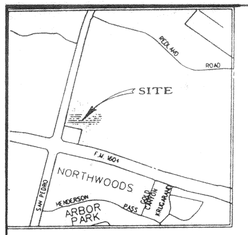
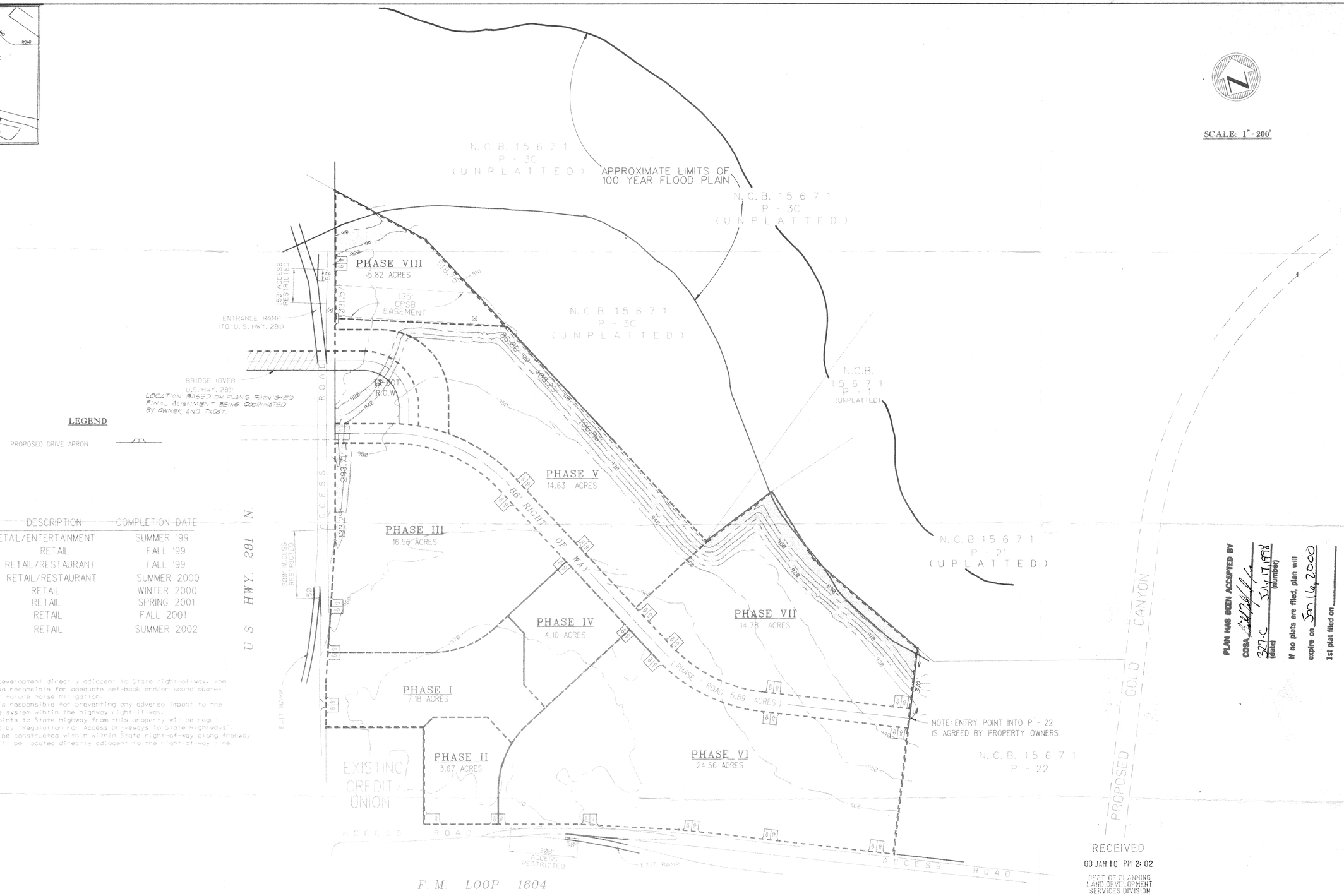


LOCATION MAP

SCALE: 1" = 200'



LEGEND

PROPOSED DRIVE APRON

PHASE	DESCRIPTION	COMPLETION DATE
I	RETAIL/ENTERTAINMENT	SUMMER '99
II	RETAIL	FALL '99
III	RETAIL/RESTAURANT	FALL '99
IV	RETAIL/RESTAURANT	SUMMER 2000
V	RETAIL	WINTER 2000
VI	RETAIL	SPRING 2001
VII	RETAIL	FALL 2001
VIII	RETAIL	SUMMER 2002

TX D.O.T. NOTES

(1) For residential development directly adjacent to State right-of-way, the Developer shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.
(2) Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right-of-way.
(3) Maximum access points to State highway from this property will be regulated as directed by "Regulation For Access Driveways To State Highways".
(4) Any sidewalks to be constructed within within State right-of-way along frontage roads will be located directly adjacent to the right-of-way line.

RECEIVED
00 JAN 10 PM 2:02
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

PLAN HAS BEEN ACCEPTED BY
COSA, 327-C July 17, 1998
(date) (number)
If no plats are filed, plan will
expire on Jan 14, 2000
1st plat filed on _____

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0151 Fax (210) 349-9302

P.O.A.D.P.
SANTIKOS 281 / 1604

REVISIONS: DATE	NO.	DESCRIPTION	BY
6/18/98	1	REVISED PER CITY COMMENTS	M.C.

DESIGN: DLA
DRAWN: DAG/JJA
CHECKED: MC
DATE: 6-18-98
JOB NO.: 26467
SHT. 1 of 1

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: March 20, 1998 — Name of POADP: Santikos 281/1604

Owners: Santikos Investments — Consulting Firm: Macina, Bose, Copeland & Assoc., Inc.

Address: 3707 N. St. Mary's #109 — Address: 415 Breesport Drive

San Antonio, Texas 78212 — San Antonio, Texas 78216

Phone: (210) 736-1800 — Phone: (210) 349-0151

Existing zoning: B-3 ERZD — Proposed zoning: B-3 ERZD

Site is over/within/includes:

Edwards Aquifer Recharge Zone:		☒ Yes ☐ No
Projected # of Phases:	8	☐ Yes ☐ No
San Antonio City Limits?		☒ Yes ☐ No
Council District:	9	
Ferguson map grid	517 (B-2 & C-2)	

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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Land area being platted:	Lots	Acres
Single Family (SF)	N/A	
Multi-family (MF)	N/A	
Commercial and non-residential	8	91.3

Is there a previous POADP for this Site? Name Yes No. 327

Is there a corresponding PUD for this site? Name No No. _____

Plats associated with this POADP or site? Name None No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: David L. Allen, P.E. Signature: David L. Allen, P.E.

Date: 3.30.98 Phone: (210) 349-0151 Fax: (210) 349-9302

☒ name of the POADP and the subdivision;

☒ indication of development phases on the POADP;

☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);

☒ north arrow and scale of the map;

☒ proposed land use by location, type and acreage;

☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;

☒ contour lines at intervals no greater than ten (10) feet;

☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;

☒ existing adjacent or perimeter streets;

☒ one hundred year flood plain limits;

☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.

☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);

☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;

☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;

☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;

☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahen @ (210) 615-5814;

☒ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: David L. Allen, P.E. Signature: David L. Allen PE

If you have any questions please call Elizabeth Carol at 207-7900

CITY OF SAN ANTONIO

July 17, 1998

David Allen
MBC & Assoc.
415 Breesport Drive
San Antonio, TX 78216

Re: Santikos 281 - 1604

POADP # 327 - C

Dear Mr. Allen:

The City Staff Development Review Committee has reviewed Santikos 281 - 1604 Subdivision Preliminary Overall Area Development Plan # 327 - C. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- The east-west alignment will need to be coordinated with the adjacent property owners.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

- I would encourage you to work closely with the school district, so that they can plan accordingly.

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. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

INVOICE
1127583

AMT ENCLOSED _____

AMOUNT DUE	250.00
INVOICE DATE	4/01/1998
DUE DATE	4/01/1998

50-04-5573
SANTIKOS INVESTMENTS
3707 N ST MARY'S ST #109
SATX 78212-3190

PHONE: 000 - 0000

POADP SANTIKOS 1604/281

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
4/01/1998	1127583	50-04-5573	4/01/1998	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	250.00

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	03/30/1998		CK0117786	SANTIKOS1604281
END	03/30/1998			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	250.00	250.00	250.00

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

April 9, 1998

Jose Carmona
Macina-Bose-Copeland and Associates, Inc.
415 Breesport Drive
San Antonio, Texas 78216

RE: Santikos 281/1604 P.O.A.D.P.

Dear Mr. Carmona:

Our office has reviewed the layout of the referenced development and I have a concern that must be addressed and incorporated into this site layout.

As you are aware the Texas Department of Transportation is planning to construct an interchange between US 281 and the major thoroughfare known as Centre Park. Your layout indicates an access point at this interchange that is within TxDOT right of way. This access point is not acceptable and will not be permitted. Please refer to the attached layout.

The roadway schematic prepared by TxDOT, established control of access along the right of way at this interchange. This control of access issue was explained and understood in our meeting of January 1998, between TxDOT, Mr. Andrew Johnston (Santikos Investments), and your firm. As this development is in the preliminary stage, it is of the utmost importance that this access point be removed from the POADP. This will avoid future misconceptions of permissible access when this property is marketed and developed.

The locations of the access points along US 281 and Loop 1604 are acceptable as shown and will be the maximum permitted.

If you have any questions, please do not hesitate to contact me at 615-5814 or Jesse Hayes at 615-5860.

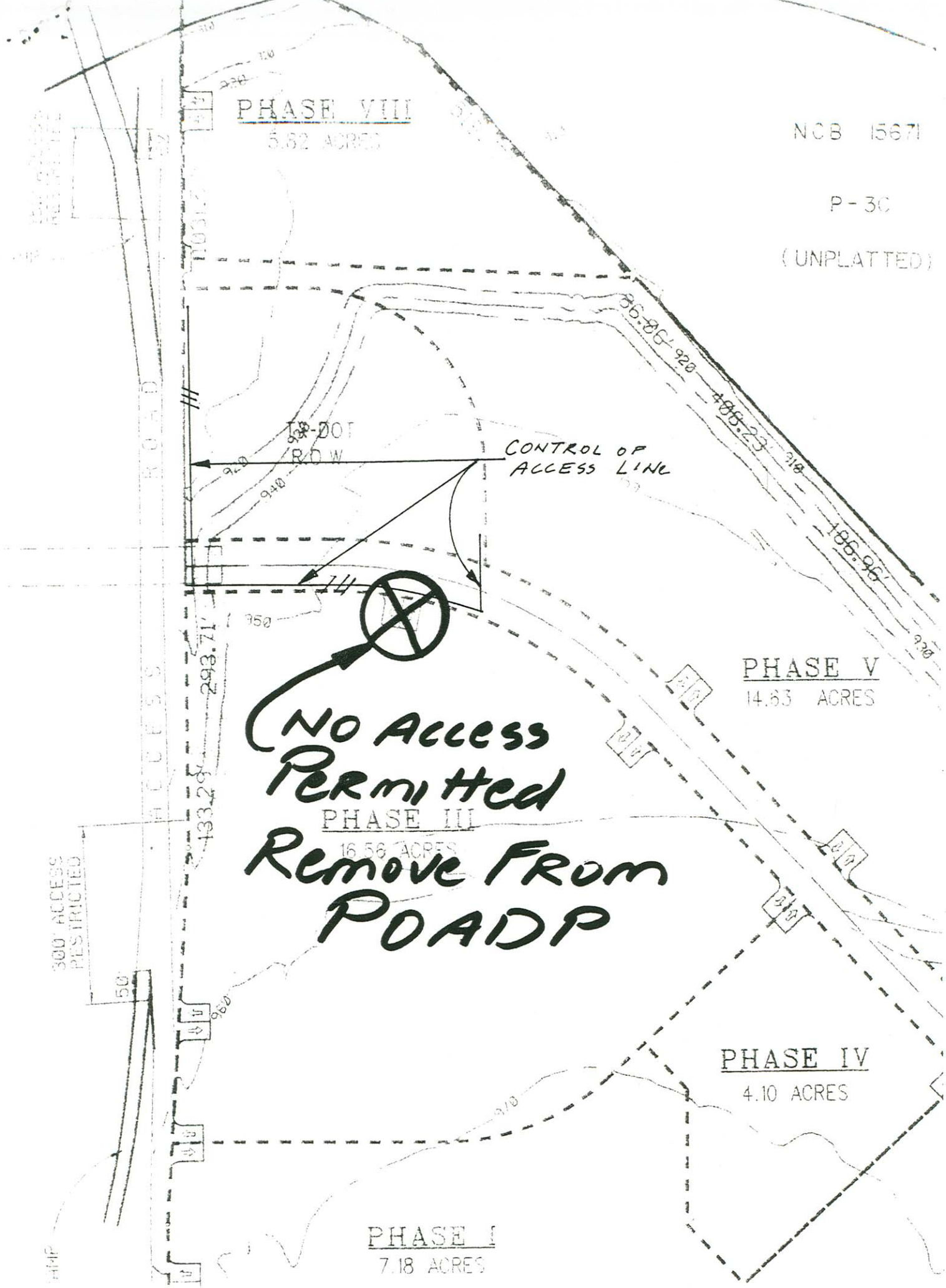
Sincerely,

Judy Friesenhahn

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

/jh
attachments

cc: Julie Brown, P.E. (TxDOT)
David Balli, P.E. (TxDOT)
Robert Opitz (City of San Antonio)
Andrew Johnston (Santikos Investments)


PHASE VIII
5.62 ACRES
NCB 15671
P-30
(UNPLATTED)
TX-DOT
R.O.W.
CONTROL OF
ACCESS LINE
PHASE V
14.63 ACRES
NO ACCESS
PERMITTED
PHASE III
16.56 ACRES
REMOVE FROM
POADP
300' ACCESS
RESTRICTED
PHASE IV
4.10 ACRES
PHASE I
7.18 ACRES