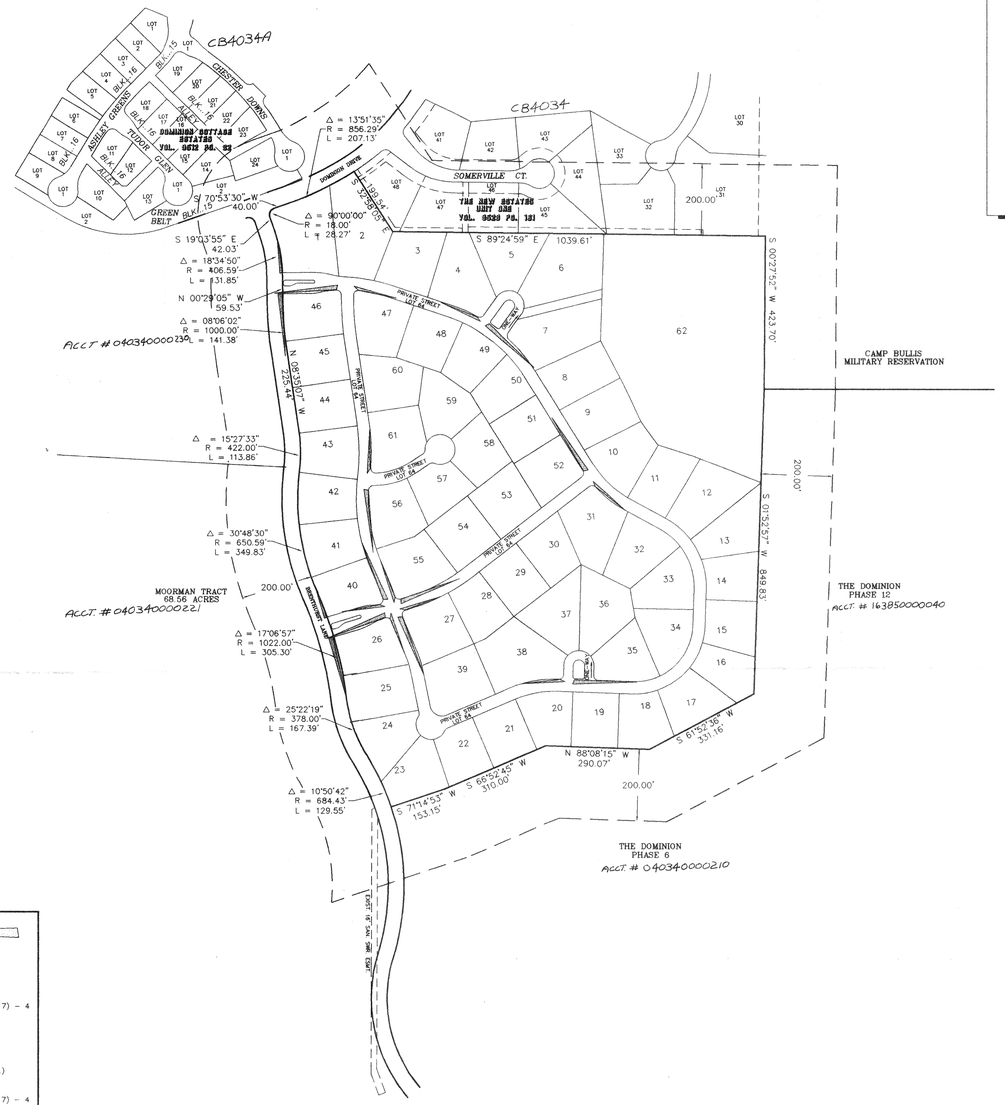
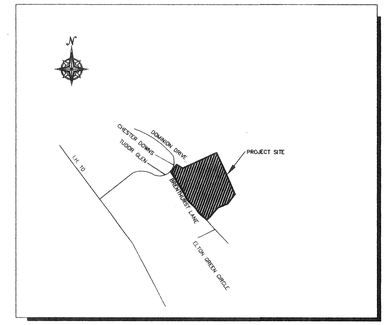
APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman Date:
Secretary Date:

COUNTRY CLUB ESTATES AT THE DOMINION PUD PLAN

FORD ENGINEERING, INC.





LOCATION MAP
NOT TO SCALE

SCALE: 1" = 200'

Density and Open Space Ratings

Maximum Density Allowed	=	8 units per acre
Proposed Density	=	1.46 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	0.74
Total Space	=	1,855,656 S.F.

Occupied 479,954 S.F.:

172,244 S.F.	Exclude Street R.O.W.'s
90,710 S.F.	Driveway (18 x 80) 60 + (25 X 230)
N/A	Outdoor Storage Areas
N/A	Mechanical Equipment
217,000 S.F.	House Slabs(includes garage)3500x63

Net Open Space	=	1,375,702 S.F.
	÷	1,855,656 S.F.
Open Space Ratio	=	0.74

COUNTRY CLUB ESTATES AT THE DOMINION
CLEAR VISION AREA

LENGTH OF CLEAR VISION

LOCAL "A" = STREET 1 TWO WAY TRAFFIC FLOW
LOCAL "A" = STREET 2 TWO WAY TRAFFIC FLOW

R = 0.65 (300) – (30 / 2 + 2) L = 13 (300) / (13 + 30 / 2) + 7) – 4
= 195 – 17 = 3900 / (28 + 7) – 4
R = 178' = 107.4' OR 108'

LOCAL "A" = STREET 1 TWO WAY TRAFFIC FLOW (39' PVMT.)
LOCAL "A" = STREET 2 TWO WAY TRAFFIC FLOW

R = 0.65 (300) – (39 / 2 + 2) L = 13 (300) / (13 + 39 / 2) + 7) – 4
= 195 – 21.5 = 3900 / (32.5 + 7) – 4
R = 173.5' OR 174' = 94.7' OR 95'

Notes:

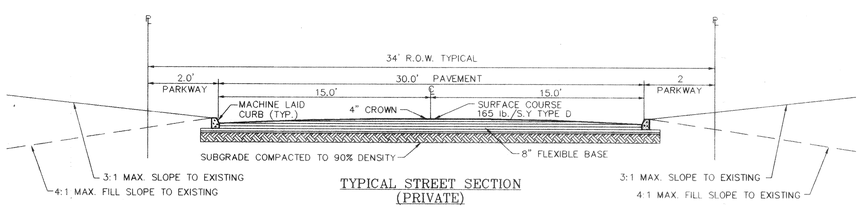
1. If access to a garage or carport is provided from the front or side of a lot, then the garage/carport shall maintain a thirty (30) foot setback from the back of the sidewalk, or curb if there is no sidewalk, as measured along the centerline of the driveway.

2. All corner lots shall comply with the clear vision area requirements of Section 35-3339 of the Unified Development Code.

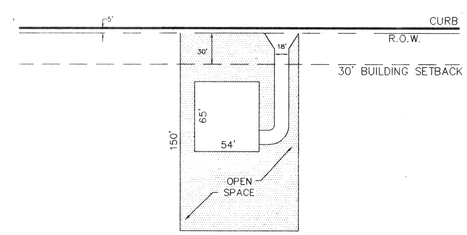
(RESIDENTIAL PLANNED UNIT DEVELOPMENT)

OWNER: LA SALLE CATTLE COMPANY LTD.
THREE RIVERWAY, SUITE 750
HOUSTON, TEXAS 77056

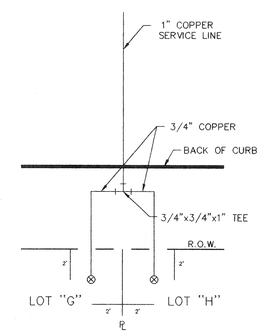
62 SINGLE FAMILY RESIDENTIAL LOTS
130' x 150' TYPICAL LOT
1 ~ 5.92 ACRE SINGLE FAMILY RESIDENTIAL LOT
42.6 ACRES



TYPICAL STREET SECTION
(PRIVATE)
N.T.S.



TYPICAL LOT



SINGLE SERVICE LINE
DUAL METERS

TYPICAL SERVICE ARRANGEMENT

11/16/94
STATE OF TEXAS
PAUL W. DENHAM
50458
REGISTERED PROFESSIONAL ENGINEER
Paul W. Denham

PROJECT: 1985.01
REVISED: 12/22/94

DATE: 6-15-94

#95-007