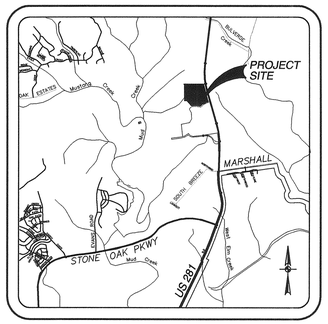

LOCATION MAP
N.T.S

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	232.28'	730.00'	117.12'	18°13'46"	231.28'	S70°42'42"W
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LINE TABLE		
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SCALE : 1"=100'
0' 100' 200' 300'

FEBRUARY 2005

LEGEND:
- MDP BOUNDARY
- 5' CONTOURS
- (1) OWNERSHIP INFORMATION SEE KEYED NOTES
- APPROXIMATE FUTURE ACCESS POINTS

PROPERTY OWNERSHIP KEY:
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MIXED-USE COMMERCIAL	18.2		26,500	–	0.033
MDP GROSS TOTAL	32.3				

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FAX: (210) 375-9010

DEVELOPER/OWNER:
MICHAEL MORETTI
14230 US 281 N
SAN ANTONIO, TEXAS 78232-4342
PHONE: (210) 493-8080

MDP PLAN NO.: _____
APPROVED BY THE PLANNING COMMISION OF THE CITY OF SAN ANTONIO

CHAIRPERSON: _____ DATE: _____

SECRETARY: _____ DATE: _____

MORETTI SUBDIVISION

MASTER DEVELOPMENT PLAN

A 32.3 ACRE, OR 1,406,988 SQUARE FOOT, TRACT OUT OF A 5.931 ACRE, OR 258,336 SQUARE FOOT MORE OR LESS, TRACT OF LAND BEING 4.678 ACRES OUT OF A 474.1 ACRE TRACT DESCRIBED IN CONVEYANCE TO 477 ACRES, LTD. IN VOLUME 5596 PAGE 1692-1699 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND 1.253 ACRES OUT OF THAT 52.24 ACRE TRACT DESCRIBED IN CONVEYANCE TO 51 ACRES, LTD. IN VOLUME 5596, PAGES 1614-1620 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE BEATY SEALE & FORWOOD SURVEY NO. 1, ABSTRACT 113, COUNTY BLOCK 4926, IN BEXAR COUNTY, TEXAS AND OUT OF ALL OF A 26.38 ACRE TRACT RECORDED IN VOLUME 5912, PAGES 448-451 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS.

PAPE-DAWSON ENGINEERS
1965-2005 ■ 40 YEARS OF EXCELLENCE
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

Date: Feb 11, 2005, 8:09am User ID: ksiragusa
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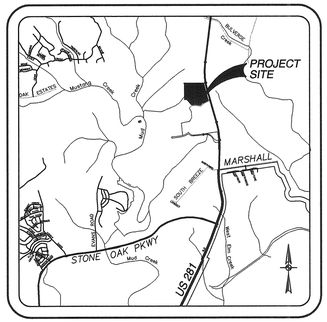
MDP# 852

JOB NO. 5945-01



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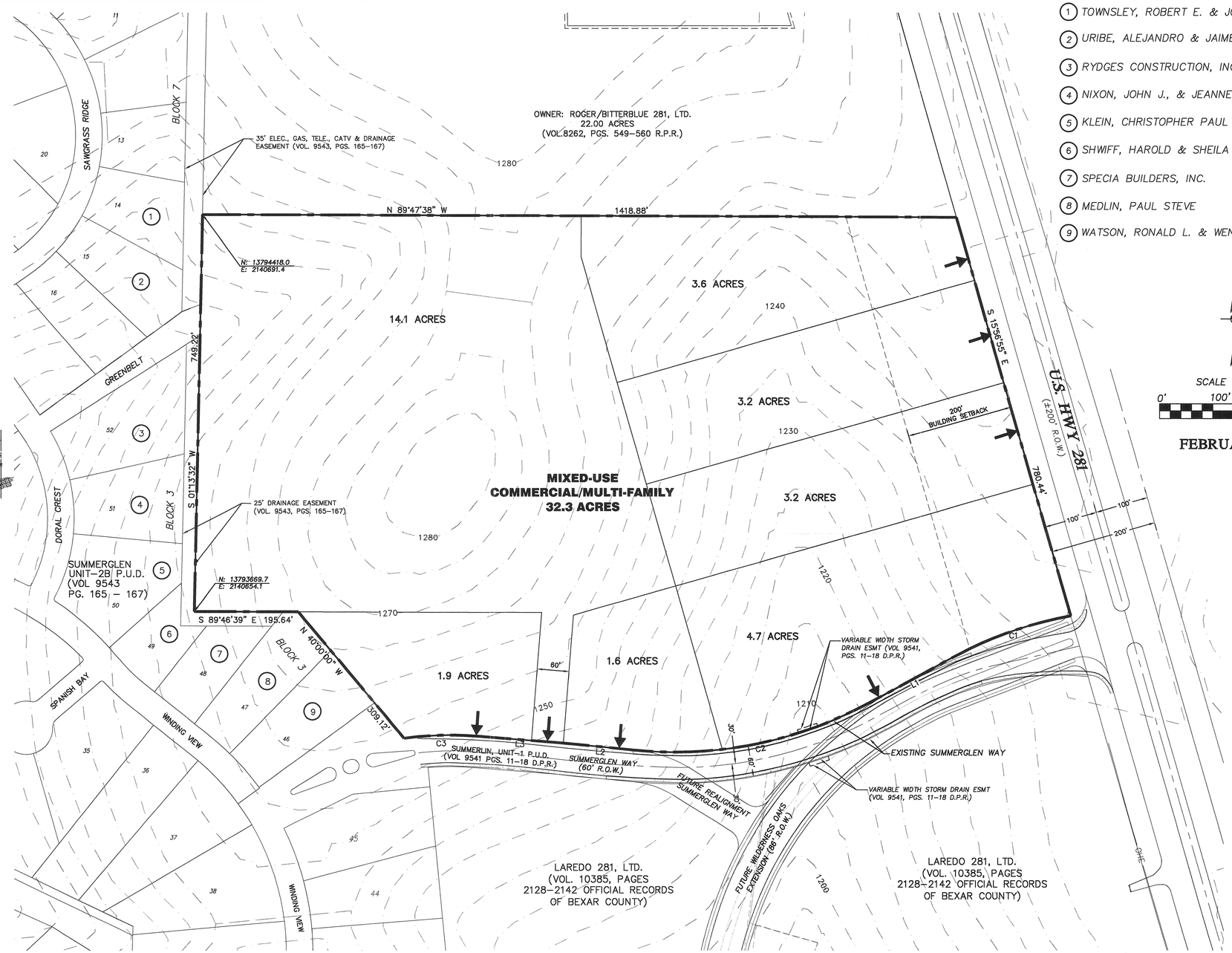

SCALE : 1"=100'
0' 100' 200' 300'

FEBRUARY 2005

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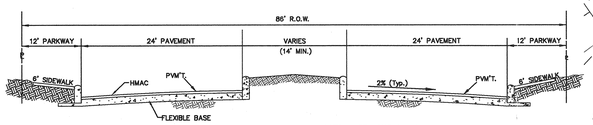

86' R.O.W. STREET SECTION
(FUTURE WILDERNESS OAKS EXTENSION)
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MDP PLAN NO.:
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CHAIRPERSON: DATE:

SECRETARY: DATE:

Date: Oct 26, 2005, 11:13am User ID: KStraguso
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MORETTI SUBDIVISION

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JOB NO. 5945-01

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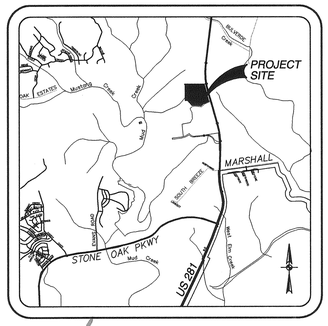

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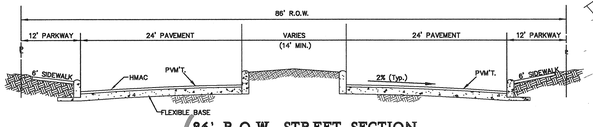

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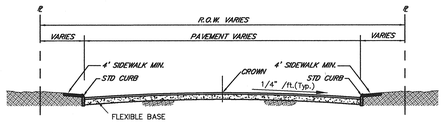

TYPICAL STREET SECTION
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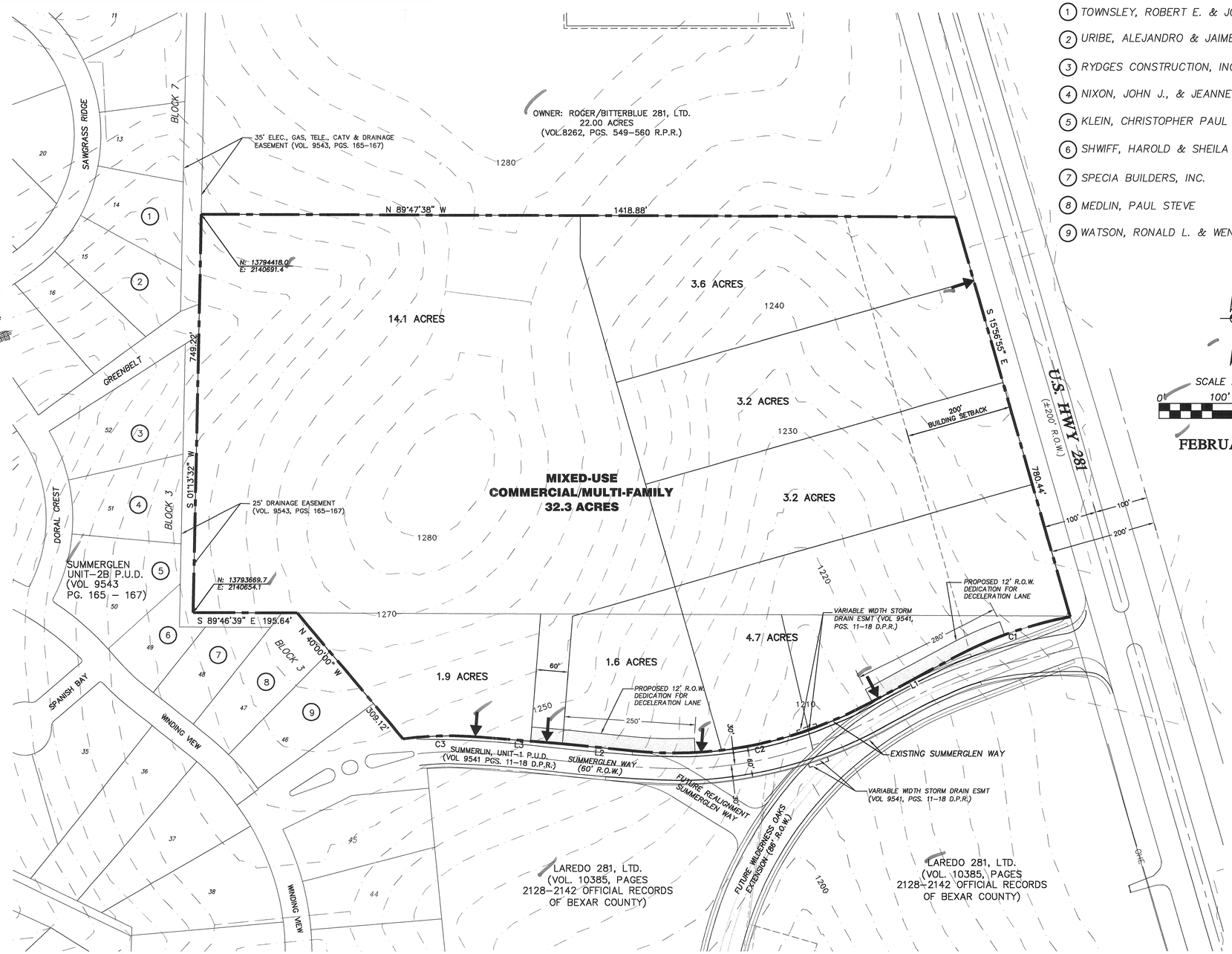

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FEBRUARY 2005

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MDP PLAN NO.:
APPROVED BY DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF SAN ANTONIO

DIRECTOR OF DEVELOPMENT SERVICES: _____ DATE: _____

SECRETARY: _____ DATE: _____

MORETTI SUBDIVISION

MASTER DEVELOPMENT PLAN

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JOB NO. 5945-01

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Redline 3/14/06

MDP# 852

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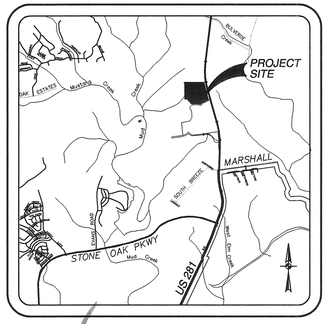

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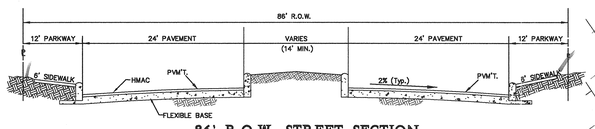

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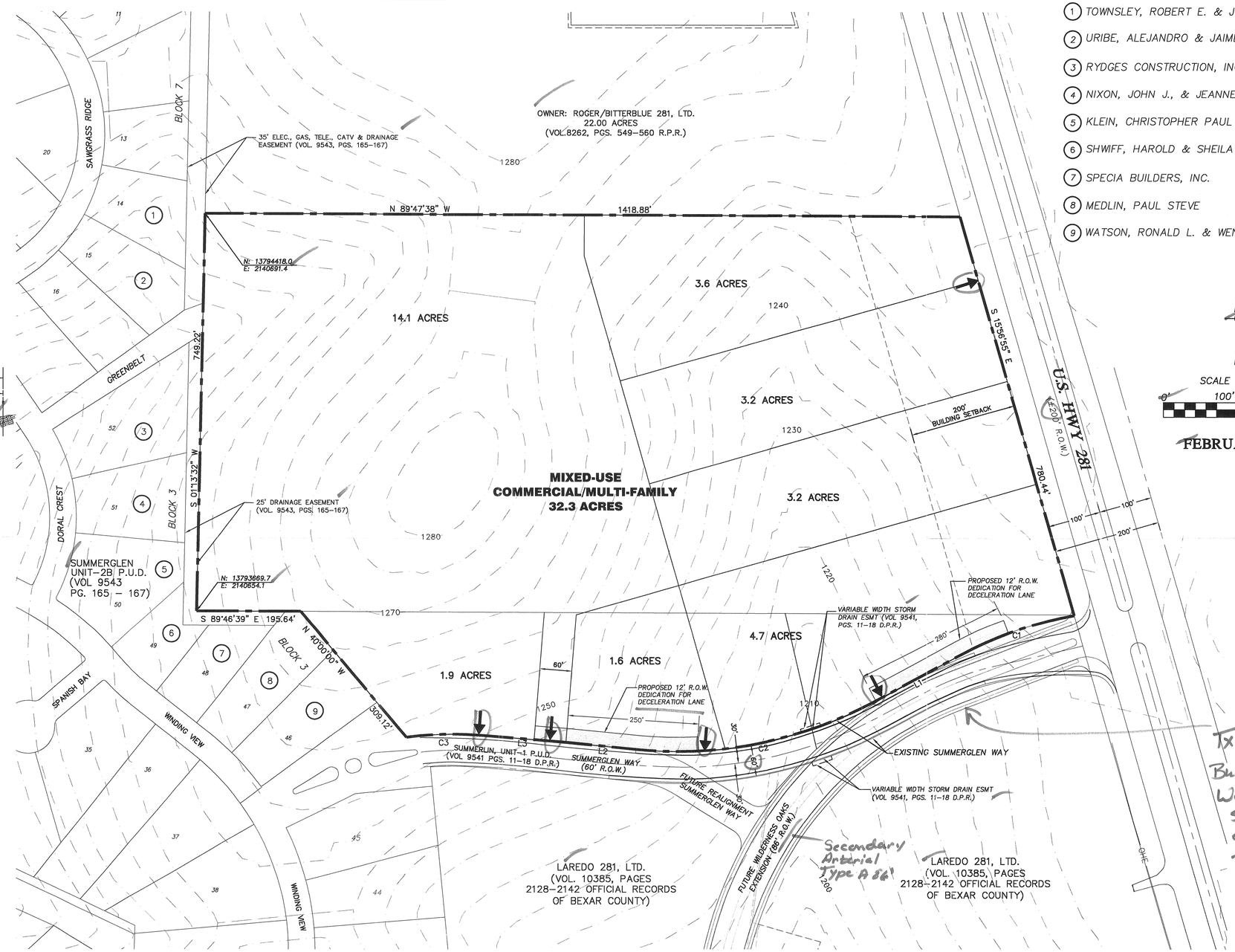

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SCALE : 1"=100'
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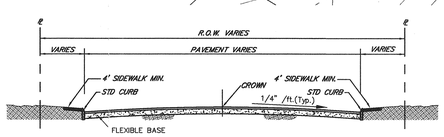
FEBRUARY 2005



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Red line 4/3/06

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JOB NO. 5945-01

MDP # 852

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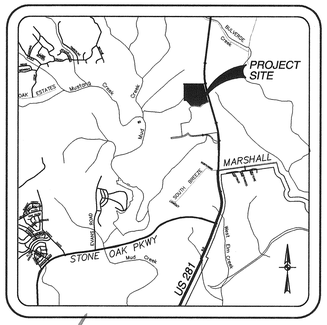

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03-10-06P02:21 RCVD

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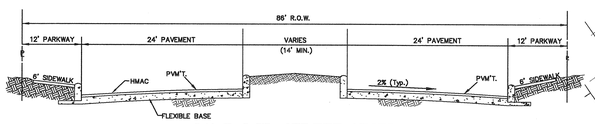
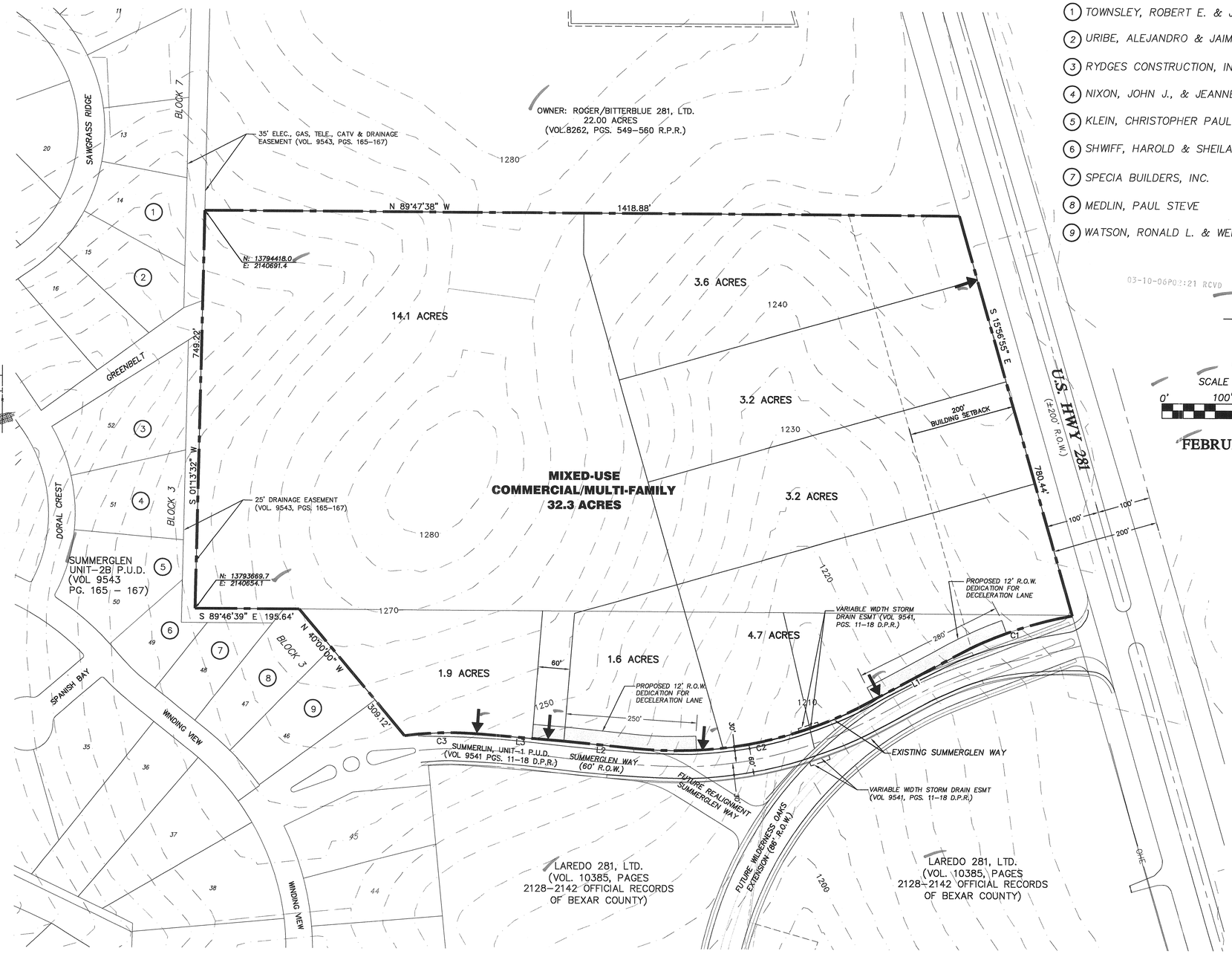
MIXED-USE COMMERCIAL	18.2		26,500	–	0.033
MDP GROSS TOTAL	32.3				



86' R.O.W. STREET SECTION
(FUTURE WILDERNESS OAKS EXTENSION)
NOT TO SCALE

NOTE:
1. NO PUBLIC INTERNAL STREETS WITHIN THE M.D.P. LIMITS.
2. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. WATER AND SEWER SERVICES WILL BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
5. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
6. THE BEARINGS FOR THIS PLAN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
7. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(a.)
8. ALL REQUIRED DRAINAGE EASEMENTS WILL BE PROVIDED ON THE PLAT DOCUMENTS AT THE TIME OF PLATTING.

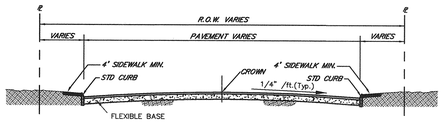


LEGEND:

- MDP BOUNDARY
- 5' CONTOURS
- (1) OWNERSHIP INFORMATION SEE KEYED NOTES
- APPROXIMATE FUTURE ACCESS POINTS

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER/OWNER:
MICHAEL MORETTI
14230 US 281 N
SAN ANTONIO, TEXAS 78232-4342
PHONE: (210) 493-8080



TYPICAL STREET SECTION
(NOT TO SCALE)

MORETTI SUBDIVISION

MASTER DEVELOPMENT PLAN

A 32.3 ACRE, OR 1,406,988 SQUARE FOOT, TRACT OUT OF A 5.931 ACRE, OR 258,336 SQUARE FOOT MORE OR LESS, TRACT OF LAND BEING 4.678 ACRES OUT OF A 474.1 ACRE TRACT DESCRIBED IN CONVEYANCE TO 477 ACRES, LTD. IN VOLUME 5596 PAGE 1692-1699 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND 1.253 ACRES OUT OF THAT 52.24 ACRE TRACT DESCRIBED IN CONVEYANCE TO 51 ACRES, LTD. IN VOLUME 5596, PAGES 1614-1620 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE BEATY SEALE & FORWOOD SURVEY NO. 1, ABSTRACT 113, COUNTY BLOCK 4926, IN BEXAR COUNTY, TEXAS AND OUT OF ALL OF A 26.38 ACRE TRACT RECORDED IN VOLUME 5912, PAGES 448-451 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS.

~~MDP PLAN NO.:~~
~~APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO~~

~~CHAIRPERSON:~~ _____ DATE: _____

~~SECRETARY:~~ _____ DATE: _____

· Need to remove Planning Commission & leave Signature block

· Block needs to State Director of DSD (35-B101(c)(e)(1)

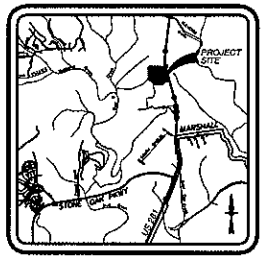
Redline 3/13/06

PAPE-DAWSON ENGINEERS
1965-2005 ■ 40 YEARS OF EXCELLENCE
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

JOB NO. 5945-01

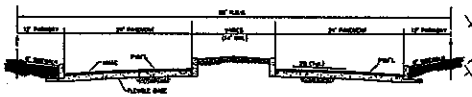
Date: Mar 09, 2006, 10:32am User ID: Sfrausknpf
File: P:\59\45\01\Design\Civil\MDP5945001.dwg

03-27-06A11:36 RCVD



LOCATION MAP
N.T.S

LAND USE RATIO AND DENSITY TABLE					
APPROXIMATE LAND USE	SIZE (GROSS/AC)	UNITS	FLOOR AREA (SQ FT)	DENSITY (UNITS/AC)	FAR (FLOOR AREA / LAND SQFT)
MULTI-FAMILY RESIDENTIAL	14.1	310	-	22	-
MIXED-USE COMMERCIAL	18.2		26,500	-	0.033
MDP GROSS TOTAL	32.3				



56' R.O.W. STREET SECTION
(FUTURE WILDERNESS OAKS EXTENSION)

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LEGEND:

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- 5' CONTOURS
- (1) OWNERSHIP INFORMATION SEE KEYED NOTES
- APPROXIMATE FUTURE ACCESS POINTS

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DEVELOPER/OWNER:
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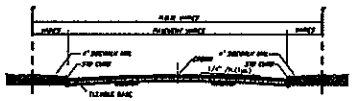
14230 US 281 N
SAN ANTONIO, TEXAS 78232-4342
PHONE: (210) 493-8080

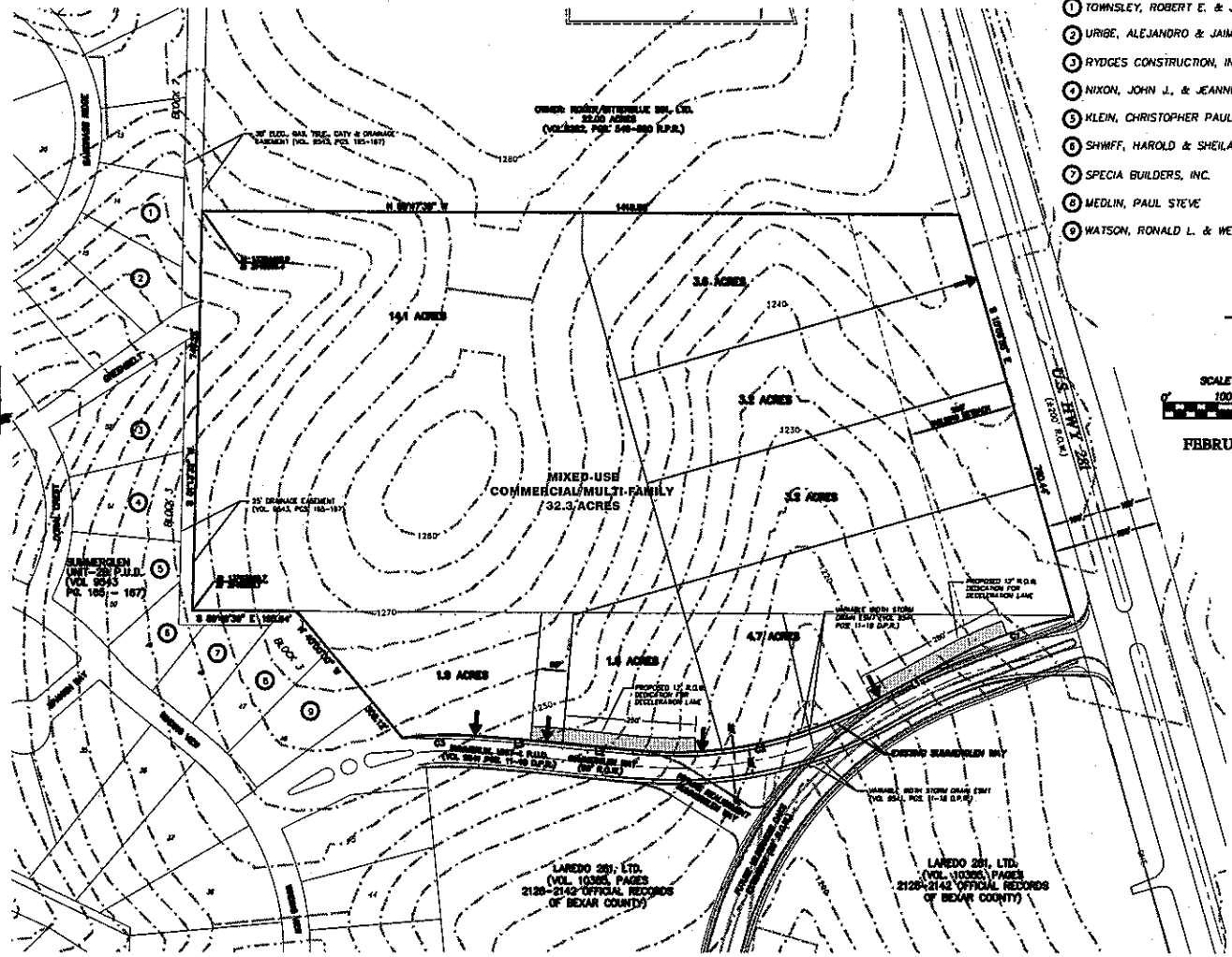
MDP PLAN NO.:
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

CHAIRPERSON: DATE:

SECRETARY: DATE:



TYPICAL STREET SECTION



PROPERTY OWNERSHIP KEY:

1. TOWNSLEY, ROBERT E. & JOYCE M.
2. URIBE, ALEJANDRO & JAIME KISSEL
3. RYDGES CONSTRUCTION, INC.
4. NIXON, JOHN J. & JEANNE L.
5. KLEIN, CHRISTOPHER PAUL & CAROL P.
6. SHWIFF, HAROLD & SHEILA E.
7. SPECIA BUILDERS, INC.
8. MEDLIN, PAUL STEVE
9. WATSON, RONALD L. & WENDY M.

SCALE : 1"=100'
0' 100' 200' 300'

FEBRUARY 2005

MORETTI SUBDIVISION

MASTER DEVELOPMENT PLAN

A 32.3 ACRE, OR 1,406,988 SQUARE FOOT, TRACT OUT OF A 3.931 ACRE, OR 258,338 SQUARE FOOT MORE OR LESS, TRACT OF LAND BEING 4.676 ACRES OUT OF A 474.1 ACRE TRACT DESCRIBED IN CONVEYANCE TO 477 ACRES, LTD. IN VOLUME 5596 PAGE 1692-1699 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND 1.253 ACRES OUT OF THAT 52.34 ACRE TRACT DESCRIBED IN CONVEYANCE TO 51 ACRES, LTD. IN VOLUME 3596, PAGES 1614-1620 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE BEATY SCALE & FORWOOD SURVEY NO. 1, ABSTRACT 113, COUNTY BLOCK 4926, IN BEXAR COUNTY, TEXAS AND OUT OF ALL OF A 26.36 ACRE TRACT RECORDED IN VOLUME 5912, PAGES 448-451 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS.

PAPE-DAWSON ENGINEERS
1965-2005 ■ 40 YEARS OF EXCELLENCE
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210 375 9000 FAX: 210 375 9010

JOB NO. 05049-01

Date: Mar 25, 2006, 1:47pm User ID: JPrudhomme
File: P:\05\49\01\Design\CD\MDP\MDP-01.dwg

City of San Antonio

Development Services Department

Master Development Plan

APPLICATION

Date: 2/10/05

Case Manager:	File Number:
Robert Lombrano , Planner II (**Even** File number) (210) 207-5014, rlombrano @sanantonio.gov Ernest Brown, Planner II (**Odd** file Number) (210) 207-7207, ernestb@sanantonio.gov	

*****Will this project be used in conjunction with a Tax Increment Financing Application (TIF):*** ☐ *YES* ☒ *NO***

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

☒ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
- ☐ Urban Development (UD)
- ☐ Rural Development (RD)
- ☐ Farm and Ranch (FR)
- ☐ Mix Light Industrial (MI-1)

☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)

☐ Other: _____

Master Plan Submittals: ***Completeness Review Form*** *and 15 copies (folded) with Development Services,* ***MDP Division Request for Review form*** *(attached) for respective departments or*

Project Name: Moretti Subdivision

Owner/Agent: Michael Moretti Phone: (210)493-8080 Fax: _____

Address: 14230 U.S. 281 N. Zip code: 78232

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9010

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Contact Person Name: Brice Moczygemba, P.E. E-mail: bmoczygemba@pape-dawson.com

City of San Antonio

Development Services Department

Master Development Plan

APPLICATION

Date: 2/10/05

Case Manager:	**File Number:**
Robert Lombrano , Planner II (**Even** File number) (210) 207-5014, rlombrano @sanantonio.gov Ernest Brown, Planner II (**Odd** file Number) (210) 207-7207, ernestb@sanantonio.gov	

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Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Contact Person Name: Brice Moczygemba, P.E. E-mail: bmoczygemba@pape-dawson.com

City of San Antonio

Development Services Department

Master Development Plan Section

APPLICATION

(Continued)

Existing legal Description: A 32.3 Acre, or 1,406,988 square foot, tract out of a 5.931 acre, or 258,336 square foot more or less, tract of land being 4.678 acres out of a 474.1 acre tract described in conveyance to 477 acres, ltd. In volume 5596, pages 1692-1699 of the official public records of real property of Bexar County, Texas and 1.253 acres out of that 52.24 acre tract described in conveyance to 51 acres, ltd. In volume 5596 pages, 1614-1620 of the official public records of real property of Bexar County, Texas, out of the Beaty Seale & Forwood Survey No. 1, Abstract 113, County Block 4926, in Bexar County, Texas and out of all of a 26.38 acre tract recorded in volume 5912, pages 448-451 of the official public records of real property of Bexar County, Texas.

Existing zoning: N/A Proposed zoning: N/A

Projected # of Phases: 1

Number of dwelling units (lots) by Phases: The development is proposed to be 310 Multi-Family units and 6 commercial lots.

Total Number of lots: 7 divided by acreage: 32.3 = Density: .22

(PUD Only) Linear feet of street _____ ☐ Private ☐ Public ☐ Gated ☐ Un-Gated ☐ Attached ☐ Detached

(PUD Only) Total open space: _____ divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.):_____

(PUD Only) Construction start date:_____

(PUD Only) X/Y coordinates at major street entrance: X:_____ Y:_____

2005 FEB 24 A 10:56
DEV SERVICES

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: Northside ISD Ferguson map grid: 483 D-1

Is there a previous Master Development Plan (a.k.a.POADP) for this Site? No
Name _____ No._____

Is there a corresponding PUD for this site? Name No _____ No._____

Plats associated with this Master Development Plan (a.k.a.POADP) or site? No
Name _____ No._____

City of San Antonio

Development Services Department

Master Development Plan Section

Technical Review

☒ Name of the Master Development Plan or P.U.D. and the subdivision;

☒ City assigned Plan ID number;

☒ Name and address of owner of record, developer and engineer;

☒ The name names of all adjacent property owners as shown on current tax records;

n/a ☐ Certificate of agency or power of attorney if other than owner;

☒ Signature blocks for the chairperson and secretary (Planning director or assignee);

n/a ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;

☒ Two points identified by Texas Planes Coordinates;

☒ Basis of bearing used and a north point;

☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;

☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;

n/a ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;

☒ Date of preparation;

☒ Graphic and written scale and north arrow;

☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;

☒ Total area of property;

☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;

☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;

n/a ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

DEV. SERVICES
2005 FEB 24 A 10:55

City of San Antonio

Development Services Department

Master Development Plan Section

Technical Review

(Continued)

☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)

n/a ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;

☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;

☒ The location and dimension of all proposed or existing lots.

☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.

☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.

☒ The schematic of all existing and proposed streets, as well as proposed access points.

☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.

n/a ☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.

☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.

☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenblet and active recreation space areas, private recreational areas.

☒ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
(a) square footage of all buildings and structures
(b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.

☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
(a) total number of dwelling units, by development phase.
(b) Residential density and units per acre.
(c) (PUD Only) Total floor area ratio for each type of use.
(d) Total area in passive open space.
(e) Total area in active developed recreational open space.
(f) Total number of off-street parking and loading spaces.

City of San Antonio

Development Services Department

Master Development Plan Section

Technical Review

(Continued)

☒ Traffic Impact Analysis (section 35-502).

n/a ☐ (PUD Only) Utilities plan.

☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

n/a ☐ (PUD Only) Lots numbered as approved by the City.

n/a ☐ (PUD Only) Layout shall show where lot setbacks as required.

n/a ☐ Location and size in acres of school sites, as applicable.

☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

☒ A stormwater management plan (Section 35-B119)

Owner or Authorized Representative:

I certify that the Moretti Subdivision Master Development **Plan application and accompanying maps are complete and that the conditions listed on this application have been met.**

Print Name: MIKE MORETTI Signature: [signature]

Date: 2/10/05 Phone: (210) 493-8080 Fax: (210) 403-3600

E-mail: _____

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

City of San Antonio

Development Services Department

Master Development Plan

REQUEST FOR REVIEW

Case Manager

Robert Lombrano , Planner II (**Even** File number)
(210) 207-5014, rlombrano @sanantonio.gov

Ernest Brown, Planner II (**Odd** file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
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  - ☐ Urban Development (UD) ☐ Rural Development (RD)
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- ☐ Plat Certification Request
  - Public Hearing ☐ Yes ☐ No
  - ☐ Major ☐ Minor
- ☐ P.U.D. Plan
- ☐ Mixed Used District (MXD)
- ☐ Military Airport Overlay Zone (MAOZ)
- Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other: _____

Date: _____

(Check One)

Project Name: Moretti Subdivision **File#** _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.,

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9010

Contact Person Name: Brice Moczygemba, P.E. E-mail: bmoczygemba@pape-dawson.com

Reference Any ***MDP's, POADP's, and PUD's associated with this project:***

_____

(Plats Only): *2 copies* ***(folded)*** *with Request for Review forms (attached)*

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals ***15*** *copies* ***(folded)*** *with Development Services Department* ***MDP Division Request for Review form (attached)*** *for respective departments or agencies*

Bexar County

City of San Antonio
Development Services Department
Master Development Plan

REQUEST FOR REVIEW

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☐ Plat Certification Request
Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

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Manufactured Home Park Plan (MHPP)
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☐ Other: _____

Date: _____

(Check One)

Project Name: Moretti Subdivision **File#** _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

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Contact Person Name: Brice Moczygemba, P.E. E-mail: bmoczygemba@pape-dawson.com

Reference Any ***MDP's, POADP's, and PUD's associated with this project:***

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(Plats Only): 2 copies (folded) with Request for Review forms (attached)
(1) Master Development, (1) Major thoroughfare,

*Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department **MDP Division Request for Review form (attached)** for respective departments or agencies*

Bexar County

REQUEST FOR REVIEW

(Cont.)

- ☐ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods ☐ Historic
- ☐ Disability Access (Sidewalks)
- ☐ Zoning
- ☐ SAWS Aquifer
- ☐ Storm Water Engineering
- ☐ Street and Drainage
- ☐ Traffic T.I.A.
- ☐ Building Inspection - Trees
- ☐ Parks – Open space
- ☐ Fire Protection
- ☑ Bexar County Public Works
- ☐ Other: _____

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator **Date:** _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ **I recommend approval** ☒ **I do not recommend approval**

On_____, **I notified**_____, **the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #**_____

Comments: 1) THE TIA DOES NOT REPRESENT REASONABLE FLOOR TO AREA RATIOS. THE TIA SPECIFICALLY STATES, "IT IS VERY LIKELY THAT PROPOSED LAND USES MAY CHANGE." THEREFORE, THE TIA MUST USE MAXIMUM DENSITIES AS OUTLINED IN THE UDC; IE, 25% FAR etc.

[signature] Civil Engineer Assistant 3-16-05

Signature **Title** **Date**

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

Disability

City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW

Approved 2-2006

Case Manager

Robert Lombrano , Planner II (**Even** File number)
(210) 207-5014, rlombrano @sanantonio.gov

2133
~~Ernest Brown~~, Planner II (**Odd** file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

☒ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
☐ Urban Development (UD) ☐ Rural Development (RD)
Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request
Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☐ Other: _____

02-23-06A11:43 RCVD **Date:** **February 2006**

(Check One)

Project Name: ~~Abdo East Commercial Tract MDP~~ Moretti Subdivision **File#** _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9040

Contact Person Name: Caleb Chance E-mail: cchance@pape-dawson.com

Reference Any ***MDP's, POADP's, and PUD's associated with this project:***

_____

(Plats Only): *2 copies* ***(folded)*** *with Request for Review forms (attached)*
(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals ***15*** *copies* ***(folded)*** *with Development Services Department* ***MDP Division Request for Review form (attached)*** *for respective departments or agencies*

City of San Antonio

Development Services Department

Master Development Plan

Completeness Review

This completeness review is applicable to the following: Master Development Plan **(MDP)**, Master Plan Community District **(MPCD)**, Planned Unit Development **(PUD)**, Flexible Development Plan **(FDP)**, Traditional Neighborhood Development **(TND)**, Mixed Use District **(MXD)**, Military Airport Overlay Zone **(MAOZ)**, Manufactured Home Park Plan **(MHPP)**, Pedestrian Plan **(PP)** and Subdivision Plat. **To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.**

Project/Plat I.D. #: _____

Plat Name: Moretti Subdivision

Project Engineers/Surveyors or Firm Name: Pape-Dawson Engineers, Inc., Attn: Brice Moczygemba, P.E.

Address: 555 E. Ramsey, San Antonio, TX 78216

Phone # (210)375-9000 **Fax #:** (210) 375-9010 **E-mail:** bmoczygemba@pape-dawson.com

Development Services Department

MDP Division

Required Items for Completeness Review

- [x] *Completed and signed Application Form*
- [x] *Appropriate MDP/PUD Plan Review Fee*
- [x] *Digital information* ***(MDP's and PUD)***
- [x] *8 1/2 " x 11" Reduced Copy* ***(MDP's and PUD)***
- [x] *Storm Water Management Plan* ***(MDP's and PUD)***
- [x] *Appropriate Parks Review Fee*

- ***(Master Development Plans and PUD Plans):*** *15 copies (folded) with Development Service Department,* ***MDP Division*** *Request for Review form (attached) for respective departments or agencies*

[ ] Master Development Plan	[ ] Street and Drainage
[ ] Major Thoroughfare	[ ] Traffic T.I.A.
[ ] Neighborhoods [ ] Historic	[ ] Building Inspection - Trees
[ ] Disability Access (Sidewalks)	[ ] Parks – Open space
[ ] Zoning	[ ] Fire Protection
[ ] SAWS Aquifer	[ ] Bexar County Public Works
[ ] Storm Water Engineering	[ ] Other: _____

[x] Accepted [ ] Rejected

Completeness Review By: Austin G. Date: _____

2005 FEB 24 A 10:51 DEV SERVICES

☒ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

H. MacDonald	Planner II	
Signature	Title	Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

Sam3

City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW

Case Manager

Robert Lombrano , Planner II (**Even** File number)
(210) 207-5014, rlombrano @sanantonio.gov

Ernest Brown, Planner II (**Odd** file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Flexible Development District
  - ☐ Urban Development (UD) ☐ Rural Development (RD)
  - Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
- ☐ Plat Certification Request
  - Public Hearing ☐ Yes ☐ No
  - ☐ Major ☐ Minor
- ☐ P.U.D. Plan
- ☐ Mixed Used District (MXD)
- ☐ Military Airport Overlay Zone (MAOZ)
- Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other: _____

0503001

Date: _____

(Check One)

Project Name: Moretti Subdivision **File#** _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.,

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9010

Contact Person Name: Brice Moczygemba, P.E. E-mail: bmoczygemba@pape-dawson.com

Reference Any ***MDP's, POADP's, and PUD's associated with this project:***

_____

(Plats Only): 2 copies (folded) with Request for Review forms (attached)
(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

SAN ANTONIO WATER SYSTEM
AQUIFER STUDIES
2005 MAR -1 P 1:15

☐ **I recommend approval** ☐ **I do not recommend approval**

☒ **I recommend approval with conditions**
(see Additional Comments below)

On_____, I notified_____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #_____

Comments:_____

At this time, the Moretti Subdivision MDP #? was provided. However, please be advised that for Plat Certification, the SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- **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) (if applicable)**

Additionally, 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.

Additional Comments:

It is noted that there has been a land use change. Please be aware, any changes identified in Section 34-926 of the City Code as "substantial alterations" that may be proposed within this property referenced above, may cause a recategorization of the property. If proposed, these changes will be considered as a substantial alteration, unless it is shown that the substantial alteration(s) does not increase the potential for degradation. Prior to platting, a substantial alteration letter will be required.

Signature	Title	Date
[signature]	Manager	4-7-05

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

Saws

City of San Antonio

Development Services Department

Master Development Plan

REQUEST FOR REVIEW

Case Manager

Robert Lombrano , Planner II (**Even** File number)
(210) 207-5014, rlombrano @sanantonio.gov

Ernest Brown, Planner II (**Odd** file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Master Plan Community District (MPCD)
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  - Farm and Ranch (FR)
  - ☐ Mix Light Industrial (MI-1)
- ☐ Plat Certification Request
  - Public Hearing ☐ Yes ☐ No
  - ☐ Major ☐ Minor
- ☐ P.U.D. Plan
- ☐ Mixed Used District (MXD)
- ☐ Military Airport Overlay Zone (MAOZ)
- Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other: _____

0503001

Date: _____

2005 FEB 24 A 10: 56

SERVICES

(Check One)

Project Name: Moretti Subdivision **File#** _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.,

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9010

Contact Person Name: Brice Moczygemba, P.E. E-mail: bmoczygemba@pape-dawson.com

Reference Any ***MDP's, POADP's, and PUD's associated with this project:***

_____

(Plats Only): *2 copies* ***(folded)*** *with Request for Review forms (attached)*

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies ***(folded)*** *with Development Services Department MDP* ***Division Request for Review form (attached)*** *for respective departments or agencies*

SAN ANTONIO WATER SYSTEM
AQUIFER STUDIES
2005 MAR -1 P 1:15

☐ **I recommend approval** ☐ **I do not recommend approval**

☒ **I recommend approval with conditions (see Additional Comments below)**

On_____, I notified_____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #_____

Comments:_____

At this time, the Moretti Subdivision MDP #? was provided. However, please be advised that for Plat Certification, the SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- **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) (if applicable)**

Additionally, 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.

Additional Comments:

It is noted that there has been a land use change. Please be aware, any changes identified in Section 34-926 of the City Code as "substantial alterations" that may be proposed within this property referenced above, may cause a recategorization of the property. If proposed, these changes will be considered as a substantial alteration, unless it is shown that the substantial alteration(s) does not increase the potential for degradation. Prior to platting, a substantial alteration letter will be required.

Signature	Title	Date
[signature]	Manager	4-7-05

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

Ernest Brown SAWS -Y/C

From: Karen.Stahn@saws.org
Sent: Thursday, April 07, 2005 1:57 PM
To: Ernest Brown
Cc: bmoczygemba@pape-dawson.com
Subject: SAWS Aquifer Protection & Evaluation Review for "Moretti Subdivision MDP"

Attached is our review for the above project.

Karen Stahn
Resource Data Coordinator
Aquifer Protection & Evaluation Section
San Antonio Water System
(210) 704-7306

March 2, 2006

Mr. Roderick J. Sanchez, AICP
Assistant Director
City of San Antonio
Development Services
1901 S. Alamo
San Antonio, TX 78204

Re: Moretti Subdivision Proposed MDP

Dear Mr. Sanchez:

We are in receipt of your letter of nonconformance for the Moretti Subdivision, dated February 6, 2006. In your letter you state that, "This project has not shown any activity since 1/17/06."

On January 10, 2006, the MDP tracker spreadsheet showed that Storm Water had approved the MDP on 08/04/05. This was a system error that delayed our re-submittal to the Storm Water Department. We have now resubmitted the MDP to the Storm Water Department and it is in review. On January 12, 2006 the MDP was approved by Bexar County. On February 6, 2006 (the date of your letter) the TIA Department approved the MDP. This week the Disability Department approved the MDP. The only remaining approval required is from Stormwater. We have resubmitted the MDP and are awaiting their approval. Since it is still currently active, we hereby request that the MDP for the Moretti Subdivision remain open.

If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,
Pape-Dawson Engineers, Inc.

Brice Moczygemba, P.E.
Sr. Vice President

cc: Ismael B. Segovia, M.P.O. – Development Services
Michael Herrera, Development Services
Sam Dent, P.E., Chief Engineer Development Services
Arturo Villarreal Jr., P.E., Storm Water Engineering
Richard Chamberlin, P.E. Sr. Engineering, Development Services
Todd Sang, Civil Engineer Assistance, Bexar County

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PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

Robert Lombrano Historic -y

From: Kay Hindes
Sent: Wednesday, March 16, 2005 4:39 PM
To: Michael Herrera
Cc: Robert Lombrano; 'bmoczygemba@pape-dawson.com'
Subject: Moretti Subdivision MDP

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. We approve.

Sincerely,

Kay Hindes

Per UDC section 35-412 (c) and (e) new, and or 35-2073 old, this project was considered non-conforming and therefore has been denied. However, before the issuance of a formal denial letter the applicant is given and opportunity to work with staff on reaching a mutual satisfactory resolution. Because there has been no activity on the above referenced project and no resolution of the issues between the applicant and reviewing agencies/departments, this letter shall be recorded as the official denial letter for non-conformance, per aforementioned cited code.

You have the right to appeal the decision of the Director before the Planning Commission per UDC, Article 4, section 35-412 Master Development Plan (d) Decision, (2) Appeal.

Sincerely,

Roderick J. Sanchez, AICP
Assistant Director, Development Services

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

CITY OF SAN ANTONIO

February 6, 2006

Mr. Brice Maczygemba

Pape-Dawson Engineers
555 E. Ramsey
San Antonio, TX 78216

Re: Moretti Subdivision Proposed: MDP

Dear Mr.Maczygemba:

In an effort to update our working file as shown on the tracking system, Case Managers have been directed to update and possibly clear any and all out dated applications. This project has not shown any activity since 1/7/2006. The following is a chronology of events as per recorded data currently on file in the department for this project.

Project was submitted 2/24/2005.

Agencies/Departments comments and review dates.

Master Development Plan – No Comments
Major Thoroughfare Plan - Disapproved, 3/1/2005
Historic – Approved, 3/16/2005
Disability Access – Disapproved, 3/1/2005
SAWS Aquifer – Approved, 4/7/2005
Storm Water Engineering –Disapproved, 7/14/2005
Street and Drainage – Approved, 4/27/2005
TIA – Disapproved, 1/7/2006
Zoning – Approved, 3/30/2005
Tree – Approved, 8/4/2005
Park - Open Space – 3/7/2005
Fire Protection - NOT REQUIRED UNTIL PLATTING
Bexar County Public Works – Approved, 1/12/2006

The above state chronology of events referencing this project application as of current.

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

Stormwater-Y/C

CITY OF SAN ANTONIO

P O BOX 839966
SAN ANTONIO, TEXAS 78283-3966

March 8, 2006

Mr. Craig Fletcher
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Texas 78216

Re: Master Development Plan (MDP)
Moretti Subdivision

Dear Mr. Fletcher:

After reviewing the submitted Master Development Plan (MDP), our office grants a conditional approval of the MDP with the following conditions:

1. Drainage easements identified in our letter of April 13, 2005, are to be provided at the time of platting. A note must be added to the MDP stating that all required drainage easements will be provided on the plat documents at the time of platting.
2. A detailed hydraulics analysis of the existing downstream culvert structure at Winding View will be required at the time of platting.
3. The project area is located upstream from Dam #8. One of the following three options may be exercised by the developer to participate in the RSWMP:
   a. **Option 1:** Developers who wish to participate in the Regional Storm Water Management Plan have the option of paying a fee in lieu of on-site detention (Regional Storm Water Participation Fee), based on the fee structure found in Appendix C-109 (reference: UDC 35-504.B.1.B.1). These fees will be used directly on the excavation behind the receiving regional facility. If the developer wishes to exercise this option, please submit a supplemental calculation showing the storage volume that would be required if on-site detention were used. This volume will assist the City in monitoring lost storage. The fee is acceptable to COSA provided that the excess flow from the project area does not cause an adverse impact downstream.
   b. **Option 2:** The developer also may participate in the Regional Storm Water Management Plan via option number two (reference: UDC 35-504.B.1.B.2). This option allows the developer to construct a RSWF to mitigate an existing flooding problem.
   c. **Option 3:** The developer also may participate in the Regional Storm Water Management Plan via option number three (reference: UDC 35-504.B.1.B.3). This option allows for the developer to provide a mitigation procedure that will account for all additional runoff produced by the proposed site. This procedure may include but is not limited to excavation behind the receiving regional facility. If this option is selected, a site grading plan shall be submitted in conjunction with the plat showing the detail of excavation procedures for monitoring purposes.

March 2, 2006

Mr. Roderick J. Sanchez, AICP
Assistant Director
City of San Antonio
Development Services
1901 S. Alamo
San Antonio, TX 78204

Re: Moretti Subdivision Proposed MDP

Dear Mr. Sanchez:

We are in receipt of your letter of nonconformance for the Moretti Subdivision, dated February 6, 2006. In your letter you state that, "This project has not shown any activity since 1/17/06."

On January 10, 2006, the MDP tracker spreadsheet showed that Storm Water had approved the MDP on 08/04/05. This was a system error that delayed our re-submittal to the Storm Water Department. We have now resubmitted the MDP to the Storm Water Department and it is in review. On January 12, 2006 the MDP was approved by Bexar County. On February 6, 2006 (the date of your letter) the TIA Department approved the MDP. This week the Disability Department approved the MDP. The only remaining approval required is from Stormwater. We have resubmitted the MDP and are awaiting their approval. Since it is still currently active, we hereby request that the MDP for the Moretti Subdivision remain open.

If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,
Pape-Dawson Engineers, Inc.

Brice Moczygemba, P.E.
Sr. Vice President

cc: Ismael B. Segovia, M.P.O. – Development Services
Michael Herrera, Development Services
Sam Dent, P.E., Chief Engineer Development Services
Arturo Villarreal Jr., P.E., Storm Water Engineering
Richard Chamberlin, P.E. Sr. Engineering, Development Services
Todd Sang, Civil Engineer Assistance, Bexar County

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PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

MDP - Yes

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES
MASTER DEVELOPMENT PLAN / MAJOR THOROUGHFARE PLAN

TO: Brice Moczygemba, P.E., Pape-Dawson Engineers.

FROM: Ismael B. Segovia, Planner II, Development Services Department

DIVISION: Master Development Plan / Major Thoroughfare Plan

COPIES TO: Michael Herrera, Special Projects Coordinator, Development Services Department

SUBJECT: Moretti Subdivision Master Development Plan

DATE: March 13, 2006

I recommend approval of the Moretti Subdivision Master Development Plan.

Moretti Subdivision is a proposed mixed-use subdivision. The subdivision does abut US Highway 281, which is part of the Major Thoroughfare Plan. Loop 1604 is under the control of Texas Department of Transportation, thus no requirement needs to be met. All has been satisfied.

This comment is strictly from the Master Development Plan / Major Thoroughfare Plan division. Other departments may also be submitting their comments regarding this Master Development Plan or Planned Unit Development and **must** also be addressed as required.

Ismael B. Segovia, M.A.
Planner II
Development Services Department

Please respond to these comments in a signed and sealed re-submittal package. Please include a cover letter detailing your response to each individual item. Once we received written responses to all the above comments we will complete our review. If you have any questions please contact me at (210) 207-8049 or by email at glendon.williams@sanantonio.gov.

Very truly yours,

Glendon G. Williams, P.E.
Storm Water Engineer

Approved,

Samuel Carreon, P.E.
Team Leader for Salado Creek Watershed

K:\swe\gw\scprojects\sc2116\comments030706.doc

Ernest Brown Stormwater - NO

From: Robert Lombrano
Sent: Thursday, July 14, 2005 2:42 PM
To: Ernest Brown
Subject: FW: MDP for Moretti Subdivision, DO NOT RELEASE

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

-----Original Message-----
From: Robert Browning
Sent: Wednesday, April 13, 2005 1:12 PM
To: Robert Lombrano
Subject: MDP for Moretti Subdivision, DO NOT RELEASE

Robert-

Attached are my comments regarding the above referenced MDP. We are not releasing this MDP at this time. The comments have been faxed to the engineer.

Let me know if you have any questions or need a signed copy of the document.

MDP.Moretti Subdivision.Stmwtr..

Thank you,

Robert J. Browning, P.E. (Bob)
Storm Water Engineer
City of San Antonio, Storm Water Utility
210.207.5032
Fax 207.6553

CITY OF SAN ANTONIO

P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

April 13, 2005

Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Tx. 78216
Phone: (210)375-9000
Fax: (210)375-9010

ATTN: Brice Moczygemba, P.E.
RE: Master Development Plan (MDP) for Moretti Subdivision

Mr. Moczygemba:

I have completed my review of your February 25 submittal associated with the above referenced project. This MDP submittal is NOT RELEASED by this department. Please address the following comments:

1. Add drainage easements as required to allow for future drainage systems. Include easements to direct runoff across the 3.6, 3.2, 3.2, and 4.7-acre tracts to the multiple box culvert in Sumerglen Way and across the 14.1 acre tract to the Summerglen Unit 2B "Greenbelt". Also include easements to allow for interceptor drains across the 14.1 and 3.6 acre tracts (adjacent to the north property line, and across the 1.9 acre tract (adjacent to lots 46 and 47 of Summerglen Unit 2B)

2. As part of your 2000' downstream impact analysis, include analysis of the existing drainage systems in the Summerglen Subdivision PUD. In particular, include the Doral Crest and Winding View culverts. Consider existing and ultimate development conditions. Consider all areas tributary to specific improvements. If used, please verify the drainage areas and calculations shown on the Summerglen Master Drainage Plan. Label the individual drainage sub areas. It appears that some areas may be missing from the runoff computations.

Please contact me at 207-5032 or rbrowning@sanantonio.gov if you have any questions or require any further information.

Sincerely,

Robert J. Browning, P.E.
Storm Water Engineer
City of San Antonio
Public Works Department, Storm Water Utility

fc: SC2116

Ernest Brown

From: Robert Lombrano
Sent: Wednesday, April 13, 2005 1:21 PM
To: Ernest Brown
Subject: FW: MDP for Moretti Subdivision, DO NOT RELEASE

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

-----Original Message-----
From: Robert Browning
Sent: Wednesday, April 13, 2005 1:12 PM
To: Robert Lombrano
Subject: MDP for Moretti Subdivision, DO NOT RELEASE

Robert-

Attached are my comments regarding the above referenced MDP. We are not releasing this MDP at this time. The comments have been faxed to the engineer.

Let me know if you have any questions or need a signed copy of the document.

MDP.Moretti Subdivision.Stmwtr..

Thank you,

Robert J. Browning, P.E. (Bob)
Storm Water Engineer
City of San Antonio, Storm Water Utility
210.207.5032
Fax 207.6553

CITY OF SAN ANTONIO

P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

April 13, 2005

Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Tx. 78216
Phone: (210)375-9000
Fax: (210)375-9010

ATTN: Brice Moczygemba, P.E.
RE: Master Development Plan (MDP) for Moretti Subdivision

Mr. Moczygemba:

I have completed my review of your February 25 submittal associated with the above referenced project. This MDP submittal is NOT RELEASED by this department. Please address the following comments:

1. Add drainage easements as required to allow for future drainage systems. Include easements to direct runoff across the 3.6, 3.2, 3.2, and 4.7-acre tracts to the multiple box culvert in Sumerglen Way and across the 14.1 acre tract to the Summerglen Unit 2B "Greenbelt". Also include easements to allow for interceptor drains across the 14.1 and 3.6 acre tracts (adjacent to the north property line, and across the 1.9 acre tract (adjacent to lots 46 and 47 of Summerglen Unit 2B)

2. As part of your 2000' downstream impact analysis, include analysis of the existing drainage systems in the Summerglen Subdivision PUD. In particular, include the Doral Crest and Winding View culverts. Consider existing and ultimate development conditions. Consider all areas tributary to specific improvements. If used, please verify the drainage areas and calculations shown on the Summerglen Master Drainage Plan. Label the individual drainage sub areas. It appears that some areas may be missing from the runoff computations.

Please contact me at 207-5032 or rbrowning@sanantonio.gov if you have any questions or require any further information.

Sincerely,

Robert J. Browning, P.E.
Storm Water Engineer
City of San Antonio
Public Works Department, Storm Water Utility

fc: SC2116

Streets - yes

Ernest Brown

From: Sam Dent
Sent: Wednesday, April 27, 2005 4:37 PM
To: bmoczygemba@pape-dawson.com
Cc: Ernest Brown
Subject: MDP Review Comments - Moretti Subdivision

See attached.

Sam Dent, P.E.
Senior Engineer
DSD - Streets & Drainage

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING – STREETS & DRAINAGE

TO: Brice Moczygemba, P.E.
Pape-Dawson Engineers, Inc.

FROM: Sam Dent, P.E.
Senior Engineer

DATE: April 27, 2005

SUBJECT: MDP Review Comments
Moretti Subdivision

1. Based upon the information provided, the above referenced MDP is approved.

2. 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.

TIA - Yes

Ismael Segovia

From: Richard Chamberlin
Sent: Monday, February 06, 2006 2:07 PM
To: Elizabeth Vidal; Ismael Segovia; Michael Herrera; Richard Chamberlin; Robert Lombrano
Subject: Moretti MDP **********No Comments**********TIA and Streets

The TIA and Streets division recommends support of this MDP with no conditions.

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507

Tell us how we're doing by taking our survey...

<http://www.sanantonio.gov/dsd/survey.asp>

TIA & Streets - No

Ismael Segovia

From: Richard Chamberlin
Sent: Saturday, January 07, 2006 10:20 AM
To: 'bmoczygemba@pape-dawson.com'; Ismael Segovia; Marc Courchesne; Michael Herrera; Richard Chamberlin; Robert Lombrano
Subject: Moretti MDP **********Comments**********TIA and Streets

Please find attached the comments from TIA and Streets for the above referenced project.

Moretti MDP
omments TIA and S.

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507

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CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: January 07, 2006

Re: **Moretti MDP** Traffic Impact Analysis & Streets Division

The Traffic Impact Analysis and Streets Division has reviewed the above referenced MDP (Date stamp: Oct 27, 2005) and is providing the following comments:

- Provide dedication for 12-foot wide deceleration lanes at driveway B and Driveway C as per the TIA report. (250 foot minimum length).
- The TIA report only studied one driveway on 281. Provide one driveway as per TIA report on 281 and in the location in TIA. (Number of driveways on TxDOT frontage road to be determined by TxDOT in final analysis). The TIA is being sent to TxDOT for review.
- Provide site plan of development.

Please return a new MDP/PUD plan and TIA Report (if required) with appropriate revisions for review.

It should be understood that this is a review of a conceptual plan and that all technical requirements of the Unified Development Code shall be complied with at platting and/or building permits.

Thank you.

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
rchamberlin@sanantonio.gov

Patricia Wallace TIA/Streets -NO

From: Marc Courchesne
Sent: Monday, November 07, 2005 10:41 AM
To: Marc Courchesne; 'bmoczygemba@pape-dawson.com'; Patricia Wallace; Richard Chamberlin
Subject: RE: Moretti Subdivision, MDP **COMMENTS** Disapproved

I just received a single copy of the level 2 TIA for this MDP. I need three more copies (one for TxDOT, one for County) and a check for the remaining balance of $500.00 ($800.00 Total review fee).

Thanks
Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

-----Original Message-----
From: Marc Courchesne
Sent: Monday, February 28, 2005 4:12 PM
To: Ernest Brown; Richard De La Cruz; Marc Courchesne; 'bmoczygemba@pape-dawson.com'
Subject: Moretti Subdivision, MDP **DISAPPROVAL**

TIA recommends the disapproval of Moretti Subdivision, MDP.
TIA Level 2 required. Redlines are in engineer pick-up box.

Thanks,

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

Ernest Brown TIA -NO

From: Marc Courchesne
Sent: Monday, February 28, 2005 4:12 PM
To: Ernest Brown; Richard De La Cruz; Marc Courchesne; 'bmoczygemba@pape-dawson.com'
Subject: Moretti Subdivision, MDP **DISAPPROVAL**

TIA recommends the disapproval of Moretti Subdivision, MDP.
TIA Level 2 required. Redlines are in engineer pick-up box.

Thanks,

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

Ernest Brown Zoning - yes

From: Christopher Looney
Sent: Wednesday, March 30, 2005 9:48 AM
To: 'bmoczygemba@pape-dawson.com'
Cc: Dustin Finley; Ernest Brown; Robert Lombrano; Michael Herrera
Subject: Moretti Subdivision MDP

Moretti Subdivision MDP

Zoning: Approved
Outside of the City Limits

Christopher Looney
Senior Planner
City of San Antonio, Development Services

Ernest Brown Trees - Y/K

From: Robert Lombrano
Sent: Thursday, August 04, 2005 11:56 AM
To: Ernest Brown
Subject: FW: Moretti MDP Tree aprvl

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

-----Original Message-----
From: Joan Miller
Sent: Thursday, August 04, 2005 11:52 AM
To: 'bmoczygemba@pape-dawson.com'
Cc: Michael Herrera; Robert Lombrano; Debbie Reid
Subject: Moretti MDP Tree aprvl

CITY OF SAN ANTONIO
P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 8/4/05

Subject: Morretti Subdivision Master Development Plan; AP 1091164

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- Streetscape standards
- 2003 Tree Preservation ordinance

It is recommended that tree canopy and understory be retained along property boundaries to

meet buffer requirments with residential development and along roadways to meet streetscape requirements with existing vegetation.

If you have any further questions, please call me at (210) 207-8265.

Sincerely,

Joan Miller
Administrative Assistant II

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Ernest Brown

From: Robert Lombrano
Sent: Tuesday, July 12, 2005 1:46 PM
To: Ernest Brown
Subject: FW: Moretti disaprvl - 2

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

-----Original Message-----
From: Joan Miller
Sent: Tuesday, July 12, 2005 10:09 AM
To: 'ksiragusa@pape-dawson.com'
Cc: Michael Herrera; Robert Lombrano
Subject: Moretti disaprvl - 2

CITY OF SAN ANTONIO
P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 7/12/05

Subject: **Master Development Plan Moretti Subd.; A/P#1091164**

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

Copy of the MDP

Master Tree Stand Delineation Plan with basic non-committal information

$75 Plan Review fee

Technical Review:

There are additional protected trees to be delineated

Square footage of project and of tree canopy area

Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.

Other _____

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

Joan Miller
Administrative Assistant II

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Ernest Brown

From: Mark C. Bird
Sent: Friday, March 18, 2005 8:02 AM
To: Ernest Brown
Subject: Moretti disaprvl.doc

Moretti disaprvl.doc

Moretti disaprvl.doc

CITY OF SAN ANTONIO
P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 3/1/05

Subject: **Master Development Plan Moretti Subd., A/P#1091164**

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

☐ Copy of the MDP

X Master Tree Stand Delineation Plan with basic non-committal information

☐ $75 Plan Review fee

Technical Review:

☐ There are additional protected trees to be delineated

X Square footage of project and of tree canopy area

X Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.

☐ Other _____

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

Mark Bird
Special Projects Officer

Ernest Brown Parks -yes/C

From: John McDonald
Sent: Monday, March 07, 2005 10:38 AM
To: 'bmoczygemba@pape-dawson.com'
Cc: Ernest Brown
Subject: Moretti MDP

MEMO - MDP
Moretti APP.doc

John McDonald
Senior Planner
Park Project Services
Parks and Recreation Department
(210) 207-2886

Want to raise smart kids? . . . there's an art to it.
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CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartmental Correspondence Sheet

TO: Brice Moczygemba, Pape-Dawson Engineers, Inc.

FROM: John McDonald, Senior Planner

COPIES: Ernest Brown, File

SUBJECT: Moretti Master Development Plan

DATE: March 7, 2005

I recommend approval of the Moretti Master Development Plan.

Moretti is a proposed mixed-use subdivision that will include a 14.1-acre multi-family site. Based on an estimated 310 units, the parkland requirement is 2.7 acres.

The parkland requirement will be addressed at platting.

Bexar - Y/C

INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION
233 N. Pecos La Trinidad, Suite 420
San Antonio, Texas 78207-3188
(210) 335-6700 • Fax (210) 335-6713

MEMORANDUM

DATE: January 12, 2006

TO: Michael Herrera, Development Services MDP Division

FROM: Bexar County Infrastructure Services Department

SUBJECT: Moretti Master Development Plan

The Bexar County Infrastructure Services Department has reviewed the Moretti Master Development Plan located on the west side of US 281 north of Summerglen Way.

The proposed 32.3 acres will consist of low-rise apartments, a medical office building, and a shopping center. Summerglen Way is a public roadway which currently runs along the south end of the development between the Summerglen Subdivision and US 281. Future plans for the US 281 highway interchange project include extending Wilderness Oak Boulevard. into the current median opening provided for Summerglen Way at US 281. Summerglen Way will be realigned into Wilderness Oak approximately 800 feet west of US 281. The US 281 interchange project is not expected to be completed prior to the construction of the Moretti Subdivision. Therefore, access will be limited to only one on US 281 and two on Summerglen Way.

The following will be required by the developer prior to approval of a development permit:

- Access onto Summerglen Way will require separate right turn deceleration lanes and will require approval by Bexar County Infrastructure Services Department.
- Proposed access to US 281 will require approval from the Texas Department of Transportation.
- All traffic controls shall conform to the Texas Manual on Unified Control Devices.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage, and floodplain issues at time of platting.

Todd Sang
Civil Engineer Assistant

Bexar Co. - Y/C

INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION
233 N. Pecos La Trinidad, Suite 420
San Antonio, Texas 78207-3188
(210) 335-6700 • Fax (210) 335-6713

MEMORANDUM

DATE: January 12, 2006

TO: Michael Herrera, Development Services MDP Division

FROM: Bexar County Infrastructure Services Department

SUBJECT: Moretti Master Development Plan

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It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage, and floodplain issues at time of platting.

Todd Sang
Civil Engineer Assistant

Ernest Brown County - no

To: tsang@bexar.org

Subject: RE: Moretti Subdivision **Disapproval**

-----Original Message-----
From: tsang@bexar.org [mailto:tsang@bexar.org]
Sent: Wednesday, March 16, 2005 9:53 AM
To: Ernest Brown; bmoczygemba@pape-dawson.com
Subject: FW: Moretti Subdivision **Disapproval**

-----Original Message-----
From: Sang, Todd
Sent: Wednesday, March 16, 2005 9:45 AM
To: Ernest Brown
Cc: Michael Herrera; Richard De La Cruz
Subject: Moretti Subdivision **Disapproval**

Ernest Brown

From: tsang@bexar.org
Sent: Wednesday, March 16, 2005 9:45 AM
To: Ernest Brown
Cc: Michael Herrera; Richard De La Cruz
Subject: Moretti Subdivision **Disapproval**

Ismael Segovia

From: Steven Krauskopf @PD [skrauskopf@pape-dawson.com]
Sent: Thursday, February 23, 2006 11:41 AM
To: Michael Herrera; Ismael Segovia
Cc: Brice Moczygemba (E-mail); Craig Fletcher (E-mail)
Subject: FW: Moretti Subdivision **Approval**

Ismael, this email that was sent to you and Michael Herrera shows that the MDP was still active as of January 12 when we received the approval from County TIA. Please let me know if you still require a formal letter from us requesting an extension.
Thank you,
Steven Krauskopf, P.E.
Assistant Project Manager
Pape-Dawson Engineers, Inc.
(210) 375-9000

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From: tsang@bexar.org [mailto:tsang@bexar.org]
Sent: Thursday, January 12, 2006 3:41 PM
To: ISegovia2@sanantonio.gov; bmoczygemba@pape-dawson.com
Cc: mherrera@sanantonio.gov; RBrach@bexar.org
Subject: Moretti Subdivision **Approval**

Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649

Ismael Segovia

From: Steven Krauskopf @PD [skrauskopf@pape-dawson.com]
Sent: Thursday, February 23, 2006 11:38 AM
To: Ismael Segovia; Michael Herrera
Cc: Brice Moczygemba (E-mail); Craig Fletcher (E-mail)
Subject: FW: Moretti MDP **********No Comments**********TIA and Streets

Ismael, this email that was sent to you and Michael Herrera shows that the MDP was still active as of February 6 when we received the approval from TIA. Please let me know if you still require a formal letter from us requesting an extension.

Thank you,
Steven Krauskopf, P.E.
Assistant Project Manager
Pape-Dawson Engineers, Inc.
(210) 375-9000

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-----Original Message-----
From: Richard Chamberlin [mailto:RChamberlin@sanantonio.gov]
Sent: Thursday, February 23, 2006 11:27 AM
To: skrauskopf@pape-dawson.com
Subject: FW: Moretti MDP **********No Comments**********TIA and Streets

> -----Original Message-----
> From: Richard Chamberlin
> Sent: Monday, February 06, 2006 2:07 PM
> To: Elizabeth Vidal; Ismael Segovia; Michael Herrera; Richard Chamberlin; Robert Lombrano
> Subject: Moretti MDP **********No Comments**********TIA and Streets
>
> The TIA and Streets division recommends support of this MDP with no conditions.
>
> Richard Chamberlin, P.E.
> Sr. Engineer, Traffic Impact Analysis & Streets
> Development Services Engineering Division
> 1901 S. Alamo
> San Antonio, TX 78283
> 210-207-5507
> Tell us how we're doing by taking our survey...
> <http://www.sanantonio.gov/dsd/survey.asp>
>

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M. MORETTI INVESTMENTS
P.O. BOX 791541
SAN ANTONIO, TX 78279

6311

88-2193/1140
2900

Security features are included. Details on back.

DATE 2/9/05

PAY Two hundred twenty five NO/100 DOLLARS $ 225.00

TO THE ORDER OF
City of San Antonio

MP

⑈006311⑈ ⑆114021933⑆ ⑈5851122⑈

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M. MORETTI INVESTMENTS
P.O. BOX 791541
SAN ANTONIO, TX 78279

6312

88-2193/1140
2900

Security features are included. Details on back.

DATE 2/9/05

PAY Three hundred NO/100 DOLLARS $ 300.00

TO THE ORDER OF
City of San Antonio

MP

⑈006312⑈ ⑆114021933⑆ ⑈5851122⑈

Security enhanced document. See back for details.

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P.O. Box 17001 • San Antonio, Texas 78217
(210) 283-6500 • (800) 531-7650

PETY ©Clarke American WI

M. MORETTI INVESTMENTS
P.O. BOX 791541
SAN ANTONIO, TX 78279

6309

88-2193/1140
2900

Security features are included. Details on back.

DATE 2/9/05

PAY Five hundred NO/100 DOLLARS $ 500.00

TO THE ORDER OF
City of San Antonio

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BROADWAY BANK
P.O. Box 17001 • San Antonio, Texas 78217
(210) 283-6500 • (800) 531-7650

M. MORETTI INVESTMENTS
P.O. BOX 791541
SAN ANTONIO, TX 78279

6310

88-2193/1140
2900

Security features are included. Details on back.

DATE 2/9/05

PAY Seventy-five No/100 DOLLARS $ 75.00
TO THE ORDER OF

City of San Antonio

MP

⑈006310⑈ ⑆114021933⑆ ⑈5851122⑈

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REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
3268367

AMT ENCLOSED _____

AMOUNT DUE 500.00
INVOICE DATE 2/24/2005
DUE DATE 2/24/2005

50-05-5574
M. MORETTI INVESTMENTS
P.O. BOX 791541
SAN ANTONIO, TEXAS 78279

MDP 852

PHONE:(000)000-0000

MDP
MORETTI SUBDIVISION
FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
2/24/2005	3268367	50-05-5574	2/24/2005	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00

PAID
FEB 24 2004
MP#6

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	02/24/2005		CK#6309	MDP
END	02/24/2005			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

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