

- NOTES**
1. THE COORDINATES SHOWN ARE NAD-83 TEXAS SOUTH CENTRAL ZONE.
 2. ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA (UDC-35-3339).
 3. ALL LAND USE WILL BE DETACHED SINGLE FAMILY RESIDENTIAL UNLESS NOTED OTHERWISE.
 4. ALL LOCAL "A" AND LOCAL "B" STREETS ARE PRIVATE.
 5. THE ENTRY TO UNIT-1, UNIT-2, AND UNIT-10 FROM WORTHAM OAKS BLVD. WILL BE GATED.
 6. ALL INTERIOR STREETS WILL BE LOCAL TYPE "A" (50') UNLESS NOTED OTHERWISE.
 7. WATER SERVICE TO BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
 8. SANITARY SEWER SERVICE TO BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
 9. GAS AND ELECTRIC TO BE PROVIDED BY CITY PUBLIC SERVICE.
 10. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(g). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 60 FEET) AND ARTERIALS (MINIMUM 70 FEET) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET).
 11. THE PRIVATE RECREATIONAL AREA WILL BE CONSTRUCTED WITH UNIT 1.

BEXAR COUNTY CLEAR VISION STATEMENT:
CLEAR VISION EASEMENTS SHALL BE DETERMINED ACCORDING TO AASHTO'S POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, 2004 ED.

- REVISIONS:**
- UNIT-10: COMBINED UNIT-10 & 11, REVISED BOUNDARY, RECONFIGURED STREETS AND LOTS, REVISED THE CONNECTION TO CENTURY OAKS ESTATES, INCREASED COMBINED LOT TOTAL FROM 114 TO 133
 - UNIT-9: REVISED BOUNDARY AND RECONFIGURED LOTS, LOT TOTAL INCREASED FROM 71 TO 75
 - UNIT-8: RECONFIGURED LOTS, LOT TOTAL INCREASED FROM 130 TO 139
 - UNIT-7: REVISED BOUNDARY, RECONFIGURED STREETS AND LOTS, INCREASED LOT TOTAL FROM 94 TO 106
 - UNIT-6: REVISED BOUNDARY, RECONFIGURED STREETS AND LOTS, INCREASED LOT TOTAL FROM 126 TO 129
 - UNIT-5: REVISED BOUNDARY, RECONFIGURED STREETS AND LOTS, DECREASED LOT TOTAL FROM 129 TO 81
 - NATURAL AREA: INCREASED FROM 58.11 TO 58.30 AC.
 - UPDATED OWNER INFORMATION
 - UPDATED TABLES
 - ADDED DETAIL "B"

LAND USE	ACREAGE	IMPERVIOUS COVER (AC)	OPEN SPACE (AC)	% OPEN SPACE
PUBLIC STREETS	10.23	6.00	4.23	41.35
RESIDENTIAL	237.52	125.17	112.35	47.30
COMMERCIAL	16.48	15.65	0.83	5.04
NATURAL AREA	58.30	0.0	58.30	100.0
TOTAL	322.53	148.82	175.71	54.48

UNIT	# OF LOTS	PLATTED ACREAGE	DENSITY (LOTS/AC)
1	107	34.75	3.08
2	94	29.70	3.16
3	109	23.42	4.65
4	64	18.39	3.48
5	81	28.21	2.87
6	129	27.88	4.63
7	106	21.99	4.82
8	139	30.37	4.58
9	75	12.86	5.83
10	133	35.09	3.82
TOTAL	1037	262.66	3.95

PLAN HAS BEEN ACCEPTED BY

 COSA
 6-21-2011 460D
 (Date) (Number)
 Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
 6-20-2013
 Date

LEGAL DESCRIPTION:
 BEING 522.34 ACRES OF LAND IN BEXAR COUNTY TEXAS, BEING THE REMAINDER OF A 744.167 ACRE TRACT OF LAND DESCRIBED IN VOLUME 7394, PAGE 374, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, OUT OF THE E. VALDEZ SURVEY NO. 478 3/4, ABSTRACT NO. 786, COUNTY BLOCK (C.B.) 4913, THE S.A. & M.G. RAILROAD SURVEY NO. 97, ABSTRACT NO. 720, C.B. 4917, THE E.F. MOORE SURVEY NO. 429, ABSTRACT NO. 512, C.B. 4914, THE JAMES HAMILTON SURVEY NO. 90, ABSTRACT NO. 344, C.B. 4915, THE E. MARTIN SURVEY NO. 89, ABSTRACT NO. 52, C.B. 4909, AND THE C. CONTIS SURVEY NO. 500 ABSTRACT NO. 158, C.B. 4912, ALL IN BEXAR COUNTY, TEXAS, SAVE AND EXCEPT A 5.229 ACRE TRACT OF LAND.

OWNER/DEVELOPER
 SHAGGY DEVELOPMENT
 1202 W. BITTERS, BUILDING 1
 SAN ANTONIO, TEXAS 78216

APPROVED PLANNED UNIT DEVELOPMENT
 PLANNING COMMISSION
 CITY OF SAN ANTONIO
 CHAIRMAN: _____ DATE: _____
 SECRETARY: _____ DATE: _____

PUD NO. 03-027A
MDP NO. 460D

PAPE-DAWSON ENGINEERS
 SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.6000 | FAX: 210.375.9010
 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.6000 | FAX: 210.375.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 770

CENTURY OAKS
M.D.P./P.U.D. PLAN
MINOR AMENDMENT

JOB NO. 5724-04
 DATE: DECEMBER 2010
 DESIGNER: TD
 CHECKED: CC DRAWN: JR
 SHEET 1 OF 1



City of San Antonio
Development Services Department

June 21, 2011

Caleb Chance, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Texas 78216

Re: Century Oaks MDP # 460D (Minor Amendment)

Dear Mr. Chance,

The Development Review Committee has evaluated the **Century Oaks** Master Development Plan, or **MDP # 460D**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Development Plan document including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

Please note that this action by the committee does not establish any commitment or support for the provision of drainage, utilities services, or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the Judson Independent School District, so they can plan for the development accordingly.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Richard Carrizales, Planner at (210) 207-8050.

Sincerely,

A handwritten signature in cursive script that reads "Barbara Nelson".

Barbara Nelson, AICP
Assistant Director

REMIT TO:
CITY OF SAN ANTONIO - DEV SVCS-1901 S. ALAMO
1901 S ALAMO
SAN ANTONIO TX 78204

I N V O I C E
3661169

AMT ENCLOSED _____

50-05-5574
SHAGGY DEVELOPMENT, LLC
1202 W. BITTERS BLDG #1, #1200
SAN ANTONIO, TX 78216

AMOUNT DUE 500.00
INVOICE DATE 12/28/2010
DUE DATE 12/28/2010

PHONE: (000) 000-0000

PUD FEE
03-027A - CENTURY OAKS

FACILITY LOCATION: 1901 ALAMO ST S

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
12/28/2010	3661169	50-05-5574	12/28/2010	-

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP/PUD FEE	500.00

PAID
DEC 28 2010
DSD-#1

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	12/28/2010		CK. #1005	03-027A
END	12/28/2010			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

07-027A

File #: 4000



DEVELOPMENT SERVICES RECEIVED
City of San Antonio
Planning & Development Services
2010 DEC 28 AMU: 59
Master Development Plan
Completeness Review

Case Manager:
Rick Carriales



Project Name: Century Oaks M.D.P./P.U.D. Minor Amendment
Project Engineers/Surveyors or Firm Name: Pape-Dawson Engineers, Inc.
Address: 555 East Ramsey, San Antonio, TX 78216
Contact Person Name: Caleb Chance, P.E.
Phone: 210-375-9000 Fax: 210-375-9040 E-mail: cchance@pape-dawson.com

Master Plan Application Type (check one):

- Master Development Plan (MDP)
- Master Development Plan Amendment
 - Major
 - Minor
- MDP/ P.U.D. Plan (combination)
- Flexible Development Plan (FDP)
 - Urban Development (UD)
 - Rural Development (RD)
 - Mixed Heavy Industrial (MI-2)
 - Farm and Ranch (FR)
 - Mixed Light Industrial (MI-1)
- Form Based Zone District (FBZD)
- Planned Unit Development (PUD)
- Planned Unit Development Amendment
 - Major
 - Minor
- Mixed Use District (MXD)
- Traditional Neighborhood Development (TND)
- Master Planned Community District (MPCD)
- Military Airport Overlay Zone (MAOZ)
- Manufactured Home Park Plan (MHPP)
- Alternative Pedestrian Plan (APP)

To be accepted for review a Plan shall comply with the provisions of the Unified Development Code.

Required Items for Completeness Review

Items Submitted	Staff Inventory	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Completed and signed Application Form
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Review Fee (\$500.00)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Digital information in xxx.DWG or xxx.DXF
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8 1/2 "x 11" Reduced Copy
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Storm Water Management Plan (2 copies)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Traffic Impact Analysis (TIA) (4 copies) – FEE Received <input type="checkbox"/> N/A
		Indicate type: <input checked="" type="checkbox"/> Worksheet <input type="checkbox"/> Level 1 <input type="checkbox"/> Level 2 <input type="checkbox"/> Level 3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parks Review Fee (\$310.00 Mixed-Use)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Habitat Compliance Form (signed original) & Aerial photo – both items will require an original to be submitted & digital file (PDF), do not email.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	20 copies (folded) with Land Entitlements Office, MDP Division Request for Review form (attached) for respective departments or agencies. If project is an MDP/PUD combination, two sets of everything is required.
		<input checked="" type="checkbox"/> Master Development Plan/ Major Thoroughfare
		<input checked="" type="checkbox"/> Historic
		<input checked="" type="checkbox"/> Disability Access (Sidewalks)
		<input checked="" type="checkbox"/> Zoning
		<input checked="" type="checkbox"/> SAWS Aquifer
		<input checked="" type="checkbox"/> Bexar County Public Works
		<input checked="" type="checkbox"/> Storm Water Engineering
		<input checked="" type="checkbox"/> Traffic & Streets
		<input checked="" type="checkbox"/> Trees Preservation
		<input checked="" type="checkbox"/> Parks
		<input checked="" type="checkbox"/> Bicycle Mobility
		<input type="checkbox"/> Other:

For Staff Use Only

Complete Incomplete

Completeness Review By: Rick C Date: 1-4-11

03-027A

File #: _____



DEVELOPMENT SERVICES
City of San Antonio
 RECEIVED
 2010 DEC 28 AM 11:59
 Planning & Development Services
Master Plan Review
APPLICATION



In addition to this form, a complete application packet for all plans (excluding proposals to amend an already accepted plan) must include: a Completeness Review Form, 20-folded plan copies with Request for Review Form attached to each copy, a digital file, an 8 1/2 by 11 inch reduced copy, 2-Storm Water Management Plans, 4-Traffic Impact Analyses, MDP/PUD review fee, TIA review fee, and a Park review fee. **Incomplete proposals will not be considered for review.**

Master Plan Application Type (check one):

<input type="checkbox"/> Master Development Plan (MDP) <input checked="" type="checkbox"/> Master Development Plan Amendment <input type="checkbox"/> Major <input checked="" type="checkbox"/> Minor <input checked="" type="checkbox"/> MDP/ P.U.D. Plan (combination) <input type="checkbox"/> Flexible Development Plan (FDP) <input type="checkbox"/> Urban Development (UD) <input type="checkbox"/> Farm and Ranch (FR) <input type="checkbox"/> Rural Development (RD) <input type="checkbox"/> Mixed Light Industrial (MI-1) <input type="checkbox"/> Mixed Heavy Industrial (MI-2) <input type="checkbox"/> Form Based Zone District (FBZD)	<input type="checkbox"/> Planned Unit Development (PUD) <input checked="" type="checkbox"/> Planned Unit Development Amendment <input type="checkbox"/> Major <input checked="" type="checkbox"/> Minor <input type="checkbox"/> Mixed Use District (MXD) <input type="checkbox"/> Traditional Neighborhood Development (TND) <input type="checkbox"/> Master Planned Community District (MPCD) <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) <input type="checkbox"/> Manufactured Home Park Plan (MHPP) <input type="checkbox"/> Alternative Pedestrian Plan (APP)
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Applicant Contact Information:

Project Name: <u>Century Oaks M.D.P./P.U.D.</u>	
Owner/Agent: <u>Shaggy Development</u>	E-mail: _____
Address: <u>1202 W. Bitters, Building 1</u>	Zip code: <u>78216</u> Phone: <u>210-493-2811</u>
Contact Person Name: <u>Caleb Chance, P.E.</u>	E-mail: <u>cchance@pape-dawson.com</u>
Company: <u>Pape-Dawson Engineers, Inc.</u>	Relationship to Owner: <u>Engineer</u>
Address: <u>555 East Ramsey, San Antonio, TX</u>	Zip code: <u>78216</u> Phone: <u>210-375-9000</u>

Plan Proposal:

Total number of lots: <u>1,027</u>	Total acreage: <u>522.34</u>
Existing zoning: <u>N/A OCL</u>	Proposed zoning: <u>N/A OCL</u>
Density (dwelling units per acre): <u>4.06 Lots/Acre</u>	Typical residential lot size: <u>120'x50'</u>
Number of dwelling units per phase:	
Phase: <u>1</u> Dwelling units: <u>107</u>	Phase: <u>6</u> Dwelling units: <u>91</u>
Phase: <u>2</u> Dwelling units: <u>94</u>	Phase: <u>7</u> Dwelling units: <u>94</u>
Phase: <u>3</u> Dwelling units: <u>109</u>	Phase: <u>8</u> Dwelling units: <u>139</u>
Phase: <u>4</u> Dwelling units: <u>64</u>	Phase: <u>9</u> Dwelling units: <u>75</u>
Phase: <u>5</u> Dwelling units: <u>120</u>	Phase: <u>10</u> Dwelling units: <u>134</u>

Complete this subsection for PUD Plans only:

<input checked="" type="checkbox"/> Private street(s), linear feet of street: <u>38,870 L.F.</u>	<input checked="" type="checkbox"/> Public street(s), linear feet of street: <u>3,440 L.F.</u>
Total open space: <u>142.58</u>	Percent open space (total open space divided by total acreage): <u>56.64</u> %
<input checked="" type="checkbox"/> Gated <input type="checkbox"/> Un-Gated	If gated, type of gate (guard/mag card/key/transmitter/etc.): <u>Transmitter</u>
Construction start date: <u>3-3-11</u>	

For City Use Only

Intake Date: <u>12/28/2010</u>	Intake By: <u>Donna Comacho</u>
--------------------------------	---------------------------------

City of San Antonio
Planning & Development Services
Master Plan Review Application

File #: _____

X/Y coordinates at major street entrance(s): ~~2010 DEC 28 AM 11:59~~ Y: 783397.52

Site Description:

Jurisdiction: San Antonio City Limits San Antonio ETJ Outside ETJ
City Council District: N/A School District: Judson I.S.D.
Ferguson map grid: 485B5 USGS Grid: _____
Existing land use(s): Single Family Residential, Golf Course, Range Land

Description of plan boundaries:

South Boundary is Evans Road, West Boundary is Century Oaks Estates, North Boundary is Century Oaks Estates and Hidden Oaks Estates Subdivisions, East Boundary is Multiple Private Land Owners.

Existing legal description:

BEING 522.34 ACRES OF LAND IN BEXAR COUNTY TEXAS, BEING THE REMAINDER OF A 744.167 ACRE TRACT OF LAND DESCRIBED IN VOLUME 7394, PAGE 374, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, OUT OF THE E. VALDEZ SURVEY NO. 478 3/4, ABSTRACT NO. 786, COUNTY BLOCK (C.B.) 4913, THE S.A. & M.G. RAILROAD SURVEY NO. 97, ABSTRACT NO. 720, C.B. 4917, THE E.F. MOORE SURVEY NO. 429, ABSTRACT NO. 512, C.B. 4914, THE JAMES HAMILTON SURVEY NO. 90, ABSTRACT NO. 344, C.B. 4915, THE E. MARTIN SURVEY NO. 89, ABSTRACT NO. 52, C.B. 4909, AND THE C. CONTIS SURVEY NO. 500 ABSTRACT NO. 158, C.B. 4912, ALL IN BEXAR COUNTY, TEXAS, SAVE AND EXCEPT A 5.229 ACRE TRACT OF LAND.

Property Features:

Edwards Aquifer Recharge Zone (check all that apply): Contributing Recharge
 Transition Artesian

Watershed(s): Upper Salado Creek

Generalized slope of site: 3%

Valuable natural features (e.g. heritage trees, endangered species habitat, karsts features, etc) on or adjoining site:
Karst features which have been given appropriate buffers.

Significant historic resources (e.g. homestead, mill, archeological site) on or adjoining site:
N/A

Related applications:

Is there a previous MDP (formerly POADP) for this site? YES NO
Name: Century Oaks File #: 460B Date accepted: 6-9-2004

Is there a corresponding PUD for this site? YES NO
Name: Century Oaks File #: 03-027 Date approved: 6-9-2004

Are there any Rights Determinations associated with this site? YES NO
Name: _____ File #: _____ Date approved: _____

Is there another name for this project or another name commonly used to describe this site?
Name: N/A

List all associated Plats for this site whether approved or pending approval?

Name: Wortham Oaks, Unit-1 Plat #: 030480
Name: Wortham Oaks, Unit-2 Plat #: 030481
Name: Wortham Oaks, Unit-3 Plat #: 030482
Name: Wortham Oaks, Unit-4 Plat #: 030483
Name: Wortham Oaks, Amenity Center Plat #: 090043
Name: _____ Plat #: _____

City of San Antonio
 Planning & Development Services
 Master Plan Review Application

File #: _____

2010 DEC 28 AM 11:55
 RECEIVED

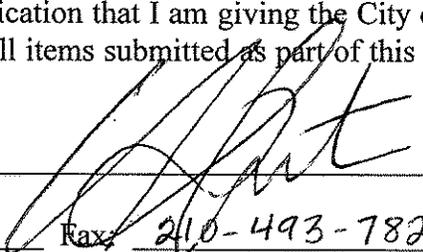
Is this project in conjunction with a Tax Increment Reinvestment Zone (TIRZ) application? YES NO

Is this project within the boundaries of the City South Management Authority (CSMA)? YES NO

If YES please note that unique development standards have been adopted for projects in TIRZ zones and the CSMA area. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Housing and Neighborhood Services Department at (210) 207-7881. For CSMA requirements call (210) 207-7028.

Owner or Authorized Representative:

I, the undersigned, hereby certify that this application and all sketches and data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief. Further, I understand my continuing obligation to notify the Planning & Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances. Finally, I understand that by signing this application that I am giving the City or agent thereof the authority to duplicate, disseminate and reproduce any and all items submitted as part of this request, whether copyrighted or not.

Print Name: Gordon V. Hartman Signature: 

Date: 12-15-10 Phone: 210-493-2811 Fax: 210-493-7828

E-mail: _____

If you have any questions, please contact any of the following Master Development Plan team members:

Melissa Ramirez Senior Management Analyst (210) 207-7038 Melissa.Ramirez@sanantonio.gov	Elizabeth Carol Senior Management Analyst (210) 207-7893 Elizabeth.Carol@sanantonio.gov
Richard Carrizales Planner (210) 207-8050 Richard.Carrizales@sanantonio.gov	Larry Odis Planner (210) 207-0210 Larry.Odis@sanantonio.gov
Robert Lombrano Planner (210) 207-5014 Robert.Lombrano@sanantonio.gov	Luz Gonzales Planner (210) 207-7898 Luz.Gonzales@sanantonio.gov
	Donna Schueling Planner (210) 207-5016 Donna.Schueling@sanantonio.gov



DEVELOPMENT SERVICES
RECEIVED

Figure 35-B133-1

2010 DEC 28 PM 12: 04
Habitat Compliance Form

CITY OF SAN ANTONIO

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

1901 S. Alamo, San Antonio, TX 78204

1. Commentary:

For information on endangered species habitat within Bexar County as may be established, see 2008 Draft Recovery Plan for Bexar County Karst Invertebrates, available on US Fish and Wildlife Service's website, and Management Guidelines for the Golden-cheeked Warbler in Rural Landscapes by Texas Parks and Wildlife Department available on their website.

2. Applicant Contact Information:

Project Name: <u>Century Oaks M.D.P./P.U.D.</u>	
Property Owner: <u>Shaggy Development</u>	E-mail: _____
Address: <u>1202 W. Bitters, Building 1</u>	Zip code: <u>78216</u> Phone: <u>210-493-2811</u>
Agent: _____	E-mail: _____
Address: _____	Zip code: _____ Phone: _____
Contact Person Name: <u>Caleb Chance, P.E.</u>	E-mail: <u>cchance@pape-dawson.com</u>
Company: <u>Pape-Dawson Engineers, Inc.</u>	Relationship to Owner: <u>Engineer</u>
Address: <u>555 E Ramsey, San Antonio, Texas</u>	Zip code: <u>78216</u> Phone: <u>(210) 375-9000</u>

3. Property Location:

Property address or nearest street intersection if address not available: Evans Road and Wortham Oaks Blvd
Acres: 522.34 Ferguson map grid: 485B5 USGS Grid: Batcave SW
In addition to this form, please submit an aerial map designating property boundaries based on the most recently available imagery. Maps can be obtained from www.sanantonio.gov/dsd and saved into a PDF format.

4. Application Type (check one):

<input checked="" type="checkbox"/> Master Development Plan (MDP)	<input type="checkbox"/> Tree Permit
<input type="checkbox"/> Major Plat	<input checked="" type="checkbox"/> Planned Unit Development (PUD) Plan
<input type="checkbox"/> Development Plat	<input type="checkbox"/> Minor Plat

5. Endangered Species Act Coverage (check one):

<input type="checkbox"/> The activity subject to the application to the City of San Antonio is covered under an existing Section 10(a) permit or a Section 7 Biological Opinion analyzing the activity as proposed, and the activity is identical or very similar to the activity proposed in permit and located in the same geographic location. <i>Skip to section 7, no affidavit required.</i>
<input type="checkbox"/> The activity subject to the application to the City of San Antonio is covered by participation in an approved Regional Habitat Conservation Plan. <i>Skip to section 7, no affidavit required.</i>
<input checked="" type="checkbox"/> The activity subject to the application to the City of San Antonio is not covered by an existing Section 10(a) permit or a Section 7 Biological Opinion nor participation in an approved Regional Habitat Conservation Plan. <i>(Complete sections 6, 7 and 8 (if applicable) below)</i>



Habitat Compliance Form
CITY OF SAN ANTONIO
 PLANNING & DEVELOPMENT SERVICES DEPARTMENT
 1901 S. Alamo, San Antonio, TX 78204

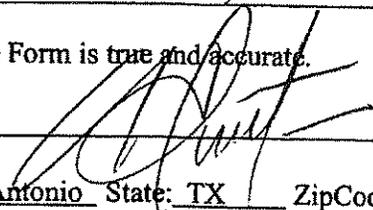
2010 DEC 28 PM 12:04

6. Description for Activities Without Coverage (check one box for both sections A and B):

<p>A. Golden-cheeked Warbler Endangered Species</p>	<p><input type="checkbox"/> There is no requirement for coverage of this listed species because no part of the tract subject to the application to the City of San Antonio contains habitat types that may be used by Golden-cheeked Warblers as set forth in <i>Management Guidelines for the Golden-cheeked Warbler in Rural Landscapes, Texas Parks and Wildlife Department, available on their website</i>. While this requirement applies throughout the jurisdiction of the City of San Antonio, based on the U.S. Fish & Wildlife Service Recovery Plan maps for Golden-cheeked Warblers, there is a rebuttable presumption that areas located inside of Loop 1604 that are within the jurisdiction of the City of San Antonio, as well as areas located to the south of U.S. Highway 90 and east of Interstate Highway 35, do not contain habitat.</p> <p><input checked="" type="checkbox"/> The tract subject to the application to the City of San Antonio is within a presumptive habitat areas and an Endangered Species Survey has been completed within the last 3 years by a Biologist permitted by U.S. Fish and Wildlife and copies sent to: U.S Fish and Wildlife (USFWS) Ecological Services Field Office, 10711 Burnet Road, Suite 200, Austin, TX 78758</p> <p><input type="checkbox"/> The tract subject to the application to the City of San Antonio is within a presumptive habitat area and no Endangered Species Survey has been submitted to U.S. Fish and Wildlife. (Selecting this box requires the applicant to complete the <i>Habitat Compliance Affidavit in Section 8 below.</i>)</p>
<p>B. Karst Invertebrate Endangered Species</p>	<p><input type="checkbox"/> There is no requirement for coverage of these listed species because no part of this tract subject to the application to the City of San Antonio is located within karst zone 1 or 2 of the areas in Bexar County identified as karst zones in the USFWS 2008 Draft Bexar County Karst Invertebrates Recovery Plan.</p> <p><input checked="" type="checkbox"/> The tract or portions of the tract subject to the application to the City of San Antonio is located within Karst Zone 1 or 2 as identified in the U.S. Fish & Wildlife 2008 Draft Bexar County Karst Invertebrates Recovery Plan and an Endangered Species Survey has been completed by a Biologist permitted by U.S. Fish and Wildlife and copies sent to: U.S Fish and Wildlife (USFWS) Ecological Services Field Office, 10711 Burnet Road, Suite 200, Austin, TX 78758</p> <p><input type="checkbox"/> The tract or portions of the tract subject to the application to the City of San Antonio is located within Karst Zone 1 or 2 as identified in the U.S. Fish & Wildlife 2008 Draft Bexar County Karst Invertebrates Recovery Plan and no Endangered Species Survey has been submitted to U.S. Fish and Wildlife. (Selecting this box requires the applicant to complete the <i>Habitat Compliance Affidavit in Section 8 below.</i>)</p>

7. Owner or Authorized Representative (form is considered incomplete without this section):

I certify that the information provided in this Habitat Compliance Form is true and accurate.

Print Name: Gordon Hartman Signature: 

Address: 1202 W. Bitters, Building 1 City: San Antonio State: TX Zip Code 78216

E-mail: gh@hartmansa.com

CENTURY OAKS
AERIAL MAP

DEVELOPMENT SERVICES
RECEIVED



Date: Dec 23, 2010, 2:29pm User: ID: Rjaskin
File: P:\57\24\40\Design\Environmental\AM572440 - PUD.dwg

EXHIBIT A

GENERAL LOCATION MAP, EVANS RD & WORTHAM OAKS BLVD
SCALE: 1" = 1000'



Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis Study. Unified Development Code, Article V, Section 35-502.

Project Name: Century Oaks M.D.P. / P.U.D.
 Threshold Work Sheet Prepared By: Shaggy Development
 Address: 1202 W. Bitters, Building 1

Location: Evans Road and Wortham Oaks Blvd.
 Date: December 2010 Phone: 210-493-2811

Owner or Agent Email: _____

Permit Type or Reason for TIA Study/Worksheet (Check one and indicate the number if known)

Zoning #:	x	MDP # or POADP#: <u>03-027A</u> <u>460C</u>	Plat #:	Bldg Permit #:	Other:
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Proposed Type of Development (Multi building development or multi-occupancies may require additional tabulation sheets to determine total peak hour trips)

Anticipated Land/Building Use/Zoning	Project Size			Critical Peak Hour	Peak Hour Trip Rate (PHT) Rate	Peak Hour Trips (PHT)	Trip Rate Source
	Acres	GFA	# of Units				
Residential Planned Unit Development	522.34	-	1,027	5-6pm	0.62	636.74	ITE Code: 270

Previous Development on Site (Required for land with previous/current buildings occupied within 1 year of submittal or if Re-zoning property)

Previous Land/Building Use/Zoning	Size			Critical Peak Hour	Peak Hour Trip Rate (PHT) Rate	Peak Hour Trips (PHT)	Trip Rate Source
	Acres	GFA	# of Units				
							ITE Code: _____

Previous TIA Report (If property has a TIA on file) TIA # Century Oaks Level 2 **Difference in PHT** (Proposed PHT – Previous Development PHT or TIA PHT)

Peak Hour Trips Projected in TIA on File	Peak Hour Trips Projected in <i>Updated</i> Development Plan	Increase in Peak Hour Trips (If an increase of 76 PHT or an increase of 10% of the total PHT, a new TIA is required)
667	636.74	0

Turn Lane Requirements for Developments with Less Than 76 PHT (for developments with 76 or more PHT, this analysis will be included in the TIA)

Requirement	Right-turn lanes required at: (identify street/driveway name)	Left-turn lanes required at: (identify street/driveway name)
Median Openings	N/A	<input type="checkbox"/> _____ <input type="checkbox"/> _____
Driveways or streets with a daily entering right- or left-turn traffic volume of 500 vehicle trips or 50 vehicle peak hour trips	<input type="checkbox"/> _____ <input type="checkbox"/> None	<input type="checkbox"/> _____ <input type="checkbox"/> None
Required by TxDOT	<input type="checkbox"/> _____ <input type="checkbox"/> None	<input type="checkbox"/> _____ <input type="checkbox"/> None
Where unsafe conditions may exist (limited sight distance, high speed, uneven grade, etc.)	<input type="checkbox"/> _____ <input type="checkbox"/> None	<input type="checkbox"/> _____ <input type="checkbox"/> None

Comments

Century Oaks Level 2 Traffic Impact Analysis (TIA) April 2003. Prepared by Pape-Dawson Engineers, Inc.

(For Official Use Only, Do Not Write in this Box)

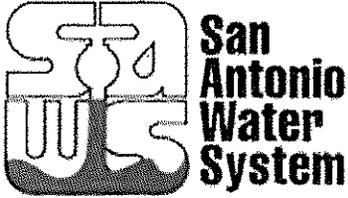
TIA report is required. A TIA report is **not required**. The traffic generated by the proposed development does not exceed the threshold requirements.
 The traffic impact analysis has been waived for the following reasons: _____
 Reviewed by: _____ Date: _____

NOTE: GFA = Gross Floor Area (bldg. size). ITE = Institute of Transportation Engineers, *Trip Generation*, 8th Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050.

PEAK HOUR TRIP RATES FOR COMMON LAND USES

Land Use	Critical Peak Hour	DEVELOPMENT SERVICES RECEIVED	%Entering %Exiting	ITE Code
		Peak Hour Trip Rate		
Apartments, High Rise	PM	0.35 Per Unit	61/39	222
Apartments, Low Rise	PM	0.58 Per Unit	65/35	221
Automobile Care Center	PM	3.38 Per 1,000 Sq. Ft.	50/50	942
Automobile Parts Sales and Service Center	PM	4.46 Per 1,000 Sq. Ft.	42/58	943
Automobile Sales (New)	PM	2.59 Per 1,000 Sq. Ft.	39/61	841
Bank with ATMs and Drive-Through	PM	26.69 Per 1,000 Sq. Ft.	51/49	912
Business Park	AM	1.43 Per 1,000 Sq. Ft.	84/16	770
Car Wash, Self Service	SAT	20.60 Per Wash Stall	50/50	947
Church	AM	0.56 Per 1,000 Sq. Ft.	62/38	560
Convenience Store	AM	67.03 Per 1,000 Sq. Ft.	50/50	851
Convenience Store with Gas Pumps	PM	59.69 Per 1,000 Sq. Ft.	50/50	853
Day Care Center	PM	12.46 Per 1,000 Sq. Ft.	47/53	565
Discount Store	PM	5.00 Per 1,000 Sq. Ft.	50/50	815
Drinking Place	PM	11.34 Per 1,000 Sq. Ft.	66/34	925
Golf Course	PM	0.30 Per Acre	34/66	430
Hospital	PM	1.14 Per 1,000 Sq. Ft.	42/58	610
Hotel	PM	0.59 Per Room	53/47	310
Industrial Park	PM	0.86 Per 1,000 Sq. Ft.	21/79	130
Industrial, Heavy	AM	0.51 Per 1,000 Sq. Ft.	N/A	120
Industrial, Light	PM	0.97 Per 1,000 Sq. Ft.	12/88	110
Manufacturing	PM	0.73 Per 1,000 Sq. Ft.	36/64	140
Mobile Home Park	PM	0.59 Per Unit	62/38	240
Motel	AM	0.64 Per Room	36/64	320
Movie Theater with Matinee	PM	102.87 Per Screen	58/42	444
Office Building, General	AM	1.55 Per 1,000 Sq. Ft.	88/12	710
Office Building, Medical-Dental	PM	3.46 Per 1,000 Sq. Ft.	27/73	720
Office Building, Single Tenant	AM	1.80 Per 1,000 Sq. Ft.	89/11	715
Office Park	AM	1.71 Per 1,000 Sq. Ft.	89/11	750
Pharmacy, without Drive-through	PM	8.42 Per 1,000 Sq. Ft.	50/50	880
Pharmacy, with Drive-through	PM	10.35 Per 1,000 Sq. Ft.	50/50	881
Quick Lubrication Vehicle Shop	PM	5.19 Per Bay	55/45	941
Recreational Community Center	PM	1.64 Per 1,000 Sq. Ft.	29/71	495
Residential, Multi-Use, Retail Mixed Development (PUD)	PM	0.62 Per Unit	65/35	270
Residential, Single Family	PM	1.01 Per Unit	63/37	210
Restaurant, Fast-Food (with Drive-Through)	AM	53.11 Per 1,000 Sq. Ft.	51/49	934
Restaurant, High Turnover	PM	20.00 Per 1,000 Sq. Ft.	63/37	932
School, Elementary	AM	0.42 Per Student	55/45	520
School, High	AM	0.41 Per Student	69/31	530
School, Middle/Junior High	AM	0.53 Per Student	55/45	522
Service Station, with Convenience Market (with Car Wash)	PM	13.33 Per Fueling Position	50/50	946
Service Station, with Convenience Market (without Car Wash)	PM	96.37 Per 1,000 Sq. Ft.	50/50	945
Shopping Center	PM	3.75 Per 1,000 Sq. Ft.	48/52	820
Specialty Retail Center	PM	2.71 Per 1,000 Sq. Ft.	44/56	814
Supermarket	PM	10.45 Per 1,000 Sq. Ft.	51/49	850
Video Rental	PM	13.60 Per 1,000 Sq. Ft.	46/54	896
Warehousing, General	PM	0.47 Per 1,000 Sq. Ft.	25/75	150
Warehousing, Mini	PM	0.26 Per 1,000 Sq. Ft.	51/49	151

These are some of the values from the 8th Edition ITE Manual – Refer to ITE for additional trip rates



SAWS Comments:

APPROVED

DISAPPROVED

APPROVED WITH CONDITIONS (see additional comments below) *LMM 1-31-11*

Please be advised that for Plat Certification, the SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Significant Recharge Feature and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required) (if applicable)

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

Additional Comments:

If any solution openings, caves, or sinkholes are discovered on the property during construction the owner or developer should notify SAWS Aquifer Protection & Evaluation at (210) 233-3520. Any wells found on the property must be properly plugged. For SAWS plugging procedures contact Monty Guffin with the San Antonio Water System at (210) 233-3556.

WORTHAM OAKS, UNIT-10 STREET EXTENSION EXHIBIT



Date: Mar 24, 2011, 3:38pm User ID: R.ashkinia
File: P:\197\24\Design\Environmental\AM572440_Street_Extension.dwg

DEVELOPMENT SERVICES
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EXHIBIT A

GENERAL LOCATION MAP, EVANS RD & WORTHAM OAKS BLVD
SCALE: 1" = 200'

