CLEAR VISION CALCULATIONS

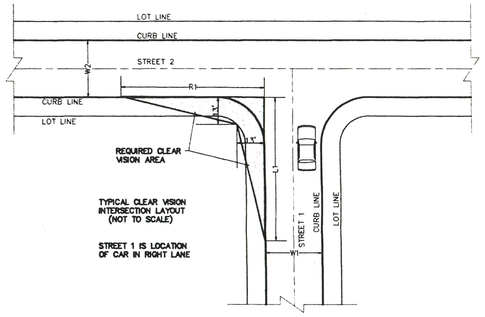
TYPICAL 30' X 30' INTERSECTION — NOTE 1

TWO WAY – EQUATION D R1 = 0.65x(ISD2) – (W1/2 + KD)

	ISD2:	300 LF
	W1:	30 LF
	KD:	2
CURB LENGTH = R1	R1:	178 LF

TWO WAY – EQUATION A L1 = 13x(ISD1)/(13 + (W1/2) + KA) – 4

	ISD1:	300 LF
	W1:	30 LF
	KA:	7
CURB LENGTH = L1	L1:	107 LF



CLEAR VISION CALCULATIONS

TYPICAL 40' X 30' INTERSECTION (W1 = 40') — NOTE 2

TWO WAY – EQUATION D R1 = 0.65x(ISD2) – (W1/2 + KD)

	ISD2:	300 LF
	W1:	40 LF
	KD:	2
CURB LENGTH = R1	R1:	173 LF

TWO WAY – EQUATION A L1 = 13x(ISD1)/(13 + (W1/2) + KA) – 4

	ISD1:	300 LF
	W1:	40 LF
	KA:	7
CURB LENGTH = L1	L1:	94 LF

TYPICAL 40' X 30' INTERSECTION (W1 = 30')

TWO WAY – EQUATION D R1 = 0.65x(ISD2) – (W1/2 + KD)

	ISD2:	300 LF
	W1:	30 LF
	KD:	2
CURB LENGTH = R1	R1:	178 LF

TWO WAY – EQUATION A L1 = 13x(ISD1)/(13 + (W1/2) + KA) – 4

	ISD1:	300 LF
	W1:	30 LF
	KA:	7
CURB LENGTH = L1	L1:	107 LF

CLEAR VISION CALCULATIONS

TYPICAL 24' X 30' INTERSECTION — NOTE 3

ONE WAY – EQUATION C R1 = 0.65x(ISD2) – 2

	ISD2:	300 LF
CURB LENGTH = R1	R1:	193 LF

ONE WAY – EQUATION B L1 = 0.65(ISD1) – 4

	ISD1:	300 LF
CURB LENGTH = L1	L1:	191 LF

TABLE A

YARD REQUIREMENTS AND SIDEWALKS		DISTANCE
1.	FRONT YARD SETBACK	
	A. LOTS ALONG CUL-DE-SAC	20'
	B. ALL OTHER LOTS	25'
2.	SIDEYARD SETBACK ALL LOTS	5'
3.	REAR YARD SETBACK ALL LOTS	25'
4.	3' SIDEWALK REQUIRED ON ALL FRONT AND SIDE YARDS ABUTTING PUBLIC OR PRIVATE STREETS.	

TABLE B

AREA COMPUTATIONS AND RATIOS		UNIT2 AREA (AC)	UNIT3 AREA (AC)	UNIT4 AREA (AC)	UNIT5 AREA (AC)	RECREATION AREA (AC)	TOTAL AREA (AC)
1.	GROSS SITE AREA	36.93	33.58	34.10	49.55	2.03	156.19
	LESS						
	A. TOTAL STREET RIGHT OF WAY	7.39	6.72	6.91	7.39	N/A	28.41
	B. TOTAL DRIVEWAYS (DRIVEWAYS @ 20'x20' EACH LOT)	1.34	1.17	1.40	0.96	0.00	4.87
	C. TOTAL STRUCTURE COVERAGE (HOMES @ 2500 SF EACH LOT)	8.38	7.29	8.72	5.97	0.00	30.36
2.	TOTAL OPEN SPACE	19.82	18.40	17.07	35.23	2.03	30.36
3.	OPEN SPACE RATIO	53.7%	54.8%	50.1%	71.1%	100%	59.3%

TABLE C

DENSITY TABLE

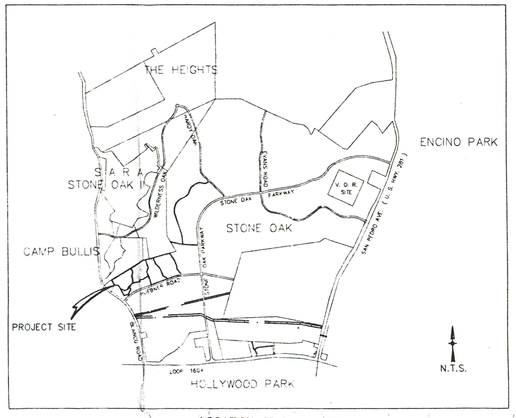
	UNIT 2	UNIT 3	UNIT 4	UNIT 5	TOTAL
AREA OF PUD (AC)	36.93	33.58	34.10	29.55	154.16
DWELLING UNITS (EA)	146	127	152	104	529
DENSITY (UNITS/ACRE)	4.0	3.8	4.5	2.1	3.4

CLEAR VISION LEGEND

U2A INTERSECTION LABEL

PUD LEGEND

- UNIT BOUNDARY
- 200' AREA OF NOTIFICATION
- PUD BOUNDARY
- 04940000004 PROPERTY TAX ID NUMBER
- C.B. 4940 CB/NCB NUMBER
- P-1D PARCEL NUMBER



LOCATION OF PUD, N.T.S.

NOTE:
AMENDMENT TO OAKS OF SONTERRA P.U.D. PLAN
1. NEW STREET LAYOUT TO BETTER SUIT GROUND CONDITIONS.
2. 12 LESS LOTS AS A RESULT OF THE CHANGE IN LOT DENSITY.

RECEIVED
94 MAY 20 PM 1:19
DEPT. OF PLANNING AND DEVELOPMENT SERVICES

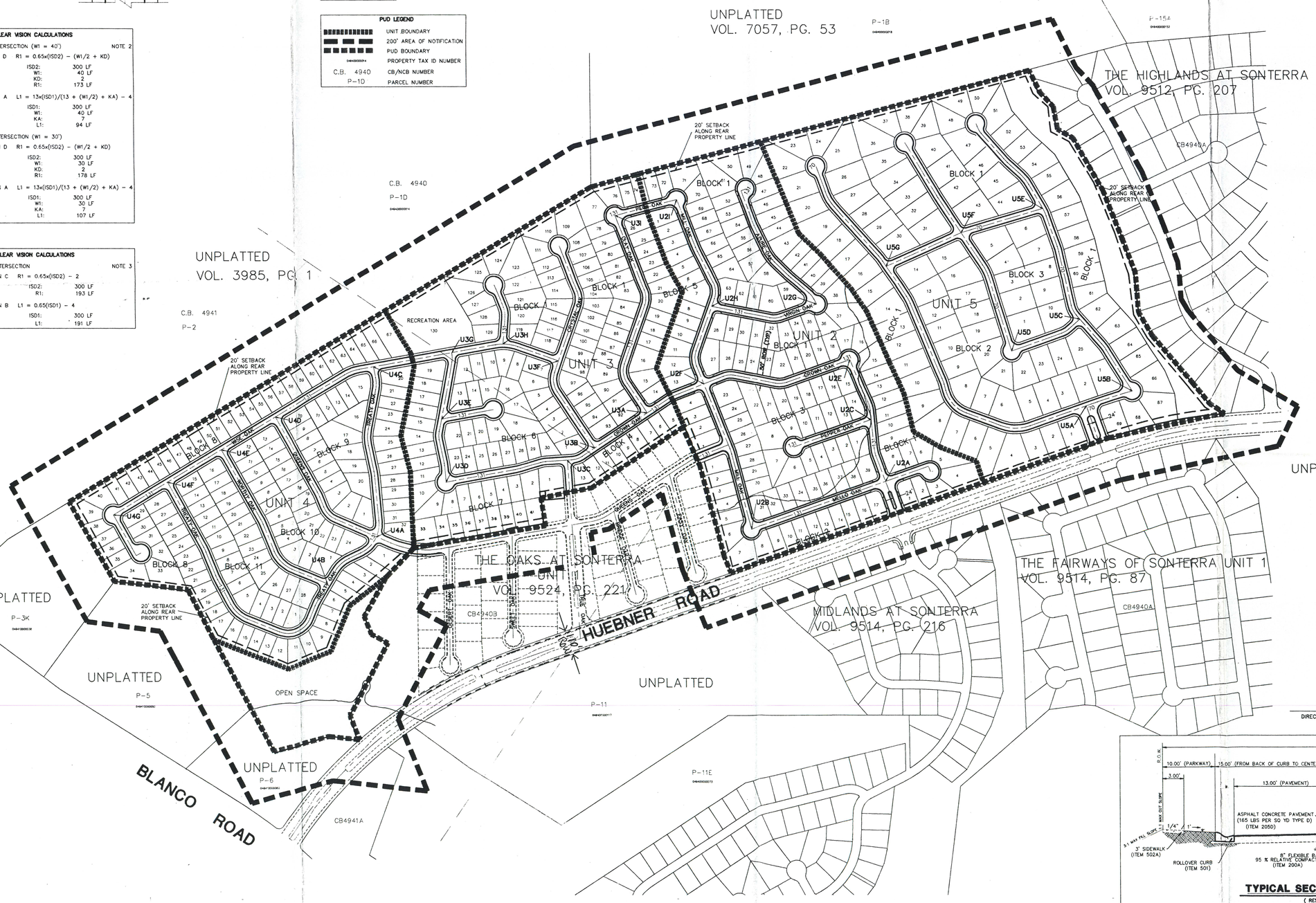
#408

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: June 27, 1994
File # 408
Signed:

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.



DIRECTOR OF PLANNING

CLEAR VISION INTERSECTIONS

UNIT 2

INTERSECTION	W1 (LF)	W2 (LF)
U2A	24	30
U2B	30	30
U2C	30	30
U2D	30	30
U2E	30	30
U2F	30	30
U2G	30	30
U2H	30	30
U2I	30	30

UNIT 3

INTERSECTION	W1 (LF)	W2 (LF)
U3A	30	30
U3B	30	30
U3C	30	30
U3D	30	30
U3E	30	30
U3F	30	30
U3G	30	30
U3H	30	30
U3I	30	30

UNIT 4

INTERSECTION	W1 (LF)	W2 (LF)
U4A	40	30
U4B	30	30
U4C	30	30
U4D	30	30
U4E	30	30
U4F	30	30
U4G	30	30

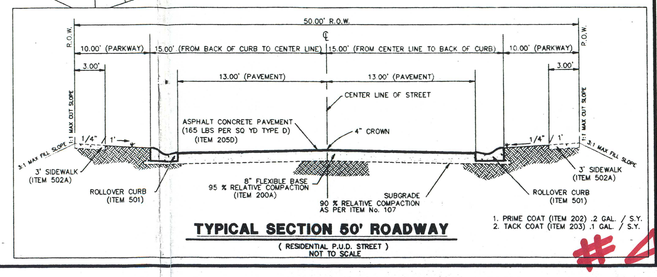
UNIT 5

INTERSECTION	W1 (LF)	W2 (LF)
U5A	24	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 40' WIDE, USE NOTE 2. FOR INTERSECTIONS WHERE ONE WAY STREET INTERSECTS TWO WAY STREET USE NOTE 3.

NOTE: ALL STREETS ARE 30' WIDE, EXCEPT WHERE OTHERWISE NOTED.

NOTE: ALL PARKWAY ROW'S ARE 80' WIDE, EXCEPT WHERE OTHERWISE NOTED.



TYPICAL SECTION 50' ROADWAY

(RESIDENTIAL P.U.D. STREET)
NOT TO SCALE

JOB No. 93725

HALLENBERGER ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS
11322 SIR WINSTON
SAN ANTONIO, TEXAS
(210) 349-8571
78216

DATE: FEB., 1994
DESIGNED BY: C.R.H.
DRAWN BY: K.J.S.
CHECKED BY: C.R.H.
SCALE: 1" = 200'
FILE NAME: PUD.DWG
SUPPORT: PV.93725

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	5-23-94	REDUCED BLOCK 7	RAA

POADP

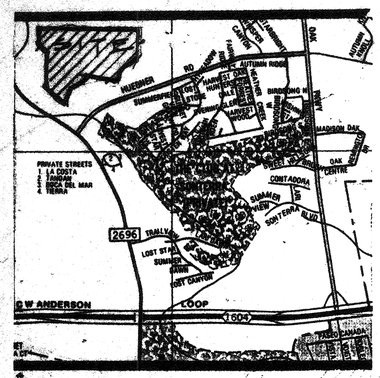
THE OAKS AT SONTERRA PUD

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
DEVELOPED BY THE JIM SOWELL CO.

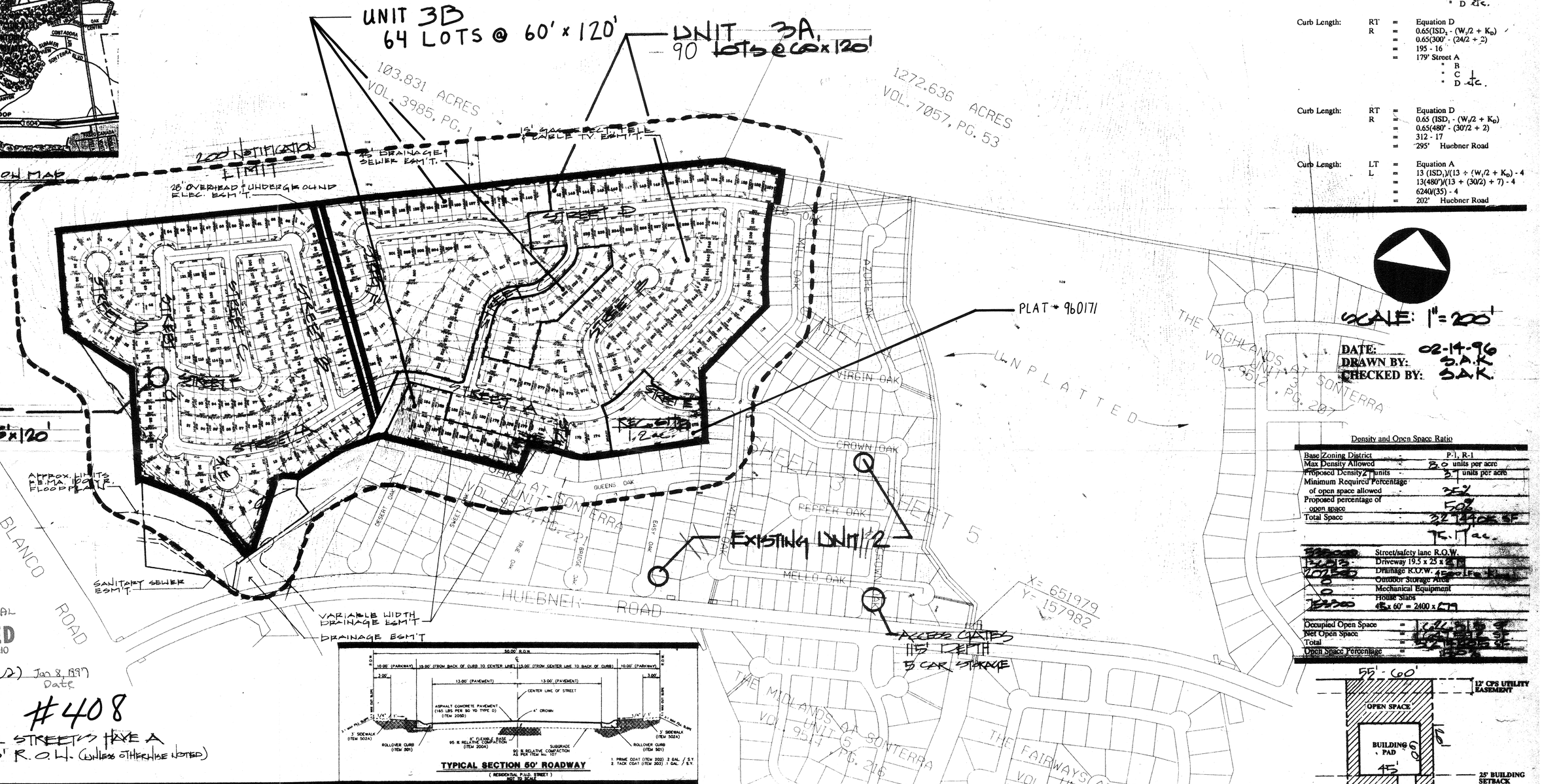
PLAN SHEET

SHEET ___ OF ___

#408



LOCATION MAP



"NON-SUBSTANTIAL CHAGES"
APPROVED
CITY OF SAN ANTONIO
Rebecca Waldenberg (WJ) Jan 8, 1997
Director of Planning Date

NOTE: #408
ALL STREETS HAVE A 50' R.O.W. (UNLESS OTHERWISE NOTED)

TYPICAL SECTION 50' ROADWAY
(RESIDENTIAL P.U.D. STREET)
NOT TO SCALE

PLANNED UNIT DEVELOPMENT

THE OAKS AT SONTERRA P.U.D.

UNITS 3A, 3B + 4

CRESCENT REALTY INVESTMENT FUND II, L.P

ALL INTERIOR STREETS

CLEAR VISION AREA

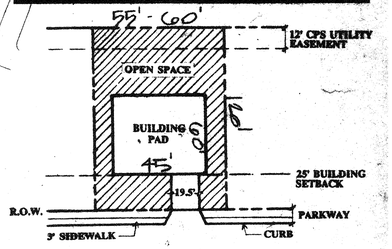
Curb Length:	LT	=	Equation A
	L	=	$13(ISD)/(13 + (W_1/2 + K_A)) - 4$
		=	$13(300')/(13 + (24/2 + 7) - 4$
		=	$3900/(25 + 7) - 4$
		=	117.9' Street A
			" B
			" C
			" D etc.
Curb Length:	RT	=	Equation D
	R	=	$0.65(ISD_2 - (W_1/2 + K_D))$
		=	$0.65(300' - (24/2 + 2)$
		=	195 - 16
		=	179' Street A
			" B
			" C
			" D etc.
Curb Length:	RT	=	Equation D
	R	=	$0.65\ (ISD_1 - (W_1/2 + K_D))$
		=	$0.65(480' - (30'/2 + 2)$
		=	312 - 17
		=	295' Huebner Road
Curb Length:	LT	=	Equation A
	L	=	$13\ (ISD_1)/(13 \div (W_1/2 + K_D)) - 4$
		=	$13(480')/(13 + (30/2) + 7) - 4$
		=	6240/(35) - 4
		=	202' Huebner Road

Density and Open Space Ratio

Base Zoning District	-	P-1, R-1
Max Density Allowed	-	8.0 units per acre
Proposed Density 2 units	-	3.1 units per acre
Minimum Required Percentage of open space allowed	-	35%
Proposed percentage of open space	-	50%
Total Space	-	327,140 SF 75.17 ac.

[illegible]	-	Street/safety lane R.O.W.
[illegible]	-	Driveway 19.5 x 25 x [illegible]
[illegible]	-	Drainage R.O.W. 45 [illegible]
0	-	Outdoor Storage Area
0	-	Mechanical Equipment
[illegible]	-	House Slabs 45 x 60' = 2400 x [illegible]

Occupied Open Space	=	[illegible]
Net Open Space	=	[illegible]
Total	=	[illegible]
Open Space Percentage	=	[illegible]



TYPICAL LOT
NTS

OWNER/DEVELOPER
JIM COWELL COMPANY
3131 McKINNEY
SUITE 600
DALLAS TX. 75204

PREPARED BY:
PRINCIPLE DOMAIN, INC.
LAND PLANNING
LANDSCAPE ARCHITECTURE
15607 BLANCO ROAD STE. 604
SAN ANTONIO TEXAS 78232
TEL. (210) 495-4280

THE OAKS AT SONTERRA
UNITS 3 & 4
(Planned Unit Development)

Legal Description

Being a 75.16 acre tract of land out of 777.146 acre tract situated the L.C. Grothaus Survey No. 10, Abstract 931, CB 4940, Recorded in Volume 2982, Page 744, Deed Records, Bexar County, Texas.

Principle Domain, Inc. (PDI) expressly reserves its law copyright and other property rights in these pla These plans are not to be reproduced, changed or cop any form or manner whatsoever, nor are they to be ta to a third party without first obtaining the writtc permission or consent of Principle Domain, Inc.

408

CITY OF SAN ANTONIO

June 27, 1994

Edward Campos
Hallenberger Engineering
11322 Sir Wiston
San Antonio, Texas, 78216

RE: The Oaks at Sonterra PUD Subdivision POADP #408

Mr. Campos:

The City Staff Development Review Committee has reviewed your The Oaks at Sonterra PUD Subdivision Preliminary Overall Area Development Plan #408. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note that a non-access easement will be required along the rear of all residential lots adjacent to Huebner Road at the time of plat submittal.

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 plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

D. Pasley by RV

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

DWP/ALG

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

PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 299-7873 TDD: (210) 299-7911 FAX: (210) 299-7897