CITY OF SAN ANTONIO

December 2, 2003

Mr. Robert Liesman

M.B.C. Engineers
1035 Central Parkway North
San Antonio, TX 78232

Re: De La Vega (Amendment) **MDP/POADP # 721 A**

Dear Mr. Liesman:

The City Staff Development Review Committee has reviewed De La Vega (Amendment) Master Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 721-A. 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:

The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Peerman/De La Vega, POADP. The TIA is in compliance with Ordinance 91700. The Level of Service (LOS) of Bulverde Road and the intersection of Bulverde Road and Smithson Valley at this time are adequate to support existing traffic, however, with the addition of this development, as well as, growth in this area the LOS deteriorates to a highly congested roadway system.

The proposed developments are located near the intersection of US Highway 281 and Bulverde Road. The De La Vega development consists of single-family residences, shopping centers and

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

office buildings. The Peerman development is a shopping center. These developments are projected to develop in roughly two phases. De La Vega (Phase I) located north of Bulverde Road and east of US Highway 281 is projected to be complete by the end of 2010. Peerman (Phase II) located in the southwestern corner of the intersection of Bulverde Road and Smithson Valley is projected to be completed by the end of 2015.

The off-site impacts that have been identified in the submitted TIA depend on funding resources of either TxDOT or the City of San Antonio and not the developer. Bulverde Road grade separation and traffic signals is a freeway project with Long Range Project (LRP) status in the TxDOT Transportation Improvement Program (TIP).

The on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on or before the completion of the De La Vega (Phase I - 2010) and Peerman (Phase II - 2015), at no cost to the City of San Antonio:

- Widening of Bulverde Road to a Primary Arterial Type B (86 feet ROW) adjacent to proposed projects limits.

- The Developer shall provide 43 feet of ROW from the centerline of Bulverde Road adjacent to this proposed project. This will require a property dedication by the developer.

- Install traffic signals at the intersection of Bulverde Road and Smithson Valley.

- Construct a signalized intersection at the proposed Peerman Driveway 2 on Bulverde Road a minimum ¼ mile away from the Bulverde Road/Smithson Valley intersection and a minimum of ¼ mile away from the De La Vega subdivision road traffic signal.

- Construct a signalized intersection at the intersection of De La Vega subdivision road and Bulverde Road a minimum of ¼ mile away from the Peerman Driveway 2 and a minimum ¼ mile away from the Bulverde interchange at US Highway 281.

Bulverde Road has undeveloped land along its length to develop into a heavily traveled corridor. The construction of O'Connor Road and or Judson Road to tie into Evans Road and a street network consisting of 2 to 3 east-west connectors could alleviate the traffic demand projected on Bulverde Road. Due to the number of undeveloped acres along the Bulverde/US 281 Corridor, it is recommended that a larger, full-scale corridor planning study be undertaken to more fully assess transportation infrastructure within this corridor.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal street plan. Reduced number of driveways and common access between the commercial lots are encouraged 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.

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.
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.

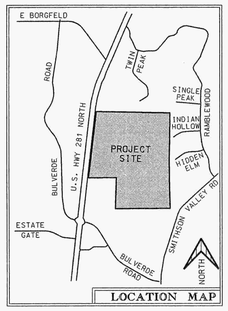
If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services
John McDonald, Senior Planner Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering

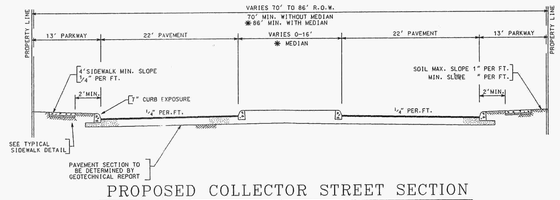


SCALE: 1" = 200'

BEARINGS BASED ON
GPS PROVIDED BY
GEODETIX, INC. (NAD 83)
JANUARY 24, 2003

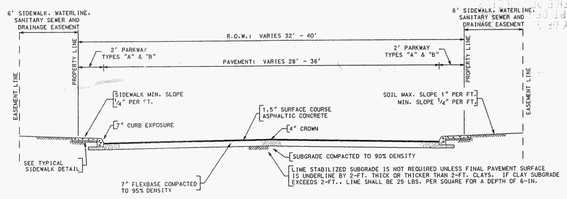
NOTES:

1. THIS PLAN HAS BEEN ADAPTED FROM THE ORIGINAL P.O.A.D.P. BY PAPE-DAWSON ENGINEERS, APPROVED DEC. 13, 2001.
2. THIS P.O.A.D.P. HAS BEEN REVISED TO REFLECT CHANGES IN LAND USE ONLY, IN CONFORMANCE WITH P.O.A.D.P. REQUIREMENTS IN EFFECT AT THE TIME OF ITS INITIAL APPROVAL: THE PROPORTION OF RESIDENTIAL AREA HAS BEEN INCREASED. SEE LAND USE TABLE BELOW.
3. AS SHOWN, A PORTION OF THIS PROPERTY IS OVER THE EDWARDS RECHARGE ZONE: THE BALANCE IS WITHIN THE CONTRIBUTING ZONE.
4. WATER SERVICE TO BE PROVIDED BY SAWS. NOTED WELL SITES ARE PER SAWS SUPPLY CONTRACT.
5. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS.
6. GAS AND ELECTRIC TO BE PROVIDED BY CPS.
7. TELEPHONE SERVICE TO BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC.
8. CABLE TV SERVICE TO BE PROVIDED BY TIME WARNER CABLE.
9. INTERSECTION SITE DISTANCE TO COMPLY WITH THE 2001 AASHTO GUIDELINES.
10. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE R.O.W., THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT.
11. ACCESS TO U.S. 281 WILL BE AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THE ENTIRE PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF FIVE ACCESS POINTS, INCLUDING THE PLANNED COLLECTOR STREET. ACCESS TO THE 2.0 ACRE COMMERCIAL TRACT SHALL BE FROM THE COLLECTOR STREET.
12. A COMPLETE COPY OF THE W.P.A.P. WILL BE REQUIRED AT THE TIME OF PLATTING. STATE RIGHT-OF-WAY WILL NOT BE UTILIZED FOR THE PURPOSES OF TREATING STORM WATER RUNOFF FROM ADJACENT PROPERTY.



PROPOSED COLLECTOR STREET SECTION

*MEDIAN IS OPTIONAL - BY DEVELOPER FOR TREE PRESERVATION AND AESTHETICS



TYPICAL PRIVATE STREET SECTION

WIDTH VARIES AS SHOWN

RESIDENTIAL AREAS

8.1 Ac. -- DRAIN R.O.W. (SEMI-IMPROVED EARTHEN CHANNEL **)
4.0 Ac. -- COLLECTOR STREET R.O.W.
131.3 Ac.-- RESIDENTIAL LOTS, STREETS, GREENSPACE, ETC.
143.4 Ac. -- TOTAL

**AS DISCUSSED WITH DEVELOPMENT SERVICES ENGINEER. SIZING SUBJECT TO APPROVAL OF CONSTRUCTION PLANS BY DEVELOPMENT SERVICES.

COMMERCIAL AREAS

33.1 Ac. -- COMMERCIAL
2.0 Ac. -- RETAIL
4.7 Ac. -- COMMERCIAL
1.7 Ac. -- COLLECTOR STREET R.O.W.
41.5 Ac. -- COMMERCIAL (Approx)
5.2 Ac. -- R.O.W. RESERVE (100' DEDICATION) ALONG HWY 281
190.1 Ac. = GROSS AREA

PLAN HAS BEEN ACCEPTED BY
COSA
12/02/03 #721A
(date) (number)
If no plats are filed, plan will expire
On 6/2/05
1st plat filed on

DEVELOPER:
LONGOVER LLC. (DE VE VEGA)

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

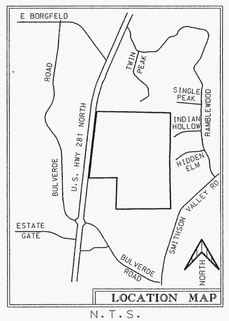
MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Tel. No. (210) 545-1122 Fax No. (210) 545-9302 www.mbcengineers.com

DE LA VEGA
PRELIMINARY OVERALL DEVELOPMENT PLAN
A REVISION TO APPROVED P.O.A.D.P. No. 721,

REVISIONS: DATE	NO.	DESCRIPTION	BY
8/26/03		REVISED AREAS & ADDED NOTES	RAL
9/10/03		ADDED NOTES 10, 11 & 12	KWL
9/12/03		ADDED CONTOURS	JHV

DESIGN	R.A.L.
DRAWN	P.A.E./R.T
CHECKED	
DATE	MAY 28,2003
JOB NO.	18470-1480
SHT.	1 of 1

11:23:51 AM 09/19/2003 LCOMACHO
P:\1480\18470-Trinity Oaks\18470-Study-Sur-Design\POADP3.dgn



N.T.S.

NORTH

SCALE: 1" = 200'

HDS DEVELOPMENT, LLC
7.4409 ACRES
(VOL. 7331 PG. 1066-1069 R.P.R.)

HDS- BULVERDE SUBDIVISION
LOT 1, BLOCK 1
(VOL. 9542 PG. 100 D.P.R.)

COUNTRY PLACE SUBDIVISION UNIT 1 PHASE [illegible]
(VOL. 8200 PG. 113-114 D.P.R.)

U.S. HIGHWAY 281
(200-FOOT RIGHT-OF-WAY)

(100' FUTURE ROW DEDICATION)

LIMITS OF "TRINITY OAKS"

N 13.803.980
E 2,143,765

UNIT-8
UNIT-7
UNIT-6
UNIT-2
UNIT-1
UNIT-5
UNIT-4
UNIT-3

"COLLECTOR STREET"

STORMWATER FILTRATION BASIN #1
STORMWATER FILTRATION BASIN #2
STORMWATER FILTRATION BASIN #3
STORMWATER FILTRATION BASIN #4
STORMWATER FILTRATION BASIN #5

EXIT GATE & EMERGENCY ENTRANCE

SECURITY GATE & TURNAROUND (SEE DETAIL "A")
SECURITY GATE & TURNAROUND (SEE DETAIL "B")
SECURITY GATE & TURNAROUND (SEE DETAIL "C")

N 13.802.052
E 2,143,701

TRACT 3
RETAIL
2.0 AC.

COMMERCIAL
4.7 AC.

1.0 Ac.
PARK

LOT 1
DeMARINO
SUBDIVISION
(VOL. 9538 PG. 81
R.P.R.)

MARINO TO RETAIL PROPERTY PARTNERS, LTD.
6.105 ACRES -
1998
(VOL. 7337 PG. 659-661
R.P.R.)

DRAIN EASEMENT -65E-
0.141 AC.
(VOL. 4717 PG. 75
D.R.)

PUCKETT TO MORRISON
1992
REMAINDER 14.50 ACRES
(VOL. 5434 PG. 112-115
R.P.R.)

N 13.800.578
E 2,143,651

PUCKETT TO BURNS & MORRISON
1992
47.29 ACRES S & E
14.50 ACRES
(VOL. 5471 PG. 541-546 R.P.R.)

DRAIN RIGHT-OF-WAY

WATER WELL SITE

GREENSPACE

RECHARGE ZONE BOUNDARY

LIMITS OF "TRINITY OAKS"

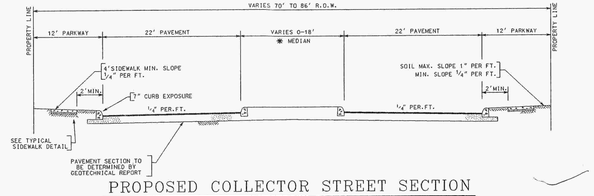
COUNTRY PLACE SUBDIVISION UNIT 3
(VOL. 8900 PG. 234-238 D.P.R.)

COUNTRY PLACE SUBDIVISION UNIT 4
(VOL. 8900 PG. 146-148 D.P.R.)

79' SEPTIC SYSTEM SETBACK (VOL. 8900 PG. 146-148 R.P.R.)

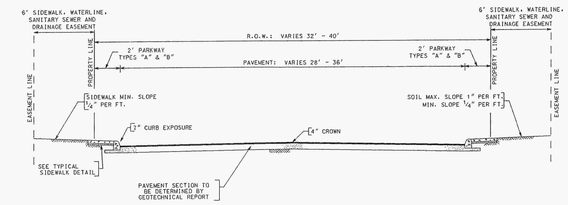
W. M. W. ALLEN
SURVEY NO. 353
ABSTRACT 34 COUNTY BLOCK 4866

BULVERDE ROAD



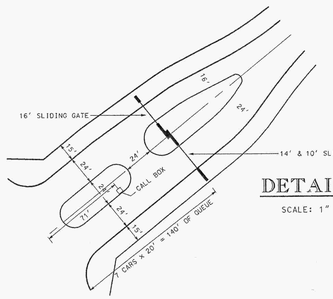
PROPOSED COLLECTOR STREET SECTION

✱ MEDIAN IS OPTIONAL - BY DEVELOPER



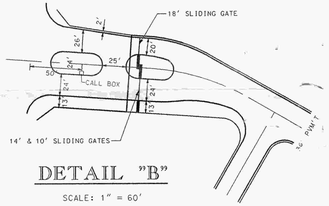
TYPICAL STREET SECTION

LOCAL TYPE "A" & LOCAL TYPE "B"



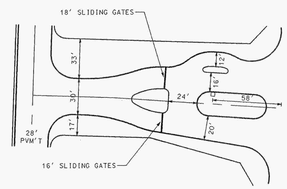
DETAIL "A"

SCALE: 1" = 60'



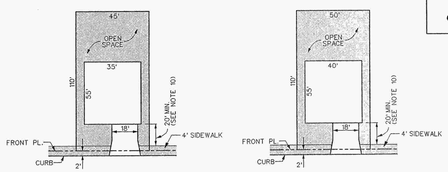
DETAIL "B"

SCALE: 1" = 60'



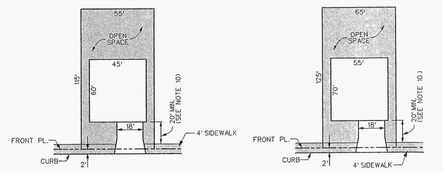
DETAIL "C"

SCALE: 1" = 60'



TYPICAL 45' LOT

TYPICAL 50' LOT



TYPICAL 55' LOT

TYPICAL 65' LOT

NOTES:

1. THIS PLAN HAS BEEN ADAPTED FROM THE ORIGINAL P.O.A.D.P. BY PAPE-DAWSON ENGINEERS. APPROVED DEC. 13, 2001.
2. AS SHOWN, A PORTION OF THIS PROPERTY IS OVER THE EDWARDS RECHARGE ZONE; THE BALANCE IS WITHIN THE CONTRIBUTING ZONE.
3. WATER SERVICE TO BE PROVIDED BY SAWS. NOTED WELL SITES ARE PER SAWS SUPPLY CONTRACT.
4. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS.
5. GAS AND ELECTRIC TO BE PROVIDED BY CPS.
6. TELEPHONE SERVICE TO BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC.
7. CABLE TV SERVICE TO BE PROVIDED BY TIME WARNER CABLE.
8. INTERSECTION SITE DISTANCE TO COMPLY WITH THE 2001 AASHTO GUIDELINES.
9. DEVELOPER RESERVES THE RIGHTS TO ALTER NUMBER OF UNITS AND TO REVISE THE LIMITS OF UNITS WITHOUT PUD PLAN AMENDMENT.
10. IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK, OR CURB IF THERE IS NO SIDEWALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY.
11. ALL CORNER LOTS COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-506 d(5) OF THE UNIFIED DEVELOPMENT CODE.

RESIDENTIAL

5.5 Ac.	--	DRAIN R.O.W. (SEMI-IMPROVED EARTHEN CHANNEL **)
5.9 Ac.	--	COLLECTOR STREET R.O.W.
132.0 Ac.	--	RESIDENTIAL LOTS, STREETS, GREENSPACE, ETC.
143.4 Ac.	--	TOTAL

** AS DISCUSSED WITH DEVELOPMENT SERVICES ENGINEER, SIZING SUBJECT TO APPROVAL OF CONSTRUCTION PLANS BY DEVELOPMENT SERVICES.

TRINITY OAKS
Density and Open Space Ratios

Base Zoning District		OCL
Maximum Density Allowed		N/A
Proposed Density		= 4.3 units per acre
Minimum Required Percentage of Open Space		= 35%
Proposed Percentage of Open Space		= 48%
Total Space		= 6,246,504 S.F.
	832,061 S.F.	Exclude Street R.O.W.'s (Private)
	258,098 S.F.	Exclude Street R.O.W.'s (Public)
	257,508 S.F.	Driveway (18 x 23) x 622
	240,033 S.F.	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
Occupied Space 3,229,900 S.F.	1,642,200 S.F.	House Slabs (includes garages) 1925 S.F. x 136 (45' LOT) 2200 S.F. x 135 (50' LOT) 2700 S.F. x 233 (55' LOT) 3850 S.F. x 118 (65' LOT).
Net Open Space	= 3,016,604 S.F.	
	÷ 6,246,504 S.F.	
Open Space Ratio	= 0.48	

OWNER: LONGOVER L.L.C.

RESIDENTIAL DEVELOPER:
TRINITY OAKS, INC.
15114 JONES MALTSBERGER
SAN ANTONIO, TEXAS 78247
TEL. No. (210) 474-2038

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Tel. No. (210) 545-1122 Fax No. (210) 545-3302 www.mbcengineers.com

TRINITY OAKS
PLANNED UNIT DEVELOPMENT.
No. ____

REVISIONS- DATE	NO.	DESCRIPTION	BY

DESIGN	R.A.L.
DRAWN	L.C.
CHECKED	
DATE	JUNE. 2003
JOB NO.	18470-1480
SHT.	1 of 1

03 JUL -9 PM 4:09

#721A

ORIGINAL IN GREEN

05/5/03 PM - 07/01/2003 - LCOMACHO
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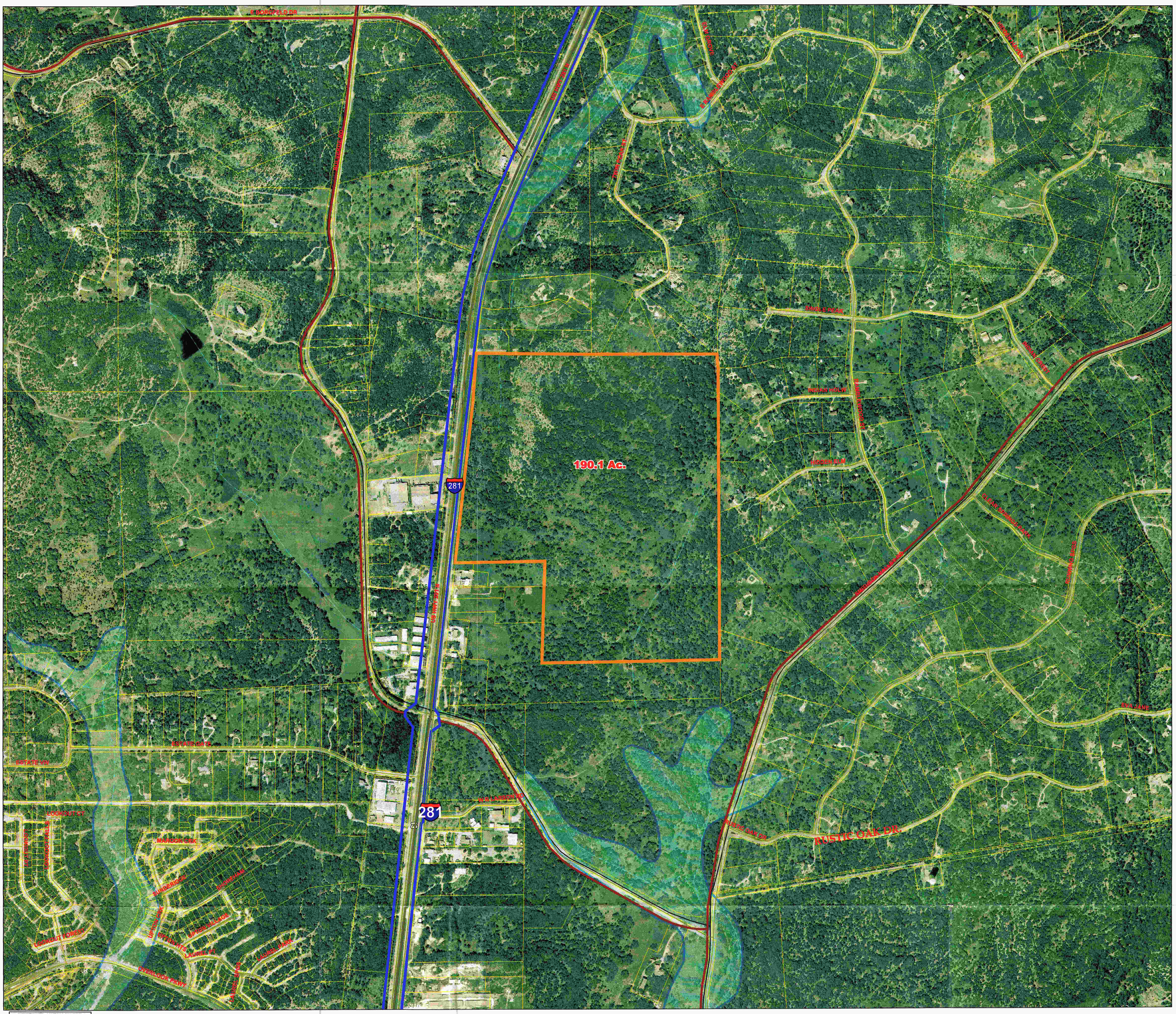

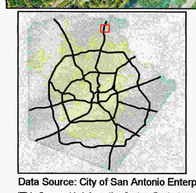

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

"This Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient."

"Please contact the responsible City of San Antonio Department for specific determinations."

City of San Antonio Planning Department GIS Manager: Dale Woodruff, dwoodruff@sanantonio.gov. Maps may be ordered at: (210) 207-7873

Map Created by: C.B. Barrientez
Map Creation Date: 06-13-03
Map file location:C:\arcview\PROJECTS\De La Vegamxd
PDF Filename: C:\arcview\PDF\0306GC04.pdf

Legend

- De La Vega
- Major Thoroughfare
- Floodplains100-2002
- S.A.City Limits
- Major Roads
- Lakes

City of San Antonio

0 200 400 800 1,200
Feet

N W E S

City of San Antonio Planning Department
Emil R. Moncivais, AICP, AIA
Director, Planning Department

Development & Business
Service Center
1901 S. Alamo - 2nd Floor
San Antonio, Texas 78204

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

Project ID Number: 721	Date Submitted: June 13, 2003

**** 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 life 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.

(Check One)

☒ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Plat Certification Request

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

***Note:** Master Plan Submittals 15 copies (folded) with **Planning Department Request for Review form** (attached) for respective departments or agencies*

Project Name: De La Vega

Owner/Agent: Trinity Oaks, Inc. Phone:(210) 494-1941 Fax:(210) 494-2038

Address: 15114 Jones Maltsberger Road, San Antonio, Texas Zip code: 78247

Engineer/Surveyor: Macina, Bose, Copeland and Assoc., Inc. Phone:(210) 545-1122 Fax:(210) 545-9302

Address: 1035 Central Parkway North, San Antonio, Texas Zip code: 78232

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description (PUD Only):_____

Existing zoning: None (OCL) Proposed zoning: None (OCL)

Project # of Phases: 8

Number of dwelling units (lots) by Phases: ± 78 average per unit

Total Number of lots: 621 divided by acreage: 190.1 = Density: 3.3 (in S.F. area)

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

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: Comal I.S.D. Ferguson map grid: 451 E5

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?
Name De La Vega No. 721

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

Plats associated with this Master Development Plan (a.k.a.POADP) or site?
Name Trinity Oaks P.U.D. Unit 1 No. _____
Name _____ No. _____
Name _____ No. _____

Contact Person and authorized representative:

Print Name: Robert A. Liesman, P.E. Signature: Robert A. Liesman

Date: June 13, 2003 Phone: (210) 545-1122 Fax: (210) 545-9302

City of San Antonio
Planning 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;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☐ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (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;
- ☐ (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;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

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

☐ (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;

☐ (PUD ONLY) 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.

☐ **(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.

☐ (PUD ONLY) 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:
(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.

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☑ Traffic Impact Analysis (section 35-502).

☐ (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.

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

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

☐ 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)

I certify that the De La Vega Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Robert A. Liesman, P.E. Signature: _____ Date: June 13, 2003

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038
APPLICATION REVISED October 1, 2002

CITY OF SAN ANTONIO

December 13, 2001

Mr. Jon Adame

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

Re: De La Vega / Peerman MDP/POADP # 721

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 # 721. 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.

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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