



CITY OF SAN ANTONIO

December 13, 2001

Mr. Jon Adame

Pape- Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: Peerman / De La Vega

MDP/POADP # 720

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed Peerman Master Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 720. Please find enclosed a signed copy for your files. Your plan was accepted, however, please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- Development Services, Engineering Section has indicated as part of their conditional approval, the following conditions shall be met at the time of construction:
 - a.) The proposed developments Peerman and De La Vega are located near each other and will require off-site improvements in conjunction with the on-site construction. Widening of Bulverde Road to a Primary Arterial type B (86 feet ROW) adjacent to the proposed project limits.
 - b.) The Developer shall provide 43 feet of ROW from the centerline of Bulverde Road adjacent to these projects. This will require a property dedication by the developer.
 - c.) Installation of a traffic signals at the intersection of Bulverde Road and Smithson Valley.
 - d.) Construction of a signalized intersection at the proposed Peerman Driveway 2 on Bulverde Road a min. ¼ mile away from the Bulverde Road / Smithson Valley intersection and a min. of ¼ mile away from the De La Vega subdivision road traffic signal.

Mr. Adame
Page 2
December 13, 2001

- e.) Construct a signalized intersection at the intersection of De La Vega subdivision road and Bulverde Road a min. of ¼ mile away from the Peerman Driveway 2 and a min. ¼ mile away from the Bulverde interchange at US Highway 281.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
 - It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formerly POADP), to include floodplains, drainage areas and open space.
 - I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

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

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,



Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Development Services
Richard De La Cruz, Senior Engineer Development Services



CITY OF SAN ANTONIO

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

June 20, 2001

Mr. Gilmer D. Gaston, P.E.
Senior Project Manager
Pape-Dawson Engineers, INC.
555 East Ramsey
San Antonio, Texas 78216

Re: Peerman/De La Vega, Level 3 TIA

Dear Mr. Gaston:

Please provide the following information in order to expedite the approval for the Peerman/De La Vega; Level 3 Traffic Impact Analysis (TIA):

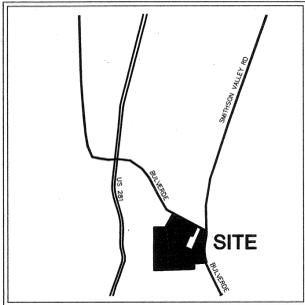
- ◆ The distance from the intersection of Bulverde Road at SH 281 to Bulverde Road at Smithson Valley is approximately 3980 ft. Traffic Engineering recommends a traffic signal be constructed 1800 ft from a major interchange. Therefore, it is not possible to get adequate spacing (1/4-mile criteria) for a traffic signal at Peerman.
- ◆ Page 8 – Proposed Regional Enhancements: In past discussions it was stated that there would no longer be construction of a diamond interchange at Marshall Road. Could you please provide any information and or documented discussions with TxDOT that can address this issue.
- ◆ Page 26 – Potential Improvements: Has the realignment of Bulverde Road been discussed with the developer.
- ◆ Table 8 – Mitigation: Bulverde Road at Smithson Valley – The capacity analysis shows that a traffic signal and additional lanes will improve LOS. Describe exactly what needs to be constructed to improve the intersection to a LOS A.
- ◆ When will the construction of Peerman begin?
- ◆ Figure 14 - Due to the high volume of traffic on SH 281, TIA Reviews recommends shared driveway access to reduce the number of driveways along SH 281.

I have not received comments from TxDOT, however, as soon as I receive comments, I will send them to you ASAP. If you have any questions or concerns, please call me (207-2855).

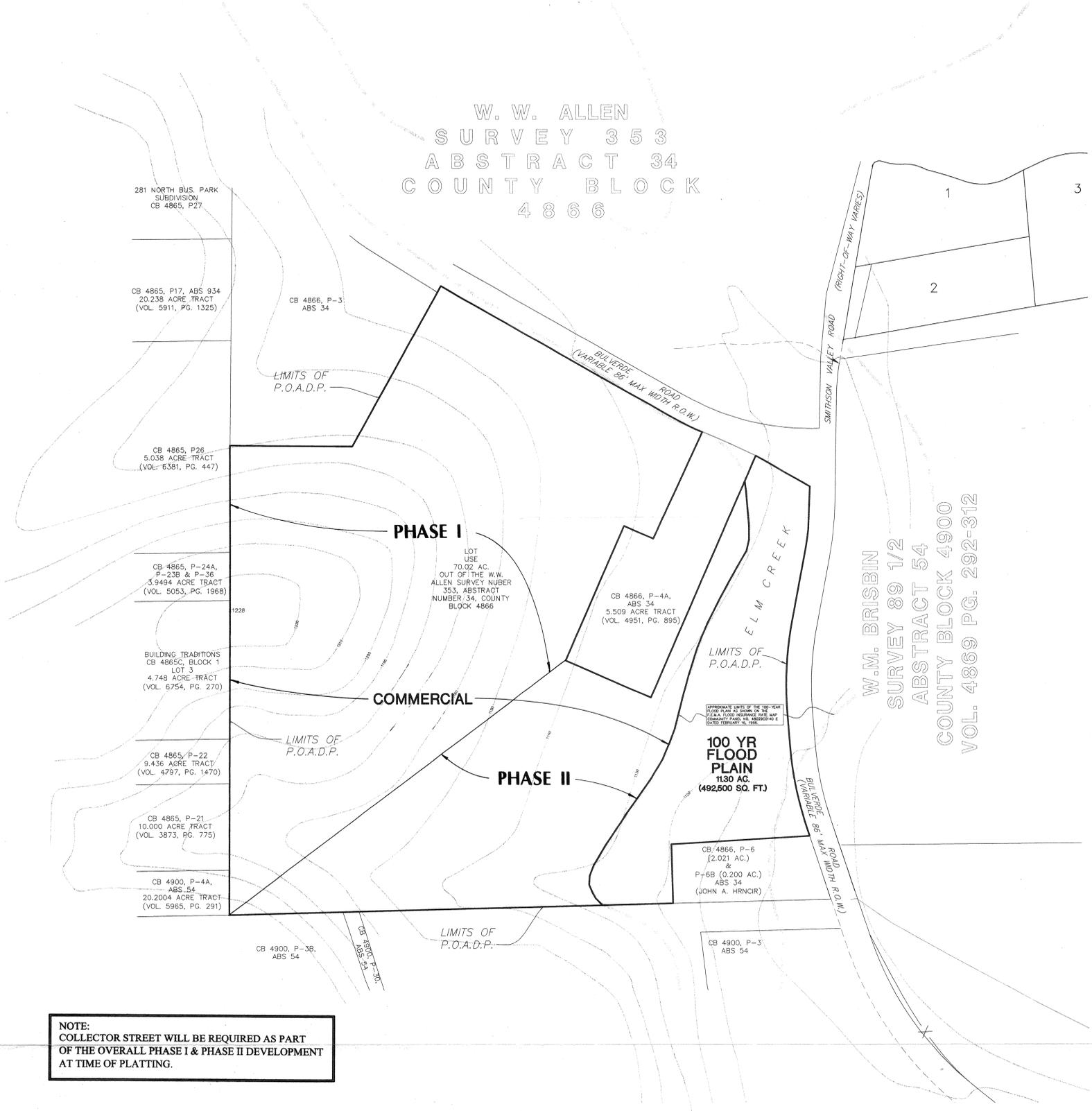
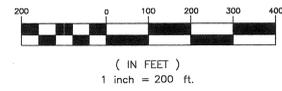
Sincerely,

Richard L. De La Cruz, P.E.
Senior Engineer, TIA Review

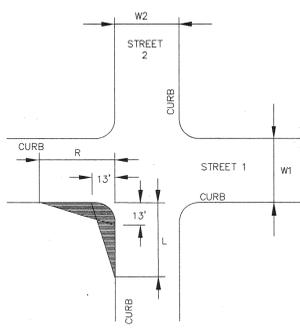
Cc: Robert W. Opitz, P.E., Chief Engineer, Development Services Engineering Division
Todd Sang, Senior Engineering Technician
ID06_20_2001cmt



LAND USE TABLE		
TRACT	ACREAGE	LAND USE
TRACT 1	58.72	COMMERCIAL
FLOOD PLAN	11.30	DRAINAGE
TOTAL	70.02	ACRES



NOTE:
COLLECTOR STREET WILL BE REQUIRED AS PART OF THE OVERALL PHASE I & PHASE II DEVELOPMENT AT TIME OF PLATTING.



**CLEAR VISION
AREA CALCULATION**

- 4 NOT-TO-SCALE

$$R = 0.65(150) - (W1/2 + K)$$

$$L = \frac{1.3(150)}{1.3 + W1/2 + K}$$

$$R = 0.65(300) - (30/2 + 2) = 178'$$

$$R = 0.65(300) - (26/2 + 2) = 180'$$

$$L = \frac{1.3(300)}{1.3 + (30/2) + 7}$$

$$L = \frac{1.3(300)}{1.3 + (26/2) + 7}$$

BEXAR COUNTY CLEAR VISION STATEMENT:
CLEAR VISION CALCULATIONS WILL BE BASED ON AASHTO CASE III B&C FOR TURNING MANEUVERS ON TO MAJOR HIGHWAYS. EASEMENTS TO BE SHOWN ON INDIVIDUAL PLATS WHEN SUBMITTED.

PLAN HAS BEEN ACCEPTED BY

COSA
12-13-01 #720
(date) (number)
If no plats are filed, plan will expire
On 6-14-03
1st plat filed on

DEVELOPER:
LONGOVER LLC. (PEERMAN)

AGENT: LLOYD A. DENTON, JR.
11 LYNN BATTS LN., SUITE 100
SAN ANTONIO, TEXAS 78218
PHONE: (210) 828-6131
FAX: (210) 828-6137



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

**PEERMAN
P.O.A.D.P.**

DEC 11 PM 12:39
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

JOB NO. 5020.02 DATE: 5/31/2001

#720

RECEIVED
01 JUN - 1 00 PM '00
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

- name of the POADP and the subdivision;
- indication of development phases on the POADP;
- perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- copy of digital file;
- north arrow and scale of the map;
- proposed land use by location, type and acreage;
- delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- contour lines at intervals no greater than ten (10) feet;
- legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- existing adjacent or perimeter streets;
- one hundred year flood plain limits;
- location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- a complete application and certification, 8 1/2 X 11 reduction with eight (8) full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
- POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- TIA requirements must be met prior to acceptance of a POADP, contact James Clements or Todd Sang @ (210)207-7702;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- the POADP does does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- The POADP is is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- The POADP lies in the Comal Independent School District and they have been contacted concerning this development.
- List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.
Bulverde Road

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:
Print Name: Jon Adame, P.E. Signature: Jon Adame

If you have any questions please call Michael O. Herrera at 207-7900
APPLICATION REVISED May 8, 2000