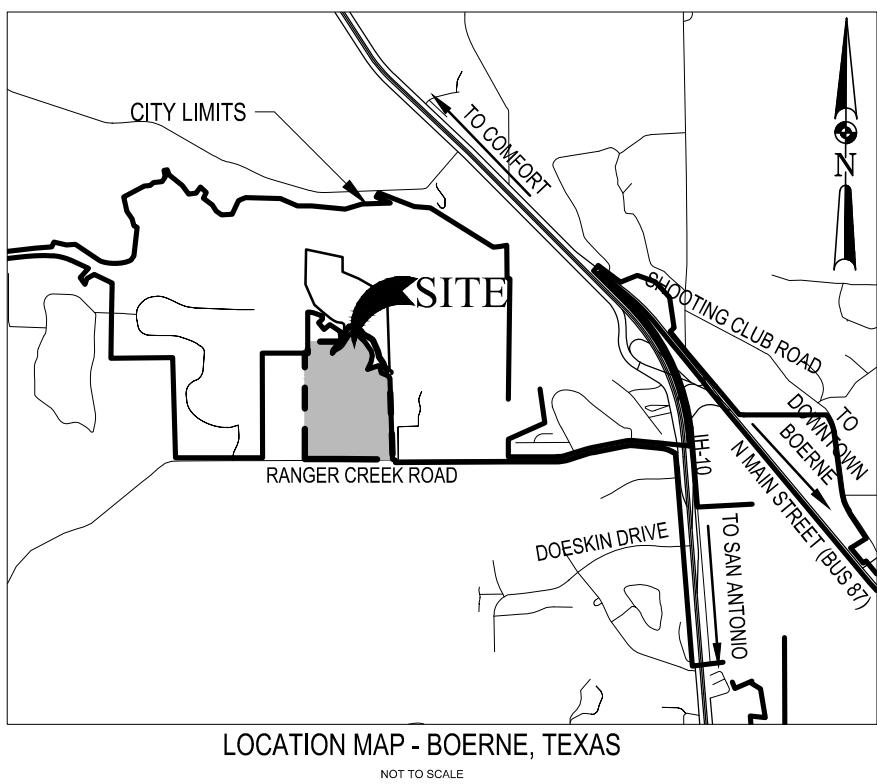




	PHASE 1	PHASE 2	PHASE 3	TOTAL
6,300 SF (AVG.) LOTS:	99	0	116	215
7,900 SF (AVG.) LOTS:	4	141	0	145
TOTAL LOTS:	103	141	116	360
TOTAL ACREAGE:	33.1 AC	43.7 AC	23.1 AC	99.9 AC
AVERAGE LOTS/ACRE	3.1	3.2	5.0	3.6
LINEAR FEET OF STREET:	4,420 LF	5,780 LF	3,220 LF	13,420 LF
OPEN SPACE:	10.0 AC	9.3 AC	0.5 AC	19.8 AC
PARK/TRAIL CREDITS:	2.5 AC	0.5 AC	--	3.0 AC
TOTAL OPEN SPACE AREA:	12.5 AC	9.8 AC	0.5 AC	22.8 AC (23%)

- NOTES:**
1. PROPERTY IS OUTSIDE THE LIMITS OF THE CITY OF BOERNE.
 2. PHASES MAY NOT BE DEVELOPED IN SEQUENTIAL ORDER AND FINAL LIMITS ARE SUBJECT TO CHANGE.
 3. LOCAL NEIGHBORHOOD ROADWAYS WILL MEET STREET SECTIONS OUTLINED IN TABLE 3-4 OF THE BOERNE SUBDIVISION ORDINANCE.
 4. A 6' MASONRY FENCE WILL BE PROVIDED ALONG THE MAJOR ARTERIAL ROADWAY SEGMENTS. MINIMUM OPEN SPACE REQUIREMENTS OUTLINED IN TABLE 3-10, SECTION 3.03.002 OF THE BOERNE SUBDIVISION ORDINANCE WILL BE MET AT THE TIME OF PLATTING OF THE FINAL PHASE OF THE SUBDIVISION. OPEN SPACE CONFIGURATION IS SUBJECT TO CHANGE.
 6. PARK AND TRAIL DEVELOPMENT CREDITS APPLIED TOWARDS FINAL OPEN SPACE CALCULATIONS WILL MEET THE REQUIREMENTS OUTLINED IN SECTION 3.03.006 OF THE BOERNE SUBDIVISION ORDINANCE.
 7. STORMWATER DETENTION WILL BE PROVIDED IN ACCORDANCE WITH SECTION 6.01.003 OF THE BOERNE SUBDIVISION ORDINANCE.
 8. ALL NECESSARY EASEMENTS WILL BE PROVIDED AS OUTLINED IN SECTION 3.04.005 OF THE BOERNE SUBDIVISION ORDINANCE.
 9. DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST EDITION, THEREOF.

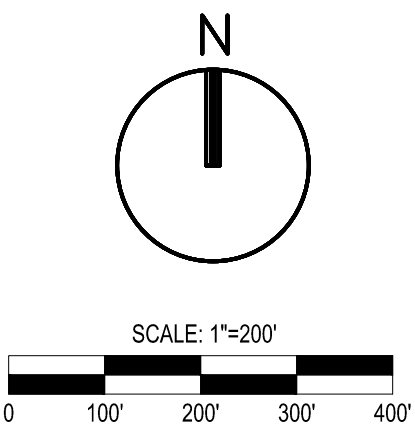
DEVELOPER REQUESTS MASTER PLAN BE APPROVED AS SUBMITTED WITH THE CONDITION THAT DRAINAGE ANALYSIS AS SET FORTH BY THE CITY OF BOERNE ORDINANCES AND DEVELOPMENT GUIDELINES BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITH THE FIRST UNIT PRELIMINARY PLAT.

THIS MASTER PLANNED COMMUNITY PLAN OF SHORELINE PARK SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D., 201__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY



REV.

MATKINHOVER
ENGINEERING
& SURVEYING

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GEORGETOWN, TEXAS 78628
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TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

MASTER PLANNED COMMUNITY PLAN

FOR
SHORELINE PARK SUBDIVISION
BOERNE, TEXAS

JOB NO. 2615.01

DESIGNED BY: KBKDRAWN BY: SGL