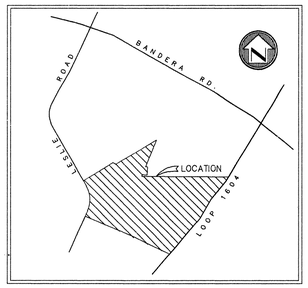
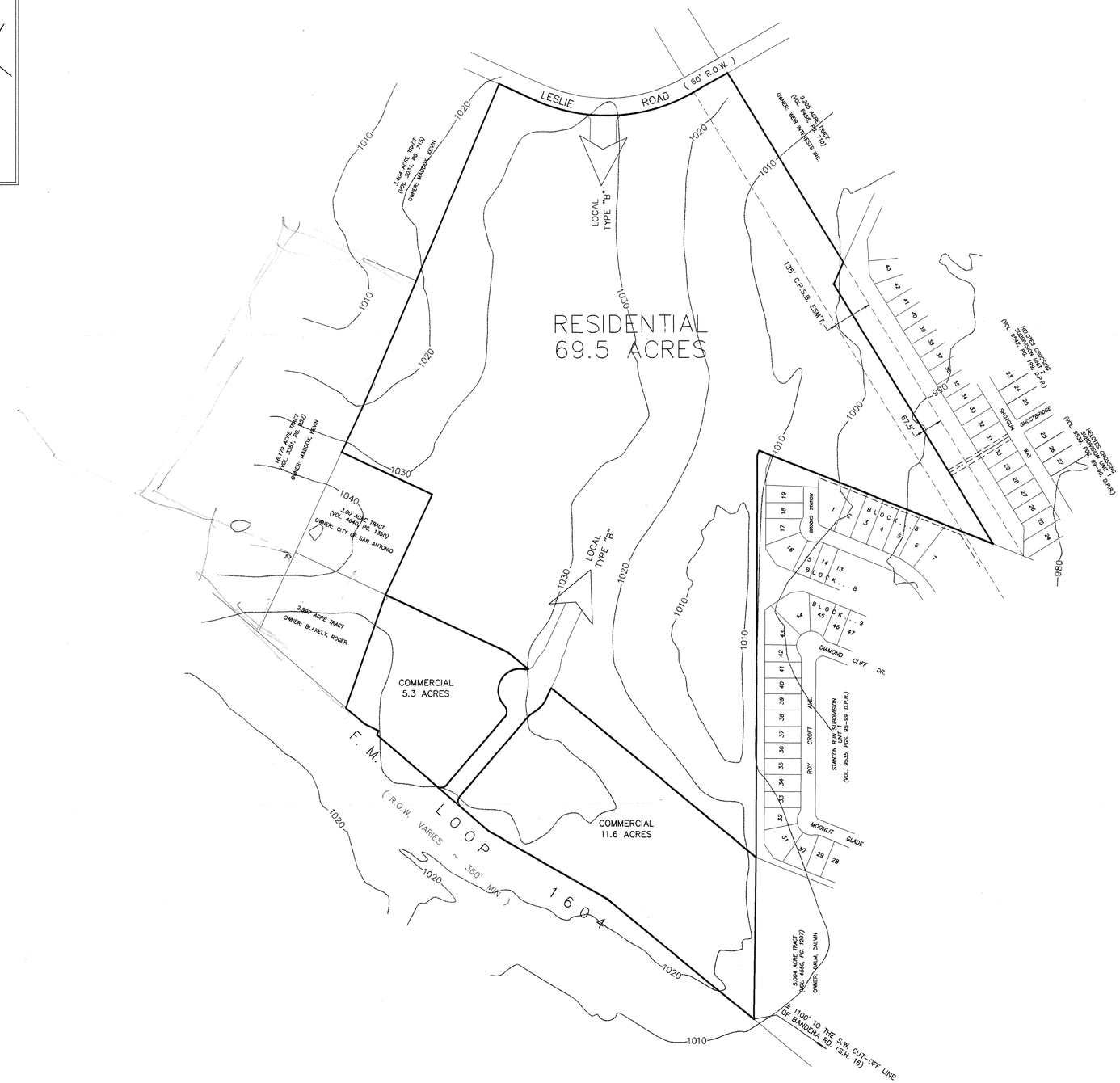


LOCATION MAP



PLAN HAS BEEN ACCEPTED BY:

COSA [signature]

7-30-99 (date) 6042 (number)

If no plats are filed, plan will expire on 1-28-01

1st plat filed on _____

RECEIVED
99 MAY 28 PM 2:53
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

GRAPHIC SCALE

200 0 100 200 400

1 inch = 200 ft.

UTILITIES

WATER: SAN ANTONIO WATER SYSTEM

SEWER: SAN ANTONIO RIVER AUTHORITY

ELECTRIC: CITY PUBLIC SERVICE

TELEPHONE; S.W. BELL TELEPHONE CO.

NOTE:
STREET LAYOUT IS APPROXIMATE.
APPROXIMATELY FIVE PHASES – SINGLE FAMILY AND FIVE PHASES – COMMERCIAL

DEVELOPER:

CONTINENTAL HOMES OF TEXAS, L.P.
14206 NORTH BROOK
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668

P.O.A.D.P. PLAN for HEIGHTS @ HELOTES

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

REVISIONS:

JOB NO. 46701.00

FILE:

DATE: 05/13/99

DESIGN:

DRAWN: M.G.

CHECKED:

SHEET 1 OF 1

G:\Land Development projects\Continental Development\Heights at Helotes\Dwg\H&H-POADP.dwg Fri May 28 13:15:26 1999 Luis Ramones

CITY OF SAN ANTONIO

642

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: 5/28/99 Name of POADP: HEIGHTS AT HELOTES

Owners: CONTINENTAL HOMES Consulting Firm: W.F. CASTELLA & ASSOC.

Address: 14206 NORTH BROOK Address: 1039 W. HILDEBRAND

SA TX 78232 SA TX 78201

Phone: 496 2668 Phone: 734 5351

Existing zoning: Temp R-1 Proposed zoning: (P-1) R-1 & B-3

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☑ No

Projected # of Phases: 10 ☑ Yes ☐ No

San Antonio City Limits? ☑ Yes ☐ No

Council District: 6

Ferguson map grid 546 E3, F3

Land area being platted:

	Lots	Acres
Single Family (SF)	≠280	≠69.5
Multi-family (MF)	~~≠0~~	
Commercial and non-residential	≠10	≠10.9

RECEIVED 99 MAY 28 PM 2:53 DEPT OF PLANNING LAND DEVELOPMENT SERVICES DIVISION

Is there a previous POADP for this Site? Name Unk No.

Is there a corresponding PUD for this site? Name In process No.

Plats associated with this POADP or site? Name HEIGHTS AT HELOTES UNIT 1 No. 990316

Name No.

Name No.

Contact Person and authorized representative:

Print Name: STEVEN E. HANAN Signature: Steven E. Hanan

Date: 5/28/99 Phone: 734 5351 Fax: 734-5363

SHJ

☑ name of the POADP and the subdivision;

☑ indication of development phases on the POADP (Unknown at this time)

☑ 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;

NA ☐ 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);

NA ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;

Could not locate.

☑ 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 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

CITY OF SAN ANTONIO

August 10, 1999

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

Re: Heights at Helotes POADP # 642

Dear Mr. Hanan,

The City Staff Development Review Committee has reviewed Heights at Helotes Preliminary Overall Area Development Plan # 642. 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.
- 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.
- 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.
- Public Works expressed concern about having an A Local street at the entrance. This may be addressed again at the platting process.

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

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. J. Jay, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/JJ

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