



CITY OF SAN ANTONIO

September 6, 1999

Mr. John K. Rinehart
Pape Dawson Engineers
555 E. Ramsey
San Antonio, TX 78216

Re: Moss Brook Estates North

POADP # 655

Dear Mr. Rinehart,

The City Staff Development Review Committee has reviewed Moss Brook Estates North Preliminary Overall Area Development Plan # 655. 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. Bexar Co. Public Works will require base flood elevations at the plat level.
- 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,

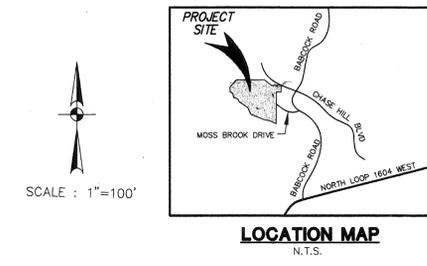


Emil R. Moneivais AIA, AICP
Director of Planning

EM/JJ

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

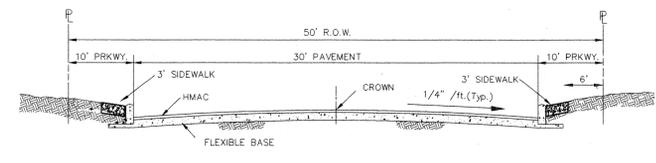
UNPLATTED
362.9 ACRES
O/O 356.777 ACRES
(VOL.1621 PG.264-292 O.P.R.)



ZONE A
APPROXIMATE LOCATION OF FLOOD ZONE AREA "A", (BASE FLOOD ELEVATIONS DETERMINED) AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP 232 OF 900, COMMUNITY PANEL NUMBER 48029C0232, DATED FEBRUARY 16, 1996 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS.

BEXAR COUNTY
CITY OF SAN ANTONIO

UNPLATTED
REMAINING 197.617 ACRES
(VOL.4650, PG.1823-1828 O.P.R.)



TYPICAL STREET SECTION
NOT-TO-SCALE



WESTERN HILLS SUBDN. U-3
(VOL. 8600 PG. 145-147 D.P.R.)
B L O C K 2
N.C.B. 14745

PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
9-6-99 655
(date) (number)
If no plats are filed, plan will
expire on 3-9-01
1st plat filed on _____

DEVELOPER: MEDALLION, LTD.
6929 CAMP BULLIS ROAD
SAN ANTONIO, TX. 78256
52.2 ACRES-- 87 RESIDENTIAL LOTS

4.02 ACRES
(VOL. 3235
PG.1785 O.P.R.)
N.C.B. 14789

REVISIONS:

PAPERDAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78217
9310 BROADWAY, BUILDING II 210-824-9484

MOSS BROOK ESTATES NORTH SUBDIVISION
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

JOB NO. 4518-01
DATE JUNE, 1999
DESIGNER JP
CHECKED JP DRAWN JLC
SHEET 1 OF 1



CITY OF SAN ANTONIO POADP APPLICATION

655
need 8 1/2 x 11
Joe Molina
Jesse Pacheco
1-6-00

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 UDC and must be certified to contain the following:

Date Submitted: _____ Name of POADP: Moss Brook Estates (NORTH?)

Owners: Medallion, Ltd. Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 6929 Camp Bullis Road Address: 555 East Ramsey

Zip Code: 78256 Zip Code: 78216

School District: Northside ISD Phone: 210/375-9000

Existing zoning: Temp. R-1 Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
 Projected # of Phases: 2 Yes No
 San Antonio City Limits? Yes No
 Council District: 8
 Ferguson map grid 513, E-3 and E-4

Land area being plattd:	Lots	Acres
Single Family (SF)	<u>87</u>	<u>52.2</u>
Multi-family (MF)	<u>--</u>	<u>--</u>
Commercial and non-residential	<u>--</u>	<u>--</u>

Joe Molina
will get w/
Castilla to
pull their
app, a name

Is there a previous POADP for this Site? Name N/A No. _____

Is there a corresponding PUD for this site? Name N/A No. _____

Plats associated with this POADP or site? Name N/A No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: JOHN K. RINEHART Signature: [Signature]

Date: JULY 27, 99 Phone: 375-576 Fax: 375-9010

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59 JUL 27 PM 3:12
DEPT. OF PLANNING
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, 8½ x 11 reduction with six full size copies of the POADP map, all full size 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 Fernando DeLeon @ (210) 207-7501;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- the POADP does not does about 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 not is 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;
- List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.

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: JOHN K. RINEHART Signature: *John K. Rinehart*

If you have any questions please call Elizabeth Carol at 207-7900
 APPLICATION REVISED June 4, 1999

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 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION