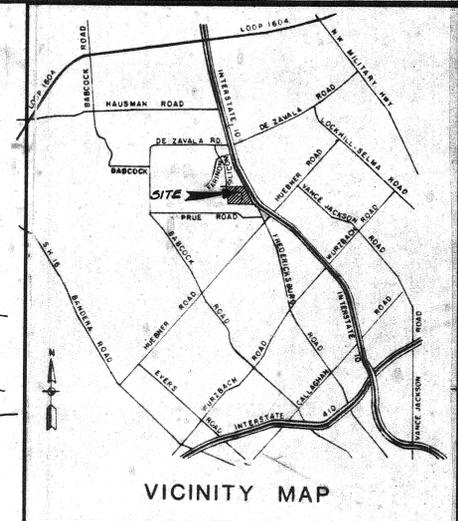


1.957 AC.
LEE / SEALE RESEARCH PARK, LTD.
(OWNER)

LOT 13 N.C.B. 14862
0.41 AC.
TECHNOLOGY PARK UNIT-2
(VOL. 3000, PG. 210-212)

LOT 16 NCB 14862
(13.81 AC. OVERALL)
R & B COMMERCIAL SUBD.
(VOL. 3200, PG. 148)



LOT 1
THOMAS BRUNDAGE & ASSOC. (OWNER)

LOT 2
THOMAS BRUNDAGE & ASSOC.
(OWNER)

LOT 4
A.J. PLOCH OIL CO., INC.
(VOL. 8100, PG. 215)

| DATE | NO. | DESCRIPTION | REVISIONS |
|------|-----|-------------|-----------|
| | | | |
| | | | |

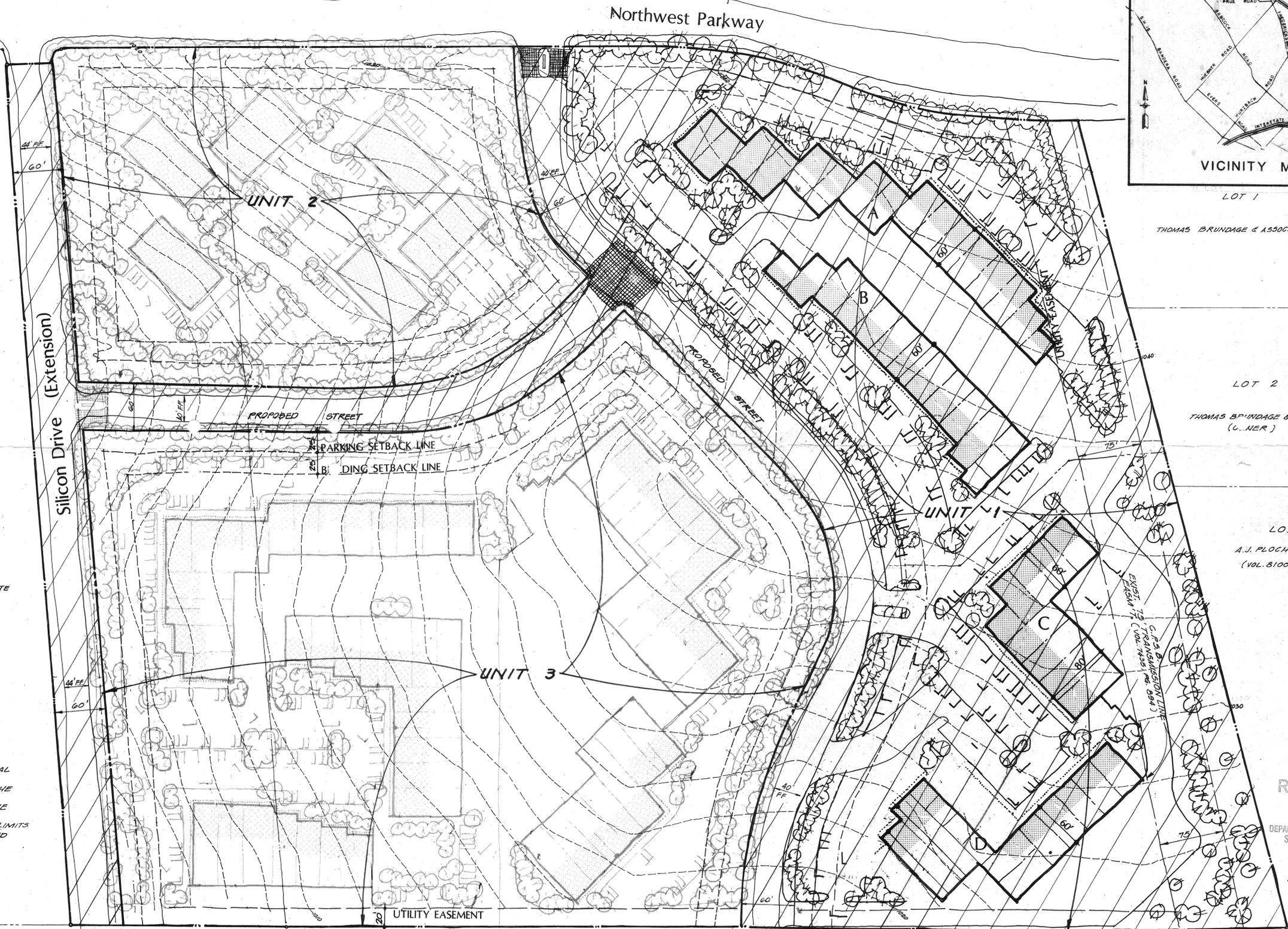
VICKREY & ASSOCIATES, Inc.
CONSULTING ENGINEERS & SURVEYORS
7334 Blanco Road, Suite 109, San Antonio, Texas 78216
Telephone: (512) 349-3271

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

RECEIVED
FEB 23 1984
DEPARTMENT OF PLANNING
Subdivision Section

#100

| | |
|----------------------|----------------------|
| DATE: FEB., 1984 | SCALE |
| | Vertical 1" = 10' |
| | Horizontal 1" = 100' |
| | |
| SHEET 1 | OF 1 |
| PROJ. NO. 0223-52-14 | |



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 ROAD 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

UNPLATTED
GEORGE TOM & MILLARD JUDSON
(OWNER)

UNPLATTED
WM. H. ARLITT, JR. (OWNER)



LEE / SEALE RESEARCH PARK LTD
(OWNER)

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

MR HARDIT SINGH

VICKEY & ASSOC 7334 BLANCO RD. 349-3271
NAME OF CONSULTANT ADDRESS PHONE NO.

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

EXISTING ZONING (IF Applicable) I-1

| PROPOSED WATER SERVICE | PROPOSED LAND USE | PROPOSED SEWER SERVICE |
|--|--|---|
| <input checked="" type="checkbox"/> City Water Board | <input type="checkbox"/> Single Family | <input checked="" type="checkbox"/> City of San Antonio |
| <input type="checkbox"/> Other District _____ Name _____ | <input type="checkbox"/> Duplex | <input type="checkbox"/> Other System _____ Name _____ |
| <input type="checkbox"/> Water Wells | <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Septic Tank(s) |
| | <input type="checkbox"/> Business | |
| | <input checked="" type="checkbox"/> Industrial | |

DATE FILED Feb. 23, 1984
DUE DATE OF RESPONSE MAR 22, 1984
(within 20 working days of receipt)

REVISIONS FILED _____
(if applicable)
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 FOADP 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 FOADP.

2-2084
Sing will return call

sin will provide necessary info 2-2084
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 requires map reflecting existing ^{proposed} land use, sublots or P.O.A.D.P.s in the area. This was to give an idea of the relationship of this proposal with existing conditions. This will give staff a clear of needed streets. Reconsider next week.



CITY OF SAN ANTONIO

P. O. BOX 9000
SAN ANTONIO, TEXAS 78235

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:

- 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.

- | | | |
|------------------------------------|------------------------------------|------------------------------------|
| <input type="checkbox"/> 36-20D(a) | <input type="checkbox"/> 36-20D(e) | <input type="checkbox"/> 36-20D(i) |
| <input type="checkbox"/> 36-20D(b) | <input type="checkbox"/> 36-20D(f) | <input type="checkbox"/> 36-20D(j) |
| <input type="checkbox"/> 36-20D(c) | <input type="checkbox"/> 36-20D(g) | <input type="checkbox"/> 36-20D(k) |
| <input type="checkbox"/> 36-20D(d) | <input type="checkbox"/> 36-20D(h) | <input type="checkbox"/> _____ |

- is in general compliance with the Subdivision Regulations
- lacks compliance with the Subdivision Regulations regarding:

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

- See annotations/comments on attached copy of your plan.
- 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 Justenille Sedillo

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.

