PROPOSED COMMERCIAL
(NOT PART OF THIS POADP)

CURRENT "C3" ZONING

S89°39'59"E 758.55'

CURRENT "R6" ZONING

WESTOVER PLACE
POADP #701

LIMITS OF POADP

N09°46'58"E 474.03'

50' R.O.W – 28' PAVEMENT (TYPE "A")

UNIT 2
RESIDENTIAL
14.011 ACRES

L=1077.58
R=955.00'
Δ=64°39'00"
Tan=604.91

LIMITS OF POADP

60' R.O.W – 40' PAVEMENT (TYPE "B")

L=341.54
R=200.00
Δ=97°51'19"
Tan=174.24

S18°10'21"E
60.16'

50' R.O.W – 28' PAVEMENT (TYPE "A")

N71°51'42"E 603.19'

FUTURE HUNT LANE
VOL. 9534, PG. 156–164
(110' R.O.W.)

200'

PROPOSED COMMERCIAL
(NOT PART OF THIS POADP)
CURRENT "C3" ZONING

L=413.64
R=700.12'
Δ=33°51'03"
Tan=213.05

S20°58'05"E
43.71'

60' R.O.W – 40' PAVEMENT (TYPE "B")

ZONING CLASSIFICATION OF
SUBJECT PROPERTY IS "R5"

UNIT 1
RESIDENTIAL
19.778 ACRES

UNIT 3
RESIDENTIAL
17.756 ACRES

S18°16'07"E 894.93'

CURRENT "R6" ZONING

L=560.03'
R=11399.16'
Δ=2°48'54"
Tan=280.07

CURRENT "C2" ZONING

LIMITS OF POADP

N71°47'17"E 1287.81'

POTRANCO ROAD
120' R.O.W.

120' R.O.W.
60'

CURRENT "R6" ZONING

CURRENT "C3NA" ZONING

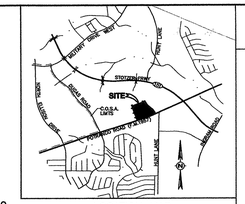
CURRENT "C3R" ZONING

EMERALD GLADE

CURRENT "R6" ZONING

CURRENT "C2" ZONING

0 50 100 150 200
1"=100'



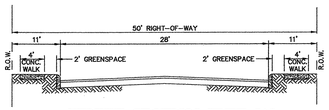
LOCATION MAP
NOT TO SCALE

BRYCEWOOD
PRELIMINARY OVERALL
DEVELOPMENT PLAN
AMENDMENT

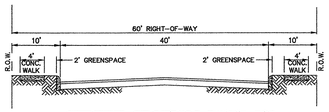
OWNER/DEVELOPER: PULTE HOMES OF TEXAS, L.P.
ADDRESS: 823 NAKOMA DRIVE, SUITE 101
SAN ANTONIO, TEXAS 78216
ENGINEER: CARTER AND BURGESS, INC.

UNITS	LOTS	EDU	ACRES	INTENSITY
1	107	107	19.778	5.4
2	76	76	14.011	5.4
3	89	89	17.756	5.0
TOTAL	272	272	51.545	5.3

PLAN HAS BEEN ACCEPTED BY
CCSA
2.13.03 (date)
(number)
If no plats are filed, plan will expire
On 2-14-04
1st Plat Filed On



STREET SECTION TYPE "A"
NTS



STREET SECTION TYPE "B"
NTS

P.O.A.D.P. HISTORY	
POADP #	ACCEPTED DATE
366	6-15-1993

NOTES:

1. ALL STREETS ARE 50' R.O.W. WITH 28' PAVEMENT (TYPE "A") UNLESS OTHERWISE NOTED.
2. WATER DISTRIBUTION BY SAN ANTONIO WATER SYSTEM.
3. SANITARY SEWER SYSTEM BY SAN ANTONIO WATER SYSTEM.
4. GAS AND ELECTRIC BY CITY PUBLIC SERVICE.
5. CLEAR VISION EASEMENTS ADDRESSED AND WILL BE SHOWN ON PLATS.
6. SIDEWALKS TO BE PROVIDED PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
7. ALL UNITS ARE NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 APR 30 AM 8:06

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 FEB 12 PM 4:28

RECEIVED
03 FEB 29 PM 1:45
PLANNING DEPARTMENT
CERTIFIED MAIL

PLAN HAS BEEN ACCEPTED BY

CHAIRPERSON DATE

SECRETARY DATE

NUMBER

IF NO PLATS ARE FILED, PLAN WILL

EXPIRE ON DATE

1st PLAT FILED ON DATE

NO.	DATE	REVISION	BY

Carter :: Burgess
Consultants in Engineering, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway North, Suite 425
San Antonio, Texas 78232
(210) 494-0088 Fax (210) 494-4525

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BRYCEWOOD

PULTE HOMES OF TEXAS, LP.
823 NAKOMA DR. EAST, SUITE 101
SAN ANTONIO, TX 78216

DATE: 2/10/03
DRAWN BY: PW
DESIGNED BY: PW
CHECKED BY: CL
REVIEWED BY: CL
PROJECT NUMBER: 310034.04

SHEET
1
OF 1

366A

M:\310034.04 Pulte Brycewood Master\dwg\310034.04 Pulte Brycewood Master\dwg\310034POADP.dwg, 02/12/2003 01:35:40 PM, wigginspl, 1:1
Drawing Name: M:\310034.04 Pulte Brycewood Master\dwg\310034POADP.dwg Feb. 12, 2003 - 1:35pm

CITY OF SAN ANTONIO

February 13, 2003

Mr. Chris Lindhorst P.E.

Carter & Burgess Engineers
911 central Parkway North, Suite 425
San Antonio, TX 78232

Re: Brycewood (a.k.a. the Meadows at Westover) (Amendment) POADP # 366-A

Dear Mr. Lindhorst:

The City Staff Development Review Committee has reviewed Brycewood (a.k.a. the Meadows at Westover)(Amendment) Preliminary Overall Area Development Plan P.O.A.D.P. # 366-A. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

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.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Chief Engineer Development Services
Richard De La Cruz, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering