



CITY OF SAN ANTONIO

January 12, 2001

Mr. Dennis Rion, P.E.

Pape-Dawson Engineering, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Las Ventanas

POADP # 694

Dear Mr. Rion:

The City Staff Development Review Committee has reviewed Las Ventanas Subdivision Preliminary Overall Area Development Plan # 694. 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.

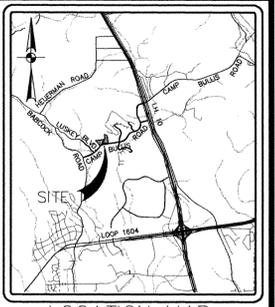
All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

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

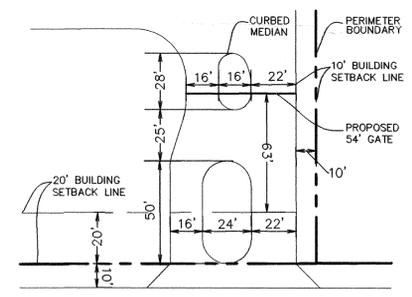
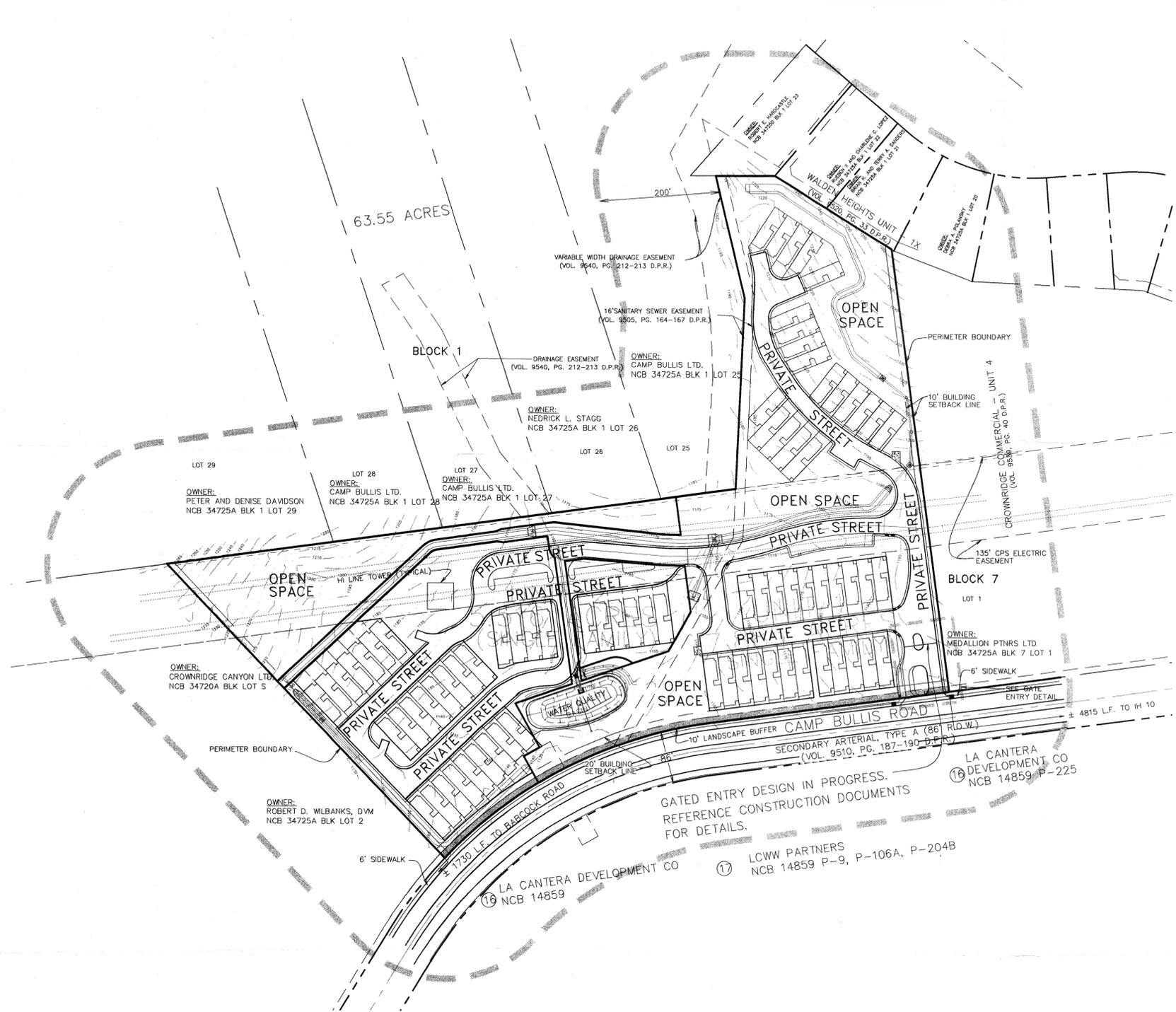
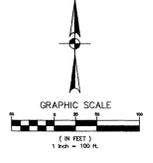
Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning
EM/MH. Jr.

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



PLAN HAS BEEN ACCEPTED BY
 COSA *Carly P. McManis*
 1-12-01 #694
 (date) (number)
 If no plats are filed, plan will expire
 On 7-13-01
 1st plat filed on _____



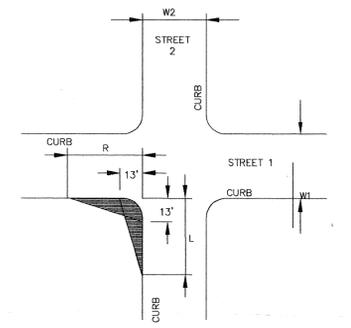
CAMP BULLIS ROAD

GATED ENTRY DETAIL
 NOT-TO-SCALE

UNIT 1			
	SQ. FEET	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	343,450 S.F.	7.885 ACRES	N/A
BUILDING COVERAGE AREA	66,450 S.F.	1.525 ACRES	19.34
OTHER (STREET)	91,900 S.F.	2.110 ACRES	26.76
OPEN SPACE	185,100 S.F.	4.250 ACRES	53.90

UNIT 2			
	SQ. FEET	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	240,300 S.F.	5.516 ACRES	N/A
BUILDING COVERAGE AREA	56,650 S.F.	1.300 ACRES	23.57
OTHER (STREET)	48,350 S.F.	1.110 ACRES	20.12
OPEN SPACE	135,300 S.F.	3.106 ACRES	56.31

NUMBER OF RESIDENTIAL LOTS: 76
 AVERAGE TOWNHOME SIZE (SQ. FT.): 1,619 S.F.
 DENSITY (UNITS PER ACRE): 5.67



CLEAR VISION AREA CALCULATION
 NOT-TO-SCALE

$$R = 0.65(SD_1) - (W1/2 + K)$$

$$L = \frac{13(SD_1)}{13 + W1/2 + K} - 4$$

$$R = 0.65(300) - (30/2 + 2) = 178'$$

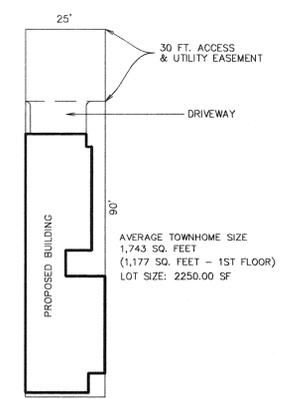
$$R = 0.65(300) - (26/2 + 2) = 180'$$

$$L = \frac{13(300)}{13 + (30/2) + 7} - 4 = 107'$$

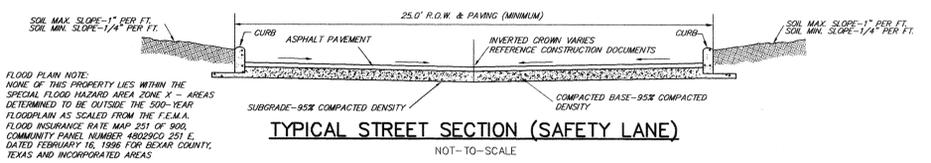
$$L = \frac{13(300)}{13 + (26/2) + 7} - 4 = 114'$$

PERIMETER FENCING
 NOT-TO-SCALE
 UNIT 1 = 2,728 L.F. FENCE
 UNIT 2 = 1,909 L.F. FENCE
 TOTAL = 4,114 L.F. FENCE

SIDEWALK NOTE:
 ACTUAL SIDEWALK CONSTRUCTION
 WILL BE IN ACCORDANCE
 WITH APPROVED ALTERNATE
 PEDESTRIAN PLAN.



TYPICAL LOT DETAIL
 NOT TO SCALE



TYPICAL STREET SECTION (SAFETY LANE)
 NOT-TO-SCALE

FLOOD PLAN NOTE:
 NONE OF THIS PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SCALED FROM THE FEMA FLOOD INSURANCE RATE MAP 251 OF 900, COMMUNITY PANEL NUMBER 4802023 251 E, DATED FEBRUARY 16, 1996 FOR BEAR COUNTY, TEXAS AND INCORPORATED AREAS.

NOTE: STREET SECTION DESIGN WILL BE PER GEOTECHNICAL INVESTIGATION.

RECEIVED
 CO NOV 29 PM 4:07
 DEPT. OF PLANNING
 SERVICES DIVISION

LAS VENTANAS TOWNHOMES
 PUD/POADP PLAN
 (PART OF PREVIOUSLY APPROVED POADP #64 - CROWNRISE OF TEXAS)

DEVELOPER:
 PETER SCHINKER BUILDER, INC.
 711 SUMMER DAWN
 SAN ANTONIO, TEXAS 78258
 PHONE: (210) 495-3119
 FAX: (210) 493-7660





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: Las Ventanas Townhomes

Owners: Peter Schinker Builder, Inc. Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 711 Summer Dawn Address: 555 E. Ramsey

Zip Code: San Antonio, TX 78258 Zip Code: San Antonio, TX 78216

School District: Northside Phone: (210) 375-9000

Existing zoning: R6 Proposed zoning: P1, R6

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
 Projected # of Phases: 2 Yes No
 San Antonio City Limits? Yes No
 Council District: 8
 Ferguson map grid 513 F2

DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION
 00 AUG 11 PM 2:15
 RECEIVED

Land area being platted:	Lots	Acres
Single Family (SF)	<u>75</u>	<u>13.40</u>
Multi-family (MF)	_____	_____
Commercial and non-residential	_____	_____

Is there a previous POADP for this Site? Name Crownridge of Texas No. 64

Is there a corresponding PUD for this site? Name N/A No. N/A

Plats associated with this POADP or site? Name Crownridge Commercial U-4 No. 970454

Name La Sierra Subdivision U-6 No. 970232

Name Walden Heights U-1X No. 880243

Contact Person and authorized representative:

Print Name: Dennis R. Rion, P.E.

Signature: 

Date: 3/29/2000

Phone: (210) 375-9000

Fax: (210) 375-9010

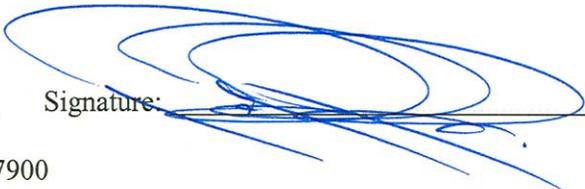
- name of the POADP and the subdivision;
- indication of development phases on the POADP;
- perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- north arrow and scale of the map;
- proposed land use by location, type and acreage;
- delineation of 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;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- the POADP does not does about 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.

Camp Bullis Road

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: Dennis R. Rion, P.E.

Signature: 

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

APPLICATION REVISED June 4, 1999