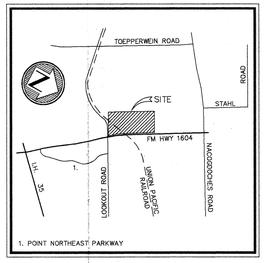
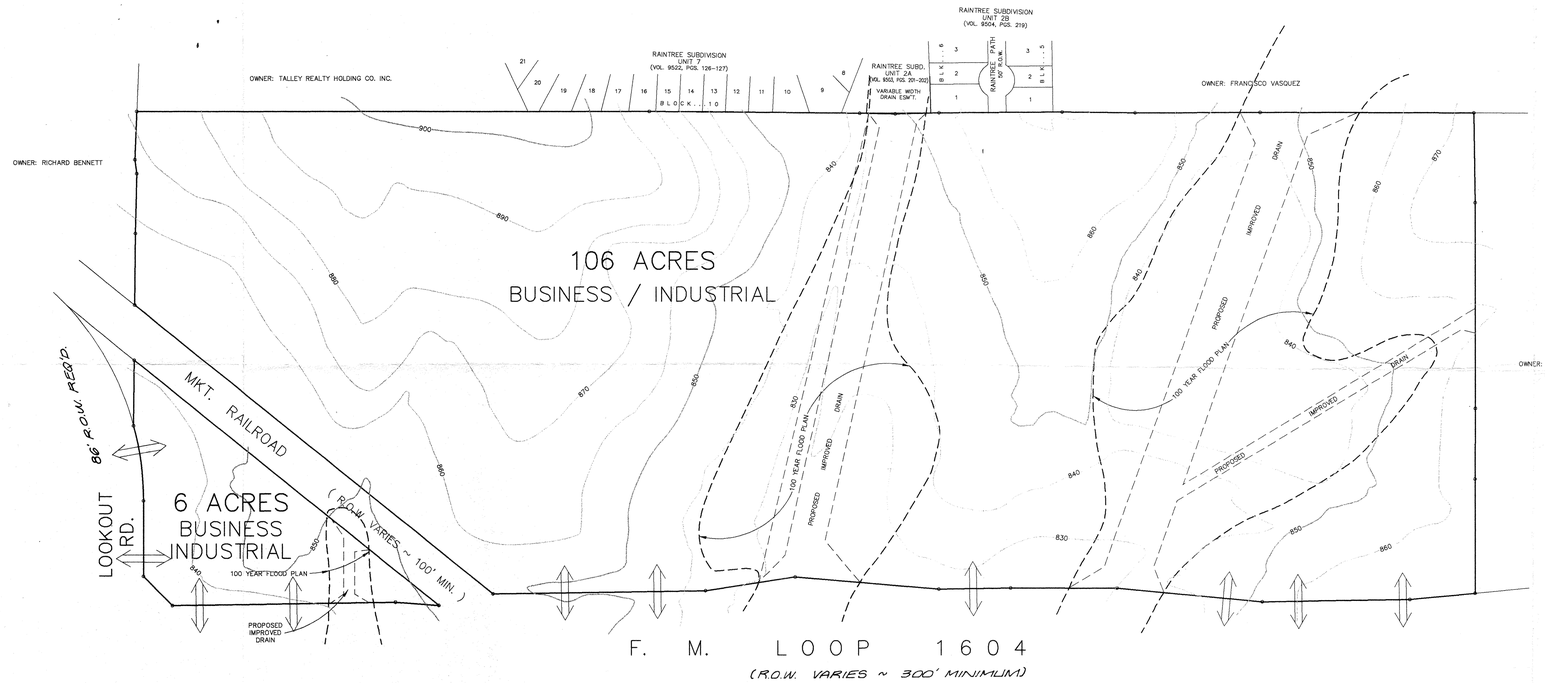


LOCATION MAP



B-2
2-87241
for 6/4/2008
for 6/6/2008

PLAN HAS BEEN ACCEPTED BY
COSA
1-22-98 597
(date) (number)
If no plats are filed, plan will expire on 7-24-99
1st plat filed on

P.O.A.D.P. PLAN
for
FM 1604 LOOKOUT
112

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

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:
HENRIK PALME
10830 IOTA DRIVE
SAN ANTONIO, TEXAS 78217
PHONE (210) 655-4444

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

REVISIONS:

JOB NO. 46442.00
FILE: ~
DATE: 08/21/97
DESIGN:
DRAWN: B.C.
CHECKED:
SHEET 1 OF 1

597

H:\POADP\46442 Tue Aug 26 14:47:54 1997 Luis Ramones

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: 8/27/97

Name of POADP: FM 1604 LOOKOUT 112

Owners: HENRIK PALME

Consulting Firm: W.F. Castella and Associates, Inc.

Address: 10830 IOTA DR.
SA TX 78217

Address: 1039 W. Hildebrand
San Antonio, Texas 78201

Phone: 655-4444

Phone: (210) 734-5351

Existing zoning: B2, B3

Proposed zoning: I1 & B2

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: ± 6 ☑ Yes ☐ No

Land area being platted:

	Lots	Acres
Single Family (SF)		
Multi-family (MF)		
Commercial and non-residential	≠ 30	112

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: 8/26/97

Phone: (210) 734-5351

Fax: (210-734-5363

RECEIVED
97 AUG 27 PM 2:45
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: STEVEN E. HANAN Signature: Steven E. Hanan

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

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DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

CITY OF SAN ANTONIO

January 22, 1998

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

Re: FM 1604 Lookout 112 POADP # 597

Dear Mr. Hanan:

The City Staff Development Review Committee has reviewed FM 1604 Lookout 112 Subdivision Preliminary Overall Area Development Plan # 597. 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.
- 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.

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., 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