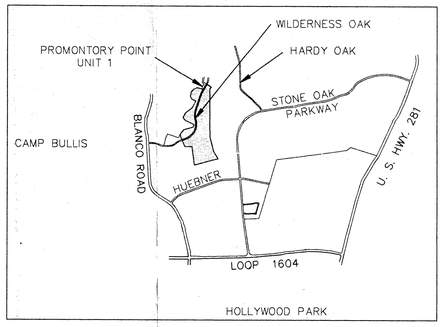
PUD LEGEND

U2A	INTERSECTION LABEL
	UNIT BOUNDARY
	200' AREA OF NOTIFICATION
	PUD BOUNDARY
04833000030	PROPERTY TAX ID NUMBER
CB4833	CB/NCB NUMBER
P-3A	PARCEL NUMBER

TABLE B AREA COMPUTATIONS AND RATIOS	UNIT 1A AREA (AC)	UNIT 1 AREA (AC)	UNIT 2 AREA (AC)	UNIT 3 AREA (AC)	UNIT 4 AREA (AC)	UNIT 5 AREA (AC)	UNIT 6 AREA (AC)	UNIT 7 AREA (AC)	UNIT 8 AREA (AC)	UNIT 9 AREA (AC)	TOTAL AREA (AC)
1. GROSS SITE AREA	10.13	30.90	18.43	27.81	22.94	23.85	17.93	17.69	64.19	19.84	253.71
LESS											
A. TOTAL STREET RIGHT OF WAY	2.20	6.52	3.90	5.46	4.29	5.20	2.76	4.73	11.96	2.87	49.89
B. TOTAL DRIVEWAYS (DRIVEWAYS @ 20'x20' EACH LOT)	0.09	1.08	0.49	0.78	0.56	0.73	0.45	0.47	1.85	0.26	6.76
C. TOTAL STRUCTURE COVERAGE (HOMES @ 2500 SF EACH LOT)	2.53	6.77	3.04	4.88	3.50	4.59	2.81	2.93	11.53	1.61	44.19
2. TOTAL OPEN SPACE	5.31	16.53	11.00	16.69	14.59	13.33	11.96	9.56	38.85	15.10	152.92
3. OPEN SPACE RATIO	52.4%	53.5%	59.7%	60.0%	63.6%	55.9%	66.7%	54.0%	60.5%	76.1%	60.3%

TABLE C DENSITY TABLE	UNIT 1A	UNIT 1	UNIT 2	UNIT. 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	TOTAL
AREA OF PUD (AC)	10.13	30.90	18.43	27.81	22.94	23.85	17.93	17.69	64.19	19.84	253.71
DWELLING UNITS (EA)	44	117	52	85	60	80	49	51	201	28	770
DENSITY (UNITS/ACRE)	4.3	3.8	2.8	3.1	2.6	3.4	2.7	2.9	3.1	1.4	3.0

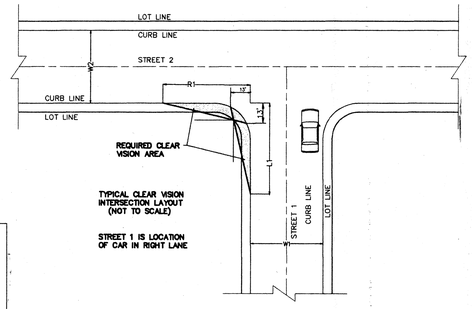


LOCATION MAP N.T.S

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.



TYPICAL CLEAR VISION INTERSECTION LAYOUT (NOT TO SCALE)

STREET 1 IS LOCATION OF CAR IN RIGHT LANE

NOTE:
UNITS 1A, 1, 3, 5, 7, AND 9 WILL NOT HAVE PRIVATE STREETS AND THE STREETS WILL BE DEDICATED TO THE CITY OF SAN ANTONIO FOR MAINTENANCE.

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 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

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

TABLE A YARD REQUIREMENTS AND SIDEWALKS	DISTANCE
1. FRONT YARD SETBACK	25'
2. SIDEYARD SETBACK ALL LOTS	10'
3. REAR YARD SETBACK ALL LOTS	30'
4. 3' SIDEWALK REQUIRED ON ALL FRONT AND SIDE YARDS ABUTTING PUBLIC OR PRIVATE STREETS.	

CLEAR VISION CALCULATIONS

TYPICAL 26' X 40' INTERSECTION — NOTE 5

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 CALCULATIONS

TYPICAL 22' X 40' INTERSECTION — NOTE 5

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 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

FOR INTERSECTIONS WHERE BOTH STREETS ARE 30' WIDE, USE NOTE 1. FOR INTERSECTIONS WHERE 70' WIDE STREET INTERSECTS 62' WIDE STREET USE NOTE 2. FOR INTERSECTIONS WHERE 62' WIDE STREET INTERSECTS 30' WIDE STREET USE NOTE 3. FOR INTERSECTIONS WHERE 62' WIDE STREET INTERSECTS 30' WIDE STREET USE NOTE 4. FOR STREETS WHERE ONE WAY STREET INTERSECTS TWO WAY STREET USE NOTE 5.

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	30	30
U1D	30	30
U1E	40	30
U1F	40	62

UNIT 2

INTERSECTION	W1 (LF)	W2 (LF)
U2A	40	62
U2B	40	30
U2C	40	30
U2D	30	30

UNIT 3

INTERSECTION	W1 (LF)	W2 (LF)
U3A	62	62
U3B	30	30
U3C	30	30
U3D	30	30
U3E	30	30
U3F	30	30
U3G	30	30
U3H	30	30
U3I	40	30

UNIT 4

INTERSECTION	W1 (LF)	W2 (LF)
U4A	40	62
U4B	30	30
U4C	30	30
U4D	30	30

UNIT 5

INTERSECTION	W1 (LF)	W2 (LF)
U5A	40	30
U5B	40	30
U5C	40	30
U5D	40	30
U5E	30	30
U5F	30	30
U5G	30	30
U5H	30	30
U5I	40	30
U5J	62	62
U5K	62	40

UNIT 6

INTERSECTION	W1 (LF)	W2 (LF)
U6A	40	30
U6B	30	30

UNIT 7

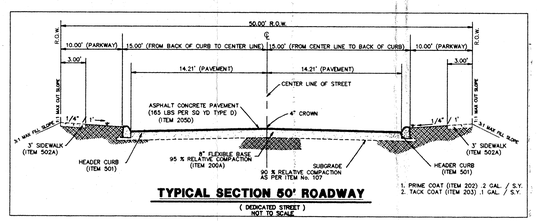
INTERSECTION	W1 (LF)	W2 (LF)
U7A	40	30
U7B	40	30
U7C	40	28
U7D	40	28

UNIT 8

INTERSECTION	W1 (LF)	W2 (LF)
U8A	40	62
U8B	30	30
U8C	30	30
U8D	30	30
U8E	30	30
U8F	30	30
U8G	30	30
U8H	30	30
U8I	30	30
U8J	30	30
U8K	30	30
U8L	30	30
U8M	30	30
U8N	30	30

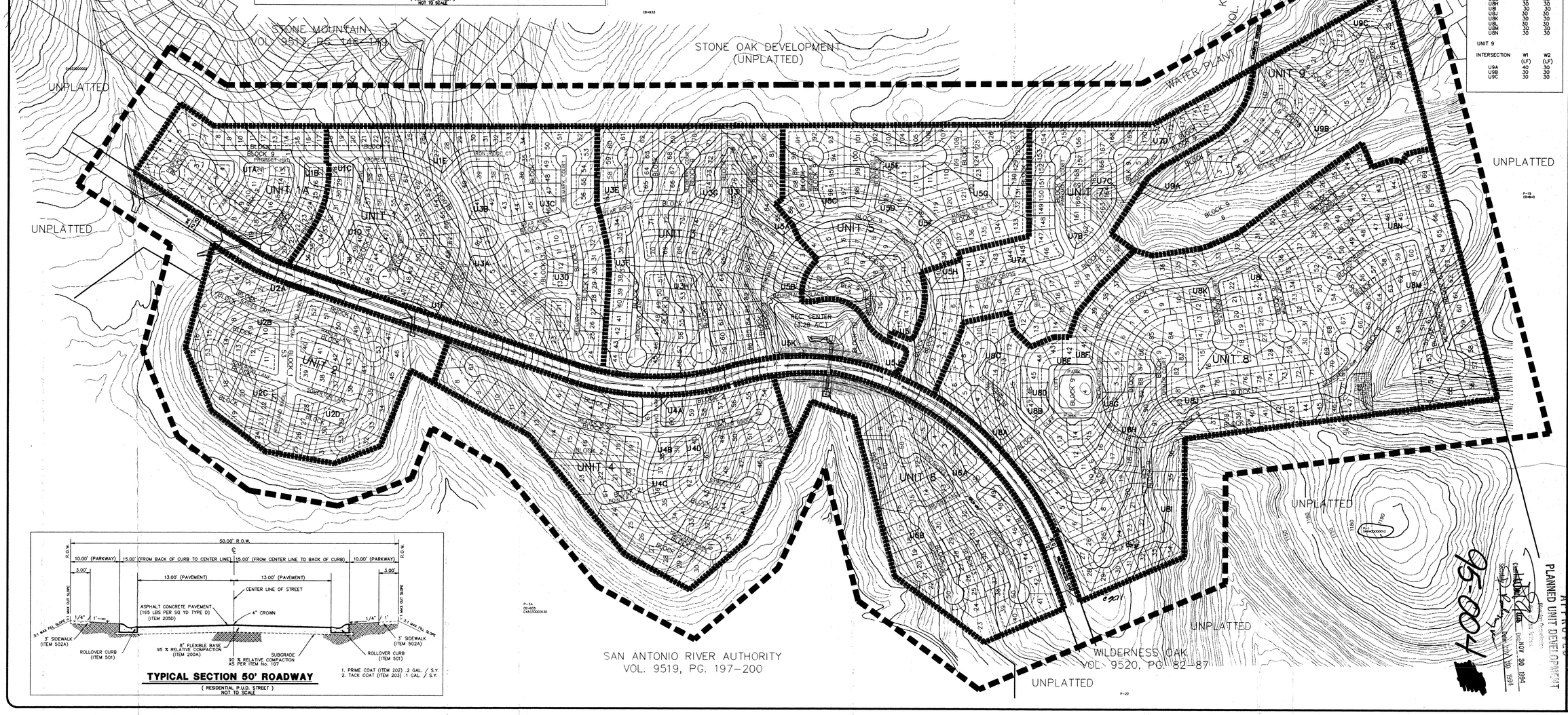
UNIT 9

INTERSECTION	W1 (LF)	W2 (LF)
U9A	40	30
U9B	30	30
U9C	30	30



TYPICAL SECTION 50' ROADWAY

(DEDICATED STREET)
NOT TO SCALE



TYPICAL SECTION 50' ROADWAY

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

APPROVED
PLANNED UNIT DEVELOPMENT
City Of San Antonio
Date Approved: NOV 08 1994
Date Effective: NOV 10 1994

95-004

JOB No. 93728

HALLENBERGER ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS
11322 SIR WINSTON (210) 349-6571
SAN ANTONIO, TEXAS 78216

DATE: FEB., 1994
DESIGNED BY: C.R.H.
DRAWN BY: S.D.A.
CHECKED BY: C.R.H.
SCALE: 1"=200'
FILE NAME: 93728PUD.DWG
SUPPORT: P\93728

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROMONTORY POINTE AT STONE OAK II PUD

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT BY THE GREAT AMERICA CORPORATION

PUD PLAN

PLAN SHEET

SHEET ____ OF ____

95-004