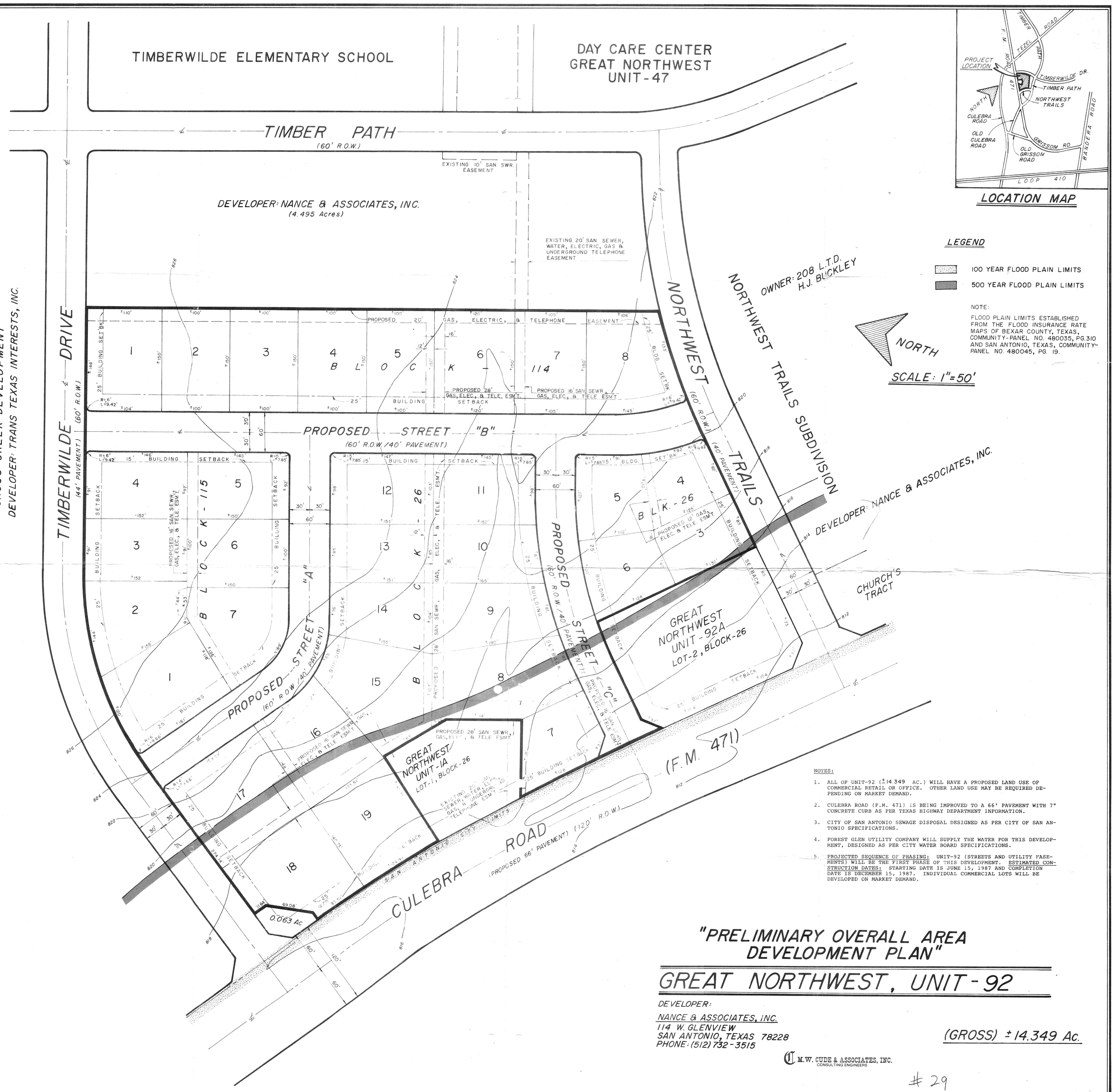


NOTES:

1. ALL OF UNIT-92 (±14.349 AC.) WILL HAVE A PROPOSED LAND USE OF COMMERCIAL RETAIL OR OFFICE. OTHER LAND USE MAY BE REQUIRED DEPENDING ON MARKET DEMAND.
2. CULEBRA ROAD (F.M. 471) IS BEING IMPROVED TO A 66' PAVEMENT WITH 7" CONCRETE CURB AS PER TEXAS HIGHWAY DEPARTMENT INFORMATION.
3. CITY OF SAN ANTONIO SEWAGE DISPOSAL DESIGNED AS PER CITY OF SAN ANTONIO SPECIFICATIONS.
4. FOREST GLEN UTILITY COMPANY WILL SUPPLY THE WATER FOR THIS DEVELOPMENT, DESIGNED AS PER CITY WATER BOARD SPECIFICATIONS.
5. PROJECTED SEQUENCE OF PHASING: UNIT-92 (STREETS AND UTILITY FASEMENTS) WILL BE THE FIRST PHASE OF THIS DEVELOPMENT. ESTIMATED CONSTRUCTION DATES: STARTING DATE IS JUNE 15, 1987 AND COMPLETION DATE IS DECEMBER 15, 1987. INDIVIDUAL COMMERCIAL LOTS WILL BE DEVELOPED ON MARKET DEMAND.

"PRELIMINARY OVERALL AREA DEVELOPMENT PLAN"

GREAT NORTHWEST, UNIT-92

DEVELOPER:

NANCE & ASSOCIATES, INC.
114 W. GLENVIEW
SAN ANTONIO, TEXAS 78228
PHONE: (512) 732-3515

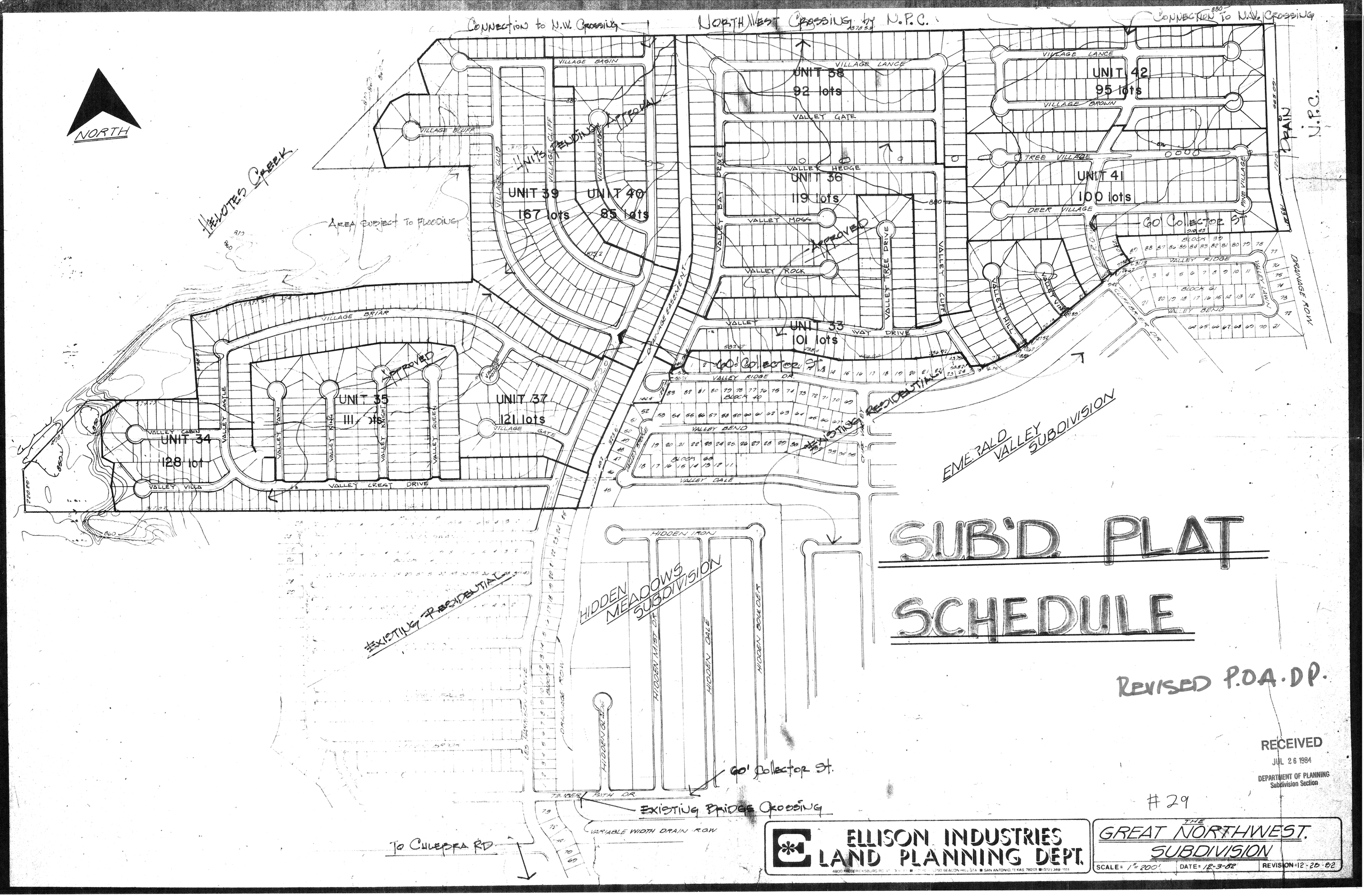
(GROSS) ±14.349 Ac.

M.W. CUDE & ASSOCIATES, INC.
CONSULTING ENGINEERS

29

SHEET 1 of 1

APRIL, 1987



SUB'D PLAT SCHEDULE

REVISED P.O.A. D.P.

RECEIVED
JUL 26 1984
DEPARTMENT OF PLANNING
Subdivision Section

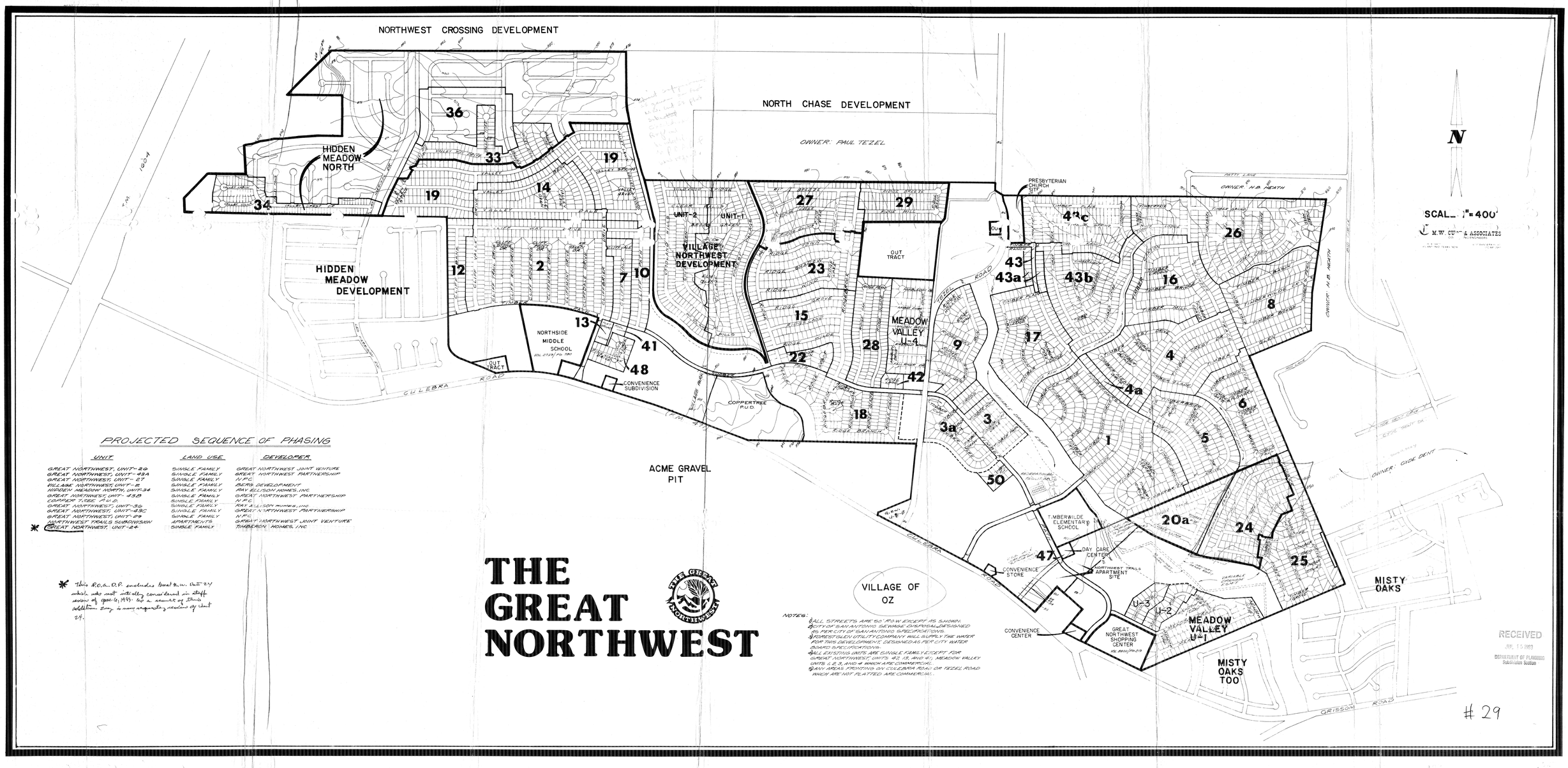
#29

ELLISON INDUSTRIES LAND PLANNING DEPT.

THE GREAT NORTHWEST SUBDIVISION

SCALE: 1" = 200' | DATE: 12-3-82 | REVISION: 12-28-82

1983 JUL 15 PM 3 22



PROJECTED SEQUENCE OF PHASING

UNIT	LAND USE	DEVELOPER
GREAT NORTHWEST, UNIT-2G	SINGLE FAMILY	GREAT NORTHWEST JOINT VENTURE
GREAT NORTHWEST, UNIT-43A	SINGLE FAMILY	GREAT NORTHWEST PARTNERSHIP
GREAT NORTHWEST, UNIT-27	SINGLE FAMILY	N.P.C.
VILLAGE NORTHWEST, UNIT-2	SINGLE FAMILY	JERS DEVELOPMENT
HIDDEN MEADOW NORTH, UNIT-34	SINGLE FAMILY	RAY ELLISON HOMES, INC.
GREAT NORTHWEST, UNIT-43B	SINGLE FAMILY	GREAT NORTHWEST PARTNERSHIP
COPPER TREE P.U.D.	SINGLE FAMILY	N.P.C.
GREAT NORTHWEST, UNIT-3G	SINGLE FAMILY	RAY ELLISON HOMES, INC.
GREAT NORTHWEST, UNIT-43C	SINGLE FAMILY	GREAT NORTHWEST PARTNERSHIP
GREAT NORTHWEST, UNIT-29	SINGLE FAMILY	N.P.C.
NORTHWEST TRAILS SUBDIVISION	APARTMENTS	GREAT NORTHWEST JOINT VENTURE
* GREAT NORTHWEST, UNIT-24	SINGLE FAMILY	TIMBERON HOMES, INC.

* This R.O.W. O.P. excludes that R.O.W. that 24 which was not initially considered in staff review of Apr. 4, 1983 for a change of Zoning addition Zoning, it was originally section of Unit 24.

THE GREAT NORTHWEST

NOTES:

1. ALL STREETS ARE 50' R.O.W. EXCEPT AS SHOWN.
2. CITY OF SAN ANTONIO SEWAGE DISPOSAL DESIGNED AS PER CITY OF SAN ANTONIO SPECIFICATIONS.
3. SOUTHSIDE UTILITY COMPANY WILL SUPPLY THE WATER FOR THIS DEVELOPMENT, DESIGNED AS PER CITY WATER BOARD SPECIFICATIONS.
4. ALL EXISTING UNITS ARE SINGLE FAMILY EXCEPT FOR GREAT NORTHWEST, UNITS 42 (3 AND 4), MEADOW VALLEY UNITS 1, 2, 3, AND 4 WHICH ARE COMMERCIAL.
5. ANY AREAS FRONTING ON CULEBRA ROAD OR TEZEL ROAD WHICH ARE NOT PLATTED ARE COMMERCIAL.

RECEIVED
JUL 15 1983
DEPARTMENT OF PLANNING
Subdivision Section

29

INFORMATION SHEET FOR
P.O.A.D.P.

FILE NO. 83-10-60-62
(To be assigned by the Planning Dept).

GREAT NORTHWEST
P.O.A.D.P. NAME

NAME OF DEVELOPER/~~SUBDIVISION~~	ADDRESS	PHONE NO.
SEE PLAN		

NAME OF CONSULTANT	ADDRESS	PHONE NO.
M. W. CUDE	6700 BANDERA RD	681-2951

GENERAL LOCATION OF SITE & TIE DOWN DISTANCE (TO NEAREST PUBLIC STREET) ALONG THE NORTH ROW LINE OF GRISSOM RD.

EXISTING ZONING (If Applicable) O.C.L.

PROPOSED WATER SERVICE	PROPOSED LAND USE	PROPOSED SEWER SERVICE
( ) City Water Board	( ) Single Family	(✓) City of San Antonio
(✓) Other District FOREST GLEN UTILITY (Name)	( ) Multi Family	( ) Other System (Name)
( ) Water Wells	( ) Business	
	( ) Industrial	( ) Septic Tank(s)
	( ) DUPLEX	

(The space below is to be completed by the Department of Planning Staff).

DATE FILED MAY 10, 1983

REVISIONS FILED July 15, 1983
(if applicable)

DUE DATE OF RESPONSE June 20, 1983
(within 20 days of receipt).

DATE OF RESPONSE July 21, 1983
(within 15 days of receipt).

Nov. 1984
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

NEEDED INFORMATION:

D. INFORMATION REQUESTED. THE POADP, ~~ans~~ 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;
- O.C.L. (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.

DRAFT

CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78285

July 21, 1983

M.W. Cude & Associates
Attn: Mr. Mike W. Cude
6700 Bandera Road
San Antonio, Texas 78216

Re: Great Northwest (Unit24)

Dear Mr. Cude:

As requested in the letter of transmittal dated July 15, 1983 from your office, staff has reviewed the planned proposal for Unit 24 which was not initially taken into consideration into the Preliminary Overall Area Development Plan (POADP) review for Great Northwest File #83-16-60-62. Staff analysis of this planned concept is that it is in general compliance with Chapter 36 of the City Code.

Please note that 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.

If you have any questions or if we be of further assistance, please do not hesitate to contact our office.

Sincerely,

Roland A. Lozano
Director of Planning

RAL/EG/lya

cc: Dean Chadwick, Traffic Engineering

CITY OF SAN ANTONIO

P. O. BOX [illegible]

SAN ANTONIO, TEXAS 78285

June 6, 1983

M. W. Cude & Associates
Attn: Mr. Mike W. Cude
6700 Bandera Road
San Antonio, Texas 78216

Re: Great Northwest

Dear Mr. Cude:

This is to inform you that the Preliminary Overall Area Development Plan (POADP) for Great Northwest (File #83-10-60-62) was jointly reviewed by Traffic Engineering and Planning staff. More specifically, said review concentrated on areas for which plats have not been approved or recorded. The areas taken into consideration were the eleven units annotated in the phasing listing on the overall plan.

Staff review concludes that the proposed scheme for the aforementioned parcels are in general compliance with Chapter 36 of the City Code with the exception of Unit-43C. The planned design does not provide for a stub street as required by Sec. 36-10(C) of the Code. In view of this, staff recommends that a stub street be provided to the northern limits of said unit. Provision for the recommended stub street will allow the future extension and a potential linkage to the north of this unit. Additionally, it is noted that Culebra Road is classified as a primary arterial type "A" street ([illegible]' R.O.W.) on the Major Thoroughfare Plan. Any platting occurring along this stretch of thoroughfare will require dedication for future street widening in accordance with the Major Thoroughfare Plan.

Please note that these are staff comments and not Planning Commission comments. If you make any expenditures based on these comments, you do so at your own risk since staff cannot make any commitments for the Planning Commission or the City.

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.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,

Roland A. Lozano
Director of Planning

RAL/EG/sm

cc: Dean Chadwick, Traffic Engineering

M. W. Cude & Associates
Att Mr. Mike W. Cude
6700 Bandera Rd.
San Antonio, Texas 78216

Date

Re Great N.W.

Dear Mr. Cude.

This is to inform you that the Preliminary Overall Area Development Plan for Great Northwest File # 83-10-60-62 was jointly reviewed by Traffic engineering and Planning staff. More specifically said review concentrated on areas for which plats have not been app or recorded. The areas taken into consideration were the parcels of land as indicated on the overall plan. Staff review concludes that the proposed scheme for the aforementioned parcels are in general compliance with Chapter 36 of the City Code. ~~not~~ with the exception of Unit 43.C. The planned design does not provide for a stub street as required by Sec 36-10(c) of the Code. In view of this staff recommends that a stub street be provided to the northern limits of said unit. Provision for the recommended stub street will allow the future extension and a linkage to the north of this unit. Additionally it is noted that

Culebra Rd is classified as a primary arterial type "A" street (116' ROW) on the Major Thoroughfare Plan. Any platting occurring along this stretch of thoroughfare will require ded for future street widening in accordance with the Major Thoroughfare Plan. ~~In order~~

M.W. CUDE & ASSOCIATES, INC.
CONSULTING ENGINEERS
5433 GRISSOM ROAD

P.O. BOX 16411
SAN ANTONIO, TEXAS 78216
512-681-2951

TO: EDDY GUEMAN
PLANNING

DATE: 7-15-83
PROJECT: GREAT NORTHWEST, UNIT 24
JOB NO.: 0180-24-14

We are sending you:

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

NO. OF COPIES	NO. OF SHEETS	LATEST DATE		DESCRIPTION
3	1	7-15-83		GREAT NORTHWEST, UNIT-24

These are sent:

- ✓ As per your request
- ___ By request of ___
- ✓ For your information
- ✓ For signature
- ✓ For construction
- ___ Other ___

Remarks:

WE NEED TO GET A PONDP ON GRT. N.W. U-24 IF THERE ARE ANY ITEMS LACKING PLEASE CALL ME

MIKE HERRERA
THANK YOU

Copies of: ___ TO: ___

Received By: William Vanyk Date: ___ Submitted By: M.H.