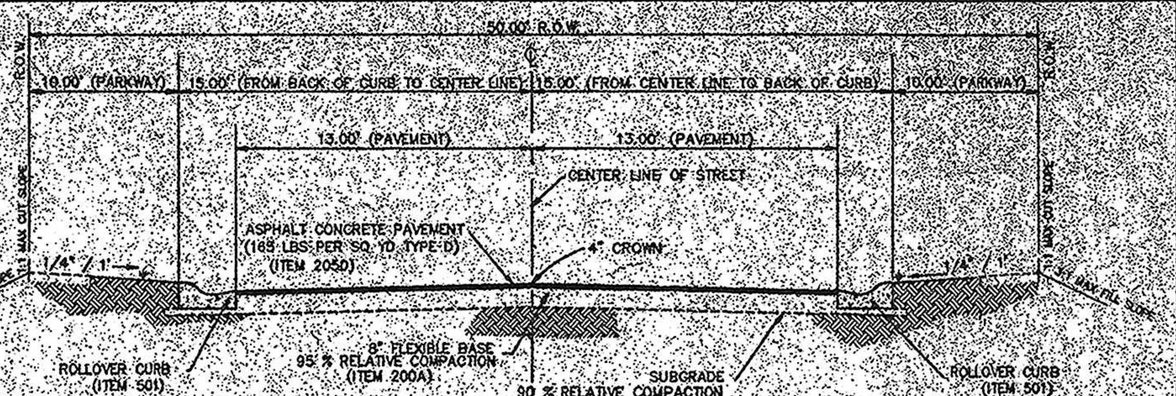
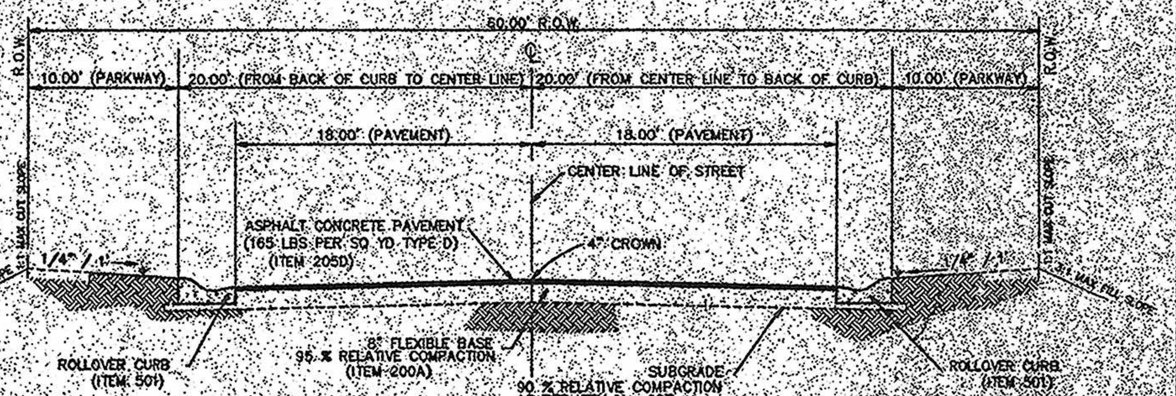


TYPICAL SECTION 50' ROADWAY

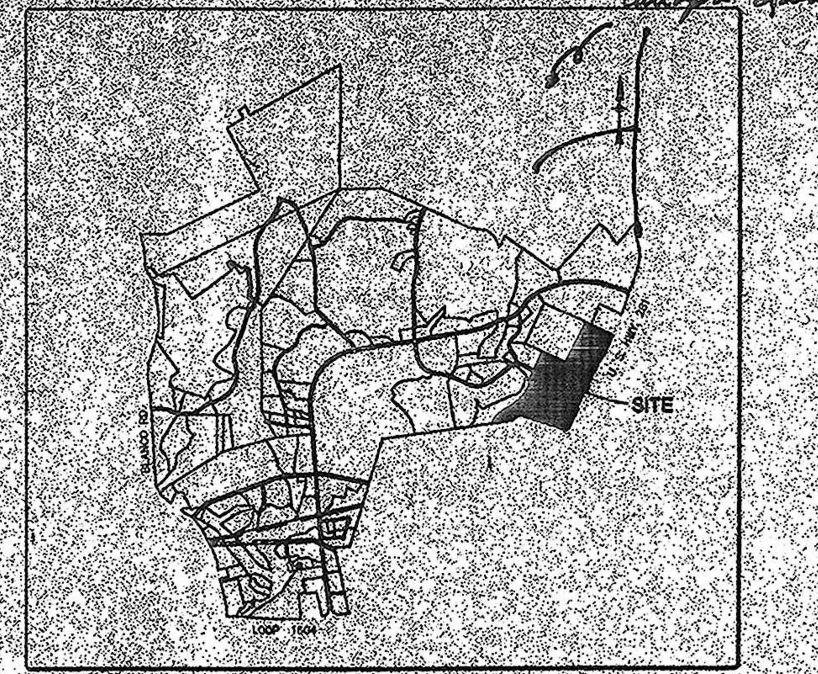
(RESIDENTIAL P.U.D. STREET)
NOT TO SCALE



TYPICAL SECTION 60' ROADWAY

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

#427 Canyon Springs



LOCATION MAP

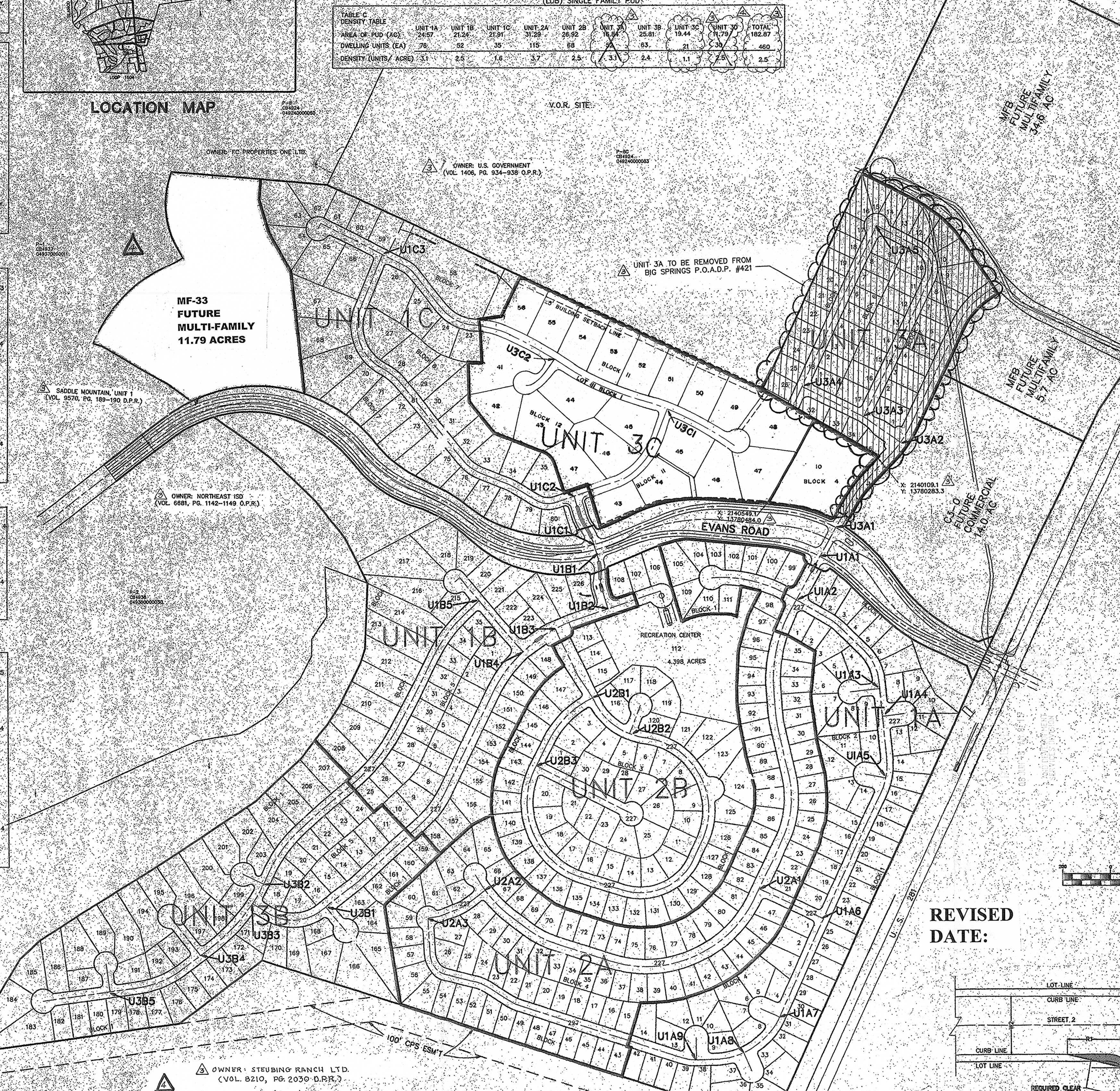
TABLE B
AREA COMPUTAIONS AND RATIOS

		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 LESS	24.57	21.24	21.91	31.29	26.92	16.84	25.81	19.44	11.79	182.97
A.	TOTAL STREET RIGHT OF WAY	5.08	4.15	2.90	5.90	4.33	4.46	4.09	2.18	1.87	30.52
B.	TOTAL DRIVEWAYS (DRIVEWAYS @ 20'x20' EACH LOT)	0.70	0.48	0.32	1.05	0.62	0.48	0.58	0.19	0.28	4.22
C.	TOTAL STRUCTURE COVERAGE (HOMES @ 2500 SF EACH LOT)	4.36	2.98	2.01	6.54	3.90	2.98	3.62	1.21	1.72	26.34
2.	TOTAL OPEN SPACE	14.43	13.63	16.68	17.80	18.07	8.92	17.52	15.86	7.92	121.89
3.	OPEN SPACE RATIO	58.7%	64.5%	76.1%	56.9%	67.1%	53.0%	67.8%	81.6%	67.2%	66.6%

(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	19.44	11.79	182.87
DWELLING UNITS (EA)	76	52	35	115	68	52	63	21	30	460
DENSITY (UNITS/ ACRE)	3.1	2.5	1.6	3.7	2.5	3.1	2.4	1.1	2.5	2.5



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 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
CURB LENGTH = R1	R1:	303 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 62' INTERSECTION (W1 = 62')		
TWO WAY – EQUATION D R1 = 0.65x(ISD2) – (W1/2 + KD)		
	ISD2:	300 LF
	W1:	62 LF
	KD:	-5
CURB LENGTH = R1	R1:	169 LF
TWO WAY – EQUATION A L1 = 13x(ISD1)/(13 + (W1/2) + KA) – 4		
	ISD1:	500 LF
	W1:	62 LF
	KA:	0
CURB LENGTH = L1	L1:	144 LF

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
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 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
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 40' INTERSECTION		NOTE 4
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

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
CURB LENGTH = R1	R1:	308 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:	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
CURB LENGTH = R1	R1:	169 LF
TWO WAY – EQUATION A L1 = 13x(ISD1)/(13 + (W1/2) + KA) – 4		
	ISD1:	500 LF
	W1:	62 LF
	KA:	7
CURB LENGTH = L1	L1:	144 LF

CLEAR VISION INTERSECTIONS

UNIT / 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
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.	

BIG SPRINGS PUD
AMENDMENT TO P.O.A.D.P. PLAN #421
THIS AMENDMENT IS PREPARED BY ENGINEERS AS AUTHORIZED BY BIG SPRINGS LTD. TO REFLECT A CORRECTED LAYOUT FOR UNIT 3C AND TO ELIMINATE UNIT 3A FROM P.O.A.D.P. #421

CUDE
ENGINEERS SURVEYORS PLANNERS
M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL 210.681.2951
FAX 210.523.7112
WWW.MWCUDE.COM
CONTACT: RAYMOND TARIN, JR., P.E.

MDP LEGEND

U2A	INTERSECTION LABEL
	UNIT BOUNDARY
	200' AREA OF NOTIFICATION
	MDP BOUNDARY
048330000030	PROPERTY TAX ID NUMBER
CB4933	CB/NCB NUMBER
P-3A	PARCEL NUMBER

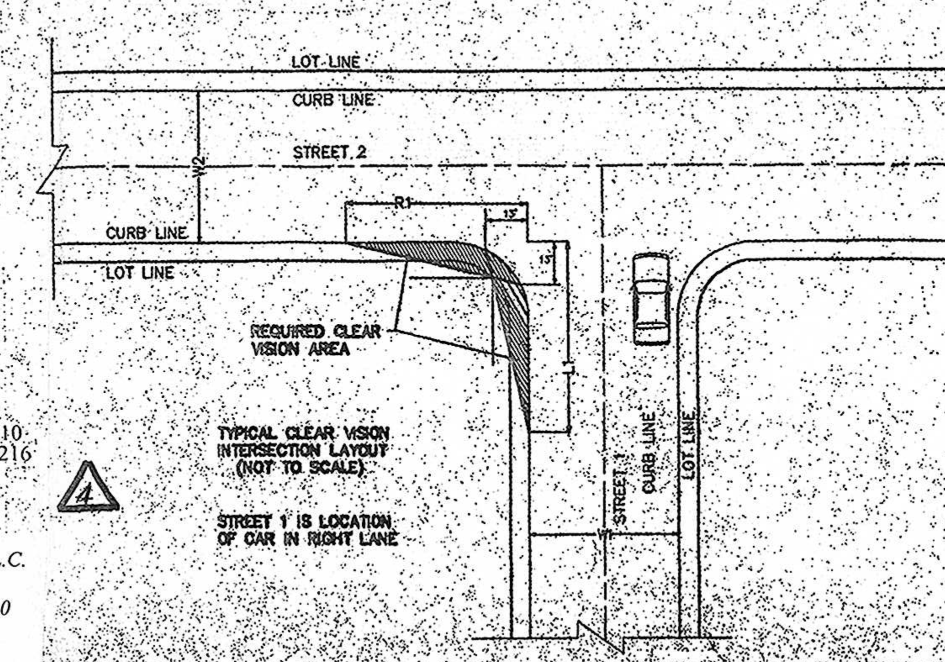
PLAN HAS BEEN ACCEPTED BY
COSA [signature]
6/4/08 (Date) 421-B (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 6/3/08 Date

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

REVISED DATE:

DEVELOPER/OWNER:
BIG SPRINGS LTD.
7330 SAN PEDRO, SUITE 710
SAN ANTONIO, TEXAS 78216
PHONE: (210)-841-3232

ENGINEER:
MW CUDE ENGINEERS L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
PHONE: 210 681-2951
FAX: 210 523-7112



TYPICAL CLEAR VISION INTERSECTION LAYOUT (NOT TO SCALE)

STREET 1 IS LOCATION OF CAR IN RIGHT LANE

REVISIONS

NO.	DATE	DESCRIPTION	BY
4	2/27/08	REVISED UNIT 3D TO MULTIFAMILY, NOTES	LPL
3	12/22/06	REMOVED UNIT 3A, CORRECTED	K.S.
		UNIT 3C, ADDED MISC. NOTES	K.S.
2	9/11/04	[illegible]	
1		[illegible]	

SCALE: 1" = 200'

BIG SPRINGS DEVELOPMENT MDP
MASTER PLAN
BY BIG SPRING LIMITED

POADP

PUD SHEET

SHEET 01 OF 01

City of San Antonio

Department of Development Services

June 4, 2008

Raymond Tarin, P.E.
M.W. Cude Engineers, L.L.C.
10325 Bandera Road
San Antonio, TX 78250

Re: **Big Springs Development Amendment** **MDP # 421-B**

Dear Mr. Tarin,

The Development Review Committee has reviewed **Big Springs Development** Master Development Plan **M.D.P. # 421-B**. Please find enclosed an accepted and signed copy for your files. However, please note the following conditions:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements. Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT).** For information about these requirements you can contact TXDOT at 615-5814.

All platting shall comply with the Unified Development Code (UDC), Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. It is suggested to work closely with the school district, so they can plan accordingly.

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. The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1).

Should you need further assistance, please contact Richard Carrizales at (210) 207-8050.

Sincerely,

Fernando J. De León, P.E.
Assistant Director Development Services Department
Land Development Division