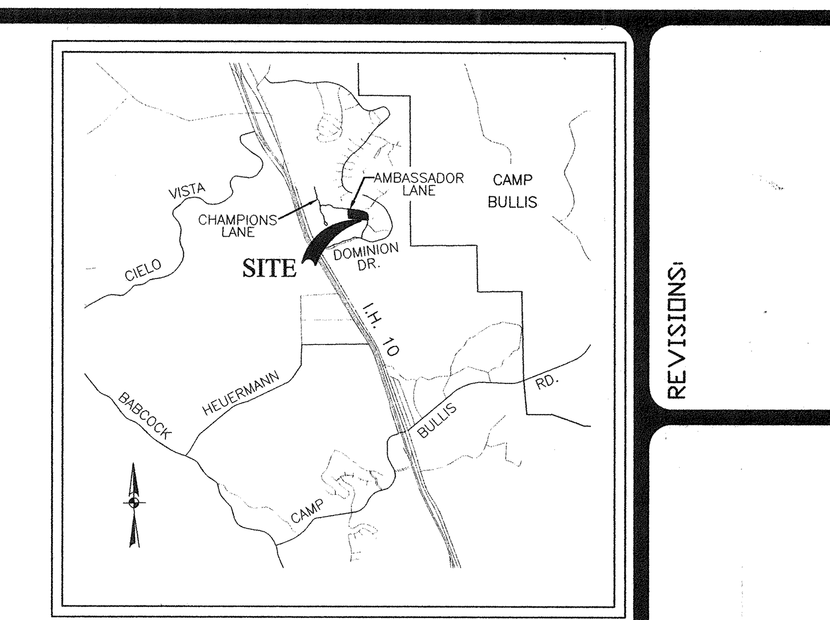
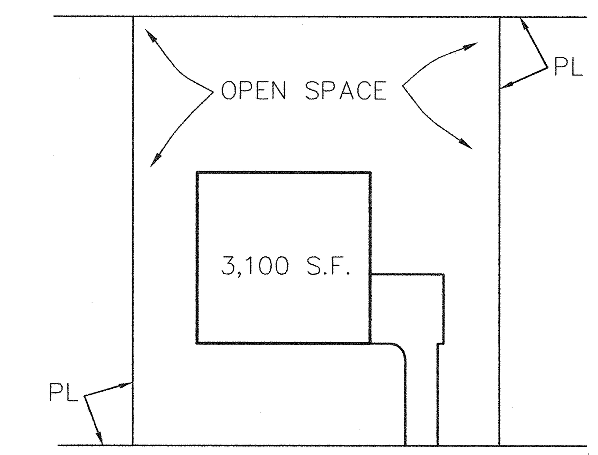
DOMINION COTTAGE ESTATES
(UNITS 5A & 5B)
P.U.D./P.O.A.D.P. PLAN

SCALE : 1"=100'



LOCATION MAP

NOT-TO-SCALE



TYPICAL LOT SIZE

N.T.S.

PLAN HAS BEEN ACCEPTED BY

COSA 9-6-01 #714

(date) (number)

If no plats are filed, plan will expire

On 3-8-03

1st plat filed on

LEGEND:

PUD/POADP

200' ℄ O/S

CLEAR VISION EASEMENT

DENSITY AND OPEN SPACE RATIOS

BASED ZONING DISTRICT	=	P1/R1
PROPOSED DENSITY	=	3.1 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	=	35 %
PROPOSED PERCENTAGE OF OPEN SPACE	=	55.73 %
TOTAL ACRES	=	19.47 ACRES
TOTAL # LOTS UNIT-5A	=	41
TOTAL # LOTS UNIT-5B	=	18

LOT SIZES VARY FROM 8,395 S.F. MIN. TO 21,094 S.F. MAX.
AVERAGE HOME SITE= 3000 S.F. (APPROX.)

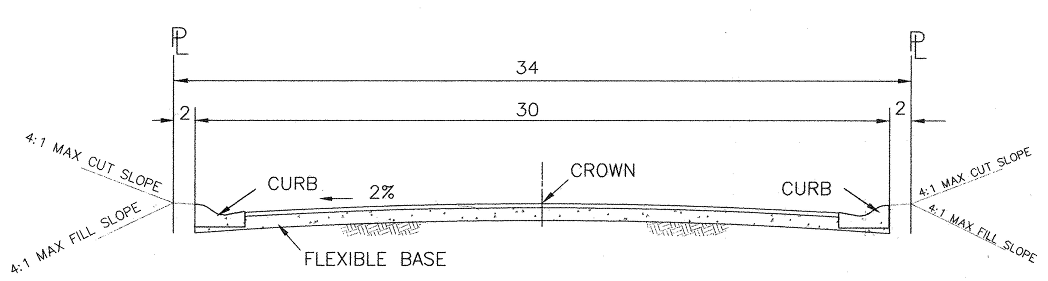
2.70 ACRES	STREET PAVEMENT
1.65 ACRES	DRIVEWAYS (1200 S.F.)
4.27 ACRES	HOUSE SLABS (INCLUDES GARAGES) (TYPICAL 3100 S.F.)
8.62 ACRES	TOTAL

NET OPEN SPACE = (19.47 − 8.62) = 10.85 ACRES / 19.47 ACRES

OPEN SPACE RATIO = 55.73 %

NOTES:

1. LOT SIZES VARY FROM 8,395 S.F. TO 21,094 S.F.
2. ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA (UDC SEC. 35-3339)
3. ALL LAND USE IS DETACHED SINGLE FAMILY RESIDENTIAL.
4. ALL STREETS AND ALLEYS ARE PRIVATE.
5. LOTS ADJACENT TO AMBASSADOR LANE CAN NOT BE ACCESS FROM IT.
6. NONE OF THIS PROPERTY IS SHOWN WITHIN THE 100 YR. FLOOD PLAIN AS INDICATED BY THE FEDERAL EMERGENCY PANEL NO. 48029C0115E DATED FEBRUARY 16, 1996.



PRIVATE STREET SECTION

NOT-TO-SCALE

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

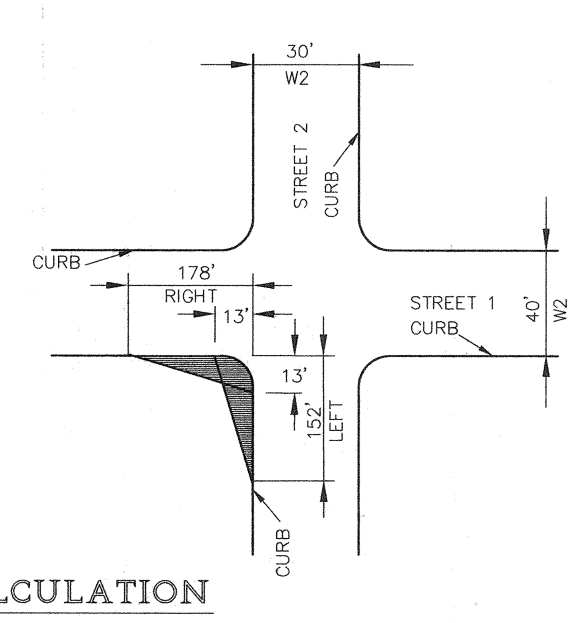
CURB LENGTHS: (TWO WAY TRAFFIC) LEFT-EQUATION A RIGHT-EQUATION D

$$L = \frac{13\ (ISD\ 1\ )}{13 + W1/2 + KA} - 4 = 152 \text{ FT.}$$

$$R = 0.65(ISD2) - (W2/2 + K_D) = 178 \text{ FT.}$$

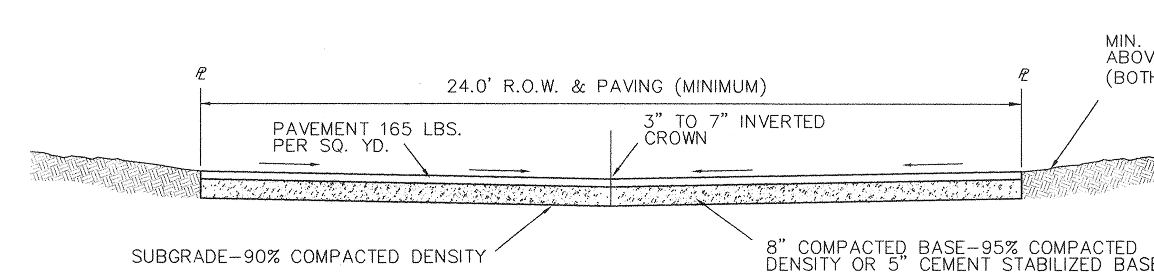
ISD(1) = 480 FT. W1=40 FT. K_A = 7FT. K_D = 2FT.

ISD(2) = 300 FT. W2=30 FT.



CLEAR VISION AREA CALCULATION

NOT-TO-SCALE



TYPICAL ALLEY SECTION

NOT-TO-SCALE

OWNER:

DOMINION GARDEN HOMES, LTD.
12416 HYMEADOW DRIVE
AUSTIN, TEXAS 78750

REVISIONS:

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

JOB NO.	3083.44
DATE	JULY 2001
DESIGNER	RG
CHECKED	RG
DRAWN	LB
SHEET	1 OF 1

Date: Jul 31, 2001, 4:58pm User ID: 1097
File: H:\3083\44\DESIGN\CIVIL\PD308344B.dwg

City of San Antonio

NEW U.D.C.

Master Development Plan and P.U.D. APPLICATION

RECEIVED 01 AUG 2 PM 10:58 DEPT. OF PLANNING LAND DEVELOPMENT SERVICES DIVISION

RECEIVED 01 AUG 2 PM 10:58 DEPT. OF PLANNING LAND DEVELOPMENT SERVICES DIVISION

CITY OF SAN ANTONIO DEPT. OF PLANNING OFFICE OF DIRECTOR 01 AUG -2 AM 10:51

Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), and Pedestrian Plan (PP). To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Planning Department

Required Items for Completeness Review

- ☑ *Completed and signed Application Form*
- ☑ *Appropriate Plan Review Fee*
- ☑ *Digital information*
- ☑ *8 1/2 " x 11" Reduced Copy*
- ☑ *15 copies (folded) with Request for Review forms (attached) for respective departments or agencies*

☐ Development Services Engineering	☐ Traffic T.I.A.
☐ Streets	☐ Building Inspection
☐ Drainage	☐ Environmental
☐ Major Thoroughfare	☐ Fire Protection
☐ Zoning	☐ Bexar County Public Works
☐ SAWS Aquifer	☐ Other:_____

☑ Accepted ☐ Rejected

Completeness Review By: MR Date: 8-2-01

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City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION

RECEIVED
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LAND DEVELOPMENT
SERVICES DIVISION

Date Submitted:	**Project ID Number:**

Project Name: Dominion Cottage Estates Units 5A & 5B PUD/POADP

Owner/~~Agent~~: Dominion Garden Homes, Ltd. Phone: (512) 345-9686 Fax: (512) 342-0458

Address: 12416 Hymeadow Drive, Austin, Texas Zip code: 78750

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210) 375-9000 Fax: (210) 375-9030

Address: 555 East Ramsey, San Antonio, Texas Zipcode: 78216

Existing legal Description (PUD Only): NCB 34756, Lots P-1F, P-7D

Existing zoning: R1 Proposed zoning: R1

(PUD Only) Linear feet of street: 1,691 ☒ Private ☐ Gated ☒ Attached ☐ Public ☒ Un-Gated ☐ Detached

(PUD Only) Number of lots: 59 divided by acreage: 19.47 = Density: 3.1

(PUD Only) Total open space: 10.85 divided by total acreage: 19.47 = Open space: 55.73 %

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: 09/01/01

(PUD Only) X/Y coordinates at major street entrance: X: 2090001.9 Y: 13785820.1

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☒ Yes ☐ No

Projected # of Phases: 2

Council District: 8 School District: Northside Ferguson Map Grid: 480 A4

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Master Development Plan and P.U.D.
APPLICATION
(Continued)

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Is there a previous Master Development Plan (a.k.a.POADP) for this Site?
Name_____ No._____

Is there a corresponding PUD for this site? Name_____ No._____

Plats associated with this Master Development Plan (a.k.a. POADP) or site?
Name The Golf Course Estates at the Dominion, PUD No. 940240
Name Dominion Cottage Estates Unit-4, PUD No. 870087
Name_____ No._____

Contact Person and authorized representative:

Print Name: Rick Gray (Pape-Dawson Eng., Inc.) Signature: Rick Gray

Date: 7-31-01 Phone: (210) 375-9000 Fax: (210) 375-9030

Master Development Plan and P.U.D.
Technical Review

- ☐ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number;
- ☐ Name and address of owner of record, developer and engineer;
- ☐ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☐ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☐ Two points identified by Texas Planes Coordinates;
- ☐ Basis of bearing used and a north point;
- ☐ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☐ (MDP ONLY) topographic con

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

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SERVICES DIVISION

- ☐ (PUD ONLY) 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;
- ☐ 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;
- ☐ Total area of property;
- ☐ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☐ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);
- ☐ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☐ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☐ (PUD ONLY) The location and dimension of all proposed or existing lots.
- ☐ 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.
- ☐ 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.
- ☐ The schematic 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.
- ☐ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☐ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☐ The location, acreage, category and type of improvements if any for active and passive open space, including greenblet and active recreation space areas, private recreational areas.

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Technical Review
(Continued)

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☐ (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(a) square footage of all buildings and structures
(b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.

☐ 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 dwelling units, by development phase.
(b) Residential density and units per acre.
(c) (PUD Only) Total floor area ratio for each type of use.
(d) Total area in passive open space.
(e) Total area in active developed recreational open space.
(f) Total number of off-street parking and loading spaces.

☐ Traffic Impact Analysis (section 35-502).

☐ (PUD Only) Utilities plan.

☐ (M.D.P. Only) Location of property lines, existing easements, burial grounds, 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 or subdivision from the latest certified assessment rolls.

☐ (PUD Only) Lots numbered as approved by the City.

☐ (PUD Only) Layout shall show where lot setbacks as required.

☐ 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.

☐ A stormwater management plan (section 35-B119)

I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Rick Gray Signature: Rick Gray

If you have any questions please call Michael O. Herrera at 207-7900
APPLICATION REVISED June 4, 2001

CITY OF SAN ANTONIO

September 6, 2001

Mr. Rick Gray, P.E.

Pape – Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Dominion Cottage Estates POADP # 714

Dear Mr. Gray:

The City Staff Development Review Committee has reviewed Dominion Cottage Estates Subdivision Master Development Plan M.D.P. (formally POADP) Preliminary Overall Area Development Plan # 714. Please find enclosed a signed copy for your files. Your plan was accepted, however, please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your MDP (formally POADP), to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this MDP (formally POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Development Services

City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

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SERVICES DIVISION

(Check One)

Date: 07/31/01

- ❑ Master Development Plan (MDP) (Formally POADP)
- ☒ MDP/ P.U.D. Plan (combination)
- ❑ Master Plan Community District (MPCD)
- ❑ Traditional Neighborhood Development(TND)
- ❑ Plat Certification Request
- ❑ P.U.D. Plan
- ❑ Mixed Used District (MXD)
- ❑ Military Airport Overlay Zone (MOAZ)
- ❑ Manufactured Home Park Plan (MHPP)
- ❑ Pedestrian Plan (PP)

Project Name: Dominion Cottage Estates PUD Units 5A & 5B **FILE #**_____

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

To:
- ☒ Master Development Plan
- ❑ Major Thoroughfare
- ❑ Neighborhoods
- ❑ Historic
- ❑ SAWS Aquifer
- ❑ Other:_____
- ❑ Street and Drainage
- ❑ TIA
- ❑ Zoning
- ❑ Tree Preservation
- ❑ Fire Protection
- ❑ Bexar County Public Works

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II **Date :**_____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for_____before the (MDP) committee

June 28, 2001

❑ **I recommend approval** ❑ **I do not recommend approval**

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #_____

Comments:_____

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_____ _____ _____

Signature **Title** **Date**

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 28, 2001

City of San Antonio
Planning Department
Master Development Plan Section

REQUEST FOR REVIEW

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SERVICES DIVISION

(Check One)

Date: 07/31/01

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Project Name: Dominion Cottage Estates PUD Units 5A & 5B **FILE #**_____

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

To:
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- ☒ ~~Major Thoro~~ughfare
- ❑ Neighborhoods
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June 28, 2001

3083\44\WORD\FORMS\010801A3

☒ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel# _____

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Comments: THERE ARE NO ROADWAYS, AS IDENTIFIED, IN THIS PROPOSED MDP, ON THE MTP.

Signature: _____ Title: Planner Date: 081501

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 28, 2001

City of San Antonio
Planning Department
Master Development Plan Section

REQUEST FOR REVIEW

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SERVICES DIVISION

(Check One)

Date: 07/31/01

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Project Name: Dominion Cottage Estates PUD Units 5A & 5B **FILE #**_____

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To:
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June 28, 2001

3083\44\WORD\FORMS\010801A3

☑ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel# _____

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SERVICES DIVISION

Comments: _____

Signature

Sr Eng Assoc.
Title

8/10/01
Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meetin

June 28, 2001

3083\44\WORD\FOR

City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

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Project Name: Dominion Cottage Estates PUD Units 5A & 5B **FILE #** _____

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

To:
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- ☐ Neighborhoods
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- ☐ Other: _____
- ☐ Street and Drainage
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June 28, 2001

☑ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____

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LAND DEVELOPMENT
SERVICES DIVISION

Comments:

59 LOTS

NO TIA REQUIRED

Senior Eng Tech 8-10-01

Signature Title Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 28, 2001

City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

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Date: 07/31/01

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To:
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- ☐ Major Thoroughfare
- ☐ Neighborhoods
- ☐ Historic
- ☐ SAWS Aquifer
- ☐ Other:_____
- ☐ Street and Drainage
- ☐ TIA
- ☒ ~~Zoning~~
- ☐ Tree Preservation
- ☐ Fire Protection
- ☐ Bexar County Public Works

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II **Date :**_____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for_____before the (MDP) committee

June 28, 2001

Zoned P-1 (R-1)

3083\44\WORD\FORMS\01(

☐ I recommend approval ☐ I do not recommend approval

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01 AUG -2 PM 10: 58
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

_____ _____ _____

Signature Title Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 28, 2001

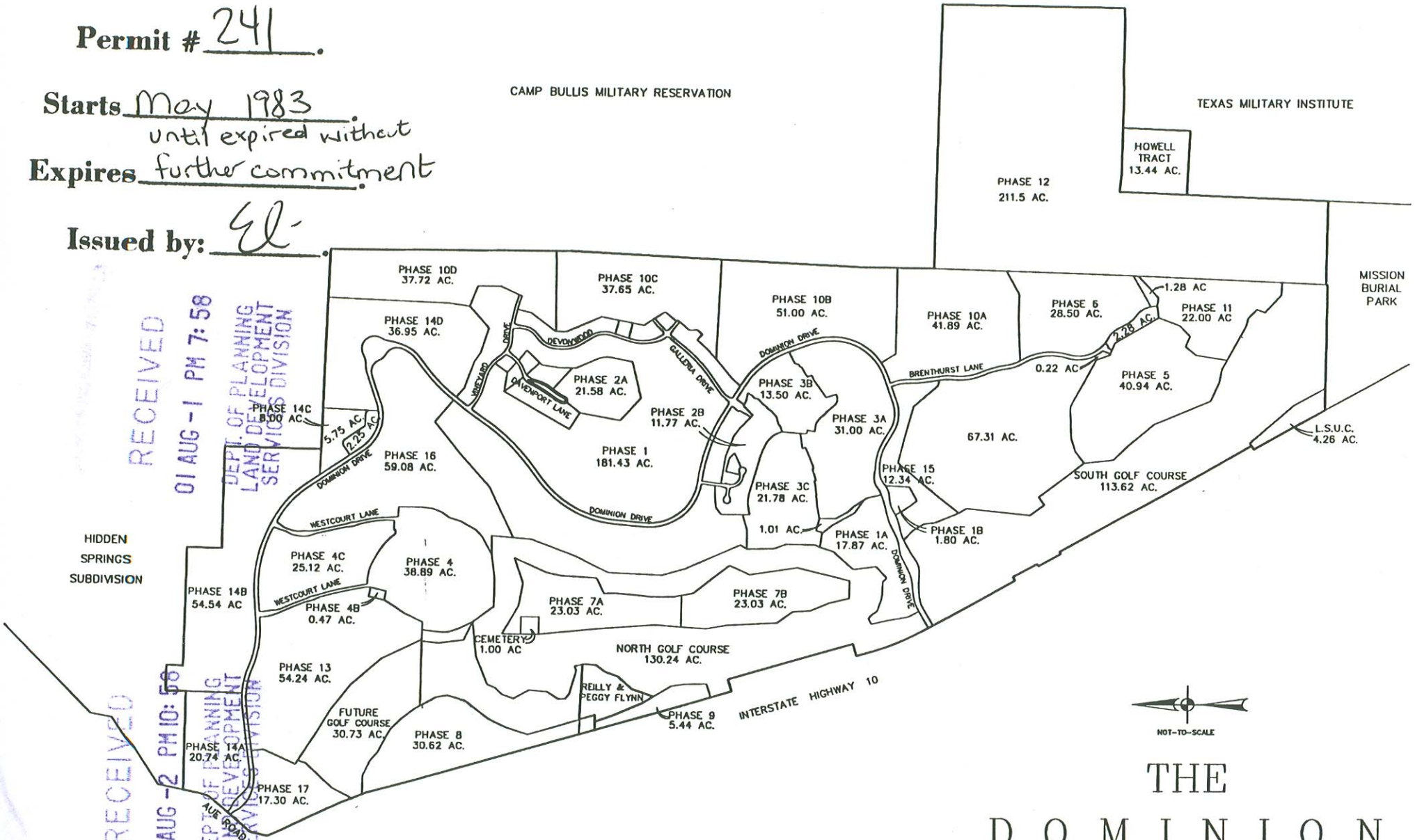
D. R. P.

Permit # 241.

Starts May 1983.

Expires until expired without further commitment.

Issued by: El.



THE DOMINION

TOTAL PUD ACREAGE = 1546.11 AC.

JOB NO. 3083.00

PAPE-DAWSON ENGINEERS

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TRANSMITTAL

To: C.O.S.A. – Planning Dept. **Date:** 8/27/01

Attn: Mike Herrera
114 W. Commerce, 4th floor
207-7038

Re: Dominion Cottage Estates, Units 5A & 5B

QUANTITY	DESCRIPTION
23	PUD/POADP Plan
1	8 1/2 x 11 Reduction
1	Legal Instrument

If enclosures are not as noted, kindly notify us at once.

☑ **For Approval** ☑ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

COMMENTS Please call if you have any questions.

From: Chris Espinosa **Project No.:** 3083-44

cc: Rick Gray

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

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SERVICES DIVISION

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION

RECEIVED
01 AUG -1 PM 7:58
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Date Submitted:	Project ID Number:

Project Name: Dominion Cottage Estates Units 5A & 5B PUD/POADP

Owner/~~Agent~~: Dominion Garden Homes, Ltd. Phone: (512) 345-9686 Fax: (512) 342-0458

Address: 12416 Hymeadow Drive, Austin, Texas Zip code: 78750

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210) 375-9000 Fax: (210) 375-9030

Address: 555 East Ramsey, San Antonio, Texas

1003

DOMINION GARDEN HOMES, LTD
P O BOX 163265
AUSTIN, TX 78716

88-766/1113

DATE 01-02-01

PAY TO THE ORDER OF City of San Antonio $ 381.10

Three hundred eighty-one + 10/100 DOLLARS

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FOR POADP/ PUD App- Cottage Estates-Unit 5

⑈001003⑈ ⑆111307663⑆ 800 129 4⑈

1004

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DATE 01-02-01

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FOR PUD/ POADP App-Cottage Estates-Unit 5

⑈001004⑈ ⑆111307663⑆ 800 129 4⑈

TRANSMITTAL

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LAND DEVELOPMENT
SERVICES DIVISION

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01 AUG -2 PM 10:58
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

To: DEVELOPMENT SERVICES SUBDIVISION **Date:** 08-02-01

Attn: MICHAEL O. HERRERA
114 W. COMMERCE 4th FLR.
207-7900

Re: DOMINION COTTAGE ESTATES UNIT-5A & 5B MDP / PUD PLAN

QUANTITY	DESCRIPTION
1	COMPLETENESS REVIEW (FORM) 1 of 1
1	MDP / PUD APPLICATION 4 of 4
15	BLUELINES W/ REQUEST FOR REVIEW FORMS
1	DIGITAL INFORMATION
1	8 1/2" x 11" BOND REDUCTION
	PLAN REVIEW FEE
1	COPY OF DRP PERMIT #241
1	BLUELINE (BEXAR APPRAISAL DISTRICT MAP

If enclosures are not as noted, kindly notify us at once.

☑ For Approval ☑ For Your Use ☐ As Requested ☑ For Review and Comment

COMMENTS SUBMITTED PLAT APPLICATIONS 1-19-01 AS COTTAGE ESTATES UNIT-5A PUD # 010164 & COTTAGE ESTATES UNIT-5B PUD # 010165 WE NEED TO REVISE PLAT APPLICATIONS TO READ DOMINION COTTAGE ESTATES UNIT-5A PUD & DOMINION COTTAGE ESTATES UNIT-5B PUD

From: MIGUEL V. GONGORA JR. **Project No.:** 3083.44

cc: RICK GRAY P.E.

PAPE-DAWSON ENGINEERS, INC. 375-9030

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com