



# CITY OF SAN ANTONIO

November 29, 2000

Mr. Lee Wright

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

Re: The Park at Vista Del Norte

POADP # 688

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed The Park at Vista Del Norte Subdivision Preliminary Overall Area Development Plan # 688. Please find enclosed a signed copy for your files. Your plan was accepted, however 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 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: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

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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 Unified Development Code, 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.

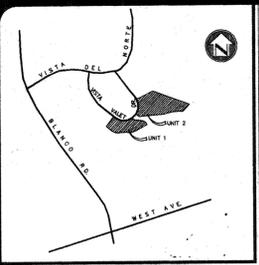
Sincerely,



Emil R. Moncivais AIA, AICP  
Director of Planning

EM/MH. Jr.

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



LOCATION MAP



GRAPHIC SCALE



1 inch = 200 ft.

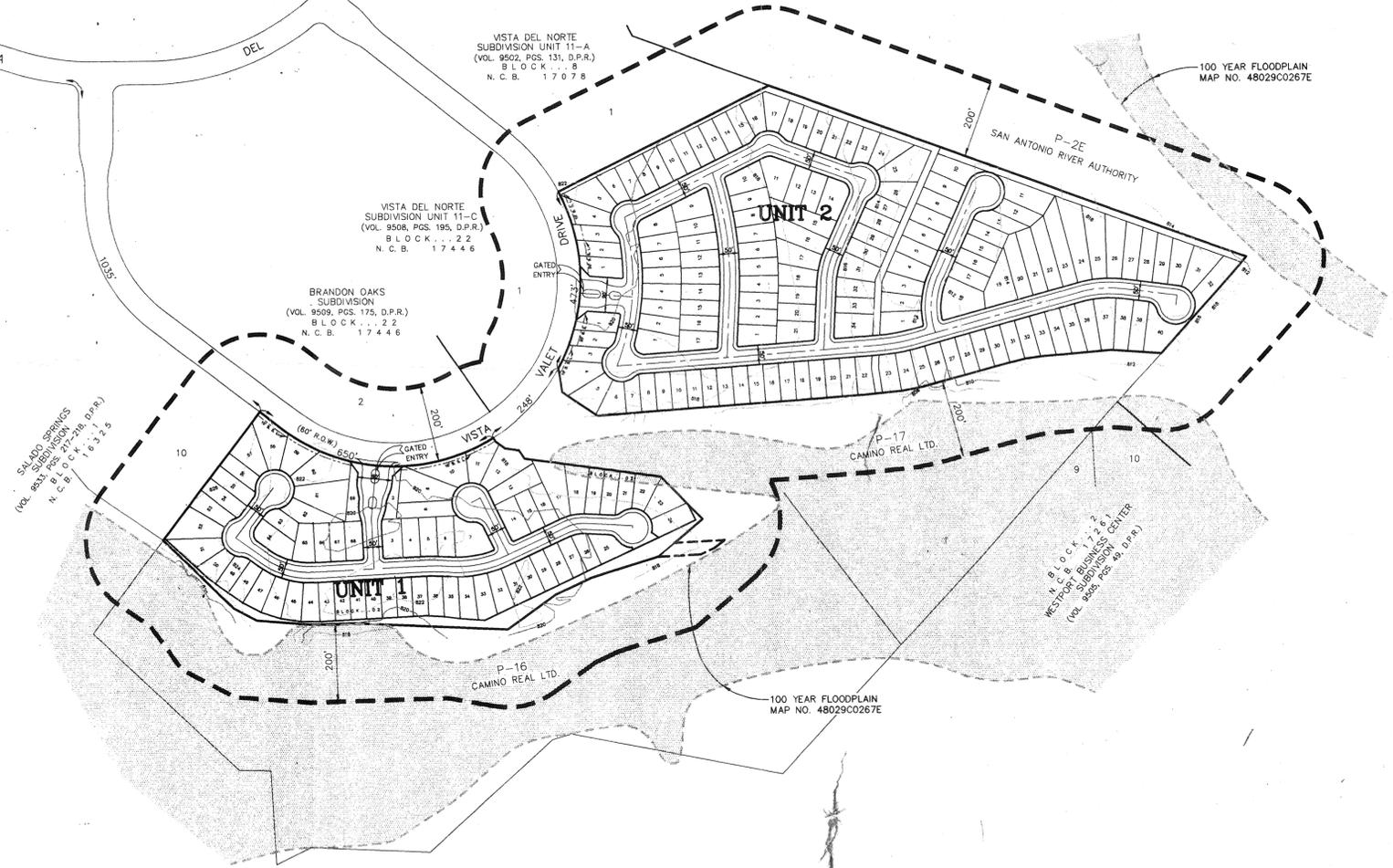
UNIT	LOTS
VISTA DEL NORTE UNIT 1	66 LOTS
VISTA DEL NORTE UNIT 2	144 LOTS

- 210 RESIDENTIAL UNITS
- TOTAL ACREAGE 33.36 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

**DENSITY AND OPEN SPACE RATIOS**

BASE ZONING DISTRICT	= (P - 1) R - 1
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 6.29 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 41%
TOTAL SPACE	= 33.36 ACRES
OCCUPIED SPACE	
7.46 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
2.46 ACRES	DRIVEWAYS (17' X 30')
9.64 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 2000 SF)
19.56 ACRES	TOTAL

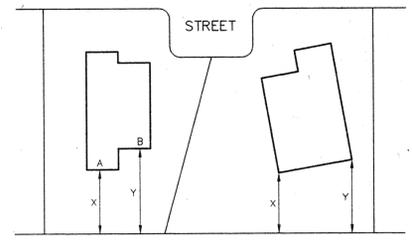
NET OPEN SPACE = 13.80 ACRES  
 + 33.36 ACRES  
 OPEN SPACE RATIO = 41%



**NOTES:**

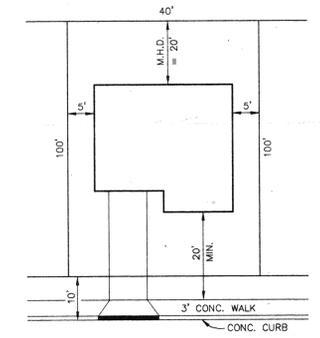
1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
3. ALL STREETS WITHIN UNITS 1 & 2 ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL GAS, TELEPHONE, AND CABLE T.V. EASEMENTS.

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

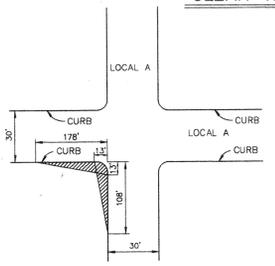


TYPICAL LOT  
NOT TO SCALE

**CLEAR VISION AREA**

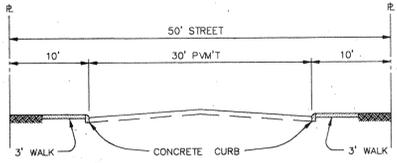
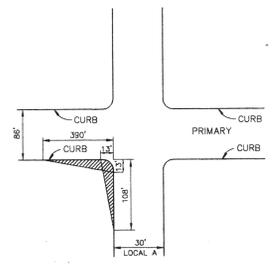
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A  
 RIGHT-EQUATION D  
 $L=13 (ISD)/(13+[W/2]+K_A)-4 = 108 \text{ FT.}$   
 $R=0.65 (ISD) - (W/2+K_D) = 178 \text{ FT.}$   
 $ISD=300 \text{ FT. } W=30 \text{ FT. } K_A=7 \text{ } K_D=2$



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

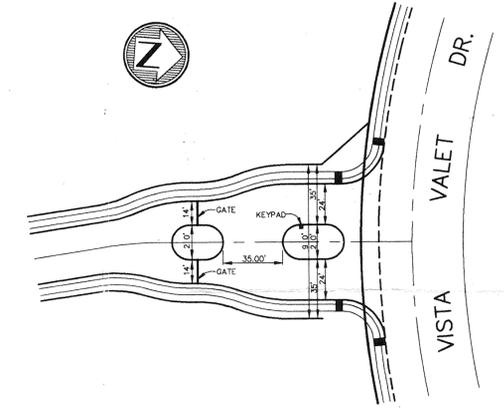
CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A  
 RIGHT-EQUATION D  
 $L=13 (ISD)/(13+[W/2]+K_A)-4 = 108 \text{ FT.}$   
 $R=0.65 (ISD) - (W/2+K_D) = 390 \text{ FT.}$   
 $ISD(1)=300 \text{ FT. } W=30 \text{ FT. } K_A=7 \text{ } K_D=2$   
 $ISD(2)=625 \text{ FT.}$



TYPICAL STREET SECTION  
NOT TO SCALE

**NOTE:**

1. A PORTION OF THE PROPERTY SHOWN IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS INDICATED ON FIRM PANEL NO. 48029C0267 E BEXAR COUNTY, TEXAS, DATED FEBRUARY 16, 1996.



TYPICAL GATE DETAIL  
SCALE: 1" = 50'

PLAN HAS BEEN ACCEPTED BY

W.F. CASTELLA & ASSOCIATES, INC.  
 11-29-00 GBB  
 (date) (number)

If no plans are filed, plan will expire  
 On 5-31-02

1st plat filed on

DEVELOPER:  
 GORDON V. HARTMAN ENTERPRISES, INC.  
 1175 W. BITTERS, SUITE 200  
 SAN ANTONIO, TEXAS 78216-7808  
 PHONE: (210) 824-7804

RECEIVED  
 00 NOV 16 PM 11:00  
 LAND DEVELOPMENT  
 SERVICES DIVISION  
 DEPT. OF CLERKING

PLANNED UNIT DEVELOPMENT  
 P.U.D./P.O.A.D.P. PLAN  
 for  
 THE PARK AT VISTA DEL NORTE

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

REVISIONS:  
 08/30/00

JOB NO. 46707.00  
 FILE: ~  
 DATE: 07/28/00  
 DESIGN: G.W.P.  
 DRAWN: P.D.L.  
 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: 07.19.00 Name of POADP: PARK AT VISTA DEL NORTE
Owners: GORDON V. HARTMAN Consulting Firm: W.F. CASTELLA & ASSOC.
Address: 1175 W. BITTERS, #200 Address: 6800 PARK TEN, #180-S
S.A. TX. 78216 S.A. TX. 78213
Phone: (210) 824-7804 Phone: (210) 734-5351
Existing zoning: P-1, R-1 Proposed zoning: P-1, R-1

Site is over/within/includes: Edwards Aquifer Recharge Zone: [ ] Yes [X] No
Projected # of Phases: 2 [X] Yes [ ] No
San Antonio City Limits? [X] Yes [ ] No
Council District: 9
Ferguson map grid: 550-C2

Table with 3 columns: Land area being platted, Lots, Acres. Rows include Single Family (SF), Multi-family (MF), and Commercial and non-residential.

Is there a previous POADP for this Site? Name NO No.
Is there a corresponding PUD for this site? Name YES No.
Plats associated with this POADP or site? Name THE PARK AT VISTA DEL NORTE No. 0001974

Contact Person and authorized representative:

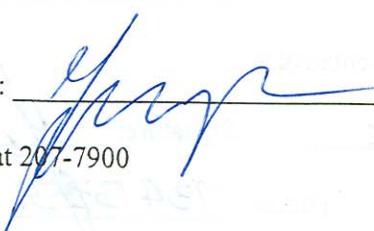
Print Name: GEORGE PECK Signature: [Signature]
Date: 07-21-00 Phone: 734-5351 Fax: 734-5363

RECEIVED 00 JUL 28 AM 10:59 DEPT. OF PLANNING LAND DEVELOPMENT SERVICES DIVISION

- 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 with six copies of the POADP map, all 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 Amer Galani @ (210)207-2076; SEE ZONING CASE Z 99216 APPROVED 10/28/99  
ORD.# 90776
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- 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 PECK Signature: 

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