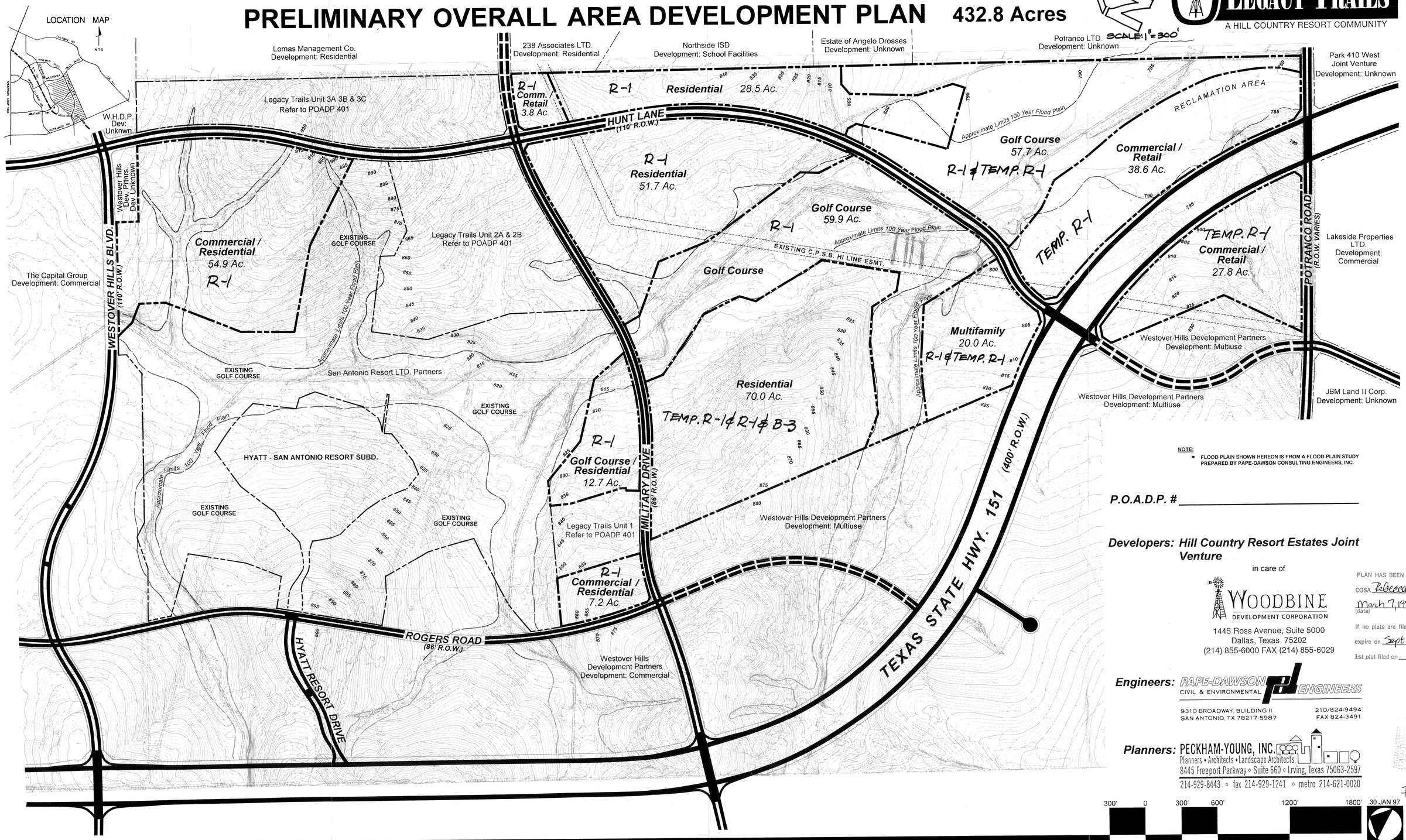
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN 432.8 Acres

LEGACY TRAILS
A HILL COUNTRY RESORT COMMUNITY



NOTE:
- FLOOD PLAIN SHOWN HEREON IS FROM A FLOOD PLAIN STUDY PREPARED BY PAPE-DAWSON CONSULTING ENGINEERS, INC.

P.O.A.D.P. # _____

Developers: *Hill Country Resort Estates Joint Venture*

in care of

WOODBINE
DEVELOPMENT CORPORATION
1445 Ross Avenue, Suite 5000
Dallas, Texas 75202
(214) 855-6000 FAX (214) 855-6029

PLAN HAS BEEN ACCEPTED BY
COSA Rebecca Waldman
March 7, 1997 110-B
(date) (number)
If no plats are filed, plan will expire on Sept 6, 1998
1st plat filed on _____

Engineers: PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY, BUILDING II
SAN ANTONIO, TX 78217-5987
210/824-9494
FAX 824-3491

Planners: PECKHAM-YOUNG, INC.
Planners • Architects • Landscape Architects
8445 Freeport Parkway • Suite 660 • Irving, Texas 75063-2597
214-929-8443 • fax 214-929-1241 • metro 214-621-0020

RECEIVED
97 FEB -3 PM 2:51

#110B

300' 0 300' 600' 1200' 1800' 30 JAN 97

City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 2/3/97 Name of POADP: Legacy Trails

Owner/Agent: Woodbine Development Corp. Engineer/Surveyor: Pape-Dawson Consulting Engineers, Inc.

Address: 1445 Ross Avenue, Suite 5000 Address: 9310 Broadway, Bldg. II

Dallas, TX 75202 Phone: 214/855-6000 San Antonio, TX 78217 Phone: 210/824-9494

Existing zoning: (See attached map) Proposed zoning: Same

Texas State Plane Coordinates: X: 103,530 Y: 590,215
(at major street entrance/main entrance)

Coordinate on Military Drive between Hunt Lane and Rogers Road

Site is over/within/includes: San Antonio City limits? ☒ Yes ☐ No
Edwards Aquifer Recharge Zone? ☐ Yes ☒ No

Land area being platted:	Lots	Acres
Single Family (SF)	762	190.35
Non-Single Family (NSF)	8	242.45
TOTAL:	56	432.80 Acres

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DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

Contact Person:
Print Name: Nathaniel H. Hardy Signature: Nathaniel H Hardy

Date: 2/3/97 Tele: 210/824-9494 Fax: 210/824-3491

Is there a previous POADP for this site? Name Westover Hills No. 110

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

Are there any plats associated with this POADP or site? Name No No. N/A

Name _____ No. _____

Name _____ No. _____

ALL PRINTS MUST BE FOLDED.

Note: This application must be completed fully, and typed or printed legibly, for acceptance.

CITY OF SAN ANTONIO

March 7, 1997

Mr. Nathaniel H. Hardy
Pape Dawson Engineers
9310 Broadway, Building 11
San Antonio, TX 78217

Re: Legacy Trails POADP # 110 - B

Dear Mr. Hardy:

The City Staff Development Review Committee has reviewed Legacy Trails Subdivision Preliminary Overall Area Development Plan # 110 - B. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.

- Access issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.

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. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

Rebecca Waldman

Rebecca Waldman
Acting Director of Planning

RW/EAC

cc: Andrew J. Ballard, P. E., Acting City Traffic Engineer

PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441

Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

January 6, 1997

P.O.A.D.P REVIEW

Legacy Trails

Located on SH 151 , From West of Hunt Lane to FM 1957 (Potranco Rd.)

P.O.A.D.P. Reviewed for:	Comments
Noise Mitigation	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
R.O.W. Requirements	None
Access Limits/Restrictions	20.0 acre Multifamily site is eligible for a maximum of 3 access points on SH 151, 38.6 acre Commercial Retail site is eligible for a maximum of 12 access points on SH 151 & 2 access points on FM 1957, 57.7 acre Golf Course is eligible for 1 access point on FM 1957, 27.8 acre Commercial Retail is eligible for a maximum of 10 access points on SH 151 & 6 access points on FM 1957. Locations and permitting will be as directed by "Regulations For Access Driveways to State Highways".
WPAP Requirements	None

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

To Elizabeth Canal	From Judy Friesenhahn
Co./Dept. CSA Planning	Co. TxDOT
Phone # 207 7912	Phone # 615 5814
Fax # 207 4441	Fax #

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

RECEIVED
97 MAR 13 AM 9:53
DEPT. OF PLANNING
DEVELOPMENT
SERVICES DIVISION

TO: Amer Date 2.10.97

FROM: Elizabeth

ITEM NAME: Legacy Trails FILE # 110B

RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By:_____, 19_____

- ☐ Proposed plat-30 days
- ☐ Variance-15 days
- ☐ POADP's-10 days
- ☐ Plat deferral-30 days
- ☐ Plan / legal doc-15 days
- ☐ Other-15 days

☐ I recommend approval ☑ I do not recommend approval

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Show collector street network system

Signature	Title	Date
[illegible]	Eng. Assoc	3/17/97

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

LETTER OF TRANSMITTAL

9310 BROADWAY, BLDG. II, SAN ANTONIO , TEXAS 78217-5987
210/824-9494 FAX 210/824-3491

Date: 2/3/97 Job No.: 3650.01
Attention: ELIZABETH CAROL
RE: LEGACY TRAILS POADP

TO PLANNING DEPT. 4th FLOOR

FILE:
- ☐ 1.0 Correspondence
- ☐ 2.0 Design
- ☐ 4.0 Construction

WE ARE SENDING YOU ☐ Attached Under separate cover via _____ the following items:

- ☐ Specifications
- ☐ Prints
- ☐ Change Order
- ☐ Shop Drawings
- ☐ Plans
- ☐ _____
- ☐ Copy of Letter
- ☐ Samples

COPIES	DATE	DESCRIPTION
6		B/L PRINTS (FOLDED)
1		POADP APPLICATION

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THESE ARE TRANSMITTED as checked below:

- ☐ For approval
- ☐ For your use
- ☐ As requested
- ☐ For review and comment
- ☐ Approved as submitted
- ☐ Returned for corrections
- ☐ Approved as noted
- ☐ _____
- ☐ Resubmit _____ copies for approval
- ☐ Submit _____ copies for distribution
- ☐ Return _____ corrected prints

☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO FILES SIGNED FRED V. SORIANO FOR NAT HARDY

If enclosures are not as noted, kindly notify us at once.

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio Date 2-10-97

FROM: Elizabeth

ITEM NAME: Legacy Trails FILE #

RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

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- ☐ Plat deferral-30 days
- ☐ Plan / legal doc-15 days
- ☐ Other-15 days

☑ **I recommend approval** ☐ **I do not recommend approval**

On _____, **I notified** _____, **the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #** _____

Comments: FLOOD PLAIN REQUIREMENTS AND DRAINAGE EASEMENTS WILL BE REQUIRE AND ADDRESS DURING THE PLATTING PROCESS.

Burt Rubio | Sr. Eng. Tech | 2-11-97

Signature | Title | Date

1996 TEXAS APA CONFERENCE

Legacy Trails
@ Hwy 151 + Potranco

predomiatly Temp R-1

762 SFL on 190 acres
8 nSF on 242 acres

432 acres

TX DOT note

TIA
not needed

Global Challenges, Local Solutions