

SAWS Role in Land Development

Sam Mills, P.E.

Director of Infrastructure Planning

Scott Halty

Director of Resource Protection & Compliance

February 25, 2013

Policy and Planning Meeting



SAWS Growth Strategy

- We will support the City Master Plan and related policies
- We will expand CCN to ETJ, seeking contiguous, cost effective expansion
- We will recover growth costs through impact fees
- We will acquire other systems cost effectively
- We will work to ensure that growth is self-funding

Extending Service to New Customer

- Utility Service Agreements (USAs)
 - Utility Service Agreement (USA) describes how water and wastewater service will be provided to a particular tract of land
 - Describes the infrastructure required to serve the land
 - Ties water/wastewater capacities expressed in EDUs to the land

Utility Service Agreement (USA)

- USA is provided at no cost to the developer.
 - No utility master plan, POADP, construction plans, water pollution abatement plan, plat, or any specific development plan or information is required. No impact fees are collected at time of USA issue. The USA submittal requirements are minimal.
- The USA is often used as a vested rights “permit” if the applicant submits a “Fair Notice Declaration” through the City of San Antonio (CoSA). All USAs include the following statement:
 - The Parties agree that the purpose of this Agreement is the reservation of the designated water supply and/or wastewater discharge capacity for the Tract. Any rights that the Developer claims arise under Chapter 245, Texas Local Government Code, that are related to this Agreement are dependent upon the provision of all information required by the Fair Notice Declaration that is attached hereto and is incorporated by reference as Attachment “IX.”

SAWS Doesn't Regulate Density

- Development regulations are based on local ordinances and state statutes
 - Public water systems with private septic systems require at least ½ acre/lot in Bexar County
 - Septic tanks using private water wells require at least 1½ acre/lot
 - City of San Antonio UDC defines zoning, impervious cover requirements, etc.
- Public water and wastewater systems facilitate higher density development
- SAWS must provide service within our CCN in accordance with our Utility Service Regulations
- Failing to provide service does not prevent growth
- SAWS has been required to acquire failing systems

SAWS Role in Platting Process

- All property to be developed goes through the platting process in San Antonio
- Various Agencies provide the analysis concerning the various criteria
- Platted property must meet certain criteria such as roadways, easements, drainage, and utilities including water & sewer service

Platting Agencies

- City of San Antonio - Planning & Development Services: land entitlements, environmental (trees), drainage, roadways, traffic, signs, parks & recreation (residential only), historic preservation office
- CPS: electric & gas service
- Bexar County
- Other as warranted: AT&T, Time Warner, SARA, Asset Mgmt, Aviation
- SAWS: water & wastewater service, aquifer protection

SAWS Role in Land Development through Plat Process

- How will tract be served water and wastewater service
 - Water Wells and/or Septic Tanks
 - SAWS
 - Other Purveyors
- Aquifer Protection
 - Protecting public health
 - Protecting the community's natural resources, especially the Edwards Aquifer and other water sources
- Utility Service Agreements usually required for SAWS service
 - General Construction Permit
 - Counter Permit

Water Quality

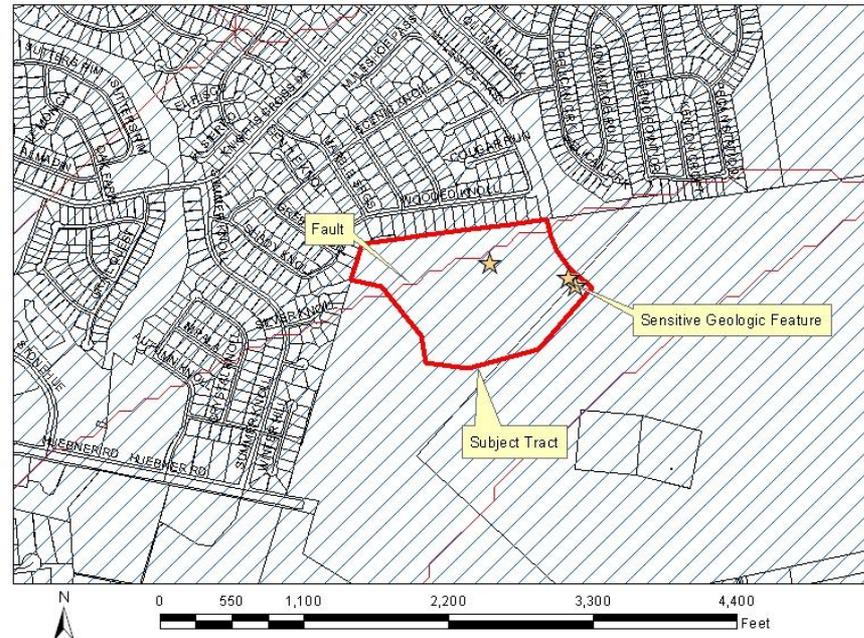
- SAWS Resource Protection and Compliance Staff do not review USA Contracts
- None of the water quality regulations refers to USA contracts
- Informational sheet is provided for recharge and contributing zone localities

ENVIRONMENTAL EVALUATION

EDWARDS AQUIFER RECHARGE ZONE

KNIGHTS CROSS ELEMENTARY SCHOOL - 30.13 ACRE SITE

1



Geologic and Site Condition Summary:

The site is located within the Edwards Aquifer Recharge Zone.
 Site is located within the Dolomitic & Granstone Members of the Edwards Group.
 SAWS staff did not perform a site investigation.
 The Engineer did report (3) sensitive features which will be buffered.
 A fault is located within the subject site.
 The site is currently undeveloped.
 The site is not within a 100 year floodplain.

Land Use Summary:

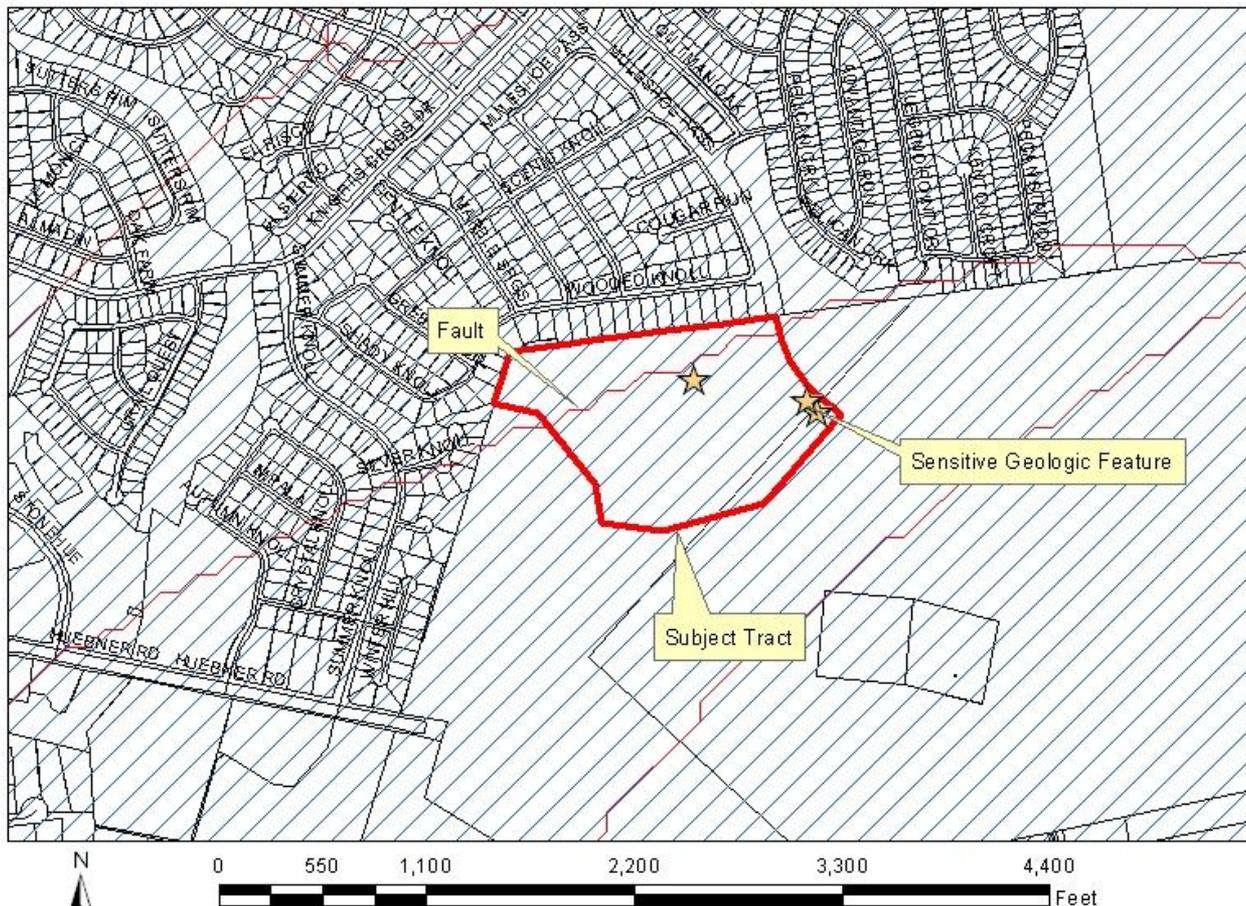
Aquifer Protection Plan: Required - Has not been submitted.
 Master Development Plan: Within Steubing Ranch MDP #025-08.
 Category Status: N/A.
 Zoning Status: NP-10.
 Plat: Has not been submitted.
 Water Pollution Abatement Plan: Has not been submitted.
 Development Type: Commercial.

ENVIRONMENTAL EVALUATION

EDWARDS AQUIFER RECHARGE ZONE

KNIGHTS CROSS ELEMENTARY SCHOOL - 30.13 ACRE SITE

1



Geologic and Site Condition Summary:

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Site is located within the Dolomitic & Grainstone Members of the Edwards Group.

SAWS staff did not perform a site investigation.

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The site is currently undeveloped.

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Land Use Summary:

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Category Status: N/A.

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Plat: Has not been submitted.

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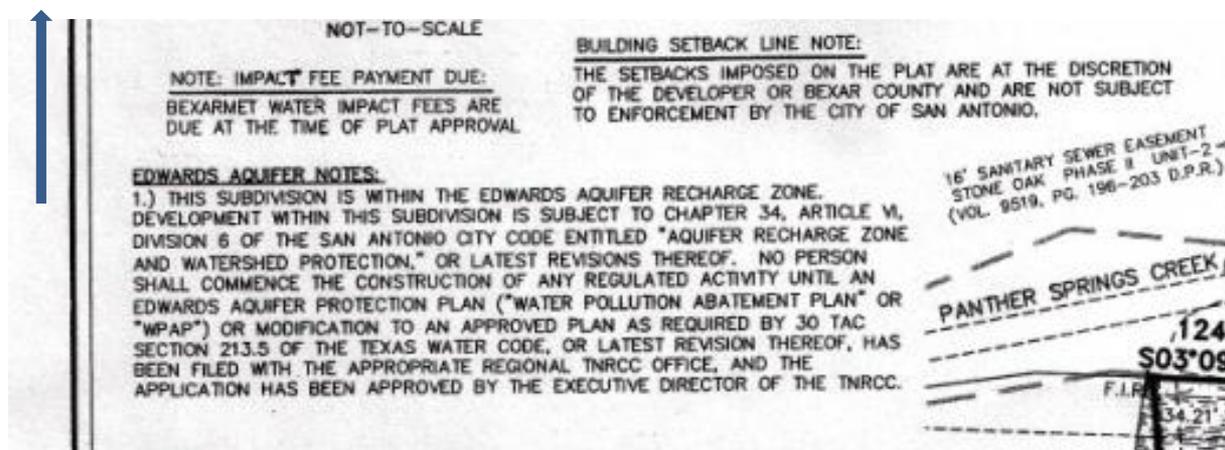
Development Type: Commercial.

Aquifer Protection Regulations

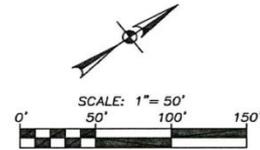
- Zoning
- Aquifer Protection Plan
- Water Pollution Abatement Plan
- Platting
- Building Permits

EDWARDS AQUIFER NOTES:

1.) THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC SECTION 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRCC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TNRCC.



FLOOD PLAN BUFFER ZONE TABLE						
% SLOPE	0-2.5	>2.5-5.0	>5.0-7.5	>7.5-10.0	>10.0-12.5	>12.5
BUFFER WIDTH (ft)	60	70	80	90	100	100



- LEGEND**
- 100-YEAR FEMA FLOODPLAIN
 - PROPERTY LINE
 - REQUIRED FBZ LIMITS



PAPE-DAWSON ENGINEERS

555 EAST RAINEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
 1100 SOUTH LOOP WEST | SAN ANTONIO, TEXAS 78205 | FAX: 210.375.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 710

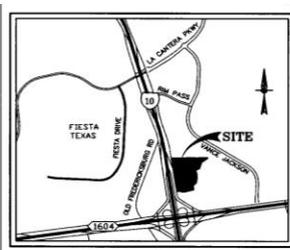
**CHASE HILL UNIT-1
 SAN ANTONIO, TX
 FLOODPLAIN BUFFER**

JOB NO.	6908-06
DATE	JANUARY 2009
DESIGNER	RY
CHECKED	ST DRAWN HQ
SHEET	1 OF 1

Date: Mar 31, 2009, 2:16pm User ID: R15000001
 File: P:\03\08\08\Design\Civil\Exhibits\080729-128.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HANDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.





LOCATION MAP
NOT-TO-SCALE
FERGUSON MAP GRID 514-04

GENERAL NOTE: APPROXIMATE WITH SECTION 300-300(1) OF THE 500. SURVEYORS SHALL BE REQUIRED TO SHOW BOTH SIDES OF ALL STREETS, FRONTS AND OR OF THE RECORD OF ALL ADJACENT PROPERTIES.

SEWER MAINLINE NETWORK NOTE: THE NETWORK SHOWN ON THIS PLAN ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

OWNER OF LAND SHOWN ON THIS PLAN, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

FOURTH QUARTER PROPERTIES L.L.P.
48 ANSLEY DRIVE
HENRIK, GEORGIA 30263
(SIGNING FOR A 20' WATER EASEMENT, 0.2348 ACRES)

STATE OF _____
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC IN AND FOR THE STATE OF _____
STATE OF TEXAS
COUNTY OF BEAR

OWNER OF LAND SHOWN ON THIS PLAN, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WESTERN REAL EST. L.P.
8311 SAN PEDRO, SUITE 1440
SAN ANTONIO, TEXAS 78218

STATE OF _____
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
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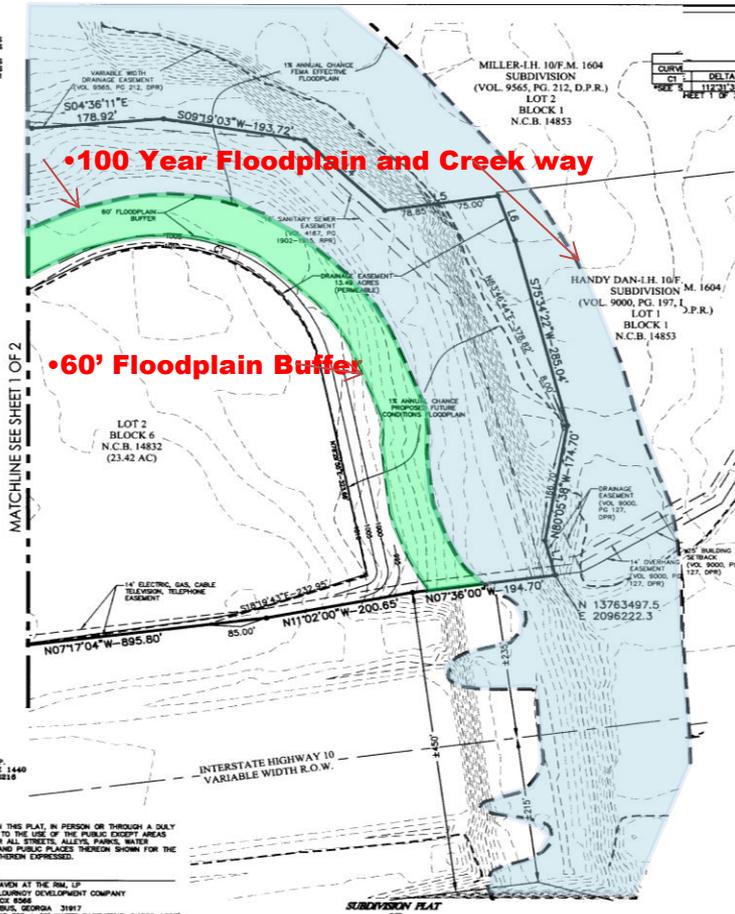
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, ALLEYS AND DRAINAGE LAYOUTS TO THE BEST OF MY KNOWLEDGE, THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEAR

REGISTERED PROFESSIONAL LAND SURVEYOR

- LEGEND
F.I.R. = FOUND 1/2" IRON ROD
D.M.P. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
M.R. = METRIC RECORDS OF BEAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEAR COUNTY, TEXAS
F.C. = FINISHED CONTOURS



MATCHLINE SEE SHEET 1 OF 2

PLAT No.: 080339

CURVE TABLE

CT	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
1	112°31'01"	120.00'	338.92'	441.87'	374.22'	N227°14'10"E



SCALE: 1" = 100'
0' 100' 200' 300'

- 1. THE APPLICANT HAS BEEN ADVISED THAT THE SUBDIVISION IS SUBJECT TO CHAPTER 56, ARTICLE V, DIVISION 6 OF THE SAN ANTONIO CITY CODE WHICH REQUIRES THE APPLICANT TO OBTAIN A PERMIT FROM THE CITY OF SAN ANTONIO BEFORE ANY CONSTRUCTION OF ANY RESIDENTIAL ACTIVITY UNDER AN EXISTING ZONING AND REGULATORY INSTRUMENT. THE APPLICANT SHALL COMPLY WITH THE CITY OF SAN ANTONIO'S PERMITTING PROCESS AND OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF SAN ANTONIO BEFORE ANY CONSTRUCTION OF ANY RESIDENTIAL ACTIVITY UNDER AN EXISTING ZONING AND REGULATORY INSTRUMENT. THE APPLICANT SHALL COMPLY WITH THE CITY OF SAN ANTONIO'S PERMITTING PROCESS AND OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF SAN ANTONIO BEFORE ANY CONSTRUCTION OF ANY RESIDENTIAL ACTIVITY UNDER AN EXISTING ZONING AND REGULATORY INSTRUMENT.
- 2. THE CITY OF SAN ANTONIO WILL NOT MAINTAIN THE VEGETATION ON CREEKSIDES AND EASEMENTS OF ANY KIND.
- 3. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE 100-YEAR FLOODPLAIN. THE APPLICANT SHALL MAINTAIN THE 100-YEAR FLOODPLAIN AND SHALL MAINTAIN THE 100-YEAR FLOODPLAIN AND SHALL MAINTAIN THE 100-YEAR FLOODPLAIN AND SHALL MAINTAIN THE 100-YEAR FLOODPLAIN.
- 4. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE 100-YEAR FLOODPLAIN SHALL BE AT LEAST 1 FOOT HIGHER THAN THE COMPLETED WATER SURFACE ELEVATION DETERMINED BY THE CITY OF SAN ANTONIO.
- 5. THE BEARERS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH REFERENCE BEARING BEING THE EAST BOUNDARY OF THE CITY OF SAN ANTONIO.
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STATE OF TEXAS
COUNTY OF BEAR
I, _____ COUNTY CLERK OF BEAR COUNTY,
DO HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE
ON THE _____ DAY OF _____, A.D. 20____ AT _____ M.,
AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M.,
IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, IN BOOK _____,
PAGE _____. IN TESTIMONY WHEREOF, WITNESS MY HAND
AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____,
A.D. 20____ COUNTY CLERK, BEAR COUNTY, TEXAS



ONE EAST BANCROFT | SAN ANTONIO, TEXAS 78204 | PHONE: 214.242.2200
FAX: 214.242.2201

WESTERN DEVELOPMENT

A 23.81 ACRE TRACT OF LAND OUT OF A 23.48 ACRE TRACT OF LAND CONVEYED TO WESTERN REAL ESTATE L.P. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12384 PAGES 234-244 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND OUT OF A 144.8 ACRES TRACT OF LAND CONVEYED TO FOURTH QUARTER PROPERTIES, L.L.P. AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 12134 PAGES 1263-1286 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, ALL BEING OUT OF THE C.B. BEAR COUNTY SURVEY NUMBER 391 3/4, ABSTRACT 888, COUNTY BLOCK 4784, NOW IN NEW CITY BLOCK 14853 IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

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

BY: _____ CHAIRMAN
BY: _____ SECRETARY





Abandoned Wells



SAWS Role in Land Development

Sam Mills, P.E.

Director of Infrastructure Planning

Scott Halty

Director of Resource Protection & Compliance

February 25, 2013

Policy and Planning Meeting

