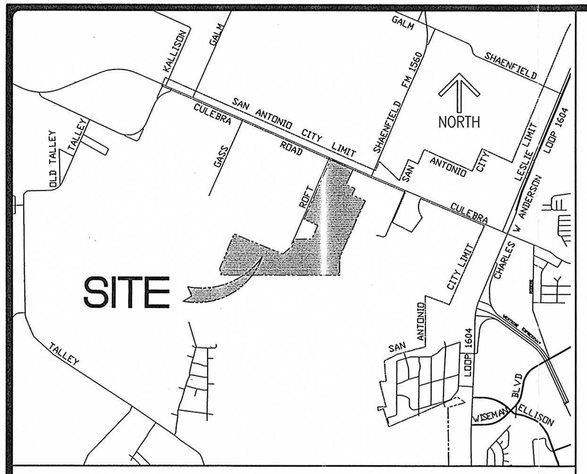
ALAMO RANCH

MASTER DEVELOPMENT PLAN

DATE : 8/04/05



LOCATION MAP

PHASE 14 LAND USE AND DENSITY TABLE							
UNIT	LAND USE	ACREAGE	FLOOD PLAIN	OPEN SPACE	STREETS (COLLECTOR)	# OF LOTS	DENSITY
UNIT 1	RESIDENTIAL	39.1	–	20.0	2.0	93	2.4
UNIT 2	//	23.1	–	4.3	2.5	74	3.2
UNIT 3	//	21.3	–	1.1	–	68	3.2
UNIT 4	//	14.2	–	–	–	81	5.8
UNIT 5	//	19.2	–	3.4	–	78	4.1
UNIT 6	//	23.7	–	–	–	113	4.8
UNIT 7	//	15.5	–	–	–	97	6.2
UNIT 8	//	16.8	–	–	–	86	5.1
UNIT 9	//	23.2	–	–	2.2	64	2.8
UNIT 10	//	22.4	–	–	0.7	100	4.5
UNIT 11	//	12.4	–	–	–	72	5.8
UNIT 12	//	17.6	–	–	–	105	5.9
UNIT 13	//	22.3	–	4.9	–	61	2.7
UNIT 14	//	16.9	–	–	–	51	3.0
UNIT 15	//	23.9	–	1.6	–	98	4.2
UNIT 16	//	21.9	–	2.1	–	87	4.0
UNIT 17	//	12.6	–	–	–	62	4.9
UNIT 18	//	22.8	–	–	–	81	3.5
UNIT 19	//	29.8	–	–	–	126	4.2
UNIT 20	//	9.5	–	–	–	51	5.4
UNIT 21	//	18.9	–	–	–	81	4.3
UNIT 22	//	21.4	–	–	–	95	4.4
	SAWS TANK & BOOSTER STATION	2.1	–	–	–	–	–
TOTAL		451.3	–	37.4	5.2	1824	4.0

LAND USE AND DENSITY TABLE				
PHASE	LAND USE	ACREAGE	# OF LOTS	DENSITY
14	RESIDENTIAL	451.3	1824	4.0
16	RESIDENTIAL	86.5	346	4.0
17	RESIDENTIAL	93.0	372	4.0
TOTAL		630.8	2542	4.0

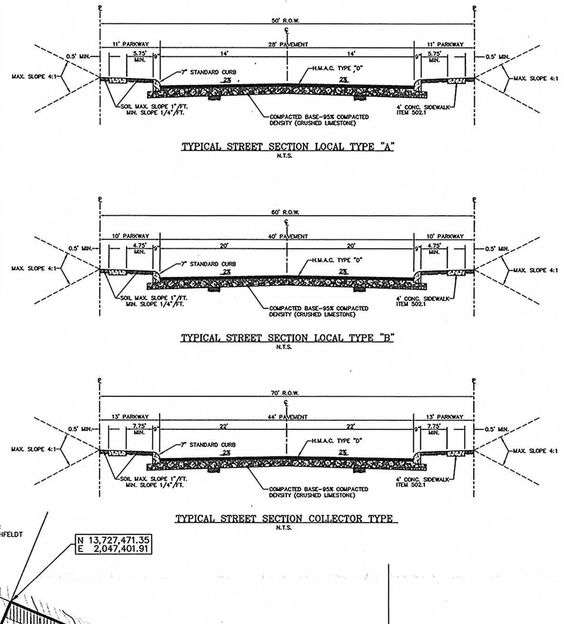
OPEN SPACE			
PHASE	ACTIVE	PASSIVE	TOTAL
14	4.3 ACRES	33.1 ACRES	37.4 ACRES

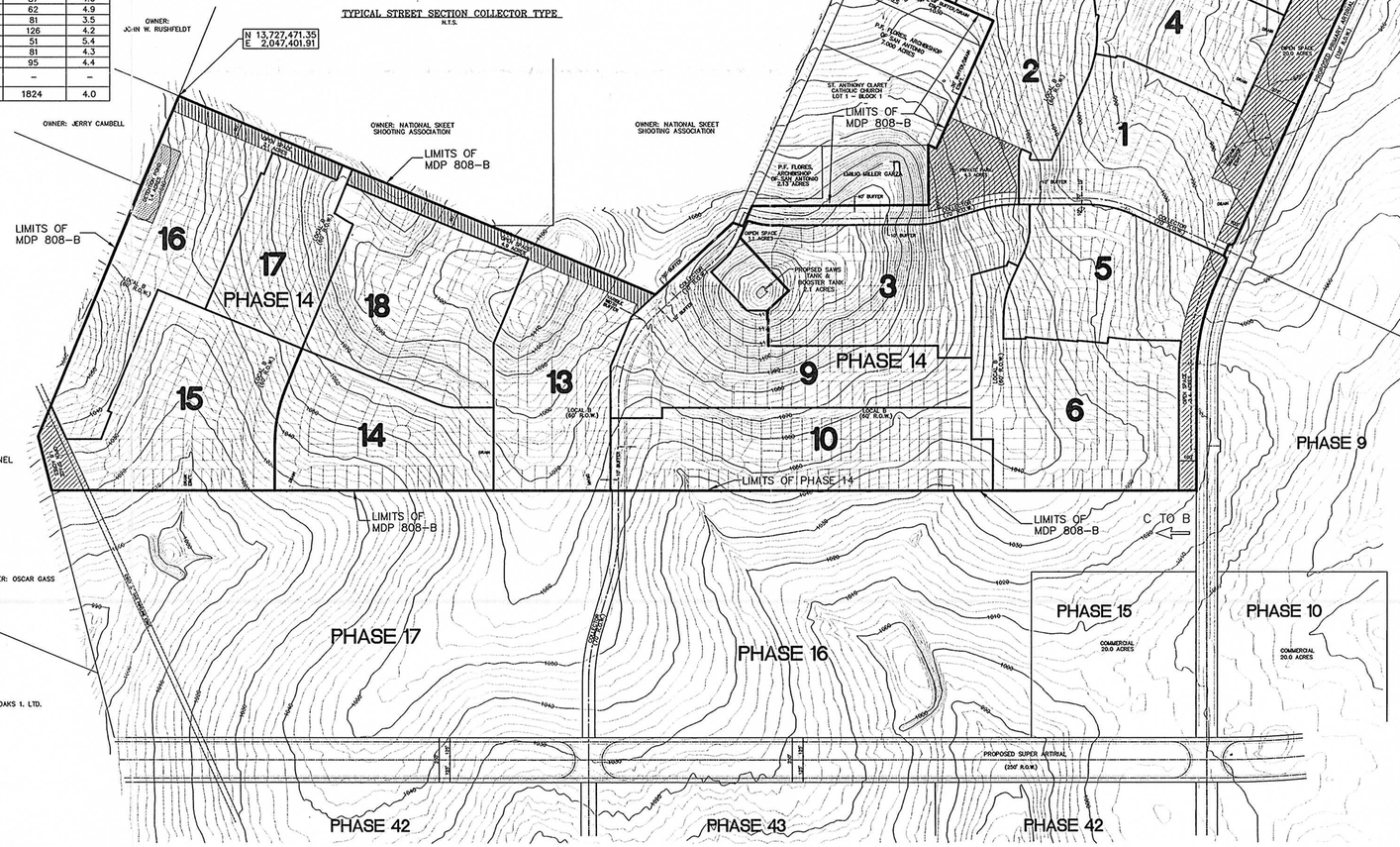
NOTES:

1. BASIS OF BEARING WAS ESTABLISHED FROM GPS OBSERVATIONS.
2. THIS PROJECT IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
3. LOT DIMENSIONS TO BE SHOWN ON SUBDIVISION PLATS.
4. THIS DEVELOPMENT IS IN THE NORTHSIDE I.S.D.
5. DETAIL DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
6. THIS PROJECT WILL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE EFFECTIVE THE DATE OF PLAN APPROVAL.
7. FLOOD PLAIN BASED ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL #'S 48029C0238F/48029C0405F.
8. OPEN SPACE WILL BE OWNED & MAINTAINED BY HOME OWNER ASSOCIATION.
9. OPEN SPACE ADJACENT TO NATIONAL SKEET SHOOTING ASSOCIATION (2.1 ACRES/4.9 ACRES) TO BE GREENWAYS.
10. UNIT 5 IS A POTENTIAL ELEMENTARY SCHOOL SITE.
11. PROJECTION OF STREETS TO ADJACENT UNPLATTED PROPERTY SHALL BE ADDRESSED AT TIME OF PLATTING.

LEGEND

- OPEN SPACE
- DETENTION POND
- FLOOD PLAIN
- C TO B — COLLECTOR TO LOCAL TYPE B





DEV. SERVICES
2005 NOV 15 A 10:14

CIVIL ENGINEER
MOY CIVIL ENGINEERS
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

OWNER & APPLICANT
CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
211 N. LOOP 1604 E., SUITE 130
SAN ANTONIO, TEXAS 78232
TEL: (210) 496-2668
FAX: (210) 495-3108

PLAN HAS BEEN ACCEPTED BY
COSA [signature]
11/16/05 (date) 808B (number)
If no plats are filed, plan will expire on 5/18/07
1st plat filed on

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	9/23/05	LABEL LIMITS OF MDP 808-B	EC

PROJ. #	DSN. BY:	DWN. BY:	CHKD. BY:	DATE:
050270	K.J.K.	J.M.	K.J.K.	8-04-05

MOY CIVIL ENGINEERS
TEL: (210) 698-5051
FAX: (210) 698-5085
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249

ALAMO RANCH
MASTER DEVELOPMENT PLAN
AMENDMENT FOR PHASES 14, 16 & 17

CHAIRPERSON DATE

SECRETARY DATE

SHEET 1 OF 1

P:\050260-Alamo Ranch\dwg\00_MDP.dwg 11/1/2005 4:25:16 PM CST

CITY OF SAN ANTONIO

November 16, 2005

John LaRo
Moy Civil Engineers
12770 Cimarron Path, Suite 100
San Antonio, TX 78249

Re: **Alamo Ranch** **MDP # 808-B**

Dear Mr. LaRo,

The City Staff Development Review Committee has reviewed the Alamo Ranch Master Development Plan, **M.D.P. # 808-B**. Enclosed, please find 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.

The DSD – Traffic Impact Analysis & Streets Division

The DSD – Traffic Impact Analysis & Streets Division has reviewed the information provided for the August 10, 2005 version of Alamo Ranch Amending MDP 808-B. The analysis indicates compliance with TIA Ordinance 91700 and the UDC.

This proposed development is proposed to consist of 1,824 single-family residential on 451.3 acres. This development is estimated to generate 17,784 average daily trips, and 1,860 weekday PM peak-hour trips.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of Alamo Ranch Amending MDP 808-B, at no cost to the City of San Antonio:

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7873 TTY: (210) 207-7911 FAX: (210) 207-7897

- 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.

- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).
- The east-west collector shall be stripped a two lane with TWLTL in accordance with the submitted plan 10-27-05.

- Pavement widening for Roft Road (Street "F" 70' ROW). Pavement width required for two northbound lanes, minimum 22' pavement from C/L of ROW with curb and sidewalk.

- The following 3 intersections will require mitigation for traffic signals (when warranted and approved by Bexar County Traffic, Public Works – Traffic and TxDOT) as per UDC 35-502, (a)(7)(C) Limitations on Traffic Impact Analysis, C. Lane configuration of all intersections shall follow Table 14 as amended January 27, 2005 in the Level 3 Traffic Impact Analysis:

    1. East west collector (Street "G" 70' ROW) and Alamo Parkway (120' ROW)

    2. FM 1560 (Alamo Parkway) and FM 471

    3. FM 471 and Roft Road (Street "F" 70' ROW)

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, or streets and drainage plans. The internal 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. All technical requirements of the Unified Development Code will be complied with at the time of platting.

In closing, 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 - Streets & Drainage
Richard Chamberlin, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang, Civil Engineer Assistant, Bexar County