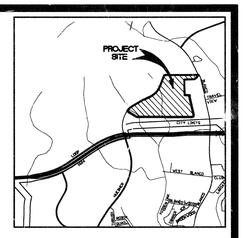
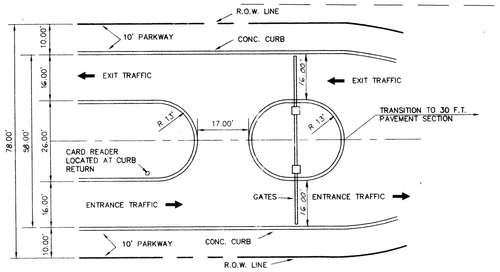
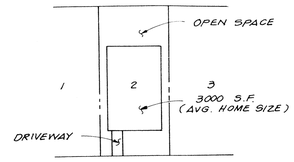
SCALE: 1" = 200'



LOCATION MAP



PROPOSED MINIMUM PAVEMENT SECTION AT GATED ENTRANCES
(TYPICAL)
N.T.S.



NOTE:
ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC 35-3339

OPEN SPACE RATIO & DENSITY TABLE

AREA	SQ. FT.	AC.
BUILDING COVERAGE AREA	1,082,901	24.86
OTHER COVERAGE	1,466,230	33.66
OPEN SPACE	2,508,185	57.58
TOTAL GROSS AREA	5,057,316	116.10

PROPOSED OPEN SPACE = 49.60 %
DENSITY = 3.11 UNITS PER ACRE

361 RESIDENTIAL LOTS
55' - 65' X 120' AVERAGE LOT SIZE
3000 S.F. AVERAGE HOME SIZE

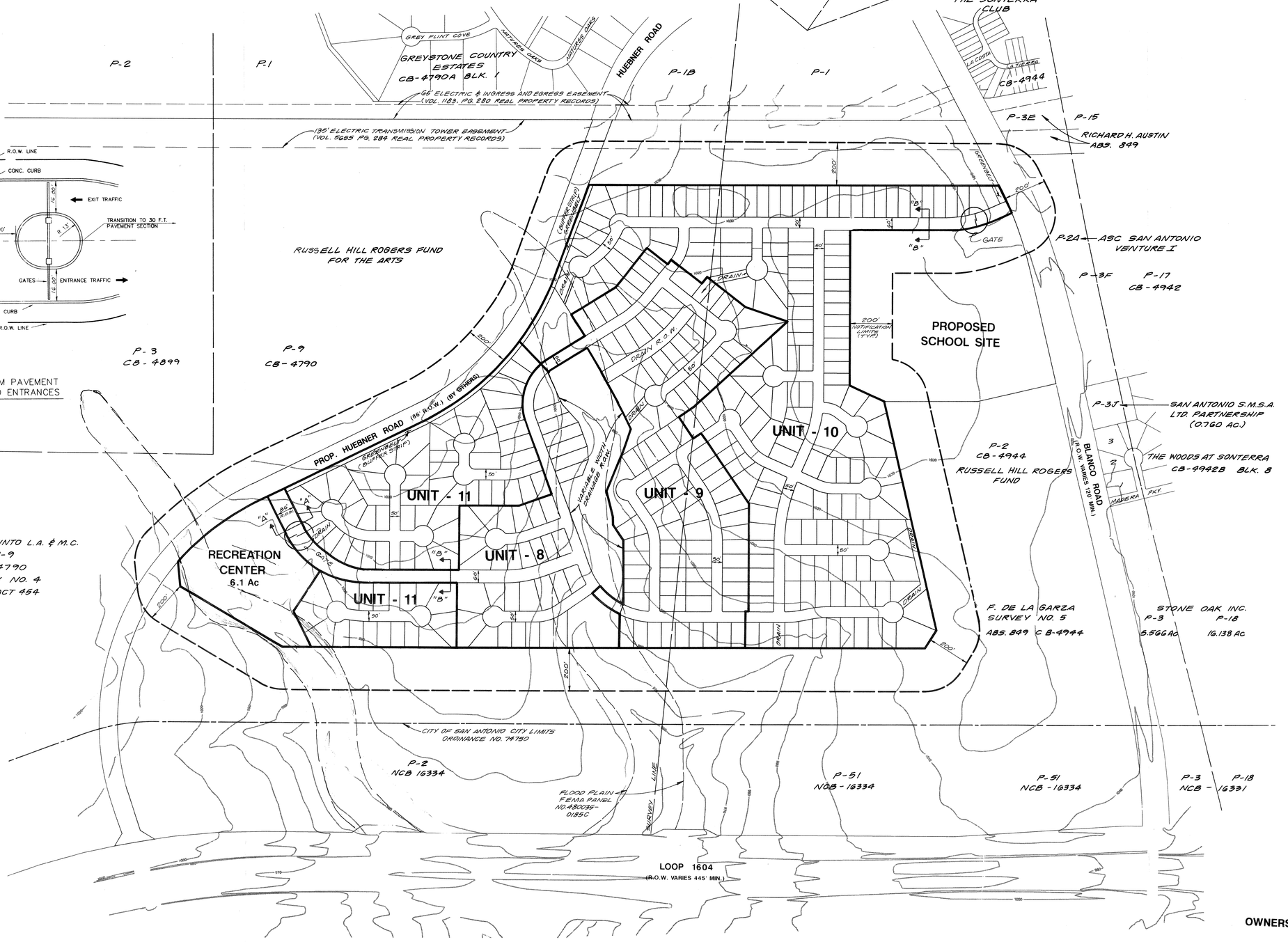
SUBJECT AREA IS OUTSIDE THE CITY LIMITS
NO SPECIFIC ZONING CLASSIFICATION BEEN ASSIGNED

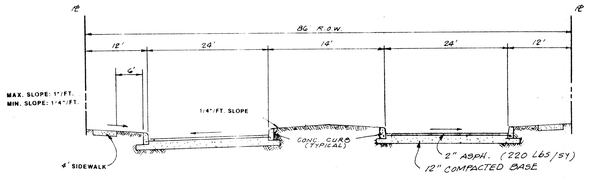
NOTE:
1. DRAINS TO BE DEDICATED TO THE CITY OF SAN ANTONIO
2. STREETS ARE TYPE "A" 50' R.O.W. UNLESS OTHERWISE INDICATED.
3. SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM
4. WATER SYSTEM TO BE DEDICATED TO THE BEXAR METROPOLITAN WATER DISTRICT

PHASING

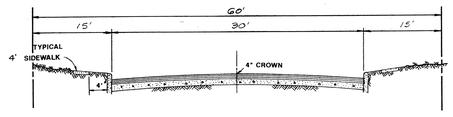
UNIT	NO. OF RESIDENTIAL LOTS	AVERAGE LOT SIZE	AVERAGE HOME SIZE
8	35	21 LOTS @ 55'X 120' 14 LOTS @ 65'X 120'	3000 SF
9	89	38 LOTS @ 55'X 120' 51 LOTS @ 65'X 120'	"
10	166	86 LOTS @ 55'X 120' 80 LOTS @ 65'X 120'	"
11	71	53 LOTS @ 55'X 120' 18 LOTS @ 65'X 120'	"
TOTAL	361	198 LOTS @ 55'X 120' 163 LOTS @ 65'X 120'	3000 SF

RECREATION CENTER = 6.1 AC.

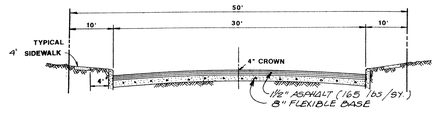




STREET SECTION "A-A"



STREET SECTION "B-B"



TYPICAL STREET SECTION

RECEIVED
96 AUG -2 PM 12:42
CITY OF PLANNING AND DEVELOPMENT SERVICES DIVISION

OWNERS: BLANCO DEVELOPMENT PARTNERS, LTD
1701 N. COLLINS BLVD. SUITE 300
RICHARDSON, TEXAS 75080

FUND SUBDIVISION – UNITS 8, 9, 10 & 11

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN / PLANNED UNIT DEVELOPMENT (POADP/PUD)

96-016

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO, TEXAS 78217
8200 BROADWAY, BUILDING 1 210-824-9494

JOB NO. 3686-04

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: [signature] 8/14/96
Secretary: [signature] Date: 8-14-96

REV. 6-25-96
REV. 8-01-96

96-016