



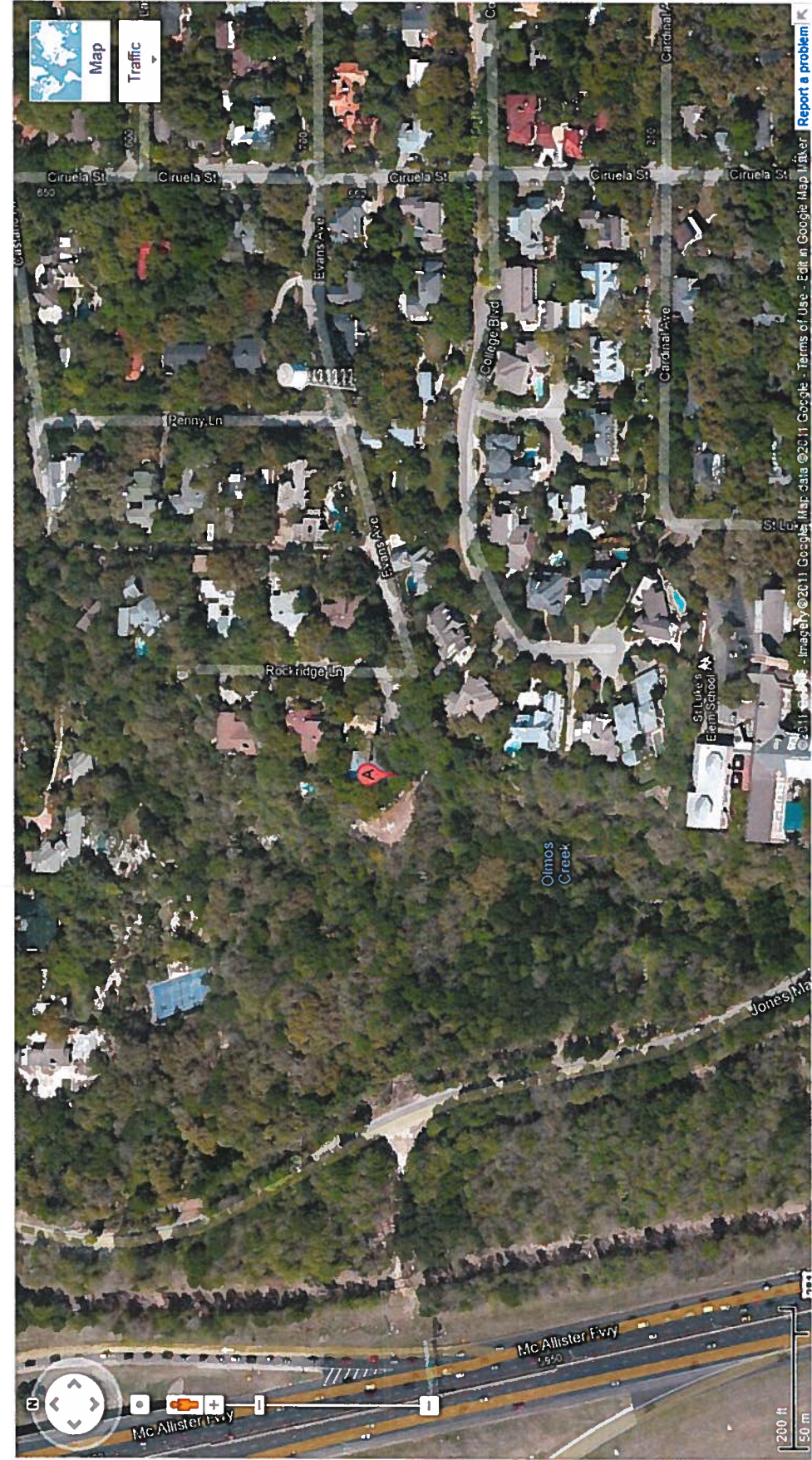
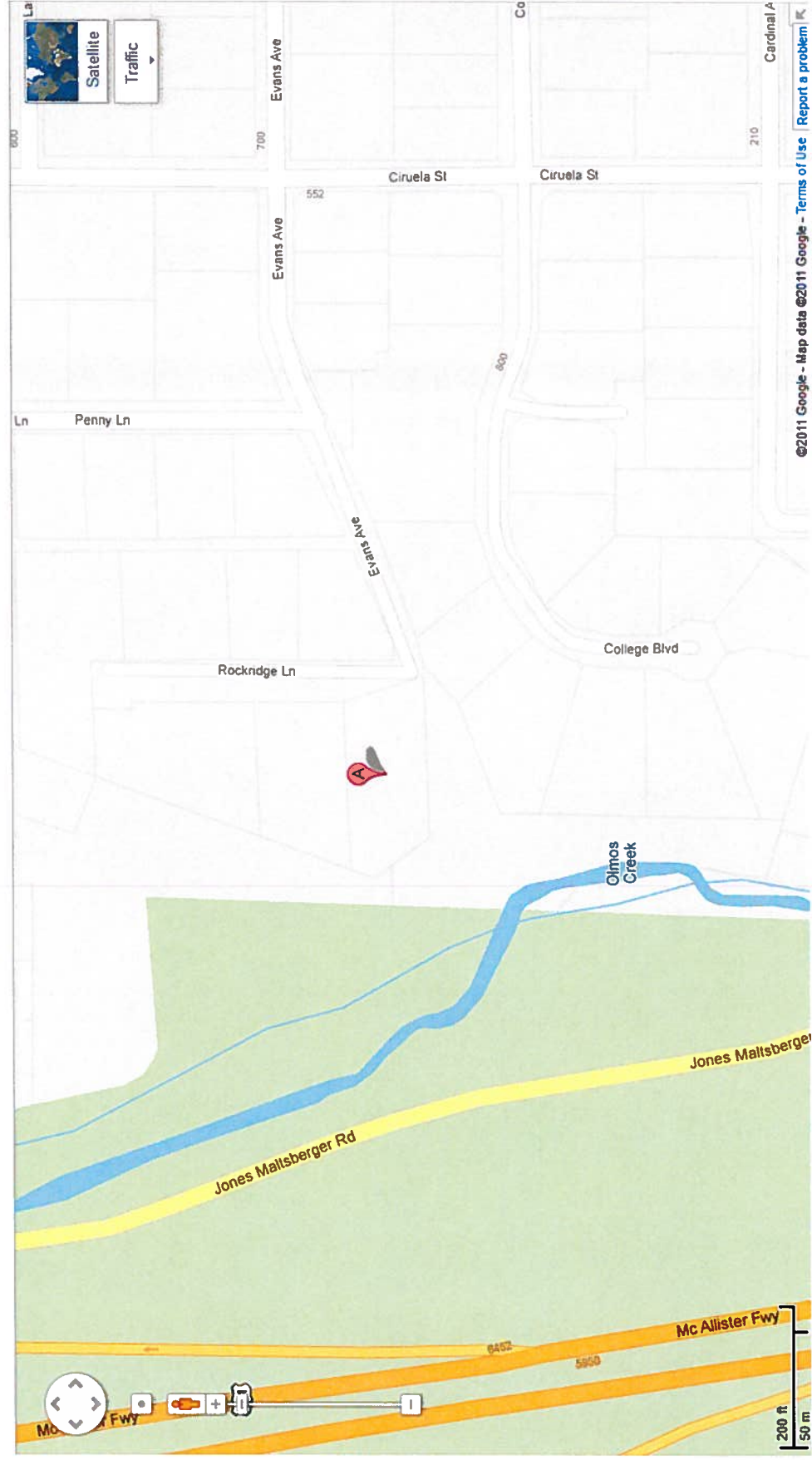
BOARD OF ADJUSTMENTS REQUEST

1 ROCKRIDGE SAN ANTONIO TX 78209

10.03.2011

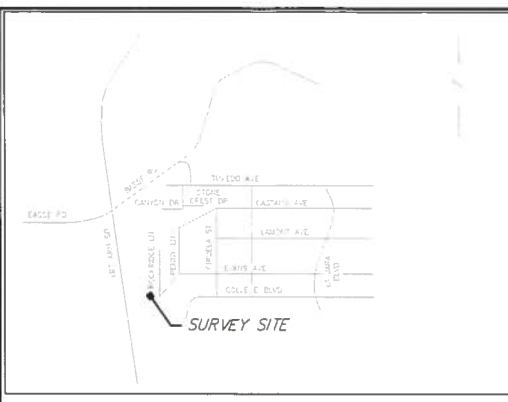
We request permission to replace an existing fence original to the property with a new one of the same height. The fence is located at the front of the property on the south side adjacent to a drainage channel that carries street water down to the basin. As such, there is not a privately owned property adjacent to this property line/fence. Approximately one third of this fence falls in the front setback and is taller than the 3'-0" allowable height. The bottom of the fence is approximately 2.5' below street level at the corner closest to the fence. The fence would extend 3'-4 1/2" above a low front retaining wall. The owners would like this fence to match other gates/fences being built for the previously permitted ongoing project at their residence.

Thank you for your consideration.



FILE COPY

NORTH
SCALE: 1" = 10'



LOCATION MAP

LOT 12
LEO ROSE SUBDIVISION
VOL 9524, PG. 135
B.C.D.P.R.

LOT 14
REMAINDER OF LOT 15

SOUTH 125' OF LOT 15
BLOCK 174, CB 4024
VOL 7605, PG. 214 B.C.D.P.R.

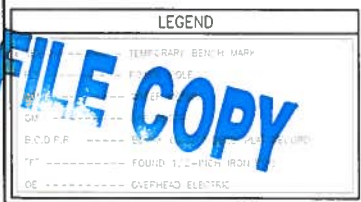
ADDRESS
1 ROCKRIDGE LANE
ALAMO HEIGHTS, TX

LOT 28
THE T.M.I. PROPERTY
VOL 9524, PG. 218 B.C.D.P.R.

GENERAL NOTES

1. This is a topographic map prepared for site improvement design purposes only. This is not a land title survey. The property boundary shown here is based on a title survey performed by Wilkie Surveying Company, dated February 5, 2007. The three(3) westerly boundary monuments could not be located.
2. The graphic location of the subject tract superimposed upon the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 48029C0455F, effective date June 18, 2007, indicates that the subject tract is located within Zone "X" (un-shaded) which is defined by FEMA as "areas determined to be outside 500-year floodplain." This statement does not imply that any portion of the subject tract is totally free of potential flood hazard. Localized flooding can occur due to natural and/or man-made influences. This flood statement shall not create any liability on the part of Jones and Carter, Inc. or the undersigned.
3. This survey does not provide any determination concerning wetlands, fault lines, toxic wastes (or any other environmental issue), archeological sites or obscured or poorly marked gravesites. An expert consultant should address such matters.
4. The bearings and distances shown hereon are Texas State Plane Coordinate System grid, South Central Zone (NAD'83), as determined by Global Positioning System (GPS) with NGS OPUS post processing. The unit of linear measurement is U.S. Survey Feet.
5. Jones and Carter, Inc. has made no attempt to obtain or show data concerning the existence, size, depth, condition, capacity, or location of any utility or underground facility. For information regarding said utilities or facilities, please contact the appropriate agencies.
6. Jones and Carter, Inc. does not certify that the ramps or other handicap accessible structures shown hereon meet the standards of the Americans with Disabilities Act (ADA).
7. The tree species referenced on this exhibit reflect field identifications made by survey crew personnel. An arborist or other expert consultant should make the final determination of tree types and conditions.
8. TEMPORARY BENCHMARK No.1 (TBM): Cotton spindle set in base of 18" oak tree located on the west side of the house.
Elevation = 764.83' (NGVD '29 DATUM)
TEMPORARY BENCHMARK No.2 (TBM): "P-K" nail set in the east end of the asphalt driveway.
Elevation = 771.40' (NGVD '29 DATUM)

OLMOS RESERVOIR
FEMA ZONE AE
FLOOD ELEV. = 726 FEET
PANEL 48029C0455F
JUNE 18, 2007



FILE COPY

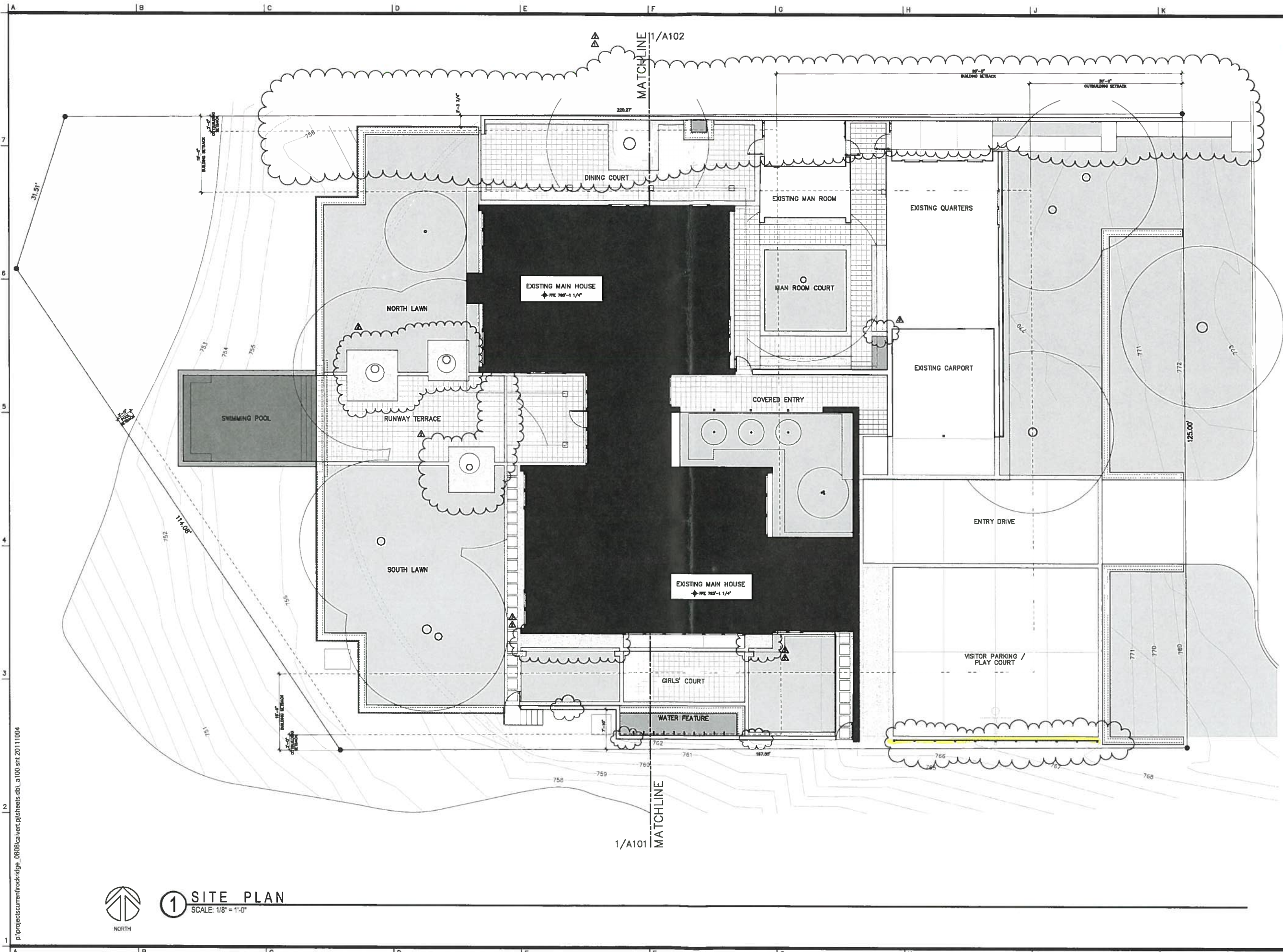
THIS IS NOT A LAND TITLE SURVEY

Appr.	
Drawn	
Checked	
Reviewed	
Approved	

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
1000 Central Parkway N., Ste. 100 San Antonio, Texas 78232 (210) 404-5511

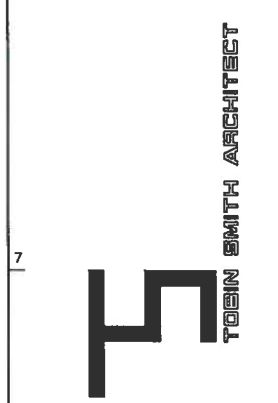
JOB NO. 50899-32-00
DATE 11/11/2009
DRAWN BY JMS
CHECKED BY JMR

TBM/CURB
1 ROCKRIDGE LANE
ARCHITECTURAL TOPOGRAPHY



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1 SITE PLAN
SCALE: 1/8" = 1'-0"



CALVERT GARDENS
1 ROCKRIDGE LANE
SAN ANTONIO, TX

- ARCHITECT**
TOBIN SMITH ARCHITECT, L.L.C.
315 CLEVELAND CT
SAN ANTONIO, TX 78209
210 228 6649 F
210 829 5484 F
- STRUCTURAL ENGINEER**
JACK HARRISON, P.E.
100 PARK ROAD SOUTH
WIMBERLEY, TX 78676
830 832 1850 C
830 835 2500 F
- LIGHTING DESIGNER**
BROWN DESIGN CONSULTANTS
430 ELMHURST AVENUE
SAN ANTONIO, TX 78209
210 262 1088 T
210 262 5294 C
- GEOTECHNICAL ENGINEER**
ROCK ENGINEERING & TESTING LABORATORY
18847 REDLAND RD., SUITE 202
SAN ANTONIO, TX 78259
210 485 8000 T
210 485 5015 F
- SURVEYOR**
JONES & CARTER, INC.
1000 CENTRAL PARKWAY N., SUITE 100
SAN ANTONIO, TX 78232
210 484 5511 T
- CONTRACTOR**
RSC GENERAL CONTRACTORS, INC.
5715 N. NEW BRUNSWICK AVE. STE. 100
SAN ANTONIO, TX 78209
210 529 5199 T
210 579 1015 F

21 MAR 2011 PROJ. NO. 0806
PROJ. ARCHITECT TS DRAWN BY

REVISION	DESCRIPTION
03.30.11	81
07.17.11	82
07.21.11	83

PERMIT SET

SITE PLAN

A100



CALVERT GARDENS
1 ROCKRIDGE LANE
SAN ANTONIO, TX

ARCHITECT
TOBIN SMITH ARCHITECT, L.L.C.
313 CLEVELAND CT
SAN ANTONIO, TX 78209
210 529 8646 F
210 529 3484 F

STRUCTURAL ENGINEER
JACK HARRISON, P.E.
100 PARK ROAD SOUTH
WEBSTER, TX 78678
830 833 1850 F
830 833 2900 F

LIGHTING DESIGNER
BROWN DESIGN CONSULTANTS
430 ELMHURST AVENUE
SAN ANTONIO, TX 78209
210 382 1080 T
214 450 5284 F

GEOTECHNICAL ENGINEER
ROCK ENGINEERING & TESTING LABORATORY
18847 REDLAND RD., SUITE 202
SAN ANTONIO, TX 78259
210 485 8000 F
210 485 8015 F

SURVEYOR
JAMES R. CARTER, INC.
1000 CENTRAL PARKWAY N., SUITE 100
SAN ANTONIO, TX 78232
210 484 5511 T

CONTRACTOR
RSC GENERAL CONTRACTORS, INC.
5715 N. NEW BRUNSWICK AVE, STE. 100
SAN ANTONIO, TX 78209
210 529 5199 F
210 578 1075 F

21 MAR 2011 PROJ. NO. 0806

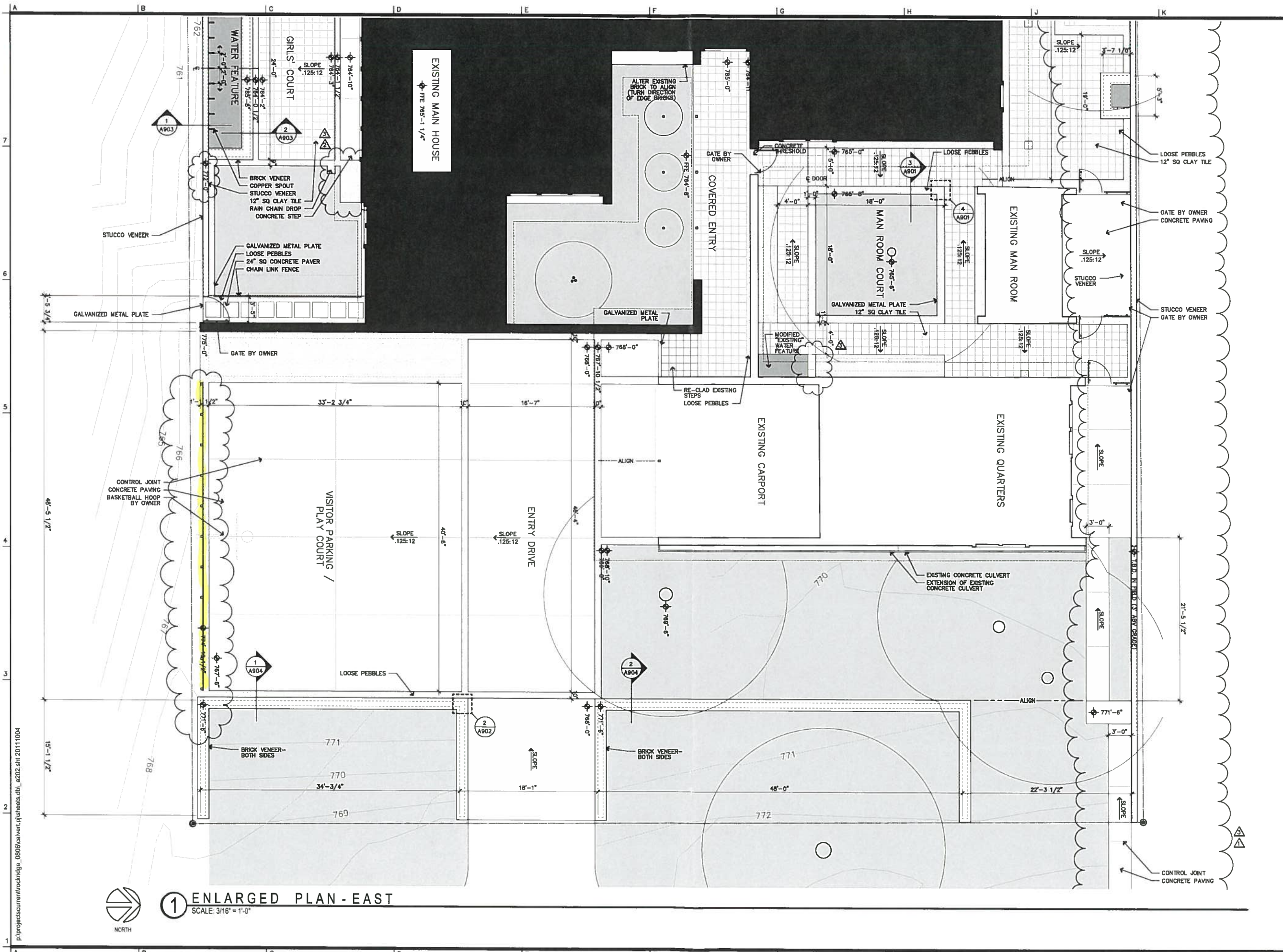
PROJ. ARCHITECT TS DRAWN BY

REVISION	DESCRIPTION
03.30.11	#1
07.17.11	#2
07.21.11	#3

PERMIT SET

ENLARGED PLAN

A102



1 ENLARGED PLAN - EAST
SCALE: 3/16" = 1'-0"

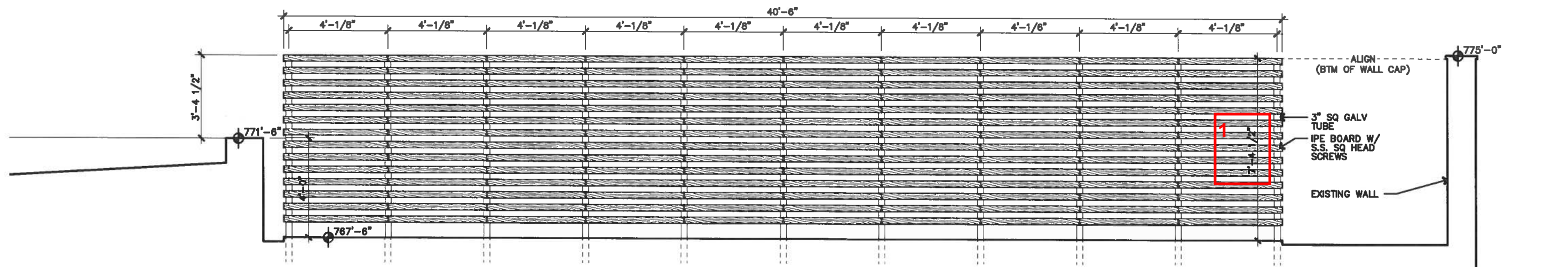
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EXISTING FENCE (ALIGNS WITH BOTTOM OF WALL CAP OF EXISTING BRICK WALL)

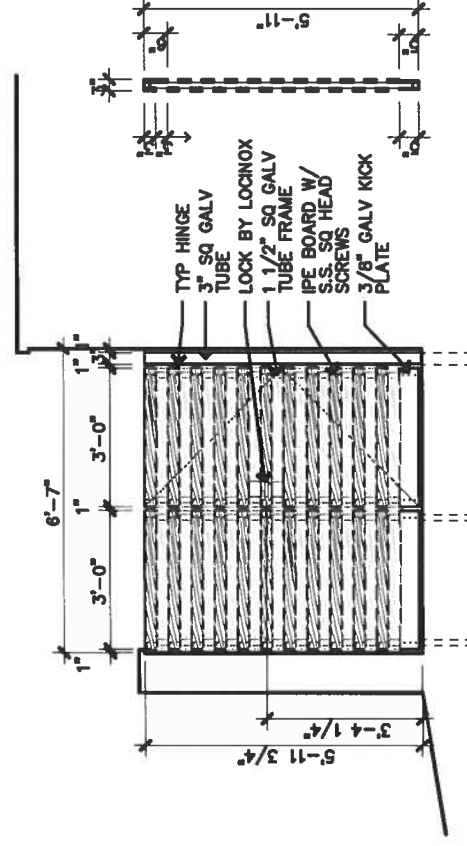


EXISTING FENCE BEHIND CAR/BASKETBALL HOOP (BELOW STREET LEVEL)

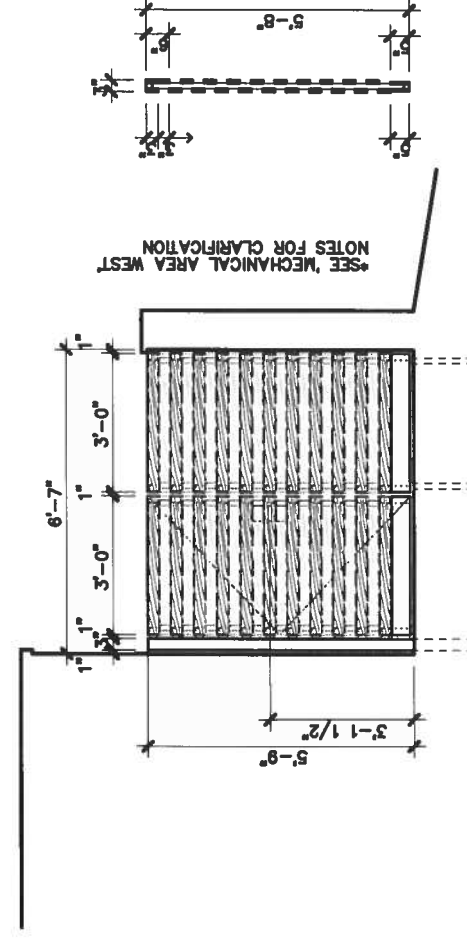


PARKING COURT FENCE
 *PARKING COURT SIDE
 1/4" = 1'-0"

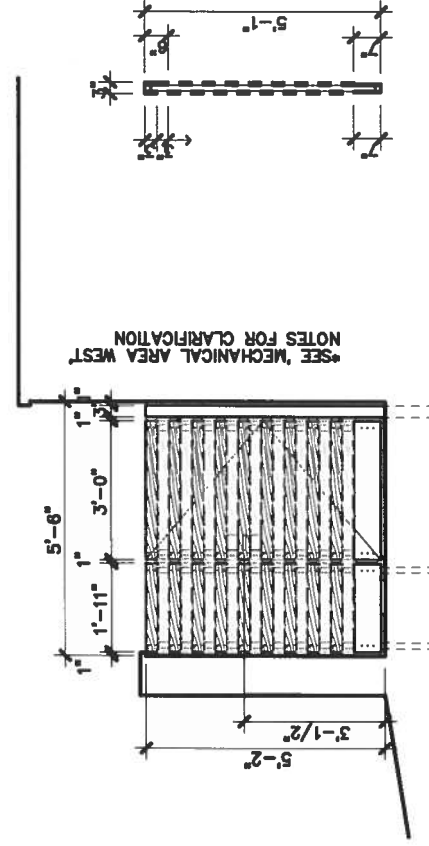
Variance # 1: a 7-ft 4.5-in fence height in the front yard setback instead of the maximum 3-ft height permitted by code.



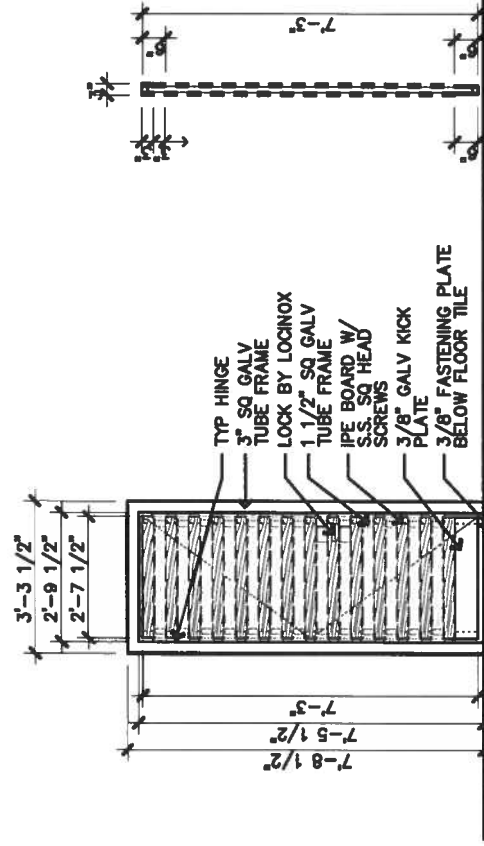
MECHANICAL AREA WEST GATE & SCREEN
*EXTERIOR SIDE



MECHANICAL AREA EAST GATE & SCREEN
*EXTERIOR SIDE



GLORIA'S GATE & SCREEN
*INTERIOR SIDE (FACING AWAY FROM STREET)



COVERED ENTRY/MAN COURT GATE
*COVERED ENTRY SIDE