



CITY OF SAN ANTONIO

February 9, 2001

Oscar Dominguez

Kaufman & Broad
4800 Fredericksburg Rd.
San Antonio, TX

Re: Rain Tree

POADP # 697

Dear Mr. Dominguez:

The City Staff Development Review Committee has reviewed Rain Tree Preliminary Overall Area Development Plan # 697. 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.
- 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. Dominguez
Page 2
February 9, 2001

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.

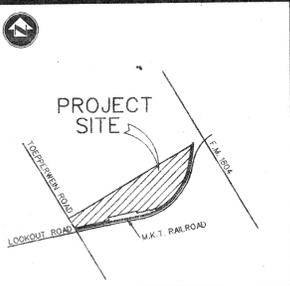
Sincerely,



Emil R. Moncivais AIA, AICP
Director of Planning

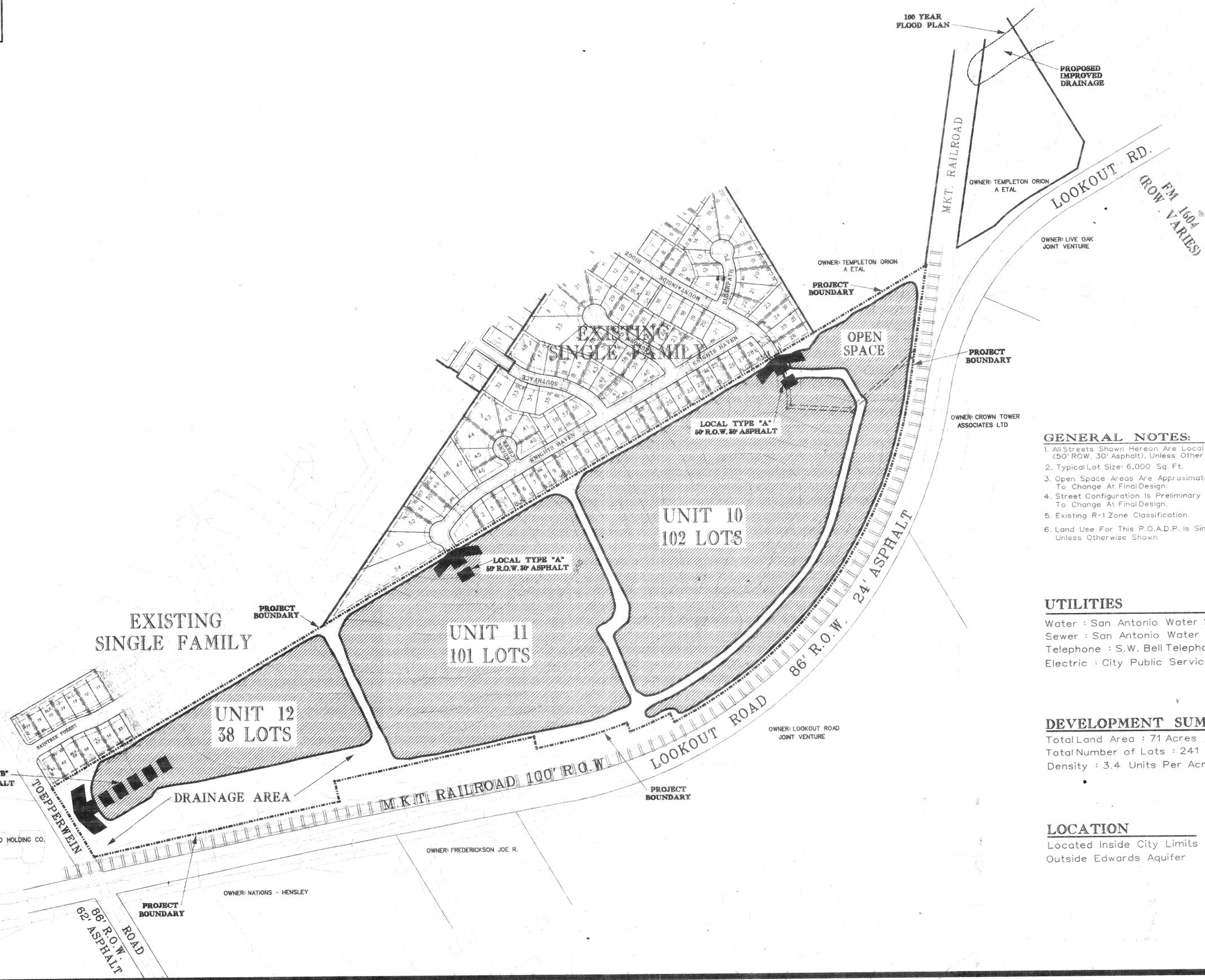
EM/MH. Jr.

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



LOCATION MAP

PLAN HAS BEEN ACCEPTED BY
 ECSSA
 2-9-01 #697 (revised)
 If no plate are filed, plan will expire
 on 8-11-02
 1"=500' (Sheet 1 of 1)



GENERAL NOTES:

- All Streets Shown Hereon Are Local Type 'A' Streets (50' ROW, 30' Asphalt), Unless Other Wise Shown.
- Typical Lot Size: 6,000 Sq. Ft.
- Open Space Areas Are Approximate And Subject To Change At Final Design.
- Street Configuration Is Preliminary And Subject To Change At Final Design.
- Existing R-1 Zone Classification.
- Land Use For This P.O.A.D.P. Is Single Family (Detached) Unless Otherwise Shown

UTILITIES

Water : San Antonio Water System
 Sewer : San Antonio Water System
 Telephone : S.W. Bell Telephone
 Electric : City Public Service

DEVELOPMENT SUMMARY

Total Land Area : 71 Acres ±
 Total Number of Lots : 241 ±
 Density : 3.4 Units Per Acre

LOCATION

Located Inside City Limits
 Outside Edwards Aquifer

RAIN TREE SUBDIVISION
PRELIMINARY OVERALL DEVELOPMENT PLAN

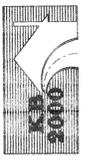


SCALE: 1"=200'
 DATE: 11-9-00

KAUFMAN & BROAD

LAND PLANNING TEAM

HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT
 4800 Fredericksburg at Loop 410, P.O. Box 5250, Beaton Hill Sta.
 San Antonio, TX 78201
 (210) 349-1111 Fax (210) 979-0072



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: _____ Name of POADP: RAIN TREE SUBDIVISION

Owners: KAUFMAN AND BROAD Consulting Firm: VICKEY AND ASSOC.

Address: 4800 FREDERICKSBURG RD. Address: 7334 BLANCO ROAD
SAN ANTONIO, TEXAS SUITE 109
SAN ANTONIO, TEXAS 78216

Phone: 349-1111 Phone: 349-3271

Existing zoning: R-1 Proposed zoning: R-1

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: 10
Ferguson map grid E7519

Land area being platted:	Lots	Acres
Single Family (SF)	<u>241</u>	<u>71</u>
Multi-family (MF)	<u>0</u>	<u>0</u>
Commercial and non-residential	<u>0</u>	<u>0</u>

Is there a previous POADP for this Site? Name NO No. _____

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

Plats associated with this POADP or site? Name NO No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: OSCAR DOMINGUEZ Signature: _____

Date: 11/20/00 Phone: 308-1321 Fax: 979-0072

- 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: _____ Signature: _____

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

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 03 DEC 20 09:20
 SAN ANTONIO WATER SYSTEMS
 AQUIFER STUDIES OFFICE