CITY OF SAN ANTONIO

October 19, 2001

Mr. Lee Niles, P.E.

Pape – Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Fossil Ridge (Amending) POADP # 659-A

Dear Mr. Niles:

The City Staff Development Review Committee has reviewed Dominion Cottage Estates Subdivision Master Development Plan M.D.P. (formally POADP) Preliminary Overall Area Development Plan # 659-A. Please find enclosed a signed copy for your files. Your plan was accepted, however, please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- 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.
- 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 MDP (formally POADP), 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.

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

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 MDP (formally POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. Jr.

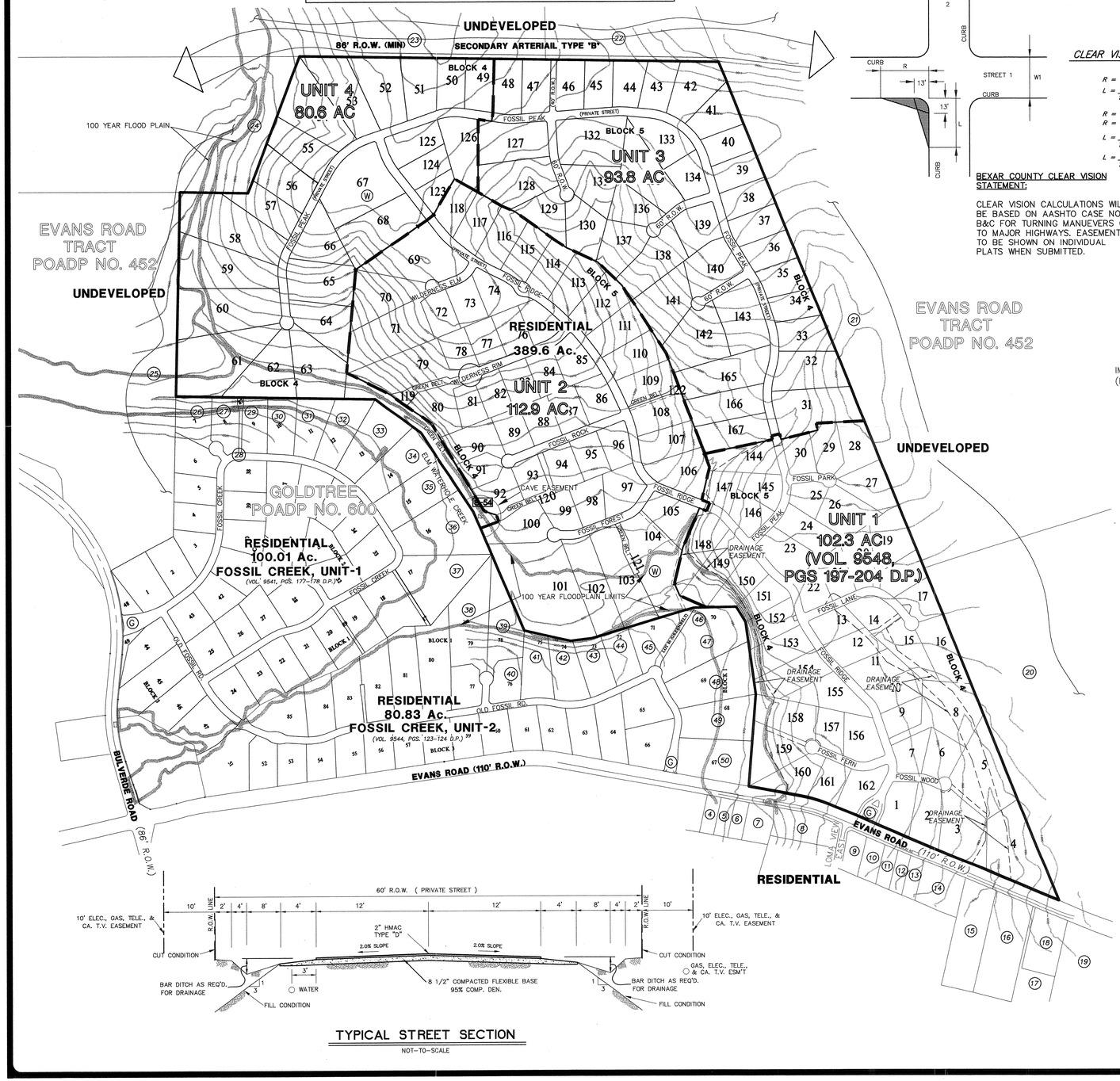
cc: Bob Opitz, P. E., Development Services

OPEN SPACE RATIO AND DENSITY TABLE (PUD PLAN ONLY)								
UNIT	LAND USE	SIZE (Ac.)	# OF LOTS	DENSITY (LOTS/Ac.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	STREET R.O.W. (Ac.)	OPEN SPACE (Ac.)	% OPEN SPACE/PHASE
1	SINGLE FAMILY RESIDENTIAL	102.3	49	0.48	11.27	8.51	82.52	80.66%
✳ 2	SINGLE FAMILY RESIDENTIAL	112.9	50	0.44	11.49	8.76	92.65	82.06%
✳ 3	SINGLE FAMILY RESIDENTIAL	93.8	38	0.41	8.74	7.84	77.22	82.32%
✳ 4	SINGLE FAMILY RESIDENTIAL	80.6	24	0.30	5.52	4.36	70.72	87.74%
	TOTALS/AVERAGE	389.6	161	0.41	37.02	29.47	323.11	82.93%

SUMMARY	
NUMBER OF RESIDENTIAL LOTS	161
AVERAGE HOME SIZE	3,500
DENSITY (SINGLE FAMILY UNITS PER ACRE)	0.41

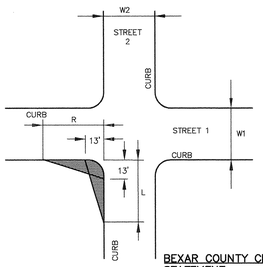
POADP REVISION HISTORY	
POADP #	ACCEPTED DATE
659	01/10/2000
659A	

PUD REVISION HISTORY	
PUD #	ACCEPTED DATE
99026	10/13/1999
99026A	



TYPICAL STREET SECTION

NOT-TO-SCALE



CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

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

$L = \frac{13\ (ISD_1)}{13 + W1/2 + K_a} - 4$

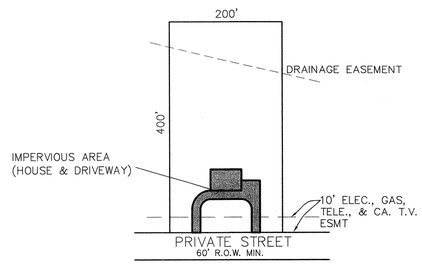
$R = 0.65(300) - (30/2 + 2) = 178'$
$R = 0.65(300) - (26/2 + 2) = 180'$

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

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

BEXAR COUNTY CLEAR VISION STATEMENT:

CLEAR VISION CALCULATIONS WILL BE BASED ON AASHTO CASE NO III B&C FOR TURNING MANUEVERS ON TO MAJOR HIGHWAYS. EASEMENTS TO BE SHOWN ON INDIVIDUAL PLATS WHEN SUBMITTED.



TYPICAL LOT DETAIL

NOT-TO-SCALE

AVG. LOT SIZE = 2.44 AC.
AVG. OPEN SPACE / LOT = 2.21 AC/LOT
AVG. IMPERVIOUS COVER/LOT = 10,000 S.F. = .23 AC

✳ REVISION STATEMENT:

THE FOSSIL RIDGE PUD/POADP PLAN HAS BEEN REVISED TO SHOW THE FOLLOWING:

UNITS 2, 3, & 4 HAVE BEEN UPDATED TO SHOW A REVISED LOT AND STREET LAYOUT FOR THE UNITS. OPEN SPACE CALCULATIONS REVISED TO REFLECT TYPICAL LOT DETAIL & LAYOUT CHANGES.

UTILITY NOTES:

1. WATER SERVICE TO BE PROVIDED BY SAWS.
2. SANITARY SEWER SERVICE TO BE PRIVATE SEPTIC SYSTEM BY INDIVIDUAL LOT OWNERS
3. GAS AND ELECTRIC TO BE PROVIDED BY CPS
4. TELEPHONE SERVICE TO BE PROVIDED S.W.B. TELEPHONE.
5. CA. T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.

OPEN SPACE CALCULATION NOTES

1.) ASSUME AVERAGE HOME SIZE OF 3,500 S.F. & AVERAGE DRIVEWAY AREA OF 6,500 S.F.. (DRIVEWAY BASED ON TYPICAL 75' BUILDING SETBACK LINE.)

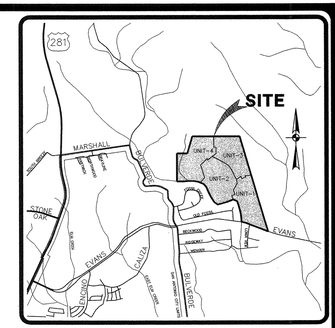
2.) VARIABLE WIDTH DRAINAGE EASEMENT & FLOOD PLAINS WILL BE LEFT UNIMPROVED AND IN A NATURAL STATE.

GENERAL NOTES

1.) ALL FLOODPLAIN AREAS AND DRAINAGE EASEMENTS ARE DESIGNATED AS OPEN SPACE.

2.) PHASING SHALL FOLLOW SUBDIVISION UNITS.

3.) THIS PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.



LOCATION MAP

(NOT TO SCALE)

SCALE: 1" = 400'

400' 0 400' 800'

LEGEND

- PHASING LINE
- P.O.A.D.P./P.U.D. LIMITS
- (X) PROPERTY OWNER INFORMATION (REF. MAILING LIST)
- (W) SENSITIVE FEATURE-WELL
- CAVE FOOTPRINT
- S-54 SENSITIVE RECHARGE FEATURE (ON SITE)
- PERIMETER FENCING (8' FOOT)
- (G) GATED ENTRY
- IMPERVIOUS AREA

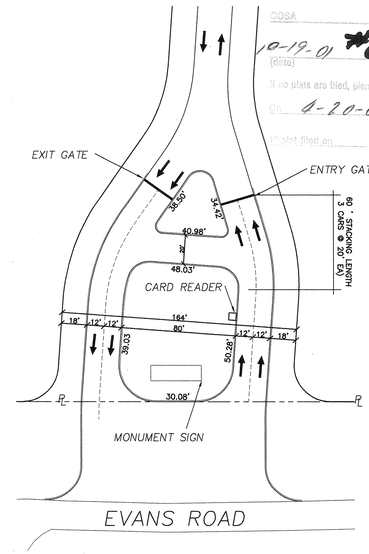
PLAN HAS BEEN ACCEPTED BY

COSA

10-19-01 #659A
(date) (number)

If no plats are filed, plan will expire on 4-20-03

If plat filed on



GATE ENTRANCE DETAIL

SCALE: 1" = 50'

DEVELOPER INFORMATION	
NAME:	DENTON DEVELOPMENT CO.
ADDRESS:	11 LYNN BATTS LN., SUITE 110 SAN ANTONIO, TX 78218
TELEPHONE:	210/828-6131

REVISIONS:

PAPE-DAWSON ENGINEERS

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

FOSSIL RIDGE SUBDIVISION
P.O.A.D.P. / P.U.D.

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01 OCT 19 PM 2:19
PLANNING & DEVELOPMENT SERVICES

JOB NO.	5259-00
DATE	OCTOBER, 2001
DESIGNER	DT
CHECKED	LN DRAWN RJA
SHEET	1 OF 1

Date: Oct 17, 2001, 9:57am User ID: jpikins
File: P:\5259\09\00\Design\Civil\5259PUD-POADP.dwg

CITY OF SAN ANTONIO
POADP APPLICATION

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DEPT. OF BUILDING
LAND DEV ELOPMENT
SERVICES

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio UDC and must be certified to contain the following:

Date Submitted: 03/23/01

Name of POADP: Fossil Ridge Subdivision

Owners: Denton Development Co.

Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 11 Lynn Batts Ln., #100
San Antonio, TX

Address: 555 East Ramsey
San Antonio, TX

Zip Code: 78218

Zip Code: 78216

School District: Northeast ISD

Phone: (210) 375-9000

Existing zoning: N/A (Bexar County)

Proposed zoning: N/A (Bexar County)

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No
Projected # of Phases: 4 ☒ Yes ☐ No
San Antonio City Limits? ☐ Yes ☒ No
Council District: N/A
Ferguson map grid 484 B2:D5

Land area being platted:

	Lots	Acres
Single Family (SF)	160	389.6
Multi-family (MF)	-0-	-0-
Commercial and non-residential	-0-	-0-

Is there a previous POADP for this Site? Name Fossil Ridge Subdivision No. 659

Is there a corresponding PUD for this site? Name Fossil Ridge Subdivision No. 99-026

Plats associated with this POADP or site? Name Unit-1 No. 990418

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Lee Niles, P.E. (c/o Pape-Dawson) Signature: _____

Date: 09/01/99 Phone: (210) 375-9000 Fax: (210) 375-9010

☒ name of the POADP and the subdivision;

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CITY OF SAN ANTONIO
LAND DEVELOPMENT
SERVICES DIVISION

☒ 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; **Pending**

☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @ 207-7102; **Pending**

☒ 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 Friesenhahen @ (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.

Evans Road
Proposed O'Connor
Proposed Stone Oak

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: Lee Niles, P.E. Signature: _____

If you have any questions please call Elizabeth Carol at 207-7900
APPLICATION REVISED June 4, 1999