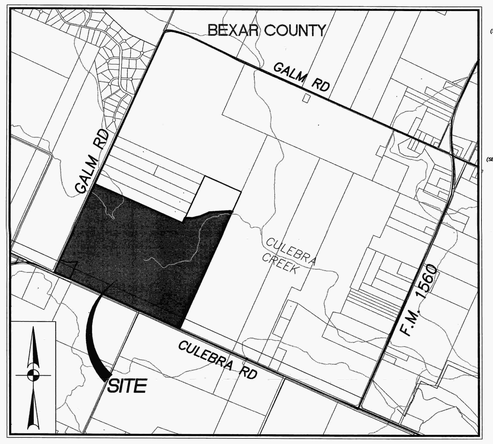


LOCATION MAP

SCALE: 1"=2000'

LAND USE TABLE	
LAND USE	*AREA (AC.)*
SINGLE FAMILY RESIDENTIAL	187.98
COMMERCIAL③	6.25
FLOODPLAIN/NATURAL AREA④	134.44
UNPLATTED AREA	8.79
TOTALS	337.46

③ COMMERCIAL PROPERTY NOT INCLUDED IN GROSS TOTAL ACREAGE

④ INCLUDES CULEBRA CREEK FLOODPLAIN

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

REQUIRED PARK SPACE/ OPEN SPACE: 804 LOTS X 1 ACRE / 70 LOTS = 11.49 AC.

PROVIDED PARK SPACE

RECREATION CENTER =	2.41 ACRES
COMMUNITY PARKS =	3.93 ACRES
FLOODPLAIN PARKLAND DEDICATION (50% OF REQUIRED) =	+5.74 ACRES
TOTAL =	12.08 ACRES

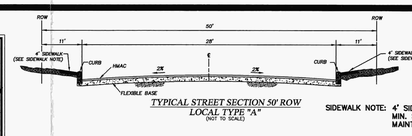
NOTES:

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 11.49 ACRES AS PER PARKS AND OPEN SPACE STANDARDS (35-503). TO PROVIDE THE REQUIRED ACREAGE, 5.74 ACRES WILL BE LOCATED WITHIN THE CULEBRA CREEK FLOODPLAIN PLUS AN ADDITIONAL 6.71 ACRES OF PARK DEDICATION BRINGS THE TOTAL AMOUNT OF PARKLAND DEDICATION TO 12.45 ACRES.
10. ACREAGES AND PHASE LIMITS ARE APPROXIMATE. DEVELOPMENT IS ANTICIPATED TO BE CONSTRUCTED/PLATTED IN 16 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.

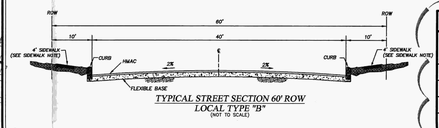
LINE TABLE		
LINE	*LENGTH*	*BEARING*
L1	180.32'	N24°00'39"E
L2	235.23'	S86°40'21"E
L3	278.89'	N75°14'35"E
L4	322.64'	N65°26'09"E
L5	52.04'	S81°09'42"E

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

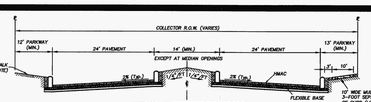


TYPICAL STREET SECTION 50' ROW
LOCAL TYPE "A"
(NOT TO SCALE)



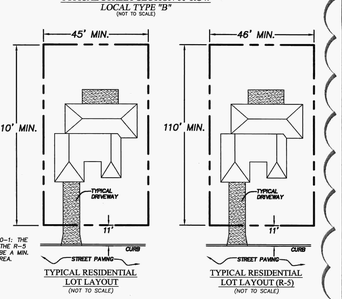
TYPICAL STREET SECTION 60' ROW
LOCAL TYPE "B"
(NOT TO SCALE)

SIDEWALK NOTE: 4' SIDEWALK TO MEANDER WITHIN PARKWAY. 2' MIN. STRIP BETWEEN CURB & SIDEWALK WILL BE MAINTAINED IF SIDEWALK IS MEANDERED



TYPICAL STREET SECTION
MODIFIED COLLECTOR
(NOT TO SCALE)

10' WIDE MULTI-USE PATH WITH 2'-FOOT SEPARATION FROM BACK OF CURB LOCATED ON EAST SIDE OF MODIFIED COLLECTOR FROM CULEBRA ROAD ENTRANCE AND NORTH SIDE OF MODIFIED COLLECTOR FROM GALM ROAD ENTRANCE

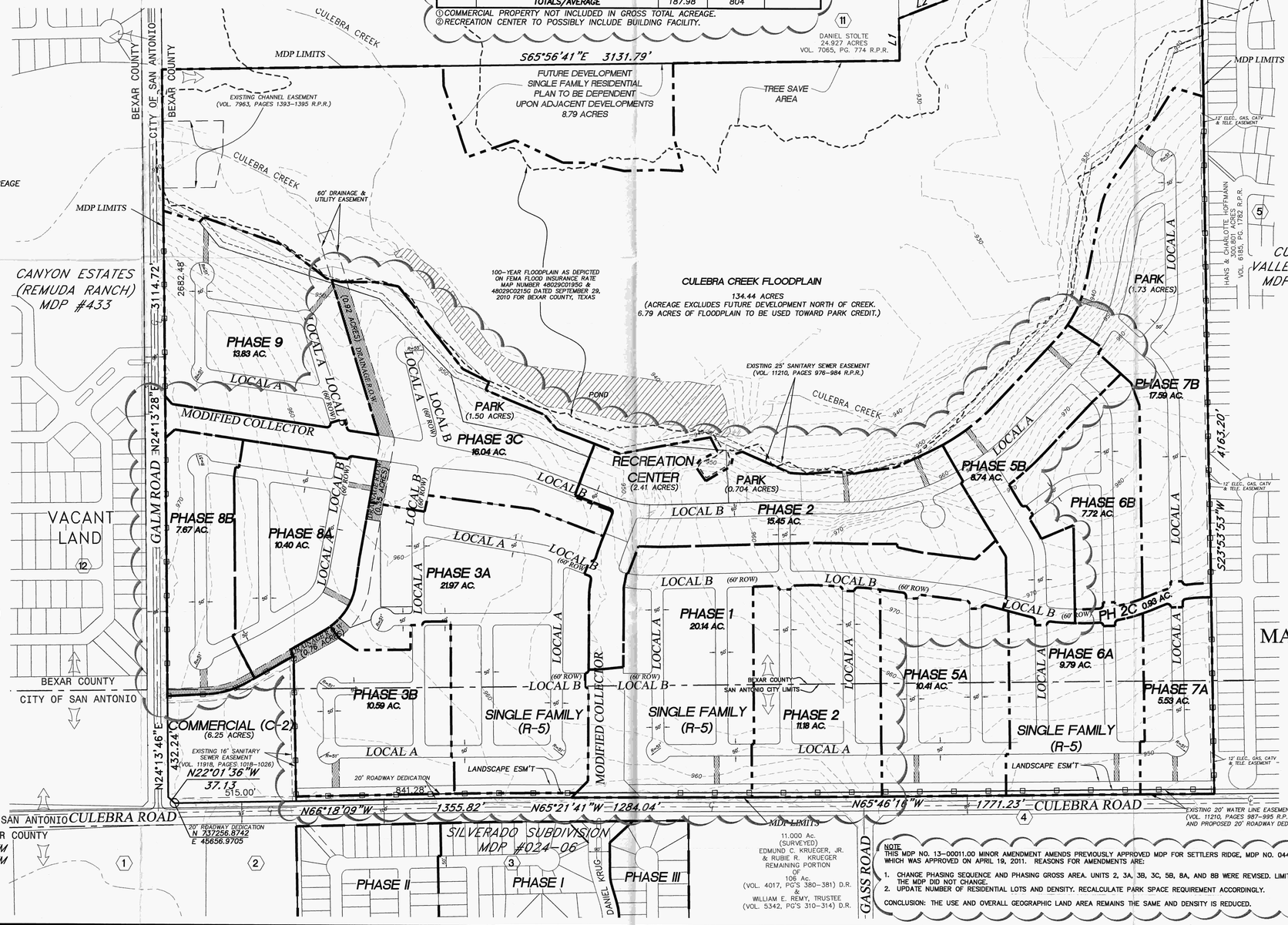


AS PER UDC TABLE 310-1: THE LOTS LOCATED WITHIN THE R-5 ZONING DISTRICT WILL BE A MIN. OF 5,000 SQ. FT. IN AREA.

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

UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/Ac.)
–	COMMERCIAL	①6.25	–	–
1	SINGLE FAMILY RESIDENTIAL	20.14	95	4.72
2	SINGLE FAMILY RESIDENTIAL & RECREATION CENTER	26.63	②109	4.04
2A	NOT USED			
2B	NOT USED			
2C	ROADWAY DEDICATION	0.93	–	–
2D	NOT USED			
3A	SINGLE FAMILY RESIDENTIAL	21.97	88	4.00
3B	SINGLE FAMILY RESIDENTIAL	10.59	43	4.06
3C	SINGLE FAMILY RESIDENTIAL	16.04	37	2.31
4	NOT USED			
5A	SINGLE FAMILY RESIDENTIAL	10.41	63	6.05
5B	SINGLE FAMILY RESIDENTIAL	8.74	40	4.58
6A	SINGLE FAMILY RESIDENTIAL	9.79	56	5.72
6B	SINGLE FAMILY RESIDENTIAL	7.72	40	5.18
7A	SINGLE FAMILY RESIDENTIAL	5.53	31	5.61
7B	SINGLE FAMILY RESIDENTIAL	17.59	71	4.04
8A	SINGLE FAMILY RESIDENTIAL	20.55	44	5.16
8B	SINGLE FAMILY RESIDENTIAL	7.67	36	4.69
9	SINGLE FAMILY RESIDENTIAL	13.83	51	3.69
	TOTALS/AVERAGE	187.98	804	

①COMMERCIAL PROPERTY NOT INCLUDED IN GROSS TOTAL ACREAGE.
②RECREATION CENTER TO POSSIBLY INCLUDE BUILDING FACILITY.



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.

SIVAGE INVESTMENTS, LTD. (OWNER)
SIVAGE COMMUNITY DEVELOPMENT, INC. (DEVELOPER)

PROPERTY OWNERSHIP KEY:

1. SCHEFFLER, JANE
2. SPH CULEBRA LTD.
3. KB HOME LONE STAR, L.P.
4. NATIONAL SKEET SHOOTING ASSOC.
5. CULEBRA VALLEY 2004, LTD.
6. WEIMER, JACKIE H. etal
7. THIENPOINT, EVELYN
8. ISAAC, MICHAEL F. AND REBECCA S.
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 FLOODPLAIN
- 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

RESIDENTIAL OWNER/DEVELOPER:
SIVAGE INVESTMENTS, LTD. (OWNER)
SIVAGE COMMUNITY DEVELOPMENT, INC. (DEVELOPER)
4902 ALAMEDA BLVD. NE
ALBUQUERQUE, NM 87113
PHONE: (505) 998-1800

PLAN HAS BEEN ACCEPTED BY
COSA
7.24.2013 (Date)
13-00011 (Number)
Note: this plan will have to comply with Section 35-412 Scope of approval for validation or plan will expire on 7.24.2015 Date

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

SETTLERS RIDGE

MASTER DEVELOPMENT PLAN

PROPERTY LEGAL DESCRIPTION

A 337.46 ACRE, OR 14,699,758 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 NO. 044B-06
MINOR AMENDMENT
LDS# 13-00011

13 JUL 31 PM 3:05

NOTE
THIS MDP NO. 13-00011.00 MINOR AMENDMENT AMENDS PREVIOUSLY APPROVED MDP FOR SETTLERS RIDGE, MDP NO. 044A-06 WHICH WAS APPROVED ON APRIL 19, 2011. REASONS FOR AMENDMENTS ARE:

1. CHANGE PHASING SEQUENCE AND PHASING GROSS AREA. UNITS 2, 3A, 3B, 3C, 5B, 8A, AND 8B WERE REVISED. LIMITS OF THE MDP DID NOT CHANGE.
2. UPDATE NUMBER OF RESIDENTIAL LOTS AND DENSITY. RECALCULATE PARK SPACE REQUIREMENT ACCORDINGLY.

CONCLUSION: THE USE AND OVERALL GEOGRAPHIC LAND AREA REMAINS THE SAME AND DENSITY IS REDUCED.

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

PREPARATION DATE: 11-30-10
REVISION DATE: 7-19-13
JOB NO. 7695-14

SETTLERS RIDGE MDP

Date: Jul 31, 2013, 10:36am User ID: clow
File: P:\765\01\Design\MDP Amendment\MDP765014.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.