

LOCATION MAP

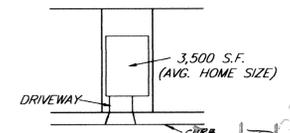
- NOTES:
- SANITARY SEWER AND WATER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
 - ALL STREETS WILL BE PRIVATE.
 - DRAINS TO BE DEDICATED TO THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT.

AREA	SQUARE FEET	ACREAGE
BUILDING COVERAGE AREA	906,500	20.8
OTHER COVERAGE	1,165,724	26.76
OPEN-SPACE	4,561,968	104.7
TOTAL - GROSS AREA	6,634,192	152.3

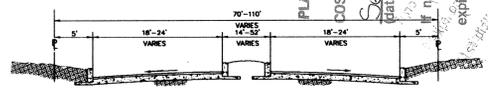
PROPOSED OPEN SPACE = 104.7 ACRES
 DENSITY = 1.7 UNITS PER ACRE

P-1, R-1/P-1, R-7
 ZONING/CONCEPT

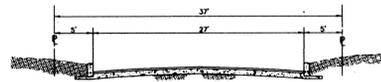
259 RESIDENTIAL LOTS
 75'-120' (VARIES) X 125' MINIMUM



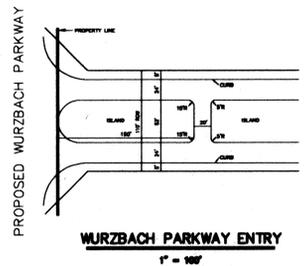
TYPICAL LOT SIZE
 N.T.S.



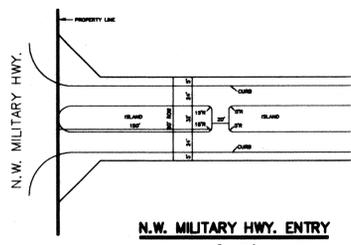
STREET CROSS-SECTION
 N.T.S.



STREET CROSS-SECTION
 N.T.S.



WURZBACH PARKWAY ENTRY
 1" = 100'



N.W. MILITARY HWY. ENTRY
 1" = 100'

DEVELOPER: NEWLAND DEVELOPMENT, L.L.C.
 ADDRESS: 8000 I.H. 10 WEST, SUITE 700
 SAN ANTONIO, TEXAS 78230

INVERNESS
PLANNED OVERALL AREA DEVELOPMENT PLAN/
PLANNED UNIT DEVELOPMENT
POADP/PUD

JOB NO. 3400.03
 DATE JUNE, 1997
 DESIGNER JP
 CHECKED DRAWN ISL
 SHEET 1 OF 1

PAPERDAWSON ENGINEERS
 CIVIL & ENVIRONMENTAL
 SAN ANTONIO TEXAS 78217
 210-824-9494
 9310 BROADWAY, BUILDING II

574

CITY OF SAN ANTONIO

POADP APPLICATION

RECEIVED
JUL 16 PM 2:38
LAND AND DEVELOPMENT
SERVICES DIVISION

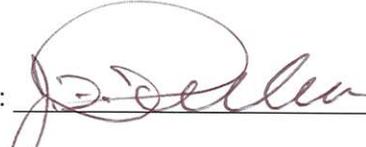
The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: July 16, 1997 Name of POADP: Inverness
Owners: Voelcker Estates, Ltd. Consulting Firm: Pape-Dawson Consulting Engineers, Inc.
Address: 8000 IH-10 West, Suite 700 Address: 9310 Broadway, Bldg. II
San Antonio, Texas 78230 San Antonio, Texas 78217
Phone: (210) 344-9200 Phone: (210) 824-9494
Existing zoning: P-1, R-1 & P-1, R-7 Proposed zoning: P-1, R-1 & P-1, R-7
Texas State Plane Coordinates: X: 2,115,896 Y: 13,751,456

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>259</u>	<u>152.3</u>
Multi-family (MF)	<u> </u>	<u> </u>
Commercial and non-residential	<u> </u>	<u> </u>

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 No No.
Name No.
Name No.

Contact Person and authorized representative:
Print Name: Jesse Pacheco Signature: 
Date: July 16, 1997 Phone: (210) 824-9494 Fax: (210) 824-3491

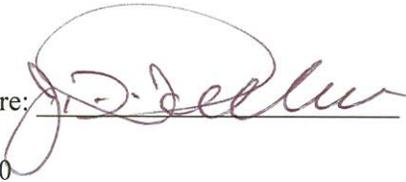
RECEIVED
97 JUL 16 PM 2:38
DEPT. OF PLANNING
& DEVELOPMENT
SERVICES DIVISION

- 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 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: Jesse Pacheco

Signature: 

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



CITY OF SAN ANTONIO

September 26, 1997

Jesse F. Pacheco
Pape Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Inverness

POADP # 574

Dear Mr. Pacheco:

The City Staff Development Review Committee has reviewed Inverness Subdivision Preliminary Overall Area Development Plan # 574. 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 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,

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

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

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