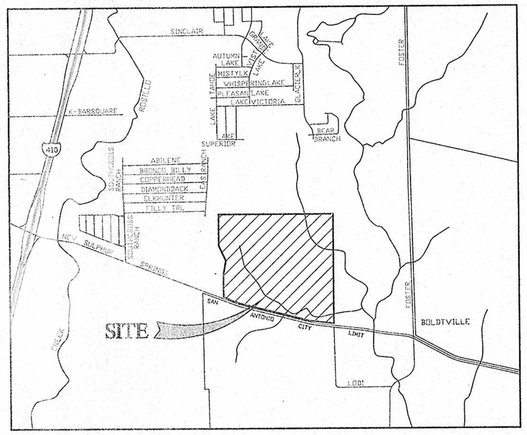
SULPHUR SPRINGS MASTER DEVELOPMENT PLAN

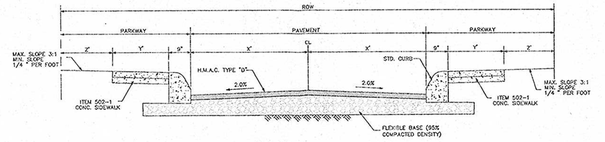
PLAN #:

DATE: 9/23/05



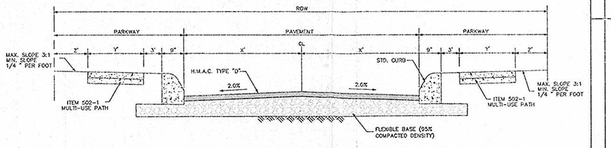
LOCATION MAP

SCALE: 1"=2000'



TYPICAL STREET SECTION

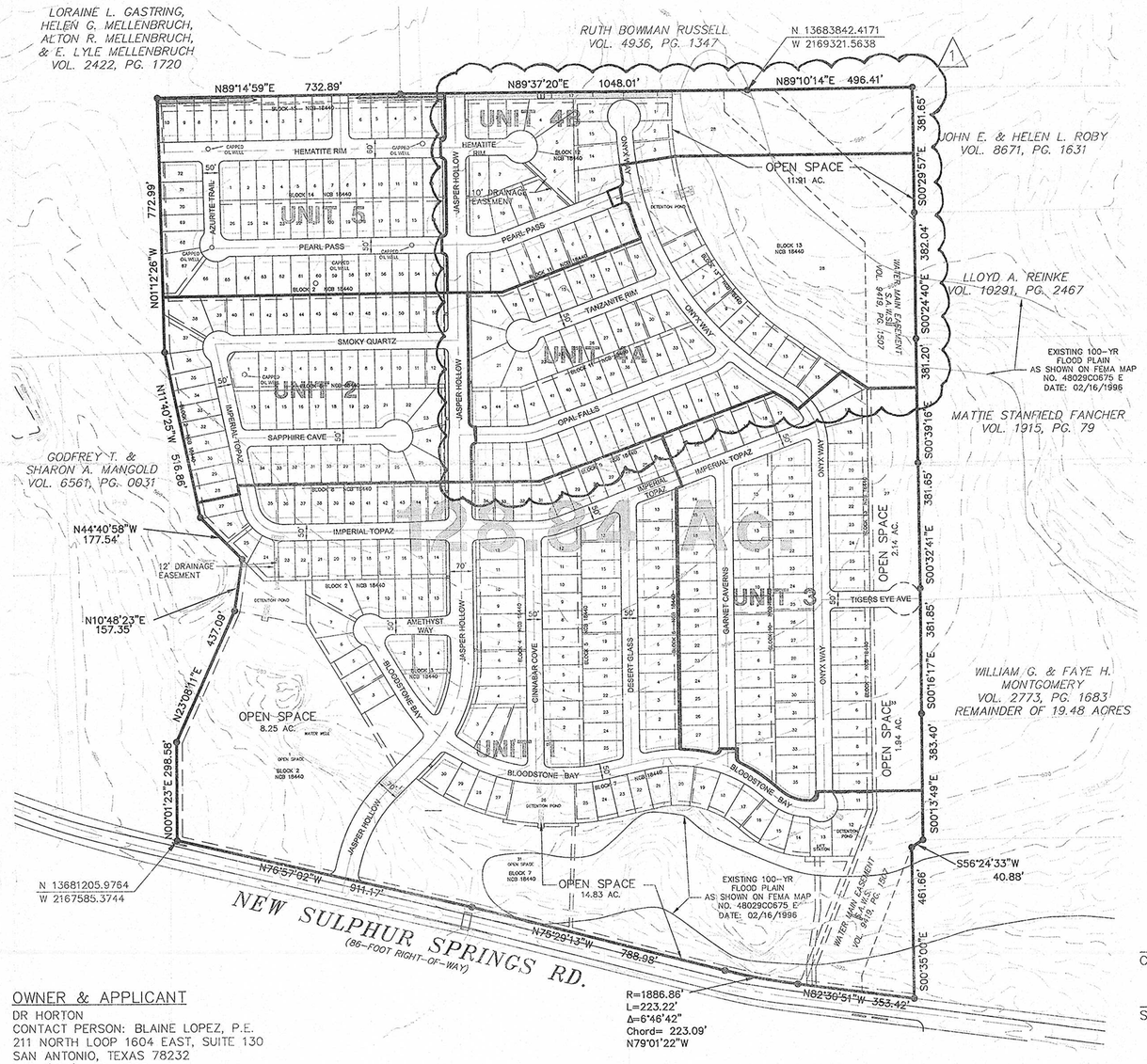
N.T.S.

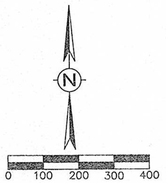


* TYPICAL STREET SECTION

N.T.S.

STREET CROSS SECTION					
ROW	PAVEMENT	PARKWAY	X'	Y'	Z'
50'	28'	11'	14'	4.0'	6.25'
60'	40'	10'	20'	6.0'	3.25'
70'	44'	13'	22'	6.0'	6.25'
* 70'	44'	13'	22'	6.0'	3.25'





LEGEND

EXISTING CONTOUR

DEVELOPMENT SUMMARY				
UNIT	ACRES	NO. OF LOTS	DENSITY (LOTS / AC)	PHASING SEQUENCE
1	52.70 AC	118	2.24	1
2	11.92 AC	59	4.95	2
3	19.48 AC	77	3.95	3
4A	21.75 AC	63	2.90	4
4B	11.01 AC	28	2.54	5
5	11.98 AC	62	5.18	6
TOTAL DEVELOPMENT	128.84 AC	407	3.63	

MDP OPEN AREA REQUIREMENT = 1 ACRE PER EACH 70 LOTS

TOTAL NUMBER OF RESIDENTIAL LOTS = 407

OPEN AREA REQUIREMENT = $\frac{407 \text{ LOTS}}{70 \text{ LOTS}/1 \text{ AC}}$ = 5.8 ACRES

OPEN SPACE PROVIDED

OPEN SPACE = 28.01 ACRES

OPEN SPACE (UNIMPROVED FLOODPLAIN) = 11.88 ACRES

TOTAL OPEN SPACE PROVIDED = 39.43 ACRES

PLAN HAS BEEN ACCEPTED BY

COSA [signature]

(Date) 1/23/07 875-A (Number)

Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on

1/22/09

Date

NOTE:

1.) SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS.

2.) WATER SYSTEMS SHALL BE DEDICATED TO SAN ANTONIO WATER SYSTEM.

3.) SEWER SYSTEMS SHALL BE DEDICATED TO SAN ANTONIO WATER SYSTEM.

4.) BEARING BASIS FOR THIS SURVEY IS THE LINE FORMED BY THE SOUTHEAST CORNER IN THE NORTH RIGHT--OF--WAY OF NEW SULPHUR SPRINGS ROAD AND THE SUBSEQENT NORTHERLY ANGLE POINT OF THE EAST LINE OF SAID TRACT AS ROTATED TO TEXAS SOUTH CENTRAL ZONE, STATE PLANE COORDINATES REDUCED TO SURFACE VALUES BY APPLICATION OF A COMBINED SCALE FACTOR OF 0.999841.

5.) CLEAR VISION EASEMENTS SHALL BE PROVIDED IN ACCORDANCE WITH UDC 35-506(d)(5)

6.) BICYCLE FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF SAN ANTONIO UDC REQUIREMENTS (PER ORDINANCE NO. 100741).

OWNER & APPLICANT

DR HORTON

CONTACT PERSON: BLAINE LOPEZ, P.E.

211 NORTH LOOP 1604 EAST, SUITE 130

SAN ANTONIO, TEXAS 78232

TEL: (210) 496-2668

FAX: (210) 495-3108

CIVIL ENGINEER

CARTER & BURGESS, INC.

CONTACT PERSON: ARTURO CAMACHO, P.E.

911 CENTRAL PARKWAY N. SUITE 425

SAN ANTONIO, TEXAS 78231-5065

TEL: (210) 494--0088

FAX: (210) 494--4525

BEING A 129.41 ACRE TRACT OF LAND, OUT OF THE J. METZLER SURVEY NO. 24 3/4, ABSTRACT NO. 521, COUNTY BLOCK 4719, AND THE M. BILLIAR SURVEY NO. 25, ABSTRACT NO. 881 COUNTY BLOCK 4720, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 5524, PAGE 751 OF THE BEXAR COUNTY REAL PROPERTY RECORDS IN BEXAR COUNTY, TEXAS.

APPROVED
MASTER DEVELOPMENT PLAN
PLANNING COMMISSION CITY OF SAN ANTONIO

CHAIRPERSON DATE

SECRETARY DATE

NOTE:

"THE FLOODPLAIN ON THIS MASTER DEVELOPMENT PLAN IS ESTIMATED AND SUBJECT TO REVISION. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE."

DEVELOPER/AGENT [signature] Asst Secretary DATE 11/20/06

ENGINEER [signature] DATE 11/16/06

NO.	DATE	REVISION	BY
1	10/26/06	DIVIDE UNIT 4 INTO 4A AND 4B	K.S.R.

Carter & Burgess

Consultants in Engineering, Architecture, Construction Management and Related Services

Carter and Burgess, Inc.

911 Central Parkway North, Suite 425
San Antonio, Texas 78232
(210) 494-0088 Fax (210) 494-4525
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MASTER DEVELOPMENT PLAN

SULPHUR SPRINGS SUBDIVISION

D. R. HORTON
211 N. LOOP 1604 E., SUITE 130
SAN ANTONIO, TX 78232

DATE: 9/23/05

DRAWN BY: K.S.R.

DESIGNED BY: K.S.R.

CHECKED BY: A.C.

REVIEWED BY: A.C.

PROJECT NUMBER: 310256.072

SHEET 1 OF 1

01-18-07 P03:58 IN

City of San Antonio

Department of Development Services

January 23, 2007

Ishtiak Saleh, P.E.
Cater & Burgress, Inc.
911 Central Parkway North, Suite 130
San Antonio, TX 78232

Re: Sulphur Springs Subdivision MDP # **875-A (Amended)**

Dear Mr. Saleh,

The City Staff Development Review Committee has reviewed the Sulphur Springs Subdivision Master Development Plan, **MDP # 875-A**. Please find a signed copy for your files enclosed. Your plan was approved for acceptance; however, please note the following conditions:

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.

DSD – Traffic Impact Analysis & Streets indicates the following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion date of Sulphur Springs:

- 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 the submitted TIA traffic counts, Sec. 35-502. (a) (7) paragraph C of the Uniform Development Code (UDC) (174 PHT left turns and 94 PHT right turns into the subdivision).

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.

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 you should need further assistance, please feel free to contact Michael Herrera at 210-207-7038.

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

Sincerely,

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

CC: Andrew Spurgin, Planning Manager
Andrew Winters, P.E. Interim Chief Engineer Development Service