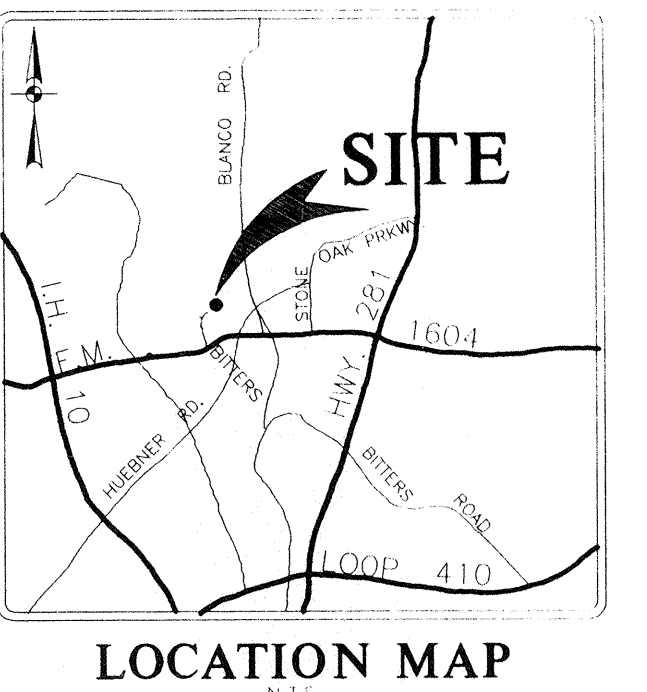
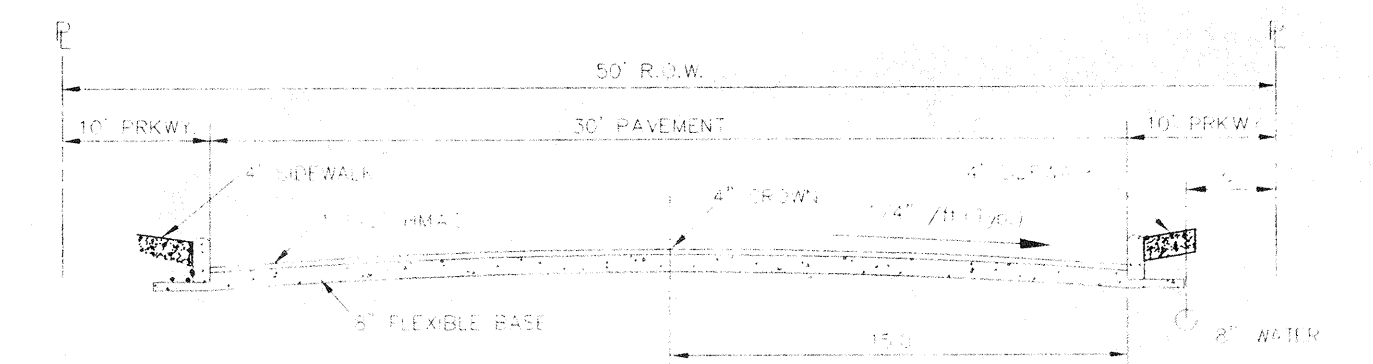


N. C. B. 1 6 3 3 4
P-22, 28, 31
(VOL. 6758, PGS. 1930-1935) O.P.R.

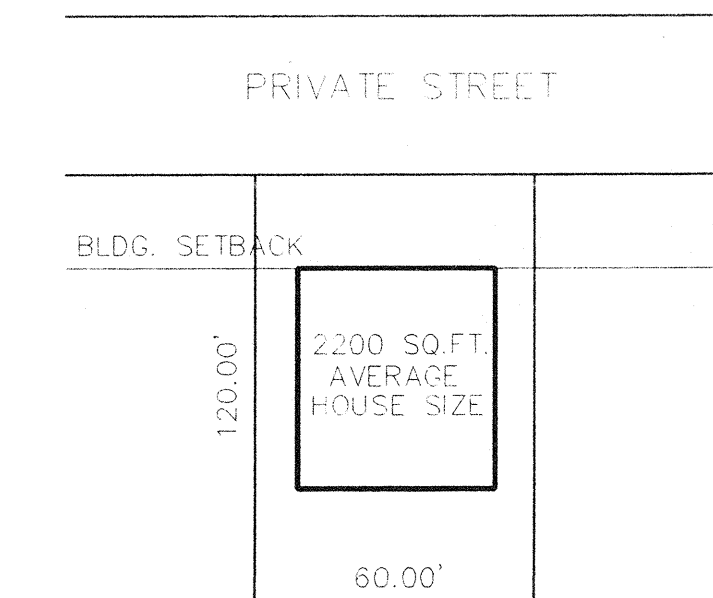
P-9A
(VOL. 6759, PG. 75) O.P.R.



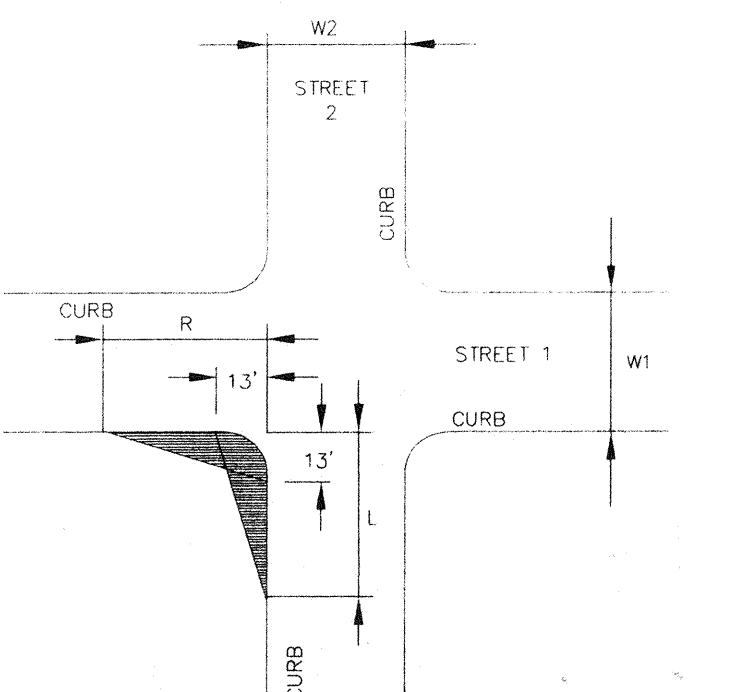
SCALE: 1" = 100'



TYPICAL STREET SECTION
NOT-TO-SCALE

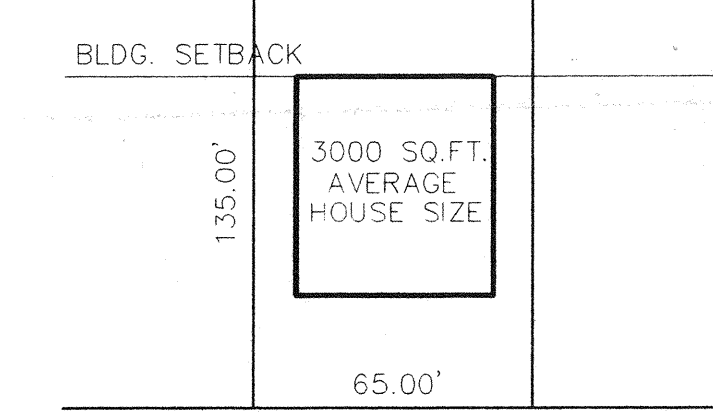


UNIT - 20
TYPICAL LOT DETAIL
NOT-TO-SCALE



CLEAR VISION AREA CALCULATION

NOT-TO-SCALE
 $R = 0.65(V_{85}) \cdot (W_1/2 + K_2)$
 $L = \frac{12(300)}{13 + W_1/2 + K_2} - 4$
 $R = 0.65(300) \cdot (30/2 + 2) = 178'$
 $R = 0.65(300) \cdot (26/2 + 2) = 180'$
 $L = \frac{12(300)}{13 + (30/2) + 2} - 4 = 107'$
 $L = \frac{12(300)}{13 + (26/2) + 2} - 4 = 114'$



UNIT - 16A & 18
TYPICAL LOT DETAIL
NOT-TO-SCALE

TYPICAL BUILDING SETBACK

20' FRONT SETBACK
5' SIDE YARD SETBACK
15' REAR SETBACK

OPEN SPACE TO RATIO AND DENSITY TABLE

AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	3901287	89.6	N/A
BUILDING COVERAGE AREA	577800	13.3	14.8
OTHER (STREET)	528738	12.1	13.5
OPEN SPACE	2794749	64.2	71.7

NUMBER OF RESIDENTIAL LOTS	239
AVERAGE HOME SIZE (SQ. FT.)	
UNIT 16A & 18	3000
UNIT 20	2200
DENSITY (SINGLE FAMILY UNITS PER ACRE)	2.67

DEVELOPER:
ROGERS RANCH LTD.
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 RAMPART | SAN ANTONIO, TEXAS 78216 | PHONE: 210.376.0000
FAX: 210.376.9010

ROGERS RANCH P.U.D. PLAN UNITS 16A, 18, & 20

DATE: DEC., 1998
JOB NO. 3225.89

H:\3225\PUDPLAN.DWG

P.U.D. PLAN NO. 99008 #99-008

REVISED: 5-19-00

NOTE:
1. RECHARGE FEATURES FOR ROGERS RANCH UNITS 16A & 18 WERE TAKEN FROM A RABA-KISTNER G.A. (PREPARED BY RABA-KISTNER CONSULTANTS, INC.)
2. RECHARGE FEATURES FOR ROGERS RANCH UNIT-20 WERE TAKEN FROM A FUND SUBDIVISION G.A. (PREPARED BY PAPE-DAWSON ENGINEERS)

NOTE:
DESIGNATES THE APPROXIMATE LOCATION OF GEOLOGIC FEATURES IDENTIFIED ON SITE DURING A FIELD INVESTIGATION ON MARCH 15, 1996 AND ASSESSED AS SENSITIVE.

ROGERS RANCH PUD

The Aquifer Studies Division recommendations are as follows:

- Prior to the release of any building permits the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System:
 - A Water Pollution Abatement Plan (WPAP) shall be submitted for each development within the area.
 - A set of site specific plans which must have a signed Engineers Seal from the State of Texas;
 - A letter from the Texas Natural Resource Conservation Commission approving each WPAP; and
 - A copy of the approved WPAP.
- The approved WPAP states that all commercial/retail development will utilize sedimentation/filtration basins, or an alternate approved method by the Aquifer Studies Division. The designs shall be submitted with the site specific WPAP's which are required for this development. A maintenance schedule for the stormwater abatement facility shall be included in the design submittal.
- The owner/operator of each commercial site shall carry out four sampling events of stormwater runoff through the approved pollution abatement structure on an annual basis. Both the influent and effluent at the approved pollution abatement structure shall be tested for Total Recoverable Petroleum Hydrocarbons (TRPH) by EPA Method 418.1 and Total Suspended Solids (TSS) by EPA Method 160.2 and the sampling events shall be at least four weeks apart. Dependent on the final landscape design and amount of landscaping for the development, testing for Total Phosphorous (TP) by EPA by Method 365.4 may be required at the discretion of the Aquifer Studies Division staff. Should the methodology listed for each analysis change, then the owner/operator shall use the most current EPA accepted methodology. Aquifer Studies Division staff shall be notified prior to sample collection and analytical test results shall be provided to the San Antonio Water System Aquifer Studies Division.
- All land uses shall be in conformance with the table of permitted uses at the time the zoning is approved by City Council. Should the proposed use be listed as requiring special City Council approval, the owner/operator shall apply for rezoning for that particular use. If the land use is listed as prohibited, that land use will not be permitted.
- The Aquifer Studies Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.
- Landscape areas shall be sensitive to minimizing water needs (i.e. use of native plants). The owner/operator of this development and each purchaser or occupant of an individual lot within this development shall be informed in writing about best management practices of pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by recognized authorities such as the Soil Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, etc. shall be used.
- If any solution opening, caves, sinkholes, or water wells are found during excavation or construction the developer shall notify the Aquifer Studies Division of the San Antonio Water System at (210) 704-7303.
- The storage, handling, use and disposal of all materials located on the property shall be consistent with the labeling of those materials. Failure to comply with label warnings may constitute a violation of Federal law. A list of materials with copies of the pertinent Material Safety Data Sheets (MSDS) shall be provided to the SAWS, Aquifer Studies Division.
- The City of San Antonio shall inspect all future construction of service lateral and sewer mains for proper construction according to State and City Regulations and Code.
- If any solution openings, caves, sinkholes, or water wells are found during excavation, construction, or blasting, the developer shall notify the Texas Natural Resource Conservation Commission at (210) 490-3096 and the Aquifer Studies Division of the San Antonio Water System (210) 704-7303.
- Any areas platted as drainage right-of-ways be kept in a vegetated condition.
- The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.

P.U.D. PLAN REVISION STATEMENT:
1. REVISED LOT LINES SHOWN WITHIN UNIT-16A.
2. ADDED A 10' WIDE GREENBELT LOT.
DATE: 5/23/00
DIRECTOR

4. All land uses shall be in conformance with the table of permitted uses at the time the zoning is approved by City Council. Should the proposed use be listed as requiring special City Council approval, the owner/operator shall apply for rezoning for that particular use. If the land use is listed as prohibited, that land use will not be permitted.