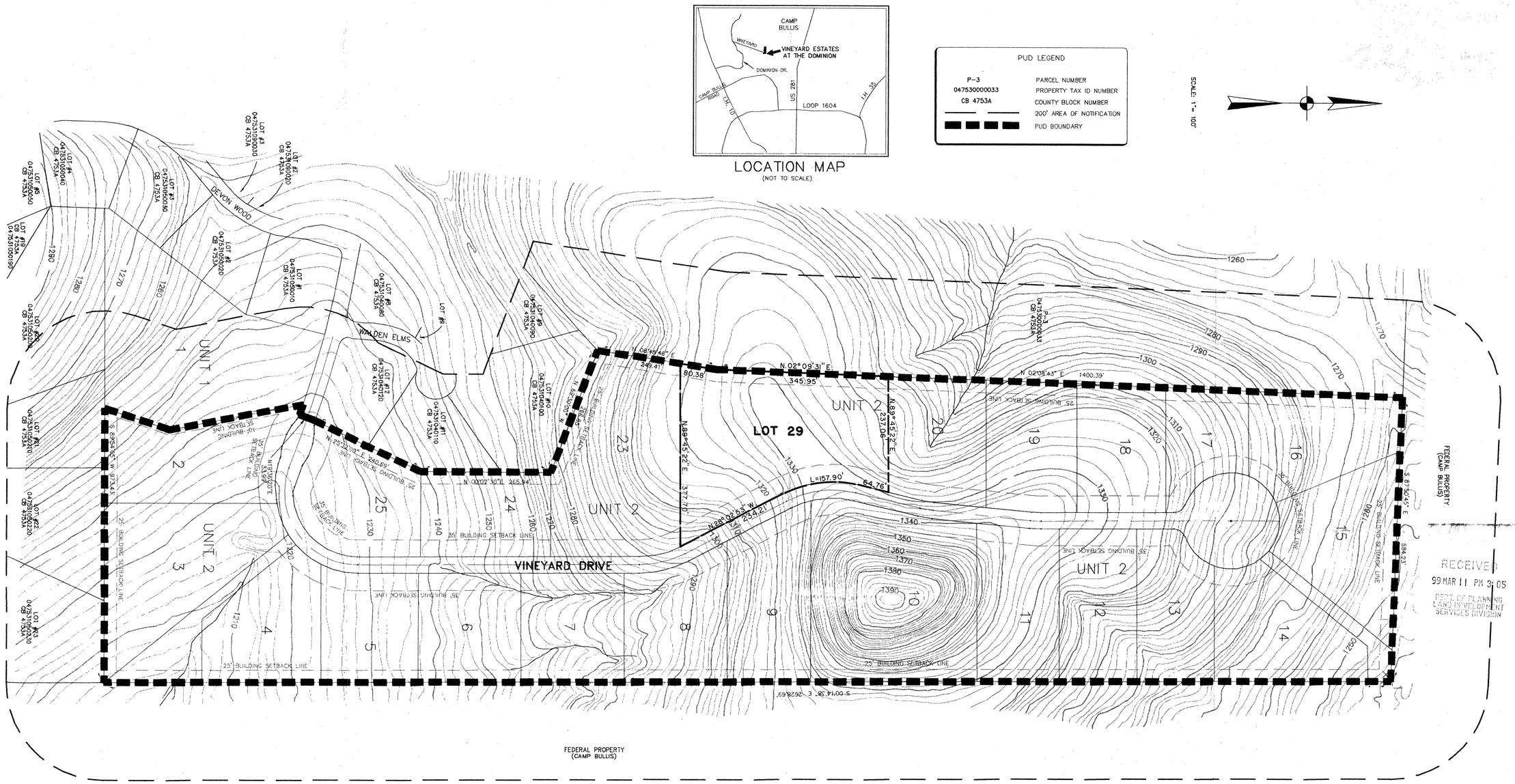

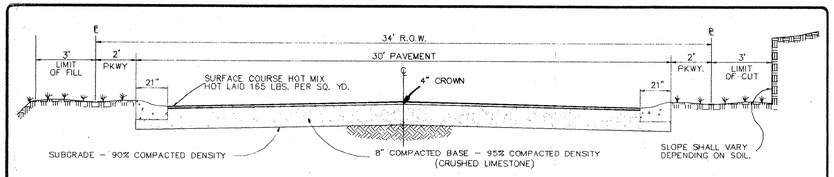

TYPICAL STREET SECTION

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 LESS	34.892
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

note: joined two lots into 1

4/1/99
APPROVED BY DIRECTOR OF PLANNING
95-036

REVISIONS	BY

GE Reaves Engineering, Inc.
P.O. Box 791793 78279-1793
San Antonio, Tx.
(210) 490-4506 Fax 490-4812

VINEYARD ESTATES AT THE DOMINION P.U.D. UNIT 2

DRAWN BY: NAG
CHECKED BY:
DATE: 13 JAN. 99
PLOT SCALE: 1:100
DRAWING NAME
SHEET No.
JOB No: 22136

95-036