



TABLE C SPECIAL LOTS

STREETS	PAVEMENT (AC)	ROW (AC)
1. A. LOT 131	23.56	37.86
2. OPEN SPACE LOTS	NONE	NONE

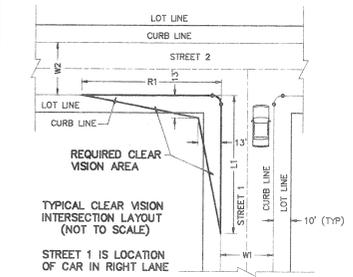
EMERALD FOREST PUD
A SINGLE FAMILY RESIDENTIAL DEVELOPMENT BY THE SITTERLE COMPANY

PLAT: #920378

CLEAR VISION CALCULATIONS
TYPICAL 30' X 30' INTERSECTION
TWO WAY - EQUATION D $R1 = 0.65x(1SD2) - (W1/2 + KD)$ NOTE 1
ISD2: 300 LF
W1: 30 LF
KD: 2
R1: 178 LF
CURB LENGTH = R1
TWO WAY - EQUATION A $L1 = 13x(1SD1)/(13 + (W1/2) + KA) - 4$
ISD1: 300 LF
W1: 30 LF
KA: 7
L1: 107 LF
CURB LENGTH = L1

PUD LEGEND
UNIT BOUNDARY
200' AREA OF NOTIFICATION
PUD BOUNDARY
PROPERTY TAX ID NUMBER
CB/NCB NUMBER
PARCEL NUMBER
NCB 17727
P-7

CLEAR VISION LEGEND
U1A INTERSECTION LABEL



CLEAR VISION CALCULATIONS
TYPICAL 44' X 30' INTERSECTION (W1 = 44') NOTE 2
TWO WAY - EQUATION D $R1 = 0.65x(1SD2) - (W1/2 + KD)$
ISD2: 300 LF
W1: 44 LF
KD: 2
R1: 171 LF
CURB LENGTH = R1
TWO WAY - EQUATION A $L1 = 13x(1SD1)/(13 + (W1/2) + KA) - 4$
ISD1: 300 LF
W1: 44 LF
KA: 7
L1: 89 LF
CURB LENGTH = L1
TYPICAL 44' X 30' INTERSECTION (W1 = 30')
TWO WAY - EQUATION D $R2 = 0.65x(1SD2) - (W1/2 + KD)$
ISD2: 300 LF
W1: 30 LF
KD: 2
R2: 176 LF
CURB LENGTH = R2
TWO WAY - EQUATION A $L2 = 13x(1SD1)/(13 + (W1/2) + KA) - 4$
ISD1: 300 LF
W1: 30 LF
KA: 7
L2: 107 LF
CURB LENGTH = L2

TABLE D DENSITY TABLE

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	TOTAL
AREA OF PUD (AC)	33.417	34.232	40.167	25.810	30.540	164.166
DWELLING UNITS (EA)	100	103	134	70	93	500
DENSITY (UNITS/AC)	3.0	3.0	3.3	2.7	3.0	3.0

TABLE A YARD REQUIREMENTS AND SIDEWALKS DISTANCE

- FRONT YARD SETBACK ALL LOTS 20'
- SIDEYARD SETBACKS
 - INTERIOR LOT LINE 5'
 - CORNER LOT LINE ABUTTING STREET 20'
- REAR YARD SETBACK
 - INTERIOR LOTS 20'
 - EXTERIOR LOTS 20'
- MAXIMUM STRUCTURE HEIGHT (MAY EXCEED IF SET BACK 1' FOR EACH 2' OF ADDITIONAL HEIGHT) 25'
- 3" SIDEWALK REQUIRED ON ALL FRONT AND SIDE YARDS ABUTTING PUBLIC OR PRIVATE STREETS

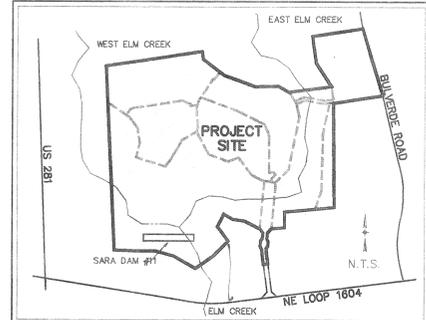


TABLE B AREA COMPUTATIONS AND RATIOS

	ENTRY	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	TOTAL
1. GROSS SITE AREA	3.332	33.417	34.232	40.167	25.810	30.540	167.498
LESS							
A. TOTAL STREET RIGHT OF WAY	3.332	6.475	7.332	7.941	4.910	7.865	37.860
B. TOTAL DRIVEWAYS (DRIVEWAYS @ 20'x20' EACH LOT)	0.000	0.918	0.955	1.240	0.643	0.854	4.610
C. TOTAL STRUCTURE COVERAGE (HOMES @ 2500 SF EACH LOT)	0.000	5.739	5.969	7.748	4.017	5.337	28.810
2. TOTAL OPEN SPACE - "	0.000	20.285	19.976	23.238	16.240	16.484	96.218
3. OPEN SPACE RATIO	0.0%	60.7%	58.4%	57.9%	62.9%	54.0%	57.4%

* NOTE: OPEN SPACE CALCULATED PER DEVELOPMENT UNIT AND EXCLUDES THE OPEN SPACE OF THE SARA EASEMENT. THE OPEN SPACE OF THE SARA EASEMENT IS 236.03 AC, WHICH IS TO SERVE AS ADDITIONAL OPEN SPACE FOR THE PUD.

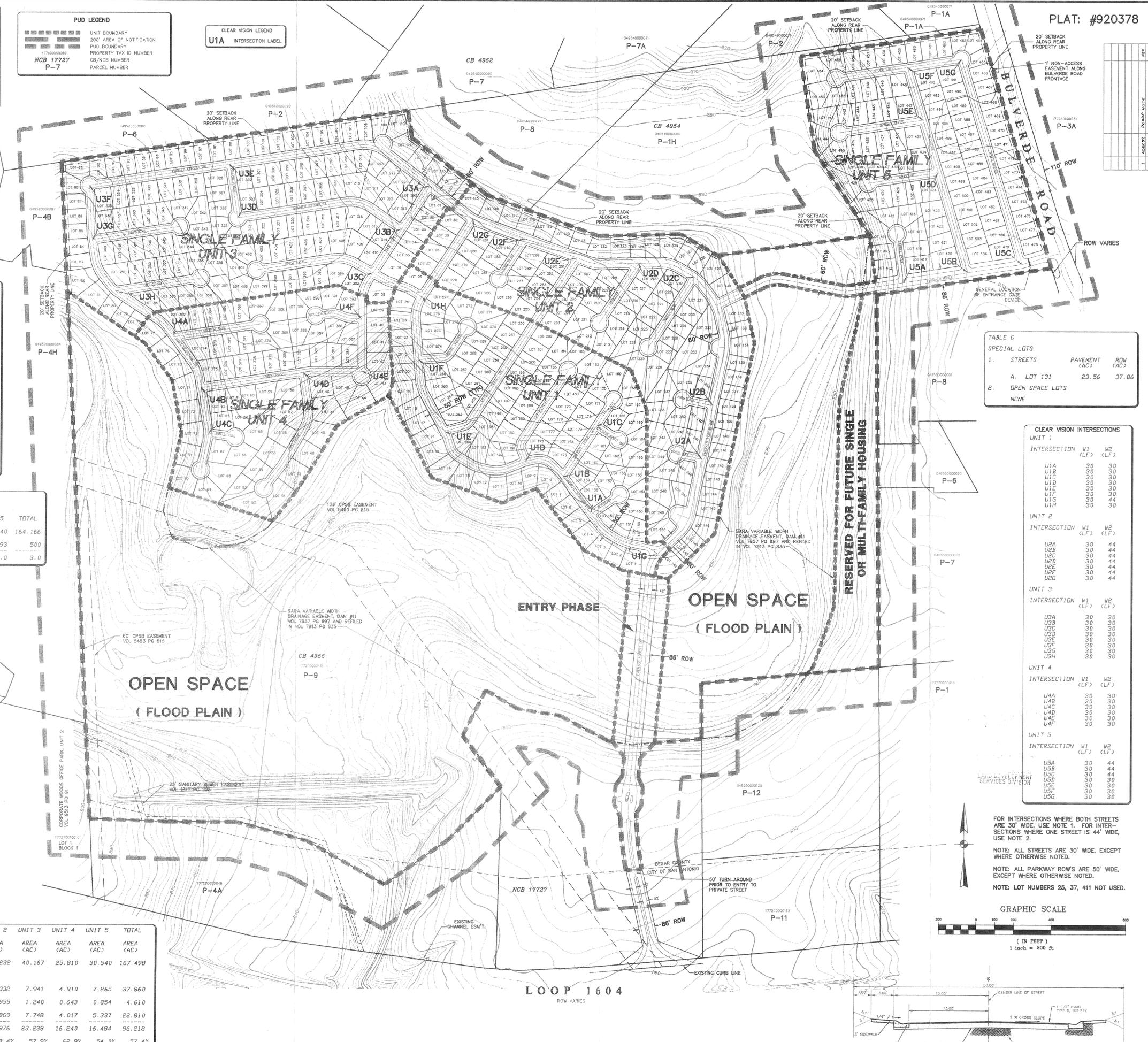


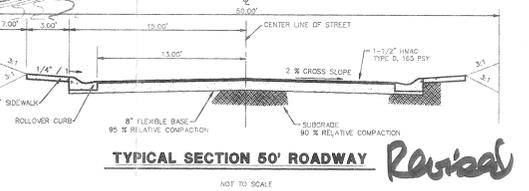
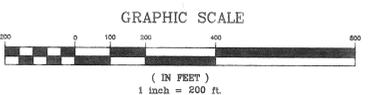
TABLE C SPECIAL LOTS

STREETS	PAVEMENT (AC)	ROW (AC)
1. A. LOT 131	23.56	37.86
2. OPEN SPACE LOTS	NONE	NONE

CLEAR VISION INTERSECTIONS

INTERSECTION	W1 (LF)	W2 (LF)
U1A	30	30
U1B	30	30
U1C	30	30
U1D	30	30
U1E	30	30
U1F	30	30
U1G	30	30
U1H	30	30
U2A	30	30
U2B	30	30
U2C	30	30
U2D	30	30
U2E	30	30
U2F	30	30
U2G	30	30
U2H	30	30
U3A	30	30
U3B	30	30
U3C	30	30
U3D	30	30
U3E	30	30
U3F	30	30
U3G	30	30
U3H	30	30
U4A	30	30
U4B	30	30
U4C	30	30
U4D	30	30
U4E	30	30
U4F	30	30
U5A	30	30
U5B	30	30
U5C	30	30
U5D	30	30
U5E	30	30
U5F	30	30
U5G	30	30

FOR INTERSECTIONS WHERE BOTH STREETS ARE 30' WIDE, USE NOTE 1. FOR INTERSECTIONS WHERE ONE STREET IS 44' WIDE, USE NOTE 2.
NOTE: ALL STREETS ARE 30' WIDE, EXCEPT WHERE OTHERWISE NOTED.
NOTE: ALL PARKWAY ROW'S ARE 50' WIDE, EXCEPT WHERE OTHERWISE NOTED.
NOTE: LOT NUMBERS 25, 37, 411 NOT USED.



(POADP)
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

December 8, 1992

Mr. Gary Hill, P.E.
Hallengerger, Telford, Cash
11322 Sir Winston
San Antonio, Texas 78216

RE: Emerald Forest Preliminary Overall Development Plan #337

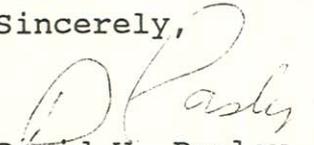
Dear Mr. Hill:

The Development Review Committee has reviewed and accepted the revised captioned POADP. However, it is recommended that consideration be given to designating the entry street at FM 1604 for private use.

Please note that this action by the Committee does not establish any commitment for the provision of utilities service or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Unified Development Code at the time of platting.

If you have further questions, please call Alex Garcia at 299-7900.

Sincerely,


David W. Pasley, AICP
Acting Director of Planning

DWP/EG

cc: Andy Ballard, Traffic Engineering

CITY OF SAN ANTONIO

November 12, 1992

Mr. Gary Hill, P.E.
Hallenberger, Telford, Cash
11322 Sir Winston
San Antonio, Texas 78216

RE: Emerald Forest Preliminary Overall Area Development Plan #337

Dear Mr. Hill:

The captioned plan has been reviewed for conformance with the Unified Development Code and provisions for an additional street connection between Units 4 and 1 will be required accordingly. Staff believes that, this connection will improve east-west vehicular movement as well as provide for a second outlet/inlet to this sector of the development. Please make the required change to the plan and resubmit as soon as possible.

If you have any questions regarding this matter please call Alex Garcia or Edward Guzman at 299-7900.

Sincerely,



David W. Pasley, AICP
Acting Director of Planning

DWP/EG

August 24, 1993

Mr. Willie Vann
Planning Department
City of San Antonio
PO Box 839966
San Antonio, Texas 78283

RE: Emerald Forest PUD, Units 1-5 - PUD Plan #93-002
Request for Minor Revision
Replat, Emerald Forest PUD, Unit 1: Plat #930344

RECEIVED
93 AUG 26 AM 11:17
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Dear Sir:

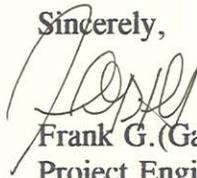
Hallenberger Engineering submitted a letter requesting a minor revision to the above referenced PUD plan on July 20, 1993. As per our conversation today, I am providing this letter with further information as to why our client, The Sitterle Corporation, is requesting this change to the existing PUD plan and the related replat.

This PUD revision proposes the insertion of an alley between two single family residential lots (13, 14) in order to: 1) Create an access lane for CPS, and; 2) Eliminate the storm sewer system at that location. I have talked to Andrew J. Ballard, P.E., Traffic Design Engineer, and Roy J. Akiona, P.E., City Drainage Engineer, about the concept of using a concrete paved, inverted alley to act as a drainage structure as well as an access road. They have both agreed to this proposal in concept. CPS will use this alley as all-weather access to their primary service risers. We can eliminate the need and cost of a storm sewer pipe system by using a combination of washout crowns and this alley. The hydraulics of our proposed alley will handle the runoff load and are provided in the Drainage Report submitted to CSA-Public Works as part of the plat review.

Section 35-4122 a (1) of the UDC gives specifications for width (24' ROW) and paving (18') of alleys. We propose a ROW width of 17' and a paved width of 16' for this alley. The alley would be curbed. There is an existing sanitary sewer line/easement adjacent to this proposed alley location, and imposing the widths as specified would adversely impact the affected lots.

I have submitted a request for variance reference the alley width to Mr. David Pasley of your department. The fee of \$120 for this action was paid at the time of plat initiation. Thank you for your help in this matter and please call me if your need additional information.

Sincerely,



Frank G. (Gary) Hill, P.E.
Project Engineer

92704RD.LET