City of San Antonio

Department of Development Services

October 5, 2007

Caleb Chance, P.E.

Pape Dawson
555 East Ramsey
San Antonio, TX 78216

Re: **Oliver Ranch (Amendment)** **MDP # 662-F**

Dear Mr. Chance,

The City Staff Development Review Committee has reviewed the **Oliver Ranch** Master Development Plan (Amendment), **MDP # 662-F**. Please find enclosed a signed copy for your files. Your plan was approved for acceptance, however, please note the following conditions:

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 (210) 615-5814.

Bexar County Infrastructure Services Department approves with the following conditions:

- It is understood that this Master Development Plan is a conceptual plan and all regulations will be addressed at time of platting. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, and drainage and floodplain issues at time of platting.

If you have any further questions, please call Todd Sang at (210) 335-6649.

SAWS Aquifer Protection and Evaluation approves with the following conditions:

- In accordance with the Aquifer Protection Ordinance No. 81491 for Plat Certification, the following condition shall be met:
- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable

- A Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

- According to the plans submitted some sensitive features will be preserved per TCEQ. Aquifer Protection Ordinance # 81491, section 34-913 & section 34-914 floodplain buffering may be required. Any existing well(s) found on site shall be plugged by the property owner in accordance with Saws regulations. For plugging procedures please contact Monty McGuffin at 233-3546.

If you have any further questions, please contact Kirk Nixon at (210) 233-3523

All platting shall comply with the Unified Development Code (UDC), Master Plan, and Major Thoroughfare Plan for the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. It is suggested to work closely with the school district, so 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. The rights for this project shall expire within twenty-four months from the date of approval if less than eight percent of the net area of the project or less than twenty acres is subject to an approved final plat or an expenditure less than five hundred thousand dollars has been made as per UDC §35-412(h)(1).

Should you need further assistance, please contact Rebecca Paskos at (210) 207-0042.

Sincerely,

Fernando J. De León, P.E.
Assistant Director Development Services Department
Land Development Division

POADP REVISION HISTORY

POADP #	ACCEPTED DATE
458	01/20/1995
662	01/21/2000
662A	12/17/2001
662B	07/31/2002
662C	01/20/2004
662D	06/16/2004
662E	08/16/2004
662F	

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

PUD REVISION HISTORY

PUD #	ACCEPTED DATE
99028	03/05/2000
99028A	03/13/2002
99028B	08/14/2002
99028C	01/20/2004

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.

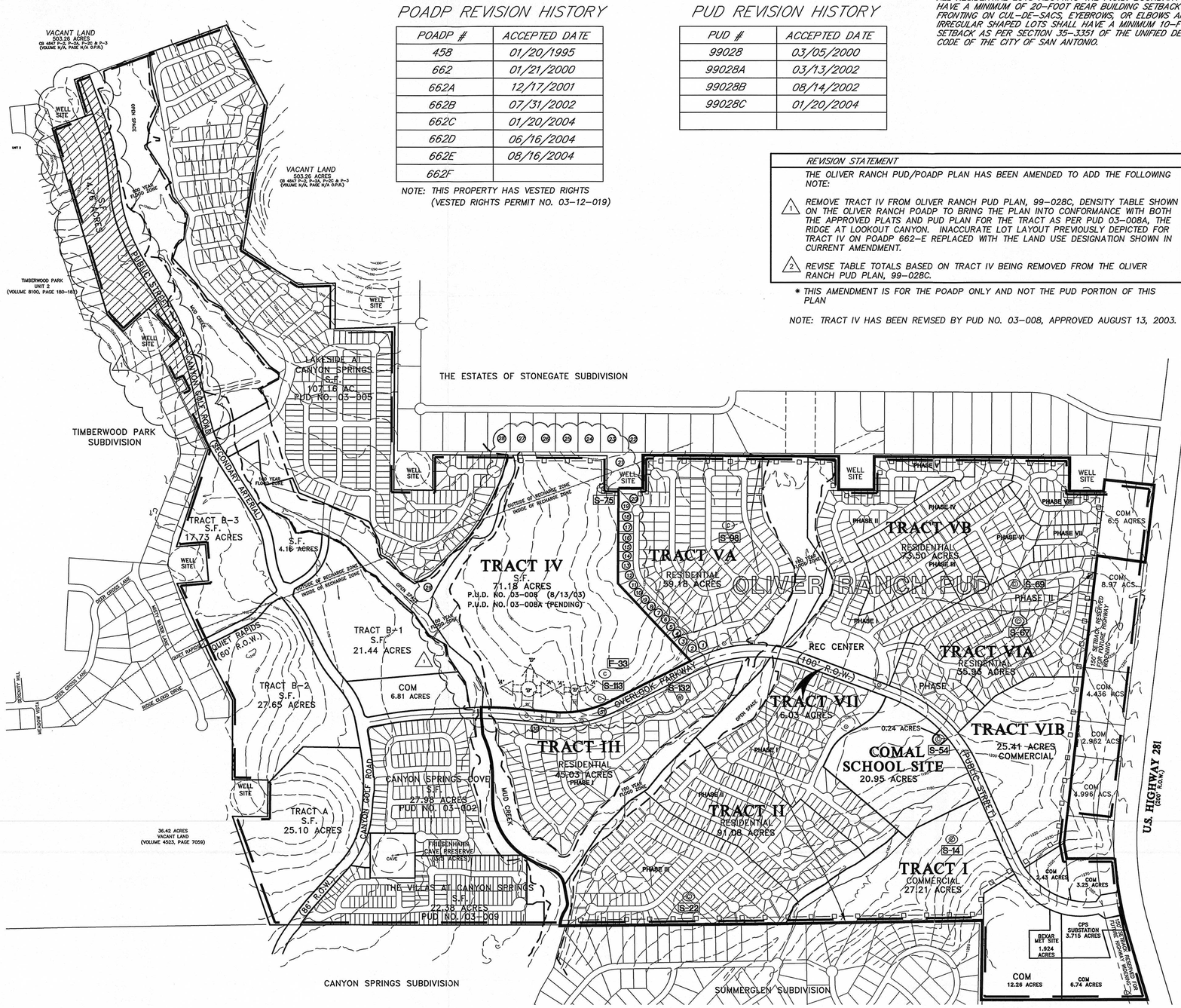
REVISION STATEMENT

THE OLIVER RANCH PUD/POADP PLAN HAS BEEN AMENDED TO ADD THE FOLLOWING NOTE:

1. REMOVE TRACT IV FROM OLIVER RANCH PUD PLAN, 99-028C, DENSITY TABLE SHOWN ON THE OLIVER RANCH POADP TO BRING THE PLAN INTO CONFORMANCE WITH BOTH THE APPROVED PLATS AND PUD PLAN FOR THE TRACT AS PER PUD 03-008A, THE RIDGE AT LOOKOUT CANYON. INACCURATE LOT LAYOUT PREVIOUSLY DEPICTED FOR TRACT IV ON POADP 662-E REPLACED WITH THE LAND USE DESIGNATION SHOWN IN CURRENT AMENDMENT.
2. REVISE TABLE TOTALS BASED ON TRACT IV BEING REMOVED FROM THE OLIVER RANCH PUD PLAN, 99-028C.

* THIS AMENDMENT IS FOR THE POADP ONLY AND NOT THE PUD PORTION OF THIS PLAN

NOTE: TRACT IV HAS BEEN REVISED BY PUD NO. 03-008, APPROVED AUGUST 13, 2003.



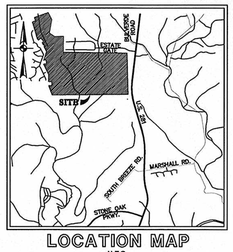
GATE DETAIL NOTE:
GATED ENTRY FOR EACH TRACT WILL VARY. REFERENCE CONSTRUCTION DOCUMENTS FOR DETAILS.

LEGEND:

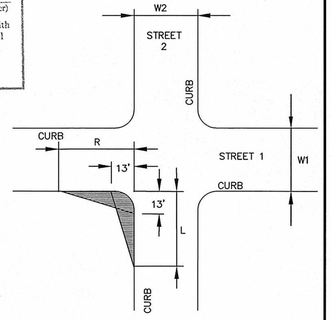
- PUD
- POADP
- PROPERTY OWNER INFORMATION
- SENSITIVE FEATURE-WELL
- SENSITIVE FEATURE-CAVE
- GATED ENTRY, DETAIL TO BE SHOWN ON CONSTRUCTION DOCUMENTS FOR EACH TRACT.
- 8' HIGH PERIMETER FENCE
- S.F. SINGLE FAMILY RESIDENTIAL
- M.F. MULIT-FAMILY RESIDENTIAL
- COM COMMERCIAL
- NO SUBDIVISION PLATS FOR THE PROPERTY LOCATED WITHIN THE HATCHED AREA WILL BE APPROVED UNLESS A SUBDIVISION PLAT FOR CANYON GOLF RD. IS SUBMITTED CONCURRENTLY AS EVIDENCED BY THE LETTER DATED JULY 9, 2004 TO THE CITY OF SAN ANTONIO FROM HPK VENTURES LTD.
- 100 YEAR FLOOD PLAIN

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

PLAN HAS BEEN ACCEPTED BY
COSA
10/5/07 (Date) 662-F (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
10/4/09
Date



LOCATION MAP
N.T.S.



CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

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

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

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

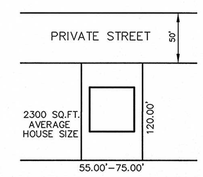
$$R = 0.65(300)-(26/2 + 2) = 180'$$

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

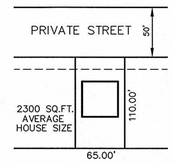
$$L = \frac{13\ (300)}{13 + (26/2) + 7} - 4 = 114'$$

NAME & ADDRESS OF OWNERS WITHIN 200'

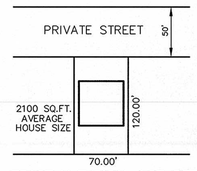
1. PULTE HOMES OF TEXAS L P
823 E NAKOMA ST STE 101
SAN ANTONIO, TX. 78216-2844
2. MOBBS TOMMIE A & MICHELLE
1602 LOOKOUT FRST
SAN ANTONIO, TX. 78260-2433
3. FONG, STEPHEN B & CHRISTINA M
26003 LOOKOUT OAKS
SAN ANTONIO, TX. 78260
4. WIFFLI, KURT & MARY A
26007 LOOKOUT OAKS
SAN ANTONIO, TX. 78260
5. KOCKEN, HENDRIKUS J & VERONICA
393 SQUIRREL RIDGE WAY
DANVILLE, CA. 94506-4742
6. PULTE HOMES OF TEXAS L P
823 E NAKOMA ST STE 101
SAN ANTONIO, TX. 78216-2844
7. PENDLETON, JOHN D & IRENE P
26019 LOOKOUT OAKS
SAN ANTONIO, TX. 78260
8. DENNIS LINDSAY WORKS
26023 LOOKOUT OAKS
SAN ANTONIO, TX. 78260-2430
9. SAUSETS, THOMAS N & JOAN R
26027 LOOKOUT OAKS
SAN ANTONIO, TX. 78260
10. NAVARRO, ISAISAS
26103 LOOKOUT OAKS
SAN ANTONIO, TX. 78260
11. NAVARRO, GUSTAVO
26103 LOOKOUT OAKS
SAN ANTONIO, TX. 78260
12. ALBRIGHT, KEITH
26107 LOOKOUT OAKS
SAN ANTONIO, TX. 78260
13. TORRES, ROSA M.
26111 LOOKOUT OAKS
SAN ANTONIO, TX. 78260
14. BEITER, KEVIN M & MARTHA R
26115 LOOKOUT OAKS
SAN ANTONIO, TX. 78260
15. WALKER, REGINALD SR & CLOVER V
26119 LOOKOUT OAKS
SAN ANTONIO, TX. 78260
16. VELASCO, EMERIC L & ANNABELLEN
26123 LOOKOUT OAKS
SAN ANTONIO, TX. 78260-2431
17. TILLEMAN, WOUTERUS J & TAMMY J
26127 LOOKOUT OAKS
SAN ANTONIO, TX. 78260-2431
18. MARTINEZ, MARIA ESTER & GARCIA IRMA
26131 LOOKOUT OAKS
SAN ANTONIO, TX. 78258
19. SCHIFFMACHER, THOMAS M & KAREN A.
26135 LOOKOUT OAKS
SAN ANTONIO, TX. 78260-2431
20. MARTINEZ, LISA J
1503 LOOKOUT CV
SAN ANTONIO, TX. 78216-2423
21. MARCEAU, STEPHEN M & EMA M
509 SANDAU STE 150
SAN ANTONIO, TX. 78216-3638
22. ELLIOT, KEVIN & GARRIE
2242 ESTATE VIEW DR
SAN ANTONIO, TX. 78260-2212
23. LUCAS, JAMES N & TONI M
2238 ESTATE VIEW
SAN ANTONIO, TX. 78260-2212
24. VISWANATHAN, BALASUBRAMAMIAM
2234 ESTATE VIEW
SAN ANTONIO, TX. 78260-2212
25. MCBRIDE, JEFFERY E & DEBORAH A
2230 ESTATE VIEW
SAN ANTONIO, TX. 78260-2211
26. MARROQUIN, GERALD E & CINDY
2226 ESTATE VIEW
SAN ANTONIO, TX. 78260-2211
27. LEACH, DENNIS E & KATHLEEN P
2222 ESTATE VIEW DR
SAN ANTONIO, TX. 78260-2211
28. BEITER, KEVIN M & MARTHA R
2218 ESTATE VIEW DR
SAN ANTONIO, TX. 78260-2211
29. RLC HOA INC
500 E SONTERRA BLVD STE 350
SAN ANTONIO, TX. 78258-3972
30. OLIVER RANCH SUBDIVISION LTD
PO BOX 2162
AUSTIN, TX. 78768-2162
31. S A STONECREST AT LOOKOUT CANYON HOA
1017 CENTRAL PKWY N STE 112
SAN ANTONIO, TX. 78232-5009



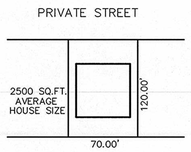
TRACT II TYPICAL LOT DETAIL
NOT-TO-SCALE



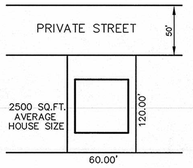
TRACT III TYPICAL LOT DETAIL
NOT-TO-SCALE



TRACT V TYPICAL LOT DETAIL
NOT-TO-SCALE

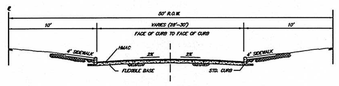


TRACT VIA PH I TYPICAL LOT DETAIL
NOT-TO-SCALE

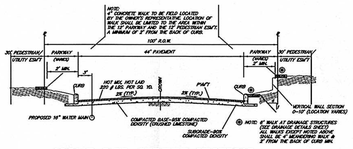


TRACT VIA PH II TYPICAL LOT DETAIL
NOT-TO-SCALE

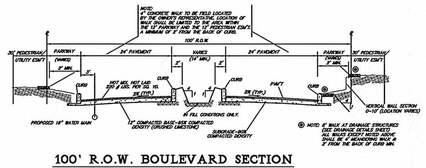
NOTE:
20' FRONT SETBACK
5' SIDE YARD SETBACK



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 2	304.72	1,063	3.49	60.95	52.17	191.60	62.88
PARKWAY & COMMERCIAL		99.85	–	–	–	–	–	–
TRACT I (COMMERCIAL)		27.21	–	–	–	–	–	–
SCHOOL		20.95	–	–	–	–	–	–
	TOTAL 2	452.73	–	–	–	–	–	–

TABLE SUMMARY

NUMBER OF RESIDENTIAL LOTS	1,063 2
AVERAGE HOME SIZE	2,280
DENSITY (SINGLE FAMILY UNITS PER ACRE)	3.49

REVISION REQUESTOR:
MCMILLIN TEXAS DEVELOPMENT, L.L.C.
1175 W. BITTERS
SAN ANTONIO, TEXAS 78216
PHONE: (210) 490-1798
FAX: (210) 499-1337

10-05-07P03:45 RCVD

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

POADP PLAN NO.: 622-F

OLIVER RANCH
PUD / POADP PLAN

JOB NO. 4593.05 DATE: DECEMBER 28, 1999
JOB NO. 4593.63 REVISED: DECEMBER 13, 2001
JOB NO. 4593.64 REVISED: MARCH 31, 2003
JOB NO. 5439.20 REVISED: JANUARY 20, 2004
JOB NO. 5439.20 REVISED: JUNE, 2004
JOB NO. 5439.20 REVISED: AUGUST, 2004
JOB NO. 5585.10 REVISED: AUGUST, 2007

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