

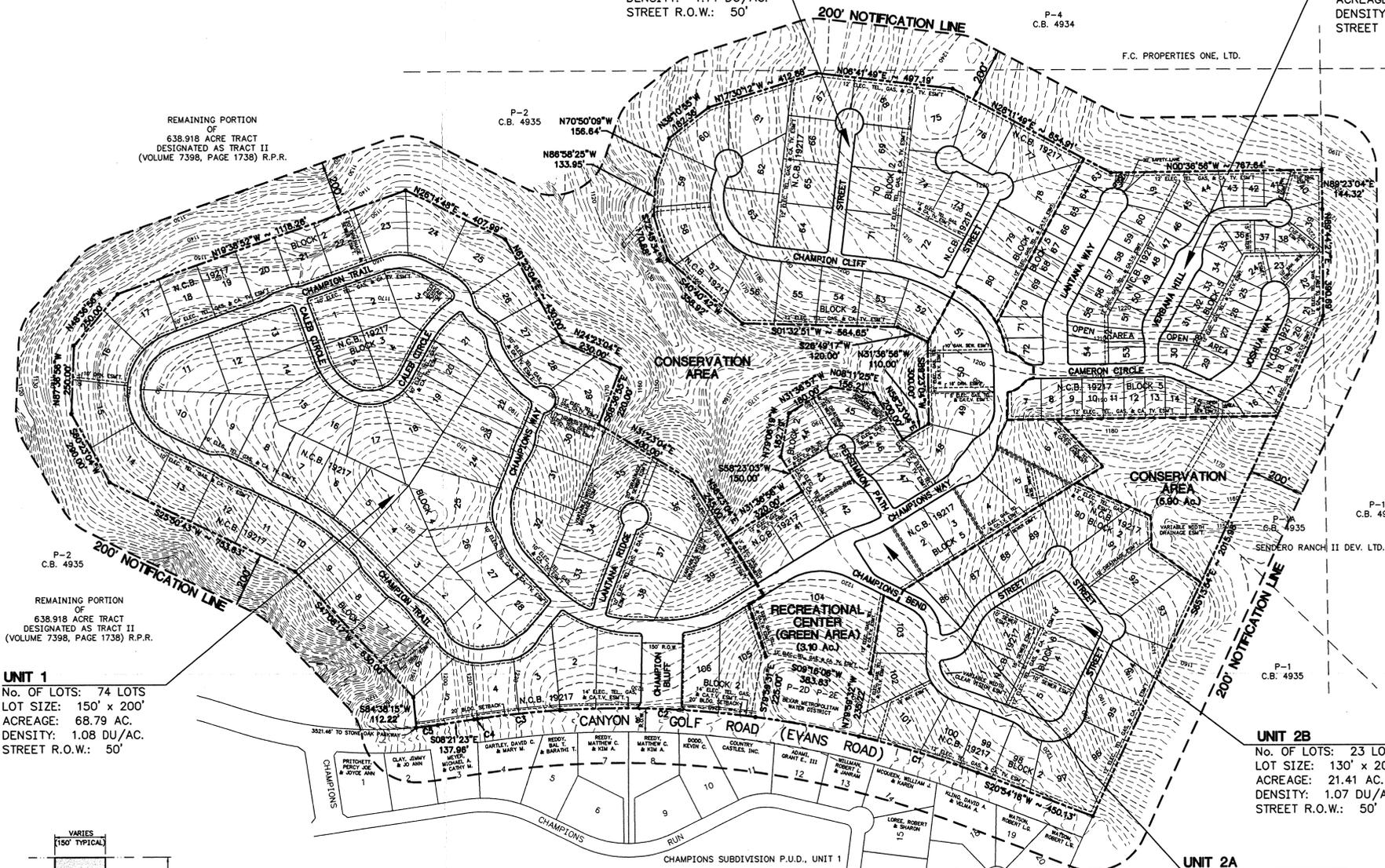
SCALE: 1" = 200'

UNIT 3B

No. OF LOTS: 29 LOTS
 LOT SIZE: 150' x 200'
 ACREAGE: 25.56 AC.
 DENSITY: 1.14 DU/AC.
 STREET R.O.W.: 50'

UNIT 3A

No. OF LOTS: 62 LOTS
 LOT SIZE: 75' x 125'
 ACREAGE: 21.61 AC.
 DENSITY: 2.87 DU/AC.
 STREET R.O.W.: 50'



REMAINING PORTION OF 638.918 ACRE TRACT DESIGNATED AS TRACT II (VOLUME 7398, PAGE 1738) R.P.R.

REMAINING PORTION OF 638.918 ACRE TRACT DESIGNATED AS TRACT II (VOLUME 7398, PAGE 1738) R.P.R.

UNIT 1
 No. OF LOTS: 74 LOTS
 LOT SIZE: 150' x 200'
 ACREAGE: 68.79 AC.
 DENSITY: 1.08 DU/AC.
 STREET R.O.W.: 50'

UNIT 2B
 No. OF LOTS: 23 LOTS
 LOT SIZE: 130' x 200'
 ACREAGE: 21.41 AC.
 DENSITY: 1.07 DU/AC.
 STREET R.O.W.: 50'

UNIT 2A
 No. OF LOTS: 18 LOTS
 LOT SIZE: 150' x 200'
 ACREAGE: 16.53 AC.
 DENSITY: 1.09 DU/AC.
 STREET R.O.W.: 50'

CLEAR VISION AREA

TYPICAL 30' x 76' INTERSECTION (W=30')	TYPICAL 70' x 28' INTERSECTION (W=70')
<p>TWO WAY - EQUATION D</p> $R_i = 0.65(1SD_i) - (W/2 + K_a)$ $ISD_i = 300 \text{ L.F.}$ $W = 30 \text{ L.F.}$ $K_a = 2$ $R_c = 178 \text{ L.F.}$ <p>TWO WAY - EQUATION A</p> $L_i = 13(1SD_i)/(13 + (W/2) + K_a) - 4$ $ISD_i = 300 \text{ L.F.}$ $W = 30 \text{ L.F.}$ $K_a = 2$ $L_c = 108 \text{ L.F.}$ <p>TYPICAL 30' x 76' INTERSECTION (W=76')</p> <p>TWO WAY - EQUATION D</p> $R_i = 0.65(1SD_i) - (W/2 + K_a)$ $ISD_i = 300 \text{ L.F.}$ $W = 76 \text{ L.F.}$ $K_a = 2$ $R_c = 155 \text{ L.F.}$ <p>TWO WAY - EQUATION A</p> $L_i = 13(1SD_i)/(13 + (W/2) + K_a) - 4$ $ISD_i = 300 \text{ L.F.}$ $W = 76 \text{ L.F.}$ $K_a = 2$ $L_c = 64 \text{ L.F.}$ <p>TYPICAL 76' x 88' INTERSECTION (W=76')</p> <p>TWO WAY - EQUATION D</p> $R_i = 0.65(1SD_i) - (W/2 + K_a)$ $ISD_i = 480 \text{ L.F.}$ $W = 76 \text{ L.F.}$ $K_a = 2$ $R_c = 272 \text{ L.F.}$ <p>TWO WAY - EQUATION A</p> $L_i = 13(1SD_i)/(13 + (W/2) + K_a) - 4$ $ISD_i = 480 \text{ L.F.}$ $W = 76 \text{ L.F.}$ $K_a = 2$ $L_c = 96 \text{ L.F.}$ <p>TYPICAL 76' x 88' INTERSECTION (W=88')</p> <p>TWO WAY - EQUATION D</p> $R_i = 0.65(1SD_i) - (W/2 + K_a)$ $ISD_i = 300 \text{ L.F.}$ $W = 88 \text{ L.F.}$ $K_a = 2$ $R_c = 150 \text{ L.F.}$ <p>TWO WAY - EQUATION A</p> $L_i = 13(1SD_i)/(13 + (W/2) + K_a) - 4$ $ISD_i = 300 \text{ L.F.}$ $W = 88 \text{ L.F.}$ $K_a = 2$ $L_c = 64 \text{ L.F.}$ <p>TYPICAL 30' x 30' INTERSECTION</p> <p>TWO WAY - EQUATION D</p> $R_i = 0.65(1SD_i) - (W/2 + K_a)$ $ISD_i = 300 \text{ L.F.}$ $W = 30 \text{ L.F.}$ $K_a = 2$ $R_c = 178 \text{ L.F.}$ <p>TWO WAY - EQUATION A</p> $L_i = 13(1SD_i)/(13 + (W/2) + K_a) - 4$ $ISD_i = 300 \text{ L.F.}$ $W = 30 \text{ L.F.}$ $K_a = 2$ $L_c = 108 \text{ L.F.}$	<p>TYPICAL 70' x 28' INTERSECTION (W=28')</p> <p>TWO WAY - EQUATION D</p> $R_i = 0.65(1SD_i) - (W/2 + K_a)$ $ISD_i = 300 \text{ L.F.}$ $W = 28 \text{ L.F.}$ $K_a = 2$ $R_c = 158 \text{ L.F.}$ <p>TWO WAY - EQUATION A</p> $L_i = 13(1SD_i)/(13 + (W/2) + K_a) - 4$ $ISD_i = 300 \text{ L.F.}$ $W = 28 \text{ L.F.}$ $K_a = 2$ $L_c = 67 \text{ L.F.}$ <p>TYPICAL 70' x 28' INTERSECTION (W=28')</p> <p>TWO WAY - EQUATION D</p> $R_i = 0.65(1SD_i) - (W/2 + K_a)$ $ISD_i = 300 \text{ L.F.}$ $W = 28 \text{ L.F.}$ $K_a = 2$ $R_c = 158 \text{ L.F.}$ <p>TWO WAY - EQUATION A</p> $L_i = 13(1SD_i)/(13 + (W/2) + K_a) - 4$ $ISD_i = 300 \text{ L.F.}$ $W = 28 \text{ L.F.}$ $K_a = 2$ $L_c = 67 \text{ L.F.}$ <p>TYPICAL 30' x 24' INTERSECTION (W=30')</p> <p>TWO WAY - EQUATION D</p> $R_i = 0.65(1SD_i) - (W/2 + K_a)$ $ISD_i = 300 \text{ L.F.}$ $W = 30 \text{ L.F.}$ $K_a = 2$ $R_c = 178 \text{ L.F.}$ <p>TWO WAY - EQUATION A</p> $L_i = 13(1SD_i)/(13 + (W/2) + K_a) - 4$ $ISD_i = 300 \text{ L.F.}$ $W = 30 \text{ L.F.}$ $K_a = 2$ $L_c = 108 \text{ L.F.}$ <p>TYPICAL 30' x 24' INTERSECTION (W=24')</p> <p>TWO WAY - EQUATION D</p> $R_i = 0.65(1SD_i) - (W/2 + K_a)$ $ISD_i = 480 \text{ L.F.}$ $W = 24 \text{ L.F.}$ $K_a = 2$ $R_c = 272 \text{ L.F.}$ <p>TWO WAY - EQUATION A</p> $L_i = 13(1SD_i)/(13 + (W/2) + K_a) - 4$ $ISD_i = 480 \text{ L.F.}$ $W = 24 \text{ L.F.}$ $K_a = 2$ $L_c = 96 \text{ L.F.}$ <p>TYPICAL 28' x 28' INTERSECTION (W=28')</p> <p>TWO WAY - EQUATION D</p> $R_i = 0.65(1SD_i) - (W/2 + K_a)$ $ISD_i = 300 \text{ L.F.}$ $W = 28 \text{ L.F.}$ $K_a = 2$ $R_c = 179 \text{ L.F.}$ <p>TWO WAY - EQUATION A</p> $L_i = 13(1SD_i)/(13 + (W/2) + K_a) - 4$ $ISD_i = 300 \text{ L.F.}$ $W = 28 \text{ L.F.}$ $K_a = 2$ $L_c = 108 \text{ L.F.}$

ENVIRONMENTAL RECOMMENDATIONS

- The following are recommendations to further address the environmental concerns raised by the construction of this development on the Grand Canyon Parkway.
- Prior to release of any building permits, the owner/developer of any Category 2 property shall obtain a Letter of Certification from the Natural Protection and Management Department of the San Antonio Water System.
- All land uses shall be in accordance with the table of permitted uses at the time the zoning is approved by City Council. If the proposed use is listed as requiring special City Council approval, the owner/developer shall apply for rezoning for that particular use. If the land use is listed as prohibited, the land use is not permitted.
- For areas using on-site sewage facilities, the owner, prior to installation, is required to obtain approval of a site specific design (which means State County On-site Sewage Regulation) for conditions unique to that lot. The on-site sewage facilities will be installed and maintained property.
- On-site sewage treatment systems shall be installed and maintained in accordance with the standards set forth in the San Antonio Water System's On-site Sewage Regulation. The owner shall be responsible for the installation, maintenance, and repair of the on-site sewage treatment system. The owner may be required to have the system inspected by a licensed professional engineer or conservation scientist.
- Sanitary Sewer shall not be installed in the 100-year floodplain. The owner shall be responsible for obtaining a Sanitary Sewer Abatement Plan from the State of Texas. A copy of the Sanitary Sewer Abatement Plan shall be submitted to the Texas Natural Resource Conservation Commission for approval. The owner shall be responsible for the installation, maintenance, and repair of the Sanitary Sewer Abatement Plan.
- All abandoned wells or improperly plugged wells shall be plugged in accordance with the San Antonio Water Code.
- All properties containing any portion of the 100-year floodplain, which have not been zoned for residential use, shall be zoned for residential use. The owner shall be responsible for obtaining a Floodplain Management Ordinance from the City of San Antonio. The owner shall be responsible for the installation, maintenance, and repair of the Floodplain Management Ordinance.
- Prior to the release of any building permits for additional developments, the following shall be submitted to the Austin Studies Division of the San Antonio Water System:
 - A Water Pollution Abatement Plan shall be submitted for each particular development/area within the area being considered for rezoning.
 - A set of site specific plans shall have a signed Engineers Seal from the State of Texas. A letter from the Texas Natural Resource Conservation Commission approving each Water Pollution Abatement Plan.
 - A copy of the approved Water Pollution Abatement Plan.
 - Landscaping plans shall be submitted to minimize water runoff (i.e. use of native plants). The owner/developer of this development and each purchaser or occupant of an individual lot within the development shall be responsible for the installation, maintenance, and repair of the landscaping. The owner/developer shall be responsible for the installation, maintenance, and repair of the landscaping. The owner/developer shall be responsible for the installation, maintenance, and repair of the landscaping.
- The City of San Antonio shall have the authority to inspect the site to ensure that the approved recommendations are being followed during and after construction of the project.

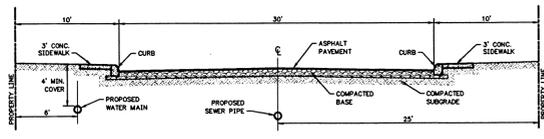
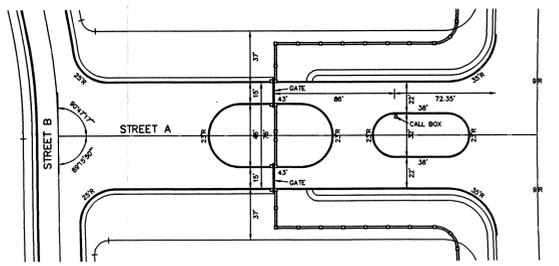
- NOTES:**
- IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK, OR CURB IF THERE IS NO SIDEWALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY.
 - ALL CORNER LOTS COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3359 OF THE UNIFIED DEVELOPMENT CODE.
 - ALL INTERIOR PRIVATE STREETS ARE 50' RIGHT-OF-WAY WITH 30' PAVEMENT.

DENSITY AND OPEN SPACE

BASE ZONING DISTRICT:	P1, R1
MAXIMUM DENSITY ALLOWED:	8 UNITS / ACRE
PROPOSED DENSITY:	1.26 UNITS / ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE ALLOWED:	35%
PROPOSED PERCENTAGE OF OPEN SPACE:	71.8%
TOTAL SPACE:	162,900 SQUARE FEET (6,838,751 S.F.)
STREET / SAFETY LANE R.O.W.:	1,012,424 S.F.
DRIVEWAY:	206,000 S.F.
DRAINAGE R.O.W.:	25,710 S.F.
OUTDOOR STORAGE AREA:	0 S.F.
MECHANICAL EQUIPMENT:	0 S.F.
HOUSE SLABS:	755,200 S.F.
OPEN SPACE:	2,003,334 S.F. (45.99 ACRES)
NET OPEN SPACE:	5,082,518 S.F. (116.91 ACRES)
TOTAL SPACE:	7,085,852 S.F. (162.90 ACRES)
OPEN SPACE PERCENTAGE:	71.8%

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT LENGTH
C1	3645.00	97.200	378.70
C2	3645.00	113.200	393.81
C3	3645.00	129.200	408.92
C4	3645.00	145.200	424.03
C5	1822.50	97.200	189.35



SUMMARY
 No. OF LOTS: 206 LOTS
 ACREAGE: 162.90 AC.
 AVG. DENSITY: 1.26 DU/AC.

OWNER & APPLICANT
 CHAMPIONS RIDGE, LTD.
 150 N LOOP 1604 E, STE. 202
 SAN ANTONIO, TEXAS 78232
 CONTACT PERSON: ALLEN GHORMLEY
 PHONE: (210) 491-0420
 FAX: (210) 491-0540

ENGINEER
 M.W. CUDE ENGINEERS, L.L.C.
 10325 BANDERA ROAD
 SAN ANTONIO, TEXAS 78250
 PHONE: (210) 681-2951
 FAX: (210) 523-7112

POADP #616 REVISED: NOVEMBER, 2000

CHAMPIONS RIDGE SUBDIVISION
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN & PLANNED UNIT DEVELOPMENT

M.W. CUDE ENGINEERS, L.L.C.
 CIVIL ENGINEERS & SURVEYORS

LOCATION: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250

TEL: (210) 681-2951
 FAX: (210) 523-7112
 WWW.MWCUDE.COM

DRAWN BY:	I.J.C.	DATE:	SHEET
CHECKED BY:	C.C.S.	JOB NO.:	119760

DATE: 11/20/00
 DESCRIPTION: MASTER LAYOUT

1 OF 1 **P8**

616B



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: November 2, 2000 Name of POADP: Champions Ridge Subd., PUD
 Owners: Champions Ridge, Ltd. Consulting Firm: M.W. Cude Engineers, L.L.C.
 Address: 150 NE Loop 1604. Ste. 202, Address: 10325 Bandera Road
 City/State/Zip: San Antonio, Tx., 78232 City/State/Zip: San Antonio, Tx., 78250
 School District: NEISD Phone: (210) 681-2951
 Existing Zoning: P-1/R-1 ERZD Proposed Zoning: P-1/R-1 ERZD

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
 Projected # of Phases: 5 Yes No
 San Antonio City Limits? Yes No
 Council District: 9
 Ferguson Map Grid pg 482/483: F3.4/A3.4

RECEIVED
 00 NOV -9 PM 3: 19
 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

Land area being platted:

	Lots	Acres
Single Family (SF)	<u>209</u>	<u>168.9</u>
Multi-family (MF)	_____	_____
Commercial and non-residential	_____	_____

Is there a previous POADP for this Site?	Yes		
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Name Champions Ridge Subd. No. 616

Is there a corresponding PUD for this site? Name Champions Ridge Subd., PUD No. _____

Plats associated with this POADP or site? Name Champions Ridge Subd. U-1, PUD No. 990019
 Name Champions Ridge Subd. U-1A, PUD No. 990318
 Name Champions Ridge Subd. U-2A, PUD No. 000289

Contact Person and authorized representative:
 Print Name: David Mann Signature: *David Mann*

Date: November 2, 2000 Phone: 545-5753 Fax: 545-5802

- 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, 8 1/2 X 11 reduction with eight (8) full size copies of the POADP map, all full size 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 Fernando DeLeon @ (210) 207-7501;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @ (210) 207-7102;
- the POADP does not does 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 not is 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;
- The POADP lies in the Northeast School District and they have been contacted concerning this development.
- List below all Major Thoroughfares that are adjacent to the property or included with in the boundaries.

RECEIVED
 00 NOV -9 PM 3:20
 DEPT. OF PLANNING
 AND DEVELOPMENT
 SERVICES DIVISION

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: David Mann

Signature:



If you have any questions please call J. Jay at 207-7900
 APPLICATION REVISED October 7, 1999



CITY OF SAN ANTONIO

January 8, 2001

Ms. Vickers

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

Re: Champions Ridge (Amending)

POADP # 616-B

Dear Ms. Vickers:

The City Staff Development Review Committee has reviewed Champions Ridge Subdivision Preliminary Overall Area Development Plan # 616-B. 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. Vickers
Page 2
January 8, 2001

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