CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

October 30, 2012

Jesse H. Valdez
Macina Bose Copeland & Associates, Inc.
1035 Central Parkway
San Antonio, Texas, 78232

Re: **Tuscan Oaks - Minor Amendment** **MDP # 847-A**

Dear Mr. Valdez,

The Development Review Committee has evaluated the **Tuscan Oaks** Master Development Plan Minor Amendment, or **MDP # 847-A**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

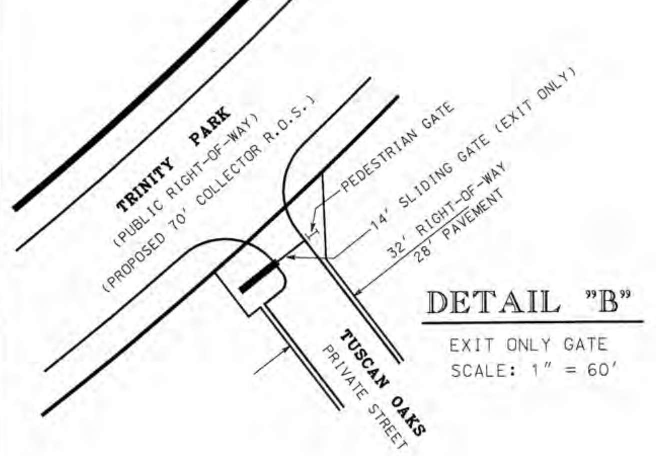
It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable 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 Districts, 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 Rudy Muñoz, Planner at (210) 207-5014.

Sincerely,

John P. Jacks
Assistant Director



DETAIL "B"
EXIT ONLY GATE
SCALE: 1" = 60'

GENERAL NOTES:

1. THIS PROPERTY IS OVER THE EDWARDS RECHARGE ZONE AND OUTSIDE CITY LIMITS.
2. WATER SERVICE TO BE PROVIDED BY SAWS.
3. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS.
4. GAS AND ELECTRIC TO BE PROVIDED BY CPS.
5. TELEPHONE SERVICE TO BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC.
6. CABLE TV SERVICE TO BE PROVIDED BY TIME WARNER CABLE.
7. INTERSECTION SITE DISTANCE TO COMPLY WITH THE 2001 AASHTO GUIDELINES.
8. A COMPLETE COPY OF THE W.P.A.P. WILL BE REQUIRED AT THE TIME OF PLATTING.
9. ~~42.6 ACRES OF THE FLOOD PLAIN WILL BE PLATTED WITH U-1.~~
10. THIS DEVELOPMENT REQUIRES A TOTAL OF 2.3 ACRES OF PARK/OPEN SPACE DEDICATION. THIS DEVELOPMENT IS PROVIDING 4.6 ACRES OF PARK/OPEN SPACE AND IMPROVEMENT CREDIT.

SPECIAL NOTES:

1. THE SHADED AREAS IN AND ALONG THE CREEK, BEING REPRESENTATIONS OF THE 100-YR. FLOOD PLAIN, ALSO REPRESENT THE "FLOOD PLAIN PRESERVATION AREA" AS DEFINED BY RECHARGE ZONE ORDINANCE No. 81491, CONSTRUCTION ACTIVITY WITHIN THIS AREA IS RESTRICTED AS DEFINED IN CODE SECTION 34-912.
2. EXTENDING UPGRADIENT FROM THE LIMITS OF THE FLOOD PLAIN A "FLOOD PLAIN BUFFER ZONE", (LIKEWISE DEFINED BY ORDINANCE) IS HEREBY ESTABLISHED FOR A DISTANCE OF 60 LF. A PORTION OF THE BUFFER ZONE WIDTH LIES WITHIN PROPOSED LOTS, AND SUCH AREA IS DELINEATED BY A "FLOOD PLAIN BUFFER EASEMENT" SHOWN ON THIS MASTER PLAN AND TO BE REFLECTED ON SUBSEQUENT PLATS. REFERENCE THE TYPICAL DETAIL ON THIS SHEET.
3. "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 THE REVIEW AND APPROVAL OF STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE."

OWNER: [signature] ENGINEER: [signature]

MINOR AMENDMENT

PURPOSE OF AMENDMENT

TO ADJUST THE UNIT BOUNDARIES & REDUCE THE NUMBER OF PROPOSED LOTS.

REVISIONS:

1) UNIT 3A PUD(2 SF LOTS) BECAME UNIT 3C (OPEN SPACE).
2) UNIT 3 (45 SF LOTS) WAS BROKEN INTO TWO PHASES:
   UNIT 3A (14 SF LOTS)
   UNIT 3B (31 SF LOTS)
3) UPDATED LAND USE TABLE
4) UPDATED PHASING SCHEDULE

APPROXIMATE LIMITS OF ZONE AE (SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YR. FLOOD) BASED ON A MAP TO MAP TRANSFER FROM INDIAN SPRINGS DEVELOPMENT FEMA SUBMITTAL (CLOMR) FLOOD PLAIN EXHIBIT (DATED JUNE 2003) BY PAPE-DAWSON ENGINEERS AND APPROVED BY THE CITY OF SAN ANTONIO.

PLAN HAS BEEN ACCEPTED BY
COSA [signature]
October 30, 2012 847-A
(Date) (Number)
Note: this plan will have to comply with Section 35-412, Scope of approval for validation or plan will expire on
October 30, 2014
Date

PHASE 1, PRE-ANNEXATION LAND USE PLAN FOR 114.43 Ac. OF TUSCAN OAKS.

(A) DEFERRED DEVELOPMENT AREAS: **
  (1) COMMERCIAL SITE -- 10.64 Ac.
  (2) FUTURE SINGLE FAMILY RESIDENTIAL AREAS: 6.16 Ac. (7 Lots) UNIT-5
      7.66 Ac. UNIT-3B
      2.88 Ac. (OPEN SPACE) UNIT-3C
  (3) FLEX AREA ---------------- 1.44 A.C.

(B) FLOOD PLAIN AND ADJACENT NATURAL AREA
  (1) WEST OF PROPOSED COLLECTOR STREET -- 5.18 Ac.
  (2) EAST OF PROPOSED COLLECTOR STREET -- 43.96 Ac.

(C) PHASE I DEVELOPMENT AREAS
  (1) TRINITY PARK STREET OUTSIDE UNIT-1 ---- 0.68 Ac.
      (INCLUDED IN INITIAL DEVELOPMENT AREA)
  (2) SINGLE FAMILY RESIDENTIAL AREA OPEN FOR DEVELOPMENT PRIOR TO ANNEXATION:
      TUSCAN OAKS, UNIT - 1 -- 20.98 Ac. -- 62 LOTS @ 55' MIN. WIDTH
      TUSCAN OAKS, UNIT - 2 -- 9.88 Ac. -- 43 LOTS
      TUSCAN OAKS, UNIT - 3A -- 3.57 Ac.± -- 14 LOTS
      TUSCAN OAKS, UNIT - 4 -- 1.42 Ac. -- 2 OR FEWER LOTS
  (3) TRINITY OAKS, UNIT - 3A -- 6.13 Ac. -- 29 LOTS (FOR I.C. COMPUTATIONS)

TOTAL INITIAL DEVELOPMENT AREA:
  IN TUSCAN OAKS ---- 36.53 Ac. -- 121 LOTS IN AREAS LISTED UNDER HEADING (C)(1) & (C)(2)
  IN TRINITY OAKS ---- 6.13 Ac. -- 29 LOTS IN AREAS LISTED UNDER HEADING (C)(3)

PHASE I PROJECTED IMPERVIOUS COVER (IN THIS DEVELOPMENT AND IN TRINITY OAKS, UNIT-3A) = 18.01 ACRES
IMPERVIOUS COVER RATIO WITH RESPECT TO TOTAL TUSCAN OAKS + TRINITY OAKS,3A = 18.01/120.5=14.95%

** THESE UNFLOODED AREAS ARE TO REMAIN UNDEVELOPED UNTIL THE PROPERTY IS ANNEXED IN ORDER TO MEET IMPERVIOUS COVER LIMITATIONS IN THIS (SAWS) "CATEGORY 3" AREA, OR UNTIL THE WPAP MAY BE MODIFIED.

ULTIMATE LAND USE PLAN (AFTER ANNEXATION)

				APPROXIMATE CONSTRUCTION DATE
SINGLE FAMILY UNIT - 1 PUD	20.98 Acres *	62 1	RESIDENTIAL LOTS AMENITY LOT	2005
~~SINGLE FAMILY UNIT - 2 PUD~~	~~9.88 Acres *~~	~~43~~	~~RESIDENTIAL LOTS~~	2006
SINGLE FAMILY UNIT - 3A PUD	3.57 Acres	14	RESIDENTIAL LOTS	2112
SINGLE FAMILY UNIT - 3B PUD	7.66 Acres	31	RESIDENTIAL LOTS	# 2014
UNIT - 3C AREA PUD	2.88 Acres	1	OPEN SPACE AREA	# 2015
~~SINGLE FAMILY UNIT - 4~~	~~1.42 Acres~~	~~≤ 2~~	~~RESIDENTIAL LOTS~~	2012
RESIDENTIAL AREA #5	6.16 Acres	24	RESIDENTIAL LOTS	# 2016
TRINITY PARK ST. OUTSIDE UNIT 1	0.63 ACRES			
IN TUSCAN OAKS SUB-TOTAL	53.18 Acres	176 SINGLE FAMILY LOTS (55' WIDE OR LARGER) (176 LOTS ÷ 49.67 ACRES = 3.54 DENSITY)		
FLEX AREA	1.44 Acres			2011
DRAIN EASEMENT & ADJACENT GREENSPACE	43.96 ACRES	(EAST OF COLLECTOR)	41.8369 Ac. TUSCAN OAKS, UNIT-1 2.1229 Ac. @ FLEX AREA	
DRAIN EASEMENT & ADJACENT GREENSPACE	5.18 ACRES	(WEST OF COLLECTOR)		
COMMERCIAL AREA	10.64 Acres *			(PENDING ANNEXATION)

TOTAL TUSCAN OAKS ACREAGE 114.4 Acres, with RESIDENTIAL AREA = 98.58 Acres.

* THESE AREAS INCLUDE GREENSPACE AND DRAINAGE BUFFER EASEMENTS WITHIN UNIT BOUNDARY. UNIT-1 AREA INCLUDES ADJACENT COLLECTOR STREET.

(PENDING ANNEXATION)

ULTIMATE DEVELOPMENT IMPERVIOUS COVER FOR "RESIDENTIAL AREAS" (INCLUDING TRINITY PARK AND ALL PROPERTY EAST OF IT) = 19.57 ACRES

ULTIMATE "RESIDENTIAL AREA" I.C. RATIO = 19.85%

OWNER/DEVELOPER:
TUSCAN OAKS, SA, LTD.
3619 PAESANOS PARKWAY #110
SAN ANTONIO, TEXAS 78231
TEL. No. (210) 448-0800

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Tel. No. (210) 545-1122 Fax No. (210) 545-9302 www.mbcengineers.com
mbc ENGINEERS

2012 OCT 25 PM 3:42 RECEIVED

TUSCAN OAKS
MASTER DEVELOPMENT PLAN
No. 847A
MINOR AMENDMENT

REVISIONS: DATE	NO.	DESCRIPTION	BY

DESIGN R. A. L.
DRAWN
CHECKED
DATE SEPT. 2012
JOB NO. 30490-1480
SHT. 1 of 1

2:48:06 PM 10/24/2012 rlomez
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