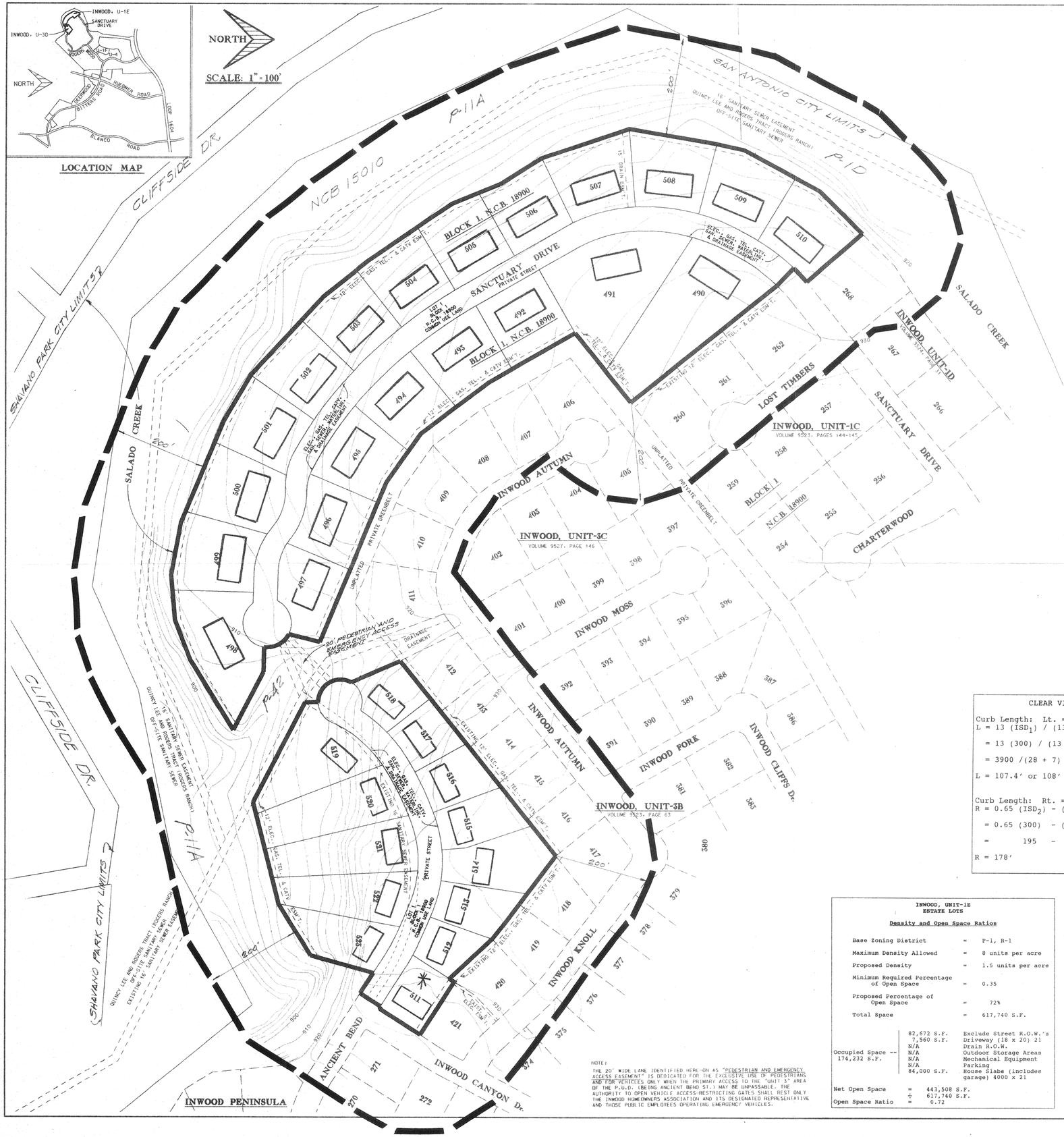
LOCATION MAP

NORTH

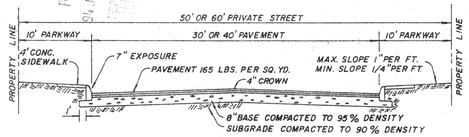
SCALE: 1" = 100'



NOTES:

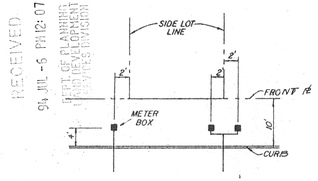
1. If access to a garage or carport is provided from the front or side of a lot, then the garage/carport shall maintain a twenty (20) foot setback from the back of the sidewalk, or curb if there is no sidewalk, as measured along the centerline of the driveway.
2. All corner lots comply with the clear 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.

RECEIVED 94 JUN 29 PM 12:24 DEPT OF PLANNING DEVELOPMENT SERVICES DIVISION

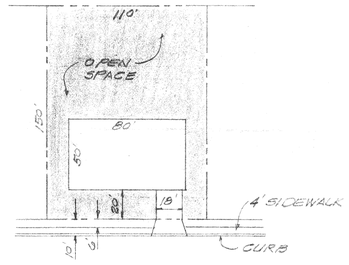


TYPICAL PRIVATE STREET SECTION

RECEIVED 94 JUL -5 PM 12:07 DEPT OF PLANNING DEVELOPMENT SERVICES DIVISION

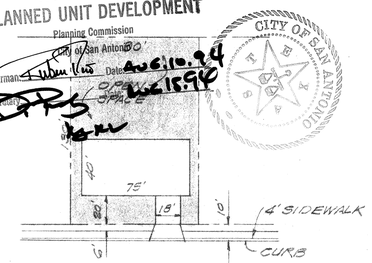


METER BOX LOCATION



TYP. LOT - INWOOD, UNIT-1E

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman Date Aug 10, 94
Secretary Date Aug 18, 94



TYP. LOT - INWOOD, UNIT-3D

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-1E
ESTATE LOTS

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	=	72%
Total Space	=	617,740 S.F.

Occupied Space -- 174,232 S.F.	82,672 S.F.	Exclude Street R.O.W.'s
	7,560 S.F.	Driveway (18 x 20) 21
	N/A	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	84,000 S.F.	House Slabs (includes garage) 4000 x 21

Net Open Space	=	443,508 S.F.
	÷	617,740 S.F.
Open Space Ratio	=	0.72

INWOOD, UNIT-3D

Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	2 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	70%
Total Space	=	28,143 S.F.

Occupied Space -- 83,604 S.F.	39,924 S.F.	Exclude Street R.O.W.'s
	4,680 S.F.	Driveway (18 x 20) 13
	N/A	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	39,000 S.F.	House Slabs (includes garage) 3000 x 13

Net Open Space	=	198,539 S.F.
	÷	282,143 S.F.
Open Space Ratio	=	0.70

NOTE:
THE 20' WIDE LANE IDENTIFIED HERE-ON AS "PEDESTRIAN AND EMERGENCY ACCESS EASEMENT" IS DEDICATED FOR THE EXCLUSIVE USE OF PEDESTRIANS AND FOR VEHICLES ONLY WHEN THE PRIMARY ACCESS TO THE "UNIT 3" AREA OF THE P.U.D. (BEING ANCIENT BEND ST.) MAY BE UNPASSABLE. THE AUTHORITY TO OPEN VEHICLE ACCESS-RESTRICTING GATES SHALL REST ONLY THE INWOOD HOMEOWNERS ASSOCIATION AND ITS DESIGNATED REPRESENTATIVE AND THOSE PUBLIC EMPLOYEES OPERATING EMERGENCY VEHICLES.

DEVELOPER:
LEE-1604 NO. ONE, LTD.
C/O 3330 OAKWELL COURT
SAN ANTONIO, TEXAS 78232
TEL. NO. (210) 828 - 6131

INWOOD, UNIT-1E
21 SINGLE FAMILY RESIDENTIAL LOTS
150' x 150' TYPICAL LOTS
14.1813 ACRES

INWOOD, UNIT-3D
13 SINGLE FAMILY RESIDENTIAL LOTS
95' x 130' TYPICAL LOTS
6.4771 ACRES

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0151

mbc ENGINEERS

INWOOD, UNITS-1E & 3D
PLANNED UNIT DEVELOPMENT
FINAL PLAN

94-026

REVISIONS: DATE	NO.	DESCRIPTION	BY

DESIGN R. W. B.
DRAWN P. D.
CHECKED
DATE MAY 20, 1994
JOB NO. 1-5878
SHT. 1 of 1

94-026