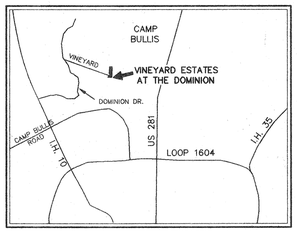
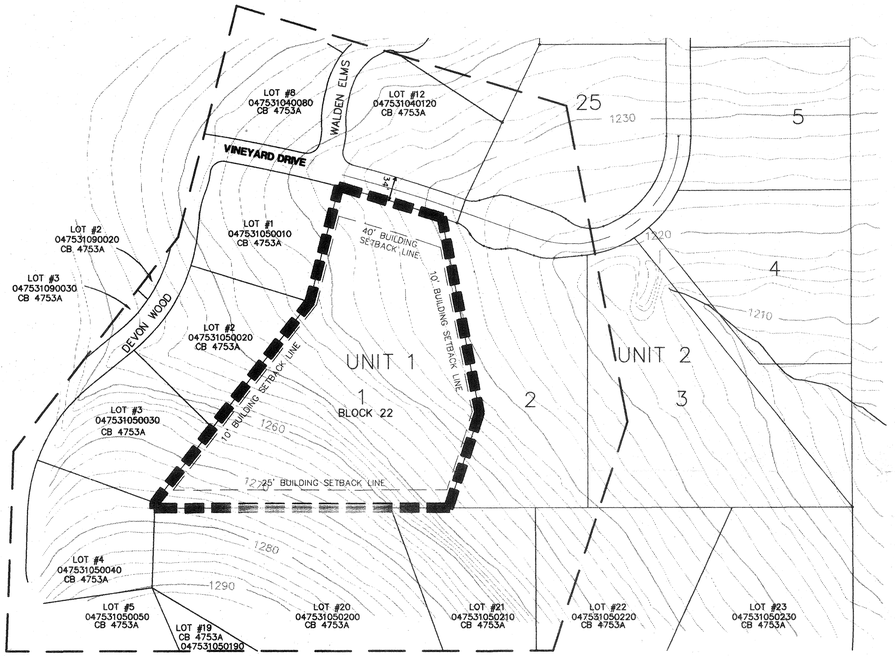


LOCATION MAP
(NOT TO SCALE)

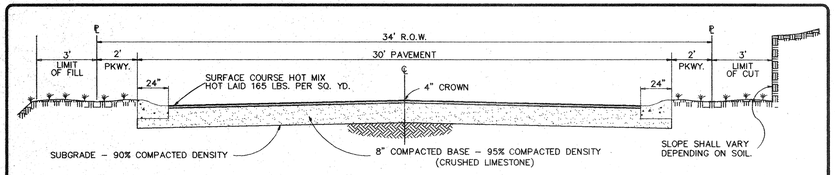
PUD LEGEND

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



200' NOTIFICATION

SCALE: 1"= 100'



TYPICAL STREET SECTION
NOT TO SCALE

TABLE A

YARD REQUIREMENTS AND SIDEWALKS	DISTANCE
1. FRONT YARD SETBACK	40'
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 1 AREA (AC)
1. GROSS SITE AREA LESS	2.742
A. TOTAL STREET RIGHT OF WAY	0.000
B. TOTAL DRIVEWAYS (DRIVEWAY @ 60'x20' EACH LOT)	0.028
C. TOTAL STRUCTURE COVERAGE (HOME @ 4000 SF EACH LOT)	0.092
2. TOTAL OPEN SPACE	2.622
3. OPEN SPACE RATIO	95.62%

TABLE C

DENSITY TABLE	UNIT 1
AREA OF PUD (AC)	2.742
DWELLING UNITS (EA)	1
DENSITY (UNITS/ACRE)	0.365

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APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman [signature] 12-23-96
Secretary [signature] 12-23-96
by [signature]

97-004

DIRECTOR OF PLANNING

JOB No.
94750

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

DATE: SEPT 1996
DESIGNED BY: SDA
DRAWN BY: SDA
CHECKED BY: CRH
SCALE: 1" = 100'
FILE NAME: UNIT_1PUD.DWG
SUPPORT: P\94750

REVISIONS

NO.	DATE	DESCRIPTION	BY

VINEYARD ESTATES AT THE DOMINION, P.U.D. UNIT 1

97004
P.U.D. PLAN

PLAN SHEET

SHEET 01 OF 01

97-004