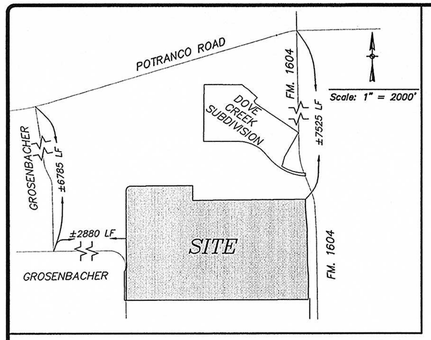
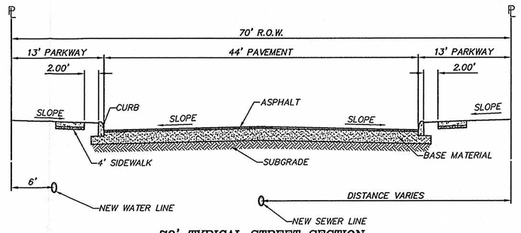
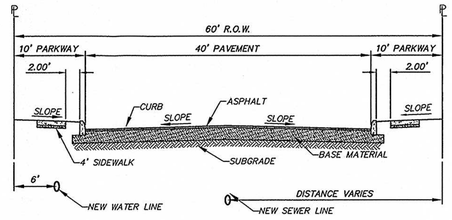
PLAN ID NUMBER: –



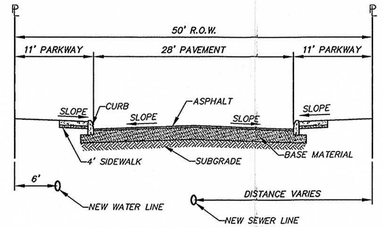
LOCATION MAP



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



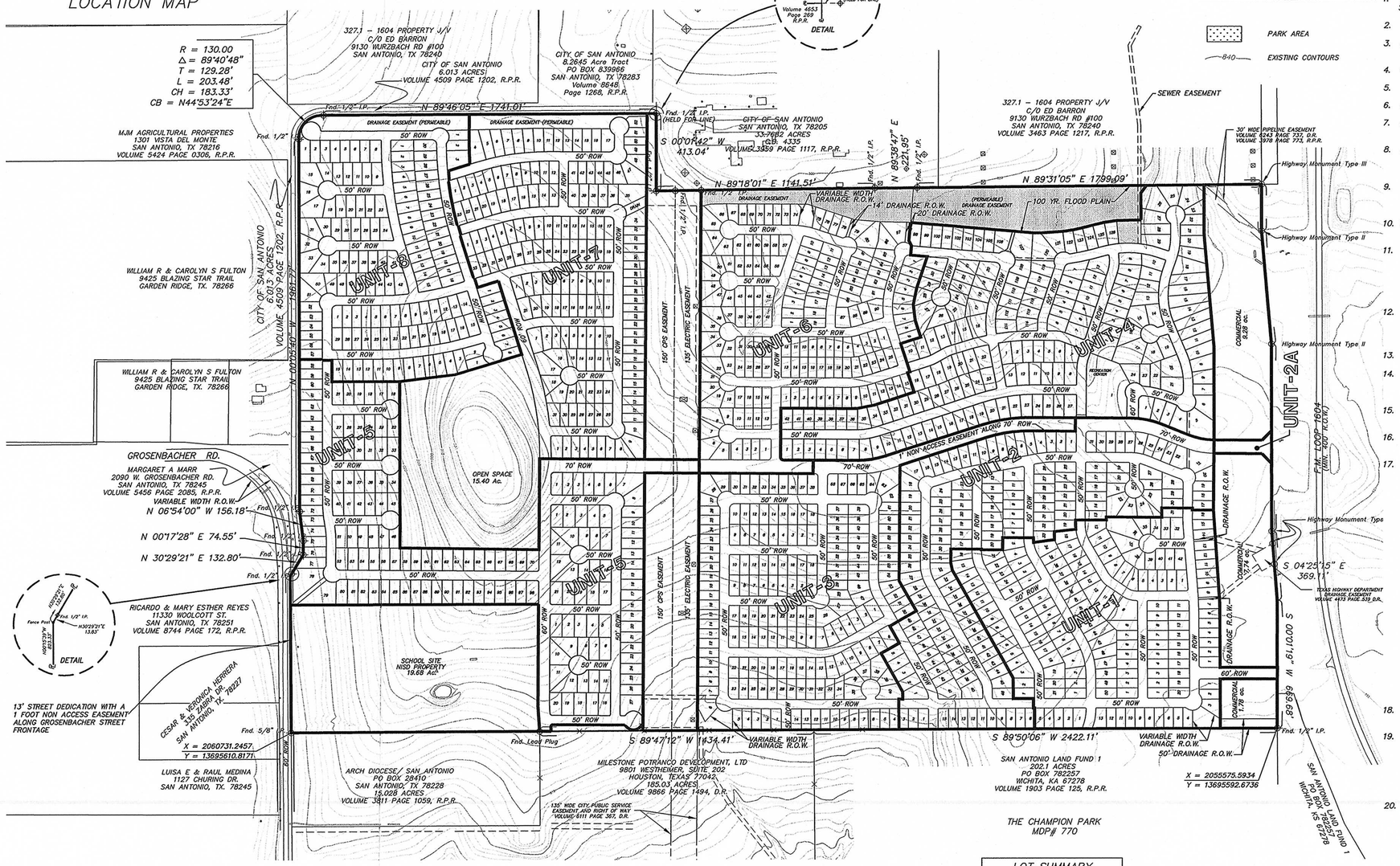
60' TYPICAL STREET SECTION
SCALE: HORZ. 1"= 10'
VERT. 1"= 5'



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

GRAPHIC SCALE
0 150 300 600
(IN FEET)
1 inch = 300 ft.

DETAIL



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 CPS ENERGY.
5. TELEPHONE SERVICE TO BE PROVIDED BY AT&T.
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 THE 15.40 ACRE TRACT (OPEN SPACE) AND A LOCAL TYPE "B" STREET RUNNING NORTH AND SOUTH ADJACENT TO OPEN SPACE.
9. THE DEVELOPER WILL DEDICATE OPEN SPACE AS AGREED WITH THE HISTORIC PRESERVATION OFFICE AND IT MEETS 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 REVIEW AND APPROVAL OF A STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, 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	=	9.10 Acres
CPS Easement	=	19.09 Acres
Commercial	=	18.80 Acres
Open Space	=	15.40 Acres
School Site	=	19.68 Acres
Single Family Residential	=	269.18 Acres
Total Area	=	351.25 Acres

Unit 1	=	160 Lots	(50'x110')
Unit 2A	=	0 Lots	
Unit 2	=	160 Lots	(50'x110')
Unit 3	=	186 Lots	(50'x110')
Unit 4	=	111 Lots	(55'x110')
Unit 5	=	73 Lots	(55'x120')
Unit 6	=	163 Lots	(55'x120')
Unit 7	=	165 Lots	(45'x110')
Unit 8	=	175 Lots	(45'x120')
		142 Lots	(50'x120')
		236	

Total No. of Lots = 1335

Density = 4.96 Lots/Acre

18. THE CHAMPIONS PARK MDP SHOWS TWO CONNECTIONS TO THIS PROPERTY. WE HAVE ONE CONNECTION IN UNIT 1 AND ONE CONNECTION IN UNIT 2.
19. 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.
20. THERE IS A 1 FT. NON ACCESS EASEMENT ALONG 70 FT. R.O.W. BETWEEN LOOP F.M. 1604 AND THE 15.40 ACRE TRACT (OPEN SPACE).

PLAN HAS BEEN ACCEPTED BY

COSA [signature]

8/4/06 (date) 791-B (number)

If no plats are filed, plan will expire on 8/3/08

1st plat filed on

THE CHAMPION PARK
MDP# 770

LOT SUMMARY	
LOT SIZE	NO. OF LOTS
45'x110'	165
50'x110'	506
55'x110'	111
45'x120'	175
50'x120'	142
55'x120'	236
TOTAL	1335

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

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

EMIL R. Moncivais, AICP,AIA DATE

STATE OF TEXAS
EDUARDO J. DESCAMPS
40825
LICENSED
PROFESSIONAL ENGINEER
08/02/06

REVISIONS

02/07/05	ADDED 2' PLANTING STRIP
11/07/05	ADDED 50' CPS EASEMENT AND UNIT–6 LOTS
03/20/06	ADDED 30' O.G.E. EASEMENT
05/12/06	REVISED LOT LAYOUT, DRAINAGE R.O.W., AND OPEN SPACE.
08/02/06	REVISED PER PLANNING DEPARTMENT COMMENTS

11815 WARFIELD
SAN ANTONIO, TX 78216
Tel: (210) 828–3520
Fax: (210) 828–3599
ode@overbydescamps.com

OVERBY DESCAMPS ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEYING

SEALE 351.25 ACRE TRACT MASTER DEVELOPMENT PLAN

PROJECT NO. 0445.00
DATE 07/30/04
DRAWN BS CHECKED ED
SHEET 1 OF 1

M:\Land Projects 8\20445\00\dwg\44500MDP-060601.dwg, 8/02/2006 11:18:35 AM, 1:300

CITY OF SAN ANTONIO

August 4, 2006

Robert Delgado, P.E.
Overby- Descamps Engineers
11815 Warfield
San Antonio, TX 78216

Re: Seale 351.25 Acre Tract Subdivision (Amendment) MDP # 791-B

Dear Mr. Delgado:

The City Staff Development Review Committee has reviewed Seale 351.25 Acre Tract Subdivision Master Development Plan (M.D.P.) # 791-B Amendment. 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.

- Any 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.

- The acceptance of this Master Development Plan # 791B is confined to the boundary limits of the site. Any projection(s) of future roadways outside the boundaries does not infer any set alignment of future roadways. All major arterials and streets shall follow all regulations.

- It should be understood that note 14, 15 on the plan does not waive requirements of UDC section 35-412 that states MDP shall be conformed to in processing any Application for rezoning, Traffic Impact Analysis (TIAs), subdivision plats (minor and major), PUD Plans, and /or Utility Master Plans.

- It should be understood the current alignment of the proposed roadways on the Seale tract does not match the approved MDP #770, Champions Park. All roadways shall be aligned at the time of platting per UDC section 35-506 (e)(2).

- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.), to include: flood plains, drainage areas and open space.

- Historic Preservation Design and Review Division, Department of Planning and the City Parks and Recreation Department and the applicant of this MDP agree that Padron Hill shall be preserved and protected as a natural area. There is a dedication requirement of 14.0 acres

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

for the submitted plan. The donation of the hill of approximately 13.65 acres as a natural area precludes the payment of an in lieu of fee and required development, in accordance with Section 35-503 of the UDC. This, in combination with other parkland submitted in the plan, will meet the City's park dedication requirement.

- The Development Services Engineering (TIA) as part of their conditional approval cite the following, on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for Seale Tract Development, at no cost to the City Of San Antonio:

  1. Grosenbacher – The Developer shall dedicate 43 feet of ROW (Ordinance 98282, October 2, 2003 Major Thoroughfare Plan (MTP) from the centerline of Grosenbacher (Secondary Arterial Type A-Unified Development Code (UDC) 35-506, (g),(2)) adjacent to this proposed project. The total length of property frontage is approximately 823.33 feet as indicated by submitted MDP.

  2. Construction of an internal east-west collector street system approximately 3800-feet in length. Collector street design parameters consist of 70-feet of ROW and 44-feet of pavement (Table 506-3). The proposed collector street shall have no houses fronting (UDC 35-515, ©,(4)).

  3. Construction of an internal north-south Local B Street approximately 1400-feet in length from the end of the proposed collector to the undeveloped property south depicted on the MDP as Milestone Potranco Development, LTD. (UDC Appendix A, Definitions of Local A and Local B).

  4. All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.

  5. All proposed driveways shall follow UDC 35-506, (r) Access and Driveways.

  It should be understood that the submitted TIA concurrent with the proposed Seale Tract MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

The proposed Seale Tract Collector Street at build out will carry an estimated 13,530 Average Daily Trips (ADT). The Seale Tract Development will have additional access to Grosenbacher/Marbach (Secondary Arterial, Type A 86' of ROW), Loop 1604, and to the undeveloped property to the south that will construct Marbach Road (See Attachment A). There is no timeline for the extension of Marbach Road west of Loop 1604 to Grsenbacher.

It is important to note that the mitigation measure (traffic signal at Loop 1604 and access collector) proposed in this TIA is not valid. TxDOT is currently improving Loop 1604 in the vicinity of the Seale Tract. The ultimate construction improvements to Loop 1604 propose grade separations at Marbach Road and Dove Canyon. TxDOT is in the midst of implementing the first phase of the ultimate improvements for Loop 1604. This interim phase will construct a four-lane divided facility in the vicinity of this development and will include a "north to south" turnaround at Dove Canyon. Northbound vehicles wishing to utilize the proposed Collector Street for Seale Tract will utilize this turnaround, as all access to and from, Loop 1604 for the Seale Tract MDP will be a right in and right out movement.

It should also be noted that the submitted Level 3 TIA did not project traffic to Cagnon Road in the northbound and southbound direction.

- Zoning cites the following: this tract is located outside San Antonio's City Limits.

- This development will need to comply with 1997 Tree Preservation ordinance and Streetscape standards. For information about these requirements you can contact Tree Preservation at 207-7102.

- Bexar County Public Works accepts the applicant's letter indicating a retraction to the opposition of the abandonment of Cagnon Road (Reference attached letter).

It is understood that this is a conceptual plan and all regulations will be addressed at the time of platting.

The County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage, and floodplain issues at the time platting.

- 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 Master Development Plan M.D.P. 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.

Sincerely,

Roderick J. Sanchez, AICP
Interim Development Services Director

CC: Sam Dent, P.E. Chief Engineer Development Service
Todd Sang, Civil Engineer Assistant Bexar County