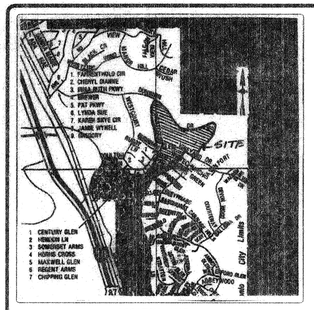
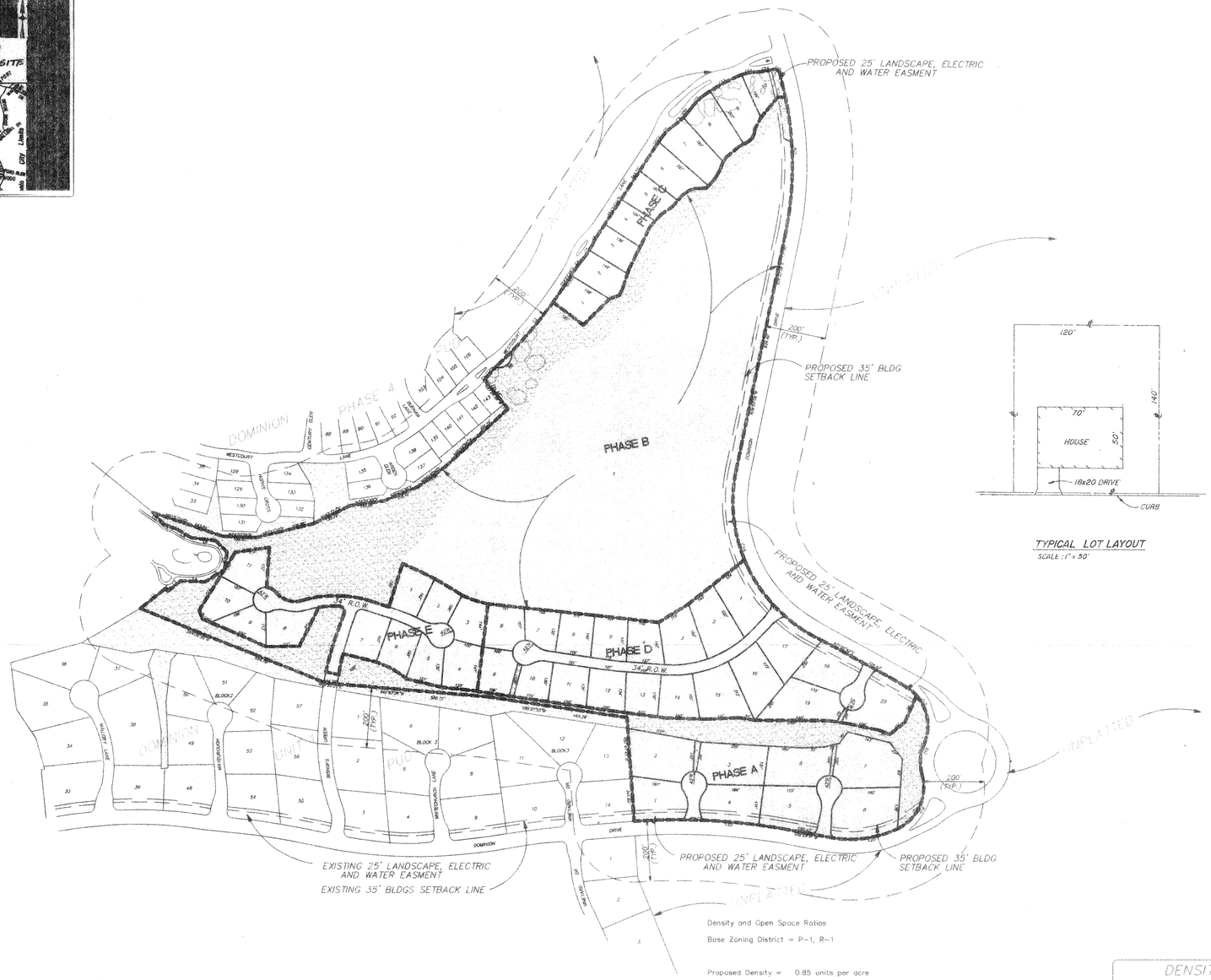


LOCATION MAP



SCALE : 1" = 200'

TYPICAL LOT LAYOUT

SCALE : 1" = 50'

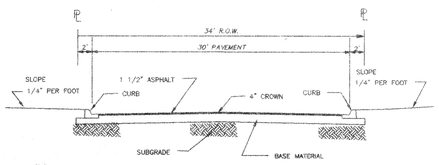
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	210.00'	6.91'	3.45'	6.91'	S14°06'04"E	01°53'04"
C2	384.30'	65.84'	33.00'	65.76'	N06°03'57"W	09°48'57"
C3	1417.00'	329.06'	165.28'	328.32'	N07°48'59"W	13°18'20"
C4	190.00'	30.07'	15.07'	30.04'	S09°55'44"E	09°04'07"
C5	210.00'	66.48'	33.52'	66.20'	S14°27'48"E	18°08'15"
C6	190.00'	30.07'	15.07'	30.04'	N18°59'52"W	09°04'07"
C7	572.79'	9.64'	4.82'	9.64'	S12°18'00"E	00°57'51"
C8	190.00'	67.20'	33.96'	66.85'	S02°41'06"E	20°15'57"
C9	210.00'	36.31'	18.20'	36.27'	S02°29'38"W	09°54'58"
C10	210.00'	36.31'	18.20'	36.27'	N07°45'43"W	09°54'58"
C11	190.00'	67.20'	33.96'	66.85'	S02°34'58"E	20°15'57"
C12	572.79'	121.62'	61.04'	121.39'	N13°37'58"E	12°09'56"
C13	193.94'	69.21'	34.97'	68.84'	N29°56'18"E	20°26'44"
C14	213.94'	31.59'	25.92'	51.47'	N33°15'09"E	13°49'03"
C15	116.00'	28.15'	18.07'	25.51'	S71°27'53"W	90°13'30"
C16	1116.49'	533.43'	271.91'	528.37'	S49°44'18"E	27°22'27"
C16	499.00'	634.50'	358.26'	592.61'	S72°28'41"E	72°51'14"
C17	150.00'	232.06'	137.20'	202.48'	S66°27'23"E	84°43'48"
C18	148.00'	102.91'	53.63'	100.85'	S41°56'38"E	39°50'18"
C19	150.00'	213.13'	129.04'	195.65'	S23°08'30"E	81°24'34"
C20	376.00'	226.92'	117.04'	223.50'	S34°51'10"W	34°34'45"
C22	2072.32'	503.72'	252.90'	502.08'	S45°08'16"W	13°54'57"

TANGENT TABLE

LINE	DIRECTION	DISTANCE
L1	N03°19'47"E	108.13'
L2	S86°39'24"E	12.00'
L3	S03°19'47"W	55.00'
L4	N44°50'43"E	99.00'
L5	N09°43'30"E	77.00'
L6	N39°58'46"W	57.00'
L7	S87°43'39"W	33.00'
L8	S48°52'10"W	82.00'
L9	S73°19'48"W	58.00'
L10	S60°56'48"W	42.00'
L11	S89°18'12"W	55.00'
L12	N14°28'43"W	23.16'

97-003



TYPICAL STREET SECTION
COMMERCIAL ACCESS

Density and Open Space Ratios

Base Zoning District = P-1, R-1

Proposed Density = 0.85 units per acre

Gross Site Area = 58.66Ac = 2,555,229.60 SF

Required Open Space = 35% x 2,555,229.60 = 894,330.36 SF

Occupied Space = 300,600 SF

Street R.O.W. = 107,600 SF
Driveways:
Residential Lot = 18 x 20 x 50 = 18,000 SF

Parking = N/A
Mechanical Equipment = N/A
Outdoor Storage Areas = N/A

House Slabs:
Residential Lot = 50 X 3500 = 175,000 SF

Open Space = 2,254,629.60 SF
Common Open Space(Green Belts and Drainage Easements) = 557,987.67 SF
Private Open Space = (Lots Area) - (House Slabs + Driveways)
1,889,641.93 - (175,000 + 18,000) = 1,696,641.93 SF

Proposed Open Space Ratio = $\frac{2,254,629.60}{2,555,229.60}$ = 0.8824 = 88.24%

NOTES:

1. If access to a garage or carport is provided from the front or side of a lot, then the garage/carport shall maintain a twenty (20) foot setback from the back of the sidewalk, or curb if there is no sidewalk, as measured along the centerline of the driveway.
2. All corner lots shall comply with the clear vision area requirements of section 35-3339 of the unified development code.
3. Developer: S.R.P. Dominion, LTD
707 West Ave. Suite 201
Austin, Texas 78701

DENSITY TABLE

PHASE	AREA (ACRES)	LOTS (NO.)	DENSITY (LOTS/AC.)
A	9.95	8	0.80
B	29.66	1	0.034
C	3.90	10	2.56
D	10.20	20	1.96
E	4.95	11	2.22

LEGEND

- EXISTING TREES AND TREE CANOPY
- EXISTING PROPERTY LINE
- PROPOSED GREEN BELT AND DRAINAGE ESM'T
- EXISTING GREEN BELT AND DRAINAGE ESM'T
- MBX PROPOSED MAIL BOX COLLECTION POINT
- PHASE LIMITS

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman [signature] Date: 12-23-96
Secretary Rebecca Waldman by WJ Date: 12-23-96

#97-003

RECEIVED
96 DEC 17 AM 9:26
CITY CLERK
SAN ANTONIO, TEXAS

REVISIONS
REVISED 11/20/96 REVISED NUMBER OF LOTS AND LIMITS OF PHASES
11/26/96 TYPICAL LOT LAYOUT

OVERBY DESCAMPS ENGINEERS
1919 OAKWELL FARMS PKWY.
SUITE 130
SAN ANTONIO, TX 78218
TEL: (210) 828-3520
FAX: (210) 828-3568

DOMINION UNIT-16
PLANNED UNIT DEVELOPMENT PLAN

PROJECT NO. 0039.16
DATE 10/28/96
DRAWN EDW CHECKED ED
SHEET 1 OF 1

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