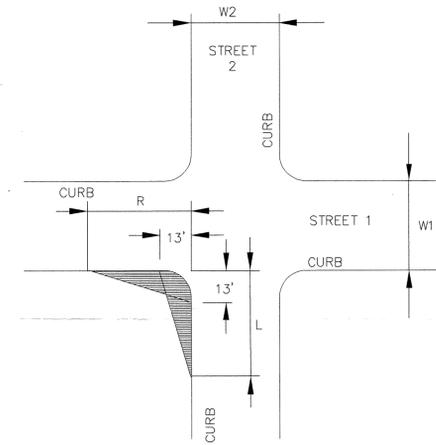


SCALE: 1" = 100'



CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

$$R = 0.65(150) - (W1/2 + K_d)$$

$$L = \frac{13(150)}{13 + W1/2 + K_d} - 4$$

$$R = 0.65(300) - (30/2 + 2) = 178'$$

$$R = 0.65(300) - (26/2 + 2) = 180'$$

$$L = \frac{13(300)}{13 + (30/2) + 7} - 4 = 107'$$

$$L = \frac{13(300)}{13 + (26/2) + 7} - 4 = 114'$$

PERIMETER FENCING

- 8' FENCE ALONG DANNY KAYE DRIVE
- 6' FENCE ALONG OAKDELL WAY
- 8' FENCE ALONG INDIAN TRAILS APARTMENTS

4 PROPERTY OWNER

RECEIVED

99 JUN 29 PM 2:28

CITY OF SAN ANTONIO
PLANNING AND DEVELOPMENT
SERVICES DIVISION

DEVELOPER:
CENTEX REAL ESTATE CORP.
C/O DENTON DEVELOPMENT CO.
AGENT: LLOYD A. DENTON, JR.
11 LYNN BATTS LN., SUITE 100
SAN ANTONIO, TEXAS 78218
PHONE: (210) 828-6131
FAX: (210) 828-6137



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

PLAN HAS BEEN ACCEPTED BY

THE RETREAT AT OAKHILLS

PUD/POADP PLAN (date) July 2, 1999 (number) 637

JOB NO. 4325.01 DATE: NOV. 25, 1998

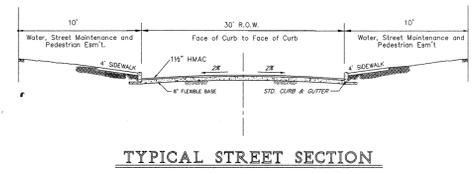
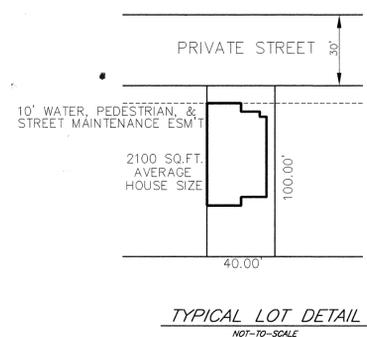
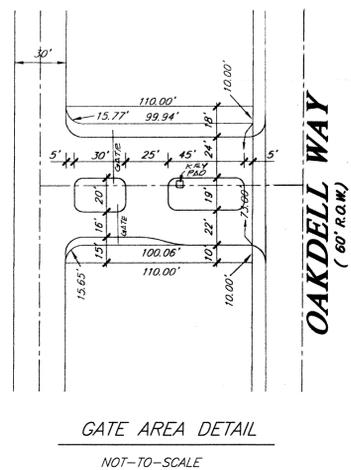
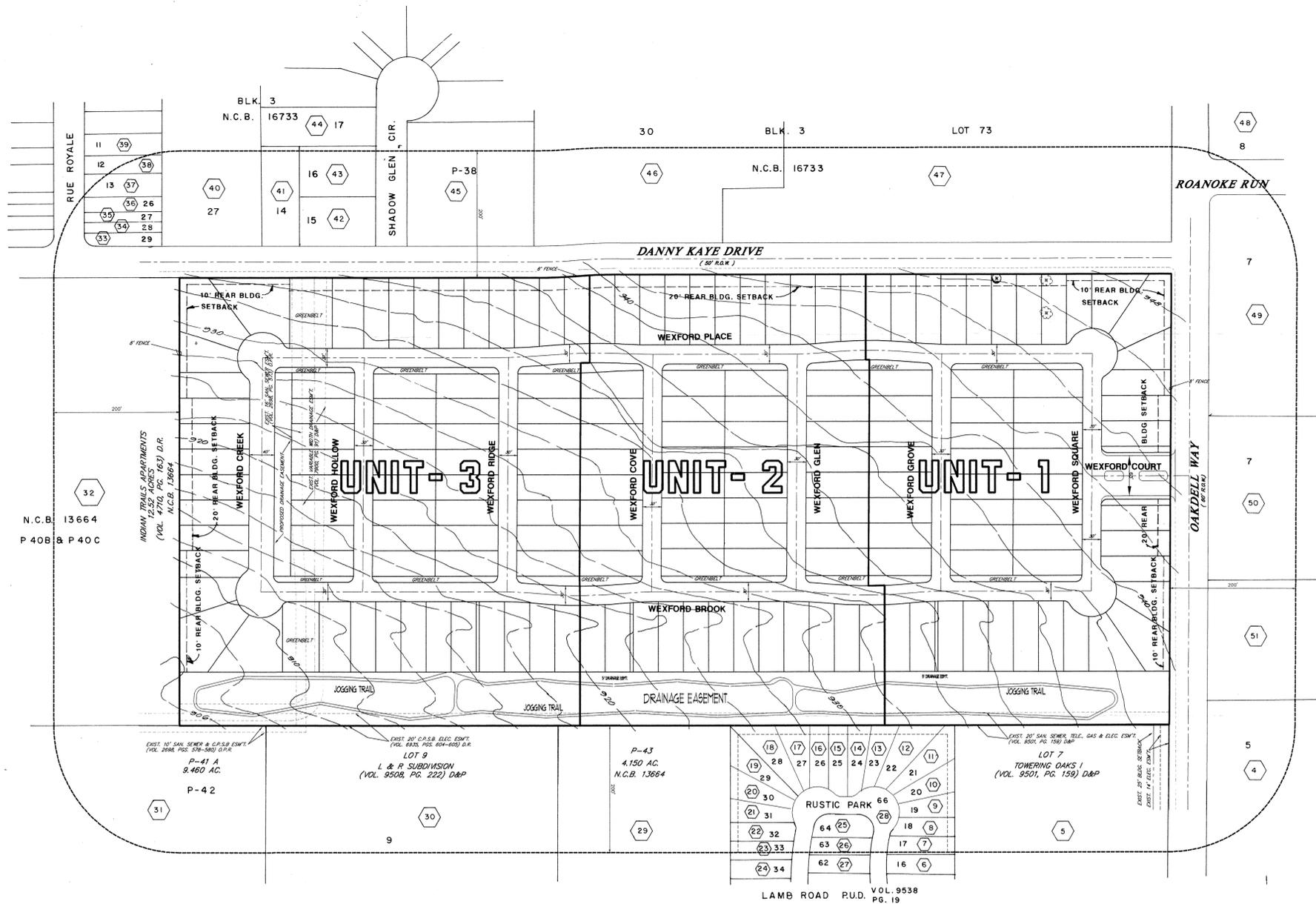
If no plats are filed, plan will

expire on Dec 31, 2000

1st plat filed on

NO. 99010

6037



OPEN SPACE TO RATIO AND DENSITY TABLE			
AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	1,114,269	25.58	N/A
BUILDING COVERAGE AREA	365,400	8.39	32.8
OTHER (STREET)	174,114	4.00	15.6
OPEN SPACE	574,755	13.19	51.6

NUMBER OF RESIDENTIAL LOTS 174
 AVERAGE HOME SIZE (SQ. FT.) 2100
 DENSITY (SINGLE FAMILY UNITS PER ACRE) 6.80

- NOTES:**
1. WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEMS.
 2. GAS & ELECTRIC PROVIDED BY CITY PUBLIC SERVICE.

M:\2000\101\100001\CIVIL\PAPE-DAWSON.DWG

- name of the POADP and the subdivision;
- indication of development phases on the POADP;
- perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- north arrow and scale of the map;
- proposed land use by location, type and acreage;
- delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- contour lines at intervals no greater than ten (10) feet;
- legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- existing adjacent or perimeter streets;
- one hundred year flood plain limits;
- location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- a complete application and certification, 8½ x 11 reduction with six full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
- POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- TIA requirements must be met prior to acceptance of a POADP, contact Fernando DeLeon @ (210) 207-7501;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- the POADP does not does abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- The POADP is not is located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.
N/A

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Jon Adame

Signature: _____

If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED June 4, 1999



CITY OF SAN ANTONIO

July 2, 1999

Jon Adame, P.E.
Pape Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: The Retreat at Oakhills Subdivision

POADP # 637

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed The Retreat at OakHills Subdivision Preliminary Overall Area Development Plan # 637. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, 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 the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

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

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer