



CITY OF SAN ANTONIO

July 13, 2000

Billy Classen, P.E.

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

Re: Clementson Ranch

POADP # 674

Dear Mr. Classen,

The City Staff Development Review Committee has reviewed Clementson Ranch Subdivision Preliminary Overall Area Development Plan # 674. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- 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. Classen

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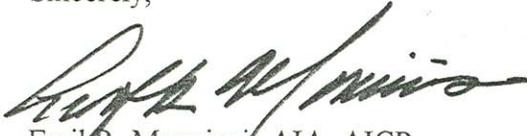
July 13, 2000

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. 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 long horizontal stroke at the end.

Emil R. Moncivais AIA, AICP
Director of Planning

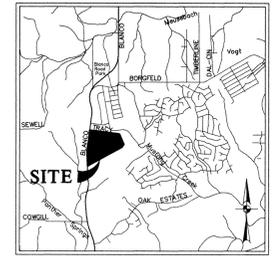
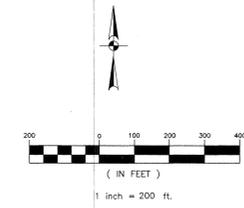
EM/MH. Jr

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

NOTE:
 ALL RESIDENTIAL LOTS ABUTTING THE P.U.D. BOUNDARY LINE SHALL HAVE A MINIMUM OF 20'-FOOT REAR BUILDING SETBACK EXCEPT LOTS FRONTING ON CUL-DE-SACS, EYEBROWS, OR ELBOWS AND OTHER IRREGULAR SHAPED LOTS SHALL HAVE A MINIMUM 10'-FOOT REAR SETBACK AS PER SECTION 35-3351 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF SAN ANTONIO.

LEGEND:

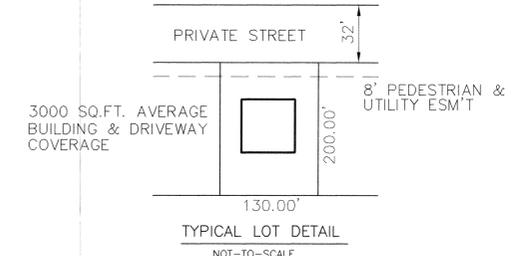
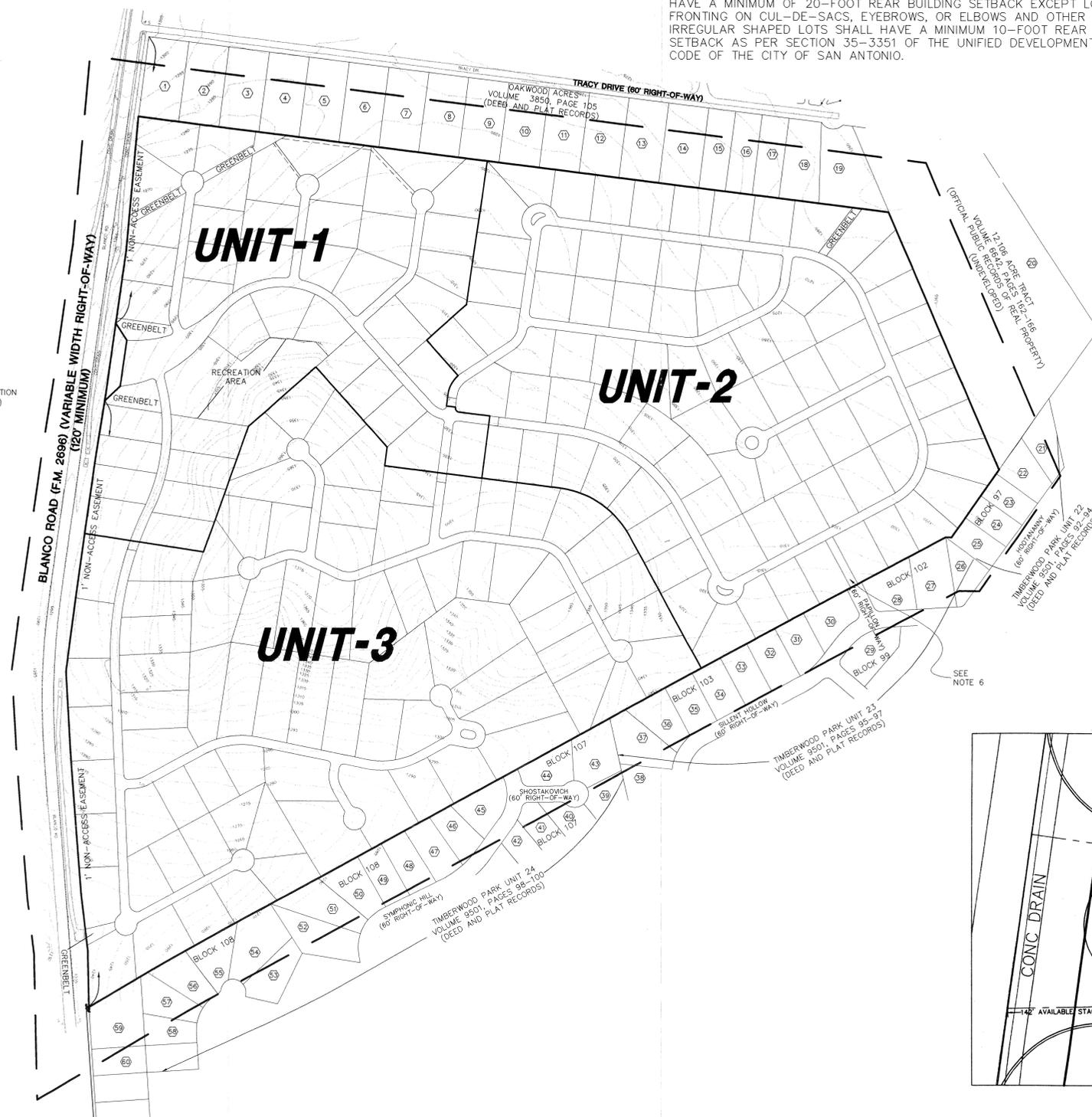
- PUD/POADP
- 200' R. O/S
- (X) PROPERTY OWNER INFORMATION



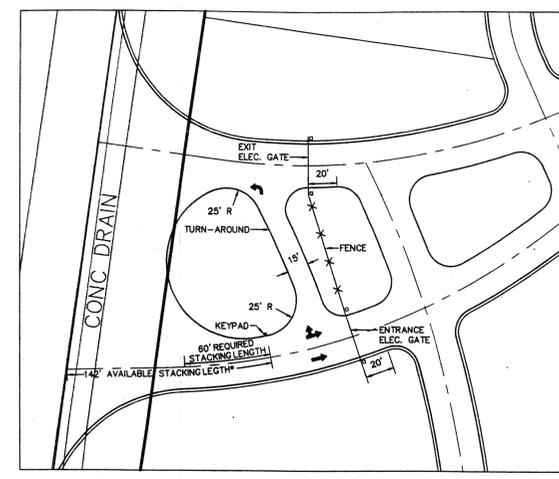
LOCATION MAP
N.T.S.

NOTE:
 ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC 35-3339.

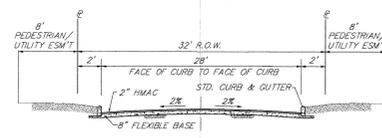
- NOTE:**
1. DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 2. STREETS ARE 34' R.O.W. UNLESS OTHERWISE INDICATED AND ARE PRIVATE.
 3. SANITARY SEWER SYSTEM WILL BE INDIVIDUAL PRIVATE SEPTIC SYSTEMS.
 4. WATER SYSTEM TO BE DEDICATED TO THE BEXAR METROPOLITAN WATER DISTRICT.
 5. GATED ENTRY DETAIL TO BE SHOWN ON CONSTRUCTION DOCUMENTS FOR FIRST UNIT.
 6. INGRESS/EGRESS ROAD INTO TIMBERWOOD PARK FOR EMERGENCY USE ONLY.
 7. SITE DISTANCE REQUIREMENTS WILL BE ADDRESSED AT TIME OF PLATTING.



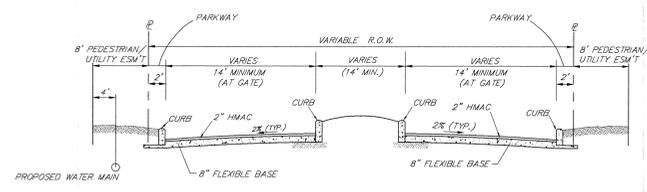
NOTE:
 20' FRONT SETBACK
 5' SIDE YARD SETBACK



ENTRANCE DETAIL
1" = 50'



32' R.O.W. STREET SECTION
NOT TO SCALE



VARIABLE R.O.W. BOULEVARD SECTION
NOT TO SCALE

OPEN SPACE RATIO AND DENSITY TABLE								
UNIT	LAND USE	SIZE (Ac.)	# OF LOTS	DENSITY (LOTS/AC.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	STREET R.O.W. (Ac.)	OPEN SPACE (Ac.)	% OPEN SPACE
1*	RESIDENTIAL/RECREATIONAL	36.90	44	1.19	3.03	4.30	29.67	80.1
2	RESIDENTIAL	57.73	81	1.40	5.58	5.60	46.55	80.6
3	RESIDENTIAL	69.13	78	1.13	5.37	5.50	58.26	84.3
TOTAL		163.76	203	1.24	13.98	15.40	134.38	82.1

* UNIT-1 INCLUDES A 3.6 ACRE RECREATION LOT

DEVELOPER:
GARRETT BROTHERS PROPERTIES
 830 NE Loop 410, Suite 512
 San Antonio, Texas 78209
 Phone: (210) 826-2321
 FAX: (210) 824-5253

RECEIVED
 SANITARY SEWER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS
 WATER: BEXAR METROPOLITAN WATER DISTRICT
 ELECTRIC: CITY PUBLIC SERVICE COMPANY
 TELEPHONE: GUADALUPE VALLEY TELEPHONE COMPANY



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
 FAX: 210.375.9010

CLEMENTSON RANCH
 (UNITS 1, 2 AND 3)

PUD/POADP PLAN

JOB NO. 4911.00 DATE: MARCH 29, 2000

DATE: 7-13-00
 NUMBER: 674

POADP #: _____
 PUD #: _____

On 1-12-02
 1st plat filed on _____



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: _____ Name of POADP: Clementson Ranch

Owners: Garrett Brothers Properties Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 830 NE Loop 410, Ste. 512 Address: 555 East Ramsey
San Antonio, Texas San Antonio, Texas

Zip Code: 78209 Zip Code: 78216

School District: Comal ISD Phone: (210) 375-9000

Existing zoning: N/A (ETJ) Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
Projected # of Phases: 3 Yes No
San Antonio City Limits? Yes No
Council District: N/A
Ferguson map grid 450 A6

Land area being platted:	Lots	Acres
Single Family (SF)	<u>194</u>	<u>164</u>
Multi-family (MF)	<u>--</u>	<u>--</u>
Commercial and non-residential	<u>--</u>	<u>--</u>

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

Is there a corresponding PUD for this site? Name Clementson Ranch No. Concurrent

Plats associated with this POADP or site? Name Clementson Ranch, Unit-1 No. Concurrent

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Billy Classen

Signature: Billy Classen

Date: 2/29/00

Phone: (210) 375-9000

Fax: (210) 375-9030

- 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 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 Thoroughfares that are adjacent to the property or included within the boundaries.
BLANCO ROAD - FM 2696

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative: Billy Cussen Signature: Billy Cussen

If you have any questions please call Elizabeth Carol at 207-7900
 APPLICATION REVISED June 4, 1999