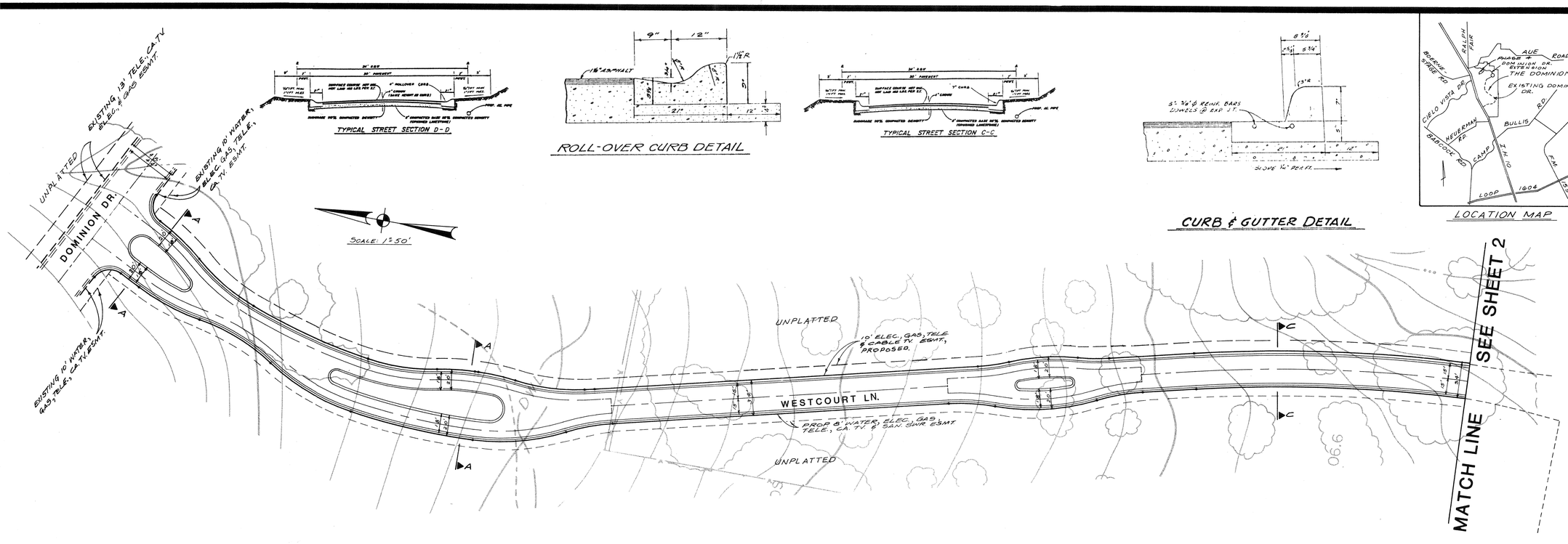
AF 35967B

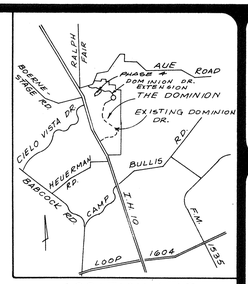


TYPICAL STREET SECTION D-D

ROLL-OVER CURB DETAIL

TYPICAL STREET SECTION C-C

CURB & GUTTER DETAIL



LOCATION MAP

TOTAL AREA OF PROPOSED PROJECT

Total area of project =
Proposed-141 single family residential lots
Approximately 2,500 sq. ft. of floor area each
Lot sizes vary - Minimum width: 50' = 3.6 lots per acre.
Minimum size: 5,387 sq. ft.

Proposed project; 141 x 2,500 = 352,500 sq. ft. of proposed floor area.
1,271,175 sq. ft. of proposed open space.
861,364 sq. ft. of proposed livability space.

Required by P.U.D. Ordinance:
Allowable floor area (F.A.) = 479,451 sq. ft. gross area x ratio
Required open space (O.S.) = 916,500 sq. ft. proposed area x ratio
Required livability space (L.S.) = 599,250 sq. ft. proposed floor area x ratio

RESIDENTIAL LOT SIZES

BLOCK	LOT	AREA (SQ. FT.)	BLOCK	LOT	AREA (SQ. FT.)	BLOCK	LOT	AREA (SQ. FT.)	BLOCK	LOT	AREA (SQ. FT.)	BLOCK	LOT	AREA (SQ. FT.)	BLOCK	LOT	AREA (SQ. FT.)	BLOCK	LOT	AREA (SQ. FT.)
15	1	7,808	15	24	6,731	15	45	7,793	15	66	6,270	15	87	7,882	15	108	8,286	15	129	6,806
15	2	7,986	15	25	6,391	15	46	6,325	15	67	5,867	15	88	7,001	15	109	8,355	15	130	6,703
15	3	6,546	15	26	6,653	15	47	6,325	15	68	5,650	15	89	6,310	15	110	7,816	15	131	6,792
15	4	6,074	15	27	6,391	15	48	7,638	15	69	6,114	15	90	6,310	15	111	6,796	15	132	6,280
15	5	8,104	15	28	6,710	15	49	9,056	15	70	6,287	15	91	6,310	15	112	6,252	15	133	7,840
15	6	6,343	15	29	7,391	15	50	7,340	15	71	6,044	15	92	6,383	15	113	7,383	15	134	7,942
15	7	6,871	15	30	8,604	15	51	6,465	15	72	5,387	15	93	9,508	15	114	6,241	15	135	8,226
15	8	6,709	15	31	7,516	15	52	6,392	15	73	8,966	15	94	7,512	15	115	6,382	15	136	6,581
15	9	6,708	15	32	7,291	15	53	6,419	15	74	7,888	15	95	7,589	15	116	5,900	15	137	6,587
15	10	6,708	15	33	6,395	15	54	6,584	15	75	6,114	15	96	8,008	15	117	6,418	15	138	8,226
15	11	7,997	15	34	6,416	15	55	7,126	15	76	5,700	15	97	7,844	15	118	6,500	15	139	6,227
15	12	6,566	15	35	7,538	15	56	6,056	15	77	6,326	15	98	8,524	15	119	7,019	15	140	6,050
15	13	6,723	15	36	6,414	15	57	5,781	15	78	6,071	15	99	6,157	15	120	7,512	15	141	5,928
15	14	7,996	15	37	6,560	15	58	7,059	15	79	5,750	15	100	6,306	15	121	6,232	15	142	5,447
15	15	7,323	15	38	7,159	15	59	6,445	15	80	5,757	15	101	6,431	15	122	6,699	15	143	5,412
15	16	8,293	15	39	6,881	15	60	6,270	15	81	6,186	15	102	9,804	15	123	7,059			
15	17	11,714	15	40	6,081	15	61	6,770	15	82	6,568	15	103	10,200	15	124	9,540	TOTAL	141	998,801
15	19	10,905	15	41	6,782	15	62	7,580	15	83	6,435	15	104	6,234	15	125	7,387			
15	20	10,870	15	42	6,157	15	63	7,792	15	84	8,013	15	105	5,938	15	126	7,582			
15	22	11,804	15	43	6,948	15	64	6,281	15	85	8,008	15	106	7,200	15	127	6,944			
15	23	7,492	15	44	9,632	15	65	5,668	15	86	7,259	15	107	8,126	15	128	7,420			

GREENBELT LOT SIZES

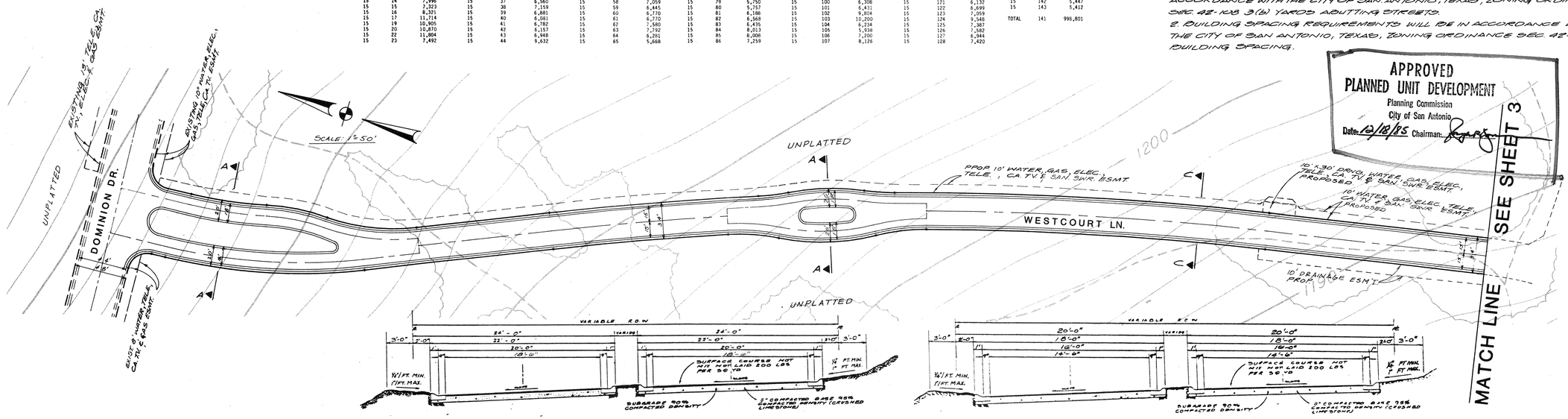
BLOCK	LOT	AREA (SQ. FT.)
15	144	5,904
15	145	23,551
15	146	145,283
15	147	47,911
TOTAL	4	222,649

PRIVATE STREET LOT SIZE

BLOCK	LOT	AREA (SQ. FT.)
15	148 (Roads, alleys & loop extension)	472,726
TOTAL	1	472,726

NOTES:
1. STREET INTERSECTIONS SIGHTLINE REQUIREMENTS WILL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, ZONING ORDINANCE SEC. 42-108 3(b) YARDS ADJUTTING STREETS.
2. BUILDING SPACING REQUIREMENTS WILL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, ZONING ORDINANCE SEC. 42-108(5H) BUILDING SPACING.

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Date: 12/18/85 Chairman:



TYPICAL STREET SECTION B-B

TYPICAL STREET SECTION A-A

REVISIONS: 1. 10-7-85 ADDED SIDE WALKS 2. 11-7-85 ADDED NOTES 1 & 2.

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

THE DOMINION PHASE 4

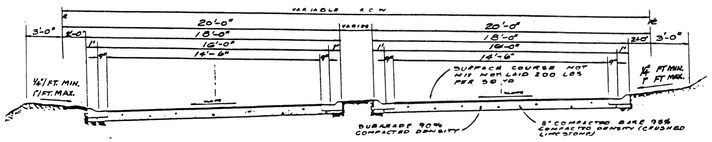
PLANNED UNIT DEVELOPMENT

FINAL PLAN

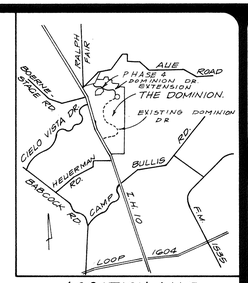
JOB NO. 2194-04
DATE JUNE 85
DESIGNER J.R.
CHECKED [illegible] DRAWN CWB
SHEET 1 OF 3

241

AF 35967B



TYPICAL STREET SECTION A-A



LOCATION MAP

SCALE: 1"=50'

MATCH LINE SEE SHEET 3

MATCH LINE

SEE SHEET 1

REGENT ARMS

CHIPPING GLEN

SOMERSET ARMS

CENTURY GLEN

BURNHAM GLEN

WESTCOURT LN

HORNS CROSS

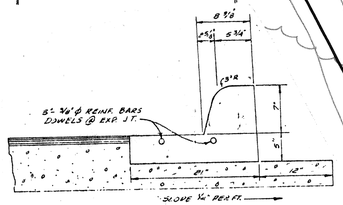
ARDEN GLEN

GREENBELT LOT 141, BLOCK 15

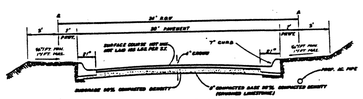
GREENBELT LOT 146, BLOCK 15

UNPLATTED

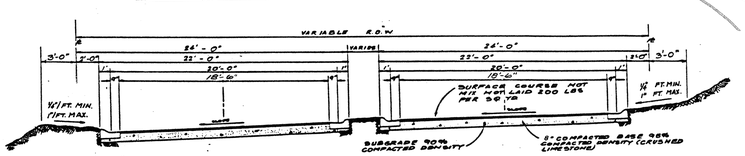
LEGEND
4" ROLL-OVER CURB



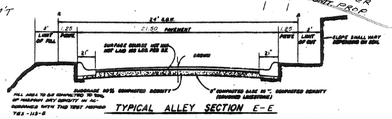
CURB & GUTTER DETAIL



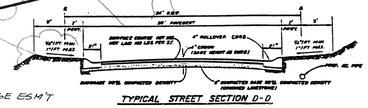
TYPICAL STREET SECTION C-C



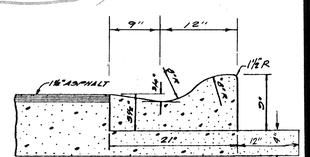
TYPICAL STREET SECTION B-B



TYPICAL ALLEY SECTION E-E



TYPICAL STREET SECTION D-D



ROLL-OVER CURB DETAIL

REVISIONS: 1-7-85 LOMENAY ADD. 9-30-85 FINAL & RECORD.

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY
SAN ANTONIO, TEXAS 78217
512-824-9494

THE DOMINION PHASE 4

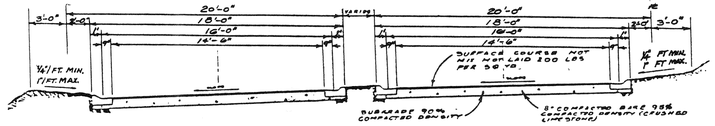
PLANNED UNIT DEVELOPMENT

FINAL PLAN

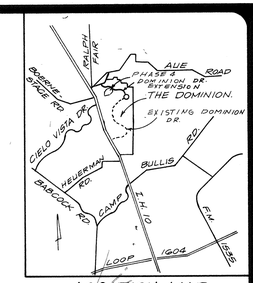
JOB NO. 2194-04
DATE JUNE 85
DESIGNER JR
CHECKED JR DRAWN NB
SHEET 2 OF 3

#241

A.P. 35967B

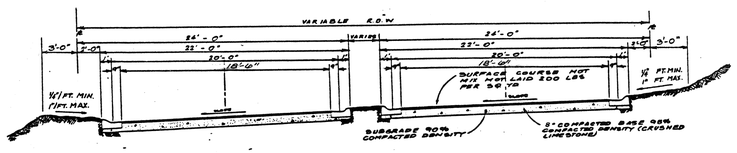


TYPICAL STREET SECTION A-A

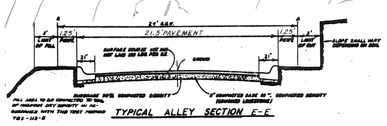


LOCATION MAP

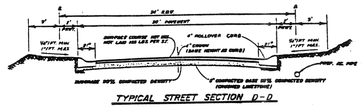
SCALE: 1" = 50'



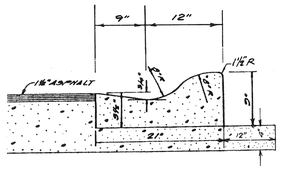
TYPICAL STREET SECTION B-B



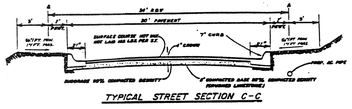
TYPICAL ALLEY SECTION E-E



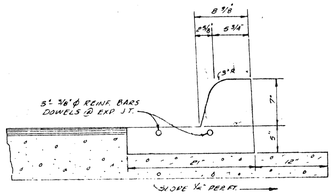
TYPICAL STREET SECTION D-D



ROLL-OVER CURB DETAIL



TYPICAL STREET SECTION C-C



CURB & GUTTER DETAIL

REVISIONS: 8-7-85 ADDITIONAL FOR-CONSTRUCTION FLOW DIVERSION

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY
SAN ANTONIO, TEXAS 78217
512-824-9494

THE DOMINION PHASE 4

PLANNED UNIT DEVELOPMENT

FINAL PLAN

JOB NO. 8194-04
DATE JUNE 85
DESIGNER JR
CHECKED JR DRAWN PWB
SHEET 3 OF 3

#241