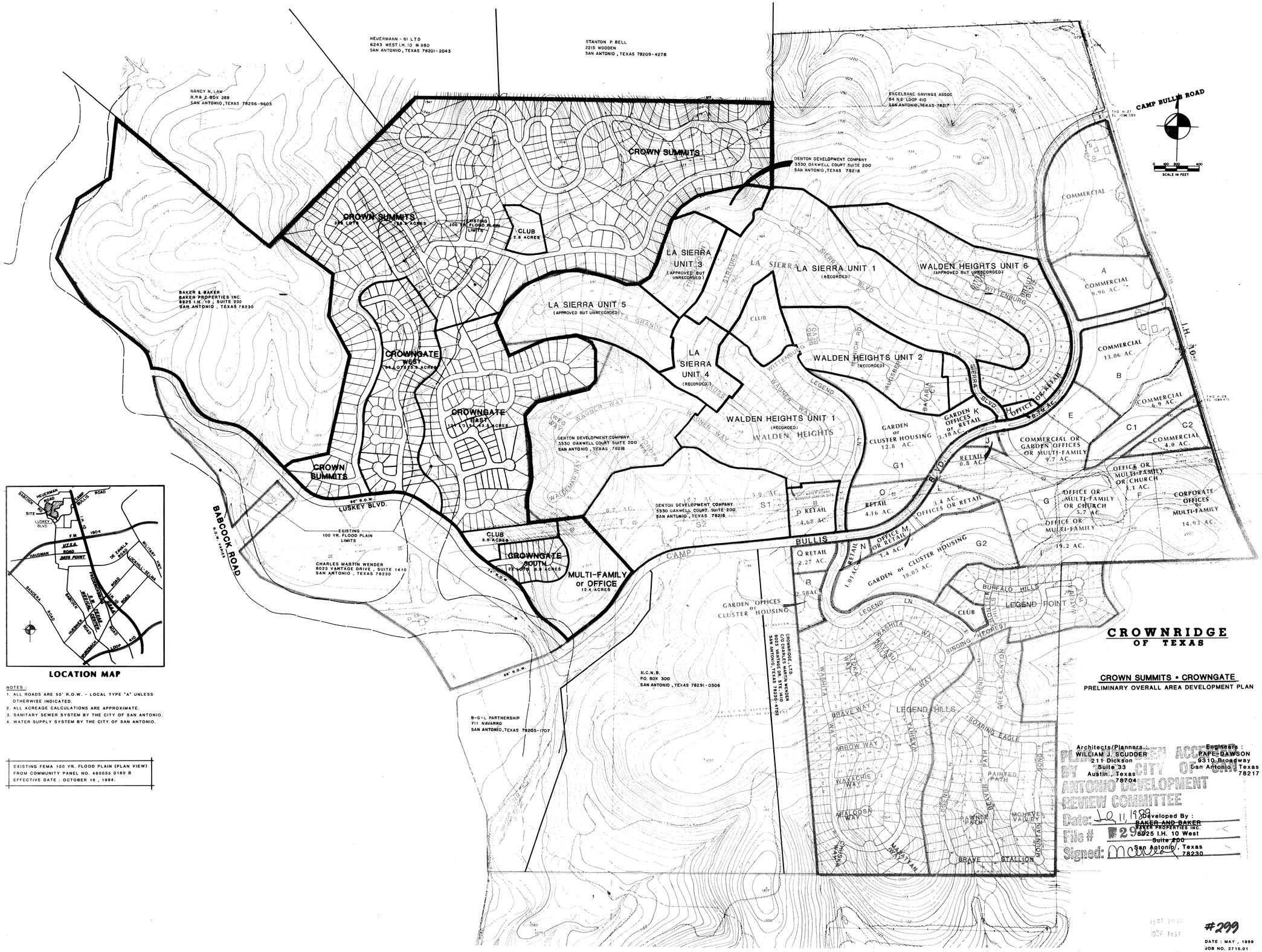

LOCATION MAP

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 16, 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
BAKER PROPERTIES INC.
8925 I.H. 10 West
Suite 200
San Antonio, Texas
78230

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: Jul 11, 1989
File # 299
Signed: [signature]

#299

DATE : MAY, 1989
JOB NO. 2715.01

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

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

CROWNRIDGE OF TEXAS
P.O.A.D.P. NAME

BAKER & BAKER
NAME OF DEVELOPER/SUBDIVIDER

8925 I.H. 10 West
Suite 200, S.A. Tex. 78230
ADDRESS

PHONE NO.

DENNIS RION
Pape & Dawson
NAME OF CONSULTANT

9310 Broadway
S.A. Texas, 78217
ADDRESS

824-9494
PHONE NO.

GENERAL LOCATION OF SITE Northeast Corner of Babcock Rd. & 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 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,

M C O'Neal

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,

M C O'Neal

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

MCO/RR/hdlv

Attachment

MCO
28

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

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

June 27, 1989

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

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

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.

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

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

LETTER OF TRANSMITTAL

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

Date 6-7-89	Job No. 2715.02
Attention Roy Ramos	
Re: Crown Summit: Crowngate	
File: ☒ 1.0 Correspondence ☐ 2.0 Design ☐ 3.0 Product of Service ☐ 4.0 Construction	

TO Planning

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Specifications ☐ Shop drawings ☐ Copy of letter
☒ Prints ☐ Plans ☐ Samples
☐ Change Order ☐ _____

COPIES	DATE	DESCRIPTION
6		Revised P.O.A.D.P.

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Returned for corrections ☐ Submit _____ copies for distribution
☒ As requested ☐ Approved as noted ☐ Return _____ corrected prints
☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

Roy,
Please review & call me if you think it is necessary for P-D to be at next meeting.

Thank you,

COPY TO _____ SIGNED Dennis Rion

If enclosures are not as noted, kindly notify us at once.

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

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

LETTER OF TRANSMITTAL

Date JUNE 1, 1989 Job No. 2715.02
Attention Roy Ramos
Re: CROWNGATE - CROWN SUMMITS

File:
☒ 1.0 Correspondence
☐ 2.0 Design
☐ 3.0 Product of Service
☐ 4.0 Construction

TO PLANNING

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Specifications ☐ Shop drawings ☐ Copy of letter
☒ Prints ☐ Plans ☐ Samples
☐ Change Order ☐ _____

COPIES	DATE	DESCRIPTION
6		P.O.A.D.P.

RECEIVED
1989 JUN - 1 P 2: 15
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Returned for corrections ☐ Submit _____ copies for distribution
☐ As requested ☐ Approved as noted ☐ Return _____ corrected prints
☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

Roy,
WE HAVE ADDED THE PROPERTY OWNERS AS YOU REQUESTED.
PLEASE REVIEW FOR APPROVAL & CALL WITH ANY QUESTIONS.

THANK YOU,

COPY TO _____ SIGNED Dennis Rion

If enclosures are not as noted, kindly notify us at once.