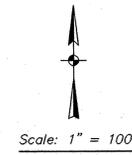


LOCATION MAP



- Prior to the release of any building permits the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System.
  - Water Pollution Abatement Plan shall be submitted for the development within the area being considered for rezoning.
  - A set of site specific plans which must have a signed Engineers Seal from the State of Texas.
  - A letter from the Texas Natural Resources Conservation Commission approving a Water Pollution Abatement Plan.
  - A copy of each of the approved Water Pollution Abatement Plan.
- A Stage 2 Stormwater Abatement Facility design shall be submitted to and approved by the Aquifer Studies Division before the release of any building permits. This shall also be addressed in the Water Pollution Abatement Plans. A maintenance schedule for the stormwater abatement facility shall be included in the design submittal.
- In addition to the Stage 2 Stormwater Abatement Facility, a 50 foot buffer adjacent to and outside the 100-year floodplain shall be restricted in use as a building setback requirement.
- That only a minimal amount of pesticides, herbicides, or fertilizers needed for landscape maintenance shall be used. Landscaped areas shall be sensitive to minimized water need (i.e. use of native plants).
- There will be no storage of hazardous substances on this tract.
- That the City of San Antonio shall inspect all future construction of service laterals and sewer mains for proper construction according to State and City Regulations and Code.
- If any solution openings, caves, sinkholes, or water wells are found during excavation, construction or blasting, the developer shall notify the Texas Natural Resource Conservation Commission at (210) 490-3096 and the Aquifer Studies Division of the San Antonio Water System at (210) 704-7303.
- That the Aquifer Studies Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.



REVISIONS

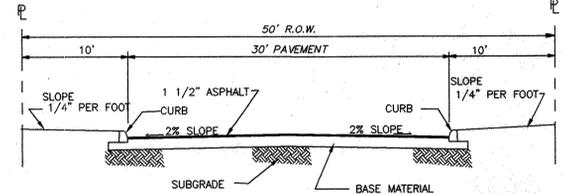
1919 OAKWELL FARMS PKWY.  
SUITE 130  
SAN ANTONIO, TX 78218  
TEL: (210) 828-3520  
FAX: (210) 828-3599

**OVERBY  
DESCAMPS  
ENGINEERS**



Preliminary PUD Plan and  
Preliminary Overall Area Development Plan (POADP)  
Encino / Caliza, P.U.D. (50.88 Acre Tract)

PROJECT NO. 0262.00  
DATE 02/22/99  
DRAWN RG CHECKED RT  
SHEET 1 OF 1



TYPICAL STREET SECTION

Density and Open Space Ratios  
Base Zoning District = (P-1, R-1)  
Maximum Density Allowed = 8 units per acre  
Proposed Density = 4.60 units per acre  
Gross Site Area = 50.88 Ac = 2,216,351 SF  
Required Open Space = 35% x 2,216,351 = 775,722.85 SF  
Occupied Space = 1,108,851 SF  
Street R.O.W. = 436,751 SF  
Driveways:  
Residential Lot = 18 x 20 x 235 = 84,600 SF  
Parking = N/A  
Mechanical Equipment = N/A  
Outdoor Storage Areas = N/A  
House Slabs:  
Residential Lot = 235 X 2500 = 587,500 SF  
Open Space = 1,095,719 SF  
Common Open Space (Drainage Easements) = 99,357 SF  
Private Open Space = (Lots Area) - (House Slabs + Driveways)  
1,680,243 - (585,500 + 84,600) = 996,362 SF  
Proposed Open Space Ratio = 1,095,719 = 0.4934 = 49.34%  
2,216,351

- NOTES:
- This development is 50.88 acres and is comprised of 235 single family residential lots.
  - Developer: Cannell-Barron, Inc.  
P.O. Box 6862  
San Antonio, Texas 78209
  - All corner lots shall comply with the clear vision area requirements of section 35-3339 of the unified development code.
  - All streets are Public Right-of-Ways.

RECEIVED  
99 APR 26 AM 8:45  
DEPT. OF PLANNING  
CITY OF SAN ANTONIO

# 630

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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: 03/01/99 Name of POADP: ENCINO CALIZA
Owners: CONNELL BARRON, INC Consulting Firm: OVERBY DESCAMPS ENGINEERS, INC.
Address: P.O. Box 6862 Address: 1919 OAKWELL FARMS Parkway, STE 130
SAN ANTONIO, TEXAS 78209 SAN ANTONIO, TEXAS 78218
Phone: (210) 828-1662 Phone: (210) 828-3520
Existing zoning: P-1, R-1 Proposed zoning: P-1, R-1

Site is over/within/includes: Edwards Aquifer Recharge Zone: [X] Yes [ ] No
Projected # of Phases: 4 [X] Yes [ ] No
San Antonio City Limits? [X] Yes [ ] No
Council District: 9
Ferguson map grid pg. 483 9210 E6

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SAN ANTONIO DEVELOPMENT SERVICES DIVISION
99 MAR - 1 PM 2:25

Table with 3 columns: Land area being platted, Lots, Acres. Rows include Single Family (SF) with 235 lots and 50.88 acres, Multi-family (MF), and Commercial and non-residential.

Is there a previous POADP for this Site? Name N/A No.

Is there a corresponding PUD for this site? Name ENCINO CALIZA No.

Plats associated with this POADP or site? Name ENCINO CALIZA Unit-1 No. 990163

Name No.

Name No.

Contact Person and authorized representative:

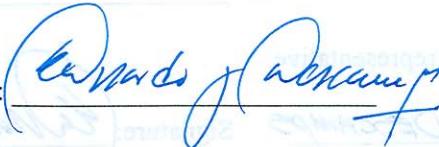
Print Name: EDUARDO J. DESCAMPS Signature: [Signature] P.E.

Date: 3/1/99 Phone: (210) 828-3520 Fax: (210) 828-3599

- 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: EDUARDO J. DESCOMPS<sup>P.E.</sup> Signature: 

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



# CITY OF SAN ANTONIO

May 7, 1999

Eduardo J. Descamps P. E.  
Overby Descamps Engineers, Inc.  
1919 Oakwell Farms Parkway, Suite 130  
San Antonio, TX 78218

Re: Encino-Caliza

POADP # 630

Dear Mr. Descamps:

The City Staff Development Review Committee has reviewed Encino-Caliza Subdivision Preliminary Overall Area Development Plan # 630. 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.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- 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,

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/EAC

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