



CITY OF SAN ANTONIO

June 2, 2000

Nathaniel H. Hardy, P.E.

Pape Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Carlson Park

POADP # 672

Dear Mr. Hardy,

The City Staff Development Review Committee has reviewed Carlson Park Subdivision Preliminary Overall Area Development Plan # 671. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

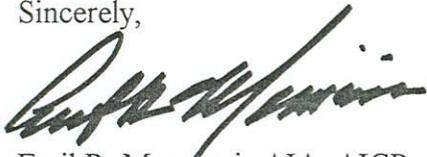
- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process. Bexar County Public Works may require base flood elevations at the plat level.
- In consideration of public safety and convenience, excessive grades by reason of topography should 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: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Hardy
Page 2
January 21, 2000

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 regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais". The signature is fluid and cursive, written over a horizontal line.

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH.Jr

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

CARLSON PARK

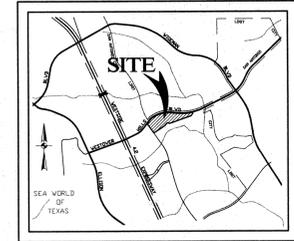
27.25 ACRES

WATER SUPPLY - SAN ANTONIO WATER SYSTEM
 SANITARY SEWER - SAN ANTONIO WATER SYSTEM
 GAS & ELECTRIC - CITY PUBLIC SERVICE

DEVELOPER (PHASE I):
 RYAN COMPANIES US, INC.
 AGENT: COLLIN BARR
 700 INTERNATIONAL CENTRE
 900 SECOND AVENUE SOUTH
 MINNEAPOLIS, MN 55402-3387
 PHONE: (612) 336-1200
 FAX: (612) 337-5552

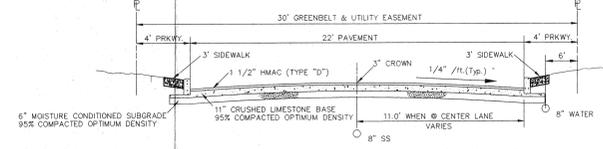
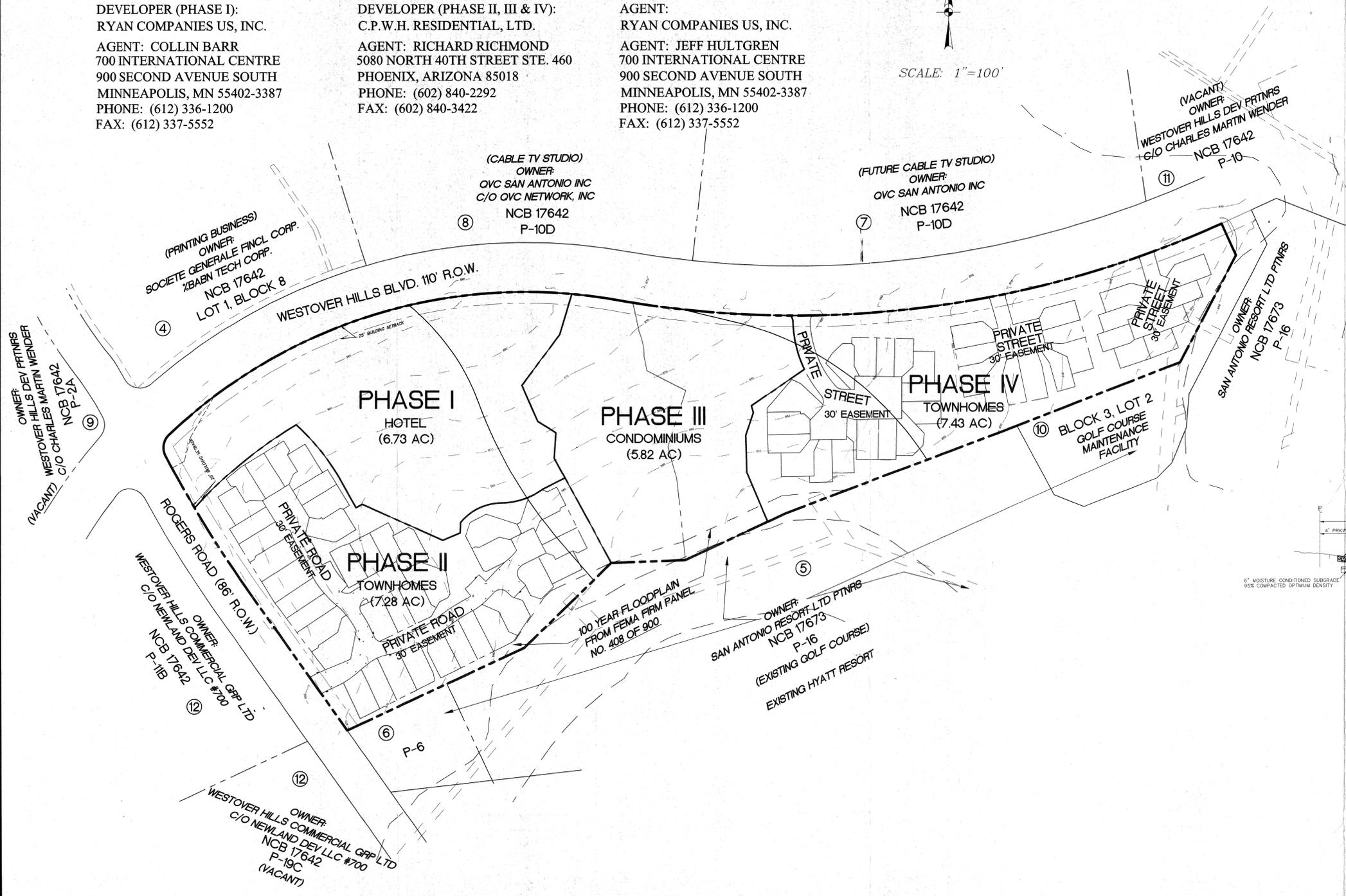
DEVELOPER (PHASE II, III & IV):
 C.P.W.H. RESIDENTIAL, LTD.
 AGENT: RICHARD RICHMOND
 5080 NORTH 40TH STREET STE. 460
 PHOENIX, ARIZONA 85018
 PHONE: (602) 840-2292
 FAX: (602) 840-3422

AGENT:
 RYAN COMPANIES US, INC.
 AGENT: JEFF HULTGREN
 700 INTERNATIONAL CENTRE
 900 SECOND AVENUE SOUTH
 MINNEAPOLIS, MN 55402-3387
 PHONE: (612) 336-1200
 FAX: (612) 337-5552



LOCATION MAP
 N.T.S.

SCALE: 1"=100'



TYPICAL PRIVATE STREET SECTION

PLAN HAS BEEN ACCEPTED BY
 COSA *[Signature]*
 6-2-00 672
 (DATE) (PROJECT)
 If no plate was filed, plan will expire
 On 12-2-01
 1/2\"/>

RECEIVED
 00 MAY 24 PM 3:13
 CIVIL ENGINEERING
 EAST WILSON
 SAN ANTONIO, TEXAS

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
 FILE NO. _____

JOB NO. 4567-07
 DATE MAY 2000
 DESIGNER EEM
 CHECKED NH DRAWN ATR
 SHEET 1 OF 1

This document is released for BIDDING PURPOSES ONLY under the authorization of Dennis R. Rich P.E. #67109 on Apr. 26, 2000. This document is not to be used for CONSTRUCTION.

M:\4567\01\DESIGN\CIVIL\PO4567A1 (4/27/00)

REVISIONS

PAPE-DAWSON ENGINEERS
 505 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.8070
 FAX: 210.375.8070



CITY OF SAN ANTONIO POADP APPLICATION

RECEIVED
00 MAY 24 PM 3:12

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: _____ Name of POADP: Carlson Park

Owners: Ryan Companies US Inc. Consulting Firm: Pape-Dawson Engineers, Inc.
700 International Centre

Address: 900 Second Avenue South Address: 555 East Ramsey

Zip Code: Minneapolis, MN 55402-3387 Zip Code: San Antonio, TX 78216

School District: Northside Phone: (210) 375-9000

Existing zoning: B-3 Proposed zoning: P-1, R-6 & B-2 (some existing B-3 will remain)

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: 6
 Ferguson map grid 578 D7

Land area being platted:	Lots	Acres
Single Family (SF)	<u>74</u>	<u>14.71</u>
Multi-family (MF)	<u>2</u>	<u>5.82</u>
Commercial and non-residential	<u>1</u>	<u>6.73</u>

Is there a previous POADP for this Site? Name Westover Hills No. 110

Is there a corresponding PUD for this site? Name -0- No. -0-

Plats associated with this POADP or site? Name Hyatt-San Antonio Resort Unit-2 No. 910138

Name BABN Subdivision No. 960270

Name QVC San Antonio Subd. No. 920051

Contact Person and authorized representative:

Print Name: Nathaniel H. Hardy, P.E.

Signature: *Nathaniel H. Hardy*

Date: 11 May 2000

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;
- 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 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.

Westover Hills Blvd. 110' R.O.W.

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: Nathaniel H. Hardy, P.E.

Signature: _____



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

APPLICATION REVISED June 4, 1999