

ANTICIPATED CONSTRUCTION TIME TABLE

PHASE	BEGIN CONSTRUCTION	END CONSTRUCTION	DESCRIPTION
I	1987	1987	Warm Springs Rehab. Hospital
II	1988	2000	Health Science Center
IIIa	1992	1997	Specialty Hospital
III	1992	2000	Retail Health
IV	2000	2020	U.I. Health Science Centers
V	2000	2015	
VI	2015	2030	
VII	2015	2030	Retail

NOTE: Street layout and Phases subject to revisions.  
 ACRES OF TRACTS ARE APPROXIMATE  
 TOTAL ACRES 267.9 ACRES  
 FLOYD CURL DR. ACRES = 8.3 ACS.

PLAN HAS BEEN ACCEPTED  
 BY THE CITY OF SAN ANTONIO  
 DEVELOPMENT REVIEW COMMITTEE  
 Date: May 9, 1996  
 File # 196  
 Signed: [Signature]

MACINA • BOSE • COPELAND & ASSOC., INC.  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 415 Breesport Drive, San Antonio, Texas 78216  
 (512) 349-0151



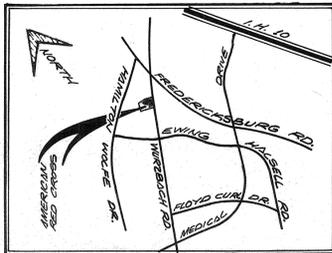
SAN ANTONIO MEDICAL FOUNDATION  
 PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
 P.O.A.D.P.

REVISIONS	DATE	DESCRIPTION
1	4/30/96	APPROVED FOR CONSTRUCTION
2	4/30/96	APPROVED FOR CONSTRUCTION

LOCATION MAP  
 LEGEND  
 PERIMETER PROPERTY LINE LIMITS  
 LIMITS OF 100-YEAR FLOOD PLAN  
 PHASE LINES



- NOTES:
1. SANITARY SEWER SYSTEM BY THE CITY OF SAN ANTONIO.
  2. WATER DISTRIBUTION SYSTEM BY THE CITY OF SAN ANTONIO.
  3. DEVELOPER: SAN ANTONIO MEDICAL FOUNDATION  
 2629 BARBOCK RD.  
 SAN ANTONIO, TEXAS 78229
  4. PART OF THIS PROPOSED DEVELOPMENT DOES FALL WITHIN THE 100-YEAR FLOOD AREA AS DETERMINED FROM MOST CURRENT FLOOD INSURANCE RATE MAP. SEE LEGEND FOR SCOPE OF LIMITS.
  5. ZONING CLASSIFICATION WITHIN THE LIMITS OF THE P.O.A.D.P. IS CLASSIFIED AS "M".



LOCATION MAP



RECEIVED  
OCT 4 1985  
DEPARTMENT OF PLANNING  
Subdivision Section

NOTES:

- SANITARY SEWER SYSTEM BY THE CITY OF SAN ANTONIO.
- WATER DISTRIBUTION SYSTEM BY THE CITY OF SAN ANTONIO.
- DEVELOPER - SAN ANTONIO MEDICAL FOUNDATION  
4502 CENTERVIEW DRIVE  
SUITE 235  
SAN ANTONIO, TEXAS 78228
- THIS PROPOSED DEVELOPMENT DOES NOT FALL WITHIN THE 100-YEAR FLOOD AREA AS IDENTIFIED FROM THE MOST CURRENT FLOOD INSURANCE RATE.
- ALL ZONING CLASSIFICATIONS ARE PROPOSED

PHASE	ANTICIPATED CONSTRUCTION TIME TABLE		
	BEGIN CONSTRUCTION DATE	END DATE	
I	JAN. '86	SEPT. '86	RED CROSS
II	1986	1990	HEALTH RESOURCES CLUSTER
III	1987	1990	HEALTH RESOURCES CLUSTER
IV	1990	1994	EDUCATION OR HEALTH
V	1990	1996	CLINICS
VI	1995	1997	MULTI-PURPOSE OFFICE/RETAIL

PERIMETER PROPERTY LINE LIMITS.



MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS



415 Breesport Drive, San Antonio, Texas 78216  
(512) 349-0151

SAN ANTONIO MEDICAL FOUNDATION  
SUBDIVISION, UNIT-5  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
P.O.A.D.P.

REVISIONS:	NO.	DATE	DESCRIPTION
	1	07/3/85	ADDED CHANDLER CREEK DR.

DESIGN: D.L.A.  
DRAWN: R.O.C./M.A.C.  
CHECKED:  
DATE: AUG 9 1985  
JOB NO: C-4610  
SHT: 1 OF 1

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

FILE NO. 85-13-61-42  
(To be assigned by the Planning Dept.)

SAN ANTONIO MED. FOUNDATION  
P.O.A.D.P. NAME

S.A.M.F.  
NAME OF DEVELOPER/SUBDIVIDER

1502 CENTERVIEW, SUITE 235  
ADDRESS 78228 PHONE NO.

M.B.C. Engineers  
NAME OF CONSULTANT

415 Breesport 78216  
ADDRESS 349-0151 PHONE NO.

GENERAL LOCATION OF SITE N.W. corner of Wurzbach Rd. and  
Fridrichsburg Rd.

EXISTING ZONING (If Applicable) \_\_\_\_\_

<u>PROPOSED WATER SERVICE</u>	<u>PROPOSED LAND USE</u>	<u>PROPOSED SEWER SERVICE</u>
<input type="checkbox"/> City Water Board	<input type="checkbox"/> Single Family	<input 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 type="checkbox"/> Industrial	

DATE FILED ~~Sept 15, 1985~~ Oct 4, 1985

REVISIONS FILED: \_\_\_\_\_  
(if applicable)

DUE DATE OF RESPONSE Oct. 7, 1985  
(Within 20 working days of receipt)

DATE OF RESPONSE \_\_\_\_\_  
(Within 15 working days of receipt)

(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 of map;
- (d) Proposed land uses by location, type, and acreage;
- (e) Existing and proposed circulation system of collector, arterial, and local type "B" streets (clearly identified) and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system;
- (f) Contour lines at intervals no greater than ten feet;
- (g) Ownership from title and/or city or county records and, if known, proposed development for adjacent land;
- (h) Existing adjacent or perimeter streets (including right-of-way widths), intersections and developments;
- (i) One hundred (100) year flood plain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the City of San Antonio and/or Bexar County;
- (j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares;
- (k) Name and address of developer.

DISTRIBUTION: TRAFFIC \_\_\_\_\_ TRANSPORTATION STUDY OFFICE \_\_\_\_\_

COMMENTS: \_\_\_\_\_



# CITY OF SAN ANTONIO

May 9, 1996

David Allen  
Macina, Bose, Copeland & Associates, Inc.  
415 Breesport Drive  
San Antonio, TX 78216

Re: San Antonio Medical Foundation

POADP # 196

Dear Mr. Allen:

The City Staff Development Review Committee has reviewed your San Antonio Medical Foundation Subdivision Preliminary Overall Area Development Plan # 196. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note the following:

1. Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.

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. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

A handwritten signature in cursive script, appearing to read "D. Pasley".

David W. Pasley, AICP  
Director of Planning  
Department of Planning

DWP/EAC

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer





**MACINA • BOSE • COPELAND and ASSOCIATES, INC**  
CONSULTING ENGINEERS AND LAND SURVEYORS

415 Breesport Drive, San Antonio, Texas 78216  
(210) 349-0151 FAX (210) 349-9302

**FACSIMILE COVER SHEET**

TO: ELIZABETH DATE: 5/9/96

FAX #: 207 4441 TIME: \_\_\_\_\_

FROM: DAVID ALLEN JOB #: -

Number of Pages (including cover sheet): 2

Description: POADP Application

Comments: \_\_\_\_\_

As Requested.

If you do not receive all the pages as indicated above, please call: (210) 349-0151.

# PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP) APPLICATION

Date Submitted: <u>MAY 9, 1996</u>		
Name of POADP: <u>SAN ANTONIO MEDICAL FOUNDATION</u>		
Owner/Agent: <u>SAN ANTONIO MEDICAL FOUNDATION</u>		Phone: <u>614-3724</u>
Address: <u>2829 BABCOCK RD.</u>		Zip code: <u>78229</u>
Engineer/Surveyor: <u>M. B. C. ENGINEERS INC.</u>		Phone: <u>(210) 349-0151</u>
Address: <u>415 BREEFSPOUT DR.</u>		Zip code: <u>78216</u>
Existing zoning: <u>N/A</u>		Proposed zoning: <u>B-3</u>
Texas State Plane Coordinates: X <u>613, 463</u> Y <u>130, 932</u> (at major street entrance/main entrance)		
Plat is over/within/includes: San Antonio City Limits		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Edwards Aquifer Recharge Zone?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Land Area Being Platted:	<u>Lots</u>	<u>Acres</u>
Single-Family (SF)	<u>-</u>	<u>-</u>
Non-Single Family (NSF)	<u>-</u>	<u>-</u>
Commercial & other	<u>267.3</u>	<u>267.3</u>
TOTAL =	<u>-</u>	<u>267.3</u>

Print Name: <u>DAVID L. OLLEN, P.E.</u>	Signature: <u>David L. Ollen</u>	
Date: <u>MAY 9, 1996</u>	Tel: <u>(210) 349-0151</u>	Fax: <u>(210) 349-9302</u>

Last block at bottom of page is for the person actually submitting the application. Anyone may submit an application. However, this is the person staff will contact regarding this application for clarification or additional information. Therefore, this should be your POC (point of contact).

\* Note: This application must be completed fully, and typed or printed legibly, for acceptance.

PLEASE FOLD ALL MAPS



# CITY OF SAN ANTONIO

P O BOX 9066  
SAN ANTONIO, TEXAS 78285

May 6, 1987

Mr. Robert Copeland  
MBC Engineering Co.  
415 Breesport  
San Antonio, Texas 78216

RE: San Antonio Medical Foundation POADP  
File #196

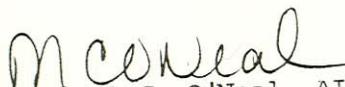
Dear Mr. Copeland:

The Development Review Committee has reviewed and accepted your revised plan for San Antonio Medical Foundation. Please note that the plan has been assigned File #196 for future reference.

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. 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, please contact Roy Ramos at 299-7900.

Sincerely,

  
Michael C. O'Neal, AICP  
Planning Administrator  
Dept. of Planning

MCO/RR/sm  
Encl.