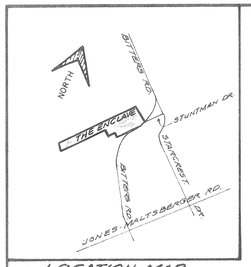
95015



LOCATION MAP

CLEAR VISION AREA

Curb Length: Lt. = Equation A

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

$= 13\ (300)\ /\ (13 + 26\ /\ 2) + 7) - 4$

$= 3900\ /\ (26 + 7) - 4$

$L = 114'$

Curb Length: Rt. = Equation D

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

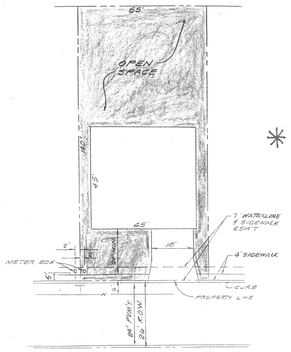
$= 0.65\ (300) - (26\ /\ 2 + 2)$

$= 195 - 15$

$R = 180'$

NORTH

SCALE: 1" = 50'

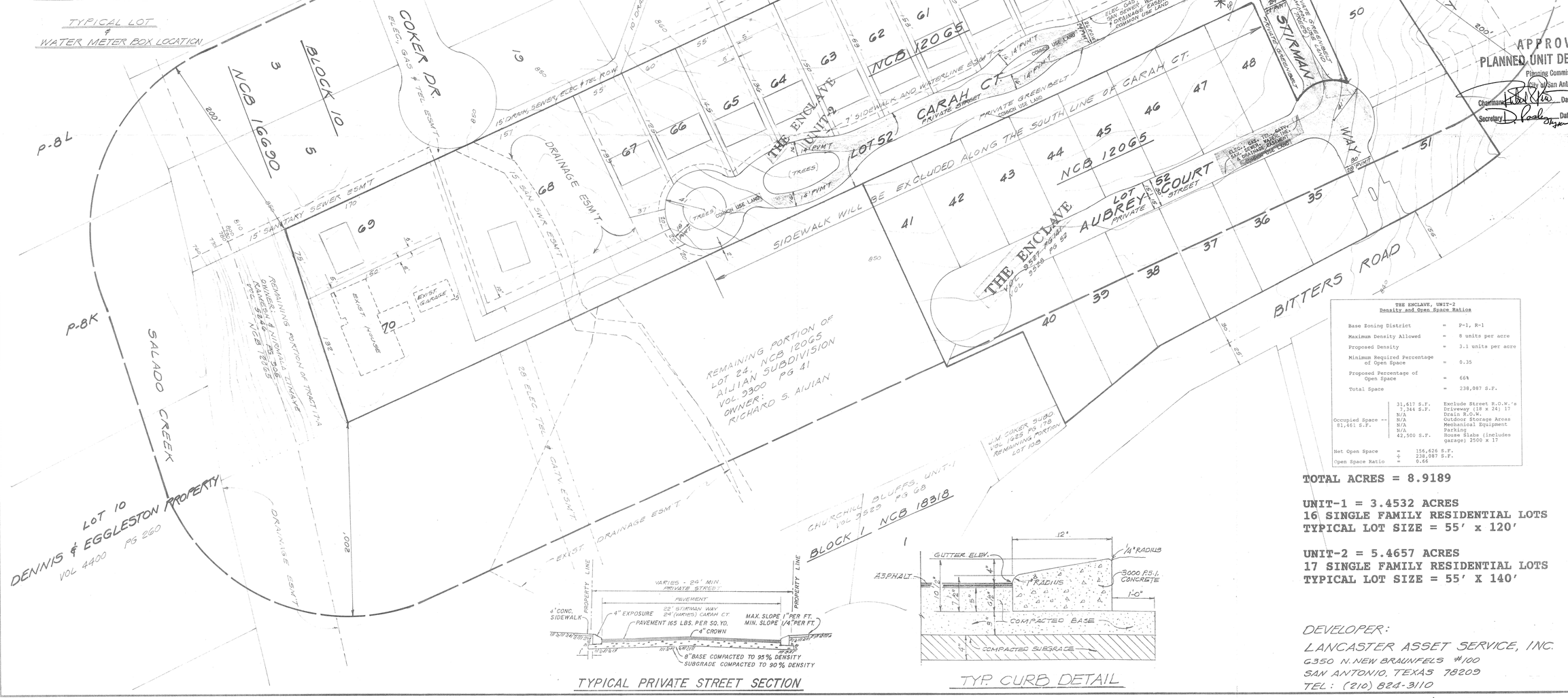


TYPICAL LOT & WATER METER BOX LOCATION

NOTE:

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.



APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Date: 2/28/95
Secretary: Date: 2/5/95

TOTAL ACRES = 8.9189

UNIT-1 = 3.4532 ACRES
16 SINGLE FAMILY RESIDENTIAL LOTS
TYPICAL LOT SIZE = 55' x 120'

UNIT-2 = 5.4657 ACRES
17 SINGLE FAMILY RESIDENTIAL LOTS
TYPICAL LOT SIZE = 55' x 140'

THE ENCLAVE, UNIT-2
Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	3.1 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	66%
Total Space	=	238,087 S.F.

Occupied Space -- 81,461 S.F.	31,617 S.F.	Exclude Street R.O.W.'s
	7,344 S.F.	Driveway (18 x 24) 17
	N/A	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	42,500 S.F.	House Slabs (includes garage) 2500 x 17

Net Open Space	=	156,626 S.F.
	÷	238,087 S.F.
Open Space Ratio	=	0.66

TYPICAL PRIVATE STREET SECTION

TYP. CURB DETAIL

DEVELOPER:
LANCASTER ASSET SERVICE, INC.
6350 N. NEW BRAUNFELS #100
SAN ANTONIO, TEXAS 78209
TEL: (210) 824-3110

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Bressport Drive, San Antonio, Texas 78216
(512) 349-0151

mbc ENGINEERS

THE ENCLAVE UNIT-2
PLANNED UNIT DEVELOPMENT
FINAL PLAN

REVISIONS: NO.	DATE	DESCRIPTION	BY

DESIGN
DRAWN DHO
CHECKED
DATE NOV. 23, 1994
JOB. NO. 1-5833
SHT. 1 OF 1

95-015