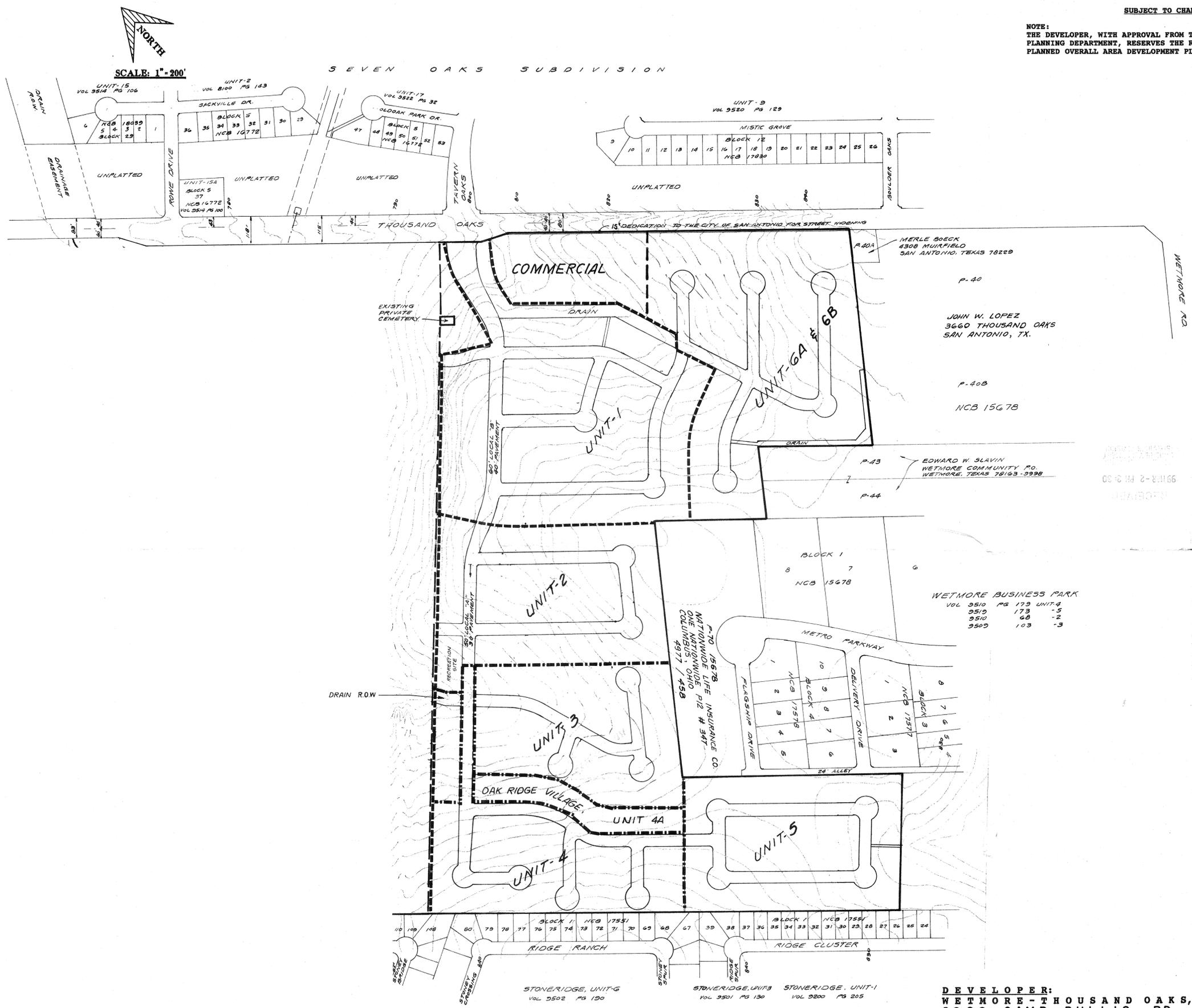
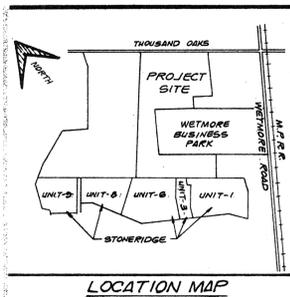


SUBJECT TO CHANGE

NOTE:
THE DEVELOPER, WITH APPROVAL FROM THE CITY OF SAN ANTONIO PLANNING DEPARTMENT, RESERVES THE RIGHT TO MODIFY THIS PLANNED OVERALL AREA DEVELOPMENT PLAN AT HIS DISCRETION.



PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
March 17, 1999 360-B
(date) (number)
If no plats are filed, plan will
expire on Sept 17, 2000
1st plat filed on _____

DEVELOPER:
WETMORE-THOUSAND OAKS, LTD.
6929 CAMP BULLIS RD.
SAN ANTONIO, TEXAS 78256
TEL. NO. (210) 494-2555

MARIA A. ROSE & COLEMAN & ASSOC., INC.
CONSULTING ENGINEERS-PLANNERS/SURVEYORS
415 Fairbairn Drive, San Antonio, Texas 78215
(512) 348-5751



PAPE-THOUSAND OAKS SUBDIVISION
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN, No. 360

NO.	DATE	DESCRIPTION	BY
1	9-29-94	REVISED UNIT No. 5 & STREET Alignment	RWB
2	12-3-94	REVISED LOTS 3, 4, 5 & COMMERCIAL	RWB
3	10-10-95	REVISED UNIT 3	RWB
4	2-10-99	REVISED UNIT-6 TO EXTEND TOWARD THOUSAND OAKS.	RWB

360 B

MAY 3, 1993
1-5708

CITY OF SAN ANTONIO

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: February 17, 1999 Name of POADP: Pape-Thousand Oaks aka: Oak Ridge Village
Owners: Wetmore Thousand Oaks, Ltd. Consulting Firm: Macina, Bose, Copeland & Assoc., Inc.
Address: 6929 Camp Bullis Road Address: 415 Breesport Drive
San Antonio, Texas 78256 San Antonio, Texas 78216
Phone: (210) 494-2555 Phone: (210) 349-0151
Existing zoning: B-2 Proposed zoning: R-5

Site is over/within/includes: Edwards Aquifer Recharge Zone: [] Yes [X] No
Projected # of Phases: 2 [X] Yes [] No
San Antonio City Limits? [X] Yes [] No
Council District: 9
Ferguson map grid 552,B1

Table with 3 columns: Land area being platted, Lots, Acres. Rows include Single Family (SF) with 80 lots and 18.17 acres, Multi-family (MF) with 0 lots and 0 acres, and Commercial and non-residential with 0 lots and 0 acres.

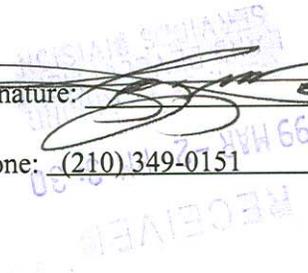
Is there a previous POADP for this Site? Name Pape-Thousand Oaks No. 360
Is there a corresponding PUD for this site? Name N/A No. N/A
Plats associated with this POADP or site? Name Oak Ridge Village, Unit-3 No. 940131
Name Oak Ridge Village, Unit-5 No. 940145
Name Oak Ridge, Village, Unit-4A No. 950314

Contact Person and authorized representative:

Print Name: Roger W. Bose, P.E.
Date: February 17, 1999

Signature: [Handwritten Signature]

Phone: (210) 349-0151 Fax: (210) 349-9302



- 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;
- 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: Roger W. Bose, P.E. Signature: 

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

RECEIVED
 99 MAR -2 PM 3:30
 PAGE 2 OF 2



CITY OF SAN ANTONIO

February 19, 1999

Roger W. Bose, P.E.
Macina, Bose, Copeland & Assoc.
415 Breesport Drive
San Antonio, TX 78216

Re: Pape - Thousand Oaks

POADP # 360-B

Dear Mr. Bose:

The City Staff Development Review Committee has reviewed Pape-Thousand Oaks Subdivision Preliminary Overall Area Development Plan # 360-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.
- A 1 - foot non-access easement will be required along the rear or side property lines for Single Family lots that abut Thousand Oaks.
- 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 that 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,

A handwritten signature in cursive script, appearing to read 'Emil R. Moncivais'.

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

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

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

I N V O I C E
1433432

AMT ENCLOSED

AMOUNT DUE 250.00
INVOICE DATE 3/18/1999
DUE DATE 3/18/1999

50-04-5573
WETMORE THOUSAND OAKS
14607 SAN PEDRO, STE. 100
S.A. TX. 78232

PHONE: 000 - 0000

POADP
PAPE-THOUSAND OAK

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 3/18/1999 INVOICE 1433432 ACCOUNT 50-04-5573 DUE DATE 3/18/1999 OFFICE HOURS 7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	250.00

↓

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 03/17/1999 CK# 5463 PAPE-THOUSAND
END 03/17/1999

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	250.00	250.00	250.00

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

↓

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: Oak Ridge Village, Unit 6A & 6B
 Location: From the southeast corner of Tavern Oaks & Thousand Oaks, East 1,200 LF
 Applicant: Wetmore-Thousand Oaks, Ltd. Owner or Agent
 Address: 6929 Camp Bullis Road, San Antonio, Texas 78256 Phone Number: (210) 494-2555

Permit Type (check one): REVISED
 Zoning, N.C.B. 18931 POADP # 360 Plat # _____ Bldg. Plan # _____ Other: _____

Box A (ORIGINAL TIA) RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 p.m., Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
Single Family Residential	80	P.M.	1.02	82	ITE Code: 210 other:

BOX B (ORIGINAL TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 p.m., Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other *				
							ITE Code: other:

* specify _____

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) Project in Updated Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)

BOX D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared By: MBC Engineers (210) 349-0151 Date: March 1, 1999
 Comments: _____

BOX E (Official Use, Do not write in this box)

_____ 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): _____

 Reviewed By: _____ Date: _____

NOTE: GFA = Gross Floor Area (bldg. size) ITE = Institute of Transportation Engineers, *Trip Generation*, 6th Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050