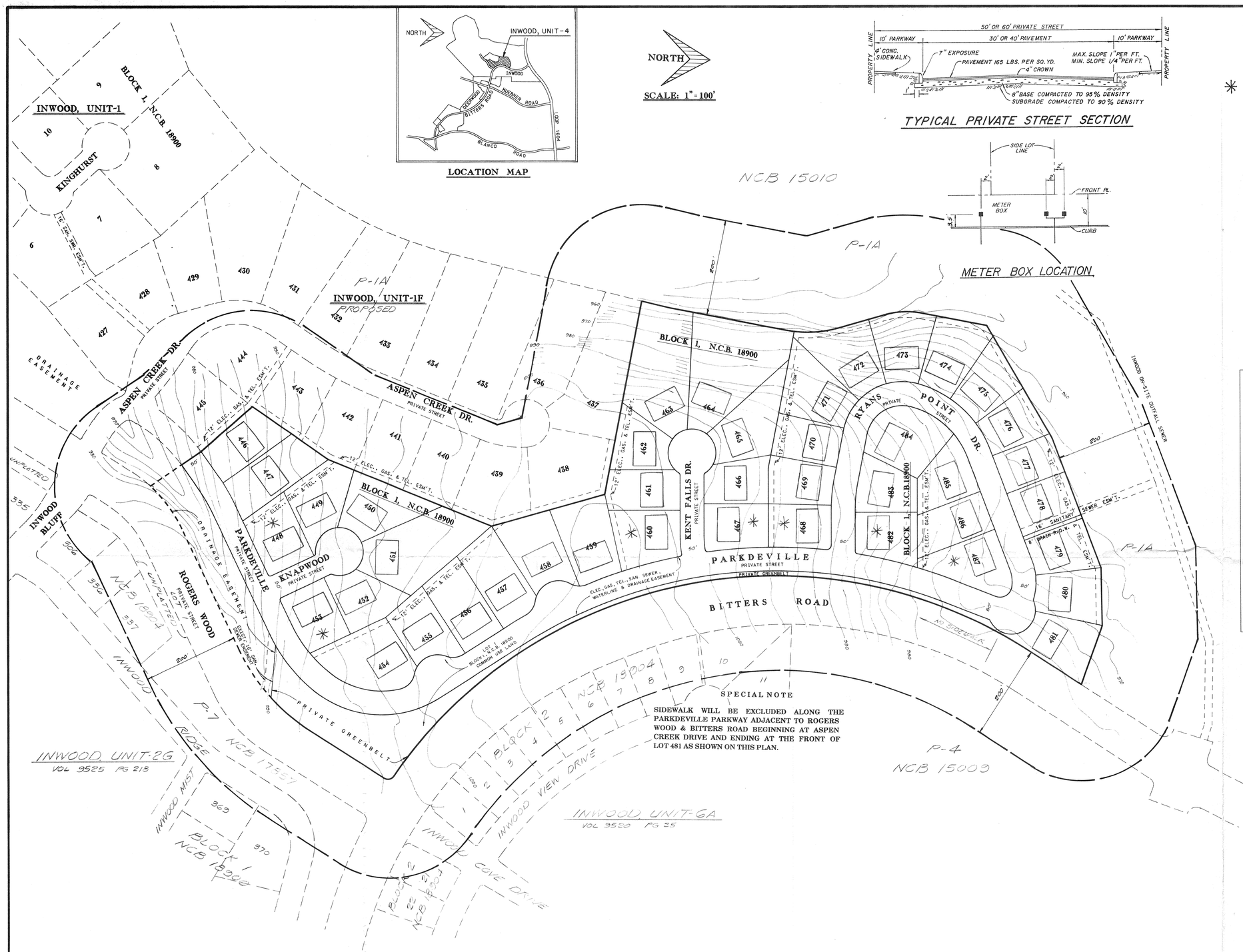


LOCATION MAP

NORTH

SCALE: 1" = 100'

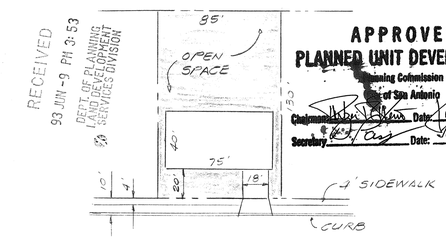
TYPICAL PRIVATE STREET SECTION

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

RECEIVED
93 JUN -9 PM 3:53
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Date: June 28-93
Secretary: Date: June 28-93

INWOOD, UNIT-4

Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	2.0 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	0.63
Total Space	=	900,050 S.F.

Occupied Space -- 334,372 S.F.	192,212 S.F.	Exclude Street R.O.W.'s
	15,120 S.F.	Driveway (18 x 20) 42
	1,040 S.F.	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	126,000 S.F.	House Slabs (includes garage) 3000 x 42

Net Open Space	=	565,678 S.F.
	–	900,050 S.F.
Open Space Ratio	=	0.63%

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

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

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

$= 195 - 17$

$R = 178'$

SPECIAL NOTE

SIDEWALK WILL BE EXCLUDED ALONG THE PARKDEVILLE PARKWAY ADJACENT TO ROGERS WOOD & BITTERS ROAD BEGINNING AT ASPEN CREEK DRIVE AND ENDING AT THE FRONT OF LOT 481 AS SHOWN ON THIS PLAN.

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

42 SINGLE FAMILY RESIDENTIAL LOTS
85' x 130' TYPICAL LOTS
20.6623 ACRES

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
344-9151

mbc ENGINEERS

INWOOD, UNIT-4
PLANNED UNIT DEVELOPMENT
FINAL PLAN

REVISIONS			
DATE	NO.	DESCRIPTION	BY

DESIGN RAL
DRAWN PD
CHECKED
DATE FEB. 18, 1993
JOB NO. 1-5592
SHT. 1 OF 1

93-018