



# CITY OF SAN ANTONIO

August 13, 2004

Mr. Rick Gray P.E.  
Pape- Dawson Engineers  
555 East Ramsey  
San Antonio, TX 78216

Re: Indian Springs Amendment

POADP/MDP # 749-A

Dear Mr. Gray:

The City Staff Development Review Committee has reviewed Indian Springs Preliminary Overall Area Development Plan (POADP)/ Master Development Plan M.D.P. Amendment # 749-A. 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.
- The acceptance of this Master Development Plan # 749-A is confined to the boundary limits of the site. Any projection(s) of future roadways outside the boundaries does not infer any set alignment of future roadways. All major arterials and streets shall follow all regulations.
- It will be expected that you will plat all of the property depicted in your Preliminary Overall Area Development Plan (POADP)/ Master Development Plan (M.D.P.) 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.
- Storm Water Engineering cites the following conditions for approval:
  1. At the time of platting a complete Storm Water Management Plan is required in accordance with the City of San Antonio UDC.

2. This area has been designated mandatory detention due to current City of San Antonio dam breach policy, therefore at time of platting detention will be required.
- As part of their conditional approval Development Services Traffic Impact Analysis (TIA) Engineering Division cites the following:

Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for Indian Springs Master Development Plan (MDP). The analysis is in compliance with the TIA Ordinance 91700.

The Indian Springs Development is located in Bexar County northeast of the intersection of Marshall Road and Bulverde Road. The proposed development consists of 4,355 single-family dwelling units, 400 multi-family dwelling units and a 90-acre commercial tract on a total of 1,477.5 acres. The first phase of development will be completed in 2007; the build out of the development is anticipated in 2013.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the Indian Springs Development, at no cost to the City of San Antonio:

1. Wilderness Oak - Dedicate 86-feet of ROW and construct a 4-lane divided roadway. The limits of construction shall be extended through the Indian Springs development as shown on the City of San Antonio Major Thoroughfare Plan.
2. Construction of an internal collector street system. Collector streets with 70-feet of ROW and 44-feet of pavement shall have no houses fronting.
3. All Roadways shall conform to Table 506-1: Functional Classification System Description.
4. The developer shall be responsible for upgrading any intersection at Bulverde Road as shown on the approved Master Development Plan. This includes sufficient left-turn storage, right-turn deceleration lanes, upgrading lane capacity on Bulverde Road and a traffic signal when warranted.
5. DSD – TIA Reviews recommends that the school site not be located along Bulverde Road. School sites should following the guidelines of the ITE Transportation Planning Handbook.

Mr. Gray  
Page 3  
August 13, 2004

I would like to stress the importance of an additional north – south Arterial (Judson Road Extension) and an additional east – west Arterial (Wilderness Oak/Overlook Parkway). The large amount of growth that will take place along US Highway 281 and the Bulverde Road corridor will benefit greatly with alternate access other than placing more traffic on Bulverde Road and Evans Road.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal street plan. Reduced number of driveways and common access between the commercial lots are encouraged in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

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 Preliminary Overall Area Development Plan (POADP)/ Master Development Plan (M.D.P.) will be invalid.

**ALL Platting shall 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) 207-7873.

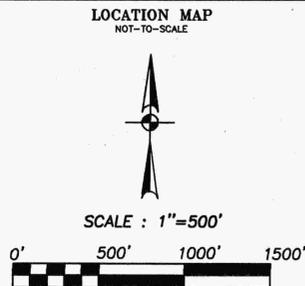
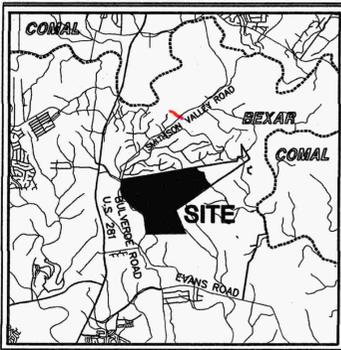
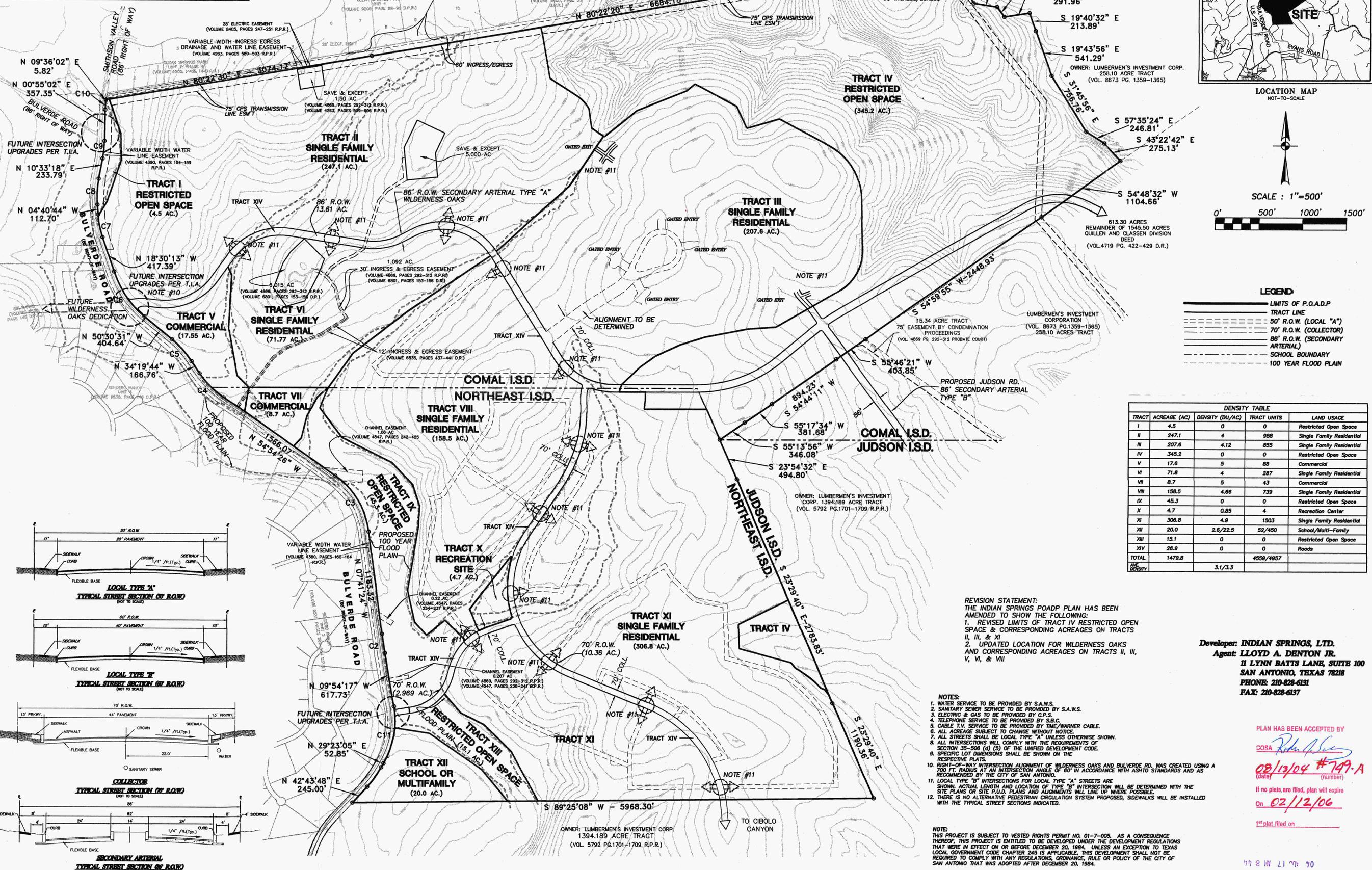
Sincerely,



Roderick J. Sanchez, AICP  
Assistant Development Services Director

cc: Richard De La Cruz, P.E., Development Services  
Arturo Villarreal Jr, P.E. Strom Water Engineering  
John McDonald, Senior Planner Parks Department  
Christina De La Cruz, P.E. Bexar County

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	276.94'	1189.00'	138.10'	130°42'	N36°13'46"E
C2	219.83'	5687.00'	108.93'	212°53'	S08°47'50"E
C3	761.47'	924.00'	403.85'	47°13'03"	740.10'
C4	396.16'	1103.00'	200.24'	20°34'43"	394.03'
C5	335.76'	1189.00'	169.01'	161°04'7"	334.85'
C6	627.97'	1124.20'	322.41'	32°00'17"	619.83'
C7	286.14'	1103.00'	133.72'	13°49'29"	285.46'
C8	293.27'	1103.00'	142.50'	15°14'02"	292.40'
C9	200.00'	1189.00'	100.24'	9°38'16"	199.77'
C10	108.53'	716.13'	54.37'	8°1'00"	108.43'
C11	678.19'	989.00'	353.04'	39°17'22"	664.98'



TRACT	ACREAGE (AC)	DENSITY (DU/AC)	TRACT UNITS	LAND USAGE
I	4.5	0	0	Restricted Open Space
II	247.1	4	988	Single Family Residential
III	207.6	4.12	855	Single Family Residential
IV	345.2	0	0	Restricted Open Space
V	17.6	5	88	Commercial
VI	71.8	4	287	Single Family Residential
VII	8.7	5	43	Commercial
VIII	158.5	4.66	739	Single Family Residential
IX	45.3	0	0	Restricted Open Space
X	4.7	0.85	4	Recreation Center
XI	306.8	4.9	1503	Single Family Residential
XII	20.0	2.6/22.5	52/450	School/Multi-Family
XIII	15.1	0	0	Restricted Open Space
XIV	26.9	0	0	Roads
TOTAL	1479.8		4599/4857	
Ave. Density		3.1/3.3		

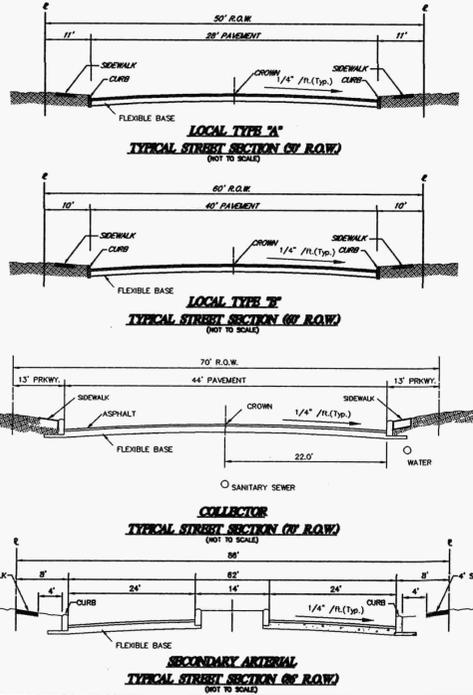
REVISION STATEMENT:  
THE INDIAN SPRINGS POADP PLAN HAS BEEN AMENDED TO SHOW THE FOLLOWING:  
1. REVISED LIMITS OF TRACT IV RESTRICTED OPEN SPACE & CORRESPONDING ACREAGES ON TRACTS II, III, & XI  
2. UPDATED LOCATION FOR WILDERNESS OAKS AND CORRESPONDING ACREAGES ON TRACTS II, III, V, VI, & VIII

- NOTES:  
1. WATER SERVICE TO BE PROVIDED BY S.A.W.S.  
2. SANITARY SEWER SERVICE TO BE PROVIDED BY S.A.W.S.  
3. ELECTRIC & GAS TO BE PROVIDED BY C.P.S.  
4. TELEPHONE SERVICE TO BE PROVIDED BY S.B.C.  
5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.  
6. ALL ACREAGE SUBJECT TO CHANGE WITHOUT NOTICE.  
7. ALL STREETS SHALL BE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.  
8. ALL INTERSECTIONS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 35-506 (d) (5) OF THE UNIFIED DEVELOPMENT CODE.  
9. SPECIFIC LOT DIMENSIONS SHALL BE SHOWN ON THE RESPECTIVE PLATS.  
10. RIGHT-OF-WAY INTERSECTION ALIGNMENT OF WILDERNESS OAKS AND BULVERDE RD. WAS CREATED USING A 700 FT. RADIUS AT AN INTERSECTION ANGLE OF 60° IN ACCORDANCE WITH ASHTO STANDARDS AND AS RECOMMENDED BY THE CITY OF SAN ANTONIO.  
11. LOCAL TYPE "B" INTERSECTIONS FOR LOCAL TYPE "A" STREETS ARE SHOWN. ACTUAL LENGTH AND LOCATION OF TYPE "B" INTERSECTION WILL BE DETERMINED WITH THE SITE PLANS OR SITE P.U.D. PLANS AND ALIGNMENTS WILL LINE UP WHERE POSSIBLE.  
12. THERE IS NO ALTERNATIVE PEDESTRIAN CIRCULATION SYSTEM PROPOSED, SIDEWALKS WILL BE INSTALLED WITH THE TYPICAL STREET SECTIONS INDICATED.

NOTE:  
THIS PROJECT IS SUBJECT TO VESTED RIGHTS PERMIT NO. 01-7-005. AS A CONSEQUENCE THEREOF, THIS PROJECT IS ENTITLED TO BE DEVELOPED UNDER THE DEVELOPMENT REGULATIONS THAT WERE IN EFFECT ON OR BEFORE DECEMBER 20, 1984. UNLESS AN EXCEPTION TO TEXAS LOCAL GOVERNMENT CODE CHAPTER 245 IS APPLICABLE, THIS DEVELOPMENT SHALL NOT BE REQUIRED TO COMPLY WITH ANY REGULATIONS, ORDINANCE, RULE OR POLICY OF THE CITY OF SAN ANTONIO THAT WAS ADOPTED AFTER DECEMBER 20, 1984.

Developer: INDIAN SPRINGS, LTD.  
Agent: LLOYD A. DENTON JR.  
11 LYNN BATTS LANE, SUITE 100  
SAN ANTONIO, TEXAS 78218  
PHONE: 210-828-6131  
FAX: 210-828-6137

PLAN HAS BEEN ACCEPTED BY  
COSA  
08/13/04 #749-A  
(date) (number)  
If no plats are filed, plan will expire  
On 02/12/06  
1<sup>st</sup> plat filed on



Date: Jul 21, 2004 1:45pm User: D:\Clonhards File: P:\50120\03\design\chall\temb\030326\POADP-revised\_04.dwg

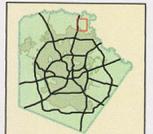
PAPE-DAWSON ENGINEERS  
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.376.9000 FAX: 210.376.9010

INDIAN SPRINGS  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

JOB NO. 5020-03  
DATE JULY 2002  
DESIGNER RG  
CHECKED - DRAWN ISL  
SHEET 1 OF 1



1479.8 Ac.



Location Map

- Legend**
- Indian Springs
  - San Antonio City Limits
  - Major Roads
  - Lakes
  - 100 Year Floodplains (2002)
  - Major Thoroughfare
  - Expressways
  - Public Schools

749. A  
INDIAN SPRINGS

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District  
 "This Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio is not responsible for any errors or omissions in this product, or for any consequences arising from the use of the information provided to you by the City of San Antonio in terms of completeness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient."  
 \*Please contact the responsible City of San Antonio Department for specific administration.\*  
 City of San Antonio Planning Department GIS Manager: Dale Woodruff, dwoodruff@sanantonio.gov. Maps may be ordered at: (210) 203-7873

Map Created by: C.B. Barrientes Jr.  
 Map Creation Date: 8-2-04  
 Map File Location: C:/Arcview/MDP/MDP-4/Indian Springs.mxd  
 PDF File Name: C:/Arcview/PDF/2004/August/040802.pdf

# City of San Antonio

## MASTER DEVELOPMENT PLAN

0 300 600 1,200  
Feet

2003-Imagery

**City of San Antonio**  
**Planning Department**  
 Emil R. Morcivals, AICP, AIA  
 Director, Planning Department  
 Development & Business  
 Service Center  
 1901 B. Alamo, 2nd Floor  
 San Antonio, Texas 78204



**City of San Antonio**  
 Development Services Department  
**Master Development Plan**  
**APPLICATION**



Date: 7/23/04

<b>Case Manager:</b> Robert Lombrano , Planner II (Even File number) (210) 207-5014, rlombrano @sanantonio.gov  Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov	<b>File Number:</b> <div style="font-size: 2em; color: red; text-align: center;"># 749-A</div>
--	---

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF):**  YES  NO\*\*

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                            | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                     | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)                | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Flexible Development District                             | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Urban Development (UD)                                    | <input type="checkbox"/> Rural Development (RD)               |
| <input type="checkbox"/> Farm and Ranch (FR)                                       | <input type="checkbox"/> Mix Light Industrial (MI-1)          |
|  | <input type="checkbox"/> Other: _____                         |

04 JUL 27 AM 7:24  
 CITY OF SAN ANTONIO  
 DEPT. OF PLANNING  
 OFFICE OF DIRECTOR

**Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies**

Project Name: Indian Springs

Owner/Agent: Indian Springs, LTD. Phone: 210-828-6131 Fax: 210-828-6137

Address: 11 Lynn Batts Lane, Ste 100 San Antonio, TX Zip code: 78218

Engineer/Surveyor: Pape - Dawson Engineers Phone: 210-375-9000 Fax: 210-375-9010

Address: 555 East Ramsey San Antonio, TX Zip code: 78216

Contact Person Name: Rick Gray E-mail: rggray@pape-dawson.com

February 23, 2004

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**APPLICATION**  
(Continued)

Existing legal Description:

134.2 acre tract described in conveyance to Indian Springs, Ltd. recorded in Volume 8747  
Pages 1571-1588 of the O.P.R.P. of Bexar County, Texas & a 135.5 acre tract recorded in  
Volume 8747, Pages 1607-1613 of the O.P.R.P. of Bexar County, Texas

Existing zoning: N/A Proposed zoning: N/A

Projected # of Phases: N/A

Number of dwelling units (lots) by Phases: N/A

Total Number of lots: 4559/4157 divided by acreage: 1479.8 = Density: 3.1/3.3

N/A (PUD Only) Linear feet of street \_\_\_\_\_  Private  Gated  Attached  
 Public  Un-Gated  Detached

N/A (PUD Only) Total open space: \_\_\_\_\_ divided by total acreage: \_\_\_\_\_ = Open space \_\_\_\_\_ %

N/A (PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): \_\_\_\_\_

N/A (PUD Only) Construction start date: \_\_\_\_\_

N/A (PUD Only) X/Y coordinates at major street entrance: X: \_\_\_\_\_ Y: \_\_\_\_\_

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone:  Yes  No

San Antonio City Limits?  Yes  No

Council District: None School District: NEISD / COMAL ISD Ferguson map grid: 451 F7

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name Indian Springs POADP No. 749

Is there a corresponding PUD for this site? Name No No. \_\_\_\_\_

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name Winchester Cakes No. 040059

Name Villages at Bulverde, Ph.1 No. 030407

Name Villages at Bulverde, Ph.2 No. 030408

04 JUN 27 AM 7:24  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

*See Attached POADP Application Checklist*

- Name of the Master Development Plan or P.U.D. and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name names of all adjacent property owners as shown on current tax records;
- Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Planning director or assignee);
- (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- Two points identified by Texas Planes Coordinates;
- Basis of bearing used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- Date of preparation;
- Graphic and written scale and north arrow;
- A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- Total area of property;
- All existing easements or right-of-way with street names impacting the development area, their nature and width;
- The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local streets within the developments boundaries;
- (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
JUN 27 11:24 AM '04

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

*See Attached POADP Checklist* (Continued)

- (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- The location and dimension of all proposed or existing lots.
- The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- The schematic of all existing and proposed streets, as well as proposed access points.
- The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:  
(PUD ONLY)
  - (a) square footage of all buildings and structures
  - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
  - (a) total number of dwelling units, by development phase.
  - (b) Residential density and units per acre.
  - (c) (PUD Only) Total floor area ratio for each type of use.
  - (d) Total area in passive open space.
  - (e) Total area in active developed recreational open space.
  - (f) Total number of off-street parking and loading spaces.

04 JUL 27 7:24  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**Technical Review**

(Continued)

See Attached POADP Checklist

- Traffic Impact Analysis (section 35-502).
- (PUD Only) Utilities plan.
- (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- (PUD Only) Lots numbered as approved by the City.
- (PUD Only) Layout shall show where lot setbacks as required.
- Location and size in acres of school sites, as applicable.
- The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- A stormwater management plan (section 35-B119)

**Owner or Authorized Representative:**

I certify that the INDIAN SPRINGS POADP (MOD.) Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Rick Gray Signature: Rick Gray

Date: 7-26-04 Phone: 375-9000 Fax: 375-9010

E-mail: rgray@pape-dawson.com

04 JUL 27 AM 7:24  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038



# 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: 07-21-04 Name of POADP: INDIAN SPRINGS

Owners: SEE ATTACHED MDP APPLICATION FOR INFO. Consulting Firm: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

Zip Code: \_\_\_\_\_ Zip Code: \_\_\_\_\_

School District: \_\_\_\_\_ Phone: \_\_\_\_\_

Existing zoning: \_\_\_\_\_ Proposed zoning: \_\_\_\_\_

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

Land area being platted:	Lots	Acres
Single Family (SF)	_____	_____
Multi-family (MF)	_____	_____
Commercial and non-residential	_____	_____

Is there a previous POADP for this Site? Name \_\_\_\_\_ No. \_\_\_\_\_

Is there a corresponding PUD for this site? Name \_\_\_\_\_ No. \_\_\_\_\_

Plats associated with this POADP or site? Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

04 JUL 27 AM 7:24  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

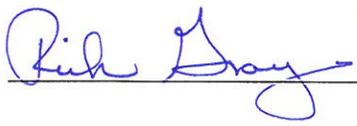
name of the POADP and the subdivision;

- 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; (PREVIOUSLY SUBMITTED AND APPROVED BY RICHARD DE LA CRUZ)
- 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 NEISD / COMAL ISD 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. (BULVERDE ROAD AND WILDERNESS OAKS PKWY)

**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: Rich Gray

Signature: 

CITY OF SAN ANTONIO  
 DEPT. OF PLANNING  
 OFFICE OF DIRECTOR  
 JUN 27 AM 7:24

If you have any questions please call Michael O. Herrera at 207-7900  
 APPLICATION REVISED May 8, 2000