POADP REVISION HISTORY

POADP #	ACCEPTED DATE
458	01/20/1995
662	01/21/2000
662A	12/17/2001
662B	07/31/2002
662C	

PUD REVISION HISTORY

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

PUD PLAN NO.: 99-028C
APPROVED BY THE PLANNING COMMISION OF THE CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

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

Revision to P.U.D. # 99-28B
APPROVED: [signature]
1-20-04
Date

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 AMMENDED TO SHOW THE FOLLOWING:

1.) TRACT VIA PHASE II
RESIDENTIAL LOTS WERE CHANGED FROM 70' LOTS TO 60' LOTS- (STREET LAYOUT REMAINED UNCHANGED)

2.) REVISED DENSITY TABLE.

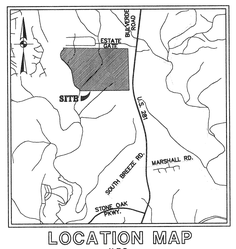
3.) REVISED 100 YEAR FLOOD PLAIN TO REFLECT CURRENT FLOOD PLAIN DELINEATION PER FEMA LOMR CASE NO. 03-06-678P APPROVAL PENDING.

4.) ADDED TYPICAL LOT DETAIL FOR TRACT VIA, PHASE II

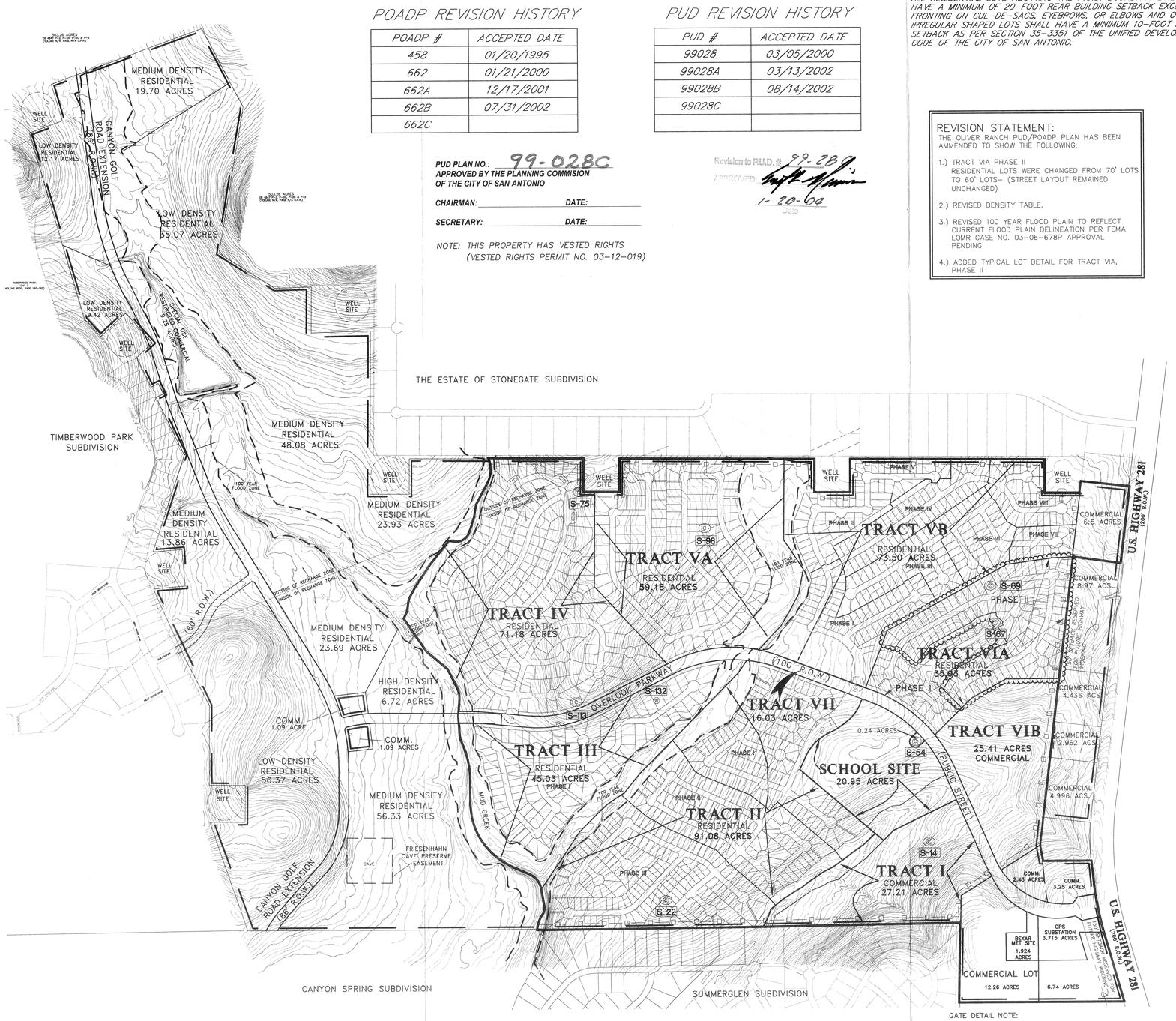
LEGEND:

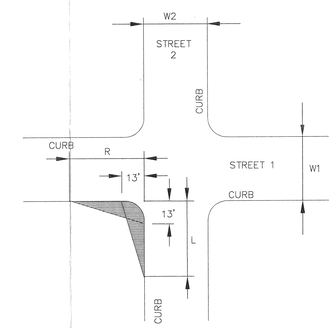
- PUD
- POADP
- (2) PROPERTY OWNER INFORMATION
- (B) SENSITIVE FEATURE-WELL
- (C) SENSITIVE FEATURE-CAVE
- (G) GATED ENTRY. DETAIL TO BE SHOWN ON CONSTRUCTION DOCUMENTS FOR EACH TRACT.
- 8' HIGH PERIMETER FENCE

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



LOCATION MAP
N.T.S.





CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

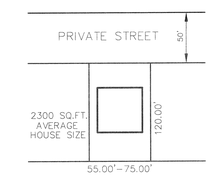
$R = 0.65(SD_2) - (W1/2 + K_o)$

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

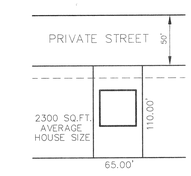
$R = 0.65(300) - (30/2 + 2) = 178'$
$R = 0.65(300) - (26/2 + 2) = 180'$

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

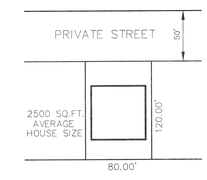
$L = \frac{13\ (300)}{13 + (26/2) + 7} - 4 = 114'$



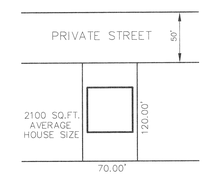
TRACT II TYPICAL LOT DETAIL
NOT-TO-SCALE



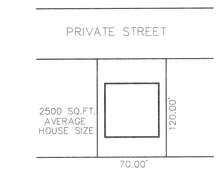
TRACT III TYPICAL LOT DETAIL
NOT-TO-SCALE



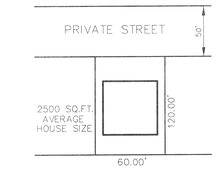
TRACT IV TYPICAL LOT DETAIL
NOT-TO-SCALE



TRACT V TYPICAL LOT DETAIL
NOT-TO-SCALE

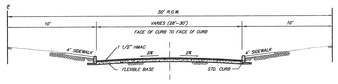


TRACT VIA PH I TYPICAL LOT DETAIL
NOT-TO-SCALE

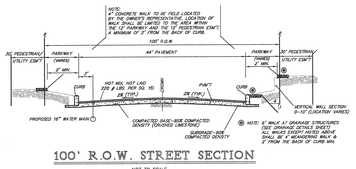


TRACT VIA PH II TYPICAL LOT DETAIL
NOT-TO-SCALE

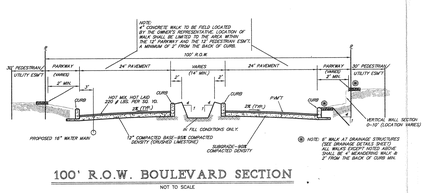
NOTE:
20' FRONT SETBACK
5' SIDE YARD SETBACK



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)

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

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	375.90	1,241	3.30	72.39	64.01	239.50	63.71
PARKWAY & COMMERCIAL		99.85	–	–	–	–	–	–
TRACT I (COMMERCIAL)		27.21	–	–	–	–	–	–
SCHOOL		20.95	–	–	–	–	–	–
	*TOTAL	523.91	–	–	–	–	–	–

*NOTE:
CALCULATIONS REVISED FOR NEW LOT LAYOUT IN TRACT VIA, PHASE II

*NUMBER OF RESIDENTIAL LOTS	1,241
AVERAGE HOME SIZE	2,280
DENSITY (SINGLE FAMILY UNITS PER ACRE)	3.30

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

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
JOB NO. 4593.63 REVISED: DECEMBER 13, 2001
REVISED: MARCH 31, 2003

JAN 20 PM 4:45
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

99-028c

Date: Oct 14, 2003, 10:59am User ID: JaMoline
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