LOCATION MAP

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.

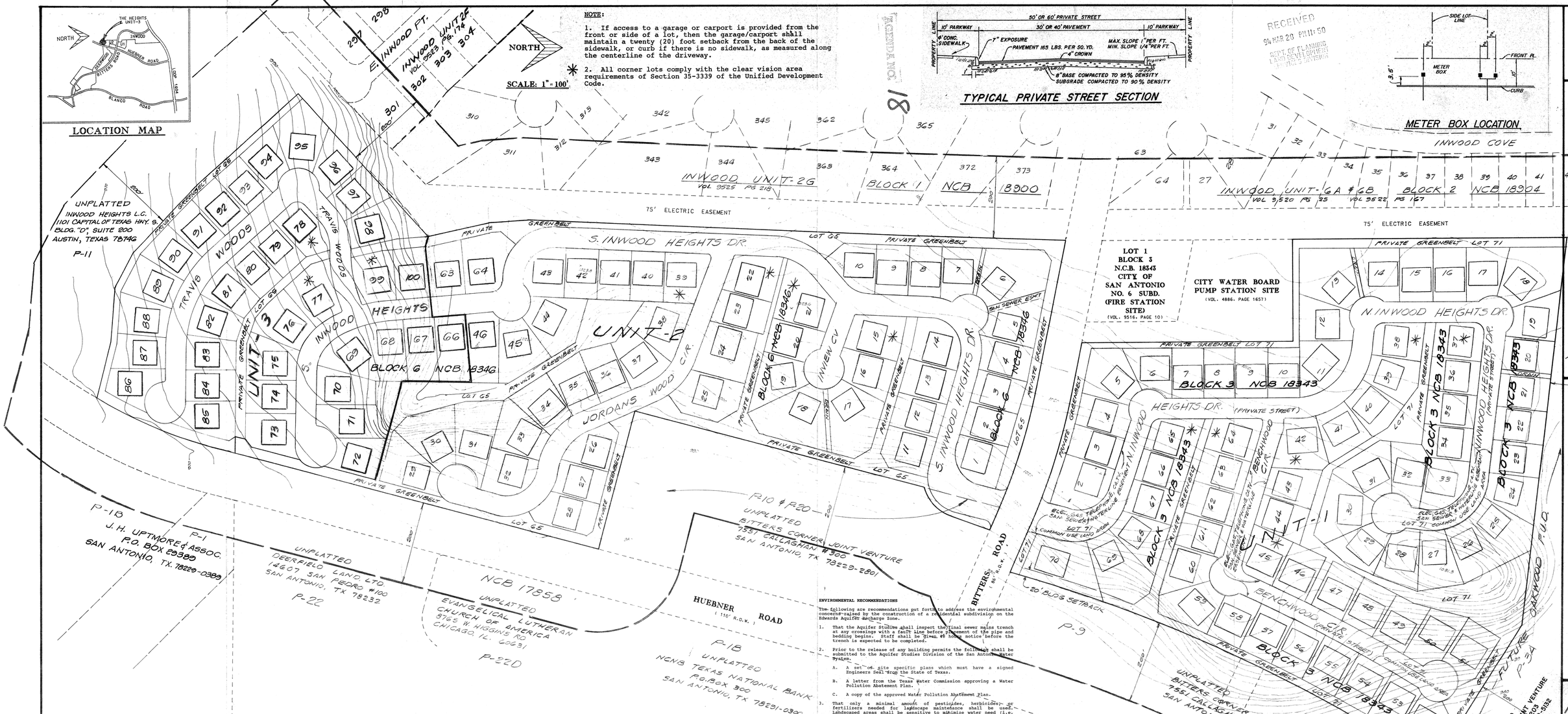
NORTH

SCALE: 1" = 100'

TYPICAL PRIVATE STREET SECTION

METER BOX LOCATION

RECEIVED
94 MAR 29 PM 11:50
DEPT OF PLANNING
LAND DEVELOPMENT
SUBDIVISION DIVISION



ENVIRONMENTAL RECOMMENDATIONS

The following are recommendations put forth to address the environmental concerns raised by the construction of a residential subdivision on the Edwards Aquifer Recharge Zone.

1. That the Aquifer Studies shall inspect the final sewer mains trench at any crossings with a fault line before placement of the pipe and bedding begins. Staff shall be given 48 hours notice before the trench is expected to be completed.

2. Prior to the release of any building permits the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System.

   A. A set of site specific plans which must have a signed Engineers Seal from the State of Texas.

   B. A letter from the Texas Water Commission approving a Water Pollution Abatement Plan.

   C. A copy of the approved Water Pollution Abatement Plan.

3. That only a minimal amount of pesticides, herbicides, or fertilizers needed for landscape maintenance shall be used. Landscaped areas shall be sensitive to minimize water need (i.e. use of native plants).

4. There will be no storage of hazardous chemicals on this tract.

5. That the City of San Antonio shall inspect all future construction of private service laterals for proper construction according to State and City Regulations and Code.

6. If any solution openings, caves, sinkholes, or water wells are found during excavation, construction, or blasting, the developer shall notify the Texas Water Commission (TWC) at (210) 490-3096 and the Department of Water Resources of the San Antonio Water System at (210) 225-741 Ext. 1303.

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
San Antonio

Chairman: _____
Secretary: _____ Date: _____

INTERIOR BARRICADES

UNIT-1
Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	2.7 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	0.54
Total Space	=	1,089,106 S.F.

Occupied Space -- 502,160 S.F.	178,120 S.F.	Exclude Street R.O.W.'s
	32,292 S.F.	Driveway (18 x 26) 69
	1,948	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	289,800 S.F.	House Slabs (includes garage) 4200 x 69

Net Open Space	=	586,946 S.F.
	-	1,089,106 S.F.
Open Space Ratio	=	0.54%

UNIT 2 (Revised 12-16-93)
Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	2.3 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	57%
Total Space	=	917,179 S.F.

Occupied Space -- 393,433 S.F.	174,553 S.F.	Exclude Street R.O.W.'s
	17,280 S.F.	Driveway (18 x 20) 48
	2,337 S.F.	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	201,600 S.F.	House Slabs (includes garage) 4200 x 48

Net Open Space	=	523,746 S.F.
	-	917,179 S.F.
Open Space Ratio	=	0.57

UNIT 3
Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	3.0 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	51%
Total Space	=	511,704 S.F.

Occupied Space -- 249,987 S.F.	90,387 S.F.	Exclude Street R.O.W.'s
	12,600 S.F.	Driveway (18 x 20) 35
	N/A	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	147,000 S.F.	House Slabs (includes garage) 4200 x 35

Net Open Space	=	261,717 S.F.
	-	511,704 S.F.
Open Space Ratio	=	0.51

BITTERS @ INWOOD HEIGHTS

CLEAR VISION AREA

Curb Length: Lt. = Equation A

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

$= 13\ (300) / (13 + 20 / 2) + 7) - 4$

$= 3900 / (23 + 7) - 4$

$L = 150'$

Curb Length: Rt. = Equation D

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

$= 0.65\ (500) - (20 / 2 + 2)$

$= 325 - 12$

$R = 313'$

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 $108'$

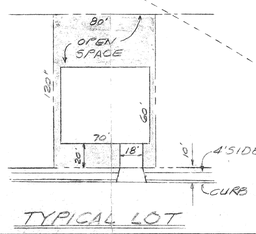
Curb Length: Rt. = Equation D

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

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

$= 195 - 17$

$R = 178'$



TYPICAL LOT

DEVELOPER:
INWOOD HEIGHTS, L.C.
1101 CAPITAL OF TEXAS HWY. S.
BUILDING D, SUITE 200
AUSTIN, TEXAS 78746
TEL. NO. (512) 327-7415

133 SINGLE FAMILY RESIDENTIAL LOTS
80' x 120' TYPICAL LOT
57.8158 ACRES

#93-015

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(512) 340-0171

mbc ENGINEERS

THE HEIGHTS, UNITS 1, 2 & 3
PLANNED UNIT DEVELOPMENT
FINAL PLAN

REVISIONS			
DATE	NO	DESCRIPTION	BY
12-16-93	1	REVISED UNIT 2 LIMITS AND ADDED UNIT-3	

DESIGN	RWB
DRAWN	RD
CHECKED	
DATE	SEPT. 12, 1993
JOB NO	C-9909
SHT.	1 OF 1