TABLE B	UNIT 1	UNIT 2	UNIT 3	TOTAL
AREA COMPUTATIONS AND RATIOS	AREA (AC)	AREA (AC)	AREA (AC)	AREA (AC)
1. GROSS SITE AREA	14.88	15.76	15.54	46.18
LESS				
A. TOTAL STREET RIGHT OF WAY	2.98	3.12	2.14	8.24
B. TOTAL DRIVEWAYS (DRIVEWAYS @ 20'x20' EACH LOT)	0.55	0.58	0.49	1.62
C. TOTAL STRUCTURE COVERAGE (HOMES @ 2500 SF EACH LOT)	3.44	3.62	3.04	10.10
2. TOTAL OPEN SPACE	7.91	8.44	9.87	26.22
3. OPEN SPACE RATIO	53.2%	53.6%	63.5%	56.8%

TABLE C DENSITY TABLE	UNIT 1	UNIT 2	UNIT 3	TOTAL
AREA OF PUD (AC)	14.88	15.76	15.54	46.18
DWELLING UNITS (EA)	60	63	53	176
DENSITY (UNITS/ACRE)	4.0	4.0	3.4	3.8

PUD LEGEND

U2A	INTERSECTION LABEL
	UNIT BOUNDARY
	200' AREA OF NOTIFICATION
	PUD BOUNDARY
04853000030	PROPERTY TAX ID NUMBER
CB4853	CB/NCB NUMBER
P-3A	PARCEL NUMBER

GATE DETAIL	
# OF GATES	2
TYPE OF GATE	ARM
MAX. CAPACITY CARS/HR.	120
MANNED/MECHANICAL	MECHANICAL
TURN AROUND RADIUS	20'
# OF LANES INTO UNIT	2
LANE WIDTH	11'
# CARS/LANE	2

SCALE: 1" = 100'

FOR INTERSECTIONS WHERE BOTH STREETS ARE 30' WIDE, USE NOTE 1. FOR INTERSECTIONS WHERE 70' WIDE STREET INTERSECTS 60' WIDE STREET USE NOTE 2. FOR INTERSECTIONS WHERE 40' WIDE STREET INTERSECTS 30' WIDE STREET USE NOTE 3.

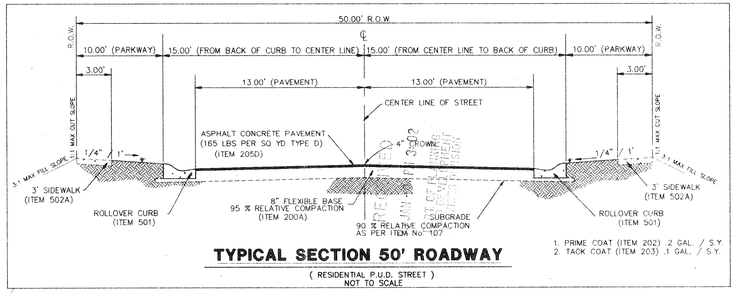
NOTE: ALL STREETS ARE 30' WIDE, EXCEPT WHERE OTHERWISE NOTED.

CLEAR VISION INTERSECTIONS

UNIT 1 INTERSECTION	W1 (LF)	W2 (LF)
U1A	40	62
U1B	40	30
U1C	40	30
U1D	40	30
U1E	30	30

UNIT 2 INTERSECTION	W1 (LF)	W2 (LF)
U2A	40	30
U2B	30	30
U2C	40	30
U2D	30	30
U2E	40	30

UNIT 3 INTERSECTION	W1 (LF)	W2 (LF)
U3A	30	30



TYPICAL SECTION 50' ROADWAY

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

1. PRIME COAT (ITEM 202) .2 GAL. / S.Y.
2. TACK COAT (ITEM 203) .1 GAL. / S.Y.

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

CURB LENGTH = L1

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 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

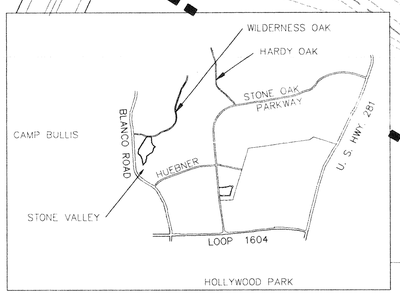
CURB LENGTH = R1

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

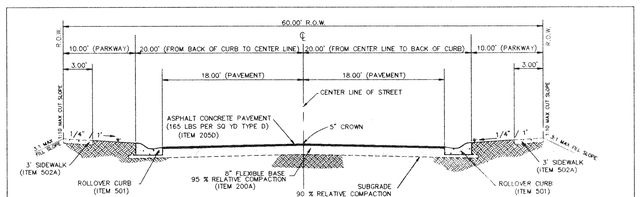
ISD1: 300 LF; W1: 30 LF; KA: 7; L1: 107 LF

CURB LENGTH = L1

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: 1-19-95
File # 435-
Signed:



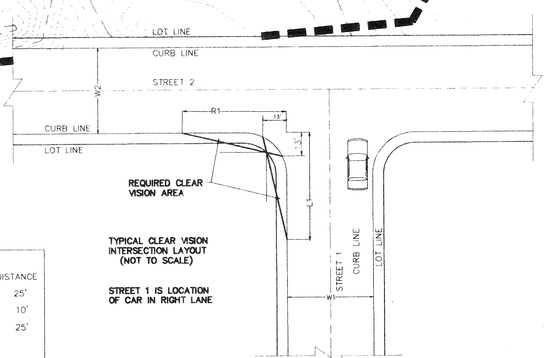
LOCATION MAP N.T.S



TYPICAL SECTION 60' ROADWAY

(RESIDENTIAL DEDICATED STREET)
NOT TO SCALE

1. PRIME COAT (ITEM 202) .2 GAL. / S.Y.
2. TACK COAT (ITEM 203) .1 GAL. / S.Y.



TYPICAL CLEAR VISION INTERSECTION LAYOUT (NOT TO SCALE)

STREET 1 IS LOCATION OF CAR IN RIGHT LANE

TABLE A YARD REQUIREMENTS AND SIDEWALKS	DISTANCE
1. FRONT YARD SETBACK	25'
2. SIDEYARD SETBACK ALL LOTS	10'
3. REAR YARD SETBACK ALL LOTS	25'
4. 3' SIDEWALK REQUIRED ON ALL FRONT AND SIDE YARDS ABUTTING PUBLIC OR PRIVATE STREETS.	

JOB No. 94703

HALLENBERGER ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS
11322 SIR WINSTON
SAN ANTONIO, TEXAS
(210) 340-6571
78216

DATE: DEC. 30, 1994
DESIGNED BY: S.D.A.
DRAWN BY: S.D.A.
CHECKED BY: C.R.H.
SCALE: 1" = 100'
FILE NAME: 94703PUD.DWG
SUPPORT: P\94703

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	02/20/95	ACCESS GATE SIGNAL	K.J.S.
2	02/20/95	ACCESS GATE SIGNAL	K.J.S.

STONE VALLEY PUD

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT BY FRANK RAMMERT

POADP

PLAN SHEET

SHEET 01 OF 01

CITY OF SAN ANTONIO PLAT
APPLICATION FOR A PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)

Date Submitted: November 2, 1994

Name of Application: Stone Valley P.U.D.

Owner/Agent: Harry E. Preble, Jr. **Phone:** (210) 816-9191
Address: 108 Oak Park **Zip Code:** 78006
Engineer/Surveyor: Hallenberger Engineering, L.C. **Phone:** (210) 349-6571
Address: 11322 Sir Winston Dr., San Antonio, Tx **Zip Code:** 78216

Existing Zoning: None (OCL) **Proposed Uses:** Single-Family

Texas State Plane Coordinates: X 2154500 Y 655000
(at major street entrance)

Plat is over/within/includes:

San Antonio City Limits?	Yes ❑	No ✓
Edwards Aquifer Recharge Zone?	Yes ✓	No ❑

Land Area Being Platted	**Lots**	**Acres**
Single-Family (SF)	176	46.18
Non-Single Family (NSF)		
Commercial & other		
TOTAL =	176	46.18

Print Name: Harry E. Preble, Jr. **Signature:**

Date: November 2, 1994

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

94 NOV -4 PM 4:25

RECEIVED

Note: This application must be completed fully, typed or printed legibly, for acceptance. 9/94

CITY OF SAN ANTONIO

Janaury 19, 1995

Mr. Ron Hallenberger, P.E.
Hallenberger Engineering
11322 Sir Winston
San Antonio, Texas, 78216

RE: Revised Stone Valley Subdivision POADP #435

Mr. Hallenberger:

The City Staff Development Review Committee has reviewed your revised Stone Valley Subdivision Preliminary Overall Area Development Plan #435. 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 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,

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) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441