

Exhibit D



ADELANTUS INC
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 TXAE FIRM REGISTRATION #063705

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 TEXAS BOARD OF ARCHITECTURAL EXAMINERS
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M.E.P.	CIVIL
STRUCTURAL	LANDSCAPE

The Villas
 AT BLUEBONNET RIDGE
 Northcliffe
 Schertz, TX 78108

REVISIONS		
No.	Date	Description

PROJECT # 8129-S
 DATE: 04/05/2022
 DRAWN: JPV
 CHECKED BY: OAV

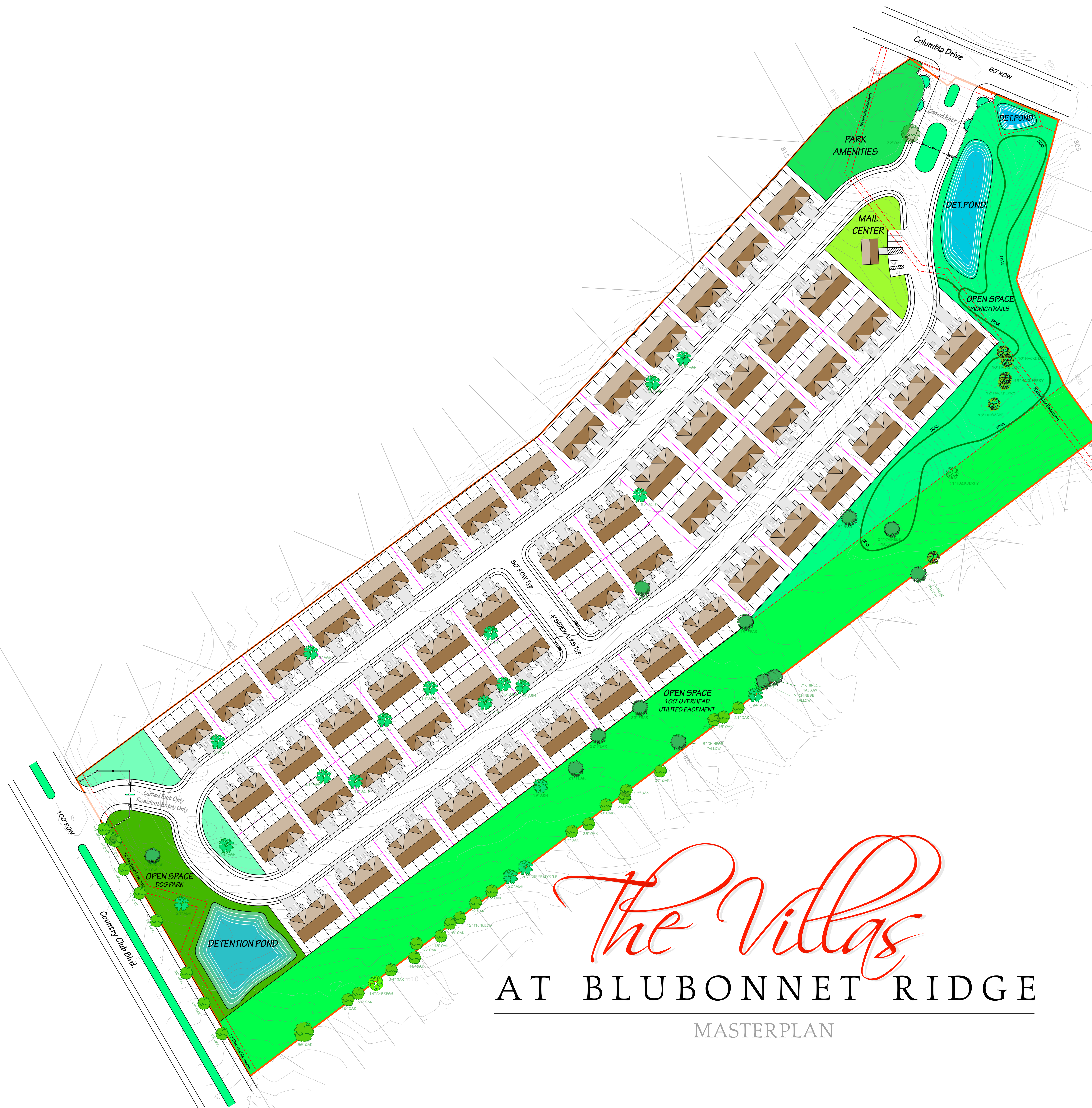
L0.0
 SHEET #
 OF SHTS.



- KEY**
1. MAIN GATED ACCESS
 2. PARKING AREA
 3. MAILBOX PAVILION
 4. LANDSCAPED AREA
 5. DOG PARK
 6. DOG PARK CANOPY
 7. PRIVATE JOGGING TRAILS
 8. SECONDARY GATED ACCESS
 9. 8' MASONRY WALL
 10. 20' BUFFER
 11. PUBLIC WALKING TRAIL
 12. WATER FOUNTAIN
 13. PLAYGROUND AREA
 14. PERGOLA
 15. POND
 16. PRIVATE EXERCISE EQUIPMENT
 17. BENCHES

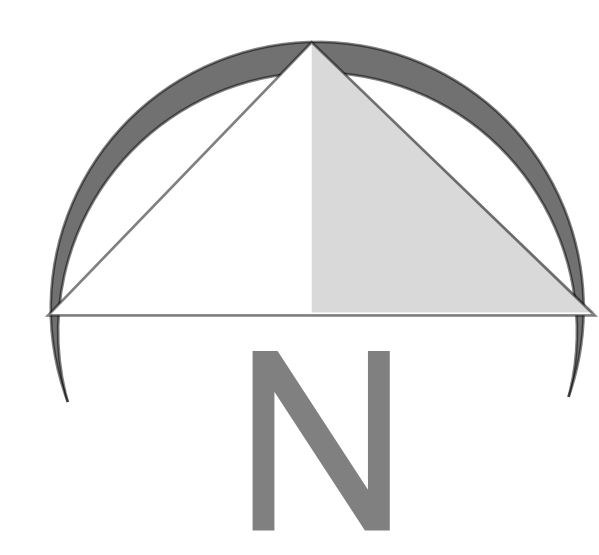
1 GENERAL SITE PLAN
 SCALE: 1"=80'-0"

NOT FOR CONSTRUCTION
 NOTE: THESE DRAWINGS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY PERMIT, OR CONSTRUCTION



The Villas
 AT BLUBONNET RIDGE
 MASTERPLAN

	55 Fourplexes	220 Units
	Park & Amenities	.59 Acres
	Detention Ponds	.66 Acres
	Open Spaces	6.79 Acres
	• Overhead Utility Easement	4.01 Acres
	• Mail Center Area	.30 Acres
	• Picnic/Trail Area	1.85 Acres
	• Dog Park Area	.68 Acres
	• Misc. Green Spaces	.30 Acres



PD
 Principle Domain, Inc.
 LAND PLANNING . LANDSCAPE ARCHITECT
 STEVE KOSSL PRESIDENT

SCALE - 1" = 60'

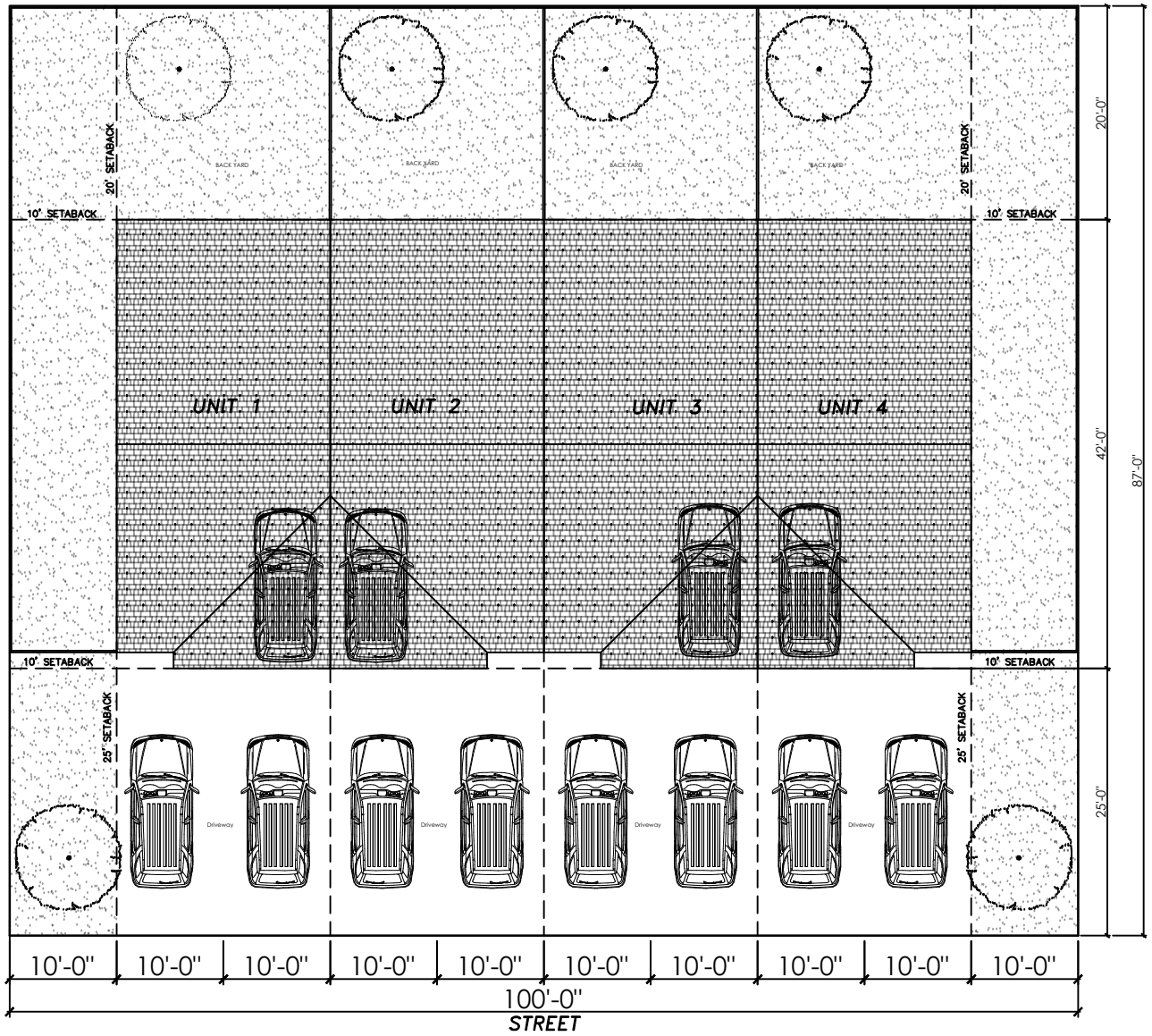


EXHIBIT "E"

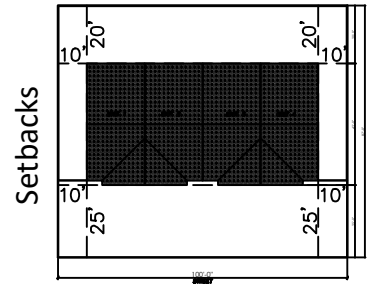
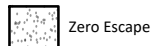
ARTICLE 10. PARKING STANDARDS

Sec. 21.10.2. General provisions.

- A. Required off-street parking in residential districts shall be provided on the same site, lot or tract as the main use for which the parking is provided.
- B. Required off-street parking in nonresidential districts may be located on the same site, lot or tract as the main use for which the parking is provided or on a site, lot or tract located within the same zoning district and within 150 feet of the main use.
- E. All driveways and all required off-street parking spaces shall be on a paved concrete or asphalt surface. All drive approaches shall be of paved concrete.
 - I. Residential curb cuts.
 - 1. Straight driveways. Curb cuts for residential driveway aprons shall be not less than ten feet (10') in width, and not more than twelve feet (12') in width for a single driveway apron nor more than twenty-four feet (24') in width for a double driveway apron. Curb cuts will be permitted only for driveway aprons providing access to a garage, carport or hardstand. Not more than one curb cut will be permitted for each residential parcel of land except as follows for circular driveways.

Sec. 21.10.3. Size of space.

- A. Each standard off-street surface parking space shall measure not less than ten feet by 20 feet, exclusive of access drives and aisles, and shall be of usable shape and condition.
- D. Each standard parking space located in a parking garage shall measure not less than ten feet by eighteen feet (10' x 18'), exclusive of access drives or aisles.



SqFt Lot	8700.00
Impervious Cover	5360
% Impervious Cover	61.61%

