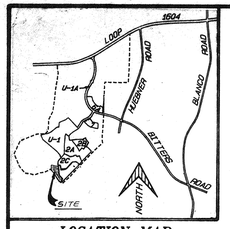
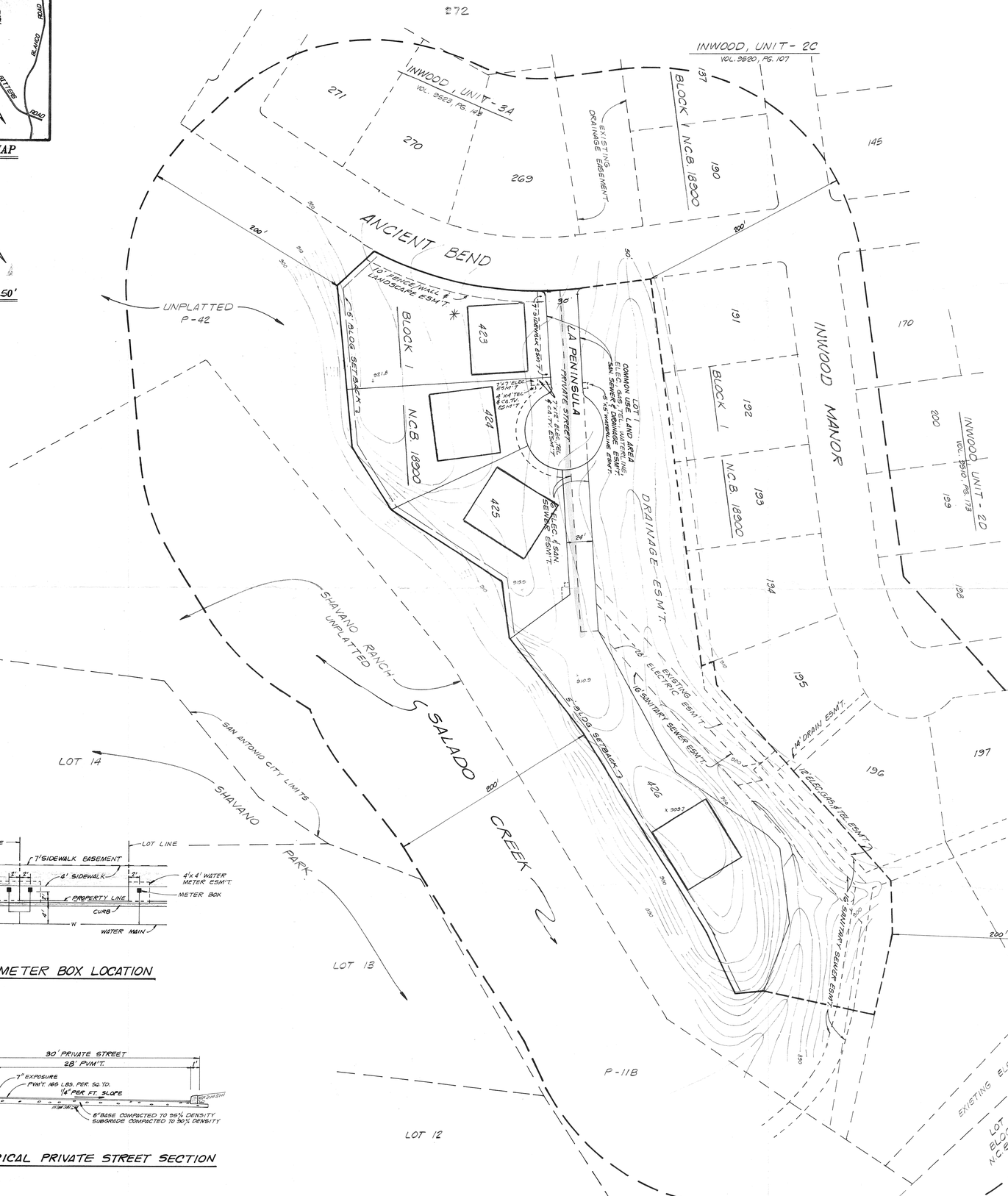
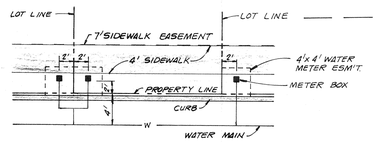


LOCATION MAP

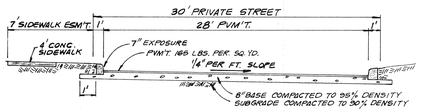
NORTH

SCALE: 1" = 50'





METER BOX LOCATION



TYPICAL PRIVATE STREET SECTION

Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	1.9 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	0.73
Total Space	=	89,913 S.F.

Occupied Space -- 24,236 S.F.

7,196 S.F.	Exclude Street R.O.W.'s
1,440 S.F.	Driveway (18 x 20) 4
N/A	Drain R.O.W.
N/A	Outdoor Storage Areas
N/A	Mechanical Equipment
N/A	Parking
15,600 S.F.	House Slabs (includes garage) 3900 x 4

Net Open Space = 65,677 S.F.
÷ 89,913 S.F.
Open Space Ratio = 0.73%

ANCIENT BEND & PENINSULA DRIVE

CLEAR VISION AREA

Curb Length: Lt. = Equation A
$L = 13\ (ISD_1) / (13 + (W_1 / 2) + K_A) - 4$

$= 13\ (300) / (13 + 28 / 2) + 7) - 4$

$= 3900 / (27 + 7) - 4$

$L = 110.7'$ or $111'$

Curb Length: Rt. = Equation D
$R = 0.65\ (ISD_2) - (W_1\ 2 + K_D)$

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

$= 195 - 17$

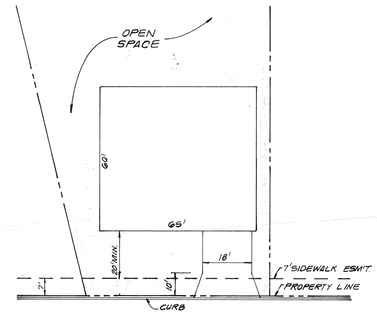
$R = 178'$

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

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

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

4 SINGLE FAMILY RESIDENTIAL LOTS

#93-019

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Bressport Drive, San Antonio, Texas 78216
340/151
mbc ENGINEERS

INWOOD PENINSULA
PLANNED UNIT DEVELOPMENT
FINAL PLAN

REVISIONS: NO	DATE	DESCRIPTION	BY

DESIGN RAL
DRAWN JJR
CHECKED
DATE FEB. 9, 1993
JOB NO. C-5337
SHT. 1 OF 1