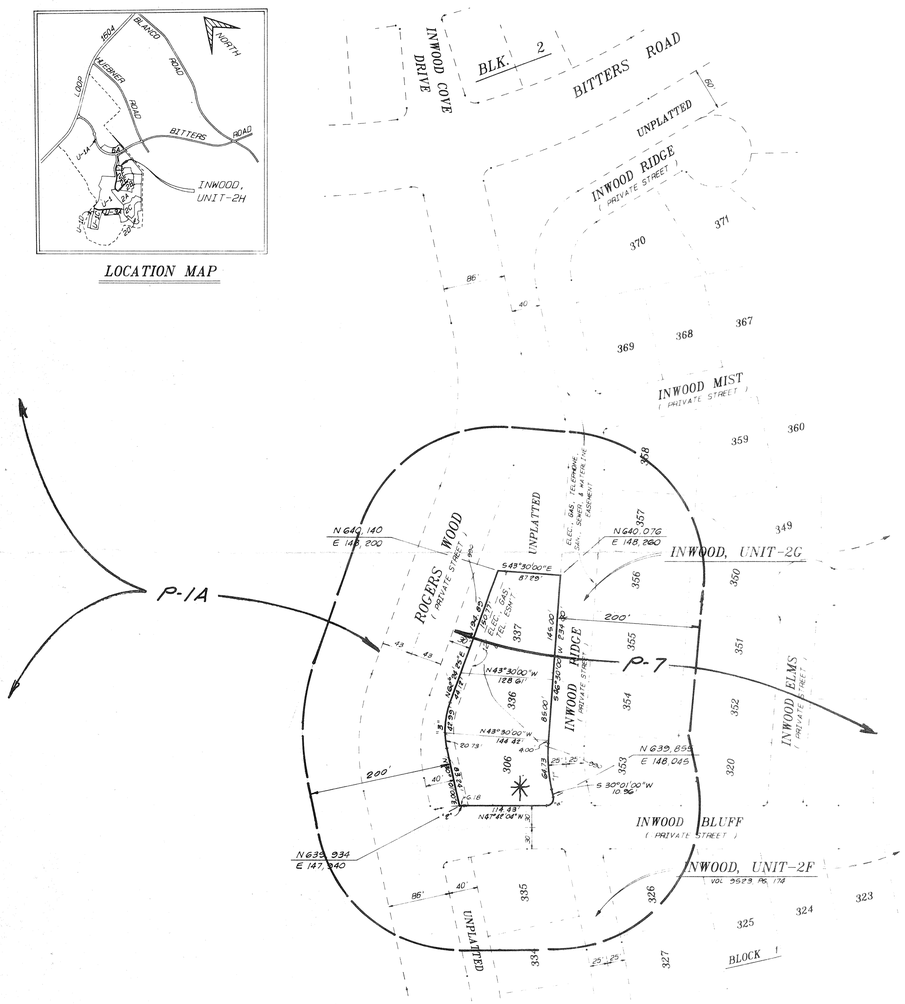
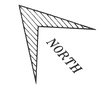
LOCATION MAP





SCALE : 1" = 100'

LEGEND:

ELEC. ----- ELECTRIC
TEL. ----- TELEPHONE
SAN. ----- SANITARY
ESM'T. ----- EASEMENT

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

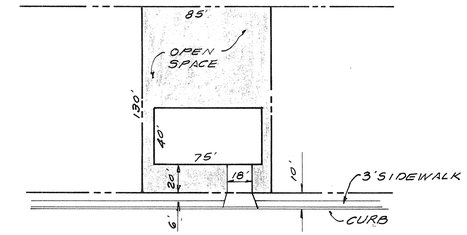
$R = 0.65\ (ISD_2) - (W_1\ /\ 2 + K_D)$

$= 0.65\ (300) - (40\ /\ 2 + 2)$

$= 195 - 22$

$R = 173'$

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Date: 10/28/92
Secretary Date: 10/28/92



TYPICAL LOT

Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	3.2 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	0.74
Total Space	=	40,590 S.F.

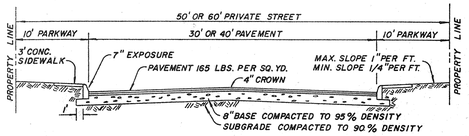
Occupied Space -- 10,404 S.F.	N/A	Exclude Street R.O.W.'s
	1,404 S.F.	Driveway (18 x 26) 3
	N/A	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	9,000 S.F.	House Slabs (includes garage) 3000 x 3

Net Open Space	=	30,186 S.F.
	–	40,590 S.F.
Open Space Ratio	=	0.74%

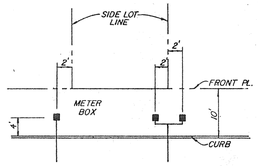
NOTE:

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



TYPICAL PRIVATE STREET SECTION
AS APPROVED WITH INWOOD, UNIT-2F & 2G



METER BOX LOCATION

DEVELOPER:
LEE-1604 NO. ONE, LTD.
634 W. SUNSET
SAN ANTONIO, TEXAS 78216
TEL. NO. (512) 828-5050

3 SINGLE FAMILY RESIDENTIAL LOTS ESTABLISHED.

#92-008

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

INWOOD, UNIT-2H
PLANNED UNIT DEVELOPMENT FINAL PLAN

REVISIONS: DATE	NO.	DESCRIPTION	BY

DESIGN R.W.B.
DRAWN
CHECKED
DATE
JOB. NO. C 5476
SHT. OF