

LOCATION MAP

NOTE: ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA REQUIRED. SEC. 35-3339.

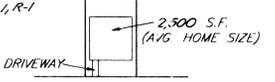
AREA	SQUARE FEET	ACREAGE
BUILDING COVERAGE AREA	347,500	7.98
OTHER COVERAGE	492,884	10.39
OPEN-SPACE	1,095,116	25.14
TOTAL GROSS AREA	1,895,500	43.51

PROPOSED OPEN SPACE = 58% UNITS PER ACRE
 DENSITY = 3.2 (IF APPLICABLE)

- NOTES:
- SANITARY SEWER AND WATER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
 - DRAINS TO BE DEDICATED TO THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT.
 - ALL STREETS WITHIN THE P-1, R-1 ARE PRIVATE STREETS.

P-1, R-1
 ZONING/CONCEPT.

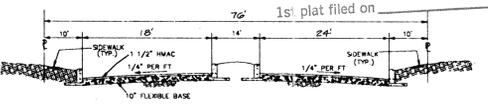
139 RESIDENTIAL LOTS
 60' X 120' AVERAGE



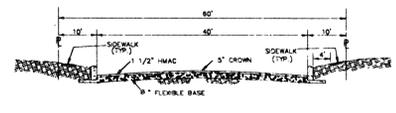
PLAN HAS BEEN ACCEPTED BY
 TYPICAL LOT SIZE

N.T.S. July 26, 1996 515
 (date) (number)

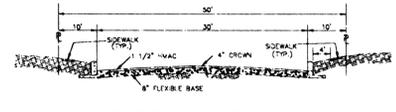
If no plats are filed, plan will
 expire on Jan 25, 1998



STREET CROSS-SECTION
 N.T.S.



STREET CROSS-SECTION
 N.T.S.



STREET CROSS-SECTION
 N.T.S.

DEVELOPER:
 FOLSOM COMPANIES
 8603 CROWNHILL, SUITE 1
 SAN ANTONIO, TEXAS 78209

REVISIONS:

PAPERDAWSON ENGINEERS
 CIVIL & ENVIRONMENTAL
 SAN ANTONIO TEXAS 78217
 9310 BROADWAY, BUILDING II
 210-524-9484

BLUFFVIEW GREENS
 PLAN UNIT DEVELOPMENT
 PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
 PUD/POADP

JOB NO. 772101
 DATE JANUARY 31, 1996
 DESIGNER JP
 CHECKED DRAWN EM
 SHEET 1 OF 1

515

Land Development Services Division, City of San Antonio, Texas 1995
**PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
 (POADP)
 APPLICATION**

Date Submitted: July 3, 1996

Name of POADP: Bluffview Greens

Owner/Agent: Folsom Companies **Phone:** 210/366-3977

Address: 8603 Crownhill, Suite 1, San Antonio, TX **Zip Code:** 78209

Engineer/Surveyor: Pape-Dawson Consulting Engineers, Inc. **Phone:** 210/834-9494

Address: 9310 Broadway, Bldg II, San Antonio, TX **Zip Code:** 78217

Existing Zoning: R-1 **Proposed zoning:** P-1,R-1

Texas State Plane Coordinates: X: 158,564 **Y:** 635,114
 (at major street entrance/main entrance)

Plat is over/within/includes: San Antonio City Limits Yes No
 Edwards Aquifer Recharge zone? Yes No

Land Area Being Platted:	<u>Lots</u>	<u>Acres</u>
Single-Family (SF)	<u>139</u>	<u>43.51</u>
Non-Single Family (NSF)	<u>--</u>	<u>--</u>
Commercial & other (recreation)	<u>--</u>	<u>--</u>
TOTAL =	<u>139</u>	<u>43.51</u>

RECEIVED
 96 JUL 10 PM 2:48
 CITY OF PLANNING
 AND DEVELOPMENT
 SERVICES DIVISION

Print Name: JESSE F. PACHECO **Signature:** *Jesse F. Pacheco*

Date: 7/3/93 **Tel:** 210/824-9494 **Fax:** 210/824-3491

Last block at bottom of page is for the person actually submitting the application. Anyone may submit an application. However, this is the person staff will contact regarding this application for clarification or additional information. Therefore, this should be your POC (point of contact).

*Note: This application must be completed fully, and typed or printed legibly, for acceptance.



CITY OF SAN ANTONIO

July 26, 1996

Jesse F. Pacheco, P. E.
Pape Dawson Consulting Engineers, Inc.
9310 Broadway, Building II
San Antonio, TX 78217

Re: Bluffview Greens

POADP # 515

Dear Mr. Pacheco:

The City Staff Development Review Committee has reviewed Bluffview Greens Subdivision Preliminary Overall Area Development Plan # 515. 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.
- The proposed development abuts S. A. River Authority property. For additional information about development adjacent to the S. A. River Authority you can contact F. B. Warren at 227-1373.

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. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Pasley', written over a horizontal line.

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/EAC

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