EMERALD FOREST PUD

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT BY THE SITTERLE COMPANY

PLAT: #920378

JOB No. 92704

HALLENBERGER TELFORD CASH
ENGINEERS PLANNERS SURVEYORS
11322 SIR WINSTON (512) 349-6571
SAN ANTONIO, TEXAS 78216

NO.	DATE	DESCRIPTION	BY
3	4/12/93	REV. SITE PER - SIDEWALK	FGH
2	4/12/93	ADDED FLOOD/DROP NOTE	FGH
1	4/12/93	REV. SITE PER - SIDEWALK	FGH

DATE: OCT 92
DESIGNED BY: CRH
DRAWN BY: FGH
CHECKED BY: CRH
SCALE: 1" = 200'
FILE: 9270APUD.DWG
REF: 9270APUD.CWG

54693

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

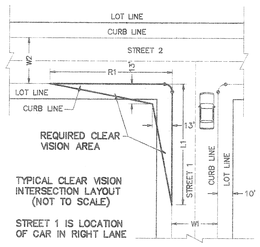
CURB LENGTH = L1

PUD LEGEND

	UNIT BOUNDARY
	200' AREA OF NOTIFICATION
	PUD BOUNDARY
17720060050	PROPERTY TAX ID NUMBER
NCB 17727	CB/NCB NUMBER
P-7	PARCEL NUMBER

CLEAR VISION LEGEND

U1A INTERSECTION LABEL



TYPICAL CLEAR VISION INTERSECTION LAYOUT (NOT TO SCALE)

STREET 1 IS LOCATION OF CAR IN RIGHT LANE

CLEAR VISION CALCULATIONS

TYPICAL 44' X 30' INTERSECTION (W1 = 44') — NOTE 2

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

ISD2:	300 LF
W1:	44 LF
KD:	2
R1:	171 LF

CURB LENGTH = R1

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

ISD1:	300 LF
W1:	44 LF
KA:	7
L1:	89 LF

CURB LENGTH = L1

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

TWO WAY - EQUATION D: R2 = 0.65x(ISD2) - (W1/2 + KD)

ISD2:	300 LF
W1:	30 LF
KD:	2
R2:	178 LF

CURB LENGTH = R2

TWO WAY - EQUATION A: L2 = 13x(ISD1)/(13 + (W1/2) + KA) - 4

ISD1:	300 LF
W1:	30 LF
KA:	7
L2:	107 LF

CURB LENGTH = L2

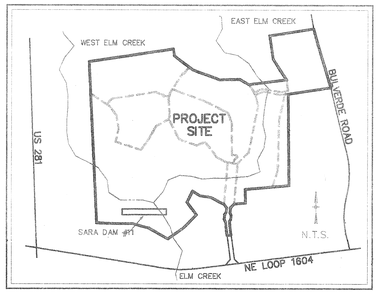
TABLE D

DENSITY TABLE

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	TOTAL
AREA OF PUD (AC)	33.417	34.232	40.167	25.810	30.540	164.166
DWELLING UNITS (EA)	100	103	134	70	93	500
DENSITY (UNITS/AC)	3.0	3.0	3.3	2.7	3.0	3.0

TABLE A

YARD REQUIREMENTS AND SIDEWALKS	DISTANCE
1. FRONT YARD SETBACK ALL LOTS	20'
2. SIDEYARD SETBACKS	
A. INTERIOR LOT LINE	5'
B. CORNER LOT LINE ABUTTING STREET	20'
3. REAR YARD SETBACK	
A. INTERIOR LOTS	20'
B. EXTERIOR LOTS	20'
4. MAXIMUM STRUCTURE HEIGHT (MAY EXCEED IF SET BACK 1' FOR EACH 2' OF ADDITIONAL HEIGHT)	25'
5. 3' SIDEWALK REQUIRED ON ALL FRONT AND SIDE YARDS ABUTTING PUBLIC OR PRIVATE STREETS	



LOCATION OF PUD, N.T.S.

TABLE B

AREA COMPUTATIONS AND RATIOS	ENTRY AREA (AC)	UNIT 1 AREA (AC)	UNIT 2 AREA (AC)	UNIT 3 AREA (AC)	UNIT 4 AREA (AC)	UNIT 5 AREA (AC)	TOTAL AREA (AC)
1. GROSS SITE AREA	3.332	33.417	34.232	40.167	25.810	30.540	167.498
LESS							
A. TOTAL STREET RIGHT OF WAY	3.332	6.475	7.332	7.941	4.910	7.865	37.860
B. TOTAL DRIVEWAYS (DRIVEWAYS @ 20'x20' EACH LOT)	0.000	0.918	0.955	1.240	0.643	0.854	4.610
C. TOTAL STRUCTURE COVERAGE (HOMES @ 2500 SF EACH LOT)	0.000	5.739	5.969	7.748	4.017	5.337	28.810
2. TOTAL OPEN SPACE - *	0.000	20.285	19.976	23.238	16.240	16.484	96.218
3. OPEN SPACE RATIO	0.0%	60.7%	58.4%	57.9%	62.9%	54.0%	57.4%

* - NOTE: OPEN SPACE CALCULATED PER DEVELOPMENT UNIT AND EXCLUDES THE OPEN SPACE OF THE SARA EASEMENT. THE OPEN SPACE OF THE SARA EASEMENT IS 236.03 AC, WHICH IS TO SERVE AS ADDITIONAL OPEN SPACE FOR THE PUD.

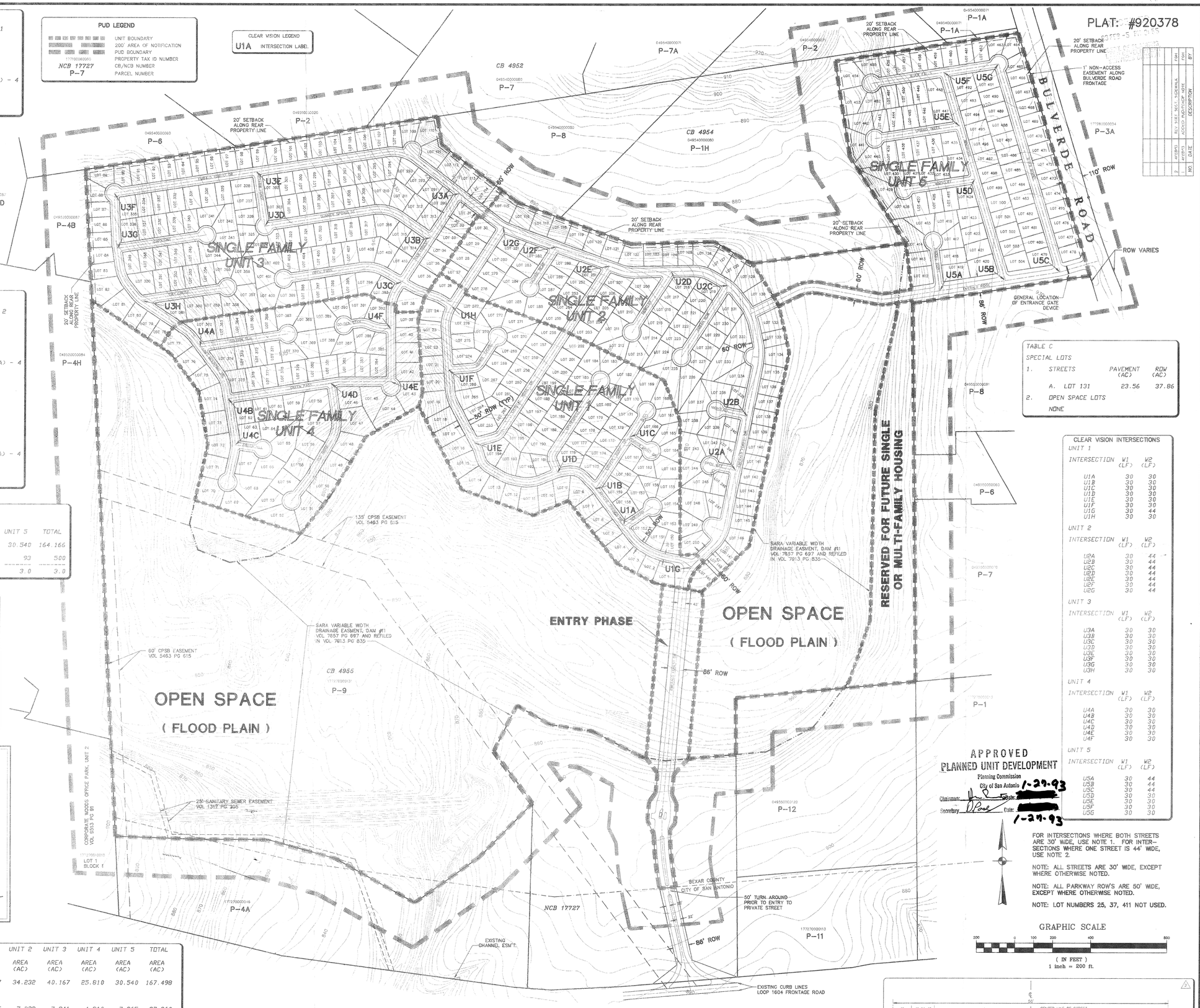


TABLE C

SPECIAL LOTS

	PAVEMENT (AC)	ROW (AC)
1. STREETS		
A. LOT 131	23.56	37.86
2. OPEN SPACE LOTS		
NONE		

CLEAR VISION INTERSECTIONS

UNIT 1

INTERSECTION	W1 (LF)	W2 (LF)
U1A	30	30
U1B	30	30
U1C	30	30
U1D	30	30
U1E	30	30
U1F	30	30
U1G	30	44
U1H	30	30

UNIT 2

INTERSECTION	W1 (LF)	W2 (LF)
U2A	30	44
U2B	30	44
U2C	30	44
U2D	30	44
U2E	30	44
U2F	30	44
U2G	30	44

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

UNIT 4

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

UNIT 5

INTERSECTION	W1 (LF)	W2 (LF)
U5A	30	44
U5B	30	44
U5C	30	44
U5D	30	30
U5E	30	30
U5F	30	30
U5G	30	30

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: [redacted] Date: 1-27-93
Secretary: [redacted] Date: 1-27-93

FOR INTERSECTIONS WHERE BOTH STREETS ARE 30' WIDE, USE NOTE 1. FOR INTERSECTIONS WHERE ONE STREET IS 44' WIDE, USE NOTE 2.

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

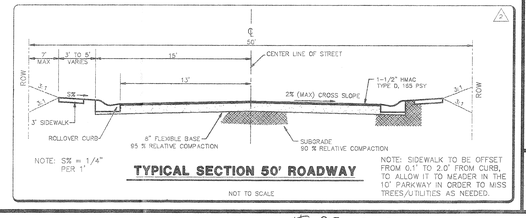
NOTE: ALL PARKWAY ROW'S ARE 50' WIDE, EXCEPT WHERE OTHERWISE NOTED.

NOTE: LOT NUMBERS 25, 37, 411 NOT USED.

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.



NOTE: 5% = 1/4" PER 1'

TYPICAL SECTION 50' ROADWAY

NOT TO SCALE

NOTE: SIDEWALK TO BE OFFSET FROM 0.1' TO 2.0' FROM CURB, TO ALLOW IT TO MEADER IN THE 10' PARKWAY IN ORDER TO MISS TREES/UTILITIES AS NEEDED.

PRELIMINARY OVERALL DEVELOPMENT AREA PLAN (POADP) #237
PID PLAN #1-002, APPROVED BY PLANNING COMMISSION ON 2/24/93

MASTER PLAN

SHEET M1

93-002