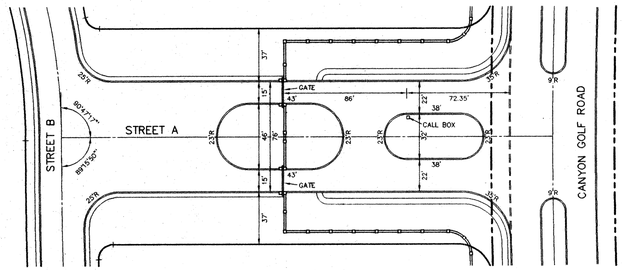
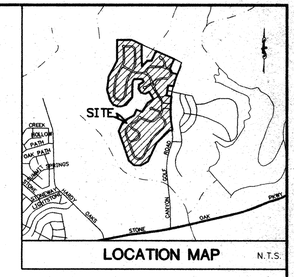



## ENTRY GATE DETAIL

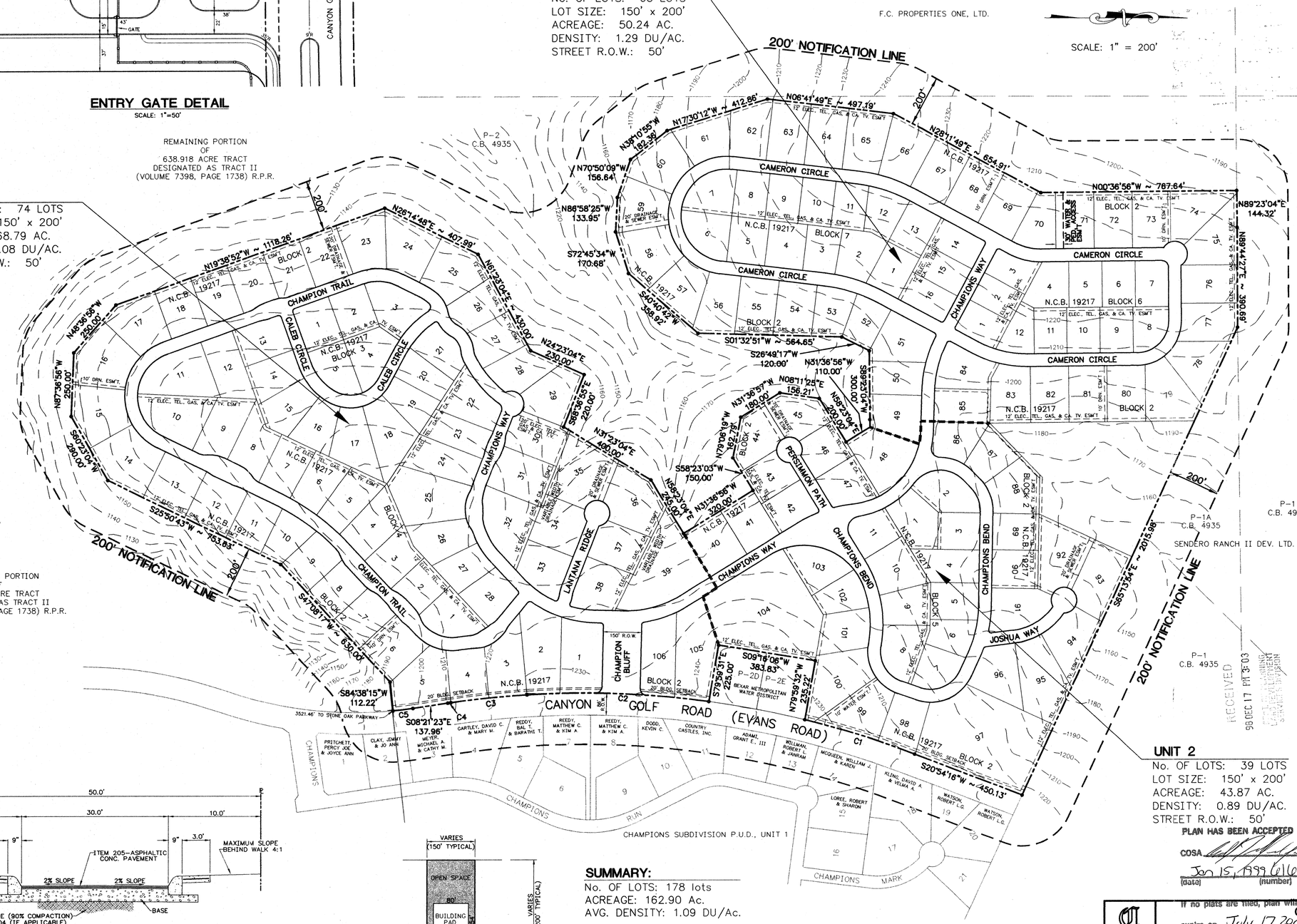
SCALE: 1"=50'

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | DELTA | TANGENT | LENGTH |
| C1 | 3643.00' | 07°05'25" | 225.70' | 450.82' |
| C2 | 3643.00' | 11°13'20" | 357.91' | 713.54' |
| C3 | 3643.00' | 04°43'06" | 150.08' | 300.00' |
| C4 | 3643.00' | 00°13'27" | 6.06' | 12.12' |
| C5 | 1557.00' | 02°58'30" | 39.98' | 79.94' |




## LOCATION MAP

N.T.S.




## CLEAR VISION AREA

### TYPICAL 30' x 30' INTERSECTION

TWO WAY – EQUATION D: $R_1 = 0.65(ISD_2) - (W_1/2 + K_0)$
$ISD_2$: 300 L.F.
$W_1$: 30 L.F.
$K_0$: 2
CURB LENGTH = $R_1$: $R_1$: 178 L.F.

TWO WAY – EQUATION A: $L_1 = 13(ISD_1)/(13 + (W_1/2) + K_A) - 4$
$ISD_1$: 300 L.F.
$W_1$: 30 L.F.
$K_A$: 7
CURB LENGTH = $L_1$: $L_1$: 108 L.F.

### TYPICAL 30' x 76' INTERSECTION ($W_1$=30')

TWO WAY – EQUATION D: $R_1 = 0.65(ISD_2) - (W_1/2 + K_0)$
$ISD_2$: 300 L.F.
$W_1$: 30 L.F.
$K_0$: 2
CURB LENGTH = $R_1$: $R_1$: 178 L.F.

TWO WAY – EQUATION A: $L_1 = 13(ISD_1)/(13 + (W_1/2) + K_A) - 4$
$ISD_1$: 300 L.F.
$W_1$: 30 L.F.
$K_A$: 7
CURB LENGTH = $L_1$: $L_1$: 108 L.F.

### TYPICAL 30' x 76' INTERSECTION ($W_1$=76')

TWO WAY – EQUATION D: $R_1 = 0.65(ISD_2) - (W_1/2 + K_0)$
$ISD_2$: 300 L.F.
$W_1$: 76 L.F.
$K_0$: 2
CURB LENGTH = $R_1$: $R_1$: 155 L.F.

TWO WAY – EQUATION A: $L_1 = 13(ISD_1)/(13 + (W_1/2) + K_A) - 4$
$ISD_1$: 300 L.F.
$W_1$: 76 L.F.
$K_A$: 7
CURB LENGTH = $L_1$: $L_1$: 64 L.F.

### TYPICAL 76' x 86' INTERSECTION ($W_1$=76')

TWO WAY – EQUATION D: $R_1 = 0.65(ISD_2) - (W_1/2 + K_0)$
$ISD_2$: 480 L.F.
$W_1$: 76 L.F.
$K_0$: 2
CURB LENGTH = $R_1$: $R_1$: 272 L.F.

TWO WAY – EQUATION A: $L_1 = 13(ISD_1)/(13 + (W_1/2) + K_A) - 4$
$ISD_1$: 300 L.F.
$W_1$: 76 L.F.
$K_A$: 7
CURB LENGTH = $L_1$: $L_1$: 64 L.F.

### TYPICAL 76' x 86' INTERSECTION ($W_1$=86')

TWO WAY – EQUATION D: $R_1 = 0.65(ISD_2) - (W_1/2 + K_0)$
$ISD_2$: 300 L.F.
$W_1$: 86 L.F.
$K_0$: 2
CURB LENGTH = $R_1$: $R_1$: 150 L.F.

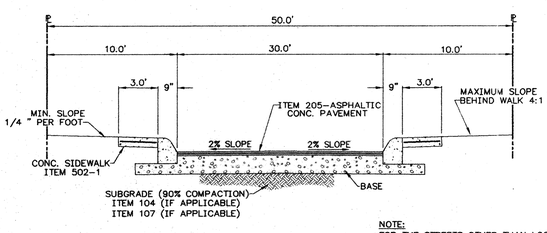
TWO WAY – EQUATION A: $L_1 = 13(ISD_1)/(13 + (W_1/2) + K_A) - 4$
$ISD_1$: 480 L.F.
$W_1$: 86 L.F.
$K_A$: 7
CURB LENGTH = $L_1$: $L_1$: 96 L.F.

## DENSITY AND OPEN SPACE

| | |
|---|---|
| BASE ZONING DISTRICT: | P1, R1 |
| MAXIMUM DENSITY ALLOWED: | 8 UNITS / ACRE |
| PROPOSED DENSITY: | 1.09 UNITS / ACRE |
| MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE ALLOWED: | 35% |
| PROPOSED PERCENTAGE OF OPEN SPACE: | 77.4% |
| TOTAL SPACE: | 162.90 ACRES (7,095,852 S.F.) |
| STREET / SAFETY LANE R.O.W.: | 622,694 S.F. |
| DRIVEWAY: | 200,250 S.F. |
| DRAINAGE R.O.W.: | 11,575 S.F. |
| OUTDOOR STORAGE AREA: | 0 S.F. |
| MECHANICAL EQUIPMENT: | 0 S.F. |
| HOUSE SLABS: (80' x 54' = 4,320 S.F.) | 768,960 S.F. |
| OCCUPIED OPEN SPACE: | 1,603,479 S.F. (26.19 ACRES) |
| NET OPEN SPACE: | 5,492,373 S.F. (162.72 ACRES) |
| TOTAL SPACE: | 7,095,852 S.F. (162.90 ACRES) |
| OPEN SPACE PERCENTAGE: | 77.4% |

RECEIVED
98 DEC 17 PM 3:03
CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DIVISION

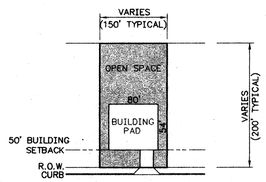
PLAN HAS BEEN ACCEPTED BY
COSA
Jan 15, 1999 616
(date) (number)




NOTE:
FOR THE STREETS OTHER THAN LOCAL TYPE "A" STREETS, THE EDGE OF THE SIDEWALK MUST BE LOCATED A MINIMUM OF (2) FEET AWAY FROM THE BACK OF THE CURB.

## TYPICAL STREET SECTION

N.T.S.




## TYPICAL LOT

N.T.S.

## SUMMARY:

No. OF LOTS: 178 lots
ACREAGE: 162.90 Ac.
AVG. DENSITY: 1.09 DU/Ac.

## DEVELOPER:

CHAMPIONS RIDGE, LTD.
150 NE LOOP 1604 EAST, STE. 202
SAN ANTONIO, TEXAS 78232
(210) 491-0420

## NOTES:

1. IF ACCESS TO A GARAGE OR CARPORT IS PROVIDE FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK, OR CURB IF THERE IS NO SIDE-WALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY.
2. ALL CORNER LOTS COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.
3. ALL INTERIOR PRIVATE STREETS ARE 50' RIGHT-OF-WAY WITH 30' PAVEMENT.

If no plats are filed, plan will expire on July 17, 2000
1st plat filed on _____

# CHAMPIONS RIDGE SUBDIVISION
## P.O.A.D.P. AND P.U.D.

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
(210) 681-2951

MAILING ADDRESS: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250
LOCATION: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250

| | | | | | |
|---|---|---|---|---|---|
| DRAWN BY: | I.J.C. | DATE: | 12/17/98 | SHEET | 1 OF 1 |
| CHECKED BY: | C.C.S. | JOB NO.: | 119760 | | |

| DATE | DESCRIPTION |
|---|---|
| | |

S:\SBAR\MESA BLUFF\OPR10.DWG

#616

**City of San Antonio**
**Planning Department**
**Subdivision Section**

# PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: Nov. 24, 1998 Name of POADP: Champions Ridge Subdivision

Owner/Agent: Champions Ridge, Ltd. Engineer/Surveyor: M.W. Cude Engineers, L.L.C.

Address: 150 NE Loop 1604, Ste. 202, SA, Tx. 78232 Address: 10325 Bandera Rd. SA, Tx. 78250

Phone: 491-0420 Phone: 681-2951

Existing zoning: P-1/R-1 ERZD Proposed zoning: P-1/R-1 ERZD

Texas State Plane Coordinates: X: _____ Y: _____
(at major street entrance/main entrance)

Site is over/within/includes:

| | | |
|---|---|---|
| San Antonio City limits? | X Yes | π No |
| Edwards Aquifer Recharge Zone? | X Yes | π No |
| # PHASES = | 3 Units | |

Dist. (Council) = 9
Erg. MAP Grid =
P483/A3&4
P.482/F3&4

Land area being platted:

| | Lots | Acres |
|---|---|---|
| Single Family (SF) | 178 | 162.9 |
| Non-Single Family (NSF) | NA | NA |
| Commercial & Other | NA | NA |
| TOTAL: | 178 | 162.9 |

Contact Person:
Print Name: David Mann Signature: X David Mann

Date: Nov. 24, 1998 Tele: 491-0420 Fax: _____

Is there a previous POADP for this site? Name The Mesas No. 390

Is there a corresponding PUD for this site? Name Mesa Bluff U-1 & U-2/3 No. 412 & 413

Are there any plats associated with ~~this~~ original POADP or site? Name Mesa Verde, Unit 1 No. 940450

This POADP = Name NONE No. _____

Name _____ No. _____

**ALL PRINTS MUST BE FOLDED.**

Note: This application must be completed fully, and typed or printed legibly, for acceptance.

RECEIVED
98 NOV 25 PM 3:49
SERVICES DIVISION
LAND DEVELOPMENT
DEPT OF PLANNING

☑ 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;

☑ 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);

N/A ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;

N/A ☐ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076; GRANDFATHERED DRP # 064

N/A ☐ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102; DRP # 064

☑ 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 Friesenhahen @ (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: Sandra L. Vicars Signature: Sandra L Vicars

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

SERVICES DIVISION
LAND DEVELOPMENT
DEPT. OF DEVELOPMENT
98 NOV 25 PM 3:45
RECEIVED

# CITY OF SAN ANTONIO

January 15, 1999

David Mann
M. W. Cude Engineers, L.L.C.
10325 Bandera Road
San Antonio, TX 78250

Re: Champions Ridge POADP # 616

Dear Mr. Mann:

The City Staff Development Review Committee has reviewed Champions Ridge Subdivision Preliminary Overall Area Development Plan # 616. 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.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements
- This development will need to conform to requirements associated with development over the Edwards Aquifer. For information about these requirements you can contact SAWS at 704-7305.
- 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: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

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. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC
cc: Andrew J. Ballard, P. E., City Engineer

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441