



CITY OF SAN ANTONIO

August 19, 1999

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

Re: Valley Hi 14

POADP # 651

Dear Mr. Hanan,

The City Staff Development Review Committee has reviewed Valley Hi 14 Preliminary Overall Area Development Plan # 651. 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.

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,

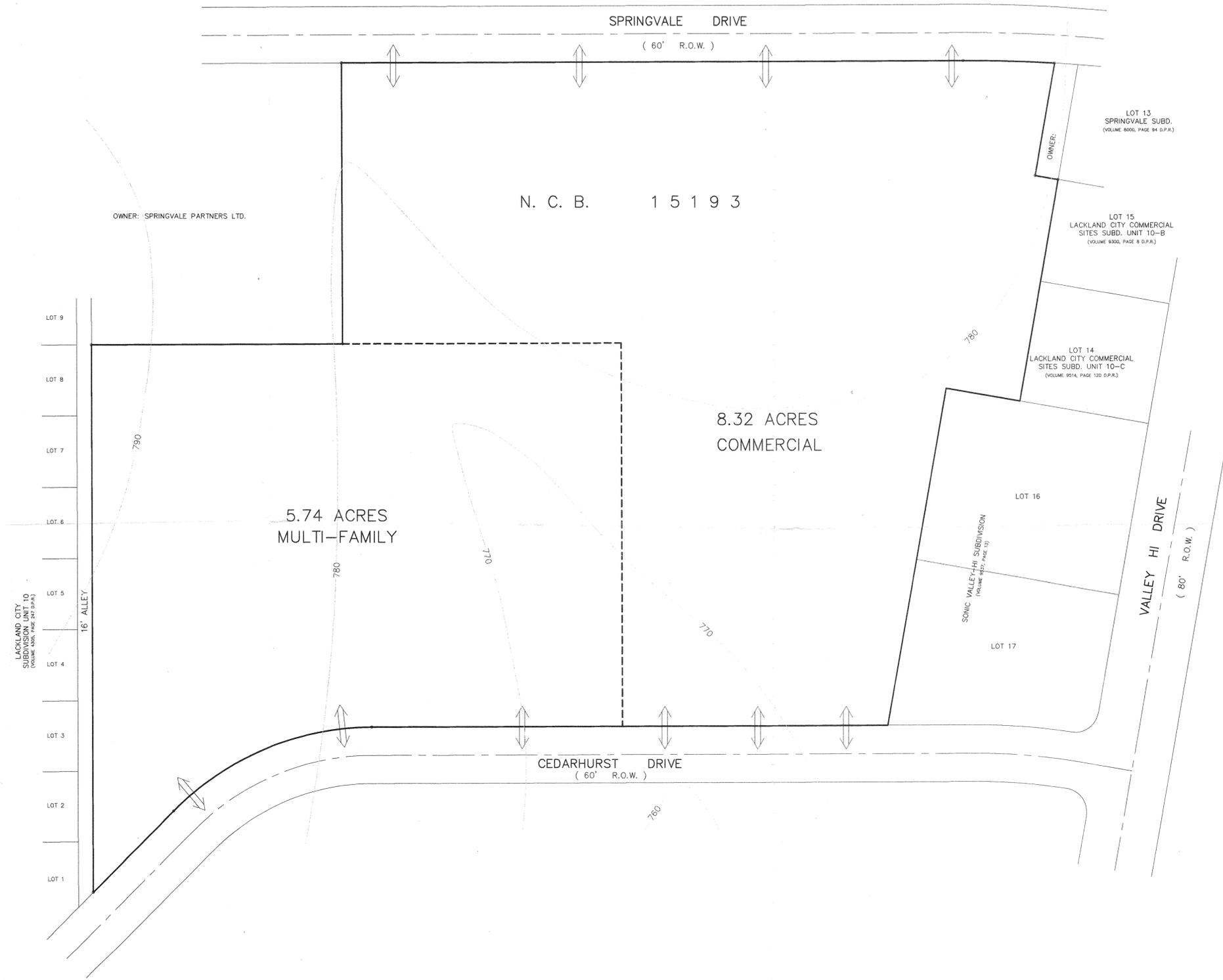


Emil R. Moncivais AIA, AICP
Director of Planning

EM/JJ

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

R:\P\00DP\46436-00 Wed Aug 27 17:54:11 1997 Luis Ramirez



DEVELOPER:
 MASON HARRISON JARRARD
 8104 N.W. 122nd
 OKLAHOMA CITY, OK 73162
 (405) 722 0390

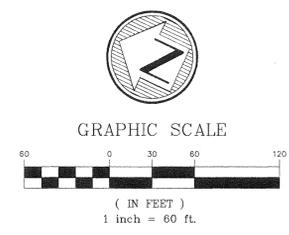
UTILITIES
 WATER: SAN ANTONIO WATER SYSTEM
 SEWER: SAN ANTONIO WATER SYSTEM
 ELECTRIC: CITY PUBLIC SERVICE
 TELEPHONE: S.W. BELL TELEPHONE CO.

↔ 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.



PLAN HAS BEEN ACCEPTED BY
 COSA *[Signature]*
 9-19-91 (date) 651 (number)
 If no plats are filed, plan will expire on 2-17-01
 1st plat filed on _____

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 SERVICES DIVISION



P.O.A.D.P. PLAN
 for
 VALLEY-HI 14

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

REVISIONS:
 JOB NO. 46436.00
 FILE: _____
 DATE: 08/27/97
 DESIGN: _____
 DRAWN: L.R.
 CHECKED: _____
 SHEET 1 OF 1

**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: 8/28/97 Name of POADP: VALLEY HI 1A
 Owners: MASON-HARRISON-JARRARD Consulting Firm: W.F. Castella and Associates, Inc.
 Address: 8104 NW 122nd Address: 1039 W. Hildebrand
OKLAHOMA CITY OK 73162 San Antonio, Texas 78201
 Phone: (405) 722 9390 Phone: (210) 734-5351
 Existing zoning: TEMP. R-1, R-3, B-1, B-3 Proposed zoning: R-3, B-2, B-3
 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: ± 5 Yes No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>± 4</u>	<u>5.74</u>
Multi-family (MF)	<u>± 5</u>	<u>8.32</u>
Commercial and non-residential		

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: Joe Nix Signature: [Signature]
 Date: 8/27/97 Phone: (210) 734-5351 Fax: (210) 734-5363

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 LAND 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 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: Joe Nix Signature: 

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