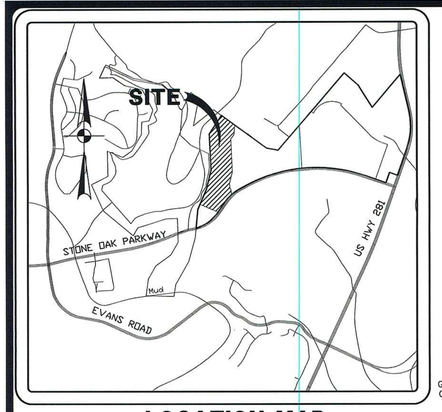
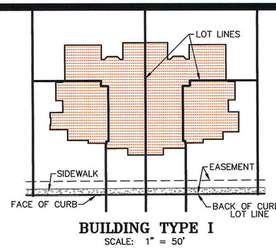
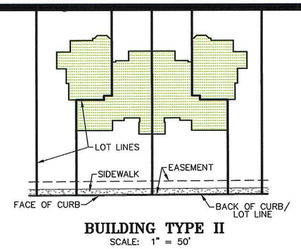


LOCATION MAP
SCALE: 1" = 2000'

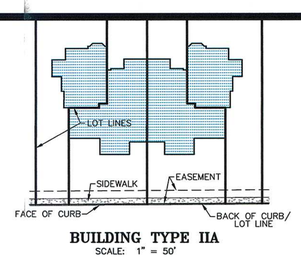
GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.



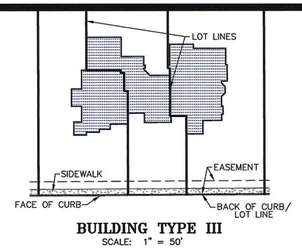
BUILDING TYPE I
SCALE: 1" = 50'



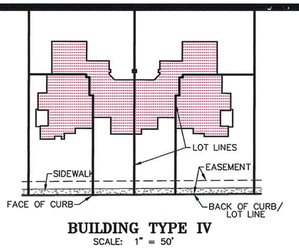
BUILDING TYPE II
SCALE: 1" = 50'



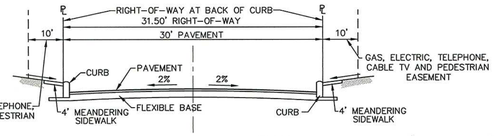
BUILDING TYPE IIA
SCALE: 1" = 50'



BUILDING TYPE III
SCALE: 1" = 50'



BUILDING TYPE IV
SCALE: 1" = 50'



TYPICAL STREET SECTION
PRIVATE STREET
NOT TO SCALE

BEXAR COUNTY CLEAR VISION STATEMENT:

CLEAR VISION EASEMENTS SHALL BE DETERMINED ACCORDING TO AASHTO's POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, 2001 ed.

PLAN HAS BEEN ACCEPTED BY
COSA
05/24/04 #785
(date) (number)
If no plats are filed, plan will expire
On 11/23/05
1st plat filed on

BERTHA STAFFEL SURVEY No. 2
ABSTRACT 946

281/150 STONE OAK DEVELOPERS, LTD
REMAINDER 84.97 ACRE TRACT
(VOL. 9835, PGS. 903-913, O.P.R.)

FC PROPERTIES ONE LTD.
41.975 ACRES
(VOL. 8551, PGS. 573-578, O.P.R.)

STONE OAK PARKWAY
SECONDARY ARTERIAL
(110' R.O.W.)
(VOL. 9515, PGS. 24-30, O.P.R.)

EMERGENCY ACCESS

FUTURE CONNECTION

X 4169460.4355
Y 13659849.6324

ROBERT D. & JULIE K. TIPPS
REMAINDER 27.493 ACRE TRACT
(VOL. 5413, PGS. 2020-2023, O.P.R.)

LOT 32
281/STONE OAK LC
(VOL. 8946, PGS. 422-432, O.P.R.)

THE OAKLANDS SUBDIVISION
(VOL. 9530, PGS. 151-155, D.P.R.)

LOT 31
281/STONE OAK LC
(VOL. 5690, PGS. 208-216, O.P.R.)

OAKLAND BEND
(SCENIC TYPE STREET)
(VARIABLE WIDTH R.O.W.)

LOT 30
HOLLIS B. AND NORMA STEPHENS
(VOL. 9193, PGS. 1580-1583, O.P.R.)

16' WATER EASEMENT
(VOL. 6156, PGS. 1237-1254, O.P.R.)

28' ELECTRIC EASEMENT WITH ANCHORS
(VOL. 9523, PGS. 66-68, D.P.R.)

16' SANITARY SEWER EASEMENT
(VOL. 9516, PGS. 77-78, D.P.R.)

VARIABLE WIDTH ELECTRIC EASEMENT WITH ANCHORS
(VOL. 9523, PGS. 66-68, D.P.R.)

CHAMPIONS EQUISTRIAN CENTER OF SAN ANTONIO, LP
30.00 ACRES
(VOL. 7996, PGS. 1762-1768, O.P.R.)

SAN ANTONIO RIVER AUTHORITY
169.27 ACRES
(VOL. 8315, PGS. 411-425, O.P.R.)

50' WATER EASEMENT
(VOL. 6156, PGS. 1237-1254, O.P.R.)
FUTURE CONNECTION

VARIABLE WIDTH ELECTRIC EASEMENT WITH ANCHORS
(VOL. 9523, PGS. 66-68, D.P.R.)

X 4168505.3061
Y 13657697.5413

BEXAR COUNTY
SAN ANTONIO CITY LIMITS

S04°01'38"W 258.55'
S35°50'59"W 148.50'
S54°10'36"E 445.55'
S02°35'30"E 893.31'
S13°47'10"W 336.53'
S33°21'50"E 51.51'
S05°28'13"E 114.12'
S05°31'30"E 40.95'
L=302.73'
R=1255.00'
Δ=13°49'14"
C LEN=301.99'
BRG=S41°28'12"W
S34°33'35"W 296.18'
L=1.42'
R=1145.00'
Δ=00°04'15"
C LEN=1.42'
BRG=S34°35'42"W
S06°39'25"W 538.41'
N13°45'35"E 525.00'
N23°20'35"E 459.98'
N33°05'35"E 606.89'
N02°37'05"W 973.54'

UNIT 1 — UNIT 2 — UNIT 3 — UNIT 4 — UNIT 5 — UNIT 6 — UNIT 7

PRIVATE STREET
BLOCK 5 OPEN SPACE
OPEN SPACE 6
REC CENTER
BLOCK 6 OPEN SPACE
LOT 1, BLOCK 6
LOT 8, BLOCK 4
LOT 7, BLOCK 4
LOT 6, BLOCK 4
LOT 5, BLOCK 4
LOT 4, BLOCK 4
BLOCK 8
BLOCK 6
BLOCK 7

1160 1150 1140 1130 1120 1110 1100 1090 1080 1070 1060 1050

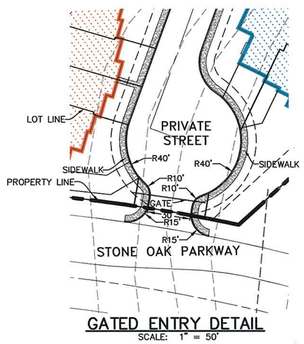
3349 ACRES
MF-25(PUD) ERZD

LEGEND

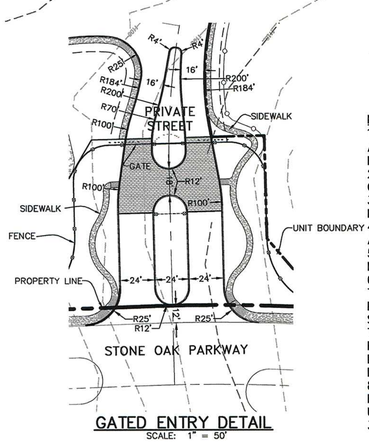
- MDP/PUD LIMITS
- 200' NOTIFICATION LINE
- UNIT BOUNDARIES
- P WATER QUALITY POND LOT
- SIDEWALK
- (1) 10' GAS, ELECTRIC, TELEPHONE, CABLE TV AND PEDESTRIAN EASEMENT
- (2) DRAINAGE EASEMENT
- (3) SANITARY SEWER EASEMENT
- (4) VARIABLE WIDTH DRAINAGE AND SANITARY SEWER EASEMENT
- (5) WATER EASEMENT

BUILDING USE, DWELLING UNIT, AND DENSITY CALCULATIONS

UNIT	BUILDING TYPE I	BUILDING TYPE II	BUILDING TYPE IIA	BUILDING TYPE III	BUILDING TYPE IV	# OF LOTS	TOTAL DWELLING UNITS	GROSS AREA (AC.)	DENSITY (DWELLING UNITS PER ACRE)	BUILDING AREA (AC.)	SIDEWALKS, STREETS, DRIVEWAYS, & DRAINS (AC.)	OPEN SPACE (ACRES)	% OF OPEN SPACE
UNIT 1	2	2	0	4	1	34	32	5.89	5.43	1.27	1.36	2.29	38.9
UNIT 2	2	2	2	1	1	34	31	5.54	5.60	1.44	2.06	3.16	56.4
UNIT 3	2	1	1	0	2	24	24	3.35	7.16	0.97	0.85	1.53	45.7
UNIT 4	3	3	1	2	1	39	38	5.73	6.63	1.54	1.44	2.78	48.5
UNIT 5	2	3	1	0	1	28	28	3.97	7.05	1.12	1.12	1.70	42.8
UNIT 6	2	1	2	0	1	24	24	3.08	7.79	0.99	0.84	1.32	42.9
UNIT 7	3	4	2	1	1	43	43	5.93	7.25	1.74	1.88	2.31	39.0
TOTAL	16	16	9	8	8	226	220	33.49	6.70 (AVG.)	8.89	9.55	13.17	44.9 (AVG.)



GATED ENTRY DETAIL
SCALE: 1" = 50'



GATED ENTRY DETAIL
SCALE: 1" = 50'

NOTE:
1. ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL TYPE "A" WITH A 31.5' R.O.W. AND 30' PAVEMENT.
2. THE PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. SEWER SERVICES WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
5. WATER SERVICES WILL BE PROVIDED BY BEXAR MET.
6. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
7. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REUIREMENTS AS DEFINED IN AASHTO MANUAL, LATEST EDITION.
8. SIDEWALKS WILL BE PROVIDED WITHIN A PEDESTRIAN EASEMENT IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE ARTICLE 5, DIVISION 2: 35-560Q.

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010
DEVELOPER/OWNER:
MATTHEW HARRISON
HARRISON WORLDWIDE ENTERPRISES, INC.
876 LOOP 337, BLDG. D., SUITE 401
NEW BRAUNFELS, TEXAS 78130
PHONE: (830) 643-0341
FAX: (830) 643-0018

APPROVED
MASTER DEVELOPMENT PLAN
PLANNING COMMISSION
CITY OF SAN ANTONIO
CHAIRMAN:_____ DATE:_____
SECRETARY:_____ DATE:_____

REVISIONS:

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

CHAMPIONS VILLAGE (PUD)
HARRISON GROUP
MASTER DEVELOPMENT PLAN/P.U.D.

CITY OF SAN ANTONIO
OFFICE OF DIRECTOR
04 MAY 19 PM 3:19

JOB NO. 5909-02
DATE APRIL 2003
DESIGNER AKP
CHECKED SLW DRAWN AKP

C1.00

Date: May 18, 2004, 2:08pm User ID: BDonagne
File: P:\59\05\01\Design\Civil\MDP59050100.dwg