CITY OF SAN ANTONIO

July 31, 2002

Mr. Rick Gray, P.E.

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

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

Dear Mr. Gray:

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-B. 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

- 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	12/17/2001
662B	

PUD REVISION HISTORY

PUD #	ACCEPTED DATE
99028	03/05/2000
99028A	03/13/2002
99028B	

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.

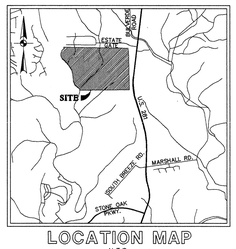
REVISION STATEMENT:
THE OLIVER RANCH PUD/POADP PLAN HAS BEEN REVISED TO SHOW THE FOLLOWING:

TRACT II
RESIDENTIAL LOTS & STREETS RECONFIGURED & DENSITY MODIFIED.

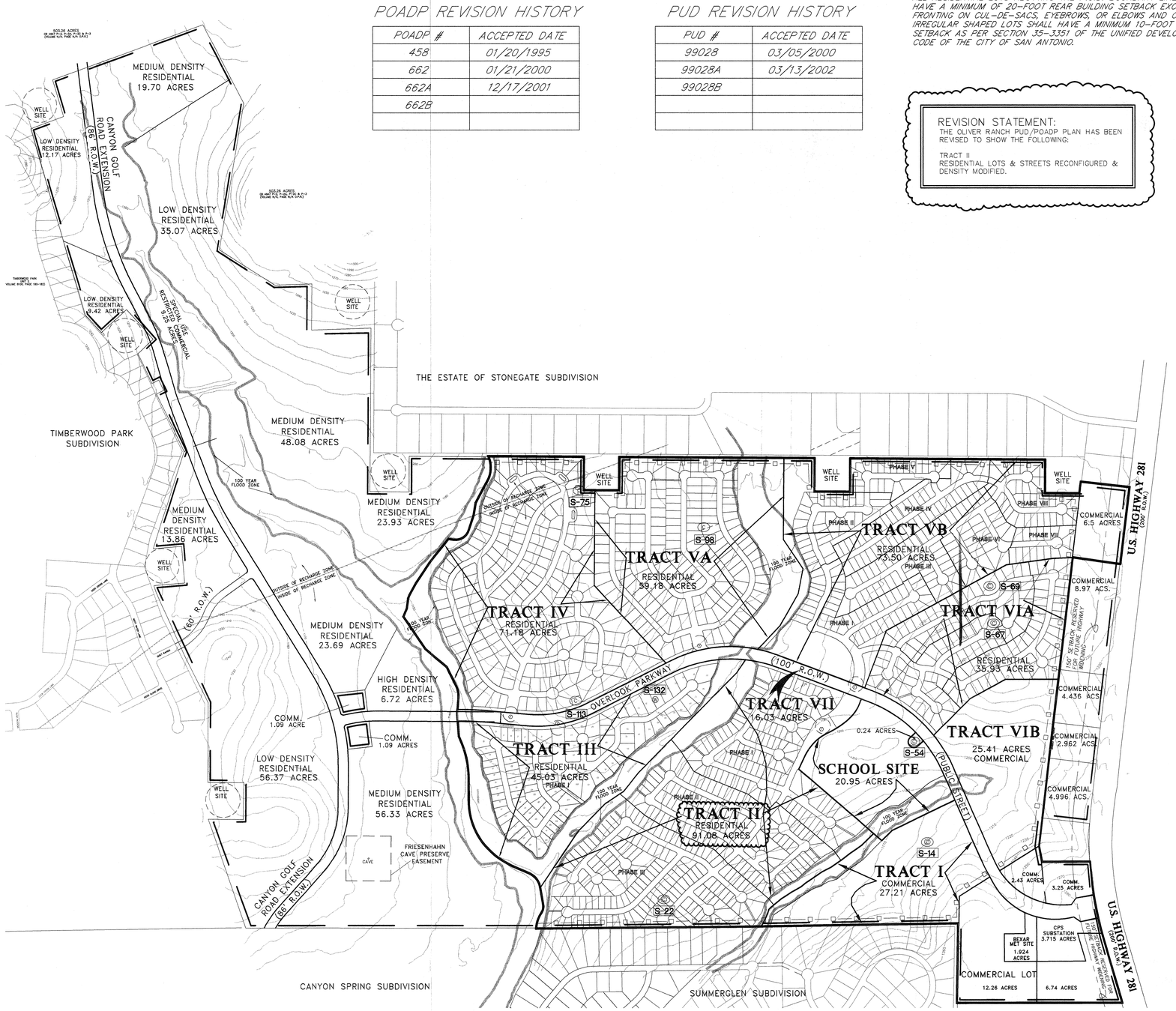
LEGEND:

- 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.

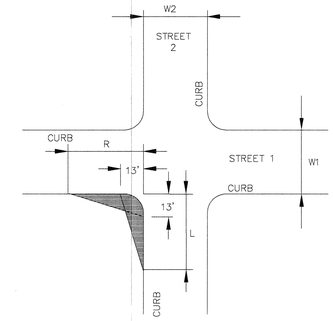


LOCATION MAP
N.T.S.



GATE DETAIL NOTE:

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



CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

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

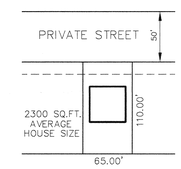
$L = \frac{13\ (ISD_2)}{13 + W1/2 + K_A} - 4$

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

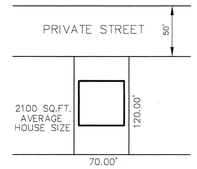
$R = 0.65(300)-(26/2 + 2) = 180'$

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

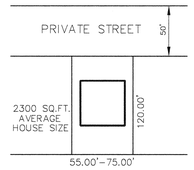
$L = \frac{13\ (300)}{13 + (26/2) + 7} - 4 = 114'$



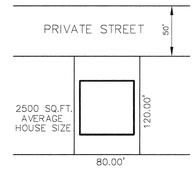
TRACT III TYPICAL LOT DETAIL
NOT-TO-SCALE



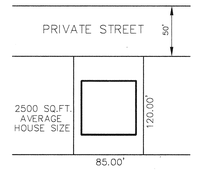
TRACT V TYPICAL LOT DETAIL
NOT-TO-SCALE



TRACT II TYPICAL LOT DETAIL
NOT-TO-SCALE

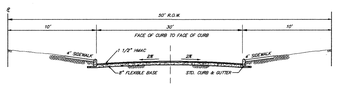


TRACT IV TYPICAL LOT DETAIL
NOT-TO-SCALE

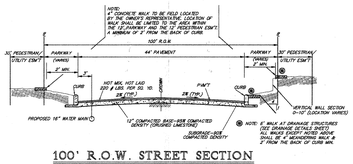


TRACT VI TYPICAL LOT DETAIL
NOT-TO-SCALE

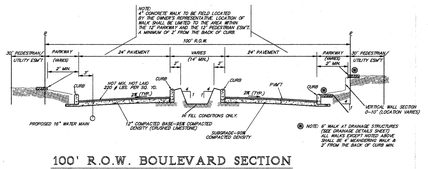
NOTE:
20' FRONT SETBACK
5' SIDE YARD SETBACK



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	91.08	391	4.30	18.07	13.49	59.52	65.35
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	**375.90**	**1,232**	**3.27**	**70.84**	**64.01**	**243.63**	**64.50**
PARKWAY & COMMERCIAL		99.85	–	–	–	–	–	–
TRACT I (COMMERCIAL)		27.21	–	–	–	–	–	–
SCHOOL		20.95	–	–	–	–	–	–
	TOTAL	**523.91**	**–**	**–**	**–**	**–**	**–**	**–**

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

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

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JUL 31 AM 11:18

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

COSA DRS ACCEPTED BY
7-31-02 (date) 662B (number)
If no plats are filed, plan will expire
On 1-30-2004

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | 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: Jul 30, 2002, 4:00pm User ID: pauno
File: M:\4593\05\PUDPLAN.dwg

CITY OF SAN ANTO
DEPARTMENT OF PLAN
02 APR -2 AM 7:5

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION

Date Submitted:	Project ID Number: 99-028 B

Project Name: Oliver Ranch, Unit-2

Owner/Agent: Centex Homes Phone: (210)496-1985 Fax: (210)495-0449

Address: 16414 San Pedro, Suite 700 Zip code: 78232

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9010

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Existing legal Description (PUD Only):

Existing zoning: N/A Proposed zoning: N/A

(PUD Only) Linear feet of street: 8,870 ☐ Private ☐ Gated ☒ Attached ☒ Public ☒ Un-Gated ☐ Detached

(PUD Only) Number of lots: 391 divided by acreage: 93.658 = Density: 4.2

(PUD Only) Total open space: 62.10 divided by total acreage: 93.658 = Open space: 66.3 %

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: May 2002

(PUD Only) X/Y coordinates at major street entrance: X: 2139882 Y: 13797072

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☐ Yes ☒ No

Projected # of Phases: 3

Council District: N/A School District: Comal ISD Ferguson Map Grid: 451 / D7

Please Sign for date

X

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JUN 27 PM 3:14

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR -2 AM 7:5

662-B 7/31/02

Date Submitted:	Project MP Number: ~~99-028 B~~

Project Name: Oliver Ranch, Unit-2

Owner/Agent: Centex Homes Phone: (210)496-1985 Fax: (210)495-0449

Address: 16414 San Pedro, Suite 700 Zip code: 78232

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9010

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Existing legal Description (PUD Only): 91.08 acres Located in CB 4865, P-2C & P-37 ABS. #934 ALSO OUT OF H.J. HUFFERTZ SURVEY No. 417 4/8, ABS 934

Existing zoning: N/A Proposed zoning: N/A

(PUD Only) Linear feet of street: 8,870 ☐ Private ☐ Gated ☒ Attached ☒ Public ☒ Un-Gated ☐ Detached

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Projected # of Phases: 3

Council District: N/A School District: Comal ISD Ferguson Map Grid: 45[illegible]/D7

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JUL -3 PM 3:43

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION
(Continued)

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR -2 AM 7:51

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?
Name Oliver Ranch No. 662, 662A

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

Plats associated with this Master Development Plan (a.k.a.POADP) or site?
Name Oliver Ranch Unit 6A Ph I No. 200042
Name Oliver Ranch Unit 5B Ph I No. 200050
Name Oliver Ranch Unit 5B Ph III No. 200052

Contact Person and authorized representative:

Print Name: ~~Jon Adame~~ Rick Gray, P.E. Signature: Rick Gray

Date: 7-2-02 Phone: (210) 375-9000 Fax: (210) 375-9010

Master Development Plan and P.U.D.
Technical Review

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JUL -3 PM 3:43

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- N/A ☐ Certificate of agency or power of attorney if other than owner;
- N/A ☐ Signature blocks for the chairperson and secretary (Planning director or assignee);
- N/A ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- N/A ☐ Two points identified by Texas Planes Coordinates;
- N/A ☐ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR -2 AM 7:51

☒ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;

☒ Date of preparation;

☒ Graphic and written scale and north arrow;

☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;

☒ Total area of property;

☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;

☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;

☒ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)

☒ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JUL -3 PM 4:43

☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;

☒ (PUD ONLY) The location and dimension of all proposed or existing lots.

☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.

☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.

☒ The schematic of all existing and proposed streets, as well as proposed access points.

☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.

N/A ☐ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.

☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.

☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenblet and active recreation space areas, private recreational areas.

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR -2 AM 7:51

☒ (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(a) square footage of all buildings and structures
(b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.

☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
(a) total number of dwelling units, by development phase.
(b) Residential density and units per acre.
(c) (PUD Only) Total floor area ratio for each type of use.
(d) Total area in passive open space.
(e) Total area in active developed recreational open space.
(f) Total number of off-street parking and loading spaces.

☒ Traffic Impact Analysis (section 35-502).

☒ (PUD Only) Utilities plan.

☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

☒ (PUD Only) Lots numbered as approved by the City.

☒ (PUD Only) Layout shall show where lot setbacks as required.

☒ Location and size in acres of school sites, as applicable.

☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

N/A ☐ A stormwater management plan (section 35-B119)

I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Damon Lyles Signature: Damon Lyles

If you have any questions please call Michael O. Herrera at 207-7900
APPLICATION REVISED June 4, 2001

City of San Antonio
Planning Department
Master Development Plan Section

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JUL -3 PM 3:44

Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

POADP/MDP
~~Project/Plat~~ I.D. #: 662B
Plan ~~Plat~~ Name: Oliver Ranch Unit 2
Project Engineers/Surveyors or Firm Name: PAPE-DAWSON ENGINEERS INC
Address: 555 E. RAMSEY
Phone#: 375-9000 Fax#: 375-9010 E-mail: RGray@PapeDawson.Com

Planning Department

Required Items for Completeness Review

- ☐ *Completed and signed Application Form*
- ☑ *Appropriate Plan Review Fee*
- ☐ *Digital information (MDP's and PUD)*
- ☐ *8 1/2 " x 11" Reduced Copy (MDP's and PUD)*
- ☐ ***(Plats Only):***
  4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- ☑ ***(Master Development Plans & P.U.D's Only):*** *15 copies (folded) with Request for Review forms (attached) for respective departments or agencies*

- ☐ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Street and Drainage
- ☐ Traffic T.I.A.
- ☐ Zoning
- ☐ SAWS Aquifer
- ☐ Building Inspection - Trees
- ☐ Parks – Open space
- ☐ Fire Protection
- ☐ Neighborhoods ☐ Historic
- ☐ Bexar County Public Works
- ☐ Other:_____

☑ Accepted ☐ Rejected

Completeness Review By: MG Date: 7/5/02

Mailed out 7/5/02