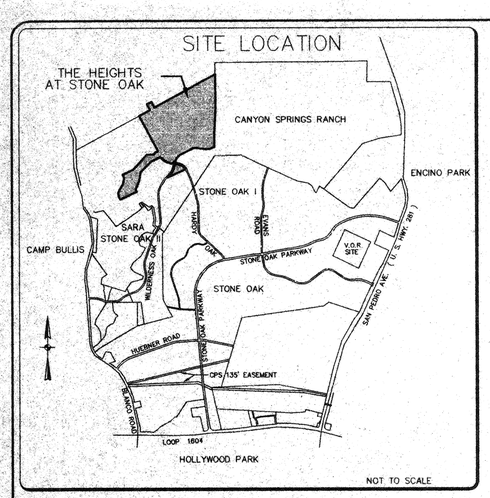
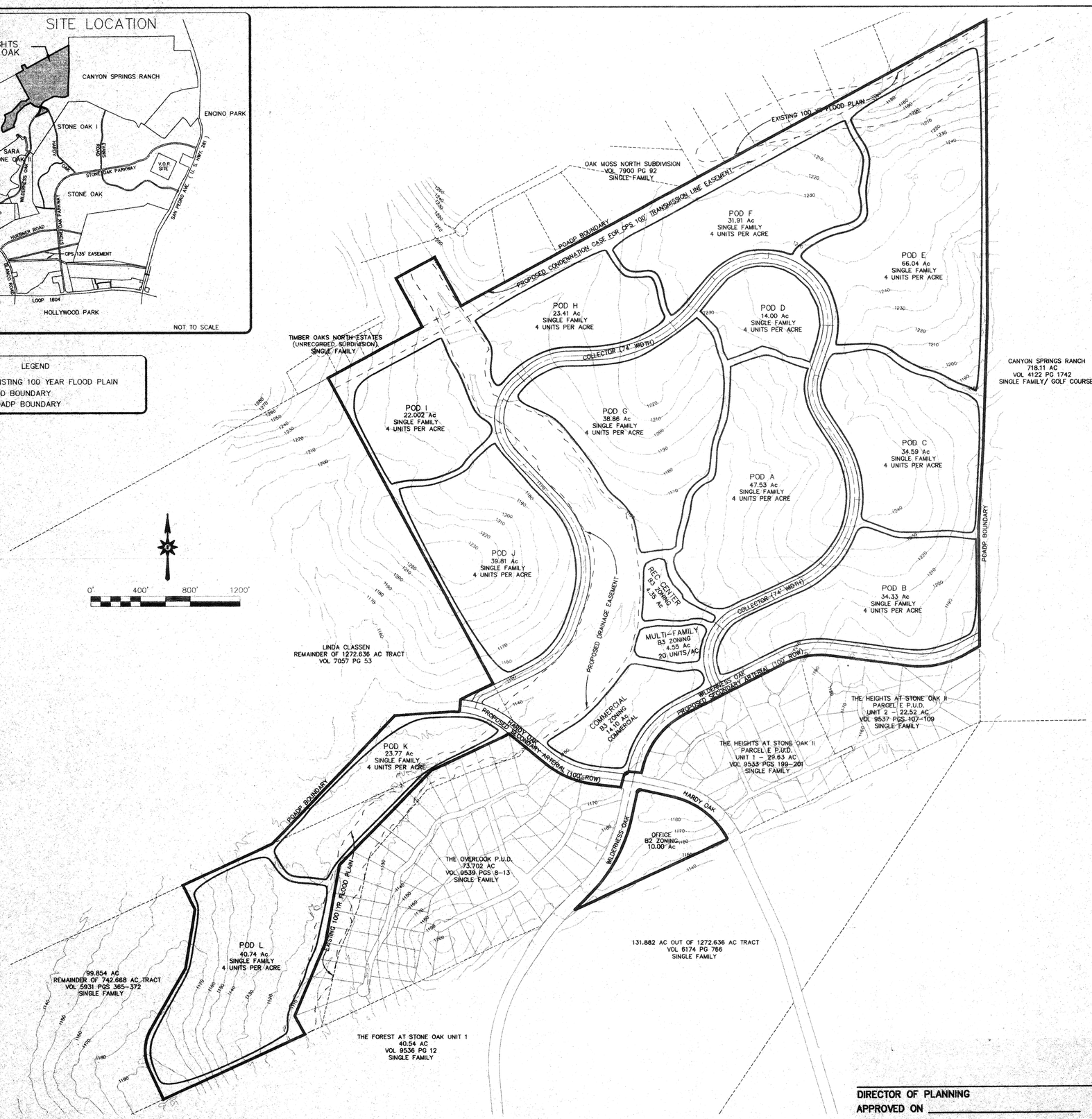


LEGEND

- EXISTING 100 YEAR FLOOD PLAIN
- POD BOUNDARY
- POADP BOUNDARY



NOTES

1. PROPOSED ARTERIAL EXTENSIONS OFFSITE FOR HARDY OAK (WEST) AND WILDERNESS OAK (EAST) ARE IN ACCORDANCE WITH THE INTENT OF THE MAJOR THOROUGHFARE PLAN. ALIGNMENT LOCATIONS FOR THESE TWO ARTERIALS REFLECT BEST USE OF SLOPE GRADIENTS. MAJOR STREETS HAVE BEEN COORDINATED WITH ADJACENT PROPERTY OWNERS.
2. ALL ADJACENT LOTS WITHIN OAK MOSS NORTH SUBDIVISION (VOL 7900, PG 92) AND TIMBER OAKS NORTH SUBDIVISION (UNRECORDED) BACK OR SIDE ONTO THIS POADP. THERE IS ONE STREET STUB-OUT FROM TIMBER OAKS NORTH SUBDIVISION WHICH WILL NOT BE EXTENDED INTO THIS POADP.
3. CONTOURS SHOWN ARE AT TEN FOOT INTERVALS.
4. PROPOSED ARTERIAL STREET – HARDY OAK WILL HAVE 100' R.O.W. WITH 44' PAVING WIDTH. (CSA PLANNING COMMISSION APPROVAL (PLAT# 970319) ON FEBRUARY 25, 1998)
5. PROPOSED ARTERIAL STREET – WILDERNESS OAK WILL HAVE 100' R.O.W WITH 44' PAVING WIDTH. (CSA PLANNING COMMISSION APPROVAL (PLAT# 970320) ON JANUARY 28, 1998)
6. PROPOSED 74' COLLECTOR STREET WILL HAVE 2 – 22' PAVING LANES WITH A 14' MEDIAN.
7. THE PROPOSED WILDERNESS OAK WILL HAVE A 6' SIDEWALK ON THE NORTH SIDE OF STREET. (CSA PLANNING COMMISSION APPROVAL (#97-P01) SEPT 24, 1997).
8. THE PROPOSED HARDY OAK WILL HAVE A 6' SIDEWALK ON THE NORTH SIDE OF STREET. (CSA PLANNING COMMISSION APPROVAL (#97-P01) ON SEPT 24, 1997).
9. ALL PODS, THE MULTI-FAMILY, AND THE RECREATION CENTER WILL BE A PLANNED UNIT DEVELOPMENT WITH PRIVATE STREETS.
10. ALL PODS AND THE RECREATION CENTER WILL FRONT ON THE PRIVATE COLLECTOR STREET, THE MULTIFAMILY WILL FRONT ON THE PRIVATE STREET LEADING TO THE RECREATION CENTER.

DEVELOPER:
JERBO SAN ANN, LTD.
633 SKOKIE BLVD., SUITE 206
NORTHBROOK, IL 60062-2858

#358-B

THE HEIGHTS AT STONE OAK
PLANNED OVERALL AREA DEVELOPMENT PLAN (POADP)

POD	AREA (AC)	LANDUSE	DENSITY (UNITS/AC)	100 YR FLOODPLAIN (AC)
A	47.53	SINGLE FAMILY	4.0	0.0
B	34.33	SINGLE FAMILY	4.0	0.0
C	34.59	SINGLE FAMILY	4.0	0.0
D	14.00	SINGLE FAMILY	4.0	0.0
E	66.04	SINGLE FAMILY	4.0	7.26
F	31.91	SINGLE FAMILY	4.0	0.70
G	38.86	SINGLE FAMILY	4.0	0.0
H	23.41	SINGLE FAMILY	4.0	0.0
I	22.00	SINGLE FAMILY	4.0	0.0
J	39.81	SINGLE FAMILY	4.0	0.0
K	23.77	SINGLE FAMILY	4.0	4.57
L	40.74	SINGLE FAMILY	4.0	2.45
REC CENTER	4.35	RECREATION CENTER	–	0.0
MULTI-FAMILY	4.55	TOWN HOMES	20.0	0.0
COMMERCIAL	14.10	OFFICE/RETAIL	–	0.0
FLOOD PLAIN	32.66	DRAINAGE EASEMENT	0.0	32.659
HARDY OAK	3.50	ROW	0.0	0.864
WILDERNESS OAK	7.42	ROW	0.0	0.0
COLLECTOR	16.98	ROW	0.0	0.321
COMMERCIAL	10.00	COMMERCIAL	–	0.0
OPEN SPACE	16.58	OPEN SPACE	0.0	0.0
TOTAL	527.13			48.824

DIRECTOR OF PLANNING
APPROVED ON _____

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)
THE HEIGHTS AT STONE OAK II #358 – C

ERZD

JOB No. 98700

HALLENBERGER ENGINEERING, L.C.
ENGINEERS
PLANNERS
SURVEYORS
11322 SIR WINSTON
SAN ANTONIO, TEXAS 78216
(210) 349-6571

DATE: APR. 17, 1998
DESIGNED BY: F.J.M.
DRAWN BY: F.J.M.
CHECKED BY: C.R.H.
SCALE: 1" = 400'
FILE NAME: 9700POADP.DWG

REVISIONS

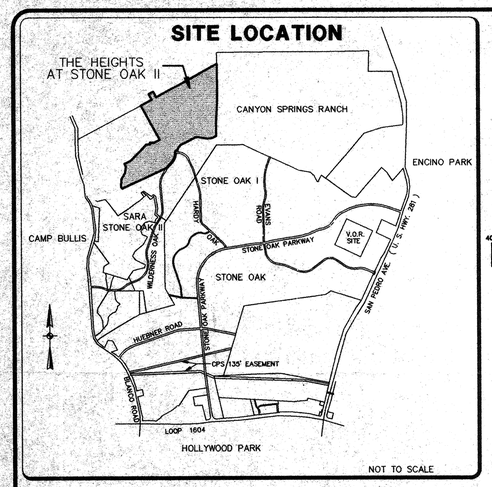
NO.	DATE	DESCRIPTION	BY

POADP FOR THE HEIGHTS AT STONE OAK

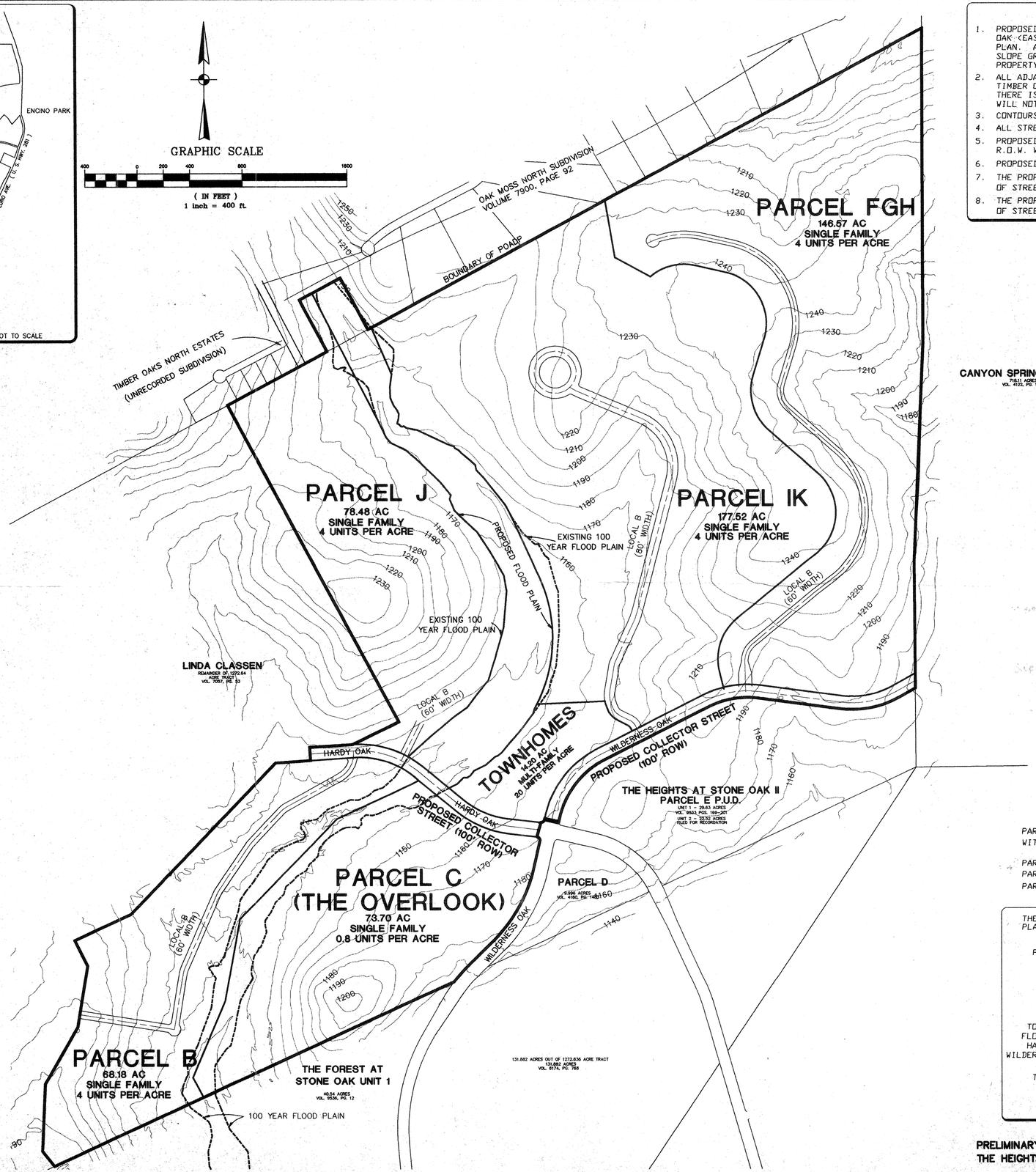
POADP

SHEET 01 OF 01

d:\DWG\1998Jobs\98700\8700poadp.dwg Fri Apr 17 15:05:28 1998 fjm



LEGEND
- EXISTING 100 YEAR FLOOD PLAIN
- PARCEL BOUNDARY



NOTES

1. PROPOSED COLLECTOR EXTENSIONS OFFSITE FOR HARDY OAK (WEST) AND WILDERNESS OAK (EAST) ARE IN ACCORDANCE WITH THE INTENT OF THE MAJOR THOROUGHFARE PLAN. ALIGNMENT LOCATIONS FOR THESE TWO COLLECTORS REFLECT BEST USE OF SLOPE GRADIENTS. MAJOR STREETS HAVE BEEN COORDINATED WITH ADJACENT PROPERTY OWNERS.
2. ALL ADJACENT LOTS WITHIN OAK MOSS NORTH SUBDIVISION (VOL 7900, PG 92) AND TIMBER OAKS NORTH SUBDIVISION (UNRECORDED) BACK OR SIDE ONTO THIS POADP; THERE IS ONE STREET STUB-OUT FROM TIMBER OAKS NORTH SUBDIVISION WHICH WILL NOT BE EXTENDED INTO THIS POADP.
3. CONTOURS SHOWN ARE AT TEN FOOT INTERVALS.
4. ALL STREETS WILL BE BUILT TO FULL WIDTH DURING PLATTING.
5. PROPOSED COLLECTOR STREETS - HARDY OAK AND WILDERNESS OAK WILL HAVE 100' R.O.W. WITH 44' PAVING WIDTH.
6. PROPOSED LOCAL B STREET WILL HAVE A 40' PAVING WIDTH.
7. THE PROPOSED WILDERNESS OAK WILL HAVE A 6' SIDEWALK ON THE NORTH SIDE OF STREET.
8. THE PROPOSED HARDY OAK WILL HAVE A 6' SIDEWALK ON THE NORTH SIDE OF STREET.

PLAN HAS BEEN ACCEPTED BY
COSA Rebecca Waldman
June 4, 1997 (date) 358-B (number)
If no plats are filed, plan will expire on Nov 29, 1998
1st plat filed on _____

PLAN HAS BEEN ACCEPTED BY
COSA _____
(date) _____ (number)
If no plats are filed, plan will expire on _____
1st plat filed on _____

PARCELS TO BE PLANNED UNIT DEVELOPMENTS WITH PRIVATE STREETS.

PARCEL C
PARCEL IK
PARCEL FGH

THE HEIGHTS
PLANNED OVERALL AREA DEVELOPMENT PLAN (POADP)

PARCEL	AREA (AC)	LANDUSE	DENSITY (UNITS/AC)	100 YR FLOODPLAIN (AC)
B	68.179	SINGLE FAMILY	4.0	7.063
C	73.702	SINGLE FAMILY	0.8	8.929
FGH	146.571	SINGLE FAMILY	4.0	0.00
IK	177.521	SINGLE FAMILY	4.0	0.00
J	72.366	SINGLE FAMILY	4.0	0.00
TOWNHOMES	13.854	MULTI- FAMILY	20.0	0.00
FLOOD PLAIN	31.572	DRAINAGE EASEMENT	0.0	31.572
HARDY OAK	4.497	ROW	0.0	0.832
WILDERNESS OAK	7.416	ROW	0.0	0.00
TOTAL	595.678			48.396

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)
THE HEIGHTS AT STONE OAK II #

ERZD

JOB No. 97708

HALLENBERGER ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS
11322 SIR WINSTON
SAN ANTONIO, TEXAS
(210) 349-6571
78216

DATE: MAY 9, 1997
DESIGNED BY: C.R.H.
DRAWN BY: J.E.M.
CHECKED BY: C.R.H.
SCALE: 1" = 400'
FILE NAME: 7708POAD
SUPPORT: P\97708

NO.	DATE	DESCRIPTION	BY

REVISIONS

THE HEIGHTS AT STONE OAK II
POADP

POADP

SHEET 01 OF 01

358 B

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: 5-14-97

Name of POADP: THE HEIGHTS AT STONE OAK II

Owners: JERBO SAN ANN LAND LTD. c/o DAN PARMAN

Address: 11322 SIR WINSTON, SUITE B

SAN ANTONIO, TX 78216

Phone: 210 308-8311

Consulting Firm: HALLENBERGER ENGINEERING, L.C.

Address: 11322 SIR WINSTON, SUITE A

SAN ANTONIO, TX 78216

Phone: 210 349-6571

Existing zoning: N/A

Proposed zoning: N/A

Texas State Plane Coordinates: X: 664695.61 Y: 2158848.67

Site is over/within/includes:

San Antonio City Limits?	☐ Yes	☒ No
Edwards Aquifer Recharge Zone:	☒ Yes	☐ No
Projected # of Phases:	☒ Yes	☐ No

RECEIVED 97 MAY 23 AM 10:38 DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

Land area being platted:	Lots	Acres
Single Family (SF)	2178	569.911
Multi-family (MF)	1	13.854
Commercial and non-residential		11.913 (R.O.W.)

Is there a previous POADP for this Site? Name THE HEIGHTS AT STONE OAK II No. 358

Is there a corresponding PUD for this site? Name No No.

Plats associated with this POADP or site? Name THE OVERLOOK P.U.D. No. 970206

Name No.

Name No.

Contact Person and authorized representative:

Print Name: DAN PARMAN Signature:

Date: 5-13-97 Phone: (210) 308-8311 Fax: (210) 308-9347

OK

☒ 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;
(in process of setting up meeting)

☒ 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 Friesenhahen @ (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;
(a copy has been mailed)

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: DAN F. PARMAN Signature: _____

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

May 30, 1997

Dan Parman, P. E.
Hallenberger Engineering, L. C.
11322 Sir Winston., Suite A
San Antonio, TX 78216

Re: The Heights at Stone Oak II POADP # 358 - B

Dear Mr. Parman:

The City Staff Development Review Committee has reviewed The Heights at Stone Oak II Subdivision Preliminary Overall Area Development Plan # 358 - B. 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.

- 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.

- A variance will be required for Hardy Oaks and Wilderness Oaks. Staff will support the variance request, subject to Planning Commission approval.

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. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

Rebecca Waldman
Acting Director of Planning

RW/EAC

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

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio **Date** May 20
FROM: Elizabeth
ITEM NAME: The Height @ Stone Oak **FILE #**
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By:_____, 19_____

- ☐ **Proposed plat-30 days**
- ☐ **Variance-15 days**
- ☐ **POADP's-10 days**
- ☐ **Plat deferral-30 days**
- ☐ **Plan / legal doc-15 days**
- ☐ **Other-15 days**

☑ **I recommend approval** ☐ **I do not recommend approval**

On _____, **I notified** _____, **the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #**_____

Comments: FLOOD PLAIN REQUIREMENTS AND DRAINAGE EASEMENTS WILL BE REQUIRED AND ADDRESS DURING THE PLATTING PROCESS.

Signature	Title	Date
Burt Rubio	Sr. Eng Tech	May 29-97

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Amer **Date** May 20

FROM: Elizabeth

ITEM NAME: The Height @ Stone Oak **FILE #**

RE: POADP

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- ☐ **Other-15 days**

☐ **I recommend approval** ☐ **I do not recommend approval**

On _____, **I notified** _____, **the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #**_____

Comments: [redacted]

β. Submit TIA

Signature	Title	Date
[signature]	Eng. Associate	5/22/97