



City of San Antonio
Development Services Department

November 16, 2011

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

Re: The Sanctuary – Major Amendment

MDP # 021A-07

Dear Mr. Adame,

The Development Review Committee has evaluated **The Sanctuary** Master Development Plan, Major Amendment or **MDP # 021A-07**. 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.

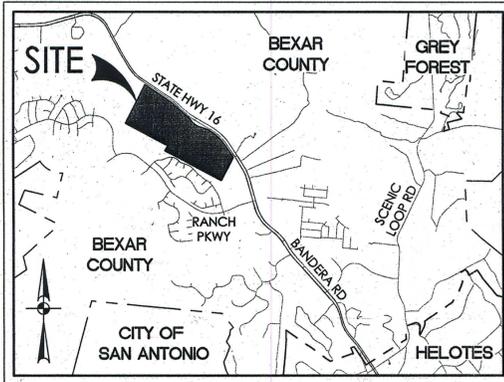
Please note that this action by the committee does not establish any commitment or support for the provision of drainage, utilities services, or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the School District, so they can plan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

Sincerely,

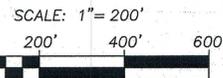
A handwritten signature in black ink, appearing to read 'John P. Jacks'.

John P. Jacks
Interim Assistant Director



LOCATION MAP

MAPSCO MAP GRID: 511F2
NOT-TO-SCALE



LINE TABLE

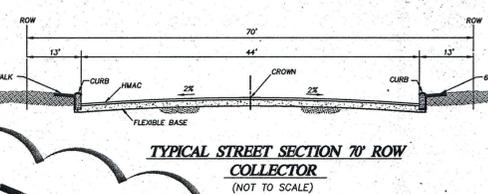
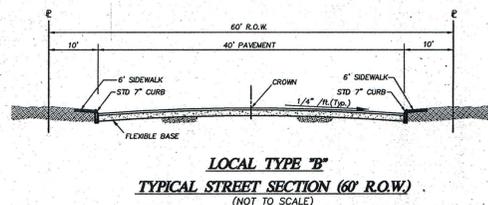
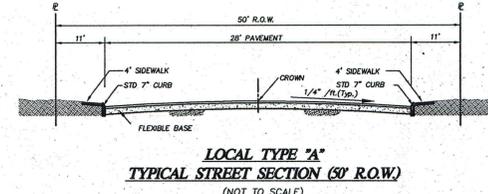
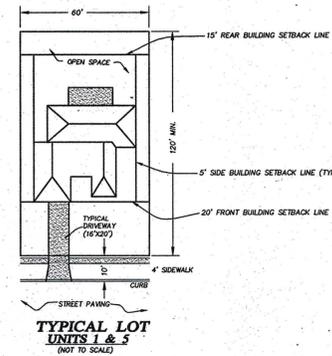
LINE	BEARING	LENGTH
L1	S54°33'19"E	274.81'
L2	S50°17'21"E	275.07'
L3	S48°05'24"E	316.25'
L4	S49°50'09"E	161.90'
L5	S53°42'23"E	177.57'
L6	S31°51'11"E	78.07'
L7	S71°19'56"E	381.06'
L8	S38°03'56"E	216.40'
L9	S52°38'02"E	170.51'
L10	S47°08'42"E	114.14'
L11	N75°50'12"W	218.29'
L12	S67°19'22"W	247.28'
L13	S80°29'45"W	57.95'
L14	S52°24'50"W	57.88'
L15	S44°31'19"W	57.85'
L16	S36°10'29"W	55.81'
L17	S26°48'07"W	76.52'
L18	S19°01'04"W	60.55'
L19	N27°34'06"E	224.33'
L20	S33°38'34"E	70.01'
L21	S89°01'44"W	181.13'
L22	S33°38'34"E	14.94'
L23	N56°21'26"E	50.00'
L24	N33°38'34"W	120.00'
L25	N56°21'26"E	50.01'
L26	S33°38'34"E	14.28'
L27	N54°45'13"E	181.14'
L28	N33°38'34"W	99.28'

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	622.97'	39°25'24"	S51°39'08"E	420.24'
C2	1130.00'	15°15'34"	N83°27'59"W	300.06'
C3	720.00'	38°05'17"	N72°03'08"W	469.87'
C4	900.00'	14°01'26"	N60°01'12"W	219.74'
C5	15.00'	91°40'19"	S12°11'35"W	21.52'
C6	15.00'	91°36'13"	S79°28'41"E	21.51'
C7	5670.22'	0°57'54"	N33°07'31"W	95.50'

LEGEND:

- RESIDENTIAL PHASE LINE
- ONSITE FLOODPLAIN WITH PARKLAND (SEE PARKLAND CALCULATIONS BELOW)
- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOOD ZONE
- EXISTING CONTOURS
- RECHARGE ZONE
- PLAN BOUNDARY



- NOTE:**
- ALL INTERNAL STREETS WITHIN THE MDP ARE LOCAL TYPE "A" WITH A 50' ROW, 28' PAVEMENT AND 2-1/2" PARKWAYS, UNLESS OTHERWISE NOTED.
 - THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
 - A PORTION OF THE PROPERTY IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, 93.081 ACRES ARE LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
 - SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
 - WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
 - 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 SEC 35-506 (D) (5).
 - SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(G).
 - BASIS OF BEARING: ALL BEARING AND DISTANCES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (NAD '83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) THE GRID TO SURFACE SCALE FACTOR IS 1.000136.
 - THE GRAPHIC LOCATION OF THE SUBJECT TRACT SUPERIMPOSED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, DFIRM PANEL 48029C0205G, DATED SEPTEMBER 29, 2010, INDICATES THAT A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "AE" WHICH IS DEFINED BY FEMA AS "100-YEAR FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS DETERMINED".

DEVELOPER/OWNER:
HELOTES 150, LTD.
14502 BROOKHOLLOW
SAN ANTONIO, TEXAS 78232
PHONE: (210) 402-0866

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

PARKLAND CALCULATIONS

REQUIRED PARKLAND
SINGLE FAMILY RESIDENTIAL 187 LOTS X 1 ACRE/70 LOTS = 2.67 AC.
TOTAL PARKLAND REQUIRED 2.70 AC.

PARKLAND COMPUTATIONS

AREA REQUIRED	=	2.70 AC.
AREA ALLOWED IN FLOODPLAIN	50% X 2.70 =	1.35 AC.
PARKLAND LOCATED WITHIN UNIT-1 & 5B	=	6.80 AC.
PICNIC AREA CREDIT	=	0.25 AC.
TOTAL PARKLAND PROVIDED		8.40 AC.

LAND USE TABLE

LAND USE	AREA (Ac.)
SINGLE FAMILY RESIDENTIAL (NET)	55.77
PARKLAND	6.80
FLOODPLAIN	8.07
TOTAL	70.64

LAND USE AND DENSITY TABLE

UNIT	LAND USAGE	ACREAGE (GROSS)	PARKLAND	FLOODPLAIN	ACREAGE (NET)	# OF LOTS/ UNITS	GROSS DENSITY (LOTS/AC.)
1	RESIDENTIAL	30.80	3.90	0.07	26.83	88	2.86
2	PARKLAND	12.04	--	8.00	4.04	--	--
3	RESIDENTIAL	0.40	--	--	0.40	--	--
5A	RESIDENTIAL	10.18	--	--	10.18	45	4.42
5B	RESIDENTIAL	17.22	2.90	--	14.32	54	3.14
TOTAL		70.64	6.80	8.07	55.77	187	2.65

- REVISION STATEMENT:**
- MAJOR AMENDMENT INCLUDES THE FOLLOWING:
- PROVIDED A SECONDARY ACCESS ROAD AT THE WEST SEGMENT OF THE MASTER PLAN THUS, ISOLATING THE EAST AND WEST PORTION OF THE NEIGHBORHOOD DUE TO THE DESIGN CONSTRAINTS AS A RESULT OF AGGRESSIVE NATURAL TOPOGRAPHY THAT DIVIDE THE SEGMENTS. THE ADDITIONAL ACCESS POINT IS FOR UNITS 1, 5A, AND 5B ACCESS IN COMPLIANCE WITH THE UDC REQUIREMENT TO SEC. 35-506(e)7.
 - REVISED UNITS 3 & 4 FROM 57 LOTS TO A SINGLE HAMMERHEAD STREET APPROXIMATELY 200' IN LENGTH.
 - REVISED UNIT 5 INTERNAL STREETS AND LOT LAYOUT AS A RESULT OF THE ISOLATION OF THE TWO SEGMENTED DEVELOPMENTS.
 - SPLIT UNIT 5 INTO SUB-PHASES UNIT 5A AND UNIT 5B.
 - MODIFIED THE LAND USE AND DENSITY TABLES TO UPDATE THE AFFECTED UNIT AREAS. SOME LAND USE DESCRIPTIONS WERE ALSO ELIMINATED AS THEY ARE NOT APPLICABLE TO THE PLAN.
 - UPDATED FLOODPLAIN AND NOTES BASED ON 9/29/10 EFFECTIVE DFIRM MAP.
 - UPDATED PARK SPACE SUMMARY TABLE.
 - DELETED REDUNDANT STATEMENTS AND UPDATE REFERENCED FLOODPLAIN MAP PANEL OF THE GENERAL NOTES.
 - UPDATED DEVELOPER/OWNER ADDRESS AND CONTACT INFORMATION.
 - DELETED NOTES IN REFERENCE TO SETBACKS.

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

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 MANAGEMENT AGENCY IN ACCORDANCE WITH DFIRM PANEL 48029C0205G DATED SEPTEMBER 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-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:
[Signature] 11-8-11
PAPE-DAWSON ENGINEERS, INC.
[Signature]
HELOTES 150, LTD.

PLAN HAS BEEN ACCEPTED BY

COSA [Signature]
November 16, 2011 021A-07
(Date) (Number)

Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on November 15, 2013
Date

THE SANCTUARY

**MASTER DEVELOPMENT PLAN
MDP NO.: 021A-07
(MAJOR AMENDMENT)**

A 70.64 ACRE TRACT OR 3,077,078 SQUARE FEET MORE OR LESS TRACT OF LAND SITUATED IN COUNTY BLOCKS 4573 AND 4574, BEXAR COUNTY, TEXAS; BEING ALL OF THAT CERTAIN TRACT CALLED 150.42 ACRES IN INSTRUMENT TO REYES CREEK 150, LTD. RECORDED IN VOLUME 9419, PAGE 1279 OF BEXAR COUNTY REAL PROPERTY RECORDS.

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: OCTOBER 2011 · PROJECT No. 6555-80

Date: Nov 08, 2011, 9:29am User: JD, CLW
 File: P:\05165180\Design\Civil\Mapa\MDP055580.dwg

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City of San Antonio Planning & Development Services 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 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>The Sanctuary Master Development Plan #021A-07</u>	
Owner/Agent: <u>Helotes 150, Ltd.</u>	E-mail: _____
Address: <u>14502 Brookhollow, San Antonio, TX</u>	Zip code: <u>78232</u> Phone: <u>(210) 402-0866</u>
Contact Person Name: <u>Jon Adame, P.E.</u>	E-mail: <u>jadame@pape-dawson.com</u>
Company: <u>Pape-Dawson Engineers, Inc.</u>	Relationship to Owner: <u>Engineer</u>
Address: <u>555 East Ramsey, San Antonio, TX</u>	Zip code: <u>78216</u> Phone: <u>(210) 375-9000</u>

Plan Proposal:

Total number of lots: <u>187</u>	Total acreage: <u>70.64</u>
Existing zoning: <u>OCL</u>	Proposed zoning: <u>OCL</u>
Density (dwelling units per acre): <u>2.65 du/ac</u>	Typical residential lot size: _____
Number of dwelling units per phase:	
Phase: <u>1</u> Dwelling units: <u>88</u>	Phase: <u>5A</u> Dwelling units: <u>45</u>
Phase: <u>2</u> Dwelling units: <u>Rec Center</u>	Phase: <u>5B</u> Dwelling units: <u>54</u>
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

Intake Date: _____	Intake By: _____
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Planning & Development Services
Master Plan Review Application

File #: _____

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Site Description:

Jurisdiction: San Antonio City Limits San Antonio ETJ Outside ETJ
City Council District: _____ School District: Northside ISD
Ferguson map grid: 512 A3 USGS Grid: _____
Existing land use(s): Single Family Residential
Description of plan boundaries:
Northwest intersection of Hwy 16 and Ranch Pkwy.

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Existing legal description:
70.64 acre within CB 4573 and 4574, Bexar County, TX

Property Features:

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

Watershed(s): _____

Generalized slope of site: 5%

Valuable natural features (e.g. heritage trees, endangered species habitat, karsts features, etc) on or adjoining site:
Heritage trees but no known not identified species habitat or karst feature

Significant historic resources (e.g. homestead, mill, archeological site) on or adjoining site:
No significant historic resources

Related applications:

Is there a previous MDP (formerly POADP) for this site? YES NO
Name: The Sanctuary File #: 021-07 Date accepted: 7/16/07

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: The Sanctuary Units 1 & 2 Plat #: 080025

Name: The Sanctuary Unit 5A Plat #: 110199

Name: _____ Plat #: _____

Name: _____ Plat #: _____

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.

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

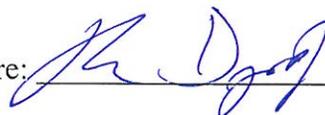
File #: _____

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Owner or Authorized Representative:

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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 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: Norman Dugas Signature: 

Date: November 2, 2011 Phone: (210) 402-0866 Fax: (210) 545-3313

E-mail: dvlopr@satx.rr.com

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

Melissa Ramirez Senior Management Analyst (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
Robert Lombrano Planner (210) 207-5014 Robert.Lombrano@sanantonio.gov	Luz Gonzales Planner (210)207-7898 Luz.Gonzales@sanantonio.gov
	Donna Schueling Planner (210) 207-5016 Donna.Schueling@sanantonio.gov

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Planning & Development Services
Master Plan Review Application

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APPENDIX A: APPLICATION CHECKLIST -3 PM 3: 06

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; 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); **Prev. 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 right-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;

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Planning & Development Services
Master Plan Review Application

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- (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 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). **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 waste 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, pods, pavilions, walking trails, etc.;

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

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Provisions for maintenance funding.

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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;
- 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;

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

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- 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.