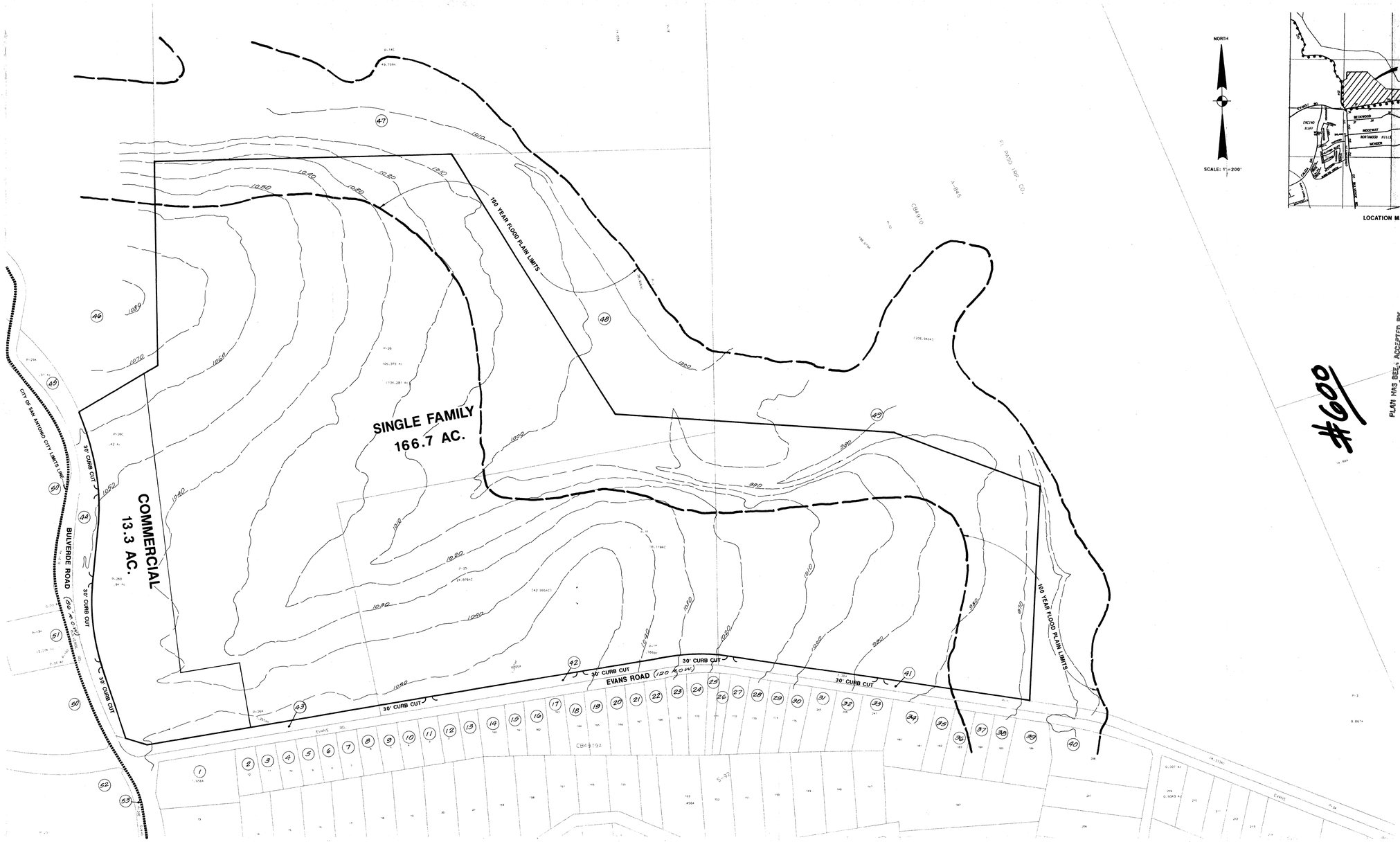

#600

PLAN HAS BEEN ACCEPTED BY
COSA
April 3, 1998 600
(date) (number)
If no plats are filed, plan will
expire on Oct 3, 1999
1st plat filed on _____

DEVELOPER: DENTON DEVELOPMENT CO.
3330 OAKWELL CT., SUITE 110
SAN ANTONIO, TEXAS 78218

SANITARY SEWER: SAN ANTONIO WATER SYSTEM

WATER: SAN ANTONIO WATER SYSTEM

ELECTRIC/GAS: CITY PUBLIC SERVICE

TELEPHONE: SOUTHWESTERN BELL TELEPHONE CO.

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

GOLDTREE
PERLIMINARY OVERALL AREA DEVELOPMENT PLAN
P.O.A.D.P.

JOB NO. 4047.00
DATE AUG. 29, 1997
DESIGNER J.A.
CHECKED R.W. DRAWN A.V.S.
SHEET ____ OF ____

O:\PDUSER\RAY\B-TTLSHT.DWG

#600

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: August 29, 1997

Name of POADP: Goldtree

Owners: Goldtree Partners
Agent: Lloyd A. Denton, Jr.
Address: 3330 Oakwell Court, #110
San Antonio, TX 78218
Phone: (210) 828-6131

Consulting Firm: Pape-Dawson Engineers, Inc.
Address: 555 East Ramsey
San Antonio, TX 78216
Phone: (210) 375-9000

Existing zoning: N/A

Proposed zoning: N/A

Texas State Plane Coordinates: X: 2151000 Y: 13784000

Site is over/within/includes:

San Antonio City Limits?	☒ Yes	☐ No
Edwards Aquifer Recharge Zone:	☒ Yes	☐ No
Projected # of Phases: (3)	☒ Yes	☐ No

Land area being platted:

	Lots	Acres
Single Family (SF)	85	166.7
Multi-family (MF)	0	---
Commercial and non-residential	3	13.3

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SERVICES DIVISION

Is there a previous POADP for this Site? Name N/A No.

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

Plats associated with this POADP or site? Name N/A No.

Name N/A No.

Name N/A No.

Contact Person and authorized representative:

Print Name: Rick Wood, P.E. Signature: Rick Wood

Date: August 29, 1997 Phone: (210) 375-9000 Fax: (210) 375-9010

4047\00\WORD\FORMS\970829A1

☒ 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;
(N/A - All interior streets local Type "A")

☒ 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; (N/A)

☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;

☒ 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: _____ Signature: _____

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

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☑ 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;

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☐ 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: RICK WOOD Signature: Rick Wood

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

TRANSMITTAL

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DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

To: C of S.A. / PLANNING DEPT. 4th FLOOR ATT: LIZ

Date: 9.9.97

Re: GOLDTREE P.O.A.D.P.

QUANTITY	DESCRIPTION
6	FOLDER REVISED B/L PRINTS
1	SHEET 2 of 2 SIGNED

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

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

COMMENTS LIZ
CALL IF YOU HAVE ANY QUESTIONS.

THANKS

From: FRED V. SORIANO **Project No.:** 4047.00

cc: FILES

PAPE-DAWSON ENGINEERS, INC.

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

CITY OF SAN ANTONIO

April 3, 1998

Rick Wood P.E.
Pape Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, TX 78216

POADP # 600

Re: Goldtree

Dear Mr. Wood:

The City Staff Development Review Committee has reviewed Goldtree Subdivision Preliminary Overall Area Development Plan # 600. 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.
- Access and R.O.W. 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.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.

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

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio, Senior Engineer Technician; Public Works **Date** Sept 19

FROM: **Elizabeth Carol, Planner II; Planning Department**

ITEM NAME: Goldtree **FILE #** NONE

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: Flood plain requirements and drainage easements will be required and address during the platting process

Signature	Title	Date
Burt Rubio	9-24-97	Sr. Eng. Tech

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio, Senior Engineer Technician; Public Works **Date** 9.2.97

FROM: **Elizabeth Carol, Planner II; Planning Department**

ITEM NAME: Goldtree **FILE #** NONE

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

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SERVICES DIVISION

☐ **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 will be address during the platting process.

Burt Rubio — Sr. Eng. Tech — 9-2-97

Signature **Title** **Date**

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: GOLDTREE
Location: N.E. CORNER OF BULVERDE AND EVANS ROAD
Applicant: PAPE-DAWSON ENGINEERS
Address: 555 E. RAMSEY, SAN ANTONIO, TX. 78216 Phone Number: (210) 375-9000 ☐ Owner or ☑ Agent

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	85	7-9 AM, Wkday	1.02	87	ITE Code: 210 other:

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

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				
Commercial	10.0	85,000 S.F.*		SAT. PEAK HOUR	8.90 per 1000 SF	757	ITE Code: 820
Convienence Store	3.3	2400 S.F.		4-6 PM, Wkday	36.22 per 1000 SF	87	other: 851

* ASSUMED 8500 GFA per Acre OR 20% OF TOTAL AREA (BASED ON ALAMO QUARRY MARKET)

*specify:

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):
either a level-2 or level-3 will be required

Reviewed by: AG Date: 8/29/97

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

GOLDTREE P.O.A.D.P.

	LOT	NCB/CB
Lloyd A. Denton, Jr. Name of Applicant/Agent 3330 Oakwell Court, # 110 San Antonio, TX 78218 Address Zip		
Rick Wood Name of Representative/Engineer 555 East Ramsey San Antonio, TX 78216 Address Zip		
1. Raquepaw, Thomas Et Al 7009 Laramie Corpus Christi, TX 78414-3151 Address Zip		4919A(CB)
2. Dorsett, Edgar Wesley III & Marianne 3720 Evans Rd. San Antonio, TX 78259-1711 Address Zip	12	4919A (CB)
3. Dorsett, Edgar Wesley III & Marianne 3720 Evans Rd. San Antonio, TX 78259-1711 Address Zip	11	4919A (CB)
4. Ruedinger, Julius Charles 3730 E. Evans Rd. San Antonio, TX 78259-1711 Address Zip	10	4919A (CB)
5. Escobar, Samuel L. & Maria W. 1115 Bluff Forest San Antonio, TX 78248-2611 Address Zip	9	4919A (CB)
6. Romo,Esperanza P & Jesus J Sr 16703 Summer Dew Houston, TX 77095-1334 Address Zip	8	4919A (CB)
7. Emick, W.J. 3426 Sunlit Grove San Antonio, TX 78247-2953 Address Zip	7	4919A (CB)
8. Peak, Dennis M. 3770 E. Evans Rd. San Antonio, TX 78259-1711 Address Zip	6	4919A (CB)
9. Barnett, Angela M. 7530 Troulon Dr. Houston, TX 77074-4230 Address Zip	5	4919A (CB)
10. Moths, Richard C. II Et Al 3790 Evans Rd. San Antonio, TX 78259-1711 Address Zip	4	4919A (CB)
11. Guenther, Buddy C & Sandra M 3800 E. Evans Rd. San Antonio, TX 78259-1712 Address Zip	3	4919A (CB)
12. Goodwin, Sybil Marie 3820 Evans Rd. San Antonio, TX 78259-1712 Address Zip	2	4919A (CB)

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13.	Welker, Ernest B & Kelly R 3830 E Evans Rd San Antonio, TX 78259-1712 Address Zip	1	4919A (CB)
14.	Shaughnessy, Martin & Mary A 3840 E. Evans Rd. San Antonio, TX 78259-1712 Address Zip	160	4919A (CB)
15.	Eckols, Edward 16200 Nacogdoches Rd. San Antonio, TX 78247-1003 Address Zip	161	4919A (CB)
16.	Eckols, Edward 16200 Nacogdoches Rd. San Antonio, TX 78247-1003 Address Zip	162	4919A (CB)
17.	Roberts, Floyd Henry & Renee 106 W Castle Ln San Antonio, TX 78213-1803 Address Zip	163	4919A (CB)
18.	Roberts, Floyd H & Renee 106 W Castle Ln San Antonio, TX 78213-1803 Address Zip	164	4919A (CB)
19.	Roberts, Floyd H & Renee 106 W Castle Ln San Antonio, TX 78213-1803 Address Zip	165	4919A (CB)
20.	Ogburn, Curtis Warren & Donna Sue 3920 E Evans Rd San Antonio, TX 78259-1713 Address Zip	166	4919A (CB)
21.	Ogburn, Curtis Warren & Donna Sue 3920 E Evans Rd San Antonio, TX 78259-1713 Address Zip	167	4919A (CB)
22.	Ogburn, Curtis Warren & Donna Sue 3920 E Evans Rd San Antonio, TX 78259-1713 Address Zip	168	4919A (CB)
23.	Crowell, Rennie & Shirley A 3940 E Evans Rd San Antonio, TX 78259-1713 Address Zip	169	4919A (CB)
24.	Crowell, Rennie & Shirley A 3940 E Evans Rd San Antonio, TX 78259-1713 Address Zip	170	4919A (CB)
25.	Crowell, Rennie S & Shirley 3940 E Evans Rd San Antonio, TX 78259-1713 Address Zip	W 52.5 Ft of 171	4919A (CB)
26.	Mooney, Joseph Jr & Barbara 3970 E Evans Rd San Antonio, TX 78259-1713 Address Zip	E 52.5 Ft of 171	4919A (CB)
27.	Mooney, Joseph Jr & Barbara 3970 E Evans Rd San Antonio, TX 78259-1713 Address Zip	172	4919A (CB)

28.	Rodriquez, Joe D & Oralia T 478 Cherry Ridge St San Antonio, TX 78213-2847 Address Zip	173	4919A (CB)
29.	Rodriquez, Joe D & Oralia T 478 Cherry Ridge St San Antonio, TX 78213-2847 Address Zip	174	4919A (CB)
30.	Syring, Milton E 4040 E Evans Rd San Antonio, TX 78259-1714 Address Zip	175	4919A (CB)
31.	Syring, Milton E 4040 E Evans Rd San Antonio, TX 78259-1714 Address Zip	245	4919A (CB)
32.	Anderson, Hugo C & Sharon R 4050 E Evans Rd San Antonio, TX 78259-1714 Address Zip	246	4919A (CB)
33.	Elmore, Sarah Mae 4060 Evans Rd San Antonio, TX 78259-1714 Address Zip	247	4919A (CB)
34.	Frerich, Duane A 4080 Evans Rd San Antonio, TX 78259-1714 Address Zip	180 & 181	4919A (CB)
35.	Baker, Anne L 2622 Worldland San Antonio, TX 78217-5043 Address Zip	182	4919A (CB)
36.	Baker, Anne L 2622 Worldland San Antonio, TX 78217-5043 Address Zip	183	4919 (CB)
37.	Smith, Damon L Jr & Francis 133 Suncliff Drive Universal City, TX 78148-3531 Address Zip	184	4919A (CB)
38.	Smith, Damon L Jr & Francis 133 Suncliff Drive Universal City, TX 78148-3531 Address Zip	185	4919A (CB)
39.	PAC -EX Housing III PO Box 700444 San Antonio, TX 78270-0444 Address Zip	186	4919 (CB)
40.	McBride, Chester W Jr & Paula 22175 E Loma View Dr San Antonio, TX 78259-1729 Address Zip	208 Exc NE Tri 25 Ft	4919A (CB)
41.	Bexar County Address Zip		4910 (CB) P-1G ABS 845 3.300 4911 (CB) P-3A ABS 350 1.033
42.	Bexar County Address Zip		4900 (CB) P-25A ABS 54 1.237 4910 (CB) P-1H ABS 845 .766

43.	Bexar County Address Zip		4900 (CB) P-26A
44.	Bexar County Address Zip		4900 (CB) P-26B & P-26C
45.	Bexar County Address Zip		4900 (CB) P-29A ABS 54
46.	Evans Rd/North Loop Venture c/o Denton Development Co. 3330 Oakwell Ct #110 San Antonio, TX 78218-3023 Address Zip		4900 (CB) P-29 ABS 54
47.	Steubing, Melville & Cinda 4185 E Evans Rd San Antonio, TX 78259-1715 Address Zip		4900 (CB) P-14E ABS 54 49.759 4910 (CB) P-1E ABS 845 14.030
48.	Woodward, Betty 1001 Antler Schertz, TX 78154-1103 Address Zip		4900 (CB) P-26 ABS 54 106.735 4910 (CB) P-1 ABS 845 28.906
49.	Steubing, Melville & Cinda 4185 E Evans Rd San Antonio, TX 78259-1715 Address Zip		4910 (CB) P-1D ABS 845 198.079 4911 (CB) P-3 ABS 350 8.867
50.	Arden Encino Partners Ltd c/o Arden Group/Robert Spencer 121 S Broad St 13th Fl Philadelphia, PA 19107-0000 Address Zip	P-13F .780 Ac & P-23 576.508 Ac	18218
51.	Water Works Board of Trustees of San Antonio Address Zip		18218 P-13H & P-100 Exc NE Irr Tri 16.07 Ft of 13H
52.	Arden Encino Partners Ltd c/o Arden Group/Robert Spencer 121 S Broad St 13th Fl Philedelphia, PA 19107-0000 Address Zip	P-20	18216

Goldtree

Show

Evans 120'
Bulverde 86'
TIA
TXDOT
drainage

called 9.5.97
Shawna

Goldtree

At Evans & Bulverde

Inside City
Over Aquifer
3 phases w/

85 SFI 166 Acres
3 comm 13 acres

internal circulation

- no ~~residential lots~~
~~Fronting on Evans~~

1' non access easement
except @ Street
entrance on
Evan