CITY OF SAN ANTONIO

July 22, 2005

Mr. Arnie Gonzales, P.E.

e-Sol Engineered Solutions
P.O. Box 690964
San Antonio, TX 78269

Re: Gran Fortaleza Subdivision (Amendment) MDP # 734-A

Dear Mr. Gonzales:

The City Staff Development Review Committee has reviewed Gran Fortaleza Master Development Plan M.D.P. # 734-A. 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.

- **Development Services Department Engineering – Street and Drainage** has indicated based upon the information provided, the above referenced MDP is approved with the following conditions:

  1. It should be understood that this is a general review of a conceptual plan and that ***all*** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

- This development will need to comply with **Tree Preservation** ordinance #85262. For information about these requirements you can contact Tree Preservation at 207-0278.

- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.), 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 Master Development Plan M.D.P. (formerly POADP) 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.

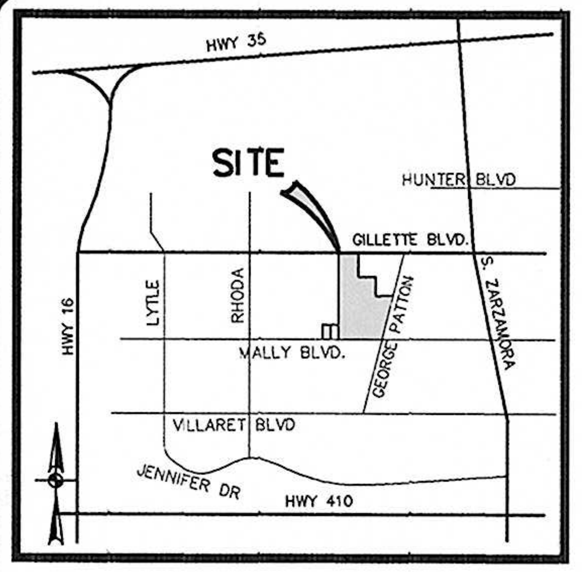
If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,

Roderick J. Sanchez, AICP
Assistant Development Services Director

RS/MH Jr.

cc: Richard Chamberlin, P.E. Engineer Development Services
Ismeal B. Segovia, M.A. planner II, Parks Project Services
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang, Civil Engineer Assistant, Bexar County
Sam Dent, P.E. Chief Engineer, DSD - Streets & Drainage



LOCATION MAP

NOT TO SCALE

LEGEND

R-4 EXISTING RESIDENTIAL ZONING

C-2 EXISTING COMMERCIAL ZONING

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	41.12	225.00	20.62	10°28'14"	41.06	S69°44'24"E
C2	33.83	75.00	17.21	25°50'38"	33.54	N77°25'36"W
C3	13.80	15.00	7.43	52°41'41"	13.31	S63°18'14"W
C4	254.03	51.00	38.86	285°23'23"	61.82	S00°20'55"E
C5	13.80	15.00	7.43	52°41'41"	13.31	S64°00'04"E
C6	56.38	125.00	28.68	25°50'38"	55.91	N77°25'36"W
C7	15.71	10.00	10.00	90°00'00"	14.14	N70°29'43"E
C8	229.43	51.00	63.26	257°45'12"	79.41	N25°37'41"W
C9	20.36	15.00	12.09	77°45'12"	18.83	S64°22'19"W
C10	15.71	10.00	10.00	90°00'00"	14.14	S19°30'17"E
C11	78.93	175.00	40.15	25°50'38"	78.27	S77°25'36"E
C12	19.99	15.00	11.79	76°20'22"	18.54	N51°28'54"E
C13	27.14	15.00	19.09	103°39'38"	23.59	N38°31'06"W
C14	60.37	225.00	30.37	15°22'24"	60.19	N82°39'43"W

THIS MASTER DEVELOPMENT PLAN (M.D.P.) PLAN OF GRAN FORTALEZA SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ________ DAY OF ____________________ A.D., 20____.

BY: ____________________
CHAIRMAN

BY: ____________________
SECRETARY

SUBDIVISION NAME:	GRAN FORTALEZA SUBDIVISION
CITY PLAN ID NUMBER:	734–A
OWNER/DEVELOPER: ADDRESS:	NCM CUSTOM HOMES 5618 TIMBER STREAM SAN ANTONIO, TEXAS 78250
DESIGNER/ENGINEER:	E–SOL ENGINEERED SOLUTIONS, PLLC. P.O. BOX 690964, SAN ANTONIO TEXAS 78269
ADJACENT PROPERTY OWNERS:	SEE PLAN; LIST ATTACHED TO APPLICATION
PROPOSED LAND USE:	PHASE I – 0.6887 AC. RESIDENTIAL USE, PHASE II – 1.57 AC. COMMERCIAL USE (LOTS 24&25 NCB 11071 BLK 101) 1.93 AC. RESIDENTIAL USE (LOTS 26,27,28,29 NCB 11071 BLK 101) PHASE III – 3.08 AC. RESIDENTIAL USE. PHASE IV – 3.00 AC. RESIDENTIAL USE.
FLOOD PLAN:	THERE IS NO FLOOD PLAIN ON THE PROPERTY.
E.A.R.Z.:	THE PROPERTY IS NOT LOCATED OVER THE EDWARD'S AQUIFER CONTRIBUTING ZONE.
STREET:	THE STREETS WILL BE PUBLIC STREETS.
GATED STATUS:	THE SUBDIVISION WILL NOT BE GATED.
NUMBER OF PHASES:	THE SUBDIVISION WILL BE DEVELOPED IN FOUR PHASES.
BASIS OF BEARING:	THE MOST SOUTHERN LINE OF BLOCK 1, GRAN FORTALEZA SUBDIVISION UNIT 1, AS RECORDER IN VOLUME 9555 , PAGE 162, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
PROPERTY ZONING:	THE PROPERTY IS ZONED R4 AND C2.

PHASE	DWELLING UNITS	RESIDENTIAL DENSITY (UNITS/ACRE)	NON RESIDENTIAL FLOOR AREA RATIO (FAR) (PUD ONLY)	PASSIVE** OPEN SPACE (ACRE)	ACTIVE OPEN SPACE (ACRE)	OFF–STREET PARKING AND LOADING
1	2	2/0.69= 2.9	—	0.51	—	—
2	4*	4/1.93= 2.1	30%	1.02	—	1 per 300 s.f.
3	9	9/3.08= 2.9	—	2.72	—	—
4	10	10/3.00= 3.3	—	2.72	—	—

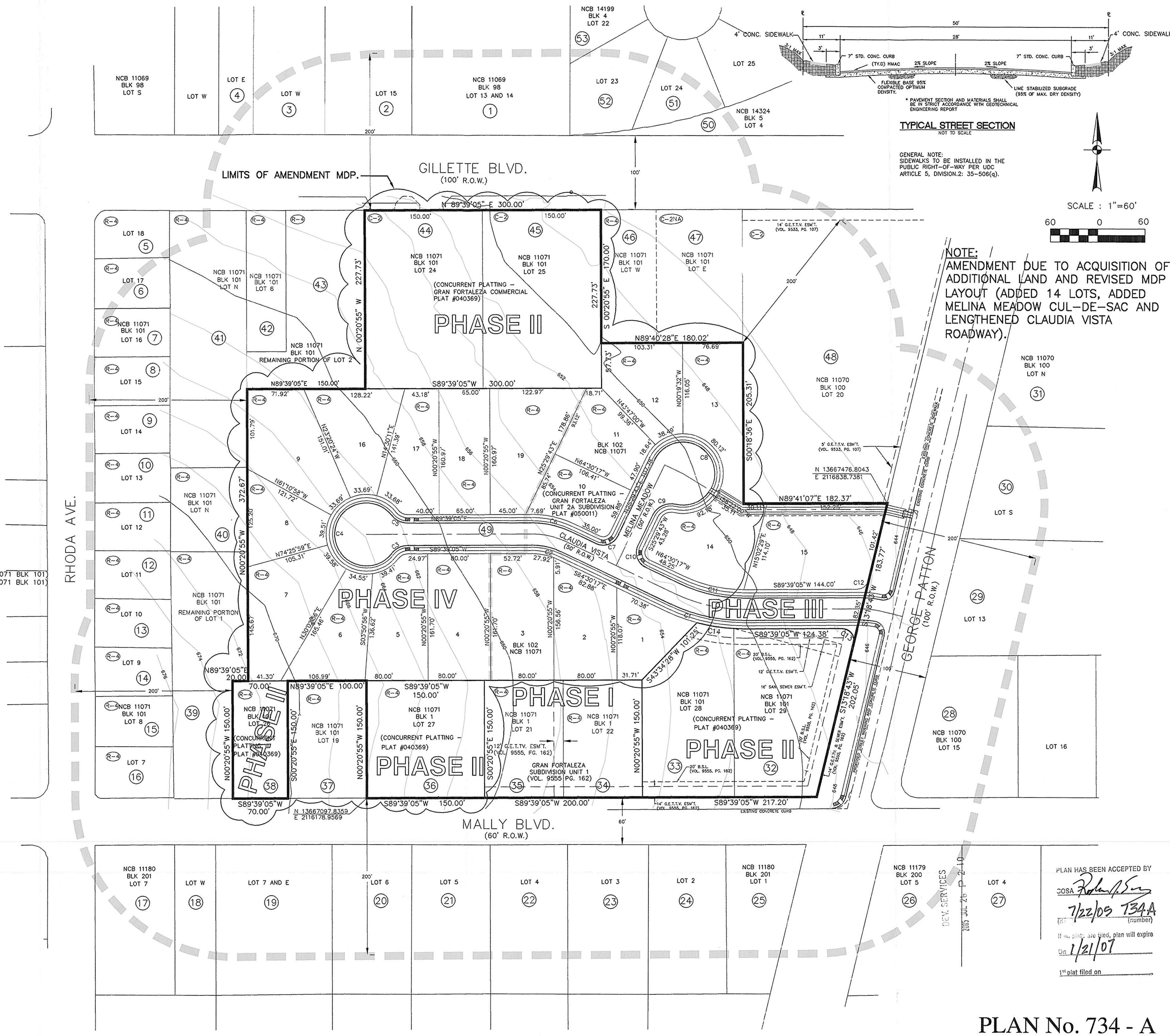
* = 2 COMMERCIAL LOTS NOT INCLUDED
** = ASSUME 2,000 S.F. HOME AS TYPICAL

TOTAL PROPERTY ACREAGE: 10.26 ACRES

TOTAL NUMBER OF LOTS: 27

OVERALL DENSITY: 27 LOTS / 10.26 ACRES = 2.6 LOTS PER ACRE

REQUIRED OPEN SPACE AREA FOR RESIDENTIAL : 8.34 AC * (1/70) = 0.12 ACRE
ROUNDED TO NEAREST TENTH : 0.1 ACRE



GENERAL NOTE:
SIDEWALKS TO BE INSTALLED IN THE PUBLIC RIGHT–OF–WAY PER UDC ARTICLE 5, DIVISION.2: 35–506(q).

NOTE:
AMENDMENT DUE TO ACQUISITION OF ADDITIONAL LAND AND REVISED MDP LAYOUT (ADDED 14 LOTS, ADDED MELINA MEADOW CUL–DE–SAC AND LENGTHENED CLAUDIA VISTA ROADWAY).

PLAN HAS BEEN ACCEPTED BY
COSA [signature]
7/22/05 734A
(date) (number)
If no plats are filed, plan will expire
On 1/21/07
1st plat filed on

DEV. SERVICES
2005 JUL 26 P 2:10

PLAN No. 734 - A

REVISIONS			
NO.	DESCRIPTION	DATE	APPR.
1	07/18/05 PER ZONING COMMENTS		

e-Sol Engineered Solutions
P.O. BOX 690964
SAN ANTONIO, TX. 78269
OFFICE: (210) 372-9111
FAX: (210) 372-9121

MASTER DEVELOPMENT PLAN AMENDMENT FOR GRAN FORTALEZA SUBDIVISION SAN ANTONIO, TEXAS

STATE OF TEXAS
ARNULFO GONZALEZ
81956
LICENSED PROFESSIONAL ENGINEER
[signature] 7/25/05

JOB NO:	
DATE:	07/18/05
DESIGNER:	AG
CHECKED:	AG
DRAWN:	GM
SHEET:	1