Scale: 1"=100'

APPROXIMATE LIMITS OF 100 YEAR FLOOD PLAIN

P-24 UNPLATTED N.C.B. 18217

PROPOSED MEDIAN OPENING

EVANS ROAD (R.O.W. VARIES)(70' MIN.)

WESTBOUND

EASTBOUND

DRAINAGE/OPEN SPACE

EAST ELM CREEK

P-136 N.C.B. 18215

UNIT-1

UNIT-2

UNIT-3

UNIT-4

UNIT-5

UNIT-6

UNIT-7

UNIT-8

PARK/ OPEN SPACE

OPEN SPACE

GREENBELT

ENCINO RIO (70' R.O.W. VARIES)

P-17A N.C.B. 17600 UNPLATTED

CALIZA DRIVE (74' R.O.W.)

ENCINO FOREST UNIT-1 (VOL. 9511, PG. 84)

ENCINO FOREST SUBD. UNIT-2 PHASE I (VOL. 9526, PG. 77)

RANCHO MIRAGE

LOT 33, BLOCK-29 N.C.B. 18129

P-15 UNPLATTED N.C.B. 18213

UNPLATTED P-15 N.C.B. 18213

LOCATION MAP

N.T.S.

STREET SECTION @ ENTRANCE

N.T.S.

TYPICAL STREET SECTION

N.T.S.

TYPICAL LOT SIZE

N.T.S.

GROSS AREA = 108.8 ACRES

NO. OF LOTS = 331

AVERAGE HOME SIZE = 2,500 SQ.FT.(APPROX.)

* LOT SIZES VARY FROM 7,800 SQ.FT. MIN.

TO 12,000 SQ.FT. MAX.

* MINIMUM LOT SIZE: 65' x 120'

OPEN SPACE RATIO & DENSITY TABLE

AREA	SQ. FT.	ACREAGE
TOTAL GROSS AREA	4,739,328	108.8
BUILDING COVERAGE AREA	827,640	19.0
OTHER (STREETS)	1,237,104	28.4
OPEN SPACE	2,674,584	61.4

PROPOSED OPEN SPACE = 56.4 %

DENSITY = 3.0 UNITS PER ACRE

ZONING/CONCEPT = R1, R-1 ERZD

NOTE: ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA (SEC. 35-3339)

CALIZA/ENCINO

UNIT R-1

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
PLANNED UNIT DEVELOPMENT
P.O.A.D.P./P.U.D. PLAN
(GATED COMMUNITY)

OWNER: THE ARDEN GROUP, INC.
C/O CHARLES WHITE
7919 SUMMIT
SAN ANTONIO, TEXAS 78256

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: 1-20-95
File # 430
Signed: D. Pooley

PAPE-DAWSON ENGINEERS

* REV. 11-16-94
REV. 10-17-94

CITY OF SAN ANTONIO
APPLICATION FOR A PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)

Date Submitted: December 22, 1994

Name of Application: Caliza / Encino

Owner/Agent: The Arden Group, Inc. **Phone:** 698-1407
Address: 7919 Summit Circle, San Antonio, TX **Zip code:** 78256
Engineer/Surveyor: Pape-Dawson Consulting Engineers, Inc. **Phone:** 824-9494
Address: 9310 Broadway, Bldg. II, San Antonio, TX **Zip code:** 78217

Existing zoning: See Attached Zoning Exhibit **Proposed zoning:** P-1, R-1

Texas State Plane Coordinates: X 177,820 Y 655,770
(at major street enterance)

Plat is over/within/includes: San Antonio City Limits Yes ☒ No ☐
Edwards Aquifer Recharge Zone? Yes ☒ No ☐

Land Area Being Platted:	**Lots**	**Acres**
Single-Family (SF)	331	73.6
Non-Single Family (NSF)	3	1.5
Commercial & other		33.7
TOTAL =		108.8

RECEIVED
94 DEC 22 PM 12:36
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Print Name: Charles W. White **Signature:** for Charles White

Date: 12/22/94

Note: This application must be completed fully, and typed or printed legibly, for acceptance. 9/94

CITY OF SAN ANTONIO

January 20, 1995

Mr. Dennis Rion, P.E.
Pape-Dawson Engineers
9310 Broadway, Bldg. II
San Antonio, Texas, 78217

RE: Caliza/Encino Subdivision POADP #430

Mr. Rion:

The City Staff Development Review Committee has reviewed your Caliza/Encino Subdivision Preliminary Overall Area Development Plan #430. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

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. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

D. Pasley

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer

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