CITY OF SAN ANTONIO

September 15, 2003

Mr. Chris Linhorst , P.E.

Cater: Burgess
911 Central Parkway North, Suite 425
San Antonio, TX 78232

Re: Cavalo Ranch MDP # 764

Dear Mr. Linhorst:

The City Staff Development Review Committee has reviewed Cavalo Ranch Master Development Plan M.D.P. # 764. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.

- Development Services, Engineering Section has indicated as part of their conditional approval, the following conditions shall be met by the developer at the time of final plat submittal:

1. Streets longer than 1200' must have traffic calming (preferably islands) as per the unified development Code (UDC), Section 35-506(d)(6)Cul-de-sacs greater than 500' require 30' pavement and 120' ROW in Diameter.

2. Cul-de-sacs and Knuckles shall be label with the appropriate Radii.

- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.

- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.

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

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

- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

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

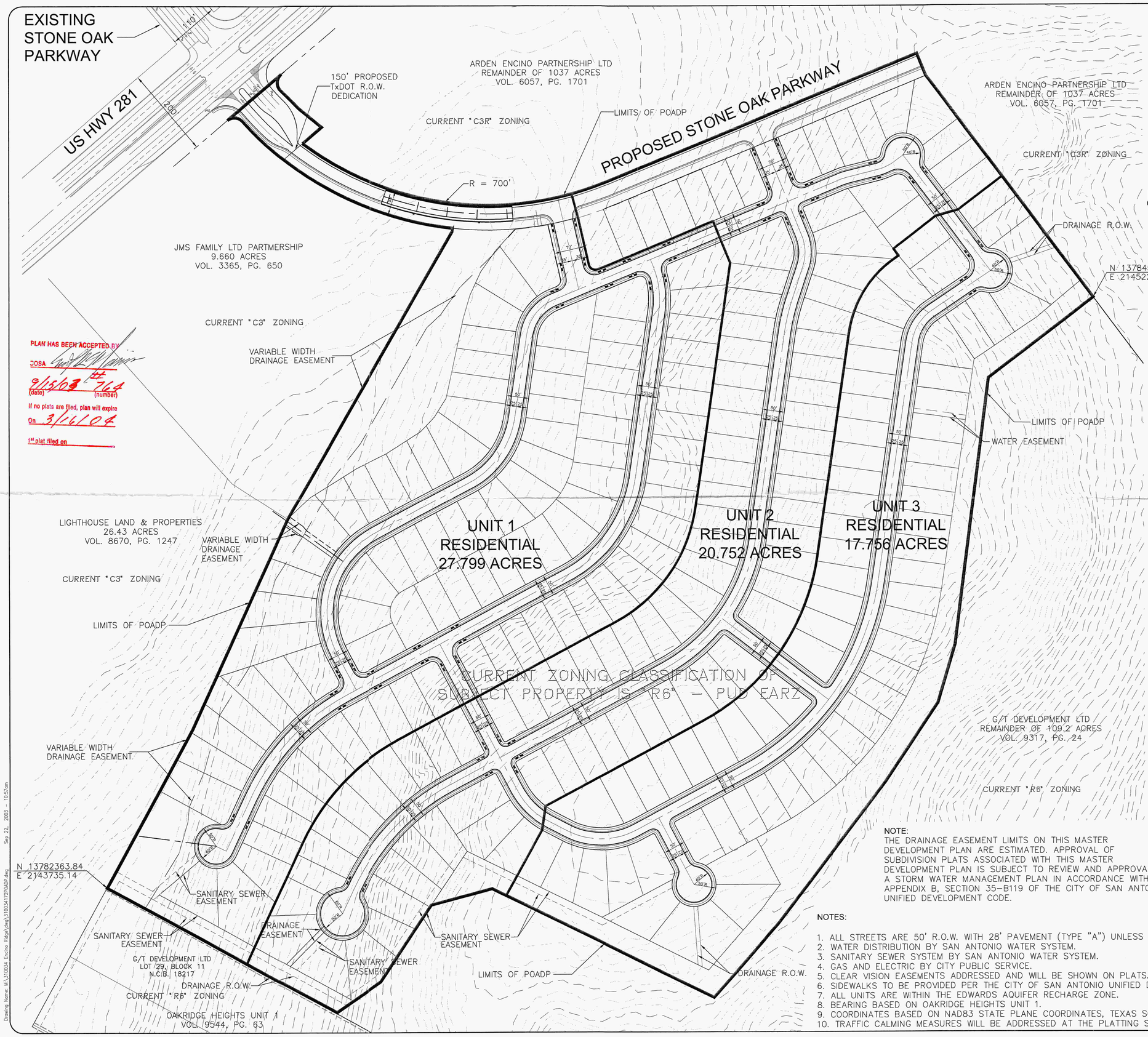
If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

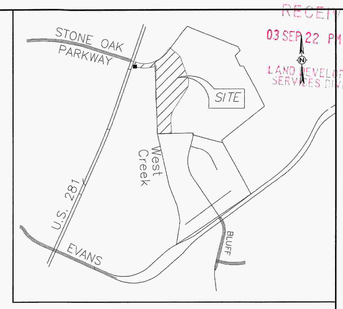
Sincerely,

Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services
John McDonald, Senior Planner Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering





LOCATION MAP
NOT TO SCALE

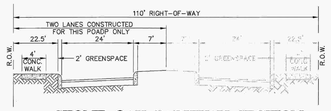
0 50 100 150 200
1"=100'

P.O.A.D.P. HISTORY	
POADP #	ACCEPTED DATE
534	11-14-1996
534B	9-5-1997
534C	8-27-2002

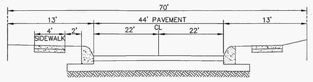
UNITS	LOTS	EDU	ACRES	INTENSITY
1	96	95	27.829	3.5
2	85	85	20.702	4.2
3	68	68	17.756	3.8
TOTAL	249	248	66.287	3.8

CAVALO RANCH PRELIMINARY OVERALL DEVELOPMENT PLAN AMENDMENT

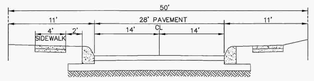
OWNER/DEVELOPER: PULTE HOMES OF TEXAS, L.P.
ADDRESS: 823 NAKOMA DRIVE, SUITE 101
SAN ANTONIO, TEXAS 78216
ENGINEER: CARTER AND BURGESS, INC.



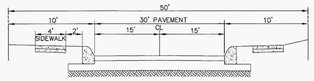
STONE OAK PARKWAY SECTION
NTS



TYPICAL COLLECTOR STREET SECTION
NTS



TYPICAL STREET SECTION LOCAL TYPE "A"
NTS



TYPICAL STREET SECTION LOCAL TYPE "A"
FOR CUL-DE-SAC STREET GREATER THAN 500 FT.
NTS

NOTE:
THE DRAINAGE EASEMENT LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED. 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 B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

NOTES:

1. ALL STREETS ARE 50' R.O.W. WITH 28' PAVEMENT (TYPE "A") UNLESS OTHERWISE NOTED.
2. WATER DISTRIBUTION BY SAN ANTONIO WATER SYSTEM.
3. SANITARY SEWER SYSTEM BY SAN ANTONIO WATER SYSTEM.
4. GAS AND ELECTRIC BY CITY PUBLIC SERVICE.
5. CLEAR VISION EASEMENTS ADDRESSED AND WILL BE SHOWN ON PLATS.
6. SIDEWALKS TO BE PROVIDED PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
7. ALL UNITS ARE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
8. BEARING BASED ON OAKRIDGE HEIGHTS UNIT 1.
9. COORDINATES BASED ON NAD83 STATE PLANE COORDINATES, TEXAS SOUTH CENTRAL ZONE.
10. TRAFFIC CALMING MEASURES WILL BE ADDRESSED AT THE PLATTING STAGE.

PLAN HAS BEEN ACCEPTED BY

CHAIRPERSON _____ DATE

SECRETARY _____ DATE

_____ NUMBER

IF NO PLATS ARE FILED, PLAN WILL

EXPIRE ON _____ DATE

1st PLAT FILED ON _____ DATE

PLAN HAS BEEN ACCEPTED BY
COSA
9/15/03 (date) #764 (number)
If no plats are filed, plan will expire
On 3/16/04
1st plat filed on

RECEIVED
03 SEP 22 PM 2:11
LAND DEVELOPMENT SERVICES DIVISION

03 SEP 24 AM 7:
OFFICE OF DIRECTOR
DEPT. OF PLANNING
CITY

Carter::Burgess
Consultants in Engineering, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway North, Suite 425
San Antonio, Texas 78232
[210] 494-5000 Fax [210] 494-4555
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PRELIMINARY OVERALL DEVELOPMENT PLAN AMENDMENT

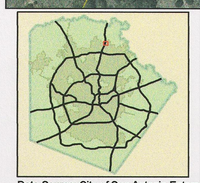
CAVALO RANCH

PULTE HOMES OF TEXAS, L.P.
823 NAKOMA DR. EAST, SUITE 101
SAN ANTONIO, TX 78216

DATE: 2/6/03
DRAWN BY: PTW
DESIGNED BY: CL
CHECKED BY: JMG
REVIEWED BY: CL
PROJECT NUMBER: 310185.012

SHEET 1 OF 1

Drawing Name: M:\310034 Encino Ridge\dwg\310034172POADP.dwg Sep 22, 2003 10:57am



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

"This Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient."

"Please contact the responsible City of San Antonio Department for specific determinations."

City of San Antonio Planning Department GIS Manager: Dale Woodruff, dwoodruff@sanantonio.gov. Maps may be ordered at: (210) 207-7873

Map Created by: C.B. BARRIENTEZ
Map Creation Date: 02-19-03
Map file location:C:\arcview\PROJECTS\Cavalo Ranch.mxd
PDF Filename: C:\arcview\PDF\0302GC08.pdf

Legend

- Cavalo Ranch
- S.A.City Limits
- City of San Antonio
- Major Thoroughfare
- Parks-2002
- Schoolpublic
- Bexar County
- Military Bases
- Major Roads
- Floodplains100-2002
- Cities and Towns

City of San Antonio

0 100 200 400 600
Feet

N W E S

City of San Antonio Planning Department
Emil R. Moncivais, AICP, AIA
Director, Planning Department
Municipal Plaza - 3rd Floor
114 W. Commerce
San Antonio, Texas 78205

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION

Date Submitted: 2/7/03	**Project ID Number:**

Project Name: Cavalo Ranch Preliminary Overall Development Plan Amendment

Owner/Agent: Pulte Homes of Texas, L.P. Phone: (210) 496-2066 Fax: (210) 494-4525

Address: 823 Nakoma Drive East, Suite 101, San Antonio Zip code: 78216

Engineer/Surveyor: Carter & Burgess, Inc. Phone: (210) 494-0088 Fax: (210) 494-4525

Address: 911 Central Parkway North, Suite 425, San Antonio, Texas Zip code: 78232

Existing legal Description (PUD Only): N/A Amending POADP

Existing zoning: R6 PUD EARZ Proposed zoning: R6 PUD EARZ

(PUD Only) Linear feet of street N/A ☐ Private ☐ Gated ☐ Attached ☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Number of lots: N/A divided by acreage: N/A = Density: N/A

(PUD Only) Total open space: N/A divided by total acreage: N/A = Open space N/A %

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: N/A

CITY OF SAN ANTONIO DEPARTMENT OF PLANNING 03 FEB -7 PM 3:47

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☑ Yes ☐ No

San Antonio City Limits? ☑ Yes ☐ No

Projected # of Phases: 3

Council District: 9 School District: N.E.I.S.D. Ferguson map grid: 483 E5

Need signature

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION
(Continued)

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?
Name Laredo Encino Development No. 534, 534 B, 534C
Is there a corresponding PUD for this site? Name Oakridge Heights Subdivision No. 99-007
Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name	New Creation United Methodist Church	No.	010043
Name	Russells Corner	No.	020104
Name	Encino Ranch PUD Unit 1	No.	970334
Name	Evans Ranch PUD Unit 1	No.	980214
Name	Encino Rio PUD Unit 1	No.	980214
Name	Encino Ranch PUD Unit 2	No.	980136
Name	Encino Rio Unit 2 PUD	No.	980215
Name	Oakridge Heights Unit 1 PUD	No.	980125
Name	Encino Ranch PUD Unit 3	No.	980135
Name	Evans Ranch Unit 2	No.	000156

Contact Person and authorized representative:

Print Name: Christopher M. Lindhorst Signature: Christopher Lindhorst

Date: 2/7/03 Phone: (210) 494-0088 Fax: (210) 494-4525

Master Development Plan and P.U.D.
Technical Review

- ☑ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☑ City assigned Plan ID number; AMENDED POADP 534 D
- ☑ Name and address of owner of record, developer and engineer;
- ☑ The name names of all adjacent property owners as shown on current tax records;
- N/A ☐ Certificate of agency or power of attorney if other than owner;
- ☑ Signature blocks for the chairperson and secretary (Planning director or assignee);
- N/A ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☑ Two points identified by Texas Planes Coordinates;
- ☑ Basis of bearing used and a north point;
- ☑ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☑ (MDP ONLY) topographic contour lines no greater than ten (10) feet;

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 FEB -7 PM 3:47

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

N/A ☐ (PUD ONLY) 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;

☑ 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;

☑ Total area of property;

☑ All existing easements or right-of-way with street names impacting the development area, their nature and width;

☑ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;

N/A ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

☑ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)

N/A ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;

☑ The location and dimension of all proposed adjacent roadways, whether existing or proposed;

N/A ☐ (PUD ONLY) The location and dimension of all proposed or existing lots.

N/A ☐ 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. VRP# 01-11-043

☑ 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.

☑ The schematic of all existing and proposed streets, as well as proposed access points.

N/A ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
VRP # 01-11-043

N/A ☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.

☑ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.

☑ The location, acreage, category and type of improvements if any for active and passive open space, including greenblet and active recreation space areas, private recreational areas.

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

N/A ☐ (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(a) square footage of all buildings and structures
(b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.

N/A ☐ 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 dwelling units, by development phase.
(b) Residential density and units per acre.
(c) (PUD Only) Total floor area ratio for each type of use. AMENDED ROADP
(d) Total area in passive open space.
(e) Total area in active developed recreational open space.
(f) Total number of off-street parking and loading spaces.

☑ Traffic Impact Analysis (section 35-502).

N/A ☐ (PUD Only) Utilities plan.

☑ (M.D.P. Only) Location of property lines, existing easements, burial grounds, 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 or subdivision from the latest certified assessment rolls.

N/A ☐ (PUD Only) Lots numbered as approved by the City.

N/A ☐ (PUD Only) Layout shall show where lot setbacks as required.

N/A ☐ Location and size in acres of school sites, as applicable.

N/A ☐ 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.

☑ A stormwater management plan (section 35-B119)

CITY OF SAN ANTONIO DEPARTMENT OF PLANNING 03 FEB 7 PM 3:

I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Christopher M. Lindhorst Signature: Christopher Lindhorst Date: 2/7/03

If you have any questions please call Michael O. Herrera at 207-7038
APPLICATION REVISED August 17, 2001