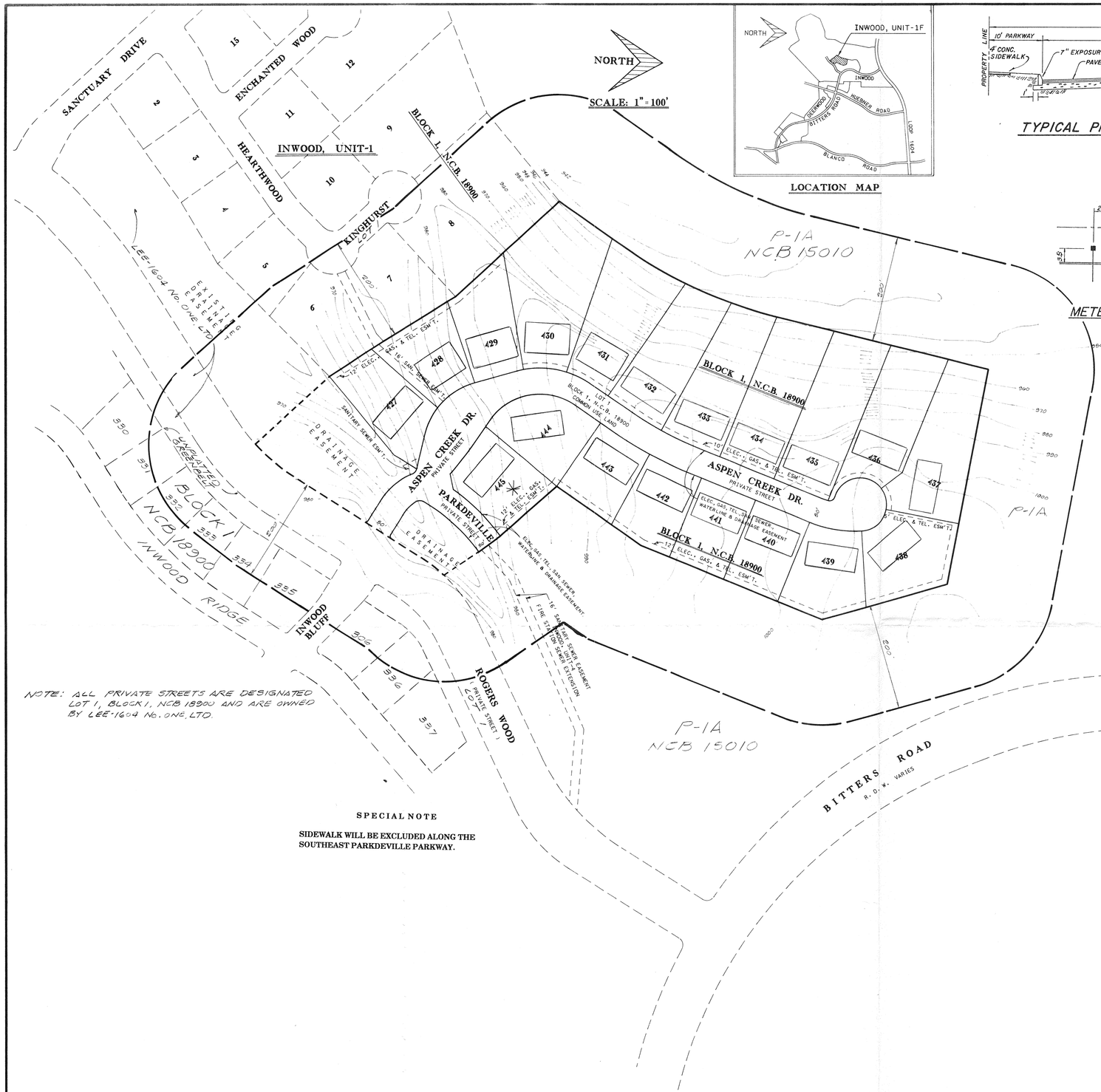
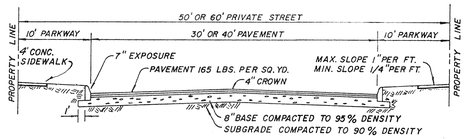


NOTE: ALL PRIVATE STREETS ARE DESIGNATED LOT 1, BLOCK 1, NCB 18900 AND ARE OWNED BY LEE-1604 NO. ONE, LTD.

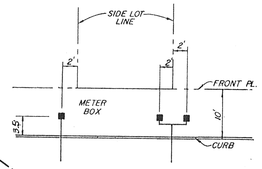
SPECIAL NOTE

SIDEWALK WILL BE EXCLUDED ALONG THE SOUTHEAST PARKDEVILLE PARKWAY.

LOCATION MAP



TYPICAL PRIVATE STREET SECTION

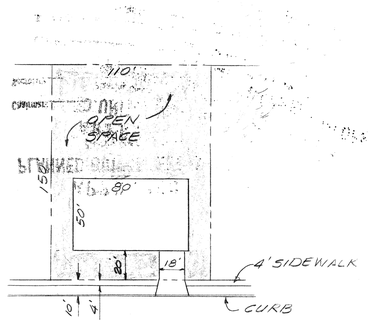


METER BOX LOCATION

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

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′

INWOOD, UNIT-1F

Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	1.5 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	0.72
Total Space	=	555,306 S.F.

Occupied Space -- 157,689 S.F.

74,849 S.F.	Exclude Street R.O.W.'s
6,840 S.F.	Driveway (18 x 20) 19
N/A	Drain R.O.W.
N/A	Outdoor Storage Areas
N/A	Mechanical Equipment
N/A	Parking
76,000 S.F.	House Slabs (includes garage) 4000 x 19

Net Open Space	=	397.617 S.F.
	−	555,306 S.F.
Open Space Ratio	=	0.72%

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: [signature] Date: June 23-93
Secretary: [signature] Date: June 23-93

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

19 SINGLE FAMILY RESIDENTIAL LOTS
110' x 150' TYPICAL LOTS
12.7481 ACRES

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Bressport Drive, San Antonio, Texas 78216
340-0151

mbc ENGINEERS

INWOOD, UNIT-1F
PLANNED UNIT DEVELOPMENT
FINAL PLAN

REVISIONS: DATE	NO.	DESCRIPTION	BY

DESIGN RAL
DRAWN PO
CHECKED
DATE FEB. 19, 1993
JOB NO 1-5645
SHT. 1 OF 1

#93-017