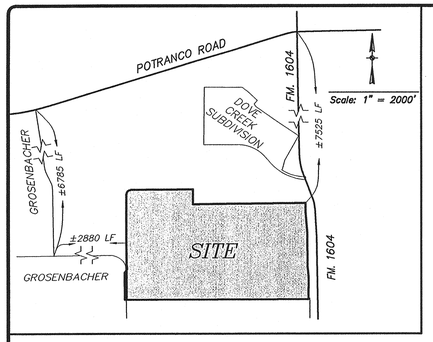
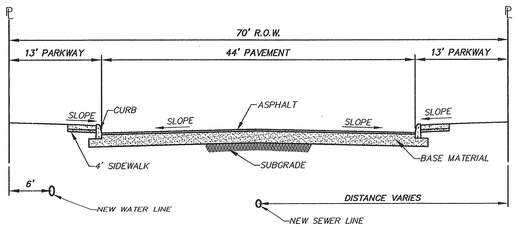
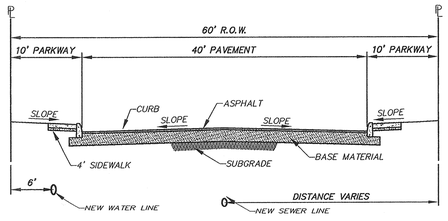
PLAN ID NUMBER: _____



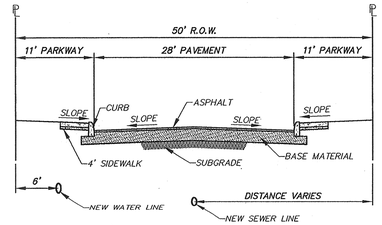
LOCATION MAP



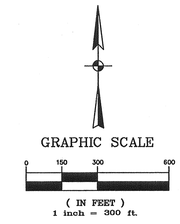
70' TYPICAL STREET SECTION
SCALE: HORZ. 1"= 10'
VERT. 1"= 5'

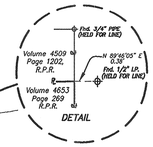


60' TYPICAL STREET SECTION
SCALE: HORZ. 1"= 10'
VERT. 1"= 5'

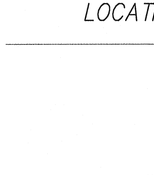


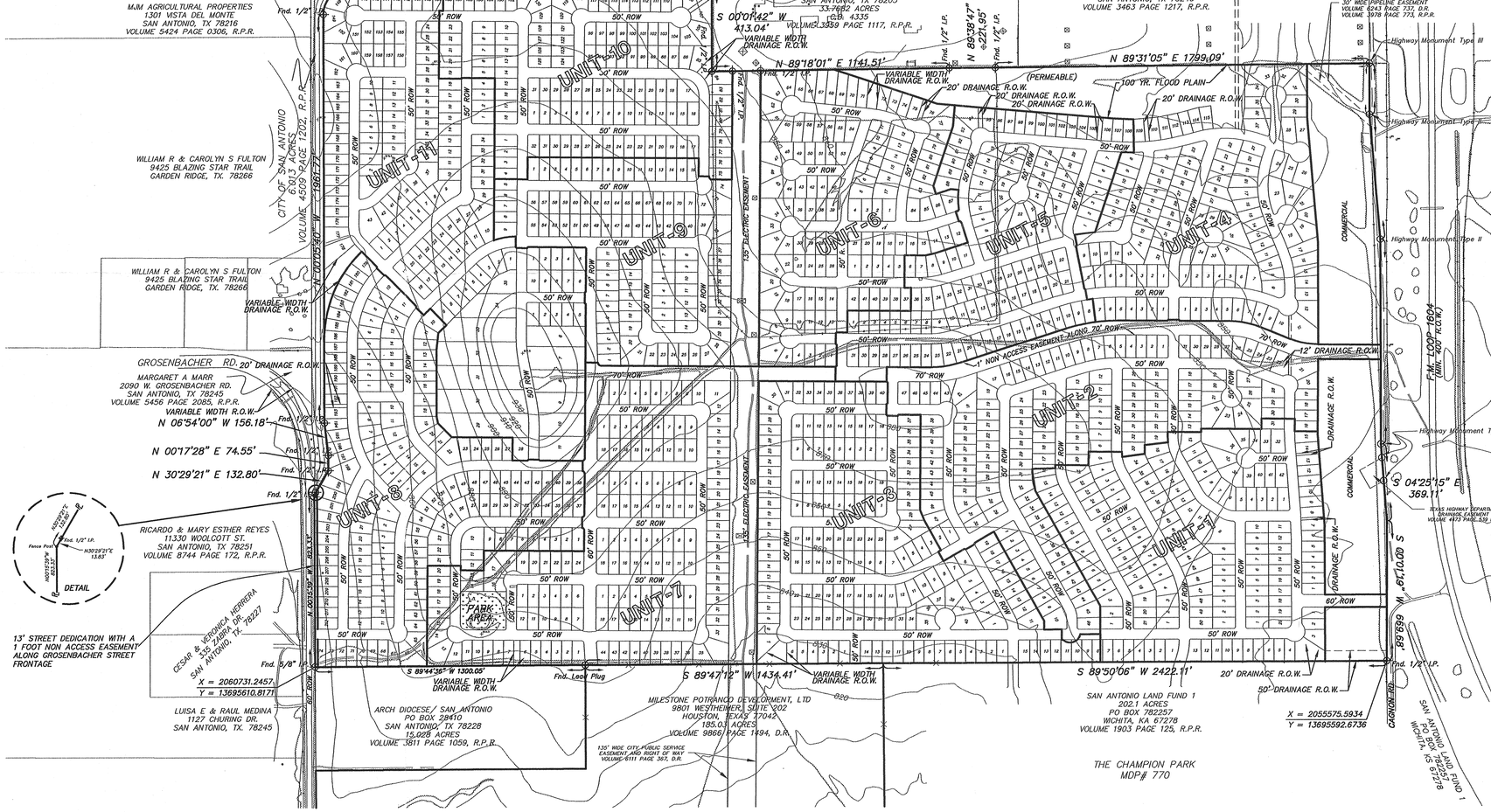
50' TYPICAL STREET SECTION
SCALE: HORZ. 1"= 10'
VERT. 1"= 5'





R = 130.00
Δ = 89°40'48"
T = 129.28'
L = 203.48'
CH = 183.33'
CB = N44°53'24"E





LEGEND

PARK AREA

840 EXISTING CONTOURS

NOTES:

1. THE BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83
2. WATER SERVICE TO BE PROVIDED BY BEXARMET WATER DISTRICT.
3. SANITARY SEWER SERVICE WITH OSA SEWER SERVICE CONTRACT THROUGH RESOLUTIONS NO. 03–038 AND 03–039.
4. GAS AND ELECTRIC SERVICES TO BE PROVIDED BY CITY PUBLIC SERVICE.
5. TELEPHONE SERVICE TO BE PROVIDED BY SOUTHWESTERN BELL TELEPHONE COMPANY.
6. CABLE T.V. TO BE PROVIDED BY TIME WARNER CABLE.
7. ALL STREETS AND DRAINS WITHIN THE DEVELOPMENT WILL BE DEDICATED TO THE PUBLIC.
8. ALL STREETS ARE LOCAL TYPE "A" EXCEPT A COLLECTOR STREET BETWEEN LOOP F.M. 1604 AND 700' EAST OF 135' ELECTRIC EASEMENT AND A LOCAL TYPE "B" STREET BETWEEN THE RESIDENTIAL DEVELOPMENT AND CAGNON ROAD.
9. THE DEVELOPER WILL PAY A FEE IN LIEU OF DEDICATING THE REQUIRED PARKS OR OPEN SPACE TO MEET THE REQUIREMENTS OF SECTION 35–503 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE (2001).
10. THIS DEVELOPMENT WILL INCLUDE SIDEWALKS ALONG THE STREET RIGHT–OF–WAYS.
11. THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN ARE SUBJECT TO THE REWIEW AND APPROVAL OF A STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX E, SECTION 35–B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
12. THE DEVELOPER WILL REQUEST TO PARTICIPATE IN THE REQUIRED STORM WATER MANAGEMENT PROGRAM AND WILL PAY A FEE IN LIEU OF ON–SITE DETENTION. THERE ARE NO HABITABLE STRUCTURES WITHIN 2,000 LF DOWNSTREAM OF ANY LOW TO WHICH THIS PROPERTY DISCHARGES.
13. ALL ACREAGE SUBJECT TO CHANGE WITHOUT NOTICE.
14. THE LOCAL TYPE "A" STREETS ARE SHOWN FOR INFORMATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT THE TIME OF PLATTING. AS LONG AS CHANGE DOES NOT AFFECT THE CONNECTIVITY RATIO AS APPROVED. (UDC SECTION 35–506(E)(1))
15. LOT LAYOUT IS FOR INFORMATIONAL PURPOSES ONLY. UNIT LAYOUTS WILL BE FINALIZED WITH PLAT SUBMITTAL.
16. THERE IS NO ALTERNATIVE PEDESTRIAN CIRCULATION SYSTEM PROPOSED. SIDEWALKS WILL BE INSTALLED WITH THE TYPICAL STREET SECTION INDICATED.
17. LAND USES –

Flood Plain	=	8.66 Acres
CPS Easement	=	8.61 Acres
Commercial	=	18.86 Acres
Single Family Residential	=	315.12 Acres
Total Area	=	351.25 Acres
Unit 1	=	160 Lots
Unit 2	=	160 Lots
Unit 3	=	181 Lots
Unit 4	=	126 Lots
Unit 5	=	128 Lots
Unit 6	=	125 Lots
Unit 7	=	158 Lots
Unit 8	=	176 Lots
Unit 9	=	109 Lots
Unit 10	=	134 Lots
Unit 11	=	163 Lots
Total No. of Lots	=	1620 (1606 LOTS – 50'x110')
Density	=	5.14 Lots/Acre

18. THE CHAMPIONS PARK MDP SHOWS TWO CONNECTIONS TO THIS PROPERTY. WE WILL KEEP ONE CONNECTION IN UNIT 1 AND ADD ONE CONNECTION IN UNIT 3.
19. THE DEVELOPER WILL PAY A FEE IN LIEU OF DEDICATION OF PARK AREA.
20. TXDOT IS WORKING ON LOOP 1604; THE TXDOT PLAN IS TO BUILD THE NORTHBOUND FRONTAGE ROAD NOW TO BE USED AS THE NORTHBOUND MAIN LANE AND THE NORTHBOUND MAIN LANES THAT WILL BE USED AS THE SOUTHBOUND MAIN LANES. IT IS UNKNOWN AS TO WHEN ALL IMPROVEMENTS FOR 1604 WILL BE COMPLETED, INCLUDING THE SOUTHBOUND FRONTAGE ROAD AND MAIN LANES. TXDOT AT THIS TIME IS PROVIDING ONLY TWO CROSSINGS, ONE AT 1604 AND MARBACH, ANOTHER AT POTRANCO ROAD.
21. WE UNDERSTAND CHAMPIONS PARK SUBDIVISION HAS REQUESTED CLOSING CAGNON ROAD. WE HAVE MET WITH BEXAR COUNTY AND WE OPPOSE THE CLOSING OF CAGNON ROAD TO ALLOW FOR ACCESS TO THIS PROPERTY FROM HIGHWAY 90.
22. THERE IS A 1 FT. NON ACCESS EASEMENT ALONG 70 FT. R.O.W. BETWEEN LOOP F.M. 1604 AND 700 FT. EAST OF 135' ELECTRIC EASEMENT.
23. IF CPS PROVIDES A LETTER ALLOWING MILESTONE POTRANCO DEVELOPMENT PROPERTIES TO CROSS THEIR 60' RIGHT OF WAY NORTH OF THE SEALE TRACT, WE WILL REVISE THE MDP TO SHOW A LOCAL "B" STREET (NO HOUSES FRONTING) FROM THE 44' PAVEMENT WIDTH ROADWAY TO THE NORTH. IF CPS DOES NOT ALLOW US TO CROSS THEIR PROPERTY WE WILL REQUEST A VARIANCE TO SECTION 35–506.

This Master Development Plan is hereby approved by the City of San Antonio Director of Planning Department.

EMIL R. Moncivais, AICP,AIA _____ DATE

PLAN HAS BEEN ACCEPTED BY
OSA
08.09.06 #791
(date) (number)
If no plats are filed, plan will expire
On 02.08.06
1st plat filed on _____

Owner / Developer: Milestone Potranco Development, Ltd.
Attn. Chesley I. Swann
P.O. Box 6862
San Antonio, Texas 78209

Engineer: Overby Descamps Engineers
11815 Warfield
San Antonio, TX 78216

REVISIONS

3/31/04 REVISED TO REMOVE PARK AREA
4/16/04 ADDED LOCAL TYPE B CONNECTING TO THE SOUTH
4/27/04 ADDED 13' STREET DEDICATION AND 1' NON ACCESS EASEMENT ALONG GROSENBACHER ROAD

RAYMOND TARIN, JR.
87060
LICENSED PROFESSIONAL ENGINEER
7/26/04

OVERBY DESCAMPS ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEYING
11815 WARFIELD
SAN ANTONIO, TX. 78216
TEL. (210) 828–3520
FAX. (210) 828–3599
ode@overbydescamps.com

SEALE 351.25 ACRE TRACT
MASTER DEVELOPMENT PLAN

CITY OF SAN ANTONIO
DEPT OF PLANNING
OFFICE OF DIRECTOR
04 JAN 27 AM 7:20

PROJECT NO. 0445.00
DATE 01/07/04
DRAWN BS CHECKED ED
SHEET 1 OF 1

M:\Land Projects R2\0445\00\dwg\445MDP5.dwg 07/26/2004 12:50:38 PM CDT