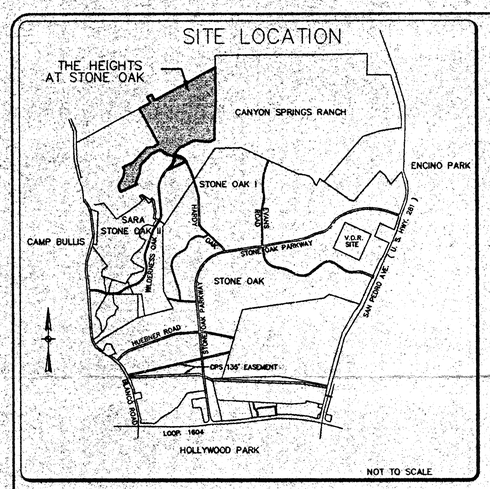
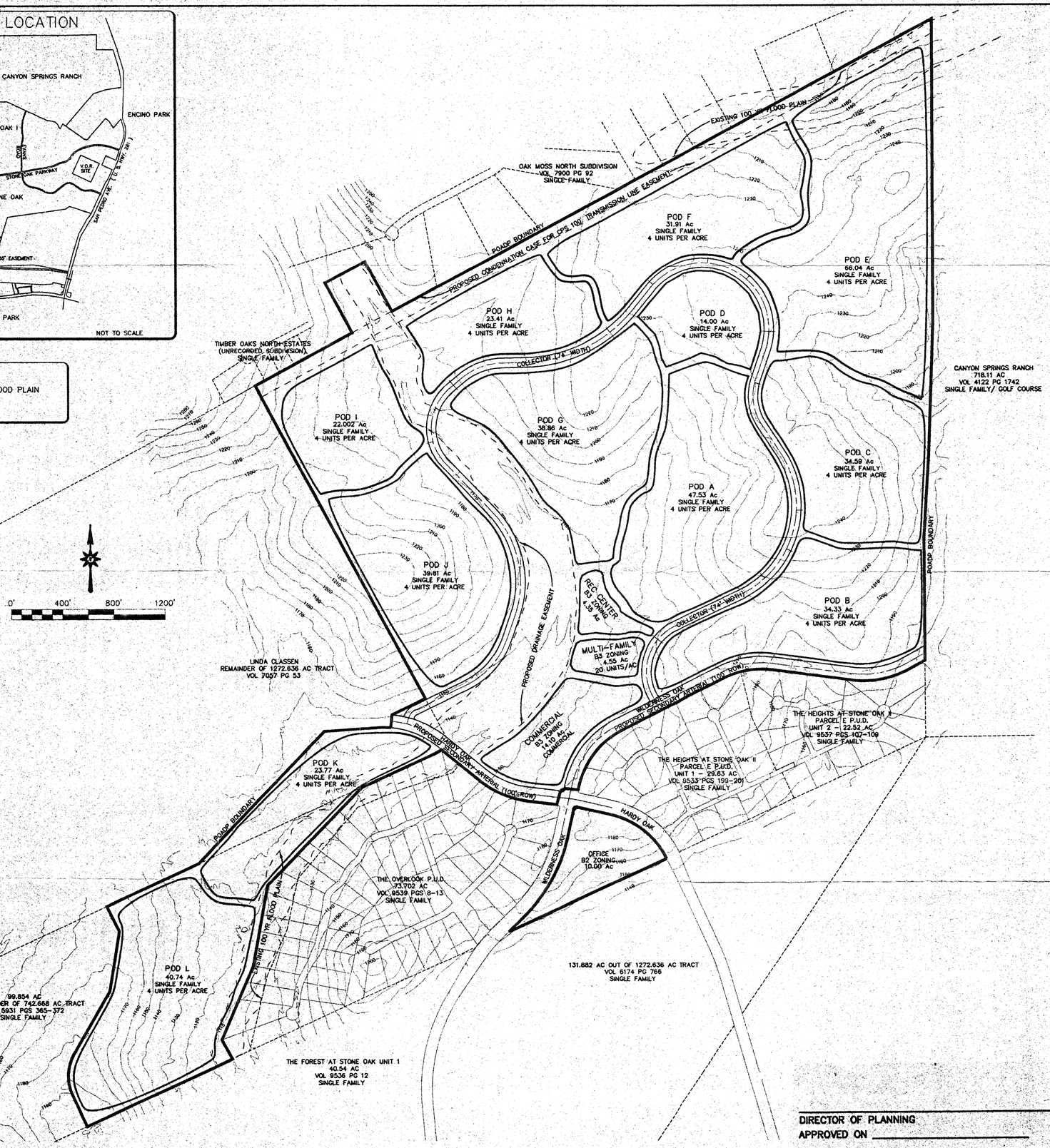


LEGEND

- 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.

PLAN HAS BEEN ACCEPTED BY
COSA 4-27-98 358-C
(date) (number)
If no plats are filed, plan will expire on 10-27-99
1st plat filed on

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

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 (210) 349-5971
SAN ANTONIO, TEXAS 78216

DATE: APR 17,1998
DESIGNED BY: F.J.M.
DRAWN BY:
CHECKED BY: C.R.H.
SCALE: 1" = 400'
FILE NAME: 6700POADP.DWG

REVISIONS

NO.	DATE	DESCRIPTION	BY

POADP FOR THE HEIGHTS AT STONE OAK

POADP

SHEET 01 OF 01

-358C

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

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: 3-23-98

Name of POADP: The Heights at Stone Oak

Owners: Jericho San Ann, Ltd.

Consulting Firm: Hallenberger Engineering, L.C.

Address: 633 Skokie Blvd., Suite 206
Northbrook, IL 60062-2858

Address: 11322 Sir Winston
San Antonio, TX 78216

Phone: (847) 498-2882

Phone: (210) 349-6571

Existing zoning: P-1-R-1

Proposed zoning: P-1-R-1

Texas State Plane Coordinates: X: 1664695.61 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

Land area being platted:

	Lots	Acres
Single Family (SF)	1500	375.36
Multi-family (MF)	1	25.00
Commercial and non-residential	1	9.996

RECEIVED
98 MAR 31 PM 3:09
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES

Is there a previous POADP for this Site? Name The Heights at Stone Oak II No. 358-B

Is there a corresponding PUD for this site? Name The Heights at Stone Oak II No. _____

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

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Dan F. Parman Signature: _____

Date: 3-20-98 Phone: (210) 308-8311 Fax: (210) 308-9347

- ☒ 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 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;

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

CITY OF SAN ANTONIO

April 27, 1998

Rick McNealy
Hallenberger Engineering, L.C.
11322 Sir Winston
San Antonio, TX 78216

Re: The Heights at Stone Oaks POADP # 358 - C

Dear Mr. McNealy:

The City Staff Development Review Committee has reviewed The Heights at Stone Oaks Subdivision Preliminary Overall Area Development Plan # 358 - C. 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.
- Staff recommends that there be no residential frontage on all collector streets.
- This development will need to comply with tree preservation ordinance #85262. For additional 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 like to 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. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

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

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

INVOICE
1131675

AMT ENCLOSED _____

AMOUNT DUE	370.00
INVOICE DATE	4/06/1998
DUE DATE	4/06/1998

50-04-5573
JERBO SAN ANN LAND LIMITED
8000 IRONHORSE BLVD.
WEST PALM BEACH FL 33412

PHONE: 000 - 0000

POADP #358C

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
4/06/1998	1131675	50-04-5573	4/06/1998	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

PAID SATO MP-3 APR 6 1998

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	04/05/1998		CK# 001035	POADP #358C
END	04/05/1998			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

CITY OF SAN ANTONIO
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

A memo from the

CITY of SAN ANTONIO

Planning Department

Master Development

DATE: October 31, 2003

TO: Ron Halenberger

Address: 206 E Ramsey
San Antonio, Texas 78216

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 98-027 E (Amendment) **Name:** Heights at Stone Oak

---

The plat or plan referenced above was heard by the ☐ Planning Commission

☒ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7873

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

RECEIVED
PH 2:08
PLANNING
DEVELOPMENT
SERVICES

TO: Elizabeth Carol, Planning Department

FROM: Streets and Traffic Engineering Division

COPIES TO: File

SUBJECT: The Heights At Stone Oak, POADP #358 & #358C Level II T.I.A.

Date: August 6, 1998

The Streets and Traffic Engineering Division has reviewed the Level-2 Traffic Impact Analysis for the POADP #358 & #358C. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of residential P.U.D. lots, a P.U.D. recreation center, and a P.U.D. town home area. It is estimated to generate 796 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips will be distributed through three access points, one onto the Wilderness Oak extension and two on the Hardy Oak extension.

RECEIVED
98 AUG 10 PM 2:08
PLANNING
DEVELOPMENT
SERVICES DIVISION

Robert W. Opitz, P.E.
Plan Development Review Engineer

Approved by:

Andrew J. Ballard, P.E.
City Engineer

AJB/RWO/TS
ID 980728

HALLENBERGER ENGINEERING, L.C.
Engineers, Planners, Surveyors
11322 Sir Winston, San Antonio, Texas 78216
(210) 349-6571 FAX (210) 349-1549

TO City of San Antonio
Planning Dept

Attn: Elizabeth

Date: Apr 20, 98
Proj. No.: 98700
Re: The Heights at Stone Oak

X WE ARE SENDING YOU ____ YOU ARE PICKING UP

☒ Attached ☐ Under separate cover via ____

☐ Application ☐ Prints ☒ Plans ☐ Specifications
☐ Cost Estimate ☐ Letter ☐ Copy of Letter ☐ Check
☐ Report ☐ Field Notes ☐ Redlined Plans
☐ Other ____

NO.	COPIES	DESCRIPTION
1	6	POADP
2	2	POADP - to be returned to Engineer after approval

THESE ARE TRANSMITTED as checked below:

☒ For your approval ☐ For your use ☐ As requested
☐ For review and comment ☐ For processing

☐ Other: ____

REMARKS: ____

RECEIVED
'98 APR 21 AM 11:24
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

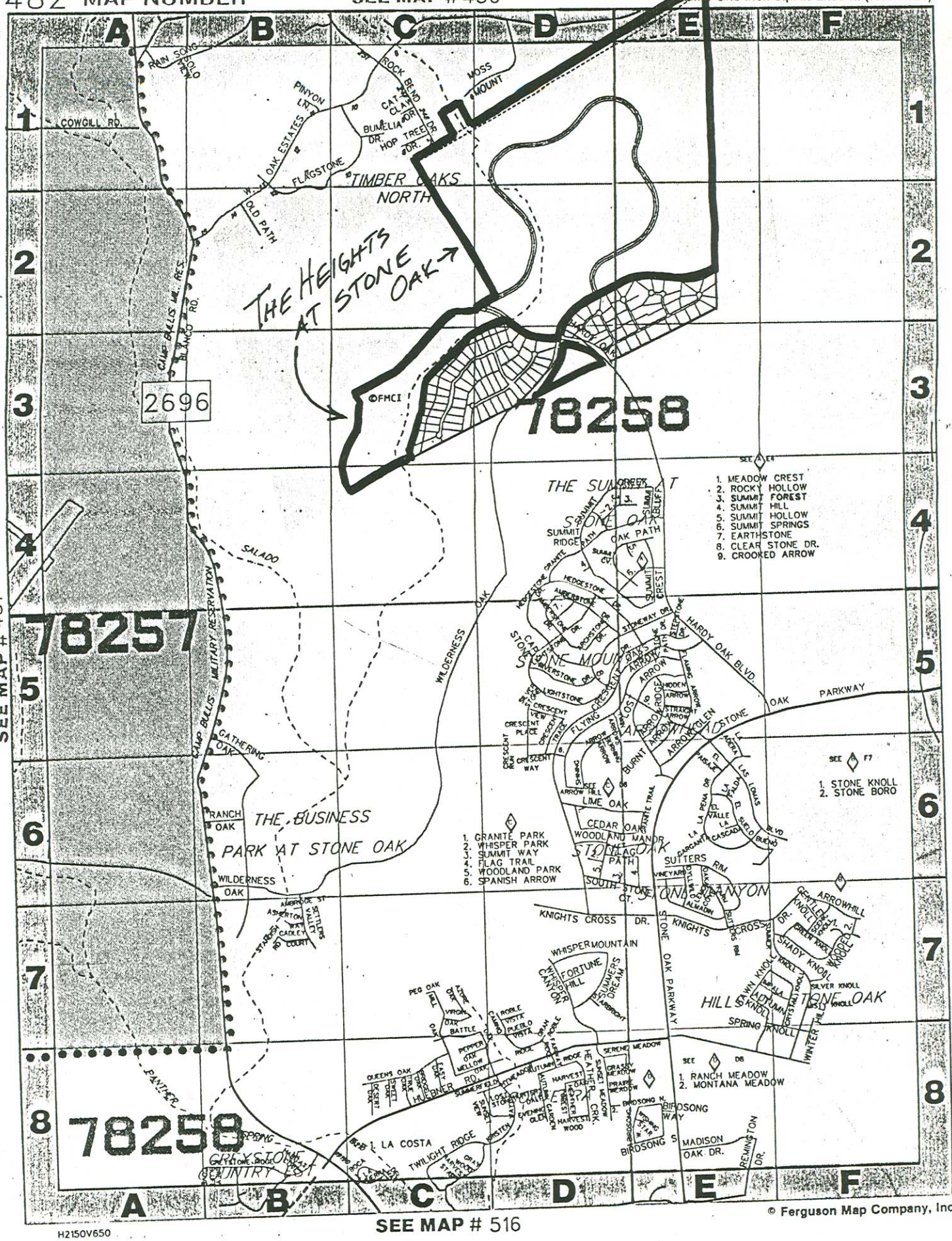
Sender: Rick McNealy ***Received by:*** ____

©1994 amj

482 MAP NUMBER

SEE MAP # 450

One Inch equals 2200 ft. (.417 Miles)



© Ferguson Map Company, Inc.

H2150V650

Heights at Stone Oak
#358-B update
@ Wilderness Oaks + Hardy Oaks
Inside City + Over Aquifer
1500 single Family lots
@ 375 acres

1 multifamily lot @ 25 acres
1 commercial @ 9.9 acres

- Aquifer
- Slope
- tree
- drainage
- variance to sidewalk requirement
- access points to MT.
- no curb cuts onto collector from 23.231 acre multifamily commercial area.
- Show Status of Wilderness regards to plat approval

Heights @ Stone Oak

slope
trees
Aquifer

no TIA required

~~* explain justify 74 instead of~~

ready for approval

- no residential frontage
- sidewalks will be req. for the colllector street