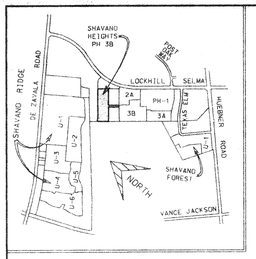
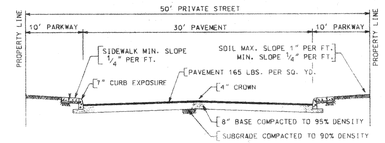


LOCATION MAP

SCALE: 1" = 100'



TYPICAL STREET SECTION
PRIVATE STREET

TYPICAL 55' LOT

SHAVANO HEIGHTS, PHASE 2B
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
$R = 0.65\ (ISD_2) - (W_1 / 2 + K_D)$
$= 0.65\ (300) - (30 / 2 + 2)$
$195 - 17$
$R = 178'$

SHAVANO HEIGHTS, PHASE 2B
Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	2.8 units per acre
Minimum Required Percentage of Open Space	=	35%
Proposed Percentage of Open Space	=	59%
Total Space	=	327,794 S.F.

Occupied Space 135,828 S.F.		
65,562 S.F.		Exclude Street R.O.W.'s
9,828 S.F.		Driveway (18 X 26) x 21
3,738 S.F.		Drain R.O.W.
N/A		Outdoor Storage Areas
N/A		Mechanical Equipment
N/A		Parking
56,700 S.F.		House Slabs (includes garages) 2700 x 21

Net Open Space	=	191,966 S.F.
	+	327,794 S.F.
Open Space Ratio	=	0.59

SHAVANO HEIGHTS, PHASE 2C
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 $108'$

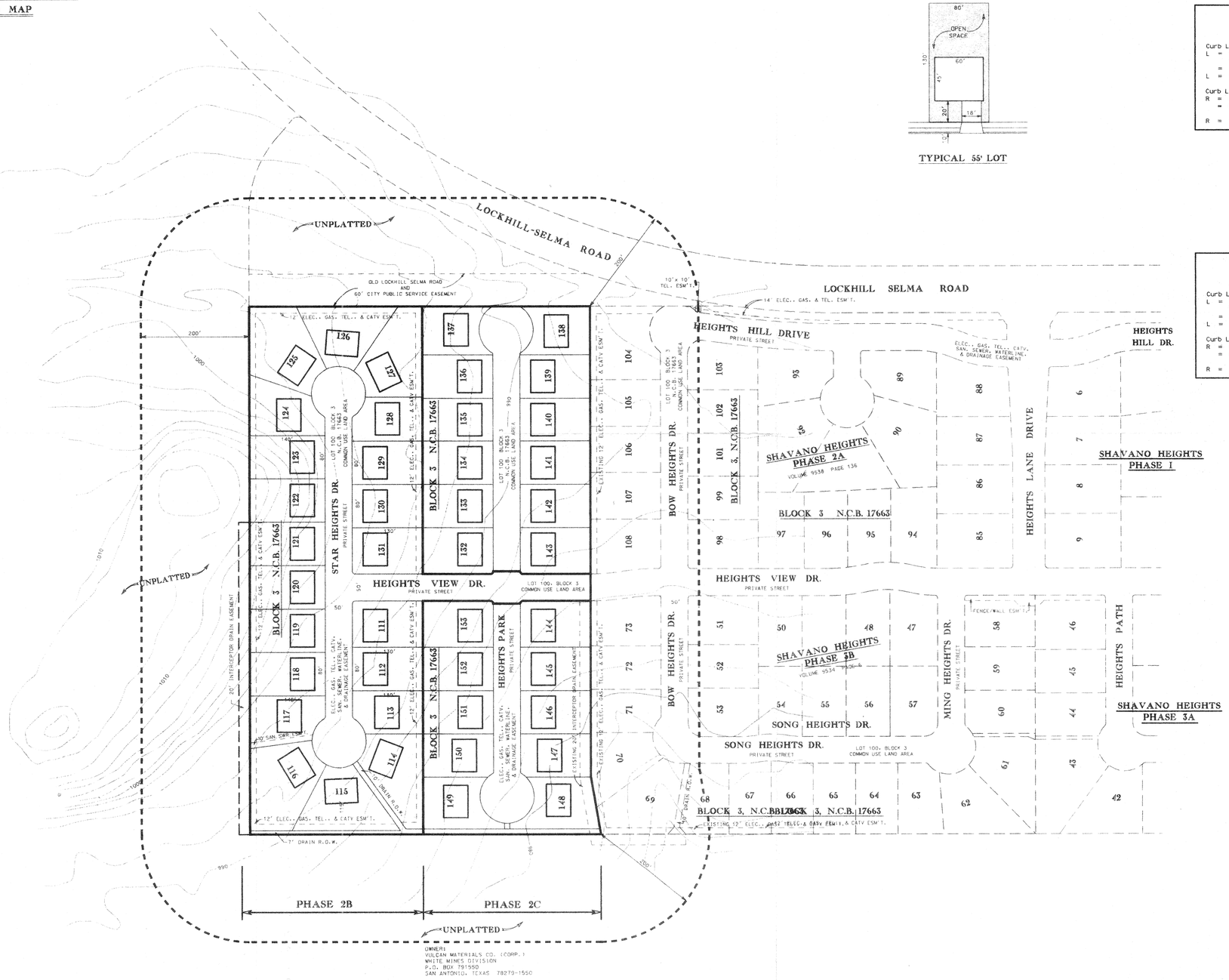
Curb Length: Rt. = Equation D
$R = 0.65\ (ISD_2) - (W_1 / 2 + K_D)$
$= 0.65\ (300) - (30 / 2 + 2)$
$195 - 17$
$R = 178'$

SHAVANO HEIGHTS, PHASE 2C
Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	3.3 units per acre
Minimum Required Percentage of Open Space	=	35%
Proposed Percentage of Open Space	=	57%
Total Space	=	287,018 S.F.

Occupied Space 124,086 S.F.		
51,040 S.F.		Exclude Street R.O.W.'s
10,296 S.F.		Driveway (18 X 26) x 22
3,350 S.F.		Drain R.O.W.
N/A		Outdoor Storage Areas
N/A		Mechanical Equipment
N/A		Parking
59,400 S.F.		House Slabs (includes garages) 2700 x 22

Net Open Space	=	162,932 S.F.
	+	287,018 S.F.
Open Space Ratio	=	0.57



OWNER:
VULCAN MATERIALS CO. (CORP.)
WHITE MINES DIVISION
P.O. BOX 791990
SAN ANTONIO, TEXAS 78279-1550

DEVELOPER:
LDR / SHAVANO HEIGHTS, LTD
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
TEL. NO. (210) 828 - 6131

RECEIVED
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APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: [signature]
Secretary: [signature] Date: October 14, 1998

98-031

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

mbc ENGINEERS

SHAVANO HEIGHTS, PHASE 2B & 2C
PLANNED UNIT DEVELOPMENT
PUD PLAN

REVISIONS: DATE	NO.	DESCRIPTION	BY

DESIGN R. A. L.
DRAWN P. A. E.
CHECKED
DATE MARCH 1998
JOB NO. 1-6164
SHT. 1 of 1

#98-031