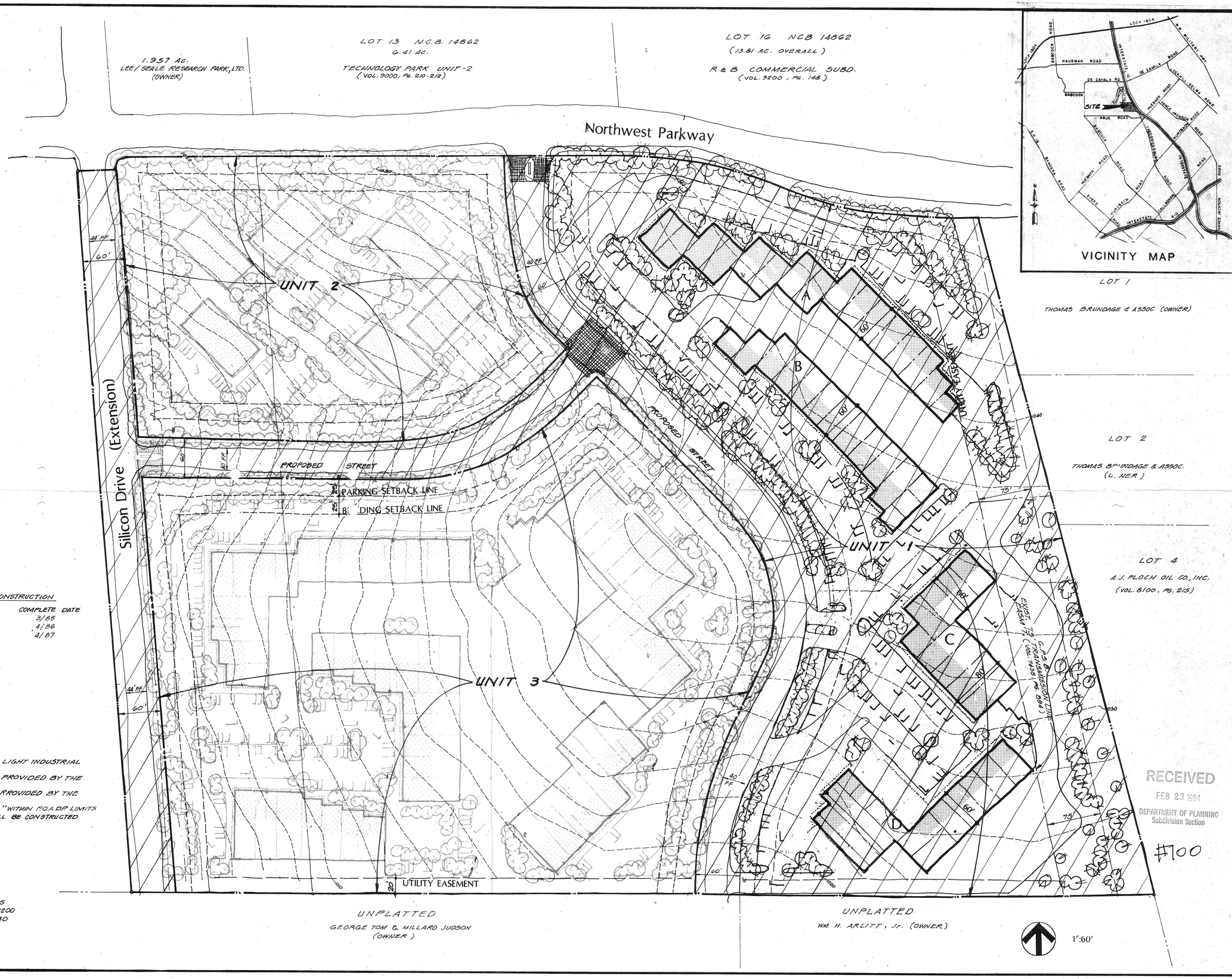
#100



SCHEDULE OF CONSTRUCTION

UNIT #	BEGIN DATE	COMPLETE DATE
1.	3/84	3/85
2.	4/85	4/86
3.	3/86	4/87

NOTES:
1. DEVELOPMENT WILL BE LIGHT INDUSTRIAL OFFICE WAREHOUSE.
2. WATER SERVICE WILL BE PROVIDED BY THE CITY WATER BOARD.
3. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF SAN ANTONIO
4. EXISTING ZONING IS "I-1" WITHIN P.O.A.D.P. LIMITS
5. STREETS AND UTILITIES WILL BE CONSTRUCTED WITH UNIT 1.

DEVELOPER:
GREAT AMERICA COMPANIES
8000 IH-10 WEST SUITE 1200
SAN ANTONIO, TEXAS 78230
TEL. NO. 512-344-9200

RECEIVED
FEB 23 1984
DEPARTMENT OF PLANNING
Subdivision Section

#100

DATE	NO.	DESCRIPTION	DRAWN BY:	CHECKED BY:	APPROVED BY:	FILE NO.:	FILE LOCATION
		REVISIONS					

VINKEY & ASSOCIATES, Inc.
CONSULTING ENGINEERS & SURVEYORS
7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (512) 349-3271

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
FOR
UNIVERSITY BUSINESS PARK UNIT - 1

DATE: FEB., 1984
SCALE
Vertical 1"=__
Horizontal 1"=__
0 30 60 90

SHEET 1 OF 1

PROJ NO. 0293-52-14

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. 84-12-62-86
(To be assigned by the Planning Dept.)

UNIVERSITY BUSINESS PARK UNIT-1
P.O.A.D.P. NAME

GREAT AMERICA CO. — NAME OF DEVELOPER/SUBDIVIDER
8000 I.H. 10 WEST SUITE 1200 — ADDRESS
344-9200 — PHONE NO.

MR HARDIT SINGH
VICKREY & ASSOC — NAME OF CONSULTANT
7334 BLANCO RD. — ADDRESS
349-3271 — PHONE NO.

GENERAL LOCATION OF SITE S.E. CORNER OF N.W. PARKWAY & SILICON DR.

EXISTING ZONING (If Applicable) I-1

PROPOSED WATER SERVICE
(✓) City Water Board
( ) Other District _____ Name
( ) Water Wells

PROPOSED LAND USE
( ) Single Family
( ) Duplex
( ) Multi-Family
( ) Business
(✓) Industrial

PROPOSED SEWER SERVICE
(✓) City of San Antonio
( ) Other System _____ Name
( ) Septic Tank(s)

DATE FILED Feb. 23, 1984

REVISIONS FILED _____
(if applicable)

DUE DATE OF RESPONSE Mar 22, 1984
(within 20 working days of receipt)

DATE OF RESPONSE _____
(within 15 working days of receipt)

July 1985
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

NEEDED INFORMATION:

INFORMATION REQUESTED. The POADP as an overview of the developer's projected land use, shall include, at least the following information:

✓ (a) perimeter property lines;
✓ (b) name of the plan and the subdivisions;
✓ (c) scale;
✓ (d) proposed land use(s) by location and type;
✓ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems: (sidewalks, lanes, paths, etc.)
✓ (f) the proposed source and type of sewage disposal and water supply;
✓ (g) contour lines at no greater than ten (10) foot intervals;
✓ (h) projected sequence of phasing;
✓ (i) existing and/or proposed zoning classification(s);
✓ (j) known ownership and proposed development of adjacent undeveloped land; and
✓ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

2-20-84
Sing will return call

Sin will provide necessary info 2-20-84

COPY SENT TO: AC & DEAN 2-24-84

Reviewed by Committee on Feb. 28, 1984 - overall consensus was to defer review until such time staff prepares map reflecting existing/proposed zoning, land use, subdivs or P.O.A.D.P.s in the area. This would give an idea of the relationship of this proposal with existing conditions. This will give staff a clue of needed streets. Reconsider next week

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

Date: March 14, 1984

Applicant: Vickrey & Associates
Mr. Hardit Singh
Address: 7334 Blanco Road - Suite 109
San Antonio, Texas 78216

Re: University Business Park
☐ Preliminary Plan
☒ P.O.A.D.P.

File #: 84-12-62-86

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

(X) meets the P.O.A.D.P. requirements

( ) does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations.

( ) 36-20D(a)	( ) 36-20D(e)	( ) 36-20D(i)
( ) 36-20D(b)	( ) 36-20D(f)	( ) 36-20D(j)
( ) 36-20D(c)	( ) 36-20D(g)	( ) 36-20D(k)
( ) 36-20D(d)	( ) 36-20D(h)	( ) _____

( ) is in general compliance with the Subdivision Regulations

(X) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout
( ) Relation to adjoining street system
( ) Stub streets
( ) Street jogs or intersections
( ) Dead-end streets
( ) Cul-de-sac streets in excess of 500'
( ) Low density lots fronting onto major thoroughfares
( ) 24' alley(s)
(X) Sec. 36-10(M)(1)(a) Pavement width & R.O.W. width.

( ) See annotations/comments on attached copy of your plan.

(X) Comments: See attachment regarding the recommended upgrading of the proposed north-south local type "B" street.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By Rebecca Quintanilla Cedillo

AN EQUAL OPPORTUNITY EMPLOYER

Attachment

It will be necessary to upgrade the proposed north-south local type "B" street to a collector status. This provision will facilitate expected traffic volume in the area. Although staff poses no objections to the street alignments as planned, it is recommended that you work with the adjacent property owner to the southeast in effort to coordinate an alignment that will allow an easterly linkage with I.H. 10. Silicon Drive also calls for coordination with the adjacent property owner to the south.

CITY OF SAN ANTONIO

P.O. BOX 2010
SAN ANTONIO, TEXAS 78285

Date: Mar 13, 1984

Vickrey & Assoc.
Applicant: Mr. Hardit Singh
Address: 7334 Blanco Rd. Suite 109
San Antonio Texas
78216

☐ Preliminary Plan
Re: University Business Park ☑ P.O.A.D.P.
File #: 84-12-62 86

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

(✓) meets the P.O.A.D.P. requirements

( ) does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations.

( ) 36-20D(a)	( ) 36-20D(e)	( ) 36-20D(i)
( ) 36-20D(b)	( ) 36-20D(f)	( ) 36-20D(j)
( ) 36-20D(c)	( ) 36-20D(g)	( ) 36-20D(k)
( ) 36-20D(d)	( ) 36-20D(h)	( ) _____

( ) is in general compliance with the Subdivision Regulations

(✓) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout
( ) Relation to adjoining street system
( ) Stub streets
( ) Street jogs or intersections
( ) Dead-end streets
( ) Cul-de-sac streets in excess of 500'
( ) Low density lots fronting onto major thoroughfares
( ) 24' alley(s)
(✓) Sec. 36-10(m)(1)(a) Pavement width & R.O.W. width

( ) See annotations/comments on attached copy of your plan.

(✓) Comments: It will be necessary to upgrade the proposed north-south local type "B" street to a collector status. This provision will then facilitate expected traffic volume in the area. Although staff poses no obj. to the street alignments as planned, it is rec. that you work with the adjacent property owner to the S.E. in effort to coordinate an alignment that will allow an easterly linkage with Silver Dr. also calls for coordination with the adjacent property owner to the south.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

971.10

By _____

Fern, traffic representative was not present when this matter was discussed, therefore we need their concurrence/support prior to final comments (The Director of P.W. can rec collector streets)

VICKREY & ASSOCIATES, Inc.

CONSULTING ENGINEERS & SURVEYORS

7334 Blanco Road • Suite 109 • San Antonio, Texas 78216

(512) 349-3271

TO: Eddie Guzman
Planning Dept.

DATE: 2-23-84

PROJECT: University Bus. Park

JOB NO.: 0253-52-14

We are sending you:

- X Herewith
- ___ Under Separate Cover
- ___ By Mail
- X By Messenger
- ___ By

- ___ Tracings
- X Blue Line Prints
- ___ Xerox Copies
- ___ Other
- ___ Other

- ___ Plans
- ___ Specifications
- ___ Contracts
- ___ Estimate No.
- ___ Other

NO. OF COPIES	NO. OF SHEETS	LATEST DATE		DESCRIPTION
4	1			PO A.D.P.

These are sent:

- X As per your request
- X By request of Hardit Singh, Project Engineer

- ___ For your information
- ___ For signature

- ___ For construction
- X Other Approval

Remarks:

RECEIVED
FEB 23 1984
DEPARTMENT OF PLANNING
Subdivision Section

Copies of:

TO:

Received By: E. Guzman

Date:

Submitted By: Frank Langston

VICKREY & ASSOCIATES, Inc.
CONSULTING ENGINEERS & SURVEYORS
7334 Blanco Road • Suite 109 • San Antonio, Texas 78216
(512) 349-3271

TO: Eddie Guzman
Planning Dept.

DATE: 2-16-84
PROJECT: University Bus. Park Unit 1
JOB NO.: 0253-52-14

We are sending you:

- X Herewith
- ___ Under Separate Cover
- ___ By Mail
- X By Messenger
- ___ By
- ___ Tracings
- ___ Blue Line Prints
- ___ Xerox Copies
- X Other Sepia
- ___ Other
- ___ Plans
- ___ Specifications
- ___ Contracts
- ___ Estimate No.
- ___ Other

NO. OF COPIES	NO. OF SHEETS	LATEST DATE		DESCRIPTION
1	1			Sepia of P.O.A.D.P.

These are sent:

- ___ As per your request
- X By request of Hardit Singh Project Engineer
- ___ For your information
- ___ For signature
- ___ For construction
- X Other review & approval

Remarks:
If you have any questions, please call Hardit Singh. Thank you for your time.

RECEIVED
FEB 16 1984
DEPARTMENT OF PLANNING
Subdivision Section

Copies of:

TO:

Received By: E. [signature]

Date:

Submitted By: Yours truly Ruth Hampton