



CITY OF SAN ANTONIO

Sept. 3, 1999

Mr. Oscar Dominguez
Kaufman and Broad
4800 Fredericksburg Rd.
San Antonio, TX 78232

Re: Green Mountain II

POADP # 654

Dear Mr. Dominguez,

The City Staff Development Review Committee has reviewed Green Mountain II Preliminary Overall Area Development Plan # 654. 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 including detention requirements.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- 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.
- Green Mountain Rd. is designated as a secondary arterial, Type A, and requires 86' of right-of-way.
- Connections will need to be continued at Bramble Tree and Oak Run (High Country Estates).

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.

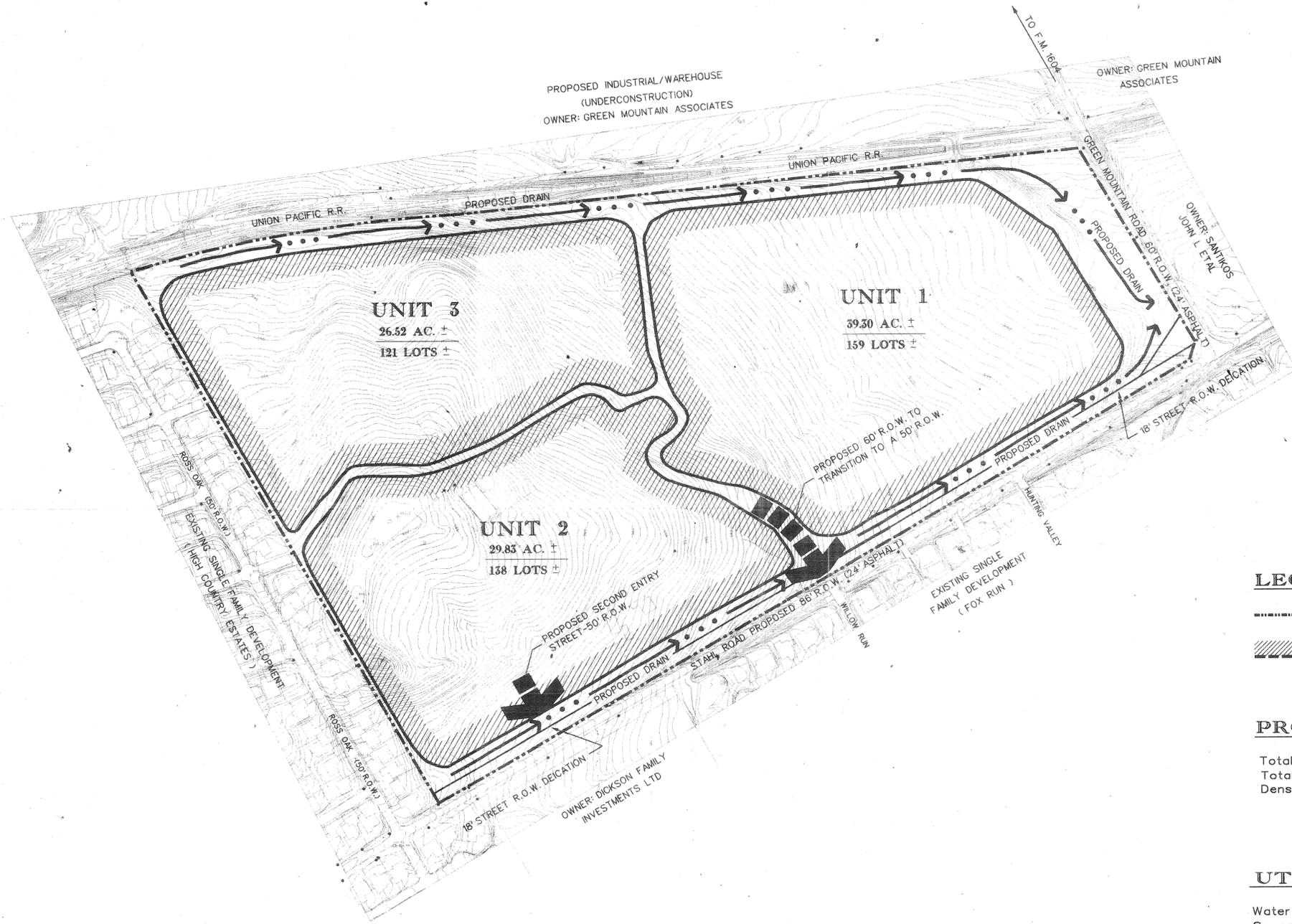
Sincerely,



Emil R. Moncivais AIA, AICP
Director of Planning

EM/JJ

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



LEGEND:

- Project Boundary
- ////// Unit Boundary

PROJECT SUMMARY:

Total Land Area: 95.65 Acres
 Total Number Of Lots: 418 Lots
 Density: 4.37 Units per Acre

UTILITIES:

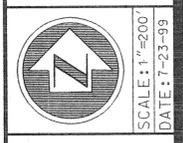
Water: San Antonio Water System
 Sewer: San Antonio Water System
 Telephone: S.W. Bell Telephone Co.
 Electric: City Public Service

PLAN HAS BEEN ACCEPTED BY
 COSA *[Signature]*
 9399 1654
 (gate) (number)
 If no plats are filed, plan will
 expire on 3-4-01
 1st plat filed on _____

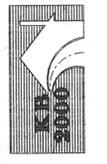
GENERAL NOTES:

1. Proposed Development Shown Hereon Is For Single Family Use, R-5 Zone.
2. Proposed Development Located Inside City Limits.
3. A T.I.A. Has Been Submitted To Traffic Dept. For Their Review.

GREEN MOUNTAIN SUBDIVISION
 PRELIMINARY OVERALL DEVELOPMENT PLAN
 SAN ANTONIO • BEXAR COUNTY • TEXAS



KAUFMAN & BROAD
 LAND PLANNING TEAM
 HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT
 4800 Fredericksburg at Loop 410 P.O. Box 5250 Beacom Hill Sta.
 San Antonio, TX 78201 (210) 348-1111



need 8 1/2 x 11
654
yonne

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: _____ Name of POADP: GREEN MOUNTAIN II
Owners: KAUFMAN AND BROAD Consulting Firm: BROWN ENGINEERING
Address: 4800 FREDRICKSBURG RD. Address: 1000 CENTRAL PRWY NORTH
SAN ANTONIO, TEXAS SAN ANTONIO, TEXAS
Phone: 349-1111 Phone: 494-5511
Existing zoning: _____ Proposed zoning: _____

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
Projected # of Phases: 3 Yes No
San Antonio City Limits? Yes No
Council District: _____
Ferguson map grid 519C4

on the north side of Stahl Rd between Green Mt Rd & Ross Oak

Land area being platted:	Lots	Acres
Single Family (SF)	<u>418</u>	<u>95.65</u>
Multi-family (MF)	_____	_____
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 N/A No. _____
Plats associated with this POADP or site? Name N/A No. _____
Name _____ No. _____
Name _____ No. _____

9-7-99 notified adelia@Kaufman & Broad, need new name, G.M. already taken by Dipie (650) she says use G.M. II.

Contact Person and authorized representative:
Print Name: OSCAR DOMINGUEZ Signature: 

Date: _____ Phone: 308-1321 Fax: 979-0072

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DEVELOPING
LAND DEVELOPMENT
SERVICES DIVISION

- 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: _____ Signature: _____

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