



CITY OF SAN ANTONIO

August 13, 1999

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

Re: Mossbrook Estates

POADP # 652

Dear Mr. Hanan,

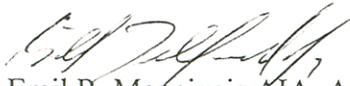
The City Staff Development Review Committee has reviewed Mossbrook Estates Preliminary Overall Area Development Plan # 652. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- 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.
- 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.

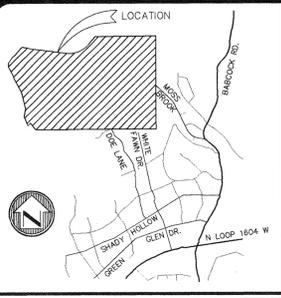
Sincerely,



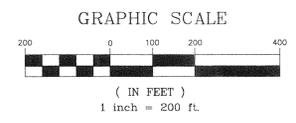
Emil R. Moncivais AIA, AICP
Director of Planning

EM/JJ

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



LOCATION MAP



8

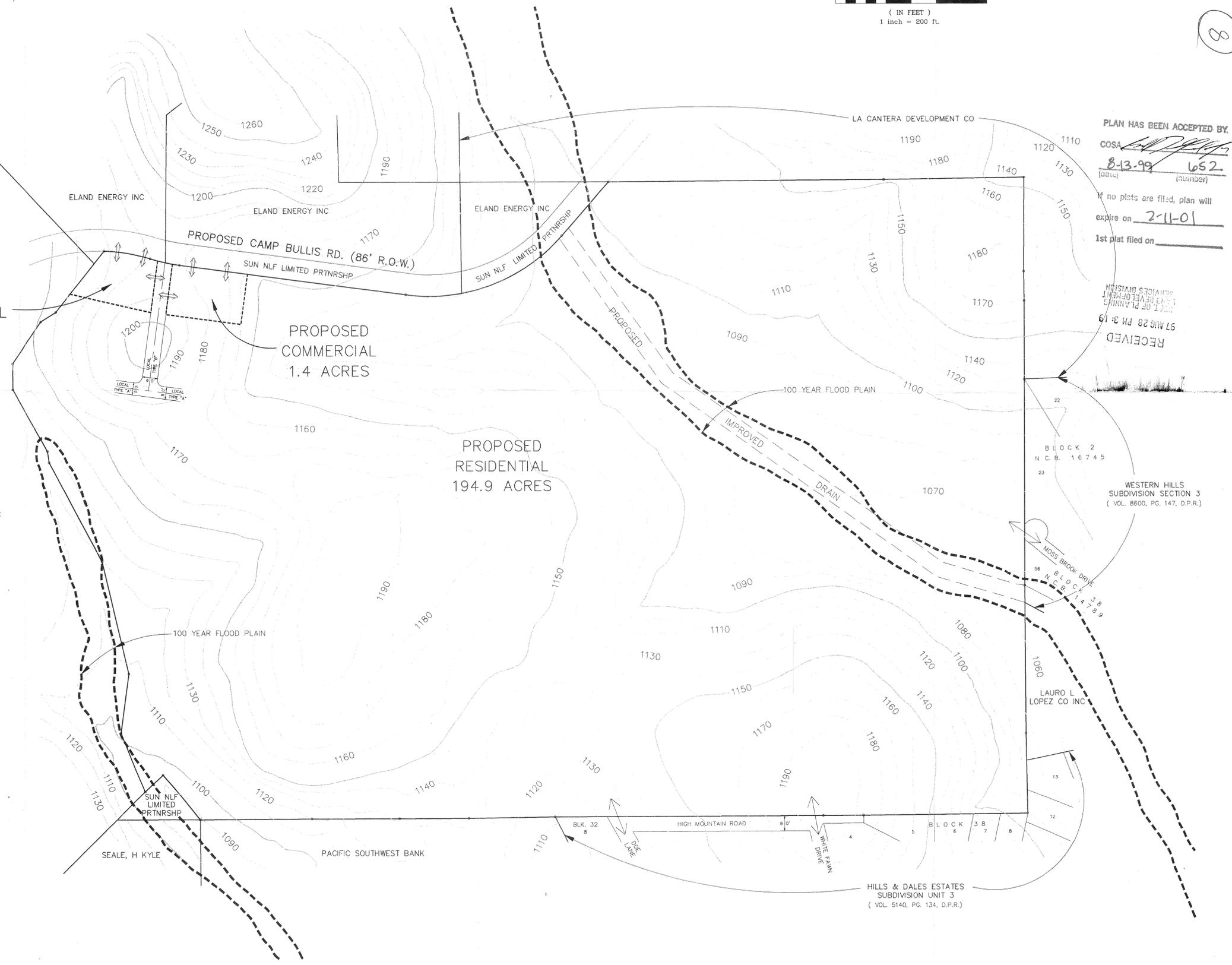
↔ DENOTES LOCAL "A" STREETS

↔ 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.

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



PLAN HAS BEEN ACCEPTED BY:
COSA *[Signature]*
8-13-99 652
(date) (number)
If no plats are filed, plan will
expire on 2-11-01
1st plat filed on _____

RECEIVED
97 MAR 20 PM 3:19
CITY OF PLANNING
SERVICES DIVISION

WESTERN HILLS
SUBDIVISION SECTION 3
(VOL. 8600, PG. 147, D.P.R.)

HILLS & DALES ESTATES
SUBDIVISION UNIT 3
(VOL. 5140, PG. 134, D.P.R.)

P.O.A.D.P. PLAN
for
MOSSBROOK ESTATES



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

REVISIONS:

JOB NO. 46448.00
FILE: _____
DATE: 08/27/97
DESIGN: _____
DRAWN: B.H.
CHECKED: _____
SHEET 1 OF 1

H:\DPMAN\POADP\6448-00 Mod Aug 27 21:11:49 1997 Andy Rodriguez

**CITY OF SAN ANTONIO
POADP APPLICATION**

*P.O. is on drawing
see also Mossbrook Est. "north" by Paper Dawson*

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: 8/20/97 Name of POADP: MOSSBROOK ESTATES

Owners: STERLING PACIFIC MANAGEMENT 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) Phone: (210) 734-5351

Existing zoning: TEMPR-1 ERZD, PART Proposed zoning: B-3R, R-1 ERZD
BEXAR CO: NO ZONING

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: ± 14 Yes No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>± 780</u>	<u>104.9</u>
Multi-family (MF)	_____	_____
Commercial and non-residential	<u>± 3</u>	<u>2.7</u>

*POADP pump
87 lots
52.2 acres*

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: Steven E. Hanan

Date: 8/20/97 Phone: (210) 734-5351 Fax: (210) 734-5363

RECEIVED
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

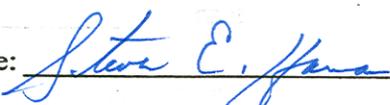
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- ✓ name of the POADP and the subdivision;
 - ✓ indication of development phases on the POADP;
 - ✓ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
 - ✓ north arrow and scale of the map;
 - ✓ 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. Hanan

Signature: 

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