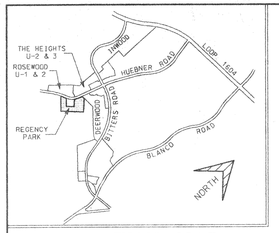
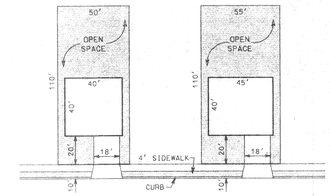


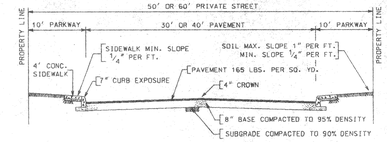
LOCATION MAP

NORTH

SCALE: 1" = 100'

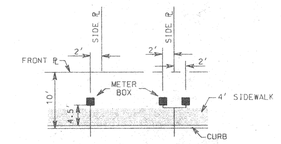


TYPICAL 50' LOT TYPICAL 55' LOT



TYPICAL STREET SECTION

PRIVATE STREET



METER BOX LOCATION

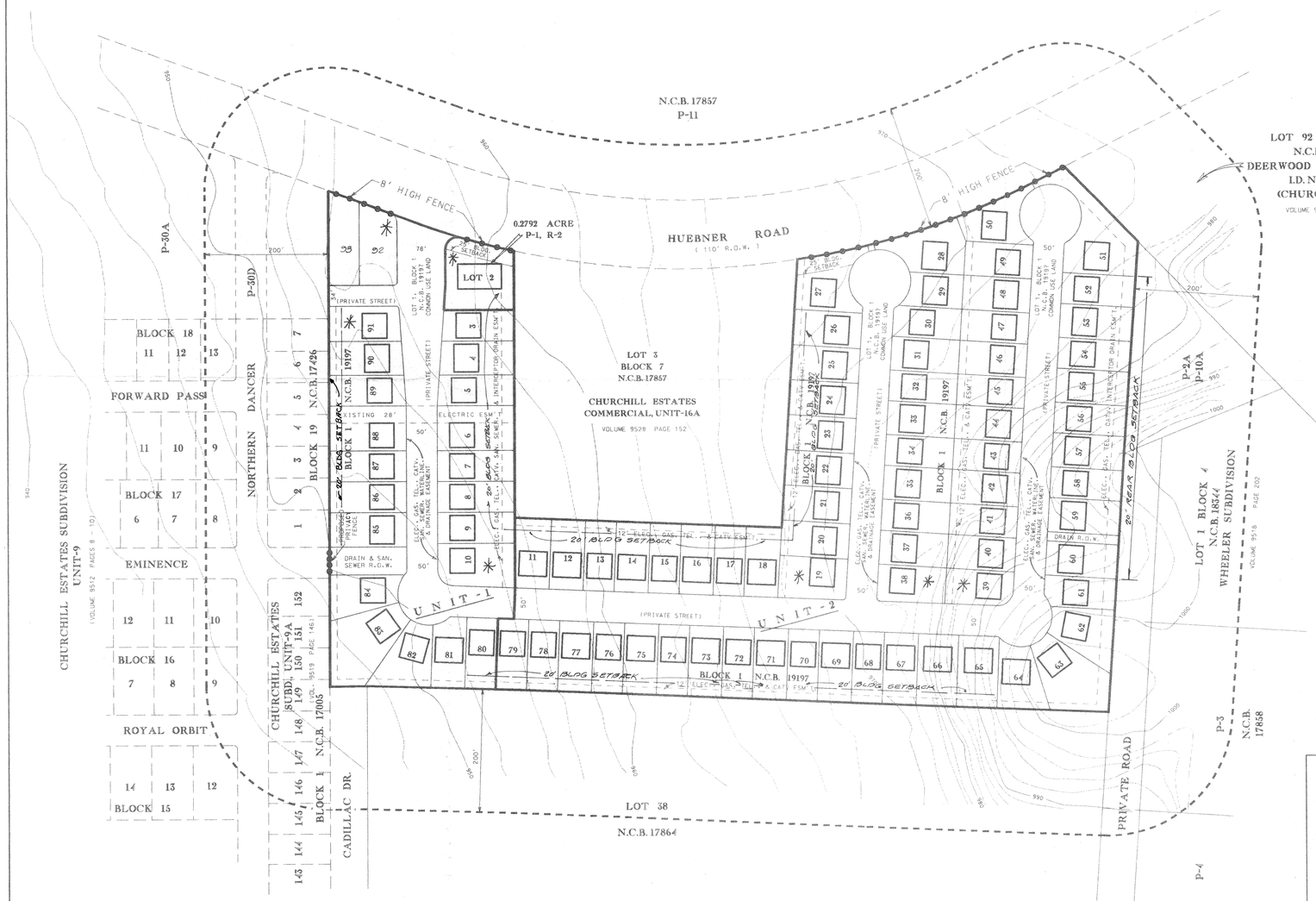
TYPICAL 50' R.O.W.

NOTES:

1. IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK, OR CURB IF THERE IS NO SIDEWALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY.

✳ 2. ALL CORNER LOTS COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

3. ALL INTERIOR PRIVATE STREETS ARE 50' RIGHT-OF-WAY WITH 30' PAVEMENT.



Density and Open Space Ratios

Base Zoning District	=	P-1, R-1 & P-1, R-2
Total Units	=	93
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	5.2 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	52%
Total Space	=	774,022 S.F.

Occupied Space -- 375,360 S.F.

176,330 S.F.	Exclude Street R.O.W.'s
33,480 S.F.	Driveway (18 x 20) 93
7,450 S.F.	Drain R.O.W.
N/A	Outdoor Storage Areas
N/A	Mechanical Equipment
N/A	Parking
158,100 S.F.	House Slabs (includes garage) 1700 x 93

Net Open Space	=	398,662 S.F.
	÷	774,022 S.F.
Open Space Ratio	=	0.52

INTERIOR STREETS

CLEAR VISION AREA

Curb Length: Lt. = Equation A

$L = 13\ (ISD_1) / (13 + (W_1 / 2) + K_A) - 4$

$= 13\ (300) / (13 + 30 / 2) + 7) - 4$

$= 3900 / (28 + 7) - 4$

$L = 107.4'$ or $108'$

Curb Length: Rt. = Equation D

$R = 0.65\ (ISD_2) - (W_1 / 2 + K_D)$

$= 0.65\ (300) - (30 / 2 + 2)$

$= 195 - 17$

$R = 178'$

HUEBNER RD. @ ENTRANCE

CLEAR VISION AREA

Curb Length: Lt. = Equation A

$L = 13\ (ISD_1) / (13 + (W_1 / 2) + K_A) - 4$

$= 13\ (300) / (13 + 22 / 2) + 7) - 4$

$= 3900 / (24 + 7) - 4$

$L = 122'$

Curb Length: Rt. = Equation D

$R = 0.65\ (ISD_2) - (W_1\ 2 + K_D)$

$= 0.65\ (500) - (20 / 2 + 2)$

$= 325 -$

$R = 313'$

RECEIVED
94 NOV -2 PM 3:28
DEPT OF PLANNING

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
San Antonio
Director
NOV 30 1994
Secretary
Director
NOV 30 1994

94-036

DEVELOPER:
CINCO ENCINOS, L.C.
6108 McPHERSON, SUITE #6
LAREDO, TEXAS 78041
TEL. NO. (210) 723 - 7919

1 TWO FAMILY RESIDENTIAL LOT
91 SINGLE FAMILY RESIDENTIAL LOTS
50 - 55' x 110' TYPICAL LOTS
17.7691 ACRES

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0151

mbc ENGINEERS

REGENCY PARK
PLANNED UNIT DEVELOPMENT
FINAL PLAN

REVISIONS: DATE	NO.	DESCRIPTION	BY

DESIGN S. B. B.
DRAWN P. A. E.
CHECKED
DATE AUG. 26, 1994
JOB NO. 1-6013
SHT. 1 of 1

94-036