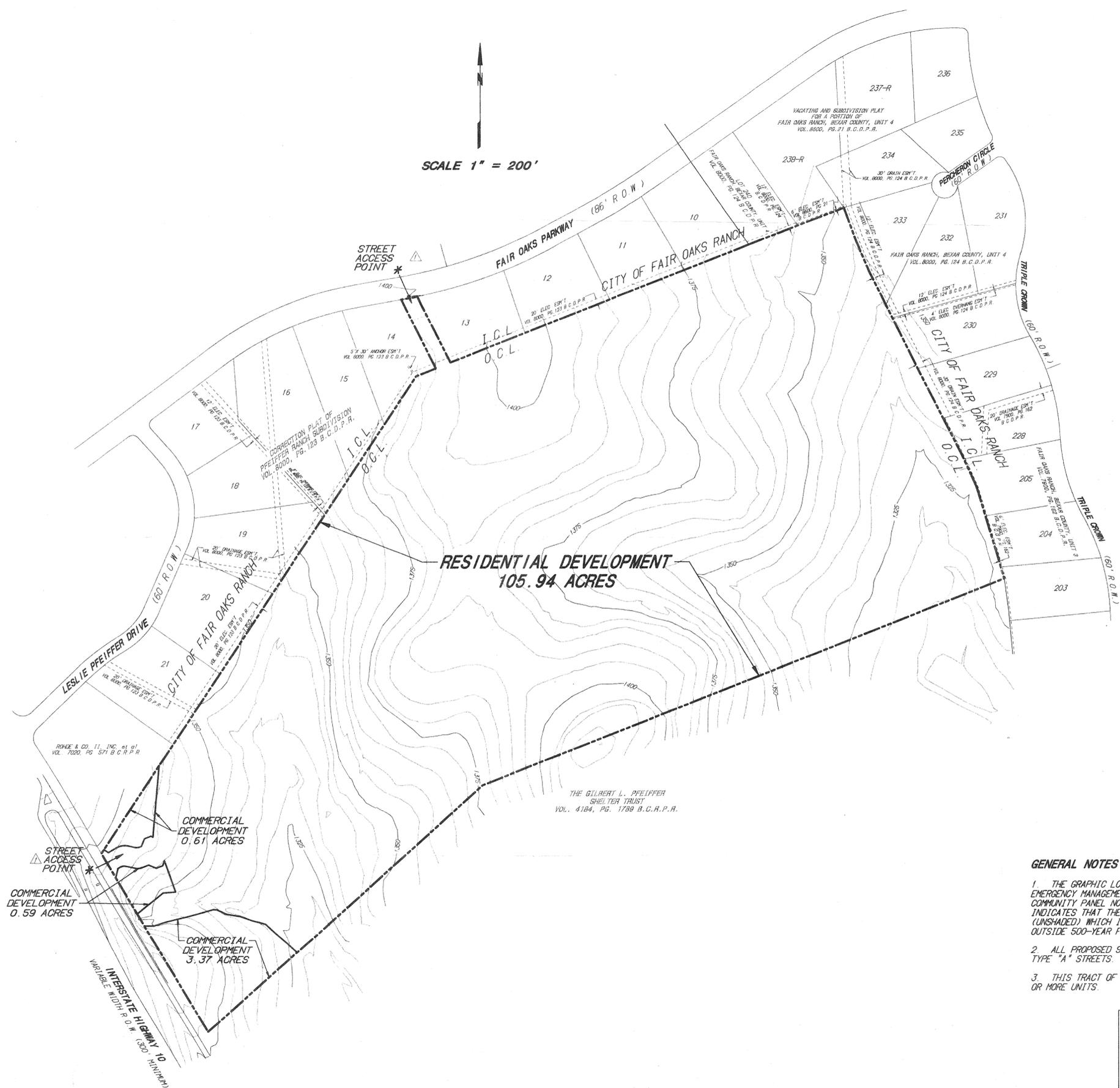


LOCATION MAP



SCALE 1" = 200'

RESIDENTIAL DEVELOPMENT  
105.94 ACRES

COMMERCIAL DEVELOPMENT  
0.59 ACRES

COMMERCIAL DEVELOPMENT  
0.61 ACRES

COMMERCIAL DEVELOPMENT  
3.37 ACRES

RECEIVED  
JUN 17 1999  
PLAN HAS BEEN ACCEPTED BY  
COSA  
JUNE 21 1999 (date)  
635 (number)  
If no plats are filed, plan will  
expire on Dec 20, 2000  
1st plat filed on \_\_\_\_\_

GENERAL NOTES:

1. THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0085 E, EFFECTIVE DATE FEBRUARY 16, 1996, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN".
2. ALL PROPOSED STREETS WITHIN THIS PROJECT SHALL BE LOCAL TYPE "A" STREETS.
3. THIS TRACT OF LAND IS INTENDED TO BE PLATTED INTO TWO (2) OR MORE UNITS.

DEVELOPER:  
OWNER: D. GREEN LAND COMPANY  
ADDRESS: 10999 IH 10 WEST  
SUITE 257  
SAN ANTONIO, TEXAS 78230  
TELEPHONE: (210) 641-5988

REVISIONS

No. 1 Date 6/16/99 Description ADDED STREET ACCESS POINTS

APP. A.C.S.

OWN. K.S. MP. GSK

ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N. 5-100  
SAN ANTONIO, TEXAS 78252  
PHONE (512) 484-5511

JOB NO. 321-001-00 DATE 04/05/99

BROWN ENGINEERING CO.

D. GREEN LAND COMPANY  
THE WOODS SUBDIVISION, P.U.D.  
P.O.A.D.P.

SHEET NO. 1 OF 1

# 635

# 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: May 13, 1999 Name of POADP: The Woods Subdivision, P.U.D.  
 Owners: D. Green Land Company Consulting Firm: Brown Engineering Company  
 Address: 10999 IH-10 West, Suite 257 Address: 1000 Central Parkway North, Suite 100  
San Antonio, Texas 78230 San Antonio, Texas 78232  
 Phone: (210)641-5988 Phone: (210)494-5511  
 Existing zoning: Not Applicable Proposed zoning: Not Applicable

Site is over/within/includes: Edwards Aquifer Recharge Zone:  Yes  No  
 Projected # of Phases: 2 PLUS  Yes  No  
 San Antonio City Limits?  Yes  No  
 Council District: Not Applicable  
 Ferguson map grid 447

| Land area being platted:       | Lots       | Acres        |
|--------------------------------|------------|--------------|
| Single Family (SF)             | <u>143</u> | <u>105.9</u> |
| Multi-family (MF)              | <u>--</u>  | <u>--</u>    |
| Commercial and non-residential | <u>3</u>   | <u>4.6</u>   |

Is there a previous POADP for this Site? Name Not Applicable No. \_\_\_\_\_  
 Is there a corresponding PUD for this site? Name The Woods Subdivision P.U.D. No. \_\_\_\_\_  
 Plats associated with this POADP or site? Name The Woods Subd. Unit 1, PUD No. \_\_\_\_\_  
 Name The Woods Subd. Unit 2, PUD No. \_\_\_\_\_  
 Name The Woods Subd. Unit 3, PUD No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: Charles Grady Koehl, P.E.

Signature: 

Date: May 13, 1999

Phone: (210)494-5511 Fax: (210)494-5519

- 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;
- 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: Charles Grady Koehl, P.E.

Signature: 

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

RECEIVED  
99 MAY 13 PM 4:06  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION



# CITY OF SAN ANTONIO

June 21, 1999

Charles Grady Koehl, P. E.  
Brown Engineering Company  
1000 Central Parkway N., Suite 100  
San Antonio, TX 78232

Re: The Woods Subdivision

POADP # 635

Dear Mr. Koehl:

The City Staff Development Review Committee has reviewed The Woods Subdivision Preliminary Overall Area Development Plan # 635. 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.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- 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 information about these requirements you can contact TXDOT at 615-5814.
- I would encourage you to orient the commercial area to the adjoining neighborhoods.
- 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