

LOCATION MAP
N.T.S.

CLEAR VISION CALCULATIONS:
NONE MADE:
SPEED LIMIT IS 10 MPH

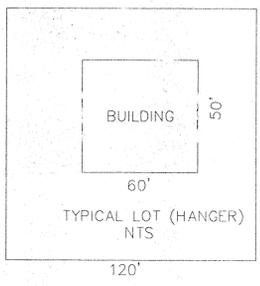


Table A
Yard Requirements & Set Backs

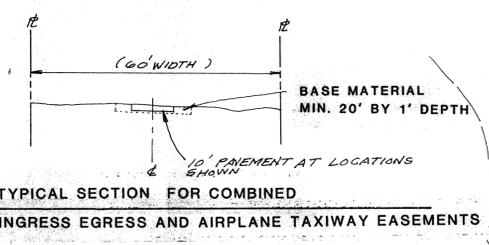
None

Table B
Area Computations and Ratios

1. Gross Site Area	177.81 Ac
2. Total Used Space	
A. Total Taxiway	28.00 Ac
B. Total Runway Area	19.00 Ac
C. Total Structure Coverage	
1080 Ft ² X 56 Res Lots	6.97 Ac
3000 Ft ² X 81 Hanger Lots	53.97
SUM	6.97 Ac
3. Open Space	123.84 Ac
Open Space Ratio	70%

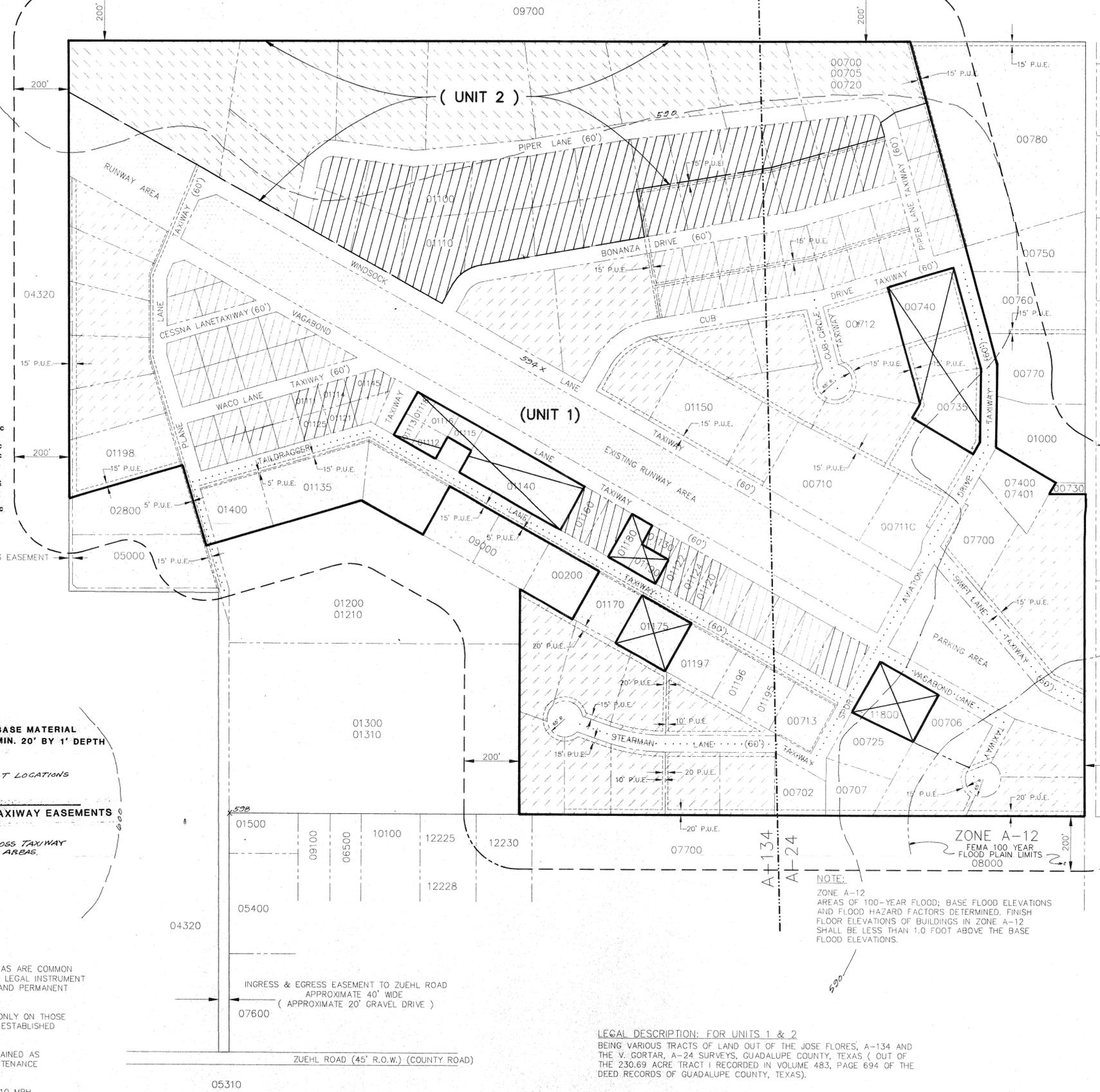
Table C
Density Computations

Area of PUD	177.81
Dwelling Units	56 Units
Density	0.31 Units/Ac



NOTE: PROPOSED SHEET FLOW ACROSS TAXIWAY
1" BASE MATERIAL ON ORIGINAL RUNWAY AREAS.

- NOTES:
- 1.) ALL RUNWAY AREA AND TAXIWAY AREAS ARE COMMON AREAS AND SHALL BE COVERED BY A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE.
 - 2.) A SEPTIC SYSTEM WILL BE ALLOWED ONLY ON THOSE LOTS THAT WILL MEET REQUIREMENTS ESTABLISHED BY GUADALUPE COUNTY.
 - 3.) ALL COMMON AREAS SHALL BE MAINTAINED AS DESIGNATED BY THE PERMANENT MAINTENANCE PLAN.
 - 4.) SPEED LIMIT WITHIN DEVELOPMENT IS 10 MPH.
 - 5.) SITE IS NOT GATED.



GIN ROAD
(APPROXIMATE 40' RIGHT-OF-WAY)

04000 OWNER:
PLAN HAS BEEN ACCEPTED BY
DOROTHY GOLDING
RT. 2, BOX 53R
MARION, TEXAS 78124
TELE.: (210) 914 - 3130
July 18, 1997
561
(gate number)

If no plats are filed, plan will
expire on Jan 17, 1999

1st plat filed on _____

UTILITIES:

- ELECTRICITY - GUADALUPE VALLEY ELECTRICAL CO-OP
- TELEPHONE - SOUTHWESTERN BELL
- SANITARY SEWER - SEPTIC
- WATER - WELLS or GREEN VALLEY

PUD LEGEND:

- [Symbol] LOTS NOT INCLUDED IN THIS P.U.D.
- [Symbol] TYPICAL TAXIWAY SECTION (60' WIDE OR AS LABELED)
- [Symbol] COMMON AREAS (FOR RUNWAYS)
- [Symbol] HANGER LOTS (TRACTS)
- [Symbol] SOLD LOTS
- [Symbol] RESIDENTIAL LOTS
- [Symbol] EXISTING 10' PAVEMENT
- [Symbol] 200' AREA OF NOTIFICATION
- [Symbol] PUD BOUNDARY LINE
- [Symbol] BOUNDARY LINE OF ORIGINAL 230.69 ACRES
- [Symbol] B.S.L. BUILDING SETBACK LINE
- [Symbol] P.U.E. PROPOSED UTILITY EASEMENT
- [Symbol] 2G0024-0000-00400 PROPERTY TAX IDENTIFICATION NUMBER (UNDERLINED PORTION SHOWN ON PLAN)

NOTE:
ZONE A-12
AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS
AND FLOOD HAZARD FACTORS DETERMINED. FINISH
FLOOR ELEVATIONS OF BUILDINGS IN ZONE A-12
SHALL BE LESS THAN 1.0 FOOT ABOVE THE BASE
FLOOD ELEVATIONS.

LEGAL DESCRIPTION: FOR UNITS 1 & 2
BEING VARIOUS TRACTS OF LAND OUT OF THE JOSE FLORES, A-134 AND
THE V. CORTAR, A-24 SURVEYS, GUADALUPE COUNTY, TEXAS (OUT OF
THE 230.69 ACRE TRACT 1 RECORDED IN VOLUME 483, PAGE 694 OF THE
DEED RECORDS OF GUADALUPE COUNTY, TEXAS).

DATE: JUNE, 1997	SCALE
Vertical 1" = 200'	Horizontal 1" = N/A
0 100' 200' 300'	
SHEET 1	OF 1
PROJ. NO. 1578-001-051	DRAWING: FILE: M/1578-001/0PUD0

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

ZUEHL FLYING COMMUNITY
GUADALUPE COUNTY, TEXAS
PLANNED UNIT DEVELOPMENT (PUD) (POADP)

PREPARED FOR:
DOROTHY GOLDING

RECEIVED
JUN 25 11:05 AM '97
PLANNING AND DEVELOPMENT SERVICES DIVISION

DATE: JUNE, 1997

SCALE

Vertical 1" = 200'

Horizontal 1" = N/A

0 100' 200' 300'

SHEET 1 OF 1

PROJ. NO. 1578-001-051

DRAWING: FILE: M/1578-001/0PUD0

PUD PLAN # 97-023

561

**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: 5/6/97 Name of POADP: Zuehl Flying Community

Owners: Dorothy Golding Consulting Firm: Vickrey & Associates, Inc.

Address: Rt. 2, Box 53R Address: 7334 Blanco Rd., Ste. 109
Marion, TX 78124 San Antonio, TX 78216

Phone: 210-914-3130 Phone: 210-349-3271

Existing zoning: None Proposed zoning: PUD

Texas State Plane Coordinates: X: 2,267,800 Y: 603,100

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>79</u>	<u>28.5</u>	
Multi-family (MF)	<u>-</u>	<u>-</u>	
Commercial and non-residential	<u>67</u>	<u>22.1</u>	Hanger Lots

Is there a previous POADP for this Site? Name _____ No. X

Is there a corresponding PUD for this site? Name _____ No. X

Plats associated with this POADP or site? Name _____ No. X

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Robert H. Leininger

Signature: 

Date: 5/6/97

Phone: 210-349-3271

Fax: Same

- 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: Robert H. Leininger

Signature: 

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



CITY OF SAN ANTONIO

July 18, 1997

Ms. Ruth Hampton
Vickrey & Assoc.
7334 Blanco Road, Suite 109
San Antonio, TX 78216

Re: Zuehl Flying Community

POADP # 561

Dear Ms. Hampton:

The City Staff Development Review Committee has reviewed Zuehl Flying Community Subdivision Preliminary Overall Area Development Plan # 561. 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.
- Typical taxiway section will require a bar ditch section carry storm water runoff.
- Approval of a Planned Unit Development will be required, prior to plat 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 questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read 'Emil Moncivais'.

Emil Moncivais
Director of Planning

EM/EAC

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

NAME & ADDRESS OF OWNERS WITHIN 200'

Note: All information must be typed or printed and must be legible.

NAME & ADDRESS	NCB/CB	BLK	LOT
Schwarz, Paul J. & Sharon Colwell	2G0134-0000-05400		
73 Plane Plane			
Marion, Texas	Zip 78124		

NAME & ADDRESS	NCB/CB	BLK	LOT
Hendrix, Carole	2G0134-0000-07600		
Rt 2, Box 37B			
Marion, Texas	Zip 78124		

NAME & ADDRESS	NCB/CB	BLK	LOT
Dunbar, Errol N. & Kathryn A.	2G0134-0000-05310		
1222 Zuehl Road			
Marion, Texas	Zip 78124		

NAME & ADDRESS	NCB/CB	BLK	LOT
Merritt, Edward A. & Brenda K.	2G0134-0000-05312		
1222 Zuehl Road			
Marion, Texas	Zip 78124		

NAME & ADDRESS	NCB/CB	BLK	LOT
Dunbar, Errol N. & Kathryn A.	2G0134-0000-05320		
1222 Zuehl Road			
Marion, Texas	Zip 78124		

NAME & ADDRESS	NCB/CB	BLK	LOT
Johnston, Arthur L., Jr. & J.	2G0134-0000-04900		
106 Foxglove Ln.			
Universal City, Texas	Zip 78148		

NAME & ADDRESS OF OWNERS WITHIN 200'

Note: All information must be typed or printed and must be legible.

NAME & ADDRESS	NCB/CB	BLK	LOT
Pawelek, Shirley J.	2G0134-0000-09100		
1279 Zuehl Road			
Marion, Texas		Zip 78124	

NAME & ADDRESS	NCB/CB	BLK	LOT
Marroquin, Gerard & M.J.	2G0134-0000-06500		
1833 Pat Booker Road			
Universal City, Texas		Zip 78148	

NAME & ADDRESS	NCB/CB	BLK	LOT
Schilling, Johnnie, Jr. & M.E.	2G0134-0000-10100		
1325 Zuehl Road			
Marion, Texas		Zip 78124-6534	

NAME & ADDRESS	NCB/CB	BLK	LOT
Ayres, Glenn L. & Gayle L.	2G0134-0000-12225		
1385 Zuehl Road			
Marion, Texas		Zip 78124	

NAME & ADDRESS	NCB/CB	BLK	LOT
Morris, Robert & Diana	2G0134-0000-12230		
1415 Zuehl Road			
Marion, Texas		Zip 78124	

NAME & ADDRESS	NCB/CB	BLK	LOT
Cockerham, Michael B.	2G0134-0000-01500		
261 Plane Lane			
Marion, Texas		Zip 78124	

NAME & ADDRESS OF OWNERS WITHIN 200'

Note: All information must be typed or printed and must be legible.

NAME & ADDRESS	NCB/CB	BLK	LOT
Merritt, Edward	2G0134-0000	05312	
1222 Zuehl Road			
Marion, Texas		Zip 78124	

NAME & ADDRESS	NCB/CB	BLK	LOT
		Zip _____	

NAME & ADDRESS	NCB/CB	BLK	LOT
		Zip _____	

NAME & ADDRESS	NCB/CB	BLK	LOT
		Zip _____	

NAME & ADDRESS	NCB/CB	BLK	LOT
		Zip _____	

NAME & ADDRESS	NCB/CB	BLK	LOT
		Zip _____	