CLEAR VISION CALCULATIONS

TYPICAL 30' X 30' INTERSECTION — NOTE 1

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

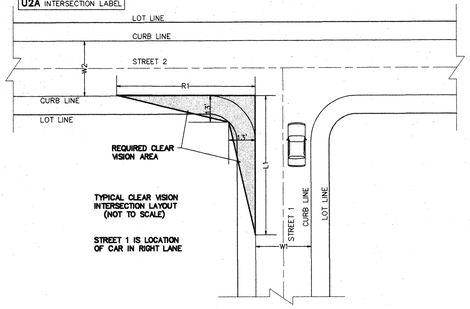
ISD2: 300 LF
W1: 30 LF
KD: 2
CURB LENGTH = R1 R1: 178 LF

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 LEGEND

U2A INTERSECTION LABEL



TYPICAL CLEAR VISION INTERSECTION LAYOUT (NOT TO SCALE)

STREET 1 IS LOCATION OF CAR IN RIGHT LANE

CLEAR VISION CALCULATIONS

TYPICAL 40' X 30' INTERSECTION (W1 = 40') — NOTE 2

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 40' 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 24' X 30' INTERSECTION — NOTE 3

ONE WAY – EQUATION C R1 = 0.65x(ISD2) – 2

ISD2: 300 LF
CURB LENGTH = R1 R1: 193 LF

ONE WAY – EQUATION B L1 = 0.65(ISD1) – 4

ISD1: 300 LF
CURB LENGTH = L1 L1: 191 LF

CLEAR VISION INTERSECTIONS

UNIT 2

INTERSECTION	W1 (LF)	W2 (LF)
U2A	24	30
U2B	30	30
U2C	30	30
U2D	30	30
U2E	30	30
U2F	30	30
U2G	30	30
U2H	30	30
U2I	30	30

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
U3I	30	30

UNIT 4

INTERSECTION	W1 (LF)	W2 (LF)
U4A	40	30
U4B	30	30
U4C	30	30
U4D	30	30
U4E	30	30
U4F	30	30
U4G	30	30

UNIT 5

INTERSECTION	W1 (LF)	W2 (LF)
U5A	24	30
U5B	30	30
U5C	30	30
U5D	30	30
U5E	30	30
U5F	30	30
U5G	30	30

TABLE A

YARD REQUIREMENTS AND SIDEWALKS	DISTANCE
1. FRONT YARD SETBACK	
A. LOTS ALONG CUL-DE-SAC	20'
B. ALL OTHER LOTS	25'
2. SIDEYARD SETBACK ALL LOTS	5'
3. REAR YARD SETBACK ALL LOTS	25'
4. 3' SIDEWALK REQUIRED ON ALL FRONT AND SIDE YARDS ABUTTING PUBLIC OR PRIVATE STREETS.	

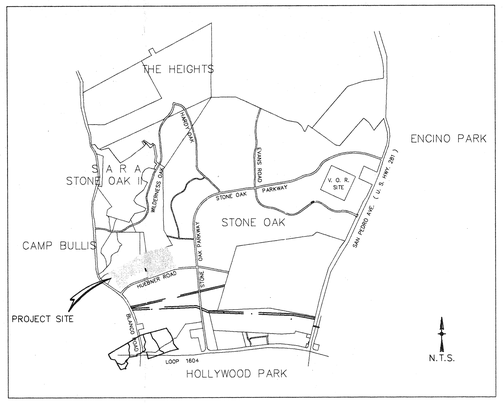
TABLE B

AREA COMPUTATIONS AND RATIOS	UNIT 1 AREA (AC)	UNIT2 AREA (AC)	UNIT3 AREA (AC)	UNIT4 AREA (AC)	UNIT5 AREA (AC)	UNIT6 AREA (AC)	UNIT 7 AREA (AC)	TOTAL AREA (AC)
1. GROSS SITE AREA	23.05	36.93	35.6	39.57	15.6	12.12	21.84	184.71
LESS								
A. TOTAL STREET AND FLOOD PLAIN	9.75	7.39	6.72	12.38	3.2	2.27	2.71	44.42
B. TOTAL DRIVEWAYS (DRIVEWAYS @ 20'x20' EACH LOT)	.51	1.34	1.17	1.40	0.49	0.44	0.59	5.94
C. TOTAL STRUCTURE COVERAGE (HOMES @ 2500 SF EACH LOT)	3.21	8.38	7.29	8.72	3.04	2.75	3.67	37.06
2. TOTAL OPEN SPACE	9.58	19.82	20.42	17.07	8.87	6.66	14.87	97.29
3. OPEN SPACE RATIO	41.56%	53.67%	57.36%	43.14%	56.86%	54.95%	68.09%	52.67%

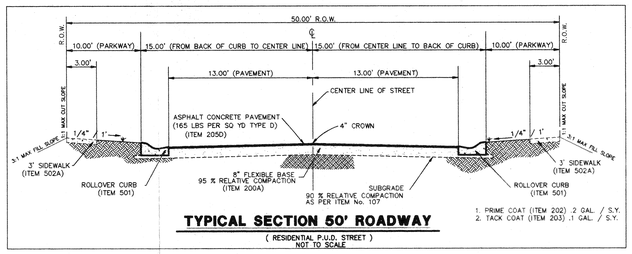
TABLE C

DENSITY TABLE

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	TOTAL
AREA (AC)	23.05	36.93	35.6	39.57	15.6	12.12	21.84	184.71
DWELLING UNITS (EA)	56	146	127	152	53	48	64	646
DENSITY (UNITS/ACRE)	2.43	3.95	3.57	3.84	3.40	3.96	2.93	3.50

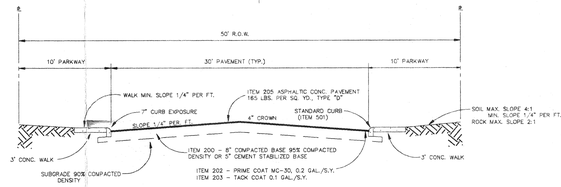


LOCATION OF PUD, N.T.S.



TYPICAL SECTION 50' ROADWAY

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



LOCAL TYPE "A" STREET

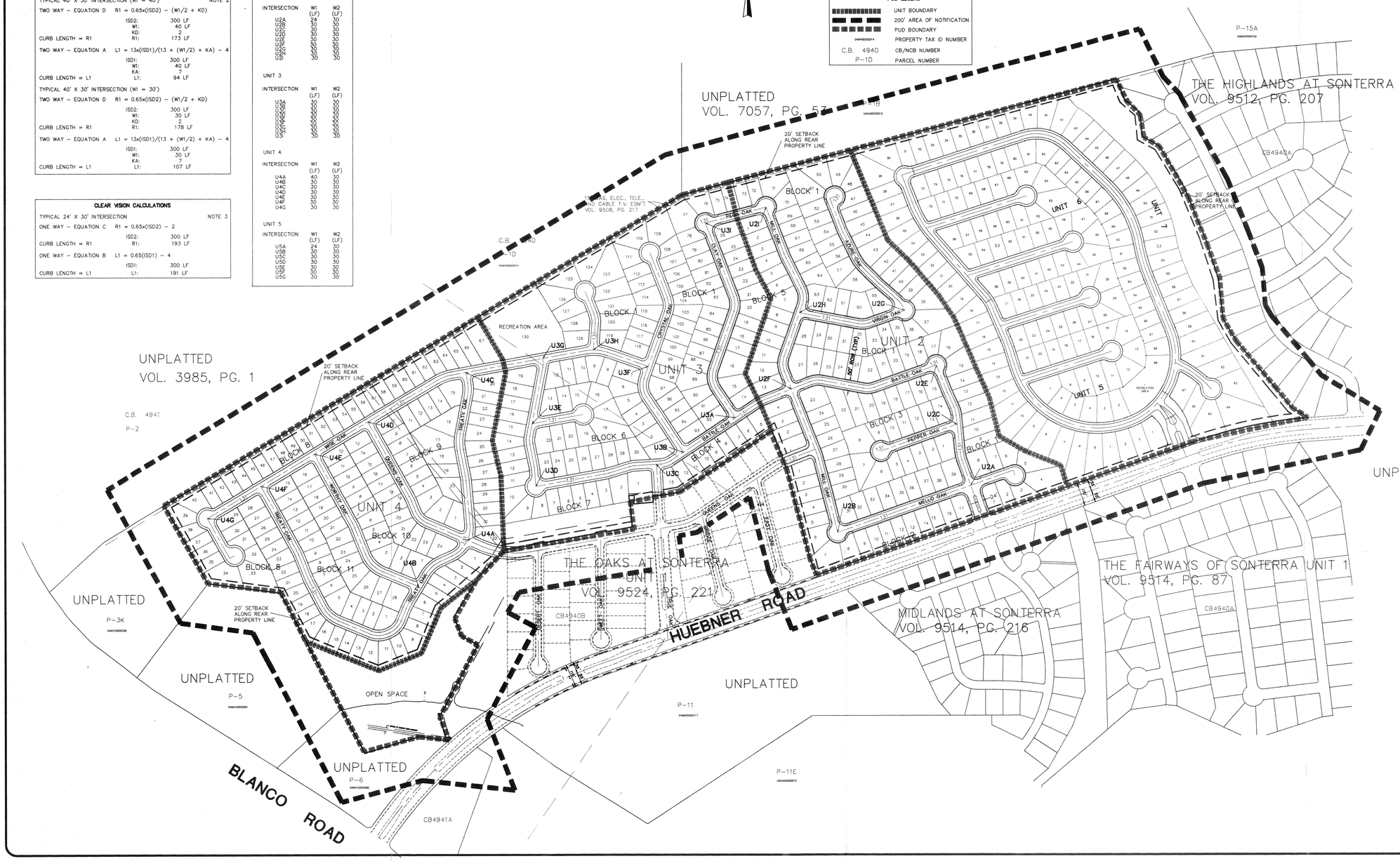
GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

PUD LEGEND

	UNIT BOUNDARY
	200' AREA OF NOTIFICATION
	PUD BOUNDARY
0494000001	PROPERTY TAX ID NUMBER
C.B. 4940	CB/NCB NUMBER
P-1D	PARCEL NUMBER



APPROVED
PLANNED UNIT DEVELOPMENT
NOV 30 1994
NOV 08 1994
SECRETARY

FOR INTERSECTIONS WHERE BOTH STREETS ARE 30' WIDE, USE NOTE 1. FOR INTERSECTIONS WHERE ONE STREET IS 40' WIDE, USE NOTE 2. FOR INTERSECTIONS WHERE ONE WAY STREET INTERSECTS TWO WAY STREET USE NOTE 3.

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

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

NOTE:
AMENDMENT TO OAKS OF SONTERRA P.U.D. PLAN
1. NEW STREET LAYOUT TO BETTER SUIT GROUND CONDITIONS.
2. 12 LESS LOTS AS A RESULT OF THE CHANGE IN LOT DENSITY.

DIRECTOR OF PLANNING

JOB No.
93725

HALLENBERGER ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS
(210) 349-8571
11322 SIR WINSTON
SAN ANTONIO, TEXAS

RECEIVED
94 P2:51

DATE: JUNE, 1994
DESIGNED BY: C.R.H.
DRAWN BY: K.J.S.
CHECKED BY: C.R.H.
SCALE: 1" = 200'
FILE NAME: PUD_1.DWG
SUPPORT: P\93725

REVISIONS

NO.	DATE	DESCRIPTION	BY
5	7/13/94	REMOVED PACOP	K.J.S.
4	26JUN94	REVISED PUADP	C.R.H.
3	10JUN94	REVISED PUADP	C.R.H.
2	2MAY94	REVISED PUADP	C.R.H.
1	2MAY94	RENUMBERED BLOCK 7	SCA

THE OAKS AT SONTERRA PUD
A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
DEVELOPED BY THE JIM SOWELL CO.

PLAN SHEET

SHEET ____ OF ____

94-035