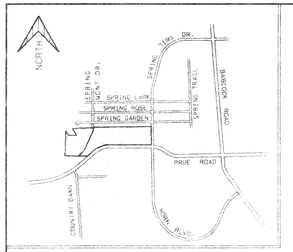


NORTH

SCALE: 1" = 100'

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: 3-17-95
File # 469
Signed: D Parker

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

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

$= 195 - 17$

$R = 178'$

CLEAR VISION AREA

CHELSEA CREEK @ PRUE ROAD

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

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

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

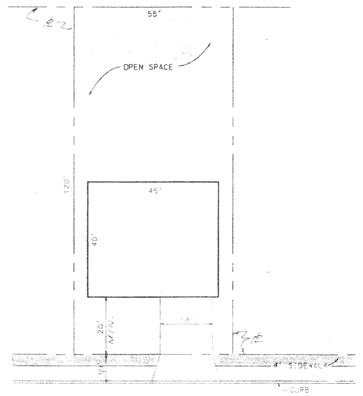
$L = 107.4'$ or $108'$

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

$= 0.65\ (568) - (60 / 2 + 2)$

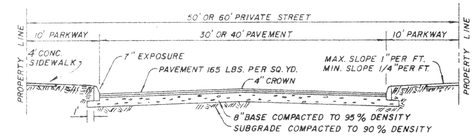
$= 369 - 32$

$R = 337'$

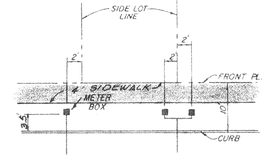


TYPICAL LOT SIZE

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

BABCOCK PLACE SUBDIVISION, UNIT-5B
VOLUME 8800 PAGE 180

BABCOCK PLACE SUBDIVISION, UNIT-5
VOLUME 7000 PAGE 119

BABCOCK PLACE SUBD. UNIT 2-A
VOLUME 7700 PAGE 121

SPRING MONT DRIVE

SPRING GARDEN DRIVE

BLOCK 12 N.C.B. 16108

BLOCK 9 N.C.B. 16097

BLOCK 10 N.C.B. 16098

BLOCK 6 N.C.B. 16100

BLOCK 7 N.C.B. 16099

24' ALLEY

P-57C NCB 15823

5' BLDG SETBACK

50' DRAINAGE & ELEC. ESM'T

SUTTON PLACE PRIVATE STREET

TALBOT SQ. PRIVATE STREET

SCARBOROUGH CT. PRIVATE STREET

KEMBLE ST. PRIVATE STREET

TAYLOR CREST PRIVATE STREET

BERKLEY SQ. PRIVATE STREET

SPRINGTIME DRIVE

BARRINGTON CT. PRIVATE STREET

CHELSEA CREEK PRIVATE STREET

BLOCK 11 N.C.B. 16098

ELECTRIC, GAS, TELEPHONE, CATV, SANITARY SEWER, WATERLINE, & DRAINAGE EASEMENT

GATED ENTRY

PRUE ROAD

P-60B NCB 15824

P-60 NCB 15824

P-60C NCB 15824

P-60D NCB 15824

UNIT-1

UNIT-2

10' SAN. SEWER EASEMENT
10' DRAIN EASEMENT
10' TELEPHONE EASEMENT

LOT 17 BLOCK Q NCB 14667

LOT 10 BLOCK P NCB 14667

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	=	54%
Total Space	=	979,166 S.F.

Occupied Space -- 452,590 S.F.

233,170 S.F.		Exclude Street R.O.W.'s
34,920 S.F.		Driveway (18 x 20) 97
9,900 S.F.		Drain R.O.W.
N/A		Outdoor Storage Areas
N/A		Mechanical Equipment
N/A		Parking
174,600 S.F.		House Slabs (includes garage) 1800 x 97

Net Open Space	=	526,576 S.F.
	÷	979,166 S.F.
Open Space Ratio	=	0.54

DEVELOPER:
VISE NORTHWEST LC
815 CALTON ROAD
LAREDO, TEXAS 78040
TEL. No. (210) 722 - 5196

#469

UNIT-1
79 SINGLE FAMILY RESIDENTIAL LOTS
55' x 120' TYPICAL LOT
17.2697 ACRES

UNIT-2
18 SINGLE FAMILY RESIDENTIAL LOTS
55' x 120' TYPICAL LOT
5.2088 ACRES

MACINA • BOSE • COPELAND & ASSOC., INC
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0511

CHELSEA CREEK, UNIT-1 & UNIT-2
PLANNED UNIT DEVELOPMENT
FINAL PLAN

REVISIONS	DATE	NO.	DESCRIPTION	BY

DESIGN S. B. B.
DRAWN P. A. E.
CHECKED
DATE MARCH 3, 1995
JOB NO. 1-6091
SHT. 1 of 1

CITY OF SAN ANTONIO

March 17, 1995

Mr. Sam Bledsoe, P.E.
MBC Engineers
415 Breesport Drive
San Antonio, Texas, 78216

Re: Chelsea Creek Subdivision POADP #469

Mr. Bledsoe:

The City Staff Development Review Committee has reviewed your Chelsea Creek Subdivision Preliminary Overall Area Development Plan #469. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note that a non-access easement will be required along the sides of any single-family residential lots adjacent to the northern ROW line of Prue Road at the time of plat submittal.

Please note that this action by the committee does not establish any committment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)207-7900, Monday through Friday, 7:45AM-04:30PM.

Sincerely,

D Pasley by RV

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer

PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7873 TDD: (210) 207-7911 FAX: (210) 207-7897