POADP REVISION HISTORY

POADP #	ACCEPTED DATE
458	01/20/1995
662	01/21/2000
662A	12/17/01

PUD REVISION HISTORY

PUD #	ACCEPTED DATE
99028	03/05/2000
99028A	

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 I & II
RESIDENTIAL LOTS REDUCED FROM 311 TO 273. IN PLACE OF THE RESIDENTIAL LOTS A 20.95 ACRE SCHOOL SITE (3.58 ACRES OF FLOOD PLAIN) AND A 27.22 ACRES COMMERCIAL SITE (2.58 ACRES OF FLOOD PLAIN) WERE ADDED.

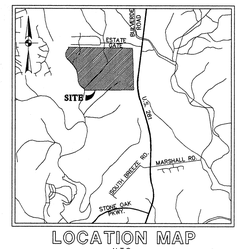
TRACT VA
LOT CONFIGURATION WAS REVISED AND WENT FROM 165 RESIDENTIAL LOTS TO 159 RESIDENTIAL LOTS.

COMMERCIAL LOTS (POADP ONLY)
4 COMMERCIAL LOTS (21.364 ACRES TOTAL) WERE ADDED ALONG US HIGHWAY 281.

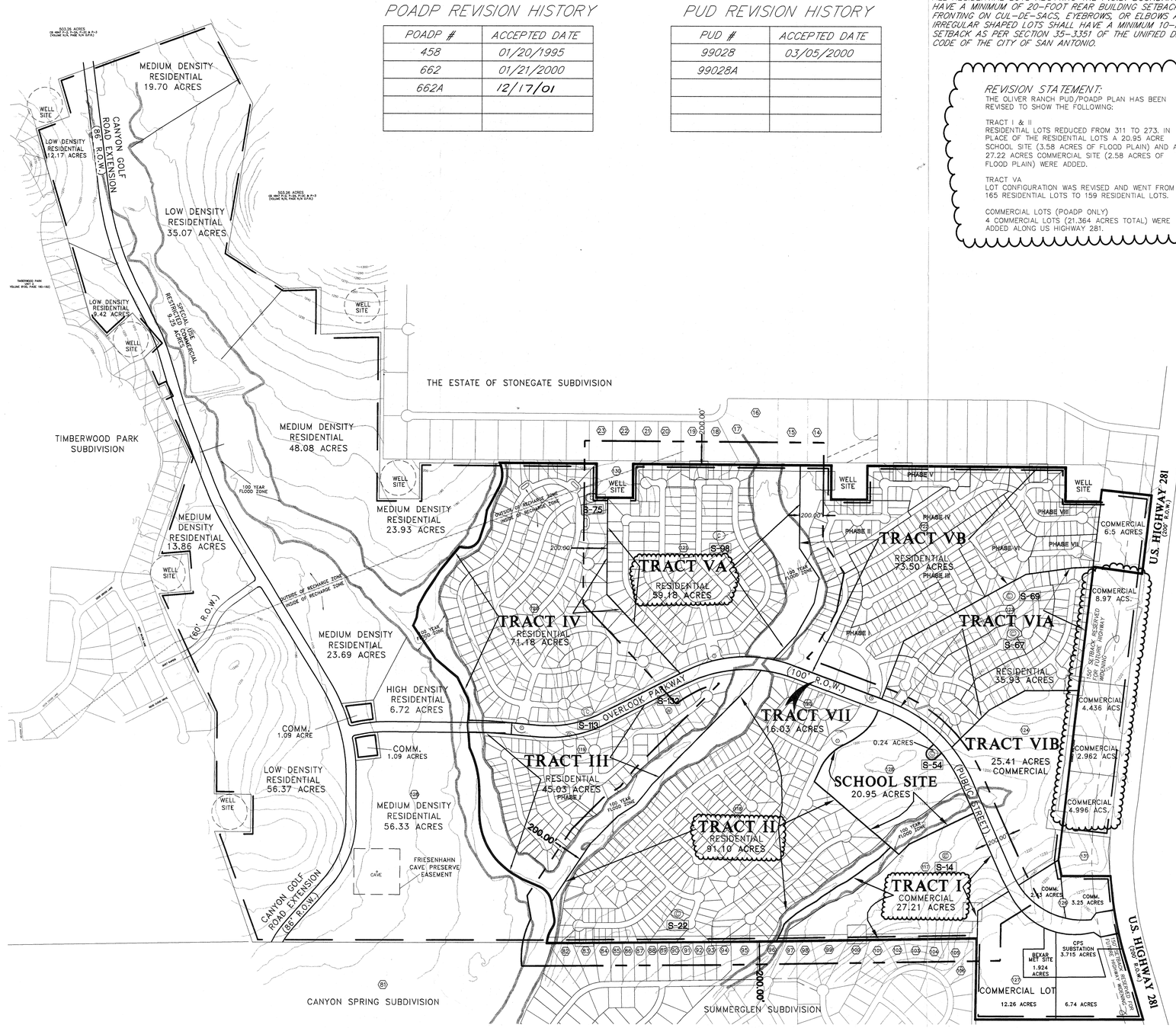
LEGEND:

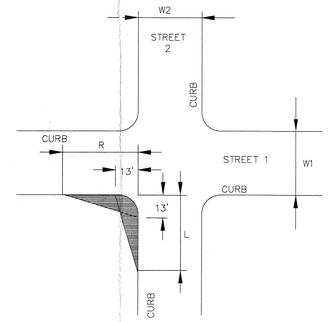
- PUD
- POADP
- PROPERTY OWNER INFORMATION
- SENSITIVE FEATURE-WELL
- SENSITIVE FEATURE-CAVE
- GATED ENTRY. DETAIL TO BE SHOWN ON CONSTRUCTION DOCUMENTS FOR EACH TRACT.
- 8' HIGH PERIMETER FENCE

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



LOCATION MAP
N.T.S.





CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

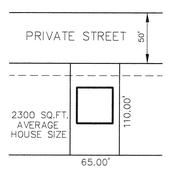
$R = 0.65(ISD_2)-(W1/2 + K_D)$

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

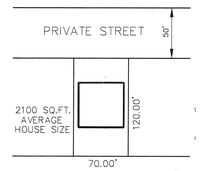
$R = 0.65(300)-(30/2 + 2) = 178'$
$R = 0.65(300)-(26/2 + 2) = 180'$

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

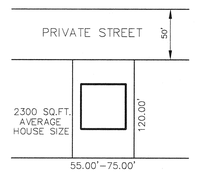
$L = \frac{13\ (300)}{13 + (26/2) + 7} - 4 = 114'$



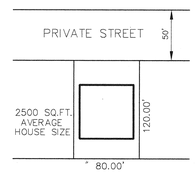
TRACT III TYPICAL LOT DETAIL
NOT-TO-SCALE



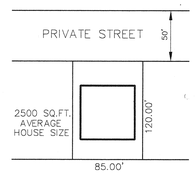
TRACT V TYPICAL LOT DETAIL
NOT-TO-SCALE



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

GATE DETAIL NOTE:

GATED ENTRY FOR EACH TRACT WILL VARY. REFERENCE CONSTRUCTION DOCUMENTS FOR DETAILS.

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

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 FEB 25 PM 2:14

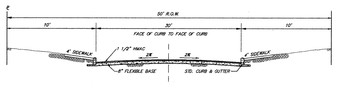
APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Date: 3-13-02
Secretary: Date: 3-13-02

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

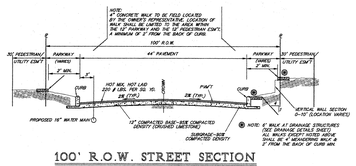
#99-028-A

OLIVER RANCH
PUD / POADP PLAN

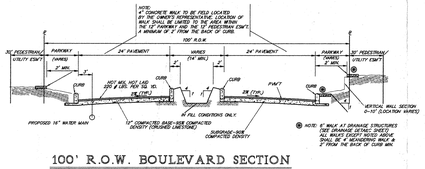
JOB NO. 4593.05 DATE: DECEMBER 28, 1999
REVISED: DECEMBER 13, 2001



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	91.10	273	3.00	16.29	14.75	60.06	65.93
	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	**375.92**	**1,114**	**2.96**	**69.06**	**65.27**	**241.59**	**63.85**
*	PARKWAY & COMMERCIAL		99.85	–	–	–	–	–	–
*	TRACT I (COMMERCIAL)		27.21	–	–	–	–	–	–
	SCHOOL		20.95	–	–	–	–	–	–
		TOTAL	**523.99**	**–**	**–**	**–**	**–**	**–**	**–**

* TRACTS REVISED FOR PUD PLAN NO. 99028A & POADP PLAN NO. 662A

NUMBER OF RESIDENTIAL LOTS	1,114
AVERAGE HOME SIZE	2,280
DENSITY (SINGLE FAMILY UNITS PER ACRE)	2.96

Date: Dec 18, 2001, 9:53am User ID: jcarroll
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