CITY OF SAN ANTONIO

April 14, 1995

Mr. Sam Dawson, P.E.
Pape-Dawson Engineers
9310 Broadway, Bldg II
San Antonio, Texas, 78217

RE: Revised Crownridge Subdivision POADP #64

Mr. Dawson:

The City Staff Development Review Committee has reviewed your revised Crownridge Subdivision Preliminary Overall Area Development Plan #64. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note that the sixty (60) foot strip north of La Cantera Parkway will need to conform to collector standards if used as a roadway in the future. It is our understanding that this strip of land is owned by the applicant.

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 Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)207-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

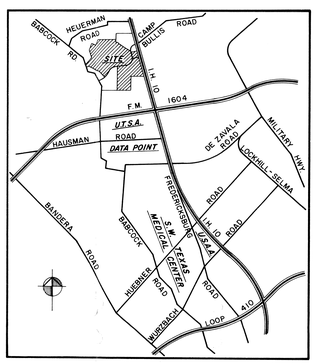
D Pasley by RV

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

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer

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



LOCATION MAP

LOT BREAKDOWN (RESIDENTIAL)

LA SIERRA - 255
WALDEN HEIGHTS - 254
LEGEND HILLS - 347

WATER SERVICE - CITY WATER BOARD
SEWER SERVICE - CITY OF SAN ANTONIO

CONSTRUCTION PHASING (EST. DATE OF COMPLETION)

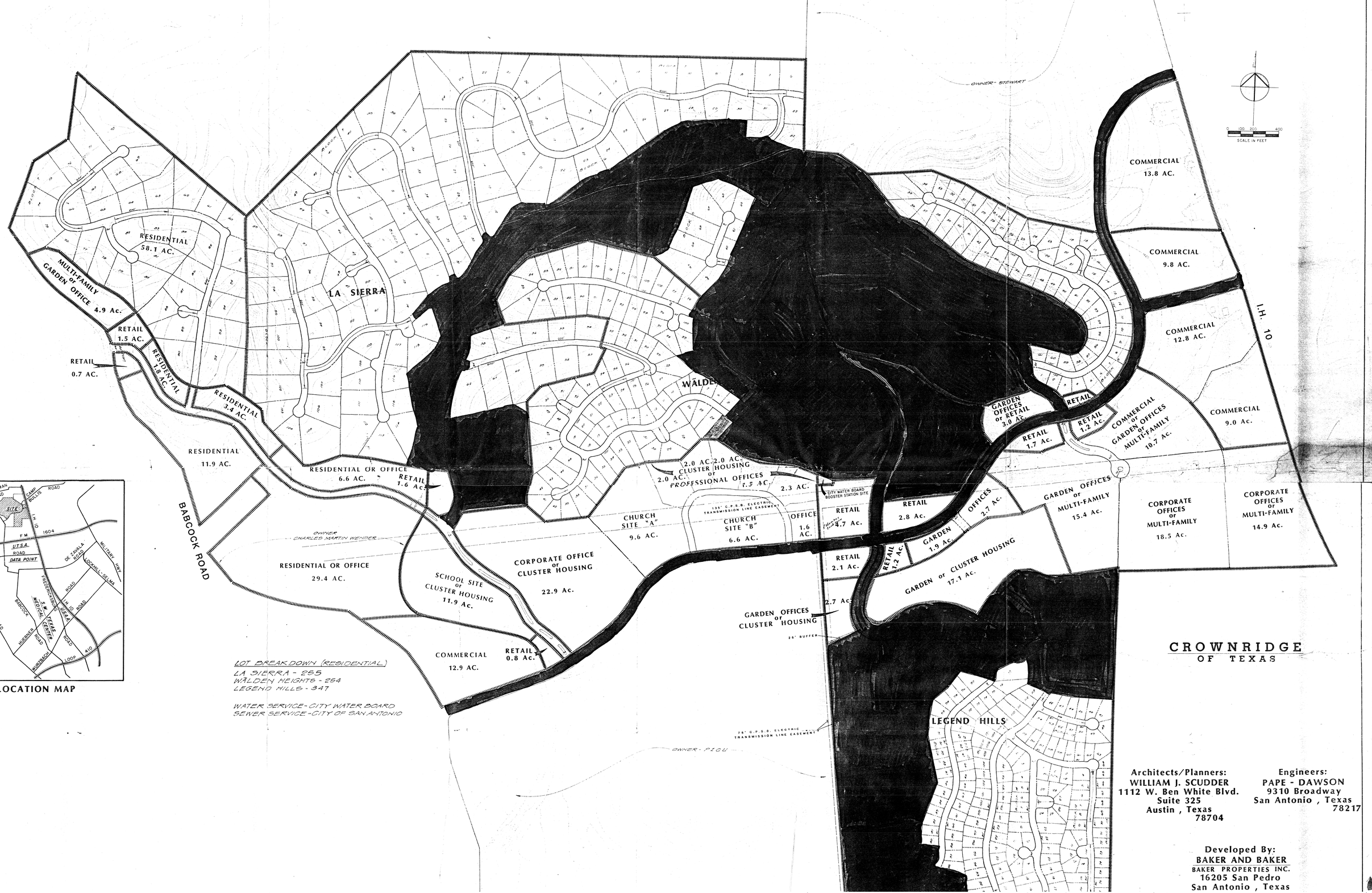
WALDEN HEIGHTS UNITS 1 & 2 DEC. 1984
LEGEND HILLS UNIT 1 DEC. 1984
LEGEND HILLS UNIT 3 JUN. 1985
LA SIERRA UNIT 1 JUN. 1985
LEGEND HILLS UNIT 2 DEC. 1985
REMAINDER 5 TO 7 YEAR BUILDOUT

CROWNRIDGE OF TEXAS

Architects/Planners:
WILLIAM J. SCUDDER
1112 W. Ben White Blvd.
Suite 325
Austin, Texas
78704

Engineers:
PAPE - DAWSON
9310 Broadway
San Antonio, Texas
78217

Developed By:
BAKER AND BAKER
BAKER PROPERTIES INC.
16205 San Pedro
San Antonio, Texas
78232



CROWNRIDGE
OF TEXAS

Architects/Planners:
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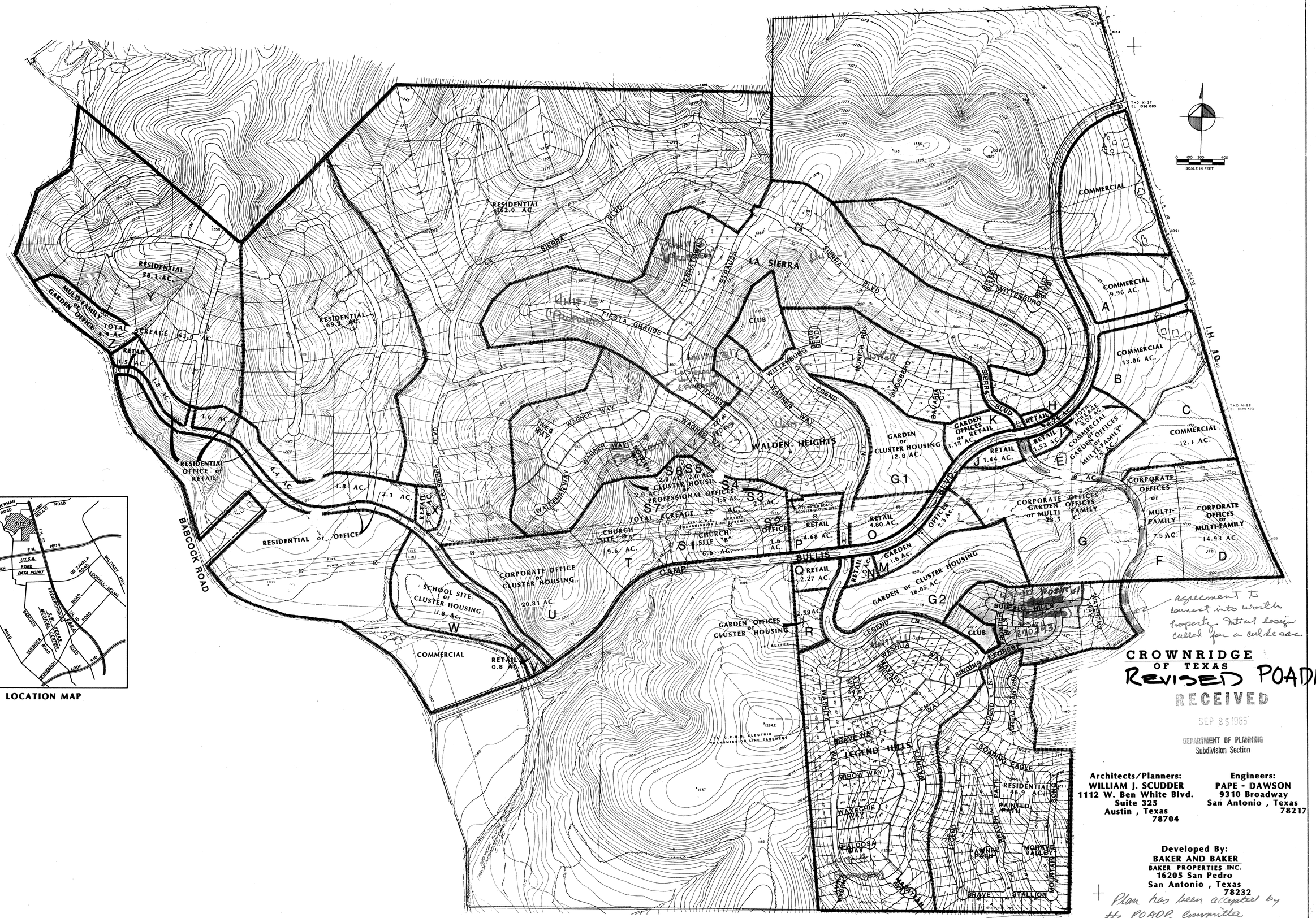
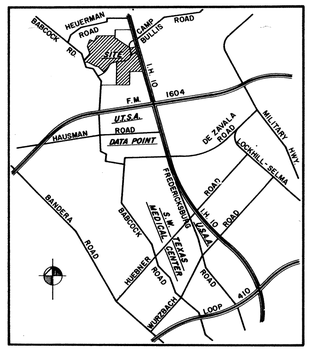




LOCATION MAP

agreement to connect into worth property. Initial design called for a cul de sac.

CROWNRIDGE
OF TEXAS

REVISED POADP

RECEIVED
SEP 25 1985
DEPARTMENT OF PLANNING
Subdivision Section

Architects/Planners:
WILLIAM J. SCUDDER
1112 W. Ben White Blvd.
Suite 325
Austin, Texas
78704

Engineers:
PAPE - DAWSON
9310 Broadway
San Antonio, Texas
78217

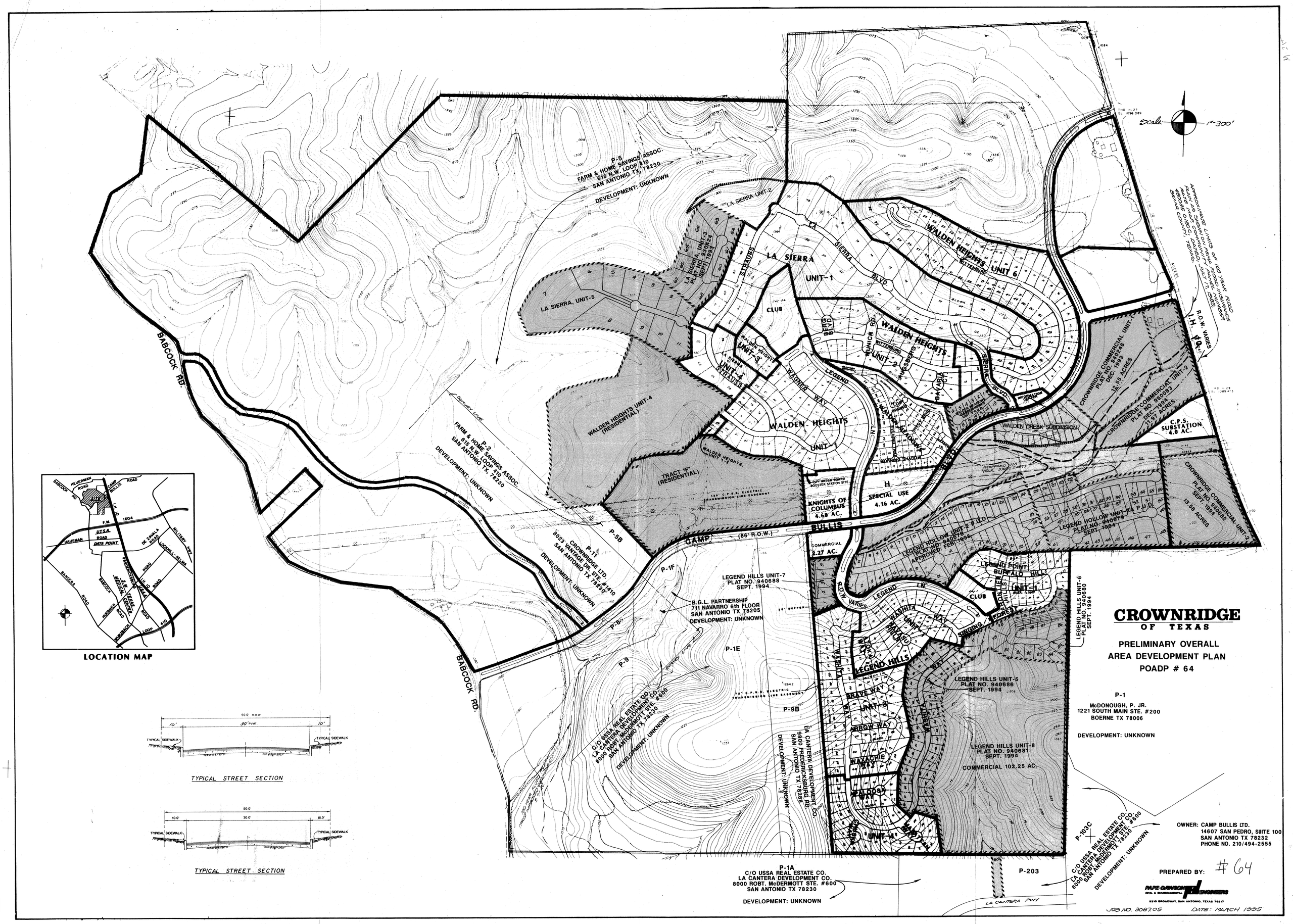
Developed By:
BAKER AND BAKER
BAKER PROPERTIES INC.
16205 San Pedro
San Antonio, Texas
78232

Copy sent to Eng. 9/27/85 Roy

+ Plan has been accepted by the P.O.A.D.P. Committee
date Sept. 27, 1985
Signed Roy Ramon

#64

Date: SEPT. 1985



CROWNRIDGE
OF TEXAS

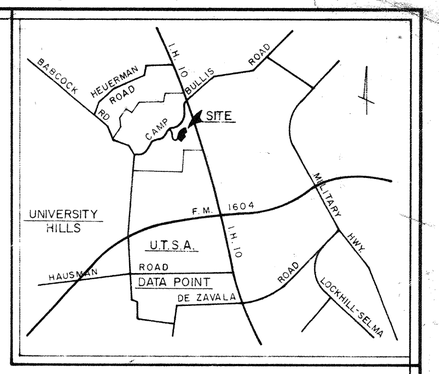
PRELIMINARY OVERALL
AREA DEVELOPMENT PLAN
POADP # 64

OWNER: CAMP BULLIS LTD.
14607 SAN PEDRO, SUITE 100
SAN ANTONIO TX 78232
PHONE NO. 210/494-2555

PREPARED BY: #64

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY, SAN ANTONIO, TEXAS 78217

JOB NO. 3087.05 DATE: MARCH 1995



LOCATION MAP

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TAN
C1	90°00'00"	25.00	39.27	25.00
C2	38°57'40"	293.00	199.24	103.64
C3	25°50'56"	700.00	315.80	160.64
C4	136°58'02"	125.00	298.82	317.07
C5	67°58'26"	600.00	711.82	404.51
C6	24°29'53"	400.00	171.03	86.84
C7	78°35'40"	45.00	61.73	36.83
C8	41°55'36"	50.00	36.59	19.16
C9	83°51'12"	75.00	109.76	67.36
C10	68°01'32"	15.00	17.81	10.12
C11	34°55'45"	140.00	85.35	44.05
C12	93°50'33"	225.00	368.52	240.62
C13	28°40'19"	786.00	393.33	200.87
C14	38°57'40"	207.00	140.76	73.22
C15	140°03'17"	225.00	549.99	619.10
C16	73°53'04"	450.00	580.29	338.39
C17	22°17'41"	314.00	122.18	61.87
C18	103°36'32"	25.00	45.21	31.77
C19	20°48'59"	400.00	145.33	73.47
C20	68°45'18"	220.00	264.00	150.51
C21	10°58'35"	475.00	91.00	45.64
C22	35°52'03"	340.00	212.84	110.04
C23	12°08'39"	390.00	82.66	41.49
C24	84°19'55"	15.00	22.08	13.58
C25	46°34'03"	30.00	24.38	12.91
C26	273°08'06"	50.00	238.36	
C27	12°07'13"	390.00	82.50	41.40
C28	10°49'09"	525.00	99.14	49.72
C29	89°50'34"	15.00	23.52	14.96
C30	90°00'00"	15.00	23.56	15.00
C31	68°45'18"	170.00	204.00	116.30
C32	24°48'42"	350.00	151.57	76.99
C33	67°59'45"	90.00	106.81	60.70
C34	74°54'46"	15.00	19.61	11.49
C35	10°07'27"	340.00	60.08	30.12
C36	28°13'55"	373.00	183.79	93.80
C37	29°12'24"	357.00	181.98	93.01
C38	07°50'55"	390.00	53.42	26.75
C39	07°50'55"	340.00	46.57	23.32
C40	48°29'22"	237.00	200.57	106.73
C41	02°01'32"	340.00	12.02	6.01

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY

Gerald G. Derby
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 18th DAY OF APRIL A.D., 19 84.

Richard Olivarez
RICHARD OLIVAREZ NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER — COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Jesse A. Baker
OWNER

DULY AUTHORIZED AGENT

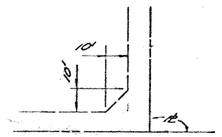
STATE TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JESSE A. BAKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF APRIL A.D. 1984

Richard Olivarez
RICHARD OLIVAREZ NOTARY PUBLIC
BEXAR COUNTY, TEXAS



TYPICAL SANITARY SEWER E.S.M'T. CUT-OFF DETAIL

CERTIFICATE OF APPROVAL

The undersigned, County Judge of Bexar County, Texas and Presiding Officer of the Commissioners Court of Bexar County, does hereby certify that the attached plat was duly filed with the Commissioners Court of Bexar County, Texas, and that after examination it appears that said plat is in conformity with the statutes, rules and regulations governing same, and that this plat has been approved by the said Commissioners Court.

On this the _____ day of _____, 19__

ATTESTED:

County Judge, Bexar County, Texas

County Clerk
Bexar County, Texas

SUBDIVISION PLAT OF

LEGEND HILLS, UNIT-1

BEING 18.120 ACRES OUT OF THE CHARLES H. SEIDENSCHNUR SURVEY NO. 410, ABSTRACT NO. 1222, COUNTY BLOCK 4725, BEXAR COUNTY, TEXAS.

THIS PLAT OF LEGEND HILLS, UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A. D. 19 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

NOTE: The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights of way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Gerald G. Derby
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 18th DAY OF APRIL A.D. 1984

Richard Olivarez
RICHARD OLIVAREZ NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF _____ A. D. _____, AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A. D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF _____ A. D. _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

64

JOB 2132.01

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

FILE NO. 85-12-64-08
(To be assigned by the Planning Dept.

Crownridge POADP
P.O.A.D.P. NAME

NAME OF DEVELOPER/SUBDIVIDER | ADDRESS | PHONE NO.

Pape & Dawson
NAME OF CONSULTANT | ADDRESS | PHONE NO.

GENERAL LOCATION OF SITE Along the west R.O.W. line of I.10, with the intersection of Camp Bullis Rd.

EXISTING ZONING (If Applicable) O.C.L.

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 June 10, 1985

REVISIONS FILED: _____
(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;
_____ (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.

DISTRIBUTION: TRAFFIC _____ TRANSPORTATION STUDY OFFICE _____

COMMENTS: _____

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

Date: July 9, 1984

Applicant: Pape-Dawson Engineering
Mr. John K. Rinehardt
Address: 8310 Broadway
San Antonio, Texas 78217

Re: Crownridge
File #: 83-12-64-08

☐ Preliminary Plan
☒ P.O.A.D.P. (Revision dated June 26, 1984)

6-26-84

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

(X) meets the P.O.A.D.P. requirements

( ) does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations.

( ) 36-20D(a)	( ) 36-20D(e)	( ) 36-20D(i)
( ) 36-20D(b)	( ) 36-20D(f)	( ) 36-20D(j)
( ) 36-20D(c)	( ) 36-20D(g)	( ) 36-20D(k)
( ) 36-20D(d)	( ) 36-20D(h)	( ) _____

( ) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout	( ) Low density lots fronting onto major thoroughfares
( ) Relation to adjoining street system	( ) 24' alley(s)
( ) Stub streets	(X) Street Grades
( ) Street jogs or intersections	
( ) Dead-end streets	
(X) Cul-de-sac streets in excess of 500'	

( ) See annotations/comments on attached copy of your plan.

(X) Comments: It is noted that any platting activity occurring along Babcock Road will require dedication for future street widening in accordance with the Major Thoroughfare Plan.

Please note that these are staff comments and not Planning Commission comments. 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.

By [signature]

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO TEXAS 78285

June 17, 1985

Applicant: Pape & Dawson Eng. Co.
Attn: Nat Hardy
Address: 9310 Broadway
San Antonio, Tex 78217

☐ Preliminary Plan
☒ P.O.A.D.P.

Re: Crownridge
File #: 85-12-64-08

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

(x) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

- ( ) Street layout
- ( ) Relation to adjoining street system
- ( ) Stub streets
- ( ) Street jogs or intersections
- ( ) Dead-end streets
- ( ) Cul-de-sac streets in excess of 500'
- ( ) Low density lots fronting onto major thoroughfares
- ( ) 24' alley(s)
- ( ) _____

( ) See annotations/comments on attached copy of your plan.

(x) Comments: The POADP Committee has reviewed and accepted your latest revised plan. Your subdivision units may be submitted.

Please note that these are staff comments and not Planning Commission comments. 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.

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

sm

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

October 17, 1983

Pape-Dawson Engineering
Mr. Leslie A. Heinen
9310 Broadway
San Antonio, Texas 78217

Re: Crownridge

Dear Mr. Heinen:

Please be advised that the review for the Crownridge proposal (File #83-12-64-08) has been completed. The proposed scheme was jointly reviewed by Traffic Engineering and Planning staff. Analysis of the street plan concludes that the planned proposal is in general compliance with the requirements set forth in Chapter 36 of the City Code.

Staff review was centered on the proposed 86' facility described on the plan as Unit-1C since the plat of Unit-1 is already approved. Nevertheless, it will be necessary to submit a P.O.A.D.P. for review once the design work for those areas noted unplanned are completed.

Please note that these are staff comments and not Planning Commission comments. 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

AN EQUAL OPPORTUNITY EMPLOYER

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

FILE NO. 83-12-64-08
(To be assigned by the Planning Dept.)

THE VILLAGES
P.O.A.D.P. NAME
THE LOST VILLAGE, THE GLEN VILLAGES
THE HIDDEN HILLS & THE TIMBER HILLS

BAKER & BAKER PROPERTIES
NAME OF DEVELOPER/SUBDIVIDER

ADDRESS

PHONE NO.

PAPE-DAWSON ENGINEERS
NAME OF CONSULTANT

9310 BROADWAY S.A. TEX 78217
ADDRESS

824-9494
PHONE NO.

GENERAL LOCATION OF SITE WEST OF THE INTERSECTION OF I.H. 10 & CROWNRIDGE

EXISTING ZONING (If Applicable) O.C.L.

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 Nov. 18, 1983

DUE DATE OF RESPONSE Dec. 20, 1983
(within 20 working days of receipt)

REVISIONS FILED _____
(if applicable)
DATE OF RESPONSE _____
(within 15 working days of receipt)

June 1985
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

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;
✓ (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;
O.C.L. (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.

Review by Committee 11-22-83

Response prepared 11-22-83

Committee reviewed revised plan dated 6-26-84 on 7-6-84. no major concern was raised. generally discussed access to cul de sac in emergency situation. In this regard committee felt there was a need to evaluate this matter with Fire Dept. / street standards. ~~however~~

staff sign off. however will cite cul de sac street grades, & M.T.P. requirements

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

Date: December 22, 1983

Applicant: Pape-Dawson Engineers
Mr. Gene Dawson

Address: 9310 Broadway
San Antonio, Texas 78217

( ) Preliminary Plan
(X) P.O.A.D.P.

Re: The Villages

File #: 83-12-64-08

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

( ) meets the P.O.A.D.P. requirements

( ) does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations:

( ) 36-20D(a)	( ) 36-20D(e)	( ) 36-20D(i)
( ) 36-20D(b)	( ) 36-20D(f)	( ) 36-20D(j)
( ) 36-20D(c)	( ) 36-20D(g)	( ) 36-20D(k)
( ) 36-20D(d)	( ) 36-20D(h)	( ) _____

( ) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout	( ) Low density lots fronting onto major thoroughfares
( ) Relation to adjoining street system	( ) 24' alley(s)
( ) Stub streets	(X) Street grades
( ) Street jogs or intersections	
( ) Dead-end streets	
( ) Cul-de-sac streets in excess of 500'	

( ) See annotations/comments on attached copy of your plan.

(X) Comments: Please see attached comments pursuant to your meeting of December 14, 1983 and conversation on December 21, 1983 with Fernando Cuellar.

Please note that these are staff comments and not Planning Commission comments. 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.

By _____

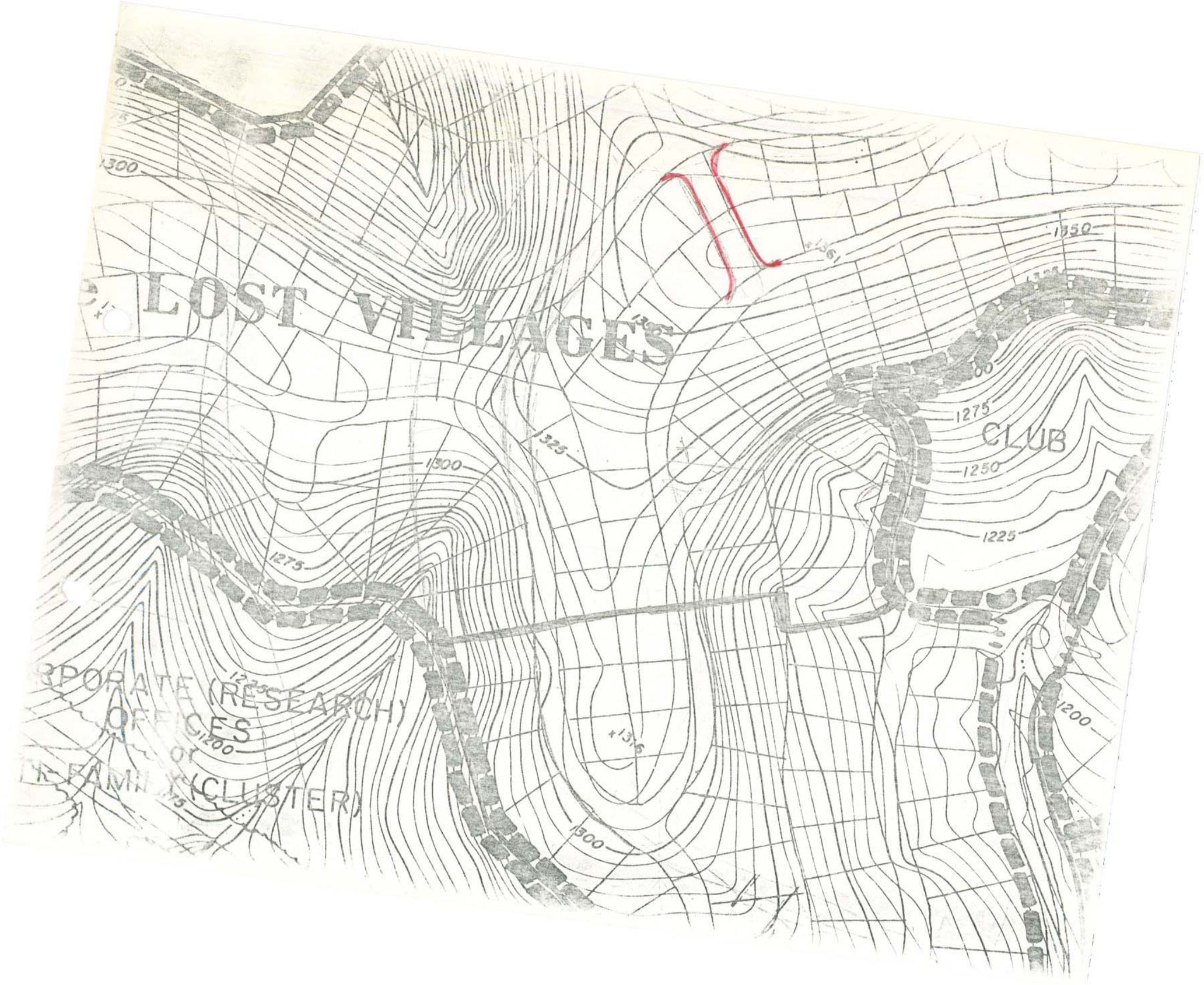
"AN EQUAL OPPORTUNITY EMPLOYER"

ATTACHMENT

This is to confirm our discussions on the POADP for The Villages of Crownridge. With one exception we concur with the proposed layout of the first four units which you indicated have already been engineered and for which plats are practically complete.

The one exception that we have discussed is the efforts you will undertake to "flatten-out" the sharp curve on the entry street into the Hidden Hills unit, south of Crown Meadow Drive. In addition, we concur with the removal of all street stub-outs with the exception of the stub-out leading northeast from The Lost Villages unit pursuant to the agreement that you have with the property owner to the northeast of your POADP. Regarding the street stub-out from the Glen Villages unit, east toward Crown Meadow Drive, you have considered moving it northward approximately 550 feet. We recommend that said stub-out not be provided at either location since it would create heavy demands on a local residential street through the Glen Villages -- a function which should rest with the 86' entry street off of Crown Meadow which leads into the "club" area. Relative to the Lost Villages unit, we recommend a street connection as generally reflected on the attached exhibit to lessen the travel distance between the northwestern area of this development and the 86' entry street. This recommendation should fit in with the proposed street realignment in the immediate vicinity which we understand you are in the process of costing out.

These comments and recommendations supplement the comments of December 5, 1983.


LOST VILLAGES
CLUB
1300
1325
1350
1275
1250
1225
1200
1316
RPORATE (RESEARCH)
OFFICES
or
(CLUSTER)

Eddie

CITY OF SAN ANTONIO

P. O. BOX [illegible]
SAN ANTONIO, TEXAS [illegible]

Date: December 5, 1983

Applicant: Pape-Dawson Engineers
Mr. John K. Rinehardt

Address: 8310 Broadway
San Antonio, Texas 78217

( ) Preliminary Plan

Re: The Villages (X) P.O.A.D.P.

File #: 83-12-64-08

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

(X) meets the P.O.A.D.P. requirements

( ) does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations:

( ) 36-20D(a)	( ) 36-20D(e)	( ) 36-20D(i)
( ) 36-20D(b)	( ) 36-20D(f)	( ) 36-20D(j)
( ) 36-20D(c)	( ) 36-20D(g)	( ) 36-20D(k)
( ) 36-20D(d)	( ) 36-20D(h)	( ) _____

( ) is in general compliance with the Subdivision Regulations

(X) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout
( ) Relation to adjoining street system
( ) Stub streets
( ) Street jogs or intersections
( ) Dead-end streets
(X) Cul-de-sac streets in excess of 500'
( ) Low density lots fronting onto major thoroughfares
( ) 24' alley(s)
(X) Street grades.

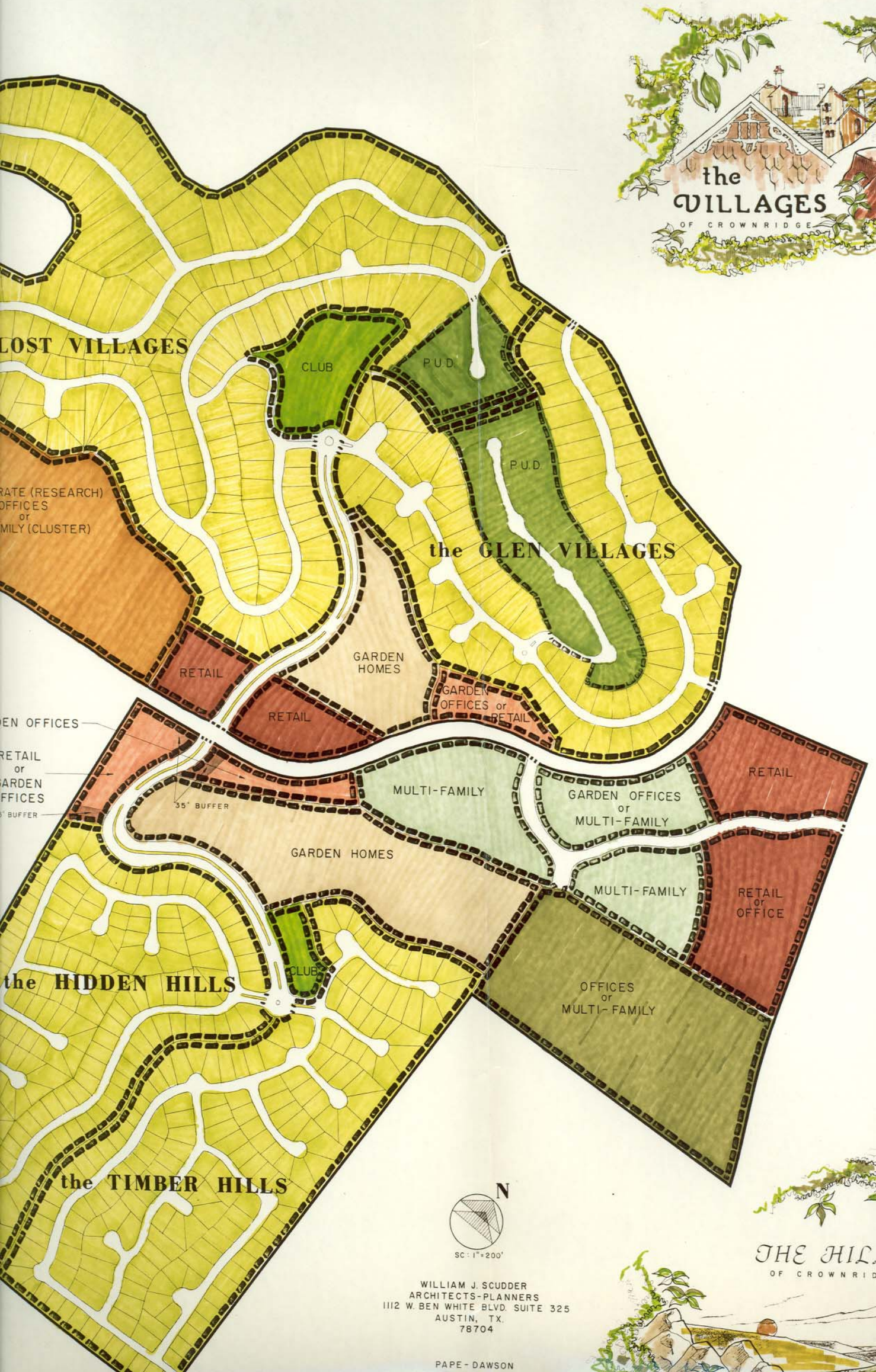
( ) See annotations/comments on attached copy of your plan.

(X) Comments: Although in general compliance with the Code requirements, we have some concerns with the proposed street layout. Suggested alternatives: 1) Improve street layout; 2) Except for stub out west from the Hidden Hills, remove all of the stub-outs to prevent additional entry and contain traffic circulation within The Villages; 3) Take PUD approach for a more imaginative design layout (e.g. cluster housing, etc.).

Please note that these are staff comments and not Planning Commission comments. 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.

By [signature]

AN EQUAL OPPORTUNITY [illegible]



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ARCHITECTS-PLANNERS
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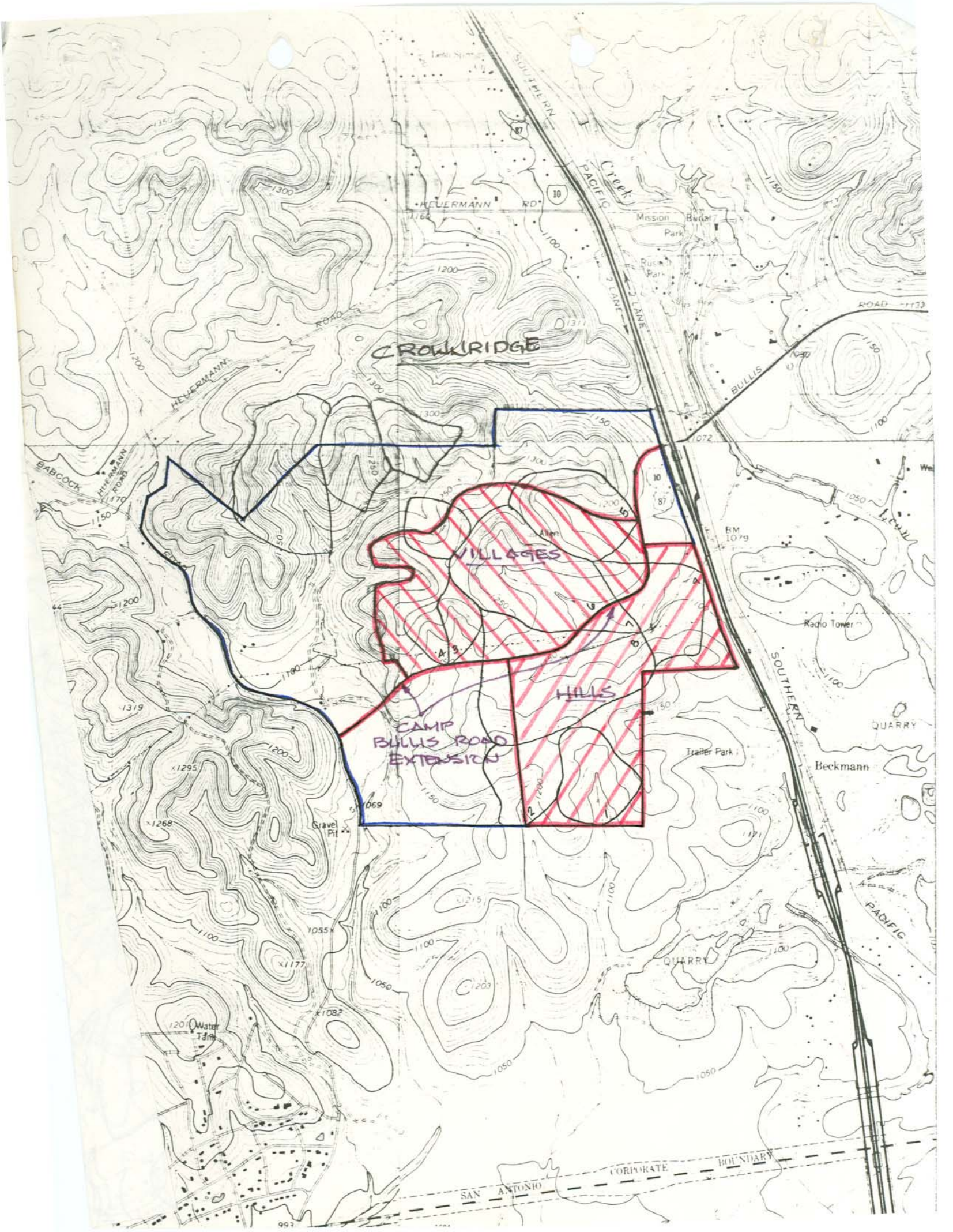
78704

PAPE-DAWSON


CROWNRIDGE
VILLAGES
HILLS
CAMP BULLIS ROAD EXTENSION
HEUERMANN RD
HEUERMANN ROAD
BABCOCK
SOUTHERN PACIFIC
Creek
Mission Burial Park
Rustic Park
BULLIS ROAD
Allen
BM 1079
Radio Tower
QUARRY
Trailer Park
Beckmann
Gravel Pit
Water Tank
SAN ANTONIO CORPORATE BOUNDARY