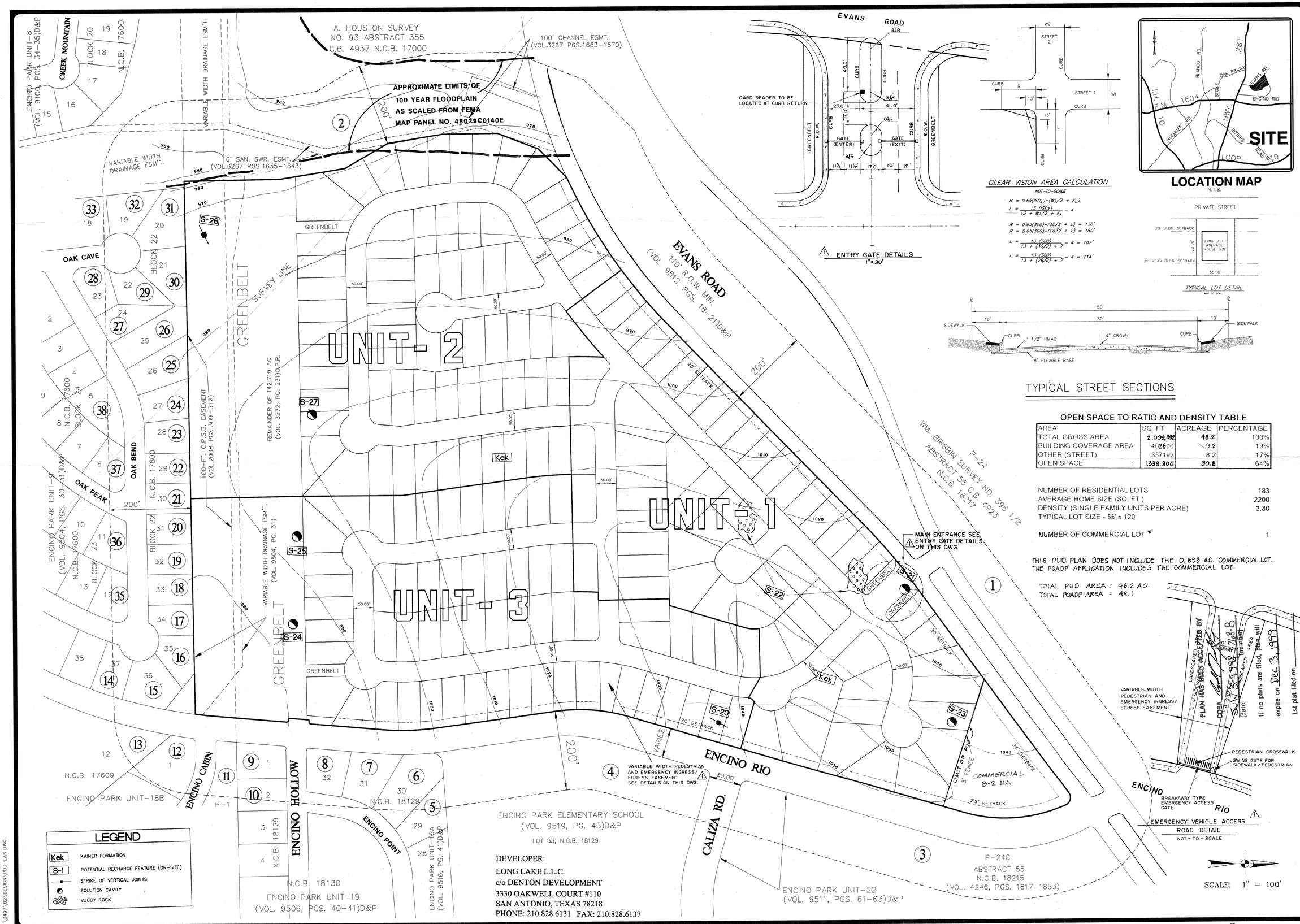

OPEN SPACE TO RATIO AND DENSITY TABLE

AREA	SQ FT	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	2,099,592	48.2	100%
BUILDING COVERAGE AREA	402600	9.2	19%
OTHER (STREET)	357192	8.2	17%
OPEN SPACE	1,339,800	30.8	64%

NUMBER OF RESIDENTIAL LOTS	183
AVERAGE HOME SIZE (SQ. FT.)	2200
DENSITY (SINGLE FAMILY UNITS PER ACRE)	3.80
TYPICAL LOT SIZE - 55' x 120'	
NUMBER OF COMMERCIAL LOT *	1

THIS PUD PLAN DOES NOT INCLUDE THE 0.893 AC. COMMERCIAL LOT. THE POADP APPLICATION INCLUDES THE COMMERCIAL LOT.

TOTAL PUD AREA = 48.2 AC.
TOTAL POADP AREA = 49.1

DEVELOPER:
LONG LAKE L.L.C.
c/o DENTON DEVELOPMENT
3330 OAKWELL COURT #110
SAN ANTONIO, TEXAS 78218
PHONE: 210.828.6131 FAX: 210.828.6137

RECEIVED
98 JUL -1 PM 3:29
CITY OF SAN ANTONIO
PLANNING
DEPARTMENT
LAND DEVELOPMENT

REVISIONS:
△1 TRAFFIC COMMENTS 5/20/98

THIS DOCUMENT IS RELEASED FOR REVIEW UNDER THE AUTHORIZATION OF RICK WOOD, P.E., #65264, ON 06/29/98

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
555 EAST RAMSEY
SAN ANTONIO TEXAS 78216
210-375-9000

THE VILLAGE AT ENCINO PARK

P.O.A.D.P. / P.U.D. PLAN

JOB NO. 3497.03
DATE MARCH, 1998
DESIGNER J.A
CHECKED J.A DRAWN J.D
SHEET 1 OF 1

H:\3497.02\DESIGN\PUDPLAN.DWG

268 B

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 Unified Development Code and must be certified to contain the following:

Date Submitted: 4/16/98

Name of POADP: The Village at Encino Park

Owners: Long Lake L.L.C. c/o Denton Development

Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 11 Lynn Batts Lane, Suite 100
San Antonio, TX 78218-3024

Address: 555 East Ramsey
San Antonio, TX 78216

Phone: 210/828-6131

Phone: 210/375-9000

Existing zoning: Temp R-1 ERZD

Proposed zoning P-1 - R-1/P-1 - B-2

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: 9
Ferguson map grid E-6 Pg. 483

Land area being platted:

	Lots	Acres
Single Family (SF)	183	48.2
Multi-family (MF)	--	--
Commercial and non-residential	1	.89

Is there a previous POADP for this Site? Name Encino Park - Gulley Encino Park No. 268 20

Is there a corresponding PUD for this site? Name The Village at Encino Park (in process at this time) No. --

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: Dan Kossl

Signature:

Date: 3/25/98

Phone: 210/828-6131

Fax: 210/828-6137

3497\00\WORD\FORMS\980318A1

☒ 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; (Process in progress)

☐ 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 Friesenhahen @ (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: Jon Adame Signature: Jon Adame

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

CITY OF SAN ANTONIO

July 3, 1998

Jon Adame P. E.
Pape Dawson Engineers Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Village at Encino Park POADP # 268-B

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed Village at Encino Park Subdivision Preliminary Overall Area Development Plan # 268-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.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- 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: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so they can plan accordingly.

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. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

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

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

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: ENCINO PARK - 55.3 ACRES
Location: EVANS ROAD APPROX. 1000 L.F. EAST OF HWY 281 AND WEST OF ENCINO RIO
Applicant: PAPE-DAWSON ENGINEERS ☐ Owner or ☒ Agent
Address: 555 EAST RAMSEY Phone Number: 376-9000

Permit Type (check one):
☒ Zoning ☐ POADP ☐ Plat ☐ Bldg Permit ☐ Other:

BOX A (ORIGINAL TIA) *RESIDENTIAL DEVELOPMENT*

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
Single Family (P.U.D.)	182	5-6 pm, Wkday	0.72	131	ITE Code: 270
Multifamily, lowrise	300*	5-6 pm, Wkday	0.62	186	other: 221

*BASED ON AN APPROX OF 20 DWELLING UNITS PER ACRE ON 15 ACRES

BOX B (ORIGINAL TIA) *NON-RESIDENTIAL DEVELOPMENT*

Anticipated Land Use	Project Size: Acres	Project Size: GFA	Project Size: other*	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
Commercial Retail	0.89	2400		5-6 pm, Wkday	~~36.22~~ 73.24	~~87~~ 176	ITE Code: ~~851~~ 853 other:

*specify: 404 is total PHT
493 = TOTAL PHT

Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in *Current* TIA	Peak Hour Trips (from Box A or B) Projected in *Updated* Development Plan	Increase in Peak Hour Trips (If over 100 additional trips, a new TIA is required)

✓ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.
The traffic impact analysis has been waived for the following reason(s):

A level-1 TIA is Reqd.

Reviewed by: AG Date: 10/23/97

NOTE: GFA = Gross Floor Area (bldg size). ITE = Institute of Transportation Engineers, *Trip Generation*, 5th Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050

San Tex Homes

Long Lake L.L.C.
11216 West Avenue
San Antonio, Texas 78213

TO: Whom it mat concern

FROM: Michael A. Mandola
City President
Long Lake L.L.C.

DATE: March 24,1998

RE: The Village Of Encino Park

This letter is to verify that Dan Kossl is authorized to execute legal documents on behalf of Long Lake L.L.C. with regard to all development issues relating to The Village of Encino Park.

Michael A. Mandola

ACKNOWLEDGEMENT

STATE OF TEXAS }

COUNTY OF BEXAR }

This instrument was acknowledged before me on the 24th day of March, 1998, by Michael A. Mandola, as City President of Long Lake L.L.C.

Notary Public, State of Texas

CANDY HANSMANN
MY COMMISSION EXPIRES
November 5, 2001

April 30, 1998

Ms. Elizabeth Carol
Department of Planning
City of San Antonio
P.O. Box 839966
San Antonio, TX 78283-3966

Re: The Village at Encino Park
Preliminary Overall Area Development Plan

Dear Ms. Carol:

Please be advised that the Traffic Impact Analysis Threshold Worksheet, the case study, and report were submitted and approved by the Traffic Division of the Department of Public Works during the rezoning classification application of the referenced project in October 1997. Amer Gilani approved the report and keeps a copy in his file. This report is titled "Encino Park 55.3 Acres".

Meanwhile, I'll coordinate with Amer Gilani to process his review and comments based on the previously submitted Traffic Impact Analysis.

Please call our office if additional information is needed.

Sincerely,
Pape-Dawson Engineers, Inc.

Al Chua
Project Manager

3497\03\WORD\LETTERS\980430A1

notified engineer that I need word from Amer.

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

INVOICE
1164982

AMT ENCLOSED _____

AMOUNT DUE	370.00
INVOICE DATE	5/12/1998
DUE DATE	5/12/1998

50-04-5573
LONG LAKE LLC
P.O. BOX 219067
HOUSTON TX 77218

PHONE: 000 - 0000

POADP
VILLAGE AT ENCINO

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
5/12/1998	1164982	50-04-5573	5/12/1998	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

PAID SATO MB-3 MAY 1 2 1998

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	05/11/1998		CK# 6282	VILLAGE @ENCINO
END	05/11/1998			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

CITY OF SAN ANTONIO
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

TRANSMITTAL

4)

To: Planning Dept. – Ms. Elizabeth Carol

Date: June 2 '98

Re: The Village at Encino Park
PUD / POADP

RECEIVED
98 JUN -3 PM 3:15
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

QUANTITY	DESCRIPTION
10	Revised POADP / PUD Plan

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

☑ **For Approval** ☐ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

COMMENTS Per your request via Jesse Pacheco.

From: AL CHUA **Project No.:** 3197.03

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL

RECEIVED
98 APR 16 PM 3:29
DEPT OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

To: Planning Dept. ~~Ms. Elizabeth~~ Carol

Date: April 16 '98

Re: The Village at Encino
POADP

QUANTITY	DESCRIPTION
6	POADP Plan
1 ea.	POADP Application
1	Filing Fee $370.00
1	Letter of Agent (Original submitted w/ PUD Application)

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

☑ **For Approval** ☐ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

COMMENTS TIA was approved. Amer Gilani has copy. We will provide copy of POADP to Aquifer Review Studies for their Approval.

From: AC CHVA **Project No.:** 3497.03

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL

To: Ms. Elizabeth Carol
planning Dept.

Date: July 1 '98

Re: The Village at Encino PR.
POADP

QUANTITY	DESCRIPTION
3	POADP Plans

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

☑ **For Approval** ☐ **For Your Use** ☑ **As Requested** ☐ **For Review and Comment**

COMMENTS

RECEIVED
98 JUL -1 PM 3:27
DEP. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

From: AC CHUA **Project No.:** 3497.03

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

Village at Encino Park

ask access point off Encino Rio.

- flip access from Evans to Encino. @ Calize

- trees
- Aquifer

All plats must includes limits of property

- get study to Amer

TIA.

called 4.27.98