

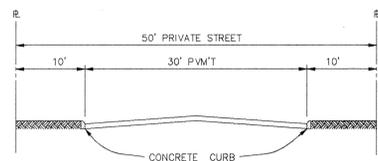
**DENSITY AND OPEN SPACE RATIOS**

BASE ZONING DISTRICT	= (P - 1) R - 1 E.R.Z.D.
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 2.12 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 77%
TOTAL SPACE	= 98.06 ACRES
OCCUPIED SPACE	
8.884 ACRES	STREET PAVEMENT AND ISLANDS
1.624 ACRES	DRIVEWAYS (MINIMUM 17' X 20')
11.938 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 2500 SF)
22.446 ACRES	TOTAL

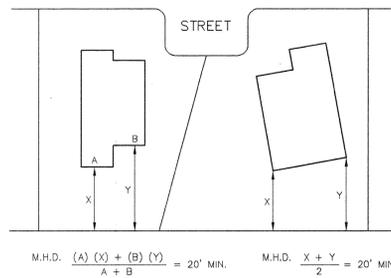
NET OPEN SPACE = 75.614 ACRES  
 + 98.06 ACRES  
 OPEN SPACE RATIO = 0.77

**NOTES:**

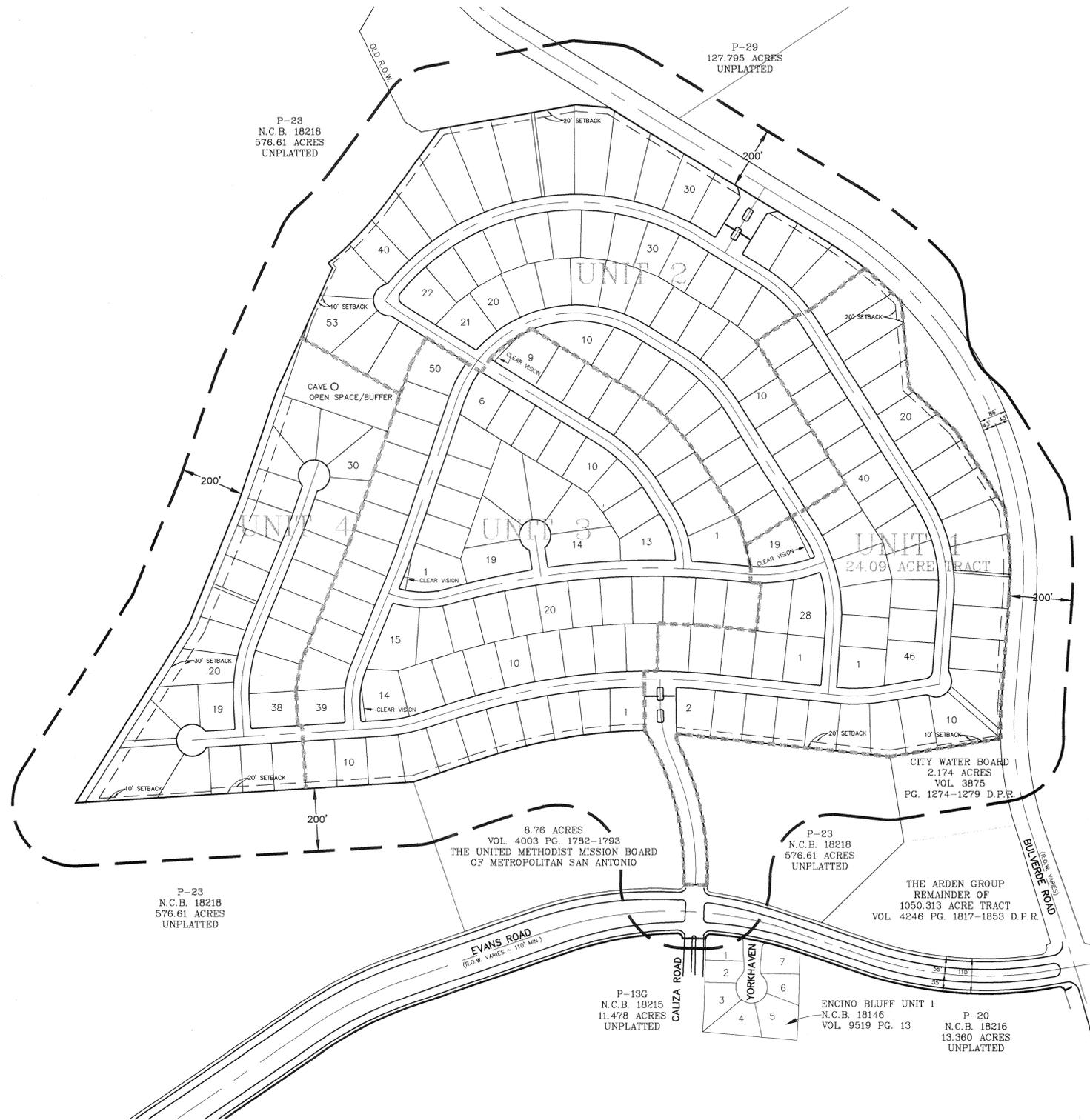
- SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
- ALL STREETS WITHIN DEVELOPMENT ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS. (LOT 1, BLOCK 1).



**TYPICAL STREET SECTION**  
 NOT TO SCALE

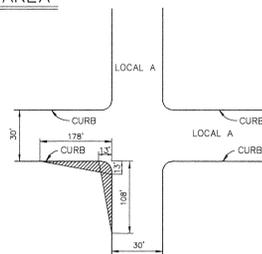


**MEAN HORIZONTAL DISTANCE**  
 NOT TO SCALE



**CLEAR VISION AREA**

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.  
 CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A RIGHT-EQUATION B  
 $L=13 (ISD) / (13 + [W/2] + K_A) - 4 = 108 \text{ FT.}$   
 $R=0.65 (ISD) - (W/2 + K_D) = 178 \text{ FT.}$   
 $ISD=300 \text{ FT.}$   $W=30 \text{ FT.}$   $K_A=7$   $K_D=2$

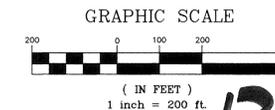


**ENVIRONMENTAL RECOMMENDATIONS**

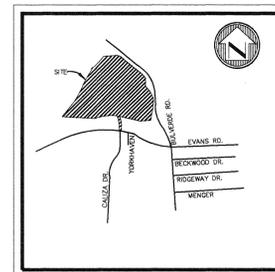
- That the cave remain open with an 80 foot radius naturally vegetated buffer zone as stated in the permanent stormwater section of the WPAP, and that the use of pesticides, herbicides, or fertilizers be prohibited within the buffer zone.
- That the 30 foot building setback for lots backing up to the creek along the western border of the site, be maintained in a naturally vegetated condition, and that the use of pesticides, herbicides, or fertilizers be prohibited within the setback.
- The storage, handling, use and disposal of all materials within this development shall be consistent with the labeling of those materials. Failure to comply with label warnings may constitute a violation of Federal law.
- That the City of San Antonio shall inspect all future construction of future laterals and sewer mains for proper construction according to state and city regulations and code.
- If any solution openings, caves, sinkholes, or water wells are found during excavation, construction, or blasting, the developer shall notify the Aquifer Studies Division of the San Antonio Water System at (210) 704-7303.

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 98 JUN 15 AM 8:59  
 DEPT. OF PLANNING  
 LAND DEVELOPMENT  
 SERVICES DIVISION

DEVELOPER:  
 MASONWOOD ENCINO, LTD.  
 1715 CAPITAL OF TX HWY. SOUTH, SUITE 201  
 AUSTIN, TEXAS 78746  
 (512) 306 - 1660



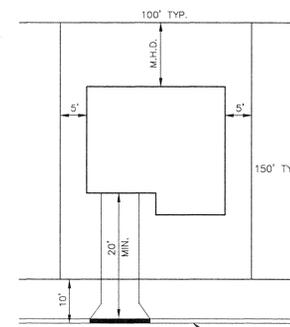
97-013



LOCATION MAP  
 APPROVED  
 PLANNED UNIT DEVELOPMENT

P-26  
 105.375 ACRES  
 UNPLATTED

Planning Commission  
 City of San Antonio  
 Chairman: *Maura K. Santos* 10-8-97  
 Secretary: *Burt Kelly*



**TYPICAL LOT**  
 NOT TO SCALE

"A PLANNED UNIT DEVELOPMENT"

P.U.D. PLAN for ENCINO RANCH



REVISIONS:  
 05/8/97  
 06/17/97  
 08/05/97 - G.W.P.  
 08/25/97 - G.W.P.

JOB NO. 46293.00  
 FILE: \_\_\_\_\_  
 DATE: 01/28/97  
 DESIGN: G.W.P.  
 DRAWN: G.W.P.  
 CHECKED: \_\_\_\_\_  
 SHEET 1 OF 1

# 97-013