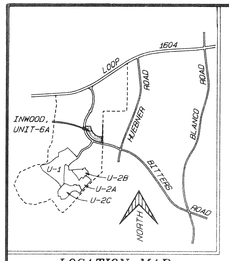
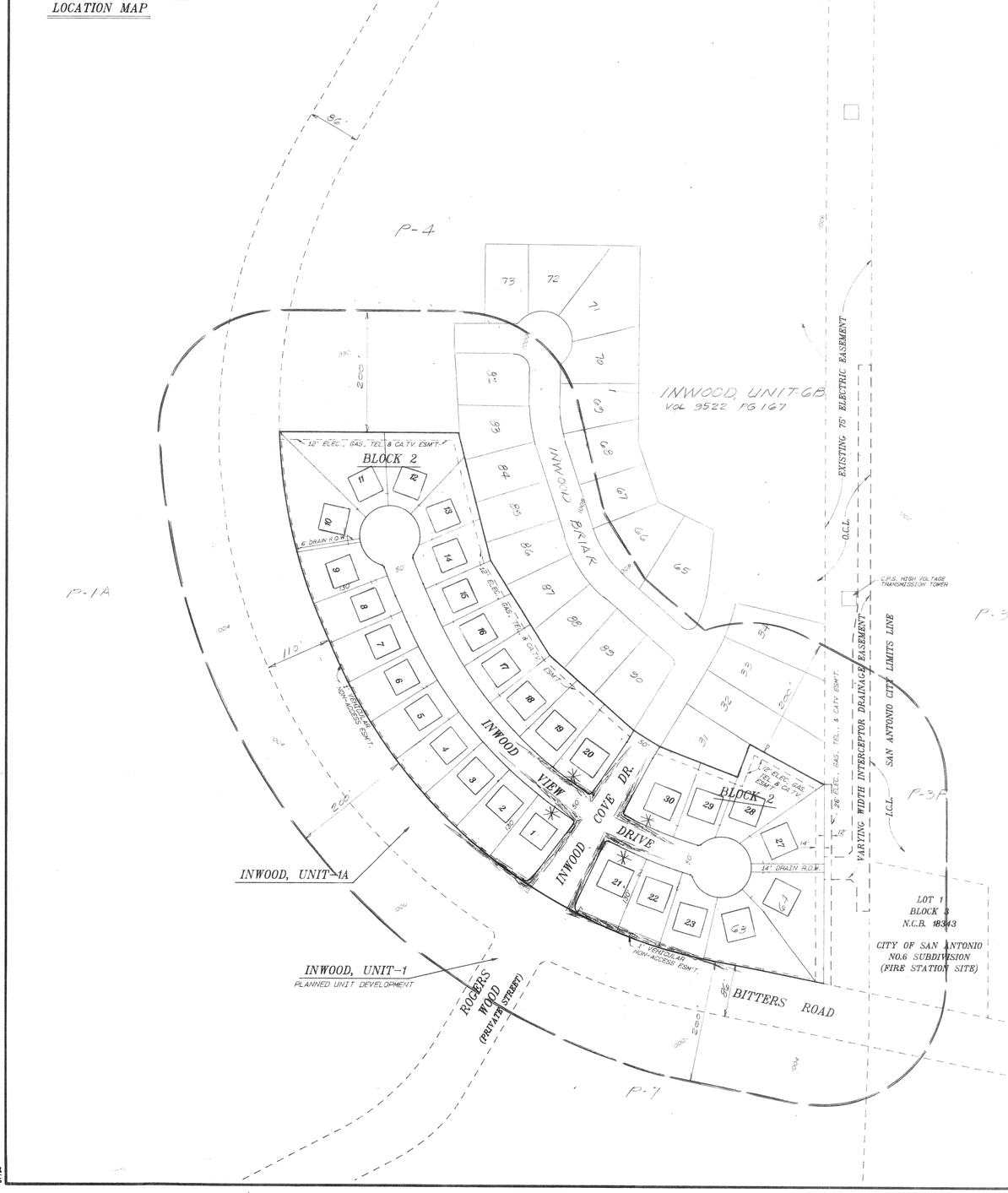
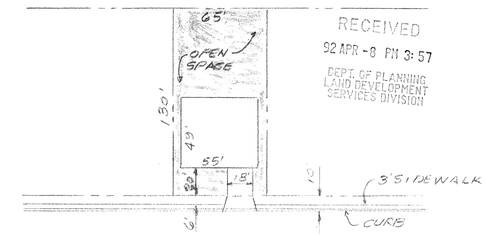


LOCATION MAP





TYPICAL LOT

RECEIVED
92 APR -8 PM 3:57
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	3.5 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	0.55
Total Space	=	361,667 S.F.

Occupied Space -- 162,195 S.F.	67,964S.F.	Exclude Street R.O.W.'s
	13,572 S.F.	Driveway (18 x 26) 29
	2,359	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	78,300 S.F.	House Slabs (includes garage) 2700 x 29

Net Open Space	=	199,472 S.F.
	÷	361,667 S.F.
Open Space Ratio	=	0.55%

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 shall comply with the clear vision area requirements of Section 35-3339 of the Unified Development Code.**

INWOOD, UNIT 6A

CLEAR VISION AREA

Inwood Cove Dr. = Street 1 Two Way Traffic Flow
Inwood View Dr. = Street 2 Two Way Traffic Flow
Bitters Rd. = Street 2 Two Way Traffic Flow

Curb Length: Lt. = Equation A

$L = 13\ (ISD_1) / (13 + (W_1 / 2) + K_A) - 4$

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

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

= 107.4' or 108' "Inwood Cove Dr."; Also, "Bitters Rd."

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' "Inwood View Dr."

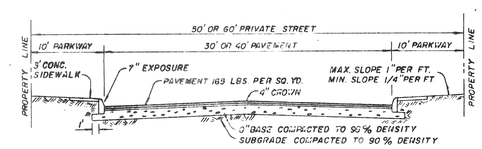
Curb Length: Rt. = Equation D

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

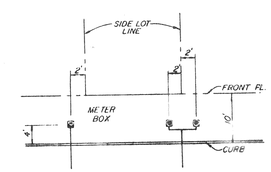
$= 0.65\ (500) - (30 / 2 + 2)$

$= 325 - 17$

R = 308' "Bitters Rd."



TYPICAL PRIVATE STREET SECTION



METER BOX LOCATION

DEVELOPER:
LEE-1604 L.T.D.
634 WEST SUNSET ROAD
SAN ANTONIO, TEXAS 78216
TEL. NO. (512) 828-5050

29 SINGLE FAMILY RESIDENTIAL LOTS
65' x 130' TYPICAL LOT
8.3037 ACRES

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

INWOOD, UNIT-6A
PLANNED UNIT DEVELOPMENT
FINAL PLAN

REVISIONS: DATE	NO	DESCRIPTION	BY

DESIGN
DRAWN PD
CHECKED
DATE OCT. 14, 1991
JOB NO. C-5151
SHT. 1 OF 1

92-002