



# CITY OF SAN ANTONIO

July 7, 2000

Jon Adame, P.E.

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

Re: Carriage Hills

POADP # 673

Dear Mr. Adame,

The City Staff Development Review Committee has reviewed Carriage Hills Subdivision Preliminary Overall Area Development Plan # 673. 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. Adame  
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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. All Platting will have to comply with the UDC, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

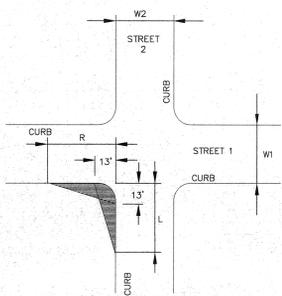
Sincerely

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

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/MH. Jr

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

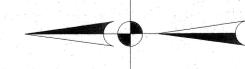


- NOTES:**
1. WATER SERVICE TO BE PROVIDED BY SAWS
  2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
  3. GAS AND ELECTRIC TO BE PROVIDED BY CPS
  4. TELEPHONE SERVICE TO BE PROVIDED BY S.W.B. TELE
  5. CATV SERVICE TO BE PROVIDED BY TIME WARNER CABLE
  6. ALL ACRES SUBJECT TO CHANGE WITHOUT NOTICE
  7. ALL GREENBELTS ARE DESIGNATED AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, AND CATV EASEMENTS.
  8. DEZAVALA WILL BE DESIGNATED AS A PUBLIC STREET AND SHALL BE MAINTAINED BY THE CITY OF SAN ANTONIO.
  9. ALL STREETS WITHIN RESIDENTIAL DEVELOPMENT WILL BE PRIVATE AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

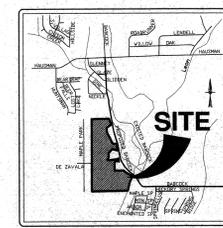
**NOTE:**  
ALL STREETS WITHIN THE PUD PLAN ARE LOCAL TYPE A UNLESS OTHERWISE NOTED

**LEGEND:**

- PUD/POADP
- ① PROPERTY OWNER INFORMATION
- 8' HIGH PERIMETER FENCE



SCALE: 1"=100'



**CLEAR VISION AREA CALCULATION**

NOT-TO-SCALE

$$R = 0.65(100) - (W1/2 + K_1)$$

$$L = \frac{13(100)}{13 + W1/2 + K_1} - 4$$

$$R = 0.65(200) - (30/2 + 2) = 178'$$

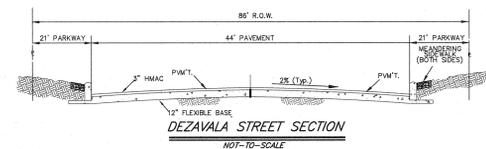
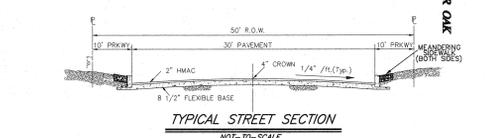
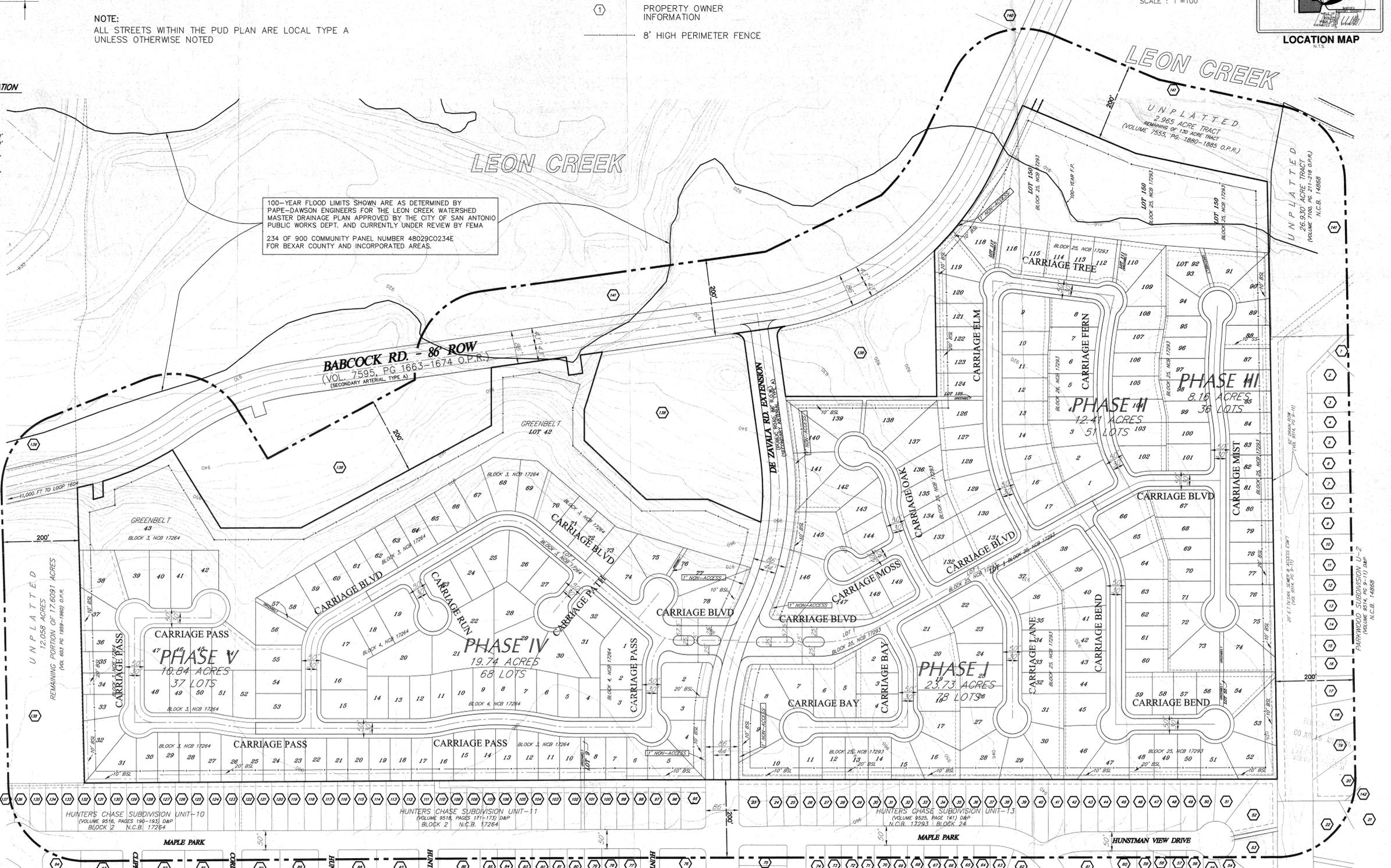
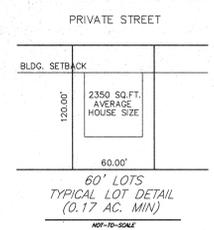
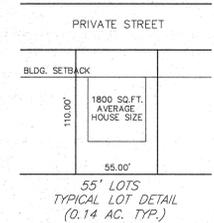
$$L = \frac{13(200)}{13 + (30/2) + 2} = 180'$$

$$R = 0.65(300) - (40/2 + 2) = 178'$$

$$L = \frac{13(300)}{13 + (40/2) + 2} = 178'$$

100-YEAR FLOOD LIMITS SHOWN ARE AS DETERMINED BY PAPE-DAWSON ENGINEERS FOR THE LEON CREEK WATERSHED MASTER DRAINAGE PLAN APPROVED BY THE CITY OF SAN ANTONIO PUBLIC WORKS DEPT. AND CURRENTLY UNDER REVIEW BY FEMA

234 OF 300 COMMUNITY PANEL NUMBER 48029C0234E FOR BEXAR COUNTY AND INCORPORATED AREAS.



**OPEN SPACE TO RATIO AND DENSITY TABLE**

AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	3,281,400	75.33	N/A
BUILDING COVERAGE AREA	545,950	12.53	16.6
OTHER (STREET PAVEMENT)	431,200	9.90	13.1
OPEN SPACE	2,304,250	52.90	70.2

NUMBER OF RESIDENTIAL LOTS	270
55' LOTS	161
60' LOTS	109
AVERAGE HOME SIZE (SQ. FT.)	2022
DENSITY (SINGLE FAMILY UNITS PER ACRE)	3.58

DEVELOPER:  
CENTEX REAL ESTATE

AGENT: LLOYD A. DENTON, JR.  
11 LYNN BATTIS LN., SUITE 100  
SAN ANTONIO, TEXAS 78218  
PHONE: 210.828.6131  
FAX: 210.828.6137



**CARRIAGE HILLS**  
**PUD / POADP PLAN**

DATE: MAY 26, 2000

POADP NO. \_\_\_\_\_ APPROVAL DATE: \_\_\_\_\_

PUD NO. \_\_\_\_\_ APPROVAL DATE: \_\_\_\_\_

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# 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: 4/26/00 Name of POADP: Carriage Hills  
 Owners: Centex Real Estate  
c/o Denton Development Consulting Firm: Pape-Dawson Engineers, Inc.  
 Address: 11 Lynn Bates Ln #110 Address: 555 East Ramsey  
 Zip Code: 78218 Zip Code: 78216  
 School District: Northside Phone: (210) 375-9000  
 Existing zoning: P-1; R-1 Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone:  Yes  No  
 Projected # of Phases: 5  Yes  No  
 San Antonio City Limits?  Yes  No  
 Council District: 8  
 Ferguson map grid 547, F1

Land area being platted:	Lots	Acres
Single Family (SF)	<u>270</u>	<u>56.69</u>
Multi-family (MF)	<u>0</u>	<u>0</u>
Commercial and non-residential	<u></u>	<u>18.70</u>

Is there a previous POADP for this Site? Name N/A No.

Is there a corresponding PUD for this site? Name Carriage Hills PUD No.

Plats associated with this POADP or site? Name Carriage Hills, Ph I (PUD) No.

Name Carriage Hills, Ph II (PUD) No.

Name Carriage Hills, Ph III (PUD) No.

Contact Person and authorized representative:

Print Name: Jon Adame

Signature: *Jon Adame*

Date: 5/1/00

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;  
(Level 2 TIA on file per Zoning case #98082)
- 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.

Babcock Road (New Alignment currently under construction at this time by City of San Antonio)  
DeZavala Road (Extension of Approximately 1200 feet will be done as part of this development)

**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: Jon Adame

Signature: 

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

APPLICATION REVISED June 4, 1999

RECEIVED  
JUN 11 2 54 PM '99  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION