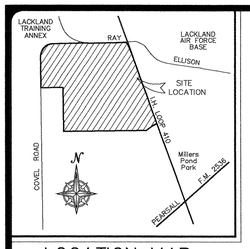
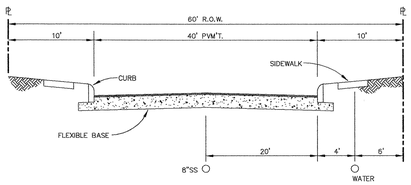
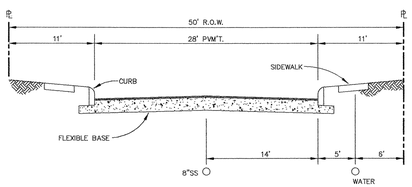


LOCATION MAP



LOCAL "B"

NOT TO SCALE



LOCAL "A"

NOT TO SCALE

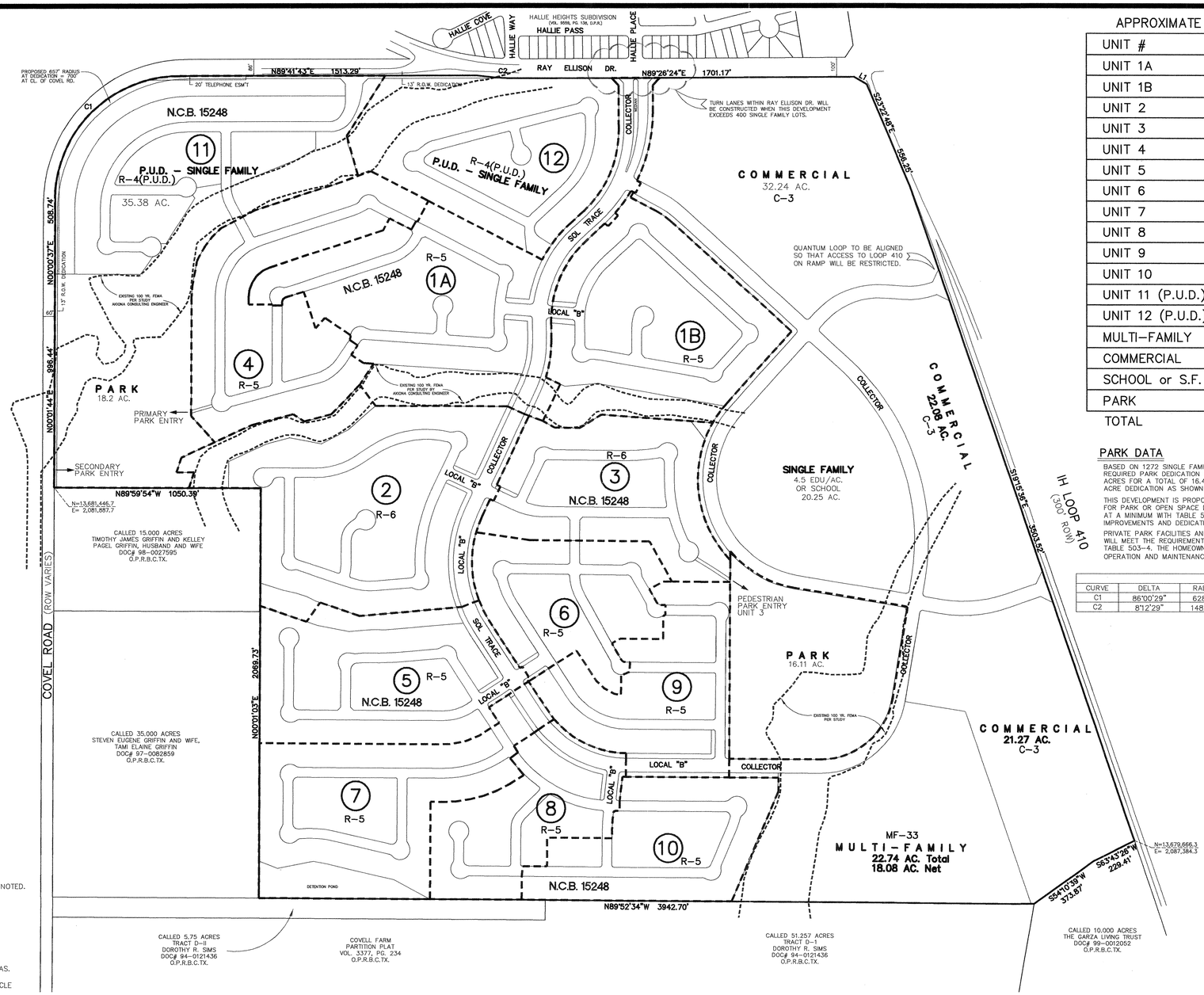
CONNECTIVITY INDEX

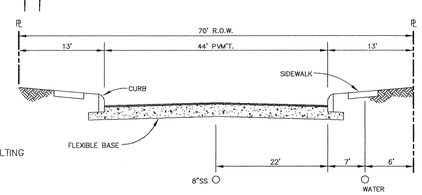
98 LINKS
79 NODES

98/79 = 1.24 CONNECTIVITY RATIO

NOTES

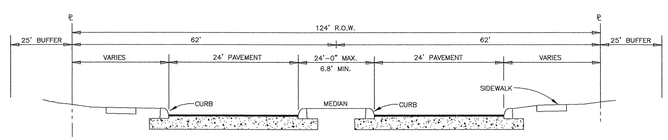
1. WATER SERVICE TO BE PROVIDED BY SAWS.
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS.
3. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS.
4. TELEPHONE SERVICE TO BE PROVIDED BY SBC TELEPHONE.
5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
6. ALL STREETS ARE LOCAL "A" (50' R.O.W.) 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

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 6	63	12.81
UNIT 7	92	19.97
UNIT 8	52	12.54
UNIT 9	74	14.25
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	–	34.31
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	81°2'29"	1482.40'	106.36'	212.36'	212.18'

LINE TABLE

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

PLAN HAS BEEN ACCEPTED BY
COSA
1/28/05 (date) 804 (number)
If no plats are filed, plan will expire
on 7/30/06
1st plat filed on

LEGEND

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

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

411.99 TOTAL ACRES

THIS MDP WAS PREPARED ON JUNE 25th, 2004

REVISION:

Denham-Ramones Engineering and Associates, Inc.
12961 Park Central, Suite 1390
San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax

05 JAN 29 PM 3:50

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

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