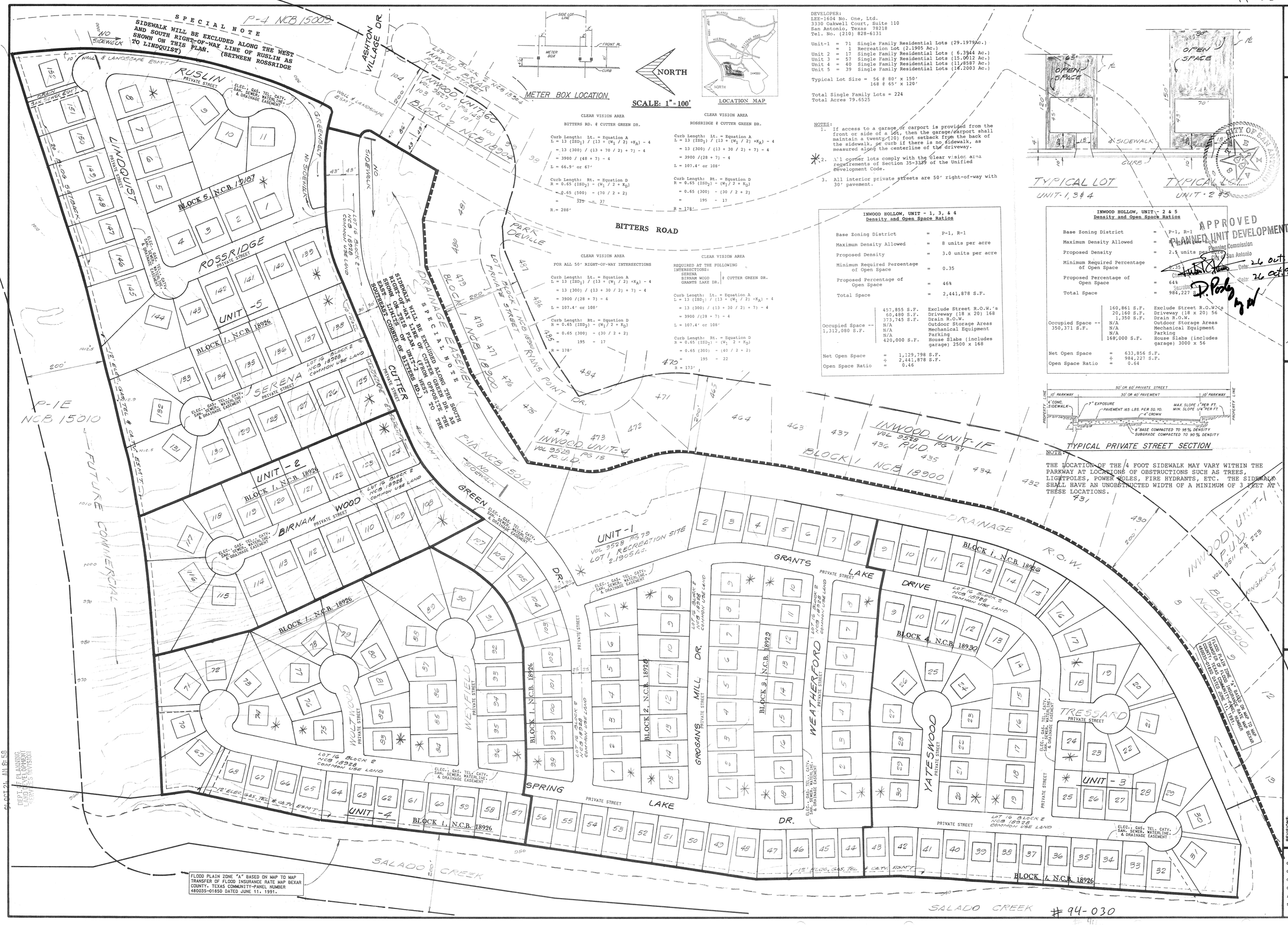
94-030



METER BOX LOCATION

NORTH

SCALE: 1" = 100'

LOCATION MAP

CLEAR VISION AREA
BITTERS RD. @ CUTTER GREEN DR.

Curb Length: Lt. = Equation A
$L = 13\ (ISD_1) / (13 + (M_1 / 2) + K_A) - 4$
$= 13\ (300) / (13 + 70 / 2) + 7) - 4$
$= 3900 / (48 + 7) - 4$
L = 66.9' or 67'

Curb Length: Rt. = Equation D
$R = 0.65\ (ISD_2) - (M_1 / 2 + K_D)$
$= 0.65\ (500) - (70 / 2 + 2)$
$= 325 - 37$
R = 288'

CLEAR VISION AREA
ROSSRIDGE @ CUTTER GREEN DR.

Curb Length: Lt. = Equation A
$L = 13\ (ISD_1) / (13 + (M_1 / 2) + K_A) - 4$
$= 13\ (300) / (13 + 30 / 2) + 7) - 4$
$= 3900 / (28 + 7) - 4$
L = 107.4' or 108'

Curb Length: Rt. = Equation D
$R = 0.65\ (ISD_2) - (M_1 / 2 + K_D)$
$= 0.65\ (300) - (30 / 2 + 2)$
$= 195 - 17$
R = 178'

CLEAR VISION AREA
FOR ALL 50' RIGHT-OF-WAY INTERSECTIONS

Curb Length: Lt. = Equation A
$L = 13\ (ISD_1) / (13 + (M_1 / 2) + K_A) - 4$
$= 13\ (300) / (13 + 30 / 2) + 7) - 4$
$= 3900 / (28 + 7) - 4$
L = 107.4' or 108'

Curb Length: Rt. = Equation D
$R = 0.65\ (ISD_2) - (M_1 / 2 + K_D)$
$= 0.65\ (300) - (30 / 2 + 2)$
$= 195 - 17$
R = 178'

CLEAR VISION AREA
REQUIRED AT THE FOLLOWING INTERSECTIONS:
SERENA
BIRNAM WOOD @ CUTTER GREEN DR.
GRANTS LAKE DR.

Curb Length: Lt. = Equation A
$L = 13\ (ISD_1) / (13 + (M_1 / 2) + K_A) - 4$
$= 13\ (300) / (13 + 30 / 2) + 7) - 4$
$= 3900 / (28 + 7) - 4$
L = 107.4' or 108'

Curb Length: Rt. = Equation D
$R = 0.65\ (ISD_2) - (M_1 / 2 + K_D)$
$= 0.65\ (300) - (40 / 2 + 2)$
$= 195 - 22$
R = 173'

DEVELOPER:
LEE-1604 No. One, Ltd.
3330 Oakwell Court, Suite 110
San Antonio, Texas 78218
Tel. No. (210) 828-6131

Unit-1	= 71	Single Family Residential Lots (29.1979Ac.)
	= 1	Recreation Lot (2.1905 Ac.)
Unit 2	= 17	Single Family Residential Lots (6.3944 Ac.)
Unit 3	= 57	Single Family Residential Lots (15.0612 Ac.)
Unit 4	= 40	Single Family Residential Lots (11.8587 Ac.)
Unit 5	= 39	Single Family Residential Lots (16.2003 Ac.)

Typical Lot Size = 56 @ 80' x 150'
168 @ 65' x 120'

Total Single Family Lots = 224
Total Acres 79.6525

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 35-3329 of the Unified Development Code.
3. All interior private streets are 50' right-of-way with 30' pavement.

INWOOD HOLLOW, UNIT - 1, 3, & 4
Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	3.0 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	46%
Total Space	=	2,441,878 S.F.

Occupied Space -- 1,312,080 S.F.	457,855 S.F.	Exclude Street R.O.W.'s
	60,480 S.F.	Driveway (18 x 20) 168
	373,745 S.F.	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	420,000 S.F.	House Slabs (includes garage) 2500 x 168

Net Open Space	=	1,129,798 S.F.
Open Space Ratio	=	2,441,878 S.F. ÷ 0.46

INWOOD HOLLOW, UNIT - 2 & 5
Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	2.5 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	64%
Total Space	=	984,227 S.F.

Occupied Space -- 350,371 S.F.	160,861 S.F.	Exclude Street R.O.W.'s
	20,160 S.F.	Driveway (18 x 20) 56
	1,350 S.F.	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	168,000 S.F.	House Slabs (includes garage) 3000 x 56

Net Open Space	=	633,856 S.F.
Open Space Ratio	=	984,227 S.F. ÷ 0.64

TYPICAL LOT UNIT-1,3&4

TYPICAL LOT UNIT-2&5

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
San Antonio
Date: 26 oct 94
Chairman
Date: 26 oct 94
Secretary
D. Podry

TYPICAL PRIVATE STREET SECTION

NOTE:

THE LOCATION OF THE 4 FOOT SIDEWALK MAY VARY WITHIN THE PARKWAY AT LOCATIONS OF OBSTRUCTIONS SUCH AS TREES, LIGHTPOLES, POWER POLES, FIRE HYDRANTS, ETC. THE SIDEWALK SHALL HAVE AN UNOBSTRUCTED WIDTH OF A MINIMUM OF 3 FEET AT THESE LOCATIONS.

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

INWOOD HOLLOW
PLANNED UNIT DEVELOPMENT
FINAL PLAN
UNITS 1 THRU 5

REVISIONS: DATE	NO	DESCRIPTION	BY

DESIGN
DRAWN PD
CHECKED
DATE JULY 27, 1994
JOB NO 1-5532
SHT. 1 OF 1

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94 OCT 21 AM 8:58
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LAND DEVELOPMENT
SERVICES DIVISION