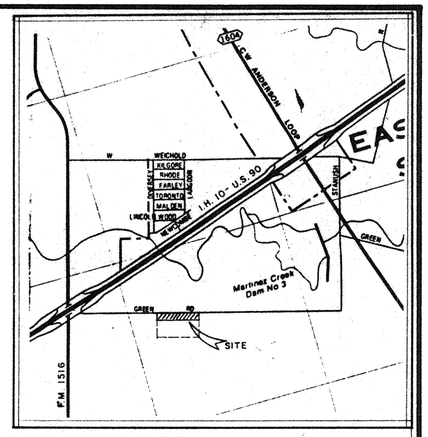
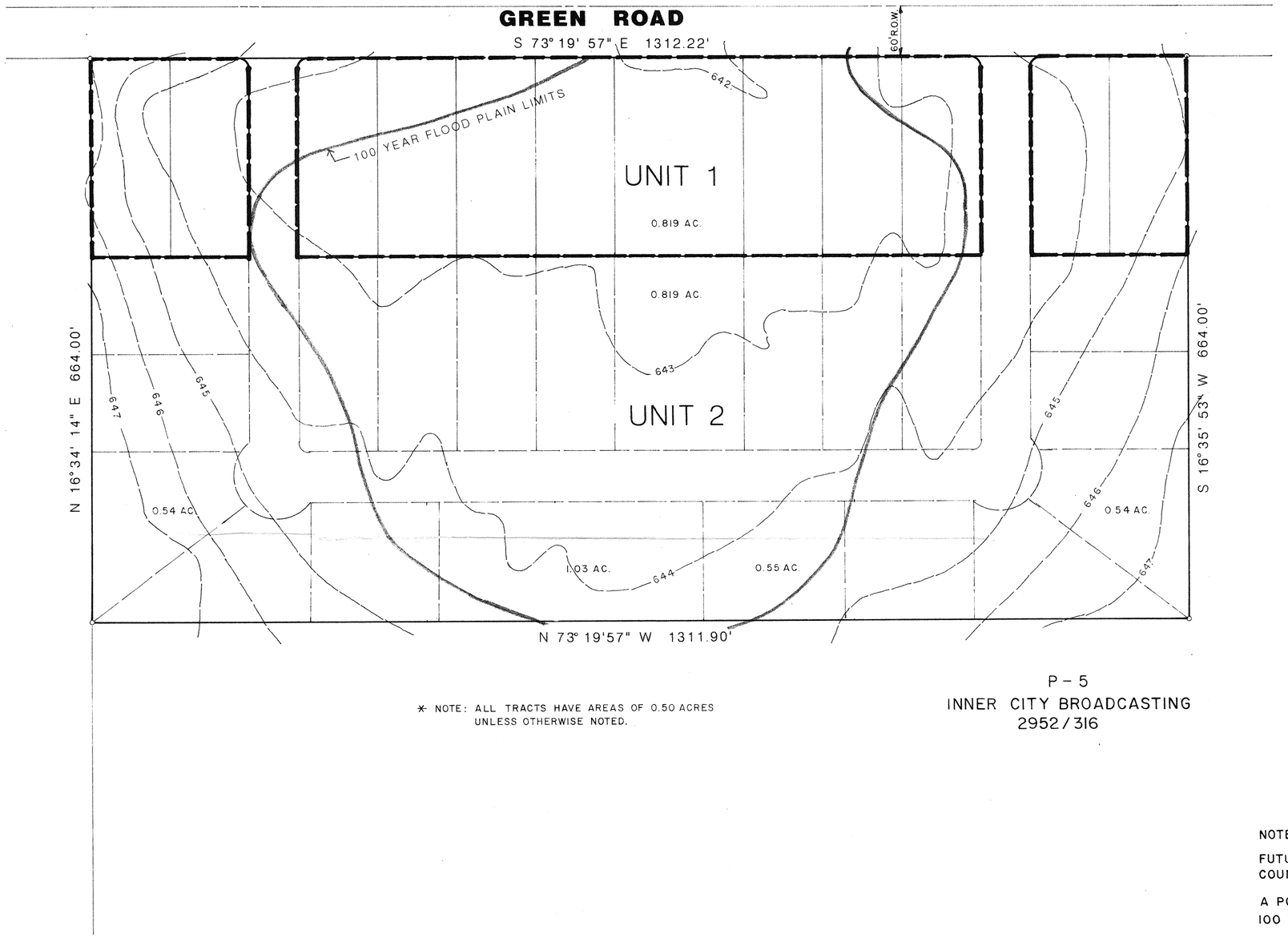
PLAT NO. 880262



LOCATION MAP



NORTH

SCALE: 1" = 100'

294

GGC
ENGINEERS - SURVEYORS
5707 I.H. 10 WEST, Suite 253
SAN ANTONIO, TEXAS 78201
(512) 735-1200

* NOTE: ALL TRACTS HAVE AREAS OF 0.50 ACRES UNLESS OTHERWISE NOTED.

NOTES:

FUTURE ROADS TO BE BUILT TO BEXAR COUNTY STANDARDS.

A PORTION OF THE AREA DESIGNATED AS 100 YEAR FLOOD PLAIN WILL BE RECLAIMED.

P.O.A.D.P.

GREEN ACRES SUBDIVISION

A RESIDENTIAL DEVELOPMENT BY
BILL LEHR
13750 SAN PEDRO AVE., STE. 520
SAN ANTONIO, TEXAS, 78232

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. 294 (To be assigned by the Planning Dept.)

GREEN ACRES POADP
P.O.A.D.P. NAME

BILL LEHR
NAME OF DEVELOPER/SUBDIVIDER

13750 SAN Pedro, STE 250
SAN ANTONIO, TEX. 78232
ADDRESS

PHONE NO.

Roberto GONZALES
G.G.C. ENGINEERS
NAME OF CONSULTANT

5707 I.H. 10 WEST, SUITE 253
SAN ANTONIO, TEX. 78201
ADDRESS

735-1200
PHONE NO.

GENERAL LOCATION OF SITE South row line of Green Rd., east of Hwy 90 EAST.

EXISTING ZONING (If Applicable)

PROPOSED WATER SERVICE

( ) City Water Board
( ) Other District _____ Name
( ) Water Wells

PROPOSED LAND USE

( ) Single Family
( ) Duplex
( ) Multi-Family
( ) Business
( ) Industrial

PROPOSED SEWER SERVICE

( ) City of San Antonio
( ) Other System _____ Name
( ) Septic Tank(s)

DATE FILED Sept. 22, 1988

REVISIONS FILED: Oct. 3, 1988 (if applicable)

DUE DATE OF RESPONSE _____ (Within 20 working days of receipt)

DATE OF RESPONSE _____ (Within 15 working days of receipt)

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

REVIEWED BY STAFF ON _____

COMMENTS: _____

NEEDED INFORMATION:

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 of map;
✓ (d) Proposed land uses by location, type, and acreage;
✓ (e) Existing and proposed circulation system of collector, arterial, and local type "B" streets (clearly identified) and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system;
✓ (f) Contour lines at intervals no greater than ten feet;
✓ (g) Ownership from title and/or city or county records and, if known, proposed development for adjacent land;
✓ (h) Existing adjacent or perimeter streets (including right-of-way widths), intersections and developments;
✓ (i) One hundred (100) year flood plain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the City of San Antonio and/or Bexar County;
✓ (j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares;
✓ (k) Name and address of developer.

DISTRIBUTION: TRAFFIC _____ TRANSPORTATION STUDY OFFICE _____

COMMENTS:

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

October 7, 1988

Roberto Gonzales
G.G.C. Engineering Co.
5707 IH-10 West, Suite 253
San Antonio, Texas 78201

RE: Green Acres POADP
(File #294)

Dear Mr. Gonzales:

The Development Review Committee has reviewed your plan for Green Acres. The plan has been assigned File #294 for future reference.

The committee accepts the plan in regards to the subdivision design; however, it does not support construction of the streets to Bexar County standards. At the time of submission, the plat will be cited for any violations to the Unified Development Code. At that time you may request the appropriate variances or revise the plat accordingly.

Please note that this action by the Commission 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,

M C O'Neal

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

MCO/RR/sm

According to Roberto Gonzalez, the applicant intends to develop the roadways to Bexar County standards. Elbows will be provided and variances will be requested.

Rey 9/26/88

Committee approves the subd. design but disapprovs of the streets being built to County specs. Also mention flood plain, drainage.