



CITY OF SAN ANTONIO

January 16, 2001

Mr. Andy Slavens

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

Re: Caracol Crossing

POADP # 695

Dear Mr. Slavens:

The City Staff Development Review Committee has reviewed Caracol Crossing Preliminary Overall Area Development Plan # 695. 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: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Slavens
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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 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,

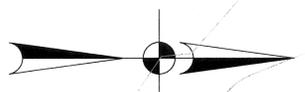


Emil R. Moncivais AIA, AICP
Director of Planning

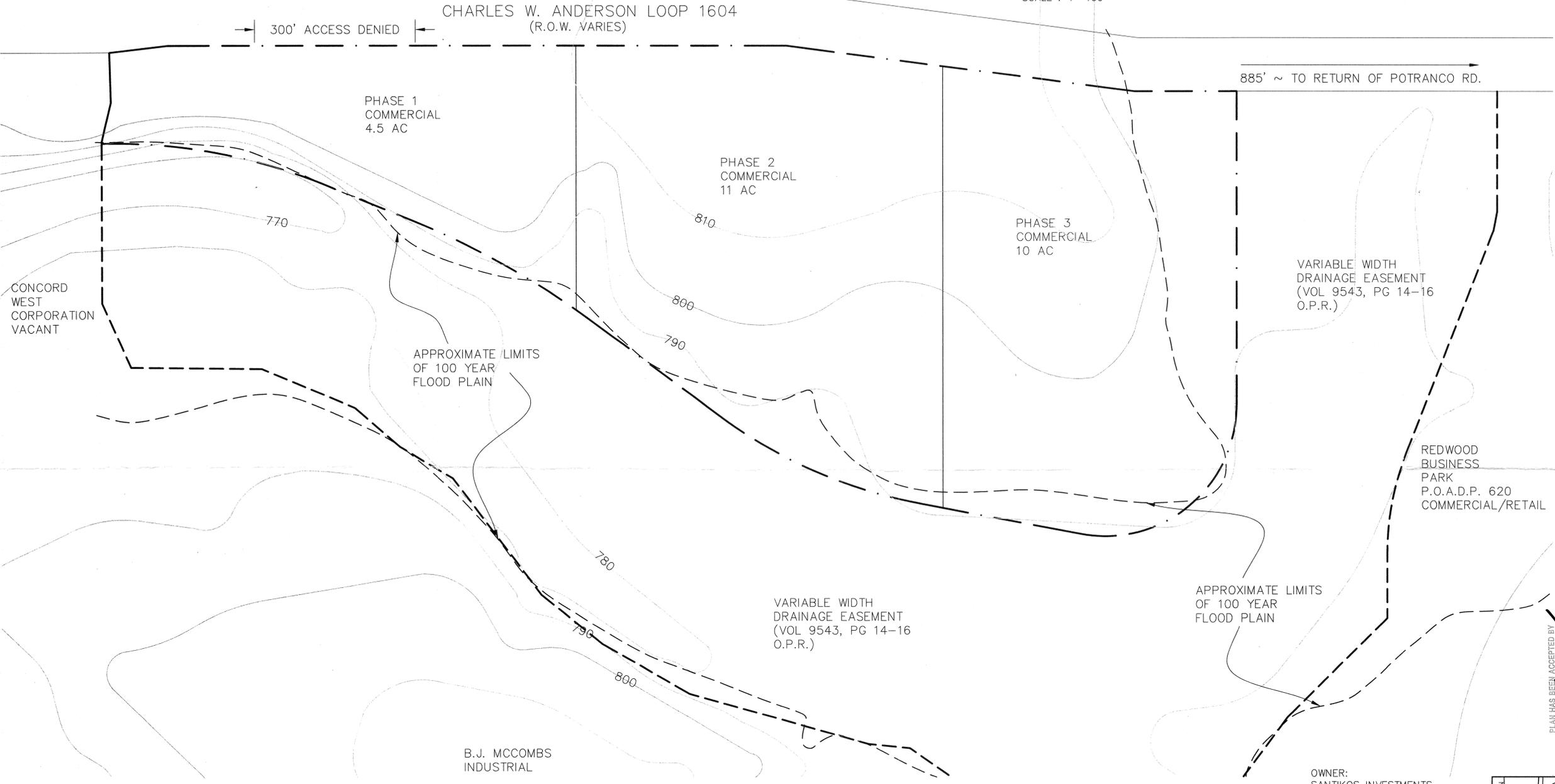
EM/MH. Jr.

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

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 COUNTY ENGINEER
 SAN ANTONIO, TEXAS



SCALE : 1"=100'



- NOTES:
1. 100 YR. FLOOD PLAIN SHOWN IS DERIVED FROM A FLOOD PLAIN STUDY CONDUCTED BY PAPE-DAWSON ENGINEERS.
 2. DRIVEWAYS SHALL NOT EXCEED TxDOT'S "REGULATIONS FOR ACCESS TO STATE HIGHWAYS."
 3. THIS PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

PROPOSED USES

COMMERCIAL LAND USE:

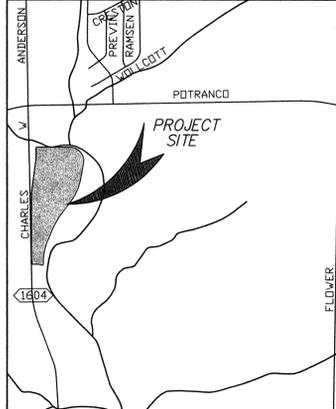
LAND USES AS DESCRIBED IN SECTION 35-3084 "B-2 BUSINESS DISTRICT"; CSA UNIFIED DEVELOPMENT CODE.

LAND USES AS DESCRIBED IN SECTION 35-3086 "B-3 BUSINESS DISTRICT"; CSA UNIFIED DEVELOPMENT CODE.

LAND USES AS DESCRIBED IN SECTION 35-3262 "TABLE OF PERMITTED USES IN NON-RESIDENTIAL DISTRICTS", (B-2 AND B-3 DISTRICTS); CSA UNIFIED DEVELOPMENT CODE.

OWNER:
 SANTILOS INVESTMENTS
 601 EMBASSY OAKS #105
 SAN ANTONIO, TX 78216

PLAN HAS BEEN ACCEPTED BY
 JOSIA [Signature]
 1-16-01 695 (number)
 If no plate are filed, plan will expire
 On 7-18-02
 1st plat filed on



P.O.A.D.P.

REVISIONS:

PAPE-DAWSON ENGINEERS
 555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 | FAX: 210.375.9010

CARACOL CROSSING SUBDIVISION
 PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

JOB NO. 5139-00
 DATE OCTOBER, 2000
 DESIGNER JK
 CHECKED JK DRAWN JPS
 SHEET 1 OF 1

695



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: 11-8-00 Name of POADP: Caracol Crossing Subdivision
 Owners: Santikos Investments Consulting Firm: Pape-Dawson Engineers, Inc.
 Address: 601 Embassy Oaks - #105 Address: 555 E. Ramsey
 Zip Code: San Antonio, TX 78216 Zip Code: San Antonio, TX 78216
 School District: Northside I.S.D. Phone: (210) 375-9000
 Existing zoning: None Proposed zoning: B-3

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: ----
 Ferguson map grid 612A4

Land area being platted:	Lots	Acres
Single Family (SF)	_____	_____
Multi-family (MF)	_____	_____
Commercial and non-residential	<u>3</u>	<u>25.5 Ac.</u>

Is there a previous POADP for this Site? Name N/A No. N/A
 Is there a corresponding PUD for this site? Name N/A No. N/A
 Plats associated with this POADP or site? Name N/A No. N/A
 Name N/A No. N/A
 Name N/A No. N/A

Contact Person and authorized representative:
 Print Name: David McWhorter Signature: *David McWhorter*
 Date: 11/8/00 Phone: 210496-1300 Fax: 210-496-2720

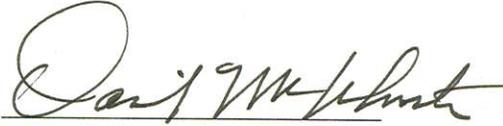
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LAND DEVELOPMENT
SERVICES DIVISION

- 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);
- 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;
- 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, 8 ½ X 11 reduction with eight (8) 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 James Clements or Todd Sang @ (210)207-7702;
- 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;
- The POADP lies in the Northside School District and they have been contacted concerning this development.
- List below all Major Thoroughfares that are adjacent to the property or included with in the boundaries.
Loop 1604

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: David McWhorter

Signature: 

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