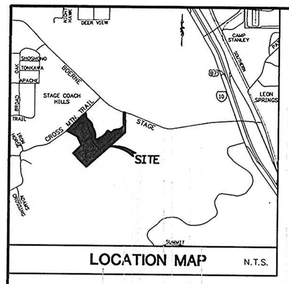
THE SPRINGS
AT BOERNE STAGE

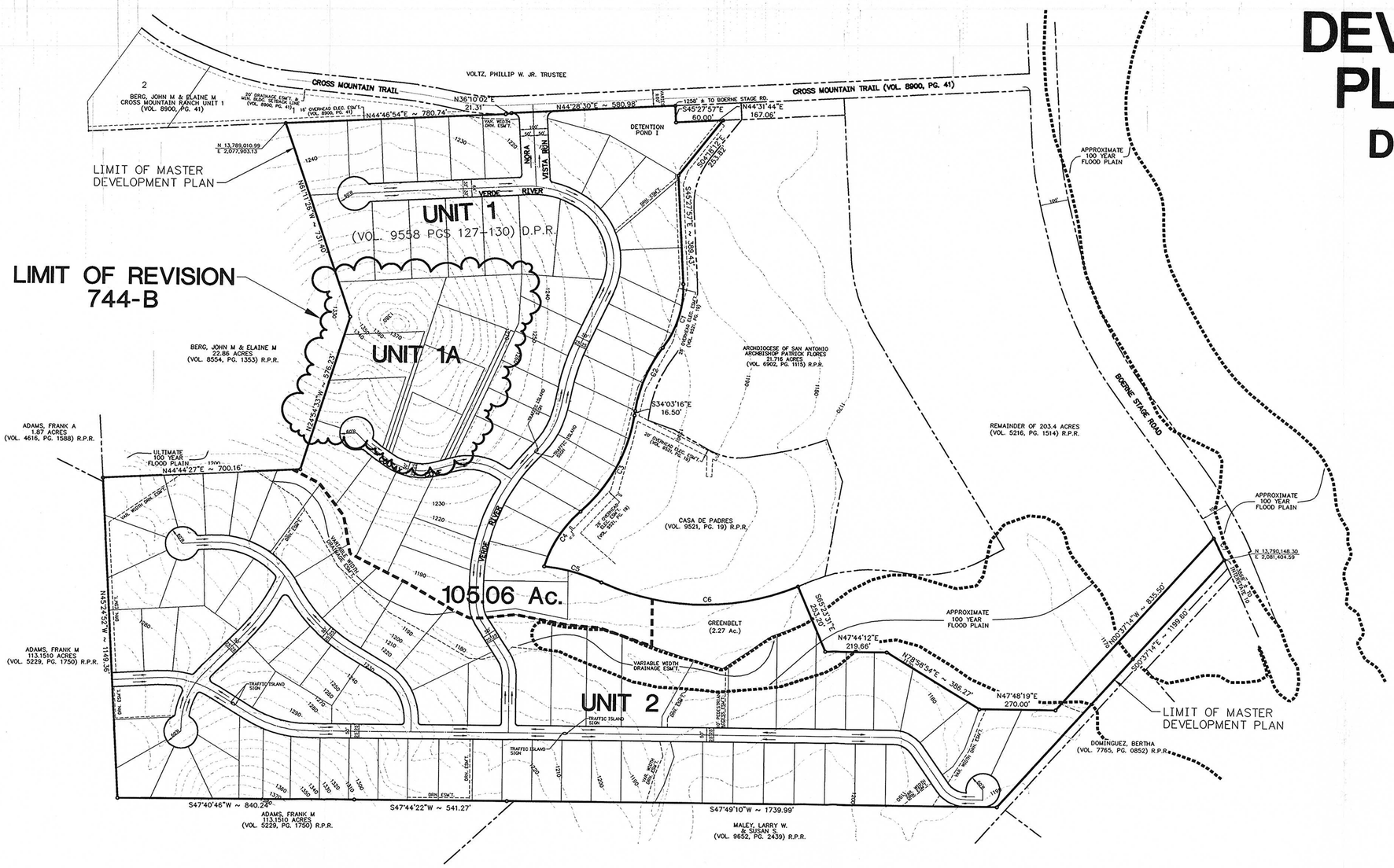
MASTER DEVELOPMENT PLAN 744-B

DATE : 1/11/05



LOCATION MAP N.T.S.

SCALE: 1" = 200'



NOTE:

SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER UDC REQUIREMENTS.
CUL-DE-SAC STREETS LONGER THAN 500 L.F. SHALL ADHERE TO THE CSA U.D.C. MINIMUM 30' PAVEMENT REQUIREMENT.

DEVELOPMENT SUMMARY				PHASING
ITEM	ACRES	# UNITS	DU./AC.	SEQUENCE
UNIT 1	38.24	43	1.12	1
UNIT 1A	7.95	7	0.88	4
UNIT 2	56.60	68	1.20	2
GREENBELT	2.27	–	–	3
RECREATIONAL OPEN SPACE	0.00	–	–	–
OFF-STREET PARKING/LOADING SPACE	0.00	–	–	–
TOTAL DEVELOPMENT	105.06	118	1.12	–

GREENBELT CALCULATION METHOD: 118 OF LOTS x 0.009 = 1.06 AC. REQUIRED

CURVE TABLE				
CURVE	RADIUS	DELTA	TANGENT	LENGTH
C1	346.35'	40°25'10"	127.50'	244.34'
C2	492.85'	29°00'31"	127.50'	249.50'
C3	577.72'	40°07'39"	211.00'	404.61'
C4	432.53'	31°29'28"	121.95'	237.73'
C5	628.68'	19°23'14"	107.05'	212.05'
C6	869.44'	12°35'04"	95.87'	190.95'
C7	1113.16'	04°28'41"	43.26'	86.35'

ORIGIN OF STATE PLANE COORDINATES
NGS MARK MILLER PID AY0121

OWNER & DEVELOPER
MICHAEL BUCHMEIER
CONTACT PERSON: DIANA WEEMS
2125 LEDGE VIEW
SAN ANTONIO, TX., 78232
TEL: (210) 490-4320
FAX: (210) 828-0635

CIVIL ENGINEER
M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: IAN CUDE
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL: (210) 681-2951
FAX: (210) 523-7112
URL: WWW.MWCUDE.COM

PLAN HAS BEEN ACCEPTED BY
DOSA Roslan A. Sen
9/20/05 (date) 744B (number)
If no plats are filed, plan will expire on 3/20/05
1st plat filed on

CHAIRPERSON DATE

SECRETARY DATE

THE SPRINGS AT BOERNE STAGE SUBDIVISION
MASTER DEVELOPMENT PLAN - 744-B

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
(210) 681-2951
INFO@MWCUDE.COM
WWW.MWCUDE.COM
FAX: (210) 523-7112

DATE	REVISION

DRAWN BY:	J.D.V.	DATE:	1/11/05	SHEET 1 OF 1	C1
CHECKED BY:	J.T.M.	JOB NO.:	169020		

CITY OF SAN ANTONIO

September 20, 2005

Mr. Ian Cude, P.E.

M.W. Cude Engineers, L.L.C.
10325 Bandera Road
San Antonio, TX 78250

Re: **The Springs at Boerne Stage Subdivision (Amending)** **MDP # 744-B**
Dear Mr. Cude:

The City Staff Development Review Committee has reviewed **The Springs at Boerne Stage Subdivision (MDP) Master Development Plan # 744-B**. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.

- Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.

- **Development Services Department Engineering – Street and Drainage** has indicated:

  1. It should be understood that this is a general review of a conceptual plan and that ***all*** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with at the time of platting.

- This development will need to comply with the **2003 Tree Preservation ordinance.** Additional permitting fees and affidavits and preservation plans will need to obtain tree permits during the platting and /or building permit stages. For information about these requirements you can contact Tree Preservation at 207-8265.

SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491, for Plat Certification.

1. 100 year Flood Plain Shown and Buffing (if applicable)
2. Sensitive Recharge Features and Buffing (if applicable)

3. Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)

- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved with the Texas Commission on Environmental Quality (TCEQ) prior to construction.

According to the Water Quality Ordinance # 81491, Section 34-914, buffing is required. Approval is contingent on compliance with impervious cover restrictions in the Floodplain Buffer Zone of 6.35% as stated in a letter dated 10/2/02 describing the calculations for the buffer area in the WPAP Contributing Zone Plan by M.W. Cude Engineers, L.L.C.

- **Bexar County Public Works** has indicated as part of their conditional approval it should be understood that this MDP is a conceptual plan and all regulations will be addressed at the time of platting.

Bexar County reserves the right to address Driveways, Street Design, Sight Distance, ADA requirements, Drainage and Flood Plain issues at the time of platting.

- It will be expected that you will plat all of the property depicted in your (MDP) Master Development Plan, to include floodplains, drainage areas and open space.

- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this (MDP) Master Development Plan will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

Sincerely,

Roderick J. Sanchez, AICP
Assistant Development Services Director

cc: Sam Dent, P.E. Chief Engineer, DSD
Richard Chamberlin, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang, Civil Engineer Assistant, Bexar County