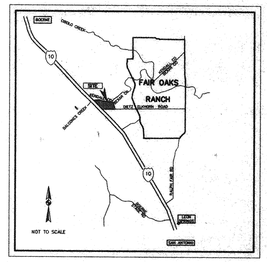
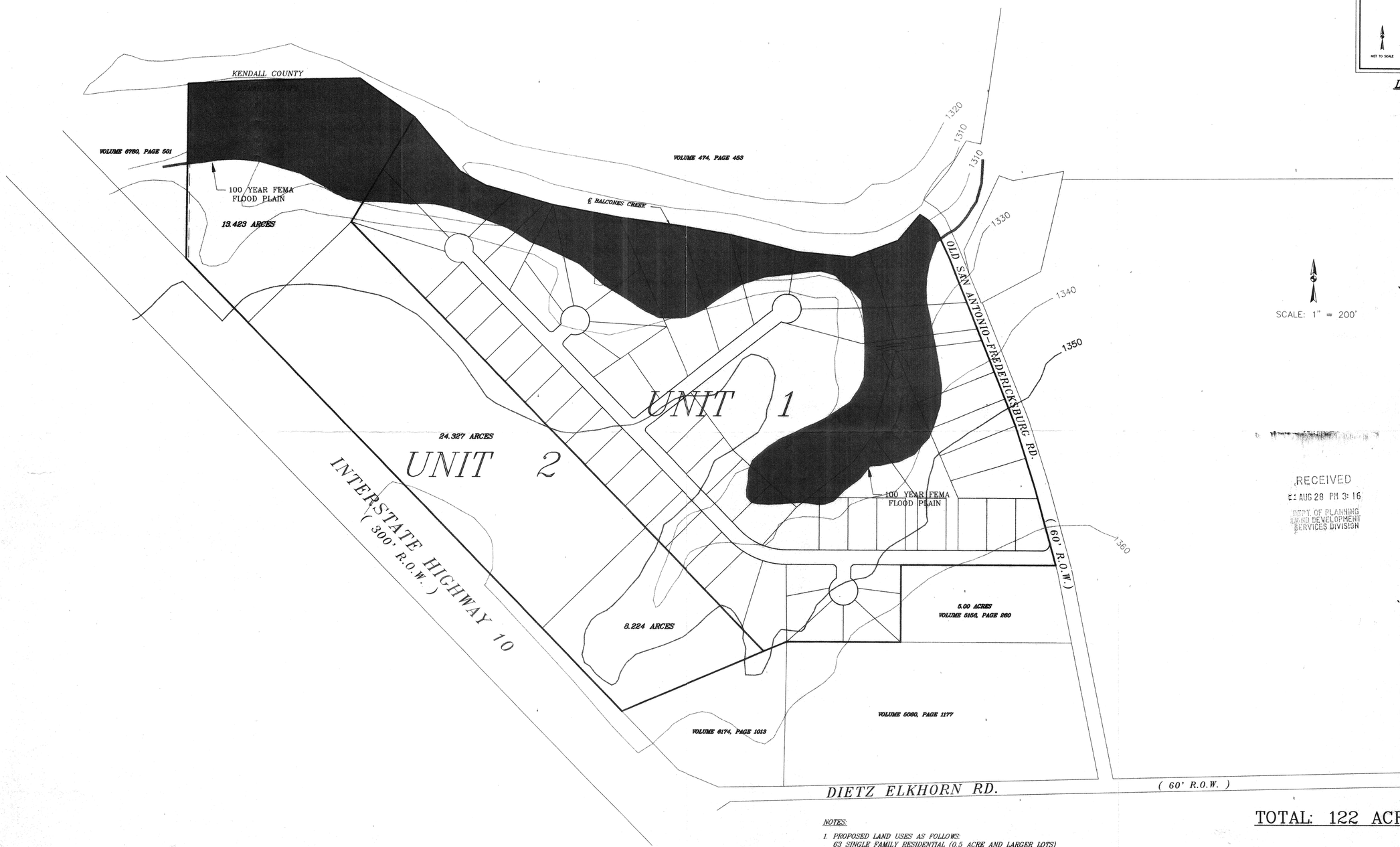
P.O.A.D.P. NO. _____



LOCATION MAP



SCALE: 1" = 200'

RECEIVED
97 AUG 28 PM 3:16
DEPT. OF PLANNING
AND DEVELOPMENT
SERVICES DIVISION

PLAN HAS BEEN ACCEPTED BY
COSA
Sept 5, 1997 5167
(date) (number)
If no plats are filed, plan will
expire on March 7, 1999
1st plat filed on _____

TOTAL: 122 ACRES

NOTES:

1. PROPOSED LAND USES AS FOLLOWS:
   63 SINGLE FAMILY RESIDENTIAL (0.5 ACRE AND LARGER LOTS)
   3 NON-SINGLE FAMILY (8.0 ACRE AND LARGER LOTS)
2. ALL PROPOSED STREETS SHALL BE PUBLIC R.O.W., COMMON AREA AND UTILITY EASEMENTS.
3. NO EXISTING OR PROPOSED ZONING OF THIS TRACT.
4. THIS P.O.A.D.P. OF BALCONES ESTATES SOUTH IS OVER THE EDWARDS AQUIFER RECHARGE ZONE AS SHOWN ON THE VAN RAUB QUADRANGLE OF THE OFFICIAL EDWARDS AQUIFER RECHARGE ZONE MAP. A PORTION OF THIS P.O.A.D.P. IS WITHIN THE FEMA ZONE "A" AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 480035 0065 E. EFFECTIVE DATE OF FEBRUARY 16, 1996.
5. SEWAGE DISPOSAL BY PRIVATE SEPTIC SYSTEMS.
6. WATER TO SUPPLIED BY A PRIVATE WATER COMPANY.

BALCONES ESTATES SOUTH

REGISTERED PROFESSIONAL ENGINEER
DAVID G. BROWN
53763
8-28-97

P.O.A.D.P.

ACES
ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

SCALE: AS SHOWN
DRAWN BY R.A.G.
CHECKED BY D.G.B.
JOB NO. 073900
FILE NO. POADP.DWG
SHEET 1 OF 1
PAGE 1 OF 1

G:\PROJECT\0739\POADP.dwg Thu Aug 28 09:30:41 1997

REV. 07/22/97

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: 08-27-97

Name of POADP: Balcones Estates South

Owners: Del D. Baker, Jr.

Consulting Firm: ALamo COnsulting Eng. & Surv.

Address: 222 South Main
Boerne, TX 78006

Address: 125 W. SUnset
San ANtonio, TX 78209

Phone: 210-816-2301

Phone: 210-828-0691

Existing zoning: None

Proposed zoning: None

Texas State Plane Coordinates: X: _____ Y: _____

Site is over/within/includes: San Antonio City Limits? ☐ Yes ☒ No
Edwards Aquifer Recharge Zone: ☒ Yes ☐ No
Projected # of Phases: 2 ☒ Yes ☐ No

Land area being platted:	Lots	Acres
Single Family (SF)	63	69.756
Multi-family (MF)	0	0
Commercial and non-residential	3	45.974

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

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

Plats associated with this POADP or site? Name N/A No. _____

Name N/A No. _____

Name N/A No. _____

Contact Person and authorized representative:

Print Name: Nico Cavazos Signature: Nico Cavazos

Date: 08-27-97 Phone: 828-0691 Fax: 824-3055

☒ 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 Friesenhahen @ (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: Nico Cavazos Signature: Nico Cavazos

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

CITY OF SAN ANTONIO

September 5, 1997

Nico Cavazos
Alamo Consulting Eng. & Assoc.
125 W. Sunset
San Antonio, TX 78209

Re: Balcones Estates South POADP # 567

Dear Mr. Cavazos:

The City Staff Development Review Committee has reviewed Balcones Estates South Subdivision Preliminary Overall Area Development Plan # 567. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.
- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- This plan will 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.
- 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.

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., Acting City Engineer

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441