

LOCATION MAP

LOT 48
N.C.B. 11626
HORIZON HILL SUBDIVISION
UNIT 2A
(VOL. 9400, PG. 115)

LOT 46
N.C.B. 11626
HORIZON HILL SUBDIVISION
UNIT 4
(VOL. 9200, PG. 45)

LOT 1
N.C.B. 16298
HORIZON HILL SUBDIVISION
(VOL. 9000, PG. 249)

LOT 3

N.C.B. 16928
ST. TROPEZ II
SUBDIVISION
(VOL. 9532, PG. 51)

LOT 2

LOT 5

LOT 6

↔ DENOTES ANTICIPATED DRIVES.
NUMBER AND LOCATION OF DRIVES
TO BE DETERMINED WITH FINAL
DEVELOPMENT PLANS. ALL
DEVELOPMENTS WITHIN PROPERTY
WILL SHARE INTERNAL CIRCULATION
WITH ACCESS TO ALL DRIVES.

UTILITIES

WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

DEVELOPER:

S.P.M.S.
6001 N. 24th ST. SUITE A
PHOENIX, ARIZONA 85016
PHONE: (602) 468-1090

RECEIVED
AUG 22 PM 3:49 '97

**COMMERCIAL / BUSINESS
PARK & HOTEL**
16.719 ACRES

PLAN HAS BEEN ACCEPTED BY

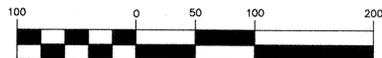
N.C.B. 15101 COSA *[Signature]*
EXXON SUBD. *[Signature]*
(VOL. 9532, PG. 51) *[Signature]* 581
(date) (number)

If no plats are filed, plan will
expire on *April 18, 1999* *EC*

1st plat filed on _____



GRAPHIC SCALE



1 inch = 100 ft.

Rev. 8/8/97

PRELIMINARY OVERALL AREA
DEVELOPMENT PLAN
for
CALLAGHAN 17



W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351

JOB NO. 46248.00
FILE: ~
DATE: 07/10/97
DESIGN: ~
DRAWN: B.C.
CHECKED: _____
SHEET 1 OF 1

**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: 8/13/97 Name of POADP: CALLAGHAN 17
 Owners: S.P.M.S. Consulting Firm: W.F. Castella and Associates, Inc.
 Address: 6001 N. 24th St Ste. A Address: 1039 W. Hildebrand
Phoenix, AZ 85016 San Antonio, Texas 78201
 Phone: (601) 468-1090 Phone: (210) 734-5351
 Existing zoning: B-2, B-3 Proposed zoning: B2, B3
 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: ±5 Yes No

Land area being platted:	Lots	Acres
Single Family (SF)	_____	_____
Multi-family (MF)	_____	_____
Commercial and non-residential	<u>15</u>	<u>16.719</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: Steven E. Hanan Signature: Steven E. Hanan
 Date: 8/13/97 Phone: (210) 734-5351 Fax: (210-734-5363)

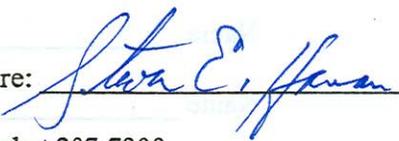
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 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

- ✓ 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: Steven E. Hanan

Signature: 

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



CITY OF SAN ANTONIO

October 17, 1997

Steven E. Hanan
W. F. Castella & Assoc.
1039 W. Hildebrand
San Antonio, TX 78201

Re: Callaghan 17

POADP # 581

Dear Mr. Hanan:

The City Staff Development Review Committee has reviewed Callaghan 17 Subdivision Preliminary Overall Area Development Plan # 581. 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.
- Callaghan 17 is a Secondary Type A Major Thoroughfare, and will require a total of 83' of ROW.
- If the proposed development requires the demolition of the large residential structure on the property that activity will first need to be approved by the Historic Preservation and Urban Design Division. For additional information contact Mr. Clint McKenzie at 207-7306.
- 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 cursive script, 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