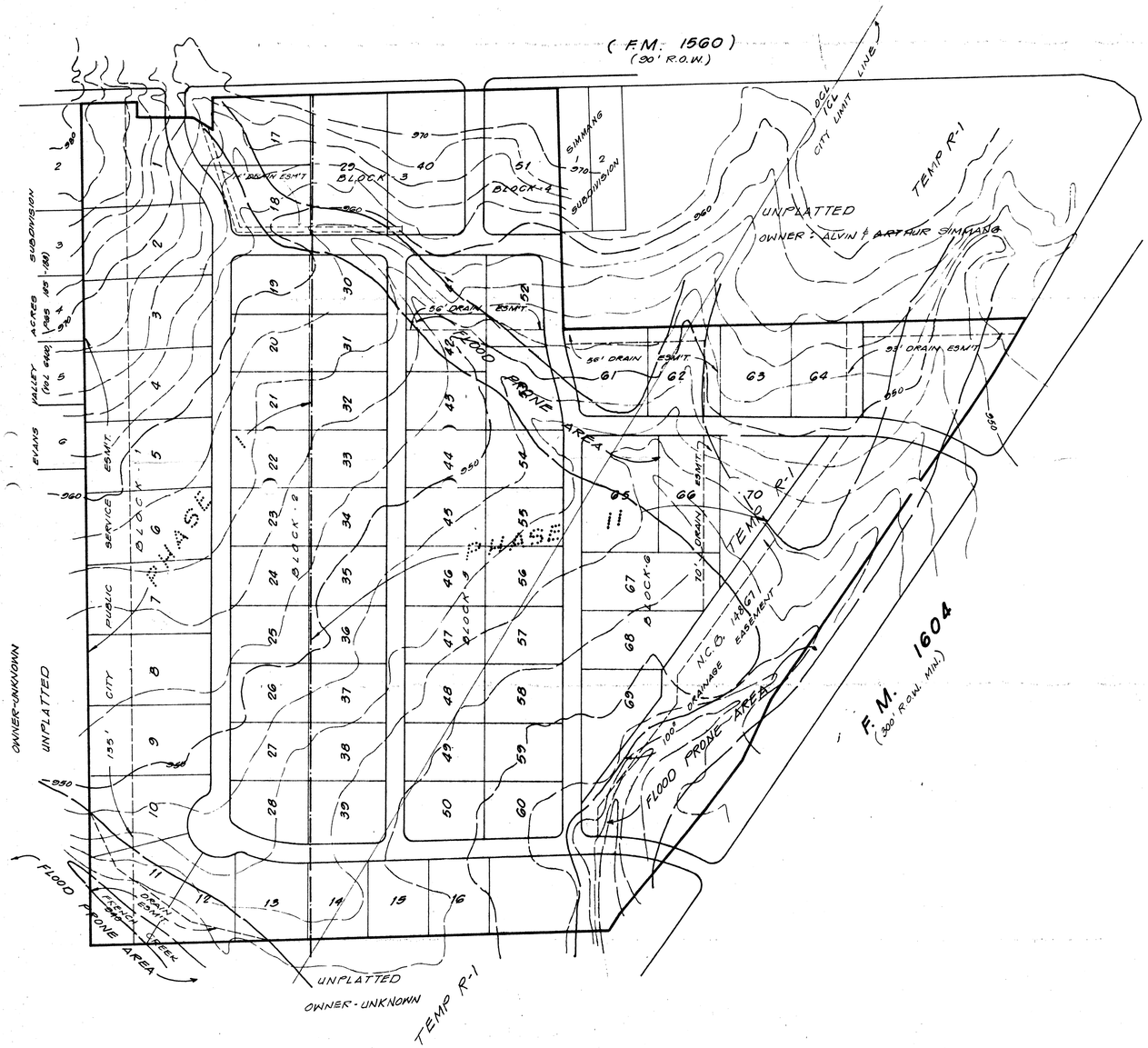

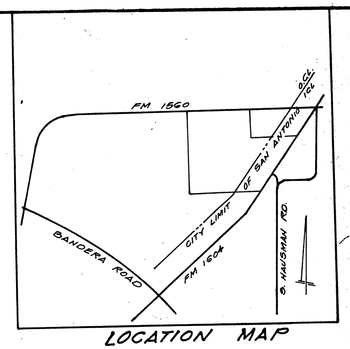

LOCATION MAP

SCALE: 1" = 200'

DEVELOPMENT INFORMATION

1. WATER SYSTEM - CITY WATER BOARD
2. SEWER SYSTEM - SEPTIC TANK
3. GAS SYSTEM - GREY FOREST UTILITY
4. DEVEPMENT WILL BE BUSINESS WITH LOTS FACING FM 1604 BEING RESERVED FOR RETAIL.
5. ANTICIPATED COMPLETION OF DELOPMENT 5 YEARS.
6. OWNER: GREAT WESTERN CORP.
   4100 N.W. LOOP 410 SUITE 212
   SAN ANTONIO, TEXAS 78229
   733-8861
7. THERE IS NO ZONING CLASSIFICATION FOR DEVELOPMENT OUTSIDE CITY LIMIT.
8. STREETS WILL BE TYPE "B" WITH 60' R.O.W. AND 40' PAVEMENT.

RECEIVED
JUL 17 1984
DEPARTMENT OF PLANNING
Subdivision Section

Revisions: JUL. 13, 1984	NORTHWEST BUSINESS PARK PRELIMINARY OVERALL AREA DEVELOPMENT PLAN	
	FLORES & COMPANY Consulting Engineers 3740 Colony Drive, Suite 204 San Antonio, Texas 78230	Date: JULY 2, 1984 Project No. Scale: Sheet 1 of 1

204

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

FILE NO. 84-10-63-80
(To be assigned by the Planning Dept.)

NORTHWEST BUSINESS PARK
P.O.A.D.P. NAME

GREAT WESTERN CORP.
NAME OF DEVELOPER/SUBDIVIDER

4100 N.W. LOOP 410 SUITE 212
ADDRESS

733-3861
PHONE NO.

MR. TOM FLORES
FLORES & CO. ENGS
NAME OF CONSULTANT

3740 COLONY DR. SUITE 204
ADDRESS

699-9747
PHONE NO.

GENERAL LOCATION OF SITE ALONG THE N.W. R.O.W. LINE OF F.M. 1604 APPROX. 750' S.W. OF ITS INTERSECTION WITH F.M. 1560

EXISTING ZONING (If Applicable) O.C.L. & TEMP R-1

PROPOSED WATER SERVICE	PROPOSED LAND USE	PROPOSED SEWER SERVICE
(X) City Water Board	( ) Single Family	( ) City of San Antonio
( ) Other District _____ Name	( ) Duplex	( ) Other System _____ Name
	( ) Multi-Family	
( ) Water Wells	(X) Business & RETAIL	(X) Septic Tank(s)
	( ) Industrial	

DATE FILED July 17, 1984

DUE DATE OF RESPONSE ~~July~~ Aug 14, 1984
(within 20 working days of receipt)

REVISIONS FILED _____
(if applicable)

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

Jan 1986
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

REVIEWED BY STAFF ON _____

COMMENTS: _____

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;
- OCL (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.

DISTRIBUTION: TRAFFIC 7-17-84 TRANSPORTATION STUDY OFFICE 7-17-84

COMMENTS: 7-9-84 Called Tom regard. lacking info. + 4 copies of POADP.
7-17-84 received ~~POADP~~ with all info
7-20-84 Committee reviewed & concurred.

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

Date: July 20, 1984

Applicant: Flores & Co. Engineers
Mr. Tom Flores
Address: 3740 Colony Drive, Suite 204
San Antonio, Texas 78230

Re: Northwest Business Park
File #: 84-10-63-80

☐ Preliminary Plan
☒ P.O.A.D.P.

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)	( ) _____

(X) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout	( ) Low density lots fronting onto major thoroughfares
( ) Relation to adjoining street system	( ) 24' alley(s)
( ) Stub streets	( ) _____
( ) Street jogs or intersections	
( ) Dead-end streets	
( ) Cul-de-sac streets in excess of 500'	

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

( ) Comments: _____

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 Santarelli Medina

LETTER OF TRANSMITTAL

FLORES & COMPANY CONSULTING ENGINEERS
3740 COLONY DRIVE, SUITE 204
SAN ANTONIO, TEXAS 78230

Date: 16 JUL 84
Job No.: 0264-00
Attention: EDDIE GUZMAN
Re: NORTHWEST BUSINESS PARK POADP

TO: PLANNING DEPARTMENT

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
4			PRINTS OF MASTER PLAN

THESE ARE TRANSMITTED as checked below:

☐ For approval
☒ For your use
☒ As requested
☐ For review and comment
☐ FOR BIDS DUE _____ 19 ____

☐ Approved as submitted
☐ Approved as noted
☐ Returned for corrections
☐ _____

☐ Resubmit ____ copies for approval
☐ Submit ____ copies for distribution
☐ Return ____ corrected prints

REMARKS _____ ☐ PRINTS RETURNED AFTER LOAN TO US

RECEIVED
JUL 17 1984
DEPARTMENT OF PLANNING
Subdivision Section

COPY TO _____

SIGNED Tom Flores

If enclosures are not as noted, kindly notif...

LETTER OF TRANSMITTAL

FLORES & COMPANY CONSULTING ENGINEERS
3740 COLONY DRIVE, SUITE 204
SAN ANTONIO, TEXAS 78230

Date	Job No.
6 JULY 84	0264-00

Attention: EDDIE GUZMAN

Re: POADP OF NORTHWEST BUSINESS PARK

TO: PLANNING DEPARTMENT

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1			PRINTS
			699-9747

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED Jon Flores

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