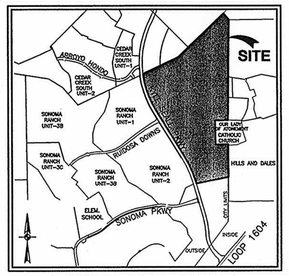



## LOCATION MAP

SCALE: 1" = 2000'

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | TANGENT | DELTA | CHORD | CHORD BEARING |
| C1 | 792.73' | 3028.00' | 398.64' | 15°00'00" | 790.47' | N23°40'35"W |
| C2 | 1128.54' | 2657.00' | 572.91' | 24°20'10" | 1120.08' | S19°00'30"E |

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 94.69' | N88°31'51"W |
| L2 | 53.59' | S81°29'53"W |
| L3 | 208.71' | N89°24'33"W |
| L4 | 94.65' | N88°39'08"E |
| L5 | 8.92' | N61°10'35"W |
| L6 | 30.00' | S73°49'25"W |
| L7 | 55.06' | N16°10'35"W |
| L8 | 208.71' | S44°35'01"E |
| L9 | 208.71' | S45°24'59"W |
| L10 | 208.71' | N44°35'01"W |
| L11 | 208.71' | N45°24'59"E |
| L12 | 208.71' | N64°09'56"E |
| L13 | 208.71' | N25°50'04"W |
| L14 | 208.71' | S64°09'56"W |
| L15 | 208.71' | S25°50'04"E |

ZONE A

APPROXIMATE LOCATION OF FLOOD ZONE AREA "A". NO BASE FLOOD ELEVATIONS DETERMINED AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP 232 OF 900, COMMUNITY PANEL NUMBER 480290C0232, DATED FEBRUARY 16, 1996 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS.

SCALE : 1"=200'

0' 200' 400' 600'

### AREA SUMMARY

| LAND USE | AREA (Ac.) |
|---|---|
| SINGLE FAMILY RESIDENTIAL | 97.52 |
| SCHOOL | 27.32 |
| AMENITY CENTER | 4.15 |
| OPEN SPACE | 25.32 |
| TOTAL/AVERAGE | 154.32 |

### SINGLE FAMILY RESIDENTIAL UNITS

| UNIT | LAND USE | GROSS* AREA (AC.) | BUILDABLE LOTS | DENSITY UNITS/AC. |
|---|---|---|---|---|
| 1A | SINGLE FAMILY RESIDENTIAL | 22.94 | 75 | 3.27 |
| 1B | SINGLE FAMILY RESIDENTIAL | 27.39 | 56 | 2.04 |
| 5 | SINGLE FAMILY RESIDENTIAL | 9.14 | 22 | 2.40 |
| 2 | SINGLE FAMILY RESIDENTIAL | 28.76 | 70 | 2.43 |
| 3A | SINGLE FAMILY RESIDENTIAL | 14.59 | 59 | 4.04 |
| 3B1 | SINGLE FAMILY RESIDENTIAL | 14.89 | 59 | 3.96 |
| 3B2 | SINGLE FAMILY RESIDENTIAL | 5.14 | 20 | 3.89 |
| 1A | AMENITY CENTER | 4.15 | 1 | 0.24 |
| | TOTAL/AVERAGE | 127.00 | 362 | 2.85 |

*AREA INCLUDES FLOOD PLAIN (OPEN SPACE)

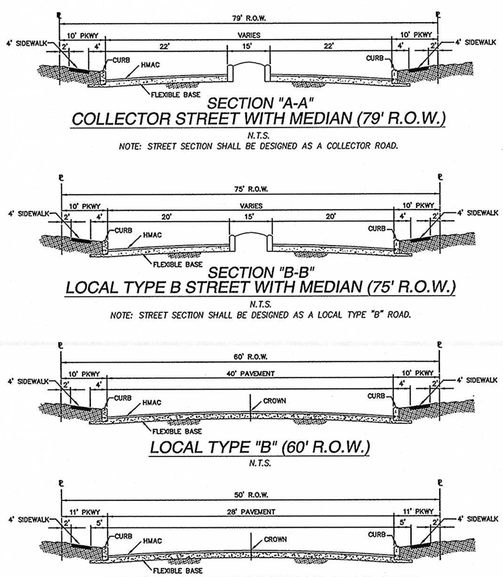
NOTE:
1. INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 28' PAVEMENT & 2–11' PARKWAYS, EXCEPT WHERE NOTED OTHERWISE.
2. PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. WATER AND SEWER SERVICES WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
4. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
5. 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.
6. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION.
7. SIDEWALKS TO BE INSTALLED PER UDC, ARTICLE 5, DIVISION 2: 35–506 (Q)
8. THIS MDP IS NOT SUBJECTED TO THE REQUIREMENTS OF 35–503, PARKS AND OPEN SPACE.
9. THE PROJECT IS VESTED BY VRP # 01–9–022 THROUGH KYLE SEALE RANCH POADP # 286
10. A VARIANCE TO SECTION 506 (e)(2) PROJECTING STREETS WILL BE SUBMITTED AT THE TIME OF PLATTING.

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

PLAN HAS BEEN ACCEPTED BY
COSA
3/27/06 800A
(date) (number)
If no plats are filed, plan will expire
on 3/26/08
1st plat filed on




### LEGEND

- UNIT LINES
- LIMITS OF MDP
- LIMITS OF PUD WITHIN MDP

### NOVEMBER 2005

THIS PLAN AMENDS THE PREVIOUSLY APPROVED MDP NO. 800, APPROVED BY PLANNING DIRECTOR ON 12/20/04.

REASONS FOR AMENDMENT

1. UNIT 3A, 3B, AND 5 INTO ENCLAVE
2. UPDATED THE MDP NO. 800, AS APPROVED ON 12/20/04, TO REFLECT ADJUSTMENTS TO PHASING OF UNIT 3.
3. REFLECT ADJUSTMENTS OF THE LOT LAYOUT WITHIN UNIT 3A, WITH THE RELOCATION OF THE STUBBED STREET (STREET "A").
4. REFLECT ADJUSTMENTS OF LOT LAYOUT WITHIN UNIT 3A, WITH THE REMOVAL OF A PORTION OF "SHOOTING STAR" (STREET 10), THAT WAS CONNECTED TO "TALL HEIGHTS".
5. REFLECT ADJUSTMENTS OF THE LOT LAYOUT WITHIN UNIT 2, WITH THE ELIMINATION OF A CROSS STREET DUE TO TOPOGRAPHY.
6. REFLECT ADJUSTMENT TO CHANGE IN USE WITHIN UNIT 5 (SINGLE FAMILY) FROM PREVIOUS UNITS 1–C AND 1–D (TOWNHOMES).
7. UPDATE STAGING

### CONSTRUCTION STAGING PLAN

THE FOLLOWING STAGING ORDER WILL BE THE SEQUENCE ORDER FOR CONSTRUCTION BEGINNING NOVEMBER 2004 UNLESS REDIRECTED BY THE DEVELOPER.

STAGE 1 = UNIT–1A
STAGE 2 = UNIT–1B
STAGE 3 = UNIT–3A
STAGE 4 = UNIT–2
STAGE 5 = UNIT–5
STAGE 6 = UNIT–3B1/3B2

# AMENDMENT TO GRANDVIEW SUBDIVISION

## MASTER DEVELOPMENT PLAN

A 154.32 ACRE TRACT OF LAND OUT OF THE 162.0 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 8433, PAGES 411–418 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JESUS MARTINEZ SURVEY NO. 423, ABSTRACT 540, COUNTY BLOCK 4550 AND THE HEINRICH LEIFESTE SURVEY NO. 1, ABSTRACT 967, COUNTY BLOCK 4547 IN THE CITY OF SAN ANTONIO AND BEXAR COUNTY, TEXAS.


OWNER/DEVELOPER:
PULTE HOMES OF TEXAS
823 NAKOMA DRIVE EAST, SUITE 101
SAN ANTONIO, TEXAS 78216
PHONE: 210-496-2066
FAX: 210-494-9076

PAPE-DAWSON ENGINEERS
1965-2005 ■ 40 YEARS OF EXCELLENCE
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010


MDP PLAN NO.: 800A
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

DATE: FEB. 24, 2006 JOB NO. 6070–00


Date: Mar 14, 2006, 4:56pm User ID: VWyrand
File: P:\60\70\00\Design\MASTER-OVERALL\MDP6070 AMEND 060314-1.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

March 27, 2006

Mr. Al Chua P.E.

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

Re: **Grandview Subdivision (Amended)** **MDP# 800-A**

Dear Mr. Chua:

The City Staff Development Review Committee has reviewed **Grandview Subdivision (Amendment)** Master Development Plan **M.D.P.# 800-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.

- **SAWS Aquifer Protection and Evaluation** will require the following pursuant to the Aquifer Protection Ordinance No. 81491, for Plat Certification.

  1. 100 year Flood Plain Shown and Buffing (if applicable)
  2. Sensitive Recharge Features and Buffing (if applicable)
  3. Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)
  4. According to the Water Quality Ordinance # 81491, Section 34-913, buffering may be required.

  Additionally, a Water Pollution Abatement Plan must be submitted and approved with the Texas Commission on Environmental Quality (TCEQ) prior to construction.

**Historical 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.

- **Bexar County Public Works** has indicated as part of their conditional approval, the following conditions shall be met:

- It is understood that this MDP is a conceptual plan and all regulations will be addressed at time of platting.

2. Bexar County reserves the right to address Driveways, Street Design, Sight Distance, ADA requirements, Drainage and Flood Plain issues at the time of platting.

- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.), to include floodplains, drainage areas and open space.

- 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, DSD
Richard Chamberlin, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang Civil Engineer Assistant Bexar County, Infrastructure Services Dept.