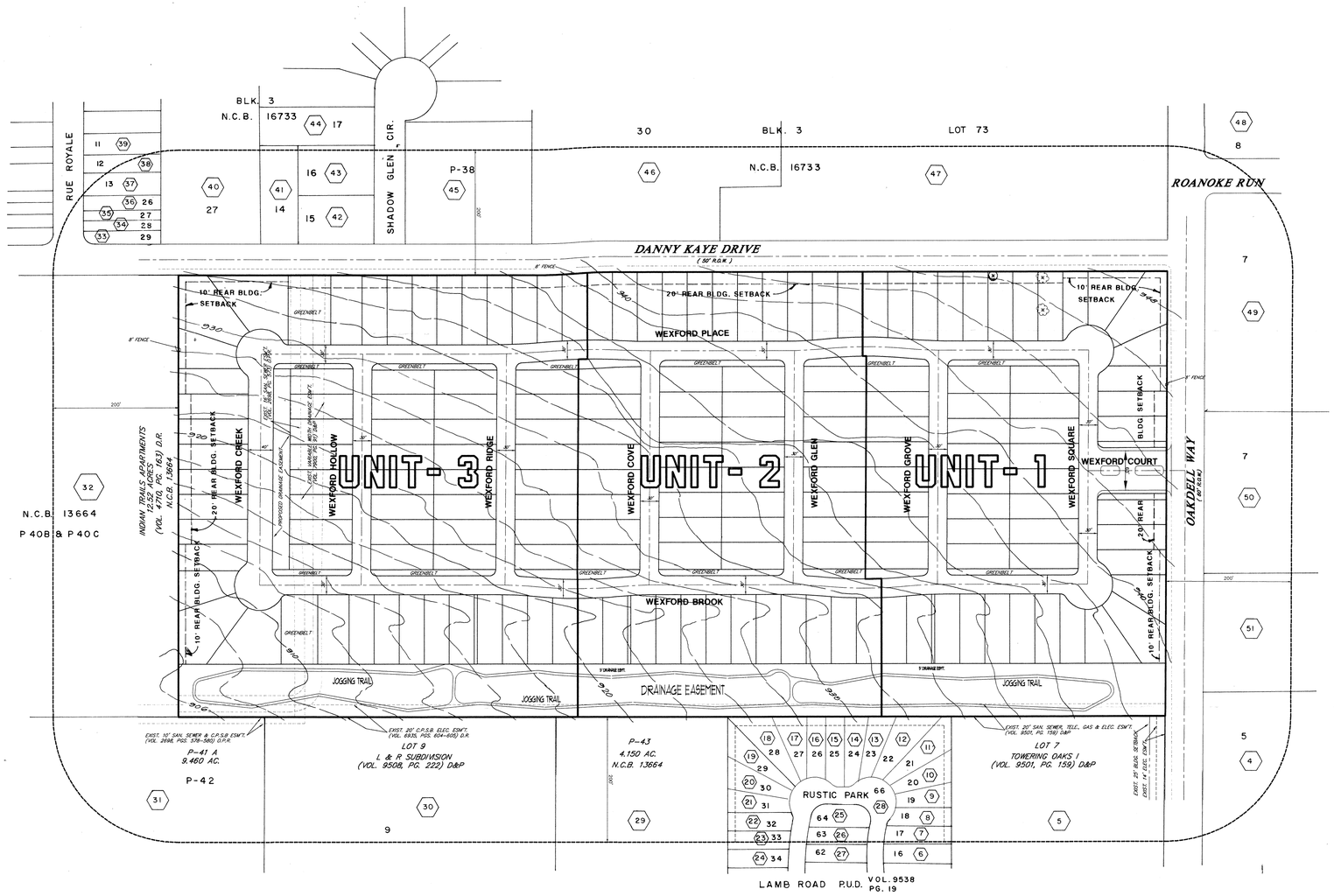
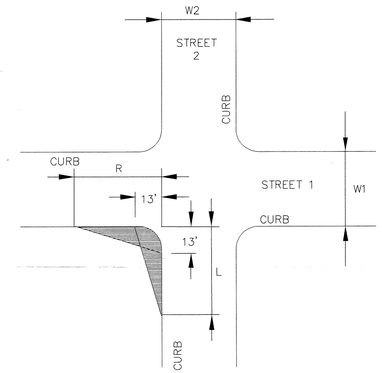




CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

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

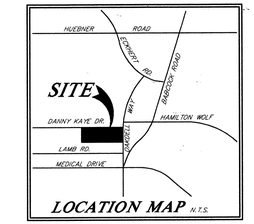
$$L = \frac{13\ (ISD_2)}{13 + W1/2 + K_A} - 4$$

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

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

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

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



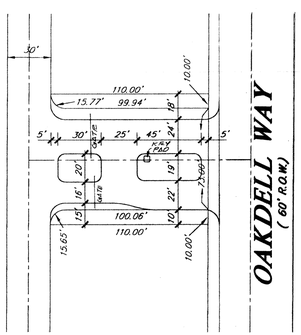
SCALE: 1" = 100'

PERIMETER FENCING

8' FENCE ALONG DANNY KAYE DRIVE
6' FENCE ALONG OAKDELL WAY
8' FENCE ALONG INDIAN TRAILS APARTMENTS

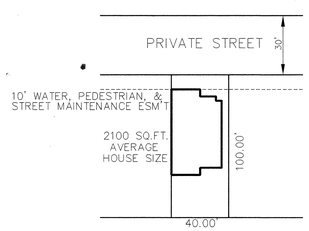
(4) PROPERTY OWNER

RECEIVED
99 JUN 29 PM 2:28
CITY PLANNING
AND DEVELOPMENT
SERVICES DIVISION



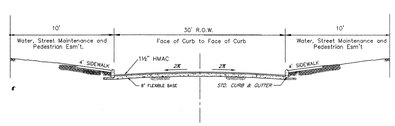
GATE AREA DETAIL

NOT-TO-SCALE



TYPICAL LOT DETAIL

NOT-TO-SCALE



TYPICAL STREET SECTION

NOT TO SCALE

OPEN SPACE TO RATIO AND DENSITY TABLE

AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	1,114,269	25.58	N/A
BUILDING COVERAGE AREA	365,400	8.39	32.8
OTHER (STREET)	174,114	4.00	15.6
OPEN SPACE	574,755	13.19	51.6

NUMBER OF RESIDENTIAL LOTS	174
AVERAGE HOME SIZE (SQ. FT.)	2100
DENSITY (SINGLE FAMILY UNITS PER ACRE)	6.80

NOTES:
1. WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEMS.
2. GAS & ELECTRIC PROVIDED BY CITY PUBLIC SERVICE.

DEVELOPER:
CENTEX REAL ESTATE CORP.
C/O 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

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

PLAN HAS BEEN ACCEPTED BY
THE RETREAT AT OAKHILLS
~~PUD~~/POADP PLAN
JOB NO. 4325.01 DATE: NOV. 25, 1998
NO. 99010

July 2, 1999 (date) 637 (number)
If no plats are filed, plan will expire on Dec 31, 2000
1st plat filed on _____

#637

M:\4325\01\DESIGN\OVE\PUDPOADP.DWG

CITY OF SAN ANTONIO
POADP APPLICATION

RECEIVED
99 JUN 29 PM 2:28
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

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: June 29, 1999

Name of POADP: The Retreat at Oakhills

Owners: Centex Real Estate Corporation
c/o Denton Development
11 Lynn Batts Lanes, Ste. 100
Address: San Antonio, Texas

Zip Code: 78218

School District: NISD

Existing zoning: P-1, R-6

Consulting Firm: Pape-Dawson Engineers, Inc.
555 East Ramsey
Address: San Antonio, Texas

Zip Code: 78216

Phone: (210) 375-9000

Proposed zoning: P-1, R-6

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: 3 ☒ Yes ☐ No
San Antonio City Limits? ☒ Yes ☐ No
Council District: 8
Ferguson map grid 548 D8

Land area being platted:

	Lots	Acres
Single Family (SF)	174	25.58
Multi-family (MF)		
Commercial and non-residential		

Is there a previous POADP for this Site? Name _____ No. _____

Is there a corresponding PUD for this site? Name The Retreat at Oakhills No. 99010

Plats associated with this POADP or site? Name _____ No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Jon Adame Signature: Jon Adame

Date: June 29, 1999 Phone: (210) 375-9000 Fax: (210) 375-9010

4325\01\WORD\FORMS\990629A1

☒ 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);

☒ 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;

☒ 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, 8½ x 11 reduction with six 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 Fernando DeLeon @ (210) 207-7501;

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

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

☐ List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.
N/A

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 Elizabeth Carol at 207-7900
APPLICATION REVISED June 4, 1999

CITY OF SAN ANTONIO

July 2, 1999

Jon Adame, P.E.
Pape Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: The Retreat at Oakhills Subdivision POADP # 637

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed The Retreat at OakHills Subdivision Preliminary Overall Area Development Plan # 637. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- 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 POADP, to include: floodpains, 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 POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer

TRANSMITTAL

RECEIVED
99 JUN 29 PM 2:27
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Dept: PLANNING DEPT.

To: LIZ

Date: JUNE 28, 1999

Re: THE RETREAT at OAK HILLS

Plat No. _____ **SAWS Job No.** _____

QUANTITY	DESCRIPTION
6	B/L PRINTS POADP
1	POADP APPLICATION
1	8½"x11" REDUCTION

If enclosures are not as noted, kindly notify us at once.

☐ **Plat** ☐ **Street** ☐ **Water** ☐ **Sanitary Sewer** ☐ **Utility Layout** ☐ **Signature**

☐ **For Approval** ☐ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

COMMENTS LIZ
CALL AND LET US
KNOW THE APPROVAL DATE.

THANKS

From: FRED V. SORIANO **Project No.:** 4325.01

cc: FILES

PAPE-DAWSON ENGINEERS, INC.

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