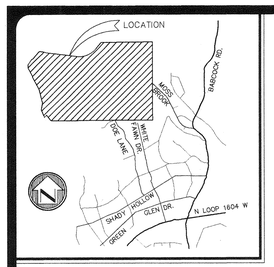

LOCATION MAP

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

8

P.O.A.D.P. PLAN for MOSSBROOK ESTATES

PLAN HAS BEEN ACCEPTED BY,
COSA
8-13-99 (date) 652 (number)
If no plats are filed, plan will expire on 2-11-01
1st plat filed on _____

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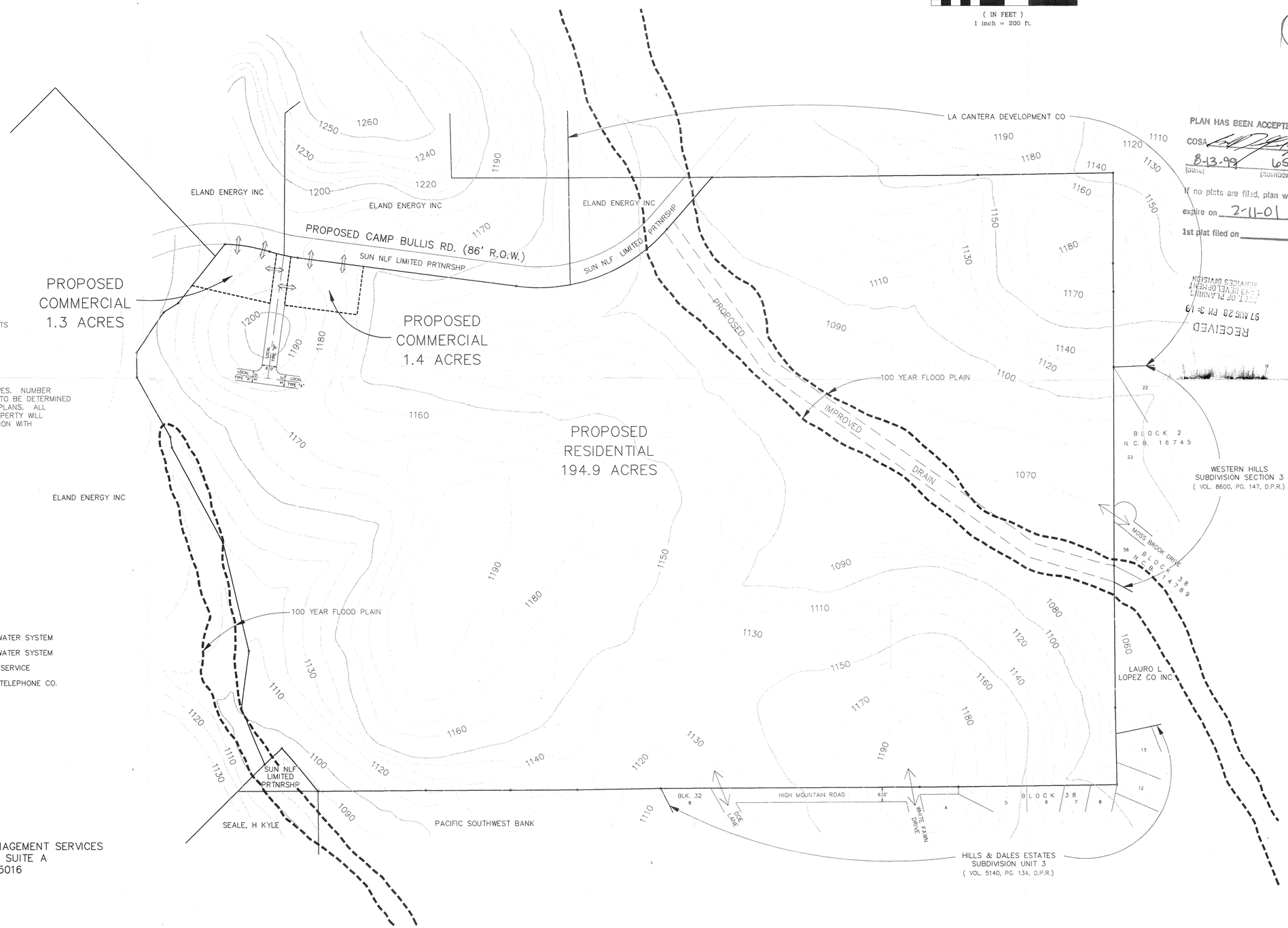
DENOTES LOCAL "A" STREETS

DENOTES ANTICIPATED DRIVES. NUMBER AND LOCATION OF DRIVES TO BE DETERMINED WITH FINAL DEVELOPMENT PLANS. ALL DEVELOPMENTS WITHIN PROPERTY WILL 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:
STERLING PACIFIC MANAGEMENT SERVICES
6001 N. 24th STREET, SUITE A
PHOENIX, ARIZONA 85016
(602) 468-1090

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

REVISIONS:

JOB NO. 46448.00
FILE: ~
DATE: 08/27/97
DESIGN:
DRAWN: B.H.
CHECKED:
SHEET 1 OF 1

H:\DRAW\POADP\46448-00 Wed Aug 27 21:11:49 1997 Andy Rodriguez

P-D is on drawing R

see also Mossbrook Est. "North" by Pape Dawson

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: 8/28/97 Name of POADP: MOSSBROOK ESTATES

Owners: STERLING PACIFIC MANAGEMENT Consulting Firm: W.F. Castella and Associates. Inc.

Address: 6001 N. 24th STREET STE. A Address: 1039 W. Hildebrand

PHOENIX AZ 85016 San Antonio. Texas 78201

Phone: (602) Phone: (210) 734-5351

Existing zoning: TEMPR-1 ERZD, PART BEXAR CO: NO ZONING Proposed zoning: B-3R, R-1 ERZD

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: ± 14	☑ Yes	☐ No

Land area being platted:

	Lots	Acres
Single Family (SF)	± 780	194.9
Multi-family (MF)		
Commercial and non-residential	±3	2.7

POADP says 87 lots 572.2 acres ?

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: Steven E. Hanan Signature: Steven E. Hanan

Date: 8/28/97 Phone: (210) 734-5351 Fax: (210-734-5363

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LAND DEVELOPMENT
SERVICES DIVISION

- ✓ 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: Steven E. Hanan Signature: Steve E. Hanan

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

CITY OF SAN ANTONIO

August 13, 1999

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

Re: Mossbrook Estates POADP # 652

Dear Mr. Hanan,

The City Staff Development Review Committee has reviewed Mossbrook Estates Preliminary Overall Area Development Plan # 652. 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.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For 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 encourage you to work closely with the school district, so that they can plan accordingly.

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

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.J. Jay, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/JJ

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

(3)

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: Mossbrook Estates 198 - ID97TIA0920
Location: Camp Bullis & Mossbrook
Applicant: WF Castella ☐ Owner or ☒ Agent
Address: 1039 W. Hildebrand Phone Number: 734-5351

Permit Type (check one):
☒ Zoning, N.C.B 14736 ☒ POADP # NONE ☐ Plat # _____ ☐ Bldg. Plan # _____ ☐ Other: _____

Box A (Original TIA) *RESIDENTIAL DEVELOPMENT*

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
					ITE Code: other:

Box B (Original TIA) *NON-RESIDENTIAL DEVELOPMENT*

Anticipated Land Use	Project Size			Peak Hour?	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				
							ITE Code: other:

*specify: _____

Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in *Current* TIA	Peak Hour Trips (from Box A or B) Projected in *Updated* Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)

Box D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: City of San Antonio Public Works Department Date: August 12, 1999
Comments: _____

Box E (For Official Use Only, Do Not Write in this Box)

_____ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
_____ A traffic impact analysis is **not required**. The traffic generated by the proposed development does not exceed the threshold requirements.
X The traffic impact analysis has been waived for the following reason(s):
Delinquent review credit

Reviewed by: [signature] Date: 8/13/99

NOTE: GFA = Gross Floor Area (bldg. size). ITE = Institute of Transportation Engineers, *Trip Generation*, 6th Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050.