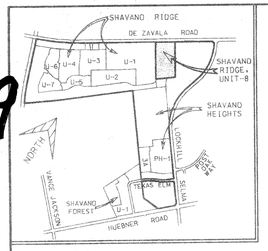
94-034

379

RECEIVED
94 OCT 24 AM 8:56
CITY OF SAN ANTONIO
PLANNING DEPARTMENT
ANNEXATION DIVISION



LOCATION MAP

NORTH

SCALE: 1" = 100'

LEGEND:

EXIST.	----------	EXISTING
ELEC.	----------	ELECTRIC
TEL.	----------	TELEPHONE
CATV	----------	CABLE TELEVISION
SAN. SWR.	----------	SANITARY SEWER
ESM'T.	----------	EASEMENT
R.O.W.	----------	RIGHT-OF-WAY
BLDG.	----------	BUILDING
N.C.B.	----------	NEW CITY BLOCK
BLK.	----------	BLOCK
E.T.& CATV ESM'T.	----------	ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT

CLEAR VISION AREA

INDIAN WOODS @ DE ZAVALA ROAD

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

$= 0.65\ (500) - (30 / 2 + 2)$

$= 325 - 17$

$R = 308'$

CLEAR VISION AREA

FOR ALL 50' RIGHT-OF-WAY INTERSECTIOI

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

$= 13\ (300) / (13 + 30 / 2) + 7) - 4$

$= 3900 /(28 + 7) - 4$

$L = 107.4'$ or $108'$

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

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

$= 195 - 17$

$R = 178'$

Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	3.9 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	60%
Total Space	=	624,584 S.F.

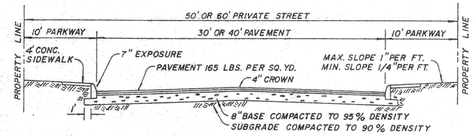
Occupied Space -- 245,224 S.F.

96,042 S.F.		Exclude Street R.O.W.'s
20,160 S.F.		Driveway (18 x 20) 56
3,022 S.F.		Drain R.O.W.
N/A		Outdoor Storage Areas
N/A		Mechanical Equipment
N/A		Parking
126,000 S.F.		House Slabs (includes garage) 2250 x 56

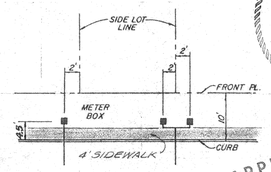
Net Open Space	=	379,360 S.F.
	÷	624,584 S.F.
Open Space Ratio	=	0.60

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 50' right-of-way with 30' pavement.

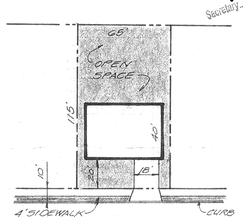


TYPICAL PRIVATE STREET SECTION



METER BOX LOCATION

CITY OF SAN ANTONIO
PLANNED UNIT DEVELOPMENT
APPROVED
Planning Commission
San Antonio
Date: 26 Oct 94
Secretary
Date: 26 Oct 94



TYPICAL LOT

SHAVANO OAKS VOL 9300 PG 164
SHAVANO OAKS UNIT-1B VOL 9523 PG 163
ST. FRANCIS OF ASSISI CATHOLIC CHURCH VOL 9502 PG 83
INDIAN WOODS
BLOCK 42
BLOCK 51
N.C.B. 17601
DE ZAVALA ROAD
3' DEDICATION TO THE CITY OF SAN ANTONIO FOR STREET WIDENING
8' HIGH FENCE
2' NON-ACCESS AND WALL ESM'T.
14' ELEC., GAS, TEL., & CATV ESM'T.
PRIVATE GREENBELT LOT 1
RIDGE PINE (PRIVATE STREET)
SHAVANO BLUFF
SHAVANO WIND
SHAVANO RIDGE, UNIT-1 (VOLUME 9521 PAGES 120 & 121)
BLOCK 6 N.C.B. 19117
BLOCK 1 N.C.B. 19117
BLOCK 9, N.C.B. 19117
RIDGE PINS (PRIVATE STREET)
INDIAN WOODS (PRIVATE STREET)
RIDGE STAR (PRIVATE STREET)
LOT 1
20' BLDG SETBACK
25' BLDG SETBACK
DRAIN ESM'T.
DRAIN R.O.W.
12' DRAIN R.O.W.
15' TO SAN. SEWER ESM'T.
20' PRIVATE GREENBELT
SHAVANO PEAK
P-43
N.C.B. 17627
UNPLATTED
LDR ROGERS No. 2 LTD.
3330 OAKWELL COURT #110
SAN ANTONIO, TEXAS 78218
P-20E
N.C.B. 18598
UNPLATTED
LDR-ROGERS No. 2 LTD.
3330 OAKWELL COURT #110
SAN ANTONIO, TEXAS 78218
P-40
C.P.S.B.
DE ZAVALA ROAD SUBSTATION
(VOLUME 7505 PAGE 894)
75' TRANSMISSION LINE EASEMENT
(VOLUME 7505 PAGE 868)
LOCKHILL-SELMA ROAD
P-19
UNPLATTED
LDR-ROGERS No. 2 LTD.
3330 OAKWELL COURT #110
SAN ANTONIO, TEXAS 78218

DEVELOPER:
LDR / SHAVANO RIDGE, UNIT-8
3330 OAKWELL COURT, SUITE 110
SAN ANTONIO, TEXAS 78218
TEL. NO. (210) 828 - 6131

56 SINGLE FAMILY RESIDENTIAL LOTS
65' - 70' x 115' TYPICAL LOTS
14.3385 ACRES

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Bressport Drive, San Antonio, Texas 78226
(210) 349-0151

mbc ENGINEERS

SHAVANO RIDGE, UNIT-8
PLANNED UNIT DEVELOPMENT
FINAL PLAN

REVISIONS: DATE	NO.	DESCRIPTION	BY

DESIGN R. A. L.
DRAWN P. A. E.
CHECKED
DATE AUG. 15, 1994
JOB NO. 1-5861
SHT. 1 of 1

#94-034