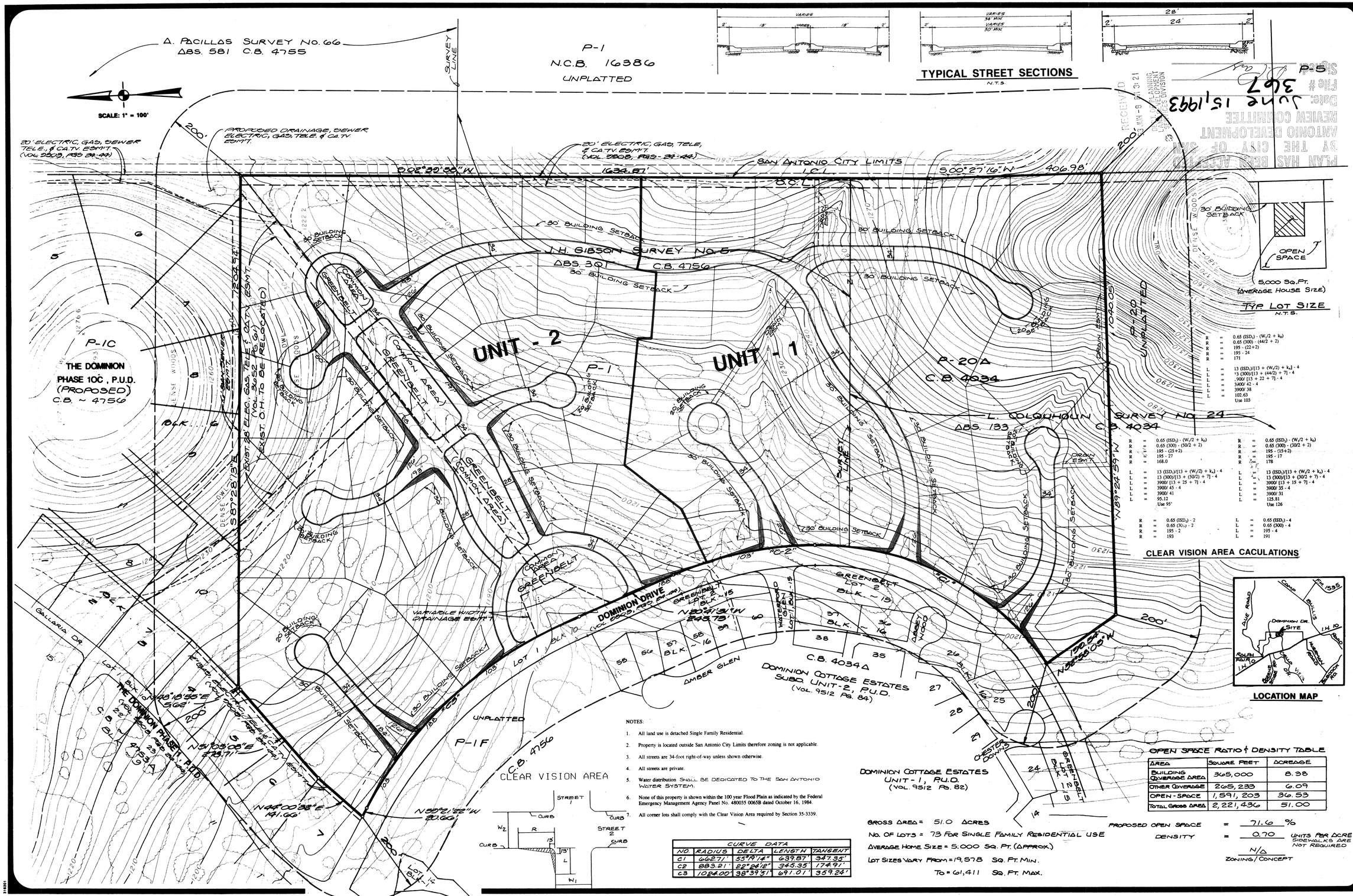

R = 0.65 (ISD$_D$) - (W$_1$/2 + k$_R$)
R = 0.65 (300) - (44/2 + 2)
R = 195 - (22+2)
R = 195 - 24
R = 171

L = 13 (ISD$_D$)/[13 + (W$_1$/2) + k$_L$] - 4
L = 13 (300)/[13 + (44/2) + 7] - 4
L = 3900/ [13 + 22 + 7] - 4
L = 3900/ 42 - 4
L = 3900/ 38
L = 102.63
Use 103

R = 0.65 (ISD$_D$) - (W$_1$/2 + k$_R$)
R = 0.65 (300) - (50/2 + 2)
R = 195 - (25+2)
R = 195 - 27
R = 168.0

L = 13 (ISD$_D$)/[13 + (W$_1$/2) + k$_L$] - 4
L = 13 (300)/[13 + (50/2) + 7] - 4
L = 3900/ [13 + 25 + 7] - 4
L = 3900/ 45 - 4
L = 3900/ 41
L = 95.12
Use 95'

R = 0.65 (ISD$_D$) - (W$_1$/2 + k$_R$)
R = 0.65 (300) - (30/2 + 2)
R = 195 - (15+2)
R = 195 - 17
R = 178

L = 13 (ISD$_D$)/[13 + (W$_1$/2 + k$_L$] - 4
L = 13 (300)/[13 + (30/2) + 7] - 4
L = 3900/ [13 + 15 + 7] - 4
L = 3900/ 35 - 4
L = 3900/ 31
L = 125.81
Use 126

R = 0.65 (ISD$_D$) - 2
R = 0.65 (30$_D$) - 2
R = 195 - 2
R = 193

L = 0.65 (ISD$_D$) - 4
L = 0.65 (300) - 4
L = 195 - 4
L = 191

CLEAR VISION AREA CACULATIONS

NOTES:

1. All land use is detached Single Family Residential.
2. Property is located outside San Antonio City Limits therefore zoning is not applicable.
3. All streets are 34-foot right-of-way unless shown otherwise.
4. All streets are private.
5. Water distribution SHALL BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
6. None of this property is shown within the 100 year Flood Plain as indicated by the Federal Emergency Management Agency Panel No. 480035 0065B dated October 16, 1984.
7. All corner lots shall comply with the Clear Vision Area required by Section 35-3339.

CURVE DATA

NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	662.71'	33°58'14"	639.87'	347.35'
C2	883.21'	22°46'12"	345.35'	174.91'
C3	1084.00'	38°39'51"	691.01'	359.24'

GROSS AREA = 51.0 ACRES
NO. OF LOTS = 73 FOR SINGLE FAMILY RESIDENTIAL USE
AVERAGE HOME SIZE = 5,000 SQ. FT. (APPROX.)
LOT SIZES VARY FROM = 19,578 SQ. FT. MIN.
TO = 61,411 SQ. FT. MAX.

PROPOSED OPEN SPACE = 71.6 %
DENSITY = 0.70 UNITS PER ACRE
SIDEWALKS ARE NOT REQUIRED
N/A
ZONING/CONCEPT

OPEN SPACE RATIO & DENSITY TABLE

AREA	SQUARE FEET	ACREAGE
BUILDING COVERAGE AREA	365,000	8.38
OTHER COVERAGE	265,233	6.09
OPEN - SPACE	1,591,203	36.53
TOTAL GROSS AREA	2,221,436	51.00

REVISIONS:

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO, TEXAS 78217
512-824-9494
8310 BROADWAY

THE NEW DOMINION ESTATES

PLANNED UNIT DEVELOPMENT
P.O.A.D.P. / P.U.D. PLAN

P.U.D. PLAN
NO. 93-023

JOB NO. 3168.01
DATE APRIL, 1993
DESIGNER
CHECKED D.R. DRAWN M.F.
SHEET 1 OF 1

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: June 15, 1993
File #
Sign:
RECEIVED 93 JUN -8 PM 3:21 CITY PLANNING DEVELOPMENT SERVICES DIVISION

CITY OF SAN ANTONIO

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

October 25, 1993

Mr. Dennis R. Rion, P.E.
Pape-Dawson Engineers
9310 Broadway, Building II
San Antonio, Texas, 78217-5987

RE: Revised The New Dominion Estates PUD Subdivision POADP #367

Mr. Rion:

The City Staff Development Review Committee has reviewed your revised The New Dominion Estates PUD Subdivision Preliminary Overall Area Development Plan #367. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

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. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer

CITY OF SAN ANTONIO
PLANNING DEPARTMENT

June 15, 1993

Mr. Dennis R. Rion, P.E.
Pape-Dawson Engineers
9310 Broadway, Bldg. II
San Antonio, Texas, 78217

RE: The New Dominion Estates PUD Subdivision POADP #367

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If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

D. Pasley

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

9310 BROADWAY, BUILDING II
SAN ANTONIO, TEXAS 78217-5987

(210) 824-9494
FAX 824-3491

September 16, 1993

Mr. Edward Guzman
Senior Planner
Department of Planning
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

RE: The New Dominion Estates
(Planned Unit Development)
P.O.A.D.P. / P.U.D. Plan
PUD Plan No. 93-023

Dear Mr. Guzman:

You will find attached to this letter six (6) copies of a revised POADP/PUD plan for the above referenced project. The P.O.A.D.P. / P.U.D. Plan had previously been approved by the City of San Antonio Planning Commission. Also, the subdivision plat and construction plans for The New Estates, Unit 1 (P.U.D.), have been approved by the Planning Commission.

We are currently completing construction plans for The New Estates, Unit 2 (P.U.D.) and as part of this work, we have chosen to delete two (2) cross streets which were located within a common area. Please note that this revision does not change the number of lots and the developable acreage/densities are not appreciably affected.

Please review the attached plan and contact our office if you require a more formal revision. If you have any questions or comments regarding this revision, please do not hesitate to contact me.

Sincerely,
PAPE-DAWSON Consulting Engineers, Inc.

Dennis R. Rion, P.E.
Project Manager

DR/lv 3168-01

Attachment

cc: Israel Fogiel

m:0916-01.DR