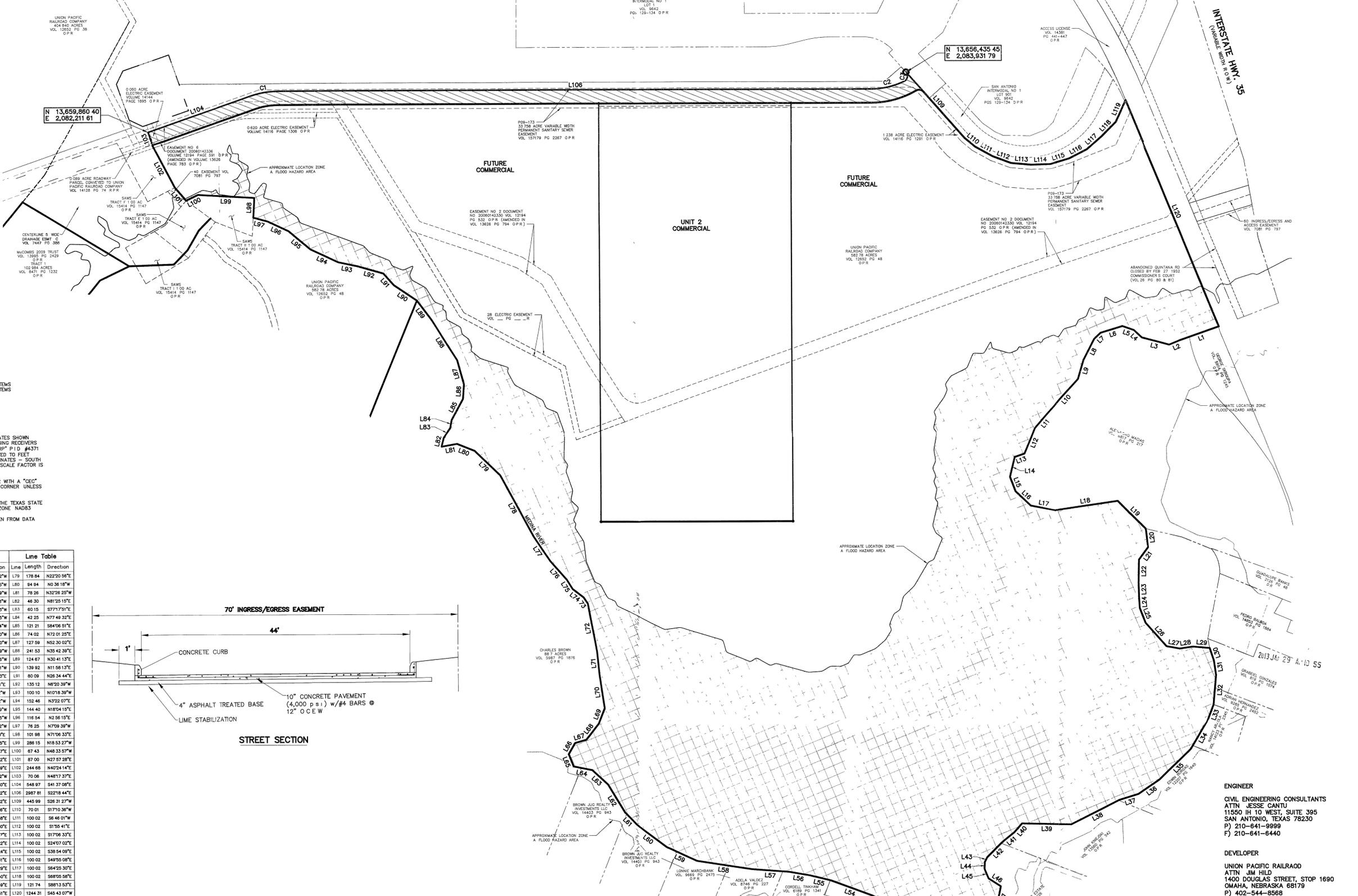




LEGEND

[Symbol]	COMMERCIAL PROPERTY
[Symbol]	FLOOD PLAN
[Symbol]	EXISTING ROAD
[Symbol]	PROPOSED ROAD

UNION PACIFIC RAILROAD COMPANY
694.862 ACRES
VOL. 12552 PG 36
O.P.R.



AREAS

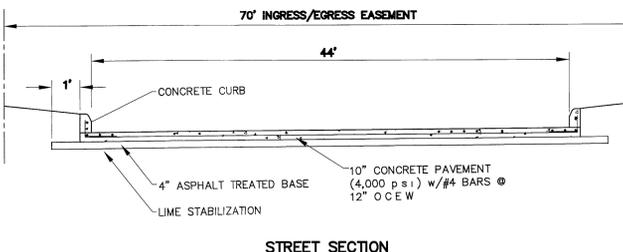
PROPOSED COMMERCIAL	=	47,300 ACRES
FUTURE COMMERCIAL	=	131,764 ACRES
FLOOD PLAN	=	117,969 ACRES
PROPOSED ROAD	=	6,285 ACRES

UTILITY PURVEYORS

WATER	SAN ANTONIO WATERY SYSTEMS
SEWER	SAN ANTONIO WATERY SYSTEMS
TELEPHONE	AT&T
GAS & ELECTRIC	CP&S ENERGY
CABLE TELEVISION	TIME WARNER CABLE

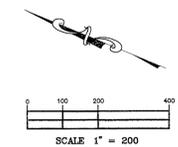
- NOTES**
- 1) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION "SAN ANTONIO RRR" P.I.D. #4371 DATUM IS NAD83 (ADJUSTMENT 1983) CONVERTED TO FEET. COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID THE COMBINED SCALE FACTOR IS 1.00017
 - 2) MONUMENTATION AS SHOWN A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS FOUND AT EACH PROPERTY CORNER UNLESS NOTED OTHERWISE
 - 3) THE BASIS OF BEARING SHOWN HEREIN IS THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD83
 - 4) THE CONTOURS SHOWN HEREON WERE TAKEN FROM DATA PROVIDED BY OTHERS

Line	Length	Direction	Line	Length	Direction	Line	Length	Direction
L1	205.91	N42°07'16"W	L40	59.28	N72°00'52"W	L79	178.84	N22°20'58"E
L2	59.08	N45°13'53"W	L41	79.22	N61°32'25"W	L80	94.94	N0°36'19"W
L3	140.53	N71°12'36"W	L42	106.88	N67°33'59"W	L81	78.26	N32°26'25"W
L4	54.61	N21°39'24"E	L43	27.74	N86°01'13"W	L82	46.30	N61°25'15"E
L5	61.34	N37°01'07"W	L44	35.47	S89°22'53"W	L83	60.15	S77°17'51"E
L6	116.15	N37°12'07"W	L45	52.00	S45°37'45"W	L84	43.25	N77°49'32"E
L7	44.72	N63°58'42"W	L46	73.79	S10°36'54"W	L85	121.21	S84°06'51"E
L8	119.53	N82°10'22"W	L47	120.58	S79°08'10"W	L86	74.02	N72°01'25"E
L9	102.05	S84°08'54"W	L48	78.21	N59°05'00"W	L87	127.59	N52°30'02"E
L10	232.67	N70°21'30"W	L49	100.25	N43°08'29"W	L88	241.53	N35°42'39"E
L11	101.28	N71°36'19"W	L50	114.17	N31°48'46"W	L89	124.67	N30°41'13"E
L12	139.92	N89°43'00"W	L51	89.29	N10°23'01"W	L90	139.92	N11°58'13"E
L13	51.89	N41°29'58"W	L52	58.39	N16°09'13"E	L91	80.09	N26°34'44"E
L14	104.57	S80°54'55"W	L53	245.64	N52°51'E	L92	135.12	N6°20'39"W
L15	78.94	S45°59'11"W	L54	228.47	N215°12'W	L93	100.10	N1018°39"W
L16	105.25	S21°12'29"W	L55	110.01	N8°31'42"W	L94	152.46	N322°07'E
L17	125.57	S11°20'54"E	L56	104.73	N121°0'09"W	L95	144.40	N18°04'15"E
L18	321.34	S30°39'09"E	L57	185.17	N17°57'25"W	L96	116.54	N2°56'15"E
L19	199.09	S22°56'11"W	L58	277.20	N13°23'30"W	L97	78.25	S7°06'30"E
L20	84.87	S82°46'47"W	L59	169.31	N2°32'10"E	L98	121.89	S7°06'30"E
L21	78.14	N78°21'17"W	L60	192.71	N14°52'05"E	L99	288.15	N18°53'27"W
L22	117.48	S68°35'44"W	L61	85.09	N22°05'47"E	L100	87.43	N48°33'57"W
L23	69.00	S65°54'08"W	L62	166.00	N36°30'22"E	L101	87.00	N27°57'28"E
L24	60.78	S64°03'28"W	L63	108.26	N20°32'30"E	L102	244.68	N40°24'14"E
L25	79.99	S48°34'39"W	L64	94.20	N10°59'32"W	L103	70.06	N48°17'37"E
L26	158.75	S28°29'14"W	L65	67.32	N45°56'30"E	L104	548.97	S41°37'08"E
L27	67.72	S12°14'44"E	L66	65.20	S82°47'42"E	L105	298.81	S22°18'44"E
L28	66.06	S30°42'56"E	L67	58.86	S38°54'42"E	L106	445.99	S26°31'27"W
L29	85.35	S17°19'25"E	L68	101.62	S74°59'36"E	L107	70.01	S17°10'36"W
L30	66.67	S49°29'30"W	L69	83.84	N88°25'48"E	L108	100.02	S8°48'01"W
L31	73.48	S59°28'08"W	L70	171.73	N59°09'50"E	L109	100.02	S15°51'41"E
L32	151.73	S72°16'21"W	L71	120.38	N61°53'22"E	L110	100.02	S17°06'33"E
L33	92.76	S88°08'33"W	L72	248.70	N56°54'22"E	L111	100.02	S24°07'02"E
L34	160.92	N82°05'00"W	L73	38.15	N33°46'24"E	L112	100.02	S38°54'09"E
L35	222.62	N66°55'27"W	L74	70.09	N19°29'37"E	L113	100.02	S49°05'06"E
L36	128.31	N07°31'07"W	L75	58.33	N38°59'29"E	L114	100.02	S64°25'30"E
L37	101.54	N38°45'03"W	L76	128.62	N28°32'40"E	L115	100.02	S68°05'56"E
L38	273.84	N46°20'02"W	L77	150.08	N34°18'49"E	L116	121.74	S98°13'53"E
L39	251.74	N21°01'35"W	L78	354.14	N38°37'41"E	L117	1244.31	S45°43'07"W



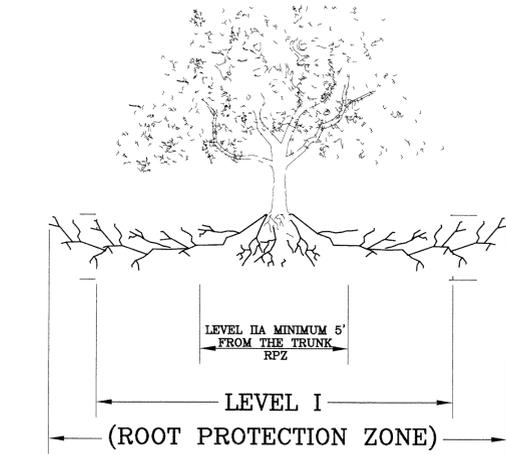
Curve Table

Curve	Length	Radius	Delta	Chord	Direction	Chord Length	Tangent
C1	146.58	435.00	19°18'24"	S31°57'56"E		145.89	73.99
C2	169.36	365.00	26°35'07"	S35°38'18"E		167.85	86.23
C3	54.76	30.00	104°34'41"	N78°48'48"E		47.47	38.80



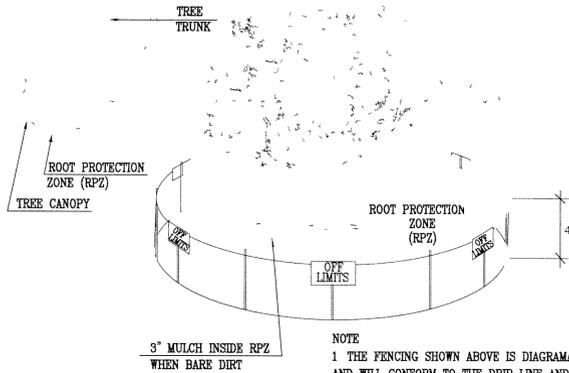
<p>DESIGNED BY: JFC</p> <p>DRAWN BY: CHC</p> <p>DATE: JANUARY 2018</p> <p>JOB NO.: ED40080</p>		<p>DON DURDEN, INC. 615 COMMERCE STREET, SUITE 505 SAN ANTONIO, TEXAS 78203-1037 TEL: (210) 641-9999 FAX: (210) 641-9999 REGISTRATION # 2214</p>
<p>SAN ANTONIO INTERMODAL MASTER DEVELOPMENT PLAN</p>		
<p>DESCRIPTION</p>		
<p>REV. DATE</p>		
<p>UNION PACIFIC RAILROAD SAN ANTONIO INTERMODAL MASTER DEVELOPMENT PLAN</p>	<p>ENGINEER ATTN: JESSE CARLU 11550 IH 10 WEST, SUITE 395 SAN ANTONIO, TEXAS 78230 P) 210-641-9999 F) 210-641-6440</p>	<p>DEVELOPER UNION PACIFIC RAILROAD ATTN: JIM HILD 1400 DOUGLAS STREET, STOP 1690 OMAHA, NEBRASKA 68179 P) 402-544-8568 F) XXX</p>
<p>SHEET NO.</p>	<p>MDP-12</p>	
<p>1</p>		

TREE PROTECTION DETAILS



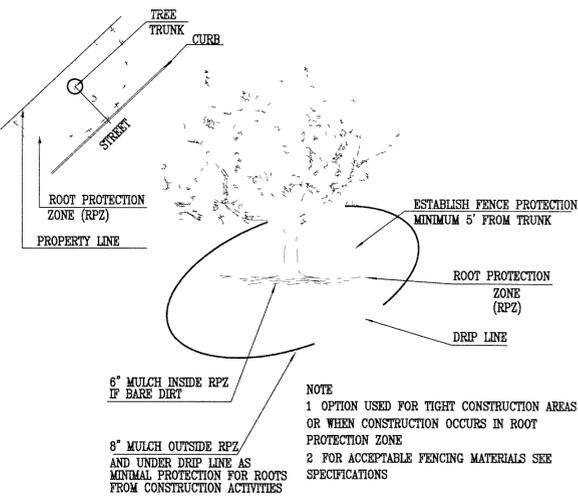
111 ELEVATION
N T S

ROOT PROTECTION ZONE—THE ROOT PROTECTION ZONE IS A CIRCULAR AREA AROUND A TREE THAT IS BASED ON THE DIAMETER OF THE TREE EACH 1 INCH DIAMETER OF THE TREE EQUALS 1 FOOT RADIUS FOR ROOT PROTECTION ZONE



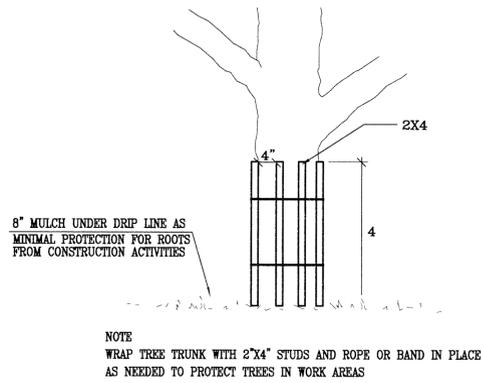
112 LEVEL I & FENCE PROTECTION
N T S

NOTE
1 THE FENCING SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PROJECT BOUNDARY
2 FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS



113 LEVEL II A FENCE PROTECTION
N T S

NOTE
1 OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE
2 FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS

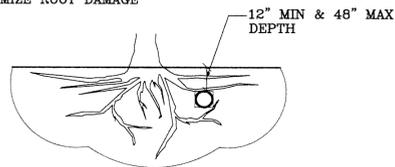


114 LEVEL II B FENCE PROTECTION
N T S

NOTE
WRAP TREE TRUNK WITH 2"x4" STUDS AND ROPE OR BAND IN PLACE AS NEEDED TO PROTECT TREES IN WORK AREAS

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER

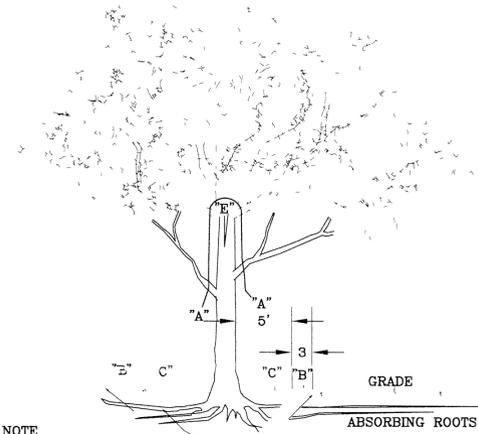
TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED



116 NEW TREE PLANTING DETAIL
N T S



NOTE

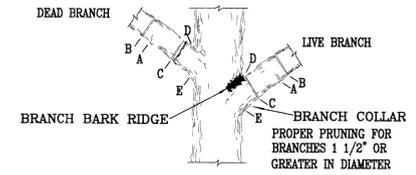
A" REMOVE BULKY TREE PARTS "SHRED" AND/OR HAUL SEPARATELY

B" BEGIN EXCAVATION APPROX 8' FROM THE TRUNK - CUT THRU ANCHOR ROOTS AT AN ANGLE - 3 TO 4' DEEP

C" USING TREE TRUNK AS A LEVER PUSH AT POINT "E" TO REMOVE TREE BOLE AND LARGE FEEDER ROOTS (4" TO 10" IN DIAM)

D" BACKFILL HOLE AND CLEAN UP

117 TREE REMOVAL DIAGRAM
N T S



NOTE DO NOT CUT FROM D TO E

- A. FIRST CUT - TO PREVENT THE BARK FROM BEING PEELLED WHEN THE BRANCH FALLS
- B. SECOND CUT - TO REDUCE THE WEIGHT OF BRANCH
- C. FINAL CUT - ALLOW FOR HEALING COLLAR BUT NO STUBS
- D. BRANCH RIDGES - INDENT PROPERLY BRANCH RIDGES WHICH ARE SITE FOR DECAY

FOR OAKS ONLY PAINT ALL WOUNDS OR CUTS WITH PRUNING PAINT WITHIN 20 MIN TO PREVENT THE SPREAD OF OAK WILT

118 BRANCH PRUNING DETAIL
N T S

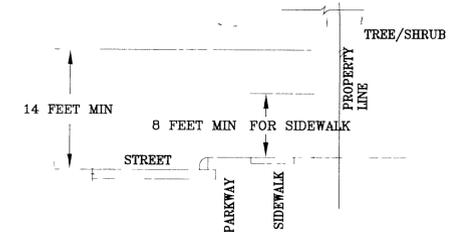


FIGURE No 2

A MINIMUM BRANCH CLEARANCE OF 14 FEET ABOVE STREET ELEVATION MUST BE MAINTAINED FROM THE PROPERTY LINE TO THE CURB LINE AS PRESCRIBED BY PROJECT MANAGER

119 BRANCH CLEARANCE DETAIL
N T S

GENERAL NOTES

- 1 ALL THE TREES WITH A DIAMETER GREATER THAN 3 INCHES AFFECTED BY CONSTRUCTION SHALL HAVE THE LIMBS AND ROOTS TRIMMED AND PRUNED ACCORDING TO ITEM No 802 TREE PRUNING SOIL AMENDING AND FERTILIZATION UNLESS SPECIFIED TREES SHALL RECEIVE LEVEL 2 PROTECTION AS PER ITEM No 802 TREES TO RECEIVE LEVEL 1 PROTECTION AS PER ITEM No 802 ARE SHOWN ON TREE PROTECTION TABLE ON THIS SHEET
- 2 ALL TREES SHALL REMAIN UNLESS NOTED ON THE PLANS
- 3 NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED
- 4 TREE PROTECTION FENCING SHALL BE REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION
- 5 THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN THREE INCHES IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR
- 6 THE ROOT PROTECTION ZONE IS THAT AREA SURROUNDING A TREE AS MEASURED BY A RADIUS FROM THE TREE TRUNK IN WHICH NO EQUIPMENT VEHICLES OR MATERIALS MAY OPERATE OR BE STORED THE REQUIRED RADIUS LENGTH IS 1 FOOT PER DIAMETER INCH OF THE TREE FOR EXAMPLE A 10-INCH DIAMETER TREE WOULD HAVE A 5-FOOT RADIUS ROOT PROTECTION ZONE AROUND THE TREE ROOTS OR BRANCHES THAT ARE IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS LIVE OAK WOUNDS SHALL BE PAINTED OVER WITHIN 20 MINUTES TO PREVENT OAK WILT
- 7 ACCESS TO FENCED AREAS WILL BE PERMITTED ONLY WITH THE APPROVAL OF THE ENGINEER OR CITY INSPECTOR
- 8 GRADING IF REQUIRED, SHALL BE LIMITED TO A 3 INCH CUT OR FILL WITHIN THE FENCED ROOT ZONE AREAS
- 9 TREES SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS SHALL BE REMOVED BY HAND AS DIRECTED BY THE PROJECT MANAGER OR CITY INSPECTOR
- 10 TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE ENGINEER'S SATISFACTION
- 11 EXPOSED ROOTS SHALL BE COVERED AT THE END OF EACH DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL MULCH OR WET BURLAP
- 12 ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST PRIOR TO ITS REMOVAL

119 GENERAL NOTES

DESIGNED BY: JFC
DRAWN BY: MPS
DATE: JAN 2013
JOB NO.: E0420800

CIVIL ENGINEERING CONSULTANTS
49 a DON DUROEN, INC.
11550 IH 10 WEST SUITE 395
SAN ANTONIO, TEXAS 78230 1037
TEL (210) 841 9999
FAX (210) 841 6440
REGISTRATION #F-2214

CEC

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JESSE F. CANTU II, P.E. NO. 99889 ON 1/29/13 DATE

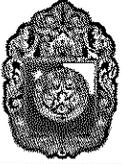


DESCRIPTION
REV DATE

SAN ANTONIO INTERMODAL
TREE PROTECTION DETAILS
PLAT NO. 130110

SHEET NO

TR2



MASTER PLAN REVIEW
APPLICATION

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2013 JAN 29 AM 10:34

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>San Antonio Intermodal</u>		
Owner/Agent: <u>Union Pacific Railroad / Jim Hild</u>	E-mail: <u>Jlhild@up.com</u>	
Address: <u>1400 Douglas Street - Stop 1690, Omaha, NE</u>	Zip code: <u>68179</u>	Phone: <u>402-544-8614</u>
Contact Person Name: <u>Jesse F. Cantu, P.E.</u>	E-mail: <u>jcantu@cectexas.com</u>	
Company: <u>Civil Engineering Consultants (CEC)</u>	Relationship to Owner: <u>Engineer</u>	
Address: <u>11550 I.H. 10 West Suite 395, SA, TX</u>	Zip code: <u>78230</u>	Phone: <u>210-641-9999</u>

Plan Proposal:

Total number of lots: _____	Total acreage: _____
Existing zoning: <u>OCL</u>	Proposed zoning: <u>OCL</u>
Density (dwelling units per acre): _____	Typical residential lot size: _____
Number of dwelling units per phase:	
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: _____
-----------------------------	---------------------------	-------------------------

Site Description:

DEVELOPMENT SERVICES
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Jurisdiction: San Antonio City Limits San Antonio ETJ Outside ETJ
City Council District: 4 School District: Southwest
Ferguson map grid: 679 D7 & D8 USGS Grid: _____
Existing land use(s): undeveloped

2013 JAN 29 AM 10: 34

Description of plan boundaries:

reference attached MDP

Existing legal description:

reference attached MDP

Property Features:

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

Watershed(s): Medina River Watershed

Generalized slope of site: North to South

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

medina river

Significant historic resources (e.g. homestead, mill, archeological site) on or adjoining site:
reference attached archeological survey

Related applications:

Is there a previous MDP (formerly POADP) for this site? YES NO
Name: _____ File #: _____ Date accepted: _____

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: n/a

List all associated Plats for this site whether approved or pending approval?

Name: San Antonio Plat #: 130110

Name: Intermodal Unit 2 Plat #: _____

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

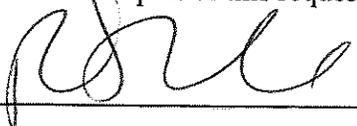
If YES please note that unique development standards have been adopted for projects in TIRZ zones and the CSMA area. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Housing and Neighborhood Services Department at (210) 207-7881. For CSMA requirements call (210) 207-7028.

DEVELOPMENT SERVICES
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2013 JAN 29 AM 10:31

Owner or Authorized Representative:

I, the undersigned, hereby certify that this application and all sketches and data and material 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: RODNEY S. CARROLL
DIRECTOR - REAL ESTATE Signature: 

Date: 1-23-13 Phone: 402-544-2221 Fax: 402-544-0340

E-mail: RScarroll@up.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:

DEVELOPMENT SERVICES

The following are required for FDP, MDP, MXD, MPCD, PUD and TND applications (UDC §35-207, -310.15, -345, -B101, -B109, -B115):

2013 JAN 29 AM 10: 34

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; (owner signed application)
- 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);
- 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).

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.

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

STORM WATER MANAGEMENT:

- Storm water management plan (UDC §35-B119). (2 Copies)

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;

- 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.

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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.

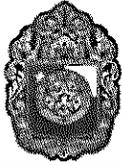
Applications for MAOZ require (UDC §35-334, -B110):

- Site size, location 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;
- 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.



City of San Antonio
Development Services Department
Land Entitlements Section

MASTER DEVELOPMENT PLAN COMPLETENESS REVIEW

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Project Name: San Antonio Intermodal

Project Engineers/Surveyors or Firm Name: Civil Engineering Consultants (CEC)

Address: 11550 I.H. 10 West Suite 395, San Antonio, Texas 78230

Contact Person Name: Jesse F. Cantu, P.E.

Phone: 210-641-9999 Fax: 210-641-6440 E-mail: jcantu@cectexas.com

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)

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

Items Submitted	Staff Inventory	Required Items for Completeness Review
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Completed and signed Application Form
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Plan Review Fee
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Digital information in xxx.DWG or xxx.DXF
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8 1/2 "x 11" Reduced Copy
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Storm Water Management Plan (2 copies)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Traffic Impact Analysis (TIA) (4 copies) – FEE Received <input type="checkbox"/> Indicate type: <input checked="" type="checkbox"/> Worksheet <input type="checkbox"/> Level 1 <input type="checkbox"/> Level 2 <input type="checkbox"/> Level 3
<input type="checkbox"/>	<input type="checkbox"/>	Parks Review Fee
<input checked="" type="checkbox"/>	<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.
<input checked="" type="checkbox"/>	<input checked="" 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"/> Storm Water Engineering <input type="checkbox"/> Historic <input type="checkbox"/> Traffic & Streets <input type="checkbox"/> Disability Access (Sidewalks) <input type="checkbox"/> Trees Preservation <input type="checkbox"/> Zoning <input type="checkbox"/> Parks <input type="checkbox"/> SAWS Aquifer <input type="checkbox"/> Bicycle Mobility <input type="checkbox"/> Bexar County Public Works <input type="checkbox"/> Other: _____

For Staff Use Only

Completeness Review By: RUDX MUJOC Complete Incomplete Date: 1/30/13