



SCALE: 1"=60'

DATE	NO.	DESCRIPTION	REVISIONS

JAMES K. BIELFELD
(VET HOSPITAL)

77.836 ACRES
(VOL. 4993, PGS. 2018-2022)

OAKLAND HEIGHTS
SUBDIVISION, UNIT 2
(SINGLE FAMILY RESIDENTIAL)
N.C.B. 15825

OAKLAND HEIGHTS
SUBDIVISION UNIT 1
(VOL. 9530, PG. 33)

N78°23'03"E 871.99'

N78°17'08"E 521.19'

UNPLATTED

Δ = 25°42'56"
R = 743.00'
T = 169.59'
L = 333.48'

INTERSTATE HIGHWAY 10
(VARIABLE WIDTH R.O.W.)
400 MIN. ROW

WOLVERINE SUBDIVISION UNIT 1
11.134 ACRES

WOLVERINE SUBDIVISION UNIT 2
9.135 AC.
RETAIL/COMMERCIAL/
RESTAURANT

N. C. B. 17142

2.681 ACRE TRACT
VOL. 6281, PG. 994

RECEIVED
COUNTY CLERK
JUNE 28 1996

S67°43'34"W 359.96'

LOT 4

LOT 5

VANCE JACKSON COMMERCIAL SUBDIVISION UNIT 1
(VOL. 9529, PG. 7)

WOLVERINE SUBDIVISION UNIT 2
(1.328 AC)
RETAIL/COMMERCIAL/
RESTAURANT

LOT 2

LOT 3

WORLD WIDE REALTY SUBDIVISION UNIT 2A
(VOL. 9528, PG. 41)

S67°43'49"W 613.66'
DE ZAVALA ROAD
(86' R.O.W. REQUIRED)

PLAN HAS BEEN ACCEPTED BY

COSA *D. P. ...*
June 4, 1996 503
(date) (number)

If no plats are filed, plan will
expire on Dec 4, 1996

1st plat filed on 940667
June 28, 1996

DEVELOPER
WOLVERINE EQUITIES COMPANY 96A L.P.
6750 L.B.J. FREEWAY, SUITE 1100
DALLAS, TEXAS 75240

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
7334 Blanco Road, Suite 109, San Antonio, Texas 78216
Telephone: (210)349-3271

PREPARED FOR:
WOLVERINE
EQUITIES
COMPANY
96A L.P.

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
WOLVERINE SUBDIVISION
SAN ANTONIO, TEXAS

DATE:	APRIL '96
SCALE:	Vertical 1"=60' Horizontal 1"=60'
SHEET	OF
1	1

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP) APPLICATION

Date Submitted: April 24, 1996

Name of POADP: Wolverine Subdivision

Owner/Agent: Wolverine Equities Company **Phone:** (214) 385-0500

Address: 6750 LBJ Freeway, Suite 1100, Dallas, TX **Zip code:** 75240

Engineer/Surveyor: Vickrey & Associates, Inc. **Phone:** (210) 349-3271

Address: 7334 Blanco Rd., Suite 109, San Antonio, TX **Zip code:** 78216

Existing zoning: B2-ERZD **Proposed zoning:** B3-ERZD

Texas State Plane Coordinates: X 130,951 Y 629,464
(at major street entrance/main entrance)

Plat is over/within/includes: San Antonio City Limits **Yes** **No**
Edwards Aquifer Recharge Zone? **Yes** **No**

Land Area Being Platted:	<u>Lots</u>	<u>Acres</u>
Single-Family (SF)	_____	_____
Non-Single Family (NSF)	_____	_____
Commercial & other	<u>6</u>	<u>21.635</u>
TOTAL =	<u>6</u>	<u>21.635</u>

RECEIVED
 96 APR 25 AM 8:50
 CITY OF SAN ANTONIO
 LAND DEVELOPMENT
 SERVICES DIVISION

Print Name: RUTH HAMPTON **Signature:** Ruth Hampton

Date: 4/24/96 **Tel:** 349-3271 **Fax:** 349-2561

Last block at bottom of page is for the person actually submitting the application. Anyone may submit an application. However, this is the person staff will contact regarding this application for clarification or additional information. Therefore, this should be your POC (point of contact).

* Note: This application must be completed fully, and typed or printed legibly, for acceptance.



CITY OF SAN ANTONIO

June 4, 1996

Ms. Ruth Hampton
Vickrey & Associates, Inc.
7334 Blanco Rd., Suite 109
San Antonio, TX 78216

Re: Wolverine Subdivision

POADP # 503

Dear Ms. Hampton:

The City Staff Development Review Committee has reviewed your Wolverine Subdivision Preliminary Overall Area Development Plan # 503. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note the following:

1. We recommend that Public Works be given the opportunity to review the proposed parking lot circulation pattern prior to plat submittal. Please give careful thought into the layout and design of the parking lot.
2. A non-access easement be provided between the residential use and the proposed unit 2 commercial lot.
3. 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.

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. She may be reached at 207-7900.

Sincerely,

A handwritten signature in dark ink, appearing to read 'D. Pasley'.

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/EAC

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer