City of San Antonio

Department of Development Services

October 31, 2007

Mr. Thomas M. Carter, P.E.

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

Re: **Howell Development Plan at the Dominion** **MDP # 026-07**

Dear Mr. Carter,

The City Staff Development Review Committee has reviewed Howell Master Development Plan at the Dominion **M.D.P. # 026-07**. Please find enclosed a signed copy for your files. Your plan was accepted however, please note the following conditions:

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.

Historic approves with the following conditions:

- The Texas Site Atlas indicates that no archeological sites have been previously identified within the above referenced property. However, the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun we recommend that a qualified professional conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any.

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

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

- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic.

- All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

It should be understood that the submitted TIA concurrent with the proposed Howell MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets and driveways shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

If you have any further questions, please contact Nick V. Fernandez at (210) 207-0282.

Parks and Recreation approves with the following conditions:

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC Section 35-503(e) Designation of Parkland.
- The parkland provided is dedicated to the Home Owners Association.
- The instruments creating the Home Owners Association are provided by the second application for plat approval; UDC Section 35-503(e) Designation of Parkland.
- Parkland dedication must be platted by the second phase of residential development; UDC Section 35-503(f) Development Phasing.
- Parkland in the floodplain Area shall comply with UDC Section 35-503(d)(2) Parkland in Floodplains or Water Features.
- All amenities must comply with UDC section 35-503(h) Credit for Park Facilities.

If you have any further questions, please contact David Clear at (210) 207-2886.

Tree Preservation approves with the following condition:

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

If you have any further questions, please contact Joan Miller at (210) 207-8265.

SAWS Aquifer Protection and Evaluation approves with the following conditions:

Pursuant to the Aquifer Protection Ordinance No. 81491, the following will be required for plat certification:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Significant 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)

A Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TECQ) prior to construction.

Additionally, should any wells be located on the property they shall be plugged by the property owner in accordance with SAWS regulations. For plugging procedures please contact SAWS Groundwater Resource Protection Section Supervisor Monty McGuffin at (210) 233-3546.

If you have any further questions, please contact Kirk Nixon at (210) 233-3523.

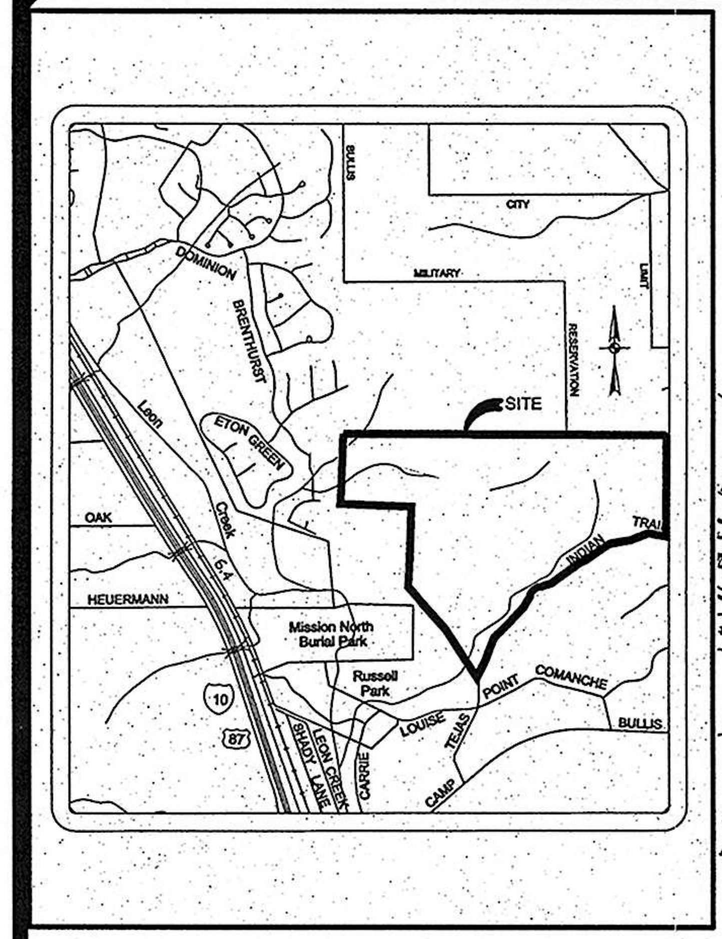
All platting shall comply with the Unified Development Code (UDC), Master Plan, and Major Thoroughfare Plan for the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. It is suggested to work closely with the school district, so 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. The validity for this project shall expire within twenty-four months from the date of approval if less than eight percent of the net area of the project or less than twenty acres is subject to an approved final plat or an expenditure less than five hundred thousand dollars has been made as per UDC §35-412(h)(1).

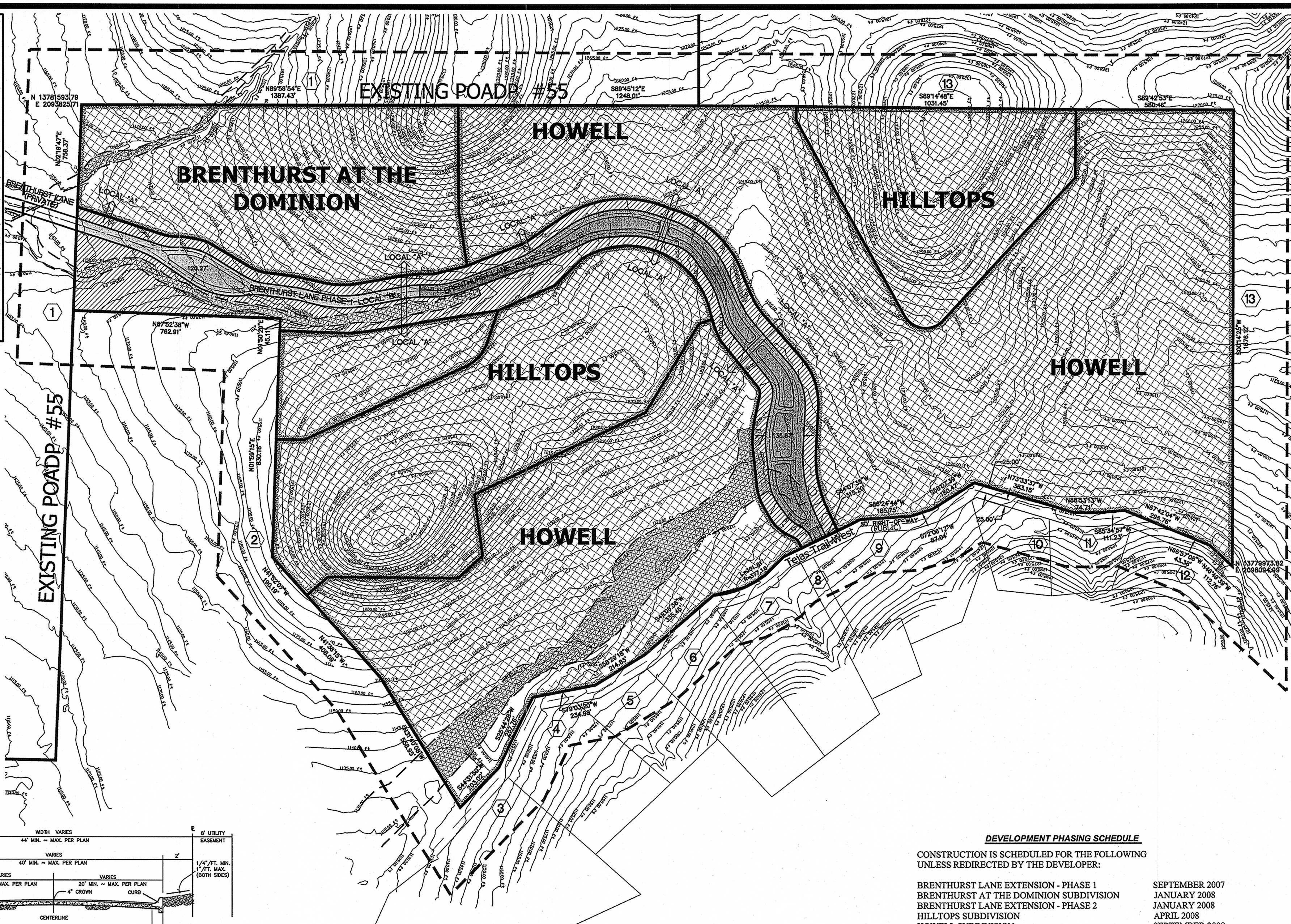
This Master Development Plan is associated with a Planned Unit Development known as Brenthurst Lane Extension PUD # 07-024. Should you need further assistance, please contact Donna L. Schueling at (210) 207-5016.

Sincerely,

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



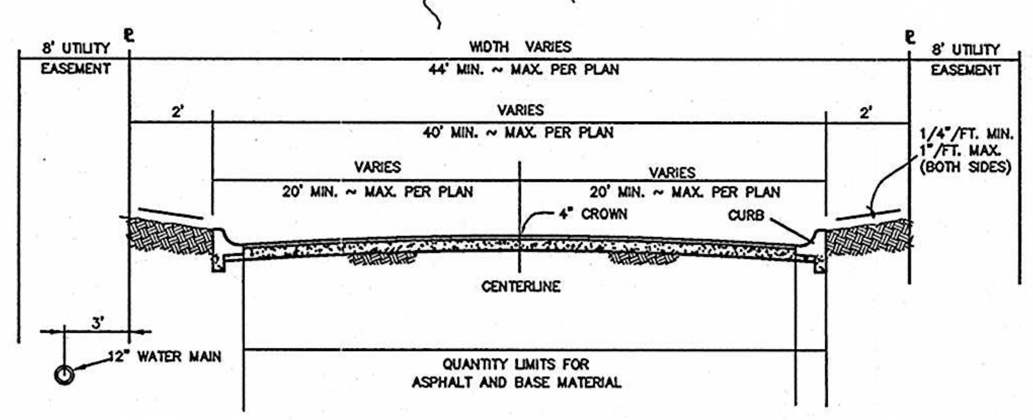
LOCATION MAP
NOT-TO-SCALE



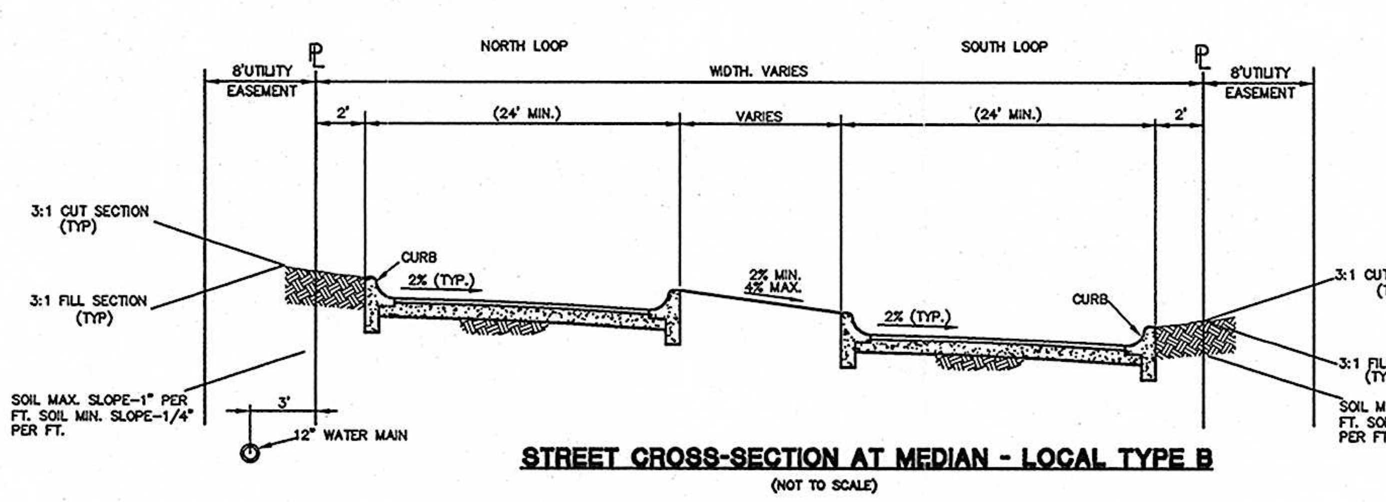
PLAN HAS BEEN ACCEPTED BY
COSA [signature], P.E.
10-31-2007 (Date) 026-07 (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
10-30-2009
Date

LOT OWNERSHIP KEY

1. INTCO-DOMINION PARTNERSHIP
   NO DEED LISTED. N.C.B. 16385 LOT P-1, P-4 & P-5
2. TEXAS MILITARY INSTITUTE
   DEED. VOL. 4210 PG. 1238
3. KERN, R.W., JR.
   NO DEED LISTED. N.C.B. 35936 BLOCK A, LOT 5
4. POWERS, JOAN & WILLIAM
   DEED. VOL. 5381 PG. 1449
5. HILTON, GEORGE & HILDE
   DEED. VOL. 12534 PG.0697
6. LEWIS, JOHN M
   GENERAL WARRANTY DEED. VOL.12832 PG.1798
7. PARTRIDGE, JO ELLEN
   NO DEED LISTED. N.C.B. 35936 BLOCK A LOT NE
8. GRAHAM, NANCY & JOHN LEWIS
   DEED. VOL. 4254 PG.1962
9. LALL, ZAHRA M
   DEED. VOL. 12669 PG. 0804
10. VAUGHN, MICHAEL & ADROANNE
    WARRANTY DEED. VOL. 12210 PG. 0985
11. ARELLANO, LUIS & FRANCIS WEARDEN
    DEED. VOL. 9429 PG.1170
12. WEARDEN, FRANCIS & ADRIANNA
    DEED. VOL. 8591 PG.0890
13. CAMP BULLIS



TYPICAL STREET SECTION - LOCAL TYPE B
(NOT TO SCALE)



STREET CROSS-SECTION AT MEDIAN - LOCAL TYPE B
(NOT TO SCALE)

HOWELL MASTER DEVELOPMENT PLAN
MDP ID NO.: 026 - 07

ZONING: PUD R6 S PER ORDINANCE 99885

NOTE:
1. THE PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
3. SEWER SERVICE WILL BE PROVIDED BY LEON SPRINGS UTILITY COMPANY.
4. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
5. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED SAN ANTONIO DEVELOPMENT CODE.
6. ALL INTERNAL STREETS WITHIN THE M.D.P. RESIDENTIAL UNITS ARE LOCAL TYPE " A" WITH A 34' R.O.W. , 30' PAVEMENT. LOCAL TYPE "B" CONNECTIONS TO COLLECTOR STREETS ARE AS SHOWN.
7. PARK / OPEN SPACE REQUIREMENTS WILL BE MET BY PROVIDING PARK AMENITIES FOR CREDIT PER UDC 35-503 (h).

DEVELOPMENT PHASING SCHEDULE

CONSTRUCTION IS SCHEDULED FOR THE FOLLOWING UNLESS REDIRECTED BY THE DEVELOPER:

BRENTHURST LANE EXTENSION - PHASE 1	SEPTEMBER 2007
BRENTHURST AT THE DOMINION SUBDIVISION	JANUARY 2008
BRENTHURST LANE EXTENSION - PHASE 2	JANUARY 2008
HILLTOPS SUBDIVISION	APRIL 2008
HOWELL SUBDIVISION	SEPTEMBER 2008

NAME	LAND USE	ACREAGE	# OF LOTS	DENSITY
	STREETS	6.04	N/A	N/A
	GREEN BELT	10.90	N/A	N/A
BRENTHURST AT THE DOMINION	RESIDENTIAL	23.11	27	1.2
HOWELL	RESIDENTIAL	85.12	86	1.0
HILLTOPS	RESIDENTIAL	33.86	12	0.4
GRAND TOTALS:		159.03	125	

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

[signature] ***PAPE-DAWSON ENGINEERS, INC.***

[signature] ***INTCO DOMINION PARTNERSHIP***

LEGEND:
- RESIDENTIAL (SINGLE FAMILY, DETACHED)
- 100-YR ULTIMATE DEVELOPMENT FLOODPLAIN
- GREENSPACE
- (12) LOT OWNERSHIP KEY (SEE LIST)
- 5' CONTOURS
- 200' NOTIFICATION LINE
- PUD LIMITS - BRENTHURST LANE, PHASE 1 (MIN. 44' R.O.W. WIDTH)
- PUD LIMITS - BRENTHURST LANE, PHASE 2 (MIN. 44' R.O.W. WIDTH)
- ⇐ APPROXIMATE LOCATION OF FUTURE PROJECTED STREETS
- CENTERLINE

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9030

DEVELOPER/OWNER:
INTCO DOMINION PARTNERSHIP
14855 BLANCO ROAD, SUITE 305
SAN ANTONIO, TEXAS 78216
(210) 408-7227

REVISIONS:

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

HOWELL MASTER DEVELOPMENT PLAN AT THE DOMINION
SAN ANTONIO, TEXAS

JOB NO. 3083-85
DATE 08/21/07
DESIGNER SMM
CHECKED KAB DRAWN SF
SHEET 1 OF 1

Date: Oct 31, 2007, 1:47pm User ID: HKabore
File: H:\3083\79\Design\Civil\MDP\0308385Master Development Plan.dwg

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