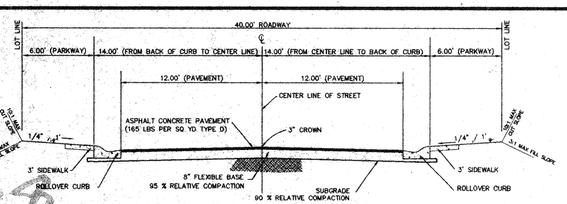


TYPICAL SECTION 40' ROADWAY

(RESIDENTIAL PRIVATE STREET)
NOT TO SCALE

1. PRIME COAT @ .2 GAL. / S.Y.
2. TACK COAT @ .1 GAL. / S.Y.

1. PRIME COAT @ .2 GAL. / S.Y.
2. TACK COAT @ .1 GAL. / S.Y.

TYPICAL SECTION 74' ROADWAY

(PRIVATE COLLECTOR STREET)
NOT TO SCALE

CASE	STOPPING LANE WIDTH	ACCELERATING LANE WIDTH	TURN DIRECTION	V (MPH)	W (ft)	S (ft)	ta (sec)	d (ft)
A	15'	15'	RIGHT	30	15	44	4.2	273
B	15'	15'	LEFT	30	30	59	4.9	304
C	15'	11'	RIGHT	40	22	51	4.3	370
D	15'	11'	LEFT	40	58	87	6.0	470
E	11'	11'	RIGHT	40	22	66	5.1	417
F	11'	11'	LEFT	40	58	102	6.5	500
G	15'	11'	RIGHT	40	22	57.3	4.9	406
H	15'	11'	LEFT	40	58.5	93.8	6.1	476
I	11'	11'	RIGHT	40	22	66.9	5.2	423
J	11'	11'	LEFT	40	58.5	103.4	6.5	500

CASE A & CASE B

A2	A3	A4	A5	A6	A7		
B2	B3	B4	B5				
C2	C3	C4	C5				
D2	D3						
E2	E3	E4	E5	E6	E7	E8	E9
F2	F3	F4	F5	F6	F7		
G2	G3	G4	G5	G6			
H2	H3	H4					
I2	I3	I4	I5				
J2	J3	J4	J5	J6	J7		
K2	K3	K4	K5	K6	K7		
L1	L2	L3	L4				

CASE C & CASE D

A8	
B1	B6
C1	C6
D1	
E1	E10
F1	F8
G1	G7
H1	H4
I1	
J1	J8
L1	L2

CASE E & CASE F

M1

CASE G & CASE H

K1

CASE I & CASE J

N1

Clear Vision Calculations

From page 746 of AASHTO

$d = 1.47*V*(J+t_a)$

Where:

d = sight distance (ft)
V = design speed of roadway (mph)
J = sum of perception time and vehicle actuation time (sec)
t_a = time required to accelerate and traverse distance "S" determined below (sec)

$S = D+W+L$

Where:

D = distance from edge of pavement to front of stopped vehicle (ft)
W = pavement width along path of crossing vehicle (ft)
L = overall length of vehicle (ft)

With the distance "S" calculated, ta may be determined from Figure IX-33 located on page 748 of AASHTO. It is determined with graphical methods from the "P" curve of this graph. This curve represents a typical passenger vehicle.

Assumptions:

The controlling case will be the traffic crossing maneuver.
J = 2.0 sec
L = 19 ft
D= 10 ft (Case A,B,C,D); D= 25 ft (Case E,F); D= 16.32 ft (Case G,H); D= 25.86 ft (Case I,J)

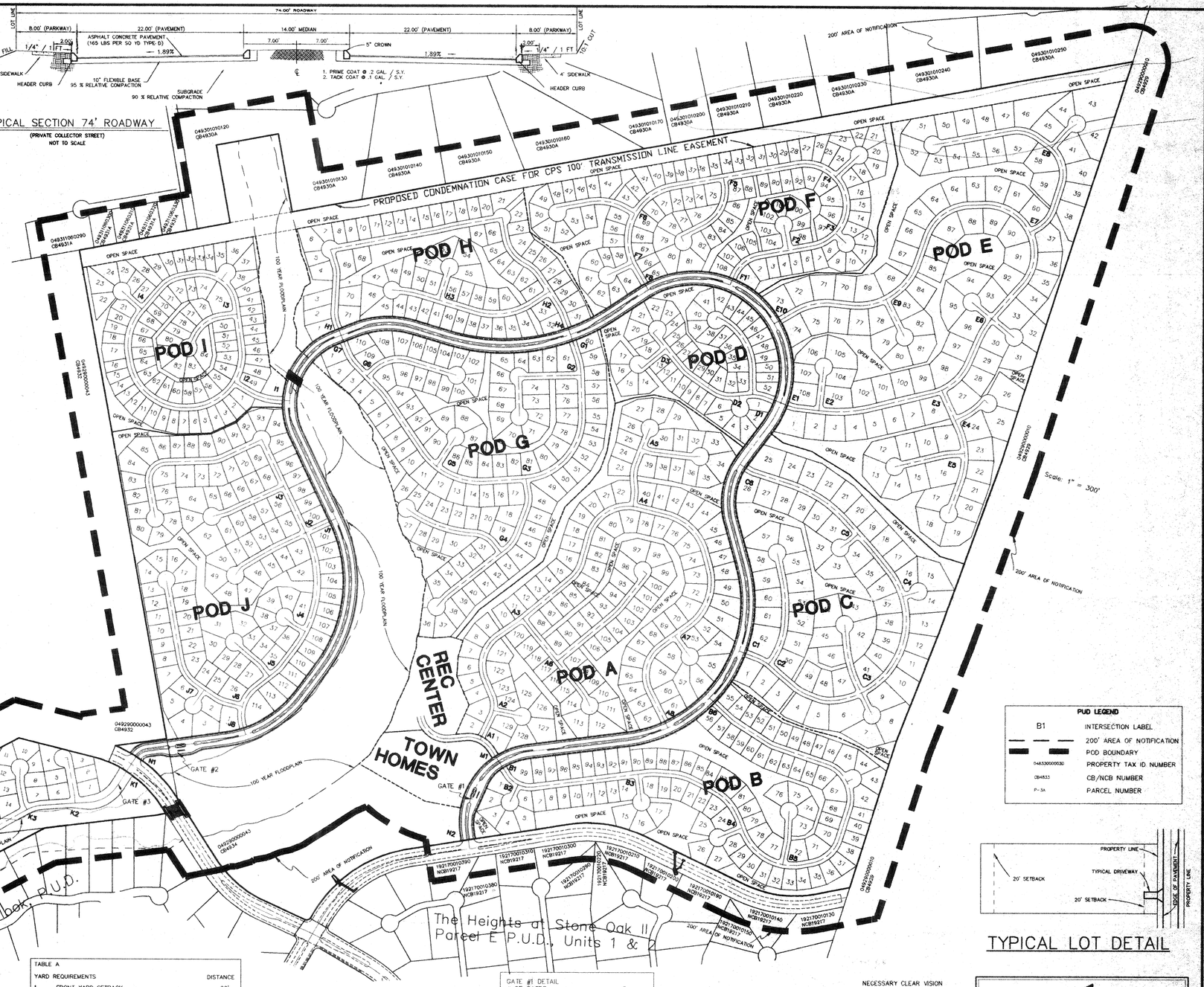


TABLE A		
YARD REQUIREMENTS		DISTANCE
1.	FRONT YARD SETBACK	20'
2.	SIDEYARD SETBACK ALL LOTS	5'
3.	REAR YARD SETBACK ALL LOTS	20'

TABLE B AREA COMPUTATIONS	SINGLE FAMILY RESIDENTIAL											MISC			TOTAL
	POD A	POD B	POD C	POD D	POD E	POD F	POD G	POD H	POD I	POD J	POD K	POD L	TOWN H	STREET	REC CEN	OTHER	TOTAL
TOTAL AREA (AC)	47.531	34.327	34.587	13.999	66.044	31.914	38.861	23.411	22.002	39.810	23.908	40.602	4.547	17.137	4.349	49.561	492.590
DRIVEWAY (AC)*	1.18	0.91	0.57	0.48	0.99	0.99	1.01	0.65	0.77	1.05	0.44	0.62	0.24	–	1.75	–	0
TOTAL STR. COVER (AC)**	7.11	5.45	3.42	2.87	5.95	5.95	6.06	3.91	4.63	6.28	2.64	3.69	1.43	–	0.75	–	0
ROW (AC)	6.76	4.78	4.65	1.97	8.54	4.87	6.08	3.90	3.59	6.14	4.66	5.60	0.56	17.14	0.65	–	0
OPEN SPACE AREA (AC)	32.48	23.18	25.517	8.69	50.56	20.10	25.71	14.95	13.02	26.34	16.16	30.69	2.32	0.00	1.20	49.56	340.91
OPEN SPACE RATIO	68.3%	67.6%	75.0%	62.0%	76.6%	63.0%	66.2%	63.9%	59.1%	66.2%	67.6%	75.6%	51.0%	0.0%	27.6%	100%	69.2%

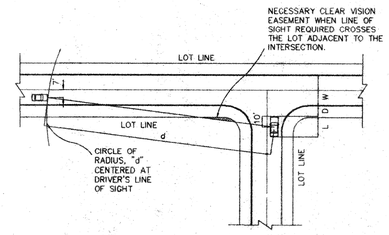
* DRIVEWAYS = 20'x20' = 400 SQ. FT EACH LOT
** TOTAL STRUCTURAL COVER = 60'x40' = 2400 SQ. FT EACH LOT

TABLE C DENSITY TABLE	POD A	POD B	POD C	POD D	POD E	POD F	POD G	POD H	POD I	POD J	POD K	POD L	TOTAL
AREA OF PUD (AC)	47.531	34.327	34.587	13.999	66.044	31.914	38.861	23.411	22.002	39.810	23.908	40.602	416.996
DWELLING UNITS (EA)	129	99	62	52	108	108	110	71	84	114	48	67	1052
DENSITY (UNITS/ACRE)	2.7	2.9	1.8	3.7	1.6	3.4	2.8	3.0	3.8	2.9	2.0	1.7	2.5

GATE #1 DETAIL
OF GATES 2
TYPE OF GATE PIVOT ARM
MAX. CAPACITY CARS/HR. /LANE 300
MANNED/MECHANICAL MANNED
TURN AROUND RADIUS 21'
OF LANES INTO UNIT 2
LANE WIDTH 11'
CARS/LANE 12

GATE #2 DETAIL
OF GATES 2
TYPE OF GATE PIVOT ARM
MAX. CAPACITY CARS/HR. /LANE 300
MANNED/MECHANICAL MANNED
TURN AROUND RADIUS 21'
OF LANES INTO UNIT 2
LANE WIDTH 11'
CARS/LANE 12

GATE #3 DETAIL
OF GATES 2
TYPE OF GATE SWINGING
MAX. CAPACITY CARS/HR. 60
MANNED/MECHANICAL MECHANICAL
TURN AROUND RADIUS 21'
OF LANES INTO UNIT 1
LANE WIDTH 14'
CARS/LANE 9

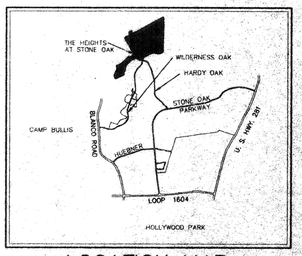


TYPICAL INTERSECTION

PUD LEGEND

B1	INTERSECTION LABEL
	200' AREA OF NOTIFICATION
	POD BOUNDARY
04833000030	PROPERTY TAX ID NUMBER
CB4833	CB/NCB NUMBER
P-3A	PARCEL NUMBER

TYPICAL LOT DETAIL



LOCATION MAP

APPROVED BY THE CITY OF SAN ANTONIO PLANNING COMMISSION _____

ERZD

358

JOB No. 98700

HALLENBERGER ENGINEERING, L.C.
ENGINEERS
PLANNERS
SURVEYORS
11322 SIR WINSTON
SAN ANTONIO, TEXAS
(210) 349-6571
78216

DATE: MAY 15, 1998
DESIGNED BY: J.E.M.
DRAWN BY: J.E.M.
CHECKED BY: F.J.M.
SCALE: 1" = 300'
FILE NAME: B700PUD

REVISIONS

NO.	DATE	DESCRIPTION	BY

PUD PLAN FOR THE HEIGHTS AT STONE OAK

PLAN # _____

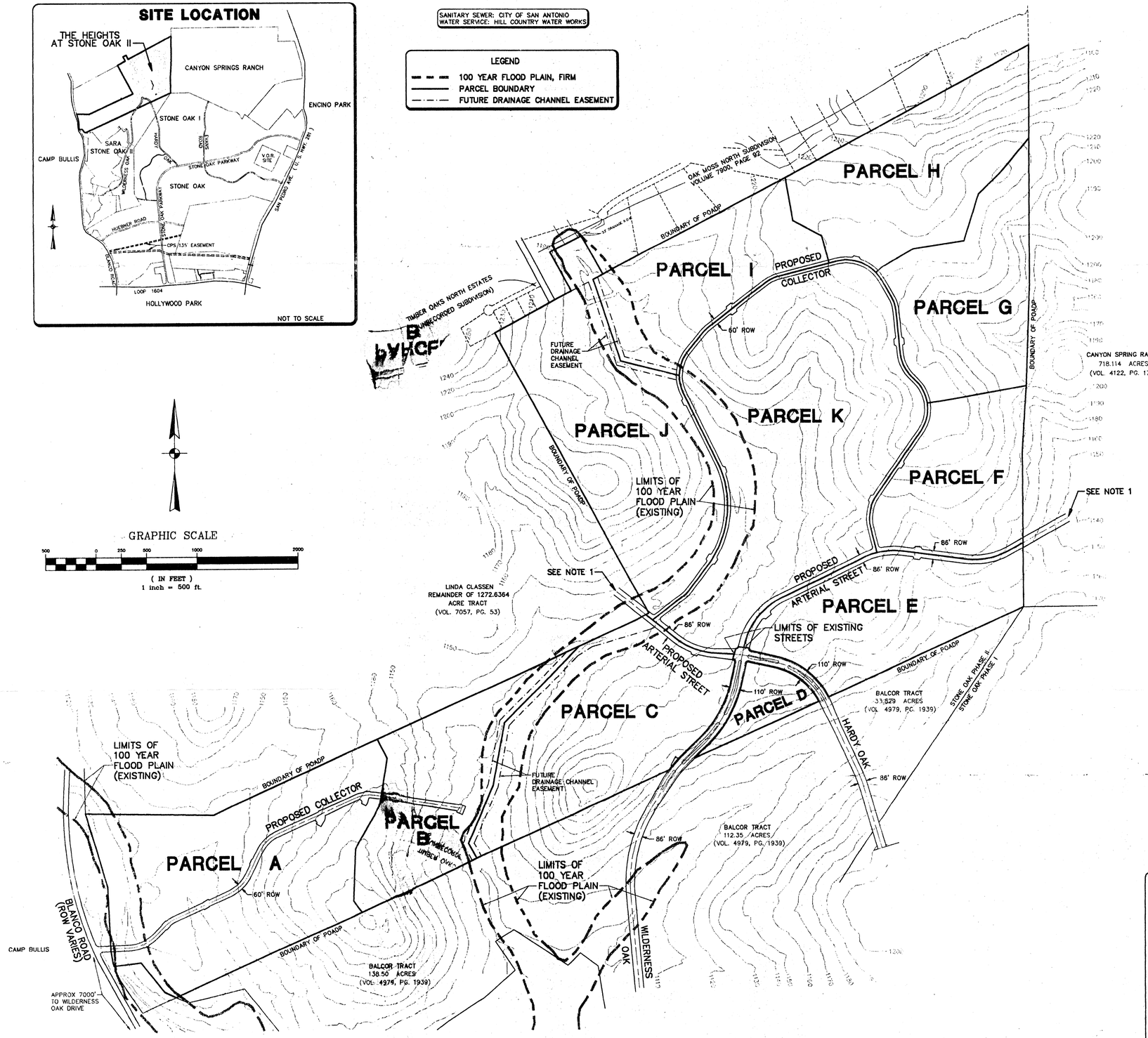
P.U.D. PLAN

SHEET ___ OF ___

98 JUN -5 PM 4:20
RECEIVED
DEVELOPMENT SERVICES DEPARTMENT

J:\DWG\1998Jobs\98700\B700Pud.dwg Fri May 15 08:20:31 1998 fjm

358



PARCEL TO BE P.U.D.

PARCEL E

THE HEIGHTS
PLANNED OVERALL AREA DEVELOPMENT PLAN (POADP)

PARCEL	AREA (AC)	LANDUSE	100 YR FLOOD PLAIN (AC)
A	100.220	SINGLE FAMILY	11.847
B	50.131	SINGLE FAMILY	6.098
C	74.725	SINGLE FAMILY	16.155
D	9.996	MULTI FAMILY/COMMERCIAL	-
E	55.367	SINGLE FAMILY/COMMERCIAL	-
F	46.328	SINGLE FAMILY	-
G	53.951	SINGLE FAMILY	-
H	66.017	SINGLE FAMILY	-
I	48.745	SINGLE FAMILY	7.163
J	89.029	SINGLE FAMILY	18.673
K	142.325	SINGLE FAMILY	17.266
	736.834		77.202

ROW: 5.836 ACRES (PROPOSED/EXISTING)

TOTAL: 742.670 ACRES

NOTES

1. PROPOSED ARTERIAL EXTENSIONS OFFSITE FOR HARDY OAK (WEST) AND WILDERNESS OAK (EAST) ARE IN ACCORDANCE WITH THE INTENT OF THE MAJOR THOROUGHFARE PLAN. ALIGNMENT LOCATIONS FOR THESE TWO ARTERIALS REFLECT BEST USE OF SLOPE GRADIENTS. MAJOR STREETS HAVE BEEN COORDINATED WITH ADJACENT PROPERTY OWNERS.
2. DEDICATION ALONG BLANCO ROAD WILL BE MADE IN ACCORDANCE WITH THE MAJOR THOROUGHFARE PLAN.
3. ALL ADJACENT LOTS WITHIN OAK MOSS NORTH SUBDIVISION (VOL 7900, PG 92) AND TIMBER OAKS NORTH SUBDIVISION (UNRECORDED) BACK OR SIDE ONTO THIS POADP. THERE ARE NO STREET STUB-OUTS SHOWN FROM THOSE TWO SUBDIVISIONS TO THIS POADP OTHER THAN THE ONE FOR WHICH A CUL-DE-SAC HAS BEEN PROVIDED.
4. CONTOURS SHOWN ARE AT TEN FOOT INTERVALS.
5. ALL STREETS WILL BE BUILT TO FULL WIDTH DURING PLATTING.

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP) – THE HEIGHTS AT STONE OAK II # 358

APPROVED 5 MAY 93 CSA - PLANNING

#358

JOB No. 92722

HALLENBERGER ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS
11322 SIR WINSTON
SAN ANTONIO, TEXAS
(210) 349-6571
FAX: (210) 349-1549
78216

DATE: APR 93
DESIGNED BY: CRH
DRAWN BY: FGH
CHECKED BY: CRH
SCALE: 1"=500'
FILE: 722POADP
SUPPORT: P/92722BAS

REVISIONS

NO	DATE	DESCRIPTION
1	10 MAY 93	APPROVAL

THE HEIGHTS AT STONE OAK II
POADP

#358

POADP

SHEET 01 OF 01

HTS. @ STONE OAK II

accepted 5/93
expired 11/94

CITY OF SAN ANTONIO
PLANNING DEPARTMENT

May 5, 1993

Note: 8/28/97
Based on info available there is no evidence that a plat was filed within 18 mon of the acceptance of POADP.

Mr. Gary Hill
Hallenberger Engineering
11322 Sir Winston
San Antonio, Texas, 78216

RE: The Heights at Stone Oak II Subdivision POADP #358

Mr. Hill:

The City Staff Development Review Committee has reviewed your The Heights at Stone Oak II Subdivision Preliminary Overall Area Development Plan #358. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services 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 any additional questions or comments regarding this matter, please contact Alex Garcia at 299-7900.

Sincerely,

Plat # 940733 1/10/96 exp.
940734 7/30/96 exp.

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer

P. O. Box 839966 San Antonio, TX 78283-3966
(512) 299-7870 FAX (512) 299-7897 (512) 299-7245 TDD

ROSALIE HALLENBERGER
Principal
CHARLES R. HALLENBERGER, P.E.
Principal

HALLENBERGER
ENGINEERING

Planners
Engineers
Surveyors

April 19, 1993

Mr. Edward Guzman
Planning Department
City of San Antonio
114 W. Commerce
San Antonio, Texas 78283

RE: The Heights at Stone Oak II
POADP Application

Dear Sir:

Hallenberger Engineering hereby submits, under the provisions of the CSA UDC, Section 35-2073, an application for a Preliminary Overall Area Development Plan (POADP) for The Heights at Stone Oak II. Enclosed are six (6) copies of our layout for your review and comment.

Thank you for your consideration on this matter and please call me if you need anything further information on this project.

Sincerely,

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

92722A.LET
Encl: (1)

RECEIVED
93 APR 20 AM 11:28
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

11322 SIR WINSTON • SAN ANTONIO, TEXAS 78216 • (210) 349-6571