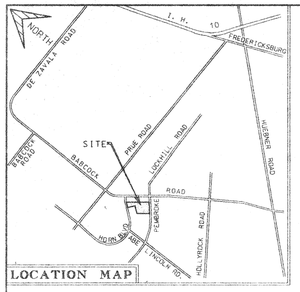
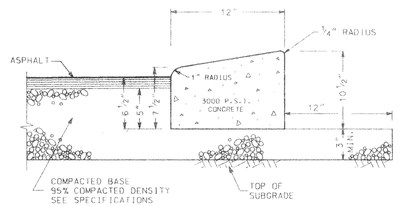


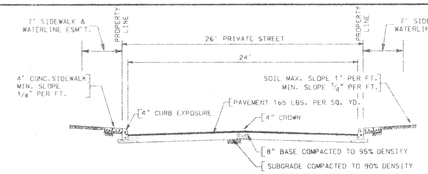
LOCATION MAP

SCALE: 1" = 100'



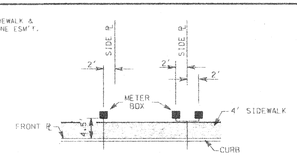
TYPICAL CURB DETAIL

N.T.S



TYPICAL STREET SECTION

PRIVATE STREET

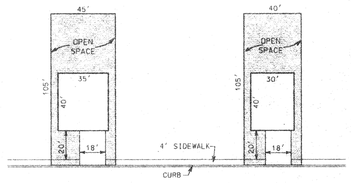


METER BOX LOCATION

TYPICAL 50' R.O.W.

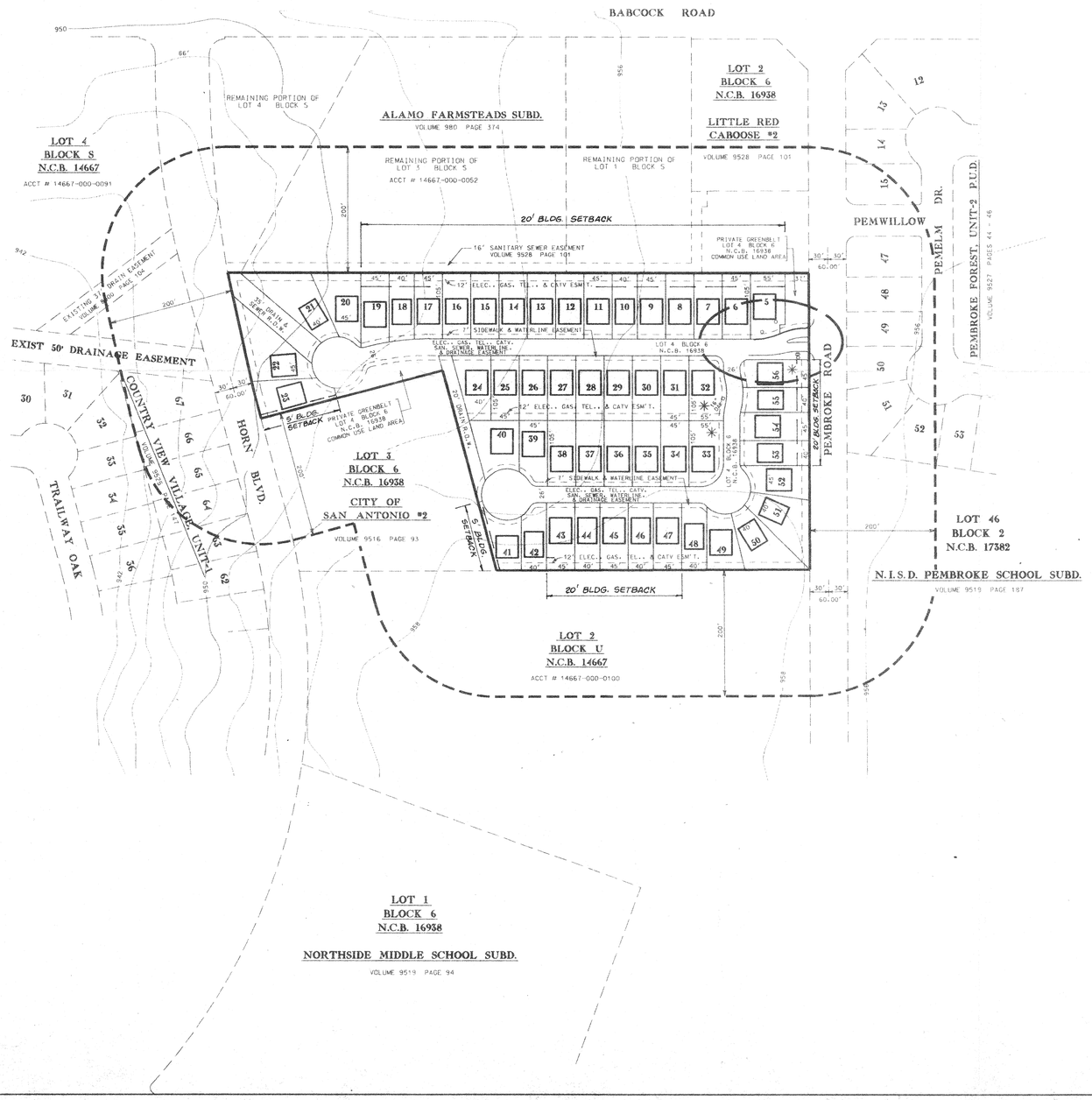
NOTES:

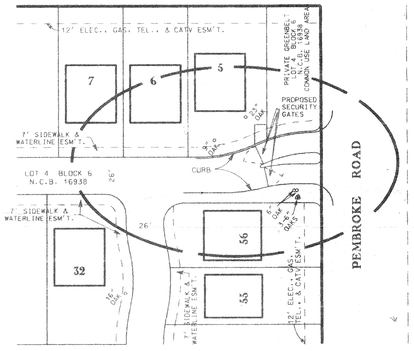
1. IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK, OR CURB IF THERE IS NO SIDEWALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY.
2. ✱ ALL CORNER LOTS COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.
3. ALL INTERIOR PRIVATE STREETS ARE 26' RIGHT-OF-WAY WITH 24' PAVEMENT.



TYPICAL 45' LOT

TYPICAL 40' LOT





LOCATION OF EXISTING TREES

SCALE: 1" = 50'

Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	7.0 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	56%
Total Space	=	325,223 S.F.

	46,670 S.F.	Exclude Street R.O.W.'s
	18,720 S.F.	Driveway (18 x 20) 52
	8,880 S.F.	Drain R.O.W.
Occupied Space --	N/A	Outdoor Storage Areas
141,870 S.F.	N/A	Mechanical Equipment
	N/A	Parking
	67,600 S.F.	House Slabs (includes garage) 1300 x 52

Net Open Space	=	183,353 S.F.
	÷	325,223 S.F.
Open Space Ratio	=	0.56

INTERIOR STREETS

CLEAR VISION AREA

Curb Length: Lt. = Equation A

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

$= 13\ (300)\ /\ (13 + 24\ /\ 2) + 7) - 4$

$= 3900\ /\ (25 + 7) - 4$

$L = 118'$

Curb Length: Rt. = Equation D

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

$= 0.65\ (300) - (24\ /\ 2 + 2)$

$= 195 - 14$

$R = 181'$

PEMBROKE @ ENTRANCE

CLEAR VISION AREA

Curb Length: Lt. = Equation A

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

$= 13\ (480)\ /\ (13 + 36\ /\ 2) + 7) - 4$

$= 6240\ /\ (31 + 7) - 4$

$L = 160'$

Curb Length: Rt. = Equation D

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

$= 0.65\ (480) - (44\ /\ 2 + 2)$

$= 312 - 24$

$R = 288'$

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: [signature] Date: 12-13-95
Secretary: [signature] Date: 12-13-95

DEVELOPER:
LANCASTER DEVELOPMENT CO.
8603 CROWNHILL, SUITE 1
SAN ANTONIO, TEXAS 78209
TEL. No. (210) 824 - 3110

52 SINGLE FAMILY RESIDENTIAL LOTS
40' - 45' x 105' TYPICAL LOTS
7.4661 ACRES

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

mbc ENGINEERS

PEMBROKE VILLAGE
PLANNED UNIT DEVELOPMENT
FINAL PLAN

96-003

REVISIONS: DATE	NO.	DESCRIPTION	BY

DESIGN R. W. B.
DRAWN P. A. E.
CHECKED
DATE OCT. 27, 1995
JOB NO. 1-6441
SHT. 1 of 1

96-003