City of San Antonio

Development Services Department

September 4, 2012

Tom Bates, R.P.L.S.
Denham-Ramones Engineering
1380 Pantheon Way, Suite 290
San Antonio, Texas, 78232

Re: **Solana Ridge Subdivision - Minor Amendment** **MDP # 804-B**

Dear Mr. Bates,

The Development Review Committee has evaluated the **Solana Ridge Subdivision** Master Development Plan Minor Amendment, or **MDP # 804-B**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

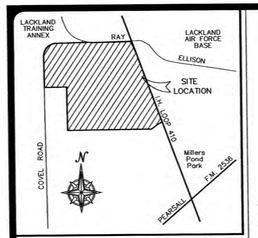
It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

Please note that this action by the committee does not establish any commitment or support for the provision of drainage, utilities, services, or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the School Districts, so they can plan for the development accordingly.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(i)(1). Should you need further assistance, please contact Rudy Muñoz, Planner at (210) 207-5014.

Sincerely,

John P. Jacks
Assistant Director

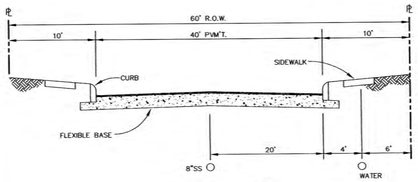


LOCATION MAP

GRAPHIC SCALE

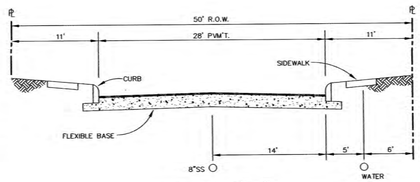
300 0 150 300 600

(IN FEET)
1 inch = 300 ft.



LOCAL "B"

NOT TO SCALE



LOCAL "A"

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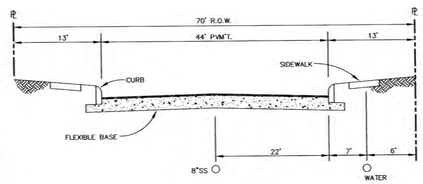
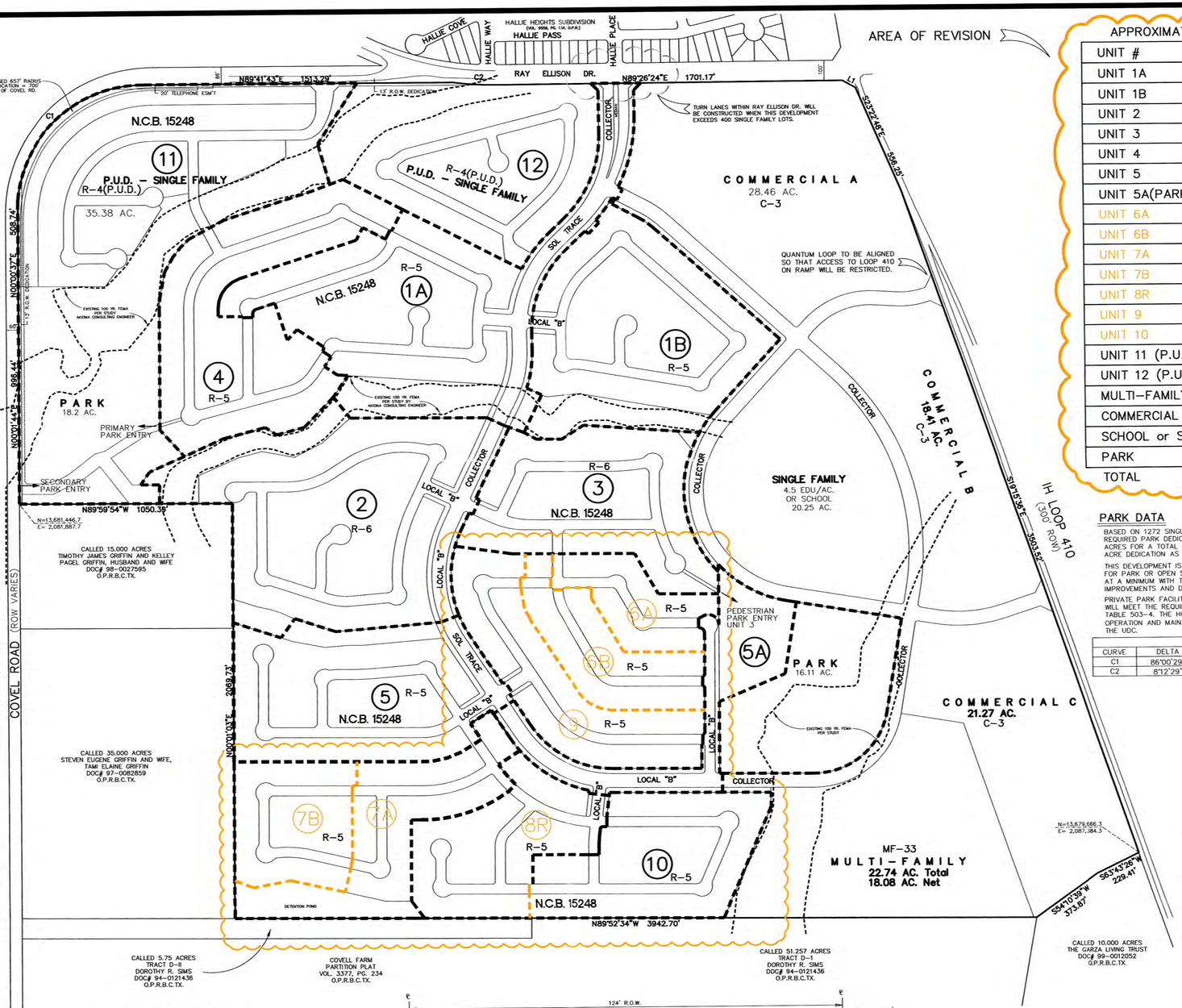


COLLECTOR

NOT TO SCALE

NOTES

1. WATER SERVICE TO BE PROVIDED BY SAWS.
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS.
3. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS.
4. TELEPHONE SERVICE TO BE PROVIDED BY SBC TELEPHONE.
5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
6. ALL STREETS ARE LOCAL "A" (50' R.O.W.) UNLESS OTHERWISE SHOWN.
7. INDIVIDUAL LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLAT.
8. ALL LAND USE IS DETACHED SINGLE FAMILY RESIDENTIAL, UNLESS OTHERWISE NOTED.
9. THE RESIDENTIAL DEVELOPMENT WILL BE COMPLETED IN 12 UNITS.
10. THIS DEVELOPMENT IS IN THE SOUTHWEST INDEPENDENT SCHOOL DISTRICT
11. DETAILED DRAINAGE ANALYSIS WILL BE SHOWN WITH SUBDIVISION PLATS.
12. BEARING REFERENCE SOURCE IS N24°22'29"E SHOWN ON A EASTERN BOUNDARY LINE OF THE 170.95 ACRE TRACT RECORDED IN VOLUME 6628, PAGE 1542 REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.
13. SIDEWALKS WILL BE INSTALLED ON THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-509(q.).
14. ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN CITY OF SAN ANTONIO.
15. A TREE STAND DELINEATION WAS APPROVED FOR THIS MDP WHICH INCLUDES PROTECTION OF TREE CANOPY AND UNDERSTORY.
16. TYPICAL RADIUS FOR KNUCKLE SAC AND CUL-DE-SAC WILL BE 51' AT THE PROPERTY LINE.
17. COORDINATES SHOWN ARE BASED ON NAD83 TEXAS STATE PLANE SOUTH CENTRAL ZONE, TxDOT REGIONAL REFERENCE POINT – PID No. AY2157
18. 100 YEAR ULTIMATE FLOOD LINE DEFINED PER STUDY PREPARED BY AKIONA CONSULTING ENGINEER AS PART OF THIS SUBMISSION.
19. ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SIGHT CLEARANCE EASEMENTS AS REQUIRED.
20. LOCAL B SECTION OF SOL TRACE WILL BE CONSTRUCTED WITH A 4' WIDE BIKE LANE ON EACH SIDE AND TWO 16' DRIVING LANES.
21. ALL UNITS ARE ZONED AS NOTED.



APPROXIMATE ACREAGE & LOT SUMMARY

UNIT #	LOTS	ACRES
UNIT 1A	97	27.39
UNIT 1B	102	21.74
UNIT 2	104	29.81
UNIT 3	77	15.91
UNIT 4	107	19.19
UNIT 5	73	18.85
UNIT 5A(PARK)	–	8.69
UNIT 6A	30	12.81
UNIT 6B	43	12.81
UNIT 7A	45	12.67
UNIT 7B	47	6.73
UNIT 8R	51	11.18
UNIT 9	66	11.44
UNIT 10	74	12.73
UNIT 11 (P.U.D.)	3X54=162	35.38
UNIT 12 (P.U.D.)	103	21.34
MULTI-FAMILY	600 MAX	25.27
COMMERCIAL	–	75.59
SCHOOL or S.F.	91	20.25
PARK	–	30.36
TOTAL	1272 S.F. UNITS 600 M.F. UNITS	

PARK DATA

BASED ON 1272 SINGLE FAMILY LOTS AND 600 MULTI-FAMILY UNITS THE REQUIRED PARK DEDICATION FOR THIS DEVELOPMENT IS 11.16 ACRES PLUS 5.26 ACRES FOR A TOTAL OF 16.42 ACRES. REQUIREMENTS WILL BE MET WITH 34.31 ACRE DEDICATION AS SHOWN.

THIS DEVELOPMENT IS PROPOSED IN PHASES AND HAS RESERVED 34.31 ACRE FOR PARK OR OPEN SPACE DEDICATION. THE REQUIRED DEDICATION WILL OCCUR AT A MINIMUM WITH TABLE 503-3 WHICH DEFINES TIMETABLE FOR TIMING OF IMPROVEMENTS AND DEDICATION.

PRIVATE PARK FACILITIES AND/OR OPEN SPACE RECREATIONAL IMPROVEMENTS WILL MEET THE REQUIREMENTS AND SHALL CONFORM TO THE ELEMENTS OF TABLE 503-4. THE HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE DEDICATED PARKS PER 35-503(E)(2) OF THE UDC.

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	86°00'29"	628.50'	586.17'	943.46'	857.34'
C2	8°12'29"	1482.40'	106.36'	212.36'	212.18'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S61°19'47"E	74.52'

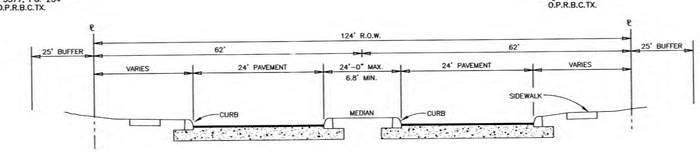
LEGEND

- UNIT BOUNDARY
- (10) UNIT NUMBER
- EXISTING 100 YEAR FLOOD LINE
- 100 YEAR FLOOD LINE PER STUDY
- 975 EXISTING CONTOUR

CONNECTIVITY INDEX

98 LINKS
79 NODES

98/79 = 1.24 CONNECTIVITY RATIO



COLLECTOR WITH MEDIAN

NOT TO SCALE

MINOR AMENDMENT:
THIS PLAN INCLUDES AMENDMENTS AS PER UDC ARTICLE 4, DIVISION 2: 35-412(H).
AMENDMENTS INCLUDE PHASING SCHEDULE.
ADDITION OF CONSULTANT INFORMATION
LEGAL DESCRIPTION

LEGAL DESCRIPTION:
BEING 387.97 ACRE TRACT "A" RECORDED IN VOLUME 9819, PAGE 1780, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, N.C.B. 15248, SAN ANTONIO, BEXAR COUNTY, TEXAS.

DEVELOPER/OWNER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668

CIVIL ENGINEER:
DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC.
1380 PANTHEON WAY, SUITE 290
SAN ANTONIO, TEXAS 78232
PHONE: (210) 495-3100

PLAN HAS BEEN ACCEPTED BY
COSA
SEPTEMBER 4, 2012 #804-B
(Date) (Number)
Note: this plan will have to comply with Section 35-412, Scope of approval for validation or plan will expire on
SEPTEMBER 3, 2014
Date

MDP #804B

411.99 TOTAL ACRES

THIS MDP MODIFICATION WAS PREPARED ON 08/27/12

REVISION:
RECEIVED
2012 AUG 27 PM 3:5

Denham-Ramonee Engineering and Associates, Inc.
1380 Pantheon Way, Suite 290
San Antonio, Tx. 78232
Firm Registration Number – F-5161
(210) 495-3100 Office
(210) 495-3122 Fax

MASTER DEVELOPMENT PLAN for SOLANA RIDGE SUBDIVISION 804-B

MINOR AMENDMENT

JOB # 040015
DWG FILE:
DATE: 6/25/04
DESIGN:
DRAWN: L.M.R.
CHECKED:
SHEET 1 OF 1

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Date: Aug 27, 2012, 2:26pm User ID: Rammeeaaaaa File: H:\Land Projects 3\COC-Solana Ridge Tech\dwg\Solana Ridge MDP-804B-06.28.12.dwg