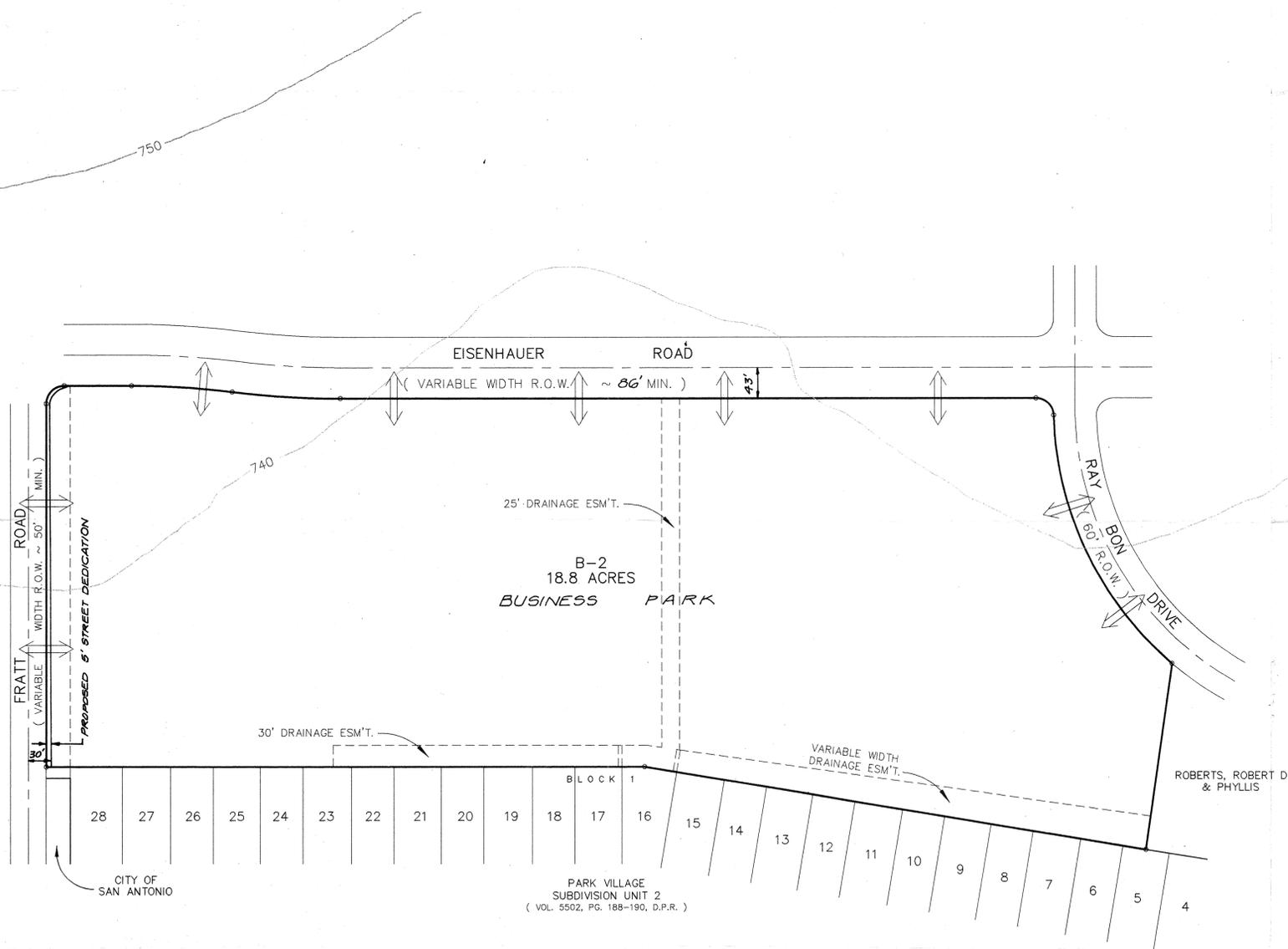
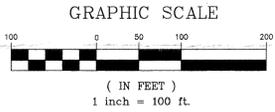




LOCATION MAP

PLAN HAS BEEN ACCEPTED BY
 COSK *[Signature]*
 July 9, 1999 (date) 640 (number)
 If no plats are filed, plan will expire on Jan 7, 2001
 1st plat filed on _____



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 PLANNING
 DEVELOPMENT
 SERVICES DIVISION

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

DEVELOPER:
 STERLING PACIFIC MANAGEMENT SERVICES
 6001 N. 24th STREET, SUITE A
 PHOENIX, ARIZONA 85016
 (602) 468-1090

↔ 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.

P.O.A.D.P. PLAN
 for
 EISENHAUER / FRATT 19

WFC
 W.F. CASTIELLA & ASSOCIATES, INC.
 Engineers - Surveyors - Planners
 1038 W. Hildebrand - San Antonio, Texas 78201 - (210)734-5351

REVISIONS:

JOB NO. 39307.03
 FILE: _____
 DATE: 08/27/97
 DESIGN: _____
 DRAWN: B.H.
 CHECKED: _____
 SHEET 1 OF 1

H:\DRAWING\DWG\39307-03 Mon Sep 08 08:04:12 1997 BERT CANTU

**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: EISENHAUER/FRATTIG
 Owners: STERLING PACIFIC MANAGE Consulting Firm: W.F. Castella and Associates, Inc.
 Address: 6001 N. 24th STREET STE. A Address: 1039 W. Hildebrand
PHOENIX AZ 85016 San Antonio, Texas 78201
 Phone: (602) 468 1090 Phone: (210) 734-5351
 Existing zoning: B-2 Proposed zoning: B-2

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: ± 3 Yes No

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 LAND DEVELOPMENT
 SERVICES DIVISION

Land area being platted:	Lots	Acres
Single Family (SF)	_____	_____
Multi-family (MF)	_____	_____
Commercial and non-residential	<u>± 6</u>	<u>18.8</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: Steve E. Hanan

Date: 8/26/97 Phone: (210) 734-5351 Fax: (210-734-5363)

- ✓ 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. HANN Signature: *Steven E. Hann*

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

APPLICATION REVISED MARCH 17, 1997

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SERVICES DIVISION

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PAGE 2 OF 2



CITY OF SAN ANTONIO

July 9, 1999

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

Re: Eisenhower – Fratt 19 Subdivision

POADP # 640

Dear Mr. Hanan:

The City Staff Development Review Committee has reviewed Eisenhower – Fratt 19 Subdivision Preliminary Overall Area Development Plan # 640. 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.
- According to the Major Thoroughfare Plan the Right of Way requirements for Fratt Road is 60', and Eisenhower Road requires a minimum of 86'.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access along Eisenhower Road, Ray Bon Drive and Fratt Road will be limited to two driveways each, with the understanding that the development would include shared access and internal circulation. Please note that fewer driveways on Ray Bon and on Fratt Road may be required at the time of Platting.
- 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,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

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