



# CITY OF SAN ANTONIO

December 19, 2000

Mr. Lee Wright

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

Re: O'Connor G.V.H.

POADP # 691

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed O'Connor G.V.H. Subdivision Preliminary Overall Area Development Plan # 691. 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.

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

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



LOCATION MAP

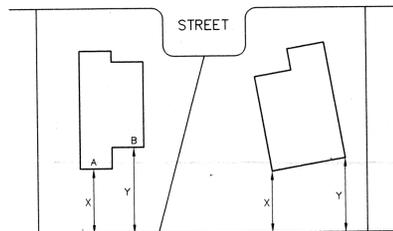
DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P - 1) R - 1
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 4.84 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 61%
TOTAL SPACE OCCUPIED SPACE	= 37.153 ACRES

4.589 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
1.488 ACRES	DRIVEWAYS (18' X 20')
8.264 ACRES	HOUSE SLABS (INCLUDES GARAGE)(TYPICAL 2000S.F.)
14.341 ACRES	TOTAL

NET OPEN SPACE = 22.812 ACRES  
 + 37.153 ACRES  
 OPEN SPACE RATIO = 0.61

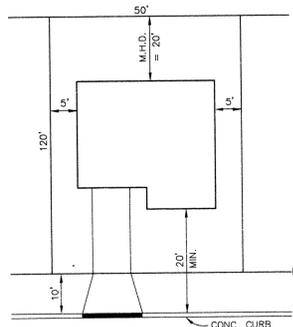
REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS



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

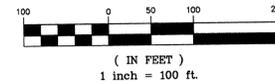
LONGS CREEK ELEMENTARY SCHOOL  
 (VOL. 9534, PG. 169. D.P.R.)

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.
- ALL STREETS ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL, GAS TELEPHONE, AND CABLE T.V. EASEMENTS.
- A PORTION OF THIS DEVELOPMENT IS IN THE F.E.M.A. 100 YEAR FLOOD PLAIN. ALL AREAS IN LOTS WILL BE REMOVED UTILIZING A LETTER OF MAP REVISION (L.O.M.R.).

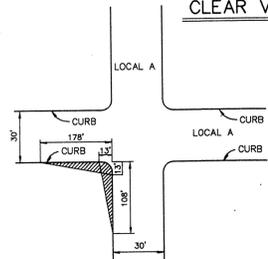


GRAPHIC SCALE



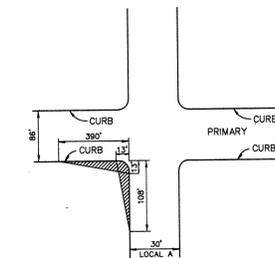
( IN FEET )  
 1 inch = 100 ft.

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  
 $L=13 (ISD)/(13+[W/2]+K_A)-4 = 108 \text{ FT.}$   
 $R=0.65 (ISD) - (W/2+K_D) = 390 \text{ FT.}$   
 $ISD(1)=300 \text{ FT. } W=30 \text{ FT. } K_A=7 \text{ } K_D=2$   
 $ISD(2)=625 \text{ FT.}$

- 180 RESIDENTIAL UNITS
- TOTAL ACREAGE 37.153 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.



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

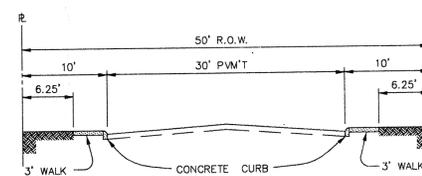
CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A RIGHT-EQUATION D  
 $L=13 (ISD)/(13+[W/2]+K_A)-4 = 108 \text{ FT.}$   
 $R=0.65 (ISD) - (W/2+K_D) = 178 \text{ FT.}$   
 $ISD=300 \text{ FT. } W=30 \text{ FT. } K_A=7 \text{ } K_D=2$

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

LONGS CREEK SUBDIVISION UNIT 3  
 (VOL. 9526, PGS. 35-36. D.P.R.)

OWNER: CITY OF SAN ANTONIO

LONGS CREEK SUBDIVISION UNIT 7  
 (VOL. 9529, PGS. 171-172. D.P.R.)



TYPICAL STREET SECTION

NOT TO SCALE

NOTE: LOT 1, BLOCK 39 IS A PRIVATE STREET AND ALSO A WATER, ELECTRIC, SANITARY SEWER, TELEPHONE, CABLE T.V. & DRAINAGE EASEMENT.

RECEIVED

DEPT. OF PLANNING  
 LAND DEVELOPMENT  
 SERVICES DIVISION

12-19-00  
 6-20-02  
 12-19-00  
 6-20-02

"A PLANNED UNIT DEVELOPMENT"  
 P.U.D./P.O.A.D.P. PLAN

for  
 O'CONNOR GVH SUBDIVISION



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

REVISIONS:  
 12/12/00

JOB NO. 46789.00  
 FILE: \_\_\_\_\_  
 DATE: 06/07/00  
 DESIGN: A.R.  
 DRAWN: B.H./J.R.  
 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: 06-07-00 Name of POADP: O'CONNOR GVH
Owners: GORDON V. HARTMAN Consulting Firm: W.F. CASTELLA
Address: 1175 W. BITTERS, #200 Address: 6800 PARK TEN, #1805
S.A. TX. 78216 S.A. TX. 78213
Phone: (210) 824-7804 Phone: (210) 734-5351
Existing zoning: (P-1)R-1 Proposed zoning: NA

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: 10
Ferguson map grid: S18 E5

RECEIVED
00 SEP 20 AM 10:31
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Table with 3 columns: Land area being platted, Lots, Acres. Rows include Single Family (SF) with 179 lots and 37.153 acres, Multi-family (MF) with 0 lots, and Commercial and non-residential with 0 lots.

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 O'CONNOR GVH No. 000317
Name - No. -
Name - No. -

Contact Person and authorized representative:

Print Name: GEORGE PECK Signature: [Handwritten Signature]
Date: 06-07-00 Phone: 734-5351 Fax: 734-5363

- 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);
- 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;
- 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