CITY OF SAN ANTONIO

March 16, 2000

Stephen K. Collins, P.E.
Gray Jansing & Assoc., Inc.
8217 Shoal Creek Blvd., Suite 200
Austin, TX 78757

Re: Shadow Canyon POADP # 663 -B

Dear Mr. Collins,

The City Staff Development Review Committee has reviewed Shadow Canyon Subdivision Preliminary Overall Area Development Plan # 663-B. 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 County Public Works may 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: floodplains, drainage areas and open space.

- I would encourage you to work closely with the school district, so that they can plan accordingly.

- A one foot non-access easement will be required along Bandera Road, except at the gated entrance of this community.

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

PLAN HAS BEEN ACCEPTED BY
COS
March 16, 2000 (date) 663B (number)
If no plats are filed, plan will expire
On Sept 15, ~~2000~~ 2001
1st plat filed on

PLANNED UNIT DEVELOPMENT / PRELIMINARY OVERALL AREA DEVELOPMENT PLAN OF SHADOW CANYON SUBDIVISION

LEGEND

- PUD BOUNDARY
- POADP BOUNDARY
- PROPOSED PHASING
- PROPERTY OWNED AND GRANTED AND TO GEORGE S. HAWN PER SPECIAL WARANTY DEED VOL. 7863, PGS. 0644–0654
- (G) GATED ENTRY; REFER TO GATED ENTRY DETAIL

NOTES:

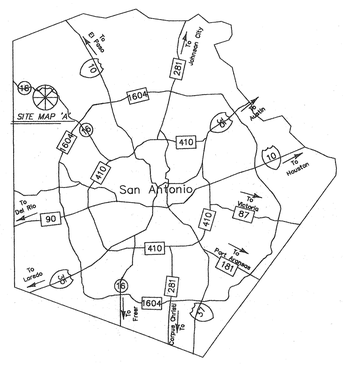
1) ALL PREVIOUSLY FILED PLATS WITHIN THE BOUNDARY LINE WILL BE VACATED AND NEW PLATS WILL BE FILED.
2) SHADOW CANYON IS TO BE A PRIVATE STREET. THE PUBLIC UTILITY, DRAINAGE, & ACCESS EASEMENT IS TO BE VARIABLE WIDTH (50 FEET MINIMUM).
3) A 1' NON–ACCESS EASEMENT IS TO BE DEDICATED ADJACENT TO STATE HWY. 16, WITHIN LOT 1, BLOCK 21, AND LOT 1, BLOCK 22.
4) LOT 1 AND LOT 2, BLOCK 21, AND LOT 1 AND LOT 4, BLOCK 22 ARE TO BE DEDICATED AS GREENBELTS.

N

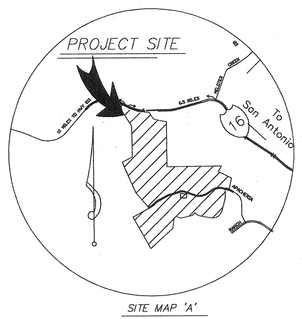
SCALE: 1" = 300

0′ 300′ 600′ 900′ 1200′ 1500′

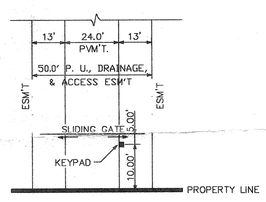
GRAPHIC SCALE IN FEET



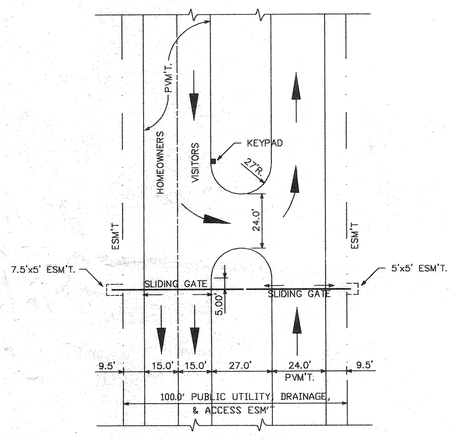
BEXAR COUNTY
NTS



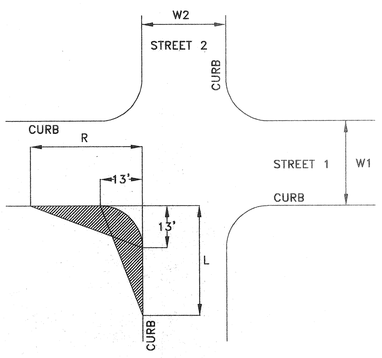
SITE MAP 'A'
NTS



APACHERIA
GATED ENTRY DETAIL
N.T.S.



SHADOW CANYON
GATED ENTRY DETAIL
N.T.S.



CLEAR VISION AREA CALCULATION

RIGHT CLEAR VISION AREA LENGTH
12' SINGLE LANE
$R = 0.65\ (ISD_2) - 2$
$= 0.65\ (300) - 2$
$= 193'$

22' DOUBLE LANE
$R = 0.65\ (ISD_2) - (W1/2 + KA)$
$= 0.65\ (300) - (22/2 + 2)$
$= 182'$

LEFT CLEAR VISION AREA LENGTH
22' DOUBLE LANE

$$L = \frac{13\ (ISD)}{13 + (W1/2) + KA} - 4$$

$$= \frac{13\ (300)}{13 + (22/2) + 7} - 4$$

$= 122'$

SHADOW CANYON SUBD. UNIT ONE–A

OPEN SPACE RATIO TABLE			
AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	766,220	17.59	N/A
BUILDING COVERAGE AREA	23,400	0.54	3.1
OTHER (STREETS)	71,239	1.64	9.3
OPEN SPACE	671,581	15.41	87.6

NUMBER OF SINGLE FAMILY RESIDETIAL LOTS 9
AVERAGE HOME SIZE (SQ. FT.) 2,600
DENSITY (SINGLE FAMILY UNITS PER ACRE) 0.51

SHADOW CANYON SUBD. UNIT ONE–B

OPEN SPACE RATIO TABLE			
AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	1,138,555	26.14	N/A
BUILDING COVERAGE AREA	46,800	1.07	4.1
OTHER (STREETS)	150,003	3.44	13.2
OPEN SPACE	941,752	21.62	82.7

NUMBER OF SINGLE FAMILY RESIDETIAL LOTS 18
AVERAGE HOME SIZE (SQ. FT.) 2,600
DENSITY (SINGLE FAMILY UNITS PER ACRE) 0.68

SHADOW CANYON SUBD. UNIT TWO

OPEN SPACE RATIO TABLE			
AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	1,291,271	29.64	N/A
BUILDING COVERAGE AREA	65,000	1.49	5.0
OTHER (STREETS)	142,418	3.27	11.0
OPEN SPACE	1,083,853	24.88	83.9

NUMBER OF SINGLE FAMILY RESIDETIAL LOTS 25
AVERAGE HOME SIZE (SQ. FT.) 2,600
DENSITY (SINGLE FAMILY UNITS PER ACRE) 0.84

SHADOW CANYON UNIT THREE

OPEN SPACE RATIO TABLE			
AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	11,155,427	256.09	N/A
BUILDING COVERAGE AREA	514,800	11.82	4.6
OTHER (STREETS)	852,216	19.56	7.6
OPEN SPACE	9,788,264	224.71	87.7

NUMBER OF SINGLE FAMILY RESIDETIAL LOTS 198
AVERAGE HOME SIZE (SQ. FT.) 2,600
DENSITY (SINGLE FAMILY UNITS PER ACRE) 0.77

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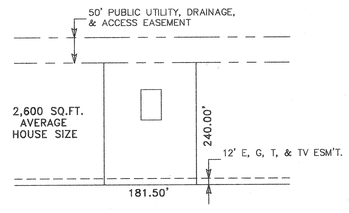
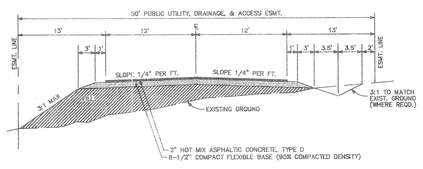
DEVELOPMENT MANAGEMENT DIVISION



TYPICAL LOT DETAIL
N.T.S.



TYPICAL STREET CROSS SECTION
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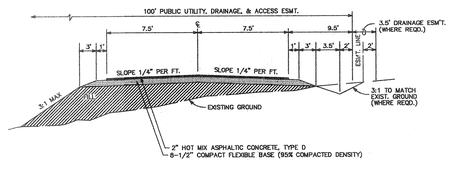

2–15' DIVIDED LANES
TYPICAL STREET CROSS SECTION
N.T.S.

MAR 2000
Released
Gray-Jansing & Associates

PROJECT NO:	1360–8194–95	DESIGNED BY:	KJK
FILE NO:	8194–POADP.DWG	DRAWN BY:	KRS
DATE:	MARCH 14, 2000	CHECKED BY:	KJK
SCALE:	1" = 300'	REVISED BY:	

GRAY • JANSING & ASSOCIATES, INC.
Consulting Engineers
8217 Shoal Creek Blvd., Suite 200
Austin, Texas 78757–7592
(512)452–0371 FAX(512)454–9933

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: 02/09/2000

Name of POADP: Shadow Canyon

Owners: Thomas E. Dreiss

Consulting Firm: Gray Jansing & Assoc., Inc.

Address: 2611 N. Loop 1604 West, Suite 201

Address: 8217 Shoal Creek Blvd, Ste 200

Zip Code: San Antonio, TX 78258

Zip Code: Austin, TX 78757

School District: Northside I.S.D.

Phone: (512) 452-0371

Existing zoning: N/A

Proposed zoning: N/A

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	511	

Land area being platted:

	Lots	Acres
Single Family (SF)	250	329.46
Multi-family (MF)		
Commercial and non-residential		

Is there a previous POADP for this Site? Name San Antonio Ranch No. 297

Is there a corresponding PUD for this site? Name Shadow Canyon (Submitted Concurrently) No.

Plats associated with this POADP or site? Name Shadow Canyon Unit One-A No. 990482

Name No.

Name No.

RECEIVED
00 FEB 14 PM 3:11
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Contact Person and authorized representative:

Print Name: Stephen K. Collins, PE Signature: Stephen K. Collins

Date: 02/09/2000 Phone: (512) 452-0371 Fax: (512) 454-9933

☒ 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, 8 ½ 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;

☒ TIA requirements must be met prior to acceptance of a POADP, contact Fernando DeLeon @ (210)207-7501;

☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;

☒ 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 Friesenhahen @ (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 Thourfares that are adjacent to the property or included with in the boundaries.

Bandera Road (State Hwy. 16)

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: Stephen K. Collins, PE Signature: Stephen K. Collins

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

APPLICATION REVISED June 4, 1999