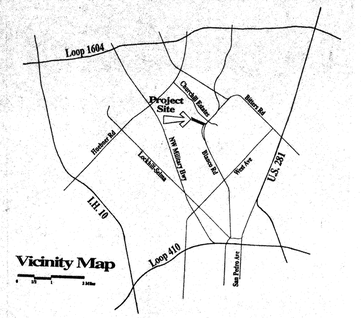
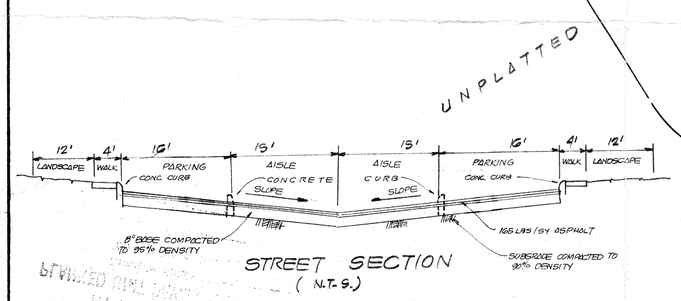


Vicinity Map

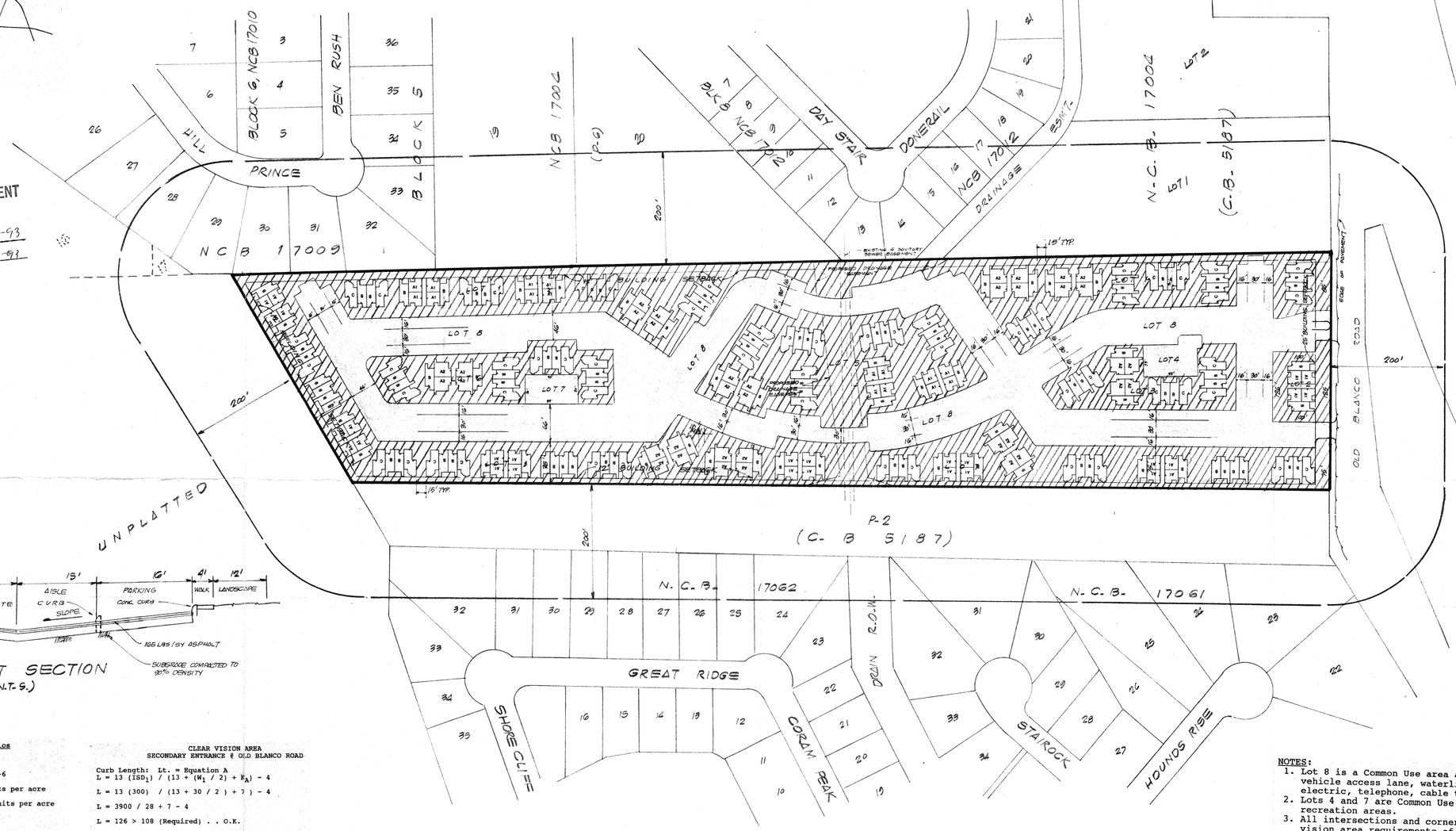
APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio

Chairman _____ Date: 9-13-93

Secretary _____ Date: 9-13-93



STREET SECTION
(N.T.S.)



Density and Open Space Ratios

Base Zoning District	=	P-1, R-6
Maximum Density Allowed	=	20 units per acre
Proposed Density	=	19.8 units per acre
Minimum Required Percentage of Open Space	=	35%
Proposed Percentage of Open Space	=	47.6% (338,840 S.F.)
Asphalt Pavement Area	=	30.1% (214,420 S.F.)
Building Area	=	22.3% (159,250 S.F.)
Total Space	=	100.0% (712,510 S.F.)

CLEAR VISION AREA
MAIN ENTRANCE @ OLD BLANCO ROAD

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

$L = 13\ (300) / (13 + 18 / 2) + 7) - 4$

$L = 3900 / 22 + 7 - 4$

$L = 156 > 108$ (Required) . . O.K.

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

$L = 0.65\ (300) - (18 / 2 + 2)$

$L = 195 - 11$

$L = 184 > 178$ (Required) . . O.K.

CLEAR VISION AREA
SECONDARY ENTRANCE @ OLD BLANCO ROAD

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

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

$L = 3900 / 28 + 7 - 4$

$L = 126 > 108$ (Required) . . O.K.

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

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

$L = 195 - 17$

$L = 178 = 178$ (Required) . . O.K.

CLEAR VISION AREA
INTERIOR STREETS

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

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

$L = 3900 / 31$

$L = 126 > 108$ (Required) . . O.K.

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

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

$L = 195 - 17$

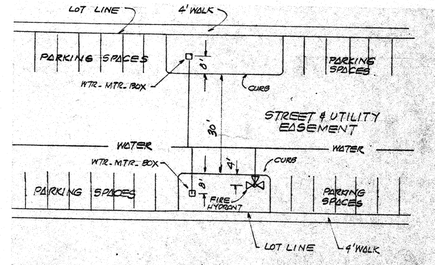
$L = 178 = 178$ (Required) . . O.K.

DEVELOPER: DIELMYOLD PRIVATE PARTNERS II, LTD.
1842 LOCKHILL SELMA ROAD, SUITE 102
SAN ANTONIO, TEXAS 78213
TEL. NO. (210) 524-9808

8 TOTAL LOTS
5 RESIDENTIAL LOTS
3 COMMON AREA LOTS (1 - PRIVATE STREET, PARKING, SAFETY LANE & UTILITY EASEMENTS; 2 - RECREATION AREAS)

NOTES:

1. Lot 8 is a Common Use area and is a private street, emergency vehicle access lane, waterline, sanitary sewer, gas, electric, telephone, cable tv easement and drainage easement.
2. Lots 4 and 7 are Common Use areas and are to be utilized as recreation areas.
3. All intersections and corners of lots comply with the clear vision area requirements of Section 35-3339 of the Unified Development Code.
4. All parking is off-street parking provided in the common area shown as Lot 8.
5. Project to be located on 16.357 acres known as P-3, & P-3A, Block 1, N.C.B. 17061, San Antonio, Bexar County, Texas.



WATER METER BOX & FIRE HYDRANT LOCATION
N.T.S.

#93-034

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(512) 349-0151

BLANCO CROSSING TOWNHOMES
PLANNED UNIT DEVELOPMENT
FINAL PLAN

REVISIONS: DATE	NO.	DESCRIPTION	BY

DESIGN RJC
DRAWN JLC
CHECKED
DATE SEPT. 13 '93
JOB NO. 25789
SHT. 1 OF 1