



City of San Antonio

Department of Planning and Development Services

July 12, 2010

Garth E. Coursen, P.E.
Coursen - Koehler Engineering & Associates
11010 Coachlight Street, Suite 101
San Antonio, Texas 78216

Re: **Alamo Ranch - Major Amendment**

MDP # 808-G

Dear Mr. Coursen,

The Development Review Committee has evaluated the **Alamo Ranch** Master Development Plan, or **MDP # 808-G**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

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. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly. 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 validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Robert L. Lombrano at (210) 207-5014.

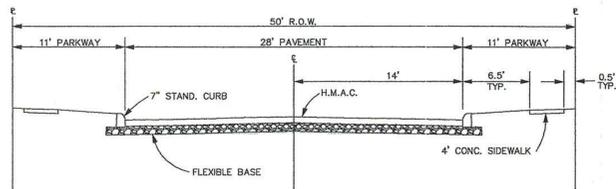
Sincerely,

A handwritten signature in black ink, appearing to read "Chris Looney", with a long horizontal flourish extending to the right.

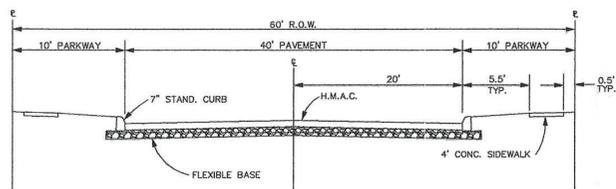
Christopher Looney, AICP
Interim Assistant Director
Land Development Division



LOCATION MAP
SUBJECT PROPERTY LOCATED IN BEXAR COUNTY (NOT TO SCALE)



TYPICAL STREET SECTION LOCAL TYPE "A"
N.T.S.



TYPICAL STREET SECTION LOCAL TYPE "B"
N.T.S.

CONNECTIVITY INDEX		
LINKS	NODES	CONNECTIVITY RATIO
149	110	149/110 = 1.35

NOTES:

- THIS PROJECT IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- LOT DIMENSIONS TO BE SHOWN ON SUBDIVISION PLATS.
- THIS DEVELOPMENT IS LOCATED IN THE NORTHSIDE I.S.D.
- DETAIL DRAINAGE ANALYSIS WILL BE COMPLETED WITH INDIVIDUAL SUBDIVISION PLATS.
- THIS PROJECT WILL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE EFFECTIVE THE DATE OF PLAN APPROVAL.
- FLOOD PLAIN BASED ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL #S 48029C0238F / 48029C0405F.
- OPEN SPACE WILL BE OWNED & MAINTAINED BY HOME OWNER ASSOCIATION.
- OPEN SPACE ADJACENT TO NATIONAL SKEET SHOOTING ASSOCIATION (2.1 ACRES / 4.9 ACRES) TO BE GREENWAYS.
- UNIT 5 IS A POTENTIAL ELEMENTARY SCHOOL SITE AND IS NOT ASSOCIATED WITH THIS MDP AMENDMENT.
- PROJECTION OF STREETS TO ADJACENT UNPLATTED PROPERTY SHALL BE ADDRESSED AT TIME OF PLATTING.
- THIS PROJECT IS NOT LOCATED WITHIN THE CITY LIMITS OF THE CITY OF SAN ANTONIO AT THE TIME OF THIS MDP PREPARATION.
- THE BEARING BASIS FOR THIS PLAT IS FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 DERIVED FROM OBSERVATIONS MADE UTILIZING GLOBAL POSITIONING RECEIVERS ON RECORD MONUMENTS LOCATED ON THE PERIMETER OF THE PARENT TRACT RECORDED IN VOLUME 11543, PAGE 1365 BEXAR COUNTY REAL PROPERTY RECORDS.

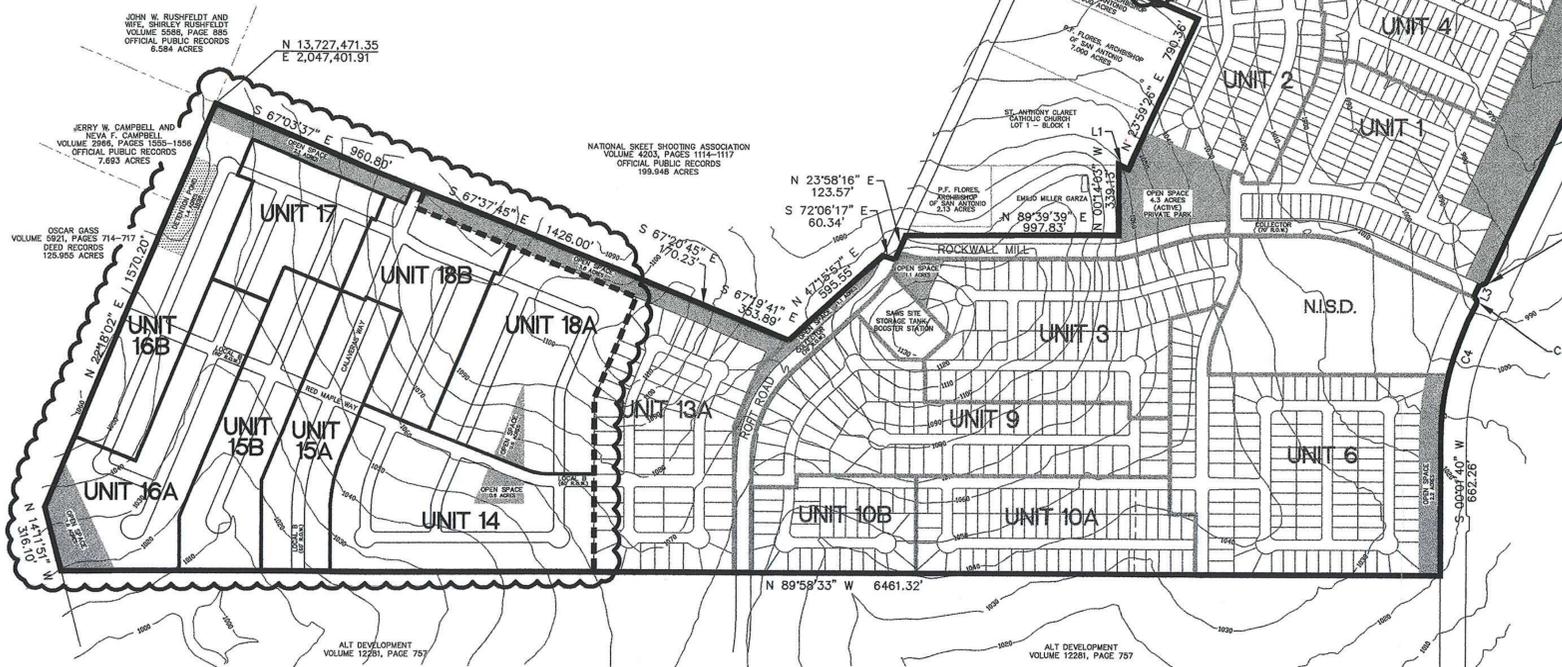
PHASE 14 LAND USE AND DENSITY TABLE								
UNIT	LAND USE	ACREAGE	FLOOD PLAIN	OPEN SPACE		STREETS (COLLECTOR)	# OF LOTS	DENSITY
				ACTIVE	PASSIVE			
UNIT 1	RESIDENTIAL	39.0	--	--	20.0	2.0	93	2.4
UNIT 2	"	24.0	--	--	4.3	--	74	3.1
UNIT 3	"	21.3	--	--	1.1	--	68	3.2
UNIT 4	"	14.1	--	--	--	--	80	5.7
UNIT 5	NISD	15.0	--	--	--	--	--	--
UNIT 6	RESIDENTIAL	28.5	--	--	2.2	--	124	4.3
UNIT 7	"	15.6	--	--	--	--	97	6.2
UNIT 8	"	16.6	--	--	--	--	84	5.1
UNIT 9	"	19.7	--	--	--	2.2	64	3.3
UNIT 10A	"	13.6	--	--	--	--	64	4.7
UNIT 10B	"	8.0	--	--	--	0.7	36	4.5
UNIT 11	"	12.3	--	--	--	--	72	5.9
UNIT 12A	"	10.9	--	--	--	--	62	5.7
UNIT 12B	"	10.8	--	--	--	--	64	5.9
UNIT 13A	"	22.2	--	--	3.8	--	60	2.7
UNIT 13B	ROFT ROAD	4.0	--	--	1.1	--	--	--

UNIT 14	"	18.9	--	--	0.6	--	68	4.0
UNIT 15A	"	9.6	--	--	--	--	57	5.9
UNIT 15B	"	10.6	--	--	--	--	60	5.7
UNIT 16A	"	13.8	--	--	2.0	--	65	4.7
UNIT 16B	"	13.2	--	--	3.5	--	58	4.4
UNIT 17	"	8.3	--	--	--	--	55	6.6
UNIT 18A	"	14.9	--	--	0.6	--	71	4.8
UNIT 18B	"	10.8	--	--	--	--	57	5.3
UNIT 19A	"	11.1	--	--	--	--	55	4.9
UNIT 19B	"	9.2	--	--	--	--	47	5.2
UNIT 19C	"	6.8	--	--	--	--	37	5.4
UNIT 20	"	13.5	--	--	4.6	--	41	3.0
UNIT 21A	"	8.8	--	--	--	--	52	5.9
UNIT 21B	"	8.5	--	--	--	--	52	6.1
UNIT 22A	"	5.5	--	--	--	--	33	6.0
UNIT 22B	"	12.0	--	--	1.2	--	51	4.3

SANS TANK & BOOSTER STATION	2.4	--	--	--	--	--	--	--
TOTAL	451.3	--	--	40.9	7.4	--	1901	4.2

PROPOSED DEVELOPMENT SCHEDULE: UNITS 19A - 22A FOLLOWED BY UNITS 14 - 18B

OPEN SPACE			
PHASE	ACTIVE	PASSIVE	TOTAL
14	4.3 ACRES	40.9 ACRES	45.2 ACRES



LINE TABLE		
LINE	DISTANCE	BEARING
L1	50.20'	S65°33'04"E
L2	71.48'	N69°18'55"E
L3	70.00'	S24°31'00"E

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
C1	11422.83'	01°30'55"	302.11'	151.06'	302.10'
C2	25.00'	90°00'00"	39.27'	25.00'	35.36'
C3	25.00'	90°00'00"	39.27'	25.00'	35.36'
C4	1260.00'	24°29'20"	536.54'	273.45'	534.45'

LEGEND	
	OPEN SPACE
	DETENTION POND
	MDP AMENDED AREA

ENGINEER:
COURSEN-KOEHLER ENGINEERING & ASSOCIATES
11010 COACHLIGHT STREET, SUITE 101
SAN ANTONIO, TEXAS 78216
TEL: (210) 807-9030

OWNER/ DEVELOPER
CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
211 N. LOOP 1604 E., SUITE 130
SAN ANTONIO, TEXAS 78232
TEL: (210) 496-2688
FAX: (210) 528-0981

MAJOR AMENDMENT
MDP #808-G

NO.	DATE	REVISIONS
1	04/14/10	BEXAR COUNTY - UNITS 19A, 19B, 19C, AND 20
2	07/07/10	FINAL REVIEW COMMENTS

CKE
COURSEN-KOEHLER
ENGINEERING & ASSOCIATES
11010 Coachlight Street, Suite 101
San Antonio, Texas 78216
Tel: 210.807.9030
Firm Registration No. F-10747

MAJOR AMENDMENT
ALAMO RANCH
MASTER DEVELOPMENT PLAN
AMENDMENT #808-G
AMENDING #808-F

JOB NO.:	09003.00
DATE:	FEBRUARY 17, 2010
DESIGN:	GEC
DRAWN:	ESP
CHECKED:	

SHEET
1 OF 1