City of San Antonio

Department of Development Services

February 22, 2008

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 # 026A-07**

Dear Mr. Carter,

The City Staff Development Review Committee has reviewed Howell Master Development Plan at the Dominion Amendment **M.D.P. # 026A-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.

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.

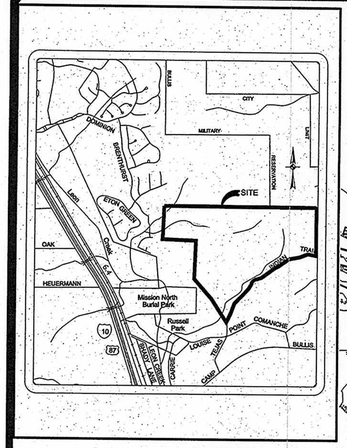
All platting shall comply with the Unified Development Code (UDC), Master Plan, and Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open 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).

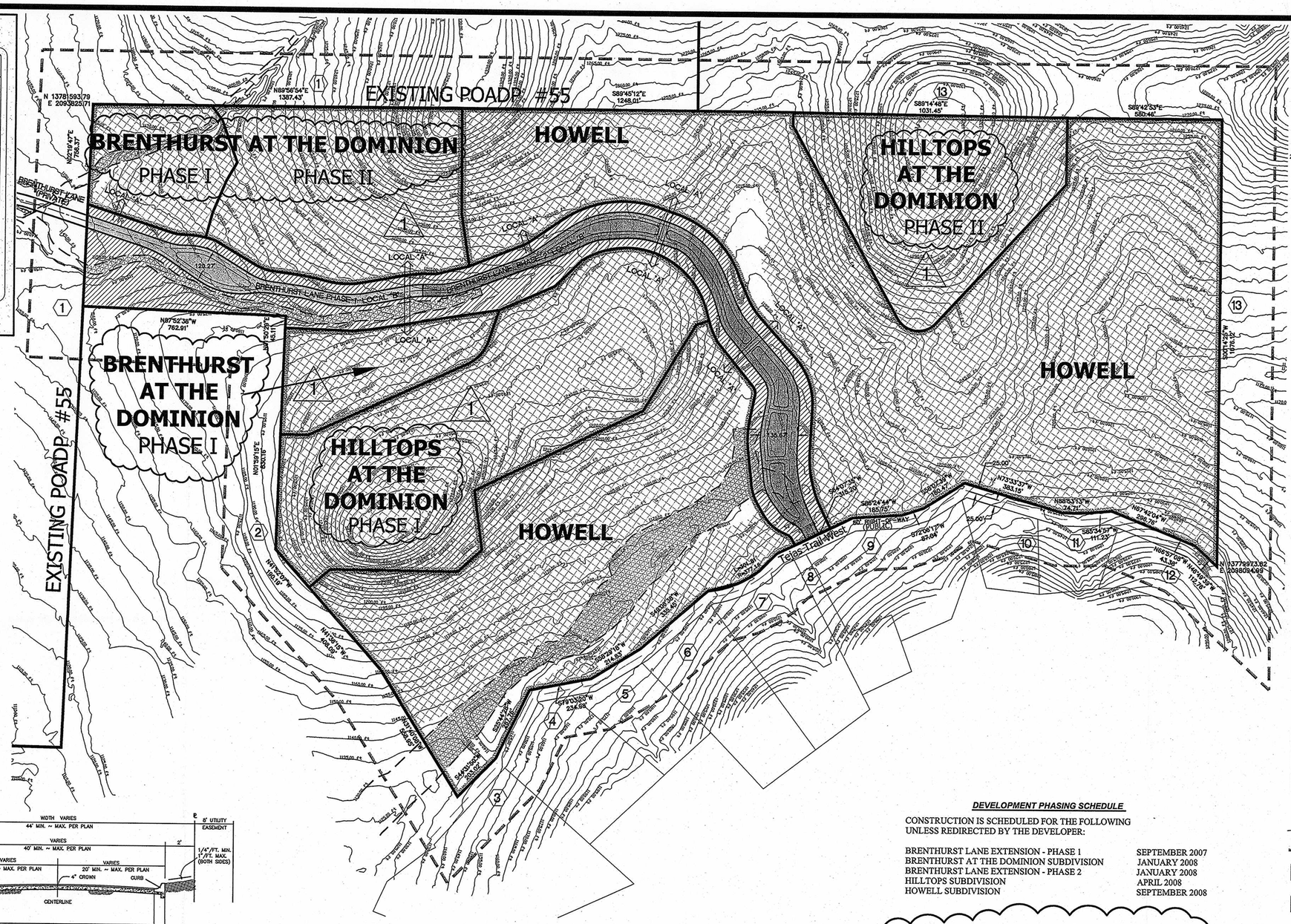
This Master Development Plan is associated with a Planned Unit Development known as Brenthurst Lane Extension PUD # 07-024. Should you need further assistance, please contact Richard Carrizales at (210) 207-5016.

Sincerely,

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

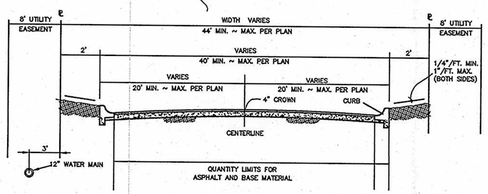


LOCATION MAP
NOT-TO-SCALE

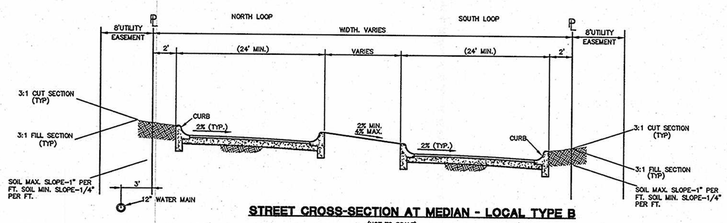


LOT OWNERSHIP KEY

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.1902
9. LALL, ZIAHRA M. — DEED. VOL. 12569 PG. 0804
10. VAUGHN, MICHAEL & ADROANNE — WARRANTY DEED. VOL. 12210 PG. 0982
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 - 07A

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

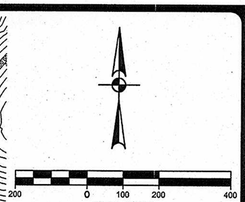
1

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 PHASE I	RESIDENTIAL	10.16	13	1.3
BRENTHURST AT THE DOMINION PHASE II	RESIDENTIAL	12.95	12	0.9
HOWELL	RESIDENTIAL	85.12	86	1.0
HILLTOPS AT THE DOMINION PHASE I	RESIDENTIAL	25.41	13	0.5
HILLTOPS AT THE DOMINION PHASE II	RESIDENTIAL	8.45	1	0.1
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:

PAPE-DAWSON ENGINEERS, INC. ***INTCO DOMINION PARTNERSHIP***



PLAN HAS BEEN ACCEPTED BY
COSA [signature] 026-07
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (b) Scope of approval for validation or plan will expire on
2/21/2010
Date

REVISIONS:
1 4 February 08 – Added phase number and updated land use table accordingly.

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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

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: Feb 18, 2008, 1:33pm User ID: rbethea
File: H:\3083\79\Design\Civil\MDP\3083790.dwg

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