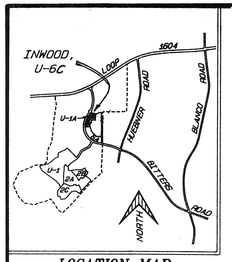
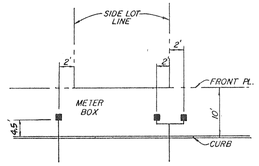
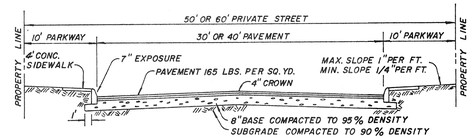


LOCATION MAP



METER BOX LOCATION.



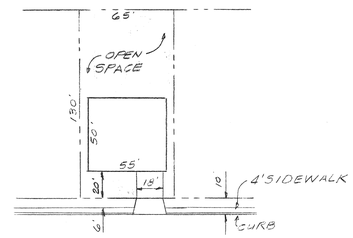
TYPICAL PRIVATE STREET SECTION

NOTE: THE LOCATION OF THE 4' SIDEWALK WITHIN THE PARKWAY MAY VARY.

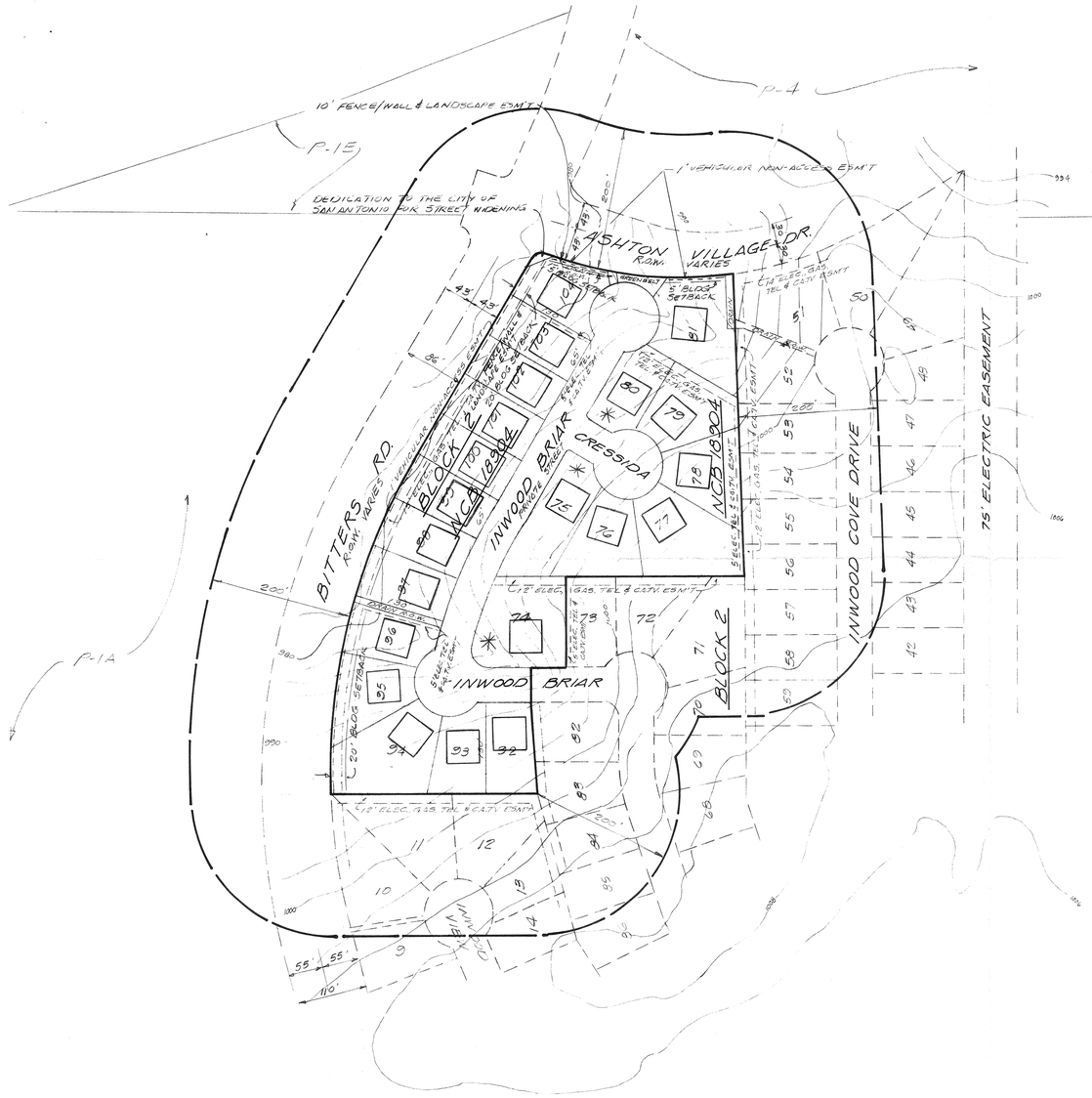
NOTE:

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 LOT



BITTERS RD. & ASHTON VILLAGE DR.

CLEAR VISION AREA

Curb Length: Lt. = Equation A

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

$= 13\ (300)\ /\ (13 + 70 / 2) + 7) - 4$

$= 3900\ /\ (48 + 7) - 4$

L = 66.9′ or 67′

Curb Length: Rt. = Equation D

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

$= 0.65\ (500) - (70 / 2 + 2)$

$= 325 - 37$

R = 288′

INTERIOR STREETS

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′

Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	~~3.7~~ 3.3 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	0.57
Total Space	=	278,336 S.F. /OR 6.3897 ac

Occupied Space -- 119,699 S.F.	53,061 S.F.	Exclude Street R.O.W.'s
	7,560 S.F.	Driveway (18 x 20) 21
	1,328 S.F.	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	57,750 S.F.	House Slabs (includes garage) 2750 x 21

Net Open Space	=	158,637 S.F.
	÷	278,336 S.F.
Open Space Ratio	=	57%

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Date: 5-12-93
Secretary: Date: 5-12-93

DEVELOPER:
LEE-1604 NO. ONE, LTD.
C/O 3330 OAKWELL COURT
SAN ANTONIO, TEXAS 78218
TEL. NO. (210) 828 - 6131

21 SINGLE FAMILY RESIDENTIAL LOTS
65' x 130' TYPICAL LOTS
6.3897 ACRES

4 21
6/4
1.6

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

mbc ENGINEERS

INWOOD, UNIT-6C
PLANNED UNIT DEVELOPMENT
FINAL PLAN

REVISIONS: NO	DATE	DESCRIPTION	BY

DESIGN
DRAWN PD
CHECKED
DATE FEB. 8, 1993
JOB NO 1-5643
SHT. 1 OF 1

#93-014