CITY OF SAN ANTONIO

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LAND DEVELOPMENT
SERVICES DIVISION

December 17, 2001

Mr. Jon Adame

Pape- Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: Oliver Ranch (Amending) MDP/POADP # 662-A

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed Oliver Ranch (Amending) Master Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 662-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.

- Any 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.

- Development Services, Engineering Section has indicated as part of their conditional approval, the following conditions shall be met by the developer:
  a.) Construct a signalized intersection at the proposed Driveway 18 at least ¼ mile away from the frontage road intersection.
  b.) Construct a signalized intersection at the school's roadway and at least ¼ mile away from Driveway 18.
  c.) The traffic signals shall comply with Article 5, Division 2, Section 35-506, (k) Traffic Signals.
  d.) The developer shall install that portion of the traffic signals infrastructure that is underground on the proposed street. The design and construction of this partial signal installation shall comply with the TMUTCD and the City of San Antonio specifications and design requirements.

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

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- 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 Master Development Plan (M.D.P.) (formerly 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.

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 Master Development Plan M.D.P. (formerly 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) 207-7873.

Sincerely,

Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Development Services
Richard De La Cruz, Senior Engineer Development Services

POADP REVISION HISTORY

POADP #	ACCEPTED DATE
458	01/20/1995
662	01/21/2000
662A	

PUD REVISION HISTORY

PUD #	ACCEPTED DATE
99028	03/05/2000
99028A	

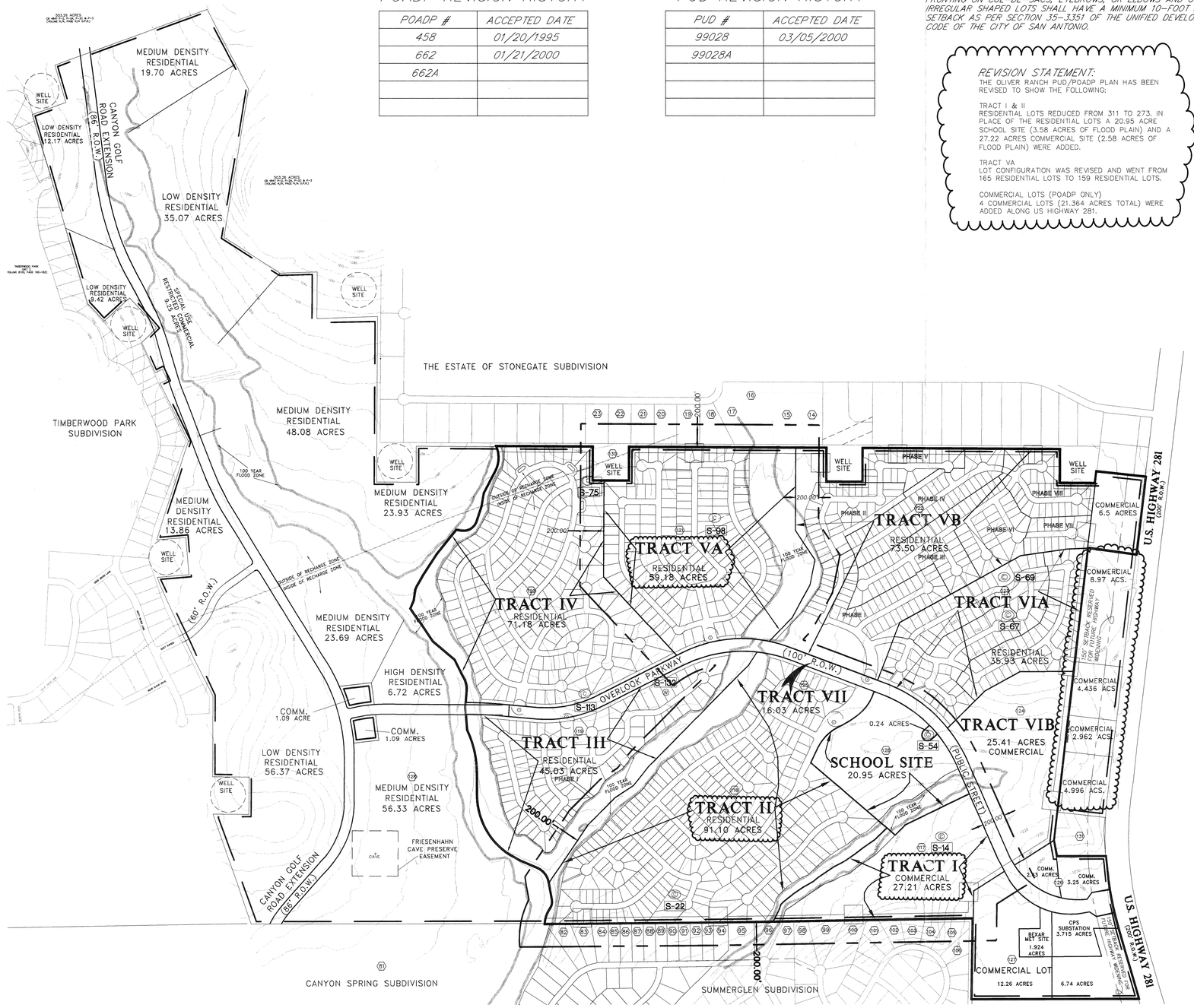
NOTE:
ALL RESIDENTIAL LOTS ABUTTING THE P.U.D. BOUNDARY LINE SHALL HAVE A MINIMUM OF 20-FOOT REAR BUILDING SETBACK EXCEPT LOTS FRONTING ON CUL-DE-SACS, EYEBROWS, OR ELBOWS AND OTHER IRREGULAR SHAPED LOTS SHALL HAVE A MINIMUM 10-FOOT REAR SETBACK AS PER SECTION 35-3351 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF SAN ANTONIO.

REVISION STATEMENT:
THE OLIVER RANCH PUD/POADP PLAN HAS BEEN REVISED TO SHOW THE FOLLOWING:

TRACT I & II
RESIDENTIAL LOTS REDUCED FROM 311 TO 273. IN PLACE OF THE RESIDENTIAL LOTS A 20.95 ACRE SCHOOL SITE (3.58 ACRES OF FLOOD PLAIN) AND A 27.22 ACRES COMMERCIAL SITE (2.58 ACRES OF FLOOD PLAIN) WERE ADDED.

TRACT VA
LOT CONFIGURATION WAS REVISED AND WENT FROM 165 RESIDENTIAL LOTS TO 159 RESIDENTIAL LOTS.

COMMERCIAL LOTS (POADP ONLY)
4 COMMERCIAL LOTS (21.364 ACRES TOTAL) WERE ADDED ALONG US HIGHWAY 281.

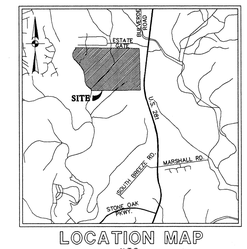


GATE DETAIL NOTE:
GATED ENTRY FOR EACH TRACT WILL VARY. REFERENCE CONSTRUCTION DOCUMENTS FOR DETAILS.

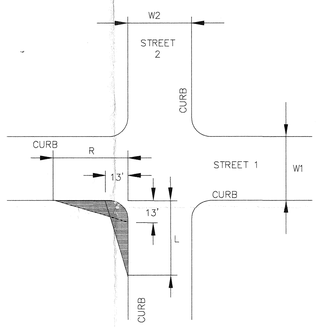
LEGEND:

- PUD
- POADP
- (2) PROPERTY OWNER INFORMATION
- (W) SENSITIVE FEATURE-WELL
- (C) SENSITIVE FEATURE-CAVE
- (G) 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

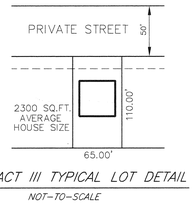
$R = 0.65(ISD_2)-(W1/2 + K_B)$

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

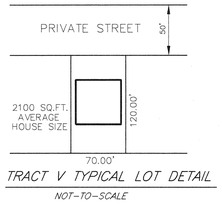
$R = 0.65(300)-(30/2 + 2) = 178'$
$R = 0.65(300)-(26/2 + 2) = 180'$

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

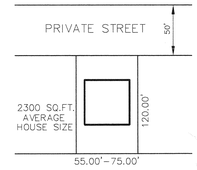
$L = \frac{13\ (300)}{13 + (26/2) + 7} - 4 = 114'$



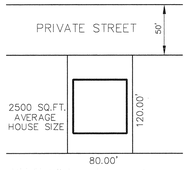
TRACT III TYPICAL LOT DETAIL
NOT-TO-SCALE



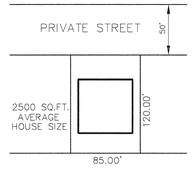
TRACT V TYPICAL LOT DETAIL
NOT-TO-SCALE



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

PLAN HAS BEEN ACCEPTED BY
DOSA
12-17-01 #662A
(date) (number)
If no plats are filed, plan will expire
On 6-18-03
1st plat filed on

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

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
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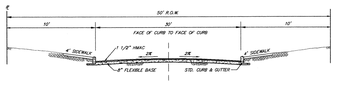
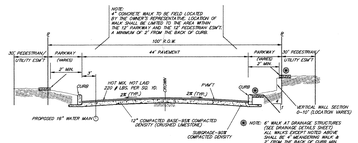
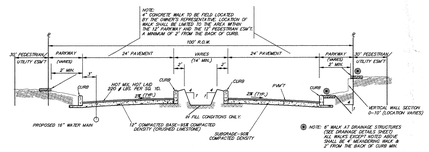


50' R.O.W. STREET SECTION
NOT TO SCALE



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



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

OPEN SPACE RATIO AND DENSITY TABLE (PUD PLAN ONLY)

TRACT	LAND USE	SIZE (Ac.)	# OF LOTS	DENSITY (LOTS/Ac.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	STREET R.O.W. (Ac.)	OPEN SPACE (Ac.)	% OPEN SPACE
* II	RESIDENTIAL	91.10	273	3.00	16.29	14.75	60.06	65.93
III	RESIDENTIAL	45.03	101	2.24	6.03	9.83	29.17	64.78
IV	RESIDENTIAL	71.18	178	2.50	11.44	11.84	47.90	67.29
* VA	RESIDENTIAL	59.18	159	2.69	8.76	8.52	41.90	70.80
VB	RESIDENTIAL	73.50	274	3.73	18.25	13.21	42.04	57.20
VIA	RESIDENTIAL	35.93	129	3.59	8.29	7.12	20.52	57.11
	SUBTOTAL	**375.92**	**1,114**	**2.96**	**69.06**	**65.27**	**241.59**	**63.85**
*	PARKWAY & COMMERCIAL	99.85	–	–	–	–	–	–
*	TRACT I (COMMERCIAL)	27.21	–	–	–	–	–	–
	SCHOOL	20.95	–	–	–	–	–	–
	TOTAL	**523.99**	**–**	**–**	**–**	**–**	**–**	**–**

* TRACTS REVISED FOR PUD PLAN NO. 99028A & POADP PLAN NO. 662A

NUMBER OF RESIDENTIAL LOTS	1,114
AVERAGE HOME SIZE	2,280
DENSITY (SINGLE FAMILY UNITS PER ACRE)	2.96

PAPE-DAWSON ENGINEERS
555 EAST RANSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

OLIVER RANCH
PUD / POADP PLAN

JOB NO. 4593.05 DATE: DECEMBER 28, 1999
REVISED: DECEMBER 13, 2001

Date: Dec 18, 2001, 9:52am User ID: jcarroll
File: M:\DGN\1051\POADP-Layout.dgn

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: 11/30/00

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

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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 / C-7		

Land area being platted:

	Lots	Acres
Single Family (SF)	1840	669.96
Multi-family (MF)	-0-	-0-
Commercial and non-residential	18	176.70

Is there a previous POADP for this Site? Name Oliver Ranch No. 458, 662

Is there a corresponding PUD for this site? Name Oliver Ranch No. 99028

Plats associated with this POADP or site?

Name	Lookout Canyon, U-3	No. 000155
Name	Lookout Canyon, U-5A	No. 200261
Name	Oliver Ranch, U-5B, Ph I	No. 200050
Name	Oliver Ranch, U-5B, Ph II	No. 200051
Name	Oliver Ranch, U-6A, Ph I	No. 200042
Name	Oliver Ranch, U-7	No. 990427

Contact Person and authorized representative:

Print Name: Jon Adame, P.E. Signature: Jon Adame

Date: 12-5-00 Phone: (210) 375-9000 Fax: (210) 375-9010

☒ 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);

☒ copy of digital file;

☒ 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;

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☒ 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, 8 ½ X 11 reduction with eight (8) 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 James Clements or Todd Sang @ (210)207-7702;

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

☐ the POADP ☒ does ☐ does not 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 ☐ is not 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;

☒ The POADP lies in the CISD School District and they have been contacted concerning this development.

☒ List below all Major Thoroughfares that are adjacent to the property or included with in the boundaries.
U.S. HIGHWAY 281

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: Jon Adame

If you have any questions please call Michael O. Herrera at 207-7900
APPLICATION REVISED May 8, 2000

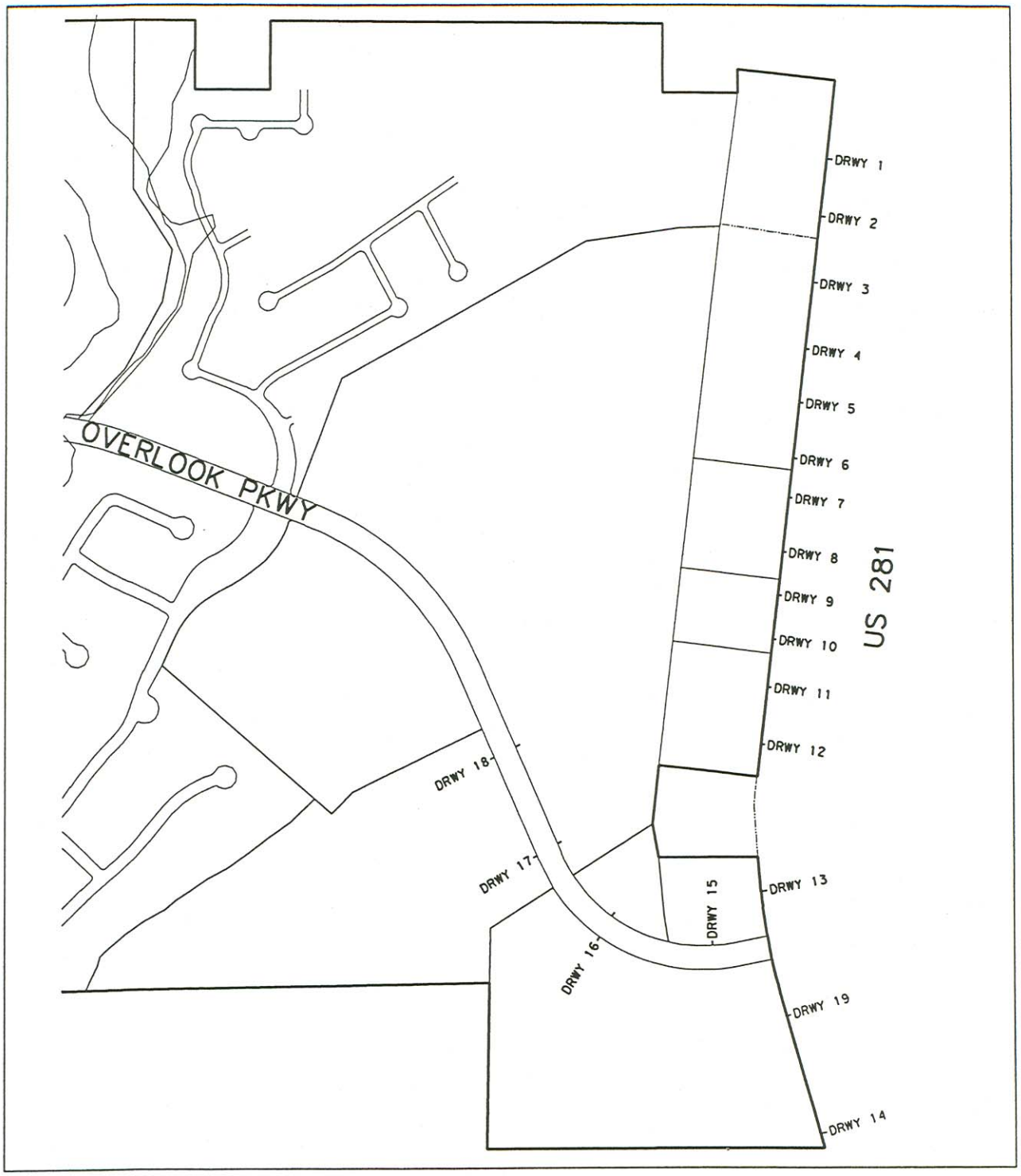

FIGURE 16
COMMERCIAL DRIVEWAY LOCATIONS

*ASSUMED, SUBJECT TO CHANGE DURING PLATTING

N.T.S.

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PH:(210) 375-9000 FX:(210) 375-9010

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