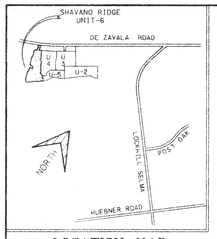
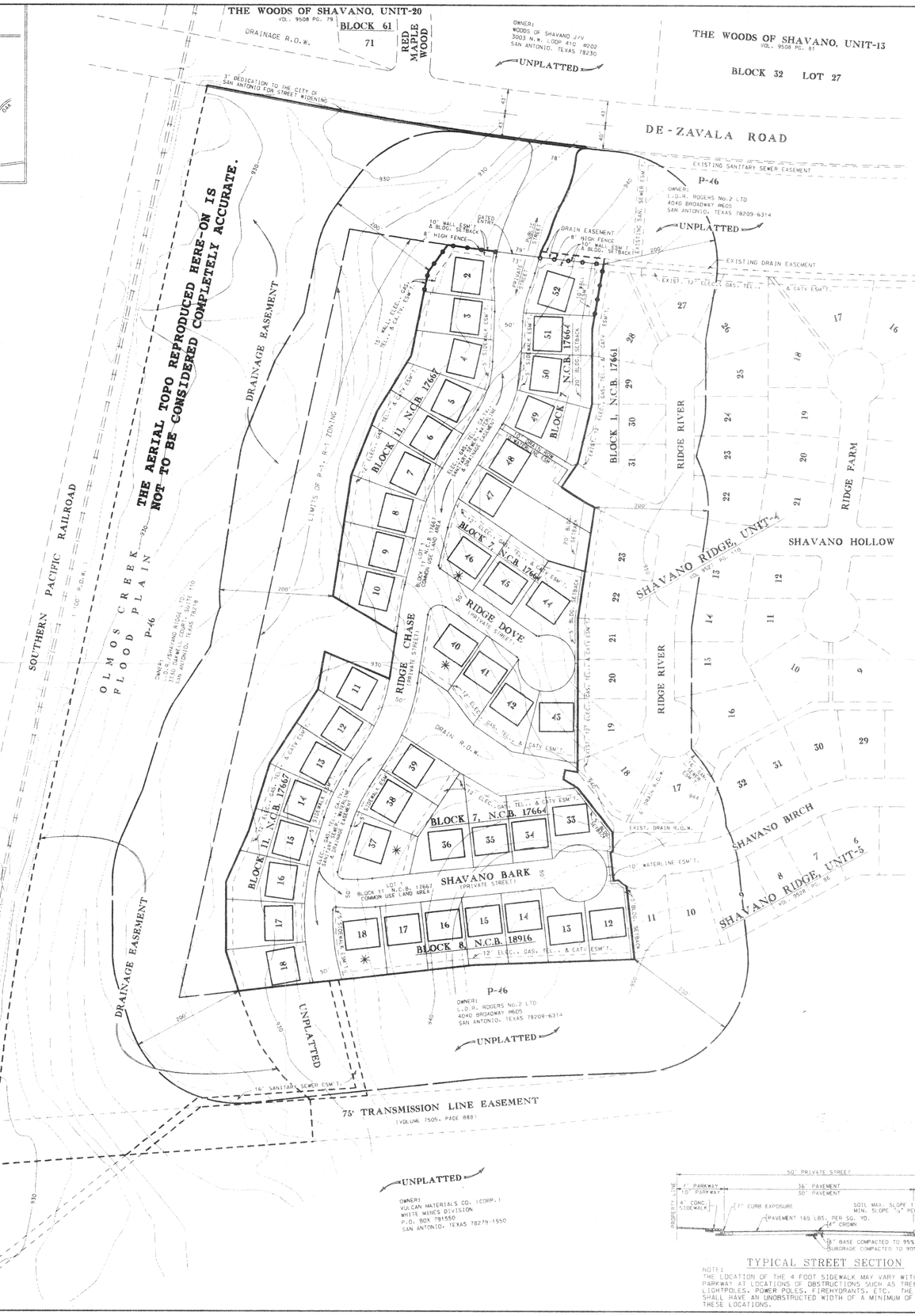
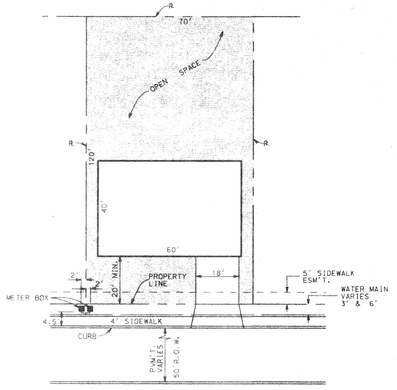


LOCATION MAP

NORTH

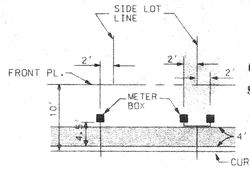
SCALE: 1" = 100'





TYPICAL LOT & WATER METER BOX LOCATION

SCALE: 1"=30'



METER BOX LOCATION

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: _____
Secretary _____ Date: _____

95047

NOTE:
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.

Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	3.1 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	57%
Total Space	=	607,139 S.F.

Occupied Space -- 262,679 S.F.

113,856 S.F.	Exclude Street R.O.W.'s
15,840 S.F.	Driveway (18 x 20) 44
27,383 S.F.	Drain R.O.W.
N/A	Outdoor Storage Areas
N/A	Mechanical Equipment
N/A	Parking
105,600 S.F.	House Slabs (includes garage) 2400 x 44

Net Open Space = 344,460 S.F.
÷ 607,139 S.F.
Open Space Ratio = 0.57

CLEAR VISION AREA

FOR ALL 50' RIGHT-OF-WAY INTERSECTIONS

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

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

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

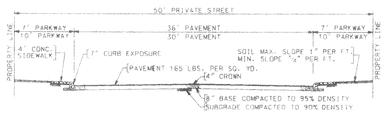
L = 107.4' or 108'

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'



TYPICAL STREET SECTION

NOTE:
THE LOCATION OF THE 4 FOOT SIDEWALK MAY VARY WITHIN THE PARKWAY AT LOCATIONS OF OBSTRUCTIONS SUCH AS TREES, LIGHTPOLES, POWER POLES, FIREHYDRANTS, ETC. THE SIDEWALK SHALL HAVE AN UNOBSTRUCTED WIDTH OF A MINIMUM OF 3 FEET AT THESE LOCATIONS.

DEVELOPER:
LDR / SHAVANO RIDGE, UNIT-6 LTD.
3330 OAKWELL COURT, SUITE 110
SAN ANTONIO, TEXAS 78218
TEL. NO. (210) 828 - 6131

44 SINGLE FAMILY RESIDENTIAL LOTS
70' x 120' TYPICAL LOTS
13.9380 ACRES

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0051

SHAVANO RIDGE, UNIT-6
PLANNED UNIT DEVELOPMENT
FINAL PLAN

REVISIONS: NO.	DATE	DESCRIPTION	BY

DESIGN R.A.L.
DRAWN R.T.
CHECKED
DATE FEB.14.1995
JOB NO. 1-5691
SHT. 1 of 1

o:\rey\ridge\ut6\pondp\6.dgn Feb.15.1995

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