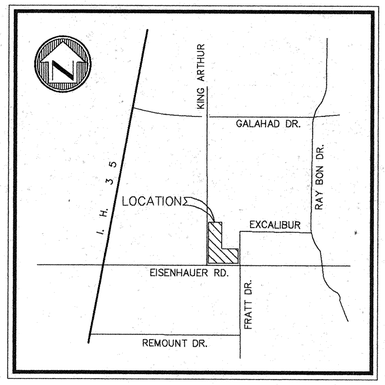
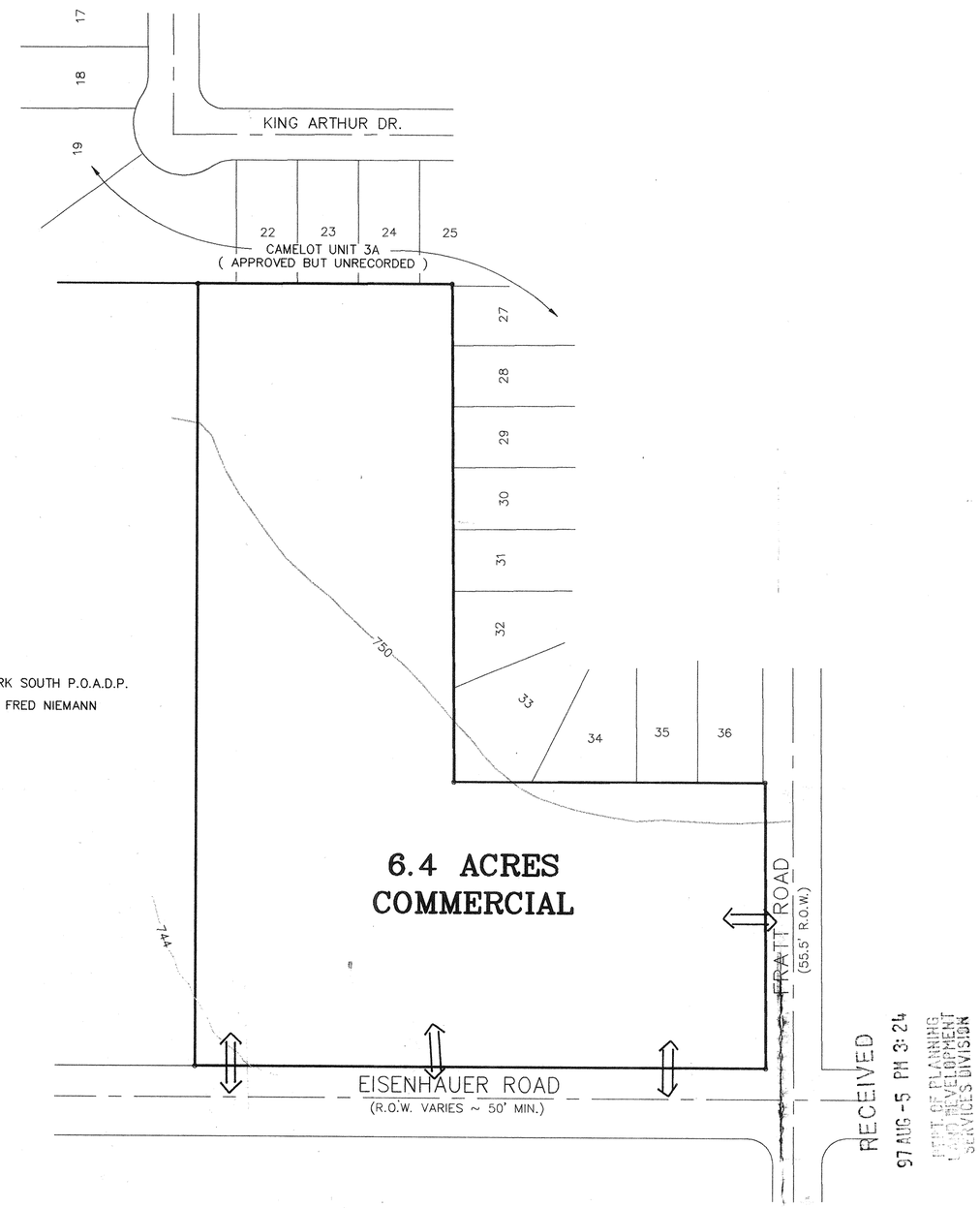


LOCATION MAP



WINDSOR PARK SOUTH P.O.A.D.P.
OWNER: FRED NIEMANN

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SERVICES DIVISION

PLAN HAS BEEN ACCEPTED BY
COSA
Oct 17, 1997 588
(date) (number)

If no plats are filed, plan will
expire on April 18, 1998
1st plat filed on

GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.

⟺ DENOTES ANTICIPATED DRIVES. NUMBER AND LOCATION OF DRIVES TO BE DETERMINED WITH FINAL DEVELOPMENT PLANS. ALL DEVELOPMENTS WITHIN PROPERTY WOULD SHARE INTERNAL CIRCULATION WITH ACCESS TO ALL DRIVES.

UTILITIES

WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE; S.W. BELL TELEPHONE CO.

DEVELOPER:
FRED NIEMANN
1122 COLORADO ST. SUITE 313
AUSTIN, TEXAS 78701
PHONE (512) 474-6901

P.O.A.D.P. PLAN for WINDSOR PARK EAST

W.F.CASTELLA & ASSOCIATES,INC.
Engineers – Surveyors – Planners
1039 W. Hildebrand – San Antonio, Texas 78201 – (210)734-5351

JOB NO. 40194.23
FILE:
DATE: 08/01/97
DESIGN:
DRAWN: B.C.
CHECKED:
SHEET 1 OF

I:\DRAW\POADP\40194-23 Fri Aug 01 09:45:59 1997 Brian Hanan

CITY OF SAN ANTONIO

October 17, 1997

Steven E. Hanan
W. F. Castella & Assoc.
1039 W. Hildebrand
San Antonio, TX 78201

Re: Windsor Park East POADP # 588

Dear Mr. Hanan:

The City Staff Development Review Committee has reviewed Windsor Park East Subdivision Preliminary Overall Area Development Plan # 588. 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 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
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: 8/5/97 Name of POADP: WINDSOR PARK EAST

Owners: FRED NIEMANN Consulting Firm: W.F. Castella and Associates, Inc.

Address: 1122 COLORADO ST. 313 Address: 1039 W. Hildebrand

AUSTIN TX 78701 San Antonio, Texas 78201

Phone: (512) 474 6901 Phone: (210) 734-5351

Existing zoning: _____ Proposed zoning: B3R

Texas State Plane Coordinates: X: _____ Y: _____

Site is over/within/includes: San Antonio City Limits? ☑ Yes ☐ No
Edwards Aquifer Recharge Zone: ☐ Yes ☑ No
Projected # of Phases: UNKNOWN ☐ Yes ☐ No

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Land area being platted:	Lots	Acres
Single Family (SF)		
Multi-family (MF)		
Commercial and non-residential	UNKNOWN	6.4

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: Joe Nix Signature: [signature]

Date: 8/4/97 Phone: (210) 734-5351 Fax: (210-734-5363

- ✓ name of the POADP and the subdivision;
- ✓ indication of development phases on the POADP; Unknown at this time
- ✓ 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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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: Joe Nix Signature: Joe Nix

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

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio, Senior Engineer Technician; Public Works **Date** 9.1.97

FROM: **Elizabeth Carol, Planner II; Planning Department**

ITEM NAME: Windsor Park East **FILE #** NONE

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.

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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: Drainage Easement maybe require and will be address during the platting process

Burt Rubio | Sr. Eng. Tech | 9-2-97

Signature **Title** **Date**