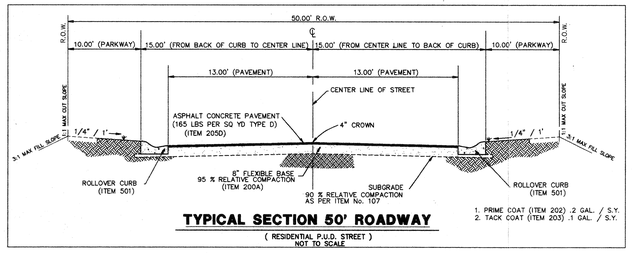
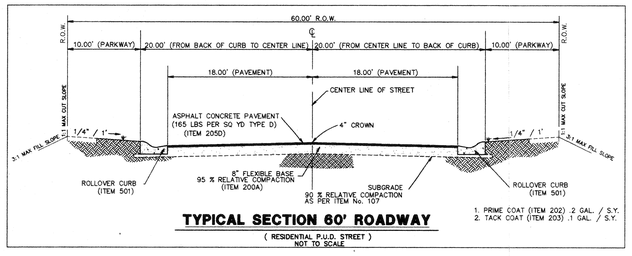


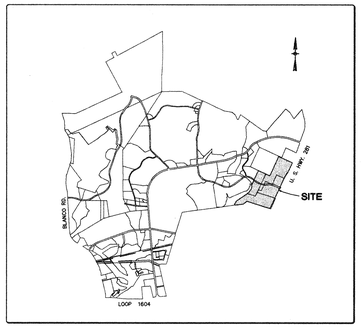
TYPICAL SECTION 50' ROADWAY

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



TYPICAL SECTION 60' ROADWAY

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

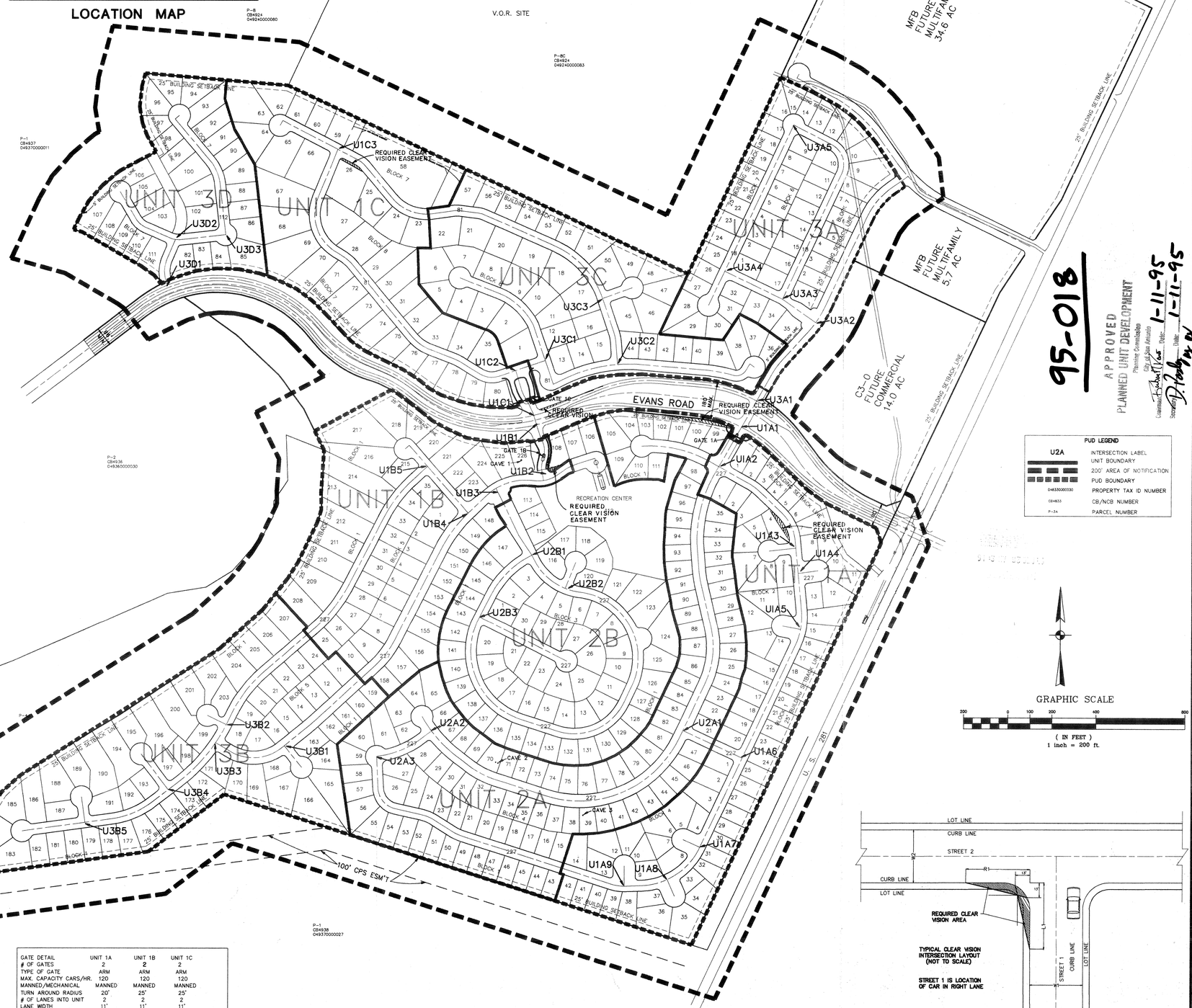


LOCATION MAP

TABLE B AREA COMPUTAIONS AND RATIOS	UNIT 1A AREA (AC)	UNIT 1B AREA (AC)	UNIT 1C AREA (AC)	UNIT 2A AREA (AC)	UNIT 2B AREA (AC)	UNIT 3A AREA (AC)	UNIT 3B AREA (AC)	UNIT 3C AREA (AC)	UNIT 3D AREA (AC)	TOTAL AREA (AC)
1. GROSS SITE AREA	24.57	21.24	21.91	31.29	26.92	16.84	25.81	19.45	11.79	199.82
LESS:										
A. TOTAL STREET RIGHT OF WAY	5.08	4.15	2.90	5.90	4.33	4.46	4.09	3.91	1.87	36.69
B. TOTAL DRIVEWAYS (DRIVEWAYS @ 20'x20' EACH LOT)	0.70	0.48	0.32	1.05	0.62	0.48	0.58	0.40	0.28	4.92
C. TOTAL STRUCTURE COVERAGE (HOMES @ 2500 SF EACH LOT)	4.36	2.98	2.01	6.54	3.90	2.98	3.62	2.53	1.72	30.71
2. TOTAL OPEN SPACE	14.43	13.63	16.68	17.80	18.07	8.92	17.52	12.61	7.92	127.50
3. OPEN SPACE RATIO	58.7%	64.5%	76.1%	56.9%	67.1%	53.0%	67.6%	64.8%	67.2%	63.8%

(LDB) SINGLE FAMILY PUD

TABLE C DENSITY TABLE	UNIT 1A	UNIT 1B	UNIT 1C	UNIT 2A	UNIT 2B	UNIT 3A	UNIT 3B	UNIT 3C	UNIT 3D	TOTAL
AREA OF PUD (AC)	24.57	21.24	21.91	31.29	26.92	16.84	25.81	19.45	11.79	199.82
DWELLING UNITS (EA)	76	52	35	115	68	52	63	44	30	535
DENSITY (UNITS/ ACRE)	3.1	2.5	1.6	3.7	2.5	3.1	2.4	2.3	2.5	2.7



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 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 3

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

CLEAR VISION CALCULATIONS

TYPICAL 40' X 40' INTERSECTION — 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

CLEAR VISION CALCULATIONS

TYPICAL 30' X 62' INTERSECTION (W1 = 30') — NOTE 5

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

	ISD2:	500 LF
	W1:	30 LF
	KD:	2
CURB LENGTH = R1	R1:	308 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:	108 LF

TYPICAL 62' X 30' 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:	7
CURB LENGTH = L1	L1:	144 LF

CLEAR VISION INTERSECTIONS

UNIT 1

UNIT 1A

INTERSECTION	W1 (LF)	W2 (LF)
	40	62
U1A1	40	40
U1A2	30	30
U1A3	30	30
U1A4	30	30
U1A5	30	30
U1A6	30	30
U1A7	30	30
U1A8	30	30
U1A9	30	30

UNIT 1B

INTERSECTION	W1 (LF)	W2 (LF)
	40	62
U1B1	40	40
U1B2	40	40
U1B3	30	40
U1B4	30	30
U1B5		

UNIT 1C

INTERSECTION	W1 (LF)	W2 (LF)
	40	62
U1C1	40	30
U1C2	30	30
U1C3		

UNIT 2

UNIT 2A

INTERSECTION	W1 (LF)	W2 (LF)
	40	30
U2A1	40	30
U2A2	30	30
U2A3		

UNIT 2B

INTERSECTION	W1 (LF)	W2 (LF)
	30	30
U2B1	30	30
U2B2	30	30
U2B3		

UNIT 3

UNIT 3A

INTERSECTION	W1 (LF)	W2 (LF)
	40	62
U3A1	40	40
U3A2	30	30
U3A3	30	30
U3A4	30	30
U3A5		

UNIT 3B

INTERSECTION	W1 (LF)	W2 (LF)
	30	40
U3B1	30	30
U3B2	30	30
U3B3	30	30
U3B4	30	30
U3B5		

UNIT 3C

INTERSECTION	W1 (LF)	W2 (LF)
	30	30
U3C1	30	30
U3C2	30	30
U3D3		

UNIT 3D

INTERSECTION	W1 (LF)	W2 (LF)
	30	62
U3D1	30	30
U3D2	30	30
U3C3		

FOR INTERSECTIONS WHERE BOTH STREETS ARE 30' WIDE, USE NOTE 1. FOR INTERSECTIONS WHERE 40' WIDE STREET INTERSECTS 62' WIDE STREET USE NOTE 2. FOR INTERSECTIONS WHERE 40' WIDE STREET INTERSECTS 30' WIDE STREET USE NOTE 3. FOR INTERSECTIONS WHERE 40' WIDE STREET INTERSECTS 40' WIDE STREET USE NOTE 4. FOR STREETS WHERE 30' WIDE STREET INTERSECTS 62' WIDE STREET USE NOTE 5.

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

TABLE A YARD REQUIREMENTS AND SIDEWALKS	DISTANCE
1. FRONT YARD SETBACK ALL LOTS	25'
2. SIDEYARD SETBACKS	
A. INTERIOR LOT LINES	5'
B. CORNER LOT LINE ABUTTING STREET	10'
3. REAR YARD SETBACK ALL LOTS	25'
4. 3' SIDEWALK REQUIRED ON ALL FRONT AND SIDE YARDS ABUTTING PUBLIC OR PRIVATE STREETS.	

GATE DETAIL	UNIT 1A	UNIT 1B	UNIT 1C
# OF GATES	2	2	2
TYPE OF GATE	ARM	ARM	ARM
MAX. CAPACITY CARS/HR.	120	120	120
MANNED/MECHANICAL	MANNED	MANNED	MANNED
TURN AROUND RADIUS	20'	25'	25'
# OF LANES INTO UNIT	2	2	2
LANE WIDTH	11'	11'	11'
# CARS/ LANE	2	2	2

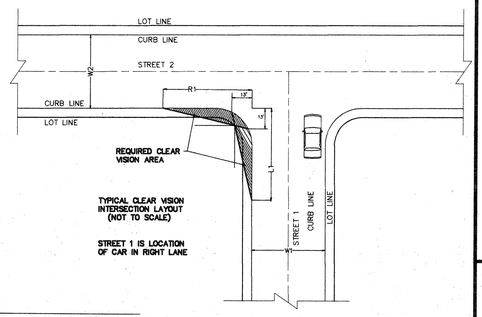
PUD LEGEND

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

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.



DIRECTOR OF PLANNING: _____

95-018

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Date: 1-11-95
Secretary: Date: 1-11-95

JOB No. 93711

HALLENBERGER ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS
1132 SOUTH WINSTON
SAN ANTONIO, TEXAS
(210) 349-6571
78216

DATE: APR. , 1994
DESIGNED BY: S.D.A.
DRAWN BY: S.D.A.
CHECKED BY: C.R.H.
SCALE: 1" = 200'
FILE NAME: 93711PUD.DWG
SUPPORT: PA 93711

CHARLES R. HALLENBERGER III
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS

NO.	DATE	DESCRIPTION	BY
3	DEC. 94	CLEARVISION REV'S	CRH
2	AUG. 94	CONTROLLER'S (24,13,3)	CRH
1	APR. 94	PRELIMINARY	CRH

REVISIONS

BIG SPRINGS DEVELOPMENT P.U.D.
MASTER PLAN
BY BIG SPRING LIMITED

PUD PLAN

PUD SHEET

SHEET 01 OF 01

#95-018