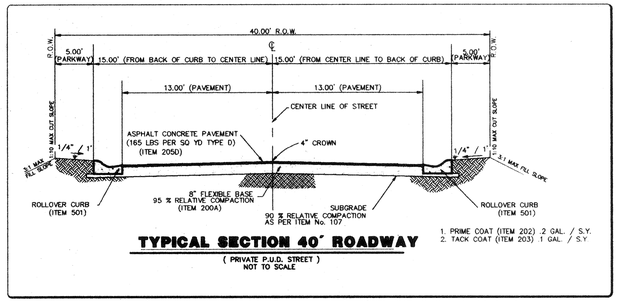
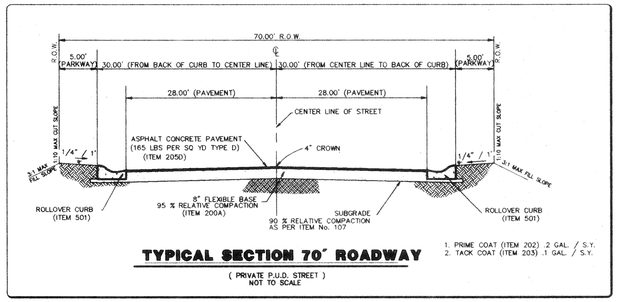
95-026



TYPICAL SECTION 40' ROADWAY

(PRIVATE 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.



TYPICAL SECTION 70' ROADWAY

(PRIVATE 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 30' X 30' INTERSECTION — NOTE 1

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

	ISD2:	300 LF
	W1:	30 LF
	KD:	7
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 30' INTERSECTION (W1 = 40') — NOTE 2

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

	ISD2:	300 LF
	W1:	40 LF
	KD:	7
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

GATE DETAIL

# OF GATES	2
TYPE OF GATE	SWNG
MAX. CAPACITY CARS/HR	60
MANNED/MECHANICAL	MECHANICAL
TURN AROUND RADIUS	20'
LANE WIDTH	11'
# CARS/LANE	4

TABLE C
DENSITY TABLE

	UNIT 1	TOTAL
AREA OF PUD (AC)	20.58	20.58
DWELLING UNITS (EA)	78	78
DENSITY (UNITS/ACRE)	3.8	3.8

TABLE B

AREA COMPUTATIONS AND RATIOS	UNIT 1 AREA (AC)	TOTAL AREA (AC)
1. GROSS SITE AREA	20.58	20.58
LESS		
A. TOTAL STREET RIGHT OF WAY	3.44	3.44
B. TOTAL DRIVEWAYS (DRIVEWAYS @ 20'x20' EACH LOT)	0.72	0.72
C. TOTAL STRUCTURE COVERAGE (HOMES @ 2500 SF EACH LOT)	4.48	4.48
2. TOTAL OPEN SPACE	11.94	11.94
3. OPEN SPACE RATIO	58.0%	58.0%

CLEAR VISION CALCULATIONS

TYPICAL 40' X 86' INTERSECTION (W1 = 40') — NOTE 3

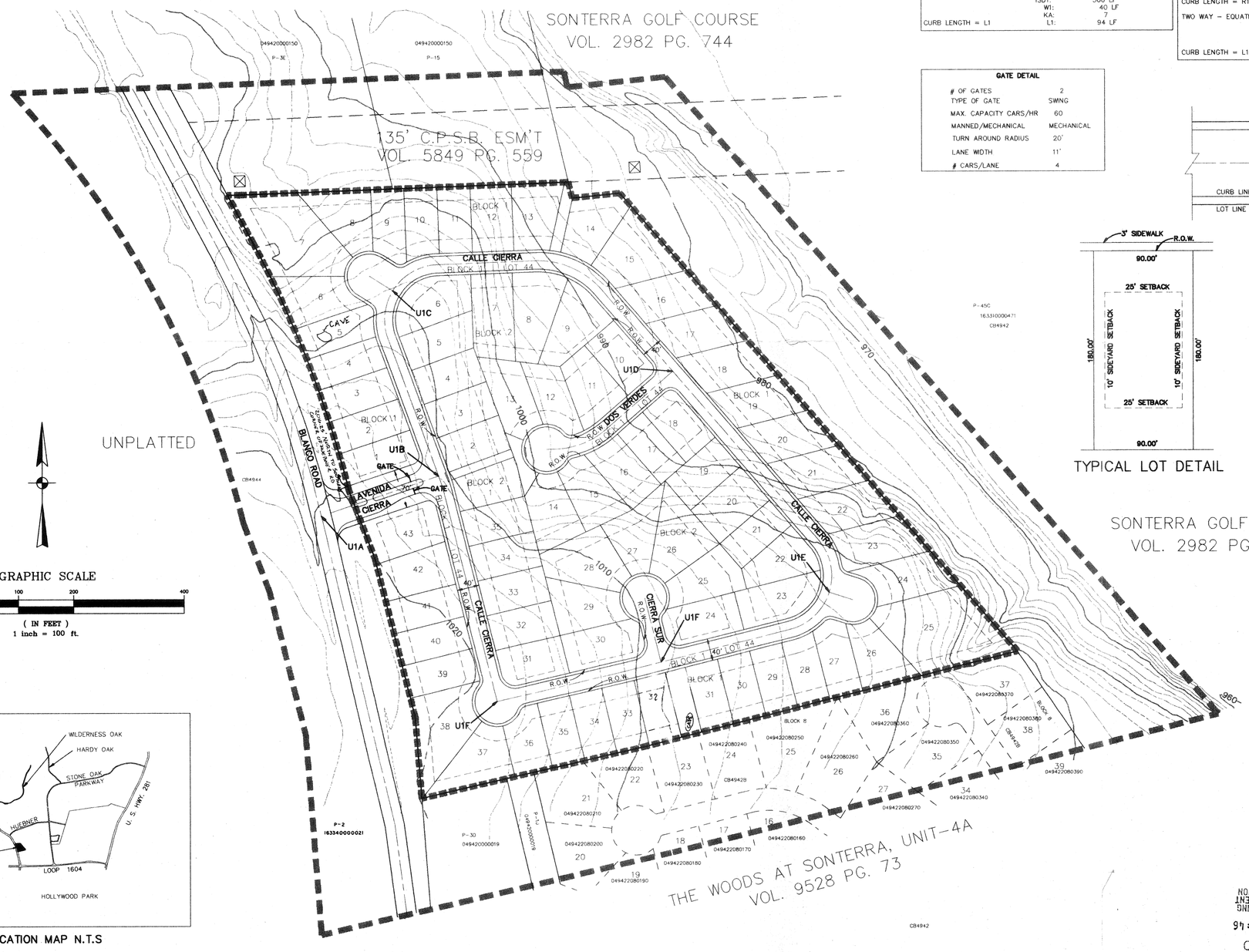
TWO WAY – EQUATION D: R1 = 0.65x(ISD2) – (W1/2 + KD)

	ISD2:	700 LF
	W1:	40 LF
	KD:	2
CURB LENGTH = R1	R1:	433 LF

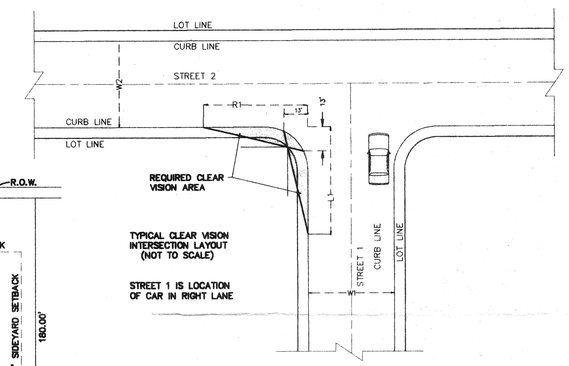
TWO WAY – EQUATION A: L1 = 13x(ISD1)/(13 + (W1/2) + KA) – 4

	ISD1:	300 LF
	W1:	40 LF
	KA:	7
CURB LENGTH = L1	L1:	94 LF

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



TYPICAL LOT DETAIL

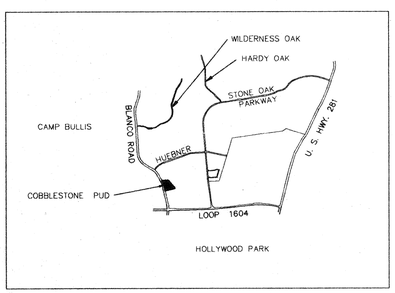


TYPICAL CLEAR VISION INTERSECTION LAYOUT (NOT TO SCALE)

STREET 1 IS LOCATION OF CAR IN RIGHT LANE

UNPLATTED

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.



LOCATION MAP N.T.S

CLEAR VISION INTERSECTIONS

UNIT 1

INTERSECTION	W1 (LF)	W2 (LF)
U1A	40	86
U1B	40	30
U1C	30	30
U1D	30	30
U1E	30	30
U1F	30	30
U1G	30	30

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

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

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'

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

RECEIVED
'95 APR 17 PM 2:46
DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

JOB No.
94708

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

DATE: DEC. 22, 1994
DESIGNED BY: F.J.M.
DRAWN BY: M.F.T.
CHECKED BY: C.R.H.
SCALE: 1" = 100'
FILE NAME: 94708PUD.DWG
SUPPORT: P\94708

REVISIONS

NO.	DATE	DESCRIPTION	BY

COBBLESTONE PUD
A SINGLE FAMILY RESIDENTIAL DEVELOPMENT BY ASC SAN ANTONIO VENTURE I

95-026

PLAN SHEET

SHEET ____ OF ____

95-026