



CITY OF SAN ANTONIO

October 6, 2000

Mr. Lee Wright

W.F. Castella Engineering Inc.
6800 Park Ten Blvd., Suite 180 S.
San Antonio, TX 78213

Re: Pinon Creek

POADP # 680

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed Pinon Creek Subdivision Preliminary Overall Area Development Plan # 680. 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.
- 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. Wright

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October 6, 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.

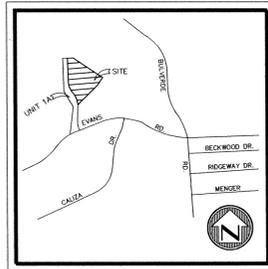
Sincerely,



Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Public Works



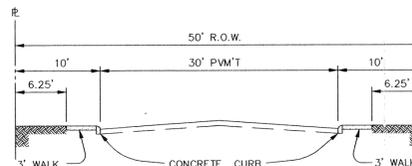
LOCATION MAP

NOTE:

1. NO PORTION OF THE PROPERTY SHOWN IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS INDICATED ON FIRM PANEL NO. 48029C0145E, BEXAR COUNTY, TEXAS, DATED FEBRUARY 16, 1996.

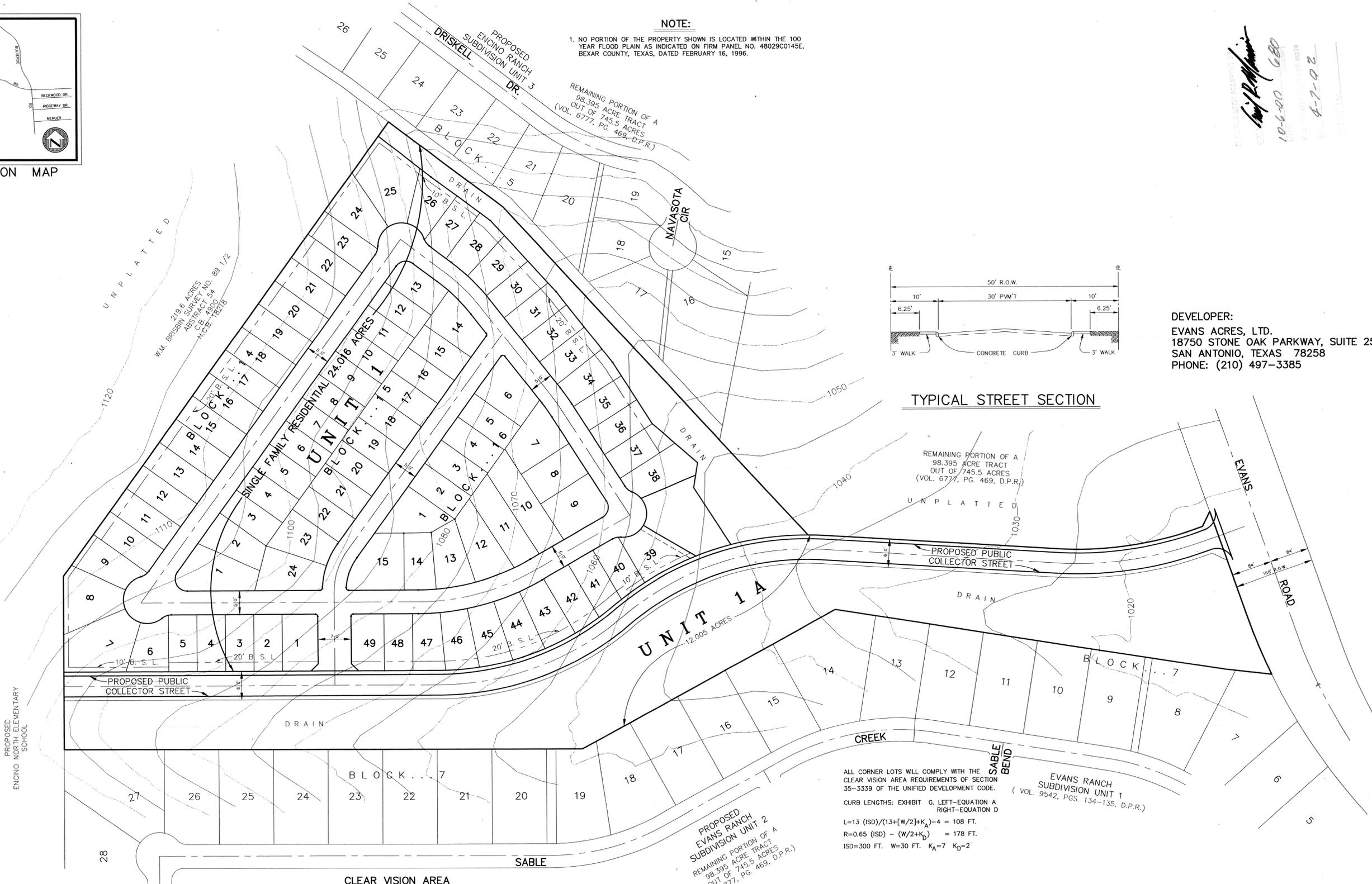
REMAINING PORTION OF A 98.395 ACRE TRACT OUT OF 745.5 ACRES (VOL. 6777, PG. 469, D.P.R.)

Handwritten notes:
10-6-00 GBO
4-7-02



TYPICAL STREET SECTION

DEVELOPER:
EVANS ACRES, LTD.
18750 STONE OAK PARKWAY, SUITE 250
SAN ANTONIO, TEXAS 78258
PHONE: (210) 497-3385



REMAINING PORTION OF A 98.395 ACRE TRACT OUT OF 745.5 ACRES (VOL. 6777, PG. 469, D.P.R.)

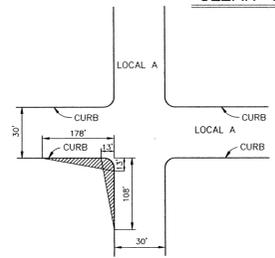
EVANS RANCH SUBDIVISION UNIT 1 (VOL. 9542, PGS. 134-135, D.P.R.)

PROPOSED EVANS RANCH SUBDIVISION UNIT 2
REMAINING PORTION OF A 98.395 ACRE TRACT OUT OF 745.5 ACRES (VOL. 6777, PG. 469, D.P.R.)

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
 $L=13 (ISD)/(13+[W/2]+K_A)-4 = 108 \text{ FT.}$
 $R=0.65 (ISD) - (W/2+K_D) = 178 \text{ FT.}$
 $ISD=300 \text{ FT. } W=30 \text{ FT. } K_A=7 \text{ } K_D=2$

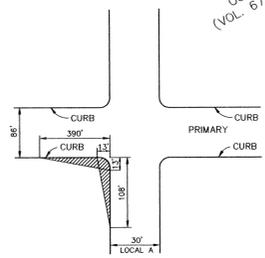
NOTES:

- 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.
- PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.



CLEAR VISION AREA

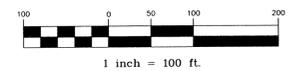
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.
CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT-EQUATION D
 $L=13 (ISD)/(13+[W/2]+K_A)-4 = 108 \text{ FT.}$
 $R=0.65 (ISD) - (W/2+K_D) = 390 \text{ FT.}$
 $ISD(1)=300 \text{ FT. } W=30 \text{ FT. } K_A=7 \text{ } K_D=2$
 $ISD(2)=625 \text{ FT.}$



SABLE BEND



GRAPHIC SCALE



P. O. A. D. P.
for
PINON CREEK SUBDIVISION

W.F. CASTIELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351

REVISIONS:
02/07/00 - LOC. MAP

JOB NO.: 46716.00
FILE: ~
DATE: 01/26/00
DESIGN: ~
DRAWN: B.H.
CHECKED: ~
SHEET 1 OF 1

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 Unified Development Code and must be certified to contain the following:

Date Submitted: 2/7/00 & 2/27/00 Name of POADP: PINON CREEK
Owners: ENCIN - 219 LTD Consulting Firm: W.F. CASTELLA & ASSOC.
Address: 18750 SONE OAK PKWY #250 SAN ANTONIO TX 78258 Address: 6800 PARK TEN BLVD SAN ANTONIO TX 78213
Phone: 495-2587 Phone: 734 5351
Existing zoning: R1 ERZD Proposed zoning: R1 ERZD

Site is over/within/includes: Edwards Aquifer Recharge Zone: [X] Yes [] No
Projected # of Phases: 2 [X] Yes [] No
San Antonio City Limits? [X] Yes [] No
Council District: 9
Ferguson map grid: 483 F5

Table with 3 columns: Land area being platted, Lots, Acres. Rows include Single Family (SF) with 88 lots and 24 acres, Multi-family (MF) with 0 lots and 0 acres, Commercial and non-residential with 0 lots and 12 acres. Includes note: RIGHT OF-WAY, DRAIN (LIMITIA)

Is there a previous POADP for this Site? Name LAREDO ENCINO No. 534 B

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

Plats associated with this POADP or site? Name PINON CREEK 1A No. 000140

Name PINON CREEK 1 No. 000167

Name No.

Contact Person and authorized representative:

Print Name: GEORGE W. PECK Signature: [Handwritten Signature]

Date: 2/27/00 Phone: 734 5351 Fax: 735 5363

- 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);
- copy of digital file
- 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;
- NA* 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 with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- NA* 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 James Clements @ (210)207-7720;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-8265;
- the POADP does does not 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 is not 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;

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: GEORGE W. PECK Signature: 

If you have any questions please call Michael O. Herrera at 207-7900