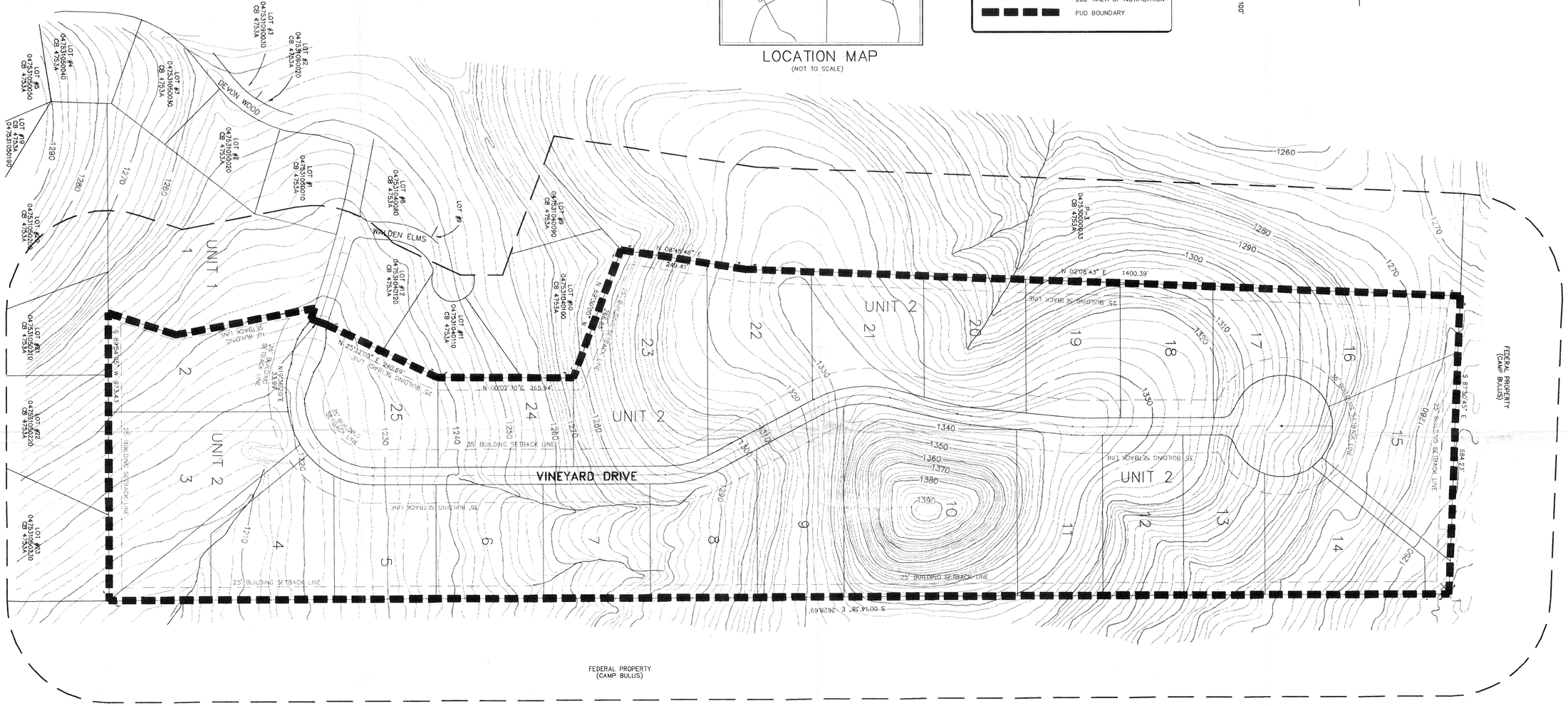
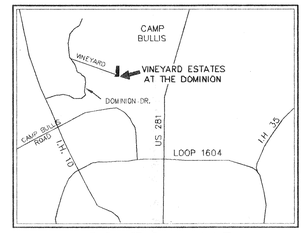


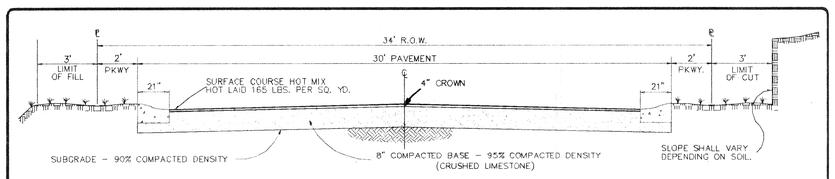


LOCATION MAP
(NOT TO SCALE)

PUD LEGEND

P-3	PARCEL NUMBER
047530000033	PROPERTY TAX ID NUMBER
CB 4753A	COUNTY BLOCK NUMBER
	200' AREA OF NOTIFICATION
	PUD BOUNDARY

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Date: 4-26-95
Secretary: Date: 4-26-95



TYPICAL STREET SECTION
NOT TO SCALE

TABLE A

YARD REQUIREMENTS AND SIDEWALKS	DISTANCE
1. FRONT YARD SETBACK	35'
2. SIDE YARD SETBACK ALL LOTS	10'
3. REAR YARD SETBACK ALL LOTS	25'
4. 3' SIDEWALK REQUIRED ON ALL FRONT AND SIDE YARDS ABUTTING PUBLIC OR PRIVATE STREETS.	

TABLE B

AREA COMPUTATIONS AND RATIOS	UNIT 2 AREA (AC)
1. GROSS SITE AREA	34.892
LESS	
A. TOTAL STREET RIGHT OF WAY	2.430
B. TOTAL DRIVEWAYS (DRIVEWAYS @ 20'x20' EACH LOT)	0.220
C. TOTAL STRUCTURE COVERAGE (HOMES @ 2500 SF EACH LOT)	1.377
2. TOTAL OPEN SPACE	30.866
3. OPEN SPACE RATIO	88.46%

TABLE C

DENSITY TABLE	UNIT 2
AREA OF PUD (AC)	34.892
DWELLING UNITS (EA)	24
DENSITY (UNITS/ACRE)	0.688

TABLE D - GATE DETAIL

# OF GATES	2
TYPE OF GATE	ARM
MAX. CAPACITY CARS/HR	60
MANNED/MECHANICAL	MECHANICAL
TURN AROUND RADIUS	40'
# OF LANES INTO UNIT	1
LANE WIDTH	15'
# CARS/LANE	2

DIRECTOR OF PLANNING

JOB No. 94750

HALLENBERGER ENGINEERING
ENGINEERS 95-036
PLANNERS
SURVEYORS
11322 SIR WINSTON SAN ANTONIO, TEXAS
(210) 349-6571 78216

DATE:	JAN 1995
DESIGNED BY:	CRH
DRAWN BY:	JEM
CHECKED BY:	CRH
SCALE:	1" = 100'
FILE NAME:	94750PUD.DWG
SUPPORT:	P\94750

NO.	DATE	DESCRIPTION	BY

REVISIONS

VINEYARD ESTATES AT THE DOMINION, P.U.D.

P.U.D. PLAN

PLAN SHEET

SHEET 01 OF 01

95-036