CLEAR VISION CALCULATIONS

TYPICAL 30' X 30' INTERSECTION — NOTE 1

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

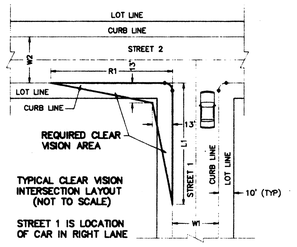
ISD2:	300 LF
W1:	30 LF
KD:	2
R1:	178 LF

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



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

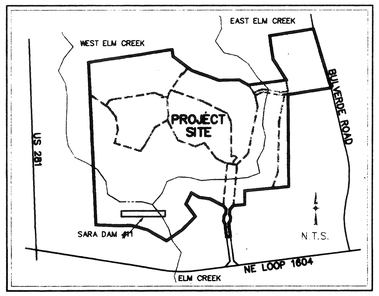
TWO WAY - EQUATION A — $L2 = 13x(ISD1)/(13 + (W1/2) + KA) - 4$

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

CURB LENGTH = L2

TABLE 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.

PUD LEGEND

- UNIT BOUNDARY
- 200' AREA OF NOTIFICATION
- PUD BOUNDARY
- 17700060060 — PROPERTY TAX ID NUMBER
- NCB 17727 — CB/NCB NUMBER
- P-7 — PARCEL NUMBER

CLEAR VISION LEGEND: U1A — INTERSECTION LABEL

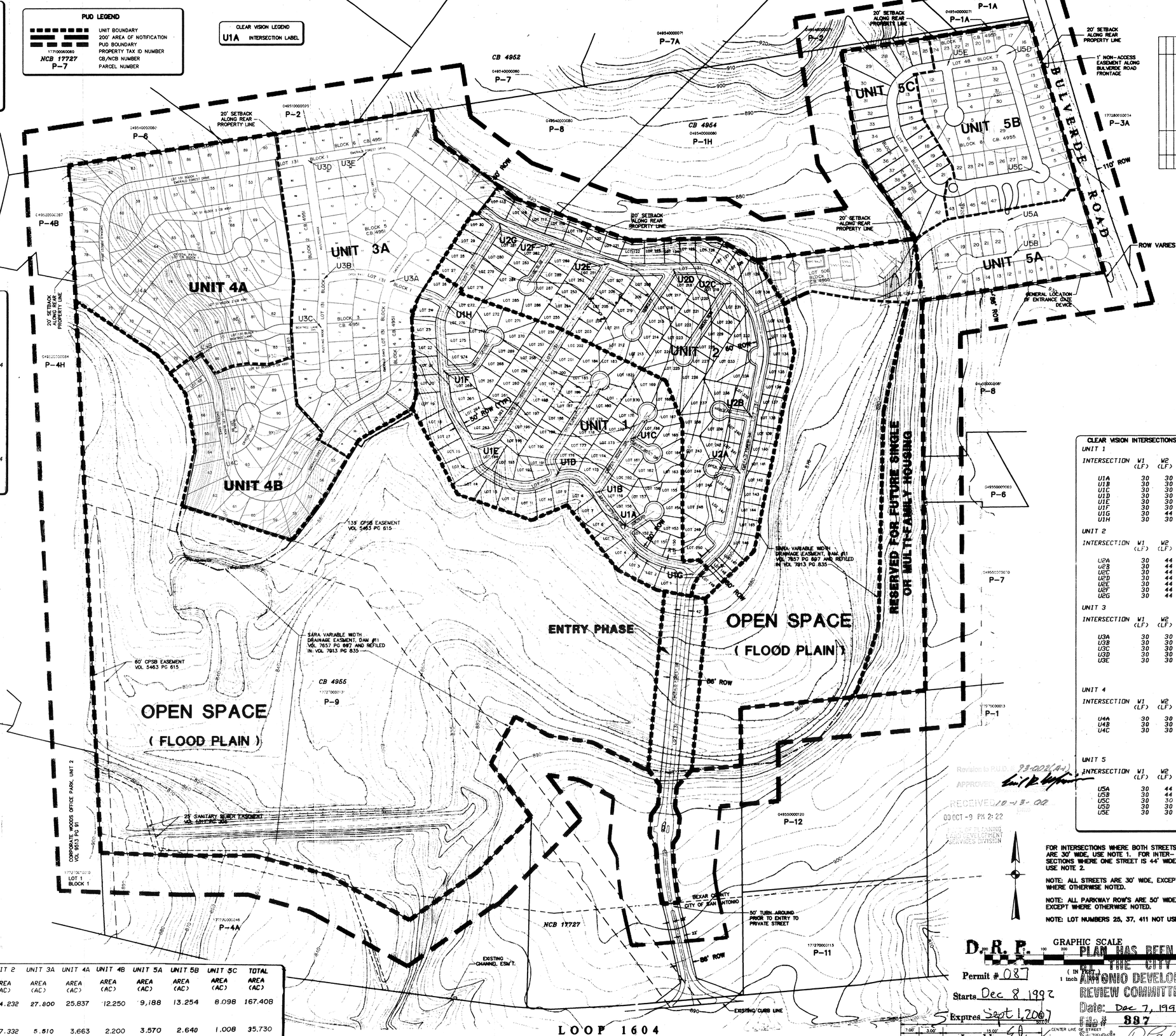


TABLE B

AREA COMPUTATIONS AND RATIOS		ENTRY AREA (AC)	UNIT 1 AREA (AC)	UNIT 2 AREA (AC)	UNIT 3A AREA (AC)	UNIT 4A AREA (AC)	UNIT 4B AREA (AC)	UNIT 5A AREA (AC)	UNIT 5B AREA (AC)	UNIT 5C AREA (AC)	TOTAL AREA (AC)
1.	GROSS SITE AREA	3.332	33.417	34.232	27.800	25.837	12.250	9,188	13.254	8.098	167.408
	LESS										
	A. TOTAL STREET RIGHT OF WAY	3.332	6.475	7.332	5.810	3.663	2.200	3.570	2.640	1.008	35.730
	B. TOTAL DRIVEWAYS (DRIVEWAYS @ 20'x20' EACH LOT)	0.000	0.918	0.955	0.661	0.505	0.220	0.202	0.478	0.248	4.187
	C. TOTAL STRUCTURE COVERAGE (HOMES @ 2500 SF EACH LOT)	0.000	5.739	5.969	4.132	3.157	1.377	1.263	2.984	1.550	26.171
2.	TOTAL OPEN SPACE - *	0.000	20.285	19.976	17.497	18.512	8.453	4.153	7.152	5.292	101.32
3.	OPEN SPACE RATIO	0.0%	60.7%	58.4%	62.9%	71.7%	69.0%	45.2%	54.0%	65.4%	60.5%

* - 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

DENSITY TABLE	UNIT 1	UNIT 2	UNIT 3A	UNIT 4A	UNIT 4B	UNIT 5A	UNIT 5B	UNIT 5C	TOTAL
AREA OF PUD (AC)	33.417	34.232	27.800	25.837	12.250	9.188	13.254	8.098	164.076
DWELLING UNITS (EA)	100	103	72	55	24	22	52	27	455
DENSITY (UNITS/AC)	3.0	3.0	2.6	2.1	2.0	2.4	3.9	3.3	2.8

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

UNIT 4

INTERSECTION	W1 (LF)	W2 (LF)
U4A	30	30
U4B	30	30
U4C	30	30

UNIT 5

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

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.

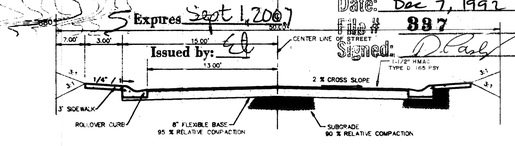
NOTE: ALL PARKWAY ROW'S ARE 50' WIDE, EXCEPT WHERE OTHERWISE NOTED.

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

Revision to P.U.D. 93-002(A-1)
APPROVED
RECEIVED 10-13-00
00 OCT -9 PM 2:22
CITY OF SAN ANTONIO PLANNING AND DEVELOPMENT SERVICES DIVISION

GRAPHIC SCALE
1 inch = 100 ft (IN FEET)

D.R.P. PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Permit # 087
Starts Dec 8 1997
Expires Sept 1, 2001
Date: Dec 7, 1997
File # 887
Signed:
Issued by:



TYPICAL SECTION 50' ROADWAY

NOT TO SCALE

Revised Plans

#93-002(A-1)

NO.	DATE	REVISION DESCRIPTION	BY
1	10-13-00	REVISED UNIT 4	JWG
2	12-1-98	REVISED UNIT 2	JWG
3	10-5-00	REVISED UNIT 4	JWG

JOB No. 4010.50

DATE: OCT 92
DESIGNED BY: CRH
DRAWN BY: FDH
CHECKED BY: CRH
SCALE: 1" = 200'
FILE: 9270MPUD.DWG

HALLENBERGER TELFORD CASH
ENGINEERS PLANNERS SURVEYORS
11322 SIR WINSTON SAN ANTONIO, TEXAS (512) 340-6571 78216

JOHN C. HALLENBERGER 63375 REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS

JOHN C. HALLENBERGER NO. 63375

EMERALD FOREST, PUD AMENDMENT TO PUD PLAN 93-002
THIS AMENDMENT IS PREPARED BY PAPE DAWSON ENGINEERS, INC. AS AUTHORIZED BY THE SITTERLE CORPORATION TO REFLECT NEW LAYOUTS FOR UNITS 4A AND 4B.

PUD
EMERALD FOREST
A SINGLE FAMILY RESIDENTIAL DEVELOPMENT BY THE SITTERLE COMPANY

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
555 E. RAMSEY SAN ANTONIO TEXAS 78216 210-375-9000

MASTER PLAN
SHEET M1