



CITY OF SAN ANTONIO

August 24, 1999

Dixie Watkins III & Assoc.
3330 Oakwell Ct. # 110
San Antonio, TX 78218

Re: Green Mountain

POADP # 650

Dear Mr. Watkins,

The City Staff Development Review Committee has reviewed Green Mountain Preliminary Overall Area Development Plan # 650. 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.
- 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.
- 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.J. Jay, at (210) 207-7900.

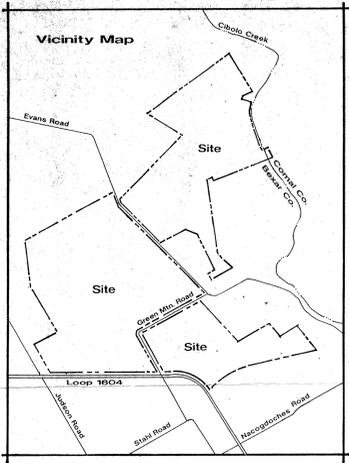
Sincerely,



Emil R. Moncivais AIA, AICP
Director of Planning

EM/JJ

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



developer: Alamo Cement / Bitterblue, Inc.

agent: Lloyd A. Denton Jr.

3330 Oakwell Court

Suite 110

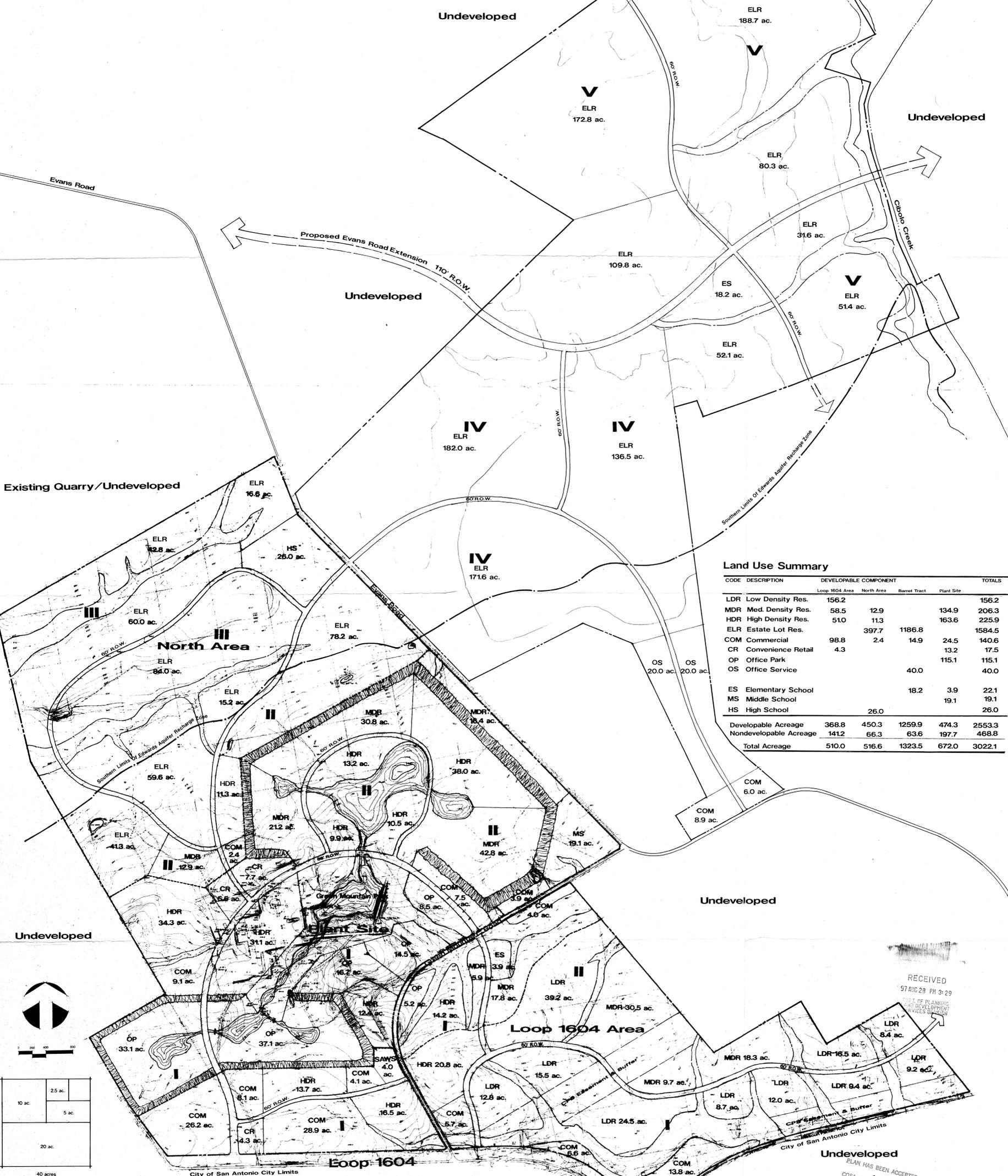
San Antonio, TX 78218

Water Supply - San Antonio Water System / Cibolo Creek Municipal Authority

Sewer Service - City of San Antonio / Cibolo Creek Municipal Authority

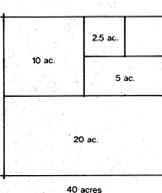
Gas & Electric - City Public Service

Note: 100 Year Flood Plain as Interpolated From FEMA



Land Use Summary

CODE	DESCRIPTION	DEVELOPABLE COMPONENT				TOTALS
		Loop 1604 Area	North Area	Barret Tract	Plant Site	
LDR	Low Density Res.	156.2				156.2
MDR	Med. Density Res.	58.5	12.9		134.9	206.3
HDR	High Density Res.	51.0	11.3		163.6	225.9
ELR	Estate Lot Res.		397.7	1186.8		1584.5
COM	Commercial	98.8	2.4	14.9	24.5	140.6
CR	Convenience Retail	4.3			13.2	17.5
OP	Office Park				115.1	115.1
OS	Office Service			40.0		40.0
ES	Elementary School			18.2	3.9	22.1
MS	Middle School				19.1	19.1
HS	High School		26.0			26.0
Developable Acreage		368.8	450.3	1259.9	474.3	2553.3
Nondevelopable Acreage		1412	66.3	63.6	197.7	468.8
Total Acreage		510.0	516.6	1323.5	672.0	3022.1



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PLANNING AND DEVELOPMENT SERVICES DIVISION

PLAN HAS BEEN ACCEPTED BY
COSA
8-24-97
If no plats are filed, plan will expire on 2-22-01
1st plat filed on

August 28, 1997
January 6, 1997
Dixie Watkins III
Lead Planner
Landscape design
environmental management
338 Oakwell Court
Suite 110
San Antonio, TX
78218
214-736-9229

Green Mountain Preliminary Overall Area Development Plan

**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: 8/28/97 Name of POADP: GREEN MOUNTAIN
 Owners: ALAMO CEMENT/BITTER BLUE Consulting Firm: DIXIE WATKINS III & ASSOC.
 Address: 3330 OAKWELL CT. STE 110 Address: 3330 OAKWELL CT. STE 110
SAN ANTONIO TX 78218 SAN ANTONIO TX 78218
 Phone: 828-6131 Phone: 824-7836
 Existing zoning: R-A/NOT Proposed zoning: MULTIPLE
 Texas State Plane Coordinates: X: 2260 Y: 645

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

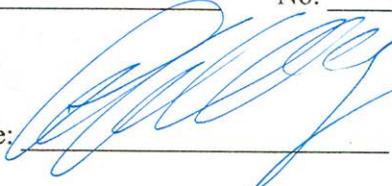
Land area being platted:	Lots	Acres
Single Family (SF)	<u>TBD.*</u>	<u>1947 AC</u>
Multi-family (MF)	<u>11</u>	<u>225.9 AC</u>
Commercial and non-residential	<u>16</u>	<u>849.2 AC</u>

* TO BE DETERMINED

Is there a previous POADP for this Site? Name GREEN MOUNTAIN No. —
 Is there a corresponding PUD for this site? Name NO No. —
 Plats associated with this POADP or site? Name NO No. —
 Name — No. —
 Name — No. —

see list!!

Contact Person and authorized representative:

Print Name: LOYDA DENTON Signature: 

Date: 8-28-97 Phone: 828-6131 Fax: 828-6137

- 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;
- 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: LOYD A. DENTON Signature: 

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

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 SAN ANTONIO WATER SYSTEMS
 PLANNING & DEVELOPMENT SERVICES



City of San Antonio
 Planning Department
 Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 1-21-97 Name of POADP: GREEN MOUNTAIN
 Owner/Agent: ALAMO CEMENT/BITEBLUE Engineer/Surveyor: FAPE-DAWSON
 Address: 3330 CARWELL CT. #110 Address: 9310 BROADWAY
78218 Phone: 828-6131 78 Phone: 824-9494

Existing zoning: RA/NOT Proposed zoning: MULTIPLE

Texas State Plane Coordinates: X: 2200 Y: 645
 (at major street entrance/main entrance)

Site 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)	<u>—</u>	<u>—</u>
Non-Single Family (NSF)	<u>TBD</u>	<u>2553</u>
Commercial & Other	<u>11</u>	<u>469</u>
TOTAL:	<u>11</u>	<u>3022</u>

* TO BE DETERMINED

Contact Person:

Print Name: LOYD A. DENTON JR Signature: [Signature]

Date: 1-21-97 Tele: 828-6131 Fax: 828-6137

Is there a previous POADP for this site? Name NO No. —

Is there a corresponding PUD for this site? Name NO No. —

Are there any plats associated with this POADP or site? Name NO No. —

Name — No. —

Name — No. —

ALL PRINTS MUST BE FOLDED.

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

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CITY OF PLANNING
 AND DEVELOPMENT
 DIVISION