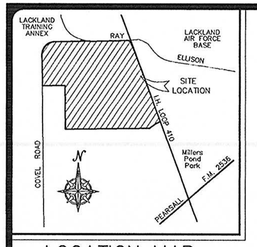
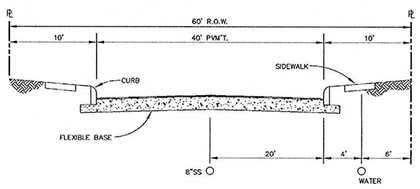
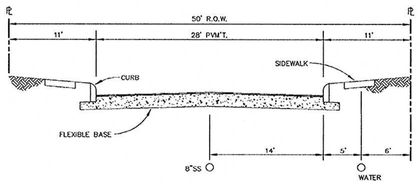


LOCATION MAP



LOCAL "B"

NOT TO SCALE



LOCAL "A"

NOT TO SCALE

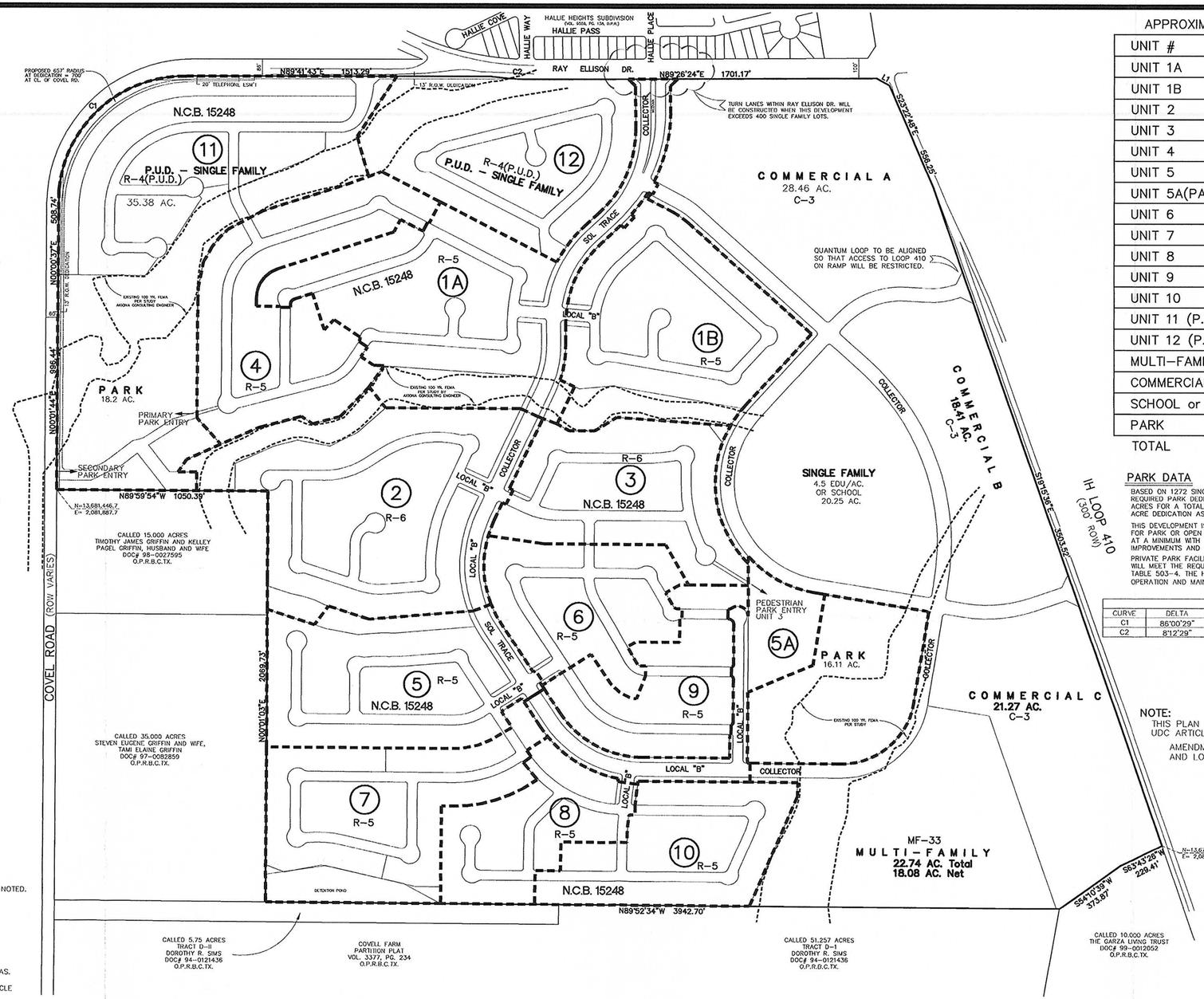
CONNECTIVITY INDEX

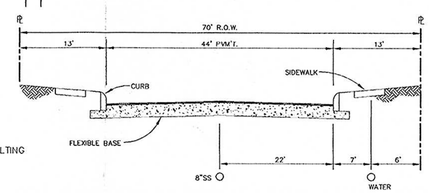
98 LINKS
79 NODES

98/79 = 1.24 CONNECTIVITY RATIO

NOTES

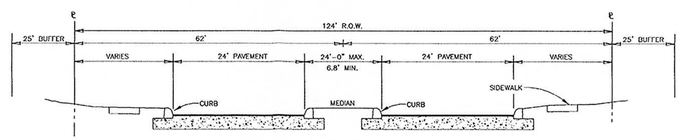
1. WATER SERVICE TO BE PROVIDED BY SAWS.
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS.
3. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS.
4. TELEPHONE SERVICE TO BE PROVIDED BY SBC TELEPHONE.
5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
6. ALL STREETS ARE LOCAL "A" (50' R.O.W.) UNLESS OTHERWISE SHOWN.
7. INDIVIDUAL LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLAT.
8. ALL LAND USE IS DETACHED SINGLE FAMILY RESIDENTIAL, UNLESS OTHERWISE NOTED.
9. THE RESIDENTIAL DEVELOPMENT WILL BE COMPLETED IN 12 UNITS.
10. THIS DEVELOPMENT IS IN THE SOUTHWEST INDEPENDENT SCHOOL DISTRICT
11. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
12. BEARING REFERENCE SOURCE IS N24°22'29"E SHOWN ON A EASTERN BOUNDARY LINE OF THE 170.95 ACRE TRACT RECORDED IN VOLUME 6628, PAGE 1542 REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.
13. SIDEWALKS WILL BE INSTALLED ON THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-509(q.).
14. ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN CITY OF SAN ANTONIO.
15. A TREE STAND DELINEATION WAS APPROVED FOR THIS MDP WHICH INCLUDES PROTECTION OF TREE CANOPY AND UNDERSTORY.
16. TYPICAL RADIUS FOR KNUCKLE SAC AND CUL-DE-SAC WILL BE 51' AT THE PROPERTY LINE.
17. COORDINATES SHOWN ARE BASED ON NAD83 TEXAS STATE PLANE SOUTH CENTRAL ZONE, TxDOT REGIONAL REFERENCE POINT – PID No. AY2157
18. 100 YEAR ULTIMATE FLOOD LINE DEFINED PER STUDY PREPARED BY AKIONA CONSULTING ENGINEER AS PART OF THIS SUBMISSION.
19. ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SIGHT CLEARANCE EASEMENTS AS REQUIRED.
20. LOCAL B SECTION OF SOL TRACE WILL BE CONSTRUCTED WITH A 4' WIDE BIKE LANE ON EACH SIDE AND TWO 16' DRIVING LANES.
21. ALL UNITS ARE ZONED AS NOTED.





COLLECTOR

NOT TO SCALE



COLLECTOR WITH MEDIAN

NOT TO SCALE

LEGEND

- UNIT BOUNDARY
- (10) UNIT NUMBER
- EXISTING 100 YEAR FLOOD LINE
- 100 YEAR FLOOD LINE PER STUDY
- 975 EXISTING CONTOUR

APPROXIMATE ACREAGE & LOT SUMMARY

UNIT #	LOTS	ACRES
UNIT 1A	97	27.39
UNIT 1B	102	21.74
UNIT 2	104	29.81
UNIT 3	77	15.91
UNIT 4	107	19.19
UNIT 5	73	18.85
UNIT 5A(PARK)	–	8.69
UNIT 6	63	12.81
UNIT 7	92	19.40
UNIT 8	52	11.18
UNIT 9	74	11.44
UNIT 10	75	12.73
UNIT 11 (P.U.D.)	3X54=162	35.38
UNIT 12 (P.U.D.)	103	21.34
MULTI-FAMILY	600 MAX	25.27
COMMERCIAL	–	75.59
SCHOOL or S.F.	91	20.25
PARK	–	30.36
TOTAL	1272 S.F. UNITS 600 M.F. UNITS	

PARK DATA

BASED ON 1272 SINGLE FAMILY LOTS AND 600 MULTI-FAMILY UNITS THE REQUIRED PARK DEDICATION FOR THIS DEVELOPMENT IS 11.16 ACRES PLUS 5.26 ACRES FOR A TOTAL OF 16.42 ACRES. REQUIREMENTS WILL BE MET WITH 34.31 ACRE DEDICATION AS SHOWN.

THIS DEVELOPMENT IS PROPOSED IN PHASES AND HAS RESERVED 34.31 ACRE FOR PARK OR OPEN SPACE DEDICATION. THE REQUIRED DEDICATION WILL OCCUR AT A MINIMUM WITH TABLE 503-3 WHICH DEFINES TIMETABLE FOR TIMING OF IMPROVEMENTS AND DEDICATION.

PRIVATE PARK FACILITIES AND/OR OPEN SPACE RECREATIONAL IMPROVEMENTS WILL MEET THE REQUIREMENTS AND SHALL CONFORM TO THE ELEMENTS OF TABLE 503-4. THE HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE DEDICATED PARKS PER 35-503(F)(2).

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	86°00'29"	628.50'	586.17'	943.46'	857.34'
C2	8°12'29"	1482.40'	106.36'	212.36'	212.18'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S61°19'47"E	74.52'

NOTE:
THIS PLAN INCLUDES MINOR AMENDMENTS AS PER UDC ARTICLE 4, DIVISION 2: 35-412(g.).

AMENDMENTS TO PHASING TO INCLUDE UNITS 5A(PARK AND LOCAL "B" STREET

COSA [signature], P.E.
March 15, 2007 804-A
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
March 14 2009
Date

GRAPHIC SCALE

300 0 150 300 600

(IN FEET)
1 inch = 300 ft.

DEVELOPER/OWNER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668

MDP #804A
411.99 TOTAL ACRES
THIS MDP WAS REVISED ON MARCH 1st, 2007

REVISION:

Denham-Ramonee Engineering and Associates, Inc.
12361 Port Central, Suite 1390
San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax

MASTER DEVELOPMENT PLAN for SOLANA RIDGE SUBDIVISION

JOB # 040015
DWG FILE:
DATE: 6/25/04
DESIGN:
DRAWN: L.M.R.
CHECKED:
SHEET 1 OF 1

City of San Antonio

Department of Development Services

March 15, 2007

Mr. Paul W. Denham , PE

Denham-Ramones Engineering and Associates, Inc.
13424 West Avenue
San Antonio, TX 78216

Re: **Solana Ridge (Amended)** **MDP # 804-A**

Dear Mr. Denham:

The City Staff Planning Review Committee has reviewed Solana Ridge Master Development Plan **MDP # 804-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.

The acceptance of this **Master Development Plan # 804-A** is confined to the boundary limits of the site. Any projection(s) of future roadways outside the boundaries does not infer any set alignment of future roadways. All major arterials and streets shall follow all regulations. It will be expected that you will plat all of the property depicted in your Master Development Plan (MDP), to include floodplains, drainage areas and open space.

Any access and ROW issues along state facilities will need to be resolved with the Texas Department of Transportation (TX DOT). For information about these requirements you can contact TX DOT at 615-5814.

Historic Preservation has indicated as part of their approval, the following conditions shall be met:

- An archaeological survey of the property will be required.

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 Unified 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 have been previously identified within/nearby the above referenced property. A survey conducted by UTSA, CAR for Lackland Air Force Base revealed a high number of potentially significant sites containing Archaic to Historic cultural material. The subject property, located adjacent to the above referenced survey, may contain other sites, some of which may be significant. Thus, before any work that might affect any sites is begun, qualified professionals should conduct an archaeological 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 July 1, 2004, 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 must 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 Kay Hinds at 210-207-7306.

D.S.D. TIA / Streets Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Solana Ridge Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

- The Solana Ridge Development is located on 367.4 acres at the southwest corner of Loop 410 and Ray Ellison Drive. The proposed development will include 1,044 single-family residential units, 25.7 acres of multi-family, 75.59 acres of commercial retail and an elementary school. Construction for the Solana Ridge Development is expected to begin late 2004 and take approximately ten years to build-out.

- The following on-site improvements as well as improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Solana Ridge Development, at no cost to the City of San Antonio:

    1. Ray Ellison Drive - The Developer shall dedicate 43 feet of ROW (Ordinance 98282, October 2, 2003 Major Thoroughfare Plan (MTP)) from the centerline of Ray Ellison Drive (Secondary Arterial Type A – Uniform Development Code (UDC) 35-506, (g), (2)) adjacent to this proposed project. The total length of property frontage is approximately 2200-feet.

    2. Covel Road - The Developer shall dedicate 43 feet of ROW (Ordinance 98282, October 2, 2003 Major Thoroughfare Plan (MTP)) from the centerline of Covel Road (Secondary Arterial Type A – Uniform Development Code (UDC) 35-506, (g), (2)) adjacent to this proposed project. The total length of property frontage is approximately 3700-feet.

    3. Construction of an internal collector street system. Collector street design parameters consist of 70-feet of ROW and 44-feet of pavement (Table 506-3). The proposed collector street system shall have no houses fronting (UDC 35-515, (c), (4)).

    4. Construction of an internal Local "B" system. Local "B" design parameters consist of 60-feet of ROW and 40-feet of pavement (Table 506-3). The proposed Local "B" system shall have no houses fronting as shown in the submitted MDP.

    5. All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.

    6. The developer shall be responsible for upgrading the intersection of Ray Ellison Drive and the Collector Street. This includes a sufficient left-turn storage lane on westbound Ray Ellison Drive, with a bay taper and transition (UDC - 35-506, (m), (2) and a right-turn deceleration lane (eastbound Ray Ellison Drive) 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 Development Services TIA Division.

7. All access driveways shall follow UDC 35-506 (r) Access and Driveways.

8. All access driveways/roadways shall provide clear sight distance along Ray Ellison Drive, Covel Road and Loop 410 Frontage Road 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.

It should be understood that the submitted TIA concurrent with the proposed Solana Ridge MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets and access 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.

DSD Tree Preservation has indicated as part of their approval, the following conditions shall be met:

- Streetscape standards per UDC Section 35-512

- 2003 Tree Preservation ordinance standards per UDC Section 35-523

If there are any further questions regarding this matter please call Joan H. Miller at (210) 207-0278.

Parks and Recreation Department has indicated as part of their approval, the following conditions shall be met:

- Solana Ridge is a proposed subdivision of 1872 residential units. UDC Section 35-503 requires 1 acre of parkland for every 114 residential units. Solana Ridge has a park dedication requirement of 16 acres of parkland.

- The subdivision will provide two distinct parks. Park "A" (18.2 ac.) located in the northwest quadrant of the subdivision and Park "B" (16.11) in the southeast quadrant. The development of the proposed parkland must be consistent with the schedule set forth in UDC 35-503(g). Failure to provide parkland in the proper timeframe will result in the delay of plat approvals.

- The two parks are to be under the ownership of the Solana Ridge Homeowner's Association in accordance with UDC 35-503(f)(2). HOA bylaws must be submitted to the Parks and Recreation Department for review during the platting process.

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

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

If you have any questions regarding this matter, please contact Mr. Richard Carrizales, at (210) 207-8050.

Sincerely,

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