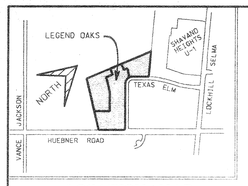
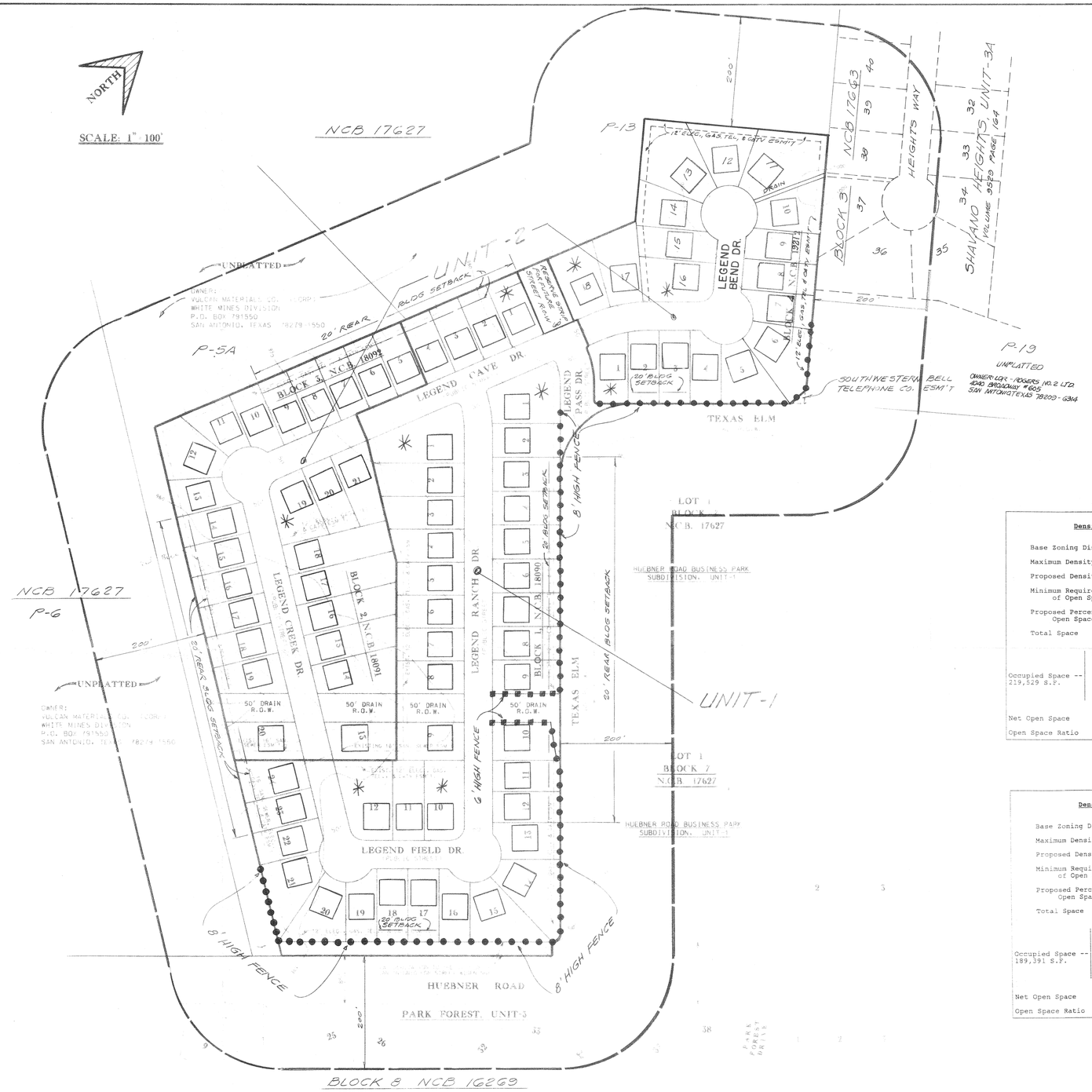
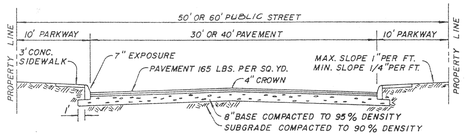


LOCATION MAP

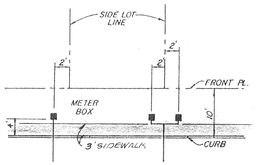


NOTES:

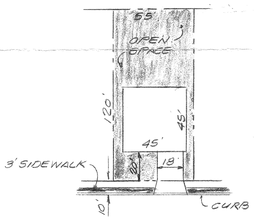
1. If access to a garage or carport is provided from the front or side of a lot, then the garage/carport shall maintain a twenty (20) foot setback from the back of the sidewalk, or curb of there is no sidewalk, as measured along the centerline of the driveway.
2. All corner lots comply with the clear vision area requirements of Section 35-3339 of the Unified Development Code.
3. All interior streets are public, 50' right-of-way with 30' pavement.



TYPICAL PUBLIC STREET SECTION



METER BOX LOCATION



TYPICAL LOT

UNIT 1
Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	4.0 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	50%
Total Space	=	437,428 S.F.

Occupied Space -- 219,529 S.F.	108,493 S.F.	Exclude Street R.O.W.'s
	14,400 S.F.	Driveway (18 x 20) 40
	12,636 S.F.	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	84,000 S.F.	House Slabs (includes garage) 2100 x 40

Net Open Space	=	217,899 S.F.
	÷	437,428 S.F.
Open Space Ratio	=	0.50

UNIT 2
Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	4.3 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	56%
Total Space	=	433,032 S.F.

Occupied Space -- 189,391 S.F.	69,930 S.F.	Exclude Street R.O.W.'s
	13,480 S.F.	Driveway (18 x 20) 43
	13,681 S.F.	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	90,300 S.F.	House Slabs (includes garage) 2100 x 43

Net Open Space	=	243,641 S.F.
	÷	433,032 S.F.
Open Space Ratio	=	0.56

ENVIRONMENTAL RECOMMENDATIONS

The following are recommendations which the Aquifer Studies Division feel are needed to address the environmental concerns raised by the construction of this residential development on the Edwards Aquifer Recharge Zone:

1. Final trenches for sewer lines, where they cross indicated potential recharge feature areas, should be inspected by a geologist before final placement of the pipe and bedding begins.
2. The use of the existing naturally vegetated drainageways should be enhanced by additional vegetation along with the addition of grass swales to aid in dispersing and filtering the stormwater run-off which will be contributed by the residential development.
3. The City of San Antonio shall inspect all pending construction of sewer mains and service laterals for proper construction according to State and City Regulations and Codes.
4. Landscaped areas should be sensitive to minimizing water needs (i.e. use of native plants) and that a minimal amount of pesticides, herbicides, or fertilizer should be used.
5. There should be no storage of hazardous chemicals on the site.
6. If any solution openings, caves, sinkholes, or wells are discovered on the property, during construction or blasting, the owner should notify the Texas Natural Resource Conservation Commission at 210-490-3096.

LEGEND PASS DR. @ TEXAS ELM

CLEAR VISION AREA

Curb Length: Lt. = Equation A
$L = 13\ (ISD_1) / (13 + (W_1 / 2) + K_A) - 4$

$= 13\ (300) / (13 + (40 / 2) + 7) - 4$

$= 3900 / (33 + 7) - 4$

L = 93.5' or 94'

Curb Length: Rt. = Equation D
$R = 0.65\ (ISD_2) - (W_1 / 2 + K_D)$

$= 0.65\ (360) - (44 / 2 + 2)$

$= 234 - 24$

R = 210'

LEGEND CAVE @ LEGEND PASS DR.

CLEAR VISION AREA

Curb Length: Lt. = Equation A
$L = 13\ (ISD_1) / (13 + (W_1 / 2) + K_A) - 4$

$= 13\ (300) / (13 + (40 / 2) + 7) - 4$

$= 3900 / (33 + 7) - 4$

L = 93.5' or 94'

Curb Length: Rt. = Equation D
$R = 0.65\ (ISD_2) - (W_1 / 2 + K_D)$

$= 0.65\ (300) - (30 / 2 + 2)$

$= 195 - 17$

R = 178'

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

$= 0.65\ (300) - (30 / 2 + 2)$

$= 195 - 17$

R = 178'

DEVELOPER:
LEGEND OAKS, L.T.D.
3330 OAKWELL COURT
SAN ANTONIO, TEXAS 78218
TEL. NO. (210) 828-6131

83 LOTS TOTAL SINGLE FAMILY RESIDENTIAL
55' x 120' TYPICAL LOT SIZE
UNIT-1 = 40 LOTS
UNIT-2 = 43 LOTS
20.1486 ACRES TOTAL

THIS P.U.D. PLAN INCLUDES A NONSUBSTANTIAL AMENDMENT AS ALLOWED BY SECTION 35-2109(d) OF THE UNIFIED DEVELOPMENT CODE.

THE P.U.D. PLAN OF SHAVANO FOREST HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY THE DIRECTOR OF PLANNING.

DATED THIS 7th DAY OF March A.D., 1995.

BY: [signature] DIRECTOR OF PLANNING

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

SHAVANO FOREST
PLANNED UNIT DEVELOPMENT
FINAL PLAN

REVISIONS: DATE	NO	DESCRIPTION	BY
2-9-95	1	ADDED 0.7894 ACRE & REVISED NW END OF LEGEND BEND DR.	

DESIGN
DRAWN PD
CHECKED
DATE MAR. 29, 1994
JOB NO. 1-5702
SHEET 1 OF 1

#94-013