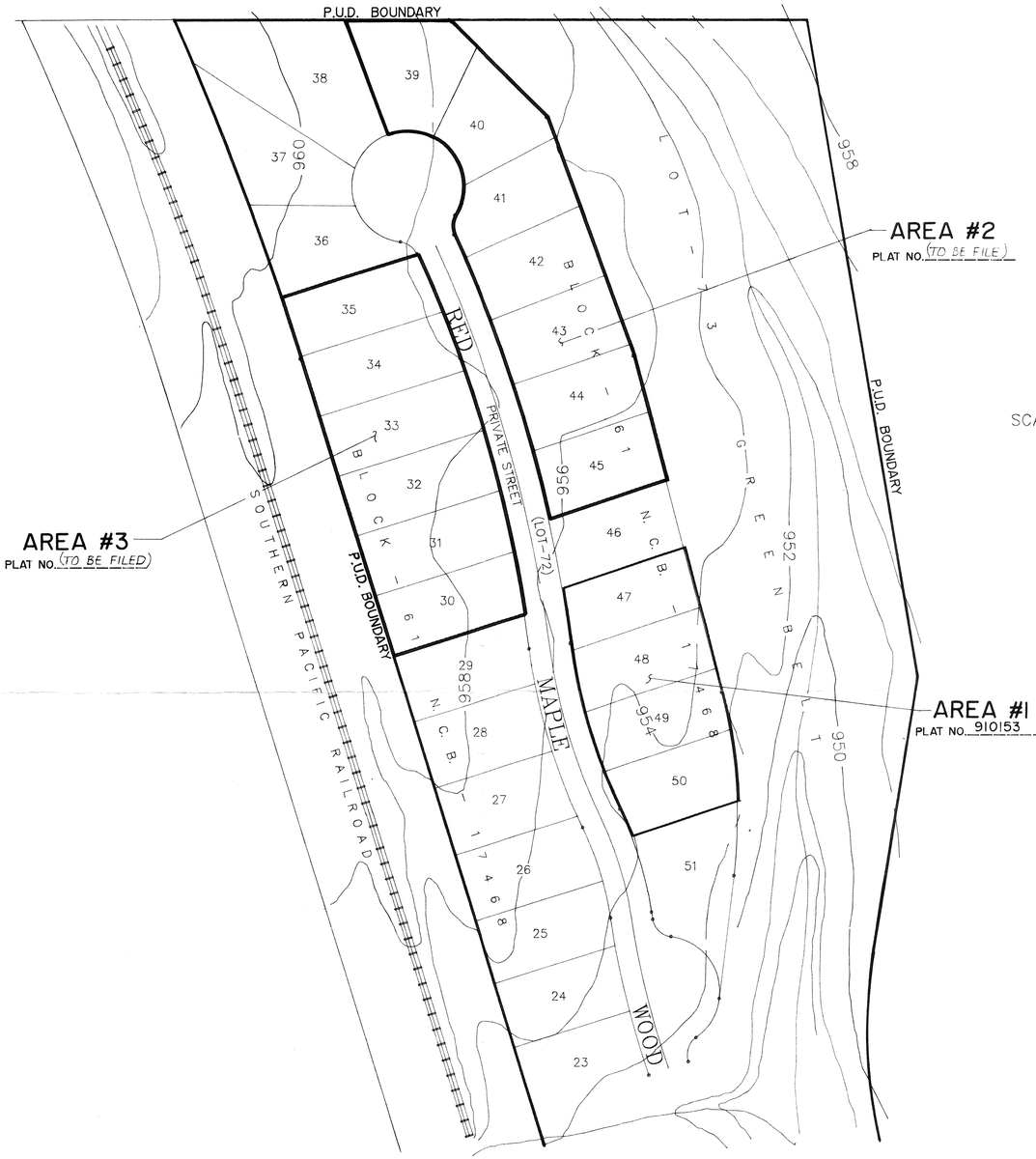
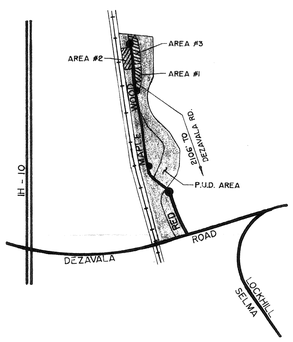
NEW MONT

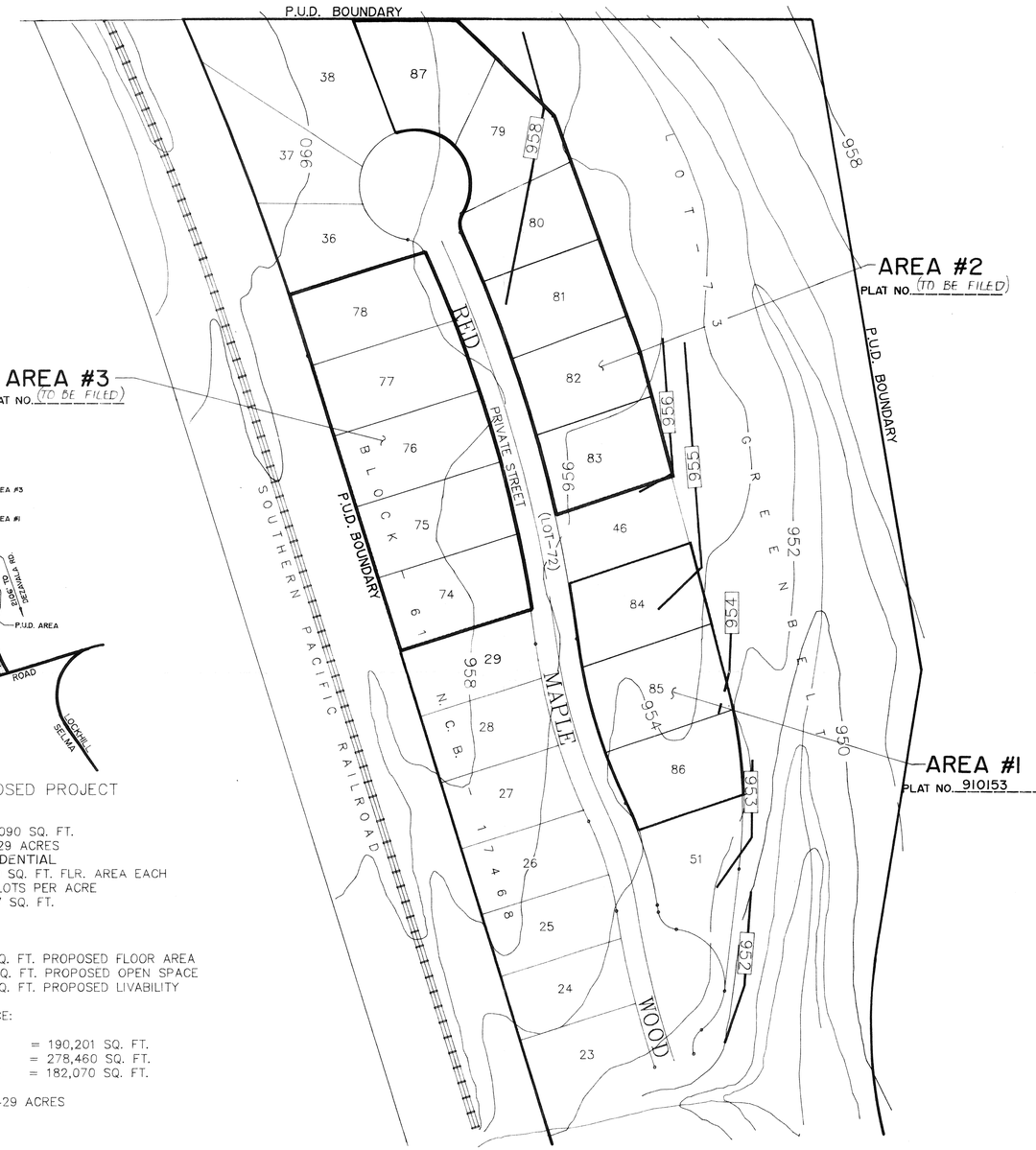
FILE #134



AREAS BEING REPLATTED

SCALE: 1" = 50'





REPLAT

TOTAL AREA OF PROPOSED PROJECT

TOTAL SQ. FT.	672,090 SQ. FT.
TOTAL ACREAGE:	15.429 ACRES
PROPOSED USE:	RESIDENTIAL
APPROX. AREA:	1700 SQ. FT. FLR. AREA EACH
LOT SIZES VARY	4.1 LOTS PER ACRE
MIN. LOT SIZE:	4277 SQ. FT.

PROPOSED PROJECT:

64 X 1700 = 108,800 SQ. FT. PROPOSED FLOOR AREA
= 533,600 SQ. FT. PROPOSED OPEN SPACE
= 463,169 SQ. FT. PROPOSED LIVABILITY

REQUIRED BY P.U.D. ORDINANCE:

ALLOWABLE FLR. AREA	= 190,201 SQ. FT.
REQ'D. OPEN SPACE	= 278,460 SQ. FT.
REQ'D. LIVABILITY SPACE	= 182,070 SQ. FT.

TOTAL P.U.D. ACREAGE = 15.429 ACRES

GENERAL NOTES:
(1) ALL ENCLOSED GARAGES WHICH FACE THE STREET SHALL HAVE BUILDING SETBACKS OF 20 FEET FROM THE FRONT PROPERTY LINE. THE REMAINDER OF THE STRUCTURE SHALL HAVE NO BUILDING SETBACK.

(2) TWO (2) PARKING SPACES WILL BE PROVIDED FOR EACH LOT.

EXISTING LOT SIZES (SQ. FT.)

LOT-30	4695.43 sq.ft.	LOT-47	4277.36 sq.ft.
LOT-31	4887.52 sq.ft.	LOT-48	4473.25 sq.ft.
LOT-32	4986.30 sq.ft.	LOT-49	4455.98 sq.ft.
LOT-33	4992.40 sq.ft.	LOT-50	4458.30 sq.ft.
LOT-34	4905.91 sq.ft.		
LOT-35	4732.88 sq.ft.		
LOT--39	5336.65 sq.ft.		
LOT-40	4261.40 sq.ft.		
LOT-41	4710.50 sq.ft.		
LOT-42	4308.26 sq.ft.		
LOT-43	4377.34 sq.ft.		
LOT-44	4282.55 sq.ft.		
LOT-45	4256.85 sq.ft.		

NEW LOT SIZES (SQ. FT.)

LOT-74	5721.76 sq.ft.	LOT-84	5804.12 sq.ft.
LOT-75	5861.29 sq.ft.	LOT-85	6369.13 sq.ft.
LOT-76	5967.71 sq.ft.	LOT-86	5479.99 sq.ft.
LOT-77	5916.27 sq.ft.	LOT--87	6188.43 sq.ft.
LOT-78	5716.61 sq.ft.		
LOT-79	5113.24 sq.ft.		
LOT-80	5351.71 sq.ft.		
LOT-81	5313.19 sq.ft.		
LOT-82	5311.76 sq.ft.		
LOT-83	5279.56 sq.ft.		

Rebecca Santonillo Faith
DIRECTOR'S SIGNATURE
June 14, 1991
DATE:

STATE OF TEXAS
GARLAND C. REAVES
14095
REGISTERED PROFESSIONAL ENGINEER
4/30/91

NO.	REVISION	DRAWN	CHK'D.	DATE

REAVES ENGINEERING, INC.
P.O. BOX 791793 - - SAN ANTONIO, TEXAS - - 78279-1793
(512) 490-4506

TITLE:
WOODS OF SHAVANO
UNIT-20
AMENDED P.U.D. PLAN

DRAWN:	CHK'D:	DATE:	JOB NO:	DWG. NO:	SHEET
HOMER		3/15/91	D-11232		OF

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