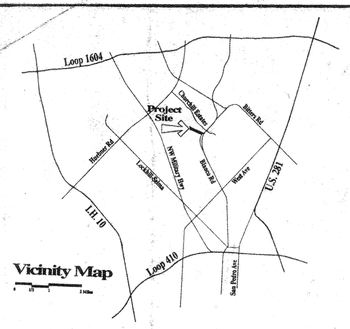
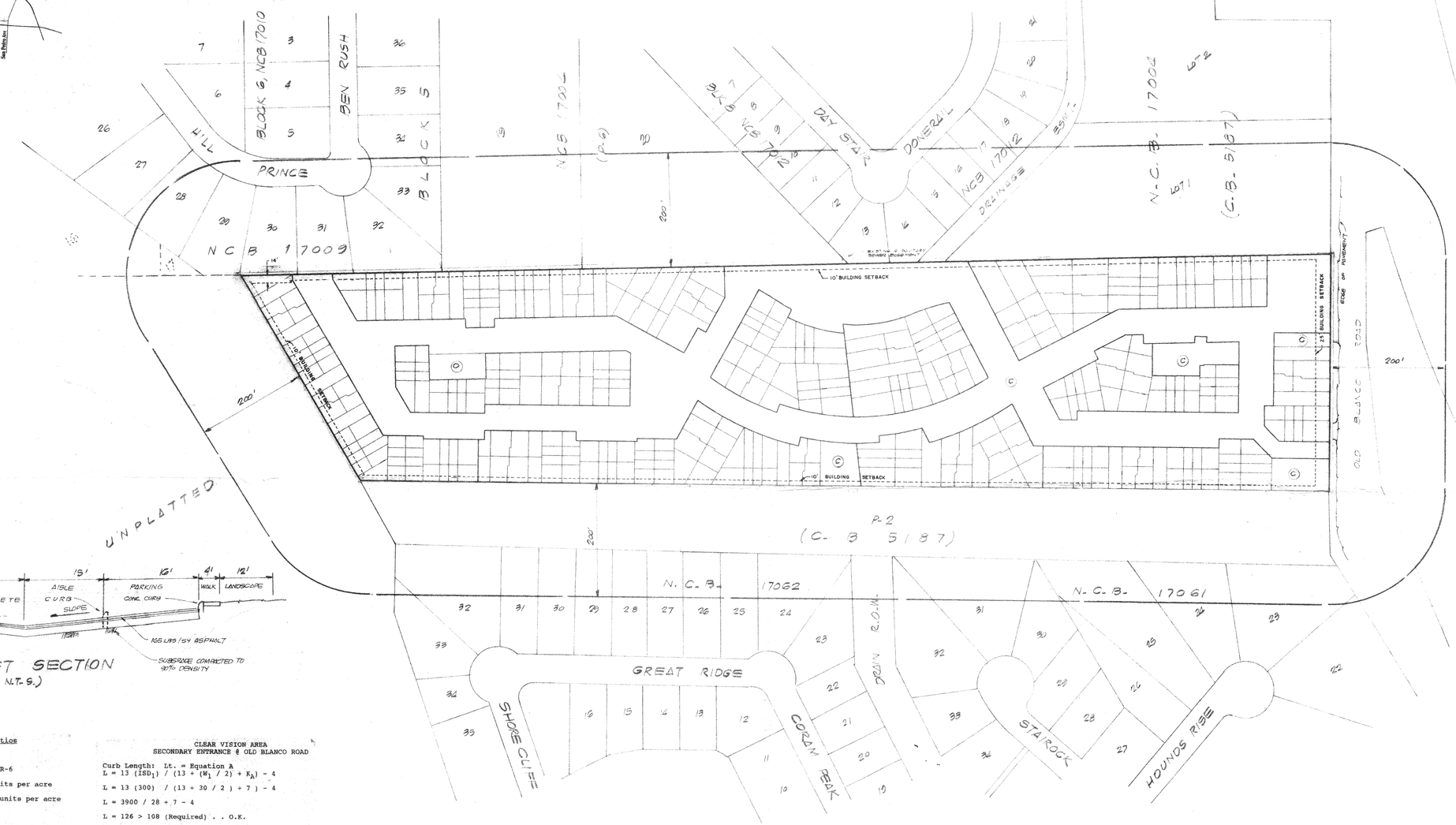
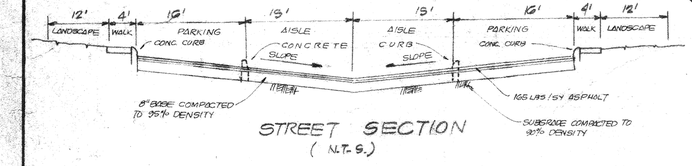






STREET SECTION
(N.T.S.)

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

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

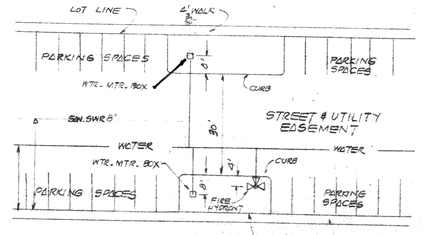
$L = 195 - 17$

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

APPROVED BY: _____ DIRECTOR OF PLANNING 4-27-95 DATE

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

386 - RESIDENTIAL LOTS
6 - COMMON AREA LOTS - (C)



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

RECEIVED
95 APR 12 AM 11:23
DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

NORTH
SCALE: 1" = 100'

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0151
mbc ENGINEERS

BLANCO CROSSING TOWNHOMES
PLANNED UNIT DEVELOPMENT
FINAL PLAN

REVISIONS: NO.	DATE	DESCRIPTION	BY
1	7-26-94	ADDED LOT LINES	RAC JR
2	2-16-95	REVISED REAR AND SIDES SETBACK	JLC
3	2-17-95	17010 TO 17	RAC JR
4	4-7-95	ADDED LOTS	RAC JR

DESIGN JLC
DRAWN
CHECKED
DATE SEPT. 1993
JOB. # 25782
SHT. 1 OF 1

#93-034