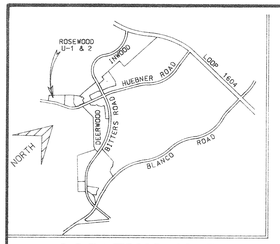


LOCATION MAP

NORTH

SCALE: 1" = 100'

AMENDMENT DATED DECEMBER 8, 1995

UNIT-2 CONTAINING A TOTAL OF 627,612 SQUARE FEET IS NO LONGER A PART OF THE DEVELOPMENT AS IT HAS BEEN PURCHASED BY N.E.I.S.D.

THE STREET STUB AT THE NORTHEAST END OF OSIANA DR. HAS BEEN CONVERTED TO A LOT, AND A PRIVATE PEDESTRIAN WALKWAY SHALL PROVIDE ACCESS TO THE SCHOOL SITE.

DUE TO THE LOSS OF 63 UNITS IN UNIT-2, A TOTAL OF 4 ADDITIONAL LOTS WERE ADDED TO UNIT-1.

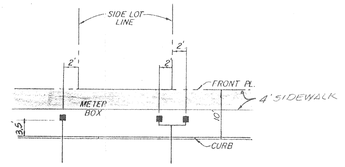
MAXIMUM DENSITY ALLOWED IS MAINTAINED WITH A MEER INCREASE OF 0.2 UNITS PER ACRE.

HENCE, TRAFFIC FLOW AT ALSMIER GOLD AND HUEBNER ROAD IS DECREASED CONSIDERABLY.

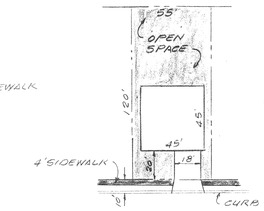
THIS P.U.D. PLAN OF ROSEWOOD, UNIT 1 SUBDIVISION REVISED SHOWING ROSEWOOD, UNIT-1 RESUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY THE DIRECTOR OF PLANNING

DATED THIS 22 DAY OF March A.D. 1995.

BY: _____ DIRECTOR OF PLANNING



METER BOX LOCATION



TYPICAL LOT

ANCIENT BEND
BLOCK 1
ROGERS WOOD
INWOOD BLUFF
DOVERWOOD
BANNER WOODS
INWOOD PEAK
INWOOD, UNIT-2F
INWOOD, UNIT-2D
(RECREATION AREA)
BLOCK 1, N.C.B. 18900
C.P.S. HIGH VOLTAGE TRANSMISSION TOWER (TYPICAL)
EXISTING 75' ELECTRIC EASEMENT VOLUME 7191, PAGE 146
BLOCK 7, N.C.B. 17857
RECREATION AREA
OSIANA DR. PRIVATE STREET
ROSEWOOD, UNIT-1 RESUBD.
ARIANA DR. PRIVATE STREET
GRETA DR. PRIVATE STREET
ALSMIER GOLD PRIVATE STREET
MARELLA DR. PRIVATE STREET
NIKITA DR. PRIVATE STREET
POMPADOUR DR. PRIVATE STREET
PORCELINA DR. PRIVATE STREET
VIVALDI DR. PRIVATE STREET
TINIKE DR. PRIVATE STREET
TRAVIS WOODS
S. INWOOD HEIGHTS DR.
BLOCK 5, N.C.B. 18946
PRIVATE GREENBELT LOT 65
PRIVATE GREENBELT LOT 45
HUEBNER ROAD (110' R.O.W.)
UNIT - 1
UNIT - 2
UNPLATTED NCB 17857
LOT 1, BLOCK 7 N.C.B. 17857
CHURCHILL ESTATES COMMERCIAL SUBDIVISION UNIT-1A (VOL. 9523, PAGE 78)
NCB 17857
PHE MANOR BAPTIST CHURCH 201 MEREDITH DR. SAN ANTONIO, TX 78228
CHURCHILL ESTATES DR.
P-1D J.H. UPTMORE & ASSOC. P.O.BOX 29389 SAN ANTONIO, TX 78229-0389
P-1D J.H. UPTMORE & ASSOC. P.O.BOX 29389 SAN ANTONIO, TX 78229-0389
THE HEIGHTS, UNIT-3 PROPOSED DEVELOPMENT PLANNED UNIT DEVELOPMENT
INWOOD HEIGHTS, LTD. 1101 CAPITAL OF TEXAS HWY. S. BUILDING D, SUITE 200 AUSTIN, TX 78746 P-11
DELETED FROM THIS PLAT AS PROPERTY PURCHASED BY N.E.I.S.D. FOR SCHOOL SITE
PROPOSED 75' ELECTRIC EASEMENT
VOLUME 7191, PAGE 146
PRIVATE GREENBELT LOT 65
PRIVATE GREENBELT LOT 45
94-018

UNIT 1
Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	~~4.0~~ ~~3.8~~ units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	~~54%~~ ~~51%~~
Total Space	=	~~702,879~~ ~~657,288~~ S.F.
164,546 ~~151,326~~ S.F.		Exclude Street R.O.W.'s
23,760 ~~22,320~~ S.F.		Driveway (18 x 20) ~~12.66~~
507 S.F.		Drain R.O.W.
Occupied Space -- N/A		Outdoor Storage Areas
~~318,153~~ S.F. N/A		Mechanical Equipment
320,813 N/A		Parking
~~134,000~~ S.F.		House Slabs (includes garage) 2000 x ~~2266~~
182,000		
Net Open Space	=	~~385,135~~ S.F. 352,666
Open Space Ratio	=	~~÷ 703,288~~ S.F. 702,879 ~~0.55~~ 0.54

UNIT 2
Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	4.3 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	54%
Total Space	=	627,203 S.F.
139,724 S.F.		Exclude Street R.O.W.'s
22,680 S.F.		Driveway (18 x 20) 63
1,100 S.F.		Drain R.O.W.
Occupied Space -- N/A		Outdoor Storage Areas
289,504 S.F. N/A		Mechanical Equipment
N/A		Parking
126,000 S.F.		House Slabs (includes garage) 2000 x 63
Net Open Space	=	337,699 S.F.
Open Space Ratio	=	÷ 627,203 S.F. 0.54

HUEBNER RD. @ ALSMIER GOLD

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

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

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

$= 325 - 12$

$R = 313'$

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

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

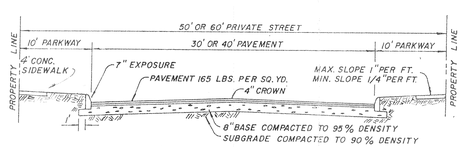
$= 0.65\ (300) - (30 / 2 + 2)$

$= 195 - 17$

$R = 178'$

NOTES:

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.
3. All interior private streets are 50' right-of-way with 30' pavement.



TYPICAL PRIVATE STREET SECTION

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

UNIT-1
1 RECREATION LOTS
62 SINGLE FAMILY RESIDENTIAL LOTS
55' x 120' TYPICAL LOTS
16.1452 ACRES

~~UNIT-2~~
~~63 SINGLE FAMILY RESIDENTIAL LOTS~~
~~55' x 120' TYPICAL LOTS~~
~~14.3986 ACRES~~

94-018

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(512) 349-0151

ROSEWOOD, UNIT-1
PLANNED UNIT DEVELOPMENT
FINAL PLAN

REVISIONS: DATE	NO.	DESCRIPTION	BY

DESIGN
DRAWN PD
CHECKED
DATE MAR. 15, 1994
JOB. NO. 1-5026
SHT. 1 OF 1