



# CITY OF SAN ANTONIO

February 8, 2002

Mr. Jeffery Martin

Cook Engineering, Inc.  
12000 Starcrest, Suite 107  
San Antonio, TX 78247-4117

Re: Signature Ridge

POADP # 724

Dear Mr. Martin:

The City Staff Development Review Committee has reviewed Signature Ridge Subdivision Master Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 724. 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.
- Any 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.
- Public Works, Storm Water Engineering Section has indicated the following as part of their conditional approval:
  - 1) A complete Storm Water Management Plan at the time of platting will be required as per the Unified Development Code (UDC), Table B-1, (Appendix B, pages 36-42).
  - 2) On Data-Point Drive, a complete HEC-2 study must be completed to show the exact 100 year flood plain limits for Rock Creek prior to plat approval.
  - 3) Review options for possible on site detention of storm water, projects with an increased impervious area of greater than 0.1 acres, as per UDC Section 35-504 (b) (7), page 5-30 and 35-504 (f), page 5-40.

Mr. Martin  
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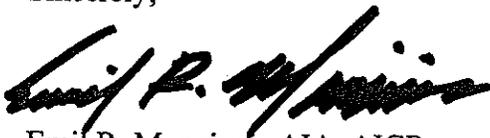
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formerly POADP), to include: flood plains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

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 Master Development Plan M.D.P. (formerly 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) 207-7873.

Sincerely,



Emil R. Moncivais AIA, AICP  
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Chief Engineer Development Services  
Richard De La Cruz, P.E. Senior Engineer Development Services

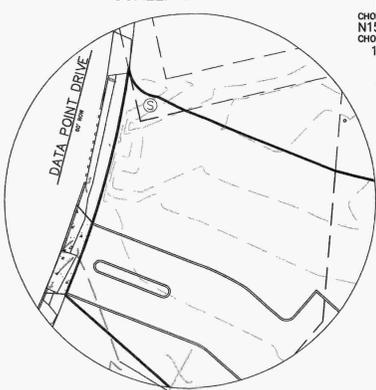


LOCATION MAP  
(NOT TO SCALE)

BASIS OF BEARINGS FOR THIS PLAT: REGGIANO SUBDIVISION,  
VOLUME 9539, PAGE 61, DEED AND PLAT RECORDS.

**OWNER/DEVELOPER:**  
SIGNATURE RIDGE, L.P.  
P.O. BOX 2778  
BRYAN, TEXAS 77805  
(979) 731-1900

DETAIL OF DATAPoint DRIVE ENTRANCE  
SCALE: 1" = 40'



**MDP ANALYSIS**

# OF PHASES = 2  
# OF LOTS = 2  
UNIT 1 AREA = 15.239 ACRES  
UNIT 2 AREA = 15.344 ACRES  
TOTAL AREA = 30.583 ACRES  
PROPOSED USE : APARTMENTS

**DENSITY ANALYSIS**

# UNITS, UNIT 1 = 346  
# UNITS, UNIT 2 = 288  
DENSITY UNIT 1 = 22.70 UNITS/ACRES  
DENSITY UNIT 2 = 18.77 UNITS/ACRES  
OPEN SPACE UNIT 1 = 3.300 ACRES  
OPEN SPACE UNIT 2 = 3.144 ACRES

**PARKING SPACE SUMMARY UNIT 1**

**REQUIRED**

TOTAL # OF UNITS = 346  
# SPACES REQUIRED = 346

**PROVIDED**

REGULAR SPACES = 466  
HANDICAPPED SPACES = 10  
GARAGE SPACES = 35  
TOTAL # SPACES = 511

**PARKING SPACE SUMMARY UNIT 2**

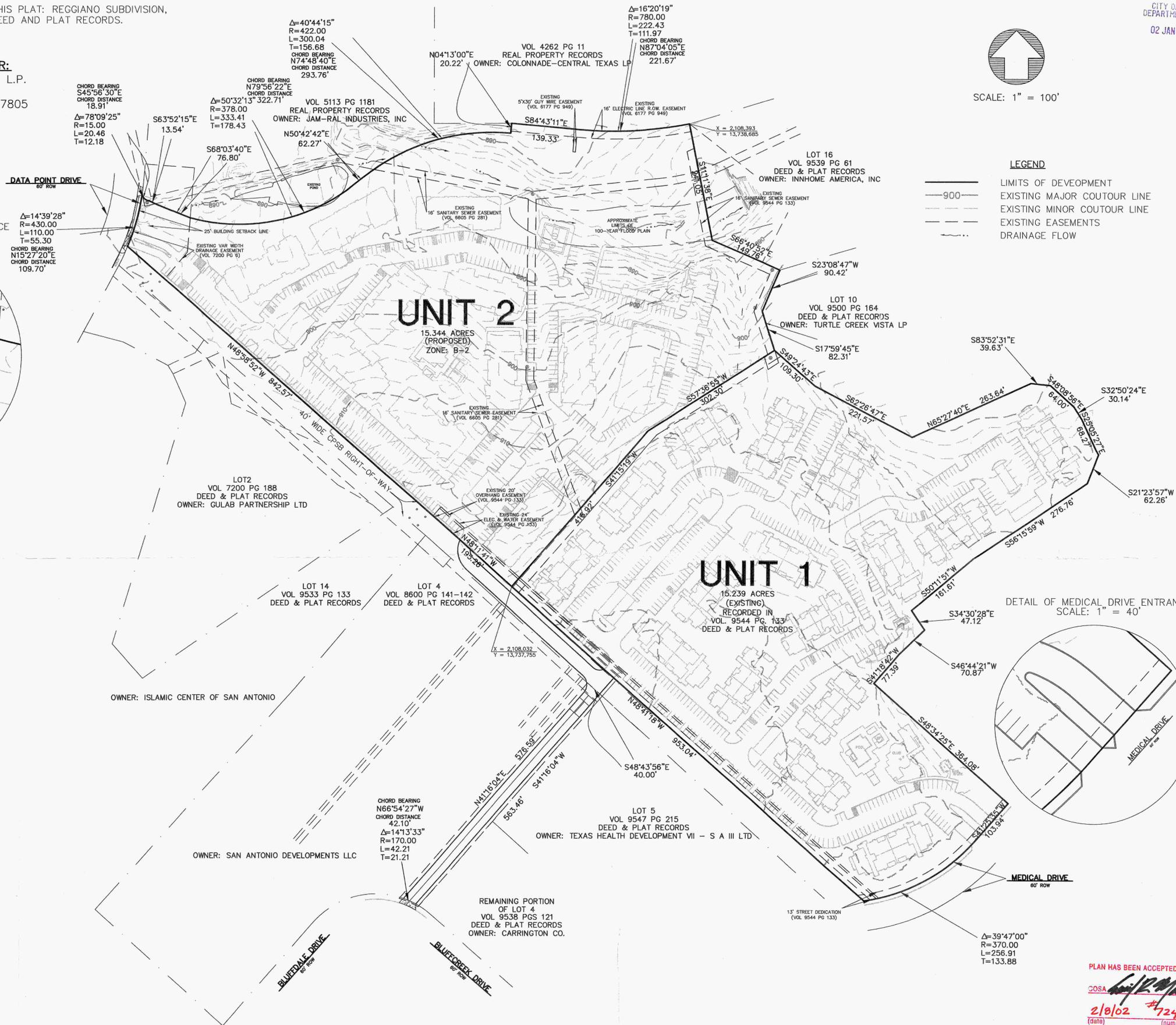
**REQUIRED**

TOTAL # OF UNITS = 288  
# SPACES REQUIRED = 288

**PROVIDED**

REGULAR SPACES = 416  
HANDICAPPED SPACES = 19  
GARAGE SPACES = 30  
TOTAL # SPACES = 465

NOTE: SIGNATURE RIDGE PHASE I PLAT WAS RECORDED  
ON THE 27TH OF AUGUST, 1999 IN VOLUME 9544,  
PAGE 133, DEED AND PLAT RECORDS.

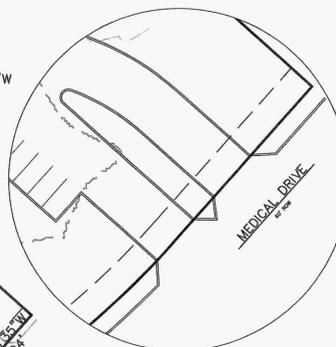


SCALE: 1" = 100'

**LEGEND**

- 900 — EXISTING MAJOR COUTOUR LINE
- - - - - EXISTING MINOR COUTOUR LINE
- - - - - EXISTING EASEMENTS
- - - - - DRAINAGE FLOW

DETAIL OF MEDICAL DRIVE ENTRANCE  
SCALE: 1" = 40'



CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 JAN 16 PM 12:06

12000 STARCREST, SUITE 107  
STEPHEN G. COOK ENGINEERING, INC.  
REGISTERED LAND SURVEYORS  
SAN ANTONIO, TEXAS 78247-4117  
210/481-2533 \* FAX: 210/481-2150  
WWW.SGCE.NET



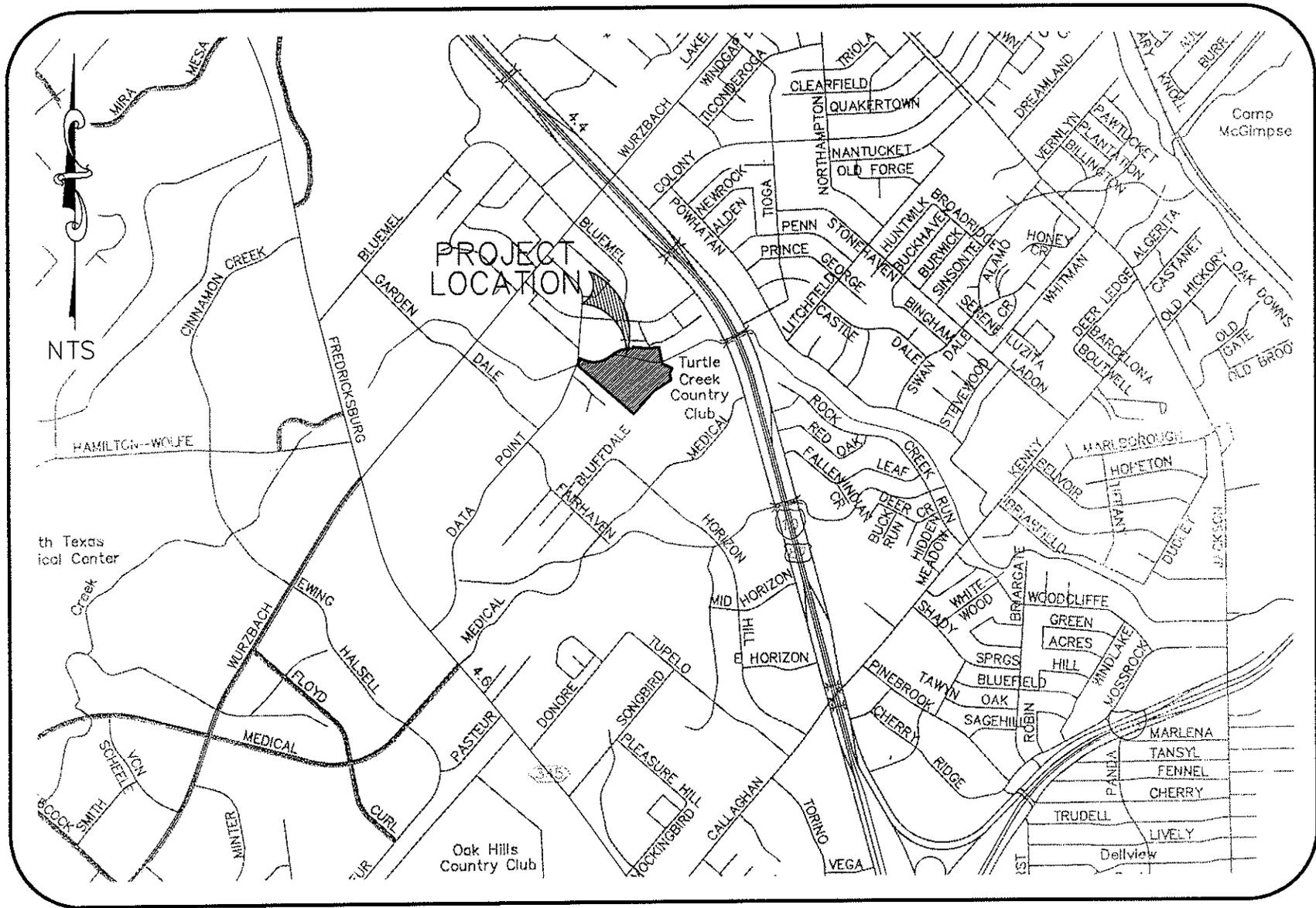
**SIGNATURE RIDGE, L.P.**  
SIGNATURE RIDGE APARTMENTS  
SAN ANTONIO, TEXAS

**MASTER DEVELOPMENT PLAN**

PLAN HAS BEEN ACCEPTED BY  
COSA *[Signature]*  
2/8/02 #724  
(date) (number)  
If no plats are filed, plan will expire  
On 8/10/03  
1st plat filed on \_\_\_\_\_

PROJECT #: 227-002-100  
DATE: 11/14/01

SHEET #: 1



# PROJECT LOCATION MAP



City of San Antonio

NEW U.D.C.

Master Development Plan and P.U.D.  
APPLICATION

<b>Date Submitted:</b> <u>NOVEMBER 14, 2001</u>	<b>Project ID Number:</b>
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Project Name: SIGNATURE RIDGE APARTMENTS

Owner/Agent: SIGNATURE RIDGE, L.P. Phone: 979-731-1800 Fax: 979-731-1700

Address: 2945 COUNTRY CLUB DR. BRYAN, TX Zip code: 77802

Engineer/Surveyor: STEPHEN G. COOK ENGINEERING, INC. Phone: 210-481-2533 Fax: 210-481-2150

Address: 12000 STARCREST STE. 107 SATX Zip code: 78247

Existing legal Description (PUD Only): \_\_\_\_\_

Existing zoning: B-2 Proposed zoning: SAME

(PUD Only) Linear feet of street \_\_\_\_\_  Private  Gated  Attached  
 Public  Un-Gated  Detached

(PUD Only) Number of lots: \_\_\_\_\_ divided by acreage: \_\_\_\_\_ = Density: \_\_\_\_\_

(PUD Only) Total open space: \_\_\_\_\_ divided by total acreage: \_\_\_\_\_ = Open space \_\_\_\_\_ %

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

(PUD Only) Construction start date: \_\_\_\_\_

(PUD Only) X/Y coordinates at major street entrance: X: \_\_\_\_\_ Y: \_\_\_\_\_

**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 ISD Ferguson map grid: 549/B7

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

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name NONE No. —

Is there a corresponding PUD for this site? Name NONE No. —

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: J. ABEL GUZMAN

Signature: 

Date: 11/14/01

Phone: 210-481-2533

Fax: 210-481-2150

**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 contour lines no greater than ten (10) feet;

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

- (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 greenbelt and active recreation space areas, private recreational areas.

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

- (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: J. ABEL GUZMAN Signature:  Date: 11/14/01

If you have any questions please call Michael O. Herrera at 207-7038  
APPLICATION REVISED August 17, 2001