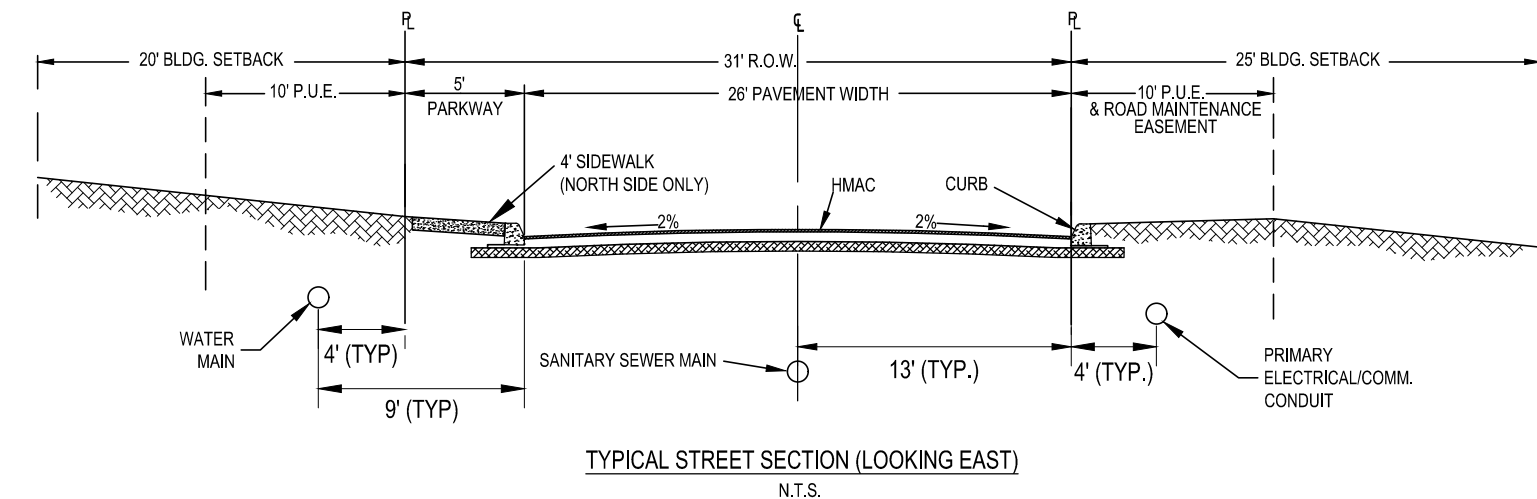




PROPERTY BOUNDARY

EXISTING 1' CONTOURS

EXISTING 5' CONTOURS

CENTERLINE

EXISTING OVERHEAD UTILITY LINE

EXISTING WATER LINE

EXISTING SEWER MAIN

EXISTING GAS MAIN

ZERO LOT LINE

6' WOODEN PRIVACY FENCE

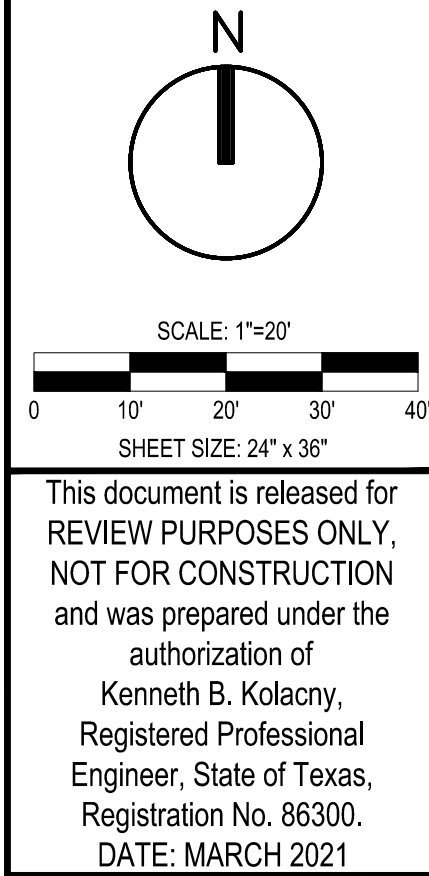
5' WOODEN PRIVACY FENCE

P.U.E.

LAND USE SUMMARY		
NUMBER OF SINGLE FAMILY LOTS	18	
	ACRES	SQUARE FEET
TOTAL PROJECT AREA	1.27	55,477 SQFT
SINGLE FAMILY LOT AREA	0.826 +/- of an Acre	35,879 SQFT
PUBLIC STREET R.O.W.	0.104 +/- of an Acre	876 SQFT
PRIVATE STREET R.O.W.	0.193 +/- of an Acre	8,410 SQFT
OPEN SPACE	0.153 +/- of an Acre	6,650 SQFT
PERCENT OPEN SPACE	12.0%	
LOT DENSITY (LOT/ACRE) ¹	15.4	

NOTES:

1. DENSITY CALCULATION EXCLUDES PUBLIC STREET ROW AREA.
2. NO PARKING WILL BE ALLOWED ON THE 26 FT. WIDE PRIVATE STREET. "NO-PARKING" SIGNAGE AND/OR FIRELANE MARKINGS WILL BE REQUIRED TO MEET FIRE CODE REQUIREMENTS.



REVISIONS:

MATKINHOVER
ENGINEERING
& SURVEYING

PLANNED UNIT DEVELOPMENT (P.U.D)

FOR
"THE ELEVATE" TOWNHOME DEVELOPMENT
BOERNE, TEXAS

ENGINEER / SURVEYOR:	OWNER / DEVELOPER:	JOB NO.	3138.00
E. KEN KOLACNY	TRYPHY PROPERTIES	DESIGNED BY:	KBK
S. KYLE PRESSLER	MR. JAY PARKER	DRAWN BY:	RJV
MATKIN-HOOVER ENGINEERING & SURVEYING	1000A JOHNS ROAD	CHECKED BY:	KBK
8 SPENCER ROAD SUITE 100	BOERNE, TX 78005	SHEET #	1 of 1
BOERNE, TX 78005	O: 830.386.3352		
O: 830.249.0600			