



City of San Antonio
Development Services Department

December 19, 2011

Bobby Delgado, P.E.
M.W. Cude Engineers, LLC
10325 Bandera Road
San Antonio, Texas 78250

Re: Park Place II – Major Amendment

MDP # 748E

Dear Mr. Delgado,

The Development Review Committee has evaluated the **Park Place II – Major Amendment** Master Development Plan, or **MDP #748E**. 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.

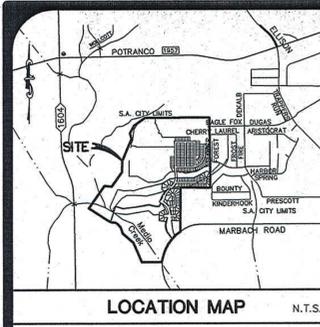
Please note that this action by the committee does not establish any commitment or support for the provision of drainage, utilities services, or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan 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 Larry Odis, Planner at (210)207-0210.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J.P. Jacks'.

John P. Jacks
Interim Assistant Director

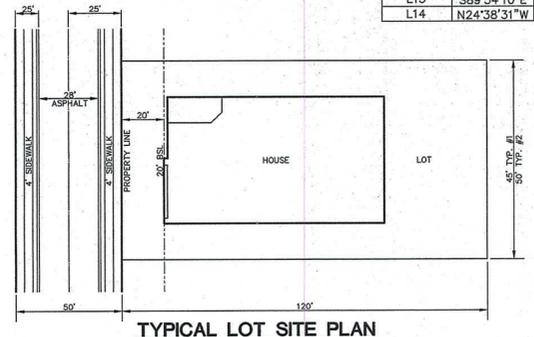


CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	31°16'16"	386.19'	210.78'	108.08'

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°14'48"W	258.57'
L2	S15°45'38"W	236.38'
L3	N18°59'28"W	195.12'
L4	N40°07'55"W	136.60'
L5	N54°53'22"W	74.97'
L6	N81°56'31"W	125.37'
L7	N69°20'15"W	111.22'
L8	S85°03'05"E	218.28'
L9	N01°28'40"E	330.86'
L10	N13°42'41"W	168.89'
L11	N28°47'46"E	256.31'
L12	N54°48'00"E	403.35'
L13	S89°54'10"E	309.46'
L14	N24°38'31"W	6.18'



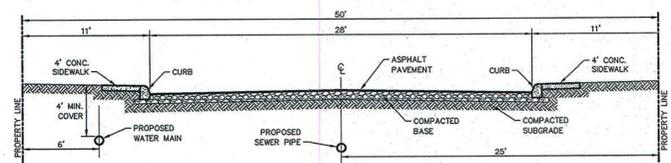
TYPICAL LOT SITE PLAN

"THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN AND/OR PLANNED UNIT DEVELOPMENT ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN AND/OR PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE."

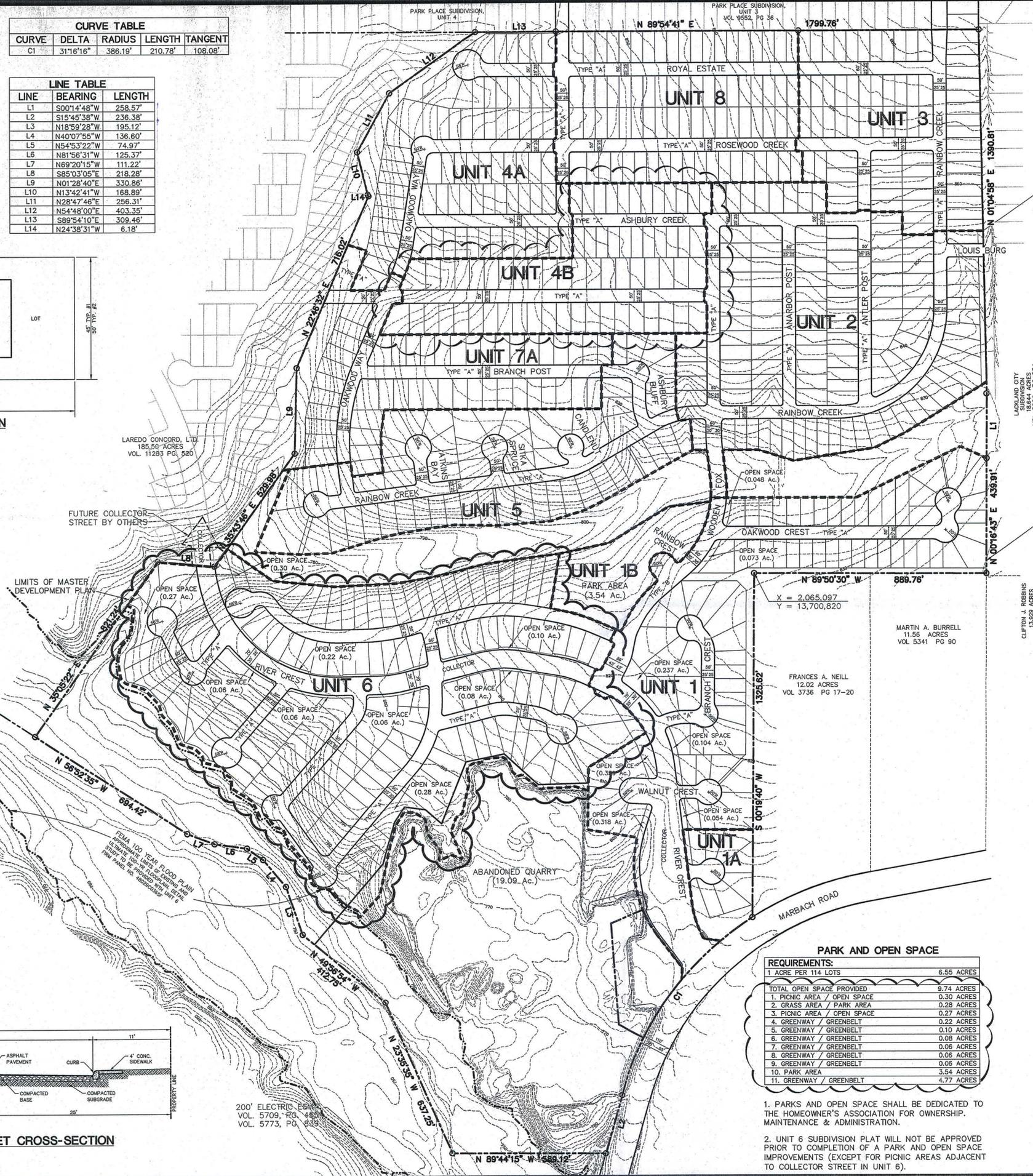
PLAN HAS BEEN ACCEPTED BY

DIRECTOR OF DEVELOPMENT SERVICES

(DATE) (NUMBER)



TYPICAL LOCAL "A" STREET CROSS-SECTION



LEGEND:
 ——— MDP LIMITS
 - - - - - PHASE LIMITS



OWNER & DEVELOPER
 ARMADILLO CONSTRUCTION CO., LTD.
 14026 NORTHBROOK
 SAN ANTONIO, TEXAS 78232
 CONTACT PERSON: ARTHUR ZUNIGA
 PHONE: (210) 662-0066
 FAX: (210) 666-8787

PLAN HAS BEEN ACCEPTED BY
 COSA
 12/19/11 (Date) 748E (Number)
 Note: this plan will have to comply with Section 35-412, (i) Scope of approval for validation or plan will expire on 12/19/13 (Date)

CIVIL ENGINEER
 M.W. CUDE ENGINEERS, L.L.C.
 CONTACT PERSON: JOSHUA CUDE, P.E.
 10325 BANDERA ROAD
 SAN ANTONIO, TEXAS 78250
 (210) 681-2951
 FAX: (210) 523-7112
 WWW.MWCUDE.COM
 INFO@MWCUDE.COM

LEGAL DESCRIPTION
 213.9 ACRE TRACT OF LAND OUT OF THE ANTONIO FUENTES SURVEY, NO. 358, ABSTRACT NO. 248, COUNTY BLOCK 4333 AND THE WILLIAM T. NEIL SURVEY NO. 62, ABSTRACT NO. 544, COUNTY BLOCK 5197, BEXAR COUNTY, TEXAS AND ALSO BEING THE 213.9 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 10199, PAGE 345 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

- NOTE:**
- CUL-DE-SAC STREETS LONGER THAN 500 L.F. SHALL ADHERE TO THE CSA U.D.C. MINIMUM 30' PAVEMENT REQUIREMENT.
 - ORIGIN OF STATE PLANE COORDINATES: NGS MARK MILLER PID AY0121
 - THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
 - THE PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 - SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
 - WATER SERVICE WILL BE PROVIDED BY BEXAR METROPOLITAN WATER DISTRICT.
 - THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
 - 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, 2001 EDITION.
 - ALL STREETS SHOWN HEREIN ARE 50' R.O.W. PUBLIC STREETS, UNLESS OTHERWISE INDICATED.
 - NORTHSIDE & SOUTHWEST INDEPENDENT SCHOOL DISTRICT.
 - NO RESIDENTIAL DRIVEWAY ACCESS IS PERMITTED TO COLLECTOR STREET.
 - COLLECTOR STREET WILL BE PLATTED AND CONSTRUCTED TO THE WEST OF MASTER DEVELOPMENT PLAN WITH UNIT 6.
 - THE APPROXIMATE LIMITS OF THE MEDIO CREEK FLOODPLAIN ARE SHOWN ON THIS MAP ARE BASED UPON A STUDY BY VICKERY & ASSOCIATES, INC. DATED JANUARY 28, 2003. A DETAIL STUDY WILL BE PROVIDED WITH UNIT 6.
 - A 4' WIDE SIDEWALK TO BE PROVIDED FOR PEDESTRIAN ACCESS, ON ALL PROPOSED ROADWAYS.

PARK AND OPEN SPACE

REQUIREMENTS:	ACRES
1 ACRE PER 114 LOTS	6.55 ACRES
TOTAL OPEN SPACE PROVIDED	9.74 ACRES
1. PICNIC AREA / OPEN SPACE	0.30 ACRES
2. GRASS AREA / PARK AREA	0.28 ACRES
3. PICNIC AREA / OPEN SPACE	0.27 ACRES
4. GREENWAY / GREENBELT	0.22 ACRES
5. GREENWAY / GREENBELT	0.10 ACRES
6. GREENWAY / GREENBELT	0.08 ACRES
7. GREENWAY / GREENBELT	0.06 ACRES
8. GREENWAY / GREENBELT	0.06 ACRES
9. GREENWAY / GREENBELT	0.06 ACRES
10. PARK AREA	3.54 ACRES
11. GREENWAY / GREENBELT	4.77 ACRES

- PARKS AND OPEN SPACE SHALL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION FOR OWNERSHIP, MAINTENANCE & ADMINISTRATION.
- UNIT 6 SUBDIVISION PLAT WILL NOT BE APPROVED PRIOR TO COMPLETION OF A PARK AND OPEN SPACE IMPROVEMENTS (EXCEPT FOR PICNIC AREAS ADJACENT TO COLLECTOR STREET IN UNIT 6).

DEVELOPMENT SUMMARY

ITEM	ACRES	# UNITS	DU./Ac.	PHASING SEQUENCE
UNIT 1	32.51	74	2.28	11
UNIT 1A	2.19	7	3.20	11
UNIT 1B	3.06	1	0.32	5
UNIT 2	25.02	115	4.59	2
UNIT 3	11.79	68	5.77	4
UNIT 4A	14.08	74	5.26	9
UNIT 4B	11.61	64	5.61	9
UNIT 5	23.64	59	2.50	3
UNIT 6	23.07	143	6.20	10
UNIT 7A	11.75	47	4.00	7
UNIT 8	12.97	76	8.88	6
OTHER SPACE	63.53	0	0	-
TOTAL DEVELOPMENT	213.90	728	3.40	-

OTHER SPACE INCLUDES OPEN SPACE, QUARRY, GREENBELT AND FLOODPLAIN OPEN SPACE. CALCULATION METHOD: 728 OF LOTS x 0.009 = 6.55 AC. REQUIRED OPEN SPACE PROVIDED: 9.74 AC. (INCLUDES UNIT 1B, OPEN SPACE, AND GREENBELT ACREAGES) ADDITIONAL 19.09 AC. QUARRY SITE.

- MAJOR AMENDMENTS**
- REVISIONS INCLUDE ADJUSTMENT OF UNIT BOUNDARIES, & PHASING SEQUENCE
 - REALIGNMENT OF STREET.
 - ADJUSTMENT IN LOT CONFIGURATION & DENSITY.

PARK PLACE PHASE II SUBDIVISION
 MASTER DEVELOPMENT PLAN # 748E
 MAJOR AMENDMENT
 DECEMBER, 2011

CUDE ENGINEERS SURVEYORS PLANNERS

M.W. CUDE ENGINEERS, L.L.C.
 10325 BANDERA ROAD
 SAN ANTONIO, TEXAS 78250
 TEL 210.681.2951
 FAX 210.523.7112
 WWW.MWCUDE.COM

REVISIONS

1.	
2.	
3.	
4.	
5.	

DATE: 12/06/11 PROJECT NO.: 02148.520
 DRAWN BY: B.M.O. CHECKED BY: B.D.

SHEET 1 OF 1

Robert
Case Manager:
Larry Odis

748E
File #: _____



City of San Antonio

Planning & Development Services

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APPLICATION

LAND DEVELOPMENT
SERVICES DIVISION



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 checked="" type="checkbox"/> Master Development Plan Amendment	<input type="checkbox"/> Planned Unit Development Amendment
<input type="checkbox"/> Major <input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Major <input type="checkbox"/> Minor
<input 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>Park Place II Subdivision, 748E (Minor Amendment)</u>	
Owner/Agent: <u>Armadillo Construction Co., Ltd.</u>	E-mail: <u>odominguez@armadillhomes.com</u>
Address: <u>14200 Northbrook Dr., SA, TX</u>	Zip code: <u>78232</u> Phone: <u>(210)662-0066</u>
Contact Person Name: <u>Bobby Delgado, P.E.</u>	E-mail: <u>bdelgado@mwcude.com</u>
Company: <u>M.W. Cude Engineers, L.L.C.</u>	Relationship to Owner: <u>Engineer</u>
Address: <u>1350 N Loop 1604 E, Ste. 104, SA, Tx.</u>	Zip code: <u>78232</u> Phone: <u>(210)681-2951</u>

Plan Proposal:

Total number of lots: <u>732</u>	Total acreage: <u>213.90</u>
Existing zoning: <u>NA</u>	Proposed zoning: <u>NA</u>
Density (dwelling units per acre): <u>3.42</u>	Typical residential lot size: <u>120' X 45'/50'</u>
Number of dwelling units per phase:	
Phase: <u>1/1A/1B</u> Dwelling units: <u>74/7/1</u>	Phase: <u>5</u> Dwelling units: <u>59</u>
Phase: <u>2</u> Dwelling units: <u>115</u>	Phase: <u>6</u> Dwelling units: <u>146</u>
Phase: <u>3</u> Dwelling units: <u>68</u>	Phase: <u>7A</u> Dwelling units: <u>47</u>
Phase: <u>4A/4B</u> Dwelling units: <u>74/64</u>	Phase: <u>8</u> Dwelling units: <u>76</u>

Complete this subsection for PUD Plans only:

<input type="checkbox"/> Private street(s), linear feet of street: <u>NA</u>	<input type="checkbox"/> Public street(s), linear feet of street: <u>NA</u>
Total open space: <u>NA</u>	Percent open space (total open space divided by total acreage): <u>NA</u> %
<input type="checkbox"/> Gated <input checked="" type="checkbox"/> Un-Gated	If gated, type of gate (guard/mag card/key/transmitter/etc.): _____
Construction start date: _____	
X/Y coordinates at major street entrance(s): X: <u>2,065,097</u>	Y: <u>13,700,820</u>

For City Use Only

Intake Date: _____	Intake By: _____
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218E

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

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Site Description:

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Jurisdiction: San Antonio City Limits San Antonio ETJ Outside ETJ
City Council District: NA School District: Northside ISD
Ferguson map grid: 612, C5/C6 USGS Grid: Culebra Hill
Existing land use(s): Residential

LAND DEVELOPMENT
SERVICES DIVISION

Description of plan boundaries:
213.9 Acres in the City of San Antonio ETJ

Existing legal description:
213.9 Acre tract of land out of the Antonio Fuentes Survey No. 358, Abstract No. 248, County Block 433 and the William T. Neil Survey No. 62, Abstract No. 544, County Block 5197, Bexar County, Texas and also being the 213.9 acre tract as described in deed recorded in Volume 10199, Page 345 , Official Public Records of Bexar County, Texas

Property Features:

Edwards Aquifer Recharge Zone (check all that apply): Contributing Recharge
 Transition Artesian

Watershed(s): Medio Creek

Generalized slope of site: _____

Valuable natural features (e.g. heritage trees, endangered species habitat, karsts features, etc) on or adjoining site:
Heritage

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: Park Place II Subdivision File #: 748 / 748A / 748B / 748C/748D Date accepted: 3/29/06

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: Park Place, Phase II File #: 05-03-067; RD 11-12-020R Date approved: 4/19/2005/8/18/2011

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 Park Place II Subdivision, Unit 1 No. 030155 Name Park Place II Subdivision, Unit 7A No. 100210
Name Park Place II Subdivision, Unit 1B No. 060193 Name Park Place II Subdivision, Unit 8 No. 070600
Name Park Place II Subdivision, Unit 2 No. 030262 Name Park Place II Subdivision, Unit 4A No. 110143
Name Park Place II Subdivision, Unit 3 No. 050577
Name Park Place II Subdivision, Unit 5 No.050689

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

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.

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City of San Antonio
Planning & Development Services
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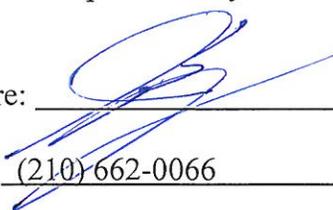
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Owner or Authorized Representative:

I, the undersigned, hereby certify that this application and all sketches and data and ~~maps~~ ^{LAND DEVELOPMENT} 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: Jeff Czar Signature:  _____ X

Date: August 31, 2011 Phone: (210) 662-0066 Fax: (210) 666-8787

E-mail: _____

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

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

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

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APPENDIX A: APPLICATION CHECKLIST

Submittal Requirements:

LAND DEVELOPMENT
SERVICES DIVISION

The following are required for FDP, MDP, MXD, MPCD, PUD and TND applications (UDC §35-207, -310.15, -345, -B101, -B109, -B113):

GENERAL:

- Name of the Master Development Plan or PUD and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name(s) of all adjacent property owner(s) as shown on current tax records;
- NA Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Development Services Director or assignee).
- NA Tree stand delineation exhibit and review fee; tree affidavit not required (Not required for PUD applications); Master Plan in place
- Topographic contour lines no greater than ten (10) feet (PUD applications require two feet intervals);
- Location of property lines, existing easements, cemeteries and/or historic graves, 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 from the latest certified assessment rolls. Cemeteries and/or historic graves should shown as historic preservation areas or lots. (Not required for PUD applications);

LOCATION:

- Two points identified by Texas Planes Coordinates;
- Basis of bearings used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
- 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;
- All existing easements or right-of-way with street names impacting the development area, their nature and width.

TRAFFIC AND CIRCULATION:

- The location and dimensions of all existing streets and access points provided to the site from adjacent roadways. Locations and dimensions of all proposed public and private streets including major thoroughfares, collectors and local B streets within the development's boundaries if over 100 acres. If 100 acres or less, all streets shall be shown;
- The schematic (typical section) of all existing and proposed streets, as well as proposed access points;
- NA The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable (sidewalks may meander from the location shown in typical sections to create greater distances from the curb to the sidewalk);
- Traffic Impact Analysis (UDC §35-502). Worksheet only.

LOTS, PHASING AND USES:

- The location and dimensions of all proposed or existing lots;
- 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;
- NA A delineation of EARZ, wetlands and floodplains;
- 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;
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas and private recreational areas;
- A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:

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City of San Antonio
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- (a) Total number of lots;
- (b) Total area of open space;
- (c) Total number of dwelling units, by development phase;
- (d) Residential density and units per acre;
- (e) Total area of property.

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SERVICES DIVISION

NA 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.
- The location and general nature of proposed uses and proposed intensity (residential density or non-residential floor area ratio) (Not required for PUD applications);

STORM WATER MANAGEMENT:

NA Storm water management plan (UDC §35-B119).

The following additional items are required for PUD Plan and FDP applications only(UDC §35-310.15, -B101, -B113) :

- 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;
- Proposed covenants on the property, if any, including a map and legal description of area affected;
- Proposed land uses and zoning classifications by location, type, density and size to include residential density and non-residential floor area ratio (FAR);
- Notation of any restrictions required by the City Council in accordance with the PUD ordinance;
- Tabulation showing the following:
 - (a) Total acreage;
 - (b) Total number of lots;
 - (c) Square footage of all buildings and structures;
 - (d) The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;
 - (e) Square footage of all paved or otherwise hard surfaced streets, parking facilities, including curb and gutters, walks, loading areas, and asphalt or concrete aprons for solid waster containers, signs or outdoor mechanical equipment;
 - (f) Total floor area ratio (FAR) for each type of non-residential use;
 - (g) Total area of passive open space;
 - (h) Total area of active developed recreational open space;
 - (i) Total number of off-street parking and loading spaces.
- The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;
- Location and dimensions of public and/or private streets, parking areas, access control stations, and clear vision areas;
- Identification of common open space areas and/or the percentage of each lot which is to be reserved as open space, plus the calculations used to determine the required percentages;
- Staging plan if PUD is to be developed in more than one phase;
- Utilities plan;
- Lots numbered as approved by the City;
- Perimeter setbacks as required;
- Major physical features such as easements, streams, floodplains and significant stands of trees as indicated in the most recent city-maintained aerials;
- Delineation of woodlands;
- List of names and addresses of all owners of all property lying within 200 feet of the boundaries of the PUD, and a map showing the PUD site and all properties within a 200 foot radius. Fee in lieu of may be provided in accordance with Appendix

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LAND DEVELOPMENT
SERVICES DIVISION

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

C;

- Identification of all common elements/amenities to be built out in the future including but not limited to tennis courts, pools, pavilions, walking trails, etc.;
- Provisions for maintenance funding.

MDP, FDP and PUD Plan Applications using the Conservation Subdivision Use Pattern also require (UDC §35-B101):

- Delineation of woodlands;
- A slope analysis of the proposed development site, showing slopes for the following percent of existing grades: 0-10%, 11%-20%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage;
- Historic, archaeological or cultural resources to be credited as conservation areas.

Applications for MPCD also require (UDC §35-345):

- Site plan to include proposed land uses by location, type (single-family, multi-family, office or commercial), density and size. Where single-family uses are designated, minimum lot size shall be included and major physical features such as easements, streams, flood plains, and significant vegetation shall be noted.

Applications for FDP also require a site plan that shows the following information (UDC §35-310.15):

- Land Use: location, acreage, notation of restrictions based on use-type;
- Circulation: Street type and location must be indicated. Rights of way and pavement cross sections must be provided that indicate travel lane width, bike lane, and on-street parking within pavement width, and vegetation and sidewalk widths within remaining rights of way. Parking location and pedestrian walkways to commercial buildings must be indicated;
- Block lengths must be indicated on plan;
- Vegetative buffers and building setbacks shall be indicated or annotated on the plan.

Applications for Pedestrian Plan require (UDC §35-506):

- Location and arrangement of all-weather walkways;
- Phasing or time schedule for the construction of walkways.

Applications for MAOZ require (UDC §35-334, -B110):

- Site size, locational information, and adjacent land uses;
- Dimensioned layout, with the location, size, and height of all buildings and structures;
- Floor area ratio of each lot;
- The location and size of all above and below ground storage containers for flammable and combustible materials;
- Size and location of all vehicular access points, streets, and parking areas;
- Major physical features such as creeks, topography, and easements;
- Diagrams indicating the location, dimensions, and angles of any or other reflective surfaces proposed in the development design;
- Staging plan if appropriate.

Applications for MHPP required (UDC §35-B108):

- A plan and typical section of streets, sidewalks, crosswalks, slabs, patios, if any, and details on sewer and water sections;
- The name of the developer;
- The name of the record owner of the land involved;
- The legal description of the land being developed, with an identification number assigned to each manufactured home site;

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

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LAND DEVELOPMENT
SERVICES DIVISION

- The tract boundary lines;
- The scale; north arrow and date;
- The final contour data to show drainage of the site of the proposed manufactured home park. If the average grade of the site is five (5) percent or less, the maximum contour interval shall be two (2) feet. If the average grade of the site is greater than five (5) percent, the contour interval may be increased to five (5) feet;
- The source of water supply and layout of the water system, including locations of standard fire hydrants;
- The method of sewage disposal and the layout of the sewer system;
- The name of the manufactured home park and the legal description of property;
- The location and dimensions of all streets, easements, and other rights-of-way
- Typical space dimensions and the locations of park facilities shall be shown;
- The front building setback lines on all manufactured home stands and other sites and side yard setback lines at street intersections and cross-walkways;
- A location diagram.

Habitat Compliance Form (signed original) & Aerial photo – both items will require an original to be submitted & digital file (PDF) do not email.