TABLE B AREA COMPUTATIONS AND RATIOS	UNIT 1 AREA (AC)	UNIT 2 AREA (AC)	UNIT 3 AREA (AC)	TOTAL AREA (AC)
1. GROSS SITE AREA	14.88	15.76	15.54	46.18
LESS				
A. TOTAL STREET RIGHT OF WAY	2.98	3.12	2.14	8.24
B. TOTAL DRIVEWAYS (DRIVEWAYS @ 20'x20' EACH LOT)	0.55	0.58	0.49	1.62
C. TOTAL STRUCTURE COVERAGE (HOMES @ 2500 SF EACH LOT)	3.44	3.62	3.04	10.10
2. TOTAL OPEN SPACE	7.91	8.00	9.87	26.22
3. OPEN SPACE RATIO	53.2%	50.7%	63.5%	56.8%

TABLE C DENSITY TABLE	UNIT 1	UNIT 2	UNIT 3	TOTAL
AREA OF PUD (AC)	14.88	15.76	15.54	46.18
DWELLING UNITS (EA)	60	63	53	176
DENSITY (UNITS/ACRE)	4.0	4.0	3.4	3.8

PUD LEGEND

U2A	INTERSECTION LABEL
	UNIT BOUNDARY
	200' AREA OF NOTIFICATION
	PUD BOUNDARY
04833000000530	PROPERTY TAX ID NUMBER
CB4833	CB/NCB NUMBER
P-3A	PARCEL NUMBER

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

SCALE: 1" = 100'

FOR INTERSECTIONS WHERE BOTH STREETS ARE 30' WIDE, USE NOTE 1. FOR INTERSECTIONS WHERE 70' WIDE STREET INTERSECTS 60' WIDE STREET USE NOTE 2. FOR INTERSECTIONS WHERE 40' WIDE STREET INTERSECTS 30' WIDE STREET USE NOTE 3.

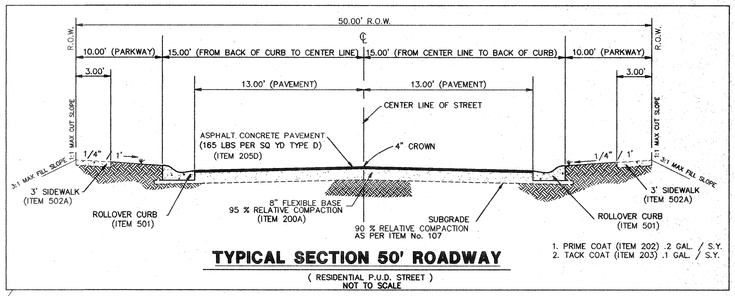
NOTE: ALL STREETS ARE 30' WIDE, EXCEPT WHERE OTHERWISE NOTED.

CLEAR VISION INTERSECTIONS

UNIT 1 INTERSECTION	W1 (LF)	W2 (LF)
U1A	40	62
U1B	40	35
U1C	40	30
U1D	40	30
U1E	30	30

UNIT 2 INTERSECTION	W1 (LF)	W2 (LF)
U2A	40	30
U2B	30	30
U2C	40	30
U2D	30	30
U2E	30	30

UNIT 3 INTERSECTION	W1 (LF)	W2 (LF)
U3A	30	30



TYPICAL SECTION 50' ROADWAY

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

1. PRIME COAT (ITEM 202) .2 GAL. / S.Y.
2. TACK COAT (ITEM 203) .1 GAL. / S.Y.

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: –3
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

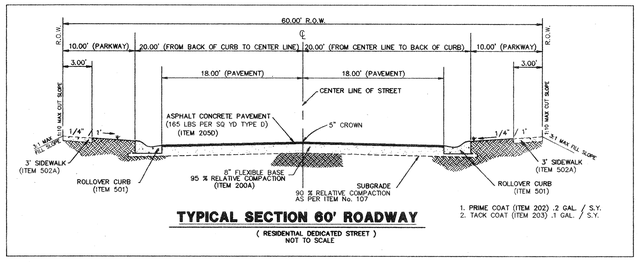
TYPICAL 30' X 30' INTERSECTION NOTE 1

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

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman Date: 4-26-95
Secretary Date: 4-26-95

LOCATION MAP N.T.S

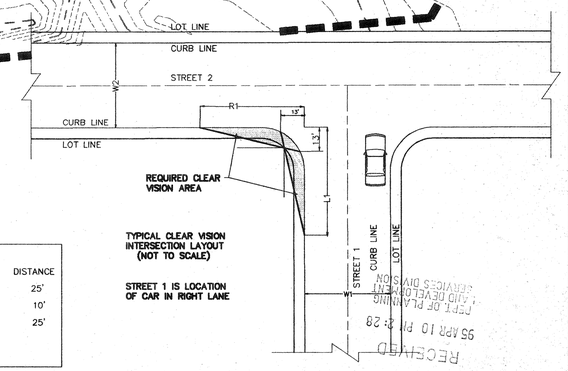


TYPICAL SECTION 60' ROADWAY

(RESIDENTIAL DEDICATED STREET)
NOT TO SCALE

1. PRIME COAT (ITEM 202) .2 GAL. / S.Y.
2. TACK COAT (ITEM 203) .1 GAL. / S.Y.

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



TYPICAL CLEAR VISION INTERSECTION LAYOUT (NOT TO SCALE)

STREET 1 IS LOCATION OF CAR IN RIGHT LANE

RECEIVED
95 APR 10 PM 2:28
CITY OF SAN ANTONIO
PLANNING DEPARTMENT
SERVICES DIVISION

JOB No.
94703

HALLENBERGER ENGINEERING
ENGINEERS PLANNERS SURVEYORS
95-024
11322 SIR WINSTON (210) 349-6571
SAN ANTONIO, TEXAS 78216

DATE: DEC. 30, 1994
DESIGNED BY: S.D.A.
DRAWN BY: S.D.A.
CHECKED BY: C.R.H.
SCALE: 1" = 100'
FILE NAME: 94703PUD.DWG
SUPPORT: P. 94703

NO.	DATE	DESCRIPTION	BY
4	2/24/95	REV. LOTS 17-26 BLK1 LOC.	K.J.S.
3	2/24/95	REV. REC. CENTER LOCATION	K.J.S.
2	12/30/94	ADDED GATE DETAIL	K.J.S.
1	12/30/94	ADDED CLEAR VISION EASMT.	K.J.S.

REVISIONS

STONE VALLEY PUD
A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
BY FRANK RAMMERT
PUD PLAN

PLAN SHEET

SHEET 01 OF 01

95-024