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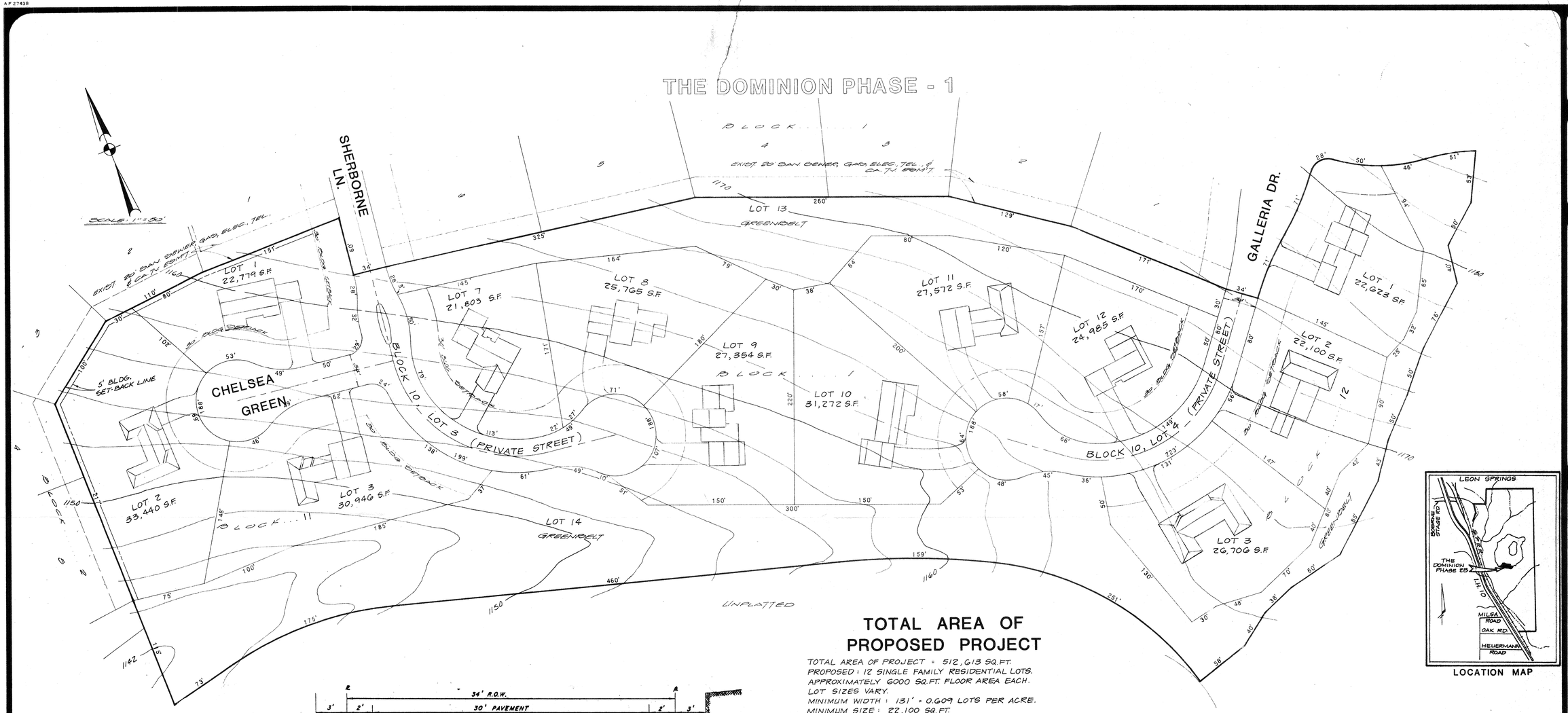
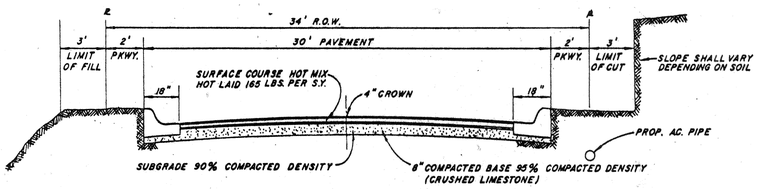
THE DOMINION PHASE - 1



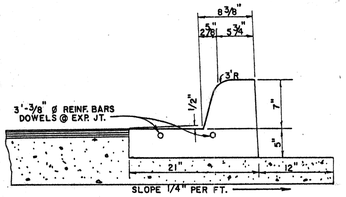
LOCATION MAP

TOTAL AREA OF PROPOSED PROJECT

TOTAL AREA OF PROJECT = 512,613 SQ.FT.
PROPOSED: 12 SINGLE FAMILY RESIDENTIAL LOTS.
APPROXIMATELY 6000 SQ.FT. FLOOR AREA EACH.
LOT SIZES VARY.
MINIMUM WIDTH: 131' = 0.609 LOTS PER ACRE.
MINIMUM SIZE: 22,100 SQ.FT.
PROPOSED PROJECT:
12 x 2700 = 72,000 SQ.FT. PROPOSED FLOOR AREA.
434,613 SQ.FT. PROPOSED OPEN SPACE.
375,170 SQ.FT. PROPOSED LIVABILITY SPACE.
REQUIRED BY P.U.D. ORDINANCE:
ALLOWABLE FLOOR AREA (F.A.) = 145,069 SQ.FT.
GROSS AREA x RATIO
REQUIRED OPEN SPACE (O.S.) = 187,200 SQ.FT.
PROP. FLOOR AREA x RATIO
REQUIRED LIVABILITY SPACE (L.S.) = 122,400 SQ.FT.
PROP. FLOOR AREA x RATIO



TYPICAL STREET SECTION



CURB & GUTTER DETAIL

PRIVATE STREETS

BLOCK	LOT	AREA (SQ.FT.)
10	3	27,437
10	4	16,115

GREENBELT

BLOCK	LOT	AREA (SQ.FT.)
1	13	37,256
1	14	114,460

LOT SIZES

BLOCK	LOT	AREA (SQ.FT.)
11	1	22,779
11	2	33,440
11	3	30,946
1	7	21,803
1	8	25,765
1	9	27,354
1	10	31,272
1	11	27,572
1	12	24,985
12	1	22,623
12	2	22,100
12	3	26,706

REVISIONS

STATE OF TEXAS
L. MARVIN SCHOMBURG
40625
REGISTERED PROFESSIONAL ENGINEER

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

THE DOMINION PHASE 2B
PLANNED UNIT DEVELOPMENT
FINAL PLAN

JOB NO. 21714.02
DATE JULY, 1984
DRAWN GGM/SBR
SHEET 1 OF 1

#202