CITY OF SAN ANTONIO

January 20, 2004

Mr. Drake Thomson, P.E.

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

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

Dear Mr. Thomson:

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-C. 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: Richard De La Cruz, P.E. Senior Engineer Development Services
John McDonald, Senior Planner Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering

POADP REVISION HISTORY

POADP #	ACCEPTED DATE
458	01/20/1995
662	01/21/2000
662A	12/17/2001
662B	07/31/2002
662C	

PUD REVISION HISTORY

PUD #	ACCEPTED DATE
99028	03/05/2000
99028A	03/13/2002
99028B	08/14/2002
99028C	

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.

PUD PLAN NO.: _____
APPROVED BY THE PLANNING COMMISION OF THE CITY OF SAN ANTONIO

CHAIRMAN: _____ **DATE:** _____

SECRETARY: _____ **DATE:** _____

NOTE: THIS PROPERTY HAS VESTED RIGHTS (VESTED RIGHTS PERMIT NO. 03-12-019)

REVISION STATEMENT:

THE OLIVER RANCH PUD/POADP PLAN HAS BEEN AMMENDED TO SHOW THE FOLLOWING:

1.) TRACT VIA PHASE II RESIDENTIAL LOTS WERE CHANGED FROM 70' LOTS TO 60' LOTS- (STREET LAYOUT REMAINED UNCHANGED)

2.) REVISED DENSITY TABLE.

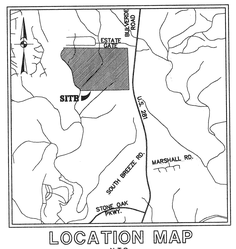
3.) REVISED 100 YEAR FLOOD PLAIN TO REFLECT CURRENT FLOOD PLAIN DELINEATION PER FEMA LOMR CASE NO. 03-06-678P APPROVAL PENDING.

4.) ADDED TYPICAL LOT DETAIL FOR TRACT VIA, PHASE II

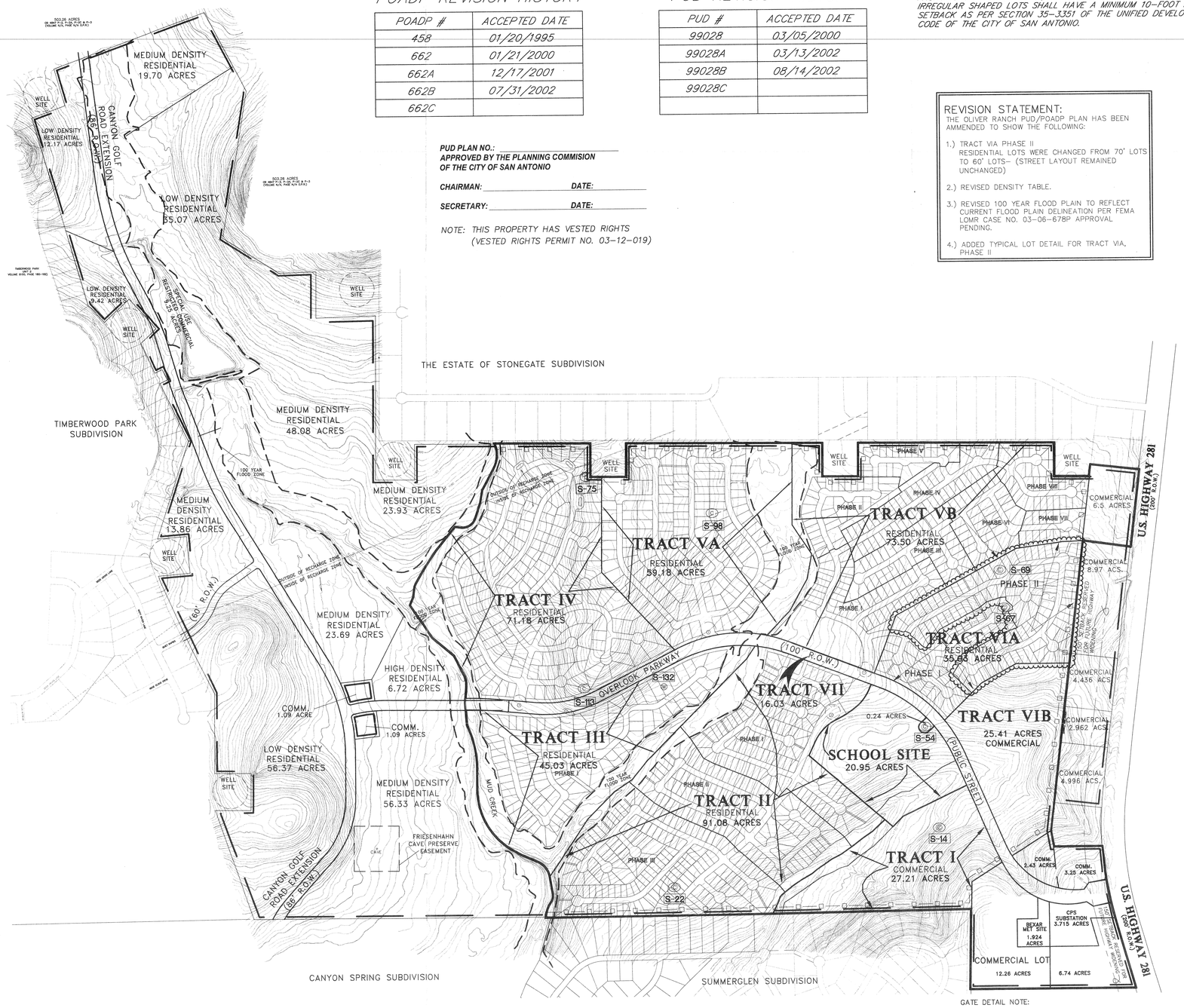
LEGEND:

- 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

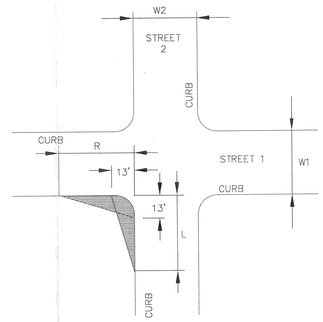
400 0 200 400 600 800
(IN FEET)
1 inch = 400 ft.



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

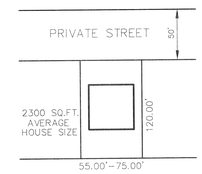
$R = 0.65(ISD_2)-(W1/2 + K_D)$

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

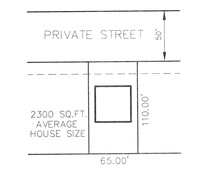
$R = 0.65(300)-(30/2 + 2) = 178'$
$R = 0.65(300)-(26/2 + 2) = 180'$

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

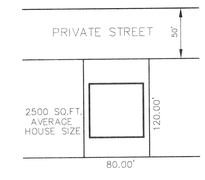
$L = \frac{13\ (300)}{13 + (26/2) + 7} - 4 = 114'$



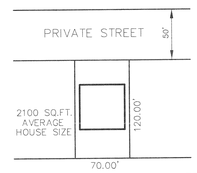
TRACT II TYPICAL LOT DETAIL
NOT-TO-SCALE



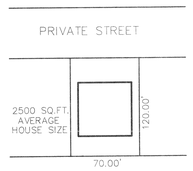
TRACT III TYPICAL LOT DETAIL
NOT-TO-SCALE



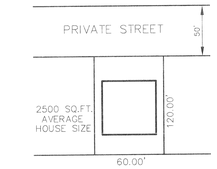
TRACT IV TYPICAL LOT DETAIL
NOT-TO-SCALE



TRACT V TYPICAL LOT DETAIL
NOT-TO-SCALE



TRACT VIA PH I TYPICAL LOT DETAIL
NOT-TO-SCALE

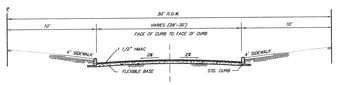


TRACT VIA PH II TYPICAL LOT DETAIL
NOT-TO-SCALE

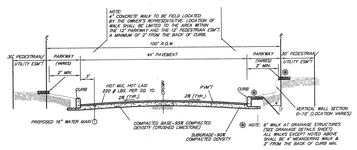
NOTE:
20' FRONT SETBACK
5' SIDE YARD SETBACK

PLAN HAS BEEN ACCEPTED BY
DOSA
Date
(number)
If no plats are filed, plan will expire
on 7-21-05
If plat filed on

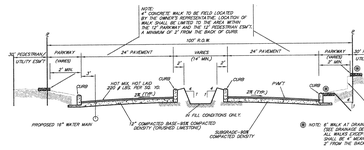
DEVELOPER:
DENTON DEVELOPMENT CO.
AGENT: LLOYD A. DENTON, JR.
11 LYNN BATTS LN., SUITE 100
SAN ANTONIO, TEXAS 78218
PHONE: (210) 828-6131
FAX: (210) 828-6137



50' R.O.W. STREET SECTION
NOT TO SCALE
(LOCAL TYPE "A" RESIDENTIAL UNITS



100' R.O.W. STREET SECTION
NOT TO SCALE
(OVERLOOK PARKWAY)



100' R.O.W. BOULEVARD SECTION
NOT TO SCALE
(OVERLOOK PARKWAY)

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	138	3.84	9.84	7.12	18.97	52.80
	✳SUBTOTAL	375.90	1,241	3.30	72.39	64.01	239.50	63.71
PARKWAY & COMMERCIAL		99.85	–	–	–	–	–	–
TRACT I (COMMERCIAL)		27.21	–	–	–	–	–	–
SCHOOL		20.95	–	–	–	–	–	–
	✳TOTAL	523.91	–	–	–	–	–	–

✳NOTE:
CALCULATIONS REVISED FOR NEW LOT LAYOUT IN TRACT VIA, PHASE II

✳NUMBER OF RESIDENTIAL LOTS 1,241
AVERAGE HOME SIZE 2,280
DENSITY (SINGLE FAMILY UNITS PER ACRE) 3.30

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
JOB NO. 4593.63 REVISED: DECEMBER 13, 2001
REVISED: MARCH 31, 2003

04 JAN 20 PM 4:46
DEPT. OF PLANNING
CITY OF SAN ANTONIO

Date: Oct 14, 2003, 10:59am User ID: JAdkins
File: M:\4593\63\Design\Civil\PUD-POADP.dwg

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
APR 23 AM 7:50

Date Submitted:	Project ID Number: 662C/99-028C

*** Will this project be used in conjunction with a Tax Increment Financing Application (TIF):* ☐ *YES* ☒ *NO*

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881.

(Check One)

- ☐ Master Development Plan (MDP) (Formerly POADP)
- ☒ MDP/P.U.D. Plan (Combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Plat Certification Request
- ☐ P.U.D. Plan
- ☐ Mixed Use District (MXD)
- ☐ Military Airport Overlay Zone (MAOZ)
- ☐ Manufactured Home Park Plan ((MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other: _____

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Master Plan Submittals: ***Completeness Review Form*** *and 15 copies (folded) with* ***Planning Department Request for Review form*** *(attached) for respective departments or agencies.*

Project Name: Oliver Ranch

Owner/Agent: Larry Aiken Phone: (512) 345-6662 Fax: (512) 345-6662

Address: P. O. Box 2162, Austin, TX Zip code: 78767

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

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

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description (PUD Only): A 23.83 acre tract described in instrument in Volume 9606 Pages 1497-1507 out of the H.J. Huppertz Survey Number 417 4/8, Abstract 934, County Block 4865 in Bexar County.

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

Projected # of Phases: 2

Number of dwelling units (lots) by Phases: Unit-6A, Phase I (40), Phase II (98)

Total Number of lots: 1241 divided by acreage: 375.90 = Density: 3.30

(PUD Only) Linear feet of street: 3450 (Tract 6A Only)

☒ Private ☒ Gated ☐ Attached
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: 13.94 divided by total acreage: 23.85 = Open space: 58.4%

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

(PUD Only) Construction start date: June 2003

(PUD Only) X/Y coordinates at major street entrance: X: 2139882.8 Y: 13797467.6

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Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: Comal Ferguson Map Grid: 451 / A7, B7, C7

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

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

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

Contact Person and authorized representative:

Print Name: Larry Aiken, PRES. Signature:

Date: Phone: (512) 345-6662 Fax: (512) 345-6662

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

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☒ 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;

N/A ☐ 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;

☒ 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;

☒ (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;

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

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

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

N/A☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;

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

N/A ☐ The location and dimension of all proposed or existing lots.

N/A☐ 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.

N/A☐ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

☒ 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:
(PUD ONLY)
(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.

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(Continued)

☒ Traffic Impact Analysis (section 35-502). **(previously submitted and approved, see attached worksheet for modification to Tract VIA)**

N/A☐ (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.

N/A☐ (PUD Only) Lots numbered as approved by the City.

N/A☐ (PUD Only) Layout shall show where lot setbacks as required.

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

N/A☐ 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 revision to the POADP/PUD Plan (plan on file and approved by the City of San Antonio under PUD Plan # 99028B) application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: DRAKE THOMPSON Signature: [signature] Date: 4-21-03

If you have any questions please call Michael O. Herrera Special Projects Coordinator at 207-7038
APPLICATION REVISED January 1, 2003

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