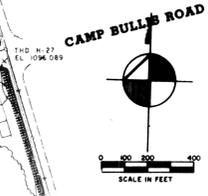


- NOTES:
1. ALL ROADS ARE 50' R.O.W. - LOCAL TYPE "A" UNLESS OTHERWISE INDICATED.
 2. ALL ACREAGE CALCULATIONS ARE APPROXIMATE.
 3. SANITARY SEWER SYSTEM BY THE CITY OF SAN ANTONIO.
 4. WATER SUPPLY SYSTEM BY THE CITY OF SAN ANTONIO.

EXISTING FEMA 100 YR. FLOOD PLAIN (PLAN VIEW)
 FROM COMMUNITY PANEL NO. 480035 0160 B
 EFFECTIVE DATE : OCTOBER 10 , 1984.



**CROWNRIDGE
 OF TEXAS**

**CROWN SUMMITS • CROWNGATE
 PRELIMINARY OVERALL AREA DEVELOPMENT PLAN**

Architects/Planners:
WILLIAM J. SCUDDER
 211 Dickson
 Suite 33
 Austin, Texas 78704

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

Developed By:
BAKER AND BAKER
 825 I.H. 10 West
 Suite 200
 San Antonio, Texas 78230

Date: 10/11/88
 File # 29
 Signed: [Signature]

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

CROWN RIDGE OF
TEXAS

FILE NO. 299
(To be assigned by the Planning Dept.)

BAKER & BAKER
NAME OF DEVELOPER/SUBDIVIDER
DONNIS RION
PAPE & DAWSON
NAME OF CONSULTANT

P.O.A.D.P. NAME
8925 F.H. 10 West
Suite 200, S.A. TEX. 78230
ADDRESS
9310 Broadway
S.A., TEXAS, 78217
ADDRESS
PHONE NO. 824-9494
PHONE NO.

GENERAL LOCATION OF SITE Northeast corner of Babcock Rd. &
Camp Bullis Rd.

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

<u>PROPOSED WATER SERVICE</u>	<u>PROPOSED LAND USE</u>	<u>PROPOSED SEWER SERVICE</u>
<input checked="" type="checkbox"/> City Water Board <input type="checkbox"/> Other District _____ Name	<input type="checkbox"/> Single Family <input type="checkbox"/> Duplex <input type="checkbox"/> Multi-Family <input type="checkbox"/> Business <input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> City of San Antonio <input type="checkbox"/> Other System _____ Name
<input type="checkbox"/> Water Wells		<input type="checkbox"/> Septic Tank(s)

DATE FILED June 8, 1989

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE June 14, 1989
(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: _____



Roy

CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

July 11, 1989

Mr. John K. Rinehart:
Pape and Dawson Engineering Co.
9310 Broadway
San Antonio, Texas. 78217

RE: Crown Summits - Crowngate POADP No. 299.

Dear Mr. Rinehart:

The Development Review Committee has reviewed and accepted your revised plan for Crown Summits - Crowngate and has assigned it File #299 for future reference.

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 Unified Development Code. Any platting will have to comply with the regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7900.

Sincerely,

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO/RR

Attachment



Roy

CITY OF SAN ANTONIO

P.O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

June 14, 1989

Mr. Dennis Rion
Pape & Dawson Engineering Co.
9310 Broadway
San Antonio, Texas 78217

Dear Mr. Rion:

The Development Review Committee has reviewed your POADP for Crown Summits - Crowngate and has assigned it File #299 for future reference.

The Committee has grave concerns regarding the street layout for the proposed subdivisions. Basically, the design is three elaborate cul-de-sacs, the shortest of which is over 1,800 feet in length. As a minimum, we recommend your revise the plan to add the following:

- a. A street connection between Crowngate East and Crowngate West.
- b. A secondary street access to Crown Summits in the northeastern portion of this subdivision. A proposed connector has been randomly chosen and is indicated on the attached plan.

We will defer further consideration of this POADP pending your reply. If you have any questions, please contact me or Mr. Roy Ramos at 299-7900.

Sincerely,

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

MCO/RR/hdlv

Attachment

MCO
E8



9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494 FACSIMILE 512/824-3491

June 27, 1989

Mr. Michael C. O'Neal, AICP
Planning Administrator
Department of Planning
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

RECEIVED
1989 JUN 27 P 3:22
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

Re: Crown Summits - Crowngate
POADP No. 299

Dear Mr. O'Neal:

I am in receipt of the comments of the Development Review Committee dated June 14, 1989 regarding the street layout for the above referenced subdivision (copy attached). While the validity of the comments is recognized, physical barriers make it very difficult to alter the plan to accommodate the proposed suggestions.

I have therefore made alternate changes in the plan that I believe will alleviate the concerns expressed by the Committee. Please accept the attached copies of the revised POADP as a resubmittal of this plan. I have highlighted one copy to indicate the areas of change.

A proposed connection between Crowngate East and Crowngate West as suggested by the Committee would necessitate the crossing of the major creek through the property at great expense. The submitted plan alternately indicates a connection from each of Crowngate East and Crowngate West subdivisions to the Crown Summits area respectively, in order to provide better circulation throughout the development. This alternate layout also enables the creek crossing to occur further upstream on a tributary of the above mentioned major creek.

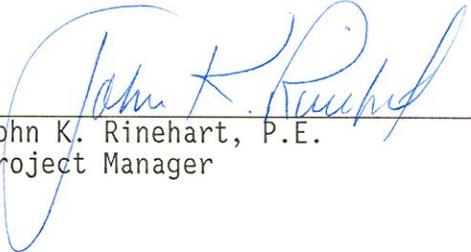
The connection proposed by the Committee from the Crown Summits subdivision to the adjacent La Sierra subdivision would necessitate street construction at approximately 25 percent. Over 100-feet of vertical relief exists between these two areas rendering it all but impossible to construct such a connection. We are willing to provide a connection to the property shown on the plan as owned by Excelbanc Savings Association, however the development plans and thus the potential for utilizing such a connection is doubtful.

Mr. Michael C. O'Neal, AICP
June 27, 1989
Page 2 of 2

I hope we have been able to alleviate the expressed concerns and therefore request your favorable review of this modified plan.

If you have any questions or need additional information, please call.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.



John K. Rinehart, P.E.
Project Manager

JR/md

Attachment

2715-01
L21-1.85