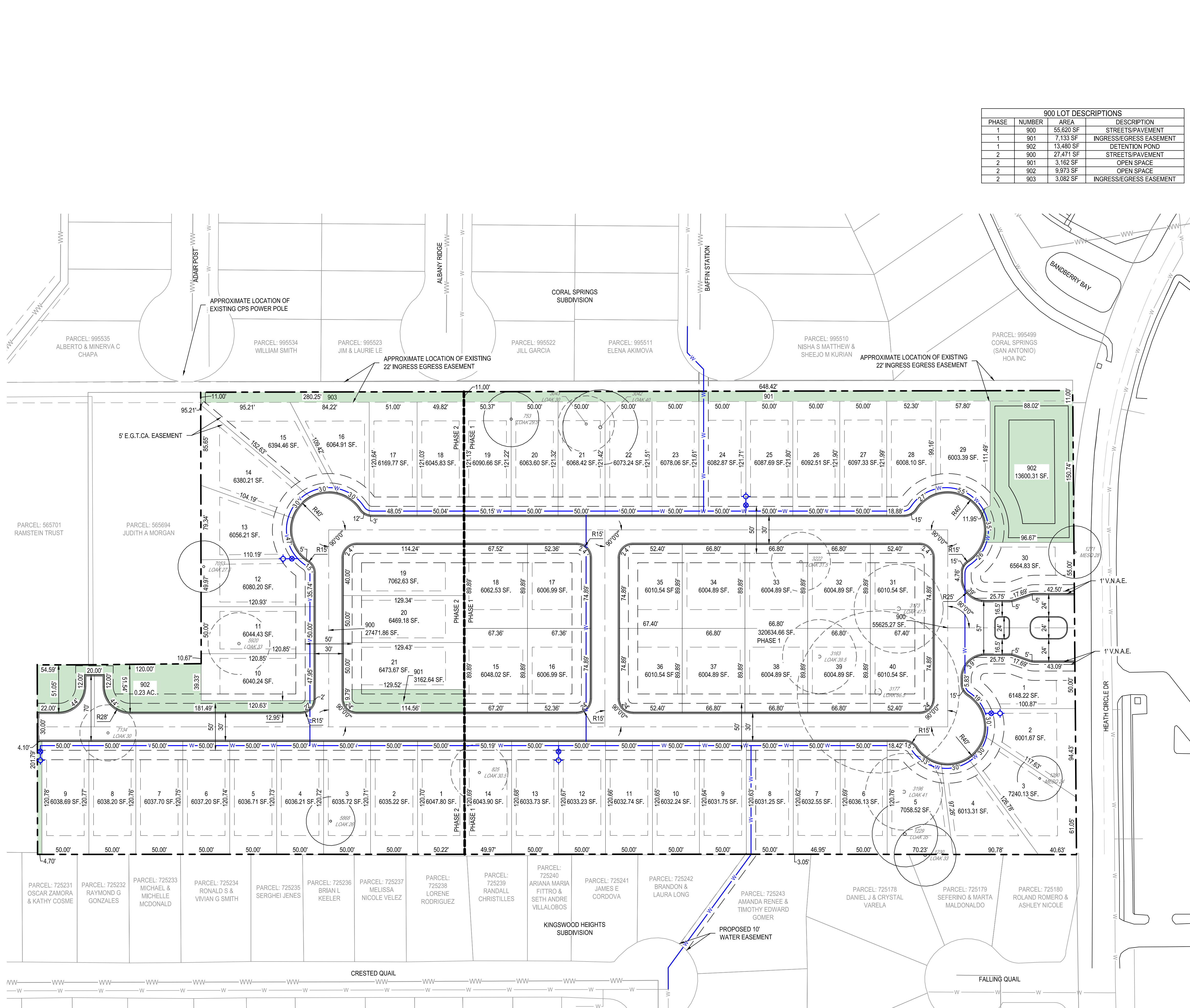


G:\TXC\Projects\San Antonio Projects\2936-00 - Heron Valley\01_Unit\03_CADD\04_Exhibits\FIG 3.0 - PRELIMINARY OVERALL SITE PLAN.dwg Layout: OPTION 1 Plotted: 6/27/2024 1:54:48 PM By: Jclifton



900 LOT DESCRIPTIONS			
PHASE	NUMBER	AREA	DESCRIPTION
1	900	55,620 SF	STREETS/PAVEMENT
1	901	7,133 SF	INGRESS/EGRESS EASEMENT
1	902	13,480 SF	DETENTION POND
2	900	27,471 SF	STREETS/PAVEMENT
2	901	3,162 SF	OPEN SPACE
2	902	9,973 SF	OPEN SPACE
2	903	3,082 SF	INGRESS/EGRESS EASEMENT

LEGEND

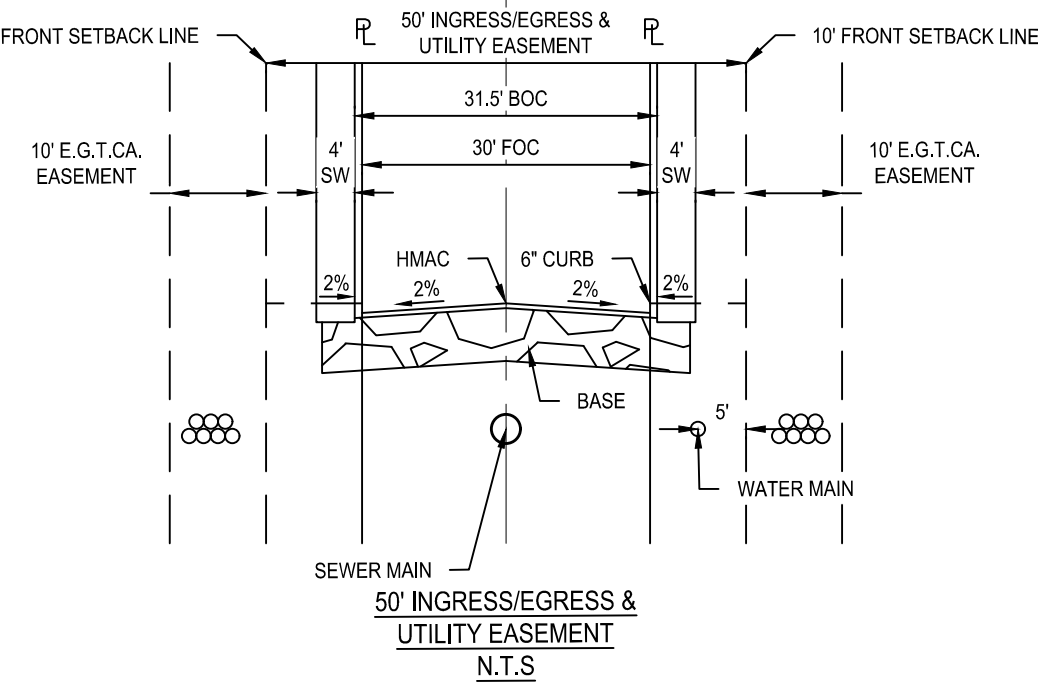
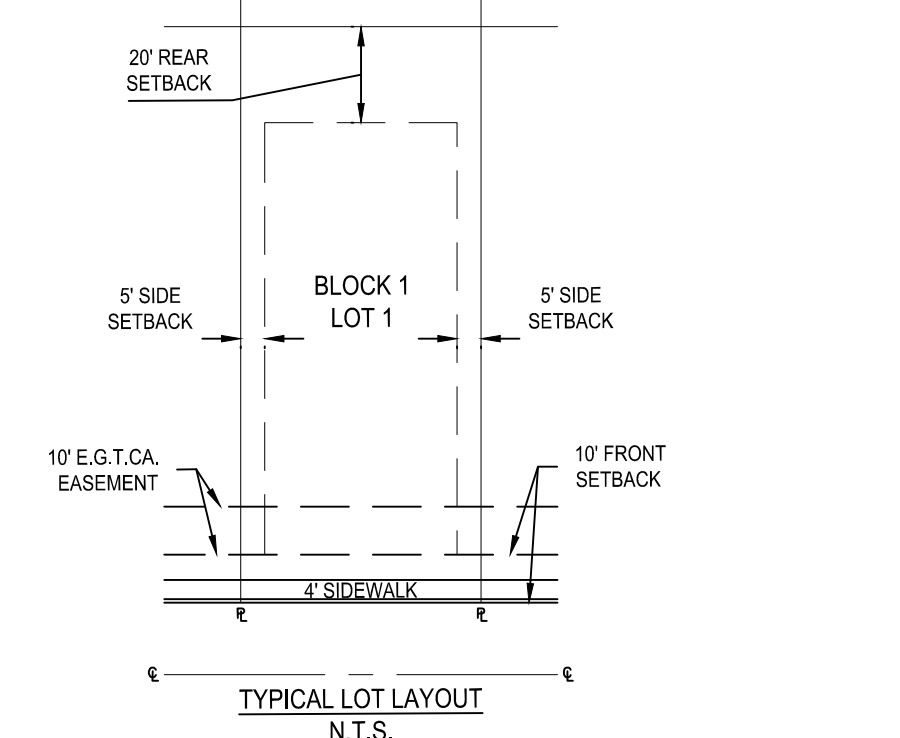
- PROPERTY BOUNDARY
- - - PHASE BOUNDARY
- PROPOSED LOT LINES
- - - PROPOSED EASEMENT
- LOT NUMBER
- HERITAGE TREE
- HERITAGE TREE TO BE REMOVED
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING WASTEWATER MAIN
- OPEN SPACE/EASEMENT LOT

PROJECT LAND SUMMARY		
	PHASE 1	PHASE 2
SITE ACREAGE:	7.35	3.97
SINGLE FAMILY RESIDENTIAL LOTS:	40	21
LOCAL STREET (LF):	1,583 LF	864 LF
DENSITY (LOT/AC):	5.44	5.29

DEVELOPER:
H&G HOMES
CONTACT: ADRIAN TAMES
84 NE LOOP 410 SUITE 242
SAN ANTONIO, TEXAS 78216

ENGINEER:
BGE INC.
7330 SAN PEDRO AVENUE, SUITE 202
SAN ANTONIO, TX 78216
PHONE: 210-581-3600

UTILITIES:
WATER PROVIDED BY: SAWS (SAN ANTONIO WATER SYSTEMS)
WASTEWATER: SAWS (SAN ANTONIO WATER SYSTEMS)
ELECTRIC: CPS



NOT FOR CONSTRUCTION

HERON VALLEY
PRELIMINARY OVERALL SITE PLAN

DESIGNED BY: JDC
REVIEWED BY: OR
DRAWN BY: JDC

BGE
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TBPPE Registration No. F-1046

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TBPPE Registration No. F-1046

SHEET
FIG 3.0

REV	DATE	DESCRIPTION