

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: 10-15-98

Name of POADP: HIGHLAND HEIGHTS

Owners: EL ARCO, INC.

Consulting Firm: VICKREY & ASSOCIATES, INC.

Address: P.O. Box 23247

Address: 7334 BLANCO RD. STE. 109

SAN ANTONIO, TX. 78223

SAN ANTONIO, TX. 78216

Phone: 337-8590

Phone: 349-3271

Existing zoning: A; R-2; R-3

Proposed zoning: R-3

Site is over/within/includes: Edwards Aquifer Recharge Zone: [] Yes [x] No
Projected # of Phases: 8 [x] Yes [] No
San Antonio City Limits? [x] Yes [] No
Council District: 3
Ferguson map grid 652 C-6

Table with 3 columns: Land area being platted, Lots, Acres. Rows include Street R.O.W, Single Family (SF), Multi-family (MF), Commercial and non-residential, and a Total of 57.89 ACRES.

Is there a previous POADP for this Site? Name N/A No.

Is there a corresponding PUD for this site? Name N/A No.

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

Name No.

Name No.

Contact Person and authorized representative:

Print Name: RUTH HAMPTON

Signature: Ruth Hampton

Date: 10/15/98

Phone: 349-3271

Fax: 349-2561

- 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 Galam~~ ^{Todd Sang} @ (210)207-~~2076~~ ⁴¹⁴¹;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- 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: RUTH HAMPTON Signature: Ruth Hampton

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



CITY OF SAN ANTONIO

December 18, 1998

Ruth Hampton
Vickrey & Assoc., Inc.
7334 Blanco Road, Suite 109
San Antonio, TX 78216

Re: Highland Heights

POADP # 619

Dear Ms. Carmona:

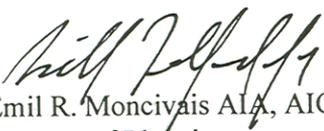
The City Staff Development Review Committee has reviewed Highland Heights Subdivision Preliminary Overall Area Development Plan # 619. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

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

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Streets and Traffic Engineering Division

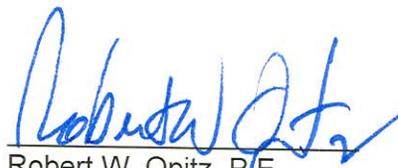
COPIES TO: File

SUBJECT: The Highland Heights Subdivision, POADP Level I T.I.A.

Date: October 28, 1998

The Streets and Traffic Engineering Division has reviewed the Level-1 Traffic Impact Analysis for the Highland Heights POADP. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of single family detached housing and residential condominium / townhouses estimated to generate 278 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips will be distributed through one main access point on S.E. Military Drive and Alsbrook as well as several neighborhood streets adjacent to this property serving as tributary outlets.



Robert W. Opitz, P.E.
Chief Engineer
Development Review and Drainage

Approved by:



Andrew J. Ballard, P.E.
City Engineer