

LOCATION MAP
NOT TO SCALE

ENVIRONMENTAL RECOMMENDATIONS

- THIS SITE IS LOCATED OVER THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER RECHARGE ZONE DISTRICT A CONTRIBUTING ZONE PLAN FOR THE ENTIRE DOMINION DEVELOPMENT (FILE NO 1702) WAS APPROVED BY TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) ON JULY 10 2001
 - EXCEEDANCE OF THIS PERCENTAGE MAY REQUIRE PLAN MODIFICATION AND APPROVAL
 - ANY WORK ON THIS PROPERTY SHALL COMPLY WITH ANY AND ALL APPLICABLE REQUIREMENTS IN THE APPROVED PLAN
- PRIOR TO THE RELEASE OF ANY BUILDING PERMITS FOR ADDITIONAL DEVELOPMENTS THE FOLLOWING SHALL BE SUBMITTED TO THE AQUIFER STUDIES DIVISION OF THE SAN ANTONIO WATER SYSTEM
 - A CONTRIBUTING ZONE PLAN SHALL BE SUBMITTED FOR EACH PARTICULAR DEVELOPMENT/USE WITHIN THE AREA BEING CONSIDERED
 - A SET OF SITE SPECIFIC PLANS WHICH MUST HAVE AS SIGNED ENGINEERS SEAL FROM THE STATE OF TEXAS
 - A LETTER FROM TCEQ APPROVING EACH CONTRIBUTING ZONE PLAN
 - A COPY OF THE APPROVED CONTRIBUTING ZONE PLAN
- ANY AREAS PLATTED AS DRAINAGE RIGHT-OF-WAYS BE KEPT IN A VEGETATED CONDITION
- ONLY A MINIMAL AMOUNT OF PESTICIDES HERBICIDES OR FERTILIZERS NEEDED FOR LANDSCAPE MAINTENANCE SHALL BE USED LANDSCAPE AREAS SHALL BE SENSITIVE TO MINIMIZING WATER NEEDS (i.e. USE OF NATIVE PLANTS)
- THE STORAGE HANDLING USE AND DISPOSAL OF ALL OVER THE COUNTER HAZARDOUS MATERIALS WITHIN THIS DEVELOPMENT SHALL BE CONSISTENT WITH THE LABELING OF THOSE MATERIALS FAILURE TO COMPLY WITH THE LABEL WARNINGS MAY CONSTITUTE A VIOLATION OF FEDERAL LAW
- IF ANY SOLUTION OPENINGS CAVE SINKHOLES OR WELLS ARE FOUND DURING EXCAVATION CONSTRUCTION OR BLASTING THE DEVELOPER SHALL IMMEDIATELY HALT CONSTRUCTION WORK AND NOTIFY TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AGENCY AT (210) 490-3096
- THE AQUIFER STUDIES DIVISION STAFF SHALL HAVE THE AUTHORITY TO INSPECT THE SITE TO ENSURE THAT THE APPROVED RECOMMENDATIONS ARE BEING STRICTLY ADHERED TO DURING AND AFTER CONSTRUCTION OF THE PROJECT

P.U.D. PLAN NOTES

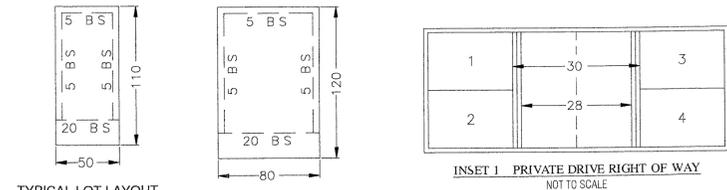
- MAJOR DRAIN EASEMENTS WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS GREENBELT DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION
- STREETS ARE PRIVATE LOCAL TYPE A WITH 34' R.O.W. AND 27' PAVEMENT UNLESS OTHERWISE INDICATED
- WATER AND SANITARY SEWER SYSTEMS TO BE SUPPLIED BY THE SAN ANTONIO WATER SYSTEM OR DESIGNATED AGENCY
- ALL INTERSECTIONS SHALL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF 35-506(d)(5)
- SIDEWALKS ARE NOT REQUIRED FOR THE 34' RIGHT-OF-WAY STREETS BASED ON THE LOW DENSITY OF THIS SUBDIVISION
- THIS DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF 35-503 PARKS AND OPEN SPACE
- TRAFFIC IMPACT ANALYSIS (TIA) FOR THIS PROPERTY WAS PREPARED BY AC GROUP L.L.C.

LAND USE TABLE	
LAND USE	AREA (Ac)
SINGLE FAMILY RESIDENTIAL	32.07
MULTI FAMILY RESIDENTIAL	5.35
COMMERCIAL	1.67
DRAINAGE R.O.W.	0.55
PRIVATE STREETS	5.79
GREENBELT AREAS	2.25
TOTALS	47.68

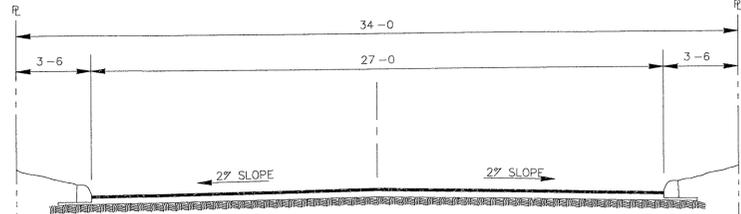
UTILITIES	
SANITARY SEWER	LEON SPRINGS UTILITY
WATER	SAN ANTONIO WATER SYSTEM
ELECTRIC	CITY PUBLIC SERVICE
GAS	GREY FOREST UTILITIES
TELEPHONE	AT&T

PARK SPACE SUMMARY	
REQUIRED PARK SPACE/OPEN SPACE	164 X 1 ACRE = 2.34 AC
70 LOTS	

SINGLE FAMILY ACREAGE/DENSITY TABLE						
PHASE	LAND USE	GROSS AREA (Ac)	NUMBER OF LOTS	DENSITY (LOT/AC)	PRIVATE STREET (Ac)	% OPEN SPACE
1	SINGLE-FAMILY	15.91	71	4.46	1.79	4.23%
	COMMERCIAL	1.67	1	0.60		
2	SINGLE-FAMILY	24.74	91	3.68	4.00	4.99%
	MULTI-FAMILY	5.35	1	0.19		



- LEGEND**
- PUD/LIMITS (DOMINION HILLS SUBDIVISION)
 - 200 NOTIFICATION LINE
 - CENTERLINE OF ROAD
 - BUILDING/UTILITIES OFFSET
 - CONTOUR LINE (MAJOR)
 - FEMA 100 YEAR FLOOD PLAN
 - LOT OWNERSHIP KEY



PRIVATE STREET TYPICAL CROSS SECTION (34' R.O.W.)
NOT TO SCALE

100-YEAR FLOOD PLAIN
PER FEMA FIRM 48029C0115F

DOMINION DRIVE
LOT 1 BLOCK 14
N.C.B. 34753A
THE DOMINION PHASE 1B
(VOL. 9508 PG. 21 D.P.R.)

TYPICAL LOT LAYOUT
PHASE I

TYPICAL LOT LAYOUT
PHASE II

INDEPENDENCE VILLAGE
AT DOMINION
PHASE I
(EXISTING)

PHASE II
30.089 ACRES

NAME AND ADDRESS OF OWNERS	NAME AND ADDRESS OF OWNERS	NAME AND ADDRESS OF OWNERS
1 DOMINION ENCLAVE PARTNERS LTD PO BOX 90087 SAN ANTONIO TX 78209	21 SPIRT JACK 7 BYRON NELSON SAN ANTONIO TX 78257	40 MILLER HARRY 76 ETON GREEN SAN ANTONIO TX 78257
2 SEIDL JEFFEREY D 151 PALMILLA CT SAN ANTONIO TX 78257	22 SMITH JAMES 5 BYRON NELSON SAN ANTONIO TX 78257	41 WOOLFOLK DAVID 74 ETON GREEN CIR SAN ANTONIO TX 78257
3 GARZA PAUL R 147 PALMILLA CT SAN ANTONIO TX 78257	23 URIBE MARIA 3 BYRON NELSON SAN ANTONIO TX 78257	42 WOOLFOLK DAVID 74 ETON GREEN CIR SAN ANTONIO TX 78257
4 NOT AVAILABLE	24 WELLS FARGO 1 BYRON NELSON SAN ANTONIO TX 78257	43 TRAUTMAN JON W 72 ETON GREEN CIR SAN ANTONIO TX 78257
5 NOT AVAILABLE	25 ALVAREZ ROBERT 2 ARNOLD PALMER SAN ANTONIO TX 78257	44 McMAHAN JOHN SAN ANTONIO TX 78257
6 NOT AVAILABLE	26 CAS LIAS FRED 17 KINGS HEATH SAN ANTONIO TX 78257	45 McMAHAN JOHN 70 ETON GREEN CIR SAN ANTONIO TX 78257
7 NOT AVAILABLE	27 ANDERS DIANE HART 15 KINGS HEATH SAN ANTONIO TX 78257	46 TERPOLILLI RALPH SAN ANTONIO TX 78257
8 TARRILLION DENNIS PALMILLA CT SAN ANTONIO TX 78257	28 SINISI NUALA J 13 KINGS HEATH SAN ANTONIO TX 78257	47 TERPOLILLI RALPH 68 ETON GREEN CIR SAN ANTONIO TX 78257
9 LAST NAME FIRST NAME ADDRESS CITY STATE ZIP CODE	29 MAREK JOHN JOSEPH 11 KINGS HEATH SAN ANTONIO TX 78257	48 SAGRAY CHARLES 66 ETON GREEN CIR SAN ANTONIO TX 78257
10 TARRILLION DENNIS PALMILLA CT SAN ANTONIO TX 78257	30 PERRY BRIAN 9 KINGS HEATH SAN ANTONIO TX 78257	49 LEDOUX LOUAN & JIMMY 84 ETON GREEN CIR SAN ANTONIO TX 78257
11 SUBRAMANIAN SHARMA MAHESH 214 ALCANTAR ROAD SAN ANTONIO TX 78257	31 BUCKLEY STEVEN 7 KINGS HEATH SAN ANTONIO TX 78257	50 HINES BOBBY 62 ETON GREEN CIR SAN ANTONIO TX 78257
12 FERNANDEZ LUIS ANTONIO 210 ALCANTAR ROAD SAN ANTONIO TX 78257	32 GAISER GLENN 5 KINGS HEATH SAN ANTONIO TX 78257	51 LEWALLEN JAY M 60 ETON GREEN CIR SAN ANTONIO TX 78257
13 VALENCIA BEATRIZ GONZALEZ 208 ALCANTAR ROAD SAN ANTONIO TX 78257	33 HEATHERAGE DONNA KAY 3 KINGS HEATH SAN ANTONIO TX 78257	52 MINCH JEFFREY 58 ETON GREEN CIR SAN ANTONIO TX 78257
14 BUTZMANN ELIZABETH LOZANO 202 ALCANTAR ROAD SAN ANTONIO TX 78257	34 DOMINION HOMEOWNERS ASSOC SAN ANTONIO TX 78257	53 DOMINION ACQUISITION GROUP 1 DOMINION DRIVE SAN ANTONIO TX 78257
15 ANTARES INVESTMENTS LLC 102 ALCANTAR ROAD SAN ANTONIO TX 78257	35 McCLAUGHERY GLEN 7 KINGS MANOR SAN ANTONIO TX 78257	54 FOUR DOMINION DRIVE LLC 4 DOMINION DRIVE SAN ANTONIO TX 78257
16 TEARNEY BARNEY 17 BYRON NELSON SAN ANTONIO TX 78257	36 TIPPIS MICHAEL JAY 6 ETON GREEN CIR SAN ANTONIO TX 78257	55 PYRAMIDS EXCHANGE LLC 10 DOMINION DRIVE SAN ANTONIO TX 78257
17 WILLIAMS KENT 15 BYRON NELSON SAN ANTONIO TX 78257	37 DOMINION HOMEOWNERS ASSOC SAN ANTONIO TX 78257	56 DOMINION HOMEOWNERS ASSOC SAN ANTONIO TX 78257
18 McLAREN LUKE 13 BYRON NELSON SAN ANTONIO TX 78257	38 DOMINION HOA INC 82 ETON GREEN CIR SAN ANTONIO TX 78257	
19 PAMELA DENCEE HOLLAND LIVING TRUST 11 BYRON NELSON SAN ANTONIO TX 78257	39 VAZQUEZ RAFAEL 78 ETON GREEN CIR SAN ANTONIO TX 78257	
20 DELAPIEDRA FRANCISCO 9 BYRON NELSON SAN ANTONIO TX 78257		

SURVEYORS NOTES

- 1/2" IRON ROD WITH YELLOW CAP SET AT ALL CORNERS UNLESS OTHERWISE NOTED
- BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND
- DIMENSIONS SHOWN ARE SURFACE
- THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORS 996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE

P.U.D. PLAN NO. _____
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

MDP# _____

ISRO ENGINEERING SERVICES P.L.L.C.
8603 CHEYENNE BLUFF
CONVERSE TEXAS 78109
TBP# REGISTRATION NO. F-14466
PHONE (210) 314-7022
MOBILE (956) 236-5615
ISRO GROUP@GMAIL.COM

Date: MAY 26 2013
Design by: AVB
Drawn by: RRR
Checked by: JCR
Scale: 1" = 150'
HORIZONTAL
VERTICAL

THIS DOCUMENT IS FOR REVIEW & COMMENTS ONLY AS RELEASED BY ENGINEER JUAN S. RODRIGUEZ, P.E. LIC # 101255

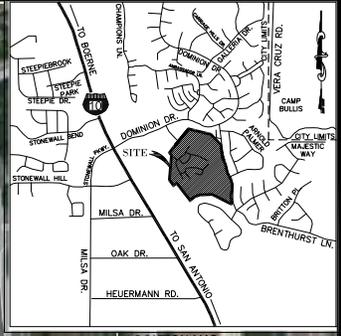
SIERRA MADRE REAL ESTATE
MR. EDUARDO CADENA
318 E. NAKOMA STE. 203
SAN ANTONIO, TEXAS 78216

DOMINION HILLS SUBDIVISION (P.U.D.)
PHASE I & PHASE II
PLANNED UNIT DEVELOPMENT

BEING RECORDED IN VOLUME 14934 PAGES 2286-2288 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE COUNTY RECORDS OF SAN ANTONIO, TEXAS, IN NEW CITY BLOCK (C.B.) 34034 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SHEET NO. _____
PUD--1
1 OF 1

100-YEAR FLOOD PLAIN
PER FEMA FIRM 48029C0115F



DOMINION HILLS SUBDIVISION
PHASE II (17 ACRES) & III (30 ACRES)
PLANNED UNIT DEVELOPMENT

BEING OUT OF A 67.9416 ACRE TRACT AND BEING ALL OF A 0.0013 ACRE TRACT, RECORDED IN VOLUME 14995, PAGES 2280-2298 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE LUDOVIC COLQUHOUN SURVEY No. 24, ABSTRACT No. 133, COUNTY BLOCK 4034, ALL IN NEW CITY BLOCK (N.C.B.) 34034 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

PROPERTY OWNER:
EDUARDO CADENA
SIERRA MADRE REAL ESTATE
318 E. NAKOMA
SAN ANTONIO, TX 78216



ISRO ENGINEERING SERVICES, P.L.L.C.
8603 CHEYENNE BLUFF
CONVERSE, TEXAS 78109
TBPE REGISTRATION NO. : F-14466
PHONE (210) 314-7022
MOBILE (956) 236-5615
ISRO.GROUP@GMAIL.COM

DOMINION HILLS SUBDIVISION P.U.D.

MDP # _____

EXHIBIT 2

PROJECT AERIAL PHOTO

LEGEND	
	PUD/LIMITS (DOMINION HILLS SUBDIVISION)
	200' NOTIFICATION LINE
	CENTERLINE OF ROAD
	BUILDING/UTILITIES OFFSET
	LOT OWNERSHIP KEY

DRAWN BY: JGR **SHEET 1 OF 1**



MASTER PLAN REVIEW APPLICATION

RECEIVED
13 JUN -7 PM 4:16

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 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 checked="" 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>DOMINION HILLS SUBDIVISION P.U.D.</u>	
Owner/Agent: <u>SIERRA MADRE REAL ESTATE</u>	E-mail: <u>cadena@apartments2000.com</u>
Address: <u>318 E. NAKOMA, SAN ANTONIO, TX</u>	Zip code: <u>78216</u> Phone: <u>(210) 492-6850</u>
Contact Person Name: <u>JUAN G. RODRIGUEZ</u>	E-mail: <u>isrogroup@gmail.com</u>
Company: <u>ISRO ENGINEERING SERVICES, PLLC</u>	Relationship to Owner: <u>ENGINEER</u>
Address: <u>8603 CHEYENNE B., CONVERSE, TX</u>	Zip code: <u>78109</u> Phone: <u>(956) 236-5615</u>

Plan Proposal:

Total number of lots: <u>164</u>	Total acreage: <u>47.68</u>
Existing zoning: <u>MF-25 PUD, MSAO 1</u>	Proposed zoning: <u>SAME</u>
Density (dwelling units per acre): <u>3.44</u>	Typical residential lot size: <u>7,500 SF</u>
Number of dwelling units per phase:	
Phase: <u>1</u> Dwelling units: <u>71-RES.</u>	Phase: <u>2</u> Dwelling units: <u>91-RES.</u>
Phase: <u>1</u> Dwelling units: <u>1-COMM.</u>	Phase: <u>2</u> Dwelling units: <u>1-MF</u>
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____

Complete this subsection for PUD Plans only:

<input checked="" type="checkbox"/> Private street(s), linear feet of street: <u>6,850</u>	<input type="checkbox"/> Public street(s), linear feet of street: _____
Total open space: <u>2.24 ACRES</u> Percent open space (total open space divided by total acreage): <u>4.71</u> %	
<input checked="" type="checkbox"/> Gated <input type="checkbox"/> Un-Gated	If gated, type of gate (guard/mag card/key/transmitter/etc.): <u>TRANSMITTER</u>
Construction start date: <u>JANUARY 2014</u>	
X/Y coordinates at major street entrance(s): X: <u>2090832.22 E</u> Y: <u>13783750.37 N</u>	

For City Use Only

Application #: _____	Intake Date: _____	Intake By: _____
-----------------------------	---------------------------	-------------------------

RECEIVED
Site Description:

Jurisdiction: <input checked="" type="checkbox"/> San Antonio City Limits City Council District: <u>8</u> Ferguson map grid: <u>480-A4</u> Existing land use(s): <u>MF-25 P.U.D. MSAO1, MULTI-FAMILY AND/OR SINGLE-FAMIL</u>	<input type="checkbox"/> San Antonio ETJ <input type="checkbox"/> Outside ETJ School District: <u>NORTHSIDE I.S.D.</u> USGS Grid: <u>VAN RAUB</u>
Description of plan boundaries: THE SITE IS FOUND ADJACENT TO A TRIBUTARY CREEK, EXISTING DOMINION OFFICES, EXISTING GOLF COURSE, AND RESIDENTIAL AREAS.	
Existing legal description: 67.9416 ACRE TRACT, LUDOVIC COLQUHOUN SURVEY NO. 24, ABSTRACT NO. 133, COUNTY BLOCK 4034, N.C.B. 34034	

Property Features:

Edwards Aquifer Recharge Zone (check all that apply): <input checked="" type="checkbox"/> Contributing <input type="checkbox"/> Recharge <input type="checkbox"/> Transition <input type="checkbox"/> Artesian
Watershed(s): <u>LEON CREEK</u>
Generalized slope of site: <u>7%</u>
Valuable natural features (e.g. heritage trees, endangered species habitat, karsts features, etc) on or adjoining site: HERITAGE TREES, GOLDEN CHEEK WARBLER
Significant historic resources (e.g. homestead, mill, archeological site) on or adjoining site: NONE.

Related applications:

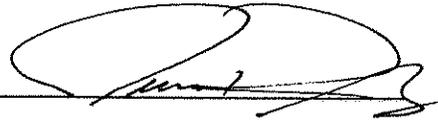
Is there a previous MDP (formerly POADP) for this site? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Name: _____ File #: _____ Date accepted: _____
Is there a corresponding PUD for this site? <input type="checkbox"/> YES <input type="checkbox"/> NO Name: _____ File #: _____ Date approved: _____
Are there any Rights Determinations associated with this site? <input type="checkbox"/> YES <input type="checkbox"/> 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: <u>IND. VILL @ DOMINION, PH</u> Plat #: <u>040210</u> Name: _____ Plat #: _____ Name: _____ Plat #: _____ Name: _____ Plat #: _____ Name: _____ Plat #: _____
Is this project in conjunction with a Tax Increment Reinvestment Zone (TIRZ) Application? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Is this project within the boundaries of the City South Management Authority (CSMA)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<i>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.</i>

RECEIVED

13 JUN -7 PM 4:16

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: JUAN G. RODRIGUEZ, P.E. Signature: 

Date: JUNE 7, 2013 Phone: (956) 236-5615 Fax: _____

E-mail: isrogroup@hotmail.com

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

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

APPENDIX A: APPLICATION CHECKLIST

Submittal Requirements: RECEIVED

The following are required for FDP, MDP, MXD, MPCD, PUD and TND applications (UDC §35-207, -310.15, -345, -B101, -B109, -B113):

13 JUN -7 PM 4:16

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);
- 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);

LAND DEVELOPMENT
SERVICES DIVISION

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.

RECEIVED

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

13 JUN -7 PM 4: 16

STORM WATER MANAGEMENT:

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

LAND DEVELOPMENT SERVICES DIVISION

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 aeriels;
- 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.

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

13 JUN -7 PM 4: 16

- 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.

UDP# 13-00016



City of San Antonio
Development Services Department
Land Entitlements Section

MASTER DEVELOPMENT PLAN COMPLETENESS REVIEW

13 JUN -7 PM 4:16

Project Name: DOMINION HILLS SUBDIVISION P.U.D.

Project Engineers/Surveyors or Firm Name: ISRO ENGINEERING SERVICES, P.L.L.C.

Address: 8603 CHEYENNE BLUFF

Contact Person Name: JUAN G. RODRIGUEZ

Phone: (956) 236-5615

Fax: _____

E-mail: isrogroup@gmail.com

Master Plan Application Type (check one):

<input 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 checked="" 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	<u>Required Items for Completeness Review</u>												
<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 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 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. <table border="0"> <tr> <td><input checked="" type="checkbox"/> Master Development Plan/ Major Thoroughfare</td> <td><input checked="" type="checkbox"/> Storm Water Engineering</td> </tr> <tr> <td><input checked="" type="checkbox"/> Historic</td> <td><input checked="" type="checkbox"/> Traffic & Streets</td> </tr> <tr> <td><input checked="" type="checkbox"/> Disability Access (Sidewalks)</td> <td><input checked="" type="checkbox"/> Trees Preservation</td> </tr> <tr> <td><input checked="" type="checkbox"/> Zoning</td> <td><input checked="" type="checkbox"/> Parks</td> </tr> <tr> <td><input checked="" type="checkbox"/> SAWS Aquifer</td> <td><input checked="" type="checkbox"/> Bicycle Mobility</td> </tr> <tr> <td><input checked="" type="checkbox"/> Bexar County Public Works</td> <td><input type="checkbox"/> Other: _____</td> </tr> </table>	<input checked="" type="checkbox"/> Master Development Plan/ Major Thoroughfare	<input checked="" type="checkbox"/> Storm Water Engineering	<input checked="" type="checkbox"/> Historic	<input checked="" type="checkbox"/> Traffic & Streets	<input checked="" type="checkbox"/> Disability Access (Sidewalks)	<input checked="" type="checkbox"/> Trees Preservation	<input checked="" type="checkbox"/> Zoning	<input checked="" type="checkbox"/> Parks	<input checked="" type="checkbox"/> SAWS Aquifer	<input checked="" type="checkbox"/> Bicycle Mobility	<input checked="" type="checkbox"/> Bexar County Public Works	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Master Development Plan/ Major Thoroughfare	<input checked="" type="checkbox"/> Storm Water Engineering													
<input checked="" type="checkbox"/> Historic	<input checked="" type="checkbox"/> Traffic & Streets													
<input checked="" type="checkbox"/> Disability Access (Sidewalks)	<input checked="" type="checkbox"/> Trees Preservation													
<input checked="" type="checkbox"/> Zoning	<input checked="" type="checkbox"/> Parks													
<input checked="" type="checkbox"/> SAWS Aquifer	<input checked="" type="checkbox"/> Bicycle Mobility													
<input checked="" type="checkbox"/> Bexar County Public Works	<input type="checkbox"/> Other: _____													

For Staff Use Only

Complete

Incomplete

Completeness Review By: _____

Date: _____