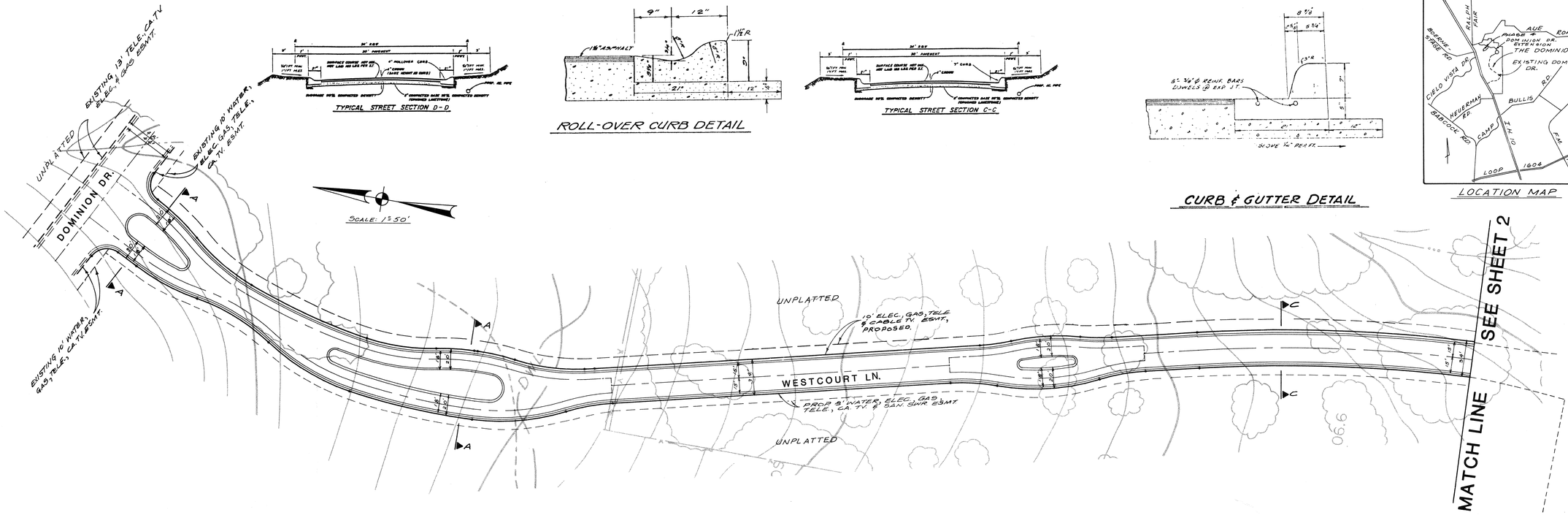
#241

AF 35967B









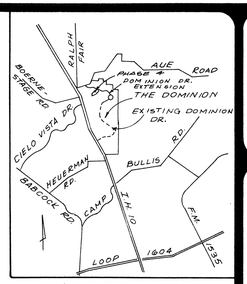

ROLL-OVER CURB DETAIL







CURB & GUTTER DETAIL




LOCATION MAP

**REVISIONS:** 10-11-91 ADDED 20' ESMT. ALONG BASE 8-26-85 ESMT. DESCRIP. REVISED
11-17-85 ADDED NOTES #1 & #2
6-4-92 ADDED NOTE TO INCLUDE THE DOMINION, PHASE 2 (58.4 AC.) LOTS 1-7 BLK 3 & LOTS 1-5 BLK 4

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CITY PLANNING DEPARTMENT


PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY SAN ANTONIO, TEXAS 78217 512-824-9484


# THE DOMINION PHASE 4

PLANNED UNIT DEVELOPMENT

## FINAL PLAN

JOB NO. 2194-04
DATE JUNE 85
DESIGNER JR
CHECKED JD DRAWN RWB
SHEET 1 OF 3

## 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: 145 x 2,500 = 362,500 sq. ft. of proposed floor area.
1,249,993 sq. ft. of proposed open space.
885,800 sq. ft. of proposed livability space.

Required by P.U.D. Ordinance:
Allowable floor area (F.A.) = 435,014 sq. ft. gross area X ratio
Required open space (O.S.) = 962,500 sq. ft. proposed area X ratio
Required livability space (L.S.) = 616,250 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 | 5,850 | 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 | 6,104 | 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 | 6,587 |
| 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 | 6,418 | 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 | 6,308 | 15 | 121 | 6,132 | 15 | 142 | 7,447 |
| 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 | 8,321 | 15 | 39 | 6,881 | 15 | 60 | 6,770 | 15 | 81 | 6,188 | 15 | 102 | 9,804 | 15 | 123 | 7,059 | ~~15~~ | ~~144~~ | ~~5,904~~ A (****) |
| ~~15~~ | ~~17~~ | ~~11,714~~ * ** | 15 | 40 | 6,081 | 15 | 61 | 6,770 | 15 | 82 | 6,568 | ~~15~~ | ~~103~~ | ~~10,200~~ *** | 15 | 124 | 9,548 | 15 | 151 | 10,987 * |
| ~~15~~ | ~~19~~ | ~~10,905~~ * ** | 15 | 41 | 6,782 | 15 | 62 | 7,580 | 15 | 83 | 6,435 | ~~15~~ | ~~104~~ | ~~5,236~~ * ** | 15 | 125 | 7,387 | 15 | 152 | 5,604 * |
| ~~15~~ | ~~20~~ | ~~10,870~~ ** | 15 | 42 | 6,157 | 15 | 63 | 7,792 | 15 | 84 | 8,013 | ~~15~~ | ~~105~~ | ~~5,930~~ * ** | 15 | 126 | 7,582 | 15 | 153 | 7,709 * |
| ~~15~~ | ~~22~~ | ~~11,804~~ | ~~15~~ | ~~43~~ | ~~6,940~~ **** | 15 | 64 | 6,281 | 15 | 85 | 6,008 | 15 | 106 | 7,200 | 15 | 127 | 6,944 | 15 | 154 | 6,947 * |
| 15 | 23 | 7,492 | 15 | 44 | 9,632 | 15 | 65 | 5,668 | 15 | 86 | 7,259 | 15 | 107 | 8,126 | 15 | 128 | 7,420 | 19 | 18 | 7,346 ** |
| | | | | | | | | | | | | | | | | | | 15 | 156 | 7,596 ** |
| | | | | | | | | | | | | | | | | | | 15 | 154 | 7,959 ** |
| | | | | | | | | | | | | | | | | | | 15 | 157 | 7,266 ** |
| | | | | | | | | | | | | | | | | | | 19 | 156 | 8,317 *** |
| | | | | | | | | | | | | | | | | | | 15 | 155 | 9,065 *** |
| | | | | | | | | | | | | | | | | | | 15 | 150 | 6,548 |

TOTAL: 1,039,959 SQ. FT.

* LOT 145, BLOCK 15 WAS PLATTED INTO LOTS 145, 150, 151, 152, 153 AND 154, BLOCK 15 WITH THE DOMINION, PHASE 4B RECORDED IN VOL. 9519, PAGE 55.

** LOTS 17, 18 AND A PORTION OF LOT 20, BLOCK 15 WERE REPLATTED INTO LOTS 18, 155, 156 & 157, BLOCK 15 WITH THE DOMINION, PHASE 4C RECORDED IN VOL. 9615, PG. 168.

*** LOTS 103, 104 AND 105, BLOCK 15 WERE REPLATTED WITH LOTS 138 AND 139 WITH A REPLAT THE DOMINION RECORDED IN VOL. 9524, PG. 85.

**** LOTS 43 AND 190, BLOCK 15 ARE BEING REPLATTED INTO LOT 160, BLOCK 15 WITH THE DOMINION, PHASE 4A.

## GREENBELT LOT SIZES

| BLOCK | LOT | AREA (SQ. FT.) |
|---|---|---|
| 15 | 144 | 5,904 |
| ~~15~~ | ~~145~~ | ~~89,559~~ * |
| 15 | 146 | 145,283 |
| 15 | 147 | 47,911 |
| 16 | 100 | 5,564 * |
| TOTAL | 4 | 204,662 |

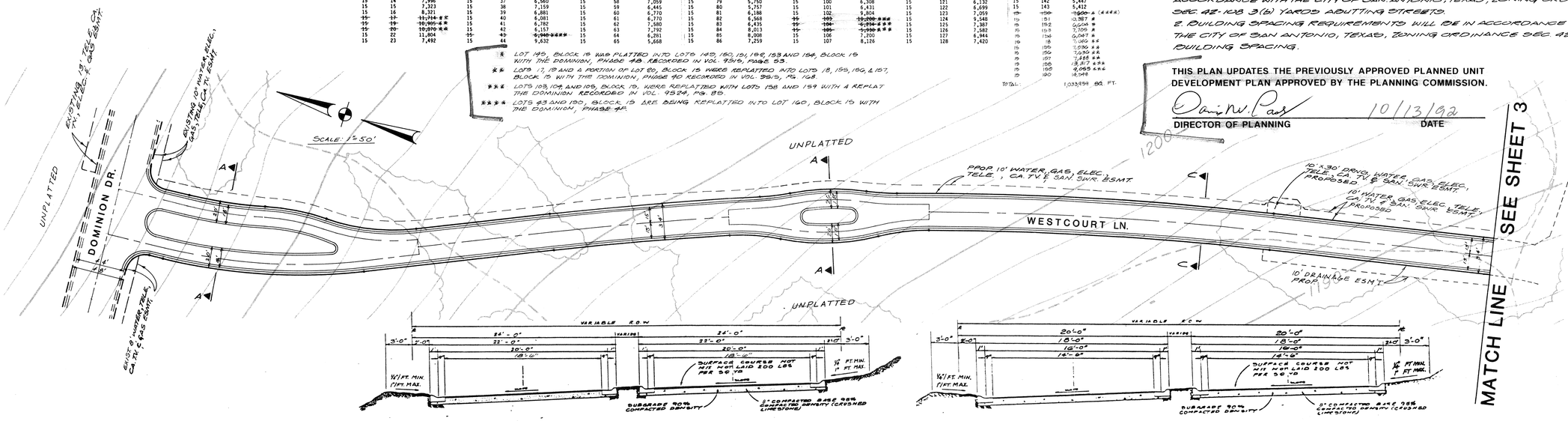
## PRIVATE STREET LOT SIZE

| 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 ABUTTING STREETS.
2. BUILDING SPACING REQUIREMENTS WILL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO, TEXAS, ZONING ORDINANCE SEC. 42-108(54) BUILDING SPACING.

THIS PLAN UPDATES THE PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT PLAN APPROVED BY THE PLANNING COMMISSION.

Dain W. Pass — 10/13/92
DIRECTOR OF PLANNING — DATE







TYPICAL STREET SECTION B-B




TYPICAL STREET SECTION A-A

#241

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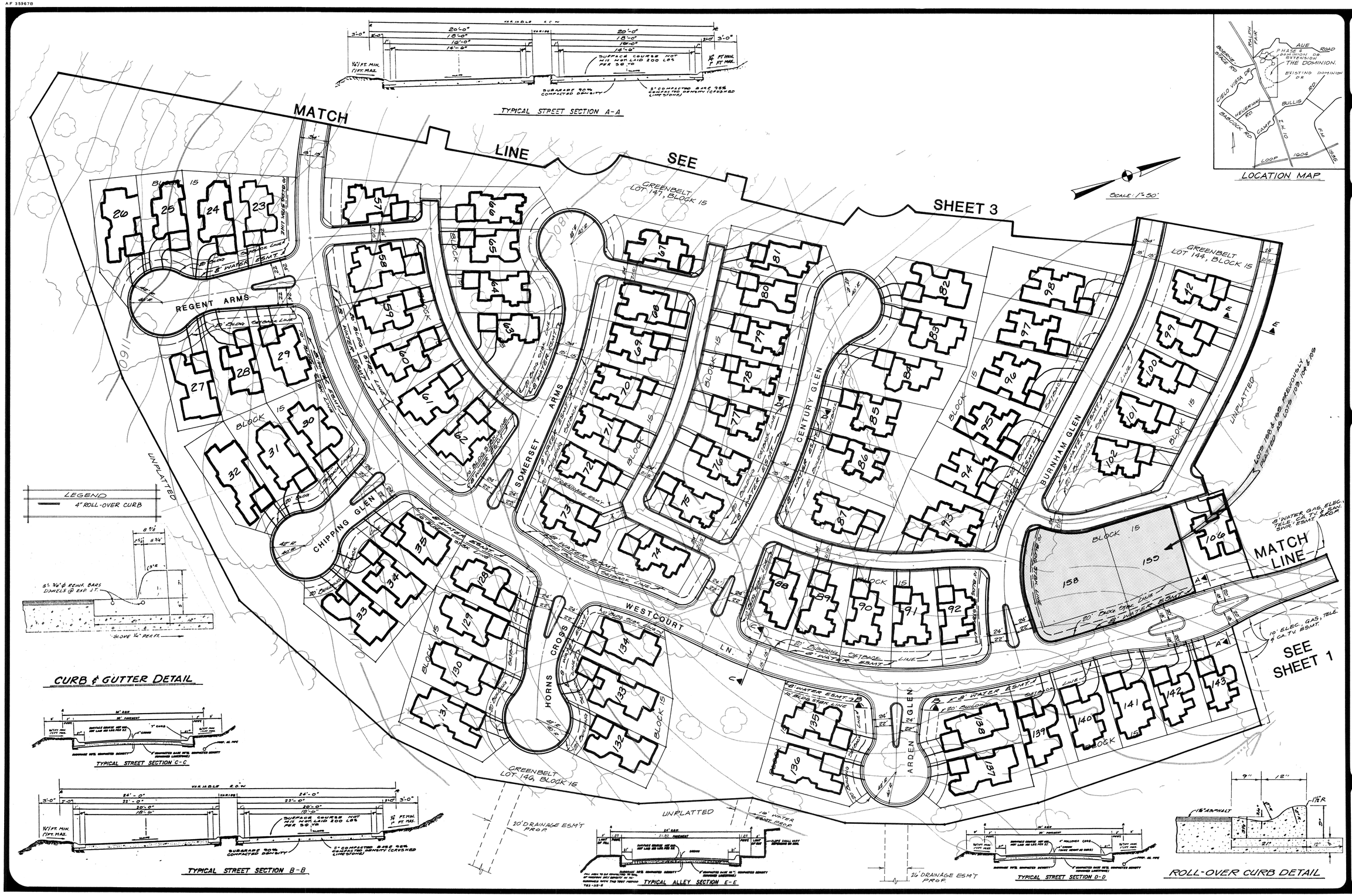


REVISIONS: 8-9-85 ADDENDUM #1 ROLL-OVER CURB BASE 9-30-85 ESMT & DESCRIPTION. 10-6-85 REV. PLAT PLANS TO INCLUDE LOTS 158 & 159

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

# THE DOMINION PHASE 4

PLANNED UNIT DEVELOPMENT

FINAL PLAN

JOB NO. 2194-04
DATE JUNE 85
DESIGNER J.R.
CHECKED R. DRAWN LNB
SHEET 2 OF 3

# 241

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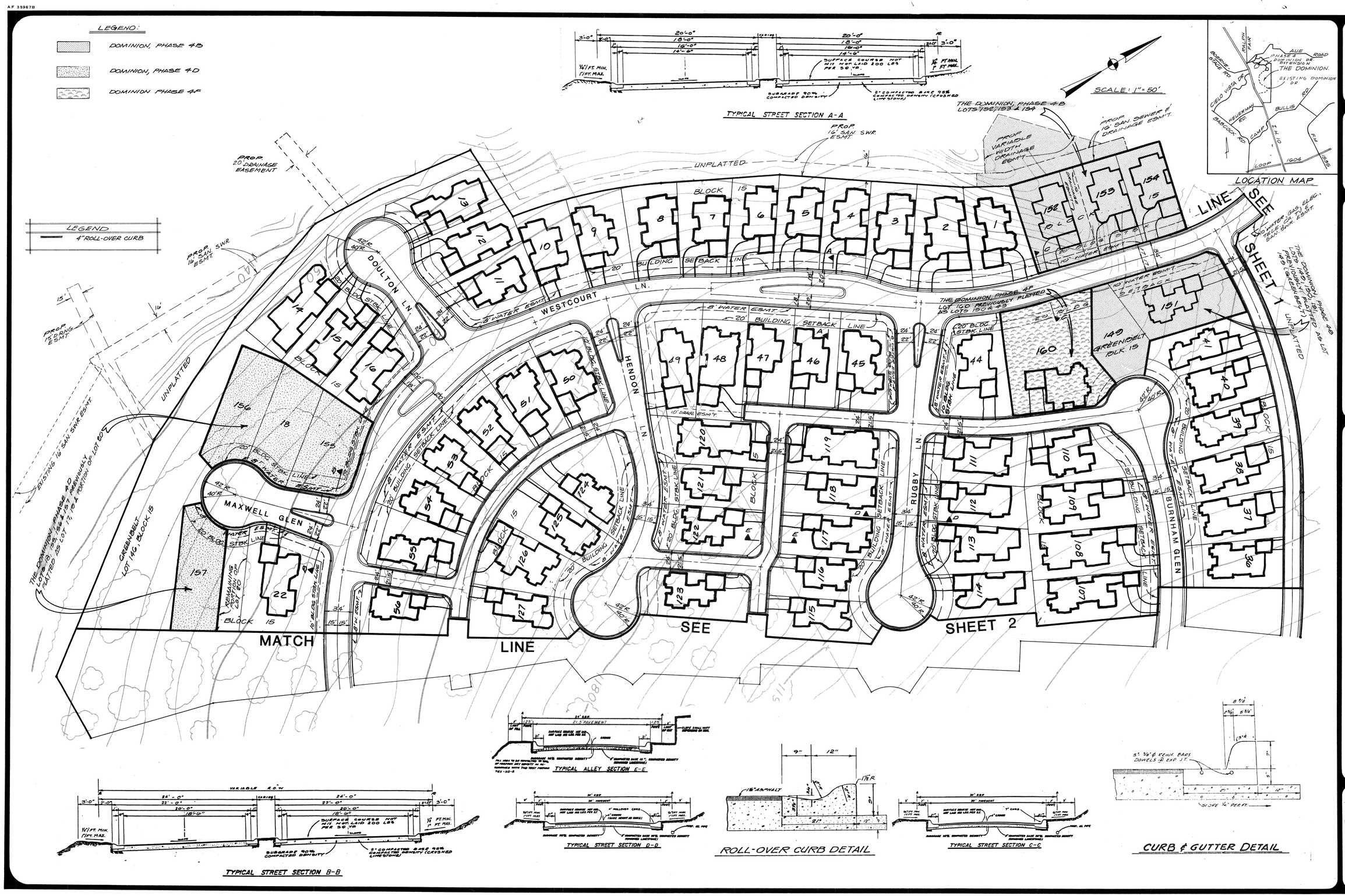


REVISIONS:
10-6-86 REV. PUD PLANS TO INCLUDE THE DOMINION, PHASE 4B, 4D & 4F

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

# THE DOMINION PHASE 4

PLANNED UNIT DEVELOPMENT

FINAL PLAN

JOB NO. 8194-14
DATE APRIL 1986
DESIGNER J.R.
CHECKED [illegible] DRAWN [illegible]
SHEET 3 OF 3

# 241