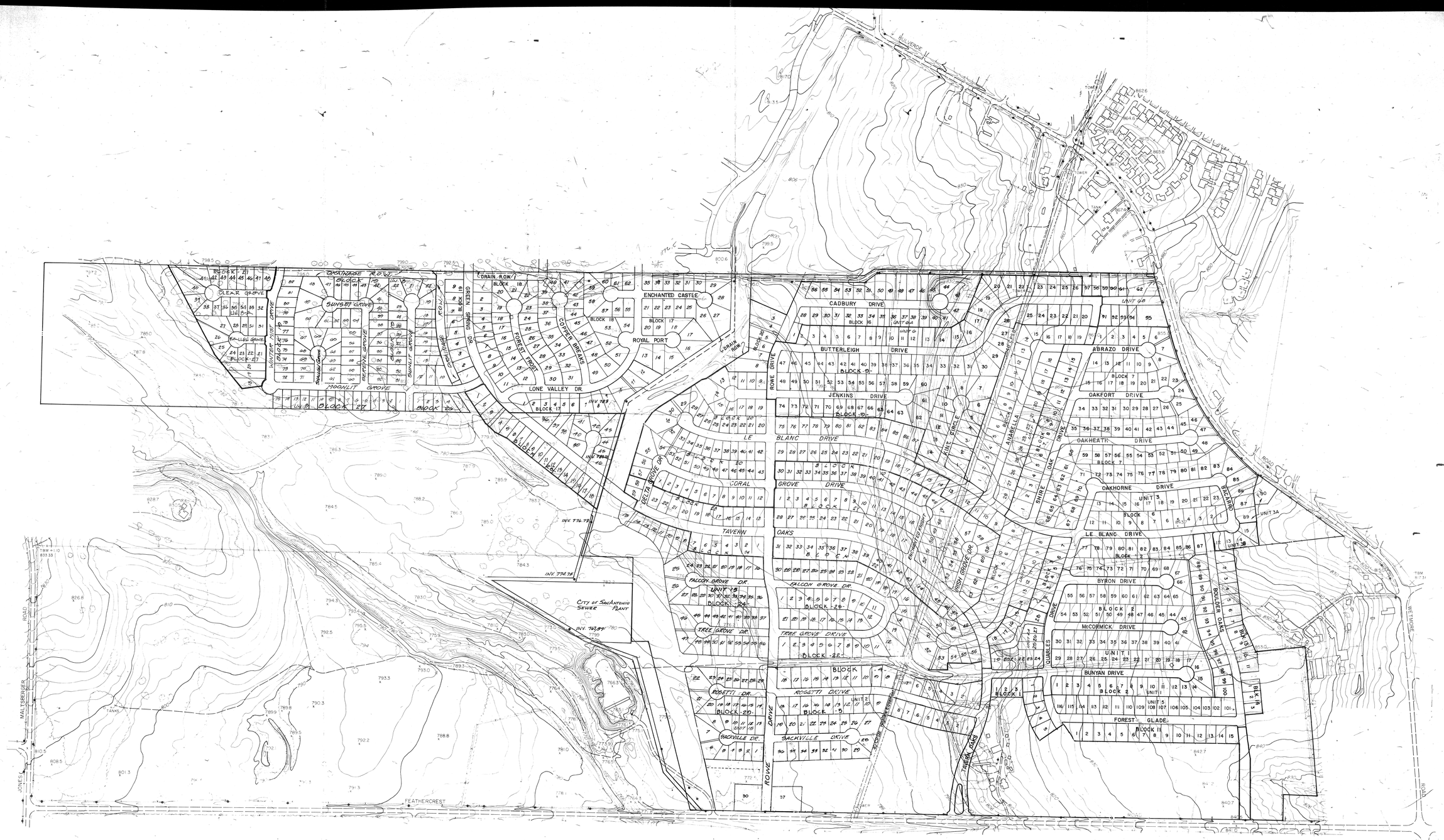
EDEN - P.O.A.D.P.
A RAY ELLISON DEVELOPMENT
RECEIVED
1986 MAY 28 PM 2:53
DEPT. OF PLANNING
CURRENT PLANNING
SCALE: 1" = 200'-0"
0
100
200
500
1000
TOTAL UNITS 1154
TOTAL ACRES 400
DENSITY 2.9 UNITS PER ACRES
GREENSPRINGS SUBDIVISION
EXISTING SINGLE FAMILY
S.A.S.A. TRACT
QUINCY LEE TRACT
BUSINESS PARK
JUNG ROAD
BULVERDE ROAD
WINTER VIEW
CHIMNEY DRIVE
HERITAGE DRIVE
LOCATION
JONES
MALTSBERGER RD.
THOUSAND OAKS
BULVERDE RD.
JUNG
ROAD
MISSOURI PACIFIC R.R.
STAHL ROAD
LOCATION MAP
MUD CREEK
COMM.
B-2 ZONE
CADBURY DRIVE
BUTTERLEIGH DRIVE
ENCHANTED CASTLE
ROYAL PORT
FOREST FROST
COPPER BREAKS
GREEN SPRINGS DRIVE
LONE VALLEY DRIVE
INV. 783.26
R.O.W.
JENKINS DRIVE
ABRAZO DRIVE
OAKFORT DRIVE
LE BLANC DRIVE
SEVEN OAKS
UNIT 13
INV. 780.22
DRAIN
60' R.O.W.
40' PVT.
DELTAGROVE
CORAL GROVE
CORALGROVE DRIVE
TAVERN OAKS
INV. 776.73
INV. 774.75
MONTGOMERY TRACT
SINGLE FAMILY
DENTON TRACT
SINGLE FAMILY
City of San Antonio
Sewer Plant
INV. 767.371
SEVEN OAKS # 15
SINGLE FAMILY
FALCONGROVE DRIVE
TREEGROVE DRIVE
SHIRE OAKS
KNIT CIRCLE
ANABELLA
SHIRE
PROPOSED DRAIN R.O.W.
ROSETTI
SACKVILLE
ROVE DRIVE
Unit 15-A
COMMERCIAL
B-2 / R-3 ZONE
COMMERCIAL
B-2 / B-3 ZONE
THOUSAND OAKS
OAKHORNE DRIVE
LE BLANC DRIVE
VOL. FIRE DEPT.
COMMERCIAL
B-2 ZONE
McCORMICK DRIVE
BUNYAN DRIVE
FOREST GLADE
QUARLES DRIVE
BOULDER OAKS
KLAR TRACT
WETMORE ROAD
TBM
817.31
SEVEN OAKS
14 P.U.D
TOWNHOUSES
COMMERCIAL
B-2 / B-3 ZONE
COMMERCIAL
B-2/B-3 ZONE
EXISTING
COMMERCIAL
THOUSAND OAK DR.
+827.19
830.94
232
REVISION:
DATE:
SCALE:
ELLISON INDUSTRIES
AND PLANNING DEPT.



EDEN

N
W E
S
SCALE 1"=200'

232

Land Planning Department
Ray Ellison Industries

MASTER PLAT LAYOUT
TOPOGRAPHIC SURVE

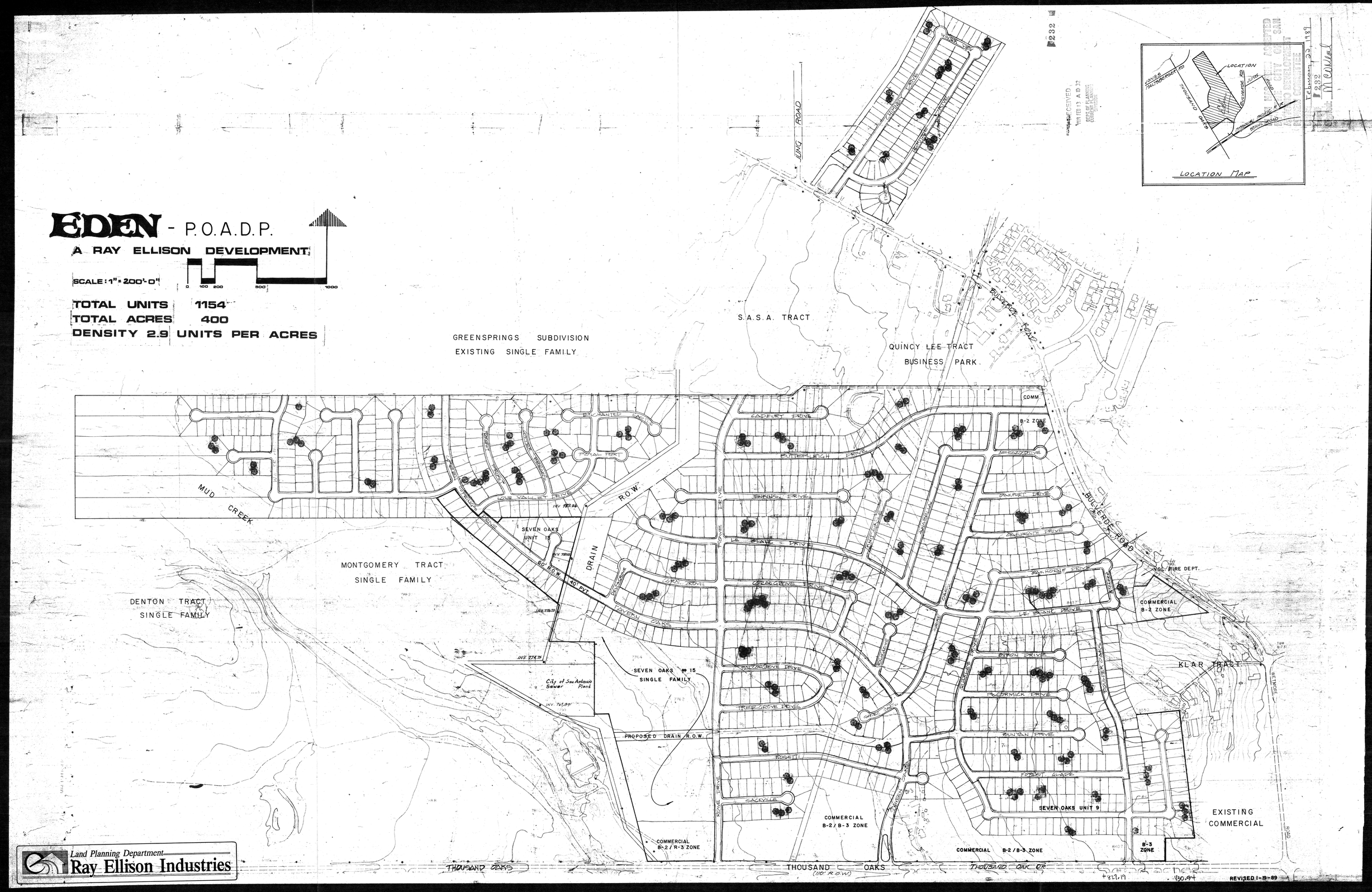
EDEN - P.O.A.D.P.

A RAY ELLISON DEVELOPMENT

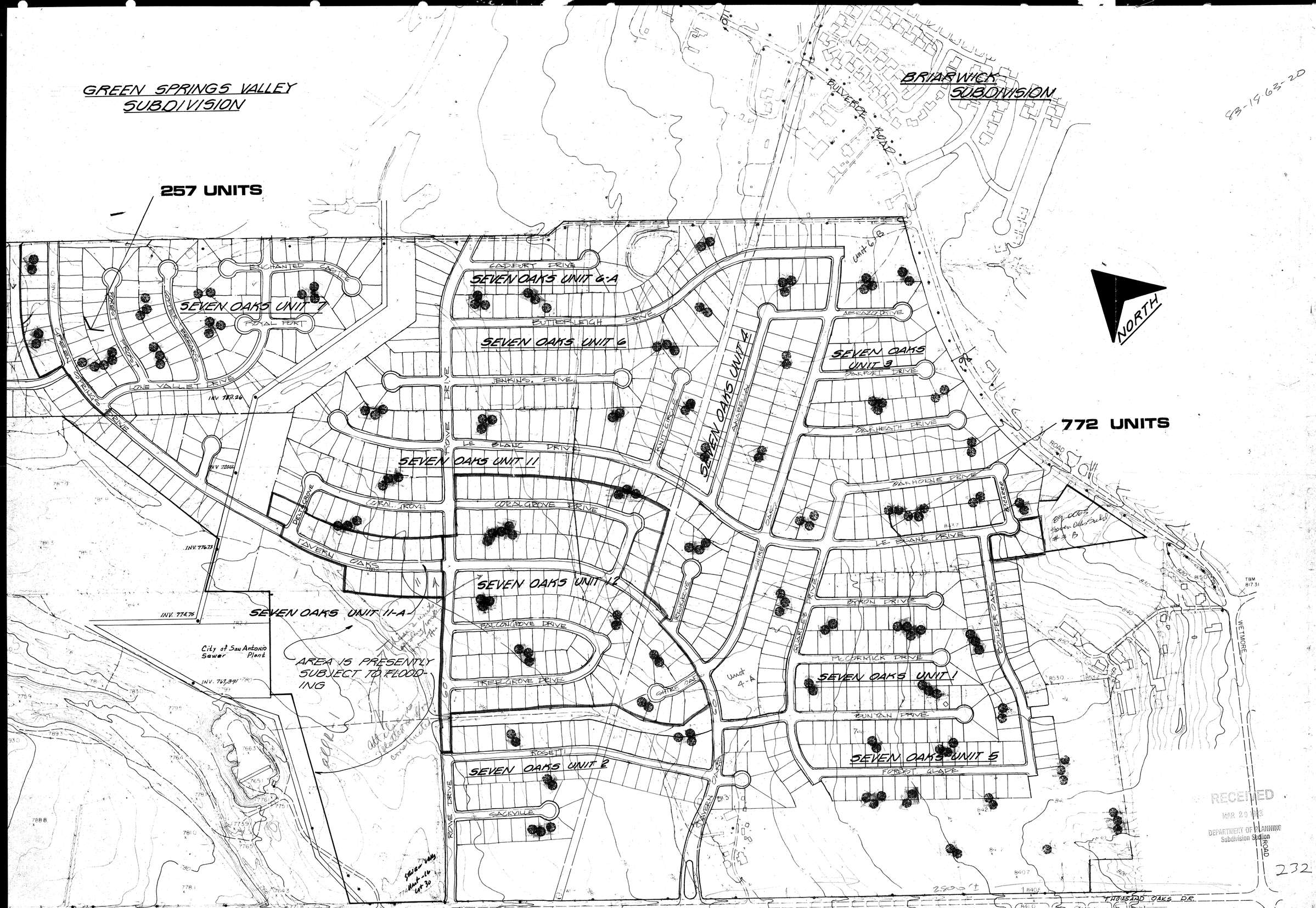
SCALE: 1" = 200'-0"

0 100 200 500 1000

TOTAL UNITS	1154
TOTAL ACRES	400
DENSITY 2.9 UNITS PER ACRES	



232


GREEN SPRINGS VALLEY SUBDIVISION
BRIARWICK SUBDIVISION
BULVERDE ROAD
83-19-63-20
257 UNITS
772 UNITS
NORTH
SEVEN OAKS UNIT 7
SEVEN OAKS UNIT 6-A
SEVEN OAKS UNIT 6
SEVEN OAKS UNIT 4
SEVEN OAKS UNIT 3
SEVEN OAKS UNIT 11
SEVEN OAKS UNIT 12
SEVEN OAKS UNIT 11-A
SEVEN OAKS UNIT 1
SEVEN OAKS UNIT 5
SEVEN OAKS UNIT 2
ENCHANTED CASTLE
ROYAL FORT
LONE VALLEY DRIVE
CADBURY DRIVE
BUTTERLEIGH DRIVE
JENKINS DRIVE
LE BLANC DRIVE
CORAL GROVE
CORAL GROVE DRIVE
TAVERN OAKS
FALCON GROVE DRIVE
TREE GROVE DRIVE
ROSETTI
SACKVILLE
ROVE DRIVE
ABRAZO DRIVE
OAKPORT DRIVE
OAKHEATH DRIVE
OAKHORNE DRIVE
BYRON DRIVE
McCORMICK DRIVE
BUNYAN DRIVE
FOREST GLADE
SHIRE OAKS
QUARLES DRIVE
BOULDER OAKS
WETMORE ROAD
THOUSAND OAKS DR.
THOUSAND OAKS
City of San Antonio Sewer Plant
AREA IS PRESENTLY SUBJECT TO FLOODING
INV. 783.26
INV. 776.73
INV. 774.75
INV. 767.391
Unit 6-B
Unit 4-A
RECEIVED
MAR 29 1983
DEPARTMENT OF PLANNING
Subdivision Section
232
SEVEN OAKS SUBDIVISION
PREL. PLAN
SCALE: 1"=200'
DATE: 3-16-83
REVISION:
ELLISON INDUSTRIES
LAND PLANNING DEPT.

INFORMATION SHEET FOR
P.O.A.D.P.

FILE NO. 83-1B-63-20
(To be assigned by the Planning Dept).

SEVEN OAKS SUBD.
NAME OF P.O.A.D.P.

NAME OF DEVELOPER/SUBDIVISION	ADDRESS	PHONE NO.
ELLISON INDUSTRIES	4800 FREDERICKSBURG RD. 78201	349-1111

NAME OF CONSULTANT	ADDRESS	PHONE NO.
BROWN ENG. CO.		

GENERAL LOCATION OF SITE & TIE DOWN DISTANCE TO NEAREST PUBLIC STREET N.E. R.O.W. LINE OF THOUSAND OAKS DR. N.W. OF ITS INTERSECTION WITH WETMORE RD.

EXISTING ZONING (If Applicable)

PROPOSED WATER SERVICE	PROPOSED LAND USE	PROPOSED SEWER SERVICE
(✓) City Water Board	(✓) Single Family	(✓) City of San Antonio
( ) Other District _____ Name	( ) Multi Family	( ) Other System _____ Name
( ) Water Wells	( ) Business	
	( ) Industrial	( ) Septic Tank(s)
	( ) DUPLEX	

(The space below is to be completed by the Department of Planning Staff).

DATE FILED MAR. 27, 1983

REVISIONS FILED _____
(if applicable)

DATE OF RESPONSE APRIL 26, 1983
(within 20 days of receipt).

DATE OF RESPONSE _____
(within 15 days of receipt).

SEPT. 1984
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

NEEDED INFORMATION:

D. INFORMATION REQUESTED. THE POADP, as an overview of the developer's projected land use, shall include, at least the following information.

- ✓ (a) perimeter property lines;
- ✓ (b) name of the plan and the subdivisions;
- ✓ (c) scale;
- ✓ (d) proposed land use(s) by location and type;
- ✓ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems: (sidewalks, lanes, paths, etc.)
- ____ (f) the proposed source and type of sewage disposal and water supply;
- ✓ (g) contour lines at no greater than ten (10) foot intervals;
- ____ (h) projected sequence of phasing;
- ____ (i) existing and/or proposed zoning classification(s);
- ____ (j) known ownership and proposed development of adjacent undeveloped land; and
- ✓ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

DRAFT

Roy

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

February 22, 1989

Mr. Herbert Quiroga
Rayco, Inc.
P.O. Box 5250
San Antonio, Texas 78201

RE: Eden POADP #232

Dear Mr. Quiroga:

The Development Review Committee has reviewed and accepted your revised plan for Eden. The plan has been assigned File #232 for future reference.

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. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7900.

Sincerely,

MCONeal

Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

MCO/RR/sm
Attachment

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

June 20, 1986

Herbert Quiroga
Ray Ellison Industries
4800 Fredricksburg Rd
San Antonio, Texas 78201

RE: Seven Oaks (Eden) POADP
File #83-63-20 Revised May 28, 1986

Dear Mr. Quiroga:

This is to inform you that the POADP committee has reviewed and accepted your plan of Seven Oaks (Eden).

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. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7896.

Sincerely,

M C O'Neal

Michael C. O'Neal
Planning Administrator
Dept. of Planning

MCO/RR/sm
Encl.

CITY OF SAN ANTONIO
P O BOX 9066
SAN ANTONIO, TEXAS 78285

February 12, 1985

Mr. Herbert Quiroga
4800 Fredericksburg Road
San Antonio, Texas 78201

Dear Mr. Quiroga:

As a follow-up to your telephone conversation with my Staff on February 5, 1985, the preliminary plat review of Seven Oaks Subdivision Unit-13 submitted by your engineer (Brown Engineering Co.) on February 5, 1985, surfaced a concern as to the future extension of Green Spring Drive. More specifically, Tavern Oaks Drive as shown on the P.O.A.D.P. will serve as a 60' collector which extends from Thousand Oaks Drive, to the north and northwest. Subsequent plattings show Tavern Oaks Drive ending at a drainage right-of-way in Seven Oaks Subdivision Unit-11A. The proposed plat of Seven Oaks Unit-13 which creates Green Spring Drive on the other side of the drainage right-of-way does not link the two collectors as shown on your P.O.A.D.P.

Since the majority of the area has been platted out, staff is requesting that you correct the plat to show the required connection as shown on your P.O.A.D.P.

Sincerely,

MCOneal

Michael C. O'Neal
Chief, Current Planning
Department of Planning

Copies to: Dean Chadwick, Traffic Department

MCO/RR/sm

CITY OF SAN ANTONIO
P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

April 11, 1983

Ellison Industries
Attn: Mr. Herbert Quiroga
4800 Fredericksburg Road
San Antonio, Texas 78201

Dear Mr. Quiroga:

This is to inform you that a joint review of the Preliminary Overall Development Plan (File #83-18-63-20) for Seven Oaks Subdivision has been conducted by Planning and Traffic Engineering staff. Specifically, said review was focussed on units for which plats have not been approved or recorded.

Based on the information you provided us, it is our understanding that Units 11A and 12 are pending Planning Commission action. Our review of these units conclude that the areas under review are in general compliance with Chapter 36 of the City Code. However, it is noted that upon platting of the land contiguous to Thousand Oaks Drive and Bulverde Road will require dedication for street widening in accordance with the Major Thoroughfare Plan.

Please note that these are staff comments and not Planning Commission comments. If you make any expenditures based on these comments, you do so at your own risk since staff cannot make any commitments for the Planning Commission or the City.

This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,

Roland A. Lozano
Director of Planning

RAL/EG/sm
cc: Dean Chadwick, Traffic Engineering Division, Public Works Dept.