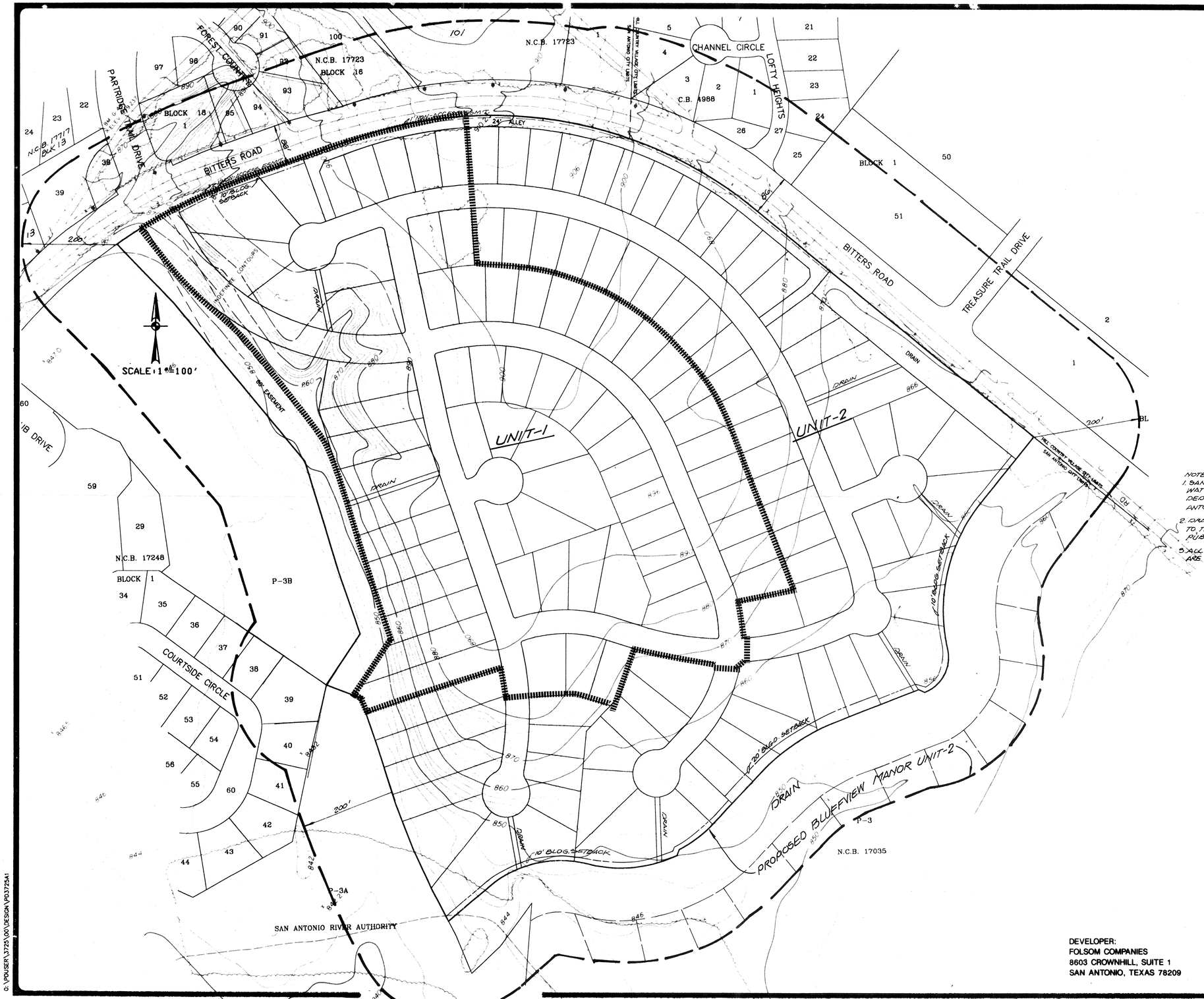
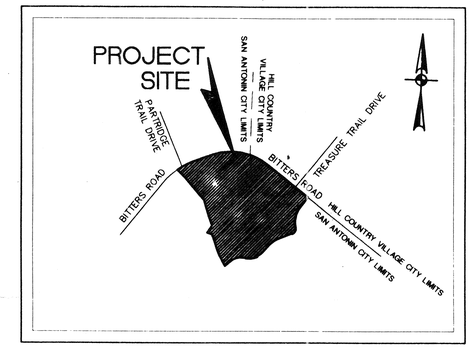




LOCATION MAP

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

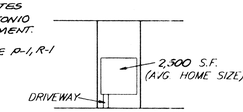
AREA	SQUARE FEET	ACREAGE
BULDING COVERAGE AREA	347,500	7.98
OTHER COVERAGE	452,884	10.39
OPEN-SPACE	1,095,116	25.14
TOTAL- GROSS AREA	1,895,500	43.51

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

P-1,R-1
ZONING/CONCEPT.

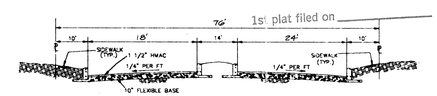
139 RESIDENTAIL LOTS
60 X 120' AVERAGE

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

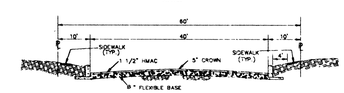


TYPICAL LOT SIZE
N.T.S.

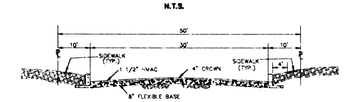
PLAN HAS BEEN ACCEPTED BY
COMM.
July 26, 1996 515
(date) (number)
If no plats are filed, plan will expire on Jan 25, 1998
1st plat filed on



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:

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY, BUILDING II SAN ANTONIO TEXAS 78217 210-824-9494

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

JOB NO. 3725.01
DATE JANUARY 31, 1996
DESIGNER JP
CHECKED ____ DRAWN RZM
SHEET 1 OF 1

Q:\PDUSER\3725\00\DESIGN\PD3725A1

#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:	**Lots**	**Acres**
Single-Family (SF)	139	43.51
Non-Single Family (NSF)	--	--
Commercial & other (recreation)	--	--
TOTAL =	**139**	**43.51**

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

Print Name: JESSE F. PACHECO **Signature:** [signature]

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,

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

DWP/EAC

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

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

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio Date 7.12.96

FROM: Elizabeth A. Carol; Department of Planning

ITEM NAME: Bluffview FILE #

RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section.** All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: ?, 19

- ☐ Proposed plat-30 days
- ☐ Variance-15 days
- ☐ POADP's-10 days
- ☐ Plat deferral-30 days
- ☐ Plan / legal doc-15 days
- ☐ Other-15 days

☐ I recommend approval ☑ I do not recommend approval

On July 15, 1996, I notified JESSE PACHECO P.E., the engineer/subdivider/agent, of the corrections needed to remove this objection. Telephone # 824-9494

Comments: FLOOD PLAIN STUDY REQ'D.

RECEIVED 96 JUL 16 AM 8:41 DEPT OF PLANNING LAND DEVELOPMENT SERVICES DIVISION

Burt Rubio [signature] Sr. Eng. Tech 7-15-96

Signature Title Date

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

LETTER OF TRANSMITTAL

9310 BROADWAY, BLDG. II, SAN ANTONIO , TEXAS 78217-5987
210/824-9494 FAX 210/824-3491

Date: 8/1/96 Job No.: 3725-00
Attention: ELIZABETH CAROL
RE: BLUFFVIEW GREENS

TO PLANNING DEPT.
CITY OF SAN ANTONIO

FILE:
- ☐ 1.0 Correspondence
- ☐ 2.0 Design
- ☐ 4.0 Construction

WE ARE SENDING YOU ☒ Attached Under separate cover via _____ the following items:

- ☐ Specifications
- ☐ Prints
- ☐ Change Order
- ☐ Shop Drawings
- ☐ Plans
- ☐ _____
- ☐ Copy of Letter
- ☐ Samples

COPIES	DATE	DESCRIPTION
6		PRINTS WITH PHASING

THESE ARE TRANSMITTED as checked below:

- ☒ For approval
- ☐ ~~For your use~~
- ☒ ~~As requested~~
- ☐ For review and comment
- ☐ Approved as submitted
- ☐ Returned for corrections
- ☐ Approved as noted
- ☐ _____
- ☐ Resubmit _____ copies for approval
- ☐ Submit _____ copies for distribution
- ☐ Return _____ corrected prints
- ☐ FOR BIDS DUE _____
- ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____ SIGNED [signature]

If enclosures are not as noted, kindly notify us at once.

PAPE-DAWSON CIVIL & ENVIRONMENTAL ENGINEERS

LETTER OF TRANSMITTAL

9310 BROADWAY, BLDG. II, SAN ANTONIO , TEXAS 78217-5987
210/824-9494 FAX 210/824-3491

Date: 9/10/96 Job No.: 3725-02

Attention: EDDIE GUZMAN

RE: BLUFFVIEW GREENS PUD/POADP

FILE:
- ☐ 1.0 Correspondence
- ☐ 2.0 Design
- ☐ 4.0 Construction

TO PLANNING DEPT.
CITY OF SAN ANTONIO

WE ARE SENDING YOU ☒ Attached Under separate cover via _____ the following items:

- ☐ Specifications
- ☐ Prints
- ☐ Change Order
- ☐ Shop Drawings
- ☐ Plans
- ☐ _____
- ☐ Copy of Letter
- ☐ Samples

COPIES	DATE	DESCRIPTION
6		PRINTS OF PUD/POADP PLAN
1		POADP APPLICATION Look like 1 unit.
		Eli why POADP.? PUD plan
		is approved already isn't it?

RECEIVED 96 JUL 10 PM 2:40 PLANNING DEPT. REVIEW SERVICES DIVISION

THESE ARE TRANSMITTED as checked below:

- ☒ For approval
- ☐ For your use
- ☐ As requested
- ☒ For review and comment
- ☐ Approved as submitted
- ☐ Returned for corrections
- ☐ Approved as noted
- ☐ _____
- ☐ Resubmit _____ copies for approval
- ☐ Submit _____ copies for distribution
- ☐ Return _____ corrected prints
- ☐ FOR BIDS DUE _____
- ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS FOR REVIEW AND APPROVAL.

COPY TO _____ SIGNED [signature]

If enclosures are not as noted, kindly notify us at once.