CITY OF SAN ANTONIO

October 5, 2005

Shauna Weaver, P.E.

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

Re: Alamo Ranch Subdivision (Amending) MDP # 808-A

Dear Ms. Weaver:

The City Staff Development Review Committee has reviewed **Alamo Ranch Subdivision (Amending).** Master Development Plan M.D.P. # 808-A. 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.

- **Historic Preservation:** If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO (210-207-7306) and SHPO notified

- The DSD – **Traffic Impact Analysis & Streets Division** has reviewed the submittal for thePUD plan Alamo Ranch Del Webb PUD Ph-1. The analysis indicates compliance with TIA Ordinance 91700 and the UDC.

  This proposed development is located within the Alamo Ranch MDP, TIA number 2005TIA0814.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Alamo Ranch Del Webb PUD Ph-1, at no cost to the City of San Antonio:

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

All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9). All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

All streets and driveways shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

Parks – Open Space: Recommend approval of Alamo Ranch Master Development Plan with the following conditions:

1. For Units 20/21, 30/32, 29/33, and 31, park fees or park plans be submitted with each individual plat as stated in formal letter.
2. For Units 23(A-D), 25, 28, 37(A-D), and 50(A-B) a detailed list of amenities will be provided for the amenity center in Unit 24 at time of platting as stated in formal letter.
3. Unit 24 be platted by second phase for Units 23(A-D), 25, 28, 37(A-D), and 50(A-B) per UDC Section 35-503(f)(2) to fulfill park/open space requirements.
4. For Units 38, 39(A-B), 40(A-B), 41(A-D), 44(A-E), 46(A-B), 48(A-D), 49(A-C), 53(A-B), and 54 within the Del Webb community a detailed list of amenities will be provided for the amenity center in Units 45 and 47 at time of platting as stated in formal letter
5. Units 45 and/or 47 be platted by second phase for Units 38, 39(A-B), 40(A-B), 41(A-D), 44(A-E), 46(A-B), 48(A-D), 49(A-C), 53(A-B), and 54 per UDC Section 35-503(f)(2) to fulfill park/open space requirements.

- This project will be subject to the Streetscape standards and 2003 **Tree Preservation** ordinance.

- I would encourage you to work closely with the school district, so that they can plan accordingly.

The Bexar County Infrastructure Service Department has reviewed the revision to the Alamo Ranch Subdivision located north of Loop 1604 and west of the extension of Alamo Ranch Parkway. The revised land uses occur along the extension of Street F from a 1,923 dwelling unit residential planned unit development into a 1,942 dwelling unit senior adult community. The commercial tract adjoining the entrance to the proposed senior adult community will decrease approximately 15 acres.

The following improvements will be provided by the developer prior to completion of the Alamo Ranch Subdivision:

- Alamo Ranch Parkway (SH 151) is not designated as a state highway west of Loop 1604, however it will be extended west of Loop 1604 as a four lane divided Super Arterial with a minimum of 250 feet right-of-way.

- Alamo Parkway is classified as a primary arterial with 120 feet right-of-way, and will be extended through this development as a four lane divided roadway.

- Street F will be a loop road within the senior adult community, and will be constructed as a four lane divided roadway with turn lanes provided at all internal intersections.

- The primary gated entry of Street F shall provide for appropriate queue storage and turn around capacity for the full build out of the senior adult community. If queuing at the main entrance interferes with the public roadway system, then Bexar County reserves the right to require appropriate action to eradicate the problem.

- Roadway configurations adjacent to and within the Alamo Ranch Subdivision shall be consistent with Table 14 of the Seale Ranch Level Three Traffic Impact Analysis prepared September 2004.

- Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by TxDOT and / or Bexar County.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

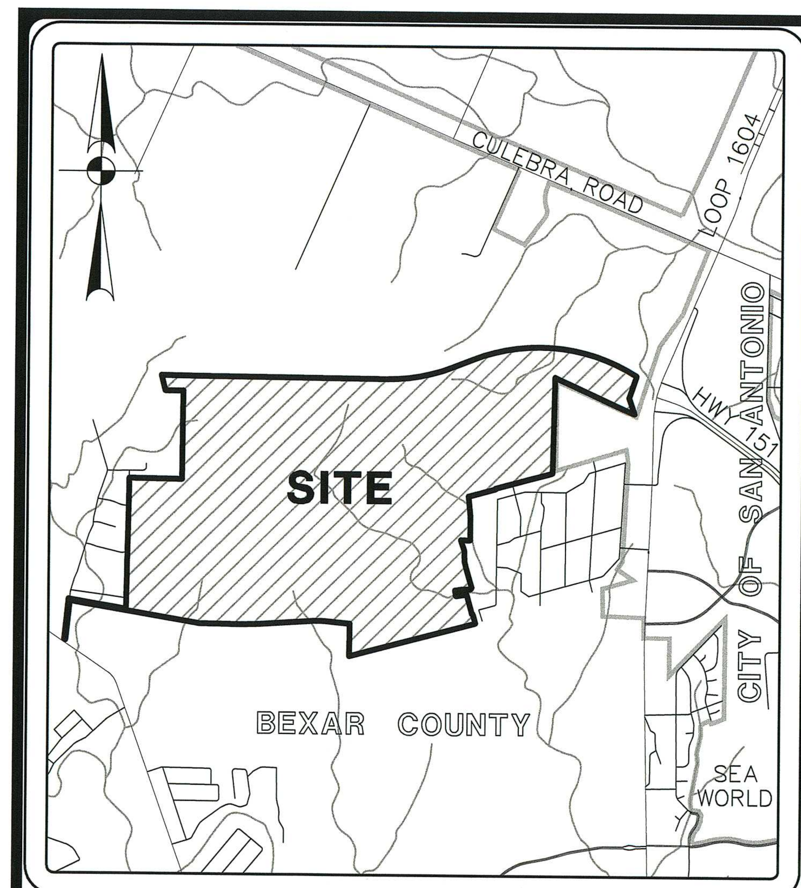
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

Sincerely,

Roderick J. Sanchez, AICP
Assistant Development Services Director

Cc Sam Dent, P.E. Chief Engineer, DSD
Richard Chamberlin, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang, Civil Engineer Assistant, Bexar County



LOCATION MAP

SCALE: 1" = 3000'

LEGEND:

- COMMERCIAL
- RESIDENTIAL
- SCHOOL
- AMENITY CENTER
- ONSITE FLOOD PLAIN
- GREENSPACE
- INTERSECTION WIDENING–300' LENGTH (MIN. R.O.W. WIDTH AS NOTED ON PLAN)
- FLOOD PLAIN
- CITY OF SAN ANTONIO LIMITS
- 200' NOTIFICATION BOUNDARY
- ① PROPERTY OWNERSHIP INFORMATION (SEE LIST)
- Ⓐ EASEMENT INFORMATION (SEE LIST)
- 10' CONTOURS
- 50' CONTOURS
- ⇒B LOCAL TYPE B
- ⇒EM EMERGENCY ONLY ACCESS
- ⇔ CROSS CONNECTION
- C TO B ⇒ COLLECTOR TO LOCAL TYPE B
- ◀D TxDOT ACCESS POINT (PRIVATE DRIVEWAY)
- ◀C TO B TxDOT ACCESS POINT (COLLECTOR TO LOCAL B)
- P.U.D. DEVELOPMENT BOUNDARY
- DEL WEBB (P.U.D.) PHASE 1 BOUNDARY

EASEMENT INFORMATION:

NOTE: THESE EASEMENTS ARE LOCATED WITHIN THE PROPERTY, ADJACENT TO THE PROPERTY, OR WITHIN THE 200' NOTIFICATION BOUNDARY.

A 40–FOOT RIGHT–OF–WAY FOR ROAD PURPOSES (VOL. 3795, PGS. 144–145 D.R.) OUT OF PARENT TRACT TO J–BAR RANCH
B DRAINAGE EASEMENT (VOL. 5580, PGS. 214–218 D.P.R.)
C 10' X 220' UTILITY POLE GUY WIRE EASEMENT (VOL. 5580, PGS. 214–218 D.P.R.)
D 10' X 200' UTILITY POLE GUY WIRE EASEMENT (VOL. 5580, PGS. 214–218 D.P.R.)
E 20' DRAINAGE EASEMENT (VOL. 5580, PGS. 214–218 D.P.R.)
F RIGHT–OF–WAY AGREEMENT (VOL. 6059, PGS. 348–352 D.R.) 50' WIDTH – VOID (VOL. 6375, PGS. 445–448 D.R.) 30' WIDTH
K 135–FOOT EASEMENT AND RIGHT–OF–WAY (VOL. 6187, PGS. 261–264 R.P.R.)
M 10' X 300' ELECTRIC EASEMENT (VOL. 7000, PGS. 7–8 D.P.R.)
N 135–FOOT WIDE TRANSMISSION LINE EASEMENT (VOL. 7000, PGS. 7–8 D.P.R.)
O ELECTRIC EASEMENT (VOL. 7000, PGS. 7–8 D.P.R.)
P DRAINAGE EASEMENT (VOL. 7000, PGS. 7–8 D.P.R.)
Q EQUESTRIAN EASEMENT (VOL. 8000, PG. 153 D.P.R.)
R DRAINAGE EASEMENT (VOL. 8000, PG. 153 D.P.R.)

PROPERTY OWNERSHIP:

1 EDWARD S. DAILEY ET AL
2 JOES GUSTAVO ACERO AND JENNIFER LEMA–ACERO
3 GUSTAVO ACERO
4 MINNIE G. RICH
5 ANTONIO E. AND DOROTHY CASTANEDA
6 RAYMOND AND APRIL M. MARTINEZ
7 JAMES ALLEN HACK
8 JAYBAR DEVELOPMENT CO.
9 LARRY C. RAMOS
10 JOSEPH F. III AND SANDRA DOYLE
11 RUBY S. WUNSCH
12 KRISTOPHER HETZEL
13 A. AND LAURA E. SCHLOTFELDMARK C/S VETERANS LAND BOARD
14 VICTOR J.P. HOUSTON
15 JOE GONZALES
16 SANDRA PEREZ SALAZAR
17 XAVIER T. REVELES
18 JAMAS A. JR. AND ANITA K. THARP
19 LENELLE MARSH
20 GABRIEL AND ROBIN L. FLORES
21 JOHN AND NANCY JOHNSTON
22 ELOISE C. LOPEZ
23 MALCHOLM AND JUDY MONGER
24 RANDY C. AND LILLIE BRADSHAW
25 STEPHEN SR AND GEORGIA HORVATH
35 STATE OF TEXAS
36 CITY PUBLIC SERVICE
37 JOSEPH N. AND EVELYNN J.R. MITCHELL
38 GERALDINE C. DAHLQUIST
39 FANNIE MAE
40 MICHAEL K. AND KATHLEEN A. GORE
41 ERNEST R. AND ROSA A. MADRIGAL
42 KEVIN W. AND ELISABETH WILSON
43 CURTIS F. AND ANNETTE CARR
44 TIMOTHY K. AND CYNTHIA I. MORA
45 TED A. AND MARY L. DUMA
46 NORMA J. AND REYNALDO SANCHEZ
47 JOSEPH L. AND LURA L. DAVIDSON
48 BILLY A. BECK
49 SEBASTIAN S. AND ORALIA B. ALANIZ
50 ROBERT E. AND LINDA G. RUSHING
51 DAVID W. AND M. ELLEN RIRIE
52 DONALD E. AND JUDITH M. LIGHT
53 MICHAEL R. AND DONNA J. MURPHY
54 MARIA BUNEGIN
55 CARLOS J. AND MARTHA L. BARRERA
56 JAMES L. AND LINDA M. MARSH
57 STEPHEN J. AND FLORENCE BEPKO
58 EARL AND MARGARET BELL
59 VISE OAKS I LTD.
60 CANDID WILLIAM ROGERS
61 MICHAEL J. AND MARGARET R. STRAMOSKI
62 STEWART J. AND AURELIA CLEMONS
63 ESTELA M. DORONIO
64 JOHN P. LITRIO
65 CURTIS W. AND LAURA A. THURMAN
66 TODD J. AND REBECCA R. GUIDRY
67 MOSES L. AND YOLANDA L. ZAMORA
68 EDWARD AND SYLVIA GRETCHNER
69 WAYNE A. AND JACQUELINE BOWMAN
70 RUDOLPH AND MARIA MOCZYGEMBA
71 ALBERT P. HORVATH
72 JOHN C. AND DELL R. CUPIT
73 VISE OAKS I LTD.
74 LAREDO S. LTD.
75 AMY PERSYN

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	1329.17'	N05°26'12"E	L50	787.56'	S73°59'12"W
L2	563.57'	S80°53'48"E	L51	333.97'	S05°59'34"E
L3	390.57'	S80°58'18"E	L52	263.00'	S06°09'17"E
L4	666.69'	S80°48'18"E	L53	634.81'	S00°03'09"E
L5	147.17'	N00°51'42"E	L54	260.00'	N89°20'23"W
L6	335.93'	N00°19'07"E	L55	331.56'	S18°55'12"E
L7	197.17'	N00°13'00"E	L56	143.51'	S00°40'14"W
L8	189.11'	N00°44'21"E	L57	588.06'	S17°05'46"E
L9	234.29'	N00°26'02"E	L58	57.55'	S36°53'57"W
L10	290.38'	N00°22'42"E	L59	138.99'	N89°06'20"W
L11	315.66'	N00°25'42"E	L60	187.77'	S80°08'40"W
L12	109.46'	N00°39'50"E	L61	155.00'	S09°51'20"E
L13	219.75'	N00°21'27"W	L62	187.77'	N80°08'40"E
L14	310.76'	N00°11'57"W	L63	43.34'	S89°06'20"E
L15	112.36'	N00°07'57"W	L64	486.25'	S15°54'48"E
L16	316.00'	N00°06'35"W	L65	60.00'	S15°35'04"E
L17	350.90'	N00°05'08"W	L66	265.00'	S15°35'04"E
L18	382.31'	N00°11'49"W	L67	158.89'	N87°31'46"W
L19	399.44'	N00°05'11"E	L68	137.30'	S88°52'57"W
L20	383.95'	N00°02'49"W	L69	134.58'	S88°00'40"W
L21	501.71'	S89°38'31"W	L70	333.80'	S89°06'14"W
L43	482.70'	S19°14'29"E	L71	275.48'	S89°27'14"W
L44	141.57'	S73°06'56"W	L72	156.62'	N89°58'46"W
L45	597.63'	S74°19'56"W	L73	671.21'	N80°50'12"W
L46	432.80'	S74°02'56"W	L74	390.48'	N81°00'41"W
L47	155.30'	S74°01'56"W	L75	520.24'	N80°51'38"W
L48	299.87'	S74°15'57"W	L76	1307.77'	S05°29'27"W
L49	20.99'	S15°46'19"E	L77	45.19'	N56°35'51"W

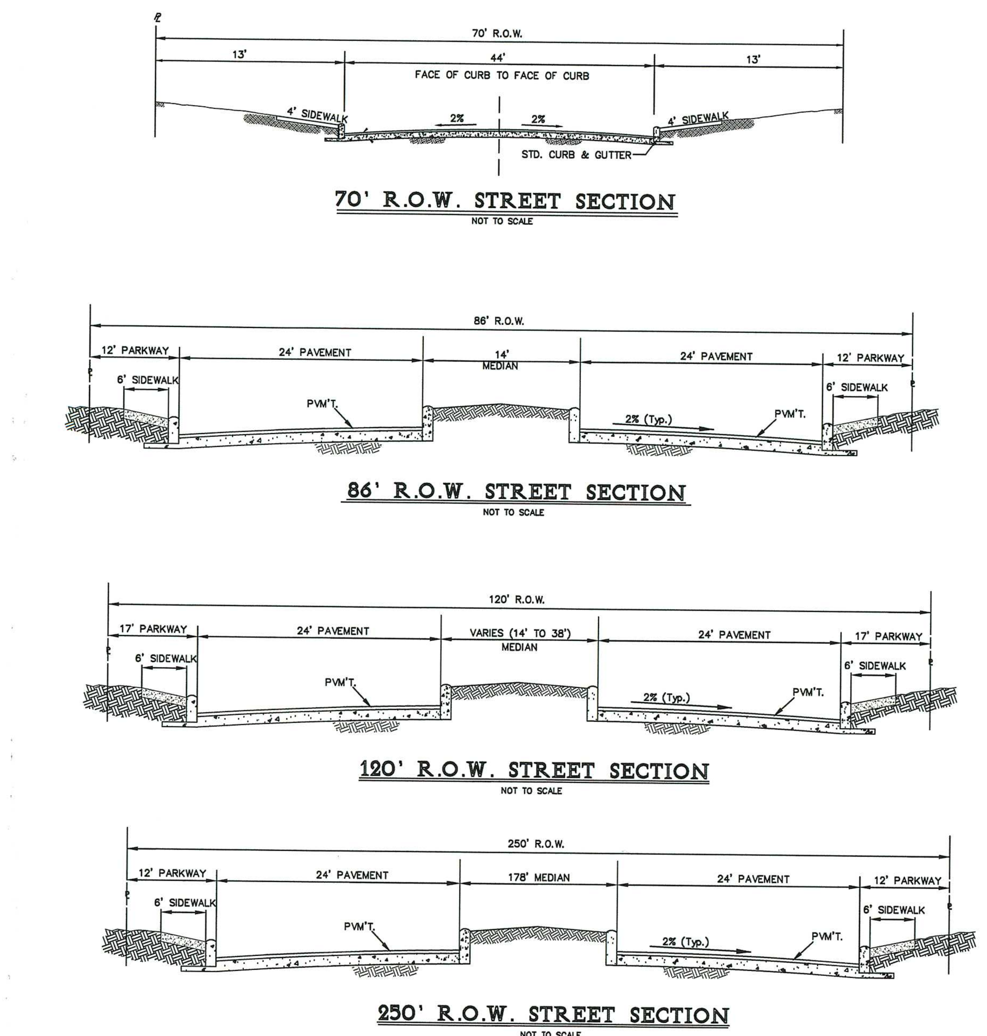
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	1901.05'	4896.11'	962.65'	22°14'48"	1889.13'	N78°53'57"E
C2	4732.07'	5000.00'	2560.03'	54°13'32"	4557.43'	S85°06'41"E
C7	313.81'	1012.00'	158.17'	17°46'00"	312.55'	S08°12'46"E
C8	108.82'	580.00'	54.57'	10°45'00"	108.66'	S85°31'10"W
C9	79.74'	425.00'	39.99'	10°45'00"	79.62'	S85°31'10"W
C10	39.27'	25.00'	25.00'	90°00'00"	35.36'	N60°35'04"W

DRAINAGE NOTES:

1. REFERENCE STORM WATER MANAGEMENT PLAN FOR ±3,163 ACRES ALAMO RANCH AND WESTWINDS DATED OCTOBER 2004.
2. PROPOSED DEVELOPMENTS WITHIN DRAINAGE AREAS 1–3 (CARACOL CREEK WATERSHED) WILL REQUIRE ONSITE DETENTION OR PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM THROUGH STORMWATER MITIGATION.
3. THE STORMWATER MANAGEMENT PLAN WITH ON–SITE DETENTION OR PROPOSED DOWNSTREAM IMPROVEMENTS WILL BE SUBMITTED DURING THE PLATTING PROCESS.
4. PROPOSED DETENTION PONDS WILL BE SHOWN ON THE FUTURE PLAT/PLATS.
5. DETENTION PONDS WILL BE DESIGNED AT TIME OF PLATTING FOR INDIVIDUAL SUBDIVISIONS, WHERE REQUIRED. APPROXIMATE SIZES FOR DETENTION PONDS FOR EACH AREA ARE DESIGNATED WITH THE FOLLOWING SYMBOL: 17

6. FINAL LOCATIONS OF INDIVIDUAL DETENTION BASINS WILL BE BASED ON THE DEVELOPMENT PLAN AND MAY BE UPSTREAM OF LOCATIONS SHOWN ON THIS PLAN.

DETENTION POND PRELIMINARY SIZING	
DETENTION POND	AREA (ACRES)
1	0.785
2	1.031
3	1.093
4	1.018
5	1.646
6	0.285
7	0.166
8	0.875
9	0.646
10	3.688
11	4.078
12	0.292



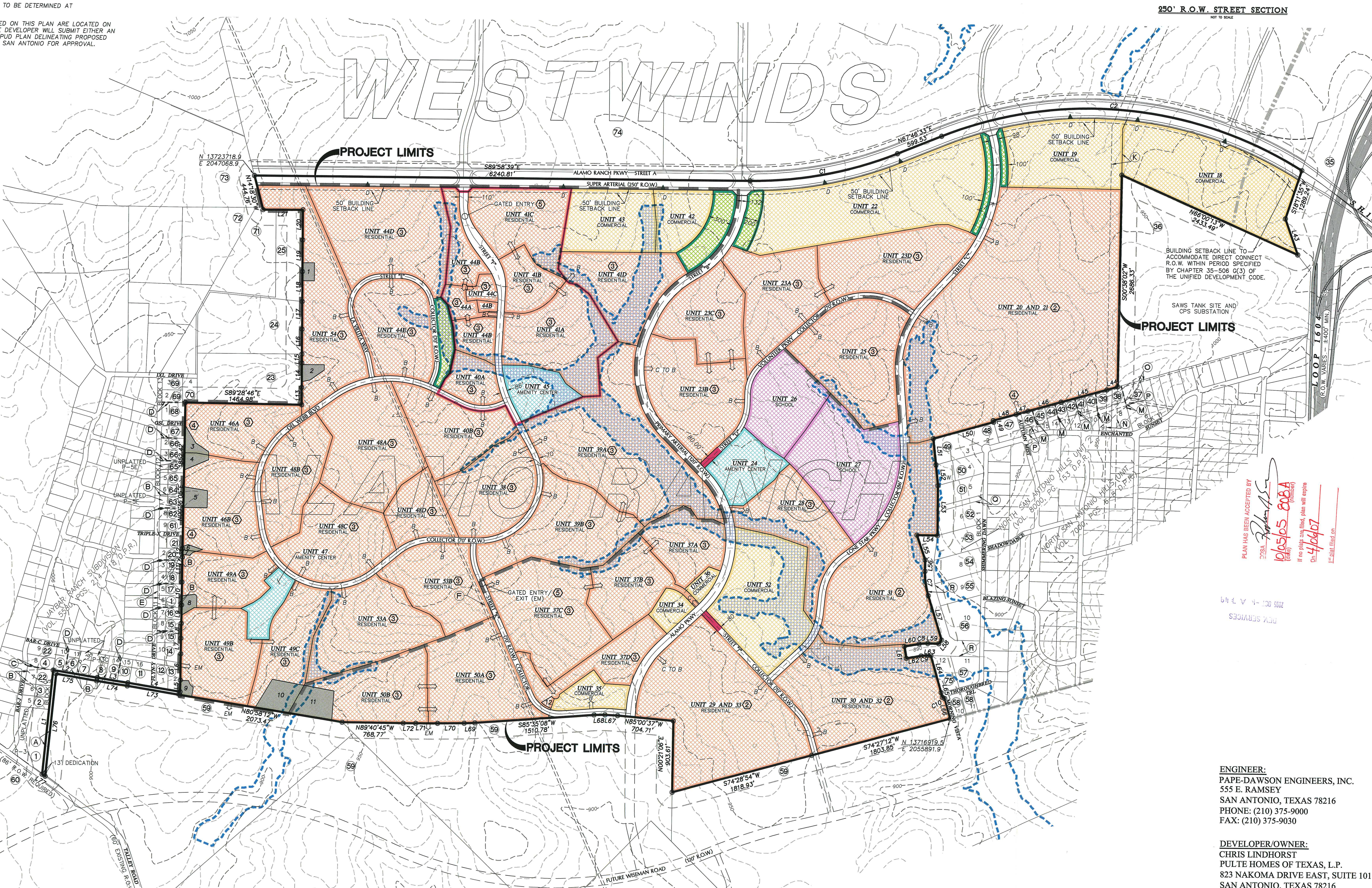
REVISIONS:

GRAPHIC SCALE
(IN FEET)
1 inch = 500 ft.

KEYED NOTES:

1. NOT USED
2. RESIDENTIAL SUBDIVISIONS WITHIN UNITS 20, 21 AND 31 WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN. BASED ON THE PROPOSED DENSITIES, PARKLAND DEDICATION REQUIREMENTS FOR THESE UNITS ARE AS FOLLOWS:
   UNIT 20/21 – 4.0 ACRES
   UNIT 30/32 – 1.0 ACRES
   UNIT 29/33 – 2.3 ACRES
3. A PARKS PLAN FOR THESE UNITS WAS SUBMITTED TO THE PARKS AND RECREATION DEPARTMENT WITH THIS MASTER DEVELOPMENT PLAN.
4. CONNECTION TO EXISTING STREETS TO BE DETERMINED AT TIME OF PLATTING.
5. THE GATED ENTRY POINTS INDICATED ON THIS PLAN ARE LOCATED ON PROPOSED PRIVATE STREETS. THE DEVELOPER WILL SUBMIT EITHER AN ENCLAVE SUBDIVISION PLAT OR A PUD PLAN DELINEATING PROPOSED PRIVATE STREETS TO THE CITY OF SAN ANTONIO FOR APPROVAL.

LAND USE AND DENSITY TABLE						
UNIT	LAND USAGE	ACREAGE (GROSS)	FLOOD PLAIN	ACREAGE (NET)	# OF LOTS/EDUs	DENSITY (Lots/Ac.)
18	COMMERCIAL	45.25	0.00	45.25	–	–
19	COMMERCIAL	28.82	0.00	28.82	–	–
20&21	RESIDENTIAL	148.75	8.72	140.03	453	3.05
22	COMMERCIAL	54.81	0.00	54.81	–	–
23A	RESIDENTIAL	28.04	0.00	28.04	108	3.85
23B	RESIDENTIAL	31.91	0.00	31.91	119	3.73
23C	RESIDENTIAL	21.98	0.00	21.98	89	4.05
23D	RESIDENTIAL	32.08	0.00	32.08	116	3.62
24	AMENITY CENTER	12.83	0.00	12.83	–	–
25	RESIDENTIAL	36.48	2.12	34.36	75	2.06
26	SCHOOL	20.15	0.44	19.71	–	–
27	SCHOOL	35.90	3.64	32.26	–	–
28	RESIDENTIAL	24.79	6.71	18.08	70	2.82
29&33	RESIDENTIAL	63.46	0.00	63.46	257	4.05
30&32	RESIDENTIAL	48.29	10.39	37.90	111	2.30
31	RESIDENTIAL	51.34	15.35	35.99	93	1.81
34	COMMERCIAL	4.20	0.00	4.20	–	–
35	COMMERCIAL	7.15	0.00	7.15	–	–
36	COMMERCIAL	2.30	0.00	2.30	–	–
37A	RESIDENTIAL	16.04	3.60	12.44	52	3.24
37B	RESIDENTIAL	20.03	1.44	18.59	77	3.84
37C	RESIDENTIAL	36.46	0.72	35.74	125	3.43
37D	RESIDENTIAL	15.64	0.00	15.64	47	3.01
38	RESIDENTIAL	25.41	0.84	24.57	99	3.90
39A	RESIDENTIAL	59.42	20.36	39.06	86	1.45
39B	RESIDENTIAL	32.64	2.25	30.39	121	3.71
40A	RESIDENTIAL	8.31	2.22	6.09	15	1.81
40B	RESIDENTIAL	23.07	0.58	22.49	67	2.90
41A	RESIDENTIAL	28.71	8.54	20.17	77	2.68
41B	RESIDENTIAL	9.97	0.63	9.34	44	4.07
41C	RESIDENTIAL	23.24	0.99	22.25	81	3.61
41D	RESIDENTIAL	25.10	10.50	14.60	63	2.51
42	COMMERCIAL	10.94	0.90	10.04	–	–
43	COMMERCIAL	20.56	2.36	18.20	–	–
44A	RESIDENTIAL	3.69	0.56	3.13	11	2.98
44B	RESIDENTIAL	14.78	8.09	6.69	37	2.50
44C	RESIDENTIAL	2.43	0.00	2.43	10	4.12
44D	RESIDENTIAL	41.70	2.57	39.13	191	4.58
44E	RESIDENTIAL	24.40	1.34	23.06	78	3.20
45	AMENITY CENTER	10.19	4.78	5.41	–	–
46A	RESIDENTIAL	19.33	0.00	19.33	64	3.31
46B	RESIDENTIAL	26.55	0.00	26.55	104	3.92
47	AMENITY CENTER	6.35	0.00	6.35	–	–
48A	RESIDENTIAL	35.33	0.00	35.33	74	2.09
48B	RESIDENTIAL	21.01	0.00	21.01	39	1.86
48C	RESIDENTIAL	27.43	0.00	27.43	61	2.22
48D	RESIDENTIAL	12.75	0.00	12.75	22	1.73
49A	RESIDENTIAL	16.90	0.00	16.90	66	3.91
49B	RESIDENTIAL	24.49	0.00	24.49	182	7.43
49C	RESIDENTIAL	21.87	2.44	19.43	46	2.10
50A	RESIDENTIAL	31.43	0.00	31.43	92	2.93
50B	RESIDENTIAL	26.75	2.39	24.36	79	2.95
52	COMMERCIAL	36.30	16.27	20.03	–	–
53A	RESIDENTIAL	30.97	2.67	28.30	114	3.68
53B	RESIDENTIAL	23.21	0.00	23.21	81	3.49
54	RESIDENTIAL	35.29	0.00	35.29	109	3.09
	STREETS	120.80	3.45	117.35		–
	GREENSPACE	25.02	3.00	22.02		–
GRAND TOTALS:		1693.04	150.86	1542.18	3905	



PLAN HAS BEEN ACCEPTED BY COSA 10/05/05 808A (date) (number) If no plats are filed, plan will expire On 4/06/07 1st plat filed on

2005 OCT -4 A 7:49
DEV. SERVICES

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9030

DEVELOPER/OWNER:
CHRIS LINDHORST
PULTE HOMES OF TEXAS, L.P.
823 NAKOMA DRIVE EAST, SUITE 101
SAN ANTONIO, TEXAS 78216
PHONE: (210) 496-2066

ALAMO RANCH
1,693.0 ACRE TRACT
MASTER DEVELOPMENT PLAN

MDP # 808A

NOTE:

1. ALL INTERNAL STREETS WITHIN THE M.D.P. RESIDENTIAL UNITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 28' PAVEMENT AND 2–10' PARKWAYS. LOCAL TYPE "B" CONNECTIONS TO COLLECTOR STREETS ARE AS SHOWN.
2. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
5. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
6. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
7. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
8. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION.
9. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT–OF–WAY PER UDC ARTICLE 5, DIVISION. 2: 35–506(q.). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 70 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 86 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
10. TALLY ROAD (60' R.O.W.), BAR–C DRIVE (60' R.O.W.), FLYN–Y DRIVE (60' R.O.W.), TRIPLE–X DRIVE (60' R.O.W.), CULEBRA MARKET–F.M. 471 (R.O.W. VARIES), F.M. 1560 (R.O.W. VARIES), LOOP 1604 (R.O.W. VARIES), AND WESTWOOD LOOP (60' R.O.W.) ARE PUBLIC DEDICATED RIGHTS–OF–WAY AND ARE WITHIN THE 200' NOTIFICATION BOUNDARY.
11. COMMERCIAL TRACTS ADJACENT TO STREET A SHALL PROVIDE SHARED CROSS–ACCESS.
12. PHASING OF UNIT DEVELOPMENT WILL NOT BE IN SEQUENTIAL ORDER AS NOTED ON THIS PLAN.
13. ADDITIONAL SUPPLEMENTAL PLANS SHALL BE SUBMITTED AS ADDITIONAL SEGMENTS OF THE ORIGINAL MASTER PLAN ARE DEVELOPED.

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35–B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC. ____________ **PULTE HOMES OF TEXAS, L.P.** ____________

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APPROVED MASTER DEVELOPMENT PLAN
PLANNING COMMISSION
CITY OF SAN ANTONIO
CHAIRMAN:____________ DATE:________
SECRETARY:____________ DATE:________

JOB NO. 5629-30
DATE JULY 2005
DESIGNER AKP
CHECKED SLW DRAWN AKP
SHEET C1.00