

LOCATION MAP
NOT TO SCALE

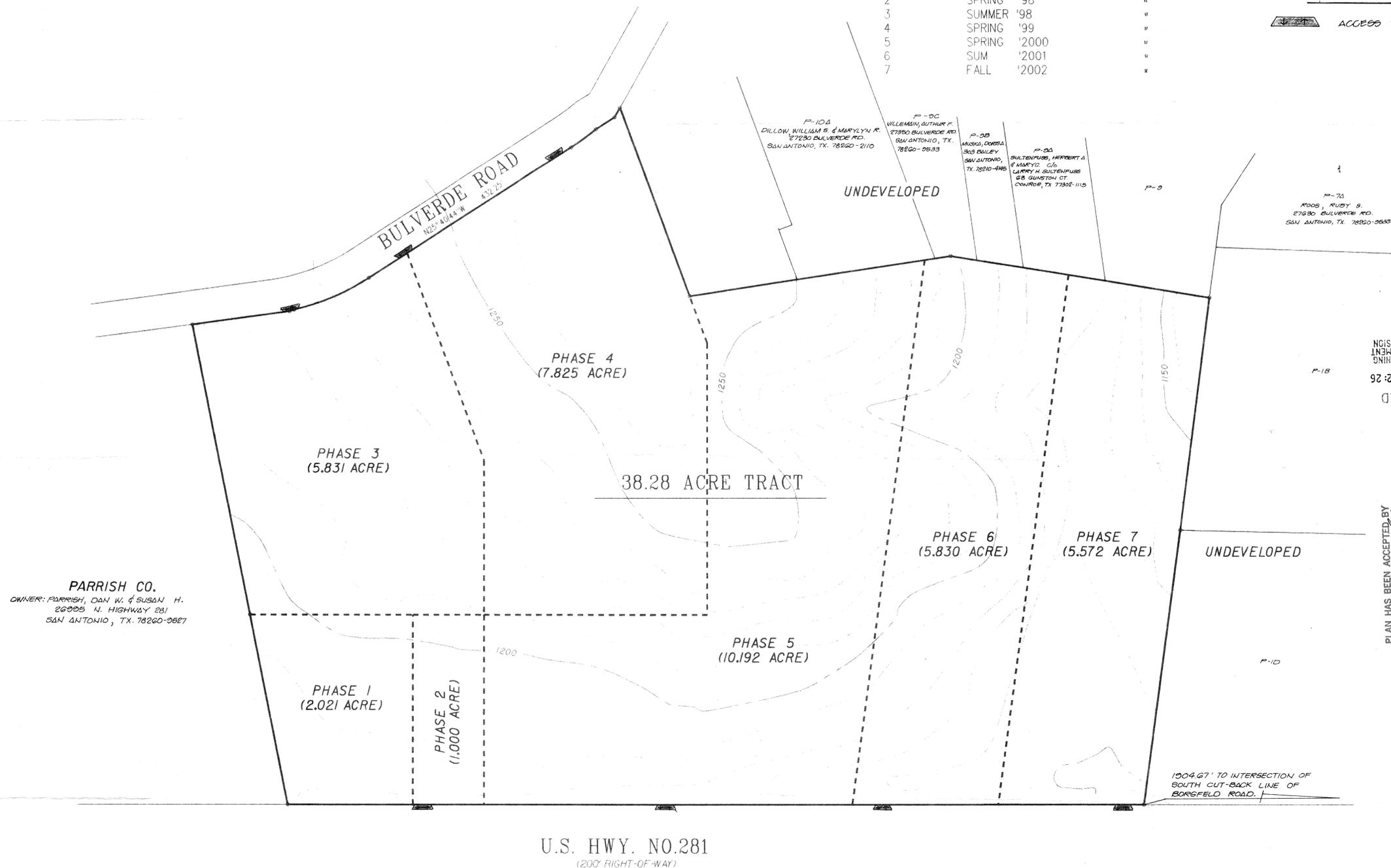


SCALE: 1" = 100'

LEGEND

ACCESS TO PUBLIC R.O.W.

PHASE	COMPLETION DATE	PROPOSED USE
1	FALL '97	COMMERCIAL/RETAIL
2	SPRING '98	"
3	SUMMER '98	"
4	SPRING '99	"
5	SPRING '2000	"
6	SUM '2001	"
7	FALL '2002	"



PARRISH CO.
OWNER: PARRISH, DAN W. & SUSAN H.
20008 N. HIGHWAY 281
SAN ANTONIO, TX. 78260-9687

RECEIVED
97 OCT 16 PM 2:26
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

PLAN HAS BEEN ACCEPTED BY
COSA
Date 24, 1997 (date) 589 (number)
If no plats are filed, plan will
expire on April 24, 1999
1st plat filed on _____

1004.67' TO INTERSECTION OF
SOUTH CUT-BACK LINE OF
BORGFELD ROAD.

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0151 Fax (210) 349-9302



P.O.A.D.P.
BASS DEVELOPMENT

REVISIONS	NO.	DATE	DESCRIPTION
	1	SEP 19 1997	ADDED ACCESS TO PUBLIC R.O.W.

DEVELOPER:
BASS PARTNERSHIP
70 N.E. LOOP 410
SAN ANTONIO, TEXAS 78216

#589



City of San Antonio
 Planning Department
 Subdivision Section

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: August 22, 1997 Name of POADP: BASS DEVELOPMENT
 Owners: Bass Partnership Consulting Firm: MACINA • BOSE • COPELAND AND ASSOCIATES, INC.
 Address: 70 N.E. Loop 410 Address: 415 Breesport Drive
San Antonio, Texas 78216 San Antonio, Texas 78216
 Phone: (210) 366-5050 Phone: (210) 349-0151
 Existing zoning: N/A Proposed zoning: N/A
 Texas State Plane Coordinates: X: 2,142,631 Y: 1,380,271

Site is over/within/includes: San Antonio City Limits? Yes No
 Edwards Aquifer Recharge Zone: Yes No
 Projected # of Phases: 7 Yes No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>N/A</u>	<u>N/A</u>
Multi-family (MF)	<u>N/A</u>	<u>N/A</u>
Commercial and non-residential	<u>7</u>	<u>38.28</u>

RECEIVED
 97 AUG 29 PM 2:35
 DEPT. OF PLANNING
 AND DEVELOPMENT
 SERVICES DIVISION

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 U.S. Brick No. 970255
 Name _____ No. _____
 Name _____ No. _____

Contact Person and authorized representative:

Print Name: DAVID L. ALLEN, P.E. Signature: David L. Allen, PE

Date: August 22, 1997 Phone: (210) 349-0151 Fax: (210) 349-9302

- 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: DAVID L. ALLEN, P.E. Signature: 

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

APPLICATION REVISED MARCH 17, 1997



CITY OF SAN ANTONIO

December 4, 1997

David L. Allen
MBC & Assoc.
415 Breesport Drive
San Antonio, TX 78216

Re: Corrected letter for Bass Development

POADP # 589

Dear Mr. Allen:

Enclosed is the corrected letter for the Bass POADP that we spoke about. I had identified the incorrect ROW for Bulverde Road. The corrected statement is as follows:

- Bulverde is a Secondary Type A Major Thoroughfare, and will require a total of ~~83'~~ 86' of ROW.

If you have any questions or comments regarding this matter, please contact me, at 207-7900.

Sincerely,

Elizabeth A. Carol
Planner II

EAC

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



CITY OF SAN ANTONIO

November 14, 1997

David L. Allen
MBC & Assoc.
415 Breesport Drive
San Antonio, TX 78216

Re: Bass Development

POADP # 589

Dear Mr. Allen:

The City Staff Development Review Committee has reviewed Bass Development Subdivision Preliminary Overall Area Development Plan # 589. 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.
- 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.
- 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.
- 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.
- Bulverde is a Secondary Type A Major Thoroughfare, and will require a total of 86' of ROW.

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



CITY OF SAN ANTONIO

Bob
do we need to
correct it or
just wait
for the
plat to
come
etc.

October 24, 1997

David L. Allen
MBC & Assoc.
415 Breesport Drive
San Antonio, TX 78216

Re: Bass Development

POADP # 589

Dear Mr. Allen:

The City Staff Development Review Committee has reviewed Bass Development Subdivision Preliminary Overall Area Development Plan # 589. 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.
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- 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.
- 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.
- Bulverde is a Secondary Type A Major Thoroughfare, and will require a total of 83' of ROW *86'*

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