CARLSON PARK

27.25 ACRES

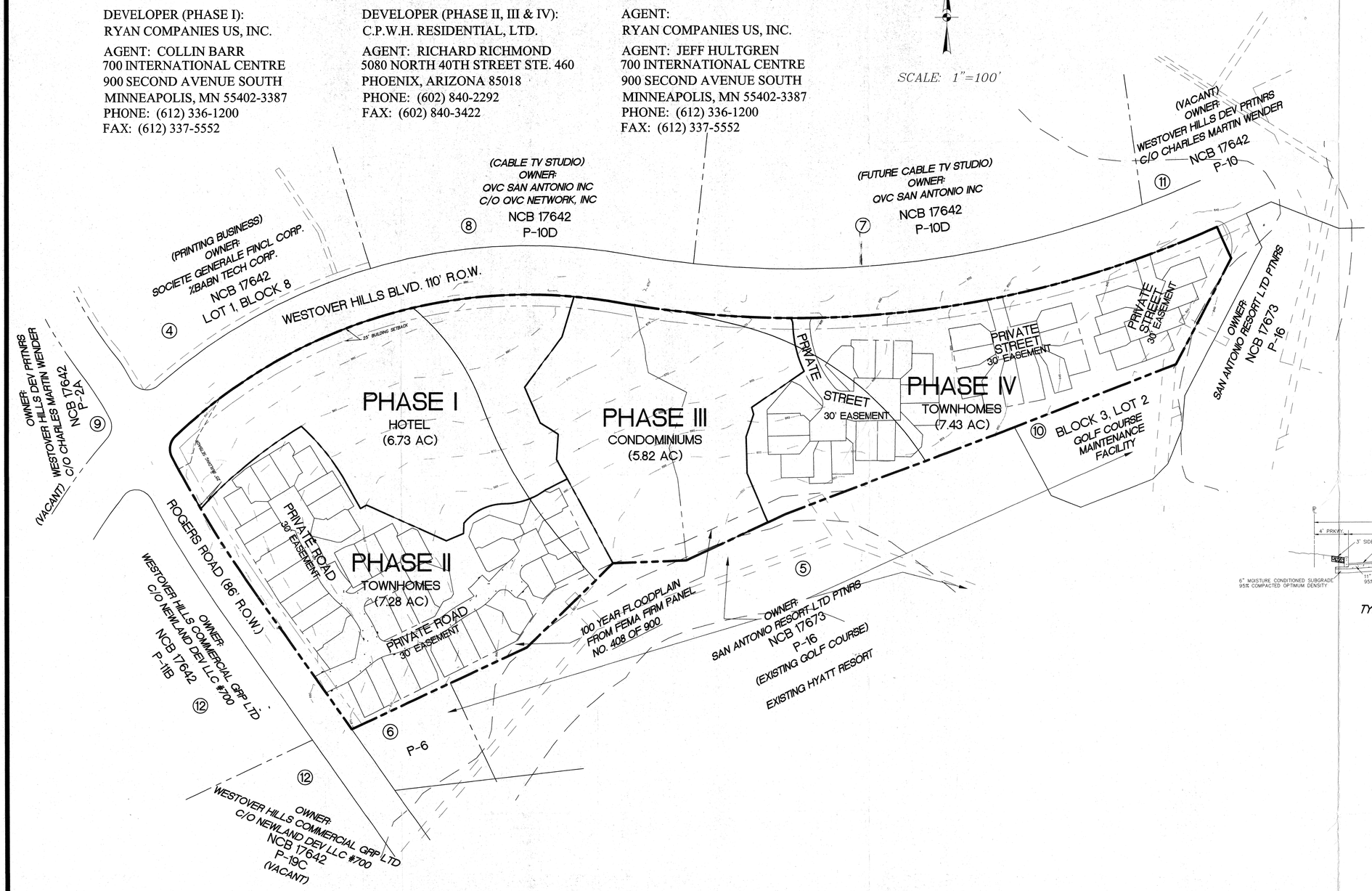
WATER SUPPLY - SAN ANTONIO WATER SYSTEM
SANITARY SEWER - SAN ANTONIO WATER SYSTEM
GAS & ELECTRIC - CITY PUBLIC SERVICE

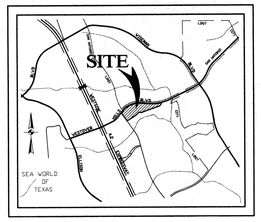
DEVELOPER (PHASE I):
RYAN COMPANIES US, INC.
AGENT: COLLIN BARR
700 INTERNATIONAL CENTRE
900 SECOND AVENUE SOUTH
MINNEAPOLIS, MN 55402-3387
PHONE: (612) 336-1200
FAX: (612) 337-5552

DEVELOPER (PHASE II, III & IV):
C.P.W.H. RESIDENTIAL, LTD.
AGENT: RICHARD RICHMOND
5080 NORTH 40TH STREET STE. 460
PHOENIX, ARIZONA 85018
PHONE: (602) 840-2292
FAX: (602) 840-3422

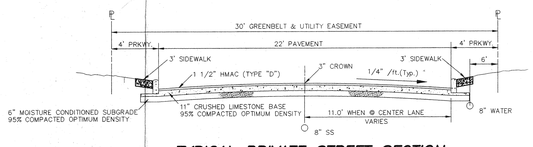
AGENT:
RYAN COMPANIES US, INC.
AGENT: JEFF HULTGREN
700 INTERNATIONAL CENTRE
900 SECOND AVENUE SOUTH
MINNEAPOLIS, MN 55402-3387
PHONE: (612) 336-1200
FAX: (612) 337-5552

SCALE: 1"=100'





LOCATION MAP
N.T.S.



TYPICAL PRIVATE STREET SECTION

PLAN HAS BEEN ACCEPTED BY
COSA
6-2-00 672
(date) (number)
If no plats are filed, plan will expire
On 12-2-01
1st plat filed on

RECEIVED
00 MAY 24 PM 3:13
CITY OF SAN ANTONIO
DEPARTMENT OF
STRATEGIC DIVISION

This document is released for BIDDING PURPOSES ONLY under the authorization of Dennis R. Rion P.E. #67109 on Apr. 26, 2000. This document is not to be used for CONSTRUCTION.

REVISIONS:

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
FILE NO. _____

JOB NO. 4567-07
DATE MAY 2000
DESIGNER EEM
CHECKED NH DRAWN ATR
SHEET 1 OF 1

M:\4567\01\DESIGN\CIVIL\P04567A1 (4\27\00)

CITY OF SAN ANTONIO
POADP APPLICATION

RECEIVED
00 MAY 24 PM 3:12
DEPT. OF PLANNING
AND DEVELOPMENT
SERVICES DIVISION

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: _____

Name of POADP: Carlson Park

Owners: Ryan Companies US Inc.
700 International Centre
Address: 900 Second Avenue South
Zip Code: Minneapolis, MN 55402-3387

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

School District: Northside

Existing zoning: B-3

Proposed zoning: P-1, R-6 & B-2 (some existing B-3 will remain)

Site is over/within/includes:

Edwards Aquifer Recharge Zone:		☐ Yes ☒ No
Projected # of Phases:	4	☐ Yes ☐ No
San Antonio City Limits?		☒ Yes ☐ No
Council District:	6	
Ferguson map grid	578 D7	

Land area being platted:

	Lots	Acres
Single Family (SF)	74	14.71
Multi-family (MF)	2	5.82
Commercial and non-residential	1	6.73

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

Is there a corresponding PUD for this site? Name -0- No. -0-

Plats associated with this POADP or site? Name Hyatt-San Antonio Resort Unit-2 No. 910138

Name BABN Subdivision No. 960270

Name QVC San Antonio Subd. No. 920051

Contact Person and authorized representative:

Print Name: Nathaniel H. Hardy, P.E. Signature: Nathaniel H. Hardy

Date: 11 May 2000 Phone: (210) 375-9000 Fax: (210) 375-9010

4567/13/WORD/FORMS/000511A2

☒ 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, 8½ x 11 reduction with six 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 Fernando DeLeon @ (210) 207-7501;

☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;

☒ the POADP ☒ does not ☐ does 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 not ☐ is 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;

☒ List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.

Westover Hills Blvd. 110' R.O.W.

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: Nathaniel H. Hardy, P.E. Signature: Nathaniel H Hardy

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

APPLICATION REVISED June 4, 1999

4567/13/WORD/FORMS/000511A2

CITY OF SAN ANTONIO

June 2, 2000

Nathaniel H. Hardy, P.E.

Pape Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Carlson Park POADP # 672

Dear Mr. Hardy,

The City Staff Development Review Committee has reviewed Carlson Park Subdivision Preliminary Overall Area Development Plan # 671 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. Bexar County Public Works may require base flood elevations at the plat level.

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.

- 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 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 POADP, to include: floodpains, drainage areas and open space.

- I would encourage you to work closely with the school district, so that they can plan accordingly.

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

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 regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH.Jr

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

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ❑ Public Works: ⇨ Streets & Traffic ⇨ Drainage
- ❑ Building Insp.: ⇨ Tree Preservation ⇨ Fire Protection
- ❑ Bexar County Public Works
- ☑ Major Thoroughfare

FROM: Michael O. Herrera, Planner II **Date** 5/25/00

POADP NAME: Carlson Park

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 6/2/00 before the POADP committee.

☑ **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: Westovercliff and Rogers Rd is on the MTP requiring ~~[illegible]~~ min. of 86' ROW.

Signature	Title	Date
Signature	Title	Date
[signature]	Planner	06/09/00

May 8, 2000 MH Jr.

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

RECEIVED
00 MAY 24 PM 3: 12
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

TO: Zoning Commission

FROM: Streets and Traffic Engineering Division

COPIES TO: File

SUBJECT: Westover Hills / Carson Park (NCB 17673); Level 1 Traffic Impact Analysis

Date: February 9, 1999

The Streets and Traffic Engineering Division has reviewed the Level-1 Traffic Impact Analysis for the Westover Hills / Carson Park located at the intersection of Westover Hills and Rogers Rd. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

Proposed to have a Hotel and Condominiums, it is estimated to generate 267 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips will be distributed through five access points on Westover Hills and two on Rogers Ranch.

Robert W. Opitz, P.E.
Chief Engineer
Development Review and Drainage

Approved by:

Andrew J. Ballard, P.E.
City Engineer

AJB/RWO/TS
ID 990207

RYAN COMPANIES US, INC.

JOB / SUB JOB NO.	CO.	DIV.	VENDOR	REFERENCE	CHECK NO.
900-608	11	000	4528		175790

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
	5/23/00	POADP SUBMITTAL			$381.10
		CARLSON PARK P.O.A.D.P.			
DETACH AND RETAIN THIS STATEMENT THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED ABOVE IF NOT CORRECT PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED.		TOTALS →			$381.10

BUILDING LASTING RELATIONSHIPS

RYAN COMPANIES US, INC.
700 INTERNATIONAL CENTRE, 900 SECOND AVENUE SOUTH
MINNEAPOLIS, MINNESOTA 55402-3387
(612) 336-1200

US BANK
303 THIRD STREET N.W.
EAST GRAND FORKS, MN 56721

175790

75-1592
912

CHECK DATE	CHECK NO.
5/23/00	175790

CHECK AMOUNT
$ *****381.10

PAY THREE HUNDRED EIGHTY ONE DOLLARS AND TEN CENTS

TO THE ORDER OF

CITY OF SAN ANTONIO
145 NAVARRO STREET
SAN ANTONIO, TX
78205

RYAN COMPANIES US, INC.

⑈175790⑈ ⑆091215927⑆ 152119008596⑈

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

I N V O I C E
1859500

AMT ENCLOSED _____

AMOUNT DUE	381.10
INVOICE DATE	6/08/2000
DUE DATE	6/08/2000

50-04-5573
RYAN COMPANIES INC.
900 SECOND AVENUE SOUTH
MINNEAPOLIS MINNESOTA 55402

PHONE: 000 - 0000

CARLSON PARK
POADP

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
6/08/2000	1859500	50-04-5573	6/08/2000	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	06/07/2000		CK# 175790	CARLSON PARK
END	06/07/2000			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	381.10	381.10	381.10

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

↓

TRANSMITTAL

To: Planning Dept.

Attn: Mike Herrera

114 W Commerce

San Antonio, TX

Re: Carlson Park POADP

Date: May 30, 2000

RECEIVED
00 MAY 30 PM 2:17
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

QUANTITY	DESCRIPTION
1	Disk

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

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

COMMENTS:

Please call me if you have any questions.

Thank You

From: June M. Puente

Project No.: 4567-07

cc: File

\\DAWSON\RAID0\M\4567\07\WORD\mics\000530a1.doc

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9030 |
info@pape-dawson.com

TRANSMITTAL

RECEIVED
00 MAY 24 PM 3:12
DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

To: Planning Dept.

Date: 5/24/00

Attn: Elizabeth Carol
114 Commerce 4th
San Antonio, Tx

Re:

QUANTITY	DESCRIPTION
6	Copies
1	POADP Application
1	Check
1	8 1/2 x 11
1	TIA Approval

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

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

COMMENTS

From: June Puente **Project No.:** 4567-07

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