



City of San Antonio

Development Services Department

October 29, 2010

Josh Cude, P.E.
M.W. Cude Engineers, LLC.
10325 Bandera Road
San Antonio, TX 78250

Re: **Wood Farm Commercial Subdivision (Minor Amendment)**

MDP # 729-A

Dear Mr. Cude,

The Development Review Committee has reviewed **Wood Farm Commercial Subdivision** Master Development Plan, or **MDP 729-A (Minor Amendment)**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

Please note that this action by the committee does not establish any commitment for the provision of drainage, utilities, services, or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly. Any 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 validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h) (1). Should you need further assistance, please contact Luz Gonzales at (210) 207-7898.

Sincerely,


Christopher J. Looney, AICP
Interim Assistant Director



MINOR AMENDMENT A:

1. CHANGED PROJECT PHASING BETWEEN UNITS 6, 7, AND 8.

LOT 6 FROM 17.61 Ac. TO 3.40 Ac.
 LOT 7 FROM 1.15 Ac. TO 4.29 Ac.
 LOT 8 FROM 1.13 Ac. TO 12.10 Ac.

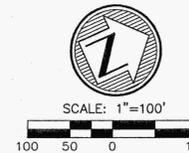
UTILITIES:

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

LEGEND

- PROJECT BOUNDARY
- PROJECT PHASING
- CITY LIMITS
- CITY DRIVEWAYS
- APPROVED TxDOT DRIVEWAYS
- APPROVED BEXAR COUNTY DRIVEWAYS

DEVELOPMENT SERVICES RECEIVED
 2010 OCT 28 AM 10:35



PLAN HAS BEEN ACCEPTED BY
 COSA
 10/29/2010 129A
 (Date) (Number)
 Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
 10/28/2012
 Date

GENERAL NOTES:

1. C-3 ZONE CLASSIFICATION
2. INGRESS/EGRESS SHALL BE IN ACCORDANCE WITH TxDOT REGULATIONS.

PROJECT SUMMARY:

TOTAL NET AREA = 31.66 Ac.
 TOTAL ACREAGE = 32.91 Ac.
 UNIT 1 = 3.17 Ac.
 UNIT 2 = 3.17 Ac.
 UNIT 3 = 2.29 Ac.
 UNIT 4 = 2.30 Ac.
 UNIT 5 = 2.30 Ac.

UNIT 6 NET Ac. = 3.06; TOTAL Ac.=3.40
 UNIT 7 NET Ac. = 3.27; TOTAL Ac.=4.29
 UNIT 8 = 12.10 Ac.

(AREAS ARE CALCULATED AS NET OF PROPOSED TxDOT R.O.W. ACQUISITION)

C#	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C-1	11°56'55"	600.00'	125.13'	62.79'	N71°48'25"W	124.90'
C-2	11°56'55"	600.00'	125.13'	62.79'	N71°48'25"W	124.90'
C-3	90°00'36"	73.25'	115.07'	73.26'	N20°49'39"W	103.60'

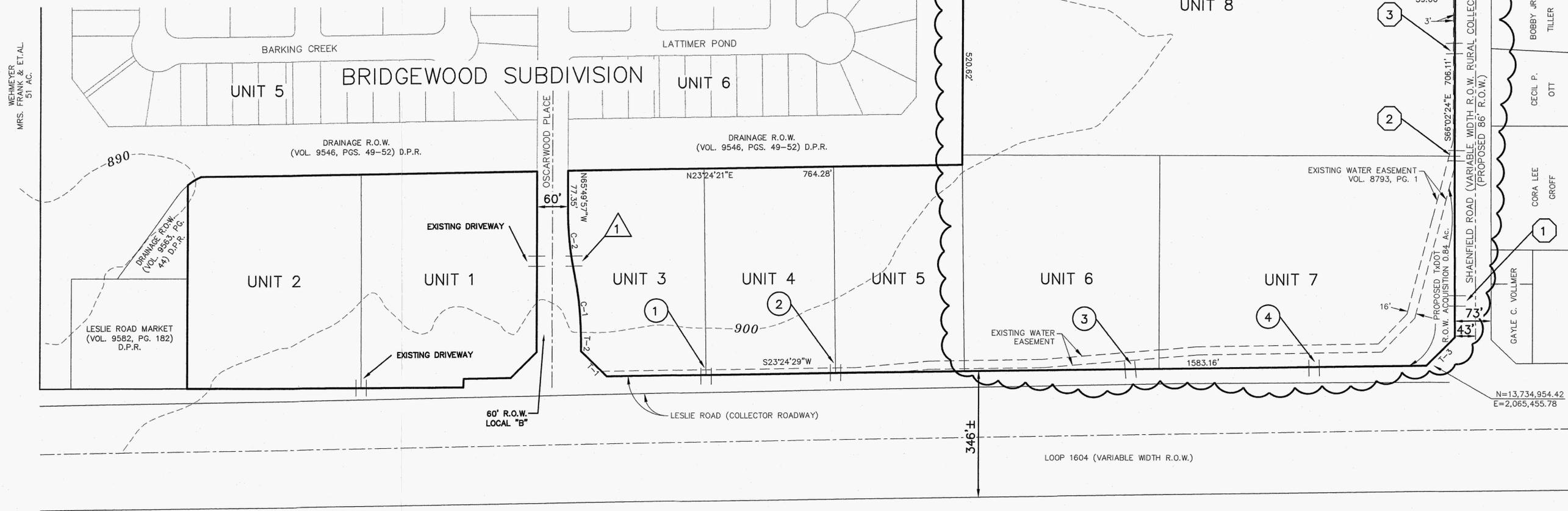
T-1 = S68°47'16"W - 70.25'
 T-2 = N65°49'57"W - 23.83'
 T-3 = S21°19'30"E - 52.92'

BASIS OF BEARING:

BRIDGEWOOD SUBD., UNIT 2A (VOL. 9552, PG. 115)

OWNER/DEVELOPER:

SHAENFIELD 1604, L.P.
 23960 SCENIC HILLS LOOP RD.
 SAN ANTONIO, TX. 78041



WOOD FARM COMMERCIAL SUBDIVISION
 PRELIMINARY OVERALL DEVELOPMENT PLAN - POADP #729A



M.W. CUDE ENGINEERS, L.L.C.
 10325 BANDERA ROAD
 SAN ANTONIO, TEXAS 78250
 TEL 210.681.2951 • FAX 210.523.7112
 WWW.MWCUDE.COM
 TBPE REGISTERED ENGINEERING FIRM #455

REVISIONS

1.	03/27/02 DRIVEWAYS ADDED
2.	
3.	
4.	
5.	

DATE: 2/04/2010 PROJECT NO.: 01470.720
 DRAWN BY: B.M.O. CHECKED BY: J.M.C.

PLAT NO.: 030143 - WOOD FARM COMMERCIAL UNIT 1
 040189 - WOOD FARM COMMERCIAL UNIT 7
 030661 - SR-1604 WEST



City of San Antonio Planning & Development Services Master Plan Review APPLICATION



In addition to this form, a complete application packet for all plans (excluding proposals to amend an already accepted plan) must include: a Completeness Review Form, 20-folded plan copies with Request for Review Form attached to each copy, a digital file, an 8 1/2 by 11 inch reduced copy, 2-Storm Water Management Plans, 4-Traffic Impact Analyses, MDP/PUD review fee, TIA review fee, and a Park review fee. **Incomplete proposals will not be considered for review.**

Master Plan Application Type (check one):

<input checked="" type="checkbox"/> Master Development Plan (MDP)	<input type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> Master Development Plan Amendment	<input type="checkbox"/> Planned Unit Development Amendment
<input type="checkbox"/> Major <input type="checkbox"/> Minor	<input type="checkbox"/> Major <input type="checkbox"/> Minor
<input type="checkbox"/> MDP/ P.U.D. Plan (combination)	<input type="checkbox"/> Mixed Use District (MXD)
<input type="checkbox"/> Flexible Development Plan (FDP)	<input type="checkbox"/> Traditional Neighborhood Development (TND)
<input type="checkbox"/> Urban Development (UD) <input type="checkbox"/> Farm and Ranch (FR)	<input type="checkbox"/> Master Planned Community District (MPCD)
<input type="checkbox"/> Rural Development (RD) <input type="checkbox"/> Mixed Light Industrial (MI-1)	<input type="checkbox"/> Military Airport Overlay Zone (MAOZ)
<input type="checkbox"/> Mixed Heavy Industrial (MI-2)	<input type="checkbox"/> Manufactured Home Park Plan (MHPP)
<input type="checkbox"/> Form Based Zone District (FBZD)	<input type="checkbox"/> Alternative Pedestrian Plan (APP)

Applicant Contact Information:

Project Name: Woodfarm Commercial Subdivision, 729 A (Amendment)
 Owner/Agent: Shaenfield 1604, L.P. E-mail: _____
 Address: 23960 Scenic Loop Rd., SA, TX Zip code: 78041 Phone: 956-237-0364
 Contact Person Name: Josh Cude, P.E. E-mail: joshcude@mwcude.com
 Company: M.W. Cude Engineers, L.L.C. Relationship to Owner: _____
 Address: 10325 Bandera Road, San Antonio, Tx. Zip code: 78250 Phone: 210.681.2951

Plan Proposal:

Total number of lots: <u>6</u>	Total acreage: <u>33.12</u>
Existing zoning: <u>C-3</u>	Proposed zoning: <u>NA</u>
Density (dwelling units per acre): <u>NA</u>	Typical residential lot size: <u>NA</u>
Number of dwelling units per phase:	
Phase: <u>1</u> Dwelling units: <u>1</u>	Phase: <u>5</u> Dwelling units: <u>1</u>
Phase: <u>2</u> Dwelling units: <u>1</u>	Phase: <u>6</u> Dwelling units: <u>1</u>
Phase: <u>3</u> Dwelling units: <u>1</u>	Phase: <u>7</u> Dwelling units: <u>1</u>
Phase: <u>4</u> Dwelling units: <u>1</u>	Phase: <u>8</u> Dwelling units: <u>1</u>

Complete this subsection for PUD Plans only:

Private street(s), linear feet of street: NA Public street(s), linear feet of street: NA
 Total open space: NA Percent open space (total open space divided by total acreage): NA %
 Gated Un-Gated If gated, type of gate (guard/mag card/key/transmitter/etc.): _____
 Construction start date: _____
 X/Y coordinates at major street entrance(s): X: NA Y: NA

For City Use Only

Intake Date: _____ Intake By: _____

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DIVISION
AUG 10 10:55 AM

City of San Antonio
 Planning & Development Services
 Master Plan Review Application

File #: _____

Owner or Authorized Representative:

I, the undersigned, hereby certify that this application and all sketches and data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief. Further, I understand my continuing obligation to notify the Planning & Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances. Finally, I understand that by signing this application that I am giving the City or agent thereof the authority to duplicate, disseminate and reproduce any and all items submitted as part of this request, whether copyrighted or not.

Print Name: _____ Signature: Robert Carrizales

Date: _____ Phone: _____ Fax: _____

E-mail: _____

If you have any questions, please contact any of the following Master Development Plan team members:

Melissa Ramirez Senior Management Analyst (210) 207-7038 Melissa.Ramirez@sanantonio.gov	Elizabeth Carol Senior Management Analyst (210) 207-7893 Elizabeth.Carol@sanantonio.gov
Richard Carrizales Planner (210) 207-8050 Richard.Carrizales@sanantonio.gov	Larry Odis Planner (210) 207-0210 Larry.Odis@sanantonio.gov
Robert Lombrano Planner (210) 207-5014 Robert.Lombrano@sanantonio.gov	Luz Gonzales Planner (210)207-7898 Luz.Gonzales@sanantonio.gov
	Donna Schueling Planner (210) 207-5016 Donna.Schueling@sanantonio.gov

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Wood Farm Commercial, MDP #729A



City of San Antonio

Development Services Department

October 29, 2010

Josh Cude, P.E.
M.W. Cude Engineers, LLC.
10325 Bandera Road
San Antonio, TX 78250

Re: **Wood Farm Commercial Subdivision (Minor Amendment)**

MDP # 729-A

Dear Mr. Cude,

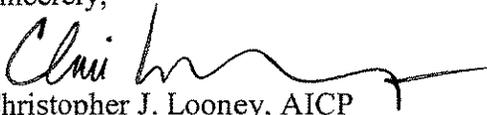
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The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h) (1). Should you need further assistance, please contact Luz Gonzales at (210) 207-7898.

Sincerely,


Christopher J. Looney, AICP
Interim Assistant Director

**City of San Antonio
Planning & Development Services
Master Plan Review Application**

APPENDIX A: APPLICATION CHECKLIST

Submittal Requirements:

The following are required for FDP, MDP, MXD, MPCD, PUD and TND applications (UDC §35-207, -310.15,-345, -B101, -B109, -B113):

GENERAL:

- Name of the Master Development Plan or PUD and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name(s) of all adjacent property owner(s) as shown on current tax records;
- Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Development Services Director or assignee).
- Tree stand delineation exhibit and review fee; tree affidavit not required (Not required for PUD applications);
- Topographic contour lines no greater than ten (10) feet (PUD applications require two feet intervals);
- Location of property lines, existing easements, cemeteries and/or historic graves, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners from the latest certified assessment rolls. Cemeteries and/or historic graves should shown as historic preservation areas or lots. (Not required for PUD applications);

LOCATION:

- Two points identified by Texas Planes Coordinates;
- Basis of bearings used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
- Date of preparation;
- Graphic and written scale and north arrow;
- A location map at a scale not less than 1"= 2,000' indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- All existing easements or right-of-way with street names impacting the development area, their nature and width.

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TRAFFIC AND CIRCULATION:

- The location and dimensions of all existing streets and access points provided to the site from adjacent roadways. Locations and dimensions of all proposed public and private streets including major thoroughfares, collectors and local B streets within the development's boundaries if over 100 acres. If 100 acres or less, all streets shall be shown;
- The schematic (typical section) of all existing and proposed streets, as well as proposed access points;
- The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable (sidewalks may meander from the location shown in typical sections to create greater distances from the curb to the sidewalk);
- Traffic Impact Analysis (UDC §35-502).

LOTS, PHASING AND USES:

- The location and dimensions of all proposed or existing lots;
- A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas;
- A delineation of EARZ, wetlands and floodplains;
- The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable;
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas and private recreational areas;
- A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
 - (a) Total number of lots;

**City of San Antonio
Planning & Development Services
Master Plan Review Application**

- Identification of all common elements/amenities to be built out in the future including but not limited to tennis courts, pools, pavilions, walking trails, etc.;
- Provisions for maintenance funding.

MDP, FDP and PUD Plan Applications using the Conservation Subdivision Use Pattern also require (UDC §35-B101):

- Delineation of woodlands;
- A slope analysis of the proposed development site, showing slopes for the following percent of existing grades: 0-10%, 11%-20%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage;
- Historic, archaeological or cultural resources to be credited as conservation areas.

Applications for MPCD also require (UDC §35-345):

- Site plan to include proposed land uses by location, type (single-family, multi-family, office or commercial), density and size. Where single-family uses are designated, minimum lot size shall be included and major physical features such as easements, streams, flood plains, and significant vegetation shall be noted.

Applications for FDP also require a site plan that shows the following information (UDC §35-310.15):

- Land Use: location, acreage, notation of restrictions based on use-type;
- Circulation: Street type and location must be indicated. Rights of way and pavement cross sections must be provided that indicate travel lane width, bike lane, and on-street parking within pavement width, and vegetation and sidewalk widths within remaining rights of way. Parking location and pedestrian walkways to commercial buildings must be indicated;
- Block lengths must be indicated on plan;
- Vegetative buffers and building setbacks shall be indicated or annotated on the plan.

Applications for Pedestrian Plan require (UDC §35-506):

- Location and arrangement of all-weather walkways;
- Phasing or time schedule for the construction of walkways.

Applications for MAOZ require (UDC §35-334, -B110):

- Site size, locational information, and adjacent land uses;
- Dimensioned layout, with the location, size, and height of all buildings and structures;
- Floor area ratio of each lot;
- The location and size of all above and below ground storage containers for flammable and combustible materials;
- Size and location of all vehicular access points, streets, and parking areas;
- Major physical features such as creeks, topography, and easements;
- Diagrams indicating the location, dimensions, and angles of any or other reflective surfaces proposed in the development design;
- Staging plan if appropriate.

Applications for MHPP required (UDC §35-B108):

- A plan and typical section of streets, sidewalks, crosswalks, slabs, patios, if any, and details on sewer and water sections;
- The name of the developer;
- The name of the record owner of the land involved;
- The legal description of the land being developed, with an identification number assigned to each manufactured home site;
- The tract boundary lines;

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**City of San Antonio
Planning & Development Services
Master Plan Review Application**

- The scale; north arrow and date;
- The final contour data to show drainage of the site of the proposed manufactured home park. If the average grade of the site is five (5) percent or less, the maximum contour interval shall be two (2) feet. If the average grade of the site is greater than five (5) percent, the contour interval may be increased to five (5) feet;
- The source of water supply and layout of the water system, including locations of standard fire hydrants;
- The method of sewage disposal and the layout of the sewer system;
- The name of the manufactured home park and the legal description of property;
- The location and dimensions of all streets, easements, and other rights-of-way
- Typical space dimensions and the locations of park facilities shall be shown;
- The front building setback lines on all manufactured home stands and other sites and side yard setback lines at street intersections and cross-walkways;
- A location diagram.

- Habitat Compliance Form (signed original) & Aerial photo – both items will require an original to be submitted & digital file (PDF) do not email.

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City of San Antonio
 Planning & Development Services
Master Development Plan
Completeness Review



Project Name: Wood Farm Commercial Subdivision
Project Engineers/Surveyors or Firm Name: M. W. Cude Engineers, LLC
Address: 10325 Bandera Road, San Antonio, Tx. 78250
Contact Person Name: Josh Cude, P.E.
Phone: 210.681.2951 **Fax:** 210.523.7112 **E-mail:** joshcude@mwcude.com

Master Plan Application Type (check one):

- | | |
|--|---|
| <input type="checkbox"/> Master Development Plan (MDP) | <input type="checkbox"/> Planned Unit Development (PUD) |
| <input checked="" type="checkbox"/> Master Development Plan Amendment | <input type="checkbox"/> Planned Unit Development Amendment |
| <input type="checkbox"/> Major <input checked="" type="checkbox"/> Minor | <input type="checkbox"/> Major <input type="checkbox"/> Minor |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Use District (MXD) |
| <input type="checkbox"/> Flexible Development Plan (FDP) | <input type="checkbox"/> Traditional Neighborhood Development (TND) |
| <input type="checkbox"/> Urban Development (UD) <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Master Planned Community District (MPCD) |
| <input type="checkbox"/> Rural Development (RD) <input type="checkbox"/> Mixed Light Industrial (MI-1) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Mixed Heavy Industrial (MI-2) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Form Based Zone District (FBZD) | <input type="checkbox"/> Alternative Pedestrian Plan (APP) |

To be accepted for review a Plan shall comply with the provisions of the Unified Development Code.

Required Items for Completeness Review

- | Items Submitted | Staff Inventory | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Completed and signed Application Form |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Plan Review Fee |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Digital information in xxx.DWG or xxx.DXF |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8 1/2 "x 11" Reduced Copy |
| <input type="checkbox"/> NA | <input type="checkbox"/> | Storm Water Management Plan (2 copies) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Traffic Impact Analysis (TIA) (4 copies) – FEE Received <input type="checkbox"/> |
| | | Indicate type: <input type="checkbox"/> Worksheet <input type="checkbox"/> Level 1 <input checked="" type="checkbox"/> Level 2 <input type="checkbox"/> Level 3 |
| <input type="checkbox"/> NA | <input type="checkbox"/> | Parks Review Fee |
| <input type="checkbox"/> NA | <input type="checkbox"/> | Habitat Compliance Form (signed original) & Aerial photo – both items will require an original to be submitted & digital file (PDF), do not email. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 20 copies (folded) with Land Entitlements Office, MDP Division Request for Review form (attached) for respective departments or agencies. If project is an MDP/PUD combination, two sets of everything is required. |
| | | <input checked="" type="checkbox"/> Master Development Plan/ Major Thoroughfare |
| | | <input type="checkbox"/> Historic |
| | | <input type="checkbox"/> Disability Access (Sidewalks) |
| | | <input checked="" type="checkbox"/> Zoning |
| | | <input type="checkbox"/> SAWS Aquifer |
| | | <input type="checkbox"/> Bexar County Public Works |
| | | <input type="checkbox"/> Storm Water Engineering |
| | | <input checked="" type="checkbox"/> Traffic & Streets |
| | | <input type="checkbox"/> Trees Preservation |
| | | <input type="checkbox"/> Parks |
| | | <input type="checkbox"/> Bicycle Mobility |
| | | <input type="checkbox"/> Other: |

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For Staff Use Only

Completeness Review By: [Signature] Complete Incomplete Date: 2/17/10

REMIT TO:
CITY OF SAN ANTONIO - DEV SVCS-1901 S. ALAMO
1901 S ALAMO
SAN ANTONIO TX 78204

I N V O I C E
3629448

AMT ENCLOSED _____

50-05-5574
SHAENFIELD 1604
23960 SCENIC LOOP RD
SAN ANTONIO, TX 78255

AMOUNT DUE 500.00
INVOICE DATE 2/16/2010
DUE DATE 2/16/2010

PHONE: (956) 237-0364

AMENDING POADP
POADP# 729A WOOD FARM COMMERCIAL
FACILITY LOCATION: 1901 ALAMO ST S

INVOICE DATE INVOICE ACCOUNT DUE DATE OFFICE HOURS
2/16/2010 3629448 50-05-5574 2/16/2010 -

LINE INDEX REF DESCRIPTION AMOUNT
1 012542-002 MDP/PUD FEE 500.00

PAID
FEB 16 2010
DSD-#3

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 02/16/2010 CHK:1008 POADP# 729A
END 02/16/2010

INVOICE INVOICE AMT PAYMENTS RECV TOTAL INV AMT DUE
INFORMATION | 500.00 0.00 500.00

CUSTOMER OTHER AMTS DUE TOTAL CUST AMT DUE
INFORMATION |

REMIT TO:
CITY OF SAN ANTONIO - DEV SVCS-1901 S. ALAMO
1901 S ALAMO
SAN ANTONIO TX 78204

I N V O I C E
3629449

AMT ENCLOSED _____

AMOUNT DUE 1,600.00
INVOICE DATE 2/16/2010
DUE DATE 2/16/2010

50-05-5574
SHAENFEILD 1604
23960 SCENIC LOOP RD
SAN ANTONIO, TX 78255

PHONE: (956)237-0364

TIA LEVEL II REVIEW FEE
POADP #729A WOOD FARM COMMERCIAL
FACILITY LOCATION: 1901 ALAMO ST S

INVOICE DATE INVOICE ACCOUNT DUE DATE OFFICE HOURS
2/16/2010 3629449 50-05-5574 2/16/2010 -

LINE INDEX REF DESCRIPTION AMOUNT
1 013003-002 TRAFFIC IMPACT ANALYSIS LEVEL 2 1,600.00

PAID
FEB 16 2010
DSD-#3

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 02/16/2010 CHK:1007 POADP#729A
END 02/16/2010

INVOICE INVOICE AMT PAYMENTS RECV TOTAL INV AMT DUE
INFORMATION 1,600.00 0.00 1,600.00

CUSTOMER OTHER AMTS DUE TOTAL CUST AMT DUE
INFORMATION

C I T Y O F S A N A N T O N I O
DEV SVCS-1901 S. ALAMO 1901 S ALAMO SAN ANTONIO TX 78204

PAGE 1 OF 1