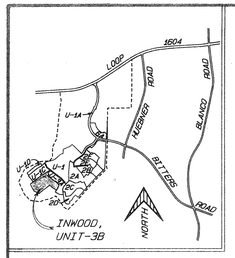


LOCATION MAP

NORTH

SCALE: 1" = 100'

CLEAR VISION AREA

Curb Length: Lt. = Equation A

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

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

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

$L = 107.4'$ or $108'$

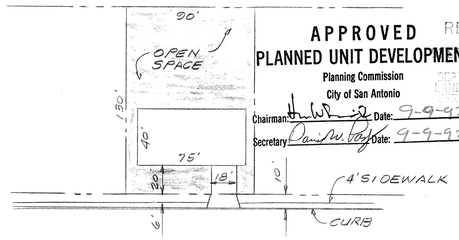
Curb Length: Rt. = Equation D

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

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

$= 195 - 17$

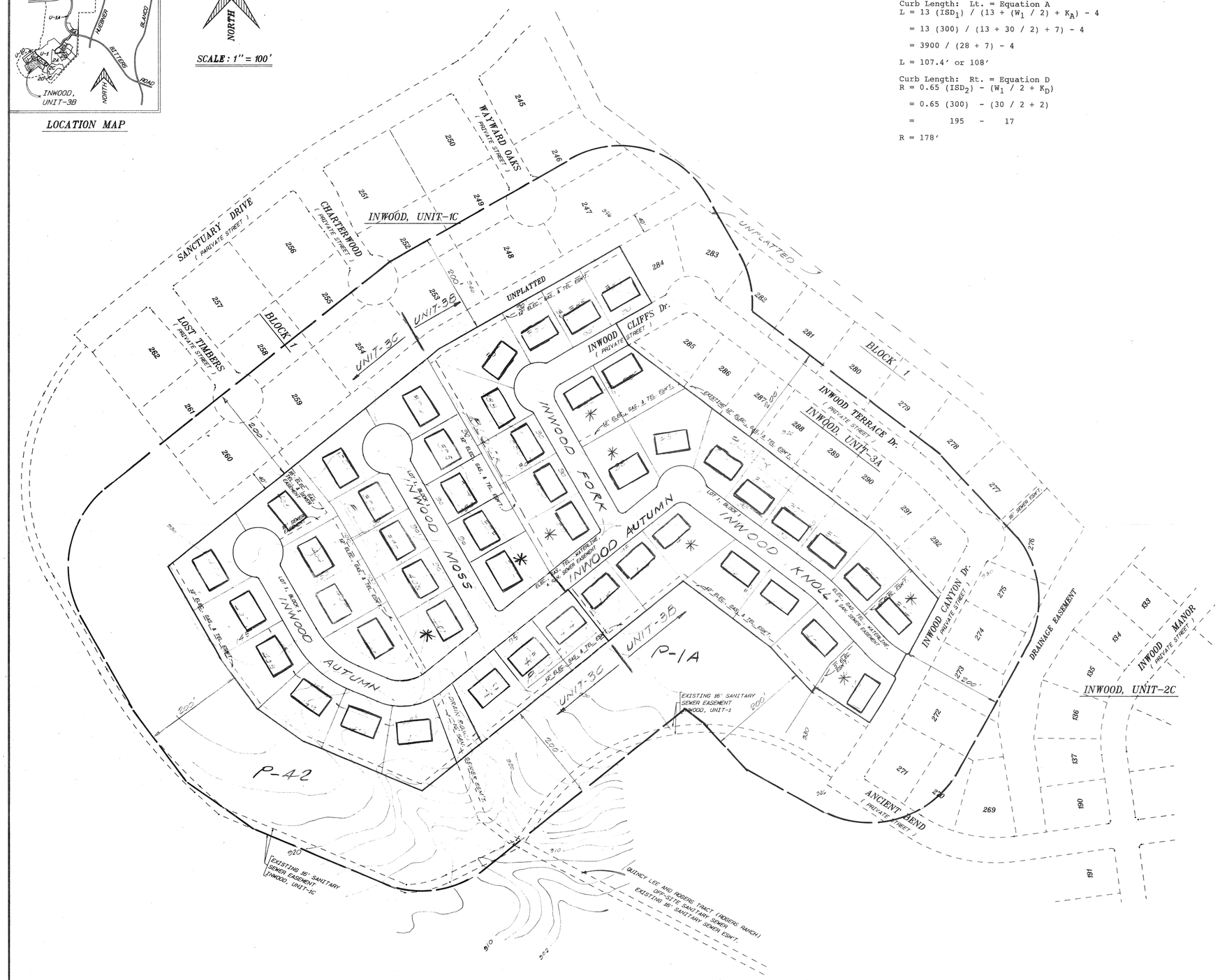
$R = 178'$



TYPICAL LOT

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Date: 9-9-92
Secretary: Date: 9-9-92

RECEIVED
11 AM 7:54
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	=	2.6 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	0.61
Total Space	=	805,291 S.F.

Occupied Space -- 311,149 S.F.

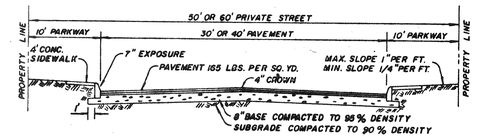
144,685 S.F.	Exclude Street R.O.W.'s
22,464 S.F.	Driveway (18 x 26) 48
N/A	Drain R.O.W.
N/A	Outdoor Storage Areas
N/A	Mechanical Equipment
N/A	Parking
144,000 S.F.	House Slabs (includes garage) 3000 x 48

Net Open Space	=	494,142 S.F.
	−	805,291 S.F.
Open Space Ratio	=	0.61%

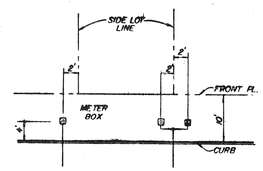
Notes:

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.



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

43 SINGLE FAMILY RESIDENTIAL LOTS
90' x 130' TYPICAL LOT
13.4963 ACRES

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

INWOOD, UNIT-3B & 3C
PLANNED UNIT DEVELOPMENT
FINAL PLAN

REVISIONS DATE	NO	DESCRIPTION	BY

DESIGN
DRAWN PO
CHECKED
DATE MAY 27, 1992
JOB NO. C-5473
SHT. 1 OF 1

92-006