CITY OF SAN ANTONIO

February 11, 2000

Steven E. Hanan
Vice President
W. F. Castella & Assoc.
6800 Park Ten Blvd., Suite 180 South
San Antonio, TX 78213

Re: Saddlebrook Farms POADP # 667

Dear Mr. Hanan,

The City Staff Development Review Committee has reviewed Saddlebrook Farms Subdivision Preliminary Overall Area Development Plan # 667. 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.

- 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.

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7011 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.

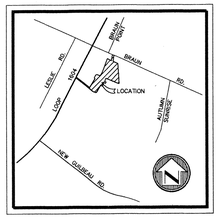
If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais, AIA, AICP
Director of Planning

EM/EAC

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

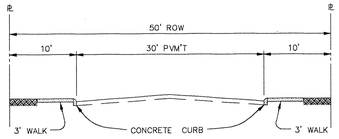


LOCATION MAP

GRAPHIC SCALE

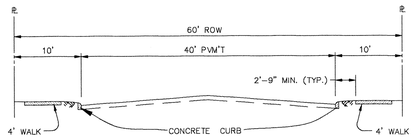
100 0 50 100 200

1 inch = 100 ft.



TYPICAL LOCAL "A" STREET

NOT TO SCALE



TYPICAL LOCAL "B" STREET

NOT TO SCALE

- 124 RESIDENTIAL UNITS
- TOTAL AREA 25.28 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P - I) R - I
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 4.90 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 63%

4.05 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
1.23 ACRES	DRIVEWAYS (16' X 27')
+ 4.21 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 1480 SF)
9.49 ACRES	OCCUPIED SPACE
25.28 ACRES	TOTAL AREA
- 9.49 ACRES	OCCUPIED SPACE
15.79 ACRES	OPEN SPACE

15.79 / 25.28 = 0.63 OPEN SPACE RATIO

100 x 0.67 = 63% PERCENTAGE OF OPEN SPACE

NOTES:

1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. PEDESTRIAN ACCESS (3' SIDEWALKS) WILL BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
3. ALL LOCAL "A" AND LOCAL "B" STREETS WITHIN UNITS 1 & 2 ARE PUBLIC STREETS.
4. NO PORTION OF THE PROPERTY SHOWN IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS INDICATED ON FIRM PANEL NO. 48029C0241 E AND PANEL NO. 48029C0243 E, BEXAR COUNTY, TEXAS, EFFECTIVE DATE: FEBRUARY 16, 1996.

CLEAR VISION AREA

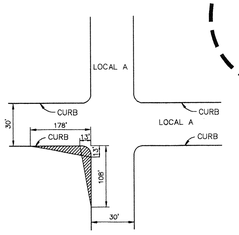
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A RIGHT-EQUATION D

L=13 (ISD)/(13+[W/2]+K_A)-4 = 108 FT.

R=0.65 (ISD) - (W/2+K_D) = 178 FT.

ISD=300 FT. W=30 FT. K_A=7 K_D=2



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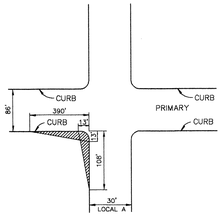
CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A RIGHT-EQUATION D

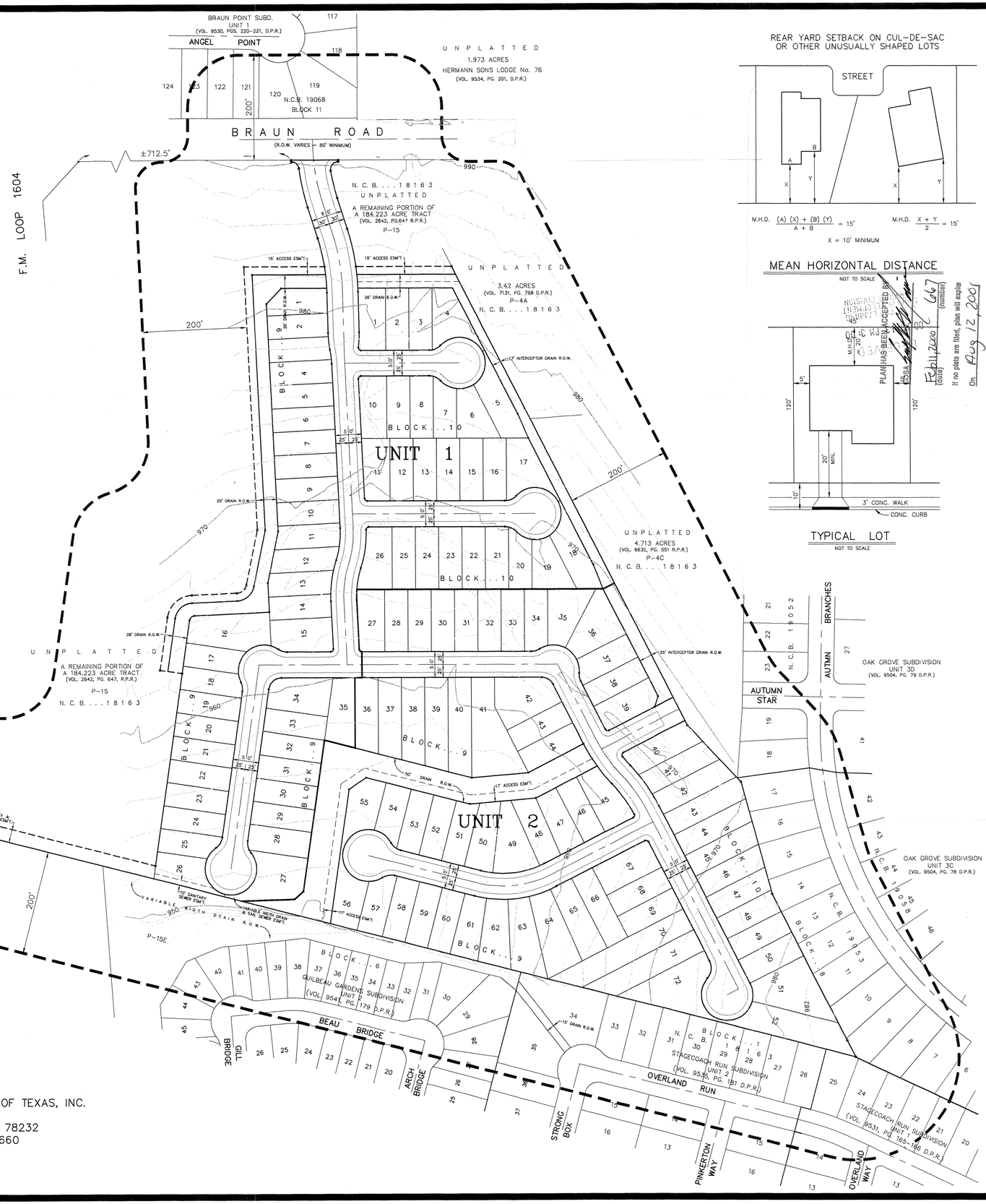
L=13 (ISD)/(13+[W/2]+K^A)-4 = 108 FT.

R=0.65 (ISD) - (W/2+K^D) = 390 FT.

ISD(1)=300 FT. W=30 FT. K^A=7 K^D=2

ISD(2)=625 FT.





REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS

M.H.D. $\frac{(A)(X) + (B)(Y)}{A + B}$ = 15' M.H.D. $\frac{X + Y}{2}$ = 15'

X = 10' MINIMUM

MEAN HORIZONTAL DISTANCE

NOT TO SCALE

TYPICAL LOT

NOT TO SCALE

PLAN HAS BEEN ACCEPTED BY (number) 467

Feb 11 2000 (date)

If no plats are filed, plan will expire

On Aug 12 2001

1st plat filed on

DEVELOPER:

CONTINENTAL HOMES OF TEXAS, INC.
14206 NORTHBROOK
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2660

P.U.D. & P.O.A.D.P. PLAN for SADDLEBROOK FARMS

A TCB INC. Company

W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210)734-5351

REVISIONS:
11/12/99 - ROW WIDTHS
1/05/00 - ADDED FUTURE AUTUMN STAR STUB

JOB NO.	46694.00
FILE:	~
DATE:	11/04/99
DESIGN:	~
DRAWN:	B.C.
CHECKED:	B.A.C.
SHEET	1 OF 1

G:\Land Development\Braun Road\dwg\SADDLE-PUD.dwg Wed Jan 12 12:32:04 2000 BY:BRI.NIX