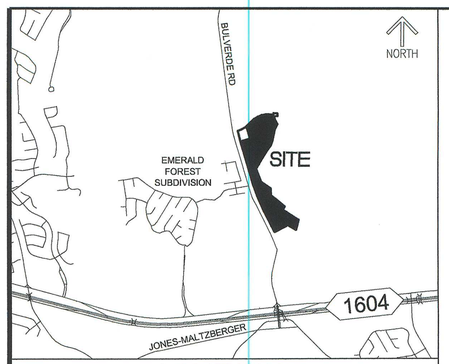
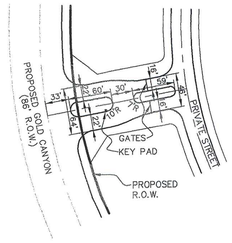


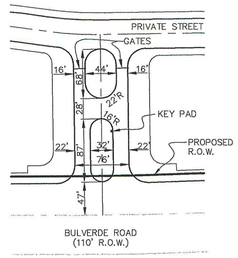
LOCATION MAP
(NOT TO SCALE)

AMENDMENT NOTE:

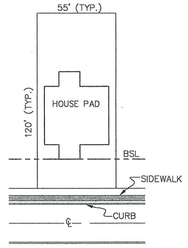
AMENDMENT NO. 706–B AMENDS THE 1093.201 ACRE STEUBING ESTATE NORTH AMENDED P.O.A.D.P. PLAN NO. 706–A. A TOTAL OF 53.69 ACRES IS BEING AMENDED WITH AMENDMENT NO. 706–B; 49.1 ACRES IS BEING REZONED FROM COMMERCIAL TO RESIDENTIAL WHEREAS THE USE OF THE REMAINING 4.62 ACRES REMAINS UNCHANGED.



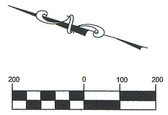
PROPOSED GOLD CANYON ENTRY/GATE DETAIL
N.T.S.



PROPOSED BULVERDE ROAD ENTRY/GATE DETAIL
N.T.S.



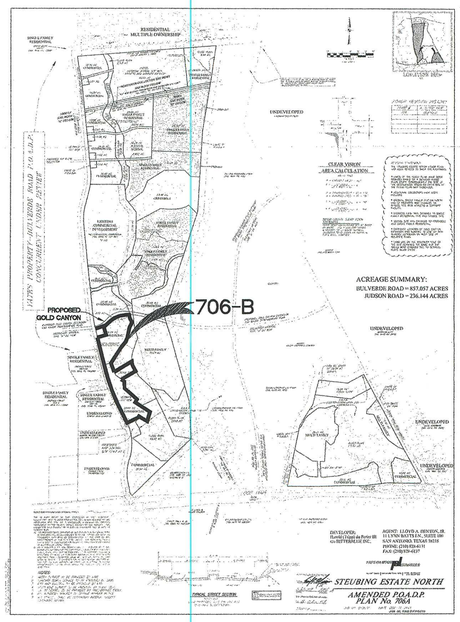
TYPICAL LOT DETAIL
N.T.S.
BUILDING SETBACK LINE SHALL MEET MIN. UDC REQUIRMENTS AT TIME OF PLATTING.

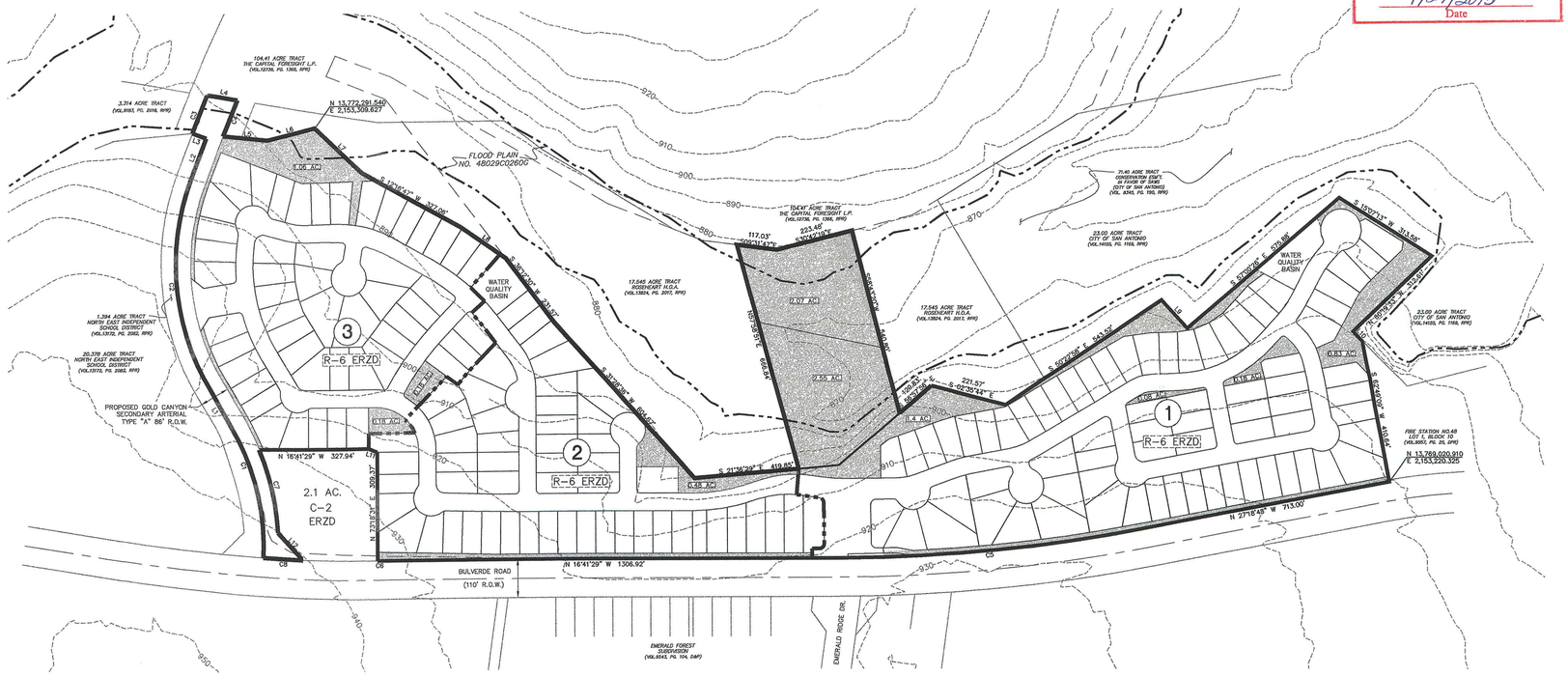


SCALE: 1" = 200'

PLAN HAS BEEN ACCEPTED BY
COSA
1/28/2011 (Date) 706B (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on:
1/27/2013
Date

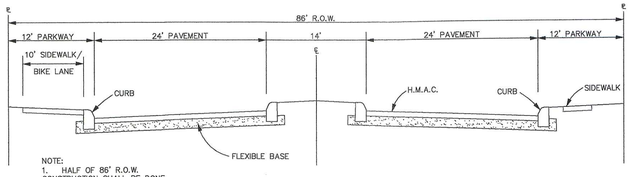
NO.	DATE	REVISIONS	BY
1	07/07/10	COSA COMMENTS; TO MATCH ZONING REQUEST	ESP
2	07/13/10	COSA MDP COMMENTS	ESP
3	08/16/10	TRAFFIC AND BICYCLE COMMENTS	ESP
4	11/24/10	STORM WATER ENGINEERING COMMENTS	ESP
5	01/20/11	COSA MDP COMMENTS	ESP





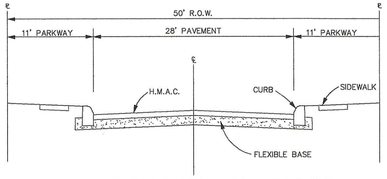
NOTES:

1. WATER SERVICE TO BE PROVIDED BY SAWS.
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS.
3. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS.
4. TELEPHONE SERVICE TO BE PROVIDED BY AT&T TELEPHONE.
5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
6. ALL STREETS ARE LOCAL "A" (50' R.O.W.) UNLESS OTHERWISE SHOWN.
7. LOT DIMENSIONS TO BE SHOWN ON SUBDIVISION PLATS.
8. THIS DEVELOPMENT IS LOCATED IN THE NORTHEAST I.S.D.
9. DETAIL DRAINAGE ANALYSIS WILL BE COMPLETED WITH INDIVIDUAL SUBDIVISION PLATS.
10. THIS PROJECT WILL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE EFFECTIVE THE DATE OF PLAN APPROVAL.
11. FLOODPLAIN BASED ON FEMA FLOOD INSURANCE RATE MAP, NUMBER 48029C0260G, REVISED SEPTEMBER 29, 2010.
12. OPEN SPACE WILL BE OWNED & MAINTAINED BY HOME OWNER ASSOCIATION.
13. PROJECTION OF STREETS TO ADJACENT UNPLATTED PROPERTY SHALL BE ADDRESSED AT TIME OF PLATTING.
14. BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (1993 ADJUSTMENT) ESTABLISHED BY GPS UTILIZING PUBLISHED CONTROL POINTS IN THE AREA.
15. SIDEWALKS WILL BE INSTALLED AS PER CURRENT CITY OF SAN ANTONIO SPECIFICATIONS.
16. ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SIGHT CLEARANCE EASEMENTS AS REQUIRED.
17. OWNERSHIP AND BOUNDARIES OF ADJACENT PROPERTY ARE SHOWN FOR REFERENCE ONLY.
18. BULVERDE ROAD AND 2.1 ACRE COMMERCIAL TRACT ARE NOT INCLUDED IN THIS AMENDMENT.



NOTE:
1. HALF OF 86' R.O.W. CONSTRUCTION SHALL BE DONE WITH CONSTRUCTION OF N.E.I.S.D. SCHOOL
2. 10' SIDEWALK/BIKE LANE (MULTI-USE PATH) CONSTRUCTED WITH N.E.I.S.D. SCHOOL

TYPICAL STREET SECTION
N.T.S.
(FOR PROPOSED GOLD CANYON)



TYPICAL STREET SECTION LOCAL TYPE "A"
N.T.S.

LAND USE AND DENSITY TABLE							
MDP	PHASE	LAND USE	ACREAGE	OPEN SPACE ACTIVE	OPEN SPACE PASSIVE	# OF LOTS	DENSITY
706–B	1	RESIDENTIAL	25.41	–	7.58	71	2.8
706–B	2	"	13.18	–	0.95	52	3.9
706–B	3	"	15.10	–	1.51	50	3.3
TOTAL			53.69	–	10.01	173	3.2

LINE TABLE		
LINE	DISTANCE	BEARING
L1	100.58'	N 42°19'59" E
L2	122.93'	S 85°57'14" E
L3	43.00'	N 04°02'46" E
L4	88.43'	S 07°39'39" E
L5	129.08'	S 11°25'57" E
L6	141.76'	S 31°13'04" E
L7	189.52'	S 26°51'35" W
L8	158.59'	S 18°06'20" W
L9	110.94'	S 30°15'20" W
L10	38.69'	S 29°11'57" W
L11	26.64'	N 05°21'24" E
L12	105.89'	S 30°10'11" W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD LENGTH
C1	700.00	408.69'	33°27'08"	N 59°03'33" W	402.91'
C2	700.00	631.79'	51°42'47"	N 68°11'22" E	610.57'
C3	4086.00	117.58'	01°38'56"	N 85°09'59" W	117.58'
C4	4000.00	111.81'	01°36'06"	N 84°50'46" W	111.81'
C5	4945.00	916.67'	10°37'16"	N 22°00'07" E	915.36'
C6	4945.00	4.14'	00°02'53"	N 16°40'03" W	4.14'
C7	743.00	244.08'	18°49'18"	N 60°46'11" W	242.98'
C8	4945.00	115.14'	01°20'03"	N 13°27'52" W	115.14'

LEGEND

- ① PHASE BOUNDARY
- MDP AMENDED AREA
- FLOOD PLAIN – NO.48029C0281
- FLOOD PLAIN – DFIRM
- OPEN SPACE

PARK DATA

PRIVATE PARK FACILITIES AND/OR OPEN SPACE RECREATIONAL IMPROVEMENTS WILL MEET THE REQUIRMENTS AND SHALL CONFORM TO THE ELEMENTS OF TABLE 503–4. THE HOMEOWNER ASSOCIATION WILL BE REPONSIBLE FOR OPERATION AND MAINTENANCE OF THE DEDICATED PARKS PER 35–503(F)(2).

FLOODPLAIN

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX A, SECTION 35–B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

OWNER/DEVELOPER — DATE 01/20/11 — ENGINEER, P.E. — DATE 01/20/11

ENGINEER:

COURSEN–KOEHLER ENGINEERING & ASSOCIATES
11010 COACHLIGHT STREET, SUITE 101
SAN ANTONIO, TEXAS 78216
TEL: (210) 807–9030

OWNER/ DEVELOPER

THE CAPITAL FORESIGHT LIMITED PARTNERSHIP
2980 BEVERLY GLEN CIRCLE, SUITE #300
BEL AIR, CALIFORNIA 90077
TEL: (310) 234–9598
FAX: (310) 696–0603

MAJOR AMENDMENT
MDP #706-B

CKE
COURSEN-KOEHLER
ENGINEERING & ASSOCIATES
11010 Coachlight Street, Suite 101
San Antonio, Texas 78216
Tele: 210.807.9030
Firm Registration No. F–10747

STEUBING ESTATE NORTH
POADP / MDP
AMENDMENT #706-B
AMENDING #706-A

JOB NO.:	10007.00
DATE:	MAY 26, 2010
DESIGN:	GEC
DRAWN:	ESP
CHECKED:	

SHEET
1 OF 1

Date: Jan 24, 2011, 10:51am User ID: EricPy
File: P:\Capital Foresight\Bulverde Oaks\Tract B – Residential\dwg\Amending MDP.dwg

City of San Antonio

Development Services Department

January 28, 2011

Garth E. Coursen, P.E.
Kerry Koehler, P.E.
Coursen-Koehler
11010 Coachlight Street, Sute 101
San Antonio, Texas 78216

Re: Steubing Estates North Major Amendment **MDP # 706-B**

Dear Mr. Coursen,

The Development Review Committee has evaluated the **Steubing Estates North Major Amendment** Master Development Plan, or **MDP # 706B**. 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 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 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 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 Donna Camacho at 207-5016

Sincerely,

Christopher J. Looney, AICP
Interim Assistant Director