LOCATION MAP

TYPICAL STREET SECTION
PRIVATE STREET

METER BOX LOCATION
TYPICAL 50' R.O.W.

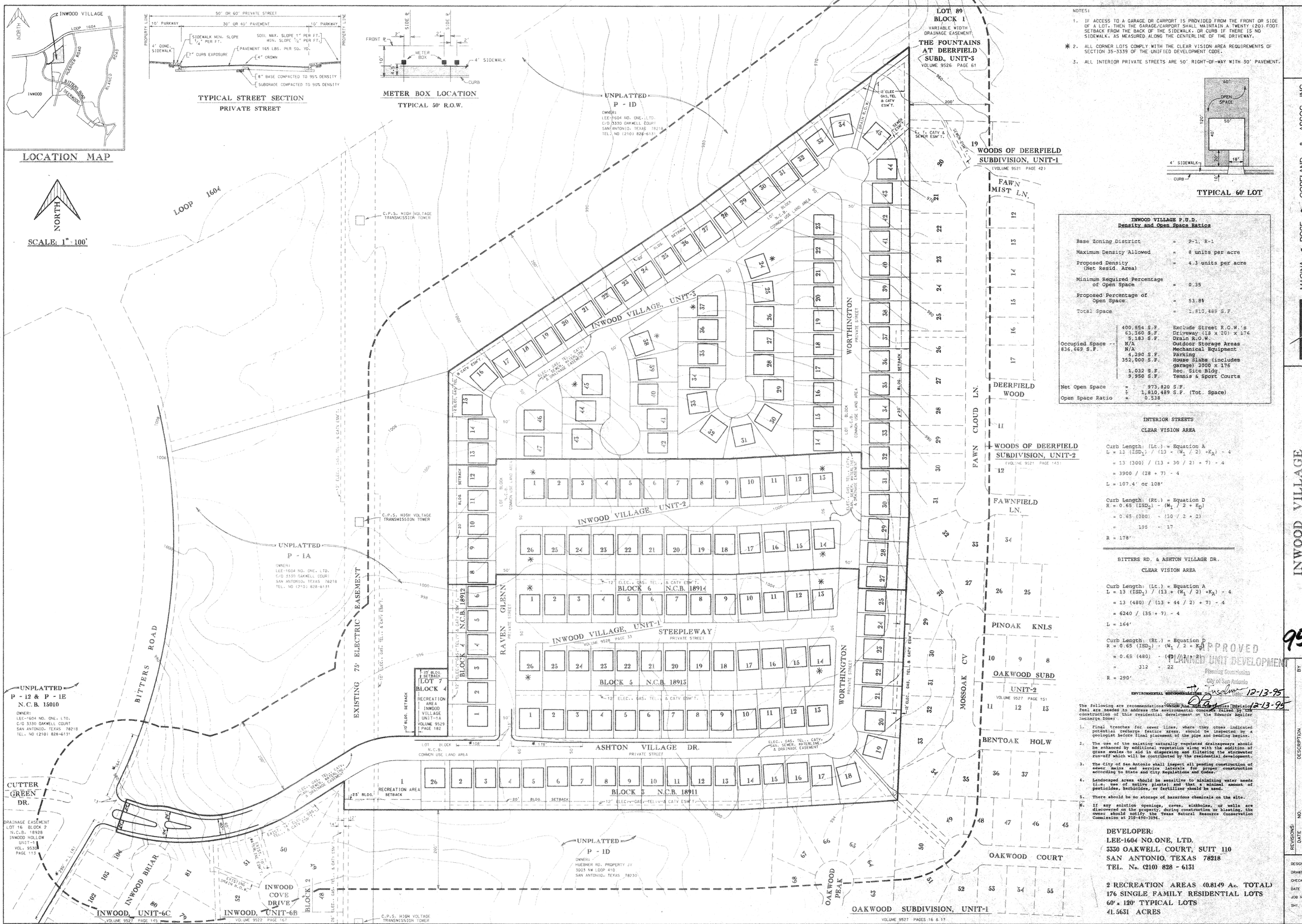
NOTES:

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 60' LOT

NORTH

SCALE: 1" = 100'



INWOOD VILLAGE P.U.D.
Density and Open Space Ratios

Base Zoning District	=	P-1, R-1	
Maximum Density Allowed	=	6 units per acre	
Proposed Density (Net Resid. Area)	=	4.3 units per acre	
Minimum Required Percentage of Open Space	=	0.35	
Proposed Percentage of Open Space	=	53.8%	
Total Space	=	1,810,489 S.F.	
Occupied Space -- 836,669 S.F.	400,854 S.F.	Exclude Street R.O.W.'s	
	63,360 S.F.	Driveway (18 x 20) x 176	
	5,183 S.F.	Drain R.O.W.	
	N/A	Outdoor Storage Areas	
	N/A	Mechanical Equipment	
	4,290 S.F.	Parking	
	352,000 S.F.	House Slabs (includes garage) 2000 x 176	
	1,032 S.F.	Rec. Site Bldg.	
	9,950 S.F.	Tennis & Sport Courts	
Net Open Space	=	973,820 S.F.	
Open Space Ratio	=	0.538	

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
$R = 0.65\ (ISD_2) - (W_1 / 2 + K_D)$
$= 0.65\ (300) - (30 / 2 + 2)$
$= 195 - 17$
$R = 178'$

BITTERS RD. & ASHTON VILLAGE DR.
CLEAR VISION AREA

Curb Length: (Lt.) = Equation A
$L = 13\ (ISD_1) / (13 + (W_1 / 2) + K_A) - 4$
$= 13\ (480) / (13 + 44 / 2) + 7) - 4$
$= 6240 / (35 + 7) - 4$
$L = 164'$

Curb Length: (Rt.) = Equation D
$R = 0.65\ (ISD_2) - (W_1 / 2 + K_D)$
$= 0.65\ (480) - (40 / 2 + 2)$
$= 312 - 22$
$R = 290'$

ENVIRONMENTAL RECOMMENDATIONS

The following are recommendations which the applicant should follow. [illegible] feel are needed to address the environmental concerns raised by the construction of this residential development on the Edwards Aquifer Recharge Zone:

1. Final trenches for sewer lines, where they cross indicated potential recharge feature areas, should be inspected by a geologist before final placement of the pipe and bedding begins.
2. The use of the existing naturally vegetated drainageway should be enhanced by additional vegetation along with the addition of grass swales to aid in dispersing and filtering the stormwater run-off which will be contributed by the residential development.
3. The City of San Antonio shall inspect all pending construction of sewer mains and service laterals for proper construction according to State and City Regulations and Codes.
4. Landscaped areas should be sensitive to minimizing water needs (i.e. use of native plants) and that a minimal amount of pesticides, herbicides, or fertilizer should be used.
5. There should be no storage of hazardous chemicals on the site.
6. If any solution openings, caves, sinkholes, or wells are discovered on the property, during construction or blasting, the owner should notify the Texas Natural Resource Conservation Commission at 210-490-3096.

Planning Commission
City of San Antonio
Date: 12-13-95
Secretary

Planning Director
Date: 12-13-95

DEVELOPER:
LEE-1604 NO. ONE, LTD.
3330 OAKWELL COURT, SUIT 110
SAN ANTONIO, TEXAS 78218
TEL. No. (210) 828 - 6131

2 RECREATION AREAS (0.8149 Ac. TOTAL)
176 SINGLE FAMILY RESIDENTIAL LOTS
60' x 120' TYPICAL LOTS
41.5631 ACRES

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

INWOOD VILLAGE
PLANNED UNIT DEVELOPMENT
FINAL PLAN
UNITS 1 THRU 3

95-063

APPROVED
PLANNED UNIT DEVELOPMENT

REVISIONS: DATE	NO.	DESCRIPTION	BY

DESIGN
DRAWN
CHECKED
DATE
JOB NO. 1-6323
SHT. 1 of 1

#95-063