



CITY OF SAN ANTONIO  
**DEVELOPMENT SERVICES DEPARTMENT**

December 10, 2012

Shauna Weaver, P.E.  
Pape-Dawson Engineers, Inc.  
555 E. Ramsey  
San Antonio, Texas, 78216

Re: **Krause Tract**

**MDP # 007-12**

Dear Ms. Weaver,

The Development Review Committee evaluated the **Krause Tract** Master Development Plan, **MDP # 007-12**. Enclosed is an accepted and signed copy of the amended 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.

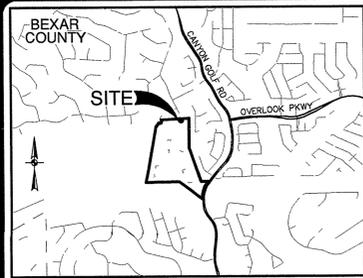
Please note that this action by the committee does not establish any commitment or support for the provision of drainage, utilities, services, or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the School Districts, so they can plan for the development accordingly.

The validity for this project shall expire within twenty-four (24) months from the date of acceptance in accordance with UDC §35-412(i)(1). Should you need further assistance, please contact Donna Camacho, Planner, at (210) 207-5016.

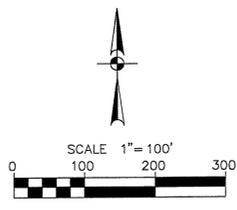
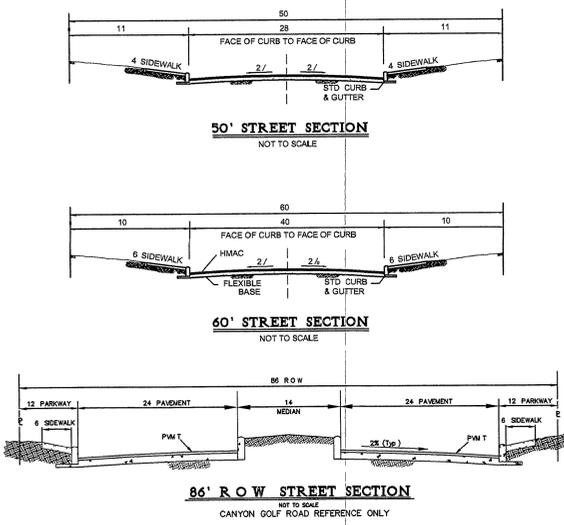
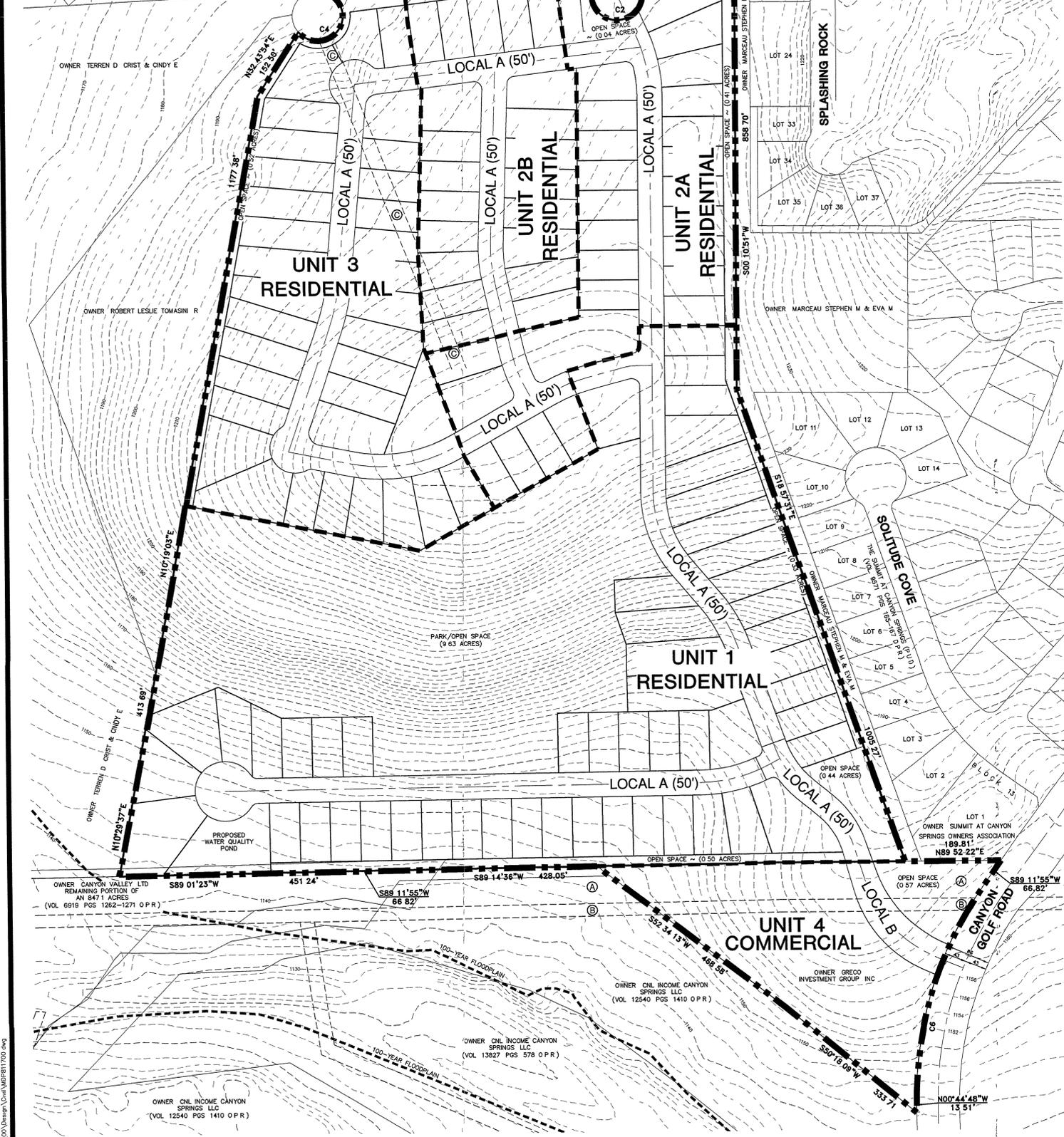
Sincerely,

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

John P. Jacks  
Assistant Director



LOCATION MAP  
MAPSCO MAP GRID 5414B  
SCALE 1"=2000'

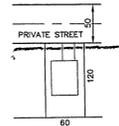
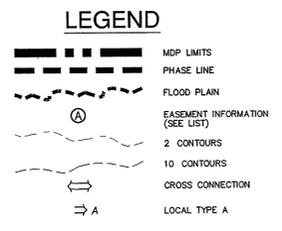


**CURVE TABLE**

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	25.00	42.50.00	S16.59.31 W	18.26	18.69
C2	50.00	265.40.01	N85.34.30 E	73.33	231.84
C3	25.00	42.50.01	N25.50.30 W	18.26	18.69
C4	50.00	188.27.10	N46.28.05 E	99.84	182.71
C5	25.00	42.50.01	N24.50.29 W	18.26	18.69
C6	743.00	36.21.00	S17.25.52 W	463.95	471.45

**LAND USE AND DENSITY TABLE**

UNIT	LAND USAGE	ACREAGE (GROSS)	OPEN SPACE	ACREAGE (NET)	# OF LOTS/EDUs	DENSITY (Lots/Ac)
1	RESIDENTIAL	24.98	10.90	14.08	51	2.04
2A	RESIDENTIAL	7.12	0.45	6.67	27	3.79
2B	RESIDENTIAL	9.60	0.22	9.38	36	3.75
4	COMMERCIAL	4.24	0.57	3.67	N/A	N/A
<b>GRAND TOTALS</b>		<b>51.05</b>	<b>12.66</b>	<b>38.39</b>	<b>135</b>	<b>2.84</b>



**GENERAL NOTES**

- ALL INTERNAL STREETS WITHIN THE MDP RESIDENTIAL UNITS ARE LOCAL TYPE A WITH A 50' STREET SECTION 28' PAVEMENT AND 2-11' PARKWAYS
- THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO
- PROPERTY IS WITHIN 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
- THE FRONT SIDE AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE
- A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE LATEST VERSION OF THE AASHTO MANUAL
- 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 70 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 86 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY)
- CANYON GOLF ROAD (A VARIABLE WIDTH 86' MINIMUM RIGHT-OF-WAY) IS A PUBLIC DEDICATED RIGHT-OF-WAY ADJACENT TO THE MDP BOUNDARY
- REFERENCE STORM WATER MANAGEMENT PLAN FOR ±51.0 ACRES DATED SEPTEMBER 2012
- THE STORMWATER MANAGEMENT PLAN WITH FEE IN LIEU OF WILL BE SUBMITTED DURING THE PLATTING PROCESS
- ALL THE STREETS WITHIN THE DEVELOPMENT WILL BE PRIVATE STREETS

**PLAN HAS BEEN ACCEPTED BY**  
 COSA [Signature]  
 Dec 10, 2012 007-12  
 (Date) (Number)  
 Note: this plan will have to comply with Section 35.412, (b) Scope of approval for validation or plan will expire on  
 Dec 9, 2014  
 Date

**EASEMENT INFORMATION**

NOTE: THESE EASEMENTS ARE LOCATED WITHIN THE PROPERTY AND ADJACENT TO THE PROPERTY

- A 75' C.P.S. EASEMENT (VOL. 5087 PG. 1185-1186 OPR)
- B 25' C.P.S. EASEMENT (VOL. 5087 PG. 1188-1192 OPR)
- C 28' ELECTRIC EASEMENT (VOL. 2445 PG. 262-265 OPR)

**LEGAL DESCRIPTION**

A TOTAL OF 51.056 ACRES OR 2,224,000 SQUARE FEET MORE OR LESS OUT OF A 46.867 ACRE OR 2,041,513 SQUARE FEET MORE OR LESS TRACT OF LAND BEING THE SAME 46.867 ACRE TRACT CONVEYED TO FLORES/SUN BELT - TIMBERWOOD PARK LTD BY INSTRUMENT RECORDED IN VOLUME 15403 PAGES 2433-2439 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS OUT OF THE BEATY SCALE AND FORWOOD SURVEY NO 417 3/8 ABSTRACT 109 COUNTY BLOCK 4848 BEXAR COUNTY TEXAS AND A 4.189 ACRE OR 182,487 SQUARE FEET MORE OR LESS TRACT OF LAND BEING THE SAME TRACT CALLED 4187 ACRE AND CONVEYED TO FLORES/SUN BELT - TIMBERWOOD PARK LTD BY INSTRUMENT RECORDED IN VOLUME 15403 PAGES 2421-2432 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS OUT OF THE B STAFFEL SURVEY NO 4 ABSTRACT 945 COUNTY BLOCK 4929 BEXAR COUNTY TEXAS

NOTE: THE FLOOD PLAN 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 35-8119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:  
 [Signatures]  
 PAPE-DAWSON ENGINEERS INC  
 FULTE HOMES

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

**OWNER**  
 CHARLES AND JOAN KRAUSE  
 1010 MISTY WATER LANE  
 SAN ANTONIO, TEXAS 78260

**DEVELOPER**  
 FULTE HOMES OF TEXAS LP  
 1354 N LOOP 1604 E SUITE 108  
 SAN ANTONIO TEXAS 78232  
 PHONE (210) 496-1985

**PAPE-DAWSON ENGINEERS**  
 555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE 210.375.9000 FAX 210.375.9070  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION # 270

**KRAUSE TRACT**  
 SAN ANTONIO, TEXAS  
 51.054 ACRE TRACT  
 MASTER DEVELOPMENT PLAN

DATE: \_\_\_\_\_ NO. REVISION: \_\_\_\_\_  
 DATE: \_\_\_\_\_ NO. REVISION: \_\_\_\_\_  
 DATE: \_\_\_\_\_ NO. REVISION: \_\_\_\_\_

DATE: Dec 03, 2012 12:05pm User: ID: Bofeluna  
 File: P:\18117\100\Unsup\Civil\MapR11000.dwg

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

MDP # 007-12  
 PLAT NO 8117-00  
 JOB NO SEPTEMBER 2012  
 DATE SEPTEMBER 2012  
 DESIGNER LKO  
 CHECKED DRAWN JAD  
 SHEET 1 OF 1



City of San Antonio DEVELOPMENT SERVICES  
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Master Plan Review 2012 SEP 21 PM 3:58  
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 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)

Applicant Contact Information:

Project Name: <u>Krause Tract MDP</u>	
Owner/Agent: <u>Pulte Homes of Texas, L.P.</u>	E-mail: <u>trey.marsh@pultegroup.com</u>
Address: <u>1354 N. Loop 1604 E, Suite 108</u>	Zip code: <u>78232</u> Phone: <u>(210) 496-1985</u>
Contact Person Name: <u>Shauna Weaver, P.E.</u>	E-mail: <u>sweaver@pape-dawson.com</u>
Company: <u>Pape-Dawson Engineers, Inc.</u>	Relationship to Owner: <u>Engineer</u>
Address: <u>555 E. Ramsey, San Antonio, TX</u>	Zip code: <u>78216</u> Phone: <u>(210) 375-9000</u>

Plan Proposal:

Total number of lots: <u>133</u>	Total acreage: <u>51.05</u>
Existing zoning: <u>OCL</u>	Proposed zoning: <u>OCL</u>
Density (dwelling units per acre): <u>2.61</u>	Typical residential lot size: <u>7200 SF</u>
Number of dwelling units per phase:	
Phase: <u>1</u> Dwelling units: <u>51</u>	Phase: _____ Dwelling units: _____
Phase: <u>2</u> Dwelling units: <u>49</u>	Phase: _____ Dwelling units: _____
Phase: <u>3</u> Dwelling units: <u>33</u>	Phase: _____ Dwelling units: _____

Complete this subsection for PUD Plans only:

Private street(s), linear feet of street: \_\_\_\_\_  Public street(s), linear feet of street: \_\_\_\_\_

Total open space: \_\_\_\_\_ Percent open space (total open space divided by total acreage): \_\_\_\_\_ %

Gated     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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City of San Antonio  
 Development Services  
 Master Plan Review Application

File #: \_\_\_\_\_

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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 CSRA applicants 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: Shauna Weaver, P.E. Signature: 

Date: 9.21.12 Phone: (210) 375-9000 Fax: (210) 375-9040

E-mail: sweaver@pape-dawson.com

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

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



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Master Development Plan  
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Completeness Review



Project Name: Krause Tract MDP  
Project Engineers/Surveyors or Firm Name: Pape-Dawson Engineers, Inc.  
Address: 555 E. Ramsey, San Antonio, TX 78216  
Contact Person Name: Leslie Ostrander, P.E.  
Phone: (210) 375-9000 Fax: (210) 375-9040 E-mail: lostrander@pape-dawson.com

Master Plan Application Type (check one):

- Master Development Plan (MDP)
- Master Development Plan Amendment
  - Major
  - Minor
- MDP/ P.U.D. Plan (combination)
- Flexible Development Plan (FDP)
  - Urban Development (UD)
  - Farm and Ranch (FR)
  - Rural Development (RD)
  - Mixed Light Industrial (MI-1)
  - Mixed Heavy Industrial (MI-2)
- Form Based Zone District (FBZD)
- Planned Unit Development (PUD)
- Planned Unit Development Amendment
  - Major
  - Minor
- Mixed Use District (MXD)
- Traditional Neighborhood Development (TND)
- Master Planned Community District (MPCD)
- Military Airport Overlay Zone (MAOZ)
- Manufactured Home Park Plan (MHPP)
- Alternative Pedestrian Plan (APP)

To be accepted for review a Plan shall comply with the provisions of the Unified Development Code.

Required Items for Completeness Review

Items Submitted	Staff Inventory	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Completed and signed Application Form
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plan Review Fee
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Digital information in xxx.DWG or xxx.DXF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8 1/2 "x 11" Reduced Copy
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storm Water Management Plan (2 copies)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Traffic Impact Analysis (TIA) (4 copies) – FEE Received <input type="checkbox"/>
		Indicate type: <input type="checkbox"/> Worksheet <input checked="" type="checkbox"/> Level 1 <input type="checkbox"/> Level 2 <input type="checkbox"/> Level 3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parks Review Fee
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Habitat Compliance Form (signed original) & Aerial photo – both items will require an original to be submitted & digital file (PDF), do not email.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	20 copies (folded) with Land Entitlements Office, MDP Division Request for Review form (attached) for respective departments or agencies. If project is an MDP/PUD combination, two sets of everything is required.
		<input type="checkbox"/> Master Development Plan/ Major Thoroughfare
		<input type="checkbox"/> Historic
		<input type="checkbox"/> Disability Access (Sidewalks)
		<input type="checkbox"/> Zoning
		<input type="checkbox"/> SAWS Aquifer
		<input type="checkbox"/> Bexar County Public Works
		<input type="checkbox"/> Storm Water Engineering
		<input type="checkbox"/> Traffic & Streets
		<input type="checkbox"/> Trees Preservation
		<input type="checkbox"/> Parks
		<input type="checkbox"/> Bicycle Mobility
		<input type="checkbox"/> Other:

For Staff Use Only

Complete  Incomplete

Completeness Review By: \_\_\_\_\_ Date: \_\_\_\_\_

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Development Services  
Master Plan Review Application

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- (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;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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