

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. 84-21-52-04
(To be assigned by the Planning Dept.)

RICHTER ESTATES SUBD.
P.O.A.D.P. NAME

T.C. JONES
DEVELOPER CROWN LAND CORP P.O. BOX 17775 657-6009
NAME OF DEVELOPER/SUBDIVIDER ADDRESS PHONE NO.

ARMANDO A. ARANDA INC. 434 SO. MAIN, SUITE L 102 226-9271
NAME OF CONSULTANT ADDRESS PHONE NO.

GENERAL LOCATION OF SITE ALONG THE SW. R.O.W. LINE OF
CASSIANO RD. SE. OF ITS INTERSECTION OF
RICHTER RD.

EXISTING ZONING (If Applicable) O.C.L.

| <u>PROPOSED WATER SERVICE</u> | <u>PROPOSED LAND USE</u> | <u>PROPOSED SEWER SERVICE</u> |
|--|---|---|
| <input type="checkbox"/> City Water Board | <input checked="" type="checkbox"/> Single Family | <input type="checkbox"/> City of San Antonio |
| <input checked="" type="checkbox"/> Other District <u>PAVO PARK WATER CORP</u> Name | <input type="checkbox"/> Duplex | <input type="checkbox"/> Other System _____ Name |
| <input type="checkbox"/> Water Wells | <input type="checkbox"/> Multi-Family | <input checked="" type="checkbox"/> Septic Tank(s) |
| | <input type="checkbox"/> Business | |
| | <input type="checkbox"/> Industrial | |

DATE FILED Aug 1, 1984

REVISIONS FILED _____
(if applicable)

DUE DATE OF RESPONSE Aug 25, 1984
(within 20 working days of receipt)

DATE OF RESPONSE _____
(within 15 working days of receipt)

Sept. 15, 86
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

REVIEWED BY STAFF ON _____

COMMENTS: _____

NEEDED INFORMATION:

INFORMATION REQUESTED. The POADP as an overview of the developer's projected land use, shall include, at least the following information:

- (a) perimeter property lines;
- (b) name of the plan and the subdivisions;
- (c) scale;
- (d) proposed land use(s) by location and type;
- (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems: (side-walks, lanes, paths, etc.)
- (f) the proposed source and type of sewage disposal and water supply;
- (g) contour lines at no greater than ten (10) foot intervals;
- (h) projected sequence of phasing;
- O.C.L. (i) existing and/or proposed zoning classification(s);
- (j) known ownership and proposed development of adjacent undeveloped land; and
- (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

DISTRIBUTION: TRAFFIC 8-1-84 TRANSPORTATION STUDY OFFICE 8-1-84

COMMENTS: Spade to Vito 7-17-84 requested required info



CITY OF SAN ANTONIO

P O BOX 3066

SAN ANTONIO, TEXAS 78285

Date: August 13, 1984

Armando A. Aranda, Inc.

Applicant: Mr. Armando Aranda
Address: 434 S. Main - Suite 2102
San Antonio, Texas

Richter Estates Preliminary Plan
Re: Subdivision P.O.A.D.P.

File #: 84-21-52-04

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

meets the P.O.A.D.P. requirements

does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations.

| | | |
|------------------------------------|------------------------------------|------------------------------------|
| <input type="checkbox"/> 36-20D(a) | <input type="checkbox"/> 36-20D(e) | <input type="checkbox"/> 36-20D(i) |
| <input type="checkbox"/> 36-20D(b) | <input type="checkbox"/> 36-20D(f) | <input type="checkbox"/> 36-20D(j) |
| <input type="checkbox"/> 36-20D(c) | <input type="checkbox"/> 36-20D(g) | <input type="checkbox"/> 36-20D(k) |
| <input type="checkbox"/> 36-20D(d) | <input type="checkbox"/> 36-20D(h) | <input type="checkbox"/> _____ |

is in general compliance with the Subdivision Regulations

lacks compliance with the Subdivision Regulations regarding:

| | |
|---|---|
| <input type="checkbox"/> Street layout | <input type="checkbox"/> Low density lots |
| <input type="checkbox"/> Relation to adjoining street system | fronting onto major thoroughfares |
| <input checked="" type="checkbox"/> Stub streets | <input type="checkbox"/> 24' alley(s) |
| <input type="checkbox"/> Street jogs or intersections | <input checked="" type="checkbox"/> <u>36-10 (R) Street construction.</u> |
| <input type="checkbox"/> Dead-end streets | _____ |
| <input type="checkbox"/> Cul-de-sac streets in excess of 500' | _____ |

See annotations/comments on attached copy of your plan.

Comments: It will be necessary to design a cul-de-sac street and relocate stub street as shown on the attached. Also provisions for a stub street will be necessary in Blk. 8, preferably where lot 30 or 25 is located.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By [Signature]