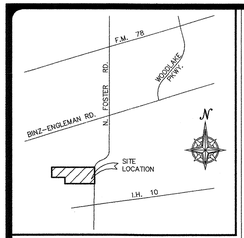
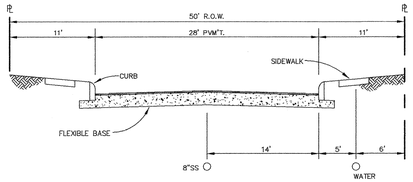
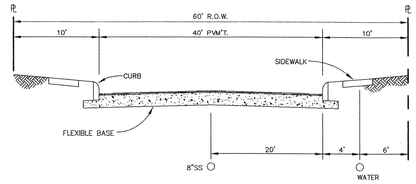
REVISION: 10/02/03 CITY COMMENTS
10/14/03 REVISED LIMITS OF PHASE 1 & 2



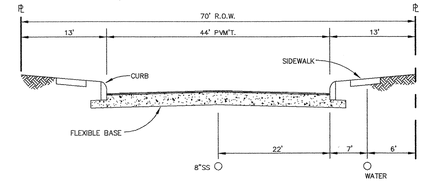
LOCATION MAP



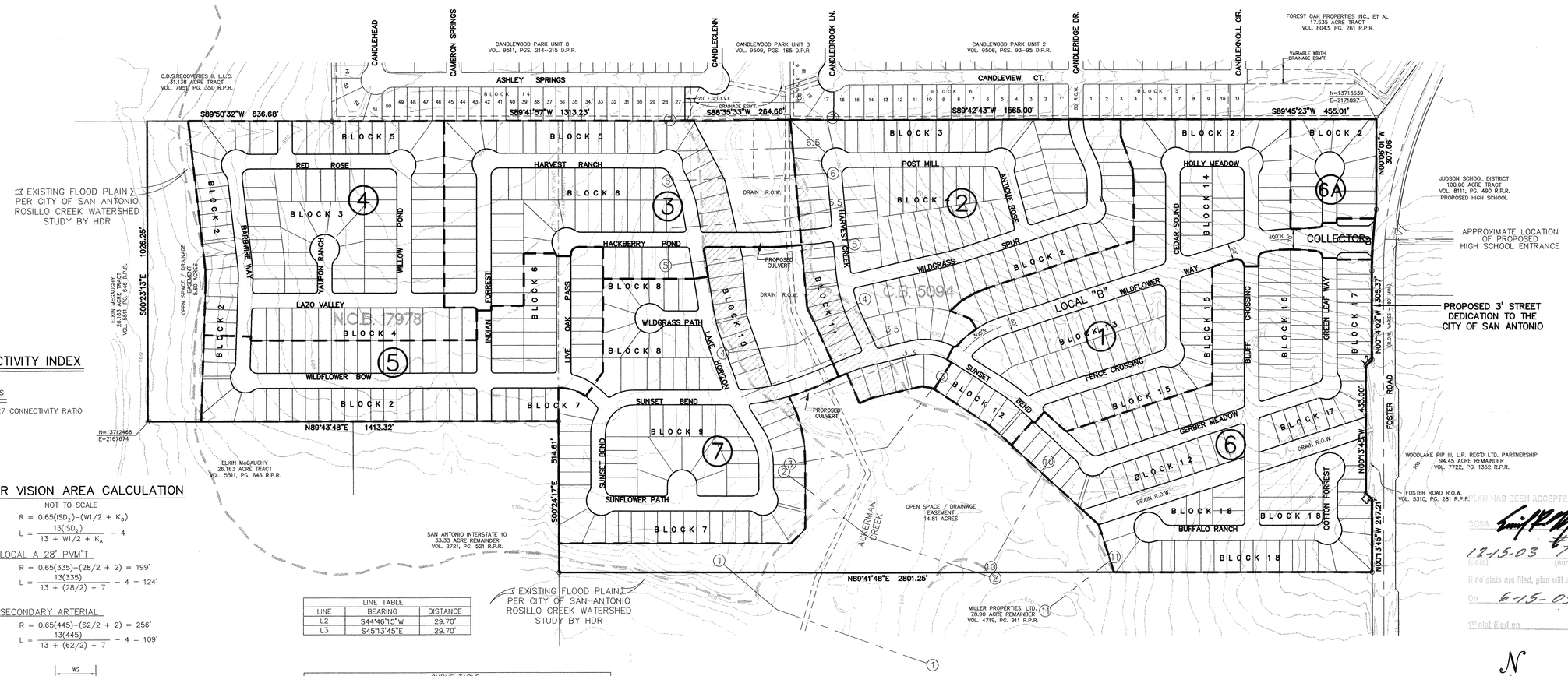
LOCAL "A"
NOT TO SCALE



LOCAL "B"
NOT TO SCALE



COLLECTOR
NOT TO SCALE



CONNECTIVITY INDEX

57 LINKS
45 NODES

57/45 = 1.27 CONNECTIVITY RATIO

CLEAR VISION AREA CALCULATION

NOT TO SCALE

$$R = 0.65(ISD_2) - (W1/2 + K_o)$$

$$L = \frac{13(ISD_2)}{13 + W1/2 + K_A} - 4$$

LOCAL A 28' PVM'T

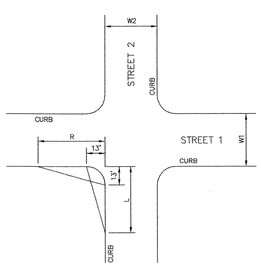
$$R = 0.65(335) - (28/2 + 2) = 199'$$

$$L = \frac{13(335)}{13 + (28/2) + 7} - 4 = 124'$$

SECONDARY ARTERIAL

$$R = 0.65(445) - (62/2 + 2) = 256'$$

$$L = \frac{13(445)}{13 + (62/2) + 7} - 4 = 109'$$



LINE TABLE		
LINE	BEARING	DISTANCE
L2	S44°46'15"W	29.70'
L3	S45°13'45"E	29.70'

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	8°11'00"	1472.41'	105.33'	210.30'	210.12'

100 YEAR FLOOD PLAIN NOTE

HATCH AREA TO BE REMOVED FROM 100 FLOOD PLAIN AS PART OF CHANNELIZATION DUE TO INSTALLATION OF CULVERTS UNDER PROPOSED STREET CONNECTIONS TO WEST END OF PROPERTY. ALL OTHER AREAS OF EXISTING FLOOD PLAIN AS DETERMINED BY FLOOD STUDY TO BE LEFT AS IS.

APPROXIMATE ACREAGE & LOT SUMMARY

UNIT #	LOTS	LOT SIZE	ACRES
UNIT 1	95	45'X110'	17.13
UNIT 2	106	45'X110'	17.95
UNIT 3	72	45'X110'	14.27
UNIT 4	90	45'X112'	14.75
UNIT 5	68	45'X112'	10.68
UNIT 6	113	45'X110'	19.83
UNIT 6a	13	45'X110'	2.39
UNIT 7	83	45'X110'	17.37
OPEN	–	–	18.16
TOTAL	640		

4.83 UNITS PER ACRE

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 PROVIDE 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" UNLESS OTHERWISE SHOWN
7. SPECIFIC LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLAT
8. ALL LAND USE IS DETACHED SINGLE FAMILY RESIDENTIAL
9. THIS DEVELOPMENT WILL BE COMPLETED IN SEVEN PHASES
10. THIS DEVELOPMENT IS IN THE JUDSON INDEPENDENT SCHOOL DISTRICT
11. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
12. DEVELOPER WILL COMPLY WITH UDC ARTICLE V,VII CONCERNING PARKS AND OPEN SPACE, WHICH WILL BE DEFERRED UNTIL ASSOCIATED SUBDIVISION PLAT IS FILED.
13. BEARING REFERENCE SOURCE IS THE EAST LINE OF FOSTER ROAD PER VOLUME 7722, PAGE 1352 OFFICIAL PUBLIC OF BEXAR COUNTY, TEXAS
14. SIDEWALKS TO BE CONSTRUCTED IN CONJUCTION WITH HOME CONSTRUCTION.
15. TOTAL AREA OF PASSIVE OPEN SPACE IS 20.41 ACRES

LEGEND

- PHASE LINE
- (2) PHASE NUMBER
- EXISTING 100 YEAR FLOOD LINE
- SAN ANTONIO CITY LIMITS LINE
- 975 EXISTING CONTOUR
- AREA TO BE RECOVERED OUT OF FLOOD PLAIN
- DRAINAGE CROSS SECTION

N

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

OWNER:
MILLER PROPERTIES, Ltd.
A TEXAS LIMITED PARTNERSHIP
2310 BRIARWOOD
SAN ANTONIO, TEXAS 78209
PHONE: (210) 824-6734

DEVELOPER:
OBRA HOMES
17319 SAN PEDRO, SUITE 140
SAN ANTONIO, TEXAS 78232
PHONE: (210) 674-8088

132.53 TOTAL ACRES

Denham-Ramones Engineering and Associates, Inc.
(210) 495-3100 Office
(210) 495-3122 Fax
13424 West Avenue
San Antonio, Tx. 78216

MASTER DEVELOPMENT PLAN for MILLER RANCH SUBDIVISION

PLAN HAS BEEN ACCEPTED BY
DSA
12-15-03 76B
(date) (number)
If no plats are filed, plan will expire
On 6-15-05
1st plat filed on

JOB # 020009
DWG FILE:
DATE: 7/3/03
DESIGN:
DRAWN: L.M.R.
CHECKED:
SHEET 1 OF 1