



CITY OF SAN ANTONIO

January 7, 2000

Mr. Tom Carter
Pape Dawson Engineers
555 E. Ramsey
San Antonio, TX 78216

Re: Fossil Ridge POADP # 659

Dear Mr. Carter

The City Staff Development Review Committee has reviewed Fossil Ridge Preliminary Overall Area Development Plan # 659. 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. Bexar Co. Public Works will require base flood elevations at the plat level.
- 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. Elizabeth Carol at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais". The signature is fluid and cursive, with a large initial "E" and "M".

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EC

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



CITY OF SAN ANTONIO

December 3, 1999

Mr. Tom Carter
Pape Dawson Consulting Engineers
555 Ramsey
San Antonio, TX 78216

Re: Fossil Ridge POADP

Dear Mr. Carter,

This letter is to clarify staff's position on your Fossil Ridge proposed Preliminary Overall Area Development Plan.

Fossil Ridge is out of an approved and validated POADP, Evans Tract #452. That POADP was accepted on January 20, 1995. A plat out of that POADP, # 960245, was approved on July 10, 1996. The site encompasses 1691 acres located at the northeast corner of Evans Rd. and Bulverde Rd. This plan shows three entrances into the area now identified as Fossil Ridge. One on the north side from proposed Marshall Rd. which traverses the entire POADP. One from Bulverde Rd. on the west side and one from proposed O'Connor Rd. on the east side. In lieu of these three entrance points previously approved, staff will accept the proposed entrance from Evans Rd. but must ask for another entrance from the north as shown in the Evans Rd. Tract POADP. Your POADP cannot be accepted until another access is shown on the plan.

If you have any questions or comments regarding this matter, please contact Ms. J. Jay, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read 'Emil R. Moncivais'.

Emil R. Moncivais AIA, AICP
Director of Planning

EM/JJ

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



CITY OF SAN ANTONIO

November 29, 1999

Mr. Tom Carter
Pape Dawson Consulting Engineers
555 Ramsey
San Antonio, TX 78216

Re: Fossil Ridge POADP

Dear Mr. Carter,

The City Staff Development Review Committee has reviewed Fossil Ridge proposed Preliminary Overall Area Development Plan. The plan cannot be accepted at this time. A fax memo sent to you outlined several concerns addressed by the POADP committee: alignment of O'Connor Rd.; access to other residential developments adjoining this tract; only one entrance to service 158 lots; and, alignment of your entrance with Loma View.

Fossil Ridge is out of an approved and validated POADP, Evans Tract #452. That POADP was accepted on January 20, 1995. A plat out of that POADP, # 960245, was approved on July 10, 1996. The site encompasses 1691 acres located at the northeast corner of Evans Rd. and Bulverde Rd. The plan shows the O'Connor Rd. alignment north of Evans Rd following a creek bed and traversing Lot 4 located at the entrance to your development. This alignment is not feasible due to existing development on the south side of Evans Rd. Therefore, your POADP is correct in not showing this alignment of O'Connor Rd. The Evans Rd. Tract POADP will have to be revised to reflect the correct alignment of O'Connor Rd.

The Evans Rd. Tract POADP does show three entrances into the area now identified as Fossil Ridge. One on the north side from Marshall Rd. which traverses the entire POADP. One from Bulverde Rd. on the west side and one from O'Connor Rd. on the east side. In lieu of these three entrance points previously approved, staff will accept the proposed entrance from Evans Rd. but must ask for another entrance from the north as shown in the Evans Rd. Tract POADP. Your POADP cannot be accepted until another access is shown on the plan.

Public Works has issued a release for Fossil Ridge. They did not indicate they still have concerns with the alignment of your entrance with Loma View on the south side of Evans Rd.

If you have any questions or comments regarding this matter, please contact Ms. J. Jay, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP
Director of Planning

EM/JJ

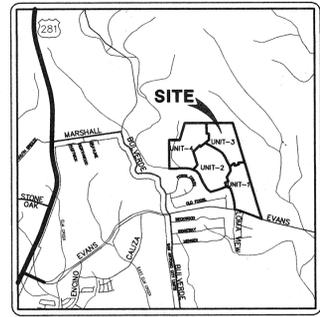
cc: Andrew J. Ballard, P. E., City Engineer

DEVELOPER INFORMATION
 NAME: DENTON DEVELOPMENT CO.
 ADDRESS: 11 LYNN BATTS LN., SUITE 110
 SAN ANTONIO, TX 78218
 TELEPHONE: 210/828-6131

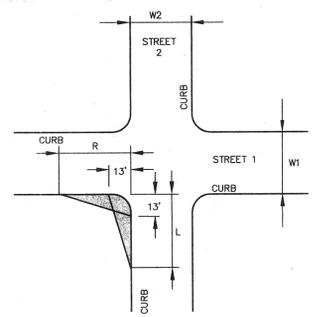
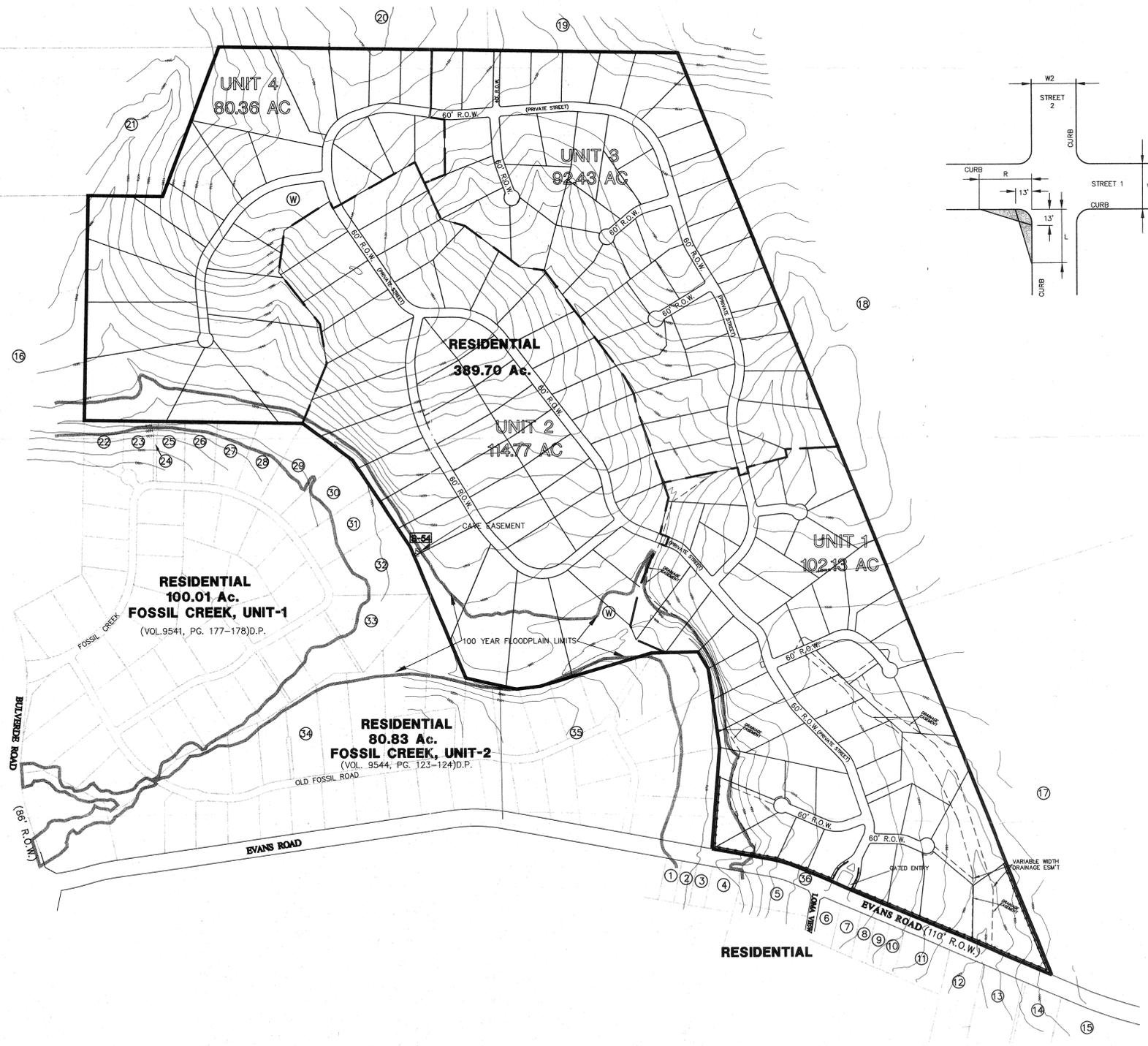
FOSSIL RIDGE SUBDIVISION, P.U.D.

UNIT	USE	SIZE AC.	LOTS NO.	DENSITY Lots/AC	OPEN SPACE AC.	% OPEN
1	SINGLE FAMILY RESIDENTIAL	102.13	49	0.48	89.12	87.26%
2	SINGLE FAMILY RESIDENTIAL	114.77	46	0.40	102.59	88.38%
3	SINGLE FAMILY RESIDENTIAL	92.43	45	0.49	80.46	87.05%
4	SINGLE FAMILY RESIDENTIAL	80.36	22	0.27	74.55	92.77%
TOTAL		389.70	162	0.41	346.72	88.87%

- 1.) ALL FLOODPLAIN AREAS AND DRAINAGE EASEMENTS ARE DESIGNATED AS OPEN SPACE.
- 2.) PHASING SHALL FOLLOW SUBDIVISION UNITS.
- 3.) THIS PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.



LOCATION MAP
(NOT TO SCALE)



CLEAR VISION AREA CALCULATION
 NOT-TO-SCALE

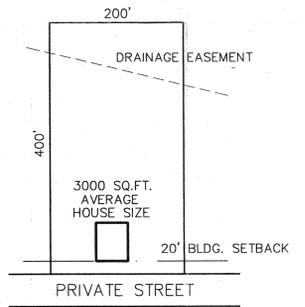
$$R = \frac{0.65(SD_1) - (W1/2 + K_0)}{13 + (SD_1)} - 4$$

$$L = \frac{13(SD_1)}{13 + (SD_1) + K_0} - 4$$

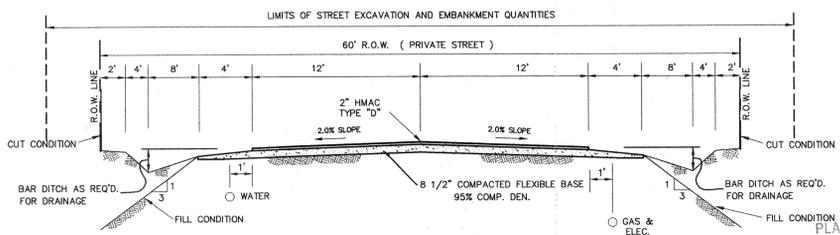
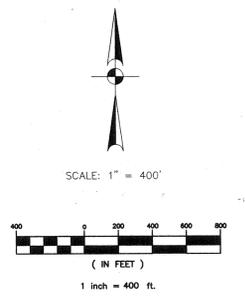
$$R = \frac{0.65(300) - (22/2 + 2)}{13 + (300)} - 4 = 182'$$

$$L = \frac{13(300)}{13 + (300) + 7} - 4 = 122'$$

$$L = \frac{13(300)}{13 + (24/2) + 7} - 4 = 121'$$



TYPICAL LOT DETAIL
NOT-TO-SCALE



TYPICAL STREET SECTION
NOT-TO-SCALE

PLAN HAS BEEN ACCEPTED BY
 COSA *[Signature]*
 1-7-00 (date) 659 (number)
 If no plats are filed, plan will
 expire on 7-7-01
 1st plat filed on _____

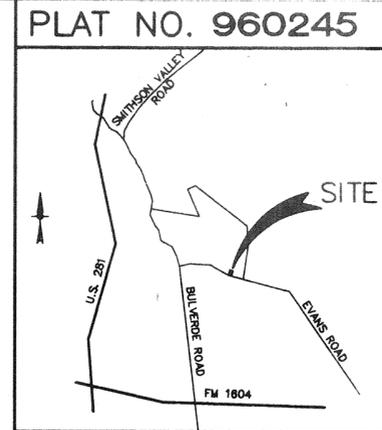
- LEGEND**
- PHASING LINE
 - P.O.A.D.P./P.U.D. LIMITS
 - (X) PROPERTY OWNER INFORMATION
 - (W) SENSITIVE FEATURE - WELL
 - CAVE FOOTPRINT
 - (S-54) SENSITIVE RECHARGE FEATURE (ON SITE)
 - PERIMETER FENCING

REVISIONS:
 12/17/99 UPDATED PER CITY COMMENT

PAPE-DAWSON ENGINEERS
 CIVIL & ENVIRONMENTAL
 SAN ANTONIO TEXAS 78216
 210-375-9000
 555 EAST RAMSEY

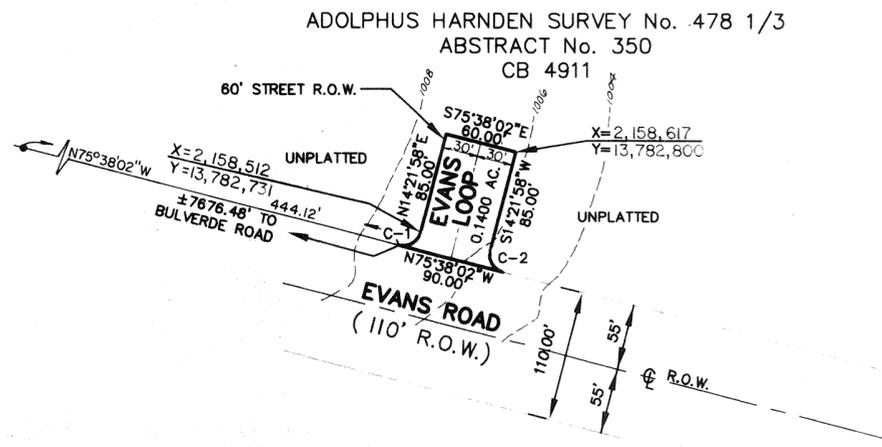
FOSSIL RIDGE SUBDIVISION
P.O.A.D.P./ P.U.D.

JOB NO. 4516-04
 DATE AUGUST 1999
 DESIGNER SEY
 CHECKED BC DRAWN RJA
 SHEET 1 OF 1



CURVE	RADIUS	LENGTH	TANGENT	DELTA
C-1	15.00'	23.56'	15.00'	90°00'00"
C-2	15.00'	23.56'	15.00'	90°00'00"

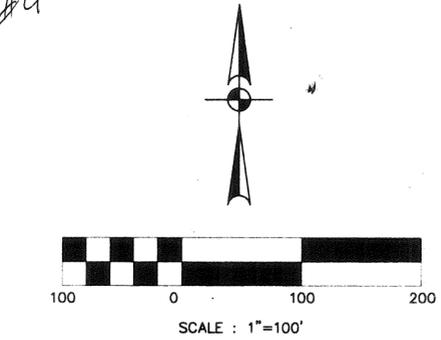
Plat that validates Evans Rd Tract POADP #452



WASTEWATER EDU NOTE
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.



- NOTES:
1. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE FOUND IN THE EVANS ROAD R.O.W.
 2. THE BASIS OF BEARINGS IS THE EVANS ROAD R.O.W.
 3. ALL 1/2" IRON RODS SET WITH A YELLOW CAP MARKED "PAPE-DAWSON" UNLESS OTHERWISE NOTED.

PAPE-DAWSON ENGINEERS
 CIVIL & ENVIRONMENTAL ENGINEERS
 SAN ANTONIO TEXAS 78217
 9310 BROADWAY, BUILDING II 210-824-9484

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Stephen A. Kacmar
 REGISTERED PROFESSIONAL ENGINEER



SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 17th DAY OF JUNE A.D. 19 96

Richard Olivarez
 NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER *Robert A. Reeh*
 DULY AUTHORIZED AGENT



STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT A. REEH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF JUNE A.D. 19 96

Richard Olivarez
 NOTARY PUBLIC
 BEXAR COUNTY, TEXAS



SUBDIVISION PLAT OF EVANS - NORTH LOOP SUBDIVISION

A 0.1400 ACRE TRACT OF LAND BEING OUT OF A 1623.189 ACRE TRACT AS RECORDED IN VOLUME 3041, PAGE 979 OF THE REAL PROPERTY RECORDS IN BEXAR COUNTY, TEXAS AND BEING OUT OF THE ADOLPHUS HARNDEN SURVEY No. 478 1/3, ABSTRACT No. 350, COUNTY BLOCK NO. 4911.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONER'S COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONER'S COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMANCE WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONER'S COURT.

ON THIS, THE _____ DAY OF _____, 1996.

ATTESTED:

COUNTY CLERK _____ COUNTY JUDGE _____
 BEXAR COUNTY, TEXAS BEXAR COUNTY, TEXAS

THIS PLAT OF _____ EVANS - NORTH LOOP SUBDIVISION _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 19 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Stephen A. Kacmar
 REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 17th DAY OF JUNE A.D. 19 96

Richard Olivarez
 NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
 BY: _____, DEPUTY

L:\PUSER\3538\00\DESIGN\PLAT.DWG

659



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 UDC and must be certified to contain the following:

Date Submitted: 09/01/99 Name of POADP: Fossil Ridge Subdivision

Owners: Denton Development Co. Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 11 Lynn Batts Ln., #100 Address: 555 East Ramsey
San Antonio, TX San Antonio, TX

Zip Code: 78218 Zip Code: 78216

School District: Northeast ISD Phone: (210) 375-9000

Existing zoning: Bexar County Proposed zoning: Bexar County

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
 Projected # of Phases: 4 Yes No
 San Antonio City Limits? Yes No
 Council District: N/A
 Ferguson map grid 484 B2:D5

on the north side of Guano @ Lorna View

Land area being platted:	Lots	Acres
Single Family (SF)	<u>158</u>	<u>389.70</u>
Multi-family (MF)	_____	_____
Commercial and non-residential	_____	_____

Is there a previous POADP for this Site? Name Part of: 452 Evans Rd Tract No. 1-20-95

Is there a corresponding PUD for this site? Name Fossil Ridge Subdivision No. ~~Pending~~ WK6. 99-026

Plats associated with this POADP or site? Name _____ No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Bill Classen, P.E. (c/o Pape-Dawson) Signature: Bill Classen

Date: 09/01/99 Phone: (210) 375-9000 Fax: (210) 375-9010



- 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, 8½ x 11 reduction with six full size copies of the POADP map, all full size 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; N/A
- TIA requirements must be met prior to acceptance of a POADP, contact Fernando DeLeon @ (210) 207-7501; **Pending**
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @ 207-7102; **Pending**
- the POADP does not does 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 not is 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;
- List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.

Evans Road
Proposed O'Connor
Proposed Stone Oak

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: Bill Classen

Signature: *Bill Classen*

If you have any questions please call Elizabeth Carol at 207-7900
APPLICATION REVISED June 4, 1999