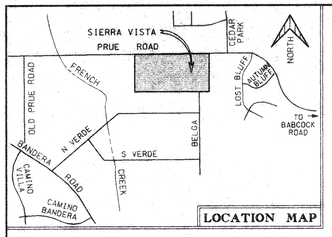


LOCATION MAP

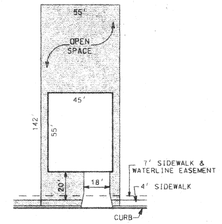
NORTH

SCALE: 1" = 100'

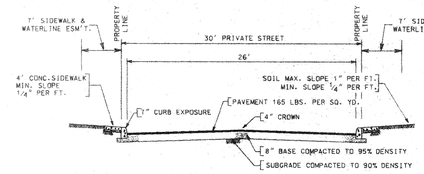
THE ENTRANCE STREET SHALL HAVE A 4-FT. WIDE SIDEWALK ON ITS EAST SIDE ONLY, AND THE WALK SHALL BE LOCATED ADJACENT TO THE R.O.W. LINE.

A 4-WIDE SIDEWALK SHALL BE CONSTRUCTED ALONG THE PRUE ROAD FRONTAGE OF THIS PROJECT, WITH THE WALK BEING LOCATED 1 FOOT OFF THE NEW R.O.W. LINE.

SIDEWALK DETAILS ARE SHOWN ON STREET PLAN - PROFILE SHEETS.

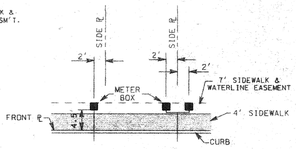


TYPICAL 55' LOT



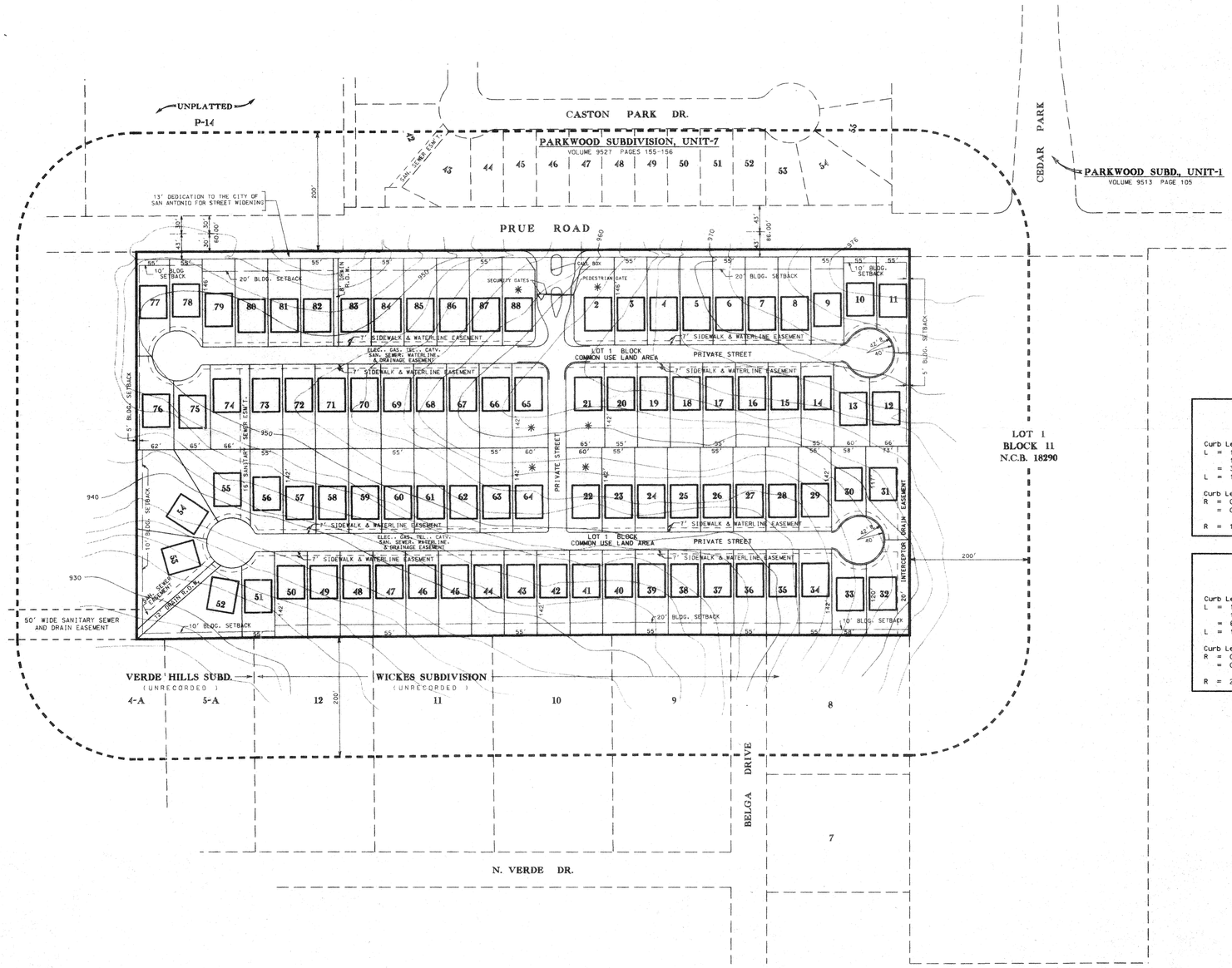
TYPICAL STREET SECTION

PRIVATE STREET



METER BOX LOCATION

TYPICAL 30' 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 30' RIGHT-OF-WAY WITH 26' PAVEMENT.
4. AS PER THE EXISTING LEGAL INSTRUMENT, LOT 1, BLOCK . N.C.B. . IS RESERVED FOR THE FOLLOWING:
   (a) PRIVATE STREET
   (b) ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, SANITARY SEWER, WATERLINE, DRAINAGE, & SIDEWALK EASEMENTS.
   (c) COMMON USE LAND AREA.
5. ALL FENCING, INCLUDING THE PERIMETER FENCE, SHALL BE THE RESPONSIBILITY OF THE HOMEBUILDER.
6. DEVELOPMENT IS NOT OVER THE RECHARGE ZONE.

SIERRA VISTA
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
$R = 0.65\ (ISD_2) / (W_1 / 2 + K_p)$
$= 0.65\ (300) - (26 / 2 + 2)$
$195 - 17$
$R = 178'$

SIERRA VISTA
PRUE RD. @ ENTRANCE
CLEAR VISION AREA

Curb Length: Lt. = Equation A
$L = 13\ (ISD_1) / [13 + (W_1 / 2) + K_A] - 4$
$13\ (480) / [13 + (44 / 2) + 7] - 4$
$= 6240 / (35 + 7) - 4$
$L = 164'$

Curb Length: Rt. = Equation D
$R = 0.65\ (ISD_2) / (W_1 / 2 + K_p)$
$= 0.65\ (480) - (40 / 2 + 2)$
$312 - 22$
$R = 290'$

SIERRA VISTA
Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	12 units per acre
Proposed Density	=	4.52 units per acre
Minimum Required Percentage of Open Space	=	35%
Proposed Percentage of Open Space	=	60 %
Total Space	=	838,530 S.F.

Occupied Space 336,751 S.F.	88,706 S.F.	Exclude Street R.O.W.'s
	31,320 S.F.	Driveway (18 X 20) x 87
	1,400 S.F.	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	215,325 S.F.	House Slabs (includes garages) 2475 x 87

Net Open Space	=	501,779 S.F.
	÷	838,530 S.F.
Open Space Ratio	=	0.60

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Duncan K. Gardner Date: 9/23/98
Secretary: [signature] Date: 9/23/98

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

87 SINGLE FAMILY RESIDENTIAL LOTS
55' x 140' TYPICAL LOTS
19.25 ACRES

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

mbc ENGINEERS

SIERRA VISTA
PLANNED UNIT DEVELOPMENT
PLAN No. 98-029

REVISIONS: DATE	NO.	DESCRIPTION	BY

DESIGN R. W. B.
DRAWN P. A. E.
CHECKED
DATE AUGUST 1998
JOB NO. 1-5960
SHT. 1 of 1

#98-029