PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: 1-20-95
File # 458
Signed: K.V.

SCALE: 1" = 400'

C.B. 4847 P.2 101.61 AC. UNDEVELOPED

PROPOSED ROADWAY EXTENSION WILL BE COORDINATED WITH ADJACENT PROPERTY OWNER

C.B. 4847 P.23 16.30 AC. UNDEVELOPED

C.B. 4847 P.10 33.05 AC.

C.B. 4847 P.3 6.04 AC. UNDEVELOPED

FRIESENHAHN, ANTON B. TRACTS

C.B. 4847 P.2A 24.90 AC. UNDEVELOPED

LIMITS OF 100 YEAR FLOOD PLAIN

PROP. EVANS RD.

SECONDARY ARTERIAL TYPE A 86' R.O.W.

SINGLE FAMILY 77 ACRES

SINGLE FAMILY 72 ACRES

TIMBERWOOD PARK SUBDIVISION

THE ESTATES OF STONEGATE SUBD.

GOLF COURSE 29 ACRES

SINGLE FAMILY 22 ACRES

SINGLE FAMILY 4 ACRES

SINGLE FAMILY 40 ACRES

HOMESITES 20 ACRES

SINGLE FAMILY 35 ACRES

SINGLE FAMILY 33 ACRES

OPEN SPACE 4 ACRES

COMMERCIAL 8 ACRES

MAIN ENTRY

GOLF COURSE 10 ACRES

GOLF COURSE 14 ACRES

GOLF COURSE 14 ACRES

COLLECTOR 60' R.O.W. 44' PAVEMENT

GOLF COURSE 33 ACRES

LIMITS OF 100 YEAR FLOOD PLAIN

SINGLE FAMILY 14 ACRES

GOLF COURSE 10 ACRES

SINGLE FAMILY 15 ACRES

SINGLE FAMILY 15 ACRES

SINGLE FAMILY 15 ACRES

HOMESITES 11 ACRES

COLLECTOR 60' R.O.W. 44' PAVEMENT

COLLECTOR 60' R.O.W. 44' PAVEMENT

SINGLE FAMILY 12 ACRES

CLUBHOUSE 5 ACRES

OPEN SPACE 10 ACRES

SINGLE FAMILY 115 ACRES

HOMESITE 17 ACRES

PRACTICE RANGE

GOLF COURSE 50 ACRES

SINGLE FAMILY 45 ACRES

GOLF COURSE 37 ACRES

SINGLE FAMILY 21 ACRES

SINGLE FAMILY 82 ACRES

AFTER TITLE SEARCH IN THIS AREA, NO PROPERTY OWNERSHIP INFORMATION IS AVAILABLE

U.S. HWY. 281
VARIABLE WIDTH R.O.W. - 300' MIN.

C.B. 4848 P.1 TO LEFT 1400' ± TO BALCONES RD.

SECONDARY ARTERIAL TYPE A 86' R.O.W.

PROP. EVANS RD.

MISTY WATER DR.

DEW CROSS DR.

RIDGE CLOUD DR.

GOLF CENTER

CANYON VISTA LTD. TRACTS
1. C.B. 4920 P.1 570.41 AC.
2. C.B. 4920 P.1A 40.0 AC.
3. C.B. 4927 P.1A 67.25 AC
4. C.B. 492G P.1 73.49 AC
5. C.B. 492G P.1B 301.61 AC.

ROGERS, WALLACE & MARY TRACT
6. C.B. 492G P.2 18.11 AC.

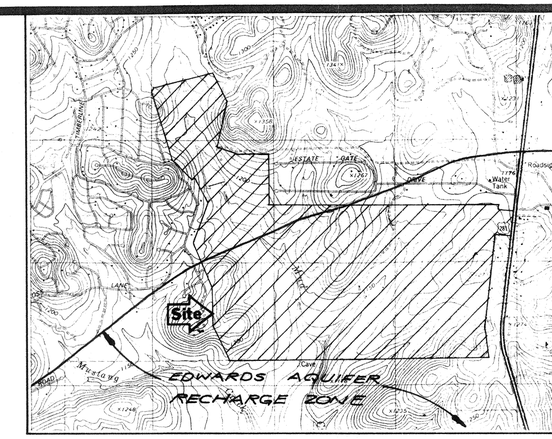
KRAUSE, CHARLES F.
C.B. 4848, P.3 36.46 AC.
UNDEVELOPED

PROPOSED ROADWAY EXTENSION WILL BE COORDINATED TO TIE TO THE CANYON SPRING RANCH IMPROVEMENTS

100 YR. FLOOD PLAIN IS BASED ON FEMA MAPS
COMMUNITY PANEL #480035 0100C

GENERAL INFORMATION

1. WATER SERVICE BY HILL COUNTRY WATER SYSTEM
2. SANITARY SEWER SERVICE BY SAN ANTONIO WATER SYSTEM.
3. ELECTRIC SERVICE BY CITY PUBLIC SERVICE.
4. GAS SERVICE BY CITY PUBLIC SERVICE.



LOCATION MAP

NORTH

SCALE: 1" = 400'
DATE: DEC. 29, 1994
REVISED:

GOLF COURSE ARCHITECTS
LAND PLANNERS
17823 TEXAS MAP ROUTE
SPRING, TEXAS 77379 U.S.A.
(713)376-8283 FAX(713)251-4151

Van Pelgrge
DESIGN ASSOCIATES

OLIVER RANCH
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

Job No. 3545.00

#458

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.

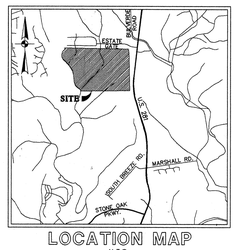
REVISION STATEMENT:
THE OLIVER RANCH PUD/POADP PLAN HAS BEEN REVISED TO SHOW THE FOLLOWING:

TRACT II
RESIDENTIAL LOTS & STREETS RECONFIGURED & DENSITY MODIFIED.

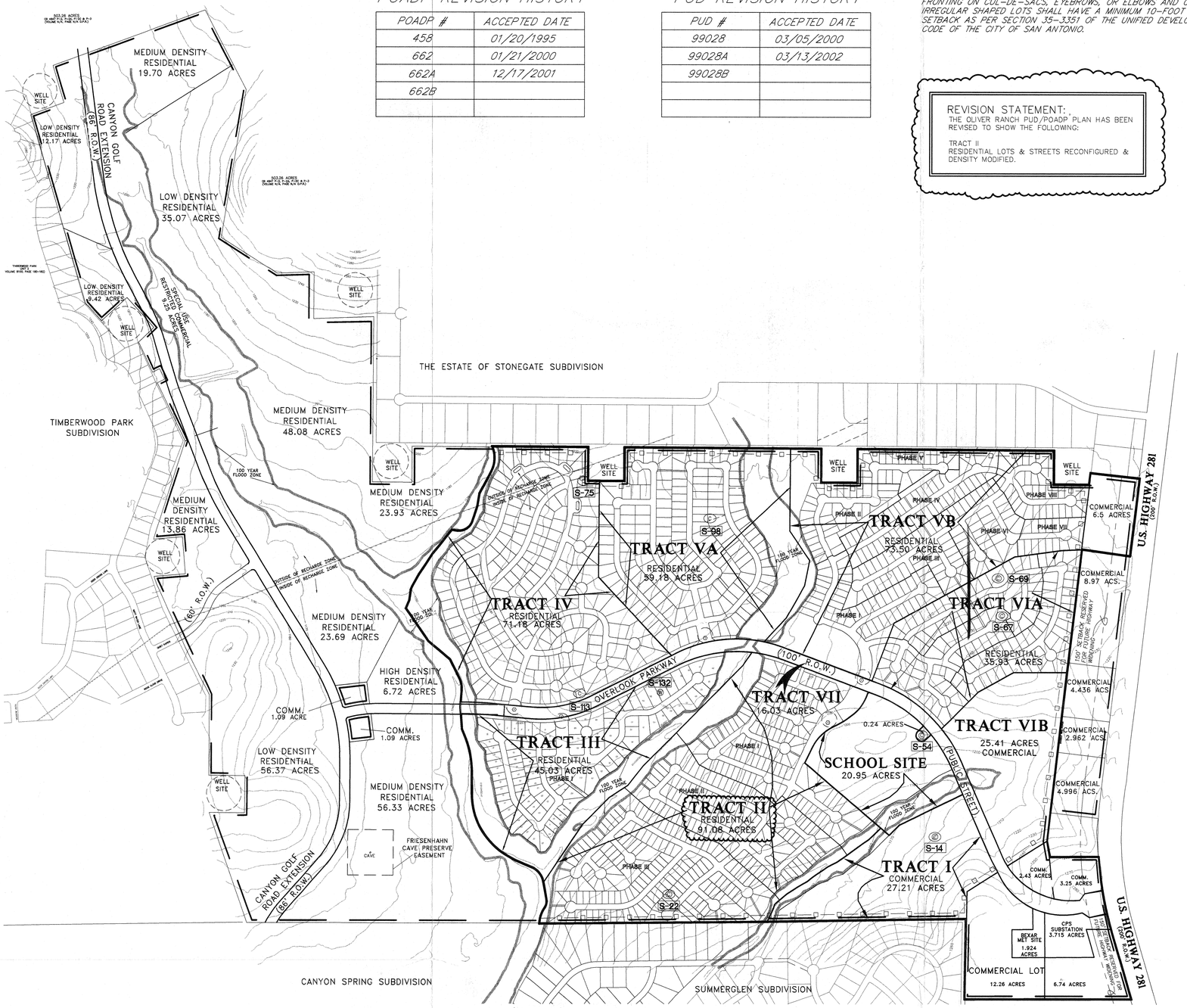
LEGEND:

- PUD
- POADP
- (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

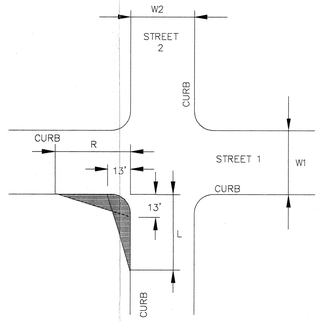
400 0 200 400 600 800
(IN FEET)
1 inch = 400 ft.



LOCATION MAP
N.T.S.



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



CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

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

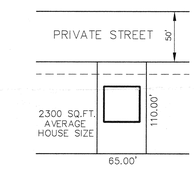
$L = \frac{13\ (ISD_2)}{13 + W1/2 + K_A} - 4$

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

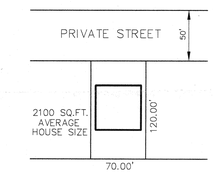
$R = 0.65(300)-(26/2 + 2) = 180'$

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

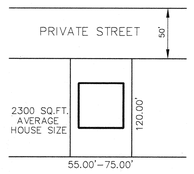
$L = \frac{13\ (300)}{13 + (26/2) + 7} - 4 = 114'$



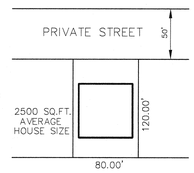
TRACT III TYPICAL LOT DETAIL
NOT-TO-SCALE



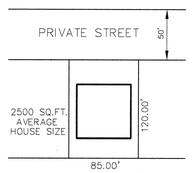
TRACT V TYPICAL LOT DETAIL
NOT-TO-SCALE



TRACT II TYPICAL LOT DETAIL
NOT-TO-SCALE

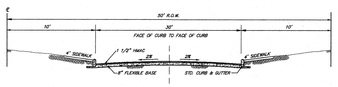


TRACT IV TYPICAL LOT DETAIL
NOT-TO-SCALE

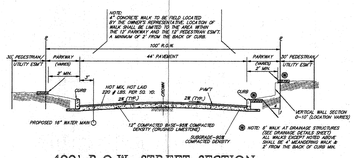


TRACT VI TYPICAL LOT DETAIL
NOT-TO-SCALE

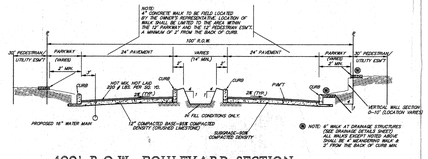
NOTE:
20' FRONT SETBACK
5' SIDE YARD SETBACK



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

THIS PLAN HAS BEEN ACCEPTED BY
COSA
(date) 458 (number)
If no plats are filed, plan will expire
On
PLANNING DIRECTOR

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: plamo
File: M:\4593\05\PUDPLAN.dwg

CITY OF SAN ANTONIO
APPLICATION FOR A PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)

Date Submitted: 12/20/94

Name of Application: OLIVER RANCH

Owner/Agent: STEPHEN M. MARCEAU **Phone:** 341-4188
Address: 102 WINDING WAY **Zip code:** 78232
Engineer/Surveyor: PAPE-DAWSON CONSULTING ENGINEERS **Phone:** 824-9494
Address: 9310 BROADWAY, BLDG II **Zip code:** 78217

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

Texas State Plane Coordinates: X 669,700 Y 2,173,800
(at major street enterance)

Plat is over/within/includes: San Antonio City Limits Yes ☐ No ☒
Edwards Aquifer Recharge Zone? Yes ☒ No ☐

Land Area Being Platted:	**Lots**	**Acres**
Single-Family (SF)	–	617
Non-Single Family (NSF)	–	–
Commercial & other	–	273
TOTAL =		890

RECEIVED
94 DEC 20 PM 3:53
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Print Name: RUBEN CERVANTES **Signature:** Ruben Cervantes

Date: 12/20/94

Note: This application must be completed fully, and typed or printed legibly, for acceptance. 9/94

CITY OF SAN ANTONIO

January 20, 1995

Rueben Cervantes, P.E.
Pape-Dawson Engineers
9310 Broadway, Bldg II
San Antonio, Texas, 78217

RE: Oliver Ranch Subdivision POADP #458

Mr. Cervantes:

The City Staff Development Review Committee has reviewed your Oliver Ranch Subdivision Preliminary Overall Area Development Plan #458. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. As indicated on your plan, the extension of Evans Road, or respective portions, needs to be platted, dedicated, and constructed at the time of plat submittal for any adjacent plat units.

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. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittál.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

D. Pasley

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer

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

CONFERENCE MEMO

E8

Project: Oliver Ranch **Date:** 07/08/99

Conference Location: COSA – Planning Dept. **Conference Date:** 07/02/99

Attendees:
Edward Guzman – COSA Via Fax: 207-4441
Elizabeth Carol – COSA Via Fax: 207-4441
Rick Wood – PD
Tom Carter – PD

Purpose of Meeting: Oliver Ranch POADP – 458
Development Rights Permit – 327

Discussion:

Rick Wood discussed our concern that plat number 960247will expire if it is not recorded by July 10, 1999. The development rights for Oliver Ranch was established on the combined basis of this plat and on the participation in off-site sewer construction.

Our specific question was if this plat was allowed to expire, what effect will this have on our development rights for Oliver Ranch.

Elizabeth Carol explained that the development rights permit has been issued with an expiration of Sept. 1, 2007. All of the requirements for development rights were met at the time that the permit was issued. The fact that the plat was not recorded due to a change in plans would not effect the development rights.

Edward Guzman also indicated that the revised POADP should be numbered 458-B to insure that our development rights are maintained.

END OF MEMORNADUM

4593/05/WORD/MEMO/990706A1

From: Tom Carter **Project No.:** 4593.05

cc: Attendees
Denton Development; Via Fax: 828-6131
Steve Marceau

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com