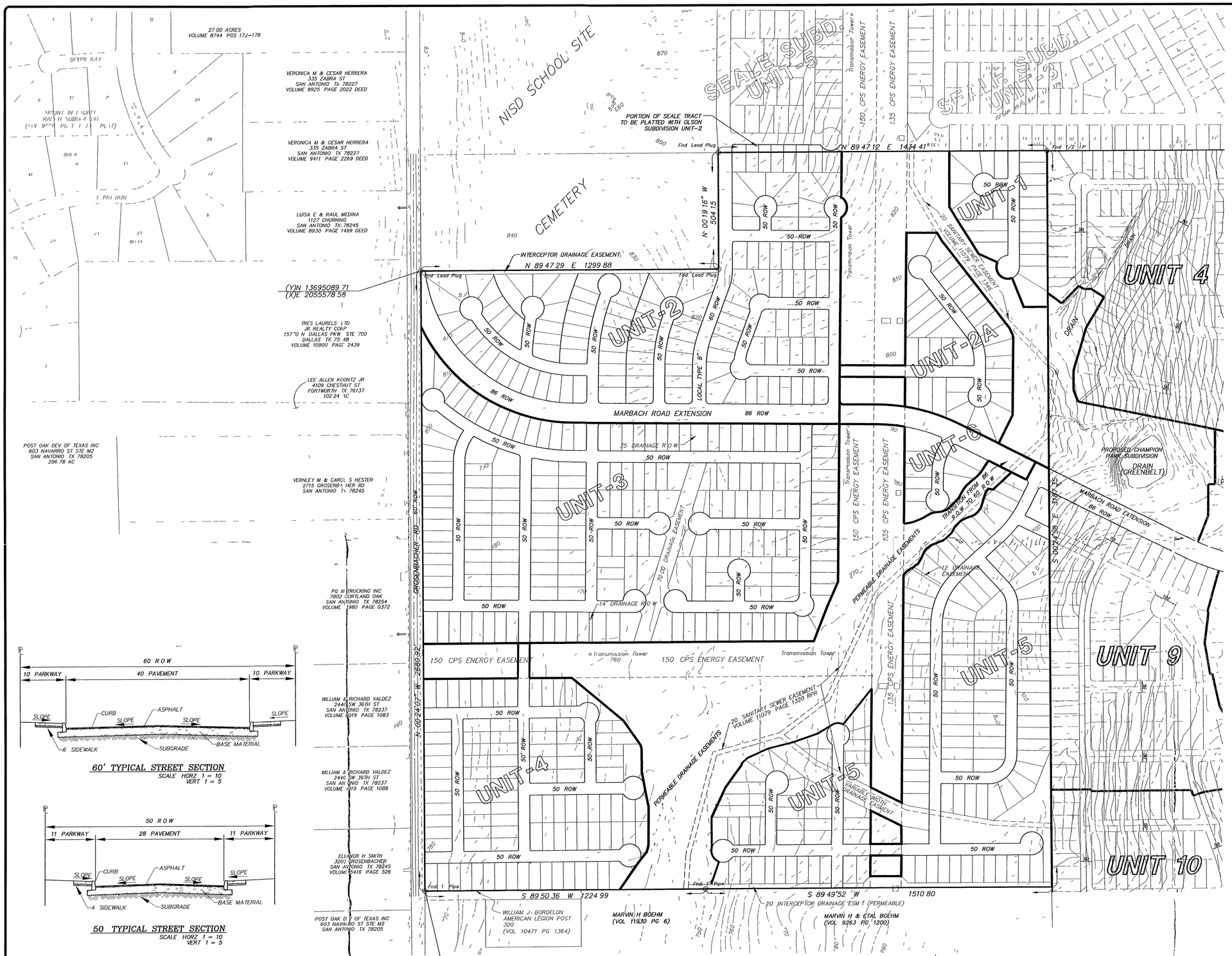
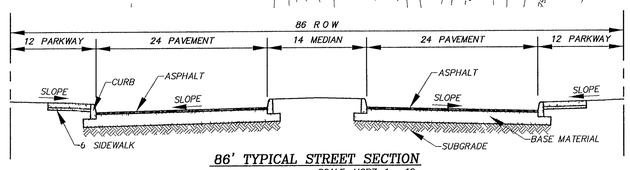
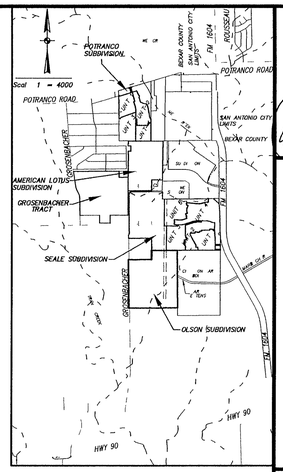


60' TYPICAL STREET SECTION
SCALE HORZ 1 = 10
VERT 1 = 5

50 TYPICAL STREET SECTION
SCALE HORZ 1 = 10
VERT 1 = 5



86' TYPICAL STREET SECTION
SCALE HORZ 1 = 10
VERT 1 = 5



LOCATION MAP

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft

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 RESOLUTION No 01 172

4 GAS AND ELECTRIC SERVICES TO BE PROVIDED BY CPS ENERGY

5 TELEPHONE SERVICE TO BE PROVIDED BY AT&T COMPANY

6 CABLE T V TO BE PROVIDED BY TIME WARNER CABLE

7 ALL STREETS AND CONCRETE DRAINS WITHIN THE DEVELOPMENT WILL BE DEDICATED TO THE PUBLIC

8 OUR CLIENT UNDER PROTEST IS SHOWING THE MARBACH ROAD EXTENSION WITH AN 86 RIGHT-OF-WAY THROUGH THE OLSON TRACT AS SHOWN ON THE MAJOR THOROUGHFARE PLAN DATED APRIL 6 2006 AND A LOCAL TYPE B STREET (NO HOUSES FRONTING) BETWEEN SEALE SUBDIVISION AND THE MARBACH ROAD EXTENSION

9 ALL LOTS ADJACENT TO THE MARBACH ROAD EXTENSION AND GROSENBACHER ROAD WILL HAVE A 1 NON-ACCESS EASEMENT

10 ALL DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION

11 THIS DEVELOPMENT WILL INCLUDE SIDEWALKS ALONG THE STREET RIGHT-OF-WAYS

12 THE FLOOD PLAIN 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 REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE

13 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

14 THERE IS NO ALTERNATIVE PEDESTRIAN CIRCULATION SYSTEM PROPOSED SIDEWALKS WILL BE INSTALLED WITH THE TYPICAL STREET SECTION INDICATED

15 BOUNDARY INFORMATION SHOWN IS FROM OVERBY DESCAMPS SURVEY DATA

16 ALL CONTOURS INSIDE MILESTONE-POTRANCO PROPERTIES ARE AERIAL CONTOURS

17 CONTOURS SHOWN INSIDE CHAMPION PARK SUBDIVISION WERE PROVIDED BY PAPE-DAWSON PLANS AND ARE AN IMAGE IN THIS DRAWING

18 WE ARE SHOWING THE CONNECTION TO THE CHAMPION PARK SUBDIVISION UNIT-9 AS INDICATED IN THE CHAMPION PARK MASTER DEVELOPMENT PLAN HOWEVER WE ARE SHOWING THIS CONNECTION UNDER PROTEST SINCE THE EXISTING TOPOGRAPHY BETWEEN THE CHAMPION PARK PROPERTY LINE AND THE INTERSECTING STREET IN THE OLSON TRACT COULD EXCEED 12%

19 LAND USES -

FLOOD PLAIN	= 22 60 AC
CPS EASEMENT	= 23 93 AC
SINGLE FAMILY RESIDENTIAL	= 138 50 AC
TOTAL AREA	= 185 03 AC
UNIT 1	= 29
UNIT 2	= 157
UNIT 2A	= 42
UNIT 3	= 246
UNIT 4	= 124
UNIT 5	= 174
UNIT 6	= 14
TOTAL NO OF LOTS	= 786
GROSS DENSITY	= 4 25 LOTS/ACRE WITH TYPICAL LOT SIZE OF 40 X120

11-08-06A11 21 RLVD

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

Engineer — Overby Descamps Engineers, Inc
11815 Warfield
San Antonio, TX 78216

STATE OF TEXAS
EDUARDO J DESCAMPS
40825
LICENSED
PROFESSIONAL ENGINEER
11/01/06

REVISIONS

11/01/06 REALIGNED MARBACH ROAD EXTENSION

11815 WARFIELD
SAN ANTONIO TX 78216
Tel (210) 828-3520
Fax (210) 828-3599
oeengineers@oeengineers.com

OVERBY DESCAMPS ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEYING

Olson 185 03 Acre Tract
Master Development Plan

PROJECT NO 0445 40
DATE 10/24/06
DRAWN BA CHECKED ED
SHEET 1 OF 1