

P.W. CHRISTENSEN, P.C.

Patrick W. Christensen
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310 S. St. Mary's Street
San Antonio, Texas 78205
Telephone: 210.320.2540

March 6, 2015

City of Alamo Heights
Planning and Development Services Department
6116 Broadway
Alamo Heights, Texas 78209

RE: Final Architectural Review to allow demolition of Existing Structure and Construction of New Pharmacy Building to be Located at 4600 Broadway.

Dear Planning and Development Services Department:

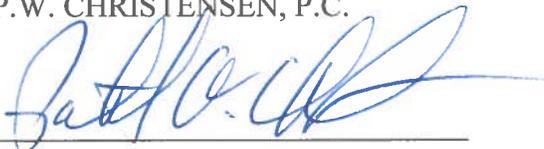
Attached with this correspondence is an application packet for Final ARB review.

The developers and owners of the property propose to demolish the existing structure and develop a Pharmacy on the site. The proposed structure will front on Broadway as requested and will be compatible with the existing commercial structures near the site.

The lot coverage calculations, floor area ratio calculations and heights are included in the attached exhibits.

Please do not hesitate to contact me should there be any questions concerning this request.

Sincerely,
P.W. CHRISTENSEN, P.C.



By: Patrick W. Christensen

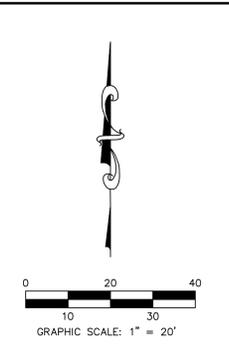
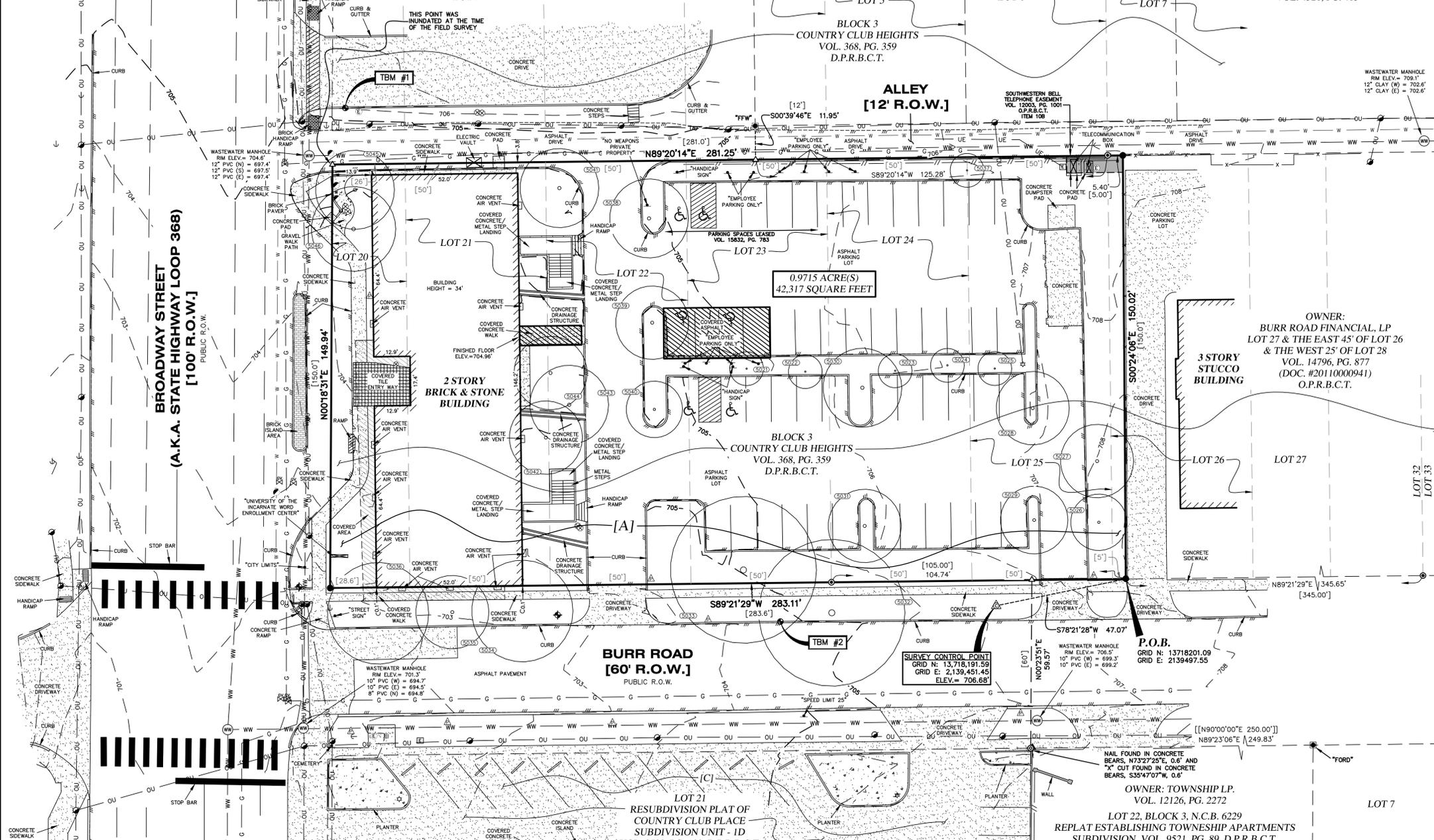
[A]
UNIVERSITY OF THE INCARNATE WORD
LOTS 20, 21, 22, 23, 24, 25 AND THE
WEST 5.0 FEET OF LOT 26
VOL. 7879, PG. 1575
O.P.R.B.C.T.

OWNER:
GLASS/WEST PROPERTIES, LLC
LOTS 1-3 & WEST 25' OF LOT 4
VOL. 14409, PG. 1455
(DOC. #20100050238)
O.P.R.B.C.T.

OWNER:
JAVIER ALTAMIRANO AND
ALICIA ALTAMIRANO
LOT 5 & EAST 1/2 OF LOT 4
VOL. 10220, PG. 920
(DOC. #20030204895)
O.P.R.B.C.T.

OWNER:
MARK CRUM (TTEE) TEJAS
ANESTHESIA PA 401K PLAN
LOT 6 & WEST 1/2 OF LOT 7
VOL. 15597, PG. 521
(DOC. #20120137357)
O.P.R.B.C.T.

[C]
OWNER: BRAZOS DE SANTOS
PARTNERS, LTD.
DOC. NO. 20120019460,
O.P.R.B.C.T.
DESCRIBED BY
METES AND BOUNDS IN
VOL. 4526, PG. 403



LEGEND

---	PROPERTY LINE
---	EXISTING PROPERTY LINES
---	EXISTING EASEMENTS
---	CONTOUR LINE
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON PIPE FOUND (UNLESS NOTED)
○	IRON ROD WITH PLASTIC CAP FOUND (TYPE NOTED)
○	PUNCH HOLE FOUND IN CONCRETE
○	BENCHMARK
○	CALCULATED POINT
○	NAIL FOUND
○	SURVEY CONTROL POINT
○	BOLLARD POST
○	EDGE OF ASPHALT
○	ELECTRIC JUNCTION BOX
○	ELECTRIC METER
○	FIRE HYDRANT
○	GAS VALVE
○	HANDICAP PARKING
○	LIGHT POLE
○	TELECOMMUNICATIONS MANHOLE
○	TRAFFIC SIGNAL BOX
○	WATER VALVE
○	WATER METER
○	IRRIGATION CONTROL VALVE
○	CLEAN OUT
○	SIGN (AS NOTED)
○	UTILITY POLE
○	GUY ANCHOR
○	NO PARKING OR TOW SIGN
○	WIRE FENCE
○	WOOD FENCE
○	UNDERGROUND ELECTRIC
○	GAS LINE
○	OVERHEAD UTILITY
○	WASTEWATER LINE
○	WATER LINE
○	STORM SEWER LINE
○	CONCRETE
○	BUILDING
○	DOCUMENT NUMBER
○	FINISHED FLOOR ELEVATION
○	VOLUME
○	PAGE
○	RIGHT-OF-WAY
○	NEW CITY BLOCK
○	DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
○	OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
○	RECORD INFORMATION PER PLAT VOL. 368, PG. 359
○	RECORD INFORMATION PER PLAT VOL. 9521, PG. 89

TITLE COMMITMENT NOTES:
COMMITMENT FOR TITLE INSURANCE PREPARED BY:
CHICAGO TITLE INSURANCE COMPANY
G.F. NO. 431012708
EFFECTIVE DATE: DECEMBER 24, 2013
ISSUED: DECEMBER 30, 2013

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS []

1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):
VOLUME 777, PAGE 479 AND VOLUME 777, PAGE 481, DEED RECORDS, BEXAR COUNTY, TEXAS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. [SUBJECT TO]

10) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
A. EASEMENT GRANTED TO KBL CABLESYSTEMS OF THE SOUTHWEST, INC., D/B/A PARAGON CABLE FOR THE PURPOSE(S) PROVIDED IN INSTRUMENT FILED APRIL 8, 1993, RECORDED IN VOLUME 5622, PAGE 317, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. [SUBJECT TO]
B. EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE, LP D/B/A AT&T TEXAS FOR THE PURPOSE(S) PROVIDED IN INSTRUMENT FILED MARCH 21, 2006, RECORDED IN VOLUME 12003, PAGE 1001, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]
C. LEASE AGREEMENT AS EVIDENCED BY MEMORANDUM OF LEASE DATED NOVEMBER 1, 2012, EXECUTED BY AND BETWEEN THE UNIVERSITY OF THE INCARNATE WORD, AS LANDLORD, AND JPMORGAN CHASE BANK, N.A., AS TENANT, FILED DECEMBER 6, 2012, RECORDED IN VOLUME 15832, PAGE 783, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]

LEGAL DESCRIPTION:
BEING ALL OF LOTS 20-25 AND THE WEST 5.0 FEET OF LOT 26, BLOCK 3, COUNTRY CLUB HEIGHTS, CITY OF ALAMO HEIGHTS, BEING A SUBDIVISION IN BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 368, PAGE 359 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

BENCHMARK NOTE:
TBM #1: SQUARE CUT ON TOP OF CONCRETE CURB ON THE EAST SIDE OF BROADWAY STREET ±200' NORTH OF THE INTERSECTION OF BURR ROAD AND BROADWAY STREET, ELEVATION = 705.90'.
TBM #2: SQUARE CUT ON TOP OF CONCRETE CURB ON THE NORTH SIDE OF BURR ROAD ±100' WEST OF THE INTERSECTION OF BURR ROAD AND BROADWAY STREET, ELEVATION = 704.84'.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000176407011.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON JANUARY 22, 2013. 4WARD CONTROL POINT WAS CHECKED TO TxDOT MONUMENT 20150513, HAVING A PUBLISHED GRID COORDINATE & NAVD 88 ELEVATION OF N 13,714,034.746, E 2,133,536.225, ELEV. 691.342'.

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

GENERAL NOTES:

- 1) PROPERTY ADDRESS: 4600 BROADWAY STREET, SAN ANTONIO, TEXAS 78209
- 2) THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
- 3) ADDITIONAL NUMBERS (IF SHOWN) IN THE TREE LIST AT THE END OF THE TREE DESCRIPTION, REPRESENT THE SIZES AND NUMBER OF MULTI-TRUNK TREES.
- 4) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY MAPS PROVIDED BY THE VARIOUS UTILITY COMPANIES. TEXAS811 WAS CONTACTED TO MARK UTILITIES FOR THIS SITE HOWEVER, NO UTILITIES WERE MARKED.
- 5) UNABLE TO INVERT WASTEWATER MANHOLES IN BROADWAY STREET DUE TO TRAFFIC.
- 6) AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE OF EARTH MOVING WORK.
- 7) AT THE TIME OF THE FIELD SURVEY, THERE WAS NO EVIDENCE THAT THIS SITE IS OR WAS USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 8) AT THE TIME OF THIS SURVEY, NO INFORMATION WAS AVAILABLE FROM THE CITY OF ALAMO HEIGHTS REGARDING FUTURE RIGHT-OF-WAY PLANS FOR EITHER BURR ROAD OR BROADWAY STREET.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48029C 04056, BEXAR COUNTY, TEXAS DATED SEPTEMBER 26, 2008.
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

PARKING SPACE TALLY:
REGULAR PARKING SPACES: 46 SPACES
HANDICAP PARKING SPACES: 6 SPACE
TOTAL PARKING SPACES: 52 SPACES

TREE LIST

NUMBER	DESCRIPTION
5021	MULTI-TRUNK CRAPE MYRTLE
5022	MULTI-TRUNK CRAPE MYRTLE
5023	MULTI-TRUNK CRAPE MYRTLE
5024	MULTI-TRUNK CRAPE MYRTLE
5025	MULTI-TRUNK CRAPE MYRTLE
5026	10" RED OAK
5027	13" RED OAK
5028	13" RED OAK
5029	12" RED OAK
5030	14" PECAN
5031	13" PECAN
5032	26" PECAN
5033	26" PECAN
5034	18" RED OAK
5035	13" RED OAK
5036	18" RED OAK
5037	MULTI-TRUNK CRAPE MYRTLE
5038	14" RED OAK
5039	13" RED OAK
5040	10" RED OAK
5041	14" MOUNTAIN-LAUREL 8-6-6
5042	13" CEDAR ELM
5043	14" CEDAR ELM 8-6-5
5044	13" CEDAR ELM
5045	14" CEDAR ELM
5046	15" CEDAR ELM 10-9

ZONING NOTES:
1. THE FOLLOWING SITE DEVELOPMENT STANDARDS ARE PER THE CITY OF ALAMO HEIGHTS.

COMMERCIAL ZONING :	BUSINESS & PARKING DISTRICTS (B1-P)
MINIMUM LOT SIZE (S.F.)	---
MINIMUM LOT WIDTH	---
MAXIMUM HEIGHT	35'
MINIMUM SETBACKS	---
FRONT YARD	8'-
STREET SIDE YARD	---
INTERIOR SIDE YARD	---
REAR YARD	25'
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM IMPERVIOUS COVERAGE	---
MAXIMUM FLOOR AREA RATIO	---

ALTA/ACSM CERTIFICATION:
TO: CVS PHARMACY INC., CVS CAREMARK CORPORATION, IT'S AFFILIATES AND SUBSIDIARIES AND THEIR SUCCESSOR, NOMINEES AND ASSIGNS, FIDELITY NATIONAL TITLE INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6, 7(c), 8-11, 13-14, AND 16-18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TEXAS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

JASON WARD, RPLS
TEXAS REGISTRATION NO. 5811
DATE: 1/29/2014

**ALTA/ACSM LAND TITLE SURVEY,
TOPOGRAPHIC AND TREE SURVEY
OF 0.9715 ACRE,
BEING ALL OF LOTS 20-25
AND THE WEST 5 FEET OF LOT 26,
BLOCK 3, COUNTRY CLUB HEIGHTS,
City of Alamo Heights, Bexar County, Texas**

Date: 1/29/2014
Project: 00215
Scale: 1" = 20'
Reviewer: JSW
Tech: DDL
Field Crew: JCR/AL
Survey Date: JAN. 2014
Sheet: 1 OF 1

AWARD
Land Surveying
A Limited Liability Company
PO Box 98976, Austin, Texas 78799
www.AWards.com (512) 554-3371

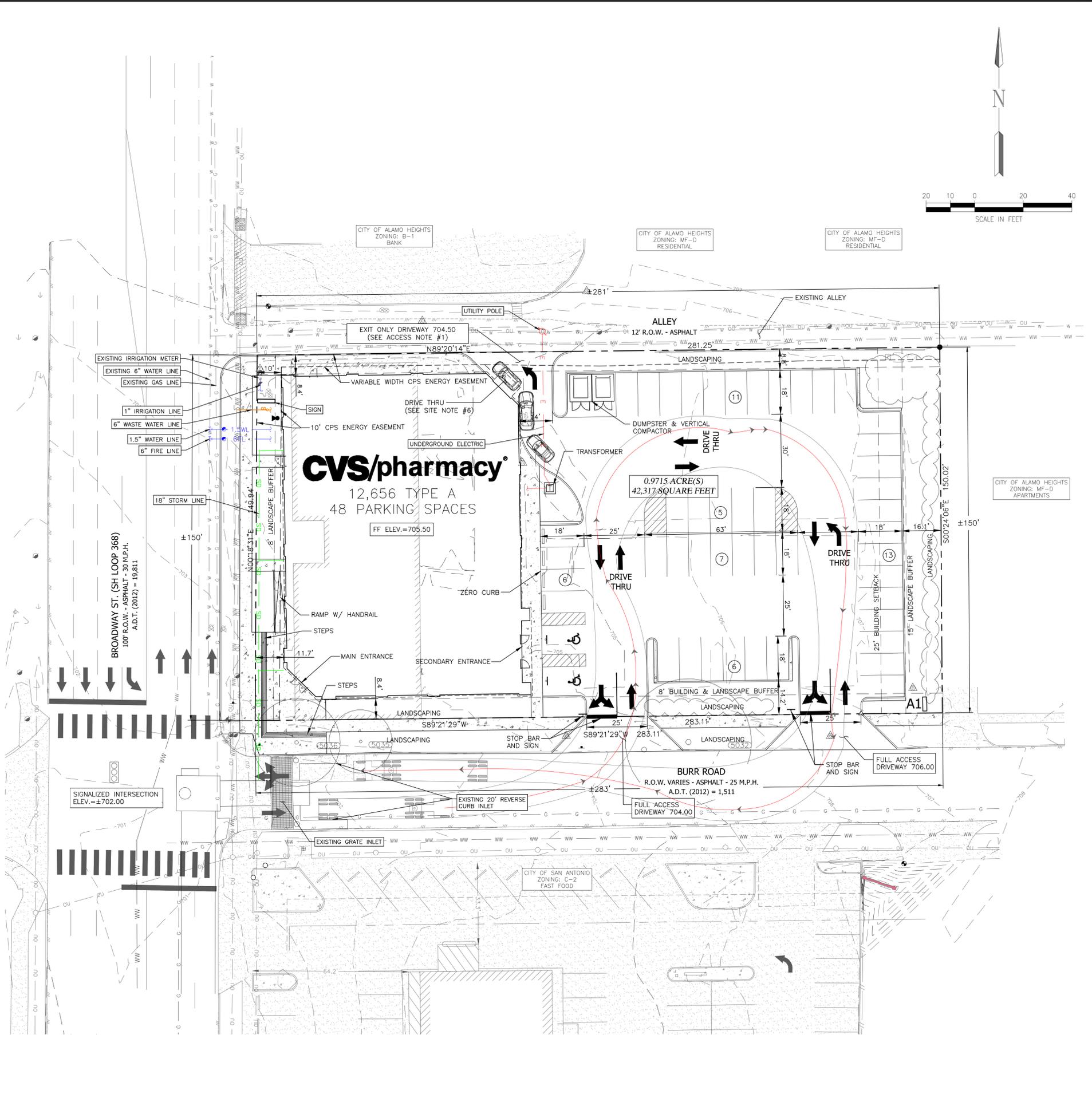
TBPLS FIRM #10174300

CRITERIA CHECKLIST	
PROJECT DATA	
PARKING PROVIDED	48 SPACES (1 SPACE / 264 SF)
PARKING REQUIRED	44 (1/300 SF)
LOADING AREA PROVIDED	1 SPACE (WITHIN PARKING LOT)
LOADING AREA REQUIRED	1 SPACE (REQUIRED AT REAR OF SITE)
LAND INFORMATION	
TOWNSHIP/SEC/RANGE	CITY OF ALAMO HEIGHTS
PARCEL NUMBERS	373194, 373196, 373198, 373200, 373207
BOUNDARY SURVEY	1/30/14
TOPOGRAPHICAL SURVEY	1/30/14
ENVIRONMENTAL REPORT (PHASE 1)	NOT YET COMPLETED
GEOTECHNICAL REPORT	COMPLETED (PSI NO. 0312-892)
DETENTION EVALUATION	NOT REQUIRED (PAVEMENT OF FEE ANTICIPATION)
CUT / FILL EVALUATION (APPROX.)	TBD
OFF SITE IMPROVEMENTS	NONE
EASEMENTS	-
ZONING INFORMATION	
EXISTING ZONING	B1 (REZONED NOVEMBER 2014)
ADJACENT ZONING	B1, MFD, ZFC, C2
CONDITIONS OF REZONING	TBD
BUILDING HEIGHT LIMIT	40'
OPERATIONS INFORMATION	
DRIVE-THRU ALLOWED	SEE NOTE 6
24-HOUR SERVICE ALLOWED	YES (NOT FOR DRIVE THRU PER SPECIAL USE PERMIT)
BEER / WINE SALES ALLOWED	YES
MINUTE CLINIC ALLOWED AND PERMITTED USE	TBD
SIGNAGE LOCATIONS & REQUIREMENTS	TBD
LANDSCAPE INFORMATION	
EXTERNAL REQUIREMENTS	MEET ALAMO HEIGHTS LANDSCAPE REQUIREMENTS
INTERNAL REQUIREMENTS	MEET ALAMO HEIGHTS LANDSCAPE REQUIREMENTS
ACCESS INFORMATION	
CURB CUT EVALUATION	MODIFY EXISTING DRIVEWAYS
DECELERATION LANES	NOT ANTICIPATED
LINES OF SIGHT	N/A
JURISDICTIONAL CONTROL	CITY OF ALAMO HEIGHTS
STORM & UTILITY INFORMATION	
STORM AVAILABILITY	CITY OF ALAMO HEIGHTS
ELECTRIC AVAILABILITY	CPS ENERGY (BROADWAY ST. AND 12' ALLEY)
TELEPHONE AVAILABILITY	AT&T
CABLE AVAILABILITY	TIME WARNER CABLE
WATER AVAILABILITY	CITY OF ALAMO HEIGHTS (6")
SEWER AVAILABILITY	SAN ANTONIO WATER SYSTEM (10")
GAS AVAILABILITY	CPS ENERGY

SITE DATA	
SITE AREA	TOTAL SITE AREA= 0.971 AC. (42,296 SF)
PERVIOUS AREA	7,114 SF
IMPERVIOUS AREA	35,182 SF
MAXIMUM IMPERVIOUS AREA	N/A
BUILDING AREA	12,656 SF
BUILDING DENSITY	42,296 SF / 12,656 SF = 29.9%
MAXIMUM BUILDING DENSITY	40%
PARKING AREA	17,670 SF
REQ'D INTERIOR LANDSCAPING	40% OF LANDSCAPE BUFFER (3,056 SF)
PROVIDED INTERIOR LANDSCAPING	52% (3,976 SF)

SITE PLAN LEGEND	
	TRANSFORMER BOX ON PAD
	EXISTING TRAFFIC SIGNAL
	NUMBER OF PARKING SPACES
	ACCESSIBLE PARKING SPACES
	CONCRETE
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	DOT SPECIFICATION ASPHALT
	WB-50 DELIVERY TRUCK (55' TRUCK)

SITE RISK ASSESSMENT	
REFER TO THE DUE DILIGENCE FOR FURTHER EXPLANATION OF EACH ITEM BELOW	
PROPERTY:	
1.) PROPERTY LINE INFORMATION BASED ON FIELD SURVEY	
SITE:	
1.) DUE TO THE LIMITED SIZE OF THE PARCEL, A NON-PROTOTYPICAL COMPACTOR, DUMPSTER, PARKING LOT, AND LOADING AREA ARE PROPOSED WITH THIS PLAN.	
2.) TRUCK ACCESS DEPENDENT ON CITY APPROVAL OF NON-TYPICAL DRIVEWAY SEPARATION.	
3.) SITE WILL REQUIRE 10% TREE CANOPY COVERAGE WHICH MAY REQUIRE ADDITIONAL PLANTING AREA IN PARKING LOT.	
4.) REMOVAL OF EXISTING BUILDINGS WILL BE REQUIRED.	
5.) REZONING OF THE PROPERTY WILL BE REQUIRED.	
6.) A CODE EXCEPTION FOR THE DRIVE THRU WINDOW WILL BE REQUIRED.	
7.) CURRENT SITE LAYOUT DOES NOT MEET CITY COMPREHENSIVE LAND USE PLAN AND WILL NOT BE APPROVED WITH CURRENT PARKING & BUILDING LAYOUT. A VARIANCE WILL BE REQUIRED.	
8.) SITE SIGNAGE HAS BEEN COORDINATED W/CVS VENDOR.	
9.) A VARIANCE TO THE REQUIRED LANDSCAPE BUFFER FOR THE BURR ROAD SIDE WILL BE REQUIRED FOR THE PROPOSED BUILDING AND PAVING ENCROACHMENTS.	
10.) A PARKING VARIANCE WILL BE REQUIRED TO ALLOW PARKING SPACES SMALLER THAN 20'.	
11.) VARIANCE FROM THE REAR LOADING ZONE AREA WILL BE REQUIRED FOR OFF-LOADING DELIVERIES FROM THE PARKING LOT.	
12.) A VARIANCE TO THE REQUIRED SERVICE EASEMENT WILL BE REQUIRED FOR THE LOADING AREA DESIGNATION.	
13.) ALLEY IMPROVEMENTS MAY BE REQUIRED FOR CITY COUNCIL APPROVAL.	
ACCESS:	
1.) APPROVAL FROM THE LOCAL REVIEWING AGENCIES SHOULD BE OBTAINED FOR NON-TYPICAL DRIVEWAY LOCATIONS.	



SOUTHERN 13,013-LEFT
 REAR DRIVE-THRU
 STORE NUMBER: 10579
 NEC BROADWAY AND BURR
 ALAMO HEIGHTS, TEXAS
 PROJECT TYPE: NEW STORE
 DEAL TYPE: FEE FOR SERVICE
 CS PROJECT NUMBER: 79029

ENGINEER:

 ENGINEERING | CONSULTING
 5710 W. HAUSMAN ROAD, SUITE 115
 SAN ANTONIO, TEXAS 78249
 TEXAS REG. NO. F-13847
 210.860.9224 WWW.BIGREDDOG.COM

CONSULTANT:

DEVELOPER:
FIVE STAR DEVELOPMENT

SEAL:

REVISIONS:	
	REVISED BUILDING LOCATION AND CPS EASEMENT 12/5/2014
	REVISED BUILDING LOCATION AND CPS EASEMENT 12/11/2014
	REVISED PARKING LOT LAYOUT 12/23/2014
	REVISED PARKING LOT AND BUILDING SIZE 12/23/2014

DRAWING BY: DVQ
 DATE: 28 FEBRUARY 2014
 JOB NUMBER: 011.007
 TITLE: SP-1
 SHEET NUMBER:
 1 OF 1
 COMMENTS:
 NOT RELEASED FOR CONSTRUCTION



CVS/pharmacy

20'

28'







28'

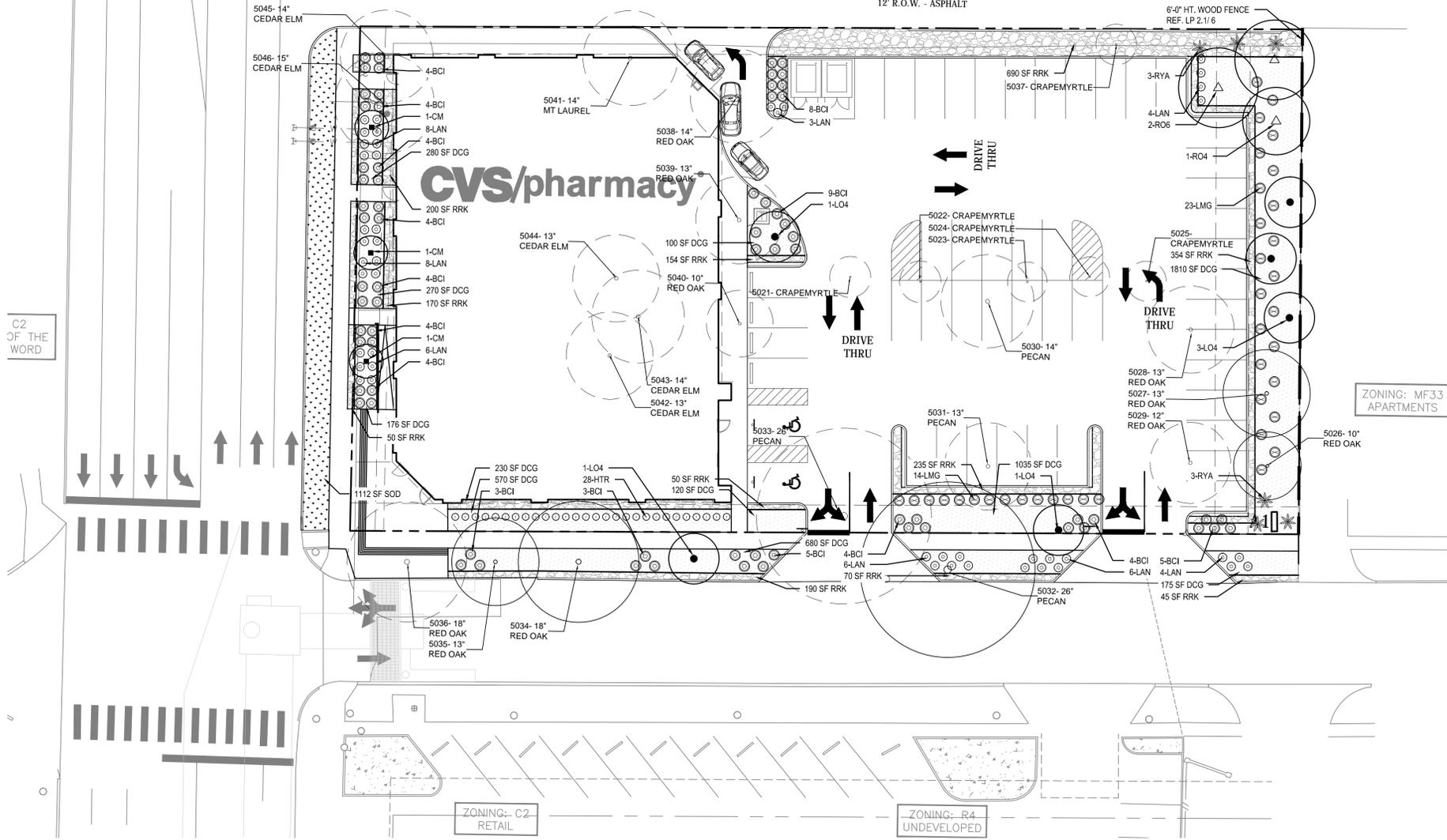
26'

CVS
pharmacy

CITY OF ALAMO HEIGHTS
ZONING: B-1
OFFICE

ALLEY
12' R.O.W. - ASPHALT

6'-0" HT. WOOD FENCE
REF. LP 2/1/6



LANDSCAPE ORDINANCE COMPLIANCE

PROPERTY DESCRIPTION:
PROPERTY DESCRIPTION: CVS SITE AT BROADWAY AND BURR ROAD (0.97 ACRES)
ZONE: (B-1) BUSINESS DISTRICT / CLASS B / CITY LIMITS OF ALAMO HEIGHTS, TEXAS
WATER METHOD: DEDICATED IRRIGATION METER

MANDATORY CRITERIA:
1. UDC - ARTICLE VIII BUSINESS - SEC. 3.70 LANDSCAPING
2. UDC - ARTICLE X - TREE PRESERVATION
3. UDC SEC. 10.505 IRRIGATION SYSTEM STANDARDS FOR OPEN SPACE AND LANDSCAPING

LANDSCAPED AREA REQUIRED:
1. SEC. 3.70 BUSINESS LANDSCAPING. MINIMUM EIGHT (8) FOOT WIDE LANDSCAPE AREA IS REQUIRED ALONG ALL PROPERTY LINES. A MINIMUM OF SIXTY (60) PERCENT OF EACH LANDSCAPE AREA TO BE LANDSCAPED.
AVAILABLE LANDSCAPE AREA: 5,215 S.F. X .6 = 3,129 S.F. REQUIRED
PROVIDED LANDSCAPE AREA = 5,215 S.F. (100%)
WHERE PROPERTY IN THE O-1 AND B DISTRICTS ABUTS RESIDENTIALLY ZONED PROPERTY THE MINIMUM REQUIRED WIDTH OF THE LANDSCAPE AREA ALONG THE PROPERTY LINES SHALL BE FIFTEEN (15) FEET.
A VARIANCE TO THE LANDSCAPE BUFFER FOR ALL FOUR SIDES WILL BE REQUIRED FOR THE PROPOSED BUILDING AND PAVING ENCROACHMENTS.

TREE PRESERVATION REQUIRED:
SEC. 5-156 HERITAGE TREE REMOVAL MITIGATION. A PROPERTY OWNER OR AUTHORIZED AGENT REQUESTING REMOVAL OF A DESIGNATED HERITAGE TREE WHICH IS NOT CERTIFIED TO BE DISEASED OR DYING IS REQUIRED TO PROVIDE THESE MITIGATION REQUIREMENTS IF REMOVAL IS APPROVED BY THE DIRECTOR:
PLANTING ADDITIONAL TYPES OF TREES WITH A MINIMUM 1:1 REPLACEMENT RATIO OR INDIVIDUAL HERITAGE OR MULTI-TRUNK HERITAGE TREES
REMOVED HERITAGE TREES: 26" PECAN, 14" MT. LAUREL = 40 INCHES REQUIRED
PROPOSED TREES
(4) SHUMARD OAK TREES - 4 INCH CALIPER 16 INCHES
(2) SHUMARD RED OAK - 6 INCH CALIPER 12 INCHES
(3) LIVE OAK - 4 INCH CALIPER 12 INCHES
TOTAL TREE INCHES PROVIDED 40 INCHES PROVIDED

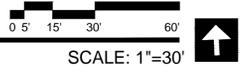
WATER CONSERVATION (XERISCAPE):
XERISCAPE PRINCIPLES INCLUDE THE USE OF MULCHES, NATIVE AND ADAPTED LOWER WATER DEMAND PLANTS, LIMITED TURF AREAS, AND EFFICIENT WATERING METHODS RESULTING IN SIGNIFICANTLY LOWER WATER USE AND DECREASED MAINTENANCE. LANDSCAPE PLAN IS DEVELOPED USING THE XERISCAPE PRINCIPLES, WHICH PROMOTES LIVING MATERIALS TO PREDOMINATE OVER NONLIVING MATERIALS, MAY BE REDUCED TO ALLOW FOR THE USE OF ADDITIONAL MULCHED / GRAVEL AND RIVER ROCK AREAS.

EXISTING TREE LEGEND (COMMERCIAL)

TREES TO REMAIN			TREES TO BE REMOVED		
TAG#	SPECIES	DBH	TAG#	SPECIES	DBH
5026	RED OAK	10	5021	CRAPE	-
5027	RED OAK	13	5022	CRAPE	-
5032	PECAN	26	5023	CRAPE	-
5034	RED OAK	18	5024	CRAPE	-
5035	RED OAK	13	5025	CRAPE	-
			5028	RED OAK	13
			5029	RED OAK	12
			5030	PECAN	14
			5031	PECAN	13
			5033	PECAN	26
			5036	RED OAK	18
			5037	CRAPE	-
			5038	RED OAK	14
			5039	RED OAK	13
			5040	RED OAK	10
			5041	MT LAUREL	14
			5042	CEDAR	13
			5043	CEDAR	14
			5044	CEDAR	13
			5045	CEDAR	14
			5046	CEDAR	15

* INDICATES HERITAGE TREE

1 PLANTING PLAN
PLAN



SOUTHERN 13,013-LEFT
REAR DRIVE-THRU
STORE NUMBER: 10579
NEC BROADWAY AND BURR
ALAMO HEIGHTS, TEXAS
PROJECT TYPE: NEW STORE
DEAL TYPE: FEE FOR SERVICE
CS PROJECT NUMBER: 79029

ENGINEER:

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5710 W. HAUSMAN ROAD, SUITE 115
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