City of San Antonio

Department of Planning and Development Services

February 6, 2009

Johnny Martinez
Pape-Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: **Settlers Ridge** **MDP # 044-06**

Dear Mr. Martinez,

The Development Review Committee has reviewed **Settlers Ridge** Master Development Plan **MDP # 044-06**. Please find enclosed a signed copy for your files. However, please note the following conditions:

Traffic Impact Analysis & Streets Division approves with the following conditions:

- FM 471 (Culebra Road) The developer shall dedicate 20 feet of right-of-way (Ordinance 98282, October 2, 2003 Major Thoroughfare Plan (MTP)) from the centerline of Culebra Road (Primary Arterial Type A Uniform Development Code (UDC) 35-506(g)(2) adjacent to this proposed project. The total length of property frontage is approximately 4,350 feet.
- Construction of an internal collector street system approximately 1,200 feet in length. Collector street design parameters consist of 70 feet of right-of-way and 44 feet of pavement (Table 506-3). The proposed collector street shall have no houses fronting (UDC 35-515(c)(4)).
- Construction of an internal Local B street system from adjacent development to the collector section, approximately 2,400 feet in length. Local B street design parameters consist of 60 feet of right-of-way and 40 feet of pavement (Table 506-3).
- All roadways shall conform to UDC 35-506(c)(1) Table 506-1: Functional Classification System Description.
- The developer shall be responsible for upgrading the intersection of FM 471(Culebra Road) and Street A and Street B. This includes sufficient left turn storage lanes on eastbound FM 471 (Culebra Road), with a bay taper and transition (UDC 35-506(m)(2) and right turn deceleration lanes (westbound FM 471 (Culebra Road)) with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (UDC 35-502(a)(7), subsection C. Design and construction shall be coordinated with Texas Department of Transportation (TXDOT).
- The developer shall be responsible for upgrading the intersection of Galm Road and Street A. This includes a sufficient left turn storage lane on southbound Galm Road, with a bay taper and transition (UDC 35-506(m)(2) and a right turn deceleration lane northbound Galm Road with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (UDC 35-

502(a)(7), subsection C. Design and construction shall be coordinated with Public Works Traffic Engineering and Development Services TIA Division.

- Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not block these clear sight distance areas.

- Secondary access must be constructed with or prior to the approval of any plat or combination of plats exceeding 125 dwelling units as per UDC 35-506(e)(7).

If you have any further questions, please call Nick V. Fernandez at (210) 207-5507.

Parks and Recreation approves with the following conditions:

- When the areas marked as "future development" have been planned, a new parkland dedication plan shall be submitted to this department for review and approval.

If you have any further questions, please call Samuel Sanchez at (210) 207-4091.

Tree Preservation approves with the following conditions:

- A Master Tree Permit (AP 1369831) has been approved for the residential portion of the MDP under the 2006 Tree Preservation ordinance standards per UDC section 35-523. A $75 review fee will be required to be paid at time of platting and a Tree Canopy Fee ($15/lot) will be required to be paid prior to recordation of each plat. The commercial development is required to meet 40% tree preservation at development and pay tree fees at application and a Tree Canopy Fee of $25/acre prior to plat recordation.

- Streetscape standards per UDC section 35-512 – The new right-of-way on collector and arterial streets will require streetscaping (we recommend preservation of existing trees where available and possible).

If you have any further questions, please call Pablo Martinez at (210) 207-0265.

Bexar County Infrastructure Services Department approves with the following conditions:

- Coordinate with TXDOT for the addition of auxiliary lanes for access onto Culebra Road (FM 471).

- Right turn deceleration and left turn storage lanes will be required for access to Galm Road through separate permit by Bexar County, UDC section 35-502(a)(7)(d).

- Traffic controls shall be warranted as per the Texas Manual on Uniform Traffic Control Devices, approved by Bexar County, and TXDOT.

- Secondary access must be constructed with or prior to the approval of any plat or combination of plats exceeding 125 dwelling units as per UDC section 35-506(e)(7).

- Voluntary efforts, beyond those herein required, to mitigate traffic impacts are encouraged as a means of providing enhanced traffic handling capabilities to users of the land development site as well as others.

If you have any further questions, please call Todd Sang at (210) 335-6649.

Historic Preservation approves with the following conditions:

- Previously recorded sites 41BX708, 41BX711 (the stone house and stone outbuilding), and 41BX712 are located within the project area: however, the developer allowed an archaeological investigation at site 41BX708 at site 41BX712 no further work was recommended.

- The developer is encouraged to try and preserve in place the standing stone house at site 41BX711 if at all possible. If not possible, and to mitigate the effects of the project to these extremely significant buildings, the HPO requests that Historic American Building Survey (HABS) documentation, Level 1 be done on the stone house and small stone outbuilding and be submitted to the Library of Congress.

- As per conversations between the developer and the HPO, the stone house will be relocated to an area within the development that is mutually agreed upon by the developer and the HPO.

If you have any further questions, please call Kay Hindes at (210)-207-7306.

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements. Any access and right-of-way 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.

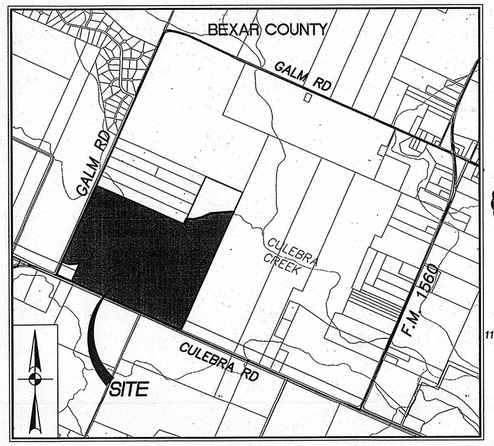
In addition, all platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio. Furthermore, it will be expected that all of the property depicted in the Master Development Plan including but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

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. In addition, it is suggested to work closely with the school district, 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(h)(1). Should you need further assistance, please contact Larry Odis at (210) 207-0210.

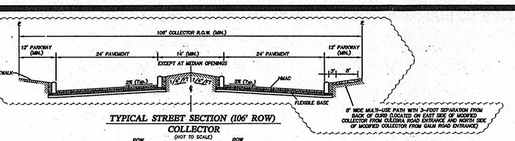
Sincerely,

Fernando J. De León, P.E.
Assistant Director
Land Development Division
Planning and Development Services Department

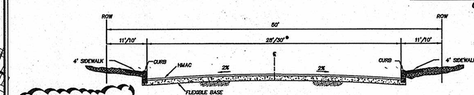


LOCATION MAP

SCALE: 1"=2000'

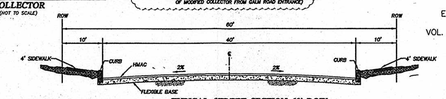


TYPICAL STREET SECTION (106' ROW) COLLECTOR (NOT TO SCALE)



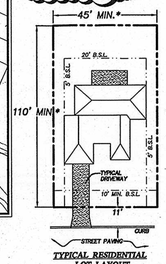
TYPICAL STREET SECTION 50' ROW LOCAL TYPE "A" (NOT TO SCALE)

*25' PAVEMENT UNLESS NOTED OTHERWISE

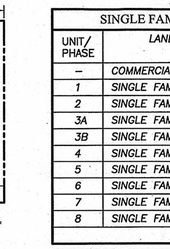


TYPICAL STREET SECTION 60' ROW LOCAL TYPE "B" (NOT TO SCALE)

AS PER UDC TABLE 310-1: THE LOTS LOCATED WITHIN THE R-5 ZONING DISTRICT WILL BE A MIN. OF 5,000 SQ. FT. IN AREA.



TYPICAL RESIDENTIAL LOT LAYOUT (NOT TO SCALE)



TYPICAL RESIDENTIAL LOT LAYOUT (R-5) (NOT TO SCALE)

SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE (SEE NOTE 10)

UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/Ac.)
–	COMMERCIAL	*6.25	–	–
1	SINGLE FAMILY RESIDENTIAL	169.14	123	0.73
2	SINGLE FAMILY RESIDENTIAL	22.06	76	3.45
3A	SINGLE FAMILY RESIDENTIAL	18.08	108	5.97
3B	SINGLE FAMILY RESIDENTIAL	12.89	55	4.27
4	SINGLE FAMILY RESIDENTIAL	17.45	87	4.99
5	SINGLE FAMILY RESIDENTIAL	19.63	101	5.15
6	SINGLE FAMILY RESIDENTIAL	18.37	102	5.55
7	SINGLE FAMILY RESIDENTIAL	21.20	107	5.05
8	SINGLE FAMILY RESIDENTIAL	23.60	102	4.32
	TOTALS/AVERAGE	322.42	861	2.67

*COMMERCIAL PROPERTY NOT INCLUDED IN GROSS TOTAL ACREAGE

LAND USE TABLE

LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	189.24
COMMERCIAL	6.25
*DRAINAGE ROW/NATURAL AREA	133.18
UNPLATTED AREA	8.79
TOTALS	337.46

* INCLUDES CULEBRA CREEK FLOOD PLAIN

PARK/OPEN SPACE SUMMARY
(SEE NOTE NO.9)

REQUIRED PARK SPACE/ OPEN SPACE: 861 LOTS X 1 ACRE / 70 LOTS = 12.3 AC.

PROVIDED PARK SPACE
RECREATION CENTER = 2.95 ACRES
COMMUNITY PARKS = 8.46 ACRES
FLOODPLAIN PARKLAND DEDICATION = +6.15 ACRES
TOTAL = 17.56 ACRES

NOTES:

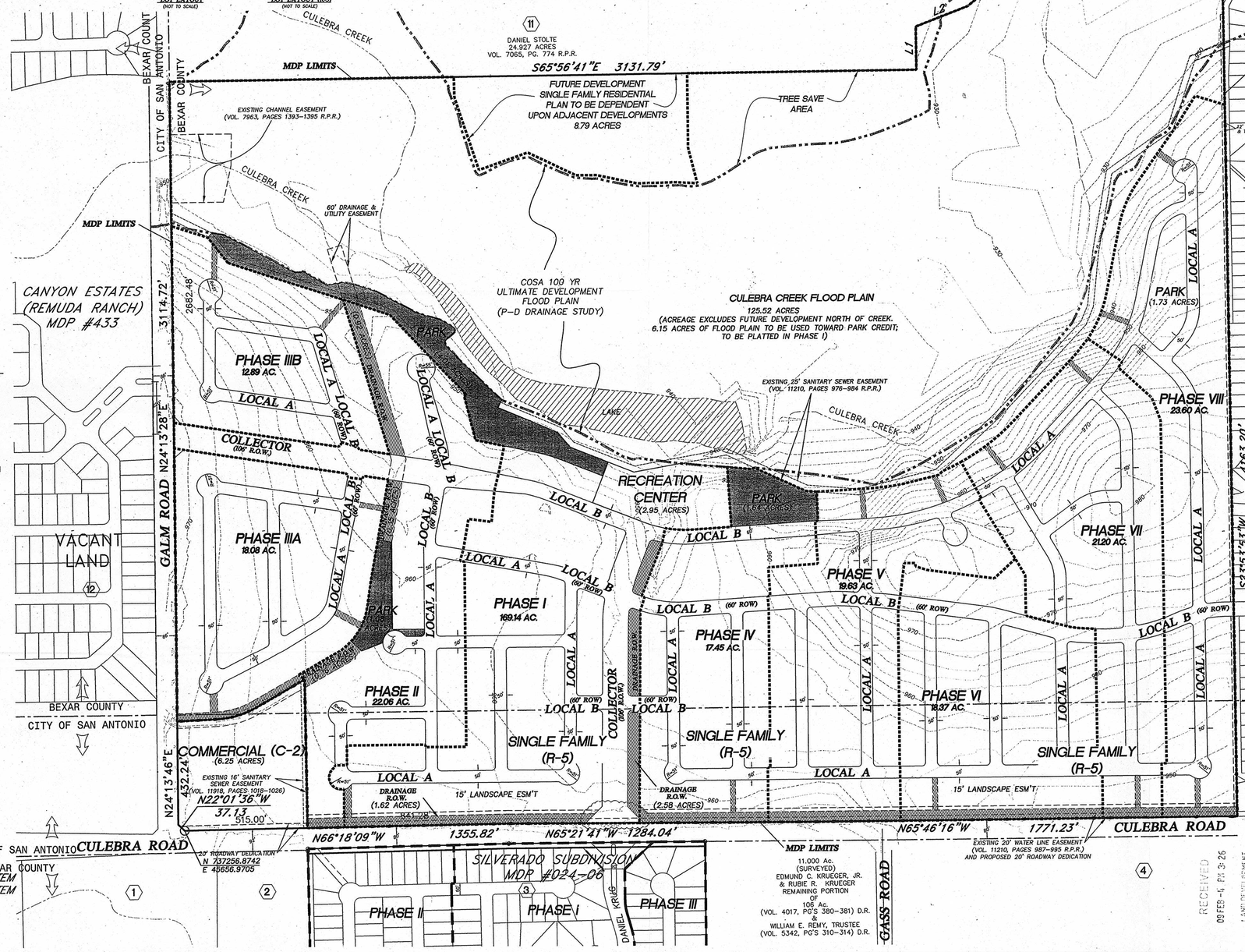
1. APPROXIMATELY 475' PARALLEL STRIP OF PROPERTY ALONG CULEBRA ROAD IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. THE PROPERTY IS WITHIN THE EDWARDS AQUIFER TRANSITION ZONE.
3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
4. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
5. ALL STREETS SHALL BE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.
6. ALL INTERSECTIONS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 35-506 (D) (5) OF THE UNIFIED DEVELOPMENT CODE.
7. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE UNIFIED DEVELOPMENT CODE SECTION 35-506 (D) (5).
8. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(Q)(5).
9. REQUIRED PARK SPACE IS 12.30 ACRES AS PER PARKS AND OPEN SPACE STANDARDS (35-503). TO PROVIDE THE REQUIRED ACREAGE, 6.15 ACRES WILL BE LOCATED WITHIN THE CULEBRA CREEK FLOOD PLAIN PLUS AN ADDITIONAL 11.41 ACRES OF PARK DEDICATION BRINGS THE TOTAL AMOUNT OF PARKLAND DEDICATION TO 17.56 ACRES.
10. ACREAGES AND PHASE LIMITS ARE APPROXIMATE. DEVELOPMENT IS ANTICIPATED TO BE CONSTRUCTED/PLATTED IN 9 PHASES/UNITS. THE EXACT LIMITS OF THE PHASES/UNITS HAVE NOT BEEN DETERMINED.
11. ALL BICYCLE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MUTCD AND AASHTO GUIDELINES FOR BICYCLE FACILITIES, INCLUDING CROSSWALK AND SIGNAGE REQUIREMENTS. A TWO-WAY, MARKED, OFF-STREET MULTI-USE PATH ON ONE SIDE OF THE ROAD WILL BE USED TO FULFILL THE BICYCLE PATH REQUIREMENT.

LINE TABLE

LINE	LENGTH	BEARING
L1	180.32'	N24°00'39"E
L2	235.23'	S86°40'21"E
L3	278.89'	N75°41'35"E
L4	322.64'	N65°26'09"E
L5	52.04'	S81°09'42"E

UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: A T & T
CABLE T.V.: TIME WARNER



SCALE: 1" = 200'

0' 200' 400' 600'

PLAN HAS BEEN ACCEPTED BY
COSA
2/6/09 044-06
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
2/5/11
Date

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 DRAINAGE PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:
PAPE-DAWSON ENGINEERS, INC.
SIVAGE COMMUNITY DEVELOPMENT, INC.
CULEBRA-GALM, LTD.

PROPERTY OWNERSHIP KEY:

1. SCHEFFLER, JANE
2. SPH CULEBRA LTD.
3. KB HOME LONE STAR, L.P.
4. SPH CULEBRA LTD.
5. CULEBRA VALLEY 2004, LTD.
6. WEIMER, JACKIE H. etal.
7. THIENPOINT, EVELYN
8. HABY, LAWRENCE W.
9. BORTH, ELAINE C.
10. KEATON, ROBERT S. AND MARY K.
11. STOLTE, DANIEL
12. AZTX PROPERTIES
13. CULEBRA VALLEY 2004, LTD.

LEGEND:

- FEMA 100 YR FLOOD PLAIN
- COSA 100 YR FLOOD PLAIN
- PHASE LINE
- 930 EXISTING CONTOURS
- ENTRY MONUMENT TO BE PLACED WITHIN R.O.W. BY DEVELOPER
- 3 OWNERSHIP INFORMATION SEE PROPERTY OWNERSHIP KEY
- 8' PRIVACY FENCE
- GREENBELT/DRAINAGE R.O.W.
- D&P DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9040

RESIDENTIAL OWNER:
SIVAGE INVESTMENTS, LTD.
17319 SAN PEDRO, SUITE 140
SAN ANTONIO, TX 78232
PHONE: (210) 403-4750
FAX: (210) 403-4790

RESIDENTIAL DEVELOPER:
SIVAGE COMMUNITY DEVELOPMENT, INC.
17319 SAN PEDRO, SUITE 140
SAN ANTONIO, TX 78232
PHONE: (210) 403-4750
FAX: (210) 403-4790

COMMERCIAL OWNER/DEVELOPER:
CULEBRA-GALM, LTD. c/o
REGENT COMMUNITIES, INC.
5949 SHERRY LANE, SUITE 1225
DALLAS, TEXAS 75225
PHONE: (214)987-9908
FAX: (214)368-8375

SETTLERS RIDGE

MASTER DEVELOPMENT PLAN

PROPERTY LEGAL DESCRIPTION

A 331.21 ACRE, OR 14,427,346 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING THE REMAINDER OF THAT 364.22 ACRE TRACT AS CONVEYED TO SIVAGE INVESTMENTS, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11457, PAGES 511-549, AND OUT OF A 6.25 ACRE TRACT OF LAND AS CONVEYED TO CULEBRA-GALM, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10993, PAGES 1180-1183, BOTH DEEDS OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT 467, COUNTY BLOCK 4450, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

MDP PLAN NO.: 044-06
APPROVED BY DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF SAN ANTONIO

DIRECTOR OF DEVELOPMENT SERVICES: DATE:

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

PREPARATION DATE: 4-12-07 JOB NO. 6409-10

SETTLERS RIDGE MDP

Date: Sep 04, 2008, 8:11am User ID: CBartschy File: P:\64\09\10\Design\Civil\MDP\4-0910.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.