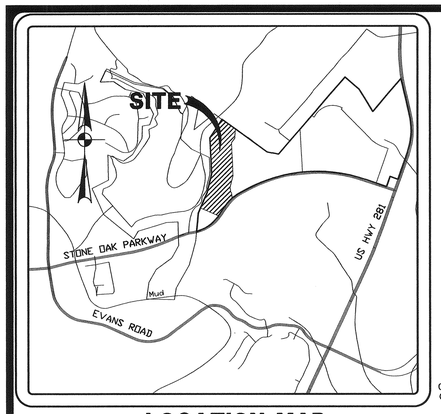
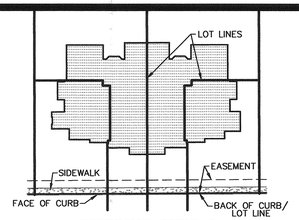
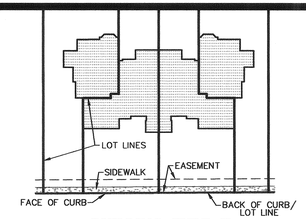


LOCATION MAP

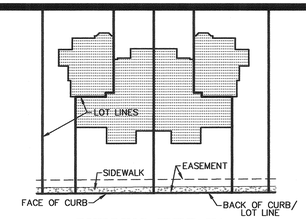
SCALE: 1" = 2000'



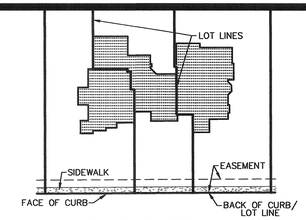
BUILDING TYPE I
SCALE: 1" = 50'



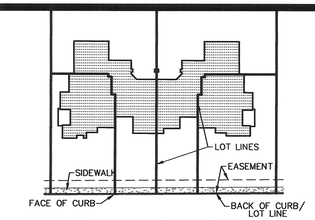
BUILDING TYPE II
SCALE: 1" = 50'



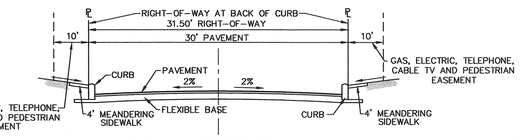
BUILDING TYPE IIA
SCALE: 1" = 50'



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.

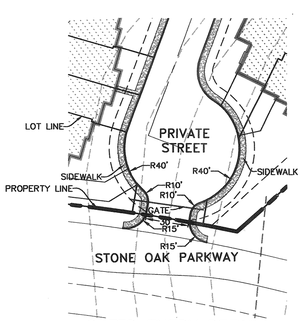
GRAPHIC SCALE

100 0 50 100 200

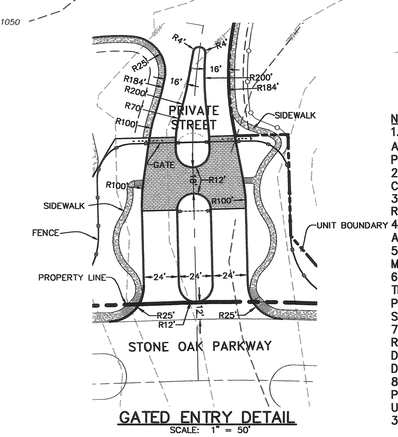
(IN FEET)
1 inch = 100 ft.

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



GATED ENTRY DETAIL
SCALE: 1" = 50'



GATED ENTRY DETAIL
SCALE: 1" = 50'

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.)

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: 06/09/04
SECRETARY: DATE:
#04-008

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.

DEPT. OF PLANNING OFFICE OF DIRECTOR
'04 MAY 19 PM 3:20

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

C1.00

Date: May 18, 2004, 2:09pm User ID: BDshayne
File: P:\59\09\00\Design Civil\MDP5909D0.dwg

04-008