LEGEND

RESIDENTIAL

- SINGLE FAMILY DETACHED, 4-5 DU/ACRE
- SINGLE FAMILY DETACHED, 5-7 DU/ACRE
- SINGLE FAMILY DETACHED, 7-8 DU/ACRE
- DUPLEX, AVERAGE DENSITY: 15 DU/ACRE
- MULTIFAMILY, AVERAGE DENSITY: 25 DU/ACRE

COMMERCIAL

PUBLIC FACILITIES: SCHOOLS, PARKS, RECREATION FACILITIES

OPEN SPACE: EASEMENTS, PEDESTRIAN TRAILS, COMMON AREAS OF FLOODPLAIN AND EXCESSIVE SLOPE, RESERVE

STREETS

RESERVE AREAS PROPOSED TO BE DEVELOPED IN CONJUNCTION WITH ADJACENT PROPERTY

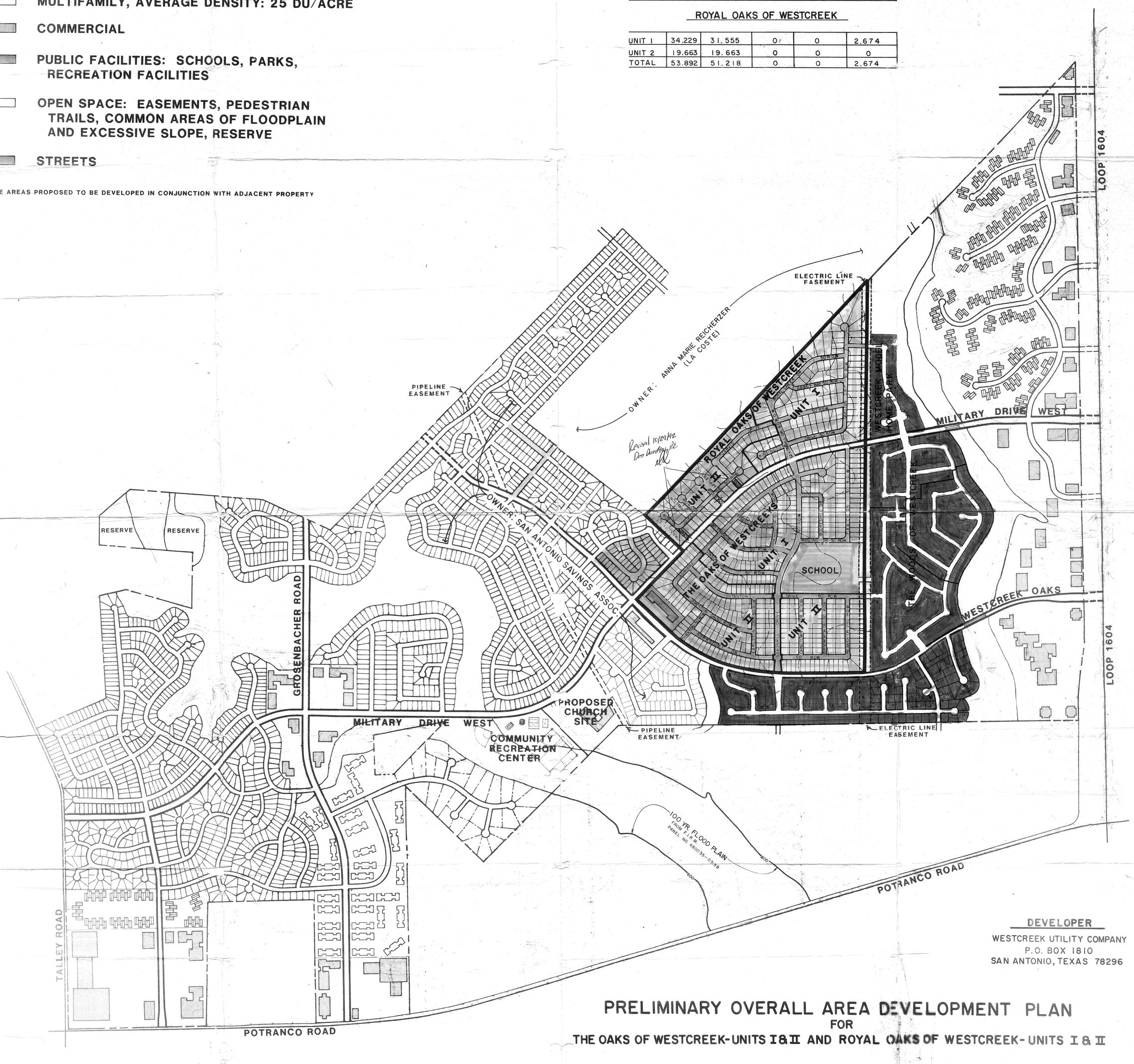
SUMMARY OF SUBDIVISION AREAS

THE OAKS OF WESTCREEK

	GROSS	RESIDENTIAL	SCHOOL	COMMERCIAL	EASEMENTS
UNIT 1	54.465	40.993	10.602	0	2.547
UNIT 2	47.608	43.218	0	3.062	1.328
TOTAL	102.073	84.211	10.602	3.062	3.875

ROYAL OAKS OF WESTCREEK

UNIT 1	34.229	31.555	0	0	2.674
UNIT 2	19.663	19.663	0	0	0
TOTAL	53.892	51.218	0	0	2.674



DEVELOPER

WESTCREEK UTILITY COMPANY
P.O. BOX 1810
SAN ANTONIO, TEXAS 78296

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

FOR

THE OAKS OF WESTCREEK-UNITS I & II AND ROYAL OAKS OF WESTCREEK-UNITS I & II

DECEMBER, 1985

167 B

villages of WESTCREEK

URS Dallas Austin Houston San Antonio Temple New Orleans
Engineering • Architecture • Planning

Pfennig, Weyman & Associates, Inc.
Consulting Engineers
San Antonio, Texas

SCALE IN FEET
0 200 400 800 1600

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

FILE NO. #86-08-58-62
(To be assigned by the Planning Dept.

The Oaks of Westcreek & The Royal Oaks of Westcreek
P.O.A.D.P. NAME

Westcreek Utility Co.
NAME OF DEVELOPER/SUBDIVIDER

P.O. Box 1810, 78296
ADDRESS

PHONE NO.

Weyman & Associates
NAME OF CONSULTANT
Michael Brooks

121 Interpark Blvd. Suite 101
ADDRESS 78216

494-3030
PHONE NO.

GENERAL LOCATION OF SITE _____

EXISTING ZONING (If Applicable) _____

PROPOSED WATER SERVICE

( ) City Water Board
( ) Other District _____ Name
( ) Water Wells

PROPOSED LAND USE

( ) Single Family
( ) Duplex
( ) Multi-Family
( ) Business
( ) Industrial

PROPOSED SEWER SERVICE

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

DATE FILED July 29, 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

August 25, 1986

Michael W. Brooks
Weyman & Associates
121 Interpark Blvd., Suite 101
San Antonio, Texas 78216

RE: Oaks of Westcreek and Royal Oaks of Westcreek POADP
File # 86-08-58-62

Dear Mr. Brooks:

This is to inform you that the POADP committee has reviewed and accepted your plan of the Oaks of Westcreek and Royal Oaks of Westcreek.

It is noted however, that Stanton Drive and Mashing Drive are less than the Type "B" street as defined in the Subdivision Regulations. Type "B" street is used as secondary access and circulation to community facilities (schools, parks, etc.) and other traffic generators such as commercial and industrial areas. The Traffic Section of the Department of Public Works will have to make a determination upon formal plat filing.

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 Subdivision Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7900.

Sincerely,

MCONeal

Michael C. O'Neal
Planning Administrator
Current Planning Division
Department of Planning

MCO/RR/hdlv

Attachment