

LOCATION MAP

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN OF ENCINO FOREST

(AUGUST, 1992)

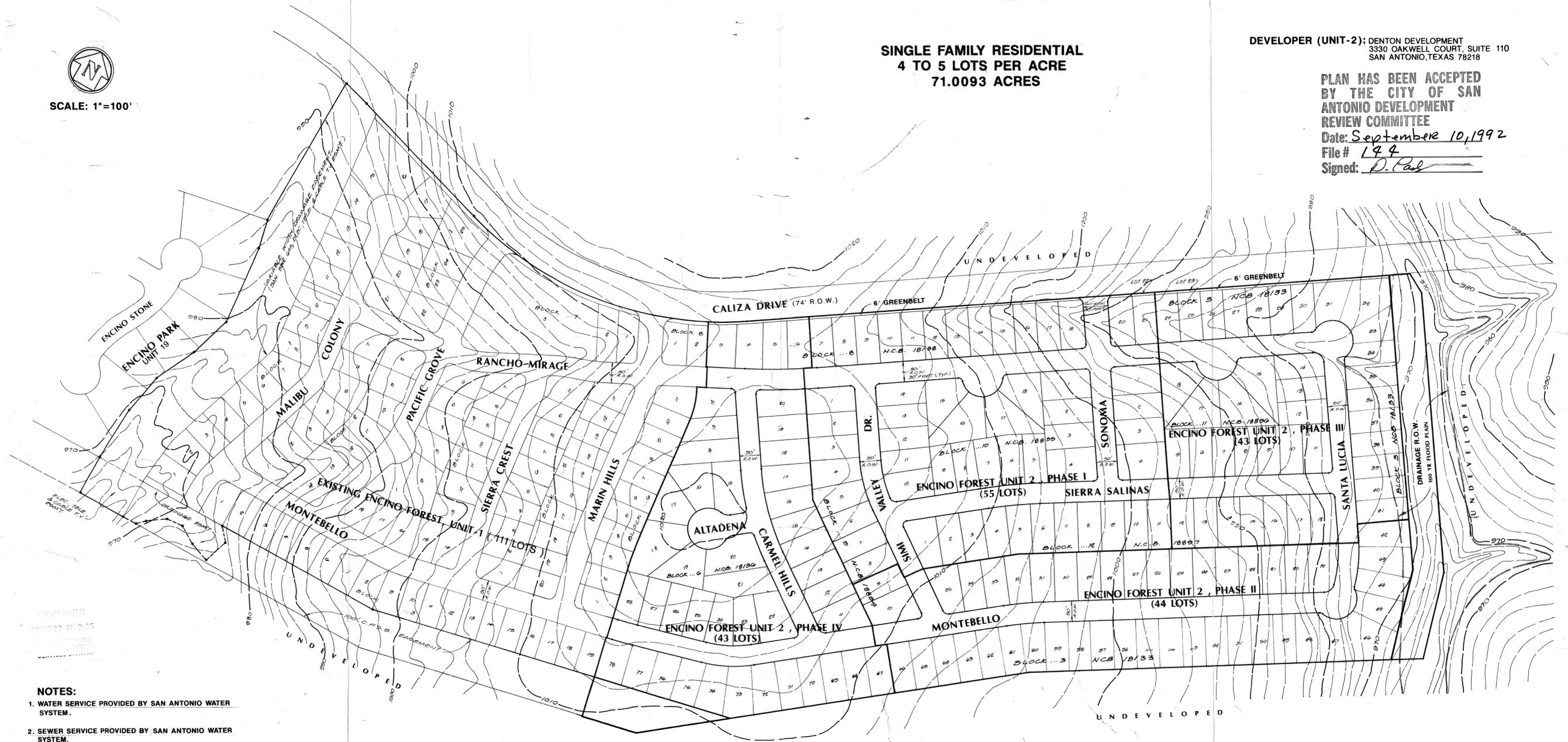


SCALE: 1"=100'

SINGLE FAMILY RESIDENTIAL
4 TO 5 LOTS PER ACRE
71.0093 ACRES

DEVELOPER (UNIT-2): DENTON DEVELOPMENT
3330 OAKWELL COURT, SUITE 110
SAN ANTONIO, TEXAS 78218

PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
REVIEW COMMITTEE
Date: September 10, 1992
File # 194
Signed: *D. Paul*



RECEIVED
SEP 27 PM 2:55
CITY OF SAN ANTONIO
DEVELOPMENT REVIEW COMMITTEE

- NOTES:**
1. WATER SERVICE PROVIDED BY SAN ANTONIO WATER SYSTEM.
 2. SEWER SERVICE PROVIDED BY SAN ANTONIO WATER SYSTEM.
 3. FOR ADJACENT PROPERTY OWNERS AND LAND USES, REFER TO ENCINO PARK MASTER PLAN, PREVIOUSLY SUBMITTED TO THE CITY BY VICKREY & ASSOCIATES.

PREPARED BY

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL ENGINEERS
9310 BROADWAY, SAN ANTONIO, TEXAS 78217

NOTE: THIS P.O.A.D.P. OF ENCINO FOREST SUPERSEDES A PREVIOUS P.O.A.D.P. DATED MARCH, 1986.

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

FILE NO. #86-17-66-60
(To be assigned by the Planning Dept.)

Encino Forest POADP

Homecraft, John Ragsdale
NAME OF DEVELOPER/SUBDIVIDER

2626 So. Loop West
Suite 280

P.O.A.D.P. NAME

Dannenbaum Eng. Corp
NAME OF CONSULTANT

7400 Blanco Rd., Suite 130
San Antonio, Tx. 78216
Houston, Tx. 77054
ADDRESS

PHONE NO.
340-8022
PHONE NO.

GENERAL LOCATION OF SITE _____

EXISTING ZONING (If Applicable) _____

PROPOSED WATER SERVICE

PROPOSED LAND USE

PROPOSED SEWER SERVICE

- City Water Board
- Other District _____
Name
- Water Wells

- Single Family
- Duplex
- Multi-Family
- Business
- Industrial

- City of San Antonio
- Other System _____
Name
- Septic Tank(s)

DATE FILED March 26, 1986

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE _____
(Within 20 working days of receipt)

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

(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 of map;
- _____ (d) Proposed land uses by location, type, and acreage;
- _____ (e) Existing and proposed circulation system of collector, arterial, and local type "B" streets (clearly identified) and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system;
- _____ (f) Contour lines at intervals no greater than ten feet;
- _____ (g) Ownership from title and/or city or county records and, if known, proposed development for adjacent land;
- _____ (h) Existing adjacent or perimeter streets (including right-of-way widths), intersections and developments;
- _____ (i) One hundred (100) year flood plain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the City of San Antonio and/or Bexar County;
- _____ (j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares;
- _____ (k) Name and address of developer.

DISTRIBUTION: TRAFFIC _____ TRANSPORTATION STUDY OFFICE _____

COMMENTS: _____



Roy

CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO TEXAS 78285

✓ March 31, 1986

Dannenbaum Engineers
Mr. Sebastian O. Garcia
7400 Blanco Road, Suite 130
San Antonio, Texas 78216

RE: Encino Forest P.O.A.D.P.
File #86-17-66-60

Dear Mr. Garcia:

The POADP Committee has reviewed and accepted your proposed plan for Encino Forest.

Please note that 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.

If you have any questions regarding this matter, please contact Roy Ramos or Edward Guzman at 299-7900.

Sincerely,

A handwritten signature in cursive script that reads "MCO'Neal".

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO:RR:bc



September 10, 1992

Mr. David M. Evans, P.E.
Pape-Dawson Engineers
9310 Broadway
San Antonio, Texas 78217

RE: Encino Forest Subdivision POADP, Plan #144

Mr. Evans:

The Development Review Committee has reviewed and accepted your revised Encino Forest Subdivision Preliminary Overall Area Development Plan #144. An approved copy is enclosed for your files.

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. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of platting.

If you have any further questions, please call Alex Garcia at 299-7900.

Sincerely,

David W. Pasley, AICP
Acting Director of Planning

DWP/ALG

cc: Andy Ballard, Traffic Design Engineer