



CITY OF SAN ANTONIO

January 18, 2001

Mr. Salah E. Diab, P.E.

SEDA Engineering Inc.
2939 Mossrock, Suite 225
San Antonio, TX 78230

Re: Fortuna

POADP # 696

Dear Mr. Diab:

The City Staff Development Review Committee has reviewed Fortuna Preliminary Overall Area Development Plan # 696. Please find enclosed a signed copy for your files. Although your plan was accepted, 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.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.
- 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 POADP will be invalid.

All Platting will have to comply with the UDC, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

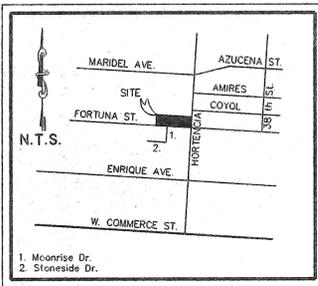
Sincerely,

Emil R. Moncivais AIA, AICP

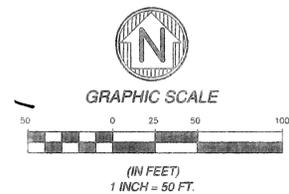
Director of Planning

EM/MH. Jr.

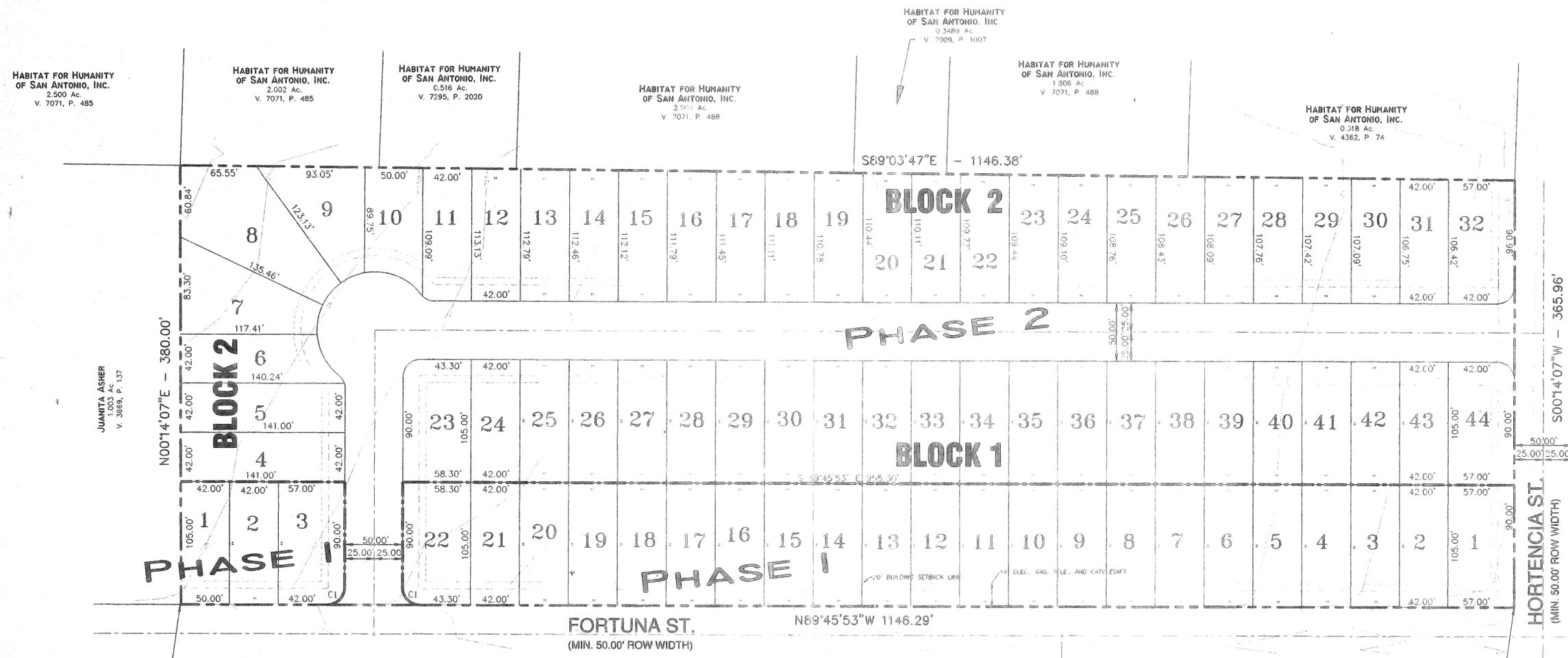
cc:Bob Opitz, P. E., Public Works



LOCATION MAP



--- Phase Boundary
 - - - - - Boundary line



JUANITA ASHER
 1.003 Ac.
 V. 3689, P. 137

HABITAT FOR HUMANITY
 OF SAN ANTONIO, INC.
 2.500 Ac.
 V. 7071, P. 485

HABITAT FOR HUMANITY
 OF SAN ANTONIO, INC.
 2.002 Ac.
 V. 7071, P. 485

HABITAT FOR HUMANITY
 OF SAN ANTONIO, INC.
 0.516 Ac.
 V. 7295, P. 2020

HABITAT FOR HUMANITY
 OF SAN ANTONIO, INC.
 2.500 Ac.
 V. 7071, P. 488

HABITAT FOR HUMANITY
 OF SAN ANTONIO, INC.
 0.3489 Ac.
 V. 7009, P. 1007

HABITAT FOR HUMANITY
 OF SAN ANTONIO, INC.
 1.306 Ac.
 V. 7071, P. 488

HABITAT FOR HUMANITY
 OF SAN ANTONIO, INC.
 0.318 Ac.
 V. 4362, P. 74

N 13706861.66
 E 2100645.48

N 13706856.95
 E 2101791.76

CURVE	RADIUS	DELTA	ARC LENGTH
C1	15.00'	21°58'19"	23.56'

--- 20' BUILDING SETBACK LINE
 - - - - - 14' ELEC., GAS, TELE., AND CATV ESM'T

ZONING
 Single Family Residential (R-7)
 9.815 Acres

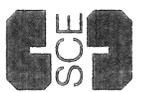
FLOOD NOTE - According to Federal Insurance Administration's Flood Hazard Map for Bexar County, Texas, Reference Map No. 48029C0429 E & 48029C0437 E, with an effective date of February 16, 1996, this property IS NOT within the 100-year Floodplain.

THIS PLAN HAS BEEN ACCEPTED BY
[Signature]
 DATE: 11/13/2000
 IN PRESENCE OF
 DATE: 11/13/2000
 IN THE PRESENCE OF
 DATE: 11/13/2000

NO. 13706856.95
 E. 2101791.76



Seda Consulting Engineers, Inc.
 2839 MOSSROCK, SUITE 225
 San Antonio, Texas 78230
 (210) 308-0057
 FAX: (210) 308-8842
 CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER



FORTUNA SUBDIVISION
 P.O.A.D.P.

JOB NO: 660
 DATE: Nov 2000
 DRAWN BY: BOS
 CHECKED BY: SED
 SHEET: 1 OF 1

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: _____ Name of POADP: FORTUNA SUBDIVISION
 Owners: HLH DEVELOPMENT, LP Consulting Firm: SEDA CONSULTING ENG.
 Address: 2939 MOSSROCK #270 Address: 2939 MOSSROCK #225
SAN ANTONIO, TX. 78230 SAN ANTONIO, TX. 78230
 Phone: 541-9200 Phone: 308-0057
 Existing zoning: B-3 & C Proposed zoning: R-7

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
 Projected # of Phases: 2 Yes No
 San Antonio City Limits? Yes No
 Council District: 6
 Ferguson map grid 614, F-3

Land area being platted:	Lots	Acres
Single Family (SF)	<u>77</u>	<u>9.815</u>
Multi-family (MF)	<u>N/A</u>	_____
Commercial and non-residential	<u>N/A</u>	_____

RECEIVED
 00 NOV 16 AM 11:10
 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

Is there a previous POADP for this Site? Name N/A No. _____
 Is there a corresponding PUD for this site? Name N/A No. _____
 Plats associated with this POADP or site? Name _____ No. _____
 Name _____ No. _____
 Name _____ No. _____

Contact Person and authorized representative:

Print Name: SALAH E. DIAB, P.E Signature: *Salah E. Diab*

Date: NOV. 3, 2000 Phone: 308-0057 Fax: 308-8842

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

00 NOV 16 AM 11:10

RECEIVED

- name of the POADP and the subdivision;
- indication of development phases on the POADP;
- perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- copy of digital file
- North arrow and scale of the map;
- Proposed land use by location, type and acreage;
- delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- contour lines at intervals no greater than ten (10) feet;
- legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- existing adjacent or perimeter streets;
- one hundred-year flood plain limits;
- location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- TIA requirements must be met prior to acceptance of a POADP, contact James Clements @ (210)207-7720;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-8265;
- the POADP does does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- The POADP is is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: SALAH E. DIAB

Signature: 

If you have any questions please call Michael O. Herrera at 207-7900