CITY OF SAN ANTONIO

February 22, 2006

Mr. Arnie Gonzales, P.E.

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

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

Dear Mr. Gonzales:

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

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7873 TTY: (210) 207-7911 FAX: (210) 207-7897

- 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.

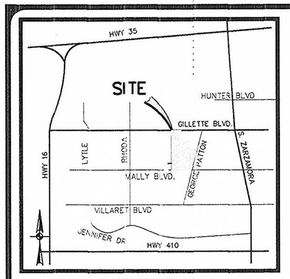
All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

Sincerely,

Roderick J. Sanchez, AICP
Assistant Development Services Director

RS/MH Jr.

cc: Richard Chamberlin, P.E. Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang, Civil Engineer Assistant, Bexar County
Sam Dent, P.E. Chief Engineer Development Services



LOCATION MAP
NOT TO SCALE

SCALE : 1"=60'
60 0 60

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	41.12	325.00	20.62	10°23'14"	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°23'55"E
C5	13.80	15.00	7.43	52°41'41"	13.31	S64°03'04"E
C6	56.38	125.00	28.58	25°50'38"	55.91	N77°25'36"W
C7	15.71	10.00	10.00	90°00'00"	14.14	N70°23'43"E
C8	229.43	51.00	63.26	257°43'12"	79.41	N25°37'41"W
C9	20.36	15.00	12.09	77°46'12"	18.83	S64°23'19"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°23'54"E
C13	27.14	15.00	19.09	103°39'38"	23.59	N38°31'06"W
C14	60.37	325.00	30.37	15°22'24"	60.19	N82°33'43"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 – 1.931 AC. COMMERCIAL USE, AND 1.57 AC. RESIDENTIAL USE PHASE III – 4.794 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 THREE PHASES.
BASIS OF BEARING:	THE MOST SOUTHERN LINE OF BLOCK 1, GRAN FORTALEZA SUBDIVISION UNIT 1, AS RECORDED 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*	4/1.57= 2.6	30%	1.02	—	1 per 300 s.f.
3	15	15/4.79= 3.1	—	2.72	—	—

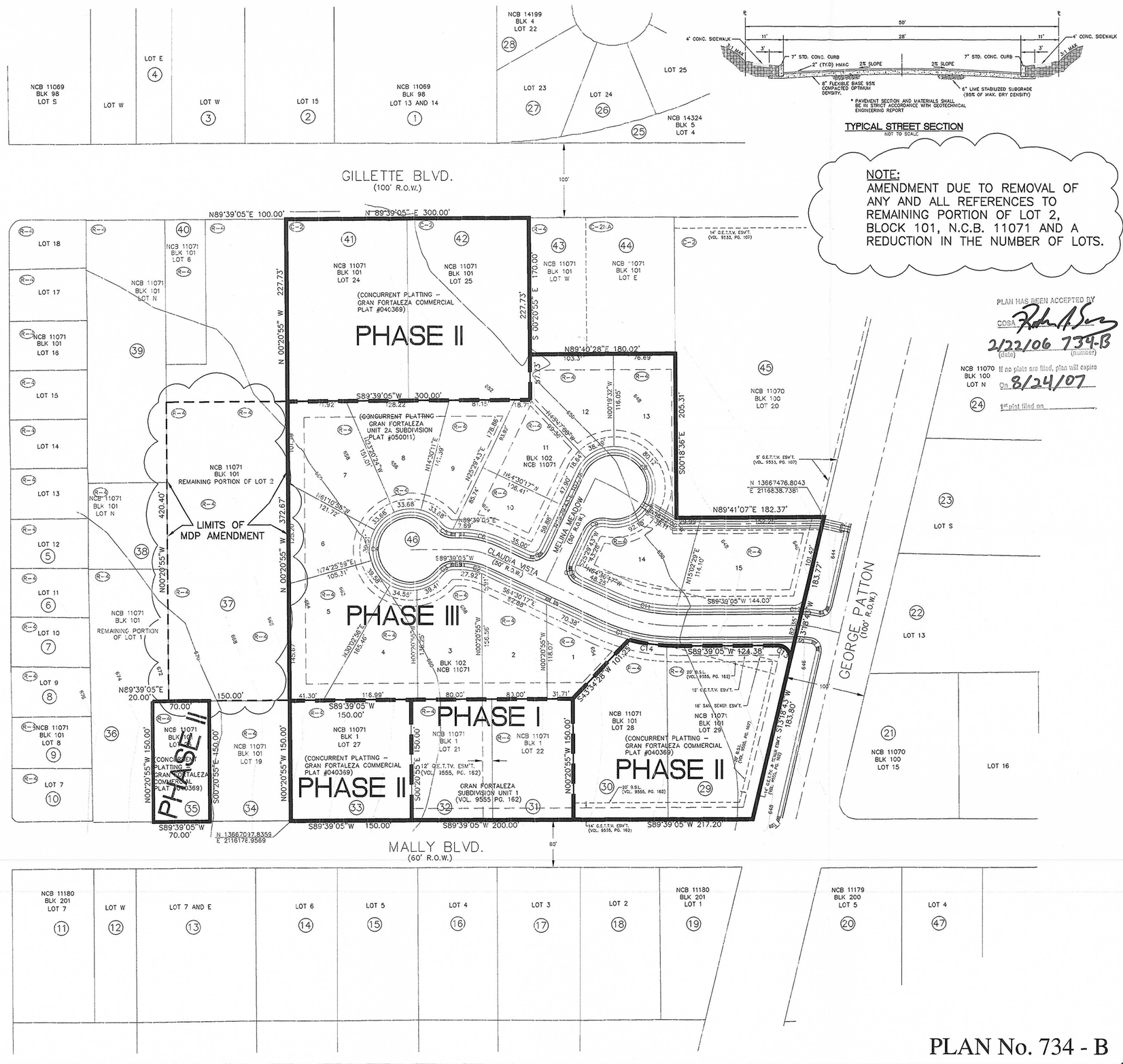
* = 2 COMMERCIAL LOTS NOT INCLUDED
** = ASSUME 2,000 S.F. HOME AS TYPICAL

TOTAL PROPERTY ACREAGE: 8.984 ACRES

TOTAL NUMBER OF LOTS: 23

OVERALL DENSITY: 23 LOTS / 8.984 ACRES = 2.56 LOTS PER ACRE

EXISTING HEINRICH ARNOLD PARK (24.6 ACRES) MEETS REQUIREMENT AS ALLOWED BY UDC SECTION 35-503(d)(1).



NOTE:
AMENDMENT DUE TO REMOVAL OF ANY AND ALL REFERENCES TO REMAINING PORTION OF LOT 2, BLOCK 101, N.C.B. 11071 AND A REDUCTION IN THE NUMBER OF LOTS.

* PAVEMENT SECTION AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH GEOTECHNICAL ENGINEERING REPORT

TYPICAL STREET SECTION
NOT TO SCALE

PLAN HAS BEEN ACCEPTED BY
COSA
2/22/06 (date) 734-B (number)

REVISIONS

NO.	DESCRIPTION	DATE	APPR.

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

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

JOB NO:	
DATE:	12/29/05
DESIGNER:	AG
CHECKED:	AG
DRAWN:	GM
SHEET:	1

PLAN No. 734 - B