



- name of the POADP and the subdivision;
- indication of development phases on the POADP;
- perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- north arrow and scale of the map;
- proposed land use by location, type and acreage;
- delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- contour lines at intervals no greater than ten (10) feet;
- legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- existing adjacent or perimeter streets;
- one hundred year flood plain limits; *N/A*
- location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- the POADP  does  does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- The POADP  is  is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

**I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: ROBERT A. COPELAND JR. PE. Signature: 

If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED MARCH 17, 1997

PAGE 2 OF 2

RECEIVED  
 97 APR 30 PM 3:42  
 PLANNING  
 DEVELOPMENT  
 DIVISION



# CITY OF SAN ANTONIO

June 4, 1997

Mr. Robert A. Copeland, Jr.  
Engineer  
MBC and Associates, Inc.  
415 Breesport Drive  
San Antonio, TX 78216

Re: Crosswinds

POADP # 474 - B

Dear Mr. Lopez:

The City Staff Development Review Committee has reviewed Crosswinds Subdivision Preliminary Overall Area Development Plan # 474 - B. 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.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.
- According to the Major Thoroughfare Plan Wurzbach Parkway is a Primary Type A arterial and will require a total of 110' of R.O.W., Weidner Road is a Secondary Type A arterial and will require a total of 86' of R.O.W., and O'Connor Road is a Secondary Type A arterial and will require a total of 86' of R.O.W.

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 questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

Rebecca Waldman  
Acting Director of Planning

RW/EAC

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



# Texas Department

To	Elizabeth Carol	From	Jesse Hayes
Co./Dept	CSA PLANNING	Co.	Tx DOT
Phone #	207 7893	Phone #	615 5860
Fax #	207 4441	Fax #	

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

April 29, 1997

### P.O.A.D.P REVIEW

Crosswinds Business Park

Located on IH 35 Between Weidner and O'Connor Rd.

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

None

Access Limits/Restrictions

This development is eligible for a maximum combined total of 14 access points along the overall IH 35 frontage of approximately 3190'. Access to the Wurzbach Parkway is deed restricted. One access point is permitted to the Wurzbach Parkway and is indicated on the TxDOT right of way map and schematic layout. Access locations will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

None

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

**ADDITIONAL COMMENTS:**

Judy Friesenhahn, P.E.  
Advanced Project  
Development Engineer