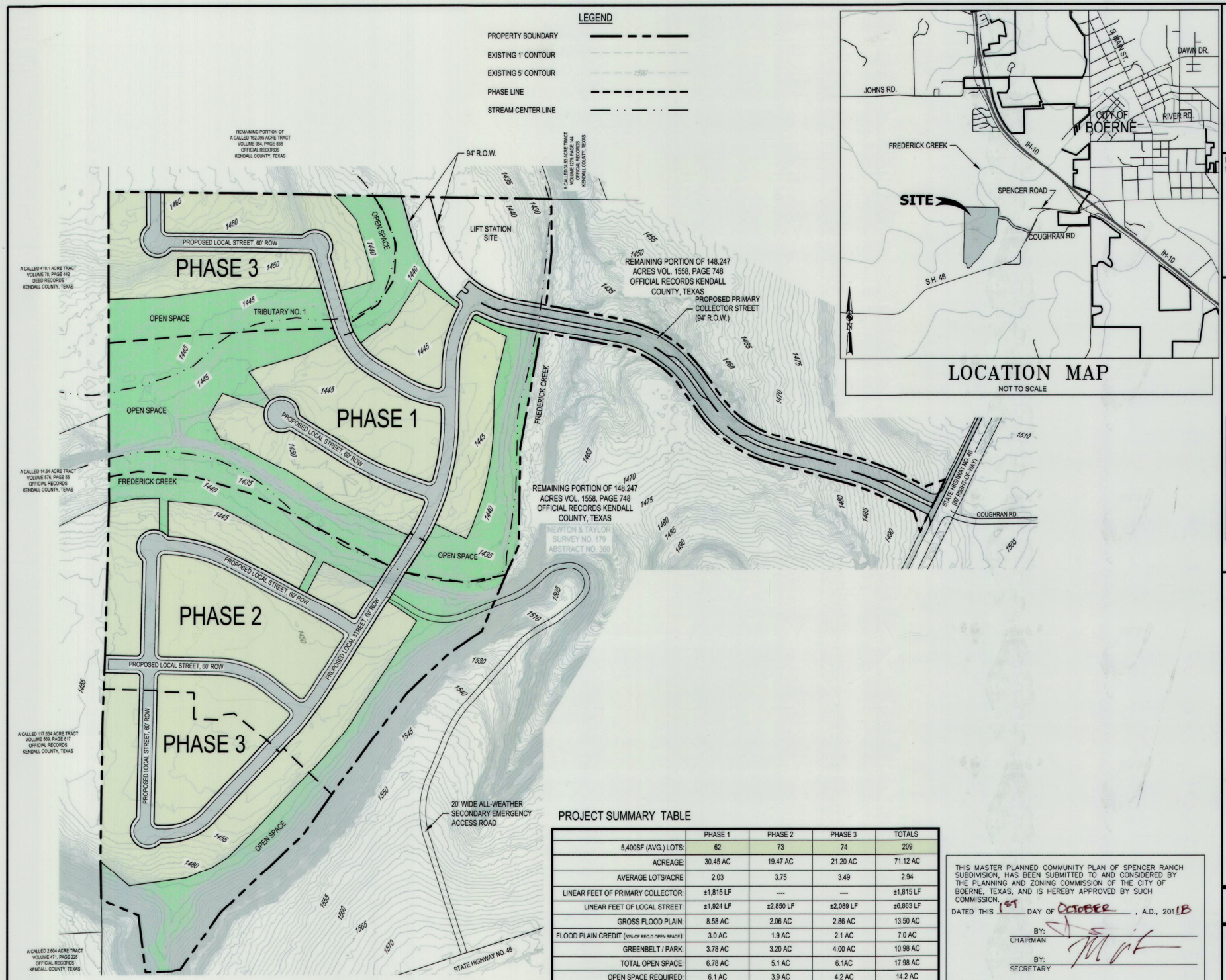

LOCATION MAP

NOT TO SCALE

N

SCALE: 1"=200'

0 100' 200' 300' 400'

SHEET SIZE: 18" x 24"

REV.
9/20/18 - CITY COMMENTS

PROJECT SUMMARY TABLE

	PHASE 1	PHASE 2	PHASE 3	TOTALS
5,400SF (AVG.) LOTS:	62	73	74	209
ACREAGE:	30.45 AC	19.47 AC	21.20 AC	71.12 AC
AVERAGE LOTS/ACRE	2.03	3.75	3.49	2.94
LINEAR FEET OF PRIMARY COLLECTOR:	±1,815 LF	----	----	±1,815 LF
LINEAR FEET OF LOCAL STREET:	±1,924 LF	±2,850 LF	±2,089 LF	±6,863 LF
GROSS FLOOD PLAIN:	8.58 AC	2.06 AC	2.86 AC	13.50 AC
FLOOD PLAIN CREDIT (50% OF REQ'D OPEN SPACE):	3.0 AC	1.9 AC	2.1 AC	7.0 AC
GREENBELT / PARK:	3.78 AC	3.20 AC	4.00 AC	10.98 AC
TOTAL OPEN SPACE:	6.78 AC	5.1 AC	6.1AC	17.98 AC
OPEN SPACE REQUIRED:	6.1 AC	3.9 AC	4.2 AC	14.2 AC

THIS MASTER PLANNED COMMUNITY PLAN OF SPENCER RANCH SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 1ST DAY OF OCTOBER, A.D., 2018

BY: _____
CHAIRMAN

BY: _____
SECRETARY

MATKINHOOVER ENGINEERING & SURVEYING
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TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

MASTER PLANNED COMMUNITY PLAN
FOR
SPENCER RANCH
BOERNE, TEXAS

JOB NO. 2782.20

Z:\PROJECTS\2782 - JENKINS TRACT\20 - MERITAGE HOMES RESIDENTIAL\MASTER\Master Planned Community Plan.dwg
Date: Sep 21, 2018, 10:48am User ID: slorch