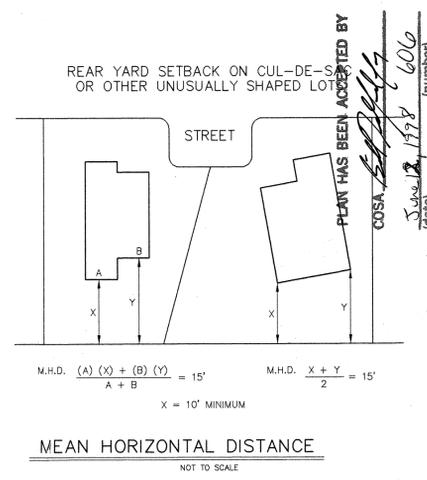
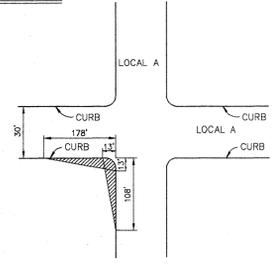


LOCATION MAP

CLEAR VISION AREA

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.  
 CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A  
 RIGHT-EQUATION D  
 $L=13 (ISD)/(13+(W/2)+K_A)-4 = 108 \text{ FT.}$   
 $R=0.65 (ISD) - (W/2+K_D) = 178 \text{ FT.}$   
 $ISD=300 \text{ FT. } W=30 \text{ FT. } K_A=7 \text{ } K_D=2$

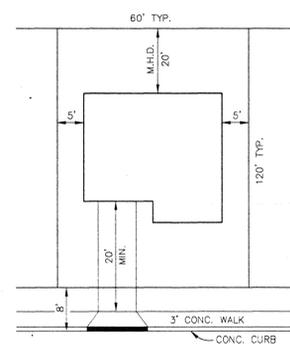
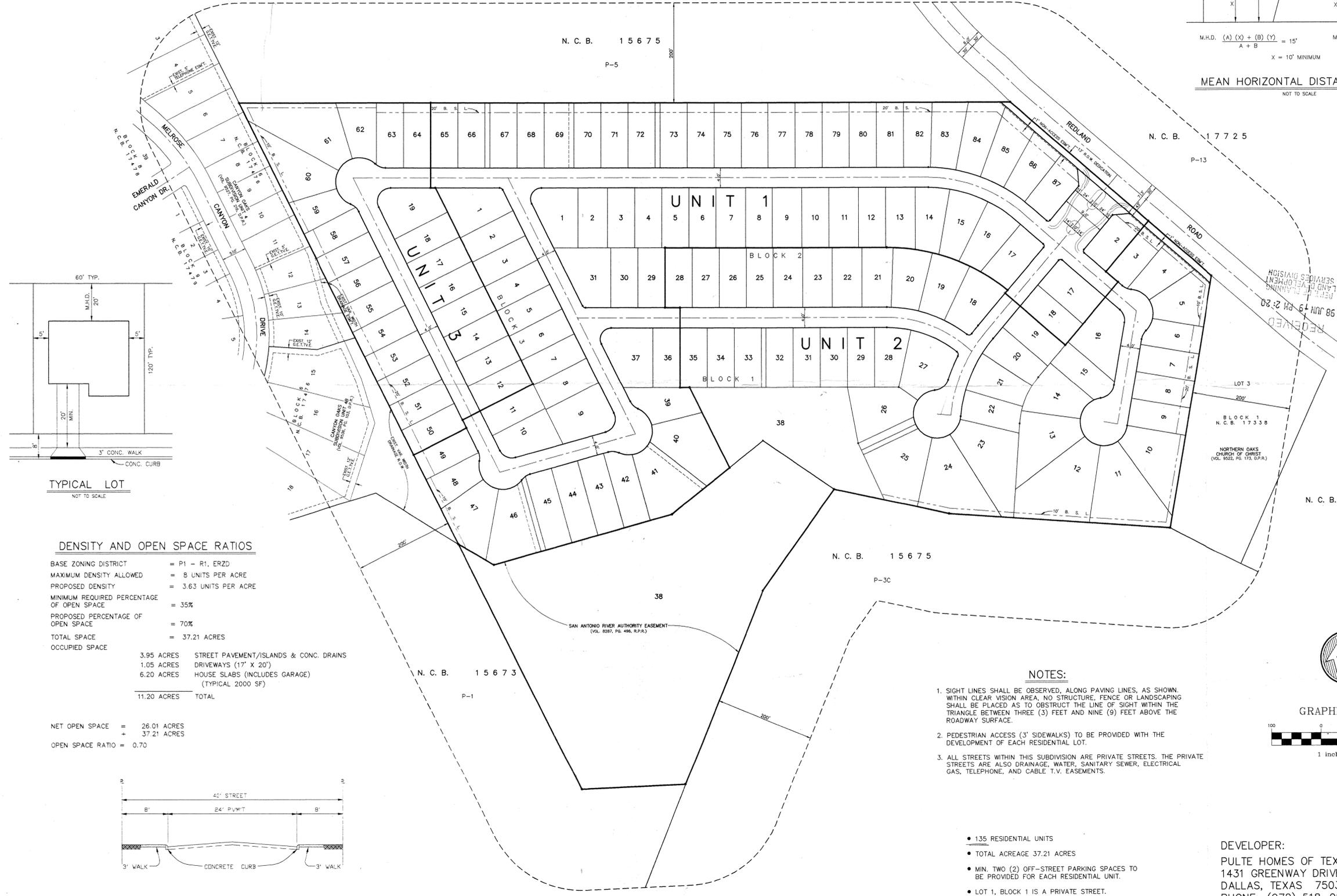


REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOT  
 PLAN HAS BEEN ACCEPTED BY  
 COSA [Signature]  
 July 12, 1998 606  
 (number)  
 If no plats are filed, plan will expire on Dec 12, 1999  
 1st plat filed on \_\_\_\_\_  
 "A PLANNED UNIT DEVELOPMENT"

**P.O.A.D.P.**  
 "A PLANNED UNIT DEVELOPMENT"

P.U.D. PLAN EX. for

REDLAND SUBDIVISION



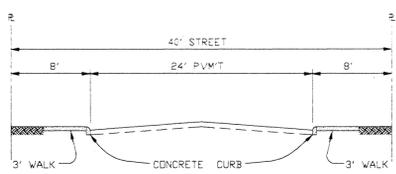
TYPICAL LOT  
NOT TO SCALE

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT = P1 - R1, ERZD  
 MAXIMUM DENSITY ALLOWED = 8 UNITS PER ACRE  
 PROPOSED DENSITY = 3.63 UNITS PER ACRE  
 MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE = 35%  
 PROPOSED PERCENTAGE OF OPEN SPACE = 70%  
 TOTAL SPACE = 37.21 ACRES  
 OCCUPIED SPACE

3.95 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
1.05 ACRES	DRIVEWAYS (17' X 20')
6.20 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 2000 SF)
11.20 ACRES	TOTAL

NET OPEN SPACE = 26.01 ACRES  
 + 37.21 ACRES  
 OPEN SPACE RATIO = 0.70

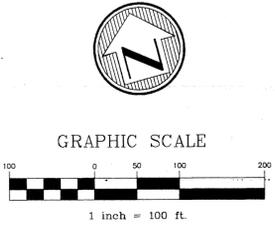


TYPICAL STREET SECTION  
NOT TO SCALE

- NOTES:
- SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
  - PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
  - ALL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL GAS, TELEPHONE, AND CABLE T.V. EASEMENTS.

- 135 RESIDENTIAL UNITS
- TOTAL ACREAGE 37.21 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.
- LOT 1, BLOCK 1 IS A PRIVATE STREET.
- LOT 38, BLOCK 1 IS A OPEN SPACE / RECREATION AREA.

DEVELOPER:  
 PULTE HOMES OF TEXAS, L.P.  
 1431 GREENWAY DRIVE, SUITE 700  
 DALLAS, TEXAS 75038  
 PHONE: (972) 518-0177



# 606

REVISIONS:

JOB NO. 46511.00  
 FILE: ~  
 DATE: 12/09/97  
 DESIGN: \_\_\_\_\_  
 DRAWN: B.H.  
 CHECKED: \_\_\_\_\_  
 SHEET 1 OF 1

**WFC**  
**WFCASTELLA & ASSOCIATES, INC.**  
 Engineers - Surveyors - Planners  
 1039 W. Hildebrand - San Antonio, Texas 78201 - (210)734-5351

**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: 6/11/98 Name of POADP: REDLAND ESTATES  
 Owners: PULTE HOMES OF TEXAS L.P. Consulting Firm: W.F. CASTELLA & ASSOC  
 Address: 1431 GREENWAY DR. STE 700 Address: 1039 W. HILDEBRAND  
DALLAS TX 75038 SA TX 78201  
 Phone: (972) 518 0177 Phone: 734 5351  
 Existing zoning: PI RI ER2D Proposed zoning: PI RI ER2D  
 Texas State Plane Coordinates: X: 2 145 829 Y: 13 766 095

Site is over/within/includes: San Antonio City Limits?  Yes  No  
 Edwards Aquifer Recharge Zone:  Yes  No  
 Projected # of Phases: 3  Yes  No

CITY COUNCIL DISTRICT 9

FERGUSON MAP 483 EG

Land area being platted: Lots Acres  
 Single Family (SF) 135  
 Multi-family (MF) 1  
 Commercial and non-residential 1

RECEIVED  
 98 JUN 11 PM 3:42  
 DEPT. OF PLANNING  
 LAND DEVELOPMENT  
 SERVICES DIVISION

Is there a previous POADP for this Site? Name NO No. \_\_\_\_\_  
 Is there a corresponding PUD for this site? Name REDLAND ESTATES No. \_\_\_\_\_  
 Plats associated with this POADP or site? Name REDLAND ESTATES UNIT 1 No. 980018  
 Name \_\_\_\_\_ No. \_\_\_\_\_  
 Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:  
 Print Name: PAUL W. DENHAM Signature: Paul W. Denham  
 Date: 6/11/98 Phone: (210) 734-5351 Fax: (210) 734-5363

- 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;  
*APPROVED WITH PUD & PLAT & ZONING*
  - 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 Friesenhahen @ (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;  
*WRAP APPROVED, SCS APPROVED BY TNRCC, CAT 1 PROP BY SAWS*
- 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: PAUL W. DEVIHAM Signature: *Paul W. Deviham*

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



# CITY OF SAN ANTONIO

June 12, 1998

Paul W. Denham  
W. F. Castella & Assoc.  
1039 W. Hildebrand  
San Antonio, TX 78201

Re: Redland Estates

POADP # 606

Dear Mr. Denham:

The City Staff Development Review Committee has reviewed Redland Estates Subdivision Preliminary Overall Area Development Plan # 606. 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 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