

REVISIONS

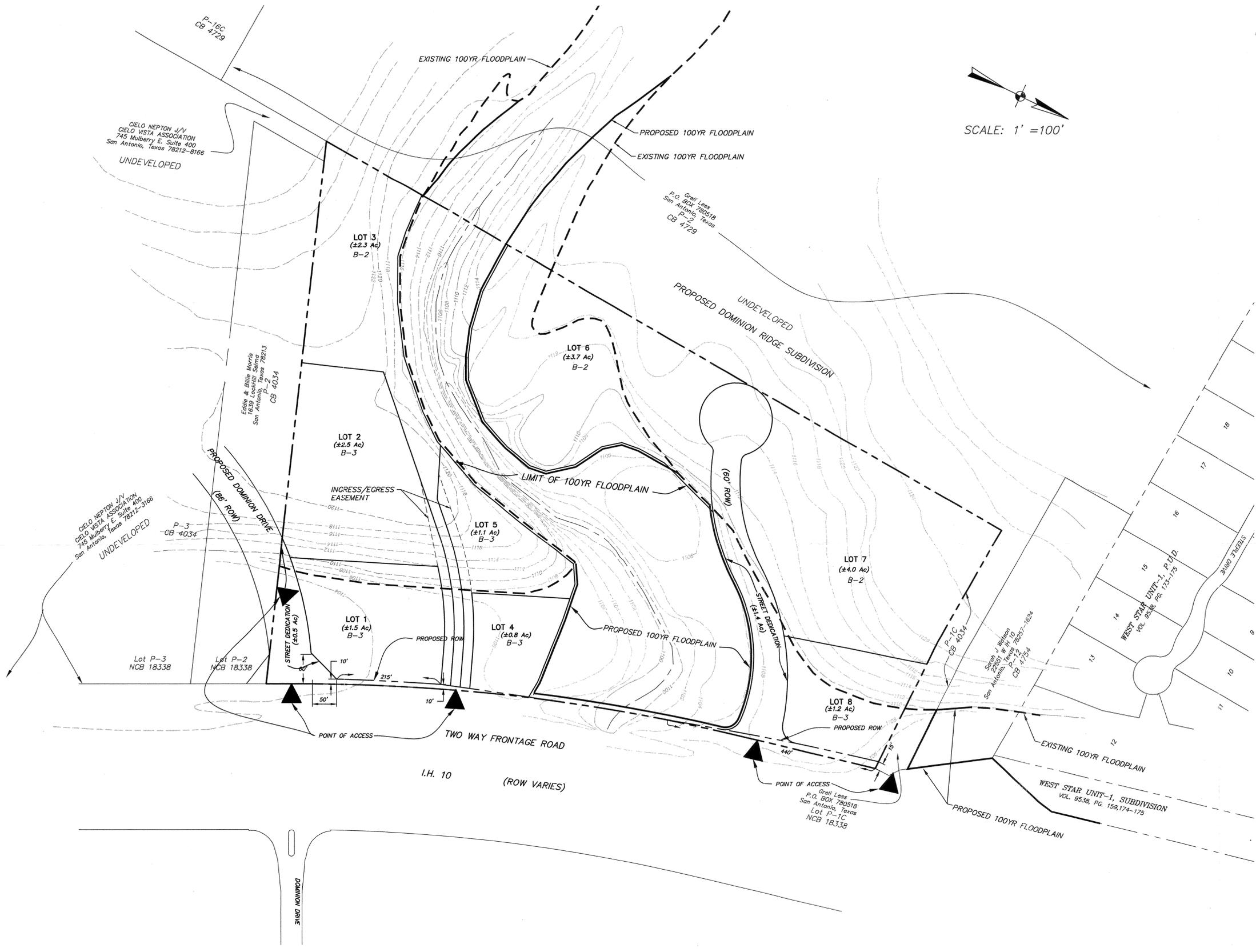
11815 WARRFIELD
SAN ANTONIO, TX 78216
PH: (210) 828-1522
FAX: (210) 828-1559
ed@overbydescamps.com

**OVERBY
DESCAMPS
ENGINEERS**
CIVIL • ENVIRONMENTAL • SURVEYING



DOMINION RIDGE PARK
Preliminary Overall Area Development Plan

PROJECT NO. 0205.00
DATE March 9, 2001
DRAWN BA CHECKED ED
SHEET 1 OF 1



SCALE: 1" = 100'

PLAN HAS BEEN ACCEPTED BY

 8-28-01 (date)
 If no plans are filed, plan will expire
 On 2-27-03
 1/4" x 1/4" filed on

- NOTE:**
- APPROXIMATE LIMITS OF PROPOSED 100YR FLOODPLAIN, ONCE TXDOT COMPLETES DOMINION DRIVE OVERPASS AND IH 10 MODIFICATION AND FOLLOWING FLOODPLAIN RECLAMATION.
 - SERVICE LEVEL 11 WATER SERVICE AND SEWER SERVICE BY SAWS.
 - FLOOD INSURANCE RATE MAP FOR BEYAR COUNTY, TEXAS AND INCORPORATED AREA.
- MAP NUMBERS: 48029C0095 E AND 48029C00115 E
 EFFECTIVE DATE: February 16, 1996
- LOCATION OF DOMINION DRIVE AS PER CITY OF SAN ANTONIO MAJOR THOROUGHFARE PLAN.
 - LAND USE - COMMERCIAL (8 LOTS)
- | | |
|-------------------|---------------|
| COMMERCIAL AREA | = ±17.1 Acres |
| STREET DEDICATION | = ±2.0 Acres |
| FLOODPLAIN | = ±6.5 Acres |
| GROSS AREA | = ±25.6 Acres |

PHASE 1 - PLATTING OF LOT 3
 PHASE 2 - PLATTING OF LOTS 6, 7, AND 8 WITH ROAD R.O.W.
 PHASE 3 - PLATTING OF LOTS 1, 2, 4 AND 5

Developer: Burdick/Keller, LLC
 1234 San Francisco
 San Antonio, Texas 78201

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: 10/31/00 Name of POADP: Dominion Ridge
Owners: Keller-Burdick J.V. Consulting Firm: Overby Overcamp
Address: 1234 San Francisco San Antonio 78201 Address: 11815 Warfield San Antonio 78216
Phone: (201) 695-8767 Phone: (210) 828-3520
Existing zoning: TEMP R-1 / COUNTY Proposed zoning: B-3

Site is over/within/includes: Edwards Aquifer Recharge Zone: [] Yes [X] No
Projected # of Phases: 3 [X] Yes [] No
San Antonio City Limits? [X] Yes [X] No
Council District:
Ferguson map grid: 479-A-D

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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Table with 3 columns: Land area being platted, Lots, Acres. Includes rows for Single Family (SF), Multi-family (MF), and Commercial and non-residential (6 lots, 25.6 Ac.).

Is there a previous POADP for this Site? Name Hedad Inc. Subd. No.
Is there a corresponding PUD for this site? Name No.
Plats associated with this POADP or site? Name No.

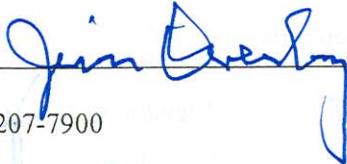
Contact Person and authorized representative:
Print Name: JIM OVERBY Signature: Jim Overby, P.E.
Date: 10/31/00 Phone: (210) 828-3520 Fax: (210) 828-3599

Handwritten red text: OCA Application

- 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: JIM OVERBY Signature: 

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



CITY OF SAN ANTONIO

August 28, 2001

Mr. Ed Descamps, P.E.

Overy-Descamps Inc.
11815 Warfield,
San Antonio, TX 78216

Re: Dominion Ridge Park

POADP # 711

Dear Mr. Descamps:

The City Staff Development Review Committee has reviewed Dominion Ridge Park Subdivision Master Development Plan M.D.P. (formally POADP) # 711. 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.
- Any 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 Master Development Plan (M.D.P.) (formally 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. Descamps
Page 2
August 28, 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 Master Development Plan M.D.P. (formally 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) 207-7038.

Sincerely,



Emil R. Moncivajs AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Development Services

LOT 3
(4.8± Ac)

LIMIT OF 100YR FLOODPLAIN
(8.4± Ac)

Lot P-1
(22.712 Ac)
CB 4034

LOT 5
(3.0± Ac)

LOT 1
(1.0± Ac)

LOT 2
(2.1± Ac)

LOT 4
(1.6± Ac)

Lot P-1
(2.98 Ac)
NCB 18338

(0.01± Ac)

STREET DEDICATION
(0.7± Ac)

PROPOSED ROW

CITY OF SAN ANTONIO CITY LIMITS

PROPOSED ROW

TWO WAY FRONTAGE ROAD

POINT OF
Access

Point of
Access

I.H. 10

(ROW VARIES)

Grell Less
P.O. BOX 780518
San Antonio, Texas
Lot P-1C
NCB 18338

RECEIVED
00 NOV 27 PM
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

