



City of San Antonio
Development Services Department

February 13, 2012

Patrick Murphy, E.I.T. CFM
M.W. Cude Engineers, LLC
10325 Bandera Road
San Antonio, Texas 78250

Re: **Bloomfield Heights Subdivision**

MDP # 003-10

Dear Mr. Murphy,

The Development Review Committee has evaluated the **Bloomfield Heights Subdivision** Master Development Plan, or **MDP # 003-10**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

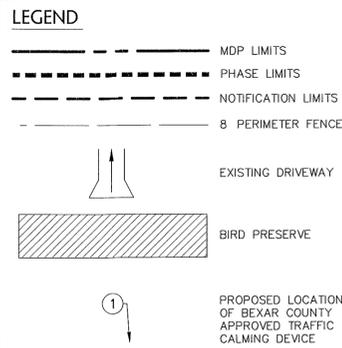
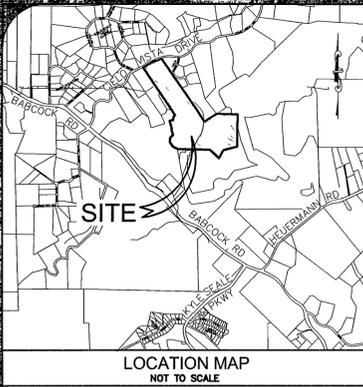
Please note that this action by the committee does not establish any commitment for the provision of drainage, utilities, services or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(i)(1). Should you need further assistance, please contact Rudy Muñoz at (210) 207-5014.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JPJ'.

John P. Jacks
Assistant Director

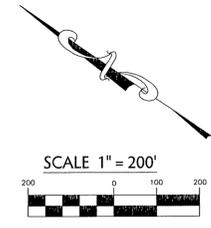
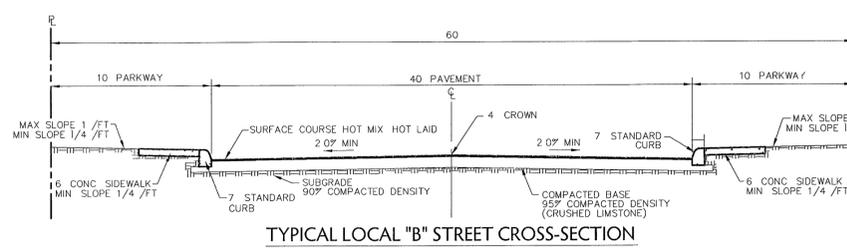
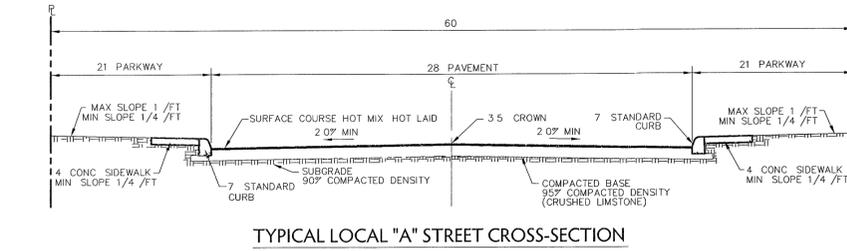
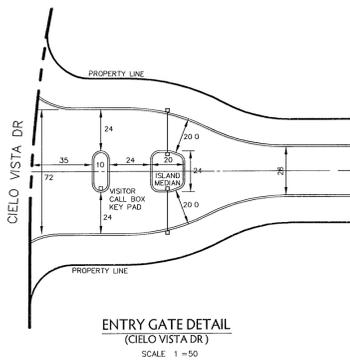


DEVELOPER
MONTE CRISTO DEVELOPERS LLC
3 BROOKWOOD LANE
DEARBORN MICHIGAN 48120
CONTACT PERSON HENRY ISAAC
PHONE (313) 336-7905
FAX (313) 259-4603

CIVIL ENGINEER
M W CUDE ENGINEERS L L C
CONTACT PERSON CHRISTOPHER DICE P E
1350 N LOOP 1604 EAST SUITE 104
SAN ANTONIO TEXAS 78232
(210) 681-2951
FAX (210) 523-7112
WWW.MWCUDE.COM

LEGAL DESCRIPTION

BEING 102.09 ACRES OF LAND OUT OF THE TYLER TAP R R SURVEY NO 333 ABSTRACT NO 947 COUNTY BLOCK 4716, THE C SAN MIGUEL SURVEY NO 227 1/2 ABSTRACT NO 728 COUNTY BLOCK 4717 THE LARKIN T SMITH SURVEY NO 334 1/2 ABSTRACT NO 1102 COUNTY BLOCK 4566 THE MAX AUE SURVEY NO 334 ABSTRACT NO 990 COUNTY BLOCK 4566 AND THE A S KINCHLOE SURVEY NO 428 ABSTRACT NO 411 COUNTY BLOCK 4715 A PORTION BEING IN THE CITY OF SAN ANTONIO NEW CITY BLOCK 18335 BEXAR COUNTY TEXAS AND ALSO BEING OUT OF A 198.597 ACRE TRACT CONVEYED TO MONTE CRISTO DEVELOPERS LLC AS PER DEED RECORDED IN VOLUME 12318 PAGE 719 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS



NOTES

- A VARIABLE SIGHT DISTANCE CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL LATEST EDITION
- ALL INTERIOR STREETS ARE 60 WIDE WITH 28 PAVEMENT UNLESS OTHERWISE NOTED
- ALL STREETS SHOWN HEREIN ARE PRIVATE STREETS UNLESS OTHERWISE NOTED
- NORTHSIDE INDEPENDENT SCHOOL DISTRICT
- ORIGIN OF STATE PLANE COORDINATES NGS MARK MILLER PID AY0121
- THE PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE
- WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM
- SEWER SERVICE WILL BE PRIVATE SEPTIC SYSTEMS
- ELECTRICAL AND GAS SERVICE WILL BE PROVIDED BY GPS ENERGY
- ZONING CASE # Z2007032
P U D R-6 MLOD-1 ZONING DESIGNATION APPLIES ONLY TO PORTION OF PROPERTY LOCATED INSIDE CITY OF SAN ANTONIO CITY LIMITS
- STORM WATER DETENTION IS NOT BEING PROVIDED PENDING REVIEW AND APPROVAL BY THE CITY OF SAN ANTONIO OF THE STORM WATER MANAGEMENT PLAN & DOWNSTREAM DRAINAGE ANALYSIS
- NO RESIDENTIAL DRIVEWAY ACCESS WILL BE PERMITTED TO COLLECTOR STREET
- A 4 FT SIDEWALK TO BE PROVIDED FOR PEDESTRIAN ACCESS ON ALL PROPOSED ROADWAYS

DENSITY AND OPEN SPACE

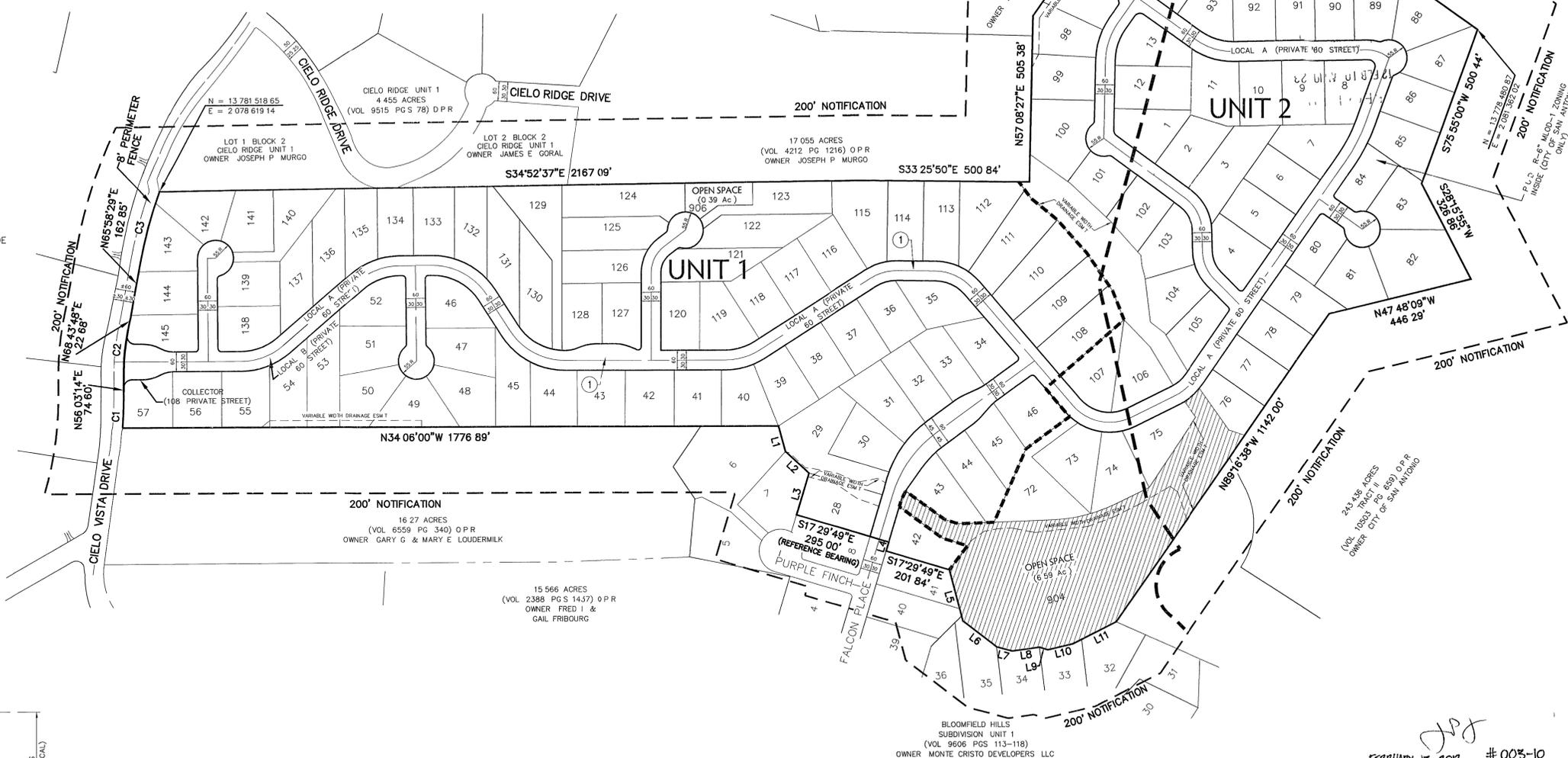
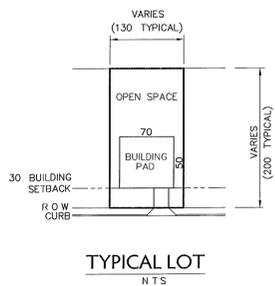
| | |
|-------------------------------------------|--------------------------------|
| BASE ZONING DISTRICT | PUD R-6 MLOD-1 |
| MAXIMUM DENSITY ALLOWED | 5 UNITS / ACRE |
| PROPOSED DENSITY | 120 UNITS / ACRE |
| MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE | 50% |
| PROPOSED PERCENTAGE OF OPEN SPACE | 84% |
| TOTAL SPACE | 102.09 ACRES |
| STREET / SAFETY LANE | 244,900 S F |
| DRIVEWAY | 114,848 S F |
| DRAINAGE ROW / ESMTS | 183,243 S F |
| HOUSE SLABS (1 PRODUCT) | 427,000 S F |
| NEIGHBORHOOD 1 (3,500 S F) | |
| OCCUPIED OPEN SPACE | 2,421,152.00 S F (55.58 ACRES) |
| NET OPEN SPACE | 474,366.50 S F (10.89 ACRES) |
| TOTAL SPACE | 2,895,518.50 S F (66.47 ACRES) |
| OPEN SPACE PERCENTAGE | 65% |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | TANGENT |
|-------|---------|---------|--------|---------|
| C1 | 417.26 | 1222.57 | 45.80 | 91.55 |
| C2 | 1240.34 | 672.58 | 74.71 | 148.80 |
| C3 | 1005.48 | 1302.98 | 115.10 | 229.61 |

LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 79.84 | S40 17 50 W |
| L2 | 97.22 | S08 25 27 W |
| L3 | 132.50 | S72 30 11 W |
| L4 | 28.41 | S72 30 11 W |
| L5 | 161.79 | S40 58 11 W |
| L6 | 129.37 | S02 58 09 W |
| L7 | 49.35 | S19 01 55 E |
| L8 | 84.26 | S42 01 15 E |
| L9 | 26.46 | S16 24 47 E |
| L10 | 78.61 | S47 19 41 E |
| L11 | 149.10 | S60 39 56 E |



DEVELOPMENT SUMMARY

| ITEM | ACRES | # UNITS | DU / AC | PHASING SEQUENCE |
|---------------------------|--------|---------|---------|------------------|
| BLOOMFIELD HEIGHTS UNIT 1 | 54.18 | 73 | 1.35 | 1 |
| BLOOMFIELD HEIGHTS UNIT 2 | 47.91 | 49 | 1.02 | 2 |
| TOTAL DEVELOPMENT | 102.09 | 122 | 1.20 | |

OPEN SPACE REQUIREMENT 122 LOTS/70 = 1.74 Ac REQUIRED
10.89 Ac PROVIDED

BLOOMFIELD HEIGHTS SUBDIVISION
MASTER DEVELOPMENT PLAN 003-10
PLANNED UNIT DEVELOPMENT 10-003 - MARCH 2010



M W CUDE ENGINEERS L L C
1350 N LOOP 1604 EAST SUITE 104
SAN ANTONIO TEXAS 78232
TEL 210 681 2951 FAX 210 523 7112
WWW.MWCUDE.COM
TBE FIRM # 455

REVISIONS

| NO. | DATE | PROJECT NO. |
|-----|------------|-------------|
| 1 | 12/19/2011 | 227305 |

DRAWN BY MCG CHECKED BY CRD
PLAT NO.

FEBRUARY 15, 2012 # 003-10

FEBRUARY 12, 2014



City of San Antonio

Planning & Development Services

Master Plan Review APPLICATION

File #: 10-003

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FEB 19 AM 10:



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 type="checkbox"/> Master Development Plan Amendment | <input type="checkbox"/> Planned Unit Development Amendment |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Major <input type="checkbox"/> Minor |
| <input checked="" 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>Bloomfield Heights Subdivision, P.U.D.</u> | E-mail: _____ |
| Owner/Agent: <u>Monte Cristo Developers, L.L.C.</u> | Address: <u>3 Brookwood Lane, Dearborn, MI</u> |
| Address: <u>3 Brookwood Lane, Dearborn, MI</u> | Zip code: <u>48120</u> Phone: <u>(313) 336-7905</u> |
| Contact Person Name: <u>Christopher Dice, E.I.T.</u> | E-mail: <u>cdice@mwcude.com</u> |
| Company: <u>M. W. Cude Engineers, LLC</u> | Relationship to Owner: <u>Engineer</u> |
| Address: <u>10325 Bandera Road, San Antonio, Tx</u> | Zip code: <u>78250</u> Phone: <u>(210) 681-2951</u> |

Plan Proposal:

| | |
|---------------------------------------------------------|-------------------------------------------|
| Total number of lots: <u>122</u> | Total acreage: <u>102.17</u> |
| Existing zoning: <u>P.U.D. R-6</u> | Proposed zoning: <u>P.U.D. R-6</u> |
| Density (dwelling units per acre): <u>1.19 lots/ac.</u> | Typical residential lot size: <u>0.84</u> |
| Number of dwelling units per phase: | |
| Phase: <u>1</u> Dwelling units: <u>73</u> | Phase: _____ Dwelling units: _____ |
| Phase: <u>2</u> Dwelling units: <u>49</u> | Phase: _____ Dwelling units: _____ |
| Phase: _____ Dwelling units: _____ | Phase: _____ Dwelling units: _____ |

Complete this subsection for PUD Plans only:

| | |
|--------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Private street(s), linear feet of street: <u>8,100</u> | <input type="checkbox"/> Public street(s), linear feet of street: _____ |
| Total open space: <u>10.89 ac.</u> | Percent open space (total open space divided by total acreage): <u>10.66</u> % |
| <input checked="" type="checkbox"/> Gated <input type="checkbox"/> Un-Gated | If gated, type of gate (guard/mag card/key/transmitter/etc.): <u>Transmitter</u> |
| Construction start date: _____ | |
| X/Y coordinates at major street entrance(s): X: <u>2,076,687.21</u> | Y: <u>13,778,682.20</u> |

For City Use Only

| | |
|-----------------------------|-------------------------------|
| Intake Date: <u>2/22/10</u> | Intake By: <u>[Signature]</u> |
|-----------------------------|-------------------------------|

**City of San Antonio
 Planning & Development Services
 Master Plan Review Application**

File #: 10-003

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2010 FEB 19 AM 10:14

Site Description:

Jurisdiction: San Antonio City Limits San Antonio ETJ Outside ETJ
 City Council District: 8 School District: Northside I.S.D.
 Ferguson map grid: 479-C6 USGS Grid: Van Raub
 Existing land use(s): vacant

Description of plan boundaries:
 This property is bound by Falcon Place to the west and Cielo Vista Dr. to the north

Existing legal description:
 Being 102.17 acres of land out of the Tyler Tap Railroad Survey No. 333, Abstract No. 947, County Block 4716; the G. San Miguel Survey No. 147 1/3, Abstract No. 728, County Block 4717; the Tyler Tap R.R. Company Survey No. 333, Abstract No. 947, County Block 4716; the Max Aue Survey No. 334, Abstract No. 990, County Block 4566; and the Kinchloe Survey No. 428, Abstract No. 411, County Block 4715; a portion being in the New City Block 18335 in the City of San Antonio, Bexar County, Texas and also being out of the 198.597 acre tract conveyed to Monte Cristo Developers, LLC as per deed recorded in Volume 12318, Page 719 of the Official Public Records of Bexar County, Texas.

Property Features:

Edwards Aquifer Recharge Zone (check all that apply): Contributing Recharge
 Transition Artesian
 Watershed(s): Upper Leon Creek
 Generalized slope of site: 8%
 Valuable natural features (e.g. heritage trees, endangered species habitat, karsts features, etc) on or adjoining site:
Heritage trees and Endangered Species Habitat
 Significant historic resources (e.g. homestead, mill, archeological site) on or adjoining site:
NA

Related applications:

Is there a previous MDP (formerly POADP) for this site? YES NO
 Name: _____ File #: _____ Date accepted: _____
 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: Consent Agreement File #: _____ Date approved: March 30, 2005
 Is there another name for this project or another name commonly used to describe this site?
 Name: NA
 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

**City of San Antonio
 Planning & Development Services
 Master Plan Review Application**

File #: _____
 DEVELOPMENT SERVICES
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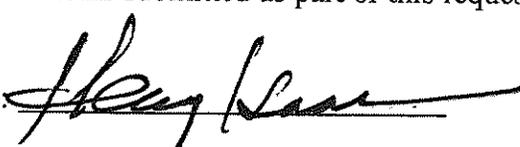
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If YES please note that unique development standards have been adopted for projects in TIRZ zones and the CSMA area. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Housing and Neighborhood Services Department at (210) 207-7881. For CSMA requirements call (210) 207-7028.

Owner or Authorized Representative:

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 Planning & 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: Henry T. Isaac

Signature: 

Date: _____ Phone: (313) 336-7905 Fax: (313) 259-4603

E-mail: htisaac@sbcglobal.net

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

| | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p align="center">Melissa Ramirez Senior Management Analyst (210) 207-7038 Melissa.Ramirez@sanantonio.gov</p> | <p align="center">Elizabeth Carol Senior Management Analyst (210) 207-7893 Elizabeth.Carol@sanantonio.gov</p> |
| <p align="center">Richard Carrizales Planner (210) 207-8050 Richard.Carrizales@sanantonio.gov</p> | <p align="center">Larry Odis Planner (210) 207-0210 Larry.Odis@sanantonio.gov</p> |
| <p align="center">Robert Lombrano Planner (210) 207-5014 Robert.Lombrano@sanantonio.gov</p> | <p align="center">Luz Gonzales Planner (210)207-7898 Luz.Gonzales@sanantonio.gov</p> |
| <p align="center">Donna Schueling Planner (210) 207-5016 Donna.Schueling@sanantonio.gov</p> | |

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City of San Antonio

2010 FEB 19 AM 10:14

Planning & Development Services
Master Development Plan
Completeness Review



Project Name: Bloomfield Heights Subdivision, P.U.D.
Project Engineers/Surveyors or Firm Name: M. W. Cude Engineers, LLC
Address: 10325 Bandera Road, San Antonio, Tx 78250
Contact Person Name: Christopher Dice, E.I.T.
Phone: (210) 681-2951 Fax: (210) 523-7112 E-mail: cdice@mwcude.com

Master Plan Application Type (check one):

- Master Development Plan (MDP)
Master Development Plan Amendment
Major/Minor
MDP/ P.U.D. Plan (combination)
Flexible Development Plan (FDP)
Urban Development (UD) Farm and Ranch (FR)
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Traditional Neighborhood Development (TND)
Master Planned Community District (MPCD)
Military Airport Overlay Zone (MAOZ)
Manufactured Home Park Plan (MHPP)
Alternative Pedestrian Plan (APP)

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

Required Items for Completeness Review

- Completed and signed Application Form
Plan Review Fee
Digital information in xxx.DWG or xxx.DXF
8 1/2 "x 11" Reduced Copy
Storm Water Management Plan (2 copies)
Traffic Impact Analysis (TIA) (4 copies) - FEE Received
Indicate type: Worksheet Level 1 Level 2 Level 3
Parks Review Fee
Habitat Compliance Form (signed original) & Aerial photo - both items will require an original to be submitted & digital file (PDF), do not email.
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.
Master Development Plan/ Major Thoroughfare
Historic
Disability Access (Sidewalks)
Zoning
SAWS Aquifer
Bexar County Public Works
Storm Water Engineering
Traffic & Streets
Trees Preservation
Parks
Bicycle Mobility
Other:

For Staff Use Only

Complete Incomplete

Completeness Review By: [Signature] Date: 2/22/10