PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

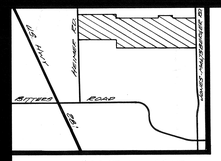
SANTA FE SUBDIVISION
100.09 ACRES

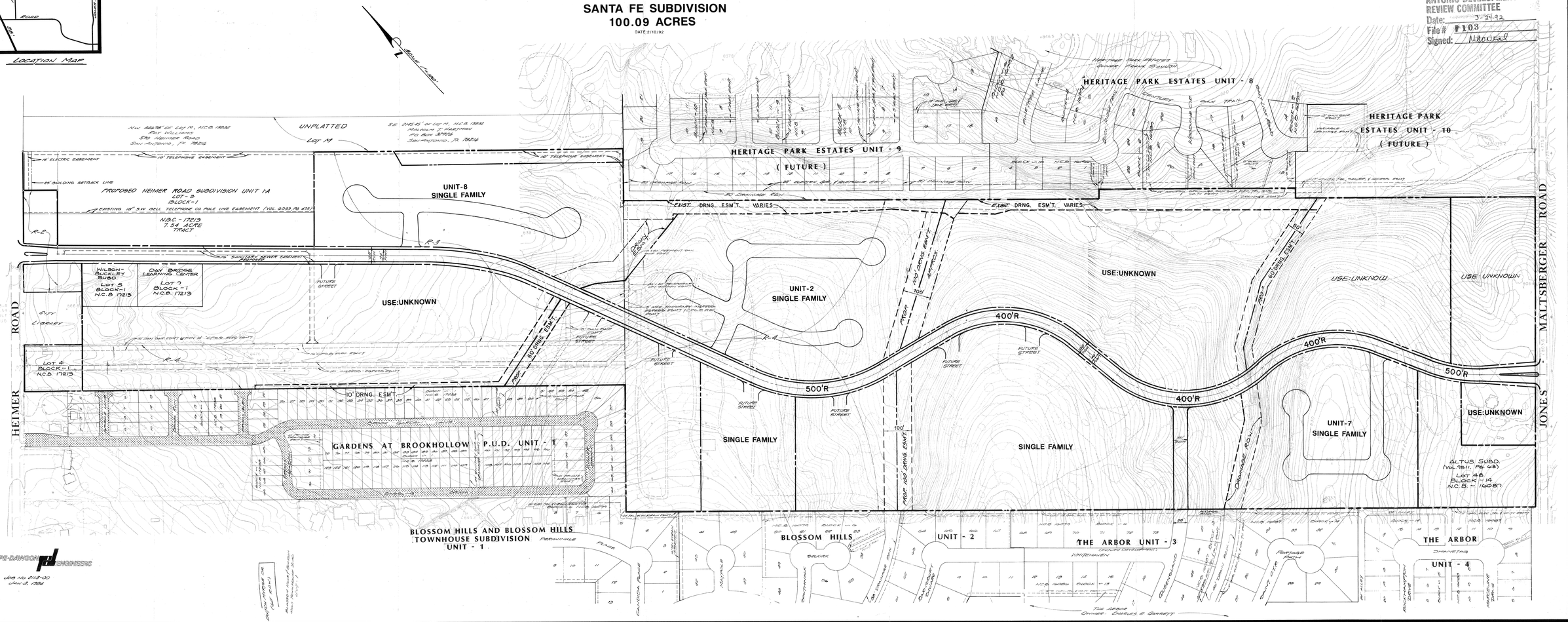
DATE: 2/10/92

WATER SUPPLY- CITY WATER BOARD
SEWER DISPOSAL- CITY OF SAN ANTONIO
GAS & ELEC. CITY PUBLIC SERVICE

OWNER: HALLMARK-CHORMLEY DEVELOPMENT CO.
14607 SAN PEDRO
SAN ANTONIO, TEXAS 78232

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: 3-24-92
File # P103
Signed: [illegible]





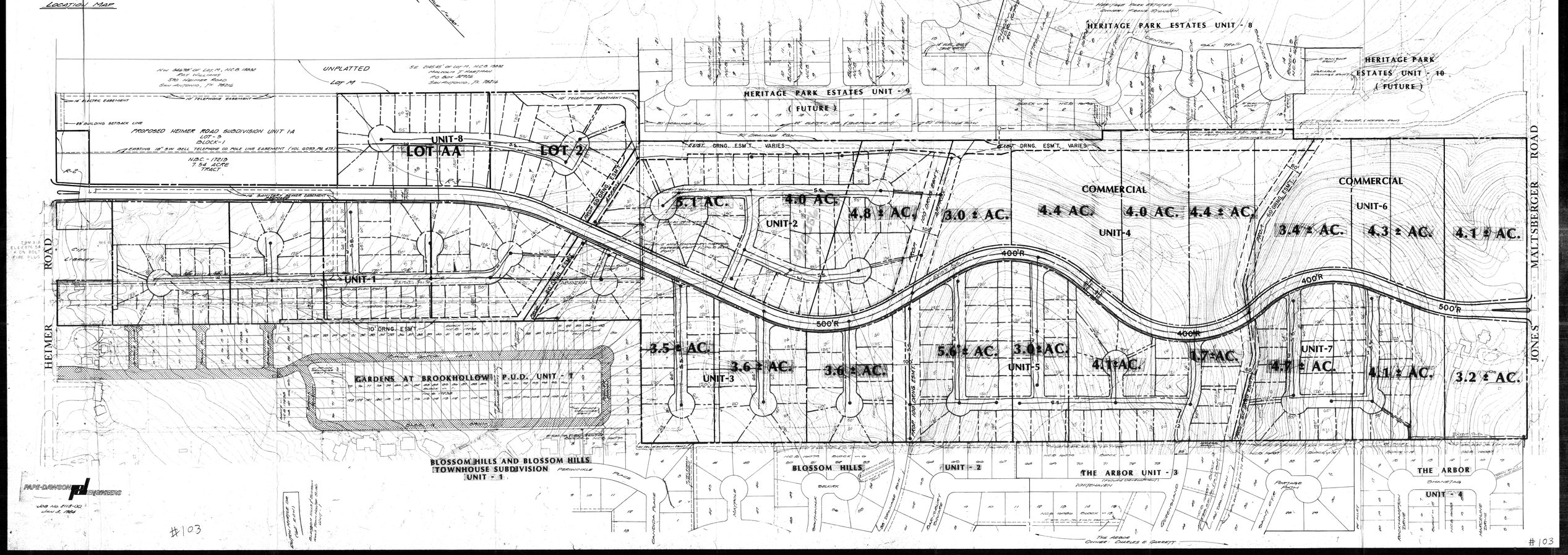
#103

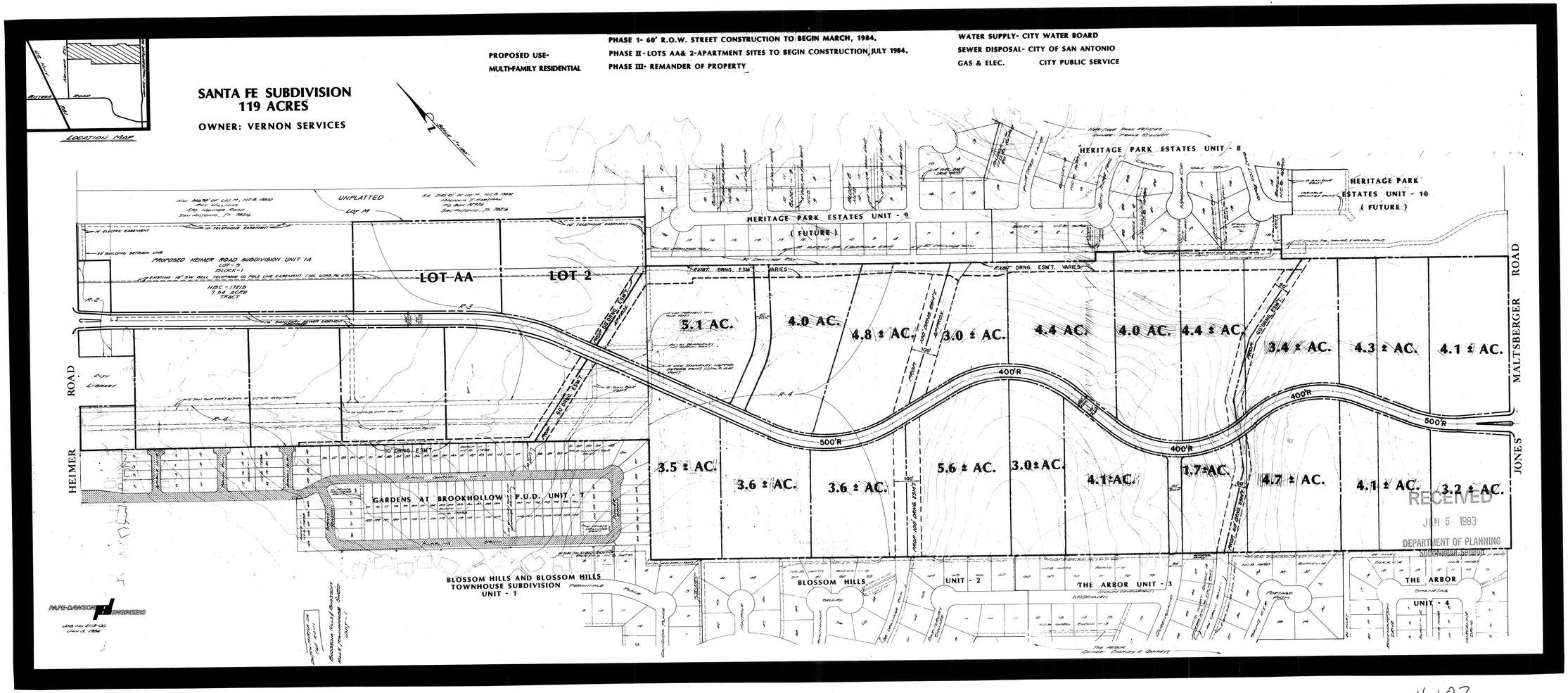
PROPOSED ALTERNATE 2
SANTA FE SUBDIVISION
100.09 ACRES

LOCATION MAP

TABLE		LOT SIZE (AVERAGE)
UNIT-1	62 LOTS	55' x 120'
UNIT-2	55 LOTS	55' x 120'
UNIT-3	45 LOTS	65' x 120'
UNIT-4	COMMERCIAL	
UNIT-5	53 LOTS	65' x 120'
UNIT-6	COMMERCIAL	
UNIT-7	30 LOTS	65' x 120'
UNIT-8	33 LOTS	55' x 120'

WATER SUPPLY- CITY WATER BOARD
SEWER DISPOSAL- CITY OF SAN ANTONIO
GAS & ELEC. CITY PUBLIC SERVICE




SANTA FE SUBDIVISION
119 ACRES
OWNER: VERNON SERVICES
PROPOSED USE-
MULTI-FAMILY RESIDENTIAL
PHASE 1- 60' R.O.W. STREET CONSTRUCTION TO BEGIN MARCH, 1984.
PHASE II- LOTS AA& 2-APARTMENT SITES TO BEGIN CONSTRUCTION, JULY 1984.
PHASE III- REMANDER OF PROPERTY
WATER SUPPLY- CITY WATER BOARD
SEWER DISPOSAL- CITY OF SAN ANTONIO
GAS & ELEC. CITY PUBLIC SERVICE
LOCATION MAP
HERITAGE PARK ESTATES UNIT - 8
HERITAGE PARK ESTATES UNIT - 9
(FUTURE)
HERITAGE PARK ESTATES UNIT - 10
(FUTURE)
UNPLATTED
LOT M
LOT AA
LOT 2
PROPOSED HEIMER ROAD SUBDIVISION UNIT 1A
LOT - 5
BLOCK - 1
N.B.C. - 17213
7.54 ACRE
TRACT
HEIMER ROAD
MALTSBERGER ROAD
JONES
5.1 AC.
4.0 AC.
4.8 ± AC.
3.0 ± AC.
4.4 AC.
4.0 AC.
4.4 ± AC.
3.4 ± AC.
4.3 ± AC.
4.1 ± AC.
3.5 ± AC.
3.6 ± AC.
3.6 ± AC.
5.6 ± AC.
3.0 ± AC.
4.1 ± AC.
1.7 ± AC.
4.7 ± AC.
4.1 ± AC.
3.2 ± AC.
400'R
500'R
GARDENS AT BROOKHOLLOW P.U.D. UNIT - 1
BLOSSOM HILLS AND BLOSSOM HILLS TOWNHOUSE SUBDIVISION UNIT - 1
BLOSSOM HILLS UNIT - 2
THE ARBOR UNIT - 3
THE ARBOR UNIT - 4
RECEIVED
JAN 5 1983
DEPARTMENT OF PLANNING
SUBDIVISION SECTION
PAPE-DAWSON ENGINEERS

#103

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. 83-16-26-88
(To be assigned by the Planning Dept.)

SANTA FE SUBD.
P.O.A.D.P. NAME

VERNON SERVICES
NAME OF DEVELOPER/SUBDIVIDER

ADDRESS

PHONE NO.

PAPE-DAWSON
NAME OF CONSULTANT

9310 BROADWAY 78217
ADDRESS

8249494
PHONE NO.

GENERAL LOCATION OF SITE ALONG THE SOUTH R.O.W. LINE OF HEIMER RD. N.E. OF ITS INTERSECTION WITH BITTERS RD.

EXISTING ZONING (If Applicable) R-3 R-4

PROPOSED WATER SERVICE

(✓) City Water Board
( ) Other District _____
Name
( ) Water Wells

PROPOSED LAND USE

( ) Single Family
( ) Duplex
(✓) Multi-Family
( ) Business
( ) Industrial

PROPOSED SEWER SERVICE

(✓) City of San Antonio
( ) Other System _____
Name
( ) Septic Tank(s)

DATE FILED Jan 5, 1984

REVISIONS FILED _____
(if applicable)
DATE OF RESPONSE _____
(within 15 working days of receipt)

DUE DATE OF RESPONSE _____
(within 20 working days of receipt)

_____
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

NEEDED INFORMATION:

INFORMATION REQUESTED. The POADP as an overview of the developer's projected land use, shall include, at least the following information:

✓ (a) perimeter property lines;
✓ (b) name of the plan and the subdivisions;
✓ (c) scale;
✓ (d) proposed land use(s) by location and type;
✓ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems: (sidewalks, lanes, paths, etc.)
✓ (f) the proposed source and type of sewage disposal and water supply;
✓ (g) contour lines at no greater than ten (10) foot intervals;
✓ (h) projected sequence of phasing;
✓ (i) existing and/or proposed zoning classification(s);
✓ (j) known ownership and proposed development of adjacent undeveloped land; and
✓ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

1-27-87
Called John Kruse for clarification of planned development he was out on vacation. Spoke to Ramon he was not familiar John will return call

copy sent to Dawn & al 1-6-84

Committee will review 1-10-84

CITY OF SAN ANTONIO
P O BOX 839966
SAN ANTONIO, TEXAS 78283-3966

March 24, 1992

Mr. Jesse Pacheco
Pape & Dawson Engineering Co.
9310 Broadway
San Antonio, Texas 78217

Re: Santa Fe POADP.
Plan #103

Dear Mr. Pacheco:

The Development Review Committee has reviewed and approved the revised plan for Santa Fe, POADP #103.

Please note that this action by the Committee does not establish commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Unified Development Code in force at the time of platting.

If your have any questions, please contact Roy Ramos at 299-7900.

Sincerely

MCONeal

Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

RR/MCO

cc: Hallmark-Gormley Development Co.
14607 San Pedro Ave.
San Antonio, Texas. 78232

Andy Ballard, Traffic Engineer

CITY OF SAN ANTONIO

[illegible] TEXAS 78285

Date: January 10, 1984

Applicant: Pape-Dawson Engineers
Mr. John Krauss

Address: 9310 Broadway
San Antonio, Texas 78217

☐ Preliminary Plan
☑ P.O.A.D.P.

Re: Santa Fe

File #: 83-16-62-88

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

(✓) meets the P.O.A.D.P. requirements

( ) does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations:

( ) 36-20D(a)	( ) 36-20D(e)	( ) 36-20D(i)
( ) 36-20D(b)	( ) 36-20D(f)	( ) 36-20D(j)
( ) 36-20D(c)	( ) 36-20D(g)	( ) 36-20D(k)
( ) 36-20D(d)	( ) 36-20D(h)	( )

(✓) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout	( ) Low density lots fronting onto major thoroughfares
( ) Relation to adjoining street system	( ) 24' alley(s)
( ) Stub streets	( )
( ) Street jogs or intersections	
( ) Dead-end streets	
( ) Cul-de-sac streets in excess of 500'	

( ) See annotations/comments on attached copy of your plan.

( ) Comments: _____

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By [signature]

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

Date: JAN. 10, 1982

Applicant: PAPE-DAWSON ENGINEERS
MR. JOHN KRAUSS
Address: 9310 BROADWAY
S.A. 78217

☐ Preliminary Plan
☒ P.O.A.D.P.

Re: SANTA FE

File #: 83-16-26.88

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

(✓) meets the P.O.A.D.P. requirements

( ) does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations:

( ) 36-20D(a)	( ) 36-20D(e)	( ) 36-20D(i)
( ) 36-20D(b)	( ) 36-20D(f)	( ) 36-20D(j)
( ) 36-20D(c)	( ) 36-20D(g)	( ) 36-20D(k)
( ) 36-20D(d)	( ) 36-20D(h)	( )

(✓) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout
( ) Relation to adjoining street system
( ) Stub streets
( ) Street jogs or intersections
( ) Dead-end streets
( ) Cul-de-sac streets in excess of 500'
( ) Low density lots fronting onto major thoroughfares
( ) 24' alley(s)
( ) _____

( ) See annotations/comments on attached copy of your plan.

( ) Comments: _____

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By _____

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494 FACSIMILE 512/824-3491

February 14, 1992

RECEIVED
92 FEB 14 PM 2:47
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Mr. Mike O'Neal
Planning Administrator
Land Development Services
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Re: Santa Fe Subdivision

Attached, please find six (6) prints of the Preliminary Overall Area Development Plan of the above referenced site for your review.

If additional information is required, please call our office.

Sincerely,
PAPE-DAWSON Consulting Engineers, Inc.

Jesse F. Pacheco
Project Manager

JFP/rr 3006-20

Attachments

0214-07.JP

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9[illegible]

April 8, 1988

RECEIVED
1988 APR 12 AM 11:20
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

Mr. Mike O'Neal
Planning Department
City of San Antonio
P. O. Box 9066
San Antonio, Texas 78285

Re: POADP Applications Status
Follow-up

Dear Mr. O'Neal:

Pursuant to a conversation I had with Roy Ramos Wednesday, April 6, 1988, and a conversation on, or about, March 23, 1988 by David Segovia with my secretary, Donna Doughtie, this letter is to confirm further information derived regarding the above referenced matter. David Segovia supplied us with Pape-Dawson Job Numbers on those maps which were still unidentified at the writing of our March 18, 1988 letter to you. We were able to identify the maps with our Job Numbers and obtain further status information. Listed below are the maps designated as POADP's having been applied for by Pape-Dawson and their status, to the best of our knowledge. They are broken into three categories; (a) those which are platted or partially platted, (b) those which are not platted, but are active, (c) those not platted by Pape-Dawson, whose status we do not know, but which could have been platted by another firm:

PLATTED OR PARTIALLY PLATTED

MAP NUMBER	DESCRIPTION
94	Embassy North
115	Sterling Oak
173	Metropolitan Business Park
110	Westover Hills
127	Interchange Park
129	Cinnamon Hills
162	Seltzer Subdivision
40	Castle Hills Forest
214	Woodway Park
217	Encino Park-NPC
233	Indian Springs Corp. Center Subdiv.
3	Country View
73	Grand Oaks
17	Woodlake Golf Villas, Unit-2
19	Woods of Shavano & University Oaks
27	Northgate
28	Woodridge, Unit-4
31	Timber Ridge
33	Camino Real
35	Richland Hills
42	Blanco Woods

PLATTED OR PARTIALLY PLATTED (continued)

MAP NUMBER	DESCRIPTION
51	Woodlake Duplex, Unit-1
52	Oakwell Farms
54	Oakridge
56	Bluebonnet Park
61	Falcon Ridge
64	Crownridge of Texas
68	Fawn Meadow
70	Olmos Creek Office Park
30 - 79	Guilbeau Place
85	The Arbor
86	Hacienda Real
103	Santa Fe
108	Afton Oaks
174	Braun Oaks
182	Perrin Creek
55	Dominion
49	Braun Oaks - Tres Cinco Unit-2
194	Alamo Cement Company
20 - 102	Woodlake Park-Wimpey
265	Woodlake Subdiv, U-8, 6
261	Woodlake Country Club Estates
271	S.A. Joint Participation

NOT PLATTED, BUT STILL ACTIVE

101	Woodlake Park
237	La Cantera
46 - 189	Eastwood Industrial Park

UNKNOWN

7 - 137	North San Pedro 16	Not Platted*
146	Starcrest Hills	Not Platted*
147	Woller Road Tract - 28 Acres	Not Platted*
169	The Park	Not Platted*
211	SRC Development	Not Platted*
78	Pembroke Place	Not Platted*
241	Pace-Picante	Not Platted**

* These may have been platted by another firm. We have no knowledge of their current status. Please contact developer before deleting.

** Pace-Picante may have been platted by Vickrey and Associates.

We understand that you will retain all POADP's on which platting has occurred, and that you will also retain those known to be active. Further, on those that are "Unknown," we request that, prior to removing any POADP, you notify the Owner of the property, since in some cases, we may not be aware of the Owner's plans.

We trust this information completes the list of status information the Planning Department needed, and regret that it has taken so long and been so confusing to obtain. If you need further information or have questions, please contact me.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.

Dennis K. Hoyt, P.E.
Vice President

DKH/dd

cc: Roy Ramos - City of San Antonio Planning Department
Ed Guzman - City of San Antonio Planning Department

L32-23/3(040788)

PAPE-DAWSON
CIVIL & ENVIRONMENTAL ENGINEERS

LETTER OF TRANSMITTAL

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

Date 1-5-84	Job No. 2113-00
Attention EDDIE GUZMAN	
Re: SANTA FE SUBDIVISION	

TO CITY PLANNING DEPT.
ATTN. EDDIE GUZMAN

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
4	1-5-84	2113-00	SANTA FE SUB'D P.O.A.D.P.

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED John Krauss

If enclosures are not as noted, kindly notify us at once.

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

LETTER OF TRANSMITTAL

Date 12/21/83 Job No. 2113-00

Attention Willie Vann

Re: Santa Fe Subdivision

TO City Planning Dept.

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
			Preliminary Overall Development Plan
		1	Mylar
		3	Blueline Prints

RECEIVED 1983 DEC 21 PM 4:16 DEPT. OF PLANNING CURRENT PLANNING SECTION

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

Plan didn't contain all required info.

COPY TO _____

SIGNED John Krauss