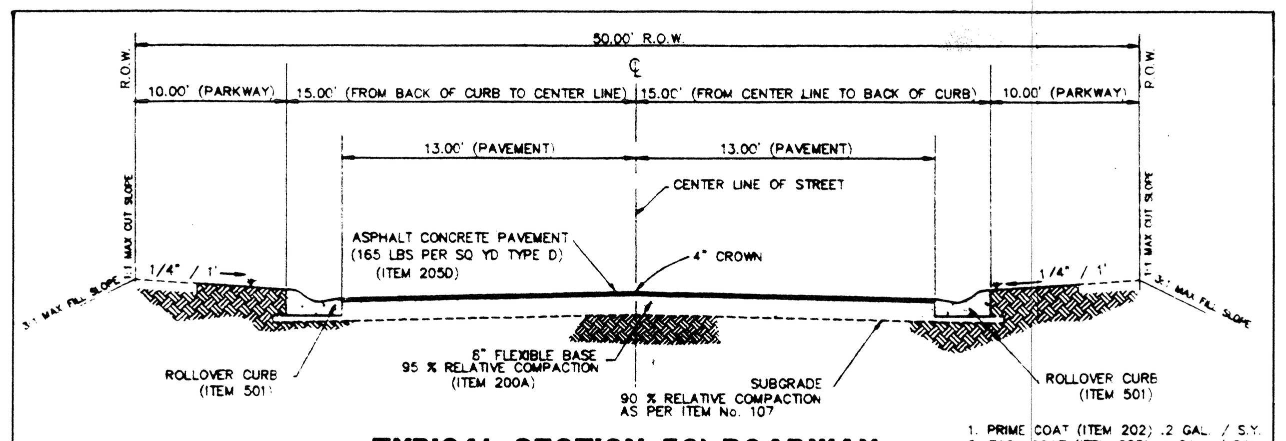
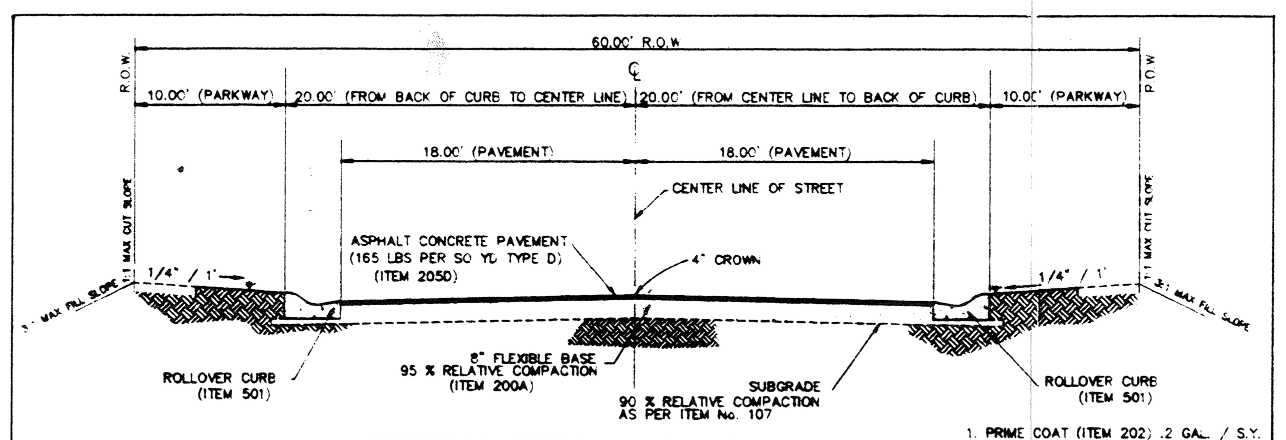


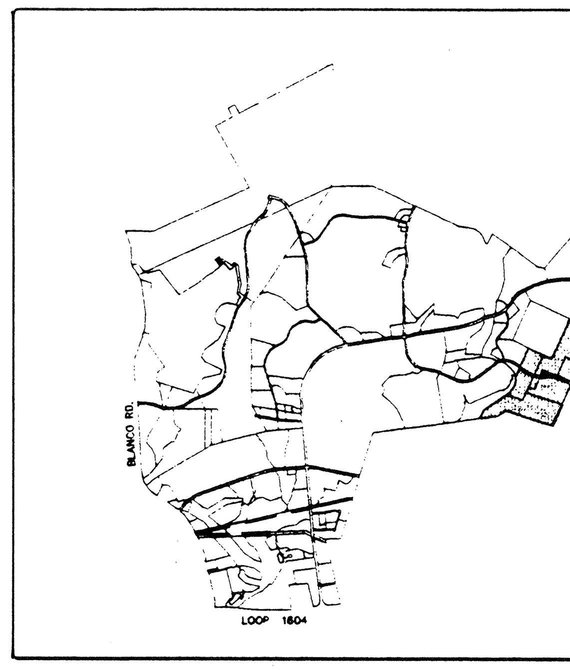
TYPICAL SECTION 50' ROADWAY

(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 1D AREA (AC)	UNIT 2A AREA (AC)	UNIT 2B AREA (AC)	UNIT 2C AREA (AC)	UNIT 3A AREA (AC)	UNIT 3B AREA (AC)	UNIT 3C AREA (AC)	TOTAL AREA (AC)
1. GROSS SITE AREA LESS	24.57	21.24	21.91	16.84	11.9	25.84	19.44	19.39	26.90	11.79	199.82
A. TOTAL STREET RIGHT OF WAY	5.08	4.15	2.90	3.06	2.9	3.23	2.18	3.7	4.4	1.87	32.51
B. TOTAL DRIVEWAYS (DRIVEWAYS @ 20'x20' EACH LOT)	0.70	0.48	0.32	0.57	0.40	0.40	0.19	0.64	0.43	0.28	4.43
C. TOTAL STRUCTURE COVERAGE (HOMES @ 2500 SF EACH LOT)	4.36	2.98	2.01	3.56	2.53	2.53	1.21	4.02	2.81	1.72	27.73
2. TOTAL OPEN SPACE	14.43	13.63	16.68	9.65	6.78	19.68	15.86	11.02	19.50	7.92	135.15
3. OPEN SPACE RATIO	58.7%	64.2%	76.1%	57.3%	0.57%	76.2%	81.6%	56.8%	72.5%	67.2%	67.6%

(LDB) SINGLE FAMILY PUD

TABLE C
DENSITY TABLE

	UNIT 1A	UNIT 1B	UNIT 1C	UNIT 1D	UNIT 2A	UNIT 2B	UNIT 2C	UNIT 3A	UNIT 3B	UNIT 3C	TOTAL
AREA OF PUD (AC)	24.57	21.24	21.91	16.84	11.90	25.84	19.44	9.39	26.90	11.79	199.82
DWELLING UNITS (EA)	74	49	29	62	44	44	21	70	49	30	472
DENSITY (UNITS/ ACRE)	3.0	2.3	1.3	3.7	3.7	1.7	1.1	3.6	1.8	2.5	2.4

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

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
R1: 303 LF
CURB LENGTH = R1

TWO WAY – EQUATION A L1 = 13x(ISD1)/(13 + (W1/2) + KA) – 4
ISD1: 300 LF
W1: 40 LF
KA: 7
L1: 94 LF
CURB LENGTH = L1

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
R1: 169 LF
CURB LENGTH = R1

TWO WAY – EQUATION A L1 = 13x(ISD1)/(13 + (W1/2) + KA) – 4
ISD1: 500 LF
W1: 62 LF
KA: 0
L1: 144 LF
CURB LENGTH = L1

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
R1: 173 LF
CURB LENGTH = R1

TWO WAY – EQUATION A L1 = 13x(ISD1)/(13 + (W1/2) + KA) – 4
ISD1: 300 LF
W1: 40 LF
KA: 7
L1: 94 LF
CURB LENGTH = L1

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
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

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
R1: 173 LF
CURB LENGTH = R1

TWO WAY – EQUATION A L1 = 13x(ISD1)/(13 + (W1/2) + KA) – 4
ISD1: 300 LF
W1: 40 LF
KA: 7
L1: 94 LF
CURB LENGTH = L1

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
R1: 308 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: 108 LF
CURB LENGTH = L1

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
R1: 169 LF
CURB LENGTH = R1

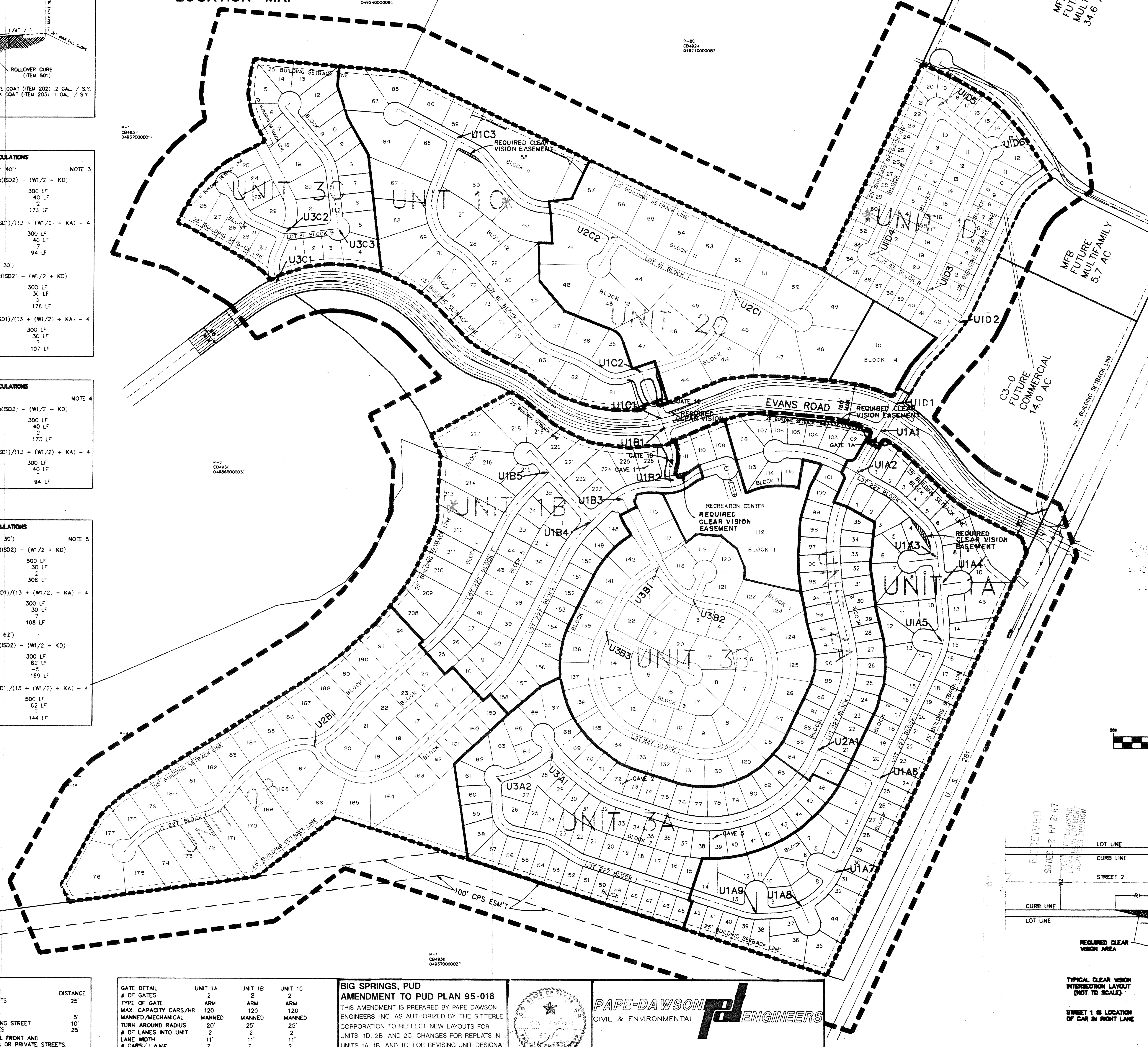
TWO WAY – EQUATION A L1 = 13x(ISD1)/(13 + (W1/2) + KA) – 4
ISD1: 500 LF
W1: 62 LF
KA: 7
L1: 144 LF
CURB LENGTH = L1

CLEAR VISION INTERSECTIONS

	INTERSECTION	W1 (LF)	W2 (LF)
UNIT 1 — UNIT 1A	U1A1	40	62
	U1A2	40	40
	U1A3	30	30
	U1A4	30	30
	U1A5	30	30
	U1A6	30	30
	U1A7	30	30
	U1A8	30	30
	U1A9	30	30
UNIT 1B	U1B1	40	62
	U1B2	40	40
	U1B3	40	40
	U1B4	30	40
	U1B5	30	30
UNIT 1C	U1C1	40	62
	U1C2	40	30
	U1C3	30	30
UNIT 1D	U1D1	40	62
	U1D2	40	40
	U1D3	30	30
	U1D4	30	30
	U1D5	30	30
	U1D6	30	30
UNIT 2 — UNIT 2A	U2A1	40	30
UNIT 2B	U2B1	30	40
UNIT 2C	U2C1	30	30
	U2C2	30	30
UNIT 3 — UNIT 3A	U3A1	40	30
	U3A2	30	30
UNIT 3B	U3B1	30	30
	U3B2	30	30
	U3B3	30	30
UNIT 3C	U3C1	30	62
	U3C2	30	30
	U3C3	30	30

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.

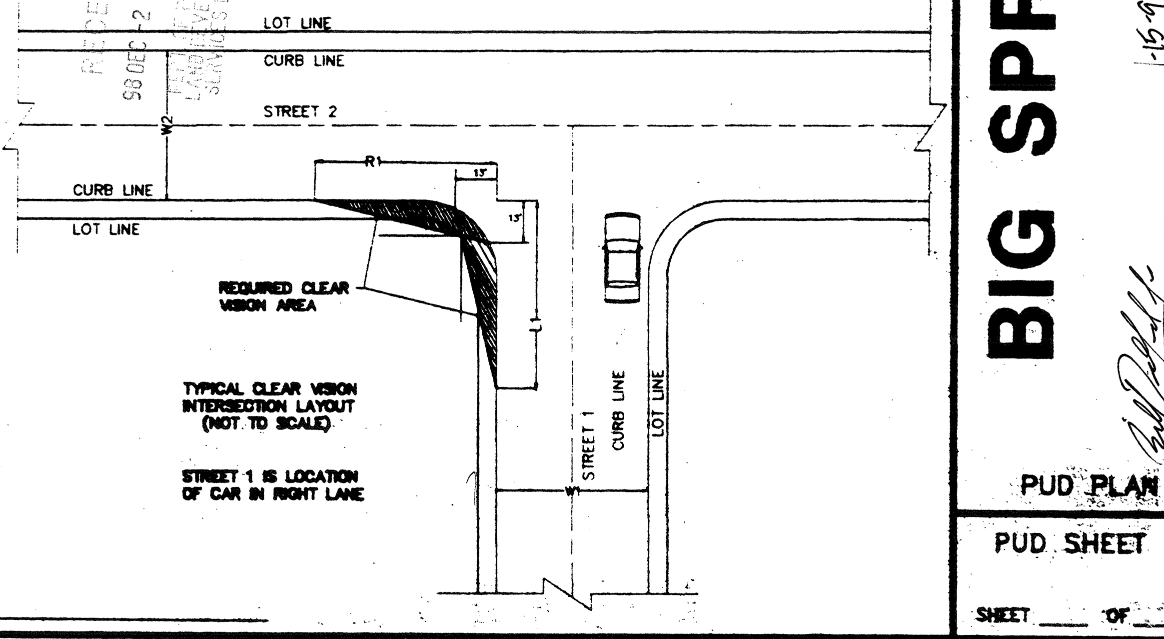


PUD LEGEND

U2A	INTERSECTION LABEL
(heavy line)	UNIT BOUNDARY
(long dash)	200' AREA OF NOTIFICATION
(short dash)	PUD BOUNDARY
04833000003C	PROPERTY TAX ID NUMBER
CB4833	CB/NCB NUMBER
P-3A	PARCEL NUMBER

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.



TYPICAL CLEAR VISION INTERSECTION LAYOUT (NOT TO SCALE)

STREET 1 IS LOCATION OF CAR IN RIGHT LANE

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

BIG SPRINGS, PUD
AMENDMENT TO PUD PLAN 95-018

THIS AMENDMENT IS PREPARED BY PAPE DAWSON ENGINEERS, INC. AS AUTHORIZED BY THE SITTERLE CORPORATION TO REFLECT NEW LAYOUTS FOR UNITS 1D, 2B, AND 2C; CHANGES FOR REPLATS IN UNITS 1A, 1B, AND 1C; FOR REVISING UNIT DESIGNATIONS FOR 3A, 3B, AND 3C INCLUDING OTHER MINOR LOT VARIATIONS WITHIN THE PROJECT.

STATE OF TEXAS — JOHN K. RINEHART — 60375 — REGISTERED PROFESSIONAL ENGINEER
JOHN K. RINEHART
NO. 60375 12/1/98

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

DIRECTOR OF PLANNING: ______

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

RECEIVED
98 DEC -2 PM 2:47
PLANNING DEPARTMENT
LAND DEVELOPMENT SERVICES DIVISION

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

[signature] 1-15-99
Director of Planning Date

JOB No. 3813.10

HALLENBERGER ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS
11322 SIR WINSTON
SAN ANTONIO, TEXAS 78216
(210) 340-8571

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, P\93711

STATE OF TEXAS — CHARLES R. HALLENBERGER — 33775 — REGISTERED PROFESSIONAL ENGINEER

REVISIONS

NO	DATE	DESCRIPTION	BY
1	28APR94	UNIT UPDATE - UNIT A2 + A1	SDA
2	AUG 94	CACTUS LOOP (3A, 2B, 3B)	CRH
3	DEC 94	CLEARVISION ESMT'S	CRH

PUD PLAN

PUD SHEET

SHEET ___ OF ___

#95-018