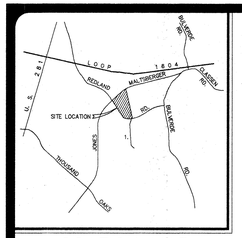
REDLAND RANCH SUBDIVISION

P.O.A.D.P. and P.U.D. PLAN
for

"A PLANNED UNIT DEVELOPMENT"



LOCATION MAP

CLEAR VISION AREA

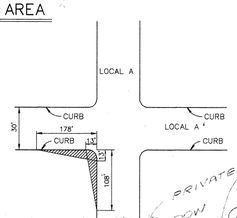
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT-EQUATION D

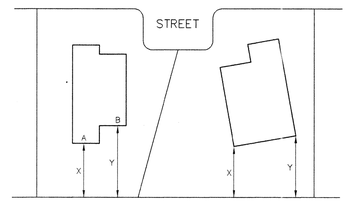
L=13 (ISD)/(13+[W/2]+K_A)-4 = 108 FT.

R=0.65 (ISD) – (W/2+K_D) = 178 FT.

ISD=300 FT. W=30 FT. K_A=7 K_D=2



REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS

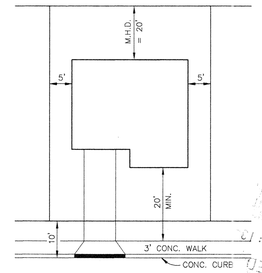


M.H.D. $\frac{(A)(X)+(B)(Y)}{A+B} = 15'$ M.H.D. $\frac{X+Y}{2} = 15'$

X = 10' MINIMUM

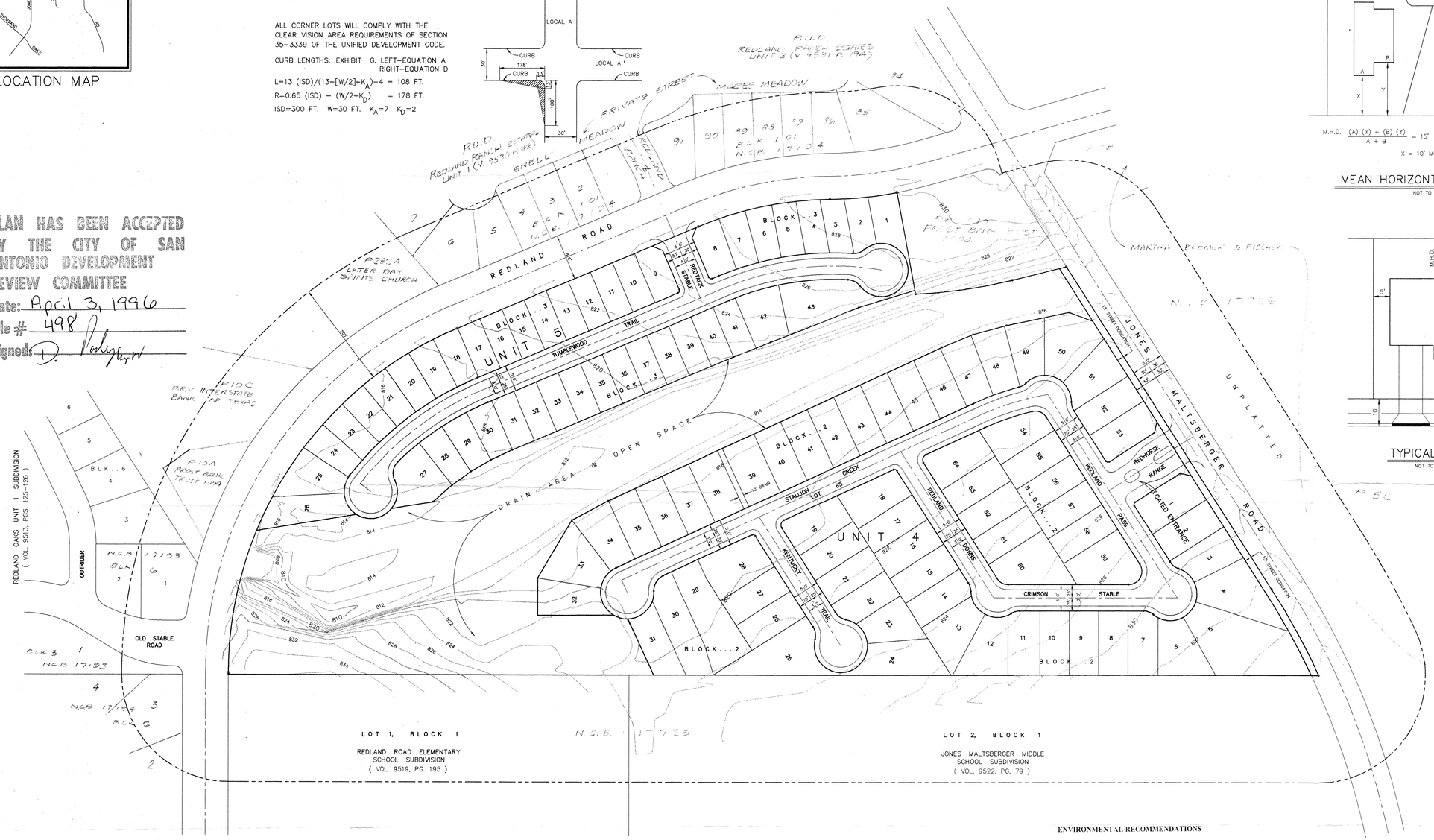
MEAN HORIZONTAL DISTANCE

NOT TO SCALE



TYPICAL LOT

NOT TO SCALE



GRAPHIC SCALE

100 0 50 100 200

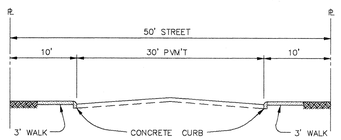
1 inch = 100 ft.

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: April 3, 1996
File # 498
Signed:

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P – I) R – I
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 3.62 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 73%
TOTAL SPACE	= 29.544 ACRES
OCCUPIED SPACE	
3.140 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
1.253 ACRES	DRIVEWAYS (17' X 30')
3.635 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 1480 SF)
8.028 ACRES	TOTAL

NET OPEN SPACE = 21.516 ACRES
+ 29.544 ACRES
OPEN SPACE RATIO = 0.73



TYPICAL STREET SECTION

NOT TO SCALE

NOTES:

1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN, WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
3. ALL STREETS WITHIN UNIT 4 ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL GAS, TELEPHONE, AND CABLE T.V. EASEMENTS.

ENVIRONMENTAL RECOMMENDATIONS

The following are recommendations put forth to address the environmental concerns for new construction proposed for the subject tract located on the Edwards Aquifer Recharge Zone:

1. Prior to the release of any future building permits the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System.
   - A. A Water Pollution Abatement Plan shall be submitted for each particular development use within the area being considered for re-zoning.
   - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas
   - C. A letter from the Texas Natural Resource Conservation Commission approving each Water Pollution Abatement Plan.
   - D. A copy of each of the approved Water Pollution Abatement Plans.
2. Any abandoned wells or improperly plugged wells which are discovered shall be addressed in accordance with the San Antonio Water Code.
3. That only a minimal amount of pesticides, herbicides, or fertilizers needed for landscape maintenance shall be used. Landscaped areas shall be sensitive to minimizing water needs (i.e., use of native plants).
4. The storage, handling, use and disposal of all materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal Law.
5. That the City of San Antonio shall inspect all future construction of service laterals and sewer mains.

- 107 RESIDENTIAL UNITS
- TOTAL ACREAGE 29.544 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.
- LOT 65, BLOCK 2 IS A PRIVATE STREET.

DEVELOPER:
ASPEN HOMES
1848 LOCKHILL SELMA, SUITE 102
SAN ANTONIO, TEXAS 78213
PHONE: (210) 349-1628

#498

W.F. CASTELLA & ASSOCIATES, INC.
Engineers – Surveyors – Planners
1039 W. Hildebrand – San Antonio, Texas 78201 – (210)734-5351

REVISIONS:

JOB NO. 46071.00
FILE:
DATE: 2/29/96
DESIGN:
DRAWN: L.R.
CHECKED: SH
SHEET 1 OF 1

RECEIVED
96 APR -2 PM 1:57

I:\DRAWN-RANCH\AR-PUD Mon Mar 04 13:49:30 1996 LUIS RAMONES

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP) APPLICATION

Date Submitted: 3/6/96

Name of POADP: REDLAND RANCH 4 & 5 P.U.D.

Owner/Agent: ASPEN HOMES Phone: 3491628

Address: 1848 LOCKHILL-SELMA Zip code: 78213

Engineer/Surveyor: W.F. CASTELLA & ASSOC. Phone: 7345351

Address: 1039 W. HILDEBRAND Zip code: 78201

Existing zoning: PI (R1) Proposed zoning: PI(R1)

Texas State Plane Coordinates: X 2180550 Y 642453
(at major street entrance/main entrance)

Plat is over/within/includes: San Antonio City Limits Yes ☑ No ☐
Edwards Aquifer Recharge Zone? Yes ☑ No ☐

Land Area Being Platted:	Lots	Acres
Single-Family (SF)	107	
Non-Single Family (NSF)	-	
Commercial & other	-	
TOTAL =	107	29.544

Print Name: LEE WRIGHT Signature: Lee Wright

Date: 3/5/96 Tel: 7345351 Fax: 7345363

Last block at bottom of page is for the person actually submitting the application. Anyone may submit an application. However, this is the person staff wil contact regarding this application for clarification or additional information. Therefore, this should be your POC (point of contact).

* Note: This application must be completed fully, and typed or printed legibly, for acceptance.

CITY OF SAN ANTONIO

April 3, 1996

Mr. Lee Wright
W. F. Castella & Associates
1039 W. Hildebrand
San Antonio, TX 78201

Re: Redland Ranch Unit 3 & 4 POADP # 498

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed your Redland Ranch Unit 4 & 5 Subdivision Preliminary Overall Area Development Plan # 498. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note the following:

1. Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.

2. A Gate Study be submitted to Amer Gilani, in Public Works.

3. This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.

4. We recommend that sidewalk and access be provided between lot 24 and lot 25 of unit 4; which will provide for pedestrian access to the Jones Maltsberger Middle School.

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. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Elizabeth Carol, at (210) 207-7900.

Sincerely,

D. Pasley by mw

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/EAC

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer

PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441