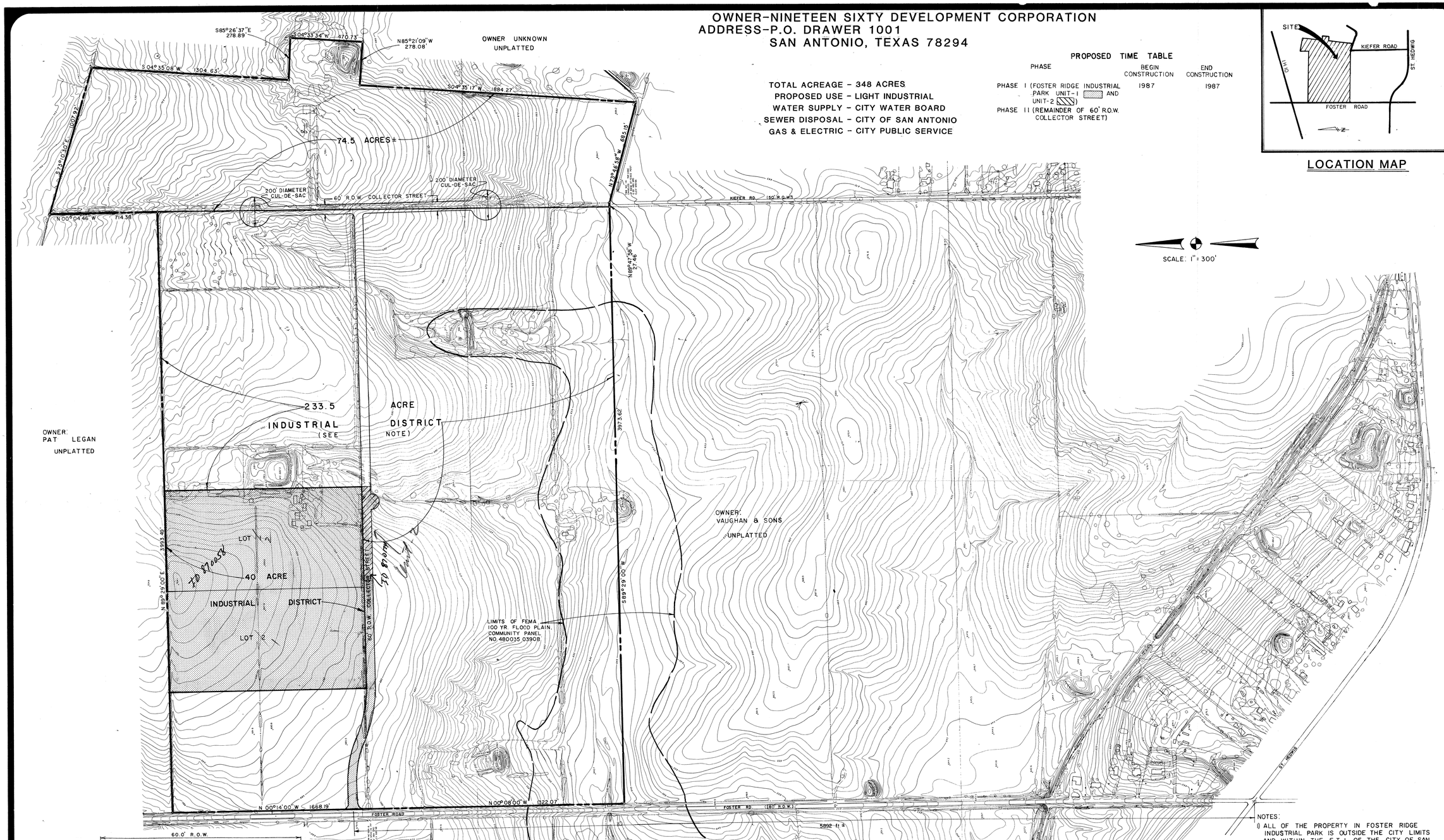
OWNER-NINETEEN SIXTY DEVELOPMENT CORPORATION
ADDRESS-P.O. DRAWER 1001
SAN ANTONIO, TEXAS 78294

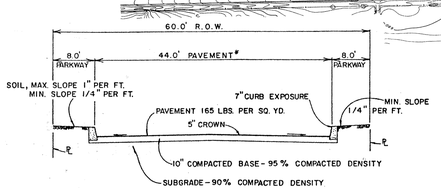
TOTAL ACREAGE - 348 ACRES
PROPOSED USE - LIGHT INDUSTRIAL
WATER SUPPLY - CITY WATER BOARD
SEWER DISPOSAL - CITY OF SAN ANTONIO
GAS & ELECTRIC - CITY PUBLIC SERVICE

PROPOSED TIME TABLE

PHASE	BEGIN CONSTRUCTION	END CONSTRUCTION
PHASE I (FOSTER RIDGE INDUSTRIAL PARK UNIT-1 AND UNIT-2)	1987	1987
PHASE II (REMAINDER OF 60' R.O.W. COLLECTOR STREET)		

LOCATION MAP





TYPICAL STREET SECTION

*44' PAVEMENT WIDTH USED AT OWNERS REQUEST.

NOTES:

1) ALL OF THE PROPERTY IN FOSTER RIDGE INDUSTRIAL PARK IS OUTSIDE THE CITY LIMITS AND WITHIN THE E.T.J. OF THE CITY OF SAN ANTONIO. ZONING DOES APPLY TO THE 74.5 ACRES± TRACT WHICH HAS NOT BEEN DESIGNATED AS AN INDUSTRIAL DISTRICT SINCE IT IS OUTSIDE THE CITY LIMITS.

2) 233.5 ACRES OUT OF FOSTER RIDGE INDUSTRIAL PARK WAS DESIGNATED AS AN INDUSTRIAL DISTRICT BY THE CITY COUNCIL ON OCTOBER 2, 1986 BY ORDINANCE NO. 63772

3) 40 ACRES OUT OF FOSTER ROAD INDUSTRIAL PARK WAS DESIGNATED AS AN INDUSTRIAL DISTRICT BY THE CITY COUNCIL ON OCTOBER 2, 1986 BY ORDINANCE NO. 63773.

REVISIONS:

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
8310 BROADWAY SAN ANTONIO TEXAS 78217 512-824-9494

FOSTER RIDGE INDUSTRIAL PARK
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

JOB NO. 2269.01
DATE
DESIGNER
CHECKED DRAWN MWM
SHEET 1 OF 1

254

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

F 254

FILE NO. 87-2058-02
(To be assigned by the Planning Dept.

Foster Ridge POADP.
P.O.A.D.P. NAME

Ninety Sixty Devp. Corp.
NAME OF DEVELOPER/SUBDIVIDER

PO B 1061, 78292
ADDRESS

PHONE NO.

Pape & Dawson Eng. C.
NAME OF CONSULTANT

9310 Broadway, 78217
ADDRESS

824-9492
PHONE NO.

GENERAL LOCATION OF SITE _____

EXISTING ZONING (If Applicable) _____

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 Jan 14, 1987

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE Jan 16, 1987
(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: _____

Roy

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO TEXAS 78285

January 16, 1987

John Krauss
Pape-Dawson Engineers
9310 Broadway
San Antonio, TX 78217

RE: Foster Ridge POADP
File #254

Dear Mr. Krauss:

This is to inform you that the Development Review Committee has reviewed and accepted your plan of Foster Ridge. Foster Road is designated on the Major Thoroughfare Plan as a secondary arterial and therefore, street dedication will be required upon formal plat filing.

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 299-7896.

Sincerely,

M C O'Neal

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

MCO:RR:bc

Enclosure:

AGENDA ITEM NO.

PRELIMINARY ENGINEERING REPORT ON THE FEASIBILITY OF THE CITY WATER BOARD PROVIDING WATER SERVICE TO THE FOSTER ROAD 698 ACRE TRACT IN SERVICE LEVEL 3

23 October 1986

I. Pape-Dawson Engineers on behalf of Wayne Harwell has requested that the City Water Board provide water service to the Foster Road 698 acre tract located outside the city limits and inside the inner service zone of the Board's service area. A copy of the letter requesting service is attached.

II. The tract is located on Foster Road between I.H. 10 and St. Hedwig as shown on the attached sketch.

III. The tract is proposed for mixed-use development consisting of residential and commercial uses. The ultimate demand on the City Water Board's system is anticipated to be equivalent to 2,792 dwelling units. Water supply to the area will be from Service Level 3. The excess system capacity of Service Level 3 can accommodate this requirement.

IV. To provide water supply for domestic and fire protection service in accordance with the Board's Criteria a flow capacity of 5,292 gpm is required. There is an existing 20-inch main on St. Hedwig at Foster Road and an existing 12-inch main on I.H. 10 approximately 5,300 feet west of Foster Road with adequate capacity to supply the required water demand. A 16-inch approach main on Foster Road from St. Hedwig to the tract, approximately 1,400 feet, and a 12-inch approach main on I.H. 10 and Foster Road from the existing 12-inch main to the tract, approximately 6,500 feet, will be required at the developer's initial expense. The 16-inch and 12-inch approach mains are estimated to cost $42,000 and $162,500 respectively. These dual approach mains will also satisfy the Board's Criteria for multiple connections. The developer will also be required to install the necessary on-site mains and facilities in accordance with the Board's Criteria.

V. In accordance with the Board's Master Plan it is recommended that the required 12-inch approach main along Foster Road be oversized to 16 inches. The estimated cost of installing approximately 1,200 feet of 16-inch oversized approach main is $36,000. The City Water Board's and developer's proportionate share of the cost is estimated to be $12,000 and $24,000 respectively. The recommended 16-inch oversized approach main is subject to the approval of the San Antonio City Council.

VI. In accordance with the Board's Regulations for Water Service no flow charge is required for connection to the existing 20-inch main on St. Hedwig or the existing 12-inch main on I.H. 10 since they were both installed prior to 2 February 1984.

VII. It is recommended that Pape-Dawson Engineers be informed that the City Water Board can provide water service to the Foster Road 698 acre tract on a developer customer basis as provided for in the Board's Regulations. Such a water service commitment will require the applicant to provide the initial funding for the required 16-inch and 12-inch approach mains as well as the total cost of local benefit facilties.
It is also recommended that the required 12-inch approach main along Foster Road be oversized to 16 inches subject to the approval of the San Antonio City Council. It is further recommended that this commitment for service be honored for four months, and if not exercised during that period, the application must be resubmitted.

Lowell E. Roberts, P.E.
Director of Engineering

Attachments

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

MAINS-SERVICES DEPT. CITY WATER BOARD

September 15, 1986

City Water Board
Post Office Box 2449
San Antonio, Texas 78298

Attn: Mr. Wayne Bitzkie

RE: Foster Road 698 Acre Tract

Dear Mr. Bitzkie:

On behalf of our client, we would like to revise our initial request from 967 acres to 698 acres.

Attached is a U.S.G.S. Map defining the limits of this new area. If you have any questions, please contact our office.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.

Gene Dawson Jr

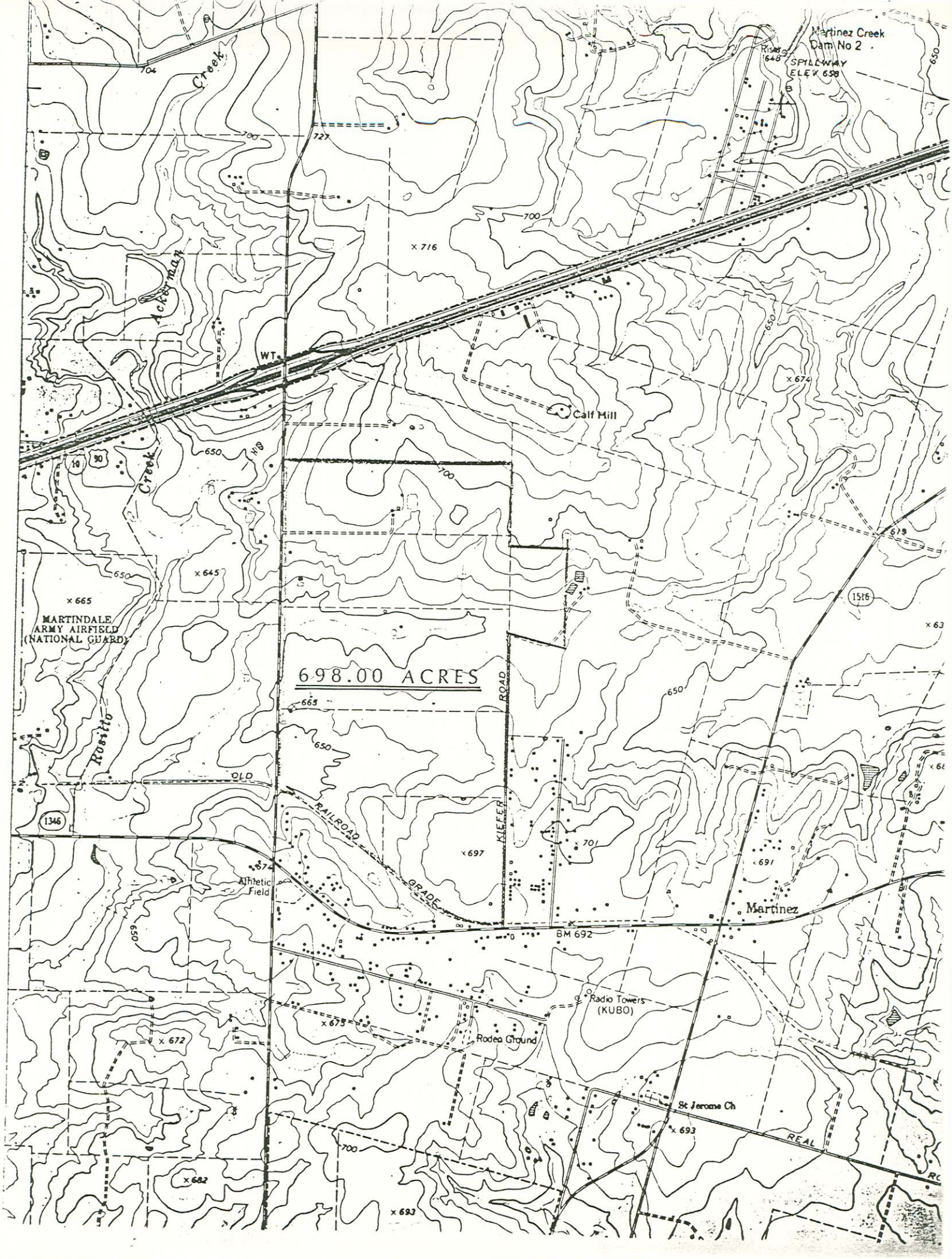
Gene Dawson, Jr.

ATtachment

GD,jr/eh

2269-01

LTR16/91



Martinez Creek
Dam No 2
SPILLWAY
ELEV 658
Creek
Ackerman
WT
Calf Hill
Creek
MARTINDALE
ARMY AIRFIELD
(NATIONAL GUARD)
698.00 ACRES
ROAD
KIEFER
OLD
RAILROAD
GRADE
Athletic
Field
Martinez
BM 692
Radio Towers
(KUBO)
Rodeo Ground
St Jerome Ch
REAL

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

RECEIVED
JUN 30 1986
MAINS-SERVICES
DEPT.
CITY WATER BOARD

June 26, 1986

City Water Board
Post Office Box 2449
San Antonio, Texas 78298

Attn: Mr. Wayne Bitzkie

RE: Foster Road 967 ± Acre Tract

Dear Mr. Bitzkie:

On behalf of our client, Wayne Harwell, we hereby request water service to the above referenced tract. This tract has a proposed use of commercial and residential. We are requesting that water be extended to provide for a density of four (4) dwelling units per acre.

Attached is a U.S.G.S. map defining the limits of the property. If you have any questions, please contact our office.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.

Gene Dawson Jr.

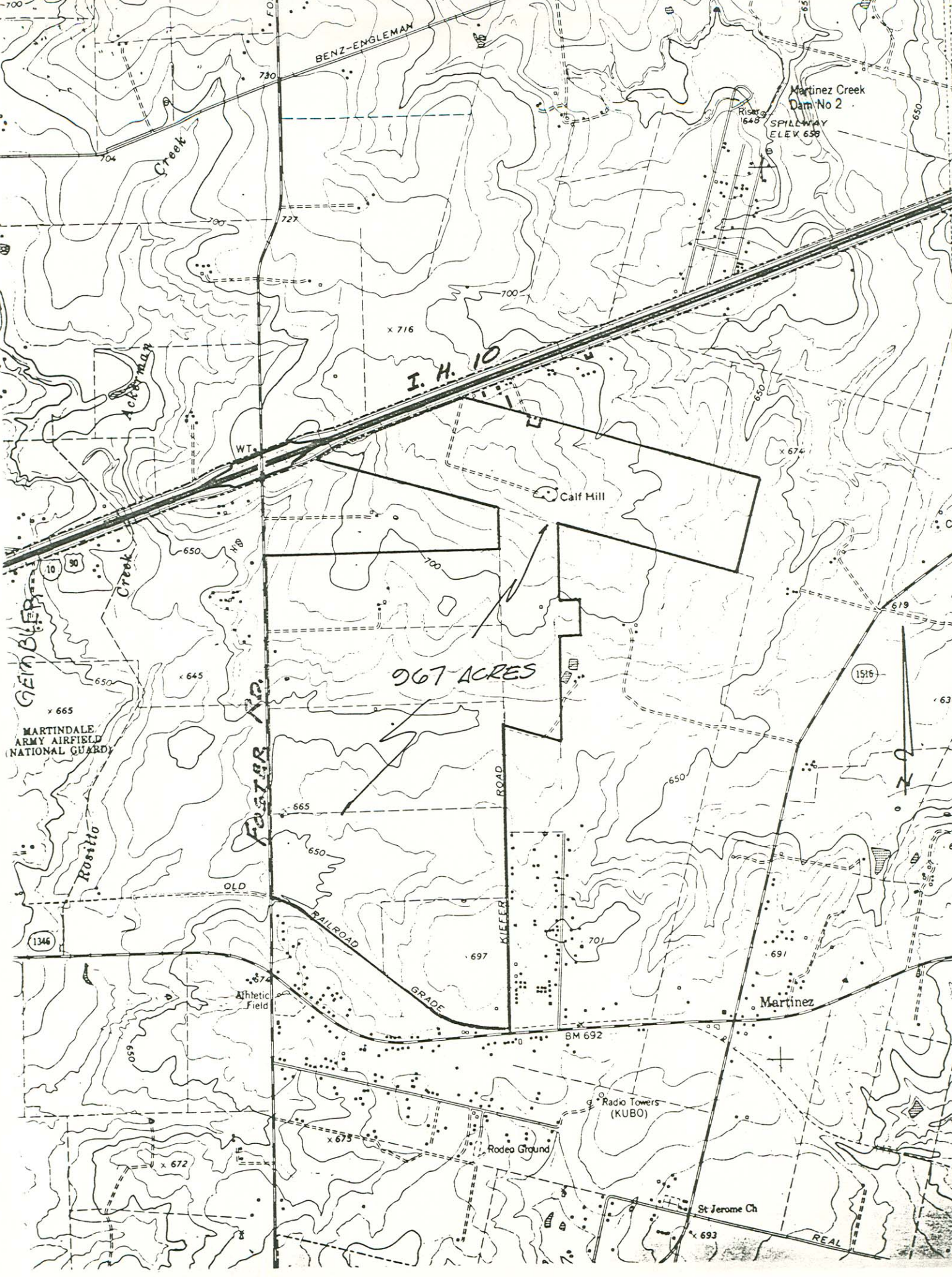
Gene Dawson, Jr.

Attachment

GD,jr/eh

2269-01

LTR14/112


BENZ-ENGLEMAN
Martinez Creek
Dam No 2
Riser
SPILLWAY
ELEV 658
Creek
I. H. 10
Ackerman
WT
Calf Hill
967 ACRES
GEMBLER
Creek
MARTINDALE
ARMY AIRFIELD
(NATIONAL GUARD)
FOSTER RD.
Rosillo
OLD
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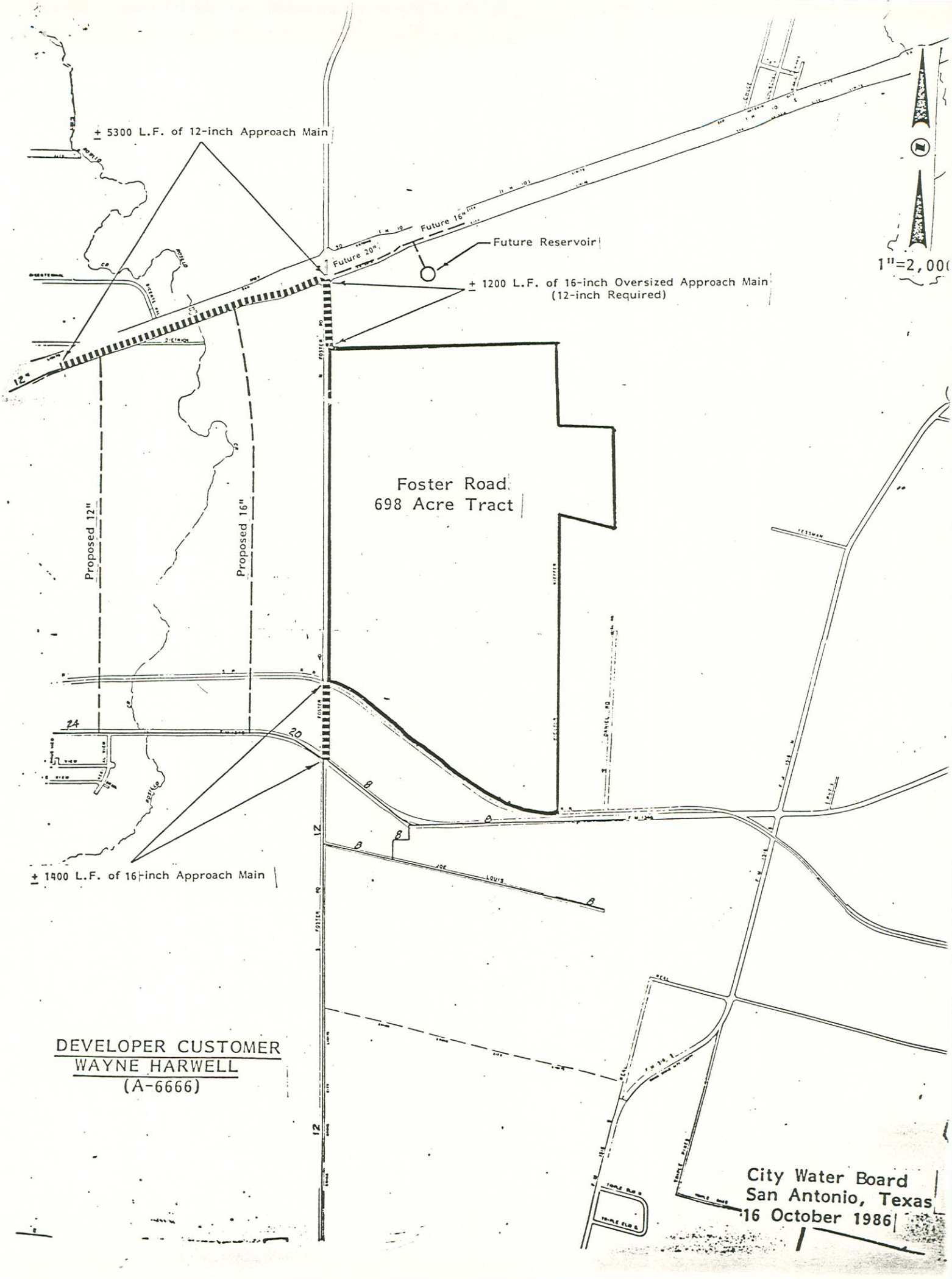
Radio Towers
(KUBO)
Rodeo Ground
St Jerome Ch
REAL


± 5300 L.F. of 12-inch Approach Main
Future 16"
Future 20"
Future Reservoir
± 1200 L.F. of 16-inch Oversized Approach Main
(12-inch Required)
1"=2,00
Foster Road
698 Acre Tract
Proposed 12"
Proposed 16"
± 1400 L.F. of 16-inch Approach Main
DEVELOPER CUSTOMER
WAYNE HARWELL
(A-6666)
City Water Board
San Antonio, Texas
16 October 1986