



CITY OF SAN ANTONIO

November 15, 2000

Mr. Bob Browning, P.E.

ACES Engineers, Inc.
140 Heimer Rd., Suite 617
San Antonio, TX 78232

Re: Crestwood Estates

POADP # 684

Dear Mr. Browning:

The City Staff Development Review Committee has reviewed Crestwood Estates Subdivision Preliminary Overall Area Development Plan # 684. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

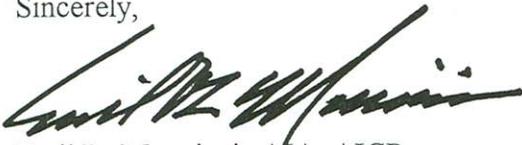
Mr. Browning
Page 2
November 15, 2000

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. If the proposed development is not platted in phases this POADP will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

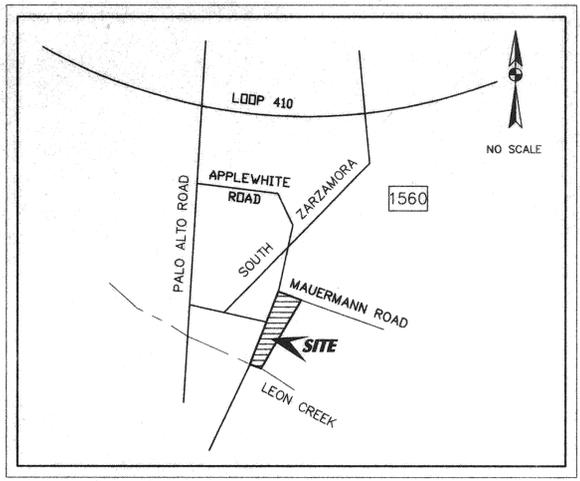
Sincerely,



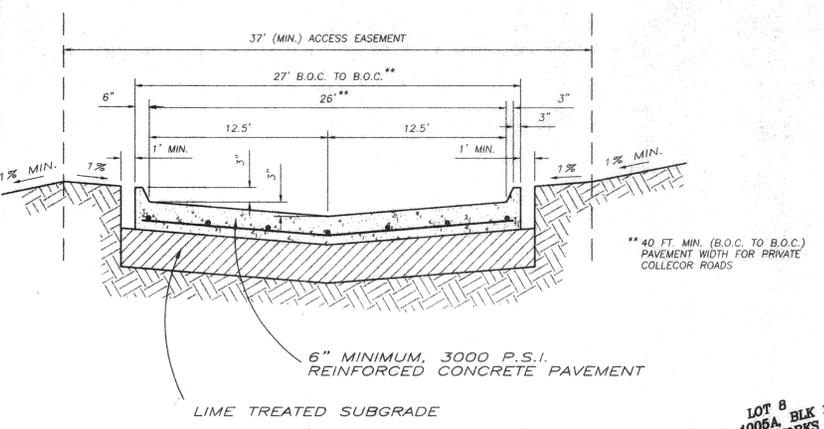
Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. Jr.

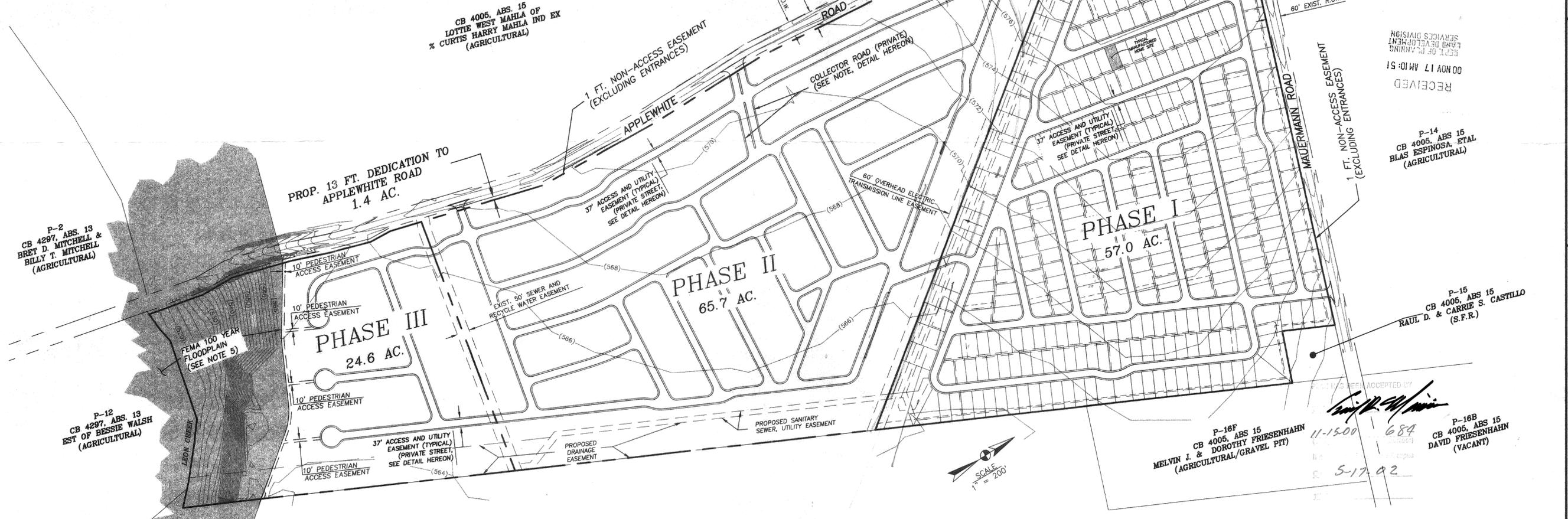
cc: Bob Opitz, P. E., Public Works



LOCATION MAP



TYPICAL PRIVATE STREET SECTION
NOT TO SCALE



P-2
CB 4297, ABS. 13
BRET D. MITCHELL &
BILLY T. MITCHELL
(AGRICULTURAL)

P-12
CB 4297, ABS. 13
EST OF BESSIE WALSH
(AGRICULTURAL)

PROP. 13 FT. DEDICATION TO
APPLEWHITE ROAD
1.4 AC.

PHASE III
24.6 AC.

PHASE II
65.7 AC.

PHASE I
57.0 AC.

P-16
CB 4005, ABS 15
DAVID FRIESENHAHN
(AGRICULTURAL/GRAVEL PIT)

P-16F
CB 4005, ABS 15
MELVIN J. & DOROTHY FRIESENHAHN
(AGRICULTURAL/GRAVEL PIT)

P-15
CB 4005, ABS 15
RAUL D. & CARRIE S. CASTILLO
(S.F.R.)

P-16B
CB 4005, ABS 15
DAVID FRIESENHAHN
(VACANT)

PROPERTY OWNER/ DEVELOPER

CRESTWOOD ESTATES, L.L.C.
MANAGING PARTNER: RING
MANAGEMENT, INC.
DALE W. RING, PRESIDENT
2109 MEADOWCOVE DRIVE
ROWLETTE, TX. 75088
PHONE: (972)557-1182
FAX: (972)463-6737

TOTAL ACREAGE: 146.3 ACRES.

- NOTES:
- EXISTING LAND USE IS AS FOLLOWS:
AGRICULTURAL
 - PROPOSED LAND USE IS AS FOLLOWS:
MANUFACTURED HOME PARK
(MAXIMUM- 1000 LEASE SPACES)
 - ALL PROPOSED STREETS SHALL BE PRIVATE.
 - THERE IS NO EXISTING OR PROPOSED ZONING OF THIS TRACT.
 - PHASE III OF THIS DEVELOPMENT IS PARTIALLY LOCATED WITHIN A FEMA DESIGNATED 100 YEAR FLOOD PLAIN (ZONE A, NO BASE FLOOD ELEVATIONS DETERMINED, FEMA PANEL NO. 48029C0620 E, 2/16/96).
 - SEWAGE DISPOSAL SHALL BE PROVIDED BY S.A.W.S.
 - WATER SERVICE TO BE SUPPLIED BY S.A.W.S.

PLAT No.
N/A

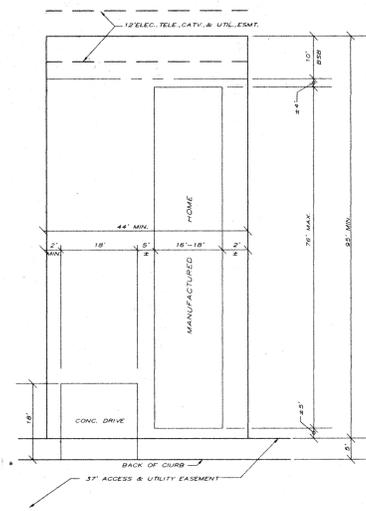
REVISIONS	DATE	DESCRIPTION
1	9/27/99	RELEASED FOR CITY OF SAN ANTONIO REVIEW
2	3/16/00	REVISED PER CITY OF SAN ANTONIO COMMENTS
3	10/11/00	REVISED PER CITY OF SAN ANTONIO COMMENTS

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

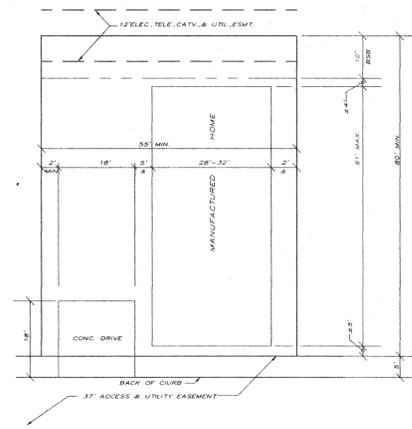
140 HEIMER RD. STE. 617, SAN ANTONIO, TX. 78232
PHONE: (210)828-0691 FAX: (210)824-3055

CRESTWOOD ESTATES, A Planned Community
PRELIMINARY OVERALL DEVELOPMENT PLAN

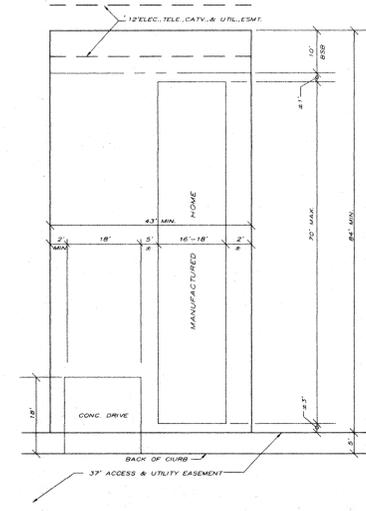
JOB NO.: 88800
HORIZ. SCALE: 1" = 200'
VERT. SCALE: N/A
CONTOUR INT.: 2'
DRAWN BY: RB/GM
DESIGNED BY: RB
CHECKED BY: RB
DATE: 11-15-00
SHEET: 1 OF 1
PAGE: 1 OF 1



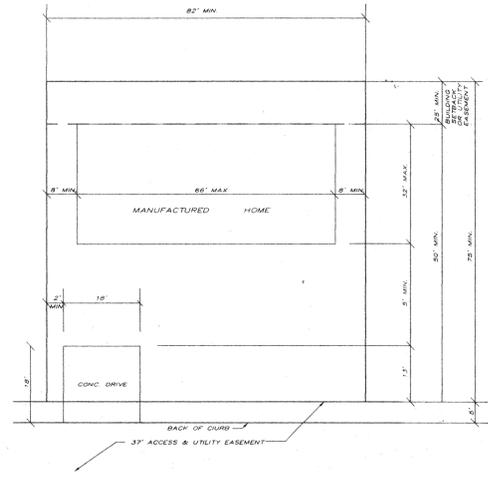
TYPICAL TYPE 'A'
(SINGLE WIDE)
HOME SITE



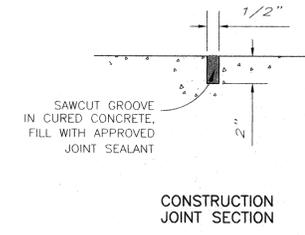
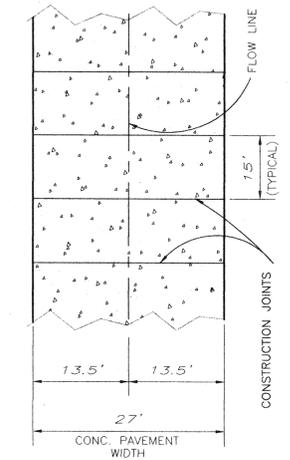
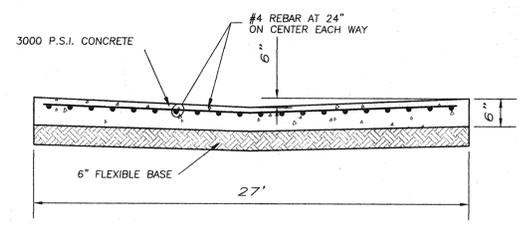
TYPICAL TYPE 'C'
(DOUBLE WIDE)
HOME SITE



TYPICAL TYPE 'B'
(SINGLE WIDE)
HOME SITE

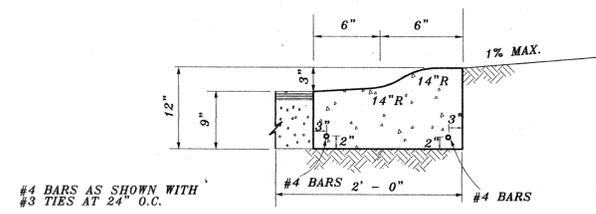


TYPICAL TYPE 'D'
(DOUBLE WIDE)
HOME SITE



REINFORCED CONCRETE
PAVEMENT DETAILS

NOT TO SCALE



MOUNTABLE CURB DETAIL

NOT TO SCALE



9/3/99

PLAT No.
N/A

REVISIONS	DATE	DESCRIPTION	APPROVED
RELEASED FOR CONSTRUCTION			

THIS DRAWING IS THE PROPERTY OF ROBERT J. BROWNING (TEXAS P.E. 79873) ON SEPTEMBER 3, 1999 FOR DESIGN REVIEW PURPOSES ONLY. USED FOR (EXAMPLE) BID OR CONSTRUCTION PURPOSES.

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
125 W. SUNSET RD., SAN ANTONIO, TX. 78209
PHONE: (210)828-0691 FAX: (210)824-3055

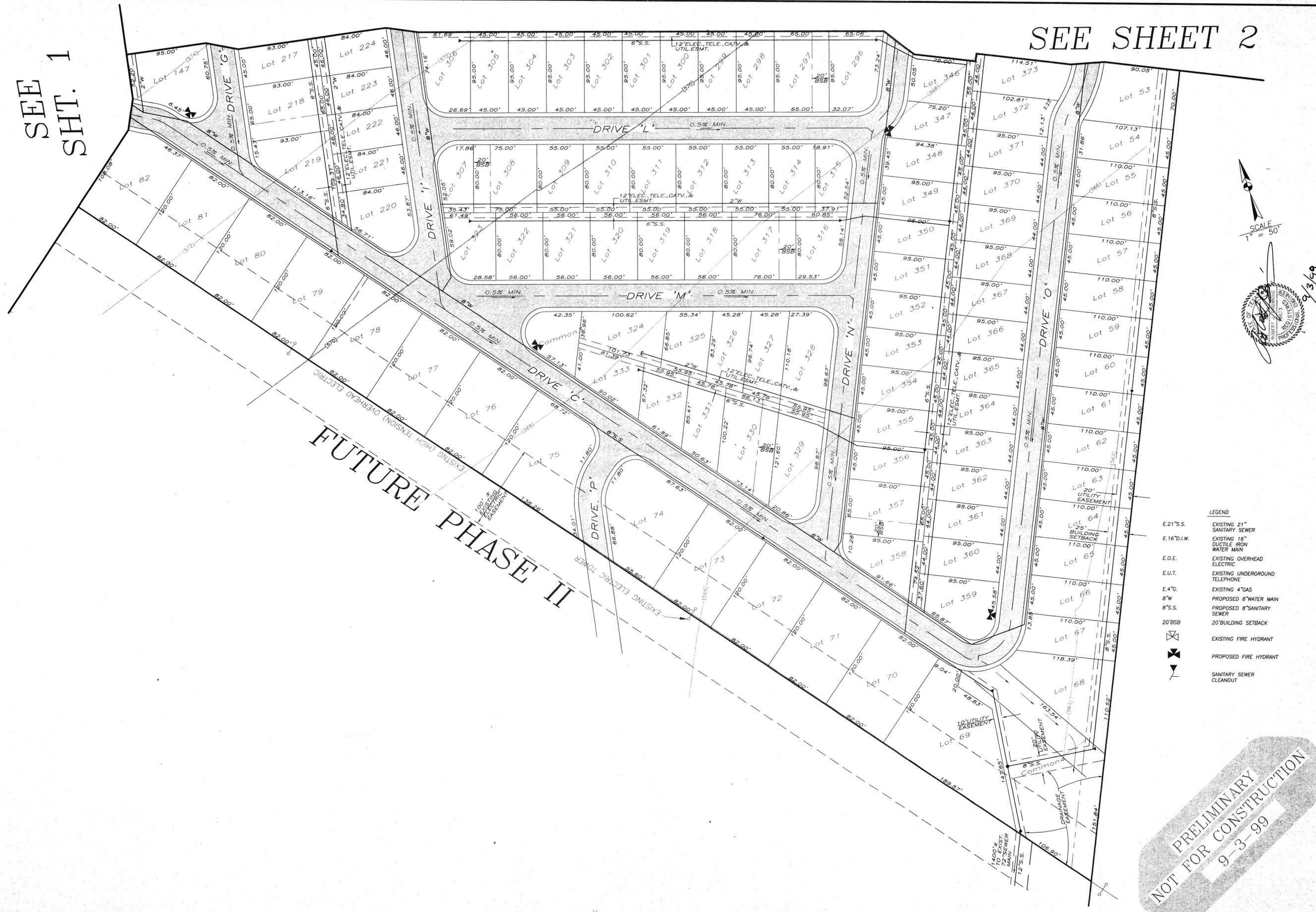
Crestwood Estates, A Planned Community
MANUFACTURED HOME PARK PLAN
GENERAL NOTES
DETAILS

PRELIMINARY
NOT FOR CONSTRUCTION
9-3-99

JOB NO.: 88800
HORIZ. SCALE: N/A
VERT. SCALE: N/A
CONTOUR INT.: N/A
DRAWN BY: RB/GM/AJ
DESIGNED BY: RB/GM
FILE NAME: P-MHP-DET
SHEET: 5 OF 5

SEE 1 SHT.

SEE SHEET 2



FUTURE PHASE II



- LEGEND
- E.21" S.S. EXISTING 21" SANITARY SEWER
 - E.16" D.I.W. EXISTING 16" DUCTILE IRON WATER MAIN
 - E.O.E. EXISTING OVERHEAD ELECTRIC
 - E.U.T. EXISTING UNDERGROUND TELEPHONE
 - E.4" G. EXISTING 4" GAS
 - 8"W. PROPOSED 8" WATER MAIN
 - 8"S.S. PROPOSED 8" SANITARY SEWER
 - 20' BSB 20' BUILDING SETBACK
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - SANITARY SEWER CLEANOUT

PRELIMINARY
NOT FOR CONSTRUCTION
9-3-99

JOB NO.: 88800		HORIZ. SCALE: 1" = 50'		VERT. SCALE: N/A									
DRAWN BY: RB/AM/JJ		CHECKED BY: RB		FILE NAME: P-MP3									
SHEET: 3 OF 3		PAGE: 4 OF 5		DATE: 9/3/99									
Crestwood Estates, A Planned Community		ALAMO CONSULTING ENGINEERING & SURVEYING, INC.		125 W. SUNSET RD., SAN ANTONIO, TX. 78209 PHONE: (210)828-0891 FAX: (210)824-3055									
MANUFACTURED HOME PARK PLAN		<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>APPROVED</th> </tr> <tr> <td>1</td> <td></td> <td>RELEASED FOR CONSTRUCTION</td> <td></td> </tr> </table>		NO.	DATE	DESCRIPTION	APPROVED	1		RELEASED FOR CONSTRUCTION		<p>THIS DRAWING IS RELEASED UNDER ROBERT J. BROWNING (TEXAS P.E. 79873) ON SEPTEMBER 3, 1999 FOR DESIGN REVIEW PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION BID OR CONSTRUCTION PURPOSES.</p>	
NO.	DATE	DESCRIPTION	APPROVED										
1		RELEASED FOR CONSTRUCTION											



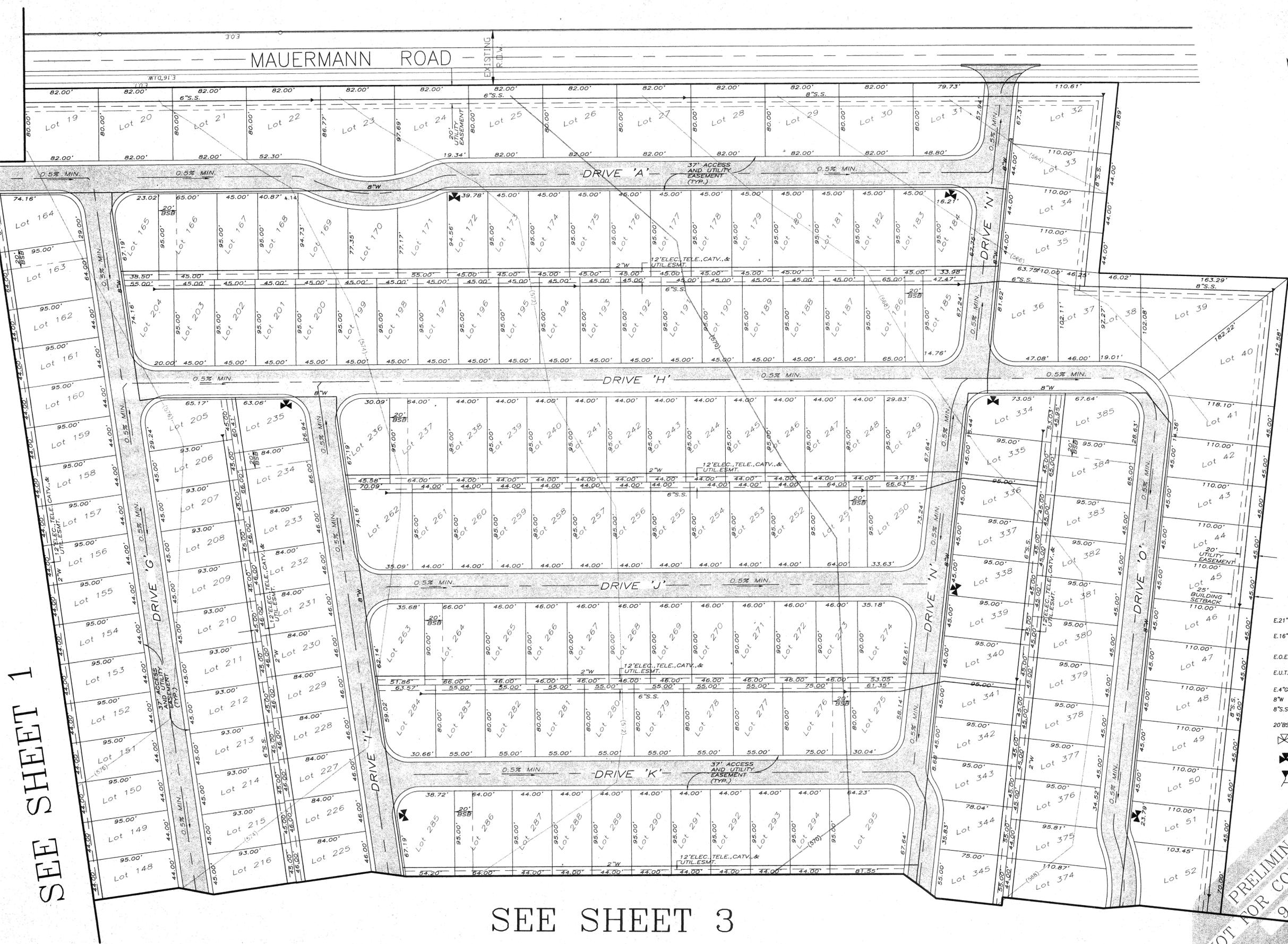
NO.	DATE	DESCRIPTION
1		RELEASED FOR CONSTRUCTION

THIS DRAWING IS RELEASED UNDER THE AUTHORITY OF ROBERT J. BROWNING (REGISTERED PROFESSIONAL ENGINEER) FOR DESIGN REVIEW PURPOSES ONLY. IT IS NOT TO BE USED FOR (EXAMPLE) BID OR CONSTRUCTION PURPOSES.

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
 125 W. SUNSET RD., SAN ANTONIO, TX. 78209
 PHONE: (210)828-0691 FAX: (210)824-3055

Crestwood Estates, A Planned Community
MANUFACTURED HOME PARK PLAN

JOB NO.: 88800
 HORIZ. SCALE: 1" = 50'
 VERT. SCALE: N/A
 CONTOUR INT.: 2'
 DRAWN BY: RB/GM/JU
 DESIGNED BY: RB/GM
 CHECKED BY: RB
 FILE NAME: P-IHP-2
 SHEET: 2 OF 3
 PAGE: 3 OF 5



SEE SHEET 1

SEE SHEET 3

PRELIMINARY
 NOT FOR CONSTRUCTION
 9-3-99

- LEGEND
- E.21"S.S. EXISTING 21" SANITARY SEWER
 - E.16"D.I.W. EXISTING 16" DUCTILE IRON WATER MAIN
 - E.O.E. EXISTING OVERHEAD ELECTRIC
 - E.U.T. EXISTING UNDERGROUND TELEPHONE
 - E.4"G. EXISTING 4" GAS
 - 8"W. PROPOSED 8" WATER MAIN
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 - 20'BSB 20' BUILDING SETBACK
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - SANITARY SEWER CLEANOUT

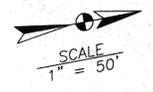
NO.	DATE	DESCRIPTION	APPROV.
1		RELEASED FOR CONSTRUCTION	
2			
3			
4			
5			

THIS DRAWING IS
RELEASED UNDER
THE SIGNATURE OF
ROBERT J. BROWNING
(TEXAS P.E. 79873) ON
SEPTEMBER 3, 1999
FOR REVISION REVIEW
PURPOSES ONLY.
(IS NOT TO BE USED
FOR CONSTRUCTION
PURPOSES.)

ALAMO
CONSULTING ENGINEERING
& SURVEYING, INC.
125 W. SUNSET RD., SAN ANTONIO, TX. 78209
PHONE: (210) 828-0691 FAX: (210) 824-3055

Crestwood Estates, A Planned Community
MANUFACTURED HOME PARK PLAN

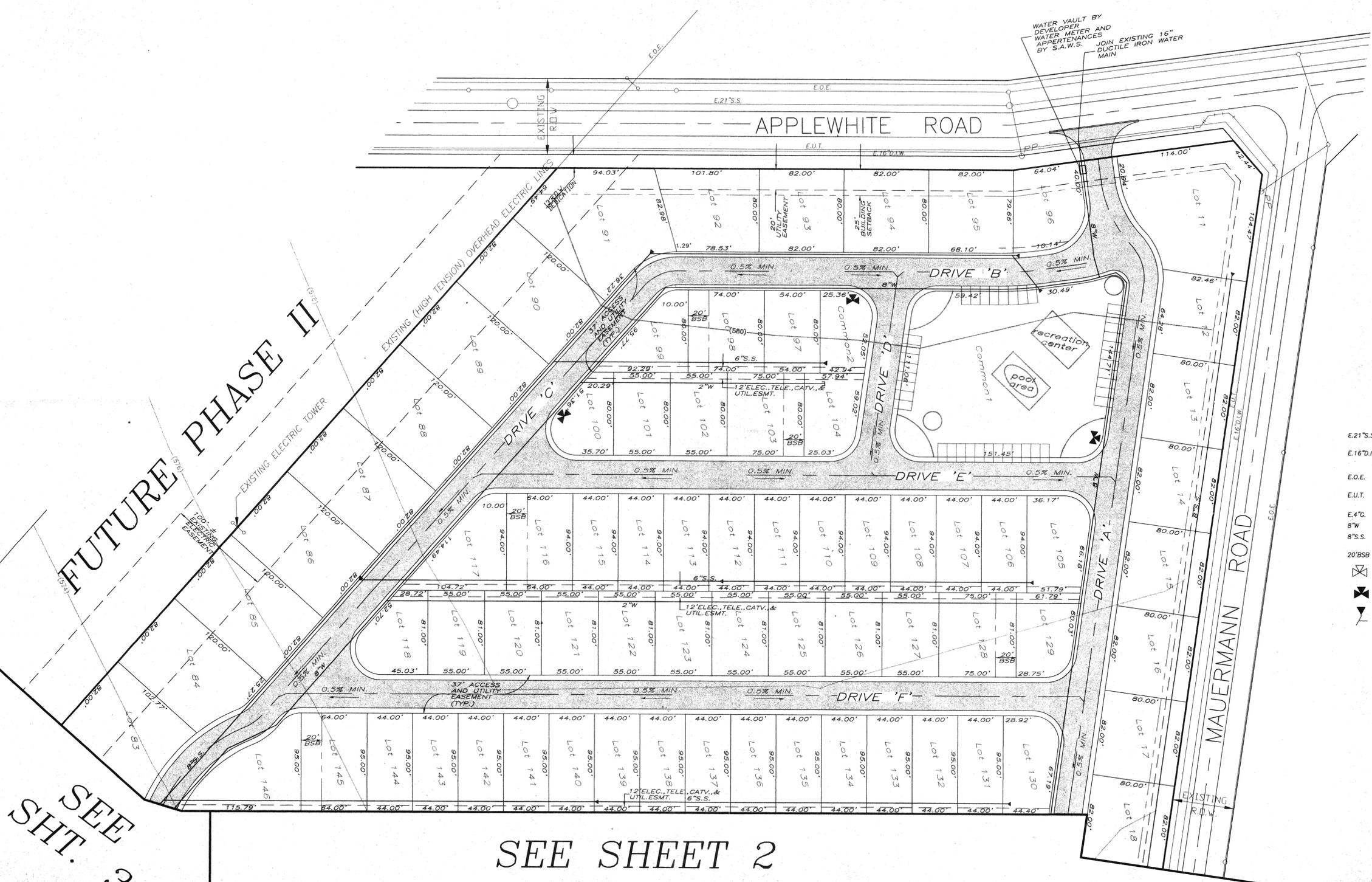
JOB NO. 88800
HORIZ. SCALE: 1" = 50'
VERT. SCALE: N/A
CONTOUR INT.: 2' (8M/4M)
DRAWN BY: RB/GM
CHECKED BY: RB/GM
FILE NAME: P-MHP1
SHEET: 1 OF 3
PAGE: 2 OF 5



9/3/99

PRELIMINARY
NOT FOR CONSTRUCTION
9-3-99

- LEGEND**
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 - E.16"D.I.W. EXISTING 16" DUCTILE IRON WATER MAIN
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 - PROPOSED FIRE HYDRANT
 - SANITARY SEWER CLEANOUT



SEE
SHT. 3

SEE SHEET 2

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: September 8, 1999 Name of POADP: Crestwood Estates, A Planned Community
 Owners: Crestwood Estates, L.L.P. Consulting Firm: Alamo Consulting Engineering and Surveying, Inc.
 Address: 14900 Lasater Road Address: 125 W. Sunset
Dallas, Tx. 75253 San Antonio, Tx. 78209
 Phone: (972) 557-1182 Phone: (210) 828-0691
 Existing zoning: N/A Proposed zoning: N/A
 Texas State Plane Coordinates: X: _____ Y: _____

Site is over/within/includes: San Antonio City Limits? Yes No
 Edwards Aquifer Recharge Zone: Yes No
 Projected # of Phases: 3 Yes No

Land area being platted: Lots ~~Acres~~ OK
 Single Family (SF) _____
 Multi-family (MF) 3 146.3
 Commercial and non-residential _____

Is there a previous POADP for this Site? Name N/A No. _____
 Is there a corresponding PUD for this site? Name N/A No. _____
 Plats associated with this POADP or site? Name N/A No. _____
 Name N/A No. _____
 Name N/A No. _____

Contact Person and authorized representative:

Print Name: Robert J. Browning, P.E. Signature: [Signature]
 (Alamo Consulting Engineering and Surveying, Inc.)

Date: September 8, 1999 Phone: (210) 828-0691 Fax: (210) 824-3055

S.E. corner of Applewhite & Maverick

RECEIVED
19 SEP - 9 AM 10:41

- X name of the POADP and the subdivision;
 - X indication of development phases on the POADP;
 - X perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
 - X north arrow and scale of the map;
 - X proposed land use by location, type and acreage;
 - X delineation of the circulation system including all collectors, arterial, and local type "B" streets;
 - X contour lines at intervals no greater than ten (10) feet;
 - X legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
 - X existing adjacent or perimeter streets;
 - X one hundred year flood plain limits;
 - X location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
 - X a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- N/A POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment
or
revision on the POADP map;
- X TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
 - X 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;
 - X 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 J. Browning, P.E. Signature: 
(Alamo Consulting Engineering and Surveying, Inc.)

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

APPLICATION REVISED MARCH 17, 1997

RECEIVED
 99 SEP -9 AM 10:41
 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION



CITY OF SAN ANTONIO

June 5, 2000

Robert J. Browning, P.E.

Alamo Consulting Eng.
140 Heimer Rd. Suite 617
San Antonio, TX 78216

Re: Crestwood Estates Community

POADP #?

Dear Mr. Browning

The City Staff Development Review Committee has reviewed Crestwood Estates Community Subdivision Preliminary Overall Area Development Plan. Please note that your plan was not accepted, based on the following:

1.) **Sec. 35-2075 Information Required**

(d) Proposed land uses by location, type, and acreage. **Was incomplete.**

(e) Existing and proposed circulation system of collector, arterial, and local type B street and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system. **Please show the R.O.W. widths of proposed roads.**

(g) Ownership from title and / or city or county roads for adjacent properties and, if known, proposed development of such land. **Was incomplete.**

(h) Existing adjacent or perimeter streets (**including right-of-way widths**), intersections, and developments. **Was incomplete.**

(i) One hundred-year floodplain 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 the applicable county. In cases where the one hundred-year flood plain for a particular watercourse is not shown on the published FIRM, a professional engineer shall develop a preliminary one hundred-year floodplain for each watercourse serving a watershed in excess of one hundred (100) acres. **Was not identified on plan.**

2.) **Sec. 35-4110 Access From Major Thoroughfares**

(d) Paragh, (2) The resulting additional ingress and egress of vehicles **Will** seriously disrupt the flow of traffic on the thoroughfare. A 1'-non accesses esm't will be required on the properties adjacent to the proposed collectors.

3.) Access needs to be provided to the adjoining properties for connectivity.

4.) An approved T.I.A. will be required.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera at (210) 207-7900. Please return Redlines with resubmittel.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais". The signature is stylized and cursive.

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH.Jr.

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