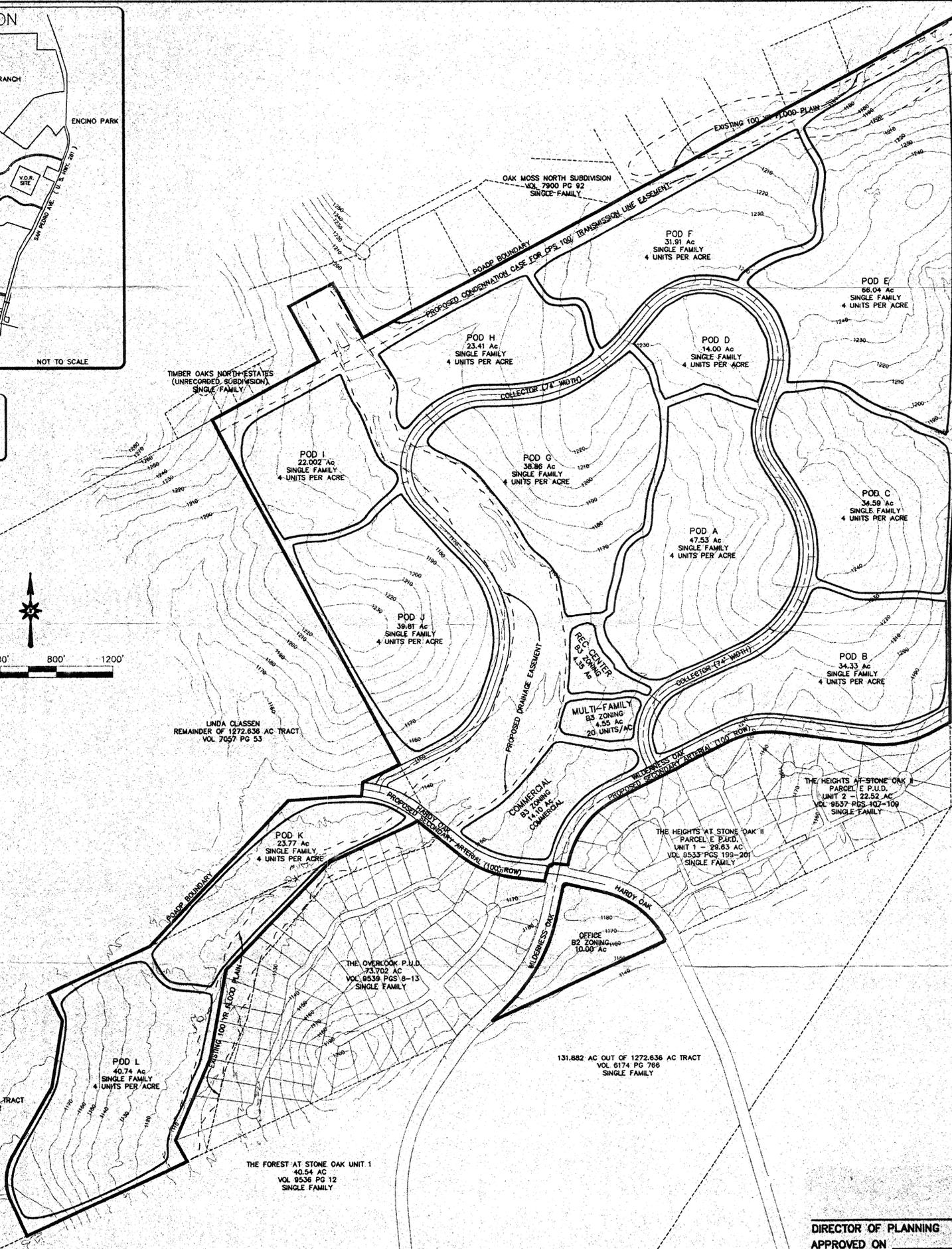
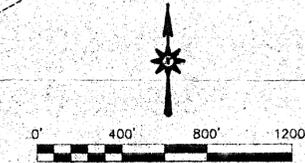


**LEGEND**  
 - - - - - EXISTING 100 YEAR FLOOD PLAIN  
 - - - - - POD BOUNDARY  
 - - - - - POADP BOUNDARY



- NOTES**
1. PROPOSED ARTERIAL EXTENSIONS OFFSITE FOR HARDY OAK (WEST) AND WILDERNESS OAK (EAST) ARE IN ACCORDANCE WITH THE INTENT OF THE MAJOR THROUGHFARE PLAN. ALIGNMENT LOCATIONS FOR THESE TWO ARTERIALS 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. PROPOSED ARTERIAL STREET - HARDY OAK WILL HAVE 100' R.O.W. WITH 44' PAVING WIDTH. (CSA PLANNING COMMISSION APPROVAL (PLAT# 970319) ON FEBRUARY 25, 1998)
  5. PROPOSED ARTERIAL STREET - WILDERNESS OAK WILL HAVE 100' R.O.W. WITH 44' PAVING WIDTH. (CSA PLANNING COMMISSION APPROVAL (PLAT# 970320) ON JANUARY 28, 1998)
  6. PROPOSED 74' COLLECTOR STREET WILL HAVE 2 - 22' PAVING LANES WITH A 14' MEDIAN.
  7. THE PROPOSED WILDERNESS OAK WILL HAVE A 6' SIDEWALK ON THE NORTH SIDE OF STREET. (CSA PLANNING COMMISSION APPROVAL (#97-P01) SEPT 24, 1997).
  8. THE PROPOSED HARDY OAK WILL HAVE A 6' SIDEWALK ON THE NORTH SIDE OF STREET. (CSA PLANNING COMMISSION APPROVAL (#97-P01) ON SEPT 24, 1997).
  9. ALL PODS, THE MULTI-FAMILY, AND THE RECREATION CENTER WILL BE A PLANNED UNIT DEVELOPMENT WITH PRIVATE STREETS.
  10. ALL PODS AND THE RECREATION CENTER WILL FRONT ON THE PRIVATE COLLECTOR STREET, THE MULTIFAMILY WILL FRONT ON THE PRIVATE STREET LEADING TO THE RECREATION CENTER.

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 1998

PLAN HAS BEEN ACCEPTED BY  
 COSA 4-27-98 (date) 358C (number)  
 If no plats are filed, plan will expire on 10-27-99  
 1st plat filed on \_\_\_\_\_

DEVELOPER:  
 JERBO SAN ANN, LTD.  
 633 SKOKIE BLVD., SUITE 206  
 NORTHBROOK, IL 60062-2858

POD	AREA (AC)	LANDUSE	DENSITY (UNITS/AC)	100 YR FLOODPLAIN (AC)
A	47.53	SINGLE FAMILY	4.0	0.0
B	34.33	SINGLE FAMILY	4.0	0.0
C	34.59	SINGLE FAMILY	4.0	0.0
D	14.00	SINGLE FAMILY	4.0	0.0
E	66.04	SINGLE FAMILY	4.0	7.26
F	31.91	SINGLE FAMILY	4.0	0.70
G	38.86	SINGLE FAMILY	4.0	0.0
H	23.41	SINGLE FAMILY	4.0	0.0
I	22.00	SINGLE FAMILY	4.0	0.0
J	39.81	SINGLE FAMILY	4.0	0.0
K	23.77	SINGLE FAMILY	4.0	4.57
L	40.74	SINGLE FAMILY	4.0	2.45
REC CENTER	4.35	RECREATION CENTER	0.0	0.0
MULTI-FAMILY	4.55	TOWN HOMES	20.0	0.0
COMMERCIAL	14.10	OFFICE/RETAIL	-	0.0
FLOOD PLAIN	32.66	DRAINAGE EASEMENT	0.0	32.659
HARDY OAK	3.50	ROW	0.0	0.864
WILDERNESS OAK	7.42	ROW	0.0	0.0
COLLECTOR	16.98	ROW	0.0	0.321
COMMERCIAL	10.00	COMMERCIAL	0.0	0.0
OPEN SPACE	16.58	OPEN SPACE	0.0	0.0
<b>TOTAL</b>	<b>527.13</b>			<b>48.824</b>

DIRECTOR OF PLANNING  
 APPROVED ON \_\_\_\_\_

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)  
 THE HEIGHTS AT STONE OAK # 358 - C

ERZD SHEET 01 OF 01

JOB No.  
**98700**

**HALLENBERGER ENGINEERING, L.C.**  
 ENGINEERS  
 SURVEYORS

11522 SIR WINSTON  
 DALLAS, TEXAS (214) 349-8871

DATE: APR 17, 1998  
 DESIGNED BY: P.J.M.  
 DRAWN BY: P.J.M.  
 CHECKED BY: C.S.H.  
 SCALE: 1" = 400'  
 FILE NAME: 98700POADP.DWG

NO.	DATE	DESCRIPTION	BY

POADP FOR THE HEIGHTS AT STONE OAK

## 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: 3-23-98 Name of POADP: The Heights at Stone Oak  
 Owners: Jecko San Ann, Ltd. Consulting Firm: Hallenberger Engineering, L.C.  
 Address: 633 Skokie Blvd., Suite 206 Address: 11322 Sir Winston  
Northbrook, IL 60062-2858 San Antonio, TX 78216  
 Phone: (847) 498-2882 Phone: (210) 349-6571  
 Existing zoning: P-1-R-1 Proposed zoning: P-1-R-1  
 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>1500</u>	<u>375.36</u>
Multi-family (MF)	<u>1</u>	<u>25.00</u>
Commercial and non-residential	<u>1</u>	<u>9.996</u>

Is there a previous POADP for this Site? Name The Heights at Stone Oak II No. 358-B

Is there a corresponding PUD for this site? Name The Heights at Stone Oak II No. \_\_\_\_\_

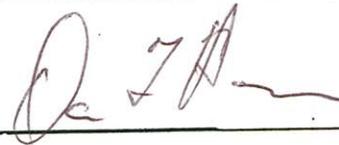
Plats associated with this POADP or site? Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: Dan F. Parman

Signature: 

Date: 3-20-98

Phone: (210) 308-8311

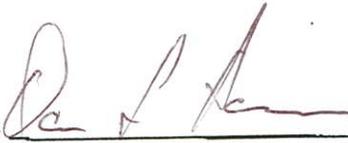
Fax: (210) 308-9347

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 CITY OF SAN ANTONIO  
 PLANNING  
 LAND DEVELOPMENT  
 SERVICES DIVISION

- 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;
- 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;

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



# CITY OF SAN ANTONIO

April 27, 1998

Rick McNealy  
Hallenberger Engineering, L.C.  
11322 Sir Winston  
San Antonio, TX 78216

Re: The Heights at Stone Oaks

POADP # 358 - C

Dear Mr. McNealy:

The City Staff Development Review Committee has reviewed The Heights at Stone Oaks Subdivision Preliminary Overall Area Development Plan # 358 - C. 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.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- 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.
- Staff recommends that there be no residential frontage on all collector streets.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would like to encourage you to work closely with the school district, so that they can plan accordingly.

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. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,



Emil R. Moncivais AIA, AICP  
Director of Planning

EM/EAC

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

REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
1131675

AMT ENCLOSED \_\_\_\_\_

50-04-5573  
JERBO SAN ANN LAND LIMITED  
8000 IRONHORSE BLVD.  
WEST PALM BEACH FL 33412

AMOUNT DUE 370.00  
INVOICE DATE 4/06/1998  
DUE DATE 4/06/1998

PHONE: 000 - 0000

POADP #358C

FACILITY LOCATION: 100 COMMERCE ST W

-----  
INVOICE DATE      INVOICE      ACCOUNT      DUE DATE      OFFICE HOURS  
4/06/1998      1131675      50-04-5573      4/06/1998      7:45 - 4:30  
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LINE      INDEX REF      DESCRIPTION      AMOUNT  
1      012542-001      PLAN REVIEW FEES      370.00  
-----

PAID SAIC MP-3 APR 6 1998

-----  
AGREEMENT DATES      SERVICE DATES      ORDINANCE      CONTRACT      DOCUMENT  
ST:      04/05/1998           CK# 001035      POADP #358C  
END      04/05/1998  
-----

-----  
PREVIOUS BAL      CURRENT CHARGES      NEW BALANCE      TOTAL AMT DUE  
0.00      370.00      370.00      370.00  
-----

C I T Y   O F   S A N   A N T O N I O  
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975  
PAGE 1 OF 1



**A memo from the**  
**CITY of SAN ANTONIO**  
**Planning Department**  
**Master Development**

**TO:** Ron Halenberger

**DATE:** October 31, 2003

**Address:** 206 E Ramsey  
San Antonio, Texas 78216

**FROM:** Michael O. Herrera, Special Projects Coordinator

**COPIES TO:** File

**SUBJECT:** # 98-027 E (Amendment)  
Oak

**Name:** Heights at Stone

The plat or plan referenced above was heard by the

Planning Commission

  
 Director of Planning COSA

on the date shown.

The following action was taken:

APPROVED  
 DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7873

**CITY OF SAN ANTONIO  
Public Works Department**

Interdepartment Correspondence Sheet

RECEIVED  
AUG 10 2:08  
PLANNING  
DEPARTMENT

TO: Elizabeth Carol, Planning Department

FROM: Streets and Traffic Engineering Division

COPIES TO: File

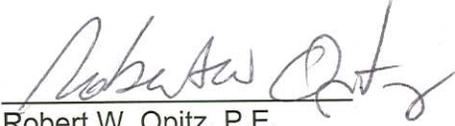
SUBJECT: The Heights At Stone Oak, POADP #358 & #358C Level II T.I.A.

Date: August 6, 1998

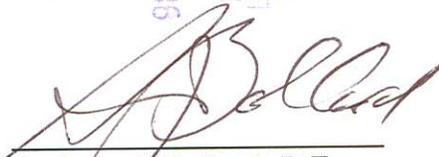
The Streets and Traffic Engineering Division has reviewed the Level-2 Traffic Impact Analysis for the POADP #358 & #358C. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of residential P.U.D. lots, a P.U.D. recreation center, and a P.U.D. town home area. It is estimated to generate 796 peak hour trips based on the 6<sup>th</sup> edition of the ITE Trip Generation Manual. These trips will be distributed through three access points, one onto the Wilderness Oak extension and two on the Hardy Oak extension.

RECEIVED  
AUG 10 2:08  
PLANNING  
DEPARTMENT

  
Robert W. Opitz, P.E.  
Plan Development Review Engineer

Approved by:

  
Andrew J. Ballard, P.E.  
City Engineer

