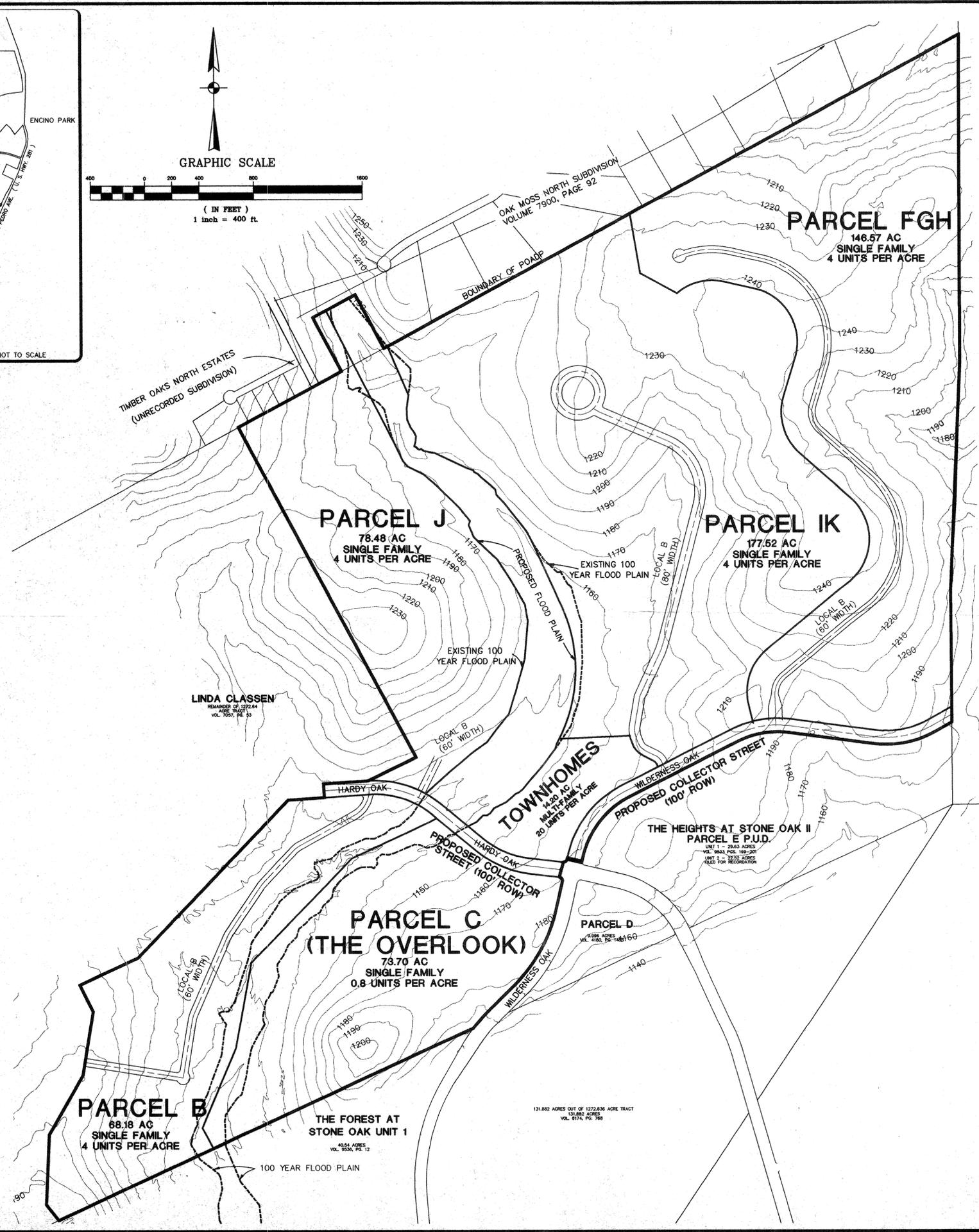


LEGEND  
 - - - - - EXISTING 100 YEAR FLOOD PLAIN  
 \_\_\_\_\_ PARCEL BOUNDARY



- NOTES
1. PROPOSED COLLECTOR EXTENSIONS OFFSITE FOR HARDY OAK (WEST) AND WILDERNESS OAK (EAST) ARE IN ACCORDANCE WITH THE INTENT OF THE MAJOR THOROUGHFARE PLAN. ALIGNMENT LOCATIONS FOR THESE TWO COLLECTORS REFLECT BEST USE OF SLOPE GRADIENTS. MAJOR STREETS HAVE BEEN COORDINATED WITH ADJACENT PROPERTY OWNERS.
  2. ALL ADJACENT LOTS WITHIN OAK MOSS NORTH SUBDIVISION (VOL 7900, PG 92) AND TIMBER OAKS NORTH SUBDIVISION (UNRECORDED) BACK OR SIDE ONTO THIS POADP; THERE IS ONE STREET STUB-OUT FROM TIMBER OAKS NORTH SUBDIVISION WHICH WILL NOT BE EXTENDED INTO THIS POADP.
  3. CONTOURS SHOWN ARE AT TEN FOOT INTERVALS.
  4. ALL STREETS WILL BE BUILT TO FULL WIDTH DURING PLATTING.
  5. PROPOSED COLLECTOR STREETS - HARDY OAK AND WILDERNESS OAK WILL HAVE 100' R.O.W. WITH 44' PAVING WIDTH.
  6. PROPOSED LOCAL B STREET WILL HAVE A 40' PAVING WIDTH.
  7. THE PROPOSED WILDERNESS OAK WILL HAVE A 6' SIDEWALK ON THE NORTH SIDE OF STREET.
  8. THE PROPOSED HARDY OAK WILL HAVE A 6' SIDEWALK ON THE NORTH SIDE OF STREET.

CANYON SPRINGS RANCH  
 718.11 ACRES  
 VOL. 7122, PG. 1742

PLAN HAS BEEN ACCEPTED BY  
*Rebecca Waldman*  
 COSOSA  
 June 4, 1998 (date) 358-B (number)  
 May 30, 1997 (date)  
 If no plats are filed, plan will expire on Nov 29, 1998  
 1st plat filed on \_\_\_\_\_

PLAN HAS BEEN ACCEPTED BY  
 COSOSA  
 \_\_\_\_\_ (date) \_\_\_\_\_ (number)  
 If no plats are filed, plan will expire on \_\_\_\_\_  
 1st plat filed on \_\_\_\_\_

PARCELS TO BE PLANNED UNIT DEVELOPMENTS WITH PRIVATE STREETS.  
 PARCEL C  
 PARCEL IK  
 PARCEL FGH

THE HEIGHTS AT STONE OAK II PLANNED OVERALL AREA DEVELOPMENT PLAN (POADP)

PARCEL	AREA (AC)	LANDUSE	DENSITY (UNITS/AC)	100 YR FLOODPLAIN (AC)
B	68.179	SINGLE FAMILY	4.0	7.063
C	73.702	SINGLE FAMILY	0.8	8.929
FGH	146.571	SINGLE FAMILY	4.0	0.00
IK	177.521	SINGLE FAMILY	4.0	0.00
J	78.366	SINGLE FAMILY	4.0	0.00
TOWNHOMES	13.854	MULTI-FAMILY	20.0	0.00
FLOOD PLAIN	31.572	DRAINAGE EASEMENT	0.0	31.572
HARDY OAK	4.497	RDW	0.0	0.832
WILDERNESS OAK	7.416	RDW	0.0	0.00
TOTAL	595.678			48.396

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)  
 THE HEIGHTS AT STONE OAK II #

JOB No. **97708**  
**HALLENBERGER ENGINEERING**  
 ENGINEERS  
 PLANNERS  
 SURVEYORS  
 11322 SIR WINSTON  
 SAN ANTONIO, TEXAS  
 (210) 549-8571  
 78216

DATE: MAY 9, 1997  
 DESIGNED BY: C.R.H.  
 DRAWN BY: J.E.M.  
 CHECKED BY: C.R.H.  
 SCALE: 1" = 400'  
 FILE NAME: 7708POAD  
 SUPPORT: P. 97708

NO.	DATE	DESCRIPTION	BY

THE HEIGHTS AT STONE OAK II  
 POADP

358 B

**CITY OF SAN ANTONIO  
POADP APPLICATION**

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 Unified Development Code and must be certified to contain the following:**

Date Submitted: 5-14-97 Name of POADP: THE HEIGHTS AT STONE OAK II  
 Owners: TERBO SAN ANTONIO LTD. Consulting Firm: HAUENBERGER ENGINEERING, L.C.  
96 DAN PARMAN  
 Address: 11322 SIR WINSTON, SUITE B Address: 11322 Sir Winston, Suite A  
SAN ANTONIO, TX 78216 SAN ANTONIO, TX 78216  
 Phone: 210 308-8311 Phone: 210 349-6571  
 Existing zoning: N/A Proposed zoning: N/A  
 Texas State Plane Coordinates: X: 664695.61 Y: 2158848.67

Site is over/within/includes: San Antonio City Limits?  Yes  No  
 Edwards Aquifer Recharge Zone:  Yes  No  
 Projected # of Phases:  Yes  No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>2178</u>	<u>569.911</u>
Multi-family (MF)	<u>1</u>	<u>13.854</u>
Commercial and non-residential	<u>          </u>	<u>11.913 (R.O.W.)</u>

Is there a previous POADP for this Site? Name THE HEIGHTS AT STONE OAK II No. 358  
 Is there a corresponding PUD for this site? Name No No.             
 Plats associated with this POADP or site? Name THE OVERLOOK P.U.D. No. 970206  
 Name            No.             
 Name            No.           

Contact Person and authorized representative:  
 Print Name: DAN PARMAN Signature: [Signature]

Date: 5-13-97 Phone: (210) 308-8311 Fax: (210) 308-9347

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 97 MAY 23 AM 10:38  
 PLANNING AND DEVELOPMENT SERVICES DIVISION

PAGE 1 OF 2  


- 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 with six copies of the POADP map, all 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 Amer Galani @ (210)207-2076;  
(in process of setting up meeting)
- the POADP  does  does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- The POADP  is  is not 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;  
(a COPY HAS BEEN MAILED)

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:

DAN F. PARMAN

Signature:

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

May 30, 1997

Dan Parman, P. E.  
Hallenberger Engineering, L. C.  
11322 Sir Winston., Suite A  
San Antonio, TX 78216

Re: The Heights at Stone Oak II

POADP # 358 - B

Dear Mr. Parman:

The City Staff Development Review Committee has reviewed The Heights at Stone Oak II Subdivision Preliminary Overall Area Development Plan # 358 - B. 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.
- 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.
- A variance will be required for Hardy Oaks and Wilderness Oaks. Staff will support the variance request, subject to Planning Commission approval.

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. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

Rebecca Waldman  
Acting Director of Planning

RW/EAC

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