ROGERS RANCH
San Antonio, Texas
MASTER DEVELOPMENT PLAN

REVISION STATEMENT
P O A D P #538B WAS AMENDED TO SHOW THE FOLLOWING

1 TRACTS 1 2 13 AND 14 WERE RE-CONFIGURED TO SHOW BOUNDARIES ACCOMMODATING A NEW LAND USE PLAN
2 AREA WITHIN TRACTS 13 AND 14 WAS CHANGED FROM "COMMERCIAL OFFICE RETAIL MULTI-FAMILY RESIDENTIAL" TO "MEDIUM DENSITY RESIDENTIAL"
3 TRACT 1 AND 2 WERE COMBINED WITH A PORTION OF TRACTS 13 AND 14 TO CREATE TRACT 3
4 THE LAND USE FOR THE AREA WITHIN THE NEW TRACT 3 WAS CHANGED FROM "COMMERCIAL OFFICE RETAIL, MULTI-FAMILY" TO "MEDIUM DENSITY RESIDENTIAL"
5 THE LAND USE TABLE WAS UPDATED ACCORDINGLY
6 UPDATED THE LIMITS OF THE SALADO CREEK 100-YEAR FLOODPLAIN TO REFLECT CURRENT FLOOD MAP INFORMATION
7 MODIFIED NOTE #10 AS IT PERTAINS ZONING PERMITTED USES

NOTES.
1 WATER SERVICE TO BE PROVIDED BY S A W S
2 SANITARY SEWER SERVICE TO BE PROVIDED BY S A W S
3 ELECTRIC & GAS TO BE PROVIDED BY C P S
4 TELEPHONE SERVICE TO BE PROVIDED BY S B C
5 CABLE T V SERVICE TO BE PROVIDED BY TIME/WARNER CABLE
6 ALL ACREAGES SUBJECT TO CHANGE WITHOUT NOTICE
7 ALL STREETS SHALL BE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN
8 ALL INTERSECTIONS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 35-506 D5 OF THE UNIFIED DEVELOPMENT CODE
9 SPECIFIC LOT DIMENSIONS SHALL BE SHOWN ON THE RESPECTIVE PLATS
10 THE PROPERTY WILL BE ZONED APPROPRIATELY FOR THE PROPOSED LAND USE PRIOR TO PLATTING PERMITTED LAND USES WILL BE CONSISTENT WITH TABLES 311-1 AND 311-1A (RESIDENTIAL USE MATRIX) AND TABLES 311-2 AND 311-2A (NON-RESIDENTIAL USE MATRIX)
11 ALL PROPOSED STREETS SHOWN SHALL HAVE A MINIMUM RIGHT OF WAY OF 50 AND ARE SUBJECT TO ADJUSTMENTS DURING DESIGN
12 TRAFFIC CALMING MEASURES WILL BE USED PER CURRENT UDC (i e ISLANDS OR SPEED BUMPS)
13 PRIOR TO ANY PLAT AND OR RECORDATION AS PER UDC 35-B101(c) f(18) A SUPPLEMENTAL SHALL BE SUBMITTED FOR REVIEW APPROVAL, FOR COMPLIANCE OF THE UDC
14 SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5 DIVISION 2 35-506(q)

LAND USE SUMMARY	
LAND USE	ACREAGE
LOW DENSITY RESIDENTIAL	154 8
MEDIUM DENSITY RESIDENTIAL	585 8
HIGH DENSITY RESIDENTIAL	14 5
COMMERCIAL OFFICE RETAIL MULTI-FAMILY RESIDENTIAL	120 9
COMMERCIAL	11 6
EDUCATIONAL	24 1
RESERVE AREAS	440 2
OPEN SPACE/DETENTION BASIN	39 4
TOTAL DEVELOPABLE	1391 3
TOTAL NON-DEVELOPABLE	459 8
TOTAL ACREAGE	1851 1

LOCATION MAP
NTS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S56°02 04"W	427 50
L2	S57°49 12 W	213 25
L3	S63°56 29"W	564 86
L4	S70 41 29 W	282.65
L5	S75°11 29"W	282.65
L6	S78°52 41"W	236 10
L7	N03°56 06"W	300 00
L8	S89°20 55"E	451 21
L9	S26°14 11"E	438.90
L10	S06°16 18"W	409 82
L11	S00°52 04"E	614 78
L12	N17°07'32"E	139 21
L13	N69 42 25"E	125 29
L14	N65°05 10"E	82.20
L15	N54°03 43"E	148 48
L16	N59°53 14"E	103 33
L17	N62°24 09"E	228.89
L18	N60°59 00"E	176 69
L19	N59°23 20"E	284 93'
L20	N58°57'13"E	174 91
L21	N60°54 39"E	208 14
L22	N62°31 45"E	185 26
L23	N63°00 19"E	82.91
L24	N50°13'16"E	172.54
L25	N62°15 10"E	75.45
L26	N27°52 28"W	500 00

LEGEND:
- LIMITS OF P O A D P # 538C

TYPICAL LOT DETAIL
NOT-TO-SCALE

TYPICAL STREET SECTION
NOT-TO-SCALE

TYPICAL STREET SECTION
NOT-TO-SCALE
(FOR ROGERS RANCH PARKWAY)

SCALE 1 =400
0 400 800 1200

Developer SHAVANO-ROGERS RANCH LTD
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MDP # 538C

JOB NO. 4426-80
DATE MARCH, 2013
DESIGNER -
CHECKED - DRAWN -
SHEET 1 of 1

REVISIONS

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE 210 375 9000 FAX 210 375 9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION # 470

Date Mar 18 2013, 8 35am User ID KSteubing
File M \4426\80\Design\Civil\POADP\MDP442680 dwg
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