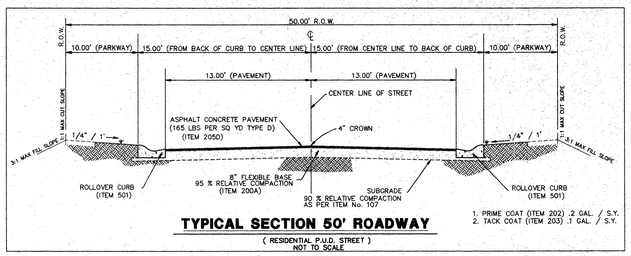
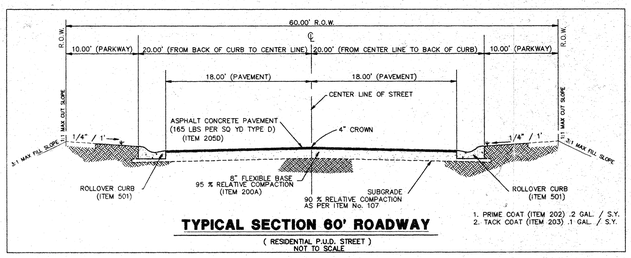


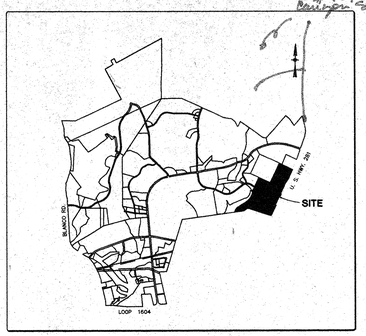
TYPICAL SECTION 50' ROADWAY

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



TYPICAL SECTION 60' ROADWAY

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



LOCATION MAP

TABLE B
AREA COMPUTAIONS AND RATIOS

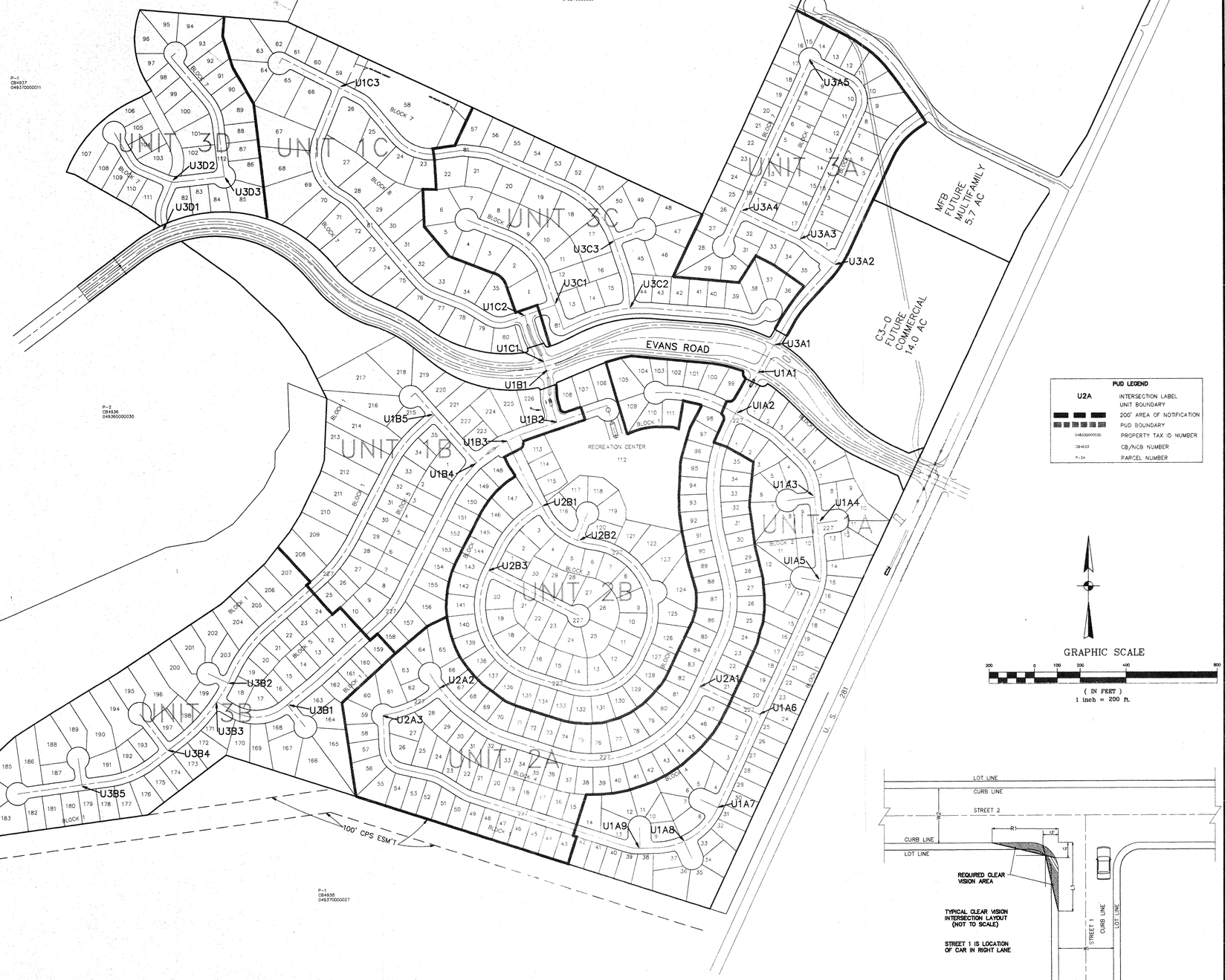
		UNIT 1A AREA (AC)	UNIT 1B AREA (AC)	UNIT 1C AREA (AC)	UNIT 2A AREA (AC)	UNIT 2B AREA (AC)	UNIT 3A AREA (AC)	UNIT 3B AREA (AC)	UNIT 3C AREA (AC)	UNIT 3D AREA (AC)	TOTAL AREA (AC)
1.	GROSS SITE AREA	24.57	21.24	21.91	31.29	26.92	16.84	25.81	19.45	11.79	199.82
	LESS										
	A. TOTAL STREET RIGHT OF WAY	5.08	4.15	2.90	5.90	4.33	4.46	4.09	3.91	1.87	36.69
	B. TOTAL DRIVEWAYS (DRIVEWAYS @ 20'x20' EACH LOT)	0.70	0.48	0.32	1.05	0.62	0.48	0.58	0.40	0.28	4.92
	C. TOTAL STRUCTURE COVERAGE (HOMES @ 2500 SF EACH LOT)	4.36	2.98	2.01	6.54	3.90	2.98	3.62	2.53	1.72	30.71
2.	TOTAL OPEN SPACE	14.43	13.63	16.68	17.80	18.07	8.92	17.52	12.61	7.92	127.50
3.	OPEN SPACE RATIO	58.7%	64.5%	76.1%	56.9%	67.1%	53.0%	67.6%	64.8%	67.2%	63.8%

(LDB) SINGLE FAMILY PUD

TABLE C
DENSITY TABLE

	UNIT 1A	UNIT 1B	UNIT 1C	UNIT 2A	UNIT 2B	UNIT 3A	UNIT 3B	UNIT 3C	UNIT 3D	TOTAL
AREA OF PUD (AC)	24.57	21.24	21.91	31.29	26.92	16.84	25.81	19.45	11.79	199.82
DWELLING UNITS (EA)	76	52	35	115	68	52	63	44	30	535
DENSITY (UNITS/ ACRE)	3.1	2.5	1.6	3.7	2.5	3.1	2.4	2.3	2.5	2.7

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: August 31, 1994
File # 427
Signed: R. Parker



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
R1: 178 LF

CURB LENGTH = R1

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

ISD1: 300 LF
W1: 30 LF
KA: 7
L1: 107 LF

CURB LENGTH = L1

CLEAR VISION CALCULATIONS

TYPICAL 40' X 62' INTERSECTION (W1 = 40') — NOTE 2

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

ISD2: 500 LF
W1: 40 LF
KD: 2
R1: 303 LF

CURB LENGTH = R1

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

ISD1: 300 LF
W1: 40 LF
KA: 7
L1: 94 LF

CURB LENGTH = L1

TYPICAL 40' X 62' INTERSECTION (W1 = 62')

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

ISD2: 300 LF
W1: 62 LF
KD: –5
R1: 169 LF

CURB LENGTH = R1

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

ISD1: 500 LF
W1: 62 LF
KA: 0
L1: 144 LF

CURB LENGTH = L1

CLEAR VISION CALCULATIONS

TYPICAL 40' X 30' INTERSECTION (W1 = 40') — NOTE 3

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

ISD2: 300 LF
W1: 40 LF
KD: 2
R1: 173 LF

CURB LENGTH = R1

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

ISD1: 300 LF
W1: 40 LF
KA: 7
L1: 94 LF

TYPICAL 44 X 30' INTERSECTION (W1 = 30')

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

ISD2: 300 LF
W1: 30 LF
KD: 2
R1: 178 LF

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

ISD1: 300 LF
W1: 30 LF
KA: 7
L1: 107 LF

CURB LENGTH = L1

CLEAR VISION CALCULATIONS

TYPICAL 40' X 40' INTERSECTION — NOTE 4

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

ISD2: 300 LF
W1: 40 LF
KD: 2
R1: 173 LF

CURB LENGTH = R1

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

ISD1: 300 LF
W1: 40 LF
KA: 7
L1: 94 LF

CLEAR VISION CALCULATIONS

TYPICAL 30' X 62' INTERSECTION (W1 = 30') — NOTE 5

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

ISD2: 500 LF
W1: 30 LF
KD: 2
R1: 308 LF

CURB LENGTH = R1

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

ISD1: 300 LF
W1: 30 LF
KA: 7
L1: 108 LF

TYPICAL 62' X 30' INTERSECTION (W1 = 62')

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

ISD2: 300 LF
W1: 62 LF
KD: –5
R1: 169 LF

CURB LENGTH = R1

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

ISD1: 500 LF
W1: 62 LF
KA: 7
L1: 144 LF

CURB LENGTH = L1

CLEAR VISION INTERSECTIONS

	INTERSECTION	W1 (LF)	W2 (LF)
UNIT 1			
UNIT 1A			
	U1A1	40	62
	U1A2	40	40
	U1A3	30	30
	U1A4	30	30
	U1A5	30	30
	U1A6	30	30
	U1A7	30	30
	U1A8	30	30
	U1A9	30	30
UNIT 1B			
	U1B1	40	62
	U1B2	40	40
	U1B3	40	40
	U1B4	30	40
	U1B5	30	30
UNIT 1C			
	U1C1	40	62
	U1C2	40	30
	U1C3	30	30
UNIT 2			
UNIT 2A			
	U2A1	40	30
	U2A2	40	30
	U2A3	30	30
UNIT 2B			
	U2B1	30	30
	U2B2	30	30
	U2B3	30	30
UNIT 3			
UNIT 3A			
	U3A1	40	62
	U3A2	40	40
	U3A3	30	30
	U3A4	30	30
	U3A5	30	30
UNIT 3B			
	U3B1	30	40
	U3B2	30	30
	U3B3	30	30
	U3B4	30	30
	U3B5	30	30
UNIT 3C			
	U3C1	30	30
	U3C2	30	30
	U3C3	30	30
UNIT 3D			
	U3D1	30	62
	U3D2	30	30
	U3D3	30	30

FOR INTERSECTIONS WHERE BOTH STREETS ARE 30' WIDE, USE NOTE 1. FOR INTERSECTIONS WHERE 40' WIDE STREET INTERSECTS 62' WIDE STREET USE NOTE 2. FOR INTERSECTIONS WHERE 40' WIDE STREET INTERSECTS 30' WIDE STREET USE NOTE 3. FOR INTERSECTIONS WHERE 40' WIDE STREET INTERSECTS 40' WIDE STREET USE NOTE 4. FOR STREETS WHERE 30' WIDE STREET INTERSECTS 62' WIDE STREET USE NOTE 5.

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

TABLE A
YARD REQUIREMENTS AND SIDEWALKS

		DISTANCE
1.	FRONT YARD SETBACK ALL LOTS	25'
2.	SIDEYARD SETBACKS	
	A. INTERIOR LOT LINES	5'
	B. CORNER LOT LINE ABUTTING STREET	10'
3.	REAR YARD SETBACK ALL LOTS	25'
4.	3' SIDEWALK REQUIRED ON ALL FRONT AND SIDE YARDS ABUTTING PUBLIC OR PRIVATE STREETS.	

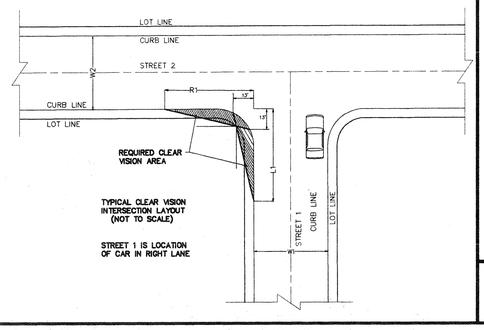
PUD LEGEND

U2A	INTERSECTION LABEL
	UNIT BOUNDARY
	200' AREA OF NOTIFICATION
	PUD BOUNDARY
048330000030	PROPERTY TAX ID NUMBER
084933	CB/NCB NUMBER
P-34	PARCEL NUMBER

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.



TYPICAL CLEAR VISION INTERSECTION LAYOUT (NOT TO SCALE)

STREET 1 IS LOCATION OF CAR IN RIGHT LANE

JOB No. 93711

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

DATE: APR. , 1994
DESIGNED BY: S.D.A.
DRAWN BY: S.D.A.
CHECKED BY: C.R.H.
SCALE: 1" = 200'
FILE NAME: 93711PUD.DWG
SUPPORT: P.93711

REVISIONS

NO	DATE	DESCRIPTION	BY
2	8/12/94	REVISED PER CITY COMMENTS	K.S.A.
1	4/28/94	UNIT 3 REVISED	K.S.A.

BIG SPRINGS DEVELOPMENT P.U.D.
MASTER PLAN
BY BIG SPRING LIMITED

POADP

PUD SHEET

SHEET 01 OF 01

CITY OF SAN ANTONIO

P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

August 31, 1994

Mr. Edward Campos
Hallenberger Engoneering
11322 Sir Winston
San Antonio, Texas, 78216

RE: Big Springs Subdivision POADP #421

Mr. Campos:

The City Staff Development Review Committee has reviewed your Big Springs Subdivision Preliminary Overall Area Development Plan #421. 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 the following:

1. Evans Road (respective portions) needs to be platted, dedicated,and constructed in conjunction with any subdivision plat unit encompassing or adjacent to any portion of the Evans Road ROW.

2. A non-access easement will be required along the rear and sides of all lots adjacent to either Evans Road or U.S. 281. at the time of plat submittal.

3. The Traffic Planning Engineer needs "gate detail" to assess the queing situation.

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

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

DWP/ALG

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