FOSSIL RIDGE SUBDIVISION
P.U.D. PLAN

OPEN SPACE RATIO AND DENSITY TABLE (PUD PLAN ONLY)									
UNIT	LAND USE	SIZE (Ac.)	# OF LOTS	DENSITY (LOTS/Ac.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	STREET R.O.W. (Ac.)	STREET PAVEMENT (Ac.)	OPEN SPACE (Ac.)	% OPEN SPACE/PHASE
1	SINGLE FAMILY RESIDENTIAL	102.3	49	0.48	11.25	8.51	4.76	86.29	84.35%
2	SINGLE FAMILY RESIDENTIAL	113.9	50	0.44	11.48	8.76	4.82	97.60	85.69%
3	SINGLE FAMILY RESIDENTIAL	93.7	54	0.58	12.40	9.87	5.58	75.72	80.81%
* 4A	SINGLE FAMILY RESIDENTIAL	45.5	14	0.31	3.21	2.51	1.39	39.78	87.43%
4B	SINGLE FAMILY RESIDENTIAL	24.3	13	0.53	2.98	1.64	0.89	19.68	80.99%
* 5	SINGLE FAMILY RESIDENTIAL	10.0	3	0.30	0.69	0.00	0.00	9.31	93.11%
	TOTALS/AVERAGE	389.7	183	0.47	42.01	31.29	17.44	328.38	84.27%

SUMMARY

NUMBER OF RESIDENTIAL LOTS	183 EA
AVERAGE HOME SIZE	3,500 SF
DENSITY (SINGLE FAMILY UNITS PER ACRE)	0.467LT/AC
STREET CONSTRUCTION	24,250 LF

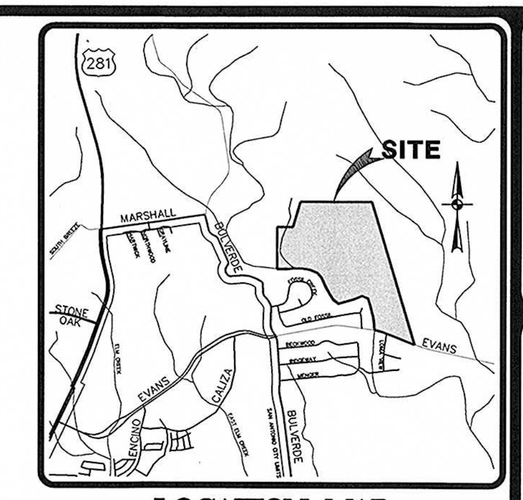
OPEN SPACE CALCULATIONS

(OPEN SPACE AREA (acres)) = (GROSS AREA (acres)) − (BUILDING PAVEMENT AREA (acres)) − (STREET PAVEMENT (acres))

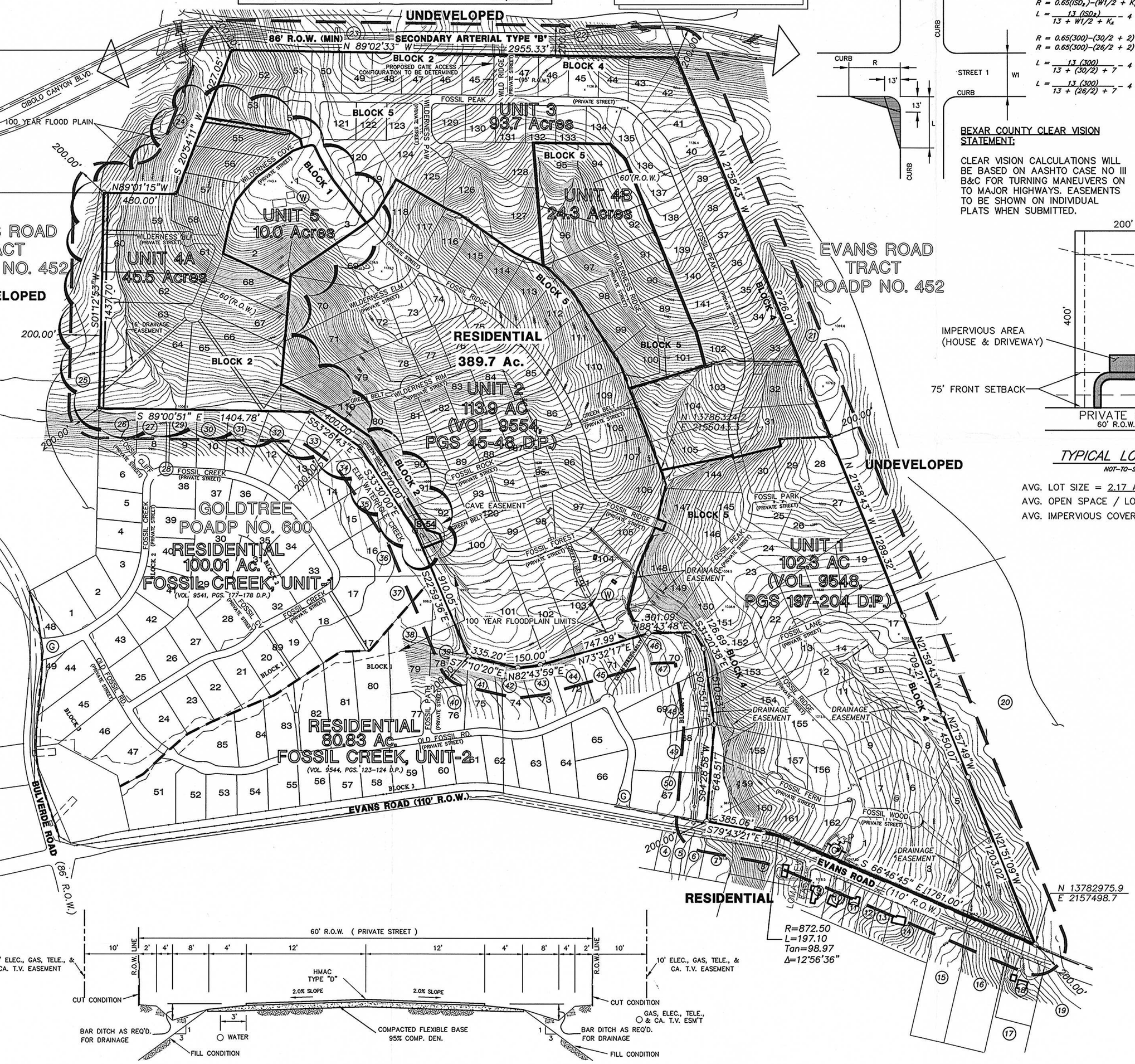
POADP REVISION HISTORY	
POADP #	ACCEPTED DATE
659	01/10/2000
659A	10/19/2001
659B	06/26/2003
659C	

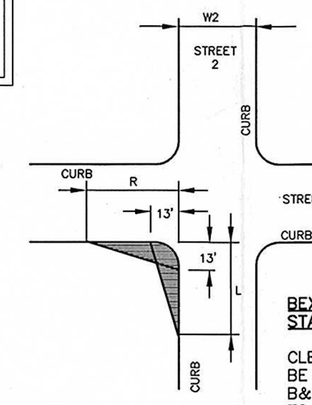
PUD REVISION HISTORY	
PUD #	ACCEPTED DATE
99026	10/13/1999
99026A	11/14/2001
99026B	07/23/2003
99026C	

REVISIONS:
(1) NOV 14, 2002 REVISED LOT AND ROADWAY CONFIGURATION FOR UNITS 1 AND 4, REVISED OPEN SPACE AND DENSITY CALCULATIONS
(2) MAY 27, 2004 REVISED LOT AND ROADWAY CONFIGURATION FOR UNIT-4A, ADDED UNIT-5, REVISED OPEN SPACE AND DENSITY CALCULATIONS



LOCATION MAP
(NOT TO SCALE)





CLEAR VISION AREA CALCULATION
NOT-TO-SCALE

$R = 0.65(SD_2)-(W1/2 + K_a)$

$L = \frac{13\ (SD_2)}{13 + W1/2 + K_a} - 4$

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

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

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

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

BEXAR COUNTY CLEAR VISION STATEMENT:

CLEAR VISION CALCULATIONS WILL BE BASED ON AASHTO CASE NO III B&C FOR TURNING MANEUVERS ON TO MAJOR HIGHWAYS. EASEMENTS TO BE SHOWN ON INDIVIDUAL PLATS WHEN SUBMITTED.

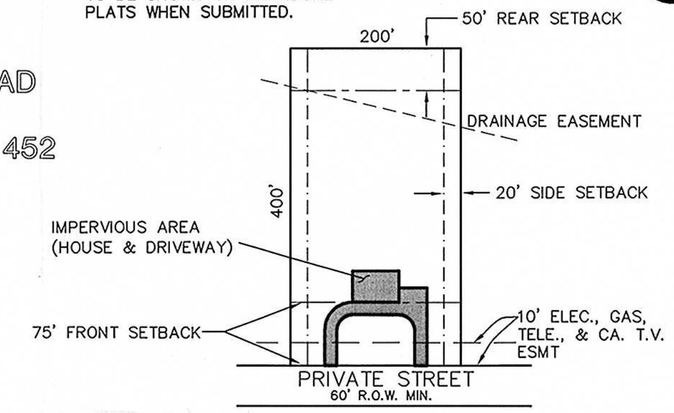
*REVISION STATEMENT:
THE FOSSIL RIDGE PUD/POADP PLAN HAS BEEN REVISED TO SHOW THE FOLLOWING: 07-28-04

UNIT-4A
HAS BEEN UPDATED TO SHOW A REVISED LOT AND STREET LAYOUT. OPEN SPACE CALCULATIONS WERE REVISED TO REFLECT TYPICAL LOT DETAIL & LAYOUT CHANGES, AND TO PROVIDE STREET PAVEMENT AREA CALCULATIONS. A PORTION OF UNIT-4A IS NOW UNIT-5 CONSISTING OF THREE LOTS.

SCALE: 1" = 400'
400' 0 400' 800'

LEGEND

- PHASING LINE
- P.O.A.D.P./P.U.D. LIMITS
- (X) PROPERTY OWNER INFORMATION (REF. MAILING LIST)
- (W) SENSITIVE FEATURE-WELL
- CAVE FOOTPRINT
- B-54 SENSITIVE RECHARGE FEATURE (ON SITE)
- PERIMETER FENCING (8' FOOT)
- (G) GATED ENTRY
- IMPERVIOUS AREA



TYPICAL LOT DETAIL
NOT-TO-SCALE

AVG. LOT SIZE = 2.17 AC.
AVG. OPEN SPACE / LOT = 1.94 AC/LOT
AVG. IMPERVIOUS COVER/LOT = 10,000 S.F. = .23 AC

Legal Description

BEING 389.7 ACRES OF LAND OUT OF A 403.9458 ACRE TRACT OF LAND AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 5257, PAGES 1293-1301, AND A 22.741 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 8112, PAGES 934-946, ALL SAID TRACTS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE W. BRISBIN SURVEY NO. 891, ABS. NO. 54, COUNTY BLOCK 4900, THE ROMPELL, KOCH AND VOGES SURVEY NO. 1, ABS. NO. 1020, COUNTY BLOCK 4901, THE E. MARTIN SURVEY NO. 89 1/2 , ABS. NO. 524, COUNTY BLOCK 4909, THE EL PASO IRRIGATION CO. SURVEY NO. 92.1, ABS. NO. 845, COUNTY BLOCK 4910, AND THE ADOLPHUS HARNDEN SURVEY NO. 478, 1/3, ABS. NO. 350, COUNTY BLOCK 4911, IN BEXAR COUNTY, TEXAS.

#03-012A

APPROVED BY THE PLANNING COMMISSION
of
THE CITY OF SAN ANTONIO

Susan Wright
CHAIRMAN DATE

SECRETARY DATE

UTILITY NOTES:

1. WATER SERVICE TO BE PROVIDED BY SAWS.
2. SANITARY SEWER SERVICE TO BE PRIVATE SEPTIC SYSTEM BY INDIVIDUAL LOT OWNERS
3. GAS AND ELECTRIC TO BE PROVIDED BY CPS
4. TELEPHONE SERVICE TO BE PROVIDED S.W.B. TELEPHONE.
5. CA. T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.

OPEN SPACE CALCULATION NOTES

1. ASSUME AVERAGE HOME SIZE OF 3,500 S.F. & AVERAGE DRIVEWAY AREA OF 6,500 S.F.. (DRIVEWAY BASED ON TYPICAL 75' BUILDING SETBACK LINE.)

2. VARIABLE WIDTH DRAINAGE EASEMENT & FLOOD PLAINS WILL BE LEFT UNIMPROVED AND IN A NATURAL STATE.

GENERAL NOTES

1. ALL FLOOD PLAIN AREAS AND DRAINAGE EASEMENTS ARE DESIGNATED AS OPEN SPACE.

2. PHASING SHALL FOLLOW SUBDIVISION UNITS.

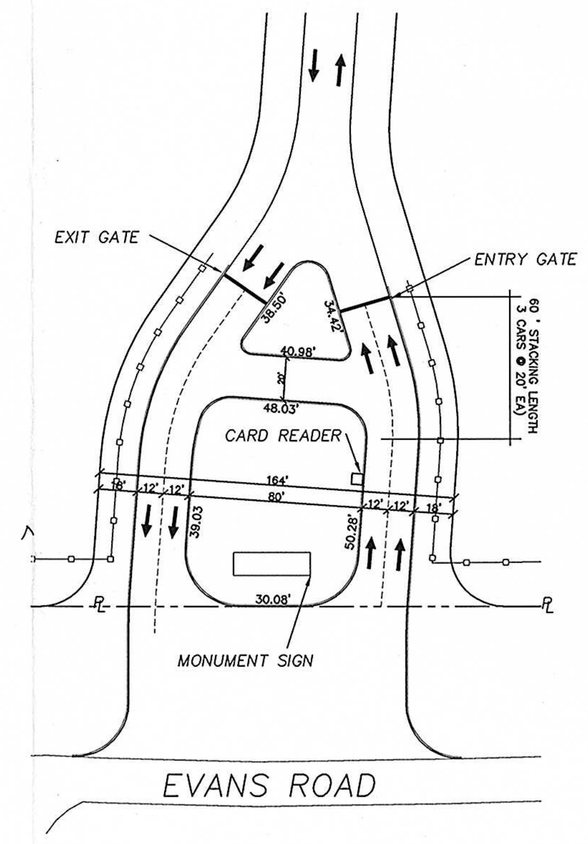
3. THIS PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

4. DEVELOPMENT WILL INCORPORATE PRIVATE STREETS.

5. ALL ENTRANCES INTO DEVELOPMENT WILL BE GATED.

6. SIDEWALKS CONSTRUCTED IN THE PUBLIC/PRIVATE RIGHT OF WAY WILL BE BUILT IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE. ART. 5, DIV, 2; 35-506 (q)

TYPICAL STREET SECTION
NOT-TO-SCALE



GATE ENTRANCE DETAIL
SCALE: 1" = 50'

DEVELOPER INFORMATION

NAME:	BITTERBLUE, INC.
ADDRESS:	11 LYNN BATTS LN., SUITE 110 SAN ANTONIO, TX 78218
TELEPHONE:	210/828-6131

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555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

FOSSIL RIDGE SUBDIVISION
SAN ANTONIO, TEXAS
P.O.A.D.P. / P.U.D.

JOB NO. 5999-00
DATE AUGUST 2004
DESIGNER CE
CHECKED LN DRAWN CB
SHEET 1 OF 1

Date: Apr 26, 2005, 10:53am User ID: Tho
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