

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

July 24, 2013

Jon Adame
Pape-Dawson Engineers, Inc
555 East Ramsey
San Antonio, Texas, 78216

Re: **Settlers Ridge – Minor Amendment**

MDP / LDS# 13-00011

Dear Mr. Adame,

The Development Review Committee has evaluated the **Settlers Ridge Master Development Plan – Minor Amendment**. Settlers Ridge Master Development Plan – Minor Amendment (LDS #13-00011) is amending MDP 044-06A. 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.

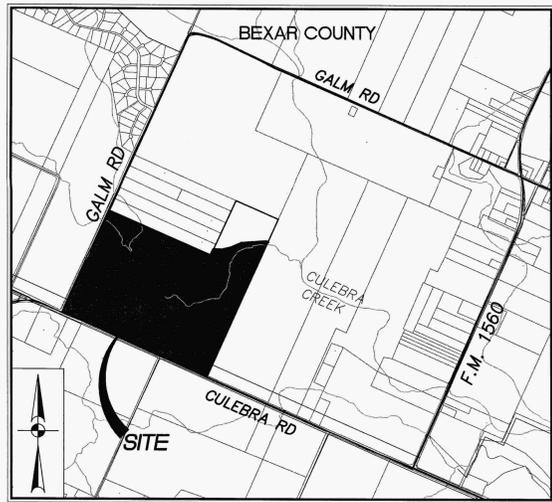
Please note that this action by the committee does not establish any commitment or support for the provision of drainage, utilities, services, or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan 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 Ian Benavidez, Planner at (210) 207-7898.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JPJ', is written over the word 'Sincerely,'.

John P. Jacks
Assistant Director



LOCATION MAP
SCALE: 1"=2000'

LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	187.98
COMMERCIAL ^①	6.25
FLOODPLAIN/NATURAL AREA ^②	134.44
UNPLATTED AREA	8.79
TOTALS	337.46

^① COMMERCIAL PROPERTY NOT INCLUDED IN GROSS TOTAL ACREAGE
^② INCLUDES CULEBRA CREEK FLOODPLAIN

REQUIRED PARK SPACE / OPEN SPACE	804 LOTS X 1 ACRE = 11.49 AC. 70 LOTS
PROVIDED PARK SPACE	
RECREATION CENTER =	2.41 ACRES
COMMUNITY PARKS =	3.93 ACRES
FLOODPLAIN PARKLAND DEDICATION (50% OF REQUIRED) =	±5.74 ACRES
TOTAL =	12.08 ACRES

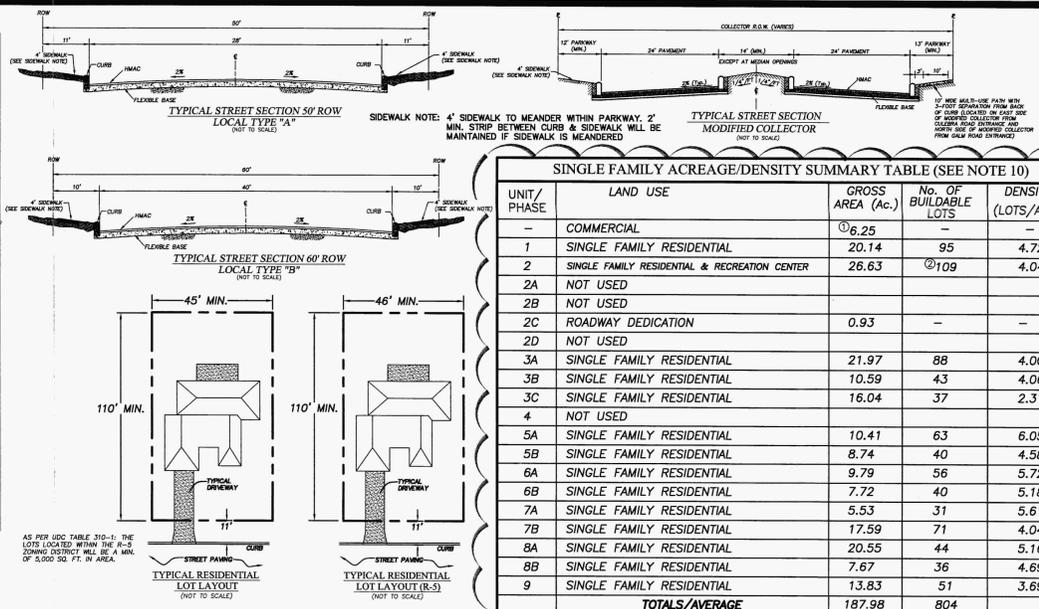
NOTES:

- APPROXIMATELY 475' PARALLEL STRIP OF PROPERTY ALONG CULEBRA ROAD IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
- THE PROPERTY IS WITHIN THE EDWARDS AQUIFER TRANSITION ZONE.
- THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
- 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.
- ALL STREETS SHALL BE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.
- ALL INTERSECTIONS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 35-506 (D) (5) OF THE UNIFIED DEVELOPMENT CODE.
- 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).
- SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(Q)(5).
- REQUIRED PARK SPACE IS 11.49 ACRES AS PER PARKS AND OPEN SPACE STANDARDS (35-503), TO PROVIDE THE REQUIRED ACREAGE, 5.74 ACRES WILL BE LOCATED WITHIN THE CULEBRA CREEK FLOODPLAIN PLUS AN ADDITIONAL 6.71 ACRES OF PARK DEDICATION BRINGS THE TOTAL AMOUNT OF PARKLAND DEDICATION TO 12.45 ACRES.
- ACREAGES AND PHASE LIMITS ARE APPROXIMATE. DEVELOPMENT IS ANTICIPATED TO BE CONSTRUCTED/PLATTED IN PHASES/UNITS. THE EXACT LIMITS OF THE PHASES/UNITS HAVE NOT BEEN DETERMINED.
- 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. A TWO-WAY, MARKED, OFF-STREET MULTI-USE PATH ON ONE SIDE OF THE ROAD WILL BE USED TO FULFILL THE BICYCLE PATH REQUIREMENT.

LINE	LENGTH	BEARING
L1	180.32'	N24°00'39"E
L2	235.23'	S88°40'21"E
L3	278.89'	N27°14'35"E
L4	322.64'	N65°26'09"E
L5	52.04'	S81°09'42"E

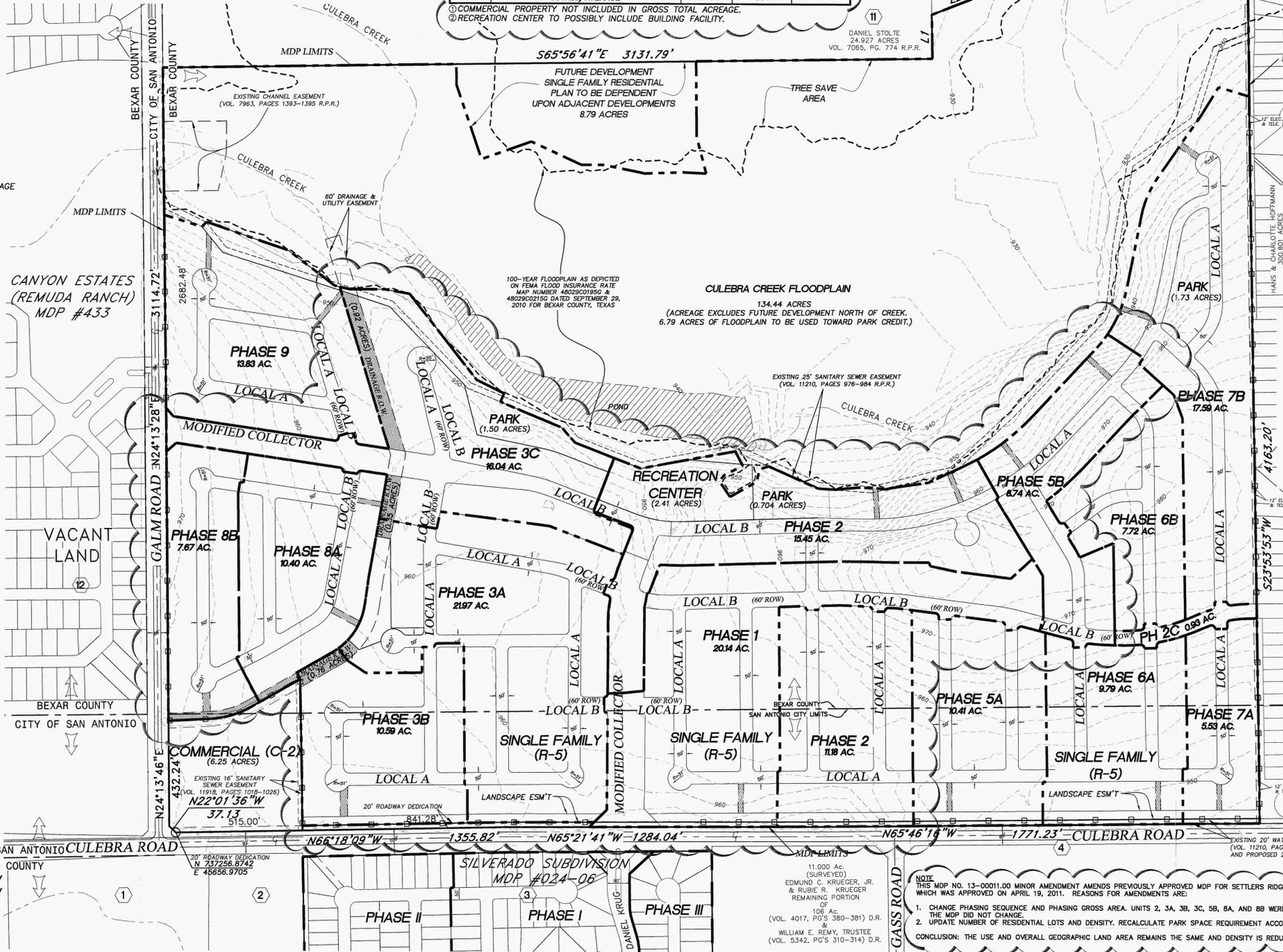
UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: A T & T
CABLE T.V.: TIME WARNER



UNIT/PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)
1	COMMERCIAL	6.25	—	—
2	SINGLE FAMILY RESIDENTIAL	20.14	95	4.72
2A	SINGLE FAMILY RESIDENTIAL & RECREATION CENTER	26.63	109	4.04
2B	NOT USED	—	—	—
2C	ROADWAY DEDICATION	0.93	—	—
2D	NOT USED	—	—	—
3A	SINGLE FAMILY RESIDENTIAL	21.97	88	4.00
3B	SINGLE FAMILY RESIDENTIAL	10.59	43	4.06
3C	SINGLE FAMILY RESIDENTIAL	16.04	37	2.31
4	NOT USED	—	—	—
5A	SINGLE FAMILY RESIDENTIAL	10.41	63	6.05
5B	SINGLE FAMILY RESIDENTIAL	8.74	40	4.58
6A	SINGLE FAMILY RESIDENTIAL	9.79	56	5.72
6B	SINGLE FAMILY RESIDENTIAL	7.72	40	5.18
7A	SINGLE FAMILY RESIDENTIAL	5.53	31	5.61
7B	SINGLE FAMILY RESIDENTIAL	17.59	71	4.04
8A	SINGLE FAMILY RESIDENTIAL	20.55	44	5.16
8B	SINGLE FAMILY RESIDENTIAL	7.67	36	4.69
9	SINGLE FAMILY RESIDENTIAL	13.83	51	3.69
TOTALS/AVERAGE		187.98	804	

^① COMMERCIAL PROPERTY NOT INCLUDED IN GROSS TOTAL ACREAGE.
^② RECREATION CENTER TO POSSIBLY INCLUDE BUILDING FACILITY.



THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-5119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:
PAPE-DAWSON ENGINEERS, INC.
SIVAGE INVESTMENTS, LTD. (OWNER)
SIVAGE COMMUNITY DEVELOPMENT, INC. (DEVELOPER)

- PROPERTY OWNERSHIP KEY:**
- SCHUEFLER JANE
 - SPH CULEBRA LTD.
 - KB HOME LONE STAR, LP
 - NATIONAL SKEET SHOOTING ASSOC.
 - CULEBRA VALLEY 2004, LTD.
 - WEIMER JACKIE H. et al
 - THE POINT, EVELYN
 - ISAAC, MICHAEL F. AND REBECCA S.
 - BORTH, ELAINE C.
 - KEATON, ROBERT S. AND MARY K.
 - STOLTE, DANIEL
 - AZTX PROPERTIES
 - CULEBRA VALLEY 2004, LTD.

- LEGEND:**
- FEMA 100 YR FLOODPLAIN
 - PHASE LINE
 - EXISTING CONTOURS
 - ENTRY MONUMENT TO BE PLACED WITHIN R.O.W. BY DEVELOPER
 - OWNERSHIP INFORMATION SEE PROPERTY OWNERSHIP KEY
 - 8' PRIVACY FENCE
 - GREENBELT/DRAINAGE R.O.W.
 - D&P DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS

RESIDENTIAL OWNER/DEVELOPER:
SIVAGE INVESTMENTS, LTD. (OWNER)
SIVAGE COMMUNITY DEVELOPMENT, INC. (DEVELOPER)
4902 ALAMEDA BLVD. NE
ALBUQUERQUE, NM 87113
PHONE: (505) 998-1800

PLAN HAS BEEN ACCEPTED BY
COSA
7.24.2015 13:00:11
(Date) (Number)
Note: this plan will have to comply with Section 65.412 - Scope of approval for validation as plan will expire on 7.24.2015 Date

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9040

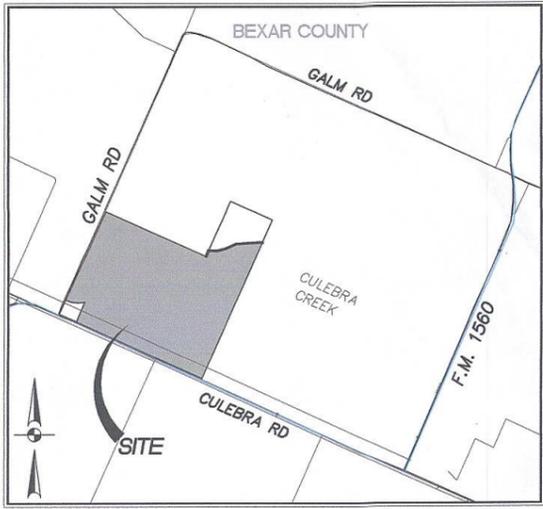
SETTLERS RIDGE MASTER DEVELOPMENT PLAN

PROPERTY LEGAL DESCRIPTION
A 337.46 ACRE, OR 14,699,758 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING THE REMAINDER OF THAT 364.22 ACRE TRACT AS CONVEYED TO SIVAGE INVESTMENTS, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11457, PAGES 511-549, AND OUT OF A 6.25 ACRE TRACT OF LAND AS CONVEYED TO CULEBRA-GALM, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10993, PAGES 1180-1183, BOTH DEEDS OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, THE M.M.Y. MUSQUIZ SURVEY, NO. 80, ABSTRACT 467, COUNTY BLOCK 4450, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

MDP NO. 044B-06
MINOR AMENDMENT
LDS# 13-00011

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
PREPARATION DATE: 11-30-10 | JOB NO. 7695-14
REVISION DATE: 7-19-13



LOCATION MAP
SCALE: 1"=2000'



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13 JUN -3 PM 4: 16

LAND DEVELOPMENT
SERVICES DIVISION

SETTLERS RIDGE
MASTER DEVELOPMENT PLAN
AERIAL EXHIBIT

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.0010
JOB NO. 7695-14

SETTLERS RIDGE MDP

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



MASTER PLAN REVIEW APPLICATION

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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 checked="" 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>Settlers Ridge MDP Amendment</u>	
Owner/Agent: <u>Sivage Community Development, Inc.</u>	E-mail: <u>msivage@sivage.com</u>
Address: <u>17319 San Pedro Avenue, Suite 140</u>	Zip code: <u>78232</u> Phone: <u>(210) 403-4750</u>
Contact Person Name: <u>Michael Sivage</u>	E-mail: _____
Company: <u>Sivage Community Development, Inc.</u>	Relationship to Owner: <u>Agent</u>
Address: <u>17319 San Pedro Avenue, Suite 140</u>	Zip code: <u>78232</u> Phone: <u>(210) 403-4750</u>

Plan Proposal:

Total number of lots: <u>801</u>	Total acreage: <u>337.46</u>
Existing zoning: <u>R-5 & OCL</u>	Proposed zoning: <u>R-5 & OCL</u>
Density (dwelling units per acre): <u>4.25</u>	Typical residential lot size: <u>45'(min) x 110'(min) = 4,950 SF</u>
Number of dwelling units per phase: <u>See attached table</u>	
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____

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 Outside ETJ
 City Council District: 6 School District: Northside ISD
 Ferguson map grid: 545 B7 USGS Grid: San Geronimo & Helotes
 Existing land use(s): Farm Land
 Description of plan boundaries:

Existing legal description:
 A 337.46 acre, or 14,699,758 square feet more or less, tract of land being the remainder of that 364.22 acre tract as conveyed to Sivage Investments, Ltd in Special Warranty Deed recorded in Vol. 11457, Pgs 511-549, & out of a 6.25 acre tract of land as conveyed to Culebra-Galm, Ltd in Special Warranty Deed recorded in Vol. 10993, Pgs 1180-1183, both deeds out of the Official Public Records of Bexar County, TX, the M.M.Y. Musquiz Survey No. 80, Abstract 467, CB 4450, City of San Antonio, Bexar County, TX

Property Features:

Edwards Aquifer Recharge Zone (check all that apply): Contributing Recharge
 Transition Artesian
 Watershed(s): Culebra Creek
 Generalized slope of site: 1%-5%
 Valuable natural features (e.g. heritage trees, endangered species habitat, karsts features, etc) on or adjoining site:
 N/A

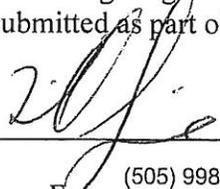
Significant historic resources (e.g. homestead, mill, archeological site) on or adjoining site:
 N/A

Related applications:

Is there a previous MDP (formerly POADP) for this site? YES NO
 Name: Settlers Ridge MDP File #: 044-06 Date accepted: 02/06/09
 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: Talise de Culebra
 List all associated Plats for this site whether approved or pending approval?
 Name: Talise de Culebra Unit 1 Plat #: 110157
 Name: Talise de Culebra Unit 2 Plat #: 130308
 Name: Talise de Culebra Unit 3A Plat #: 130369
 Name: Talise de Culebra Unit 5B Plat #: 130372
 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.

Owner or Authorized Representative:

I, the undersigned, hereby certify that this application and all sketches and data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief. Further, I understand my continuing obligation to notify the 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: Michael Sivage - President Signature: 
Date: 5-30-13 Phone: (505) 998-1800 Fax: (505) 998-1818
E-mail: msivage@sivage.com

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

Melissa Ramirez Planning Manager (210) 207-7038 Melissa.Ramirez@sanantonio.gov	Elizabeth Carol Senior Management Analyst (210) 207-7893 Elizabeth.Carol@sanantonio.gov
Richard Carrizales Planner (210) 207-8050 Richard.Carrizales@sanantonio.gov	Larry Odis Planner (210) 207-0210 Larry.Odis@sanantonio.gov
Donna Camacho Planner (210) 207-5016 Donna.Camacho@sanantonio.gov	Luz Gonzales Planner (210)207-7898 Luz.Gonzales@sanantonio.gov
Rudy Munoz Planner (210) 207-5014 Rudy.Munoz@sanantonio.gov	

APPENDIX A: APPLICATION CHECKLIST

Submittal Requirements:

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;
- Certificate of agency or power of attorney if other than owner;
- 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); AP#1369831
- 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). **Level 3 TIA on file**

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;

- 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:

- 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 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; <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.

Phase	Dwelling Units
1	95
2	109
2C	88
3A	42
3B	37
3C	63
5A	40
5B	56
6A	40
6B	31
7A	71
7B	44
8A	36
9	51



MDP/ PUD REQUEST FOR REVIEW

The attached item has been submitted for your review, recommendation, and/or comment. If necessary, please circulate within your department. Your written comments are part of the permanent files at Development Services. Please provide your recommendations for approval or disapproval by email to the project contact person and the assigned case manager indicated below with clear and concise information and avoid using any abbreviations.

Project Name: Settlers Ridge File#: 13-00011

Contact Person Name: Jon Adame

Company: Pape-Dawson Engineers Phone: 375-9000

Address: 555 E Ramsey, San Antonio Zip code: 78216

Email: _____ Fax: _____

Check one of the following:

<input checked="" type="checkbox"/> Master Development Plan (MDP)	<input type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> Master Development Plan Amendment	<input type="checkbox"/> Planned Unit Development Amendment
<input type="checkbox"/> Major <input type="checkbox"/> Minor	<input type="checkbox"/> Major <input type="checkbox"/> Minor
<input 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)

Reference all City approved MDPs, POADPs, PUDs, Rights Determinations, and/or Plats associated with this proposed project:

For amendments please specify the proposed changes to the previously accepted plan:

If you are submitting a revision based on comments from a committee reviewer, please specify the changes proposed in this revision. Attach another sheet if necessary.

MDP STAFF USE ONLY- ASSIGNED CASE MANAGER			
<input type="checkbox"/> Rudy Munoz rudy.munoz@sanantonio.gov	<input type="checkbox"/> Donna Camacho donna.camacho@sanantonio.gov	<input type="checkbox"/> Richard Carrizales rcarrizales@sanantonio.gov	<input type="checkbox"/> Luz Gonzales luz.gonzales@sanantonio.gov
<input type="checkbox"/> Larry Odis larry.odis@sanantonio.gov			

Application #: _____



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LAND DEVELOPMENT
DIVISION
Figure 35-B-13341

1. Commentary:

For information on endangered species habitat within Bexar County as may be established, see 2008 Draft Recovery Plan for Bexar County Karst Invertebrates, available on US Fish and Wildlife Service's website, and Management Guidelines for the Golden-cheeked Warbler in Rural Landscapes by Texas Parks and Wildlife Department available on their website.

2. Applicant Contact Information:

Project Name: <u>Settlers Ridge MDP Amendment</u>		E-mail: _____
Property Owner: <u>Sivage Investments, Ltd.</u>	Address: <u>17319 San Pedro, Suite 140, San Antonio, TX</u>	Zip code: <u>78232</u> Phone: <u>(210) 403-4750</u>
Agent: _____	Address: _____	E-mail: _____
Contact Person Name: <u>Michael Sivage</u>	Address: _____	Zip code: _____ Phone: _____
Company: <u>Sivage Investments, Ltd.</u>	Address: _____	E-mail: <u>msivage@sivage.com</u>
Address: <u>17319 San Pedro, Suite 140, San Antonio, TX</u>	Address: _____	Relationship to Owner: <u>Owner</u>
	Address: _____	Zip code: <u>78232</u> Phone: <u>(210) 403-4750</u>

3. Property Location:

Property address or nearest street intersection if address not available: 3 miles NW of 151 & 1604
 Acres: 337.46 Ferguson map grid: 545 B7 USGS Grid: San Geronimo & Helotes
In addition to this form, please submit an aerial map designating property boundaries based on the most recently available imagery. Maps can be obtained from www.sanantonio.gov/dsd and saved into a PDF format.

4. Application Type (check one):

<input checked="" type="checkbox"/> Master Development Plan (MDP)	<input type="checkbox"/> Tree Permit
<input type="checkbox"/> Major Plat	<input type="checkbox"/> Planned Unit Development (PUD) Plan
<input type="checkbox"/> Development Plat	<input type="checkbox"/> Minor Plat

5. Endangered Species Act Coverage (check one):

<input type="checkbox"/> The activity subject to the application to the City of San Antonio is covered under an existing Section 10(a) permit or a Section 7 Biological Opinion analyzing the activity as proposed, and the activity is identical or very similar to the activity proposed in permit and located in the same geographic location. <i>Skip to section 7, no affidavit required.</i>
<input type="checkbox"/> The activity subject to the application to the City of San Antonio is covered by participation in an approved Regional Habitat Conservation Plan. <i>Skip to section 7, no affidavit required.</i>
<input checked="" type="checkbox"/> The activity subject to the application to the City of San Antonio is not covered by an existing Section 10(a) permit or a Section 7 Biological Opinion nor participation in an approved Regional Habitat Conservation Plan. <i>(Complete sections 6, 7 and 8 (if applicable) below)</i>



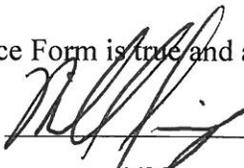
HABITAT COMPLIANCE FORM

6. Description for Activities Without Coverage (check one box for both sections A and B):

<p>A. Golden-cheeked Warbler Endangered Species</p>	<p><input checked="" type="checkbox"/> There is no requirement for coverage of this listed species because no part of the tract subject to the application to the City of San Antonio contains habitat types that may be used by Golden-cheeked Warblers as set forth in <i>Management Guidelines for the Golden-cheeked Warbler in Rural Landscapes, Texas Parks and Wildlife Department, available on their website</i>. While this requirement applies throughout the jurisdiction of the City of San Antonio, based on the U.S. Fish & Wildlife Service Recovery Plan maps for Golden-cheeked Warblers, there is a rebuttable presumption that areas located inside of Loop 1604 that are within the jurisdiction of the City of San Antonio, as well as areas located to the south of U.S. Highway 90 and east of Interstate Highway 35, do not contain habitat.</p> <p><input type="checkbox"/> The tract subject to the application to the City of San Antonio is within a presumptive habitat areas and an Endangered Species Survey has been completed within the last 3 years by a Biologist permitted by U.S. Fish and Wildlife and copies sent to: U.S. Fish and Wildlife (USFWS) Ecological Services Field Office, 10711 Burnet Road, Suite 200, Austin, TX 78758</p> <p><input type="checkbox"/> The tract subject to the application to the City of San Antonio is within a presumptive habitat area and no Endangered Species Survey has been submitted to U.S. Fish and Wildlife. <i>(Selecting this box requires the applicant to complete the Habitat Compliance Affidavit in Section 8 below.)</i></p>
<p>B. Karst Invertebrate Endangered Species</p>	<p><input checked="" type="checkbox"/> There is no requirement for coverage of these listed species because no part of this tract subject to the application to the City of San Antonio is located within karst zone 1 or 2 of the areas in Bexar County identified as karst zones in the USFWS 2008 Draft Bexar County Karst Invertebrates Recovery Plan.</p> <p><input type="checkbox"/> The tract or portions of the tract subject to the application to the City of San Antonio is located within Karst Zone 1 or 2 as identified in the U.S. Fish & Wildlife 2008 Draft Bexar County Karst Invertebrates Recovery Plan and an Endangered Species Survey has been completed by a Biologist permitted by U.S. Fish and Wildlife and copies sent to: U.S. Fish and Wildlife (USFWS) Ecological Services Field Office, 10711 Burnet Road, Suite 200, Austin, TX 78758</p> <p><input type="checkbox"/> The tract or portions of the tract subject to the application to the City of San Antonio is located within Karst Zone 1 or 2 as identified in the U.S. Fish & Wildlife 2008 Draft Bexar County Karst Invertebrates Recovery Plan and no Endangered Species Survey has been submitted to U.S. Fish and Wildlife. <i>(Selecting this box requires the applicant to complete the Habitat Compliance Affidavit in Section 8 below.)</i></p>

7. Owner or Authorized Representative (form is considered incomplete without this section):

I certify that the information provided in this Habitat Compliance Form is true and accurate.

Print Name: Michael Sivage Signature: 

Address: 4902 Alameda Blvd. NE City: Albuquerque State: NM ZipCode: 87113

E-mail: msivage@sivage.com