



City of San Antonio

Department of Planning and Development Services

January 9, 2008

J. Steven Brown, P.E.
Brown Engineering Co.
1000 Central Parkway North, Suite 100
San Antonio, TX 78232

Re: **Rising Moon Subdivision**

MDP # 014A-07

Dear Mr. Brown,

The Development Review Committee has reviewed **Rising Moon Subdivision** Master Development Plan Amendment or **M.D.P. # 014A-07** Please find enclosed a signed copy for your files. However, please note the following conditions:

Historic Preservation approves with the following conditions:

The Texas Sites Atlas indicates that archaeological sites have been previously identified nearby the above referenced property. Therefore, the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun we recommend that a qualified professional conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. A list of qualified professional archaeological consulting firms is available on-line at www.c-tx-arch.org. The consultant will probably need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards, the CTA guidelines, and a list of qualified consultants may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. If part of the property was already investigated since July 12, 2007, it may be omitted and the report for the previous study may be submitted for that part. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If there are any questions or additional information regarding archaeological sites, please call Kay Hinds at (210)-207-7306.

Traffic Impact Analysis & Streets Division approves with the following conditions:

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of Rising Moon Subdivision MDP at no cost to the City of San Antonio:

- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not to block these clear sight distance areas.
- The developer shall be responsible for providing right turn deceleration lane at the two proposed entrances, with storage lengths and bay taper per TXDOT design standards as it relates to the submitted TIA traffic counts, UDC 35-502(a)(7) subsection C.

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, or streets and drainage plans. The internal street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. All technical requirements of the Unified Development Code will be complied with at the time of platting or permitting.

If there are any questions or additional information call Nick V. Fernandez at (210) 207-5507.

Tree Preservation approves with the following conditions:

- A Tree Preservation Plan is required prior to any work on site. This can be submitted either as a Master Tree permit or at the platting stage. This project appears to be suited to a Tree Stand Delineation Plan (30% preservation of tree canopy at MDP or 35% preservation at platting) based on the large lot sizes and tree canopy area. Note that floodplain area must be delineated separately (preserved at 80% for significant trees and 100 % for heritage trees).

If you have any further questions, please call Pablo Martinez at (210) 207-0265.

SAWS Aquifer Protection and Evaluation approves with the following conditions:

In accordance with the Aquifer Protection Ordinance No. 81491 for Plat Certification, the following condition shall be met:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)
- A Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.
- According to the CZ Plan (SAWS # 1583) and the Aquifer Protection Ordinance #81491 Sections 34-914 buffering may be required. In some places up to 100 feet. Any existing

abandoned or substandard wells on the site should be plugged by the property owner in accordance with SAWS regulations and standards.

Contact Kirk Nixon for plugging procedures at 210-233-3523.

Bexar County Infrastructure Services Department approves with the following conditions:

- Right-turn deceleration lanes will be required on Scenic Loop Road for both proposed access points through separate permit by Bexar County. UDC 35-502(a)(7)(D)
- Secondary access must be constructed with or prior to the approval of any plat or combination of plats exceeding 125 dwelling units as per UDC 35-506(e) (7).
- Traffic controls shall be warranted as per the Texas Manual on Uniform Traffic Control Devices and approved by Bexar County.
- Residential lots shall not side against Scenic Loop Road, which is classified as a Secondary Arterial Type A roadway.

It is understood that this is a conceptual plan. Controlled access should be maintained in order to uphold safe and efficient traffic flow and all access shall comply with the requirements of the Unified Development Code and shall be within the guidelines of the American Association of State Highway and Transportation Officials. Bexar County reserves the right to address all design issues including, but not limited to, secondary access, driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at the time of platting.

If you have any further questions, please call Adam Chavarria at (210) 335-3840.

Department of the Army has cited that this property is located within the Camp Bullis three (3) mile light buffer zone and provides the following recommendations:

- That the developer commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent). Contact Andrew Winter with Bexar County at (awinter@bexar.org) or 210-335-6487 for additional information on the Dark Sky ordinance adopted by Bexar County.
- Has appropriate documentation - recent surveys (not older than three (3) years conducted by a professional biological consultant IAW USFWS protocols showing that no endangered species are present and sends the surveys to USFWS Ecological Services Office in Austin. Contact Allison Arnold with U.S. Fish and Wildlife at (allison_arnold@fws.gov) or 512-490-0057 ext. 242 for additional information concerning the survey requirements.

If you have any further questions about Camp Bullis response, please call Jim Cannizzo at (210) 295-9830.

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.

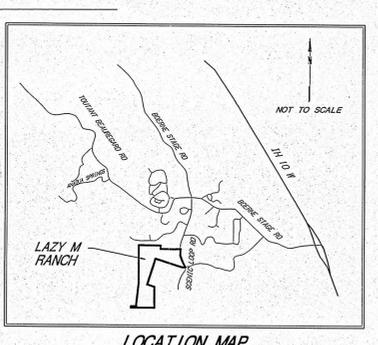
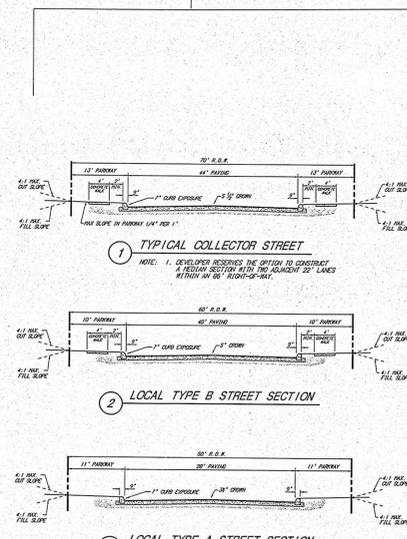
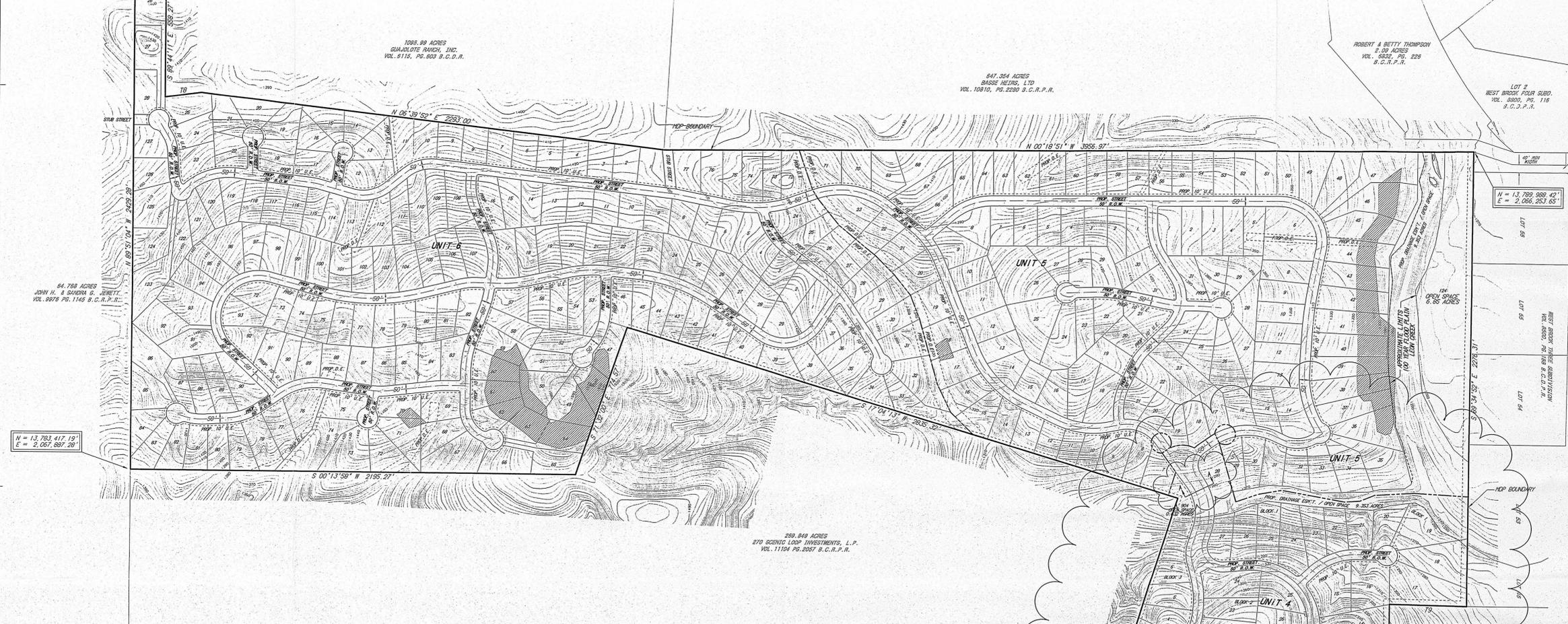
The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Richard Carrizales at (210) 207-8050.

Sincerely,



Fernando J. De León, P.E.
Assistant Director
Land Development Division
Planning and Development Services Department

LINE	DESCRIPTION	LENGTH	BEARING
1	12' PARALLEL	44'	0° 00' 00" E
2	12' PARALLEL	44'	0° 00' 00" E
3	12' PARALLEL	44'	0° 00' 00" E
4	12' PARALLEL	44'	0° 00' 00" E
5	12' PARALLEL	44'	0° 00' 00" E
6	12' PARALLEL	44'	0° 00' 00" E
7	12' PARALLEL	44'	0° 00' 00" E
8	12' PARALLEL	44'	0° 00' 00" E
9	12' PARALLEL	44'	0° 00' 00" E
10	12' PARALLEL	44'	0° 00' 00" E
11	12' PARALLEL	44'	0° 00' 00" E
12	12' PARALLEL	44'	0° 00' 00" E
13	12' PARALLEL	44'	0° 00' 00" E
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27	12' PARALLEL	44'	0° 00' 00" E
28	12' PARALLEL	44'	0° 00' 00" E
29	12' PARALLEL	44'	0° 00' 00" E
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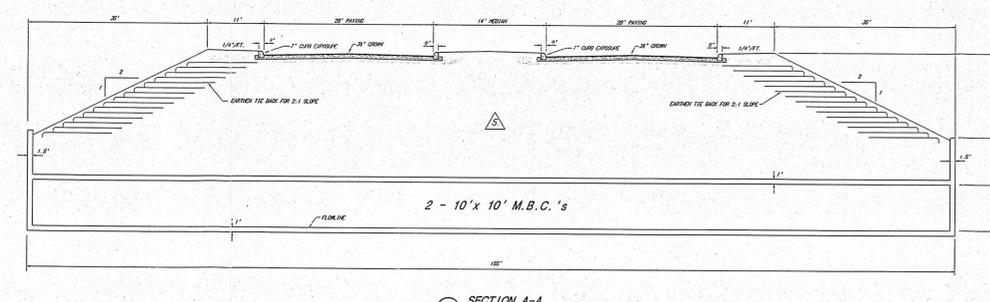


FEMA/FirmMap: FMA029C0090E & FMA029C0095E
 DATED: FEBRUARY 16, 1996. Source: <http://msc.fema.gov>
 CONTOURS BASED ON U.S.G.S MAPS - VAN RAUB

- MDP NOTES:**
- THIS PROJECT IS LOCATED OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
 - SCENIC LOOP ROAD R.O.W. WIDTH VARIES, APPROXIMATELY 60' TO 67'.
 - EXISTING PAVEMENT WITHIN SCENIC LOOP ROAD IS APPROXIMATELY 31' WIDE.
 - ALL STREETS WITHIN THE PROPOSED PROJECT WILL BE DEDICATED TO THE PUBLIC.
 - WATER SERVICE WILL BE PROVIDED BY S.A.W.S.
 - ON-SITE SEPTIC TANKS WILL BE CONSTRUCTED ON THE LOTS FOR SEWER SERVICE.
 - ALL LOTS WILL HAVE A MINIMUM SIZE OF 1/2 ACRE NET OF EXEMPTIONS.
 - ALL BEARINGS AND DISTANCES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL ZONE (NAD 83), AS DETERMINED BY RECORD INFORMATION.
 - ALL GREENSPACE AREAS SHOWN ON THIS PLAN WILL BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION FOR PERPETUAL MAINTENANCE.
 - STORMWATER INSTALLATION WILL COMPLY WITH THE REQUIREMENTS OF THE CITY OF SAN ANTONIO U.D.C. SECTION 35-205.
 - ALL BLOCK LENGTHS WHICH EXCEED 1200 FEET SHALL BE DESIGNED WITH TRAFFIC CALMING DEVICES.
 - ALL PLANNED PARK ACCESS ROUTES MUST BE CONSTRUCTED PER THE COSA UDC PARK AND REQ. REQUIREMENTS. ALL PARK ROUTES MUST NOT EXCEED 7% SLOPE.
 - THE FLOODPLAIN LIMITS ON THE MDP ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MDP ARE SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN.

NOTE 13. ACKNOWLEDGED BY: *J. Steven Brown P.E.*
 ENGINEER: J. STEVEN BROWN P.E.
 PETROS DEVELOPMENT SA, LLC
 BY: SAN PETERS, ITS MANAGER

- REVISION NOTES:**
- THE 335 ACRE DEVELOPMENT HAS BEEN SOLD TO ANOTHER DEVELOPER.
 - THE STREET CENTERLINES HAVE MOVED TO OTHER LOCATIONS IN UNITS 1 THRU 4.
 - THE NUMBER OF LOTS HAS DECREASED IN UNITS 1 THRU 5. THE LOTS IN UNIT 6 HAVE NOT CHANGED FROM THE APPROVED MDP 014-07.
 - THE STREET CONNECTIVITY IS GREATER THAN 1.2 FOR THE LOTS IN UNITS 1 THRU 4.
 - ADDED SECTION A-A CROSS SECTION DETAIL.



LEGEND

- SUBDIVISION BOUNDARY
- UNIT BOUNDARY
- EXIST. 120-IN. FLOORPLAIN
- R.O.W. & LOT LINE
- R.O.W. CENTERLINE
- UTILITY CENTERLINE
- AREAS GREATER THAN 3% SLOPE

ABBREVIATIONS

- B.S.L. BUILDING SETBACK LINE
- O.A.T.V. CABLE TELEVISION
- O.E. CHIMNEY EXHAUST
- ELEC. BLENDING
- ESWT. EXISTING
- I.C.L. INTERSECTING CITY LIMITS
- O.C.L. OVERLAPPING CITY LIMITS
- R.O.W. RIGHT OF WAY
- S.S. SANITARY SEWER
- TEL. TELEPHONE
- C.G.T.C. ELECTRIC GAS TELEPHONE & CABLE TELEVISION

DEVELOPMENT PHASES

RESIDENTIAL ADDRESS	LOTS	OPEN SPACE (ACRES)	TOTAL (ACRES)
1	24.58	20	1.05
2	24.04	20	1.32
3	20.5	20	1.88
4	31.33	31	0.99
5	104.47	128	12.87
6	123.7	100	0.90
TOTAL	335.5	420	18.72

ENGINEER: BROWN ENGINEERING CO.
 CONTACT: J. STEVEN BROWN P.E.
 1000 SCENIC PARKWAY N., S-100
 SAN ANTONIO, TX 78208
 PHONE: (409) 825-2011

PETROS DEVELOPMENT SA, LLC
 1000 SCENIC PARKWAY N., S-100
 SAN ANTONIO, TX 78208
 PHONE: (409) 825-2011

PLAN HAS BEEN ACCEPTED BY
 COSA *[Signature]*
 1-9-2009 014A-07
 (Date)
 Note: This plan will have to comply with Section 35-413. (No Scope of approval for validation or plan will expire on 1-8-2011 Date)

THIS PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO
 CHAIRPERSON DATE
 SECRETARY DATE

RISEING MOON SUBDIVISION
MASTER DEVELOPMENT PLAN LP08-R1

476-001-01/002
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