

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

April 23, 2013

Jon Adame, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: **Steubing/Babcock Rd. – Major Amendment**

MDP# 021B-06

Dear Mr. Adame,

The Development Review Committee has evaluated the **Steubing/Babcock Rd. – Major Amendment** Master Development Plan (**MDP # 021B-06**). 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 **Northside Independent School District**, so they can plan for the development accordingly. Any 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 (210) 615-5814.

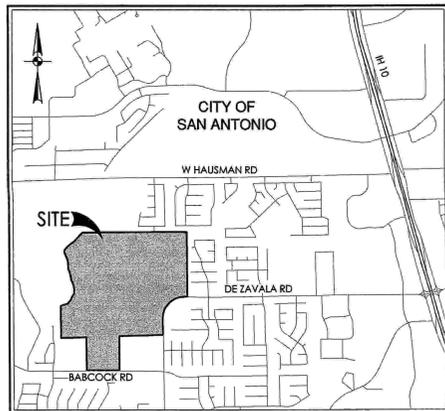
DSD Traffic Impact Analysis & Street approves with the following conditions:

- Mitigation from approval letter 2006TIA0703 still applies.

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 Luz M. Gonzales, Planner at (210) 207-7898.

Sincerely,

John P. Jacks
Assistant Director



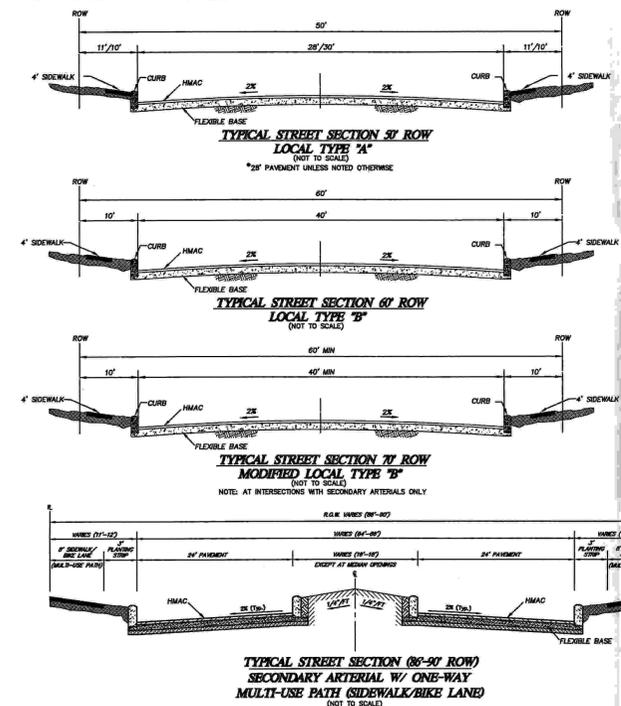
LOCATION MAP
MAPSCO MAP GRID: 5484T
SCALE: 1" = 2,000'

NOTES:

1. THE PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. A PORTION OF THE PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
4. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
5. ALL STREETS SHALL BE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.
6. ALL INTERSECTIONS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 35-506 (d) (5) OF THE UNIFIED DEVELOPMENT CODE.
7. DEVELOPER WILL DEDICATE 86' R.O.W. AND BUILD TO ARTERIAL STANDARDS.
8. REQUIRED PARK SPACE IS 10.28 ACRES PER PARKS AND OPEN SPACE STANDARDS (35-503). TO PROVIDE THE REQUIRED ACREAGE, 5.11 ACRES WILL BE FROM THE PARK SPACE PREVIOUSLY DEDICATED TO THE CITY WITHIN THE LEON CREEK FLOODPLAIN. THE REMAINING 5.17 ACRES WILL BE PARTITIONED AMONG THE SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL UNITS.
9. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE UNIFIED DEVELOPMENT CODE SECTION 35-506 (d) (5).
10. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(g). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 60 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
11. BLOCK LENGTHS SHALL COMPLY WITH UDC SECTION 35-515 (b)(3).
12. ALL BICYCLE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MUTCD AND AASHTO GUIDELINES FOR BICYCLE FACILITIES, INCLUDING CROSSWALK AND SIGNAGE REQUIREMENTS.
13. LOCAL "A" INTERSECTIONS TO LOCAL TYPE "B" ARE AS SHOWN. ACTUAL LENGTH AND LOCATION OF INTERSECTION POINT WILL BE DETERMINED AT THE TIME OF PLATTING, AND ALIGNMENTS WILL LINE UP WHERE POSSIBLE.
14. THE GATED ENTRY POINTS INDICATED ON THIS PLAN ARE LOCATED ON PROPOSED PRIVATE STREETS. FINAL LAYOUT AND DETAILS WILL BE SHOWN ON SEPARATE PUD PLANS.
15. A PORTION OF THE PROPERTY IS LOCATED WITHIN THE MLOD (MILITARY LIGHTING OVERLAY DISTRICT).

UTILITY PURVEYORS

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



(5.11 AC TO BE USED TOWARDS PARK CREDIT PER ORIGINAL APPROVED MDP #021-06 VOL. 13567, PG 751-754, R.P.R.)

5.11 ACRES OF PARK SPACE PER NOTE #8

60.71 ACRES LAST CHANGE FOREVER, INC. A TEXAS NON-PROFIT CORPORATION (VOL. 7296, PAGES 936-941, O.P.R.) (VOL. 7868, PAGES 1029-1036, O.P.R.)

LINE TABLE

LINE	LENGTH	BEARING
L1	52.17	S89°21'03"E
L2	184.99	S00°14'30"E
L3	77.47	N89°24'34"E
L4	157.18	N00°21'04"W
L5	71.27	N00°20'45"W
L6	26.60	N53°56'55"E
L7	169.37	N75°00'49"E
L8	134.85	N42°30'27"E
L9	121.03	N25°28'34"E
L10	88.51	N35°21'06"E
L11	116.15	N00°44'43"E
L12	102.58	N08°18'45"W
L13	103.81	N18°28'50"W
L14	100.44	N21°38'40"W
L15	112.77	N10°41'17"W
L16	100.28	N14°20'52"W
L17	116.59	N19°30'37"W
L18	88.50	N02°50'48"W
L19	88.43	N02°20'28"W
L20	110.21	N18°14'03"W
L21	87.87	N22°40'09"W
L22	98.62	N17°12'25"W
L23	38.93	N03°22'09"W
L24	134.43	N38°27'38"E
L25	97.86	N81°02'01"E
L26	148.84	N54°08'49"E

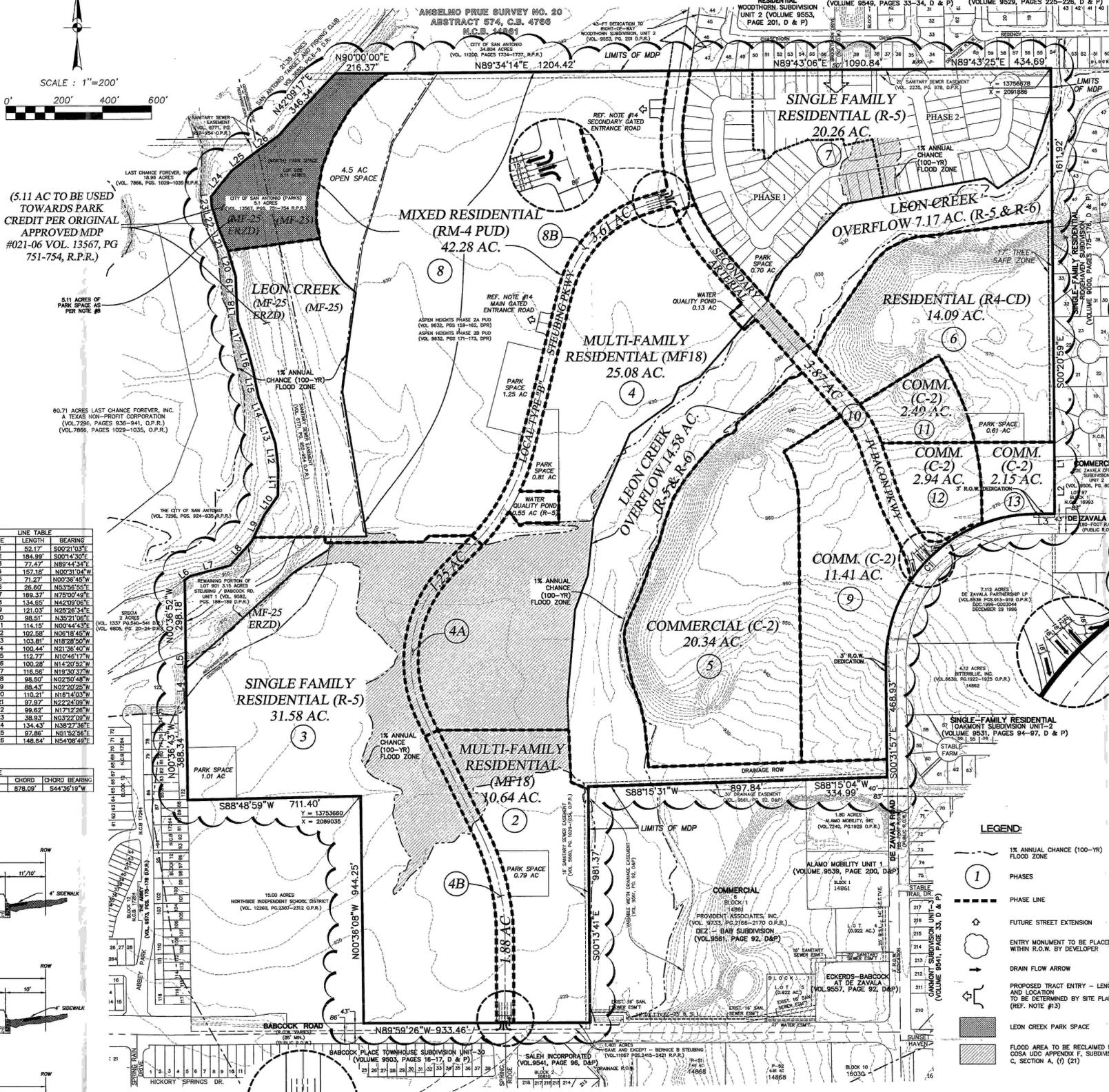
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
1	907.81	618.42	90°18'31"	678.99	S44°58'19"W

*2" PAVEMENT UNLESS NOTED OTHERWISE

NOTE: AT INTERSECTIONS WITH SECONDARY ARTERIALS ONLY

TYPICAL STREET SECTION (86'-90' ROW) SECONDARY ARTERIAL W/ ONE-WAY MULTI-USE PATH (SIDEWALK/BIKE LANE)
(NOT TO SCALE)



PROPERTY OWNER LIST

N.C.B.	BLK.	LOT	OWNER
14861	2	47	FELBERTO & LAURA J. ESCOBAR
14861	2	48	TERESA M. GOMEZ
14861	2	49	KETHI HANFROEDEN & MICHELLE MCGRINIS
14861	2	50	MARTHA D. JR. & CAROL R. KINALLY
14861	2	51	MARTHA MORGENTHAU
14861	2	52	SHARON ALUJARDE
14861	2	53	SAMUEL N. & SYLVIA F. SALDIVAR
14861	2	54	MICHAEL & REBECCA S. LEAH
14861	2	55	STEVEN J. & JOAN A. TYLER
14861	3	39	PULTE HOMES OF TEXAS / DRAINAGE EASEMENT
14861	3	38	DANK L. & CHARLOTTE K. FORREST
14861	3	37	ALEXANDRO H. & GINA G. ROMO
14861	3	36	LORETTA HERMIT
14861	3	35	DAVID G. & MARTIN S. GREEN
14861	3	34	RONALD W. DAVIS & REBECCA ANN ROCHA-DAVIS

LAND USE TABLE

LAND USE	AREA
RESIDENTIAL	14.09
MIXED RESIDENTIAL	42.28
SINGLE FAMILY RESIDENTIAL	25.08
MULTI-FAMILY RESIDENTIAL	35.72
COMMERCIAL	39.33
INDUSTRIAL	40.80
PUBLIC R.O.W./WATER QUALITY POND (LOCAL B & ARTERIAL STREETS)	11.29
TOTAL ACRES	235.85

* INCLUDES LEON CREEK FLOODPLAIN SEE TABLE BELOW

DENSITY SUMMARY TABLE

UNITS/PHASE	LAND USE	GROSS AREA (AC.)	NO. OF DWELLING UNITS (DU)	DENSITY (DFU/AC.)
1	NOT USED	0	0	0
2	MULTI-FAMILY RESIDENTIAL (MF)	10.94	180	16.52
3	SINGLE FAMILY RESIDENTIAL (SF)	31.28	140	4.48
4	MULTI-FAMILY RESIDENTIAL (MF)	25.08	134	5.34
5	ROAD ROW	1.25	0	0
6	ROAD ROW	1.88	0	0
7	RESIDENTIAL (R4-CD)	14.09	85	6.03
8	ROAD ROW	2.34	0	0
9	SINGLE FAMILY RESIDENTIAL (SF)	20.26	95	4.64
10	MIXED RESIDENTIAL	42.28	172	4.07
11	COMMERCIAL	3.81	0	0
12	COMMERCIAL	11.41	0	0
13	COMMERCIAL	2.94	0	0
14	COMMERCIAL	2.49	0	0
15	COMMERCIAL	2.15	0	0
TOTAL	TOTAL/AVG	193.87	466	2.41

* CONDITION PERMITS TOWNHOMES
 NOTE: GROSS AREA DOES NOT INCLUDE LEON CREEK ROW.
 SEE DRAINAGE ROW DISTRIBUTION TABLE BELOW

PARK SPACE REQUIRED PER PHASE

PHASE	DESCRIPTION	NO. OF DWELLING UNITS (DU)	REQ. AC.	ADJUSTED AC.
2	MULTI-FAMILY RESIDENTIAL (MF)	180	1.28	0.79
3	SINGLE FAMILY RESIDENTIAL (SF)	140	2.01	1.01
4	MULTI-FAMILY RESIDENTIAL (MF)	134	1.62	0.81
6	SINGLE FAMILY RESIDENTIAL (SF)	85	1.21	0.81
8	MIXED RESIDENTIAL (MF)	88	1.40	0.70
9	SINGLE FAMILY RESIDENTIAL (SF)	172	2.49	1.25
10	MIXED RESIDENTIAL (MF)	172	2.49	1.25
11	COMMERCIAL (C-2)	0	0	5.11
12	COMMERCIAL (C-2)	0	0	5.11
13	COMMERCIAL (C-2)	0	0	5.11
TOTAL	TOTAL	860	10.28	10.28

DRAINAGE ROW (LEON CREEK) PHASE DISTRIBUTION

UNIT	LAND USE	DRAIN ROW AREA WITHIN (ACRES)
3	R-5	3.15
4	MF18	14.88
7	R-5	7.17
8	RM-4 PUD	10.79
9	MF18	5.11
TOTAL	CITY PARK DEDICATION	40.80

PARK SPACE SUMMARY (SEE NOTE 8)

REQUIRED PARK SPACE / OPEN SPACE (SINGLE FAMILY)	REQUIRED PARK SPACE / OPEN SPACE (MULTI-FAMILY)
496 LOTS X 7 ACRES = 7.09 AC.	364 UNITS X 1 ACRE = 3.19 AC.
70 LOTS	114 UNITS
TOTAL REQUIRED = 10.28 AC.	

* LEON CREEK FLOODPLAIN TO BE USED AS PARK CREDIT FOR 5.11 AC OF REQUIRED ACREAGE. LOCATIONS SHOWN FOR PARK SPACE ARE FOR GRAPHICAL PURPOSES ONLY. PARK SPACE REQUIREMENTS TO BE MET ON A PER TRACT BASIS ONLY. REMAINING 5.17 AC TO BE DISTRIBUTED AMONG SINGLE FAMILY & MULTI-FAMILY PHASES AS SHOWN IN ADJUSTED AC.

REVISION STATEMENT:

1. MAJOR AMENDMENT INCLUDES THE FOLLOWING:
 REVISED THE OVERALL ACREAGE AND THE BOUNDARY AT THE INTERSECTION OF DE ZAVALA ROAD AND JV BACON PARKWAY. THIS WAS TO REFLECT RIGHT-OF-WAY DEDICATION AT DE ZAVALA ROAD.
2. REVISED THE ALIGNMENTS OF JV BACON PARKWAY AND STEUBING PARKWAY PER CITY AND DEVELOPER REQUESTS. PHASING AND ACREAGE OF THE ROAD CONSTRUCTION WAS UPDATED.
3. UPDATED THE ACREAGES OF UNITS 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, AND 13 PER BOUNDARY AND LAND USE CHANGES.
4. TRACT 1 AND 10 WERE COMBINED WITH UNITS 3 AND 12 RESPECTIVELY.
5. THE LAND USE FOR THE AREAS IN UNIT 1 AND 2 WAS CHANGED FROM C-2 TO R-5 AND MF-18 RESPECTIVELY.
6. LOT LAYOUTS AND PHASING WERE ADDED TO UNIT 7.
7. UPDATED LAND USE AND PARK SPACE TABLES ACCORDINGLY.
8. UPDATED THE PARK AREAS SYMBOLICALLY SHOWN WITHIN THE RESIDENTIAL UNITS TO MATCH THE REVISED PARK SPACE CALCULATIONS.
9. UPDATED THE LEON CREEK OVERFLOW AREA AND 100 YEAR FLOODPLAIN PER A FEMA CLOMR PREPARED BY PAPE-DAWSON ENGINEERS.
10. THE LOCAL TYPE "B" AND SECONDARY ARTERIAL ROADS WERE BROKEN UP INTO PHASES AND STREET NAMES WERE ADDED.

DEVELOPER/OWNER:
 SLF IV/LEGACY NWSA, LP
 5910 NORTH CENTRAL EXPY
 SUITE 1250
 DALLAS, TX 75206
 PHONE: (214) 361-5000

ENGINEER:
 PAPE-DAWSON ENGINEERS, INC.
 555 E. RAMSEY
 SAN ANTONIO, TEXAS 78216
 PHONE: (210) 375-9000
 FAX: (210) 375-9010

MDP PLAN NO. 021B-06 MAJOR AMENDMENT

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. IT CONTAINS THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY AGENCY IN ACCORDANCE WITH DEIRM PANEL 48029C0230G AND 48029C0240G DATED SEPT. 29, 2010. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITHIN THIS MASTER DEVELOPMENT PLAN ARE SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-8119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:
 [Signatures]

REVISION HISTORY

MDP	ACCEPTED DATE
021-06	8/6/07
021A-06	3/23/11

STEUBING / BABCOCK RD. MASTER DEVELOPMENT PLAN

PROPERTY LEGAL DESCRIPTION
 A 235.35 ACRE, OR 10,251,770 SQ. FT. MORE OR LESS, TRACT OF LAND BEING OUT OF A 140.80 ACRE TRACT RECORDED IN VOLUME 870, PAGE 389 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF A 110.00 ACRE TRACT RECORDED IN VOLUME 1741, PAGE 155 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF A 1.71 ACRE TRACT RECORDED IN VOLUME 6809, PAGE 195 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANSELMO PRUE SURVEY NO. 20, ABSTRACT NO. 574, COUNTY BLOCK 4788, NOW IN NEW CITY BLOCK 14861 AND ALL SITUATED WITHIN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PLAN HAS BEEN ACCEPTED BY
 COBA [Signature]
 Date: 8/23/2016

PAPE-DAWSON ENGINEERS
 555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
 FAX: 210.375.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

PREPARATION DATE: 3-27-2013



City of San Antonio
 Development Services Department
 Land Entitlements Section

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MASTER PLAN REVIEW APPLICATION

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 checked="" type="checkbox"/> Major <input 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>Steubing/Babcock MDP #021B-06</u>			
Owner/Agent: <u>SLF IV/Legacy NWSA, LP</u>		E-mail: _____	
Address: <u>5910 North Central Expy, Suite 1250</u>		Zip code: <u>75206</u>	Phone: <u>(214) 361-5000</u>
Contact Person Name: <u>Steve Saxon</u>		E-mail: _____	
Company: <u>Legacy Capital Company</u>		Relationship to Owner: <u>Agent</u>	
Address: <u>5910 North Central Expy, Suite 1250</u>		Zip code: <u>75206</u>	Phone: <u>(214) 361-5000</u>

Plan Proposal:

Total number of lots: <u>846 (Residential)</u>	Total acreage: <u>143.93</u>
Existing zoning: <u>RM4 PUD, MF25, R5, R4C</u>	Proposed zoning: <u>RM4PUD, MF18, R5, R4C</u>
Density (dwelling units per acre): <u>5.5 du/ac</u>	Typical residential lot size: <u>50x120 Avg</u>
Number of dwelling units per phase:	
Phase: <u>2</u> Dwelling units: <u>200</u>	Phase: <u>6</u> Dwelling units: <u>85</u>
Phase: <u>3</u> Dwelling units: <u>126</u>	Phase: <u>7</u> Dwelling units: <u>98</u>
Phase: <u>4</u> Dwelling units: <u>165</u>	Phase: <u>8</u> Dwelling units: <u>172</u>

Complete this subsection for PUD Plans only:

<input type="checkbox"/> Private street(s), linear feet of street: _____	<input type="checkbox"/> Public street(s), linear feet of street: _____
Total open space: _____ Percent open space (total open space divided by total acreage): _____ %	
<input type="checkbox"/> Gated <input 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: _____ Y: _____	

For City Use Only

Application #: _____	Intake Date: _____	Intake By: _____
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Site Description:

Jurisdiction: San Antonio City Limits San Antonio ETJ
City Council District: _____ School District: NISD
Ferguson map grid: 548 A-2 USGS Grid: _____
Existing land use(s): Residential/Commercial
Description of plan boundaries:
Northwest Corner of DeZevala and Babcock Rd.
Existing legal description:
235.45 acres out of the Auselmo Prue Survey No. 20, Abstract No. 574, CB 4766, NCB 14861, San Antonio, Bexar County, Texas

Property Features:

Edwards Aquifer Recharge Zone (check all that apply): Contributing Recharge
 Transition Artesian
Watershed(s): _____
Generalized slope of site: _____
Valuable natural features (e.g. heritage trees, endangered species habitat, karsts features, etc) on or adjoining site:

Significant historic resources (e.g. homestead, mill, archeological site) on or adjoining site:
N/A

Related applications:

Is there a previous MDP (formerly POADP) for this site? YES NO
Name: Steubing/Babcock MDP File #: 021A-06 Date accepted: 3/23/11
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: _____ File #: _____ Date approved: _____
Is there another name for this project or another name commonly used to describe this site?
Name: _____
List all associated Plats for this site whether approved or pending approval?
Name: Steubing/Babcock Unit 1 Plat #: 080038
Name: Aspen Heights Phase 2A Plat #: 110137
Name: Aspen Heights Phase 2B Plat #: 110138
Name: Steubing Farm - JV Bacon Plat #: 130111
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
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.

APPENDIX A: APPLICATION CHECKLIST
Submittal Requirements:

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The following are required for FDP, MDP, MXD, MPCD, PUD and TND applications (UDC §35-207, -310, -345, B101, -B109, -B113):

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 PREVIOUSLY SUBMITTED

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;
- Certificate of agency or power of attorney if other than owner; *N/A*
- Signature blocks for the chairperson and secretary (Development Services Director or assignee).
- Tree stand delineation exhibit and review fee; tree affidavit not required (Not required for PUD applications); *PREVIOUSLY SUBMITTED*
- 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;
- 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). *PREVIOUSLY SUBMITTED*

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;
- 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:
 - (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.
- Location and size in acres of school sites, as applicable; *N/A*

- 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 meanline or other 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.

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- 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:

- Storm water management plan (UDC §35-B119). *PREVIOUSLY SUBMITTED*

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 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.
- 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 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;

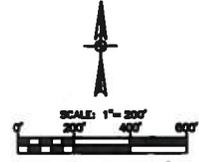
<input type="checkbox"/> A slope analysis of the proposed development site, showing slopes for the following percent of existing grades: 0-10%, 11%-20%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.	DEVELOPMENT SERVICES RECEIVED 2013 JAN -4 PM 3:16
<input type="checkbox"/> Historic, archaeological or cultural resources to be credited as conservation areas.	
<i>Applications for MPCD also require (UDC §35-345):</i>	
<input type="checkbox"/> 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.	
<i>Applications for FDP also require a site plan that shows the following information (UDC §35-310.15):</i>	
<input type="checkbox"/> Land Use: location, acreage, notation of restrictions based on use-type;	
<input type="checkbox"/> 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;	
<input type="checkbox"/> Block lengths must be indicated on plan;	
<input type="checkbox"/> Vegetative buffers and building setbacks shall be indicated or annotated on the plan.	
<i>Applications for Pedestrian Plan require (UDC §35-506):</i>	
<input type="checkbox"/> Location and arrangement of all-weather walkways;	
<input type="checkbox"/> Phasing or time schedule for the construction of walkways.	
<i>Applications for MAOZ require (UDC §35-334, -B110):</i>	
<input type="checkbox"/> Site size, location information, and adjacent land uses;	
<input type="checkbox"/> Dimensioned layout, with the location, size, and height of all buildings and structures;	
<input type="checkbox"/> Floor area ratio of each lot;	
<input type="checkbox"/> The location and size of all above and below ground storage containers for flammable and combustible materials;	
<input type="checkbox"/> Size and location of all vehicular access points, streets, and parking areas;	
<input type="checkbox"/> Major physical features such as creeks, topography, and easements;	
<input type="checkbox"/> Diagrams indicating the location, dimensions, and angles of any or other reflective surfaces proposed in the development design;	
<input type="checkbox"/> Staging plan if appropriate.	
<i>Applications for MHPP required (UDC §35-B108):</i>	
<input type="checkbox"/> A plan and typical section of streets, sidewalks, crosswalks, slabs, patios, if any, and details on sewer and water sections;	
<input type="checkbox"/> The name of the developer;	
<input type="checkbox"/> The name of the record owner of the land involved;	
<input type="checkbox"/> The legal description of the land being developed, with an identification number assigned to each manufactured home site;	
<input type="checkbox"/> The tract boundary lines;	
<input type="checkbox"/> The scale; north arrow and date;	
<input type="checkbox"/> 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;	
<input type="checkbox"/> The source of water supply and layout of the water system, including locations of standard fire hydrants;	
<input type="checkbox"/> The method of sewage disposal and the layout of the sewer system;	
<input type="checkbox"/> The name of the manufactured home park and the legal description of property;	
<input type="checkbox"/> The location and dimensions of all streets, easements, and other rights-of-way	
<input type="checkbox"/> Typical space dimensions and the locations of park facilities shall be shown;	
<input type="checkbox"/> The front building setback lines on all manufactured home stands and other sites and side yard setback lines at street intersections and cross-walkways;	
<input type="checkbox"/> A location diagram.	
<input checked="" type="checkbox"/> Habitat Compliance Form (signed original) & Aerial photo – both items will require an original to be submitted & digital file (PDF) do not email.	

As of 04/24/2012, the site is owned by the City of Steubing, Ohio. The site is located at the intersection of De Zevala Rd and Babcock Rd. The site is currently vacant and is being prepared for development. The site is located in the City of Steubing, Ohio. The site is currently vacant and is being prepared for development. The site is located in the City of Steubing, Ohio. The site is currently vacant and is being prepared for development.



LOCATION MAP

LEGEND
MDP UNITS



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STEUBING/BABCOCK RD MDP,
AERIAL EXHIBIT

0 200 400 600
SCALE: 1" = 200'
0 200 400 600
1 OF 1