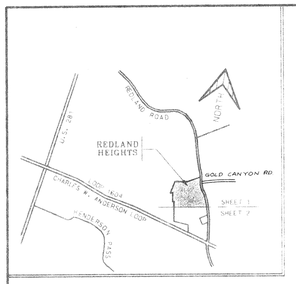


LOCATION MAP

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

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

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

$= 195 - 17$

$R = 178'$

GOLD CANYON RD. @ 50' WIDE 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 $108'$

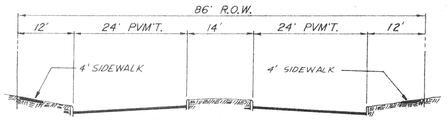
Curb Length: Rt. = Equation D

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

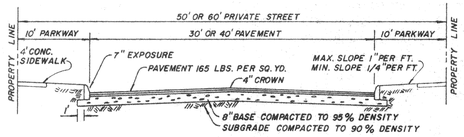
$= 0.65\ (500) - (30 / 2 + 2)$

$= 325 - 17$

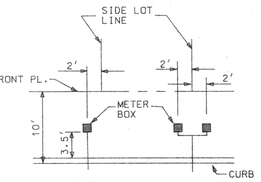
$R = 308'$



TYPICAL 86' R.O.W. SECTION



TYPICAL PRIVATE STREET SECTION



METER BOX LOCATION

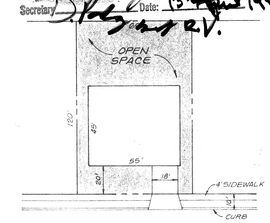
NOTE:

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.

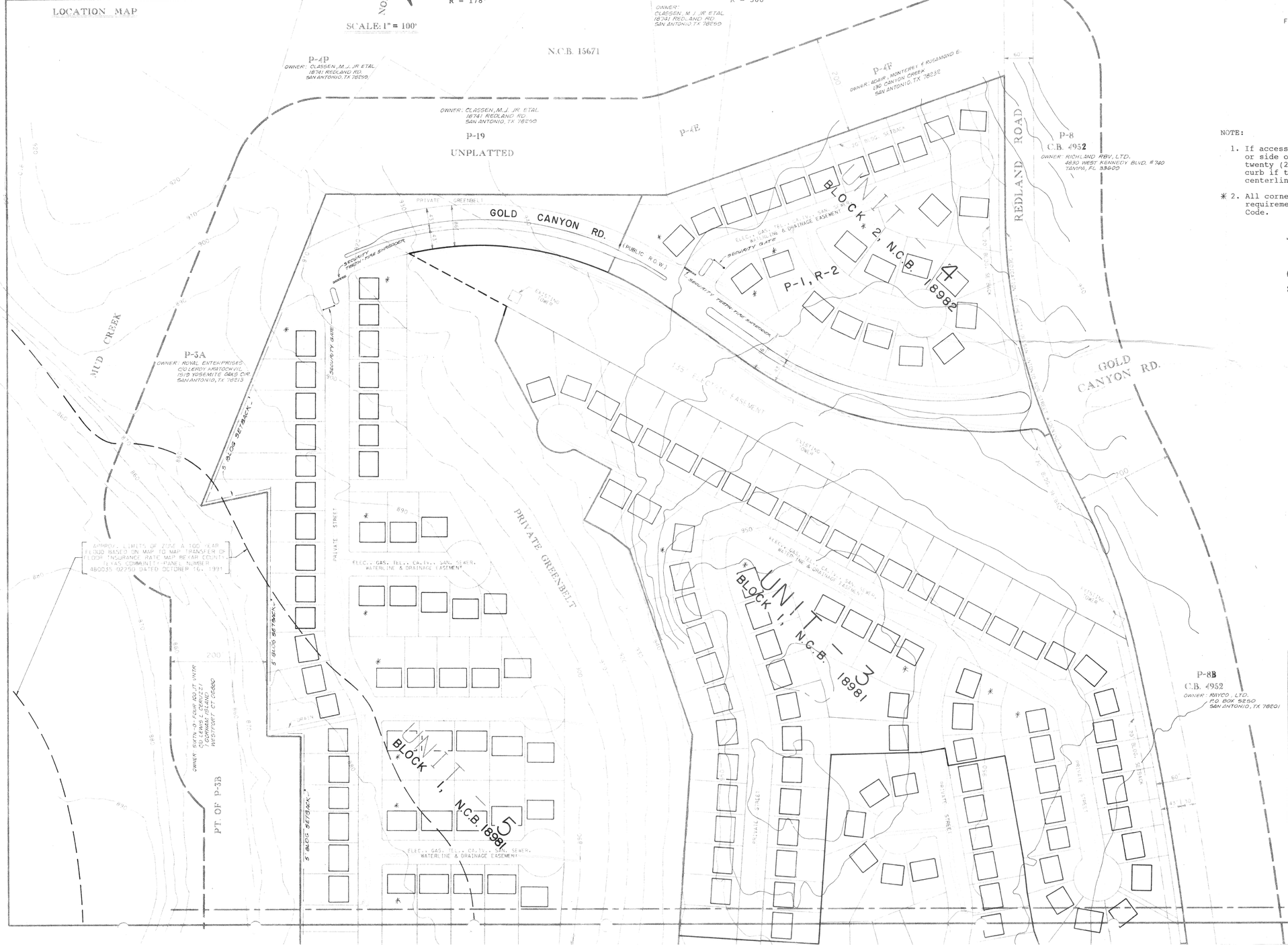
✱ 2. All corner lots comply with the clear vision area requirements of Section 35-3339 of the Unified Development Code.

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio

Chairman: [illegible] Date: 13th April 1994.
Secretary: [illegible] Date: 13th April 1994.



TYPICAL LOT DETAIL



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.

UNIT-1: 78 LOTS
UNIT-2: 52 LOTS
UNIT-3: 76 LOTS
UNIT-5: 80 LOTS

UNITS 1, 2, 3, & 5
Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	2.9 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	63%
Total Space	=	4,306,150 S.F.

Occupied Space -- 1,578,090 S.F.

822,280 S.F.	Exclude Street R.O.W.'s
102,960 S.F.	Driveway (18 x 20) 286
23,650 S.F.	Drain R.O.W.
N/A	Outdoor Storage Areas
N/A	Mechanical Equipment
N/A	Parking
629,200 S.F.	House Slabs (includes garage) 2200 x 286

Net Open Space = 2,728,060 S.F.
+ 4,306,150 S.F.
Open Space Ratio = 0.63

UNIT-4: 25 LOTS = 50 UNITS

UNIT 4
Density and Open Space Ratios

Base Zoning District	=	P-1, R-2
Maximum Density Allowed	=	12 units per acre
Proposed Density	=	5.3 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	45%
Total Space	=	409,285 S.F.

Occupied Space -- 222,300 S.F.

150,800 S.F.	Exclude Street R.O.W.'s
9,000 S.F.	Driveway (9 x 20) 50
N/A	Drain R.O.W.
N/A	Outdoor Storage Areas
N/A	Mechanical Equipment
N/A	Parking
62,500 S.F.	House Slabs (includes garage) 1250 x 50

Net Open Space = 186,985 S.F.
+ 409,285 S.F.
Open Space Ratio = 0.45

DEVELOPER:
INWOOD HEIGHTS LC
1101 CAPITAL OF TEXAS HWY.S.
AUSTIN, TEXAS 78746
TEL. NO. (512) 327-7415

MACINA • BOSE • COPELAND & ASSOC., INC.
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415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0951

STATE OF TEXAS
SAMUEL B. RIEDGE III
38820
REGISTERED PROFESSIONAL ENGINEER

RECORD
ENGINEERING

REDLAND HEIGHTS
PLANNED UNIT DEVELOPMENT
FINAL PLAN

REVISIONS DATE	NO.	DESCRIPTION	BY

DESIGN SBB
DRAWN JJR
CHECKED
DATE AUG. 25. 1993
JOB NO. 1-5650
SHT. 1 OF 2

93-036