CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

December 10, 2012

Mike Sepeda, P.E.
ADA Consulting Group, Inc.
221 W. Rhapsody, Suite 102
San Antonio, Texas 78216

Re: **Crownridge of Texas – Minor Amendment** **MDP# 64B**

Dear Mr. Sepeda,

The Development Review Committee has evaluated the **Crownridge of Texas – Minor Amendment** Master Development Plan (**MDP # 64B**). Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

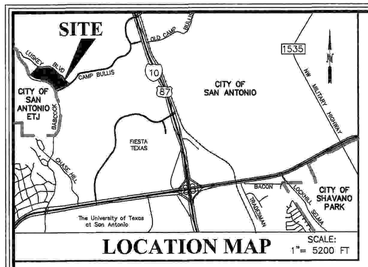
It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

Please note that this action by the committee does not establish any commitment or support for the provision of drainage, utilities, services, or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the **Northside Independent School District,** so they can plan for the development accordingly.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(i)(1). Should you need further assistance, please contact Luz M. Gonzales, Planner at (210) 207-7898.

Sincerely,

John P. Jacks
Assistant Director



LOCATION MAP

SCALE: 1" = 5200 FT

OWNER/DEVELOPER:

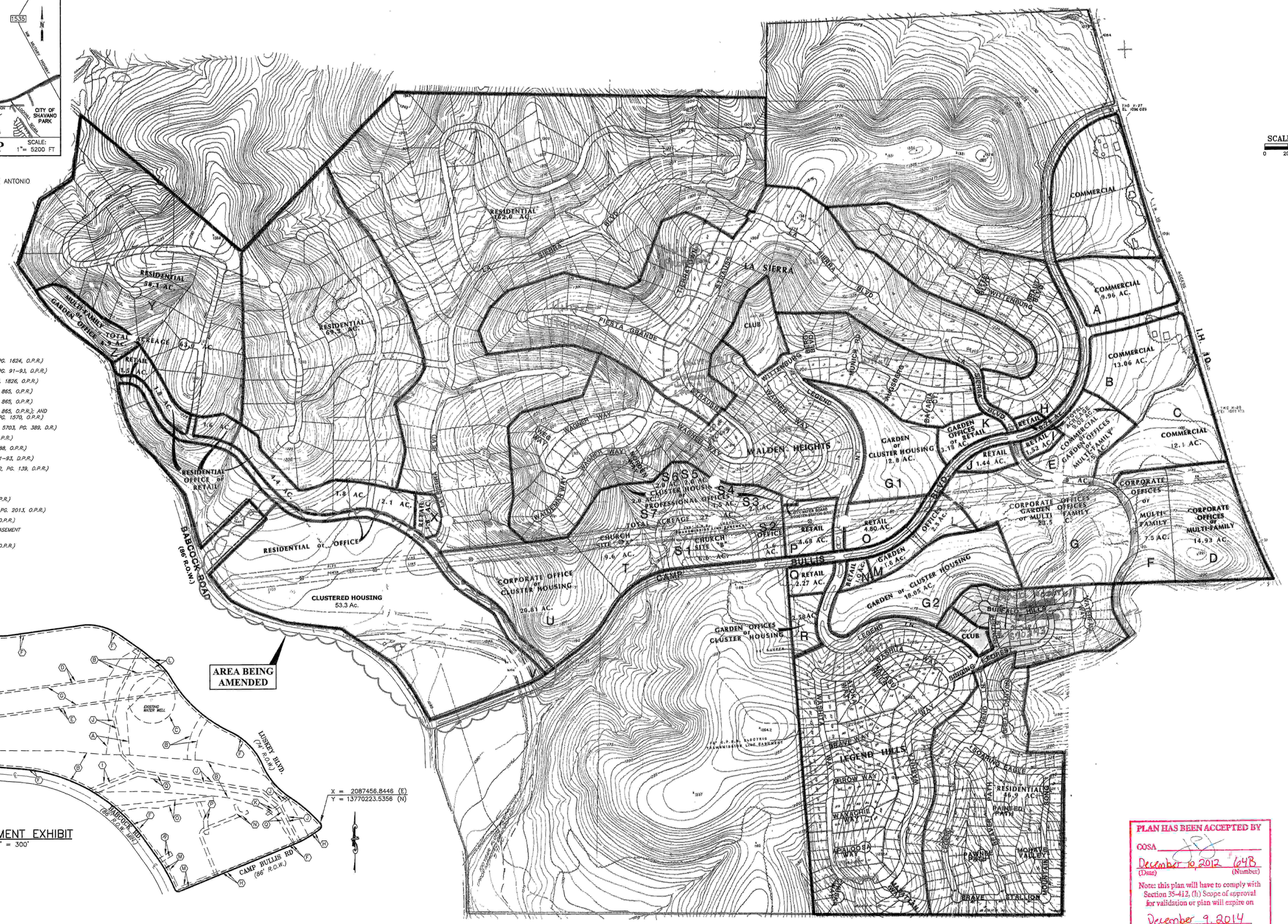
LUTHERAN HIGH SCHOOL ASSOCIATION OF SAN ANTONIO
18104 BABCOCK RD.
SAN ANTONIO, TX 78255

ENGINEER/DESIGNER:

ADA CONSULTING GROUP, INC.
221 W. RHAPSODY, STE. 102
SAN ANTONIO, TEXAS 78216
PHONE: (210) 340-5670
FAX: (210) 340-5728

EASEMENT CALL LEGEND:

- (A) VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 7120, PG. 1624, O.P.R.)
- (B) VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9514, PG. 91-93, O.P.R.)
- (C) 150' SANITARY CONTROL EASEMENT (VOL. 9544, PG. 1826, O.P.R.)
- (D) 12' ELECTRIC AND GAS EASEMENT (VOL. 7058, PG. 865, O.P.R.)
- (E) 13' ELECTRIC AND GAS EASEMENT (VOL. 7058, PG. 865, O.P.R.)
- (F) 14' ELECTRIC AND GAS EASEMENT (VOL. 7058, PG. 865, O.P.R.); AND 14' TELEPHONE AND CATV EASEMENT (VOL. 7112, PG. 1570, O.P.R.)
- (G) 135' ELECTRIC TRANSMISSION LINE EASEMENT (VOL. 5703, PG. 389, O.P.R.)
- (H) 10' TELEPHONE EASEMENT (VOL. 9510, PG. 187, O.P.R.)
- (I) 16' SANITARY SEWER EASEMENT (VOL. 5146, PG. 188, O.P.R.)
- (J) 16' SANITARY SEWER EASEMENT (VOL. 9514, PG. 91-93, O.P.R.)
- (K) 16' PRIVATE SANITARY SEWER EASEMENT (VOL. 9572, PG. 139, O.P.R.)
- (L) 40' GAS EASEMENT (VOL. 4666 PG. 389, O.P.R.)
- (M) 25' SETBACK LINE (VOL. 9549 PG. 14, O.P.R.)
- (N) 20' FIRE LINE EASEMENT (VOL. 9572, PG. 139, O.P.R.)
- (O) VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 12440, PG. 2013, O.P.R.)
- (P) 28' ELECTRIC EASEMENT (VOL. 13758, PG. 1440, O.P.R.)
- (Q) 25' TEMPORARY SANITARY SEWER CONSTRUCTION EASEMENT (VOL. 13758, PG. 1440, O.P.R.)
- (R) 28' ELECTRIC EASEMENT (VOL. 15857, PG. 1901, O.P.R.)



EASEMENT EXHIBIT
SCALE: 1" = 300'

MINOR AMENDMENT
PURPOSE OF AMENDMENT

TO AMEND A PORTION (41.5 AC.) OF POADP NO. 64, APPROVED ON SEPTEMBER 27, 1985: CHANGING 40.7 ACRES OF COMMERCIAL, 11.8 ACRES OF SCHOOL OR CLUSTER HOUSING, AND 0.8 ACRES OF RETAIL TO THE DESIGNATION CLUSTER HOUSING AND ADDING AN EASEMENT EXHIBIT OF THE AREA BEING AMENDED REFLECTING EXISTING ON-SITE EASEMENTS.

PLAN HAS BEEN ACCEPTED BY
COSA
December 10, 2012 (Date) 64B (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
December 9, 2014
Date

NOTES:

1) THIS MDP AMENDMENT ASSOCIATED WITH THE LUTHERAN HIGH SCHOOL ATHLETIC FIELD DEVELOPMENT PLAT (PLAT ID# 130051).

2) CURRENT ZONING FOR AREA BEING AMENDED IS "RM-6 MSAO-1" RESIDENTIAL MIXED MILITARY SOUND ATTENUATION OVERLY-1 DISTRICT.

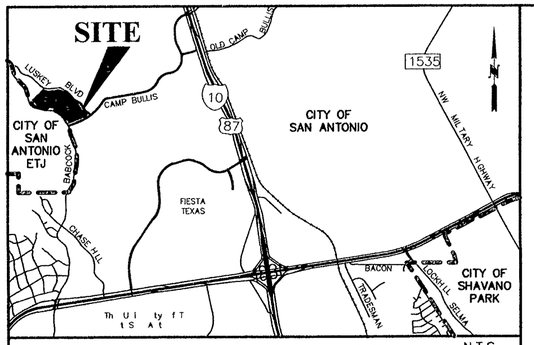
REVISION	DESCRIPTION	DATE

ADA CONSULTING GROUP, INC.
221 W. RHAPSODY, STE. 102 SAN ANTONIO, TX 78216
(210) 340-5670 FAX:(210) 340-5728
A TEXAS REGISTERED ENGINEERING FIRM (REGISTRATION NO. F-003813)
A COMPANY OPERATED ACCORDING TO THE ALL AMERICANS WITH DISABILITIES ACT

CROWNRIDGE OF TEXAS MASTER DEVELOPMENT PLAN (MDP# 64B)

DRAWN / CHECKED BY:	DATE:	JOB NUMBER:	DWG. NAME:
NIC/MS	12/20/2012	471-03	471-03 Master Development Plan.dwg

SHEET 1 OF 1



LOCATION MAP

NTS

MAPSCO 2011 PAGE 513 GRID F2

GENERAL NOTES.

1 EAST AND NORTH (X Y) COORDINATES AND ELEVATION DATUM SHOWN ARE TEXAS STATE PLANE OUTH CENTRAL ZONE 4204 NAD 83 AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS)

DETENTION NOTES.

STORMWATER DETENTION IS REQUIRED FOR THIS PROPERTY BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION ELEMENTS APPROVED BY THE CITY OF SAN ANTONIO THE PROPERTY MAY BE ELIGIBLE TO PAY STORM WATER DEVELOPMENT FEES IN LIEU OF DETENTION IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO MAINTENANCE OF ON-SITE STORM WATER DETENTION ELEMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNER(S) AND THEIR SUCCESSORS OR ASSIGNEES

WASTEWATER EDU NOTE.

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT

IMPACT FEE PAYMENT DUE.

WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION

FINISHED FLOOR NOTE.

MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST ONE (1) FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT

CITY PUBLIC SERVICE (CPS) NOTES.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY 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 AREAS HOWEVER DRIVEWAY APRONS CONCRETE FLATWORK PAVING AND/OR FENCES ARE ALLOWED

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION

THIS PLAT DOES NOT AMEND ALTER RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC GAS WATER SEWER DRAINAGE TELEPHONE CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO EASEMENTS ARE DESCRIBED BELOW

EASEMENT CALL LEGEND

- (A) VARIABLE WIDTH DRAINAGE EASEMENT (VOL 7120 PG 1624 O P R)
- (B) VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9514 PG 91-93 D P R)
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- (E) 13 ELECTRIC AND GAS EASEMENT (VOL 7058 PG 865 O P R)
- (F) 14 ELECTRIC AND GAS EASEMENT (VOL 7058 PG 865 O P R) AND 14 TELEPHONE AND CATV EASEMENT (VOL 7112 PG 1570 O P R)
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- (H) 10 TELEPHONE EASEMENT (VOL 9510 PG 187 D P R)
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- (J) 16 SANITARY SEWER EASEMENT (VOL 9514 PG 91-93 D P R)
- (K) 16 PRIVATE SANITARY SEWER EASEMENT (VOL 9572 PG 139 D P R)
- (L) 40 GAS EASEMENT (VOL 4666 PG 369 O P R)
- (M) 25 SETBACK LINE (VOL 9549 PG 14 D P R)
- (N) 20 FIRE LINE EASEMENT (VOL 9572 PG 139 D P R)
- (O) VARIABLE WIDTH ELECTRIC EASEMENT (VOL 12440 PG 2013 O P R)
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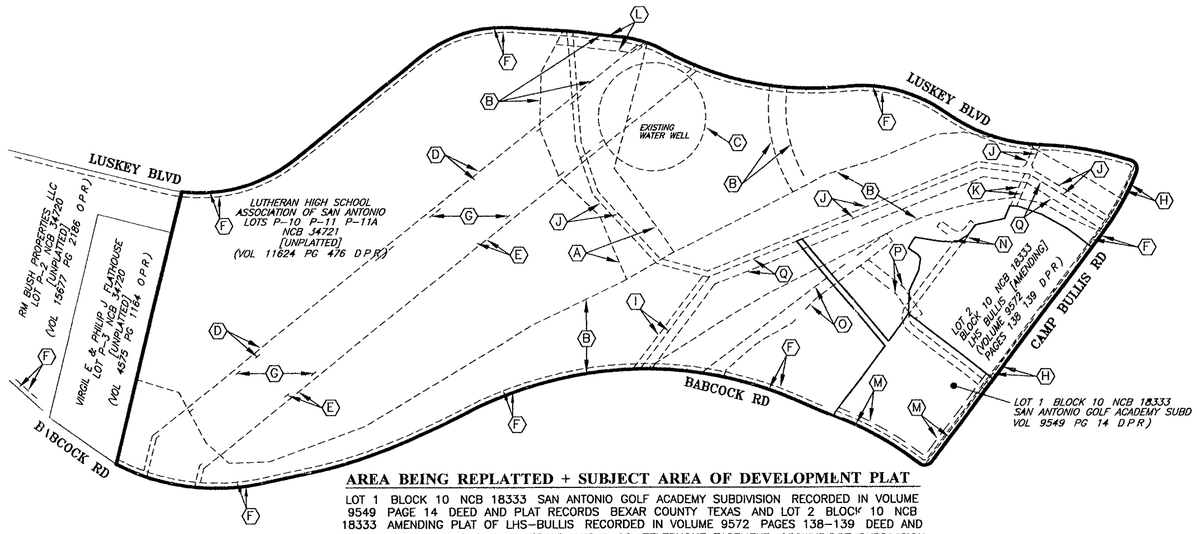

AREA BEING REPLATTED + SUBJECT AREA OF DEVELOPMENT PLAT

LOT 1 BLOCK 10 NCB 18333 SAN ANTONIO GOLF ACADEMY SUBDIVISION RECORDED IN VOLUME 9549 PAGE 14 DEED AND PLAT RECORDS BEXAR COUNTY TEXAS AND LOT 2 BLOCK 10 NCB 18333 AMENDING PLAT OF LHS-BULLIS RECORDED IN VOLUME 9572 PAGES 138-139 DEED AND PLAT RECORDS BEXAR COUNTY TEXAS AND A 10 TELEPHONE EASEMENT CROWNRIDGE SUBDIVISION UNIT-1 RECORDED IN VOLUME 9510 PAGE 187 DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS AND PORTIONS OF A VARIABLE WIDTH DRAINAGE EASEMENT CROWNRIDGE UNIT- RECORDED IN VOLUME 9514 PAGES 91-93 DEED AND PLAT RECORDS BEXAR COUNTY TEXAS

LEGEND

- FOUND 1/2 IRON ROD
- SET 1/2 IRON ROD
- —942— EXISTING CONTOUR LINE (FT)
- 100 YR FLOODPLAIN
- ELEC = ELECTRIC
- TELE = TELEPHONE
- CATV = CABLE TELEVISION
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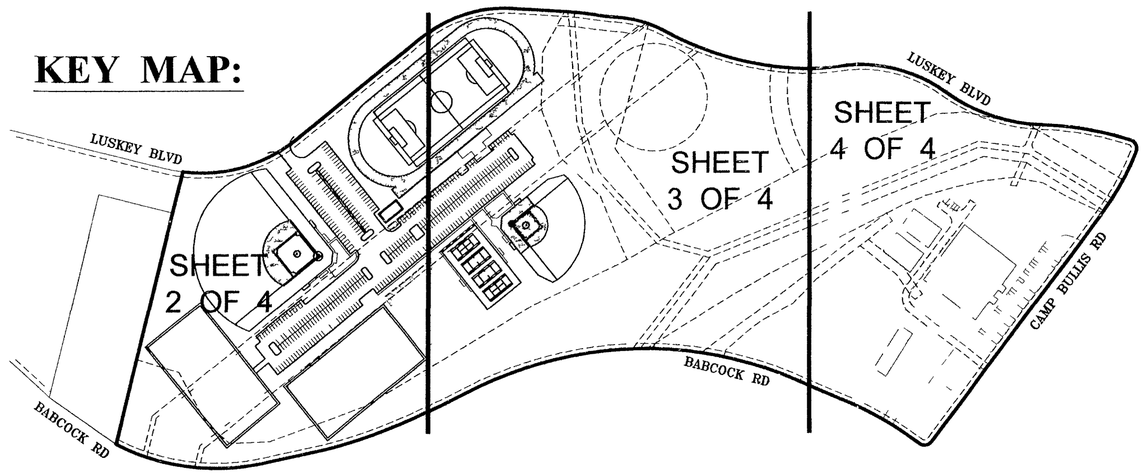
KEY MAP:



LINE TABLE		
LINE	LENGTH	BEARING
L1	150 77	N55°14 07 W
L2	54 99	N35 53 41 W
L3	115 70	N35 56 28 W
L4	135 60	S71 00 28 E

CURVE TABLE				
CURVE	LENGTH (FT)	RADIUS (FT)	DELTA	TANGENT (FT)
C1	344 25	430 00	45 52 10	181 95
C2	274 45	370 00	42 30 00	143 88
C3	70 22	703 88	5 43 00	35 14
C4	70 22	703 88	5 43 00	35 14
C5	132 90	305 88	24 53 40	67 52
C6	298 39	413 00	41 23 40	156 04
C7	284 08	487 00	33 25 20	146 21
C8	255 28	913 00	16 01 10	128 48
C9	40 38	25 00	92 32 20	26 13
C10	191 93	657 00	16 44 20	96 65
C11	40 86	25 00	93 38 00	26 64
C12	222 04	985 72	12 54 20	111 49
C13	237 88	2423 06	5 37 30	119 03
C14	239 11	1279 62	10 42 20	119 90
C15	413 47	623 40	38 00 00	214 66

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 TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

DONALD OROIAN M S P E
c/ ADA CONSULTING GROUP INC
TEXAS LICENSED PROFESSIONAL ENGINEER NO 90244

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION

STEPHEN G COOK P E. R P L S
/o STEPHEN G COOK ENGINEERING INC
TX REGISTERED PROFESSIONAL LAND SURVEYOR No 5293

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF
DONALD OROIAN, P.E. (TX# 90244)
ADA CONSULTING GROUP INC
TBPE FIRM NO F-3512
11-02-2012
DATE
IT IS NOT TO BE USED IN REFERENCE TO CONSTRUCTION BIDDING AND PERMITTING

PLAT NO 130XXX

DEVELOPMENT PLAT AND REPLAT ESTABLISHING

LUTHERAN HIGH SCHOOL ATHLETIC FIELD

ESTABLISHING LOT 3 BLOCK 10 NCB 18333 SAN ANTONIO BEXAR COUNTY TEXAS KNOWN TO BE A 53 39 ACRE TRACT OF LAND SITUATED IN THE STEPHEN R ROBERTS SURVEY No 22-1/2 ABSTRACT No 640 NEW CITY BLOCKS 18333 AND 34721 CITY OF SAN ANTONIO BEXAR COUNTY TEXAS BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 7858 PAGE 1281 REAL PROPERTY RECORDS BEXAR COUNTY TEXAS CONTAINING ALL OF LOT 1 BLOCK 10 NCB 18333 SAN ANTONIO GOLF ACADEMY SUBDIVISION RECORDED IN VOLUME 9549 PAGE 14 DEED AND PLAT RECORDS BEXAR COUNTY TEXAS AND LOT 2 BLOCK 10 NCB 18333 AMENDING PLAT OF LHS-BULLIS RECORDED IN VOLUME 9572 PAGES 138-139 DEED AND PLAT RECORDS BEXAR COUNTY TEXAS

SCALE 1" = 300 FT
0 150 300 600

ADA CONSULTING GROUP, INC
TEXAS REGISTERED ENGINEERING FIRM No F-3512
SAN ANTONIO TEXAS (210) 340-5670
WWW ADACG COM

ADACG PROJECT No 471-03 DATE NOVEMBER 2 2012

OWNER/DEVELOPER LUTHERAN HIGH SCHOOL ASSOCIATION OF SAN ANTONIO
18104 BABCOCK RD
SAN ANTONIO TX 78255

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT FOREVER ALL STREETS ALLEYS PARKS WATERCOURSES DRAINS EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

STEPHEN EGGOLD
PRINCIPAL, LUTHERAN HIGH SCHOOL

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEPHEN EGGOLD , 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 ____ DAY OF _____, 2012

NOTARY PUBLIC
BEXAR COUNTY TEXAS

THIS PLAT OF LUTHERAN HIGH SCHOOL ATHLETIC FIELDS HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO TEXAS AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED

DATED THIS _____ DAY OF _____ A.D 2012

BY DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS
COUNTY OF BEXAR

I _____, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON

THE ____ DAY OF_____ A.D 20____ AT ___M AND DULY RECORDED

THE ____ DAY OF_____ A.D 20____ AT ___M IN THE RECORDS OF

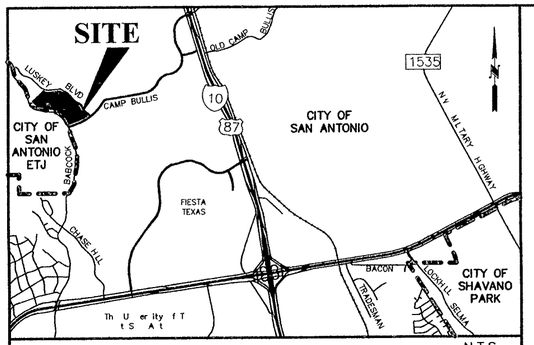
_____ SAID COUNTY IN BOOK VOLUME _____ ON

PAGE _____

IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE

THIS _____ DAY OF _____ 2012

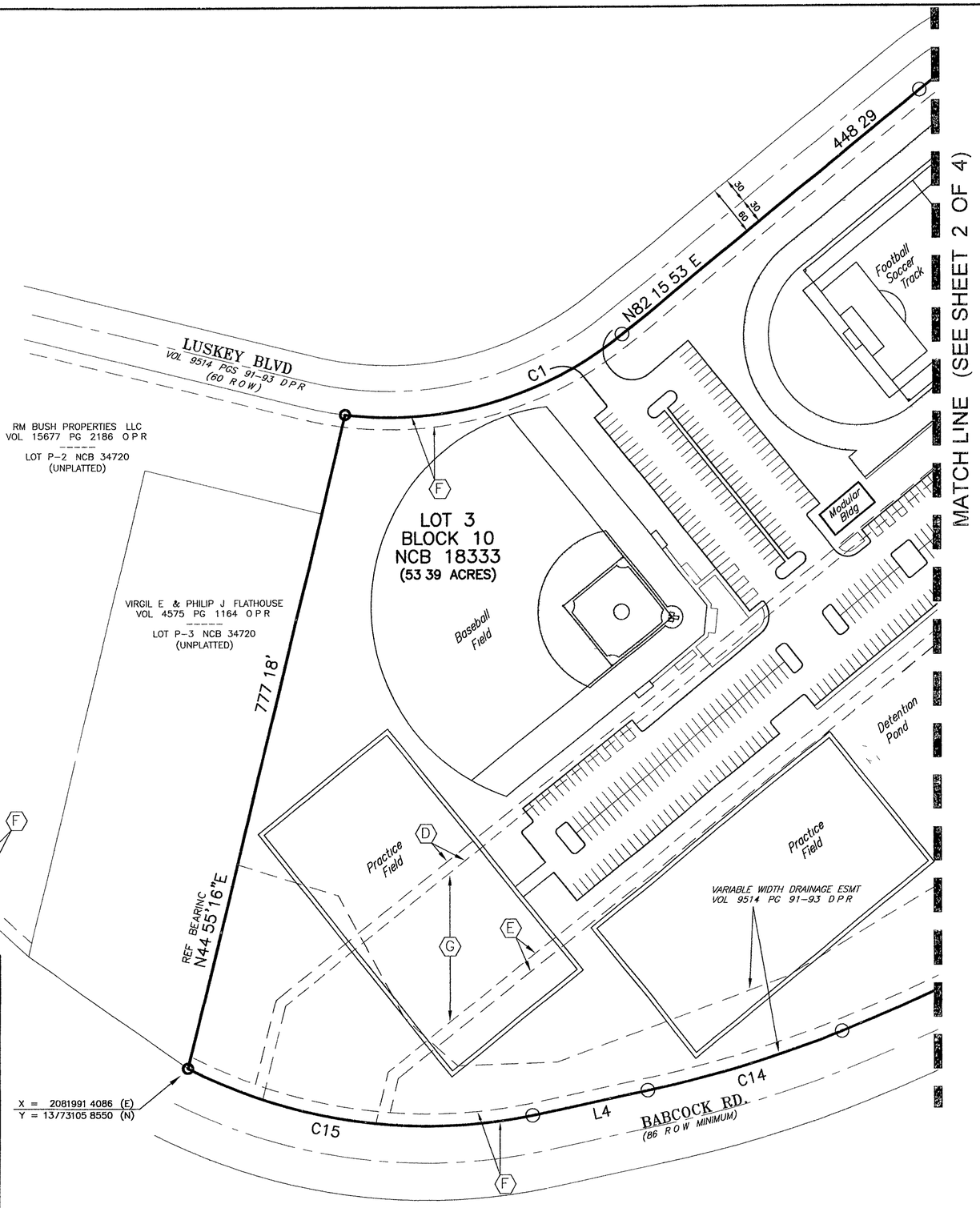
BY _____, DEPUTY
COUNTY CLERK BEXAR COUNTY TEXAS



LOCATION MAP

NTS

MAPSCO 2011 PAGE 513 GRID F2



LEGEND

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SCALE 1 = 100 FT
0 50 100 200

ADA CONSULTING GROUP, INC
TEXAS REGISTERED ENGINEERING FIRM No F 3512
SAN ANTONIO TEXAS (210) 340-5670
WWW ADACG COM

ADACG PROJECT No 471-03 DATE NOVEMBER 2 2012

OWNER/DEVELOPER LUTHERAN HIGH SCHOOL ASSOCIATION OF SAN ANTONIO
18104 BABCOCK RD
SAN ANTONIO TX 78255

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COUNTY OF BEXAR

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PRINCIPAL LUTHERAN HIGH SCHOOL

STATE OF TEXAS
COUNTY OF BEXAR

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PAGE _____

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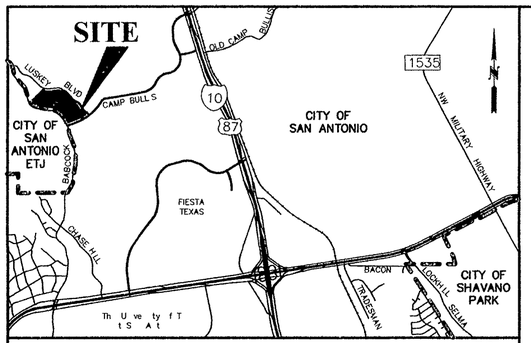
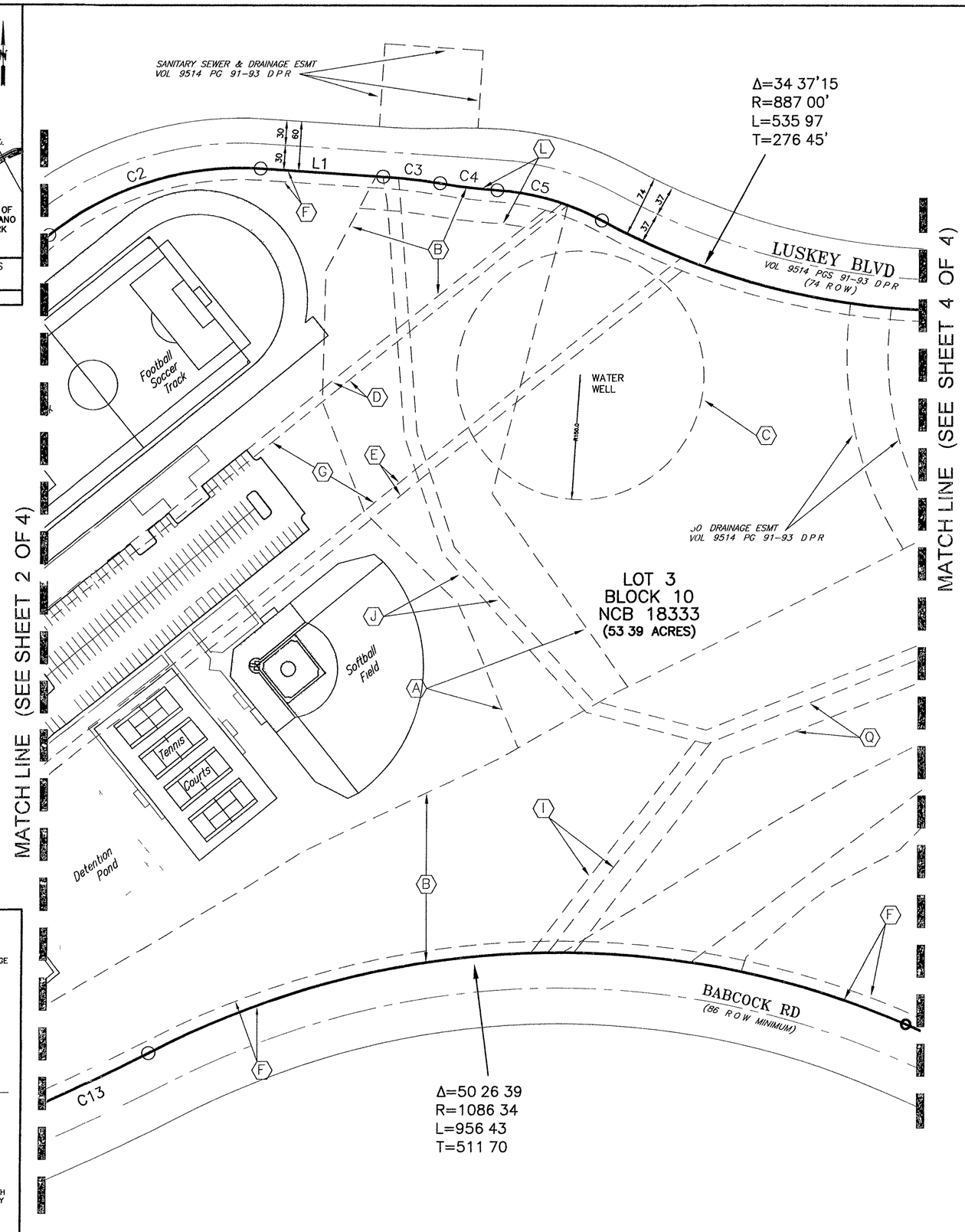
COUNTY CLERK BEXAR COUNTY TEXAS



NTS

LOCATION MAP

MAPSCO 2011 PAGE 513 GRID F2



LEGEND

- FOUND 1/2 IRON ROD
- SET 1/2 IRON ROD
- —942— EXISTING CONTOUR LINE (FT)
- 100 YR FLOODPLAIN
- ELEC = ELECTRIC
- TELE = TELEPHONE
- CATV = CABLE TELEVISION
- ESMT = EASEMENT
- VOL = VOLUME
- PG = PAGE
- NCB = NEW CITY BLOCK
- R O W = RIGHT-OF-WAY
- N T S = NOT TO SCALE
- COSA = CITY OF SAN ANTONIO
- D R = DEED RECORDS OF BEXAR COUNTY TEXAS
- D P R = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- O P R = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS

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 TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

DONALD OROIAN M S P E.
c/o ADA CONSULTING GROUP INC
TEXAS LICENSED PROFESSIONAL ENGINEER NO 90244

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION

STEPHEN G COOK P E R P L S
/o STEPHEN G COOK ENGINEERING INC
TX REGISTERED PROFESSIONAL LAND SURVEYOR No 5293

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF
DONALD OROIAN, P.E. (TX# 90244)
ADA CONSULTING GROUP, INC
TBPE FIRM NO F-3512
11-02-2012
DATE
IT IS NOT TO BE USED IN REFERENCE TO CONSTRUCTION BIDDING AND PERMITTING

PLAT NO 13XXX

DEVELOPMENT PLAT AND REPLAT ESTABLISHING

LUTHERAN HIGH SCHOOL ATHLETIC FIELD

ESTABLISHING LOT 3 BLOCK 10 NCB 18333 SAN ANTONIO BEXAR COUNTY TEXAS KNOWN TO BE A 53 39 ACRE TRACT OF LAND SITUATED IN THE STEPHEN R. ROBERTS SURVEY No 22-1/2 ABSTRACT No 640 NEW CITY BLOCKS 18333 AND 34721 CITY OF SAN ANTONIO BEXAR COUNTY TEXAS BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 7858 PAGE 1281 REAL PROPERTY RECORDS BEXAR COUNTY TEXAS CONTAINING ALL OF LOT 1 BLOCK 10 NCB 18333 SAN ANTONIO GOLF ACADEMY SUBDIVISION RECORDED IN VOLUME 9549 PAGE 14 DEED AND PLAT RECORDS BEXAR COUNTY TEXAS AND LOT 2 BLOCK 10 NCB 18333 AMENDING PLAT OF LHS-BULLIS RECORDED IN VOLUME 9572 PAGES 138-139 DEED AND PLAT RECORDS BEXAR COUNTY TEXAS

SCALE 1 = 100 FT
0 50 100 200

ADA CONSULTING GROUP, INC
TEXAS REGISTERED ENGINEERING FIRM No F 3512
SAN ANTONIO TEXAS (210) 340-5670
WWW ADACG COM

ADACG PROJECT No 471-03 DATE NOVEMBER 2 2012

OWNER/DEVELOPER LUTHERAN HIGH SCHOOL ASSOCIATION OF SAN ANTONIO
18104 BABCOCK RD
SAN ANTONIO TX 78255

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT FOREVER ALL STREETS ALLEYS PARKS WATERCOURSES DRAINS EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

STEPHEN EGGOLD
PRINCIPAL LUTHERAN HIGH SCHOOL

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEPHEN EGGOLD , 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 ____ DAY OF _____, 2012

NOTARY PUBLIC
BEXAR COUNTY TEXAS

THIS PLAT OF LUTHERAN HIGH SCHOOL ATHLETIC FIELDS HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO TEXAS AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED

DATED THIS _____ DAY OF _____ A.D 2012

BY DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS
COUNTY OF BEXAR

I _____, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON

THE ____ DAY OF_____ A.D 20____ AT ___,M AND DULY RECORDED

THE ____ DAY OF_____ A.D 20____ AT ___M IN THE RECORDS OF

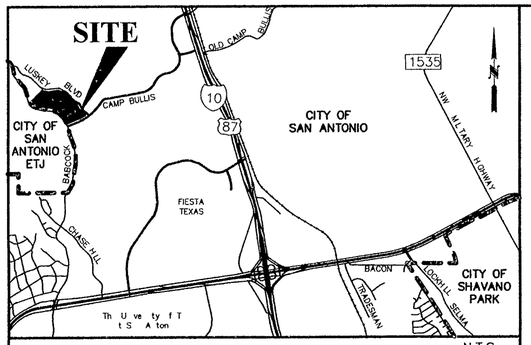
_____ SAID COUNTY IN BOOK VOLUME _____ ON

PAGE _____

IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE

THIS _____ DAY OF _____ 2012

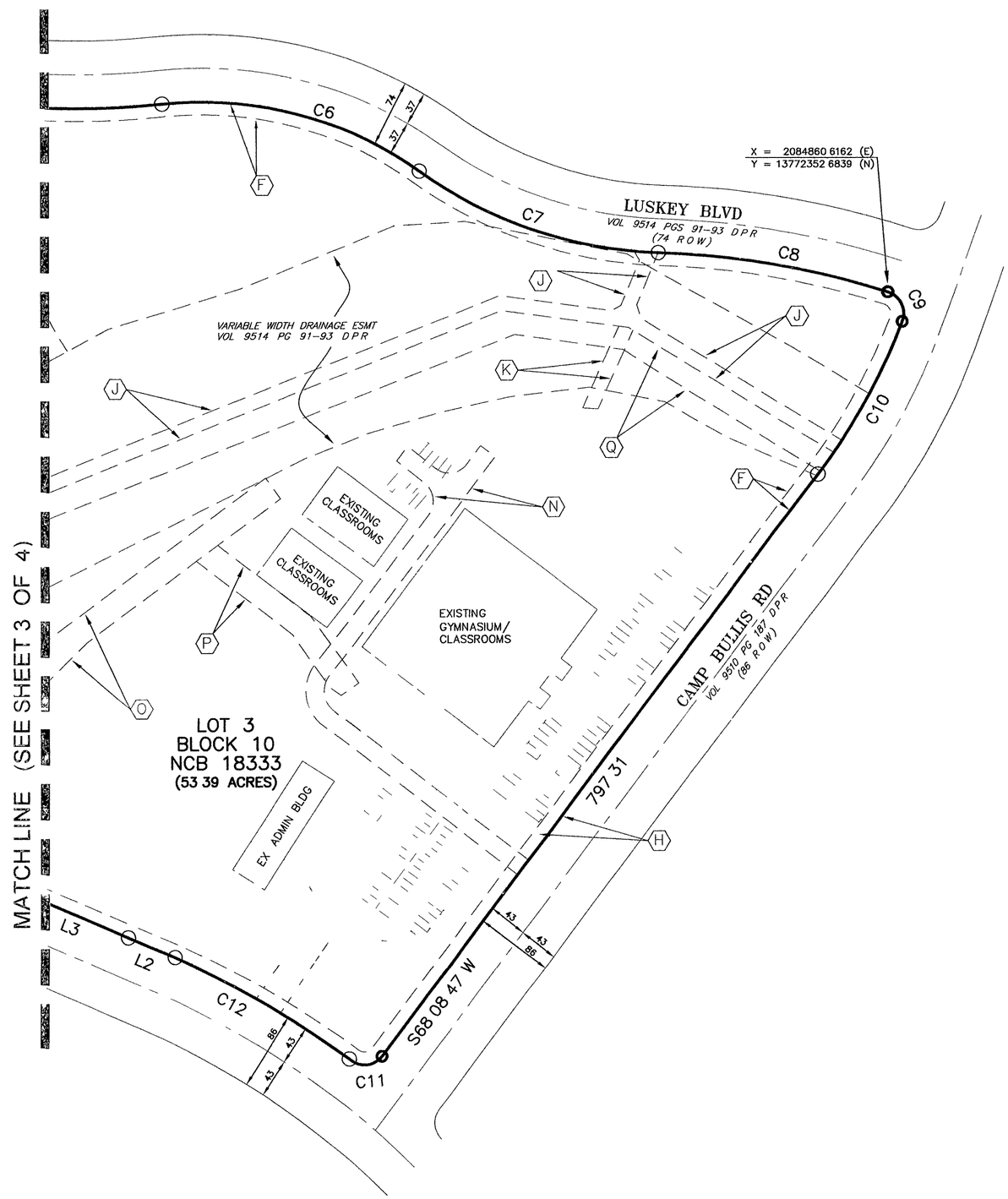
BY _____, DEPUTY
COUNTY CLERK BEXAR COUNTY TEXAS



LOCATION MAP

NTS

MAPSCO 2011 PAGE 513 GRID F2



LEGEND

- FOUND 1/2 IRON ROD
- SET 1/2 IRON ROD
- —942— EXISTING CONTOUR LINE (FT)
- 100 YR FLOODPLAIN
- ELEC = ELECTRIC
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STATE OF TEXAS
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DONALD OROIAN M S P E
c/ ADA CONSULTING GROUP INC
TEXAS LICENSED PROFESSIONAL ENGINEER NO 90244

STATE OF TEXAS
COUNTY OF BEXAR

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STEPHEN G COOK P E. R P L.S
c/o STEPHEN G COOK ENGINEERING INC
TX REGISTERED PROFESSIONAL LAND SURVEYOR N 5293

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DONALD OROIAN, P.E. (TX # 90244)
ADA CONSULTING GROUP, INC
TBPE FIRM NO F-3512
11-02-2012
DATE
IT IS NOT TO BE USED IN REFERENCE TO CONSTRUCTION BIDDING AND PERMITTING

PLAT NO 130XXX

DEVELOPMENT PLAT AND REPLAT ESTABLISHING

LUTHERAN HIGH SCHOOL ATHLETIC FIELD

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SCALE 1 = 100 FT
0 50 100 200

ADA CONSULTING GROUP, INC
TEXAS REGISTERED ENGINEERING FIRM No F 3512
SAN ANTONIO TEXAS (210) 340-5670
WWW ADACG COM

ADACG PROJECT No 471-03 DATE NOVEMBER 2 2012

OWNER/DEVELOPER. LUTHERAN HIGH SCHOOL ASSOCIATION OF SAN ANTONIO
18104 BABCOCK RD
SAN ANTONIO TX 78255

STATE OF TEXAS
COUNTY OF BEXAR

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STEPHEN EGGOLD
PRINCIPAL, LUTHERAN HIGH SCHOOL

STATE OF TEXAS
COUNTY OF BEXAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____, 2012

NOTARY PUBLIC
BEXAR COUNTY TEXAS

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DATED THIS _____ DAY OF _____ A.D 2012

BY DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS
COUNTY OF BEXAR

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THE ____ DAY OF_____ A.D 20____ AT ___M AND DULY RECORDED

THE ____ DAY OF_____ A.D 20____ AT ___M IN THE RECORDS OF

_____ SAID COUNTY IN BOOK VOLUME _____ ON

PAGE _____

IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE

THIS ____ DAY OF _____ 2012

BY _____, DEPUTY
COUNTY CLERK BEXAR COUNTY TEXAS

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 AG

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

City of San Antonio
Development Services Department
Land Entitlements Section

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MASTER DEVELOPMENT PLAN COMPLETENESS REVIEW

Project Name: Lutheran High School

Project Engineers/Surveyors or Firm Name: ADA Consulting Group, Inc.

Address: 221 W. Rhapsody, Suite 102

Contact Person Name: Michael P. Sepeda, P.E.

Phone: (210) 340-5670 **Fax:** (210) 340-5728 **E-mail:** mike@adacg.com

Master Plan Application Type (check one):

- ☐ Master Development Plan (MDP)
- ☒ Master Development Plan Amendment
  - ☐ Major ☒ Minor
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Flexible Development Plan (FDP)
  - ☐ Urban Development (UD) ☐ Farm and Ranch (FR)
  - ☐ Rural Development (RD) ☐ Mixed Light Industrial (MI-1)
  - ☐ Mixed Heavy Industrial (MI-2)
- ☐ Form Based Zone District (FBZD)
- ☐ Planned Unit Development (PUD)
- ☐ Planned Unit Development Amendment
  - ☐ Major ☐ Minor
- ☐ Mixed Use District (MXD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Master Planned Community District (MPCD)
- ☐ Military Airport Overlay Zone (MAOZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Alternative Pedestrian Plan (APP)

To be accepted for review a Plan shall comply with the provisions of the Unified Development Code.

Items Submitted	Staff Inventory	***Required Items for Completeness Review***
☒	☐	Completed and signed Application Form
☒	☐	Plan Review Fee
☐	☐	Digital information in xxx.DWG or xxx.DXF
☐	☐	8 1/2 "x 11" Reduced Copy
☐	☐	Storm Water Management Plan **(2 copies)**
☐	☐	Traffic Impact Analysis (TIA) **(4 copies)** – FEE Received ☐ Indicate type: ☐ Worksheet ☐ Level 1 ☐ Level 2 ☐ Level 3
☐	☐	Parks Review Fee
☒	☐	Habitat Compliance Form (signed original) & Aerial photo – both items will require an original to be submitted & digital file (PDF), do not email.
☒	☐	20 copies (folded) with Land Entitlements Office, MDP Division Request for Review form (attached) for respective departments or agencies. If project is an MDP/PUD combination, two sets of everything is required. ☐ Master Development Plan/ Major Thoroughfare ☐ Storm Water Engineering ☐ Historic ☐ Traffic & Streets ☐ Disability Access (Sidewalks) ☐ Trees Preservation ☑ Zoning ☐ Parks ☐ SAWS Aquifer ☐ Bicycle Mobility ☐ Bexar County Public Works ☐ Other: _____

For Staff Use Only

☑ Complete ☐ Incomplete

Completeness Review By: [signature] Date: 11/13/12

APPENDIX A: APPLICATION CHECKLIST

Submittal Requirements:

DEVELOPMENT SERVICES RECEIVED

The following are required for FDP, MDP, MXD, MPCD, PUD and TND applications (UDC §35-207, -310.15, -345, -B101, -B109, -B113):

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GENERAL:

☐ Name of the Master Development Plan or PUD and the subdivision;

☐ City assigned Plan ID number;

☐ Name and address of owner of record, developer and engineer;

☐ The name(s) of all adjacent property owner(s) as shown on current tax records;

☐ Certificate of agency or power of attorney if other than owner;

☐ Signature blocks for the chairperson and secretary (Development Services Director or assignee).

☐ Tree stand delineation exhibit and review fee; tree affidavit not required (Not required for PUD applications);

☐ Topographic contour lines no greater than ten (10) feet (PUD applications require two feet intervals);

☐ Location of property lines, existing easements, cemeteries and/or historic graves, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners from the latest certified assessment rolls. Cemeteries and/or historic graves should shown as historic preservation areas or lots. (Not required for PUD applications);

LOCATION:

☐ Two points identified by Texas Planes Coordinates;

☐ Basis of bearings used and a north point;

☐ Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;

☐ Date of preparation;

☐ Graphic and written scale and north arrow;

☐ A location map at a scale not less than 1"= 2,000' indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;

☐ All existing easements or right-of-way with street names impacting the development area, their nature and width.

TRAFFIC AND CIRCULATION:

☐ The location and dimensions of all existing streets and access points provided to the site from adjacent roadways. Locations and dimensions of all proposed public and private streets including major thoroughfares, collectors and local B streets within the development's boundaries if over 100 acres. If 100 acres or less, all streets shall be shown;

☐ The schematic (typical section) of all existing and proposed streets, as well as proposed access points;

☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable (sidewalks may meander from the location shown in typical sections to create greater distances from the curb to the sidewalk);

☐ Traffic Impact Analysis (UDC §35-502).

LOTS, PHASING AND USES:

☐ The location and dimensions of all proposed or existing lots;

☐ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas;

☐ A delineation of EARZ, wetlands and floodplains;

☐ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable;

☐ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas and private recreational areas;

☐ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
(a) Total number of lots;
(b) Total area of open space;
(c) Total number of dwelling units, by development phase;
(d) Residential density and units per acre;
(e) Total area of property.

☐ Location and size in acres of school sites, as applicable;

☐ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the

boundary lines. If the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

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☐ The location and general nature of proposed uses and proposed intensity (residential density or non-residential floor area ratio) (Not required for PUD applications);

STORM WATER MANAGEMENT:

☐ Storm water management plan (UDC §35-B119).

The following additional items are required for PUD Plan and FDP applications only(UDC §35-310.15, -B101, -B113) :

☐ Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;

☐ Proposed covenants on the property, if any, including a map and legal description of area affected;

☐ Proposed land uses and zoning classifications by location, type, density and size to include residential density and non-residential floor area ratio (FAR);

☐ Notation of any restrictions required by the City Council in accordance with the PUD ordinance;

☐ Tabulation showing the following:

(a) Total acreage;
(b) Total number of lots;
(c) Square footage of all buildings and structures;
(d) The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;
(e) Square footage of all paved or otherwise hard surfaced streets, parking facilities, including curb and gutters, walks, loading areas, and asphalt or concrete aprons for solid waster containers, signs or outdoor mechanical equipment;
(f) Total floor area ratio (FAR) for each type of non-residential use;
(g) Total area of passive open space;
(h) Total area of active developed recreational open space;
(i) Total number of off-street parking and loading spaces.

☐ The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;

☐ Location and dimensions of public and/or private streets, parking areas, access control stations, and clear vision areas;

☐ Identification of common open space areas and/or the percentage of each lot which is to be reserved as open space, plus the calculations used to determine the required percentages;

☐ Staging plan if PUD is to be developed in more than one phase;

☐ Utilities plan;

☐ Lots numbered as approved by the City;

☐ Perimeter setbacks as required;

☐ Major physical features such as easements, streams, floodplains and significant stands of trees as indicated in the most recent city-maintained aerials;

☐ Delineation of woodlands;

☐ List of names and addresses of all owners of all property lying within 200 feet of the boundaries of the PUD, and a map showing the PUD site and all properties within a 200 foot radius. Fee in lieu of may be provided in accordance with Appendix C;

☐ Identification of all common elements/amenities to be built out in the future including but not limited to tennis courts, pools, pavilions, walking trails, etc.;

☐ Provisions for maintenance funding.

☐ Delineation of woodlands;

☐ List of names and addresses of all owners of all property lying within 200 feet of the boundaries of the PUD, and a map showing the PUD site and all properties within a 200 foot radius. Fee in lieu of may be provided in accordance with Appendix C;

☐ Identification of all common elements/amenities to be built out in the future including but not limited to tennis courts, pools, pavilions, walking trails, etc.;

☐ Provisions for maintenance funding.

MDP, FDP and PUD Plan Applications using the Conservation Subdivision Use Pattern also require (UDC §35-B101):

☐ Delineation of woodlands;

☐ A slope analysis of the proposed development site, showing slopes for the following percent of existing grades: 0-10%, 11%-20%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage;

☐ Historic, archaeological or cultural resources to be credited as conservation areas.

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Applications for MPCD also require (UDC §35-345):

☐ Site plan to include proposed land uses by location, type (single-family, multi-family, office or commercial), density and size. Where single-family uses are designated, minimum lot size shall be included and major physical features such as easements, streams, flood plains, and significant vegetation shall be noted.

Applications for FDP also require a site plan that shows the following information (UDC §35-310.15):

☐ Land Use: location, acreage, notation of restrictions based on use-type;

☐ Circulation: Street type and location must be indicated. Rights of way and pavement cross sections must be provided that indicate travel lane width, bike lane, and on-street parking within pavement width, and vegetation and sidewalk widths within remaining rights of way. Parking location and pedestrian walkways to commercial buildings must be indicated;

☐ Block lengths must be indicated on plan;

☐ Vegetative buffers and building setbacks shall be indicated or annotated on the plan.

Applications for Pedestrian Plan require (UDC §35-506):

☐ Location and arrangement of all-weather walkways;

☐ Phasing or time schedule for the construction of walkways.

Applications for MAOZ require (UDC §35-334, -B110):

☐ Site size, location information, and adjacent land uses;

☐ Dimensioned layout, with the location, size, and height of all buildings and structures;

☐ Floor area ratio of each lot;

☐ The location and size of all above and below ground storage containers for flammable and combustible materials;

☐ Size and location of all vehicular access points, streets, and parking areas;

☐ Major physical features such as creeks, topography, and easements;

☐ Diagrams indicating the location, dimensions, and angles of any or other reflective surfaces proposed in the development design;

☐ Staging plan if appropriate.

Applications for MHPP required (UDC §35-B108):

☐ A plan and typical section of streets, sidewalks, crosswalks, slabs, patios, if any, and details on sewer and water sections;

☐ The name of the developer;

☐ The name of the record owner of the land involved;

☐ The legal description of the land being developed, with an identification number assigned to each manufactured home site;

☐ The tract boundary lines;

☐ The scale; north arrow and date;

☐ The final contour data to show drainage of the site of the proposed manufactured home park. If the average grade of the site is five (5) percent or less, the maximum contour interval shall be two (2) feet. If the average grade of the site is greater than five (5) percent, the contour interval may be increased to five (5) feet;

☐ The source of water supply and layout of the water system, including locations of standard fire hydrants;

☐ The method of sewage disposal and the layout of the sewer system;

☐ The name of the manufactured home park and the legal description of property;

☐ The location and dimensions or all streets, easements, and other rights-of-way

☐ Typical space dimensions and the locations of park facilities shall be shown;

☐ The front building setback lines on all manufactured home stands and other sites and side yard setback lines at street intersections and cross-walkways;

☐ A location diagram.

☐ Habitat Compliance Form (signed original) & Aerial photo – both items will require an original to be submitted & digital file (PDF) do not email.

City of San Antonio
Development Services Department
Land Entitlements Section

MASTER PLAN REVIEW APPLICATION

In addition to this form, a complete application packet for all plans (excluding proposals to amend an already accepted plan) must include: a Completeness Review Form, 20-folded plan copies with Request for Review Form attached to each copy, a digital file, an 8 ½ by 11 inch reduced copy, 2-Storm Water Management Plans, 4-Traffic Impact Analyses, MDP/PUD review fee, TIA review fee, and a Park review fee. **Incomplete proposals will not be considered for review.**

Master Plan Application Type (check one):

- ☐ Master Development Plan (MDP)
- ☒ Master Development Plan Amendment
  - ☐ Major ☒ Minor
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Flexible Development Plan (FDP)
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- ☐ Master Planned Community District (MPCD)
- ☐ Military Airport Overlay Zone (MAOZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Alternative Pedestrian Plan (APP)

Applicant Contact Information:

Project Name: CROWNRIDGE OF TEXAS MDP# 64B [Amendment]
Owner/Agent: ADA Consulting Group, Inc. E-mail: _____
Address: 221 W. Rhapsody, Suite 102 Zip code: _____ Phone: _____
Contact Person Name: Michael P. Sepeda, P.E. E-mail: mike@adacg.com
Company: ADA Consulting Group, Inc. Relationship to Owner: Client
Address: 221 W. Rhapsody, Suite 102 Zip code: 78216 Phone: (210) 340-5670

Plan Proposal:

Total number of lots: 1 Total acreage: _____
Existing zoning: _____ Proposed zoning: _____
Density (dwelling units per acre): none Typical residential lot size: n/a
Number of dwelling units per phase:

Phase: _____	Dwelling units: _____	Phase: _____	Dwelling units: _____
Phase: _____	Dwelling units: _____	Phase: _____	Dwelling units: _____
Phase: _____	Dwelling units: _____	Phase: _____	Dwelling units: _____

Complete this subsection for PUD Plans only:

☐ Private street(s), linear feet of street: _____ ☐ Public street(s), linear feet of street: _____

Total open space: _____ Percent open space (total open space divided by total acreage): _____%

☐ Gated ☐ Un-Gated If gated, type of gate (guard/mag card/key/transmitter/etc.): _____

Construction start date: _____

X/Y coordinates at major street entrance(s): X: _____ Y: _____

For City Use Only		
Application #: _____	***Intake Date:*** _____	***Intake By:*** _____

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO TEXAS 78285

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

June 17, 1985

☐ 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 thorpughfares
- ( ) 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 [illegible]

Date: Dec[illegible] 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-[illegible]

The above has been reviewed by Planning and Traffic [illegible] and [illegible] 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:

( ) 36-200(a)	( ) 36-200(c)	( ) [illegible]
( ) 36-200(b)	( ) 36-200(f)	( ) [illegible]
( ) 36-200(e)	( ) 36-200(g)	( ) [illegible]
( ) 36-200(d)	( ) 36-200(h)	( )

( ) is in general compliance with the Subdivision Regulations

(X) lacks compliance with the Subdivision Regulations regardi[illegible]

( ) 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 [illegible] fronting onto [illegible] or 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) Ex[illegible] for stub out west from the Hidden Hills, remove all of the st[illegible] to prevent additional entry and contain traffic circulati[illegible] within The Villages; 3) Take PUD approach for a more imaginative [illegible] layout (e.g. cluster housing, etc.).

Please note that these are staff comments and not Planning Commission [illegible]. This action does not establish any commitment for the provision of utili[illegible] services of any type now or in the future by the City of San Antonio. [illegible] this action does not confer any vested rights to plat under the [illegible] Subdivision Regulations. Any platting will have to comply with the [illegible] in force at the time of platting.

By [signature]

[illegible]

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.)

Commerce Road
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 east row line of I-10, west of the intersection of Camp Bullis Rd.

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

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

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: _____

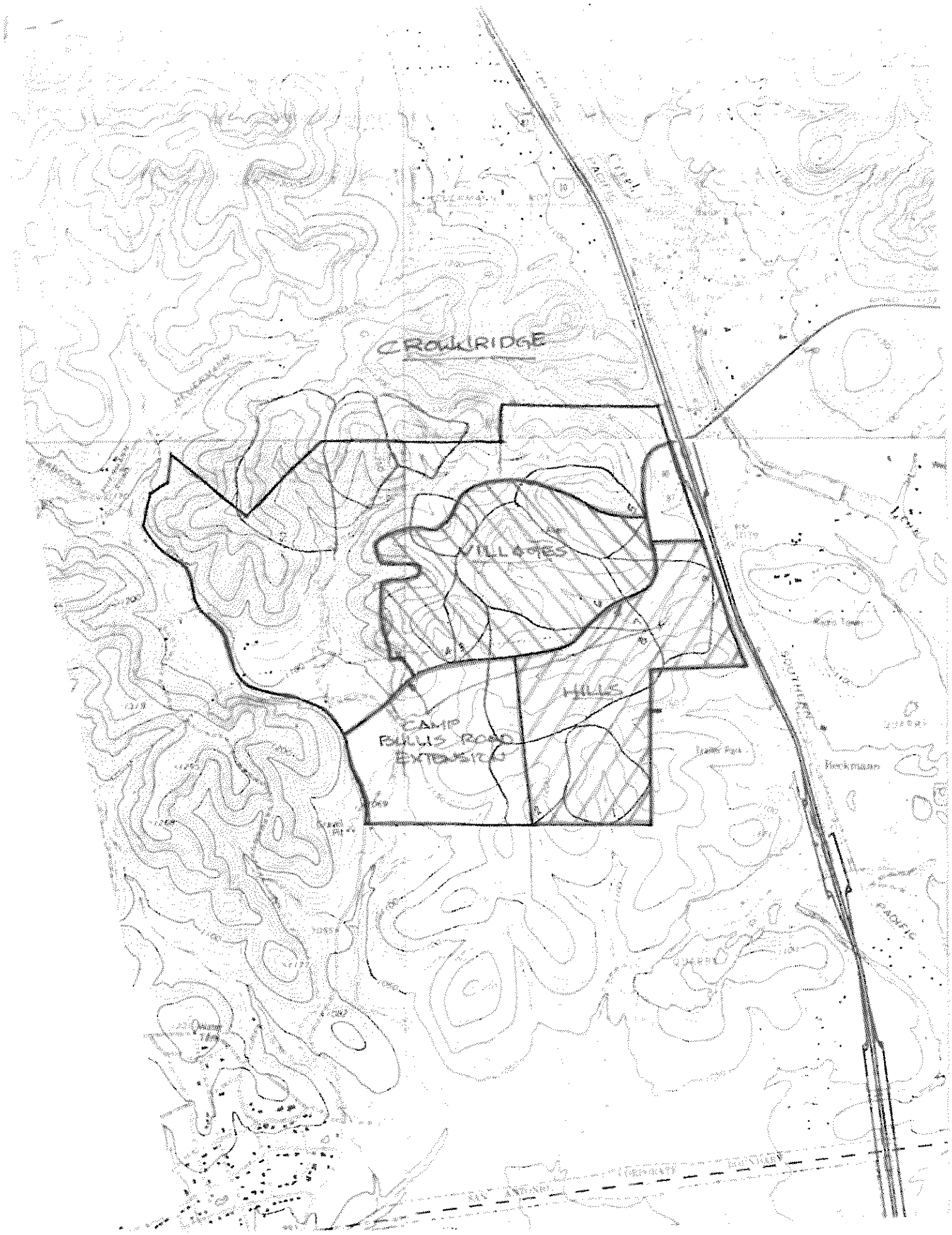
NEEDED INFORMATION:

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 thoroughfare; 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: _____


CROOKRIDGE
VILLAGES
HILLS
CAMP
BULLIS ROAD
EXTENSION
SOUTHERN
PACIFIC

Google earth

feet 2000

meters 600