

P-30
27.77 AC.
(VOL. 6327 PG. 1020) O.P.R.

P-17
REMAINDER OF 240.3943 AC.
VOL. 5553 PG. 103

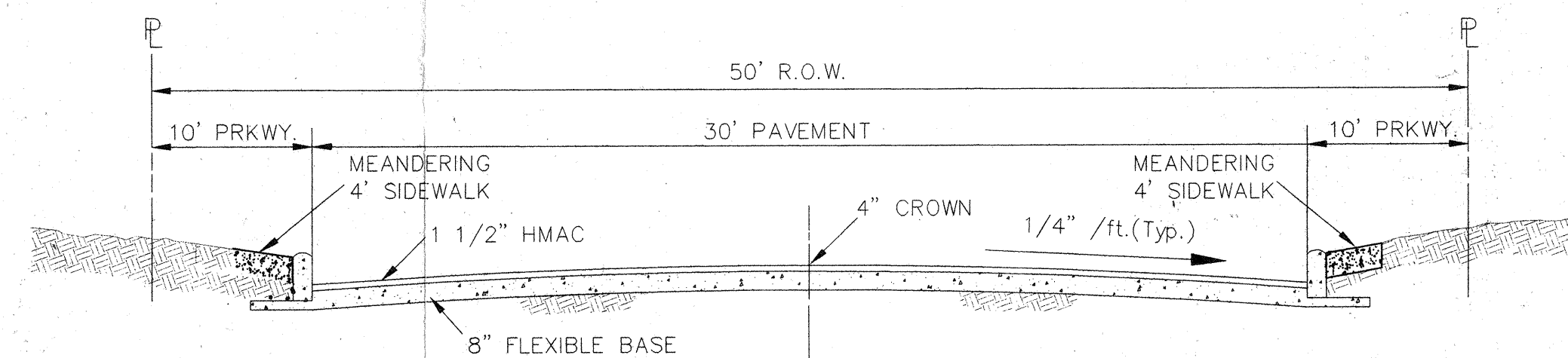
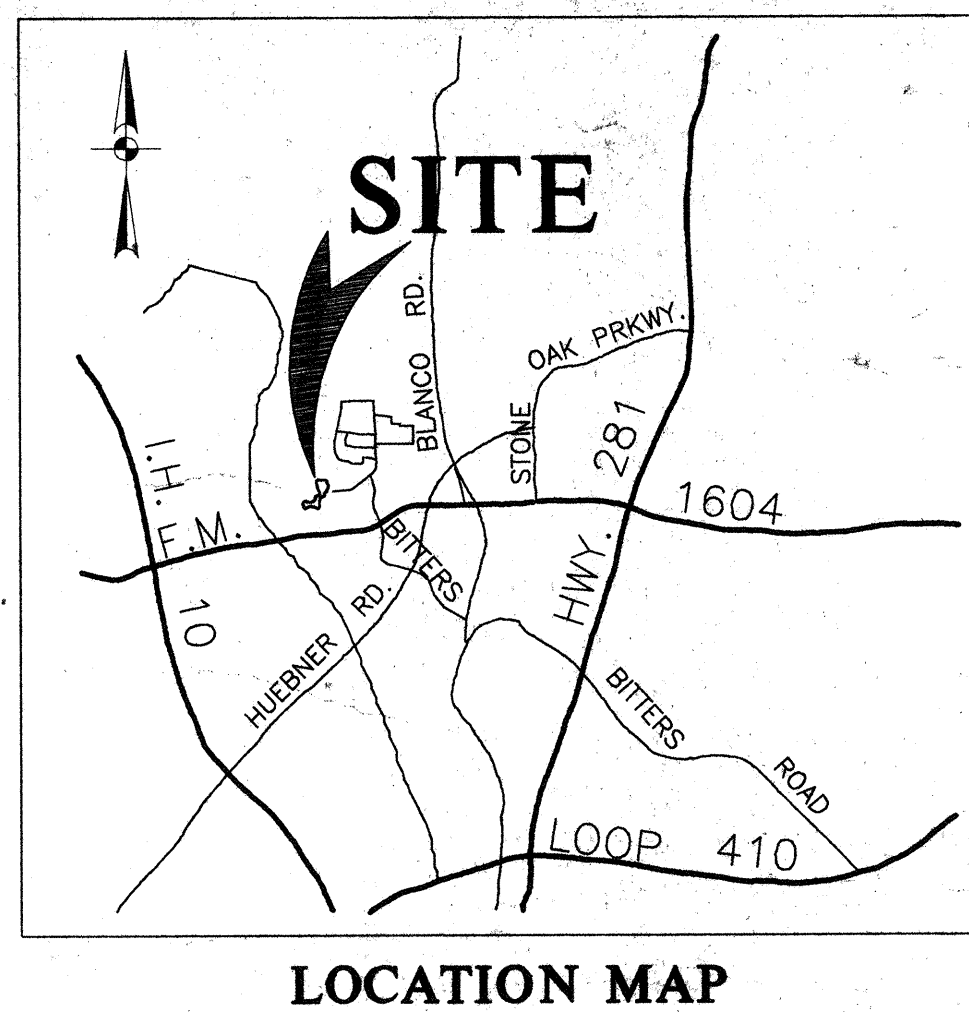
P-17
REMAINDER OF 240.3943 AC.
VOL. 5553 PG. 103

P-30
REMAINDER OF 66.5787 AC.
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P-1
REMAINDER OF 129.613 AC.
VOL. 5553 PG. 103

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SCALE: 1" = 200'



TYPICAL STREET SECTION
NOT TO SCALE

OPEN SPACE TO RATIO AND DENSITY TABLE			
AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	4,611,100	105.9	N/A
BUILDING COVERAGE AREA	888,400	20.4	19.3
OTHER (STREET)	753,600	17.3	16.3
OPEN SPACE	2,969,100	68.2	64.4

NUMBER OF RESIDENTIAL LOTS	302
AVERAGE HOME SIZE (SQ. FT.)	
UNITS 9, & 11	3600
UNIT 22	3000
UNITS 24 & 26	2500
DENSITY (SINGLE FAMILY UNITS PER ACRE)	2.85

NOTE: INDIVIDUAL DENSITIES WILL BE CALCULATED ON A PER UNIT BASIS IN ORDER TO DETERMINE SIDEWALK REQUIREMENTS.

DEVELOPER:
SHAVANO ROGERS RANCH NO. 2 LTD.
AGENT: LLOYD A. DENTON, JR.
11 LYNN BATTIS LN., SUITE 100
SAN ANTONIO, TEXAS 78218
PHONE: 210.828.6131
FAX: 210.828.6137

ROGERS RANCH P.U.D. PLAN UNITS 9, 11, 22, 24 & 26

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

APPROVED
PLANNED UNIT DEVELOPMENT
City of San Antonio
Planning Commission
Date: 10/13/99
Signature: [Signature]
Date: 10/13/99

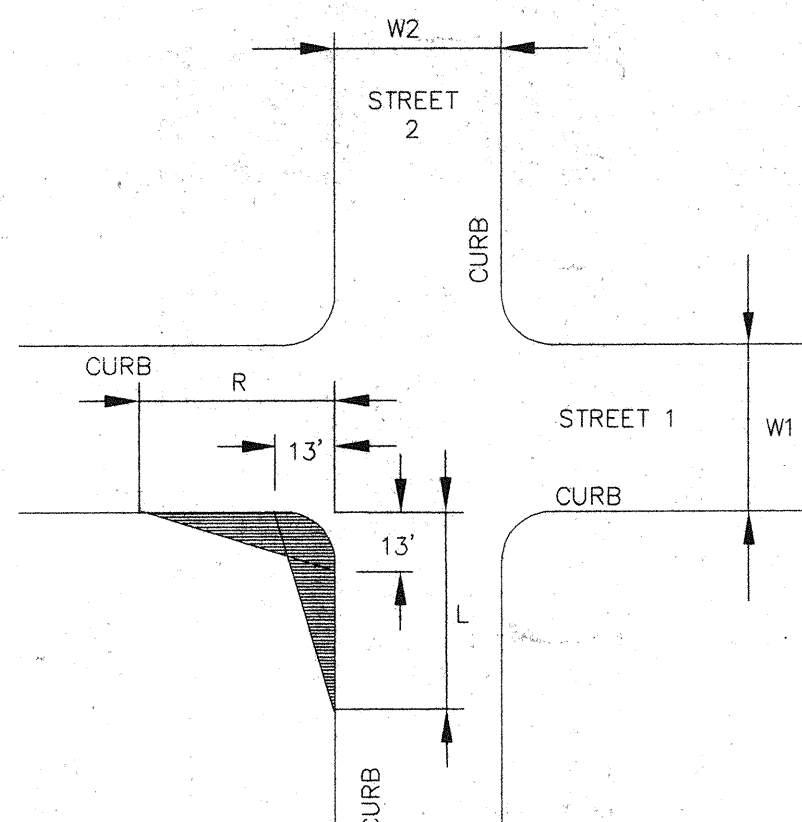
DATE: APRIL, 1999 #99-018 JOB NO: 3225.89

PUD PLAN No. 99018

DRP No.

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 Phosphorus (TP) by EPA 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) 490-3098 and the Aquifer Studies Division of the San Antonio Water System (210) 704-7303.
- Any areas plotted 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.



CLEAR VISION AREA CALCULATION

NOT TO SCALE

$$R = 0.65(SD_2) \cdot (W_1/2 + K_2)$$

$$L = \frac{13 \cdot (SD_2)}{13 + W_1/2 + K_2} = 4$$

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

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

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

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

TYPICAL BUILDING SETBACK

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

NOTES:

- WATER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEMS
- SANITARY SEWER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEMS
- GAS AND ELECTRIC TO BE PROVIDED BY CITY PUBLIC SERVICE