CITY OF SAN ANTONIO

January 21, 2000

Tom Carter
Engineer
Pape Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, TX 78216

Re: Oliver Ranch POADP # 662

Dear Mr. Carter,

The City Staff Development Review Committee has reviewed Oliver Ranch Subdivision Preliminary Overall Area Development Plan # 662. 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. Bexar Co. Public Works will require base flood elevations at the plat level.

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

- 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.

- 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 POADP, to include: floodpains, drainage areas and open space.

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

- I would encourage you to work closely with the school district, so that they can plan accordingly.

- It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal street plan. Reduced number of driveways and common access between the commercial lots are encouraged in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. For information about these requirements you can contact Building Inspections at 207-7587.

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.

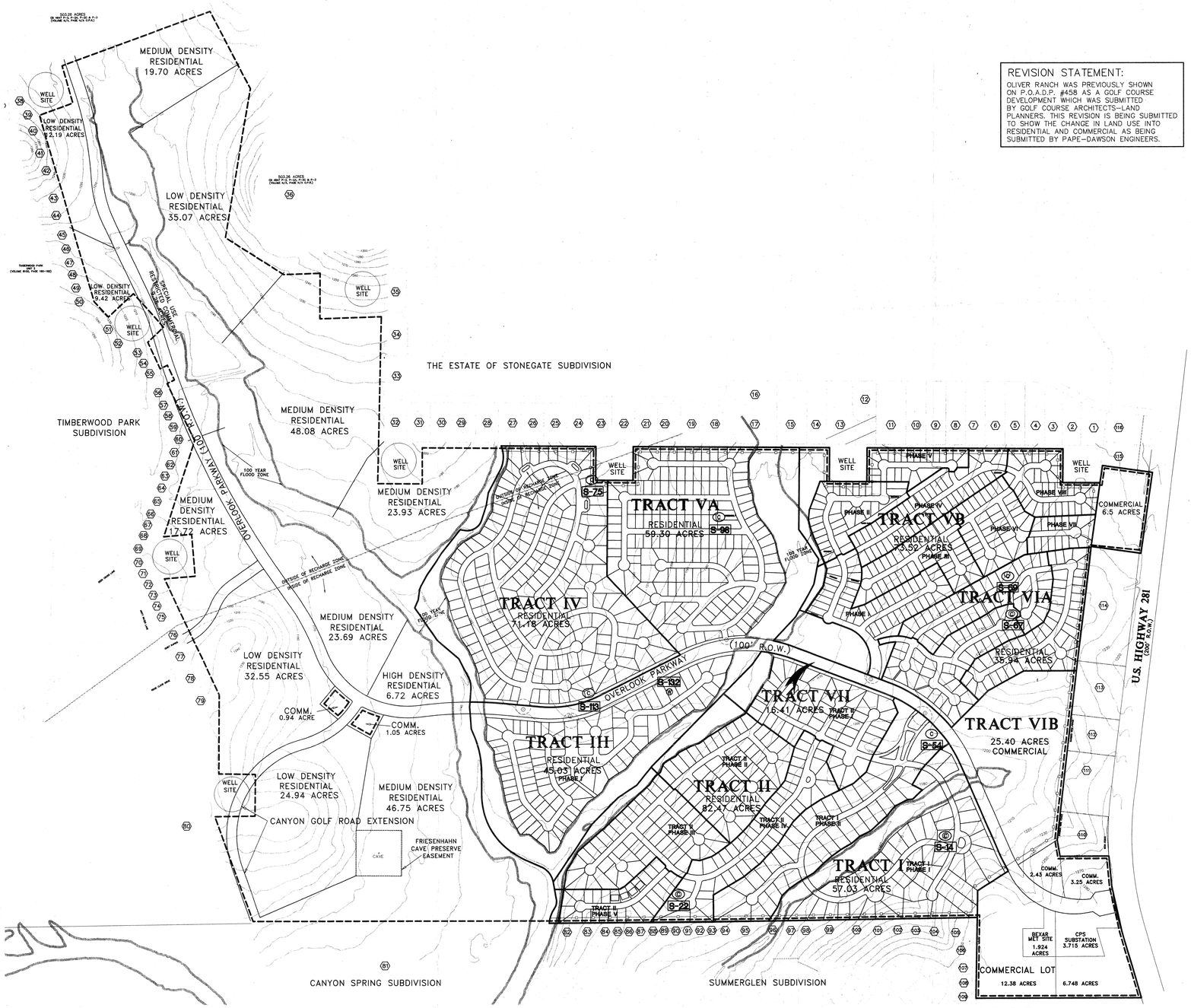
If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC
Enclosure

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



REVISION STATEMENT:

OLIVER RANCH WAS PREVIOUSLY SHOWN ON P.O.A.D.P. #458 AS A GOLF COURSE DEVELOPMENT WHICH WAS SUBMITTED BY GOLF COURSE ARCHITECTS–LAND PLANNERS. THIS REVISION IS BEING SUBMITTED TO SHOW THE CHANGE IN LAND USE INTO RESIDENTIAL AND COMMERCIAL AS BEING SUBMITTED BY PAPE–DAWSON ENGINEERS.

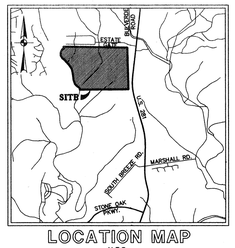
LEGEND:

- PUD
- POADP
- PROPERTY OWNER INFORMATION
- SENSITIVE FEATURE–WELL
- SENSITIVE FEATURE–CAVE
- GATED ENTRY. DETAIL TO BE SHOWN ON CONSTRUCTION DOCUMENTS FOR EACH TRACT.
- 8' HIGH PERIMETER FENCE

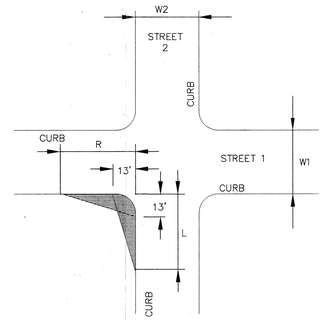
400 0 200 400 600 800

(IN FEET)

1 inch = 400 ft.



LOCATION MAP
N.T.S.



CLEAR VISION AREA CALCULATION

NOT–TO–SCALE

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

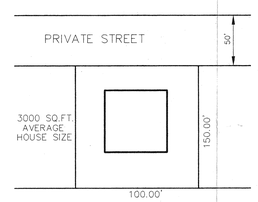
$L = \frac{13\ (ISD_2)}{13 + W1/2 + K_A} - 4$

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

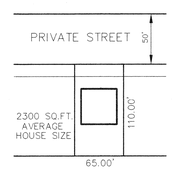
$R = 0.65(300)-(26/2 + 2) = 180'$

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

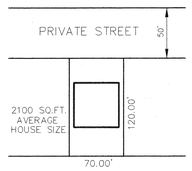
$L = \frac{13\ (300)}{13 + (26/2) + 7} - 4 = 114'$



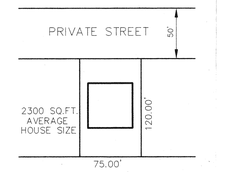
TRACT I TYPICAL LOT DETAIL
NOT–TO–SCALE



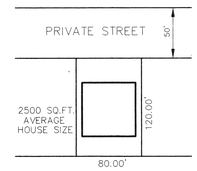
TRACT III TYPICAL LOT DETAIL
NOT–TO–SCALE



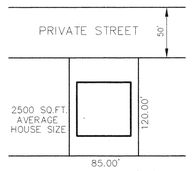
TRACT V TYPICAL LOT DETAIL
NOT–TO–SCALE



TRACT II TYPICAL LOT DETAIL
NOT–TO–SCALE



TRACT IV TYPICAL LOT DETAIL
NOT–TO–SCALE

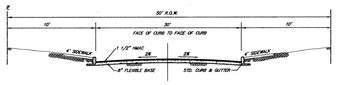


TRACT VI TYPICAL LOT DETAIL
NOT–TO–SCALE

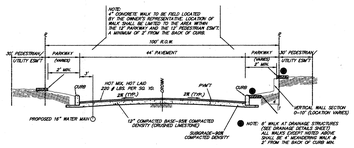
NOTE:
20' FRONT SETBACK
5' SIDE YARD SETBACK

GATE DETAIL NOTE:

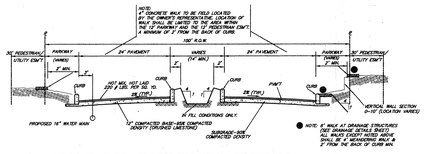
GATED ENTRY FOR EACH TRACT WILL VARY. REFERENCE CONSTRUCTION DOCUMENTS FOR DETAILS.



50' R.O.W. STREET SECTION
NOT TO SCALE



100' R.O.W. STREET SECTION
NOT TO SCALE



100' R.O.W. BOULEVARD SECTION
NOT TO SCALE

OPEN SPACE TO RATIO AND DENSITY TABLE			
AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	28,842,383	662	N/A
BUILDING COVERAGE AREA	8,890,173	204	30.8
OTHER (STREET)	3,789,720	87	13.1
OPEN SPACE	16,162,490	371	56.0

NUMBER OF RESIDENTIAL LOTS	1,812
AVERAGE HOME SIZE (SQ. FT.)	2,431
DENSITY (SINGLE FAMILY UNITS PER ACRE)	2.74

DEVELOPER:
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

PAPE-DAWSON ENGINEERS

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

PLAN HAS BEEN ACCEPTED BY
COSA
Jan 21, 2000 6162
(date) (number)
If no plats are filed, plan will expire
On July 22, 2001
1st plat filed on

OLIVER RANCH

PUD/POADP PLAN

JOB NO. 4593.05 DATE: DECEMBER 28, 1999

CITY OF SAN ANTONIO
POADP APPLICATION

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: 08/12/99

Name of POADP: Oliver Ranch

Owners: Denton Development Co.

Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 11 Lynn Batts Lane, #100
San Antonio, TX
Zip Code: 78218

Address: 555 E. Ramsey
San Antonio, TX
Zip Code: 78216

School District: CISD

Phone: (210) 375-9000

Existing zoning: N/A

Proposed zoning: N/A

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No
Projected # of Phases: 7 ☐ Yes ☐ No
San Antonio City Limits? ☐ Yes ☒ No
Council District: _____
Ferguson map grid 451-C7

west side of 281 N. south of Bulverde Rd

Land area being platted:

	Lots	Acres
Single Family (SF)	1,884	623.37
Multi-family (MF)	0	0
Commercial and non-residential	8	65.68

Is there a previous POADP for this Site? Name Oliver Ranch No. 458

Is there a corresponding PUD for this site? Name No No. _____

Plats associated with this POADP or site? Name Arroyo Cristal Subdivision No. 960247

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Tom Carter, P.E. Signature: Tom Carter

Date: _____ Phone: (210) 375-9000 Fax: (210) 375-9010

RECEIVED 99 AUG 17 PM 2 54 DEPT. OF PLANNING LAND DEVELOPMENT SERVICES DIVISION

4593\05\WORD\FORMS\990806A1.DOC

☒ 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 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.

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: LLOYD A. DENTON, JR. Signature: _____

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

APPLICATION REVISED June 4, 1999