#93-022

GROSS AREA = 30.21 ACRES
NO. OF LOTS = 75 RESIDENTIAL
AVERAGE HOME SIZE = 3,000 SQ. FT. (APPROX.)
LOT SIZES VARY FROM 12,176 SQ. FT. MIN.
TO 25,832 SQ. FT. MAX

SIDEWALK IS NOT REQUIRED.
DENSITY IS 2.48

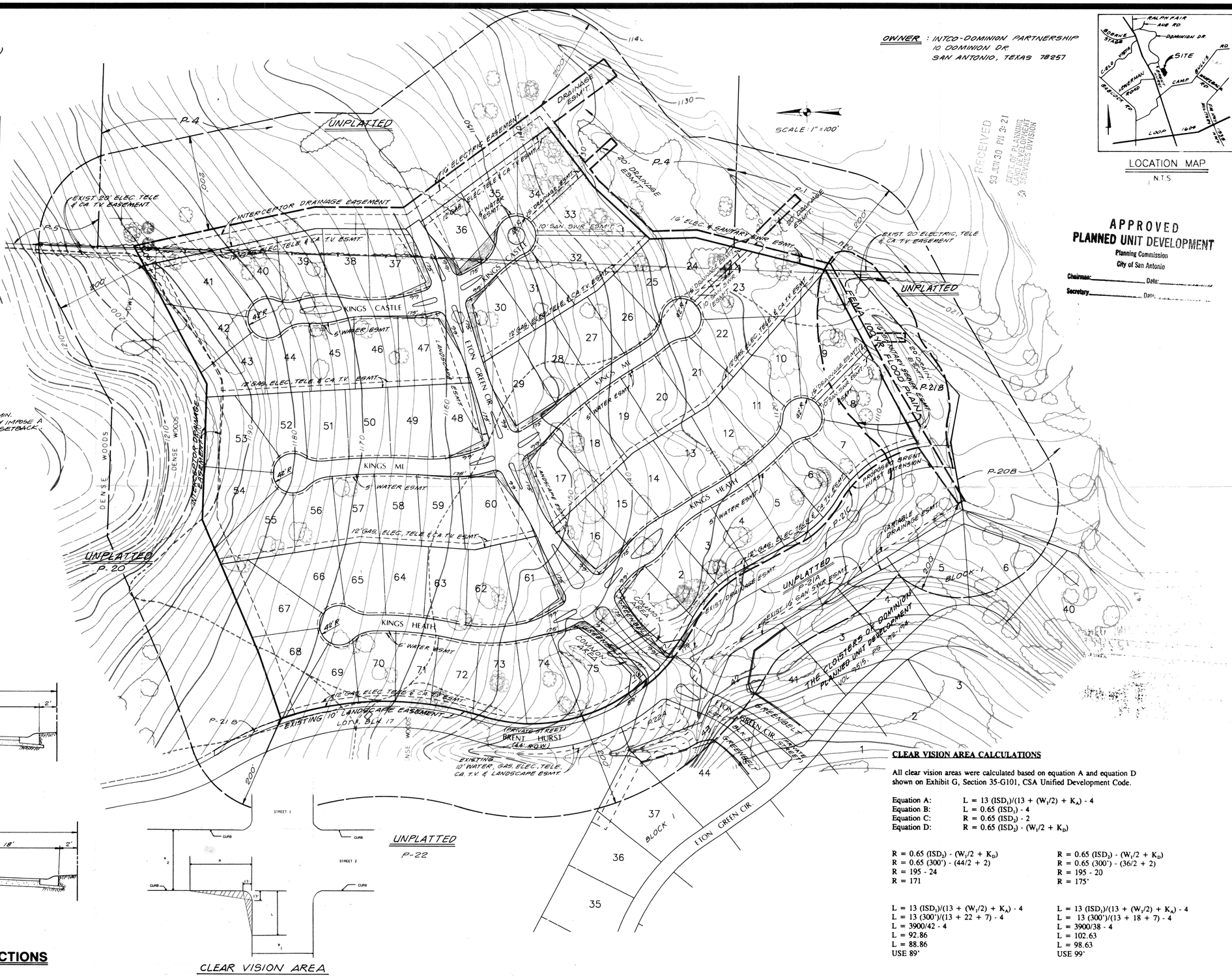
OPEN SPACE RATIO & DENSITY TABLE

AREA	SQ. FT	ACREAGE
TOTAL GROSS AREA	1,315,880	30.21
BUILDING COVERAGE AREA	225,000	5.17
OTHER (STREETS)	178,944	4.11
OPEN SPACE	911,936	20.93

PROPOSED OPEN SPACE = 0.69%
DENSITY = 2.48 UNIT PER ACRE
ZONING/CONCEPT = N/A

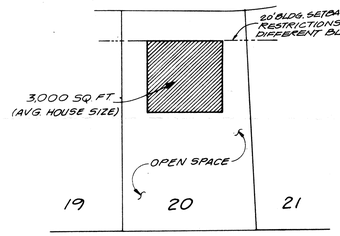
NOTE: ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA (SEC. 35-333.9).

OWNER: INTCO-DOMINION PARTNERSHIP
10 DOMINION DR
SAN ANTONIO, TEXAS 78257

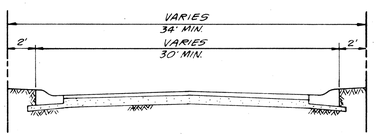


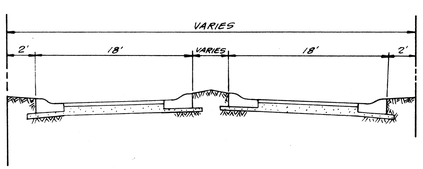
LOCATION MAP
N.T.S.

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: _____ Date: _____
Secretary: _____ Date: _____



TYPICAL LOT SIZE / OPEN SPACE
N.T.S.





TYPICAL STREET SECTIONS
N.T.S.

CLEAR VISION AREA

CLEAR VISION AREA CALCULATIONS

All clear vision areas were calculated based on equation A and equation D shown on Exhibit G, Section 35-G101, CSA Unified Development Code.

Equation A: $L = 13\ (ISD_1)/(13 + (W_1/2) + K_A) - 4$
Equation B: $L = 0.65\ (ISD_1) - 4$
Equation C: $R = 0.65\ (ISD_2) - 2$
Equation D: $R = 0.65\ (ISD_2) - (W_1/2 + K_D)$

$R = 0.65\ (ISD_2) - (W_1/2 + K_D)$
$R = 0.65\ (300') - (44/2 + 2)$
$R = 195 - 24$
$R = 171$

$L = 13\ (ISD_1)/(13 + (W_1/2) + K_A) - 4$
$L = 13\ (300')/(13 + 22 + 7) - 4$
$L = 3900/42 - 4$
$L = 92.86$
$L = 88.86$
USE 89'

$R = 0.65\ (ISD_2) - (W_1/2 + K_D)$
$R = 0.65\ (300') - (36/2 + 2)$
$R = 195 - 20$
$R = 175'$

$L = 13\ (ISD_1)/(13 + (W_1/2) + K_A) - 4$
$L = 13\ (300')/(13 + 18 + 7) - 4$
$L = 3900/38 - 4$
$L = 102.63$
$L = 98.63$
USE 99'

REVISIONS:
4-27-93
5-13-93
6-3-93
6-30-93

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

THE RENAISSANCE AT THE DOMINION
PLANNED UNIT DEVELOPMENT
P.U.D. PLAN I.D. NO.93-0222

JOB NO. 3083-07
DATE MARCH, 1993
DESIGNER
CHECKED ____ DRAWN VG
SHEET 1 OF 1

PLAT NO. 930209

#93-022