CITY OF SAN ANTONIO

January 21, 2000

Oscar Dominguez
Kaufman & Broad
4800 Fredricksburg Road
San Antonio, TX 78229

Re: Villas at Ingram Hills POADP # 661

Dear Mr. Dominguez,

The City Staff Development Review Committee has reviewed Villas at Ingram Hills Subdivision Preliminary Overall Area Development Plan # 661. 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.

- 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.

- The Engineering and Traffic Division has conducted numerous traffic studies within this area. Due to inadequate connectivity between Grissom and Wurzbach, recommendations are towards a 60 ft. right-of-way dedication on the west portion of this development in order for future connection of Crystal Run into Shadow Mist. For additional information about these requirements you can contact Public Works at 207-7587.

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

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,

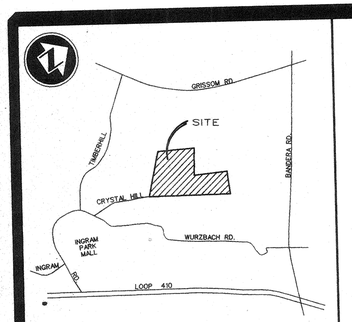
Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

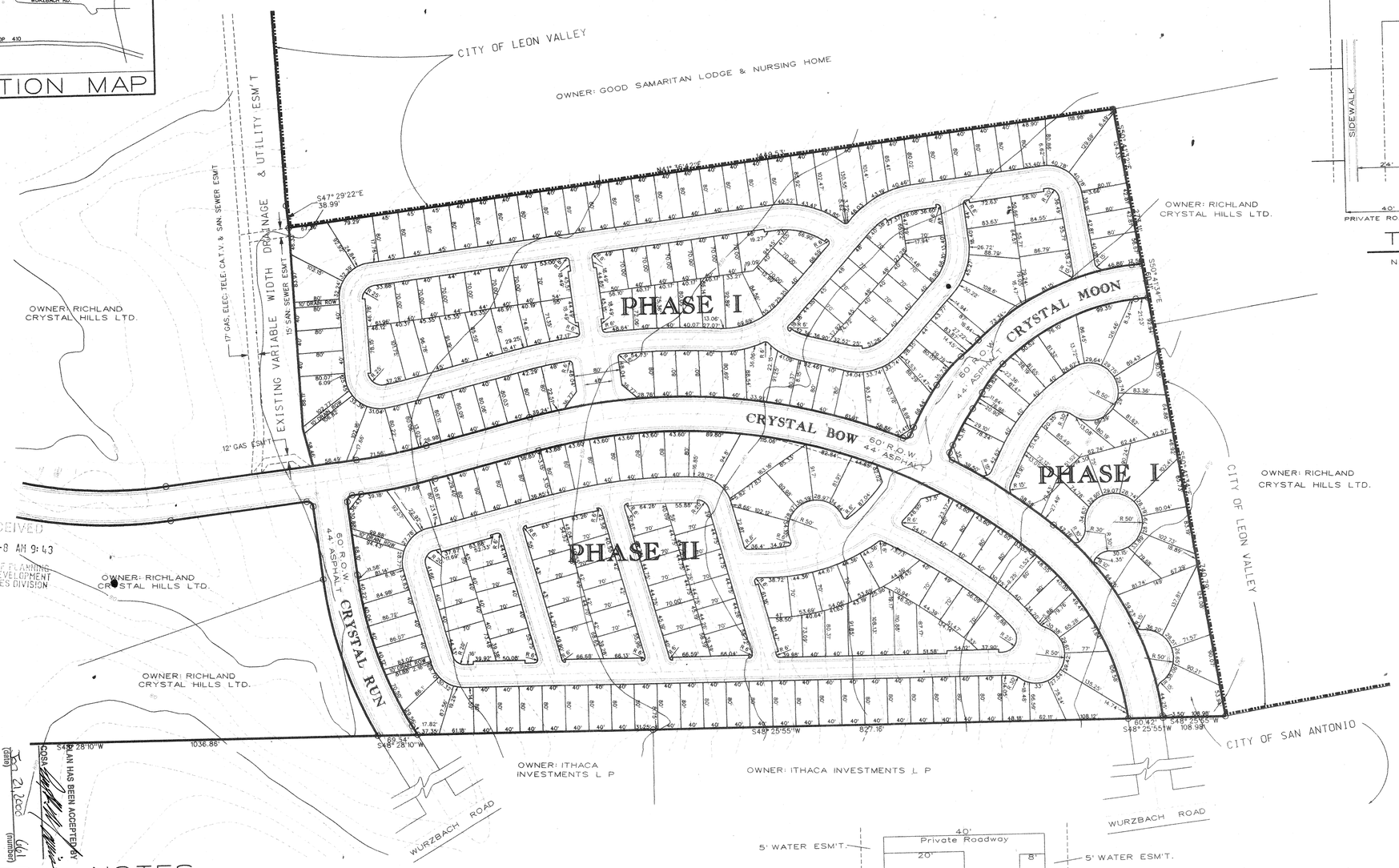
cc: Andrew J. Ballard, P. E., City Engineer

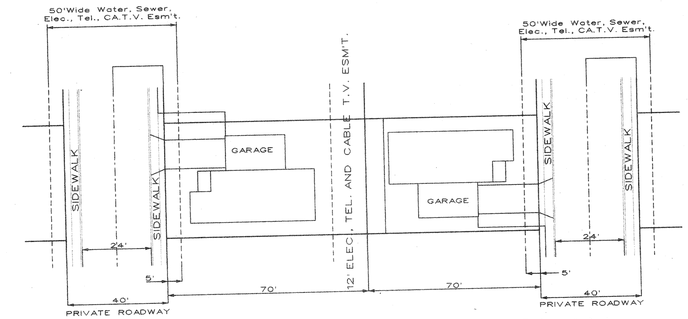
Legal Description:

Being 29.812 Acres of Land in N.C.B. 18089, out of The Henry Klappenberg Survey No.193, Abstract No.399, County Block 4424, San Antonio, Bexar County, Texas.



LOCATION MAP





TYPICAL LOT SITE PLAN

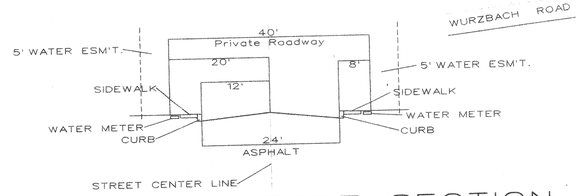
N.T.S.

PHASE I

TOTAL ACRES: 16.908 AC.
TOTAL LOTS: 142 @ 40'
DENSITY: 8.4

PHASE II

TOTAL ACRES: 12.904 AC.
TOTAL LOTS: 112 @ 40'
DENSITY: 8.7



TYPICAL STREET SECTION

N.T.S.

LAND USE

ZONING CLASSIFICATION: P-1, R-7
MAXIMUM DENSITY ALLOWED: 12 UNITS PER ACRE
PROPOSED DENSITY: 8.5 UNITS PER ACRE
PROPOSED OPEN SPACE RATIO: 61%
REQUIRED OPEN SPACE RATIO: 35%
TOTAL LAND AREA: 1,298,611 Square Feet
DRIVEWAY AREA: 60,960 Square Feet
FLOOR AREA: 260,096 Square Feet
TOTAL IMPERVIOUS COVER: 503,860 Square Feet
STREET RIGHT OF WAYS: 182,804 Square Feet
TOTAL PROPOSED OPEN SPACE: 794,751 Square Feet
TOTAL OPEN SPACE REQUIRED: 454,514 Square Feet
TOTAL NUMBER OF LOTS: 254 Lots

RECEIVED
99 DEC -8 AM 9:43
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

COSA PLAN HAS BEEN ACCEPTED BY
Jan 21 2000 (date)
661 (number)
If no plats are filed, plan will expire
On July 22, 2001
1st plat filed on

GENERAL NOTES

1. GARAGE BUILDING SETBACK LINE TO BE A MINIMUM OF 20 FT. FROM EDGE OF CURB OR BACK OF SIDEWALK.
2. A 3 FT. WIDE SIDEWALK TO BE PROVIDED FOR PEDISTRIAN ACCESS.
3. BUILDING SETBACK AND YARD AREA REQUIREMENTS WILL BE AS SHOWN IN UNIFIED DEVELOPMENT CODE, SECTION 35-2105, DATED 1993 FOR THE CITY OF SAN ANTONIO.
4. STREET CONSTRUCTION TO CONFORM TO CITY OF SAN ANTONIO SPECIFICATIONS FOR LOCAL TYPE "A" STREETS, EXCEPT FOR PARKWAY AND PAVING WIDTH DIMENSIONS.
5. CLEAR VISION AREA TO FOLLOW REQUIREMENTS, SECTION 35.G101, UNIFIED DEVELOPMENT CODE, DATED 1993, FOR CITY OF SAN ANTONIO.
6. STREET NAMES WILL BE ADDED TO SUB'D. PLAT, ONCE STREET NAMES ARE APPROVED.
7. SIDEWALKS WILL BE INSTALLED ALONG CRYSTAL BOW AND CRYSTAL MOON, 4' WIDE AND A MIN. OF 2' FROM EXISTING CURB.

THE VILLAS AT INGRAM HILLS

PLANNED UNIT DEVELOPMENT • P.O.A.D.P.

SCALE: 1":100'
DATE: 10/19/99

KB 2000

KAUFMAN & BROAD
LAND PLANNING TEAM
HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT
4800 Fredericksburg at Loop 410 San Antonio, Tx. 78201
P.O. Box 5250 Beacon Hill Sta. (210) 349-1111 FAX (210) 979-0072

#661

FILE:usr/rick/temp/chpud.dgn

CITY OF SAN ANTONIO RECEIVED

99 DEC -8 AM 9:43

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: THE VILLAS AT INGRAM HILLS

Owners: KAUFMAN AND BROAD Consulting Firm: P.C.I. INC.

Address: 4800 FREDRICKSBURG RD. Address: 1603 BABCOCK RD SUITE 260

SAN ANTONIO, TEXAS SAN ANTONIO, TEXAS 78229

Phone: 349-1111 Phone: 349-3273

Existing zoning: PI-R7 Proposed zoning: N/A

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☑ No

Projected # of Phases: 2 ☑ Yes ☐ No

San Antonio City Limits? ☑ Yes ☐ No

Council District: 8

Ferguson map grid 45580

Land area being platted:	Lots	Acres
Single Family (SF)	254	29.812
Multi-family (MF)	N/A	N/A
Commercial and non-residential	N/A	N/A

Is there a previous POADP for this Site? ~~Name~~ NO 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. _____

Contact Person and authorized representative:

Print Name: OSCAR DOMINGUEZ Signature: Oscar Dominguez

Date: 11/22/99 Phone: 308-1321 Fax: 979-0072

☑ 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 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;

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