

CITY OF SAN ANTONIO  
**DEVELOPMENT SERVICES DEPARTMENT**

August 13, 2013

Garth E. Coursen  
Coursen- Koehler Engineering  
And Associates  
11802 Warfield, Suite 200  
San Antonio, Texas, 78216

Re: **Bulverde Oaks Tract 3 – Major Amendment, MDP No. 706-F / LDS No. 13-00004**

Dear Mr. Coursen,

The Development Review Committee has evaluated the **Bulverde Oaks Tract 3 – Major Amendment** Master Development Plan (**MDP No. 706-F / LDS No. 13-00004**). 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 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 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(i)(1). Should you need further assistance, please contact Richard Carrizales, Planner at (210) 207-8050.

Sincerely,

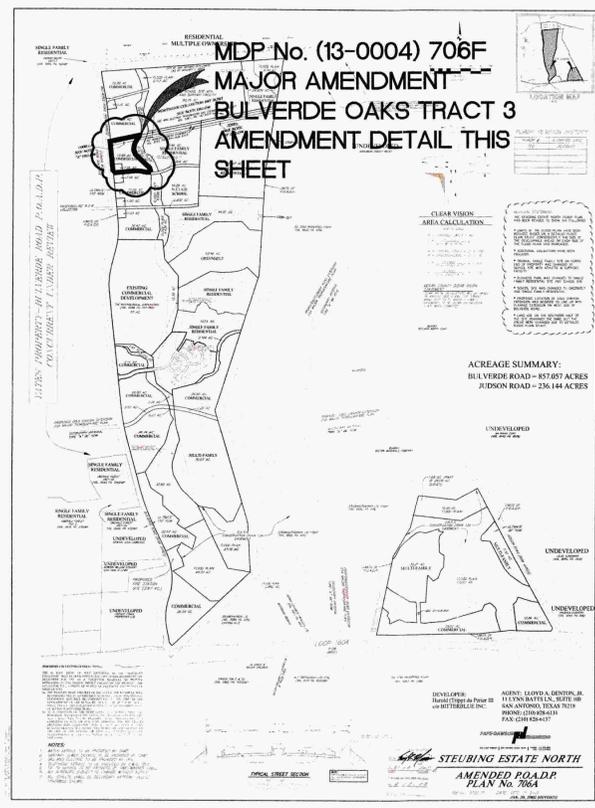
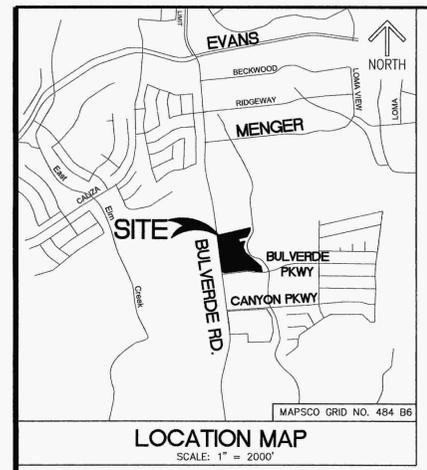
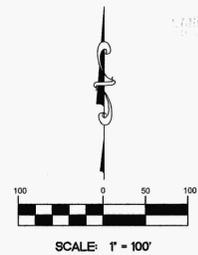
  
for John P. Jacks  
Assistant Director

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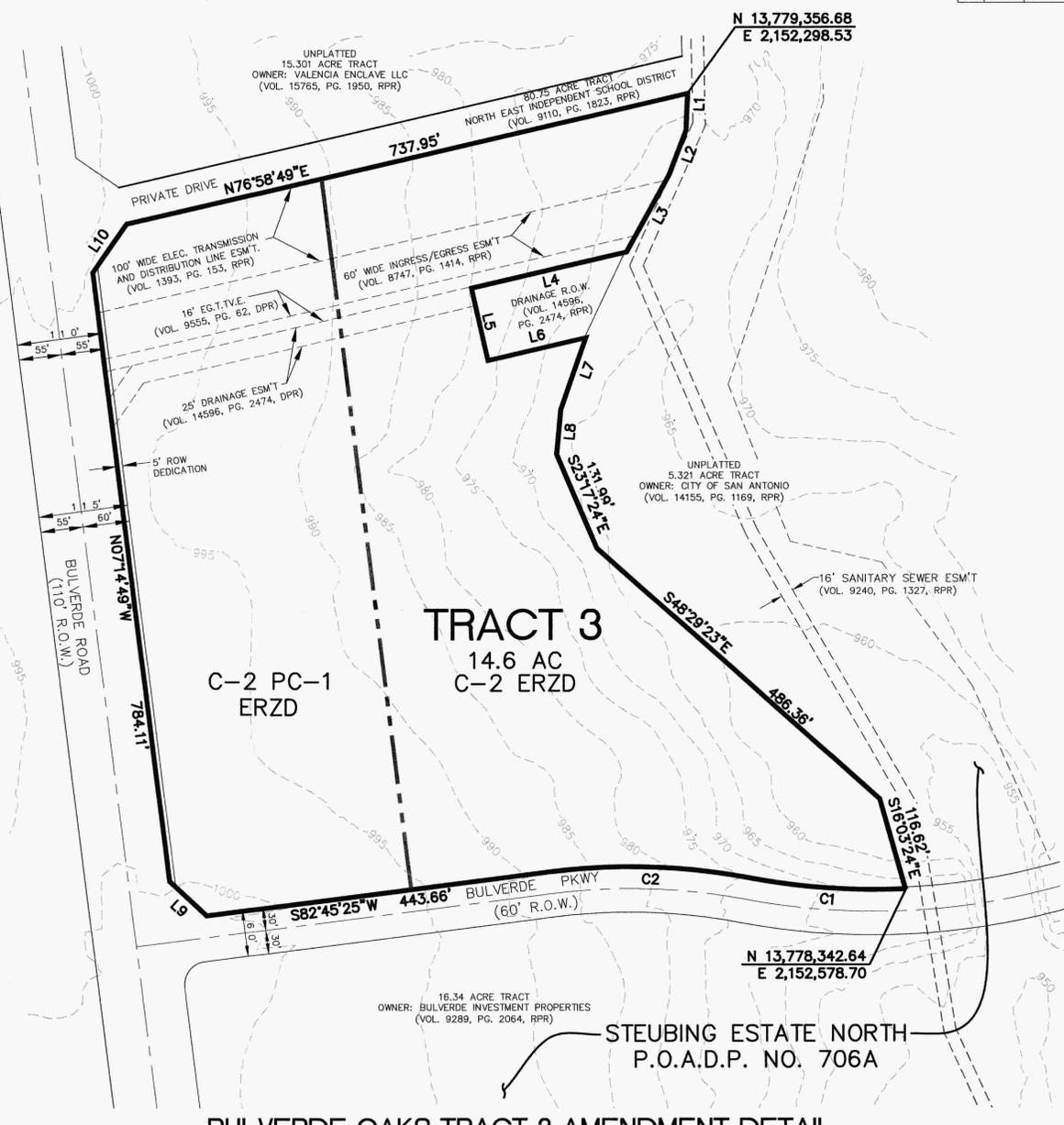
**REVISION STATEMENT:**  
MAJOR AMENDMENT INCLUDES THE FOLLOWING:  
BULVERDE OAKS TRACT 3 AMENDMENT AMENDS THE 1,093.2 ACRE STEUBING ESTATE NORTH AMENDED P.O.A.D.P. PLAN No. 706-A. A TOTAL OF 14.6 ACRES IS BEING AMENDED WITH THE BULVERDE OAKS TRACT 3 AMENDMENT FOR THE PURPOSE OF CHANGING THE LAND USE FROM C-2 TO MF-33.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	198.66'	870.00'	13°05'00"	S85°51'02"E	198.23'
C2	259.80'	830.00'	17°56'03"	N88°16'33"W	258.74'

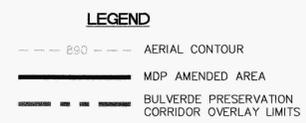
LINE TABLE	
LINE	BEARING
L1	44.28' S02°29'42"W
L2	60.77' S20°51'13"W
L3	111.67' S29°03'39"W
L4	206.52' S76°58'49"W
L5	99.09' S13°01'11"E
L6	128.01' N76°58'49"E
L7	93.74' S19°22'58"W
L8	57.52' S05°19'38"W
L9	63.33' N47°14'53"W
L10	74.38' N35°00'15"E



**STEUBING ESTATE NORTH**  
**AMENDED P.O.A.D.P.**  
**PLAN No. 706A**  
SCALE 1" = 2000'



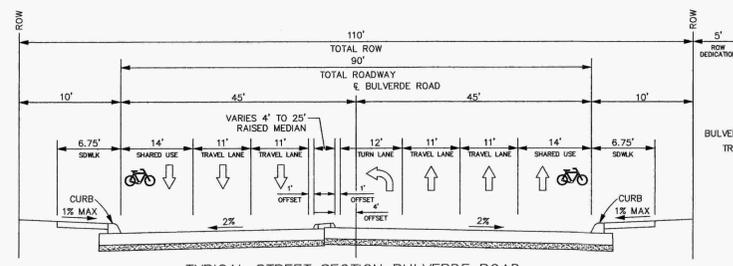
**BULVERDE OAKS TRACT 3 AMENDMENT DETAIL**



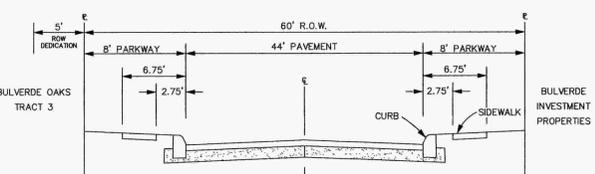
- NOTES:**
1. WATER SERVICE TO BE PROVIDED BY SAWS.
  2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS.
  3. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS.
  4. TELEPHONE SERVICE TO BE PROVIDED BY AT&T TELEPHONE.
  5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
  6. THIS DEVELOPMENT IS LOCATED INSIDE THE CITY LIMITS OF SAN ANTONIO.
  7. THE ENTIRE PROPERTY (MAJOR AMENDMENT) IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
  8. THIS DEVELOPMENT IS LOCATED IN THE NORTHEAST I.S.D.
  9. DETAIL DRAINAGE ANALYSIS WILL BE COMPLETED WITH INDIVIDUAL SUBDIVISION PLATS.
  10. 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.
  11. SIDEWALKS WILL BE INSTALLED AS PER CURRENT CITY OF SAN ANTONIO SPECIFICATIONS.
  12. ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SIGHT CLEARANCE EASEMENTS AS REQUIRED, AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 35-506(d)(5) OF THE UNIFIED DEVELOPMENT CODE.
  13. OWNERSHIP AND BOUNDARIES OF ADJACENT PROPERTY ARE SHOWN FOR REFERENCE ONLY.

LAND USE AND DENSITY TABLE						
MDP AMENDMENT	PHASE	LAND USE	GROSS AREA (AC)	PARK / OPEN SPACE (1 AC / 114 DU)	# OF DWELLING UNITS	DENSITY (MF-33) (DU/AC)
13-00004 (706-F)	TRACT 3	MULTI-FAMILY	14.6	4	481	33

**LEGAL DESCRIPTION**  
BEING 14.6 ACRE TRACT OF LAND OUT OF THE JOHN FRIDGE SURVEY NO. 91, ABSTRACT 233, NEW CITY BLOCK (N.C.B.) 34920, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



**TYPICAL STREET SECTION BULVERDE ROAD**  
N.T.S.  
REFER TO CITY OF SAN ANTONIO CAPITAL IMPROVEMENT PROJECT BULVERDE ROAD LP 1804 TO EVANS RD, APRIL 2010



**TYPICAL STREET SECTION BULVERDE PKWY**  
N.T.S.

PLAN HAS BEEN ACCEPTED BY  
COSA *[Signature]*  
8/13/13 13-0004  
(Date) (Number)  
Note: this plan will have to comply with Section 35-412 Scope of approval for validation or plan will expire on 8/12/15  
Date

**ENGINEER:**  
COURSEN-KOEHLE ENGINEERING & ASSOCIATES  
11802 WARFIELD, SUITE 200  
SAN ANTONIO, TEXAS 78216  
TEL: (210) 907-9030

**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

**BULVERDE OAKS TRACT 3**  
**MDP No. 13-00004 (706F)**  
**MAJOR AMENDMENT**

NO.	DATE	BY	REVISIONS
1	5/17/13		NOTES, MDP NUMBER, ACREAGE, LAND USE TABLE
2	7/31/13		MDP NUMBER

**CKE**  
**COURSEN-KOEHLE**  
**ENGINEERING & ASSOCIATES**  
11802 WARFIELD, SUITE 200  
SAN ANTONIO, TEXAS 78216  
TEL: 210.907.9030  
Firm Registration No. F-10747

**BULVERDE OAKS TRACT 3**  
**MDP No. (13-00004) 706F**  
**MAJOR AMENDMENT**

JOB NO.: 13007.00  
DATE: MARCH 27, 2013  
DESIGN: GEC  
DRAWN: ESP  
CHECKED:

SHEET  
1 OF 1

Date: May 17, 2013, 10:43pm User ID: enlcity  
File: P:\Common General Contractors\Bulverde Oaks Tract 3\dwg\MDP.dwg



City of San Antonio  
Development Services Department  
Land Entitlements Section

**MASTER PLAN REVIEW APPLICATION**

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

*Applicant Contact Information:*

Project Name: <u>Bulverde Oaks Tract 3</u>		
Owner/Agent: <u>Capital Foresight, LP</u>	E-mail: <u>N/A</u>	
Address: <u>2980 Glen Circle, Suite 300, Bel Air CA</u>	Zip code: <u>90077</u>	Phone: <u>(858) 720-0604</u>
Contact Person Name: <u>Garth E. Coursen, PE</u>	E-mail: <u>project@ckcivil.com</u>	
Company: <u>Coursen-Koehler Engineering &amp; Associates</u>	Relationship to Owner: <u>Engineer</u>	
Address: <u>11010 Coachlight/101/San Antonio TX</u>	Zip code: <u>78216</u>	Phone: <u>(210) 807-9030</u>

*Plan Proposal:*

Total number of lots: <u>1</u>	Total acreage: <u>14.6</u>
Existing zoning: <u>C-2 PC-1 / C-2 ERZD</u>	Proposed zoning: <u>N/A</u>
Density (dwelling units per acre): <u>&lt;15</u>	Typical residential lot size: <u>N/A</u>
Number of dwelling units per phase:	
Phase: <u>1</u> Dwelling units: <u>&lt;150</u>	Phase: _____ Dwelling units: _____
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____

*Complete this subsection for PUD Plans only:*

<input type="checkbox"/> Private street(s), linear feet of street: _____	<input type="checkbox"/> Public street(s), linear feet of street: _____
Total open space: _____ Percent open space (total open space divided by total acreage): _____ %	
<input type="checkbox"/> Gated <input type="checkbox"/> Un-Gated	If gated, type of gate (guard/mag card/key/transmitter/etc.): _____
Construction start date: _____	
X/Y coordinates at major street entrance(s): X: _____ Y: _____	

*For City Use Only*

<b>Application #:</b> _____	<b>Intake Date:</b> _____	<b>Intake By:</b> _____
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**Site Description:**

Jurisdiction:  San Antonio City Limits  San Antonio ETJ  Outside ETJ  
City Council District: 10 School District: North East I.S.D.  
Ferguson map grid: 484B6 USGS Grid: Bulverde  
Existing land use(s): Commercial / Multi-Family  
Description of plan boundaries:  
East of Bulverde Road and North of Bulverde Parkway  
Existing legal description:  
Lot P-4 NCB 34919 & Lot P-2 & P-2A NCB 34921

**Property Features:**

Edwards Aquifer Recharge Zone (check all that apply):  Contributing  Recharge  
 Transition  Artesian  
Watershed(s): Salado Creek  
Generalized slope of site: 2-15%  
Valuable natural features (e.g. heritage trees, endangered species habitat, karsts features, etc) on or adjoining site:  
Heritage Trees, Potential Karsts Features, and Potential Endangered Species Habitat  
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: Steubing Estate North File #: 706 & 706A Date accepted: 6/18/01 / 1/31/02  
Is there a corresponding PUD for this site?  YES  NO  
Name: \_\_\_\_\_ File #: \_\_\_\_\_ Date approved: \_\_\_\_\_  
Are there any Rights Determinations associated with this site?  YES  NO  
Name: E Bulverde Rd/ N 1604 File #: VRP 02-05-91 Date approved: 05/06/2002  
Is there another name for this project or another name commonly used to describe this site?  
Name: Bulverde Oaks / Steubing Ranch  
List all associated Plats for this site whether approved or pending approval?  
Name: \_\_\_\_\_ Plat #: \_\_\_\_\_  
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.*

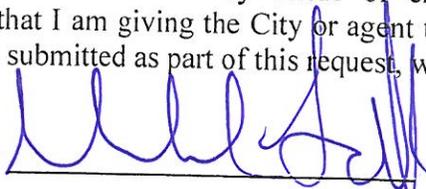
**Owner or Authorized Representative:**

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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 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: Naty Saidoff

Signature: 

Date: \_\_\_\_\_ Phone: (310) 234-9598 Fax: (310) 234-9589

E-mail: N/A

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

Melissa Ramirez Planning Manager (210) 207-7038 <a href="mailto:Melissa.Ramirez@sanantonio.gov">Melissa.Ramirez@sanantonio.gov</a>	Elizabeth Carol Senior Management Analyst (210) 207-7893 <a href="mailto:Elizabeth.Carol@sanantonio.gov">Elizabeth.Carol@sanantonio.gov</a>
Richard Carrizales Planner (210) 207-8050 <a href="mailto:Richard.Carrizales@sanantonio.gov">Richard.Carrizales@sanantonio.gov</a>	Larry Odis Planner (210) 207-0210 <a href="mailto:Larry.Odis@sanantonio.gov">Larry.Odis@sanantonio.gov</a>
Donna Camacho Planner (210) 207-5016 <a href="mailto:Donna.Camacho@sanantonio.gov">Donna.Camacho@sanantonio.gov</a>	Luz Gonzales Planner (210) 207-7898 <a href="mailto:Luz.Gonzales@sanantonio.gov">Luz.Gonzales@sanantonio.gov</a>
Rudy Munoz Planner (210) 207-5014 <a href="mailto:Rudy.Munoz@sanantonio.gov">Rudy.Munoz@sanantonio.gov</a>	

APPENDIX A: APPLICATION CHECKLIST

Submittal Requirements: DEVELOPMENT SERVICES

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The following are required for FDP, MDP, MXD, MPCD, PUD and TND applications (UDC §35-207, -310.15, -345, -B101, -B109, -B113):

GENERAL:

- Name of the Master Development Plan or PUD and the subdivision;
City assigned Plan ID number;
Name and address of owner of record, developer and engineer;
The name(s) of all adjacent property owner(s) as shown on current tax records;
Certificate of agency or power of attorney if other than owner;
Signature blocks for the chairperson and secretary (Development Services Director or assignee).
Tree stand delineation exhibit and review fee; tree affidavit not required (Not required for PUD applications);
Topographic contour lines no greater than ten (10) feet (PUD applications require two feet intervals);
Location of property lines, existing easements, cemeteries and/or historic graves, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners from the latest certified assessment rolls. Cemeteries and/or historic graves should shown as historic preservation areas or lots. (Not required for PUD applications);

LOCATION:

- Two points identified by Texas Planes Coordinates;
Basis of bearings used and a north point;
Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
Date of preparation;
Graphic and written scale and north arrow;
A location map at a scale not less than 1"= 2,000' indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
All existing easements or right-of-way with street names impacting the development area, their nature and width.

TRAFFIC AND CIRCULATION:

- The location and dimensions of all existing streets and access points provided to the site from adjacent roadways. Locations and dimensions of all proposed public and private streets including major thoroughfares, collectors and local B streets within the development's boundaries if over 100 acres. If 100 acres or less, all streets shall be shown;
The schematic (typical section) of all existing and proposed streets, as well as proposed access points;
The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable (sidewalks may meander from the location shown in typical sections to create greater distances from the curb to the sidewalk);
Traffic Impact Analysis (UDC §35-502). Not Applicable -Amending MDP-Refer to MDP/POADP #706 & #706A

LOTS, PHASING AND USES:

- The location and dimensions of all proposed or existing lots;
A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas;
A delineation of EARZ, wetlands and floodplains;
The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable;
The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas and private recreational areas;
A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
(a) Total number of lots;
(b) Total area of open space;
(c) Total number of dwelling units, by development phase;
(d) Residential density and units per acre;
(e) Total area of property.

Location and size in acres of school sites, as applicable; No school sites are located within the amended area.

The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the

boundary lines. If the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

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The location and general nature of proposed uses and proposed intensity (residential density or non-residential floor area ratio) (Not required for PUD applications);

STORM WATER MANAGEMENT:

N/A  Storm water management plan (UDC §35-B119). Not Applicable -Amending MDP-Refer to MDP/POADP #706 & #706A

N/A *The following additional items are required for PUD Plan and FDP applications only(UDC §35-310.15, -B101, -B113) :*

- Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- Proposed covenants on the property, if any, including a map and legal description of area affected;
- Proposed land uses and zoning classifications by location, type, density and size to include residential density and non-residential floor area ratio (FAR);
- Notation of any restrictions required by the City Council in accordance with the PUD ordinance;
- Tabulation showing the following:
  - (a) Total acreage;
  - (b) Total number of lots;
  - (c) Square footage of all buildings and structures;
  - (d) The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;
  - (e) Square footage of all paved or otherwise hard surfaced streets, parking facilities, including curb and gutters, walks, loading areas, and asphalt or concrete aprons for solid waster containers, signs or outdoor mechanical equipment;
  - (f) Total floor area ratio (FAR) for each type of non-residential use;
  - (g) Total area of passive open space;
  - (h) Total area of active developed recreational open space;
  - (i) Total number of off-street parking and loading spaces.
- The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;
- Location and dimensions of public and/or private streets, parking areas, access control stations, and clear vision areas;
- Identification of common open space areas and/or the percentage of each lot which is to be reserved as open space, plus the calculations used to determine the required percentages;
- Staging plan if PUD is to be developed in more than one phase;
- Utilities plan;
- Lots numbered as approved by the City;
- Perimeter setbacks as required;
- Major physical features such as easements, streams, floodplains and significant stands of trees as indicated in the most recent city-maintained aerials;
- Delineation of woodlands;
- List of names and addresses of all owners of all property lying within 200 feet of the boundaries of the PUD, and a map showing the PUD site and all properties within a 200 foot radius. Fee in lieu of may be provided in accordance with Appendix C;
- Identification of all common elements/amenities to be built out in the future including but not limited to tennis courts, pools, pavilions, walking trails, etc.;
- Provisions for maintenance funding.
- Delineation of woodlands;
- List of names and addresses of all owners of all property lying within 200 feet of the boundaries of the PUD, and a map showing the PUD site and all properties within a 200 foot radius. Fee in lieu of may be provided in accordance with Appendix C;
- Identification of all common elements/amenities to be built out in the future including but not limited to tennis courts, pools, pavilions, walking trails, etc.;
- Provisions for maintenance funding.

N/A *MDP, FDP and PUD Plan Applications using the Conservation Subdivision Use Pattern also require (UDC §35-B101):*

- Delineation of woodlands;

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- A slope analysis of the proposed development site, showing slopes for the following percent of existing grades: 0-10%, 11%-20%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage;
- Historic, archaeological or cultural resources to be credited as conservation areas.

N/A Applications for MPCD also require (UDC §35-345):

- Site plan to include proposed land uses by location, type (single-family, multi-family, office or commercial), density and size. Where single-family uses are designated, minimum lot size shall be included and major physical features such as easements, streams, flood plains, and significant vegetation shall be noted.

N/A Applications for FDP also require a site plan that shows the following information (UDC §35-310.15):

- Land Use: location, acreage, notation of restrictions based on use-type;
- Circulation: Street type and location must be indicated. Rights of way and pavement cross sections must be provided that indicate travel lane width, bike lane, and on-street parking within pavement width, and vegetation and sidewalk widths within remaining rights of way. Parking location and pedestrian walkways to commercial buildings must be indicated;
- Block lengths must be indicated on plan;
- Vegetative buffers and building setbacks shall be indicated or annotated on the plan.

N/A Applications for Pedestrian Plan require (UDC §35-506):

- Location and arrangement of all-weather walkways;
- Phasing or time schedule for the construction of walkways.

N/A Applications for MAOZ require (UDC §35-334, -B110):

- Site size, location information, and adjacent land uses;
- Dimensioned layout, with the location, size, and height of all buildings and structures;
- Floor area ratio of each lot;
- The location and size of all above and below ground storage containers for flammable and combustible materials;
- Size and location of all vehicular access points, streets, and parking areas;
- Major physical features such as creeks, topography, and easements;
- Diagrams indicating the location, dimensions, and angles of any or other reflective surfaces proposed in the development design;
- Staging plan if appropriate.

N/A Applications for MHPP required (UDC §35-B108):

- A plan and typical section of streets, sidewalks, crosswalks, slabs, patios, if any, and details on sewer and water sections;
- The name of the developer;
- The name of the record owner of the land involved;
- The legal description of the land being developed, with an identification number assigned to each manufactured home site;
- The tract boundary lines;
- The scale; north arrow and date;
- The final contour data to show drainage of the site of the proposed manufactured home park. If the average grade of the site is five (5) percent or less, the maximum contour interval shall be two (2) feet. If the average grade of the site is greater than five (5) percent, the contour interval may be increased to five (5) feet;
- The source of water supply and layout of the water system, including locations of standard fire hydrants;
- The method of sewage disposal and the layout of the sewer system;
- The name of the manufactured home park and the legal description of property;
- The location and dimensions of all streets, easements, and other rights-of-way
- Typical space dimensions and the locations of park facilities shall be shown;
- The front building setback lines on all manufactured home stands and other sites and side yard setback lines at street intersections and cross-walkways;
- A location diagram.

Habitat Compliance Form (signed original) & Aerial photo – both items will require an original to be submitted & digital file (PDF) do not email.



City of San Antonio  
Development Services Department  
Land Entitlements Section

# MASTER DEVELOPMENT PLAN COMPLETENESS REVIEW

DEVELOPMENT SERVICES  
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Project Name: Bulverde Oaks Tract 3 2013 MAR 29 AM 9:14  
 Project Engineers/Surveyors or Firm Name: Coursen-Koehler Engineering & Associates  
 Address: 11802 Warfield, Suite 200, San Antonio TX 78216  
 Contact Person Name: Eric S. Ply, EIT  
 Phone: (210) 807-9030 Fax: (210) 855-5530 E-mail: project@ckcivil.com

**Master Plan Application Type (check one):**

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

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

Items Submitted	Staff Inventory	<u>Required Items for Completeness Review</u>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Completed and signed Application Form												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Review Fee												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Digital information in xxx.DWG or xxx.DXF												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8 1/2 "x 11" Reduced Copy												
<input type="checkbox"/> N/A	<input type="checkbox"/>	Storm Water Management Plan ( <b>2 copies</b> ) On file with City of San Antonio MDP #706A												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Traffic Impact Analysis (TIA) ( <b>4 copies</b> ) – FEE Received <input type="checkbox"/> On file with City of San Antonio Indicate type: <input checked="" type="checkbox"/> Worksheet <input type="checkbox"/> Level 1 <input type="checkbox"/> Level 2 <input type="checkbox"/> Level 3 MDP #706A												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parks Review Fee												
<input checked="" type="checkbox"/>	<input 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 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. <table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Master Development Plan/ Major Thoroughfare</td> <td><input type="checkbox"/> Storm Water Engineering</td> </tr> <tr> <td><input type="checkbox"/> Historic</td> <td><input type="checkbox"/> Traffic &amp; Streets</td> </tr> <tr> <td><input type="checkbox"/> Disability Access (Sidewalks)</td> <td><input type="checkbox"/> Trees Preservation</td> </tr> <tr> <td><input type="checkbox"/> Zoning</td> <td><input type="checkbox"/> Parks</td> </tr> <tr> <td><input type="checkbox"/> SAWS Aquifer</td> <td><input type="checkbox"/> Bicycle Mobility</td> </tr> <tr> <td><input type="checkbox"/> Bexar County Public Works</td> <td><input type="checkbox"/> Other: _____</td> </tr> </table>	<input type="checkbox"/> Master Development Plan/ Major Thoroughfare	<input type="checkbox"/> Storm Water Engineering	<input type="checkbox"/> Historic	<input type="checkbox"/> Traffic & Streets	<input type="checkbox"/> Disability Access (Sidewalks)	<input type="checkbox"/> Trees Preservation	<input type="checkbox"/> Zoning	<input type="checkbox"/> Parks	<input type="checkbox"/> SAWS Aquifer	<input type="checkbox"/> Bicycle Mobility	<input type="checkbox"/> Bexar County Public Works	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Master Development Plan/ Major Thoroughfare	<input type="checkbox"/> Storm Water Engineering													
<input type="checkbox"/> Historic	<input type="checkbox"/> Traffic & Streets													
<input type="checkbox"/> Disability Access (Sidewalks)	<input type="checkbox"/> Trees Preservation													
<input type="checkbox"/> Zoning	<input type="checkbox"/> Parks													
<input type="checkbox"/> SAWS Aquifer	<input type="checkbox"/> Bicycle Mobility													
<input type="checkbox"/> Bexar County Public Works	<input type="checkbox"/> Other: _____													

**For Staff Use Only**

Complete                       Incomplete

Completeness Review By: \_\_\_\_\_ Date: \_\_\_\_\_



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2013 MAR 29 AM 9:20

# MDP/ PUD REQUEST FOR REVIEW

The attached item has been submitted for your review, recommendation, and/or comment. If necessary, please circulate within your department. Your written comments are part of the permanent files at Development Services. Please provide your recommendations for approval or disapproval by email to the project contact person and the assigned case manager indicated below with clear and concise information and avoid using any abbreviations.

Project Name: Bulverde Oaks Tract 3 File#: 706F  
 Contact Person Name: Eric S. Ply, EIT  
 Company: Coursen-Koehler Engineering & Associates Phone: 210.807.9030  
 Address: 11802 Warfield, Suite 200, San Antonio TX Zip code: 78216  
 Email: project@ckcivil.com Fax: 210.855.5530

Check one of the following:

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

Reference all City approved MDPs, POADPs, PUDs, Rights Determinations, and/or Plats associated with this proposed project:  
Steubing Estate North POADP #706A

For amendments please specify the proposed changes to the previously accepted plan:  
Changing Land Use of 14.6 AC from Commercial to MF-33

If you are submitting a revision based on comments from a committee reviewer, please specify the changes proposed in this revision. Attach another sheet if necessary.

MDP STAFF USE ONLY - ASSIGNED CASE MANAGER			
<input type="checkbox"/> Rudy Munoz rudy.munoz@sanantonio.gov	<input type="checkbox"/> Donna Camacho donna.camacho@sanantonio.gov	<input type="checkbox"/> Richard Carrizales rcarrizales@sanantonio.gov	<input type="checkbox"/> Luz Gonzales luz.gonzales@sanantonio.gov
<input type="checkbox"/> Larry Odis larry.odis@sanantonio.gov			

Application #: \_\_\_\_\_



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March 28, 2013

Mr. Richard Carrizales  
City of San Antonio  
Development Services  
1901 S. Alamo  
San Antonio, Texas 78204

**RE: Bulverde Oaks Tract 3 Amending MDP #706F**

Mr. Carrizales,

Included with this submittal are twenty (20) copies of the proposed **Bulverde Oaks Tract 3 Amending MDP #706F** for review and approval. The proposed amendments are needed to update the Consultant / Engineer information and revise the land use. The proposed amendments are major due to the change in land use. The proposed land use will be MF-33 which is allowed under the previous zoning matrix for B-2. Attached is a copy of the zoning verification letter from the City of San Antonio. Due to the fact the amended development use is less intense, the original Traffic Impact Analysis (TIA) and Storm Water Management Plan (SWMP) are still valid. A Tree Preservation Plan and TIA Threshold Worksheet have been included with this submittal.

I trust that the provided information will satisfy all necessary submittal requirements. Please contact our office with any further questions or concerns.

Respectfully,  
COURSEN-KOEHLER ENGINEERING & ASSOCIATES  
Texas Board of Engineers Firm Registration No. F-10747

Eric S. Ply, EIT  
Graduate Engineer

CC: File

P:\Cameron General Contractors\Bulverde Oaks Tract 3\mdp\13-0327 MDP Letter - RC.docx

COURSEN-KOEHLER ENGINEERING & ASSOCIATES  
11010 Coachlight, Suite 101  
San Antonio, Texas 78216

## 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: Bulverde Oaks Tract 3		Threshold Worksheet Prepared by: Eric S. Ply, EIT	
Project Location: Bulverde Road North of Loop 1604		Company: Coursen-Koehler Engineering & Associates	<input type="checkbox"/> Owner or <input checked="" type="checkbox"/> Owner's Agent
Is this? <input checked="" type="checkbox"/> C.O.S.A <input type="checkbox"/> San Antonio ETJ <input type="checkbox"/> Bexar County <input type="checkbox"/> Other Municipality		Address: 11802 Warfield, Suite 200, San Antonio, TX 78216-3929	
Date: March 28, 2013		Email: project@ckcivil.com	Phone: 210.807.9030

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

Zoning #:	X	MDP # or POADP#: 706F	Plat #:	Bldg Permit #:	Other:
-----------	---	-----------------------	---------	----------------	--------

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				
Apartments, Low Rise			<150	PM	0.58 Per Unit	87	ITE Code: 221

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 # \_\_\_\_\_

Peak Hour Trips Projected in TIA on File	Peak Hour Trips Projected in Updated Development Plan
Prorated 14.6 Ac from Tract 5 - 237	87

Difference in PHT (Proposed PHT – Previous Development PHT or TIA PHT)

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)
87 PHT Proposed - 237 PHT Previous = (150) PHT; Decrease of 87 PHT

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 checked="" type="checkbox"/> None
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 checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> None
Required by TxDOT	<input type="checkbox"/> _____ <input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> None
Where unsafe conditions may exist (limited sight distance, high speed, uneven grade, etc.)	<input type="checkbox"/> _____ <input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> None

Comments

(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: \_\_\_\_\_ Date: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

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.

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## PEAK HOUR TRIP RATES FOR COMMON LAND USES

Land Use	Peak Hour	Peak Hour Trip Rate	%Entering %Exiting	ITE Code
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



A/P 1871711

**TREE AFFIDAVIT / PERMIT APPLICATION**

(Office Use Only)			
INSPECTOR INITIALS _____	DATE _____	PASS / FAIL	
____ APPROVED	____ NOT APPROVED	INITIALS _____	DATE <b>2013 MAR 29 AM 9: 15</b>

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Project Address/Location: <u>20000 Block of Bulverde Rd</u>		Outside City Limits? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Project Name/Subdivision: <u>Bulverde Oaks Tract 3</u>		Unit: _____	Plat #: _____
Parcel Key ( <a href="http://maps.sanantonio.gov/imf/sites/DevServices/jsp/launch.jsp">http://maps.sanantonio.gov/imf/sites/DevServices/jsp/launch.jsp</a> ): <u>750551</u> Lot No. _____ Block: _____ NCB/CB: <u>NCB 34919</u>			
Class of Work (Check as Appropriate): <input checked="" type="checkbox"/> Site Work <input checked="" type="checkbox"/> Platting <input type="checkbox"/> New Structure <input type="checkbox"/> Addition (≥ 2500 ft <sup>2</sup> )			
Project Type (Check as Appropriate): <input checked="" type="checkbox"/> Commercial # acres <u>14.6</u> <input type="checkbox"/> Residential # lots _____			
Company ID#: _____		Contact ID#: _____	Public Funds Used: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Contact Person: <u>Eric S. Ply, EIT</u>		Company Name: <u>Coursen-Koehler Engineering &amp; Associates</u>	
Email: <u>Project@ckcivil.com</u>		Phone # <u>210.807.9030</u>	Fax # <u>210.855.5530</u>
Owner: <u>Capital Foresight, L.P.</u>		Phone # <u>858.720.0604</u>	Fax # _____
Address: <u>2980 Glen Circle, Suite 300</u>		City <u>Bel Air</u>	State <u>CA</u> Zip <u>90077</u>

APPLICANT SHALL PROVIDE HABITAT COMPLIANCE FORM AS DEFINED IN 35-B133 (FOR PROPERTIES 2.0 ACRES AND LARGER).

IF A MASTER TREE PERMIT, TREE PLAN, OR A TREE PERMIT ASSOCIATED WITH A RIGHTS DETERMINATION REVIEW WAS PREVIOUSLY APPROVED, PROVIDE AP# \_\_\_\_\_  
 (if acknowledging a previously approved tree permit (as noted above), no selection of 1-4 is required below)

**PLEASE MARK THE APPROPRIATE BOX FOR REVIEW (ONLY MARK ONE BOX):**

- 1. has no Protected, Significant, Heritage, or Historic trees as defined in Article V, § 35-523 or 35-6111 of the U.D.C. (Aerial photo required for 2003/2006 Ordinance); **OR**
- 2. has protected trees, but this work will in no way cause damage to or the destruction of said trees; I understand such is a direct violation of the provisions of Article V, § 35-477B(b)(2) or 35-6106 (Aerial photo or Tree Survey required for 2003/2006 Ordinance); **OR**
- 3. is exempt from the Tree Preservation Ordinance – Rights Determination # is required: (Aka Vested Rights Permit) \_\_\_\_\_  
 (For Residential Building Permit Tree Affidavit, a \$35 Review Fee and aerial photo of project area is required. All other reviews require a \$250 fee and an aerial photo of project area.); **OR**
- 4. has Protected, Significant, Heritage or Historic trees that will be removed. (Requires additional site plan and tree inventory submitted)

I, Naty Saidoff (agent/owner), certify that I am aware of Article V, § 35-523 of the U.D.C. and all related appendices regarding Tree Preservation and agree to adhere to the requirements including any additional fees determined to be owed to complete this permit.

State of California )  
 )  
 County of Los Angeles )

\_\_\_\_\_  
 Signature

Before me, the undersigned authority on this day personally appeared Naty Saidoff known to me to be the person whose name is signed to the foregoing affidavit and sworn by me, states under oath that all of the facts therein set forth are true and correct.

Sworn To Before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Notary Public In And For The State of California



Figure 35-B-133-1

**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>Bulverde Oaks Tract 3</u>		E-mail: <u>N/A</u>
Property Owner: <u>Capital Foresight, LP</u>	Address: <u>2980 Glen Circle, Suite 300, Bel Air CA</u>	Zip code: <u>90077</u> Phone: <u>858.720.0604</u>
Agent: <u>Naty Saidoff</u>	Address: <u>2980 Glen Circle, Suite 300, Bel Air CA</u>	Zip code: <u>90077</u> Phone: <u>858.720.0604</u>
Contact Person Name: <u>Eric S. Ply, EIT</u>	Company: <u>Coursen-Koehler Engineering &amp; Associates</u>	Relationship to Owner: <u>Engineer</u>
Address: <u>11010 Coachlight, 101, San Antonio TX</u>		Zip code: <u>78216</u> Phone: <u>210.807.9030</u>

**3. Property Location:**

Property address or nearest street intersection if address not available: 20000 block of Bulverde Rd  
 Acres: 14.6 Ferguson map grid: 484 B6 USGS Grid: Bulverde  
*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](http://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 type="checkbox"/> Planned Unit Development (PUD) Plan
<input type="checkbox"/> Development Plat	<input type="checkbox"/> Minor Plat

**5. Endangered Species Act Coverage (check one):**

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. *Skip to section 7, no affidavit required.*

The activity subject to the application to the City of San Antonio is covered by participation in an approved Regional Habitat Conservation Plan. *Skip to section 7, no affidavit required.*

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. *(Complete sections 6, 7 and 8 (if applicable) below)*

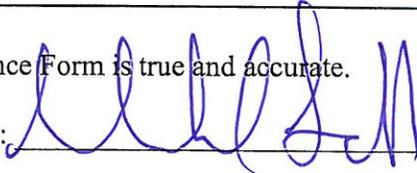


**6. Description for Activities Without Coverage (check one box for both sections A and B):**

<p><b>A. Golden-cheeked Warbler Endangered Species</b></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 &amp; 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 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 checked="" 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. <i>(Selecting this box requires the applicant to complete the Habitat Compliance Affidavit in Section 8 below.)</i></p>
<p><b>B. Karst Invertebrate Endangered Species</b></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 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 &amp; 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 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 &amp; Wildlife 2008 Draft Bexar County Karst Invertebrates Recovery Plan and no Endangered Species Survey has been submitted to U.S. Fish and Wildlife. <i>(Selecting this box requires the applicant to complete the 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: Naty Saidoff Signature: 

Address: 2980 Glen Circle, Suite 300 City: Bel Air State: CA Zip Code: 90077

E-mail: N/A

**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

GOVERNMENT CODE § 8202

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- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

4 \_\_\_\_\_

5 \_\_\_\_\_

6 \_\_\_\_\_

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me

on this 22 day of March, 2013,  
Date Month Year

by

(1) Naty Saidoff  
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

~~and~~

(2) \_\_\_\_\_  
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature Lauren Attar  
Signature of Notary Public



Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Further Description of Any Attached Document**

Title or Type of Document: Affidavit of Compliance

Document Date: No Date Number of Pages: 3

Signer(s) Other Than Named Above: No other signers

RIGHT THUMBPRINT OF SIGNER #1  
Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2  
Top of thumb here



**CKE**  
**COURSEN-KOEHLER**  
 ENGINEERING & ASSOCIATES

11010 Coochlight Street, Suite 101  
 San Antonio, Texas 78216  
 Tele: 210.807.9030  
 Firm Registration No. F-10747

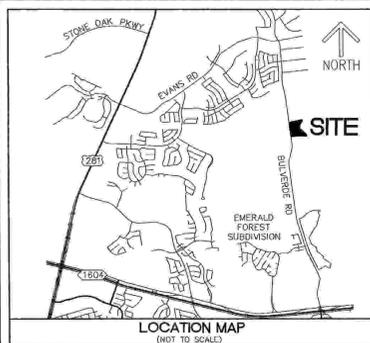
**BULVERDE OAKS TRACT 3**  
**AERIAL EXHIBIT**

JOB NO.: 13007.00

DATE: MARCH 28, 2013

DRAWN: ESP

REVISIONS:



- NOTES:**
- TREE PRESERVATION AREAS AT MDP STAGE ARE APPROXIMATE. AS GRADING AND FINAL DESIGN ARE ACCOMPLISHED, PRESERVATION AREAS WILL BE ADJUSTED AS NEEDED.  
 AS THE GRADING PLAN IS FINALIZED, PROPOSED GRADES WILL BE PROVIDED AT THE PLATING STAGE TO ENSURE MINIMUM TREE PRESERVATION REQUIREMENTS WILL BE MET.
  - IF REQUIRED, ADDITIONAL PRESERVATION/MITIGATION WILL BE PROVIDED BY:  
 A. PLANTING OF ADDITIONAL TREES  
 B. DESIGNATION OF ADDITIONAL TREE PRESERVATION AREAS  
 C. ADDITIONAL TREE PRESERVATION ON LOTS WILL BE PROVIDED
  - EXISTING 28" OAK (SURVEY #401) IS LOCATED ON ROW LINE. CONTRACTOR TO USE CAUTION WHEN WORKING AROUND EXISTING 28" OAK AND TO USE TREE PROTECTION METHODS; WATER BARRELS AND MULCH AS NEEDED TO PROTECT TREE.

- TREE PROTECTION NOTES:**
- A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED TO MEET THE LANDSCAPE OR TREE PRESERVATION CRITERIA. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH AT BREAST HEIGHT (4.5') OF THE TREE. A 10-INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS PROTECTION ZONE.
  - NO WORK SHALL BEGIN WHERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4' HEIGHT.
  - ALL ROOTS LARGER THAN TWO-INCH IN DIAMETER ARE TO BE CUT CLEANLY AND OAK WOUNDS PAINTED WITHIN 30 MINUTES.
  - EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
  - NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN ROOT PROTECTION ZONE. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT THE MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
  - NO GRADE CHANGE MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
  - ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL OAK WOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION.
  - ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST (207-8053).
  - TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED.
  - TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND OR WASHING FOLIAGE.
  - NO WIRES, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.

**TRACT 3 - SURVEYED HERITAGE TREES**

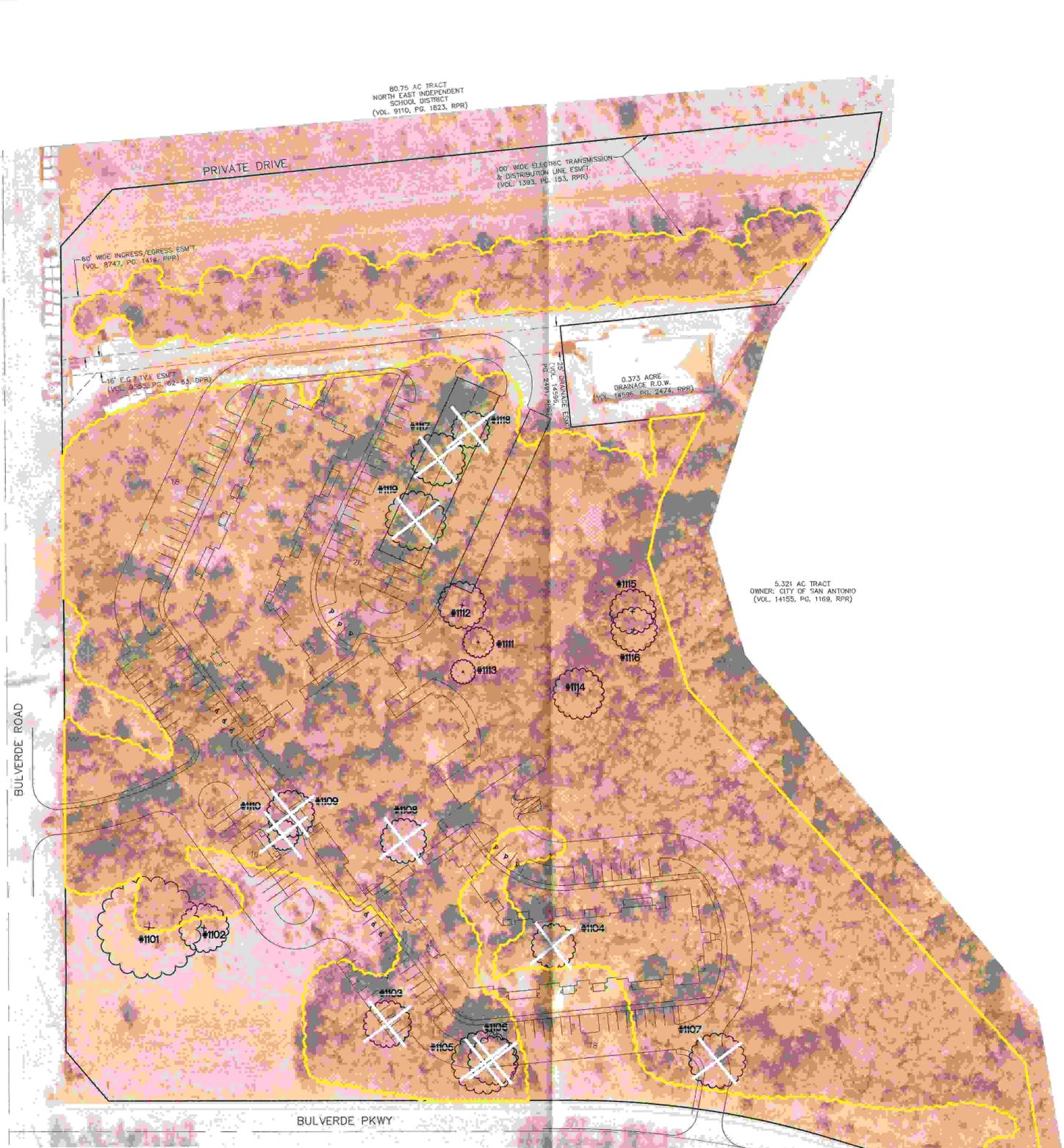
SURVEY NO.	TREE SPECIES	DIAMETER (IN)	*SHADE VALUE (SF)	STAY	REMOVE	DIAMETER (IN)	*SHADE VALUE (SF)	MITIGATION OR TREES (IN)
1101	OAK	30	7,850 SF	X				
1102	OAK	24	1,809 SF	X				
1103	OAK	23	1,661 SF	X	X	23		69
1104	OAK	22	1,520 SF	X	X	22		66
1105	OAK	31	3,018 SF	X	X	31		93
1106	OAK	24	1,809 SF	X	X	24		72
1107	OAK	27	2,289 SF	X	X	27		81
1108	OAK(DT)	32	3,215 SF	X	X	32		96
1109	OAK	23	1,661 SF	X	X	23		69
1110	OAK(DT)	25	1,963 SF	X	X	25		75
1111	OAK(DT)	25	1,963 SF	X				
1112	OAK(DT)	31	3,018 SF	X				
1113	OAK(DT)	18	1,077 SF	X				
1114	OAK	25	1,963 SF	X				
1115	OAK	22	1,520 SF	X				
1116	OAK	22	1,520 SF	X				
1117	OAK	26	2,123 SF		X	26		78
1118	OAK(DT)	26	2,123 SF		X	26		78
1119	CEDAR	29	2,641 SF		X	29		87
TOTAL		505	44,679 SF			288	24,021 SF	864

\*SHADE VALUE CALCULATED FROM TREE CANOPY FORMULA USING THE ONE FOOT TREE CANOPY RADIUS TO ONE INCH TRUNK DIAMETER RELATIONSHIP PER UDC

**HERITAGE TREE MITIGATION**

REQUIRED HERITAGE TREE MITIGATION	1.90 AC	82,764 SF	95 ~ 16.7" TREES	864 IN
EXCESS INITIAL PRESERVATION				1,587 IN

MITIGATION OF HERITAGE TREES SATISFIED WITH EXCESS INITIAL PRESERVATION  
 EXCESS INITIAL PRESERVATION CALCULATED USING THE TREE CANOPY FORMULA.  
 875 SF OF TREE CANOPY IS EQUIVALENT TO 16.7 DIAMETER INCHES



**LEGEND**

- TREE CANOPY AREA; UNDERBRUSHING
- EXISTING TREE CANOPY
- EXISTING CONTOUR (AERIAL)
- EXISTING TREE
- EXISTING TREE TO BE REMOVED

SCALE: 1" = 60'

**LEGAL DESCRIPTION**  
 A 15.381 ACRE TRACT AND A 12.700 ACRE TRACT OUT OF THE W.M. HOTCHKISS SURVEY NO. 92, ABSTRACT 337, THE CEPI & M. CO. SURVEY NO. 397, ABSTRACT 924, AND THE EL PASO IRR, CO. CURVEY NO. 921, ABSTRACT 845, NEW CITY BLOCK 34920

**ORDINANCE 2010-05-06-0376**  
**TREE PRESERVATION AND ADEQUATE CANOPY COVERAGE**  
**BULVERDE OAKS TRACT 3**  
**MINIMUM TREE PRESERVATION 35-523(f)**  
**TREE STAND DELINEATION 35-523(f)(3)**

EXISTING TREE CANOPY	= 10.0 AC	
MINIMUM PRESERVATION REQUIREMENTS	= 3.0 AC	30%
PLANNED PRESERVATION; W/O UNDERSTORY	= 4.9 AC	
TOTAL	= 4.9 AC	49%

**FINAL TREE CANOPY COVER 35-523(e)**

ENTIRE GROSS PROJECT AREA	= 14.6 AC	
MINIMUM FINAL TREE CANOPY COVERAGE	= 3.7 AC	25%
PLANNED PRESERVATION W/O UNDERSTORY	= 4.9 AC	
TOTAL	= 4.9 AC	34%

**HERITAGE TREE 35-523(f)(3)**

EXISTING HERITAGE TREES	= 505 IN	
MINIMUM PRESERVATION	= 101 IN	20%
HERITAGE TREES SAVED	= 217 IN	43%

Date: Mar 28, 2013, 4:15pm User ID: jroas File: P:\Common General Contractors\Bulverde Oaks Tract - 3\Map\Tree Preservation Plan.dwg

REVISIONS

NO.	DATE

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 www.coursen-koehler.com  
 Firm Registration No. F-10747

**BULVERDE OAKS TRACT 3**  
**MASTER**  
**TREE PRESERVATION PLAN**

A/P #

JOB NO.:	13007.00
DATE:	MARCH 28, 2013
DESIGN:	GEC
DRAWN:	JMR
CHECKED:	

MAP SOURCE:  
 CITY OF SAN ANTONIO  
 2011 BULVERDE AERIAL PHOTO  
<https://gis.sanantonio.gov/05/AerialImagery.aspx>



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  
3736511

AMT ENCLOSED \_\_\_\_\_

50-05-5574  
CAMERON GENERAL CONTRACTORS  
8040 EIGER DRIVE  
LINCOLN, NE 68516

AMOUNT DUE 500.00  
INVOICE DATE 3/29/2013  
DUE DATE 3/29/2013

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PHONE: (402) 420-2311

MASTER DEVELOPMENT PLAN  
MDP-13-00004.00

FACILITY LOCATION: 1901 ALAMO ST S

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INVOICE DATE      INVOICE      ACCOUNT      DUE DATE      OFFICE HOURS  
3/29/2013      3736511      50-05-5574      3/29/2013      -

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

PAID  
MAR 29 2013  
DSD-#6

-----  
AGREEMENT DATES      SERVICE DATES      ORDINANCE      CONTRACT      DOCUMENT  
ST:      03/29/2013           CHK#15520      MDP-13-00004.00  
END      03/29/2013

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

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CUSTOMER      OTHER AMTS DUE      TOTAL CUST AMT DUE  
INFORMATION