

LEGEND:

- Project Boundary
- City Limit Boundary
- - - - - Proposed Drain R.O.W. ☐

PROJECT SUMMARY:

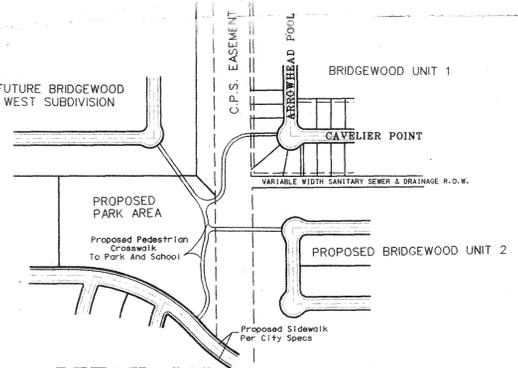
Total Single Family Area : 263.54 Acres
 Total Number Of Lots: 1,325 Lots
 Density: 5.20 Units per Acre

GENERAL NOTES:

1. Project is Located Outside City Limits.
2. Min. Lot Area 4200 Sq. Ft. (For R-7)
3. Min. Lot Area 5000 Sq. Ft. (For R-5)
4. Proposed R-7 & R-5 Single Family Development.
5. A 13 Foot Wide Street Dedication Will Be Granted Along Shaeffler Road For Future Street Widening.
6. Shaeffler Road Contains Unimproved 24' Asphalt Section.

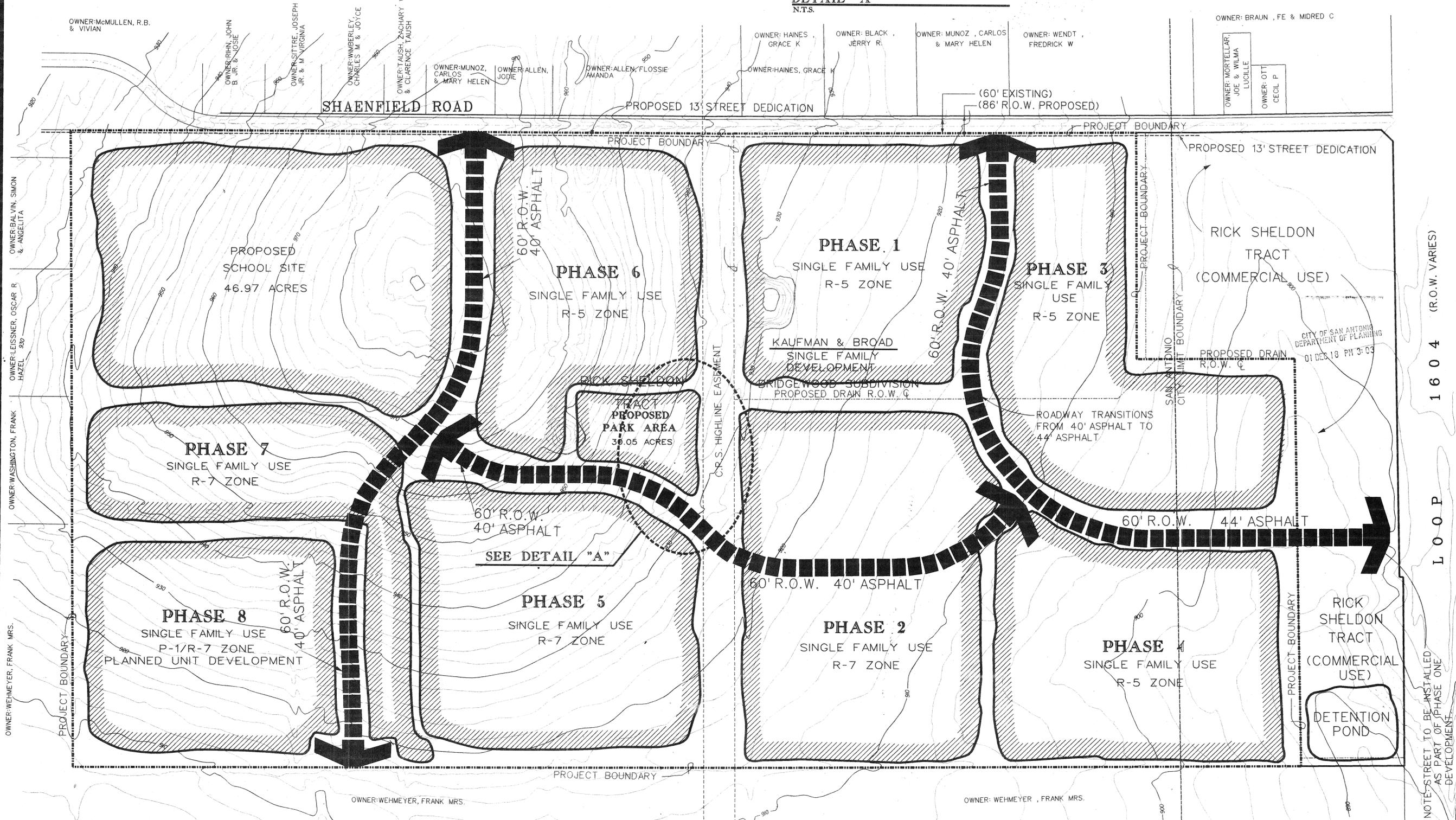
UTILITIES:

Water: San Antonio Water System
 Sewer: San Antonio Water System
 Telephone: S.W. Bell Telephone Co.
 Electric: City Public Service



P.O.A.D.P. NO. **628-A**

PLAN HAS BEEN ACCEPTED BY
 COSA *Carol R. Williams*
 12-27-01 **628-A**
 (date) (number)
 If no plats are filed, plan will expire
 On **6-28-03**
 1st plat filed on _____



BRIDGEWOOD SUBDIVISION
 SAN ANTONIO, BEXAR COUNTY
 PRELIMINARY OVERALL AREA DEVELOPMENT PLAN



LAND PLANNING TEAM
 HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT
 4801 Loop 1201, Box 52201
 San Antonio, TX 78201
 TEL: 210-350-9900 FAX: 210-350-9902



1604 (R.O.W. VARIES)
 LOOP
 NOTE: STREET TO BE INSTALLED AS PART OF PHASE ONE DEVELOPMENT

CITY OF SAN ANTONIO
 DEPARTMENT OF PLANNING
 01 DEC 18 PM 3:03

REVISED DATE: 9-12-2000
 REVISED DATE: 4-30-2001 revised pud



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 UDC and must be certified to contain the following:

Date Submitted: _____ Name of POADP: BRIDGEWOOD

Owners: KB HOME Consulting Firm: CARTER BURGESS

Address: 1800 FREDERICKS BORG ROAD Address: 911 CENTRAL FWY N. SUITE 175

Zip Code: 78229 Zip Code: 78232

School District: NORTHSIDE I.S.D. Phone: 494-0088

Existing zoning: N/A OCL Proposed zoning: N/A

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: N/A
 Ferguson map grid C8 546

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LAND DEVELOPMENT
SERVICES DIVISION

Land area being platted:	Lots	Acres
Single Family (SF)	<u>1325</u>	<u>263.54</u>
Multi-family (MF)	_____	_____
Commercial and non-residential	_____	_____

Is there a ~~previous~~ POADP for this Site? Name BRIDGEWOOD No. 028

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

Plats associated with this POADP or site? Name _____ No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Oscar V. Dominguez Signature: [Signature]

Date: 5/11/01 Phone: 308-1321 Fax: 979-0072

- 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, 8 1/2 X 11 reduction with eight (8) full size copies of the POADP map, all full size maps to be folded (accordian 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 Fernando DeLeon @ (210)207-7501;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- the POADP does not ~~touch~~ 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 not ~~in~~ 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;
- The POADP lies in the NORTHSIDE School District and they have been contacted concerning this development.
I.S.D.
- List below all Major Thourfares that are adjacent to the property or included with in the boundaries.

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 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: _____ Signature: _____

List Below all Major Throughfares that are adjacent to the property or included with in the boundaries.

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: Oscar Dominguez Signature: 

If you have any questions please call Michael O. Herrera at 207-7900

(Application Revised Nov-8- 2000)

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LAND DEVELOPMENT
SERVICES DIVISION



CITY OF SAN ANTONIO

December 27, 2001

Ron Valentin
4800 Fredergisburg Road
San Antonio, TX 78201

Re: Bridgewood (Amending)

POADP # 628-A

Dear Mr. Valentin:

The City Staff Development Review Committee has reviewed Bridgewood (Amending) Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 628-A. Please find enclosed a signed copy for your files. Your plan was accepted, however, please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- 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.
- 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 Master Development Plan (M.D.P.) (formerly POADP), to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Valentin
Page 2
December 27, 2001

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 Master Development Plan M.D.P. (formerly POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,



Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Development Services
Richard De La Cruz, Senior Engineer Development Services



CITY OF SAN ANTONIO

May 7, 1999

Oscar Dominguez
4800 Fredergisburg Road
San Antonio, TX 78201

Re: Bridgewood

POADP # 628

Dear Mr. Dominguez:

The City Staff Development Review Committee has reviewed Bridgewood Subdivision Preliminary Overall Area Development Plan # 628. 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.
- A Level-3 TIA will be required to be submitted to the Department of Public Works prior to approval of the plat for phase two.
- 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. Moncivais AIA, AICP
Director of Planning

EM/EAC

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