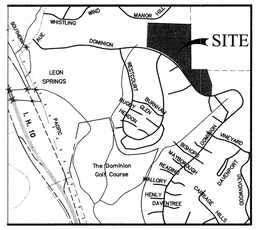


LOCATION MAP
APPROXIMATE SCALE: 1"=2000'

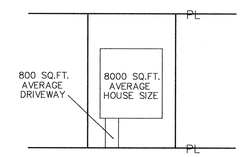
CURVE TABLE			
CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	63°04'09"	451.00	276.75	496.44
C2	11°05'27"	1587.87	154.16	307.37
C3	27°46'37"	1164.49	287.93	564.54

NOTES:

1. WATER SERVICE TO BE PROVIDED BY SAWS
2. SANITARY SEWER SERVICE TO BE PROVIDED BY LEON SPRINGS UTILITY
3. ELECTRIC SERVICE TO BE PROVIDED BY CPS
4. GAS SERVICE TO BE PROVIDED BY GREY FOREST
5. TELEPHONE SERVICE TO BE PROVIDED BY S.W.B. TELE.
6. CA. TV SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
7. ALL PRIVATE SREETS AND GREENBELTS ARE DESIGNATED AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, AND CATV. EASEMENTS.
8. ALL STREETS WITHIN THE PUD RESIDENTIAL DEVELOPMENT WILL BE PRIVATE AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
9. NONE OF THIS PROPERTY IS SHOWN WITHIN THE 100 YR. FLOOD PLAIN AS INDICATED BY THE FEDERAL EMERGENCY PANEL NO. 48029C0115E DATED
10. ALL INTERSECTIONS WILL COMPLY WITH THE REQUIRETEMENTS OF SECTION 35-506 (D)(5) OF THE UNIFIED DEVELOPMENT CODE.
11. STREETS SHALL CONFORM TO TRAFFIC CALMING REQUIREMENTS OF SECTION 35-506(f) OF THE UNIFIED DEVELOPMENT CODE.

1. N.A.D. 83 GRID COORDINATES DERIVED FROM
   LOCKHILL 2 (P.I.D. #AY0967) N: 13750260.5336 E:2099442.4022
   MILLER, 1924 (P.I.D. #AY0121) N: 13747443.9886 E:2173485.9066
2. DIMENSIONS SHOWN ARE SURFACE
3. COMBINED SCALE FACTOR USED IS 0.99982
4. BEARINGS MUST BE ROTATED 00°00'00" COUNTERCLOCKWISE TO MATCH N.A.D. 83

NOTE:
THE INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL BE RESPONSIBLE FOR GRADING AND MAINTAINING OF DRAINAGE AROUND AND AWAY FROM THE BUILDING PADS.



TYPICAL LOT DETAIL
NOT-TO-SCALE

OPEN SPACE RATIO AND DENSITY TABLE			
AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	1,282,750	29.447	———
BUILDING COVERAGE AREA	149,600	3.434	11.7
OTHER (STREET)	98,023	2.250	7.6
OPEN SPACE	1,035,127	23.76	80.7

DENSITY= 0.58 UNITS PER ACRE.

P-1,R-6
ZONING/CONCEPT.

DEVELOPER:
IMAGE HOMES
10924 VANCE JACKSON, SUITE 306
SAN ANTONIO, TEXAS 78230
PHONE: 210.699.1773
FAX: 210.699.6065

Revision to P.U.D. # 02-004-A
APPROVED: [signature]
Director of Planning, City
3/14/03
Date

TYPICAL STREET SECTION
NOT-TO-SCALE

PUD PLAN NO: 02-004A
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

CHAIRPERSON _____ DATE: _____

SECRETARY _____ DATE: _____

REVISIONS:
04/29/02 REVISED CRESCENT LEDGE
08/21/02 ADDED DRAINAGE NOTE
09/06/02 REVISED ALL STREETS TO BE 29' WIDE
02/10/03 DELETED GREENBELT, REVISED LOTS

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DOMINION UNIT-14K
PLANNED UNIT DEVELOPMENT

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 MAR 10 PM 3:35

JOB NO. 3083-03
DATE FEB. 26, 2002
DESIGNER JP
CHECKED ___ DRAWN JLC
SHEET 1 OF 1

Date: Feb 28, 2003, 10:41am User ID: mnatalino
File: H:\3083\51\DESIGN\CIVIL\PUD\308351.dwg

02-004A

A memo from the

CITY of SAN ANTONIO

Planning Department

Master Development

TO: Jesse Pacheco **DATE:** March 14,2003

Address: 555 East Ramsey
San Antonio, Texas 78216

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 02-004 A (Amendment) **Name:** Dominion Unit 14K

The plat or plan referenced above was heard by the ☐ Planning Commission

☒ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7873