CITY OF SAN ANTONIO

December 11, 2000

Mr. Lee Wright

W.F. Castella Engineering Inc.
6800 Park Ten Blvd., Suite 180 S.
San Antonio, TX 78213

Re: Bluffview POADP # 690

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed Bluffview Subdivision Preliminary Overall Area Development Plan # 690. 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.
- 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: floodplains, 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.

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

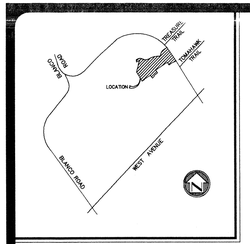
If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

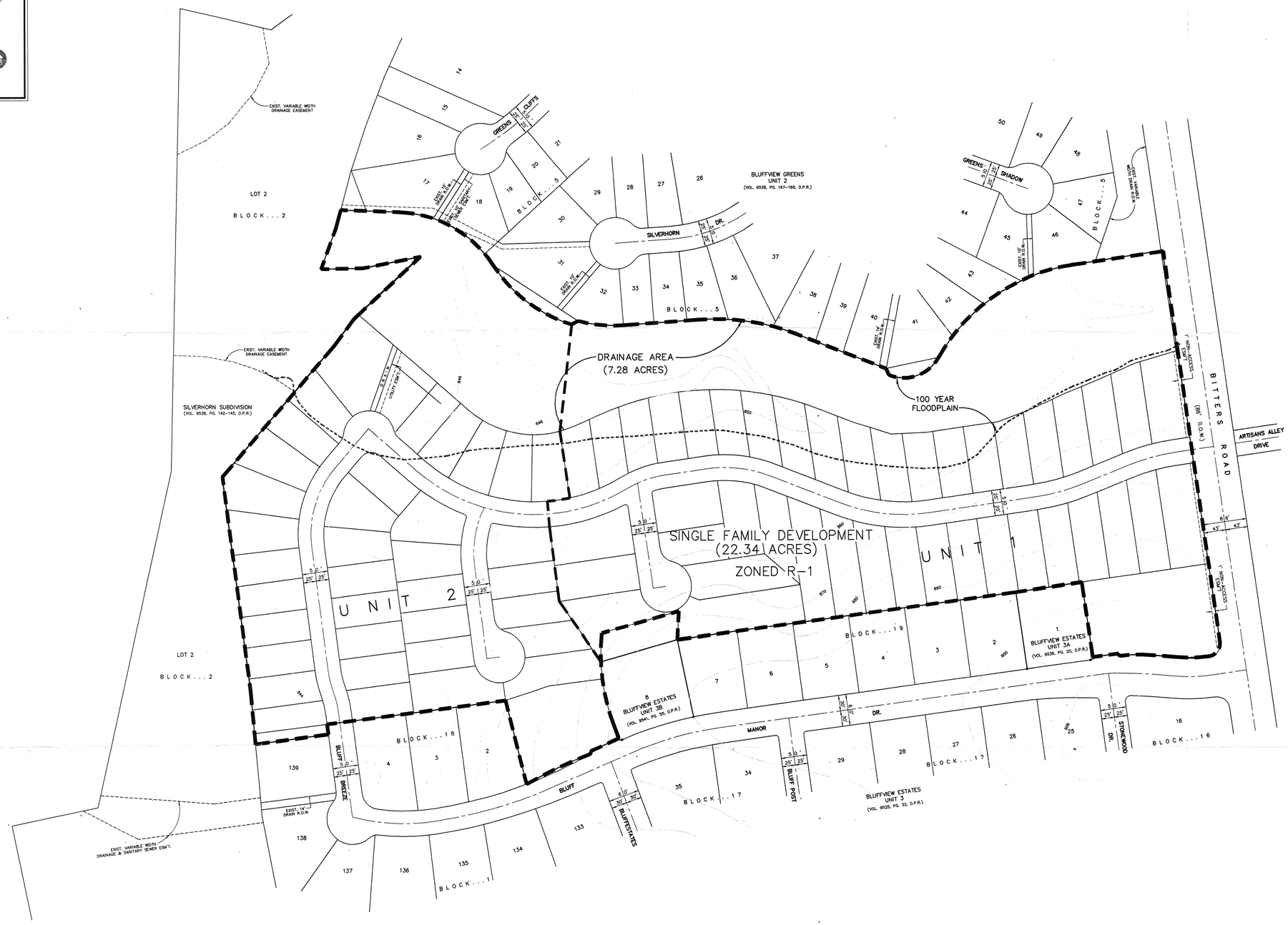
Emil R. Moncivais AIA, AICP
Director of Planning

cc: Bob Opitz, P. E., Public Works

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441



LOCATION MAP



GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

APPROXIMATELY ±79 LOTS

UTILITIES

WATER: S.A.W.S.

SEWER: S.A.W.S.

ELECTRIC: CITY PUBLIC SERVICE

TELEPHONE; S.W. BELL TELEPHONE CO.

NOTES:

1. ALL STREETS SHOWN HEREON ARE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.
2. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.

DEVELOPER:

BLUFFVIEW PARTNERS LTD.
16475 DALLAS PARKWAY, SUITE 800
ADDISON, TEXAS 75001
PHONE: (972) 931-7400

PLAN HAS BEEN ACCEPTED BY
COSA [signature] #690
12-11-00 (date) (number)
If no plats are filed, plan will expire
On 6-12-02
1st plat filed on

P.O.A.D.P.
for
BLUFFVIEW

A TCB INC. Company
W.F. CASTELLA & ASSOCIATES, INC.
Engineers – Surveyors – Planners
6800 Park Ten Blvd., Suite 180 South – San Antonio, Texas 78213 – (210)734-5351

REVISIONS:
12-05-00

JOB NO. 45578.03
FILE: ~
DATE: 11/03/00
DESIGN: *
DRAWN: P.D.L.
CHECKED:
SHEET 1 OF 1

RECEIVED
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

G:\Land Development\GVH-Bluff View\dwg\bluffview-poadp.dwg, 12/05/2000 02:28:18 PM, Joe Macias

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 Unified Development Code and must be certified to contain the following:

Date Submitted: 11/3/00

Name of POADP: BLUFFVIEW

Owners: BLUFFVIEW PARTNERS LTD

Consulting Firm: W.F. CASTELLA & ASSOC.

Address: 16475 DALLAS PKWY STE 800 ADDISON, TX 75001

Address: 6800 PARK TEN BLVD STE 180S. SAN ANTONIO TX 78213

Phone: (972) 931-7400

Phone: 734 5351

Existing zoning: R-1

Proposed zoning: R-1

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☑ No

Projected # of Phases: 2 ☑ Yes ☐ No

San Antonio City Limits? ☑ Yes ☐ No

Council District: 9

Ferguson map grid 516D7

Land area being platted:

	Lots	Acres
Single Family (SF)	81	22.3
Multi-family (MF)	–	–
Commercial and non-residential	–	–

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 _____ No. _____

Name _____ No. _____

Name _____ No. _____

RECEIVED 00 NOV -3 PM 4:27 DEVELOPMENT SERVICES DIVISION LAND DEVELOPMENT SERVICES DIVISION

Contact Person and authorized representative:

Print Name: PAUL W. DENHAM Signature: Paul W. Denham

Date: 11/3/00 Phone: 734 5351 Fax: 734 5363

- [x] name of the POADP and the subdivision;
- [x] indication of development phases on the POADP;
- [x] perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- [x] copy of digital file
- [x] North arrow and scale of the map;
- [x] Proposed land use by location, type and acreage;
- [x] delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- [x] contour lines at intervals no greater than ten (10) feet;
- [x] legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- [x] existing adjacent or perimeter streets;
- [x] one hundred-year flood plain limits;
- [x] location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- [x] a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- NA [ ] POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- [x] TIA requirements must be met prior to acceptance of a POADP, contact James Clements @ (210)207-7720;
- [x] Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-8265;
- [x] the POADP [ ] does [x] 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;
- [x] The POADP [ ] is [x] 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: PAUL W. DENHAM Signature: [signature] 11/3/00

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CITY OF PLANNING
AND DEVELOPMENT
SERVICES DIVISION

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