



CITY OF SAN ANTONIO

September 6, 2001

Mr. Rick Gray, P.E.

Pape – Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Dominion Cottage Estates

POADP # 714

Dear Mr. Gray:

The City Staff Development Review Committee has reviewed Dominion Cottage Estates Subdivision Master Development Plan M.D.P. (formally POADP) Preliminary Overall Area Development Plan # 714. 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.
- 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 MDP (formally POADP), to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Gray
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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 MDP (formally POADP) will be invalid.

All Platting will have to 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) 207-7038.

Sincerely,



Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Development Services

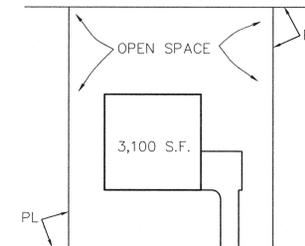
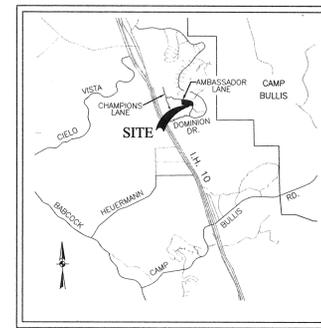
REVISIONS

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 | FAX: 210.375.8010

DOMINION COTTAGE ESTATES (UNITS 5A & 5B) P.U.D./P.O.A.D.P. PLAN

JOB NO. 3083.44 DATE JULY 2001 DESIGNER RG CHECKED RG DRAWN LB SHEET 1 OF 1



PLAN HAS BEEN ACCEPTED BY N.T.S. LEGEND: PUD/POADP, 200' R.O.S, CLEAR VISION EASEMENT

DENSITY AND OPEN SPACE RATIOS

Table with 2 columns: Metric and Value. Includes rows for BASED ZONING DISTRICT (P1/R1), PROPOSED DENSITY (3.1 UNITS PER ACRE), MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE (35%), PROPOSED PERCENTAGE OF OPEN SPACE (55.73%), TOTAL ACRES (19.47 ACRES), TOTAL # LOTS UNIT-5A (41), TOTAL # LOTS UNIT-5B (18).

LOT SIZES VARY FROM 8,395 S.F. MIN. TO 21,094 S.F. MAX. AVERAGE HOME SITE= 3000 S.F. (APPROX.)

Table with 2 columns: Area and Description. Includes rows for STREET PAVEMENT (2.70 ACRES), DRIVEWAYS (1200 S.F.) (1.65 ACRES), HOUSE SLABS (INCLUDES GARAGES) (TYPICAL 3100 S.F.) (4.27 ACRES), TOTAL (8.62 ACRES).

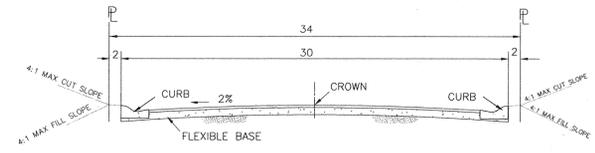
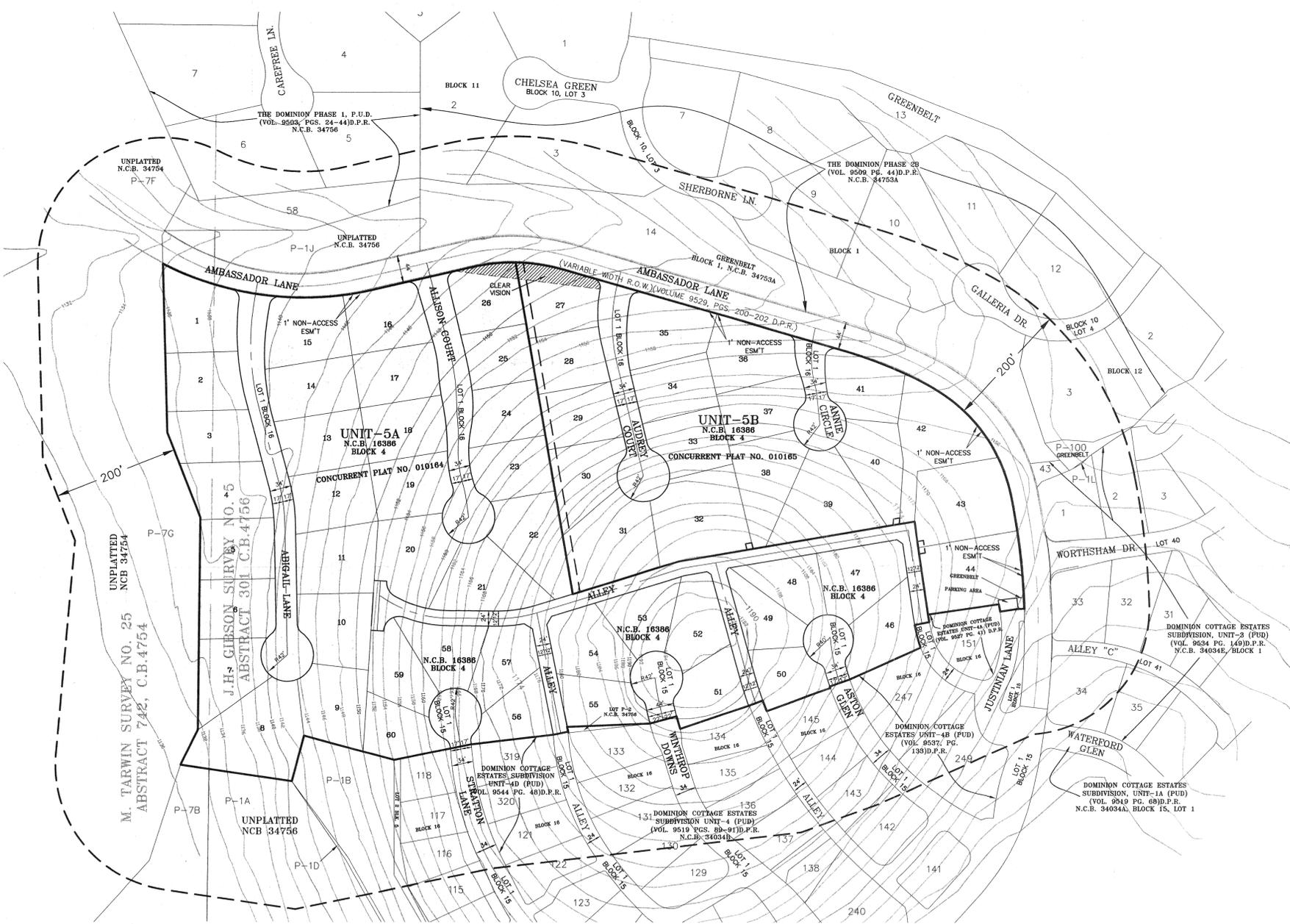
NET OPEN SPACE = (19.47 - 8.62) = 10.85 ACRES / 19.47 ACRES

OPEN SPACE RATIO = 55.73 %

NOTES:

- 1. LOT SIZES VARY FROM 8,395 S.F. TO 21,094 S.F.
2. ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.
3. ALL LAND USE IS DETACHED SINGLE FAMILY RESIDENTIAL.
4. ALL STREETS AND ALLEYS ARE PRIVATE.
5. LOTS ADJACENT TO AMBASSADOR LANE CAN NOT BE ACCESS FROM IT.
6. NONE OF THIS PROPERTY IS SHOWN WITHIN THE 100 YR. FLOOD PLAIN AS INDICATED BY THE FEDERAL EMERGENCY PANEL NO. 48029C0115E DATED FEBRUARY 16, 1996.

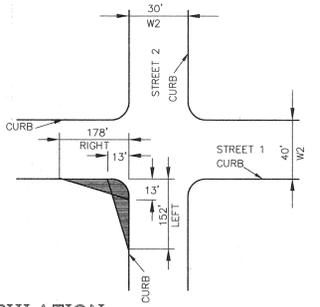
OWNER: DOMINION GARDEN HOMES, LTD. 12416 HYMEADOW DRIVE AUSTIN, TEXAS 78750



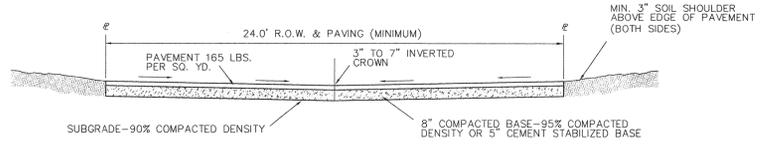
PRIVATE STREET SECTION NOT-TO-SCALE

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE. CURB LENGTHS: LEFT-EQUATION A, RIGHT-EQUATION D

CLEAR VISION AREA CALCULATION NOT-TO-SCALE



TYPICAL ALLEY SECTION NOT-TO-SCALE



Date: Jul 31, 2001, 4:58pm User ID: 1097 File: H:\3083\44\DESIGN\CIVIL\PD308344B.dwg



City of San Antonio

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Master Development Plan and P.U.D.

DEPT. OF PLANNING LAND DEVELOPMENT SERVICES DIVISION

APPLICATION

DEPT. OF PLANNING LAND DEVELOPMENT SERVICES DIVISION

CITY OF SAN ANTONIO DEPT. OF PLANNING OFFICE OF DIRECTOR AUG 2 AM 10:51

Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), and Pedestrian Plan (PP). To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Planning Department

Required Items for Completeness Review

- Completed and signed Application Form
Appropriate Plan Review Fee
Digital information
8-1/2 " x 11" Reduced Copy
15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

- Development Services Engineering
Streets
Drainage
Major Thoroughfare
Zoning
SAWS Aquifer
Traffic T.I.A.
Building Inspection
Environmental
Fire Protection
Bexar County Public Works
Other:

Accepted

Rejected

Completeness Review By: [Signature] Date: 8-2-01



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Date Submitted:	Project ID Number:
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Project Name: Dominion Cottage Estates Units 5A & 5B PUD/POADP

Owner/Agent: Dominion Garden Homes, Ltd. Phone: (512) 345-9686 Fax: (512) 342-0458

Address: 12416 Hymeadow Drive, Austin, Texas Zip code: 78750

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210) 375-9000 Fax: (210) 375-9030

Address: 555 East Ramsey, San Antonio, Texas Zipcode: 78216

Existing legal Description (PUD Only): NCB 34756, Lots P-1F, P-7D

Existing zoning: R1

Proposed zoning: R1

(PUD Only) Linear feet of street: 1,691

- Private Gated Attached
 Public Un-Gated Detached

(PUD Only) Number of lots: 59 divided by acreage: 19.47 = Density: 3.1

(PUD Only) Total open space: 10.85 divided by total acreage: 19.47 = Open space: 55.73 %

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

(PUD Only) Construction start date: 09/01/01

(PUD Only) X/Y coordinates at major street entrance: X: 2090001.9 Y: 13785820.1

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No

San Antonio City Limits? Yes No

Projected # of Phases: 2

Council District: 8 School District: Northside Ferguson Map Grid: 480 A4

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Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name _____ No. _____

Is there a corresponding PUD for this site? Name _____ No. _____

Plats associated with this Master Development Plan (a.k.a. POADP) or site?

Name The Golf Course Estates at the Dominion, PUD No. 940240

Name Dominion Cottage Estates Unit-4, PUD No. 870087

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Rick Gray (Pape-Dawson Eng., Inc.) Signature: 

Date: 7-31-01 Phone: (210) 375-9000 Fax: (210) 375-9030

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;
- Name and address of owner of record, developer and engineer;
- The name names of all adjacent property owners as shown on current tax records;
- Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Planning director or assignee);
- (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 con

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- (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;
- (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)
- (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;
- (PUD ONLY) The location and dimension of all proposed or existing lots.
- 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.
- 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.
- The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- (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 greenbelt and active recreation space areas, private recreational areas.

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Technical Review

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- (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.

- 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.
 - (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).

- (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.

- (PUD Only) Lots numbered as approved by the City.

- (PUD Only) Layout shall show where lot setbacks as required.

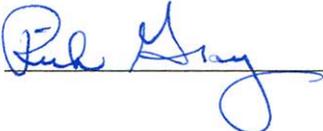
- Location and size in acres of school sites, as applicable.

- 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)

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: Rick Gray Signature: 

If you have any questions please call Michael O. Herrera at 207-7900
APPLICATION REVISED June 4, 2001

