



# CITY OF SAN ANTONIO

October 17, 2001

Mr. Ed Descamps, P.E.

Overy - Descamps Engineers  
11815 Warfield,  
San Antonio, TX 78216

Re: Los Cedros / Harvard Tract

POADP # 715

Dear Mr. Descamps:

The City Staff Development Review Committee has reviewed Los Cedros / Harvard Tract Subdivision Master Development Plan M.D.P. (formally POADP) Preliminary Overall Area Development Plan # 715. Please find enclosed a signed copy for your files. Your plan was accepted, however, please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any 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 Master Development Plan (M.D.P.) (formally POADP), to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

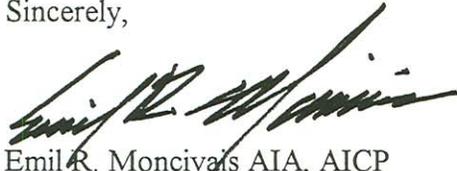
Mr. Descamps  
Page 2  
October 17, 2001

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 Master Development Plan M.D.P. (formally POADP) will be invalid.

**All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,



Emil R. Moncivais AIA, AICP  
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Development Services



# CITY OF SAN ANTONIO

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APR 27 9 41 AM '01  
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April 24, 2001

Ed Descamps

Overby- Descamps Engineers  
11815 Warfield  
San Antonio, TX 78216

Re: Los Cedros/ Harvard Tract

POADP # ?

Dear Mr. Descamps:

The City Staff Development Review Committee has reviewed Los Cedros/ Harvard Tract Subdivision Preliminary Overall Area Development Plan. Please note that your plan was not accepted, based on the following:

**1.) Sec. 35-2075 Information Required**

- (a) Annotate perimeter property lines.
- (b) Location Map is missing.
- (c) Your project does not indicate phase development.
- (d) Digital file is missing.
- (e) Coordinate with Sonoma Ranch (Pape-Dawson Eng./ Mr. Al Chua) for connectivity to the north.
- (f) Contour lines are not labeled.
- (g) Ownership of adjacent properties is missing.
- (h) Hausman Road right-of-way width is not annotated and the F.M. designation is missing.
- (i) Tx-Dot is requiring 20' feet of dedication along F.M. 1560 (Hausman Rd.)

Sheet 2 of 2  
Mr. Ed Descamps

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(j) Public Works is requiring a detail of the Island at the intersection of Rehm Dr. and Windy Creek.

(k) A revised T.I.A. will be required.

Copies of all review comments and redlines are attached.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera at (210) 207-7900. **Please return Redlines with resubmittal.**

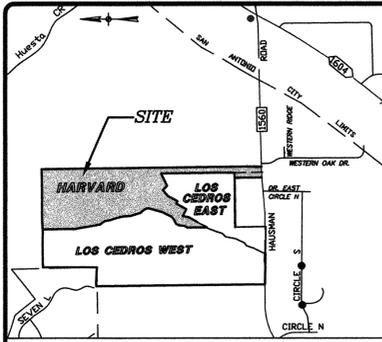
Sincerely,



Emil E. Moncivais AIA, AICP  
Director of Planning

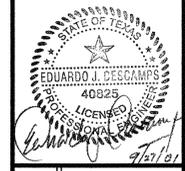
EM/MH.Jr.

cc: Bob Opitz, P. E., Public Works



LOCATION MAP  
SCALE: 1" = 200'

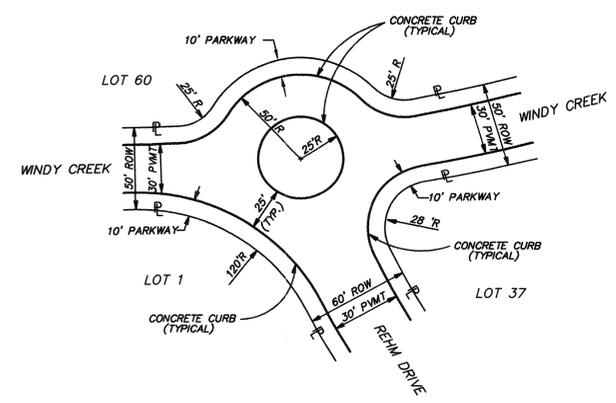
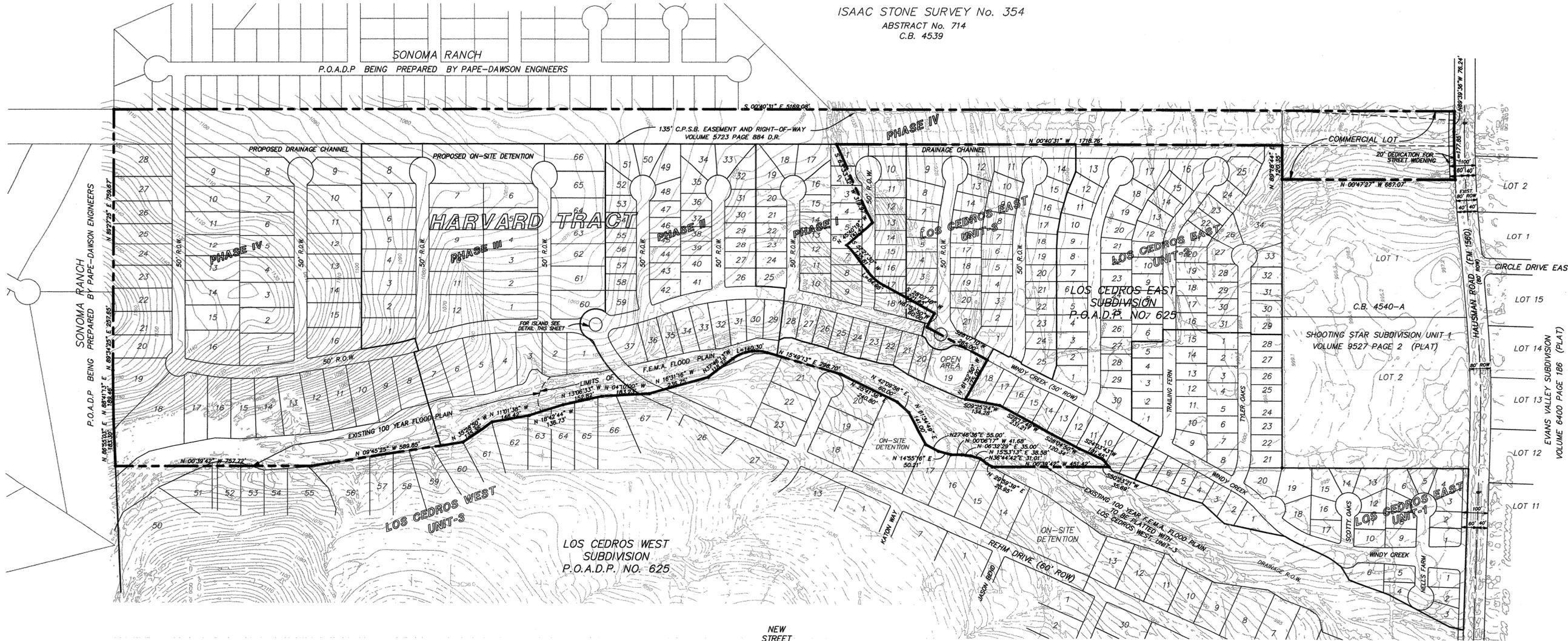
SCALE: 1" = 200'



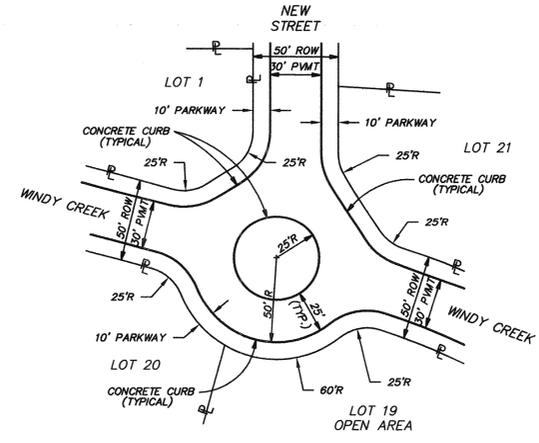
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899.3 ACRE TRACT  
VOLUME 5669 PAGE 1222 R.P.R.  
ISAAC STONE SURVEY No. 354  
ABSTRACT No. 714  
C.B. 4539

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C.B. 4539



PRELIMINARY DETAIL OF ISLAND  
AT REHM DRIVE & WINDY CREEK  
SCALE: 1" = 50'



PRELIMINARY DETAIL OF ISLAND  
AT WINDY CREEK & NEW STREET  
SCALE: 1" = 50'

NOTES:

- FLOOD INSURANCE RATE MAP FOR BEXAR COUNTY, TEXAS. COMMUNITY NO. 480035, PANEL 48029C0233E. REVISION EFFECTIVE APRIL 26, 1999.
- WATER SERVICE BY SAWS (SERVICE LEVELS 8 AND 11) SEWER SERVICE BY SAWS
- LAND USES:
 

SINGLE FAMILY RESIDENTIAL	64.719 ACRES
100 YR FLOOD PLAIN	10.438 ACRES
COMMERCIAL LOT	3.881 ACRES
C.P.S. HIGHLINE EASEMENT	15.781 ACRES
OPEN SPACE (GREENBELT)	0.807 ACRES
<b>TOTAL AREA</b>	<b>95.606 ACRES</b>
- TYPICAL LOT SIZES: 65' X 120' (78 LOTS)  
90' X 200' (79 LOTS)  
TOTAL NUMBER OF LOTS = 157 LOTS  
LOT DENSITY = 1.64 LOTS PER ACRE
- DEVELOPER: CONNELL BARRON, INC.  
P.O. BOX 8862  
SAN ANTONIO, TEXAS 78209

PLAN HAS BEEN ACCEPTED BY  
ZONING  
10-17-01 2715  
If no date are filed, plan will expire  
On 9-18-03  
1" scale filed on

REVISIONS  
05/08/01 REVISED PER CSA COMMENTS.  
06/26/01 REVISED PER CSA COMMENTS.

11815 WARFIELD  
SAN ANTONIO, TX 78216  
Tel: (210) 828-3520  
Fax: (210) 828-3599  
oed@overbydescamps.com



LOS CEDROS/HARVARD TRACT  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN



# 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: 3/26/01 Name of POADP: LOS CEDROS/HARVARD  
 Owners: Connell Barron Inc Consulting Firm: Oviby Decampi Eng.  
 Address/Zip code: P.O. Box 6862 Address/Zip code: 11815 Warfield  
San Antonio 78209 San Antonio 78218  
 Phone: 828-1662 Phone: 828-3520  
 Existing zoning: \_\_\_\_\_ Proposed zoning: \_\_\_\_\_

Site is over/within/includes: Edwards Aquifer Recharge Zone:  Yes  No  
 Projected # of Phases: 3  Yes  No  
 San Antonio City Limits?  Yes  No  
 Council District: \_\_\_\_\_  
 Ferguson map grid 512/513

Land area being platted:	Lots	Acres
Single Family (SF)	<u>157</u>	<u>64.719?</u>
Multi-family (MF)	_____	_____
Commercial and non-residential	<u>1</u>	<u>3.881</u>

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Is there a previous POADP for this Site? Name \_\_\_\_\_ No. \_\_\_\_\_  
 Is there a corresponding PUD for this site? Name \_\_\_\_\_ No. \_\_\_\_\_  
 Plats associated with this POADP or site? Name \_\_\_\_\_ No. \_\_\_\_\_  
 Name \_\_\_\_\_ No. \_\_\_\_\_  
 Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:  
 Print Name: EDUARDO J. DECAMPI Signature: [Signature]  
 Date: 3/26/01 Phone: 828-3520 Fax: 828-3599

- 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);

?  ~~copy of digital file~~

- 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 eight (8) 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 James Clements @ (210)207-7720;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-8265;
- 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;
- The POADP lies in the NORTH SIDE I. School District and they have been contacted concerning this development.

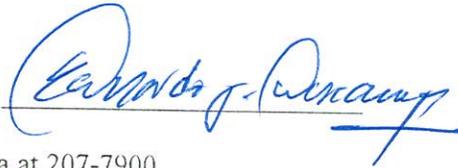
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List Below all Major Throughfares that are adjacent to the property or included with in the boundaries.

**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: EDUARDO V. OJECAMA Signature:



If you have any questions please call Michael O. Herrera at 207-7900

(Application Revised Nov-8- 2000)

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