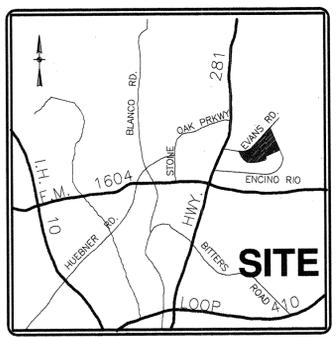
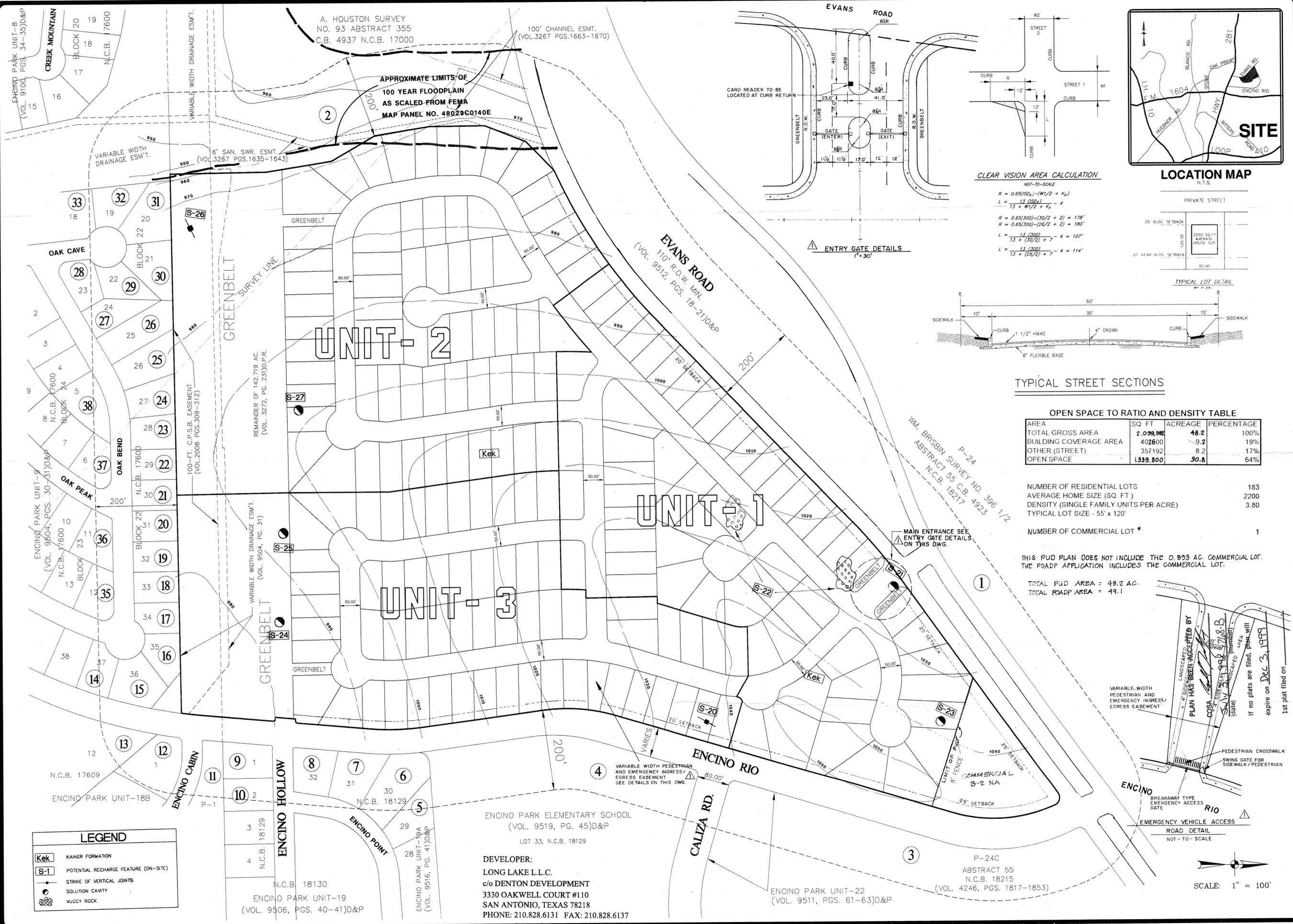


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CLEAR VISION AREA CALCULATION
NOT TO SCALE

$$R = 0.65(SD_s) - (W/2 + K_b)$$

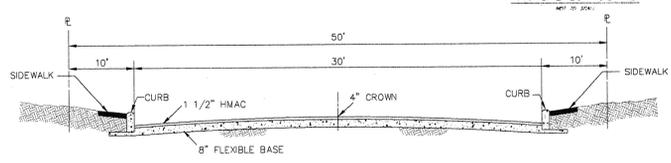
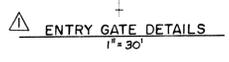
$$L = \frac{13(SD_s)}{13 + W/2 + K_b} - 4$$

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

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

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

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



TYPICAL STREET SECTIONS

OPEN SPACE TO RATIO AND DENSITY TABLE

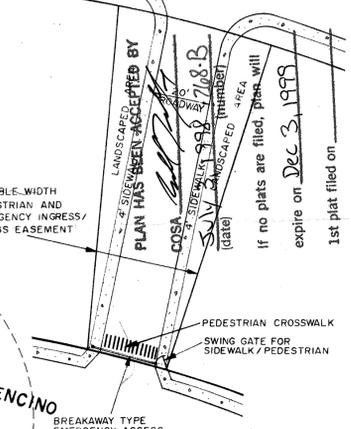
AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	2,099,992	48.2	100%
BUILDING COVERAGE AREA	402600	9.2	19%
OTHER (STREET)	357192	8.2	17%
OPEN SPACE	1,339,800	30.8	64%

NUMBER OF RESIDENTIAL LOTS: 183
 AVERAGE HOME SIZE (SQ. FT.): 2200
 DENSITY (SINGLE FAMILY UNITS PER ACRE): 3.80
 TYPICAL LOT SIZE - 55' x 120'

NUMBER OF COMMERCIAL LOT * : 1

THIS PUD PLAN DOES NOT INCLUDE THE 0.893 AC. COMMERCIAL LOT. THE PADP APPLICATION INCLUDES THE COMMERCIAL LOT.

TOTAL PUD AREA = 48.2 AC.
 TOTAL PADP AREA = 49.1



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PAPE-DAWSON ENGINEERS
 CIVIL & ENVIRONMENTAL
 SAN ANTONIO TEXAS 78216
 210-375-9000
 555 EAST RAMSEY

THE VILLAGE AT ENCINO PARK
 P.O.A.D.P. / P.U.D. PLAN
 5/1

JOB NO. 3497.03
 DATE MARCH, 1998
 DESIGNER J.A.
 CHECKED J.A. DRAWN J.D.
 SHEET 1 OF 1

268 B

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 4/16/98
Name of POADP: The Village at Encino Park
Owners: Long Lake L.L.C.
Consulting Firm: Pape-Dawson Engineers, Inc.
Address: 11 Lynn Batts Lane, Suite 100
Address: 555 East Ramsey
San Antonio, TX 78218-3024
San Antonio, TX 78216
Phone: 210/828-6131
Phone: 210/375-9000
Existing zoning: Temp R-1 ERZD
Proposed zoning: P-1 - R-1/P-1 - B-2

Site is over/within/includes: Edwards Aquifer Recharge Zone: [X] Yes [] No
Projected # of Phases: 3 [X] Yes [] No
San Antonio City Limits? [X] Yes [] No
Council District: 9
Ferguson map grid: E-6 Pg. 483

Table with 3 columns: Land area being platted, Lots, Acres. Rows include Single Family (SF), Multi-family (MF), Commercial and non-residential, and previous POADP/PUD information.

Contact Person and authorized representative:
Print Name: Dan Kossl
Signature: [Handwritten Signature]
Date: 3/25/98
Phone: 210/828-6131
Fax: 210/828-6137

- name of the POADP and the subdivision;
- indication of development phases on the POADP;
- perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- north arrow and scale of the map;
- proposed land use by location, type and acreage;
- delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- contour lines at intervals no greater than ten (10) feet;
- legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- existing adjacent or perimeter streets;
- one hundred year flood plain limits;
- location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102; (Process in progress)
- the POADP does does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- The POADP is is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Jon Adame Signature: Jon Adame

If you have any questions please call Elizabeth Carol at 207-7900



CITY OF SAN ANTONIO

July 3, 1998

Jon Adame P. E.
Pape Dawson Engineers Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Village at Encino Park

POADP # 268-B

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed Village at Encino Park Subdivision Preliminary Overall Area Development Plan # 268-B. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AFCP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: ENCINO PARK - 58.3 ACRES
 Location: EVANS ROAD APPROX. 1000 L.F. EAST OF HWY 281 AND WEST OF ENCINO RIO
 Applicant: PAPE-DAWSON ENGINEERS Owner or Agent
 Address: 555 EAST RAMSEY Phone Number: 375-9000

Permit Type (check one):

Zoning POADP Plat Bldg Permits Other: _____

BOX A (ORIGINAL TIA) RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
Single Family (P.U.D.)	182	5-6 pm, Wkday	0.72	131	ITE Code: 270
Multifamily, lowrise	300*	5-6 pm, Wkday	0.62	186	other: 221

* BASED ON AN APPROX OF 20 DWELLING UNITS PER ACRE ON 18 ACRES

BOX B (ORIGINAL TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				
Commercial Retail	0.89	2400		5-6 pm, Wkday	73.24 36.22	87 176	ITE Code: 85 853 other: 853

*specify: _____

404 is Total PHT
493 = TOTAL PHT

Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in Current TIA	Peak Hour Trips (from Box A or B) Projected in Updated Development Plan	Increase in Peak Hour Trips (If over 100 additional trips, a new TIA is required)

A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
 A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.
 The traffic impact analysis has been waived for the following reason(s):
A level-1 TIA is Required

Reviewed by: AG Date: 10/23/97

NOTE: GFA = Gross Floor Area (bldg area) ITE = Institute of Transportation Engineers, Trip Generation, 5th Edition, 525 Semout Street, N.W., Suite 410, Washington, DC 20024-2729; (202) 354-8030



Long Lake L.L.C.
11216 West Avenue
San Antonio, Texas 78213

TO: Whom it may concern

FROM: Michael A. Mandola
City President
Long Lake L.L.C.

DATE: March 24, 1998

RE: The Village Of Encino Park

This letter is to verify that Dan Kossl is authorized to execute legal documents on behalf of Long Lake L.L.C. with regard to all development issues relating to The Village of Encino Park.

A handwritten signature in cursive script, reading "Michael A. Mandola", written over a horizontal line.

Michael A. Mandola

ACKNOWLEDGEMENT

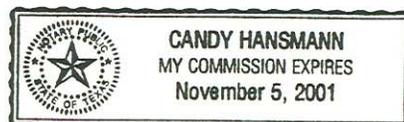
STATE OF TEXAS }

COUNTY OF BEXAR }

This instrument was acknowledged before me on the 24th day of March, 1998,
by Michael A. Mandola, as City President of Long Lake L.L.C.

A handwritten signature in cursive script, reading "Candy H", written over a horizontal line.

Notary Public, State of Texas





April 30, 1998

Ms. Elizabeth Carol
Department of Planning
City of San Antonio
P.O. Box 839966
San Antonio, TX 78283-3966

Re: The Village at Encino Park
Preliminary Overall Area Development Plan

Dear Ms. Carol:

Please be advised that the Traffic Impact Analysis Threshold Worksheet, the case study, and report were submitted and approved by the Traffic Division of the Department of Public Works during the rezoning classification application of the referenced project in October 1997. Amer Gilani approved the report and keeps a copy in his file. This report is titled "Encino Park 55.3 Acres".

Meanwhile, I'll coordinate with Amer Gilani to process his review and comments based on the previously submitted Traffic Impact Analysis.

Please call our office if additional information is needed.

Sincerely,
Pape-Dawson Engineers, Inc.

Al Chua
Project Manager

3497\03\WORD\LETTERS\980430A1

*notified engineer
that I need word
from Amer.*

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1164982

AMT ENCLOSED _____

50-04-5573
LONG LAKE LLC
P.O. BOX 219067
HOUSTON TX 77218

AMOUNT DUE 370.00
INVOICE DATE 5/12/1998
DUE DATE 5/12/1998

PHONE: 000 - 0000

POADP
VILLAGE AT ENCINO

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 5/12/1998 INVOICE 1164982 ACCOUNT 50-04-5573 DUE DATE 5/12/1998 OFFICE HOURS 7:45 - 4:30

LINE INDEX REF DESCRIPTION AMOUNT
1 012542-001 PLAN REVIEW FEES 370.00

PAID SATO ME-3 MAY 12 1998

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 05/11/1998 CK# 6282 VILLAGE @ENCINO
END 05/11/1998

PREVIOUS BAL CURRENT CHARGES NEW BALANCE TOTAL AMT DUE
0.00 370.00 370.00 370.00