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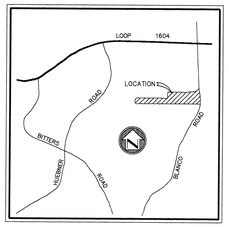
CITY OF SA PLANNING
AND DEVELOPMENT
SERVICES DIVISION

# P.U.D. PLAN for WEST BLANCO SUBDIVISION

"A PLANNED UNIT DEVELOPMENT"

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
Chairman Deborah Gonzales
Secretary Rebecca Waldman Date: 4-9-97




LOCATION MAP

## CLEAR VISION AREA

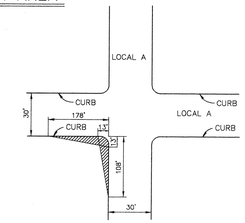
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

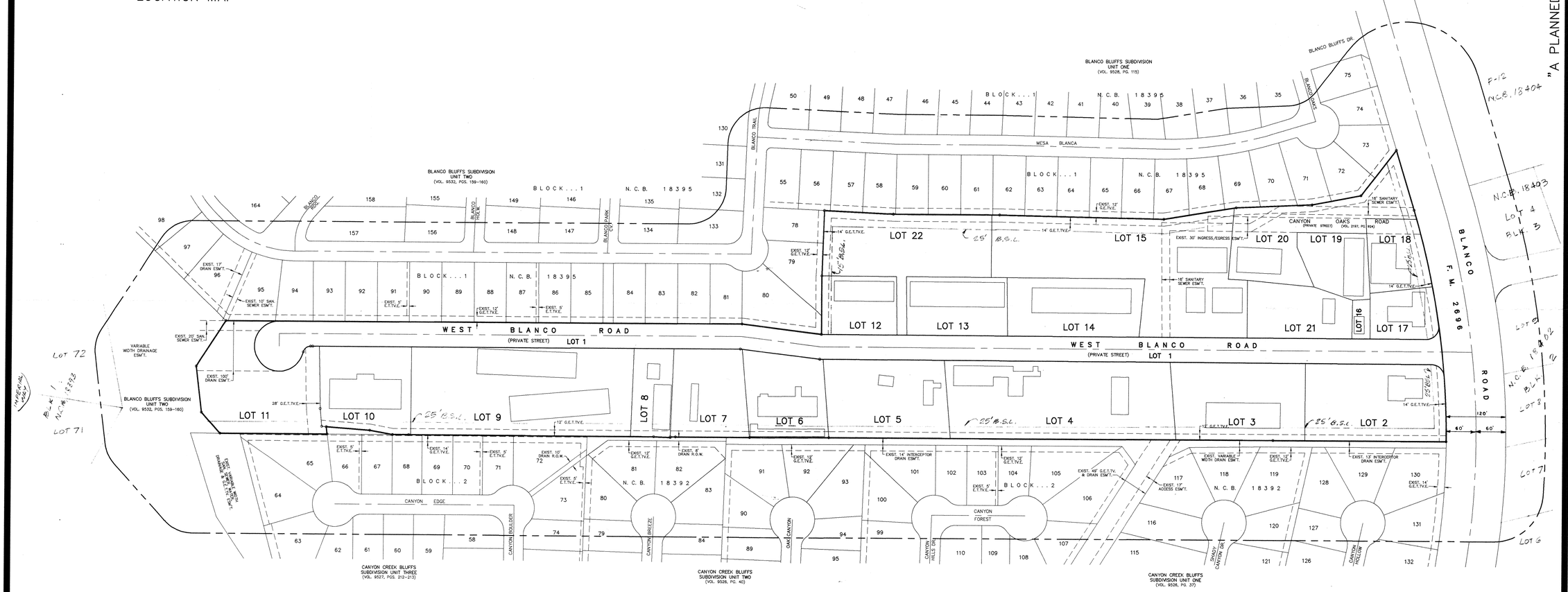
CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT-EQUATION D

$L=13\ (ISD)/(13+[W/2]+K_A)-4 = 108$ FT.

$R=0.65\ (ISD) - (W/2+K_D) = 178$ FT.

ISD=300 FT. W=30 FT. $K_A=7$ $K_D=2$




## DENSITY AND OPEN SPACE RATIOS

| | |
|---|---|
| BASE ZONING DISTRICT | = (P – 1) B – 3, (P – 1) B – 3R, (P – 1) B – 3NA, (P – 1) B – 2 ERZD |
| MAXIMUM DENSITY ALLOWED | = N/A |
| PROPOSED DENSITY | = AVERAGE 1.03 UNITS PER ACRE |
| MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE | = 20% |
| PROPOSED PERCENTAGE OF OPEN SPACE | = 20.1% |
| TOTAL SPACE | = 19.454 ACRES |
| OCCUPIED SPACE | |
| 2.545 ACRES | STREET PAVEMENT AND ISLANDS |
| 5.180 ACRES | PAVED AREAS (EXISTING AND PROPOSED) |
| 7.820 ACRES | BUILDING SLABS (EXISTING AND PROPOSED) |
| 15.545 ACRES | TOTAL |

NET OPEN SPACE = 3.909 ACRES
÷ 19.454 ACRES
OPEN SPACE RATIO = 0.20

## NOTES:

1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. ALL STREETS WITHIN DEVELOPMENT ARE EXISTING PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS. (LOT 1, BLOCK 1).

DEVELOPER:
WEST BLANCO ROAD PROPERTY OWNERS ASSOCIATION
C/O 10115 IRON OAK LANE
SAN ANTONIO, TEXAS 78213
(210) 344-5630

- 20 COMMERCIAL/INDUSTRIAL UNITS
- TOTAL ACREAGE 19.454 ACRES
- LOT 1, BLOCK 1 IS A PRIVATE STREET.
- LOT 11, BLOCK 1 IS A COMMON LOT RESERVED FOR ENVIRONMENTAL PROTECTION PURPOSES.
- CANYON OAKS ROAD IS AN EXISTING PRIVATE STREET. (VOL. 2197, PG. 924)

GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.

#97-016


W.F. CASTELLA & ASSOCIATES, INC.
Engineers – Surveyors – Planners
1039 W. Hildebrand – San Antonio, Texas 78201 – (210)734-5351


REVISIONS:
03/27/97 BLANCO R/W

JOB NO. 45875.00
FILE: ~
DATE: 01/02/97
DESIGN: J.F.N.
DRAWN: B.C.
CHECKED: J.F.N.
SHEET 1 OF 1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