



# City of San Antonio

*Development Services Department*

January 12, 2012

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

Re: **Bulverde Market - Major Amendment**

**MDP # 014A-08**

Dear Mr. Valdez,

The Development Review Committee has evaluated the **Bulverde Market** Master Development Plan, or **MDP # 014A-08**. 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.

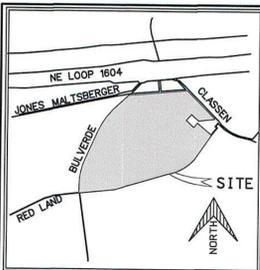
Please note that this action by the committee does not establish any commitment or support for the provision of drainage, utilities, services, or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the School Districts, so they can plan 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 Richard Carrizales, Planner at (210) 207-8050.

Sincerely,

A handwritten signature in blue ink, appearing to read "Roderick J. Sanchez".

Roderick J. Sanchez, AICP, CBO  
Director



LOCATION MAP  
NOT TO SCALE

**NOTES:**

- OWNERS:  
BULVERDE MARKETPLACE PARTNERS, LTD.  
9100 I.H. 10 WEST SUITE #230  
SAN ANTONIO, TEXAS 78230  
PH. (210) 593-0770
- ENGINEER/SURVEYOR:  
MACINA, BOSE, COPELAND AND ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1035 CENTRAL PARKWAY NORTH  
SAN ANTONIO, TEXAS 78232  
PH. (210) 545-1122
- CONTOURS SHOWN ARE FROM AERIAL TOPO DOWNLOADED FROM CITY OF SAN ANTONIO GIS WEBSITE.
- WATER WILL BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
- THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
- THIS PROPERTY IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE AND TRANSITION ZONES.
- ESTIMATE OF EDU'S WATER: BASE ON APPROVED U.S.A. = 352 EDU'S  
SEWER: BASE ON APPROVED U.S.A. = 352 EDU'S  
A. WATER DEMAND IS ESTIMATED AT 125,613 GPD BASED ON AN AVERAGE OF 313 GALLONS PER DAY PER EDU  
B. SEWER DEMAND IS ESTIMATED AT 96,240 GPD BASED ON AN AVERAGE OF 240 GALLONS PER DAY PER EDU
- ACCORDING TO FEMA COMMUNITY MAP PANELS 48029C0281 F, DATED JANUARY 4, 2002, APPROXIMATELY 15 ACRES OF THIS PROPERTY LIES WITHIN ZONE AE OF A 100 YEAR FLOOD ZONE AND APPROXIMATELY 3 ACRES OF THIS PROPERTY LIES WITHIN ZONE AE OF A 100 YEAR FLOOD ZONE AND APPROXIMATELY 3 ACRES OF THIS PROPERTY LIES WITHIN ZONE X OF A 100 YEAR FLOOD ZONE.
- SIDEWALK WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION, 21.35-506(O), THE MINIMUM WIDTH OF SIDEWALK ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH, THE MINIMUM WIDTH OF SIDEWALK ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 70 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 86 FEET RIGHT OF WAY).
- STREETS WITHIN THE M.D.P. ARE SECONDARY ARTERIAL WITH A MIN. 86' R.O.W. (BULVERDE RD.); 48' PAVEMENT AND SECONDARY ARTERIAL WITH A 86' R.O.W. (CLASSEN RD.); 8' PAVEMENT.
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- ADDITIONAL SUPPLEMENTAL PLANS SHALL BE SUBMITTED AS ADDITIONAL SEGMENTS OF THE ORIGINAL MASTER PLAN ARE DEVELOPED.
- THIS PROJECT WILL COMPLY WITH THE 2006 TREE PRESERVATION ORDINANCE.
- A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE LATEST VERSION OF THE AASHTO MANUAL.
- BICYCLE FACILITIES WILL COMPLY WITH UNIFIED DEVELOPMENT CODE 35-506 (d)(4), BIKE PATHS, WHEN REQUIRED WITHIN THE CITY LIMITS, MAY BE CONSTRUCTED WITH DEVELOPMENT OF THE ADJUTING PROPERTY AT THE TIME BUILDING PERMIT ACQUIRED, WHEN IDENTIFIED ON THE CITY COUNCIL APPROVED BIKE FACILITIES MASTER PLAN ROADWAYS REQUIRING BICYCLE FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS "GUIDE FOR THE DEVELOPMENT OF BICYCLE FACILITIES."
- THE FLOOD PLAIN 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 A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-6119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
- PURPOSE OF MDP AMENDMENT: THE PURPOSE OF THE AMENDMENT TO THE MDP IS TO REVISE THE ALIGNMENT AND DESIGNATION OF ARTERIALS WITHIN THE MDP TO CONFORM TO THE MAJOR THOROUGHFARE PLAN AMENDMENT APPROVED ON OCTOBER 7, 2010.

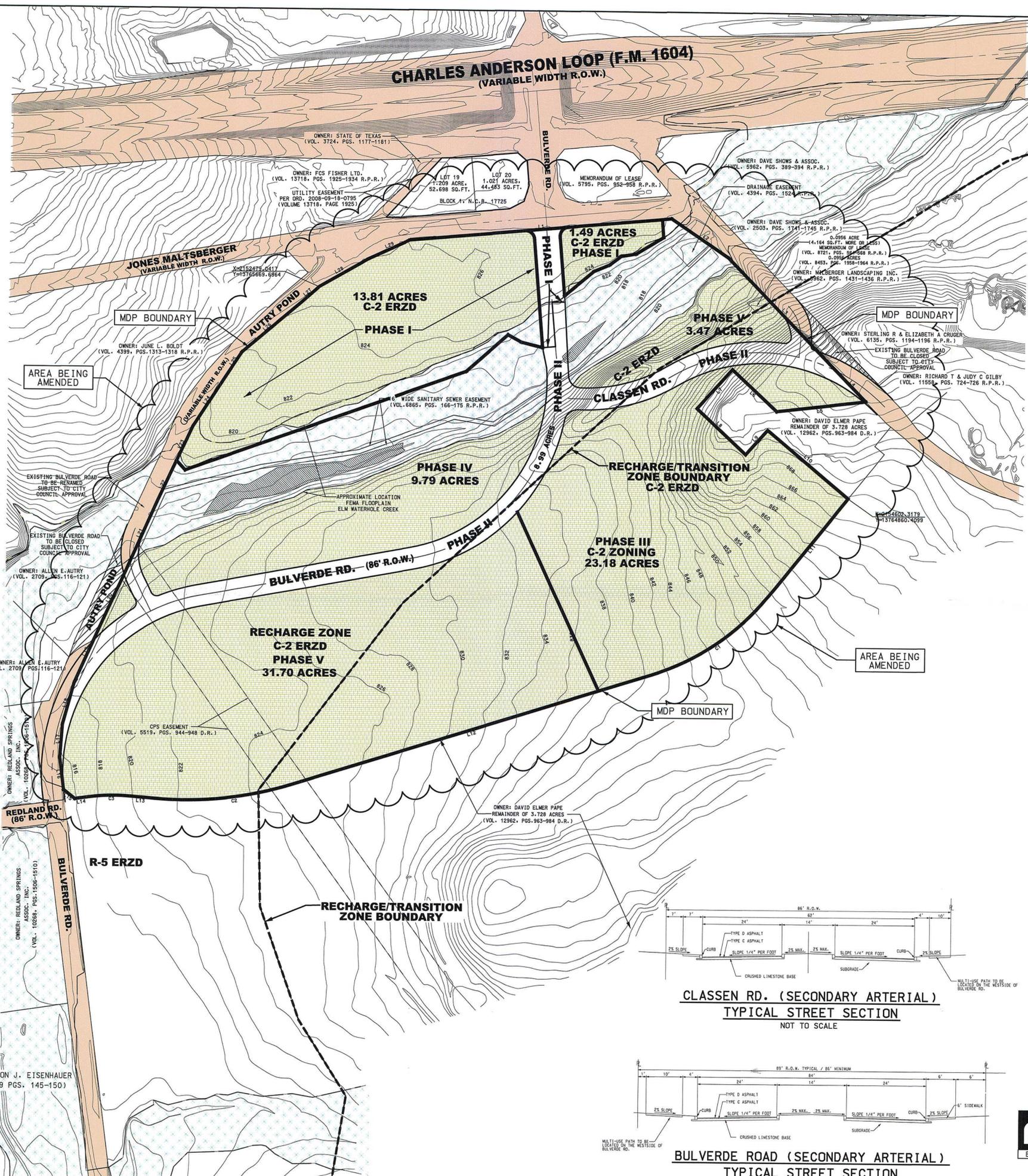
DRAINAGE NOTE: REFERENCE STORM WATER MANAGEMENT PLAN SUBMITTED TO THE CITY OF SAN ANTONIO WITH THIS MASTER DEVELOPMENT PLAN. DETENTION IS NOT PROPOSED FOR THIS PROJECT.

**UTILITY PURVEYORS:**

WATER: SAN ANTONIO WATER SYSTEM  
SANITARY SEWER: SAN ANTONIO WATER SYSTEM  
GAS AND ELECTRIC: CITY PUBLIC SERVICE  
CABLE TELEVISION: TIME WARNER CABLE  
TELEPHONE: AT&T

**PROPERTY LEGAL DESCRIPTION:**

AS RECORDED IN BEXAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS:  
112.3 ACRES - VOL. 12962 PGS. 963-984 D.R. 120.71 OF 244.5 ACRES - VOL. 6469 PGS. 49-52



SCALE: 1" = 200'



**LEGEND:**

- EXISTING CONTOUR LINE
- EXISTING 100-YEAR FLOOD PLAIN
- MDP BOUNDARY
- ZONING BOUNDARY
- RECHARGE TRANSITION LIMITS
- COMMERCIAL
- EXISTING PUBLIC STREETS
- PROPOSED PUBLIC STREET R.O.W.
- EXISTING 100-YEAR FLOOD PLAIN
- WETLANDS AREA
- EXISTING ROADWAY TO BE ABANDONED
- RIGHT OF WAY TO BE ACQUIRED

NUMBER	DIRECTION	DISTANCE
L1	N84°55'49"E	1050.00'
L2	S56°42'50"E	275.00'
L3	S44°50'41"E	610.21'
L4	S45°00'41"E	175.11'
L5	S83°17'47"W	357.99'
L6	N47°39'19"W	241.44'
L7	S42°20'41"W	207.80'
L8	S47°59'19"W	255.20'
L9	N42°20'41"E	129.80'
L10	S50°43'28"E	418.68'
L11	S39°57'27"W	458.54'
L12	S72°57'52"W	1500.00'
L13	N85°17'14"W	100.00'
L14	S82°24'42"W	59.94'
L15	N52°34'02"W	56.55'
L16	N07°32'46"W	127.46'
L17	N03°59'04"E	129.93'
L18	N15°27'23"E	167.91'
L19	N24°16'30"E	231.67'
L20	N24°35'34"E	264.23'
L21	N24°28'34"E	287.00'
L22	N25°10'34"E	135.85'
L23	N25°20'34"E	188.50'
L24	N33°16'34"E	228.16'
L25	N33°39'34"E	120.10'
L26	N50°05'34"E	298.29'
L27	N49°06'47"E	100.90'
L28	N50°26'25"E	225.00'
L29	N5°29'25"E	180.29'

CURVE DATA						
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHD. DIST.
C1	957.00'	33°42'25"	289.91'	563.00'	S56°06'40"W	554.92'
C2	1457.00'	21°44'54"	279.89'	553.05'	S53°50'19"W	549.13'
C3	742.99'	12°18'05"	80.07'	159.52'	S88°33'47"W	159.21'

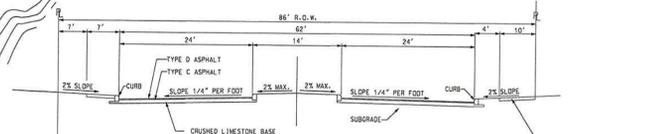
LAND USE TABLE		
LAND USE	AREA (AC.)	
COMMERCIAL	83.44	
PROPOSED FLOOD PLAIN	14.92	
PUBLIC ROW (PRIMARY/SECONDARY ARTERIAL)	8.99	
TOTALS	107.35	

PHASING SCHEDULE	
PHASE	YEAR
PHASE I	2010
PHASE II	2011
PHASE III	2011
PHASE IV	2011
PHASE V	2014
PHASE VI	2014

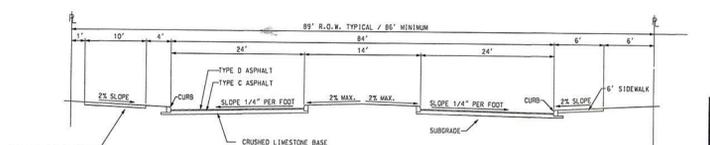
**BULVERDE MARKET  
MASTER DEVELOPMENT PLAN**  
MDP# 014A-08  
"MAJOR ADMENDMENT"

ACKNOWLEDGED BY:  
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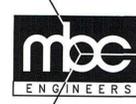
**PLAN HAS BEEN ACCEPTED BY**  
COSA *Rodriguez*  
1-12-2012 014A-08  
(Date) (Number)  
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 1-11-2014 Date



**CLASSEN RD. (SECONDARY ARTERIAL)  
TYPICAL STREET SECTION**  
NOT TO SCALE



**BULVERDE ROAD (SECONDARY ARTERIAL)  
TYPICAL STREET SECTION**  
NOT TO SCALE



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  
TEXAS REGISTERED ENGINEERING FIRM F-784

2012 JAN 13 AM 10:29  
REVISION SERVICES  
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3:40:41 PM 1/9/2012  
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