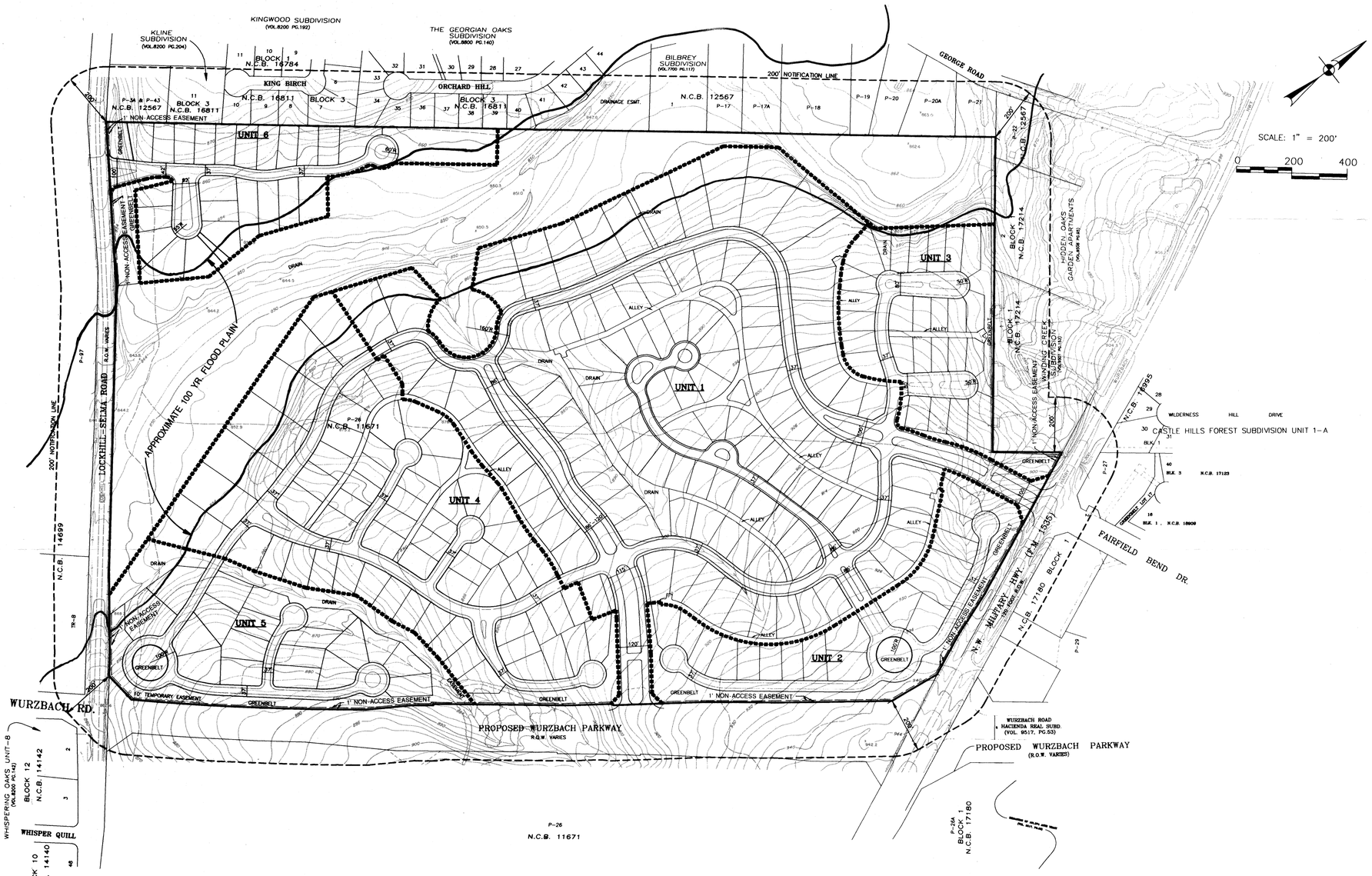
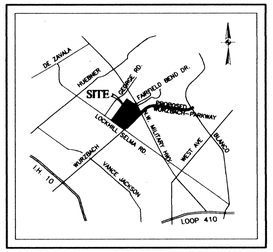




LOCATION MAP

NOTES:

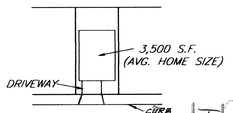
1. SANITARY SEWER AND WATER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
2. ALL STREETS WILL BE PRIVATE.
3. DRAINS TO BE DEDICATED TO THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT.

AREA	SQUARE FEET	ACREAGE
BULDING COVERAGE AREA	906,500	20.8
OTHER COVERAGE	1,165,724	26.76
OPEN-SPACE	4,561,964	104.7
TOTAL- GROSS AREA	6,634,188	152.3

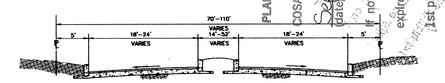
PROPOSED OPEN SPACE = 68.8% ACRES
DENSITY = 1.7 UNITS PER ACRE

P-1,R-1/P-1,R-7
ZONING/CONCEPT.

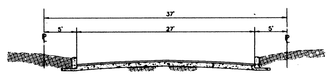
259 RESIDENTIAL LOTS
75'-120' (VARIES) X 125' MINIMUM



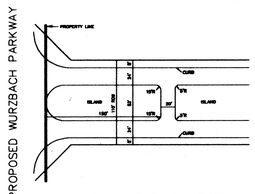
TYPICAL LOT SIZE
N.T.S.



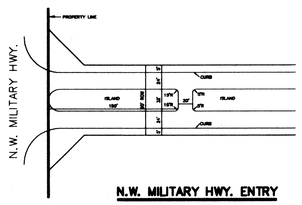
STREET CROSS-SECTION
N.T.S.



STREET CROSS-SECTION
N.T.S.



WURZBACH PARKWAY ENTRY
1" = 100'



N.W. MILITARY HWY. ENTRY
1" = 100'

DEVELOPER: NEWLAND DEVELOPMENT, L.L.C.
ADDRESS: 8000 I.H. 10 WEST, SUITE 700
SAN ANTONIO , TEXAS 78230

REVISIONS:
AUGUST 4, 1997
AUGUST 6, 1997: ADDED NON-ACCESS EASEMENT.

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78217
9310 BROADWAY, BUILDING II
210-824-9494

INVERNESS
PLANNED OVERALL AREA DEVELOPMENT PLAN/ PLANNED UNIT DEVELOPMENT POADP/PUD

JOB NO. 3400.03
DATE JUNE , 1997
DESIGNER JP
CHECKED ____ DRAWN ISL
SHEET 1 OF 1

L:\PDUSER\3400\00\DESIGN\PU3400A1

574

CITY OF SAN ANTONIO

POADP APPLICATION

RECEIVED
97 JUL 16 PM 2:38
OFFICE OF ARMORY
AND DEVELOPMENT
SERVICES DIVISION

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: July 16, 1997 Name of POADP: Inverness

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

Address: 8000 IH-10 West, Suite 700 Address: 9310 Broadway, Bldg. II

San Antonio, Texas 78230 San Antonio, Texas 78217

Phone: (210) 344-9200 Phone: (210) 824-9494

Existing zoning: P-1, R-1 & P-1, R-7 Proposed zoning: P-1, R-1 & P-1, R-7

Texas State Plane Coordinates: X: 2,115,896 Y: 13,751,456

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)	259	152.3
Multi-family (MF)		
Commercial and non-residential		

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

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

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

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Jesse Pacheco Signature: [signature]

Date: July 16, 1997 Phone: (210) 824-9494 Fax: (210) 824-3491

☒ 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;

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97 JUL 16 PM 2:38
BOARD OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

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: Jesse Pacheco Signature: _____

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

City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: JUNE 18, 1997 Name of POADP: Inverness

Owner/Agent: Voelcker Estates, LTD. Engineer/Surveyor: Pape-Dawson Consulting Engineers, Inc.

Address: 8000 I.H. 10 West, Suite 700 Address: 9310 Broadway, Bldg. II

San Antonio, Texas 78230 Phone: 210/344-9200 San Antonio, Texas 78217 Phone: 210/824-9494

Existing zoning: P-1, R-1 & P-1, R-7 Proposed zoning: P-1, R-1 & P-1, R-7

Texas State Plane Coordinates: X: 2,115,896 Y: 13,751,456
(at major street entrance/main entrance)

Site is over/within/includes: San Antonio City limits? ☒ Yes ☐ No
Edwards Aquifer Recharge Zone? ☐ Yes ☒ No

Land area being platted:	Lots	Acres
Single Family (SF)	259	111.5
Non-Single Family (NSF)		40.8
TOTAL:	259	152.3

Contact Person:
Print Name: Jesse Pacheco Signature: [signature]

Date: June 18, 1997 Tele: 824-9494 Fax: 824-3491

Is there a previous POADP for this site? Name NO No.

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

Are there any plats associated with this POADP or site? Name NO No.

Name No.

Name No.

ALL PRINTS MUST BE FOLDED.

Note: This application must be completed fully, and typed or printed legibly, for acceptance.

CITY OF SAN ANTONIO

September 26, 1997

Jesse F. Pacheco
Pape Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Inverness POADP # 574

Dear Mr. Pacheco:

The City Staff Development Review Committee has reviewed Inverness Subdivision Preliminary Overall Area Development Plan # 574. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.
- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- 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.

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., Acting City Engineer

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Anner Date 7/16/97

FROM: Cate

ITEM NAME: Inverness 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: 1. T/A Reqd

2. Gate Details Reqd.

Some l/s might be causing Sight-Distance Problem

[signature] Eng Asst. 7/22/97

Signature **Title** **Date**

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio **Date** Aug 12, 97
FROM: Elizabeth
ITEM NAME: Inverness **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____

RECEIVED
97 AUG 18 AM 8:43
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICE DIVISION

- ☐ **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 requirement and drainage easement will be ~~[illegible]~~ required and will be address during the platting process

Burt Rubio RUA — Sr. Eng Tech — 8-14-97

Signature **Title** **Date**

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

RECEIVED
97 JUL 16 PM 3:39
DEPT OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

TO: Burt Rubio Date 7/16/97

FROM: Cate

ITEM NAME: Inverness 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.

Burt Rubio — Signature
Sr. Eng. Tech — Title
July 16, 1997 — Date

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Bill Burman Date 7/16/97

FROM: Cate

ITEM NAME: Inverness 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.

RECEIVED 97 JUL 16 PM 3:3 DEPT. OF PLANNING LAND DEVELOPMENT SERVICES DIVISION

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: POAD P Needs to reflect 120 feet of ROW along NW Military Hwy 86 feet of ROW along Lockhill-Selma Minimum 120 feet of ROW along Wurzbach Pwy

William N. Burman — Planner II — 7-16-97

Signature **Title** **Date**

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

9310 BROADWAY, BUILDING II
SAN ANTONIO, TEXAS 78217-5987

(210) 824-9494
FAX 824-3491

August 6, 1997

Mr. William L. Telford
Planning Manager
Department of Planning
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Re: Inverness POADP

Dear Mr. Telford:

Attached please find six (6) prints of the above referenced plan, revised indicating the non-access easement adjacent to Lockhill-Selma Road, N.W. Military Hwy., and the proposed Wurzbach Parkway. Access for the lots will be from the private streets and/or alleys.

If you have any additional questions, please do not hesitate to contact our office..

Sincerely,
Pape-Dawson Consulting Engineers, Inc.

Jesse F. Pacheco
Project Manager

Attachments

3400\04\WORD\LETTERS\970806A1

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

LETTER OF TRANSMITTAL

RECEIVED
97 JUL 16 PM 2:38
DEPT OF PLANNING AND DEVELOPMENT SERVICES DIVISION

9310 BROADWAY, BLDG. II, SAN ANTONIO , TEXAS 78217-5987
210/824-9494 FAX 210/824-3491

Date: July 16, 1997 Job No.: 3400.03

Attention: Elizabeth Carol

RE: Inverness

FILE:
- [x] 1.0 Correspondence
- [ ] 2.0 Design
- [ ] 4.0 Construction

TO City of San Antonio
Planning Department

WE ARE SENDING YOU [x] Attached Under separate cover via _____ the following items:

- [ ] Specifications
- [ ] Prints
- [ ] Change Order
- [ ] Shop Drawings
- [ ] Plans
- [ ] _____
- [ ] Copy of Letter
- [ ] Samples

COPIES	DATE	DESCRIPTION
1		POADP Application
1		POADP Certification

THESE ARE TRANSMITTED as checked below:

- [ ] For approval
- [x] For your use
- [x] As requested
- [ ] For review and comment
- [ ] Approved as submitted
- [ ] Returned for corrections
- [ ] Approved as noted
- [ ] _____
- [ ] Resubmit _____ copies for approval
- [ ] Submit _____ copies for distribution
- [ ] Return _____ corrected prints
- [ ] FOR BIDS DUE _____
- [ ] PRINTS RETURNED AFTER LOAN TO US

REMARKS Used New Forms as requested.

COPY TO _____ SIGNED Ed E Miller

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

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

LETTER OF TRANSMITTAL

9310 BROADWAY, BLDG. II, SAN ANTONIO , TEXAS 78217-5987
210/824-9494 FAX 210/824-3491

Date: 8/6/97 Job No.: 3400-04

Attention: ELIZABETH CANOC

RE: INVERNESS POADP

TO PLANNING DEPT.
CITY OF SAN ANTONIO

FILE:
- [x] 1.0 Correspondence
- [ ] 2.0 Design
- [ ] 4.0 Construction

WE ARE SENDING YOU [x] Attached Under separate cover via _____ the following items:

- [ ] Specifications
- [ ] Prints
- [ ] Change Order
- [ ] Shop Drawings
- [ ] Plans
- [ ] Copy of Letter
- [ ] Samples
- [ ] _____

COPIES	DATE	DESCRIPTION
5		PRINTS OF P.O.A.D.P. LEFT OUT OF
		YESTERDAY'S DELIVERY.

RECEIVED AUG -7 AM 10:31 CITY OF SA PLANNING DEVELOPMENT SERVICES DIVISION

THESE ARE TRANSMITTED as checked below:

- [x] For approval
- [x] For your use
- [ ] As requested
- [ ] For review and comment
- [ ] Approved as submitted
- [ ] Returned for corrections
- [ ] Approved as noted
- [ ] _____
- [ ] Resubmit _____ copies for approval
- [ ] Submit _____ copies for distribution
- [ ] Return _____ corrected prints
- [ ] FOR BIDS DUE _____
- [ ] PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____ SIGNED _____

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

1996 TEXAS APA CONFERENCE

Inverness

- Lockhill Selma 86'
- dimensions
- phasing

Public Safety Technology Center
Grand Opening March 15,1997

Inverness

TXDOT

- Hurzbach dedication may be required @ Platting