CALCULATIONS:
DENSITY: 347 UNITS / 81.78 ACRES = 4.24 UNITS PER ACRE
REQUIRED OPEN SPACE AREA : 343 UNITS * (1/114) = 3.01 ACRES
REQUIRED PARK WILL BE FEE IN LIEU.

BASE WILL EXTEND 1' Ft. BACK OF CURB

BASE WILL EXTEND 1' Ft. BACK OF CURB

SUBDIVISION NAME: VISTA POINT
OWNER: JAIME ARECHIGA
OWNER ADDRESS: 1616 CALLE DEL NORTE #48, LAREDO, TEXAS 78041
DEVELOPER: HILLSTAR INVESTMENTS, LTD. 1616 CALLE DEL NORTE #48, LAREDO, TEXAS 78041
DESIGNER / ENGINEER: LITTELL ENGINEERING, 438 KATE SCHENCK, SAN ANTONIO TEXAS 78223

LEGAL: N.C.B. 15269, BLOCK LOT P-37F
PROPOSED LAND USE: THE PROPOSED LAND USE IS SINGLE FAMILY, RESIDENTIAL
FLOOD PLAIN: THERE IS NO FLOOD PLAIN ON THE PROPERTY.
E.A.R.Z.: THE PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
STREET: THE STREETS WILL BE PUBLIC RIGHT OF WAY.
NUMBER OF PHASES: THE SUBDIVISION WILL BE DEVELOPED IN THREE PHASES.

BASIS OF BEARING: THE BASIS OF BEARING IS N.A.D. 83 TEXAS SOUTH CENTRAL ZONE USING U.S. SURVEY FEET.
PROPERTY ZONING: THE PROPERTY IS ZONED R-6.
ALLOWABLE INTENSITY: THE MAXIMUM ALLOWABLE DENSITY FOR THIS DEVELOPMENT IS 7 UNITS PER ACRE. (7 UNITS/AC * 81.78 AC = 572.46) THE PROPOSED DEVELOPMENT DENSITY IS 4.19 UNITS PER ACRE, (4.29 UNITS/AC * 81.78 AC = 347 UNITS) WHICH IS WITHIN THE ALLOWABLE MAXIMUM DENSITY. ≃ 547 UNITS)
CONNECTIVITY: 35 NODES / 28 LINKS = 1.25
TOTAL PROPERTY ACREAGE: 81.78 ACRES
TOTAL NUMBER OF DWELLING UNITS: 347
PAVED SQUARE FOOTAGE: 282,504.24 S.F.
PROPOSED UNIT SQUARE FOOTAGE: 1,100 S.F.
RESIDENTIAL DENSITY UNITS PER ACRE: 4.19
RATIO OF RESIDENTIAL USAGE: 100 %
TOTAL AREA OF PASSIVE OPEN SPACE: 121,096.8 S.F. = 2.78 AC
TOTAL AREA OF ACTIVE OPEN SPACE : 59,489.92 S.F. = 1.37 AC
TOTAL NUMBER OF OFF-STREET PARKING: 594

NOTES:
1.) CONSTRUCTION OF ALL WHEELCHAIR RAMPS TO BE INCLUDED UNDER ITEMS 500, 601 AND/OR 502 "CONCRETE CURBING," "MACHINE LAID CURB" AND/OR "CONCRETE SIDEWALKS." RAMP SURFACE SHALL BE BRUSH FINISHED AND GROOVED.
2.) THESE DETAILS ARE FOR REFERENCE ONLY. ACTUAL LOCATIONS OF WHEELCHAIR RAMPS TO BE SHOWN ON CONSTRUCTION PLANS. CITY CONSTRUCTION INSPECTOR CAN ADJUST LOCATIONS FOR SAFETY OR UTILITY CLEARANCE.
3.) SIDEWALKS LESS THAN 5 FEET IN WIDTH SHALL BE PROVIDED WITH A PASSING SPACE AT A MAXIMUM SPACING OF 200 FEET.
4.) WHEELCHAIR RAMP SHALL BE CONSTRUCTED WITH 4" CONCRETE AND 2" GRAVEL, CRUSHED ROCK OR FLEX. BASE MATERIAL.
5.) REINFORCING STEEL SHALL BE #3 BARS AT 16" O.C. E.W. OR 6" x 6" - W2.9 x w2.9 .
6.) SIDEWALKS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 5' ON LOCAL TYPE "A" STREETS.
7.) CONTRASTING TEXTURES MUST BE USED IN PLACES WHERE GRADE CHANGES OCCUR.

TYPICAL SIDEWALK RAMP - TYPE I
(SIDEWALK ABUTS CURB) N.T.S.

SCALE: 1" = 100'
100 0 100

TYPICAL LOT DETAIL

CLEAR VISION AREA NOTE

THIS MASTER DEVELOPMENT PLAN OF VISTA POINT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 2004.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

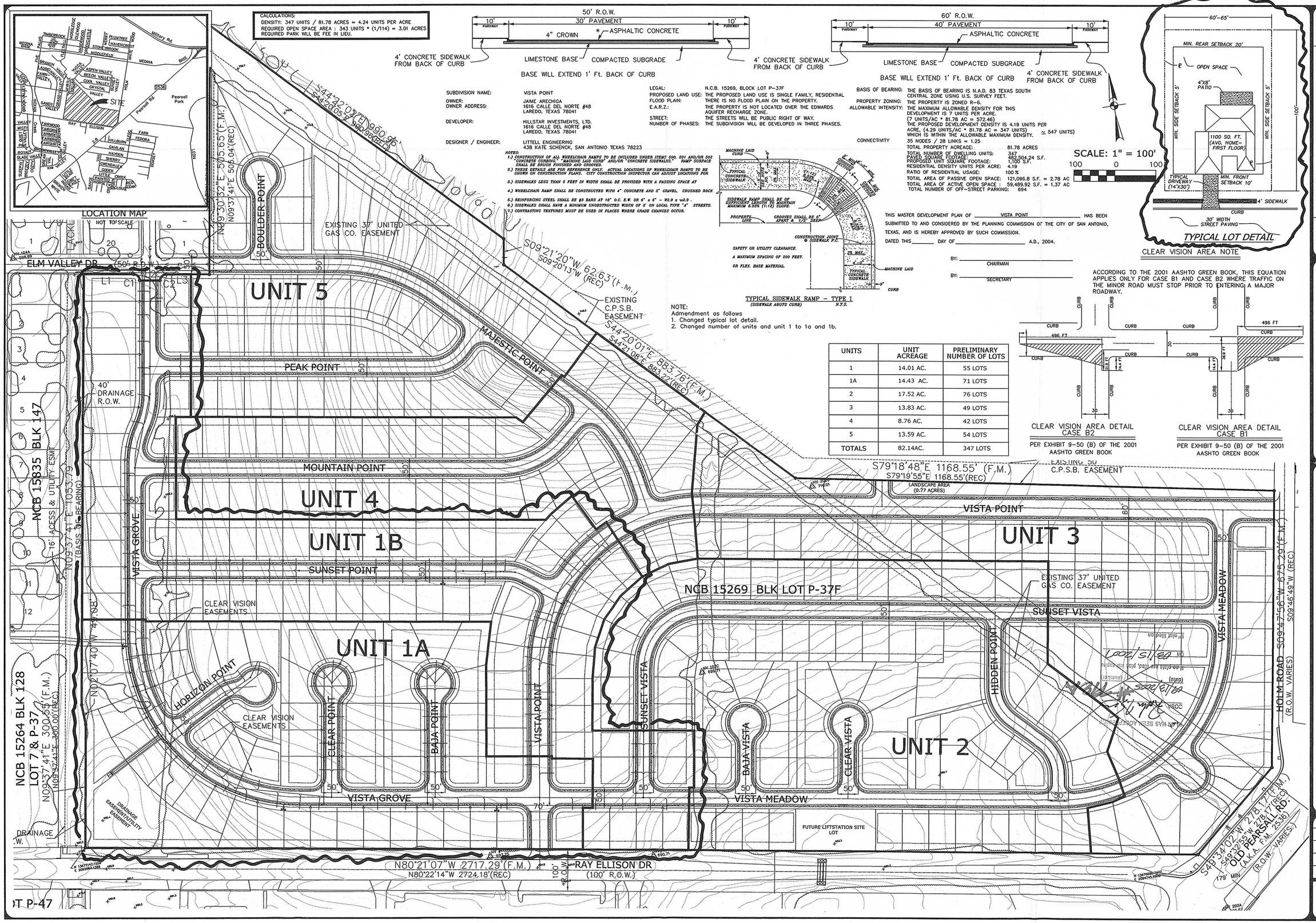
NOTE:
Admendment as follows
1. Changed typical lot detail.
2. Changed number of units and unit 1 to 1a and 1b.

UNITS	UNIT ACREAGE	PRELIMINARY NUMBER OF LOTS
1	14.01 AC.	55 LOTS
1A	14.43 AC.	71 LOTS
2	17.52 AC.	76 LOTS
3	13.83 AC.	49 LOTS
4	8.76 AC.	42 LOTS
5	13.59 AC.	54 LOTS
TOTALS	82.14AC.	347 LOTS

ACCORDING TO THE 2001 AASHTO GREEN BOOK, THIS EQUATION APPLIES ONLY FOR CASE B1 AND CASE B2 WHERE TRAFFIC ON THE MINOR ROAD MUST STOP PRIOR TO ENTERING A MAJOR ROADWAY.

CLEAR VISION AREA DETAIL CASE B2
PER EXHIBIT 9-50 (B) OF THE 2001 AASHTO GREEN BOOK

CLEAR VISION AREA DETAIL CASE B1
PER EXHIBIT 9-50 (B) OF THE 2001 AASHTO GREEN BOOK



DATE	DESCRIPTION	REVISION

LITTELL ENGINEERING
438 KATE SCHENCKY
SAN ANTONIO, TEXAS
78223
210-333-6936

VISTA POINT SUBDIVISION
SAN ANTONIO, TX, BEXAR COUNTY

MASTER DEVELOPMENT PLAN Revised 798 -A

JOB NO.....
DATE.....8/15/2005
DESIGNER..... DG
CHECKED..... DG
DRAWN..... DJ

SHEET
1

CITY OF SAN ANTONIO

September 13, 2005

Mr. Ed Littell

Littell Engineering
438 Kate Schenck
San Antonio, TX 78223

Re: Vista Point Subdivision MDP # 798-A

Dear Mr. Littell:

The City Staff Development Review Committee has reviewed Vista Point Subdivision Master Development Plan M.D.P.# 798A. 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.

- The acceptance of this Master Development Plan # 798A is confined to the boundary limits of the site. Any projection(s) of future roadways outside the boundaries does not infer any set alignment of future roadways. All major arterials and streets shall follow all regulations.

- 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.

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

- Street and Drainage has approved with the following conditions:
    1. Remove all specific reference to pavement structure on the typical street sections. Utilize generic labeling for surface course, base course and subgrade.

    2. The following item should be addressed during the respective platting process: Evaluate potential clear vision issues and respective traffic calming requirements for the intersection of Majestic Point and Peak Point.

DEVELOPMENT SERVICES DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

3. 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 and Drainage shall be complied with.

- This project will be subject to the Streetscape standards and the 2003 Tree Preservation ordinance.

- As permitted under Section 35-503 (c), the applicant has elected to pay a fee in-lieu of the 3.0 acre parkland dedication requirement. The fee will be calculated and paid based on the number of residential lots in each unit, as they are platted.

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 Master Development Plan M.D.P. will be invalid.

ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

Roderick J. Sanchez, AICP
Assistant Development Services Director

cc: Richard De La Cruz, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
Christina De La Cruz, P.E. Public Works