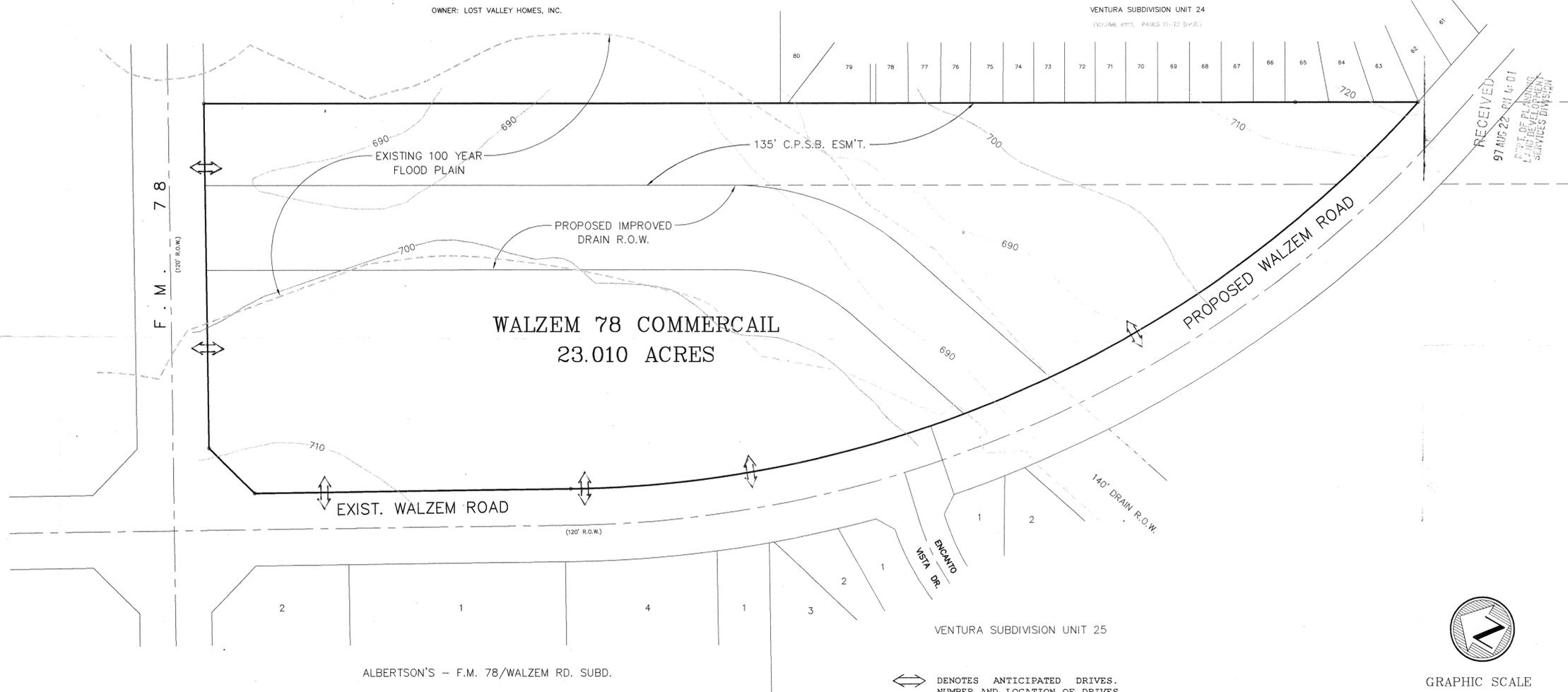


LOCATION MAP

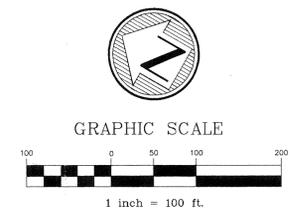
PLAN HAS BEEN ACCEPTED BY
 COSA *[Signature]*
 Oct 10 1997 586
 (date) (number)
 If no plats are filed, plan will
 expire on April 18, 1997
 1st plat filed on _____

P.O.A.D.P. PLAN
 for
 WALZEM 78 COMMERCIAL



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 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

⇄ DENOTES ANTICIPATED DRIVES.
 NUMBER AND LOCATION OF DRIVES
 TO BE DETERMINED WITH FINAL
 DEVELOPMENT PLANS. ALL
 DEVELOPMENTS WITHIN PROPERTY
 WILL SHARE INTERNAL CIRCULATION
 WITH ACCESS TO ALL DRIVES.



UTILITIES
 WATER: SAN ANTONIO WATER SYSTEM
 SEWER: SAN ANTONIO WATER SYSTEM
 ELECTRIC: CITY PUBLIC SERVICE
 TELEPHONE: S.W. BELL TELEPHONE CO.

DEVELOPER:
 LOST VALLEY HOMES
 14502 THOUSAND OAKS
 SAN ANTONIO, TEXAS 78232
 PHONE: (210) 402-0866

586

NFC
 W.F. CASTELLA & ASSOCIATES, INC.
 Engineers - Surveyors - Planners
 1039 W. Infield Road - San Antonio, Texas 78201 - (210) 734-5351

REVISIONS:
 8/8/97

JOB NO. 44551.04
 FILE: ~
 DATE: 07/15/97
 DESIGN: _____
 DRAWN: _____
 CHECKED: _____
 SHEET 1 OF 1

- ✓ 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;
- ✓ 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 Friesenhahn @ (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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 AND 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: Steven E. Hanan

Signature: *Steven E. Hanan*

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



CITY OF SAN ANTONIO

October 17, 1997

Steven E. Hanan
W. F. Castella & Assoc.
1039 W. Hildebrand
San Antonio, TX 78201

Re: Walzem 78 Commerical

POADP # 586

Dear Mr. Hanan:

The City Staff Development Review Committee has reviewed Walzem 78 Commerical Subdivision Preliminary Overall Area Development Plan # 586. 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.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.

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. Morcivais AIA, AICP
Director of Planning

EM/EAC

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