

MAP TO MAP TRANSFER OF 100 YEAR FLOOD ZONE BASED ON FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 480035 - 0185 C, DATED JULY 17, 1983

UNPLATTED NATIONAL BANK OF FT. SAM WASHINGTON STATION SAN ANTONIO, TX 78208-0001

LOT 3 C.B. 1919 - C.B. 5168 MILESTONE SUBD. UNIT-8 VOL. 9621, PG. 148 OWNER: HOME FEDERAL SAVINGS & LOAN

UNPLATTED GUYDOR BING & MIDELEINE OWNER: P.O. BOX 17807

UNPLATTED HOESBLY ERNEST P.O. BOX 17958

UNPLATTED GOLDWATER, J.W. OWNER: 1309 McCULLOUGH 1626 N. C. B. 17058

UNPLATTED KOLLING, JERRY (MRS) 1626 BLANCO ROAD

LOT 1, BLOCK 4 N.C.B. 14232 SUBDIVISION VOL. 9518, PG. 244

OWNER: J.H. UPTMORE & ASSOC. INC. P.O. BOX 25233 SAN ANTONIO, TX 78209-0269

OWNER: WHEELER, R.W. & BARBERA P.O. BOX 25233 SAN ANTONIO, TX 78209-0269

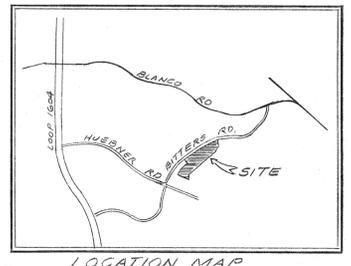
COMPUTER SUPPORT SUBDIVISION VOL 9515 PG 134

DEERFIELD SUBDIVISION UNIT-1 VOL. 9506, PG. 216

DEERFIELD SUBDIVISION UNIT-2 VOL. 9509, PG. 104 & 105



SCALE: 1"=200'



- NOTES:
- SEWER SERVICE PROVIDED BY CITY OF SAN ANTONIO
 - WATER SERVICE PROVIDED BY CITY OF SAN ANTONIO WATER BOARD.
 - ALL INTERIOR STREET RIGHT-OF-WAYS ARE 50' UNLESS OTHERWISE SHOWN.

DEVELOPER: DEERFIELD LAND, LTD. 14607 SAN PEDRO AVE., SUITE 100 SAN ANTONIO, TEXAS 78232 TEL. (512) 434-2555

R.O.A.D.P. # 323

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE

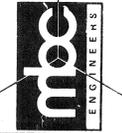
Date: 5-15-92

File # 323

Signed: *M. Colwell*

211 SINGLE FAMILY RESIDENTIAL
55'465"x120' TYPICAL LOT SIZE
TOTAL AREA = 57.4 ACRES
DENSITY: 3.1 LOTS/ACRE

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
416 Breesport Drive, San Antonio, Texas 78216
(512) 348-0151



DEERWOOD SUBDIVISION
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

DESIGN	PD/JJR
DRAWN	
CHECKED	
DATE	FEB 12 1992
BY	C. S. 207
SHT	1.01

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

FILE NO. 823
(To be assigned by the Planning Dept.)

Deerwood POADP
P.O.A.D.P. NAME

Deerfield Land, L.T.D.
NAME OF DEVELOPER/SUBDIVIDER

14607 San Pedro, 78232
ADDRESS

494-2555
PHONE NO.

MBE / Paul De Leon
NAME OF CONSULTANT

115 Breesport, 78216
ADDRESS

349-0151
PHONE NO.

GENERAL LOCATION OF SITE South row line of Bitters, north of Huebner Rd.

EXISTING ZONING (If Applicable) _____

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

DATE FILED April 07, 1992

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: _____



CITY OF SAN ANTONIO

P. O. BOX 239966
SAN ANTONIO, TEXAS 78283-3966

May 15, 1992

Mr. Roger Bose, P.E.
MBC Engineering Company
415 Breesport Drive
San Antonio, Texas 78216

Re: Deerwood POADP
Plan #323

Dear Mr. Bose:

The Development Review Committee reviewed and accepted your revised plan for Deerwood #323.

We wish to thank you and the applicant's representative for meeting with our committee members to address the street alignment and secondary access to the proposed subdivision units. Although there is currently no provisions for the requirement for additional entry streets in the Unified Development Code, the Planning Commission has surfaced concerns because of the number of lots proposed in certain subdivisions with one entry access street. Due to limited access to your proposed subdivisions, it is recommended that a second entry street be provided.

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 contact Roy Ramos at 299-7900.

Sincerely

Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

RR/MCO

cc: Andy Ballard, Traffic Engineer