

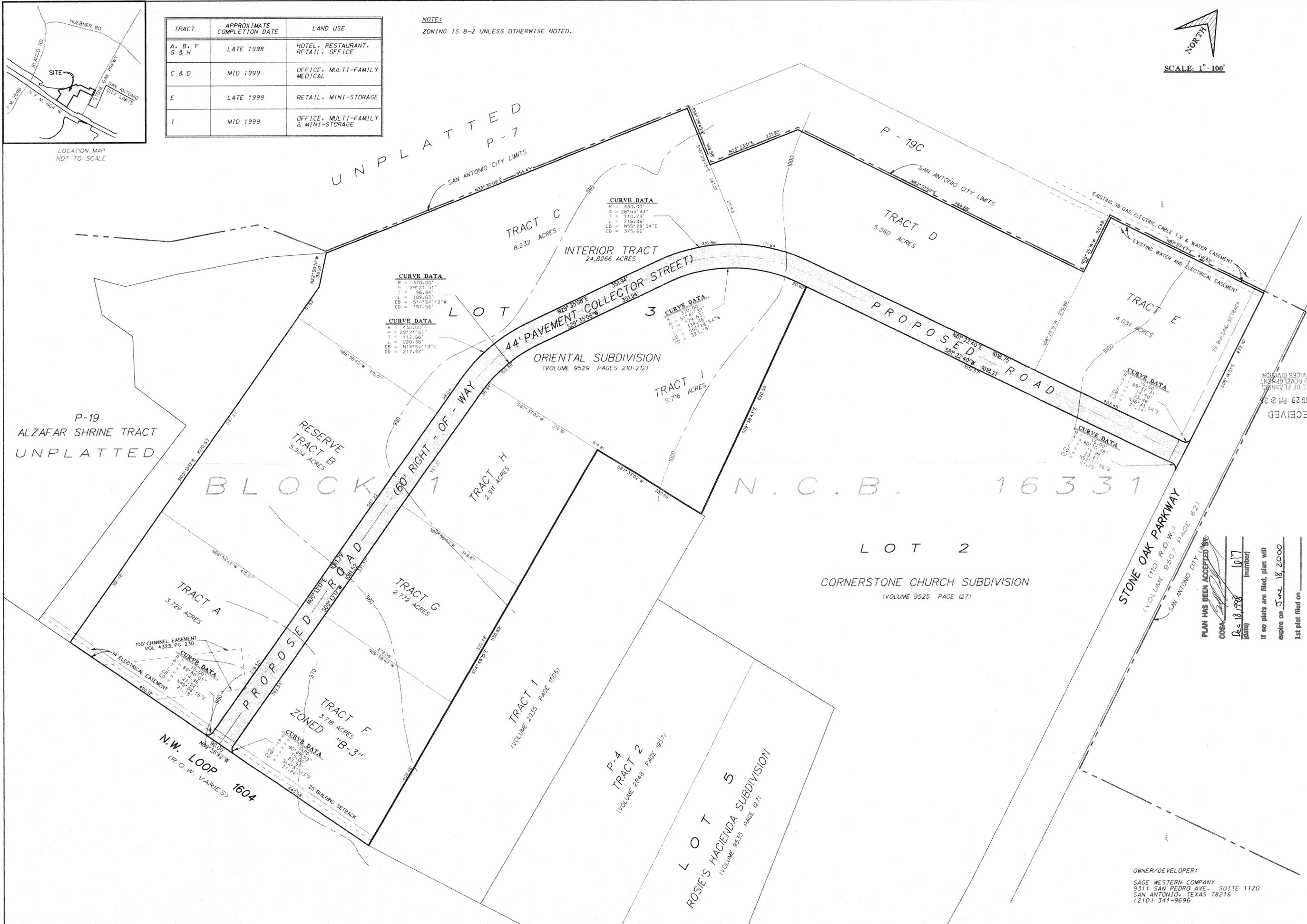
LOCATION MAP
NOT TO SCALE

TRACT	APPROXIMATE COMPLETION DATE	LAND USE
A, B, F G & H	LATE 1998	HOTEL, RESTAURANT, RETAIL, OFFICE
C & D	MID 1999	OFFICE, MULTI-FAMILY MEDICAL
E	LATE 1999	RETAIL, MINI-STORAGE
I	MID 1999	OFFICE, MULTI-FAMILY & MINI-STORAGE

NOTE:
ZONING IS B-2 UNLESS OTHERWISE NOTED.



SCALE: 1" = 100'



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78261
(210) 349-0511



RECEIVED
PLANNING
DIVISION
JUN 29 PM 2:38

P.O.A.D.P. OF T/S VENTURE

PLAN HAS BEEN ACCEPTED BY
COSA
Dec 18 1998 (date)
017 (number)
If no plats are filed, plan will expire on June 18, 2000
1st plat filed on _____

OWNER/DEVELOPER:
SAGE WESTERN COMPANY
9311 SAN PEDRO AVE. SUITE 1120
SAN ANTONIO, TEXAS 78216
(210) 341-9696

REVISIONS:	DATE	NO.	DESCRIPTION

DESIGN: J.L.C.
DRAWN: JJA/RWK
CHECKED: JLC
DATE: 8-29-97
JOB NO.: 26653
SHT: 1 of 1

017



City of San Antonio
 Planning Department
 Subdivision Section

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: August 29, 1997 Name of POADP: T/S VENTURE

Owners: Sage Western Company Consulting Firm: MACINA • BOSE • COPELAND AND ASSOCIATES, INC.

Address: 9311 San Pedro Ave. #1120 Address: 415 Breesport Drive
San Antonio, Texas 78216 San Antonio, Texas 78216

Phone: (210) 341-9696 Phone: (210) 349-0151

Existing zoning: B-2 & B-3 Proposed zoning: Same

Texas State Plane Coordinates: X: 158,961 Y: 645,840

Site is over/within/includes: San Antonio City Limits? Yes No
 Edwards Aquifer Recharge Zone: Yes No
 Projected # of Phases: 9 Yes No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>N/A</u>	<u>N/A</u>
Multi-family (MF)	<u>4</u>	<u>23.7</u>
Commercial and non-residential	<u>5</u>	<u>18.6</u>

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

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

Plats associated with this POADP or site? Name Oriental Subdivision No. 930216

Name No.

Name No.

Contact Person and authorized representative:

Print Name: JOSE L. CARMONA Signature: Jose L. Carmona

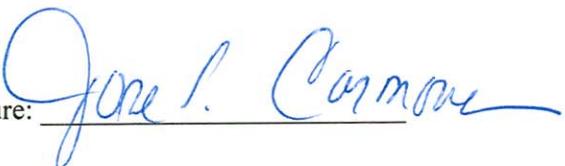
Date: August 29, 1997 Phone: (210) 349-0151 Fax: (210) 349-9302

RECEIVED
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 DEPT. OF PLANNING
 AND DEVELOPMENT
 SERVICES DIVISION

- 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; (N/A)
- 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 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;

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: JOSE L. CARMONA Signature: 

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



CITY OF SAN ANTONIO

December 18, 1998

Joe L. Carmona
Macina Bose Copeland & Assoc.
415 Breesport Drive
San Antonio, TX 78216

Re: T - S Venture

POADP # 617

Dear Mr. Carmona:

The City Staff Development Review Committee has reviewed T - S Venture Subdivision Preliminary Overall Area Development Plan # 617. 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.
- 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.
- 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.
- 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. Morcivais AIA, AICP
Director of Planning

EM/EAC

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