LOCATION MAP
N.T.S.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S56°02'04"W	427.50'
L2	S57°49'12"W	213.25'
L3	S63°56'29"W	564.86'
L4	S70°41'29"W	282.65'
L5	S75°11'29"W	282.65'
L6	S76°52'41"W	236.10'
L7	N03°56'06"W	300.00'
L8	S89°20'55"E	451.21'
L9	S26°14'11"E	438.90'
L10	S06°16'18"W	409.82'
L11	S00°52'04"E	614.78'
L12	N17°07'32"E	139.21'
L13	N69°42'25"E	125.29'
L14	N65°05'10"E	82.20'
L15	N54°03'43"E	146.48'
L16	N59°53'14"E	103.33'
L17	N62°24'09"E	228.89'
L18	N60°59'00"E	176.69'
L19	N59°23'20"E	284.93'
L20	N58°57'13"E	174.91'
L21	N60°54'39"E	208.14'
L22	N62°31'45"E	185.26'
L23	N63°00'19"E	82.91'
L24	N50°13'16"E	172.54'
L25	N62°15'10"E	75.45'
L26	N27°52'28"W	500.00'

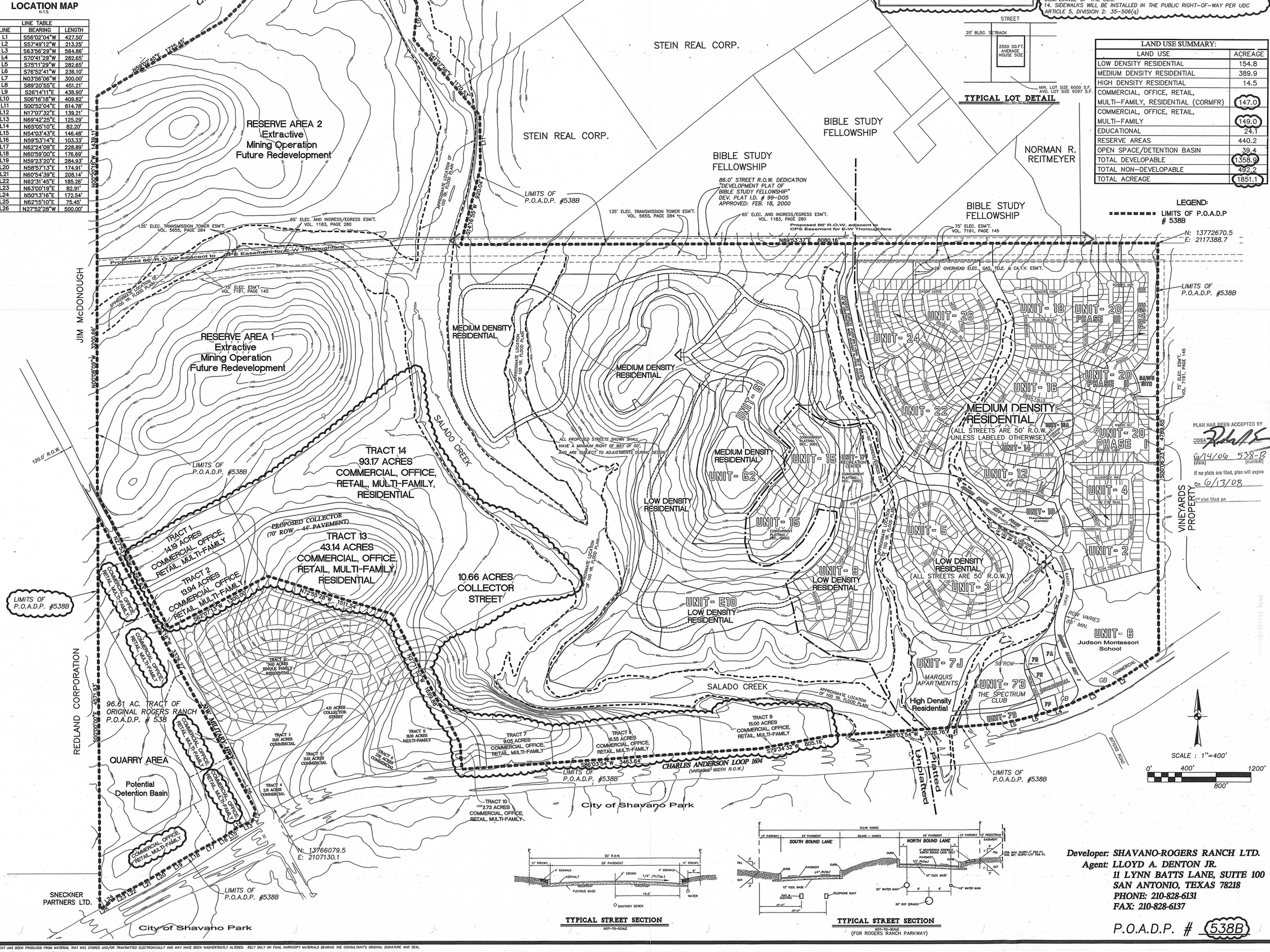
REVISION STATEMENT:
P.O.A.D.P. #538 WAS AMENDED TO SHOW THE FOLLOWING:

1. *DETAIL OF EXISTING DEVELOPED UNITS.*
2. *INCORPORATE SURROUNDING P.O.A.D.P.'s.*
3. *INCORPORATED INTERNAL ROAD NETWORK FOR FUTURE DEVELOPMENTS.*
4. *UPDATE P.O.A.D.P. AS PER CITY OF SAN ANTONIO REQUEST TO REVISED/DELETE EXPIRED P.O.A.D.P. #722, AND INCORPORATE A PORTION OF THE EXPIRED P.O.A.D.P. INTO THE ROGERS RANCH P.O.A.D.P.*

NOTES:
1. WATER SERVICE TO BE PROVIDED BY S.A.W.S.
2. SANITARY SEWER SERVICE TO BE PROVIDED BY S.A.W.S.
3. ELECTRIC & GAS TO BE PROVIDED BY C.P.S.
4. TELEPHONE SERVICE TO BE PROVIDED BY S.B.C.
5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
6. ALL ACREAGES SUBJECT TO CHANGE WITHOUT NOTICE.
7. ALL STREETS SHALL BE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.
8. ALL INTERSECTIONS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 35-506 D5 OF THE UNIFIED DEVELOPMENT CODE.
9. SPECIFIC LOT DIMENSIONS SHALL BE SHOWN ON THE RESPECTIVE PLATS.
10. THE PROPERTY WILL BE ZONED APPROPRIATELY FOR THE PROPOSED LAND USE PRIOR TO PLATTING.
11. ALL PROPOSED STREETS SHOWN SHALL HAVE A MINIMUM RIGHT OF WAY OF 50', AND ARE SUBJECT TO ADJUSTMENTS DURING DESIGN.
12. TRAFFIC CALMING MEASURES WILL BE USED PER CURRENT UDC. (i.e. ISLANDS OR SPEED BUMPS)
13. PRIOR TO ANY PLAT AND OR RECORDATION, AS PER UDC 35-B101(c) 1(18), A SUPPLEMENTAL SHALL BE SUBMITTED FOR REVIEW APPROVAL, FOR COMPLIANCE OF THE UDC.
14. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(a)

TYPICAL LOT DETAIL
NOT-TO-SCALE

LAND USE SUMMARY:	
LAND USE	ACREAGE
LOW DENSITY RESIDENTIAL	154.8
MEDIUM DENSITY RESIDENTIAL	389.9
HIGH DENSITY RESIDENTIAL	14.5
COMMERCIAL, OFFICE, RETAIL, MULTI-FAMILY, RESIDENTIAL (CORMFR)	147.0
COMMERCIAL, OFFICE, RETAIL, MULTI-FAMILY	149.0
EDUCATIONAL	24.1
RESERVE AREAS	440.2
OPEN SPACE/DETENTION BASIN	39.4
TOTAL DEVELOPABLE	1358.9
TOTAL NON-DEVELOPABLE	492.2
TOTAL ACREAGE	1851.1



TYPICAL STREET SECTION
NOT-TO-SCALE

TYPICAL STREET SECTION
NOT-TO-SCALE
(FOR ROGERS RANCH PARKWAY)

Developer: *SHAVANO-ROGERS RANCH LTD.*
Agent: *LLOYD A. DENTON JR.*
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
PHONE: 210-828-6131
FAX: 210-828-6137

P.O.A.D.P. # 538B

REVISIONS:
3/17/03 CSA COMMENTS (NEW TOPOGRAPHY, TRAFFIC & STREETS)
07/26/05 UPDATE P.O.A.D.P. TO INCLUDE 218.5 ACRES
7-19-06 DELETED M.D.P. HISTORY NOTE AS PER CITY OF SAN ANTONIO.

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ROGERS RANCH
San Antonio, Texas
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

PLAN HAS BEEN ACCEPTED BY
COSA
6/14/06 538-B
(date) (number)
If no plats are filed, plan will expire
On 6/13/08
1st plat filed on

JOB NO.	4425-73
DATE	DECEMBER, 2002
DESIGNER	-
CHECKED - DRAWN -	
SHEET	1 of 1

Date: Feb 07, 2006, 12:57pm User ID: BWilkinson File: H:\3225\OVERALLMASTER\POADP-081212.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.

CITY OF SAN ANTONIO

June 14, 2006

Mr. Jon Adame P.E.

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

Re: Rogers Ranch (Amendment) MDP # 538 B

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed **Rogers Ranch Subdivision (Amending)** Master Development Plan M.D.P. # 538-B. 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:** The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

  The Texas Sites Atlas indicates that archaeological sites including 41BX22, 41BX442, 41BX443, 41BX444, 41BX445, 41BX446, 41BX875 and 41BX876 have been previously

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

identified within the above referenced property. Also, the property may contain other sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that qualified professionals conduct an archaeological and historical structures investigation of the property. The investigations should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. The Council of Texas Archeologists provides a list of qualified consultants that can be accessed on-line at www.c-tx-arch.org, The consultant will probably need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards, the CTA guidelines, and a list of qualified consultants may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. If part of the property was already investigated since September 1, 2005, it may be omitted and the report for the previous study may be submitted for that part. Law allows both the HPO and SHPO allowed 30 days from receipt for reviews.

If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation should be prepared and submitted to the HPO and SHPO for review. If no significant sites are found or upon reevaluation are found to not be significant, after the SHPO concurs, development may proceed throughout the property. Upon concurrence by the SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained form the CHPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

The Development Services **TIA & Streets Division** has reviewed the Level-3 Traffic Impact Analysis (Parsons TIA dated October 2000 and the revised POADP Memo dated August 10, 2005) for the Rogers Ranch (Amendment 538 B) (MDP). The analysis is in compliance with TIA Ordinance 91700.

This proposed development is located on the north side of 1604, and on the east side of North West Military within the city limits. Current proposal consists of 181 single-family residential, 1,596 multi-family residential, 593,000 sq. ft. office and 1,434,000 sq. ft.

shopping center. This development is estimated to generate 80,393 average daily trips, and 7,373 weekday PM peak-hour trips. The approval of Rogers Ranch (Amendment 538 B) MDP, represents only the approval of the collector street shown from 1604 north, turning west and connecting to NW Military Hwy. The original Parsons TIA dated October 2000 no longer is valid due to the abandonment of the development plan, and it's location of major streets. The TIA division understands (as stated in the Memo) that the revised POADP TIA Memo dated August 10, 2005 is only to highlight the differences in proposed development between the Parson's TIA and current plans. No site layouts, specific development plan or locations has been provided for the single-family, multi-family, office building, or shopping center areas in the 1604/NW Military area. It is understood that development plans may change. The TIA division shall require an appropriate TIA submitted for each development as they are proposed and come in for re-zoning, platting, and/or building permits. No specific development layout has been provided for the site including turning movements, internal private or public streets, or driveway locations onto 1604, NW Military or the proposed collector. The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes, with storage lengths and bay taper as it relates to future development's TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.

Regarding the approval of the collector street, the following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Rogers Ranch (Amendment 538 B), at no cost to the City of San Antonio: 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 commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
It should be understood that the submitted TIA concurrent with the proposed Rogers Ranch (Amendment 538 B) is a conceptual plan and therefore this document does not represent an approval for the internal street plan. 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.

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. 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.

Sincerely,

Roderick J. Sanchez, AICP
Assistant Development Services Director

CC: Sam Dent, P.E. Chief Engineer Development Service
Richard Chamberlin, P.E. Senior Engineer Development Services