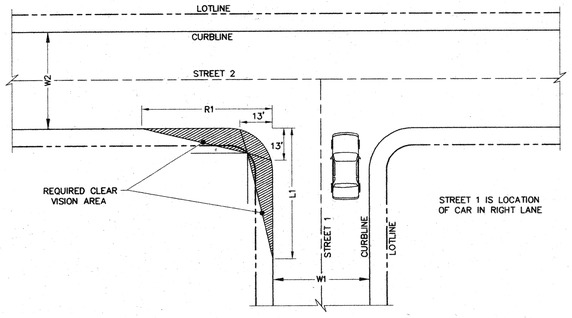
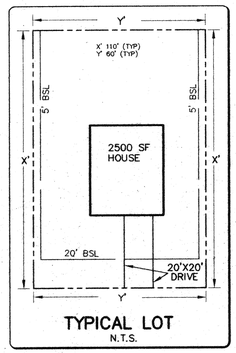
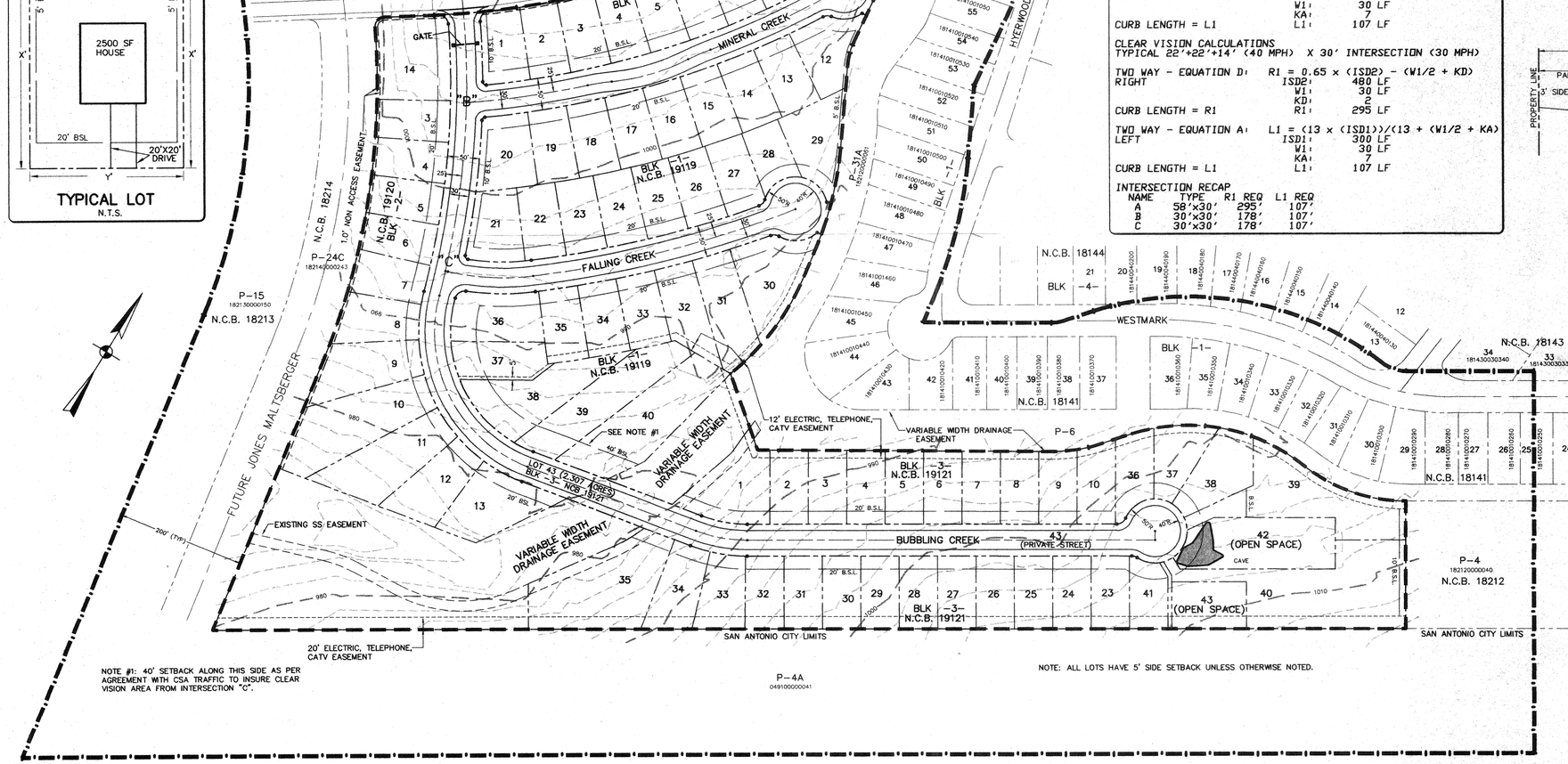


TYPICAL CLEAR VISION INTERSECTION LAYOUT
N.T.S.

GATE DETAIL		
ITEM	DESCRIPTION	
1.	NUMBER OF GATES	2
2.	TYPE OF GATE	ARM
3.	MAXIMUM CAPACITY OF CARS/HOUR	120
4.	MANNED/MECHANICAL	MANNED
5.	TURN AROUND RADIUS	N/A
6.	NUMBER OF LANES INTO UNIT	1
7.	LANE WIDTH	12'
8.	NUMBER OF CARS PER LANE	2

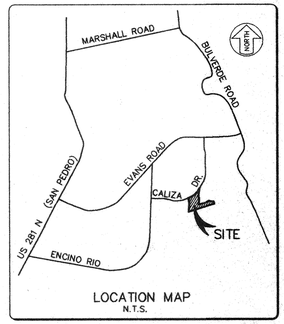


TYPICAL LOT
N.T.S.



NOTE #1: 40' SETBACK ALONG THIS SIDE AS PER AGREEMENT WITH CSA TRAFFIC TO INSURE CLEAR VISION AREA FROM INTERSECTION "C".

NOTE: ALL LOTS HAVE 5' SIDE SETBACK UNLESS OTHERWISE NOTED.



LOCATION MAP
N.T.S.

CLEAR VISION CALCULATIONS
TYPICAL 30' X 30' INTERSECTION (30 MPH)

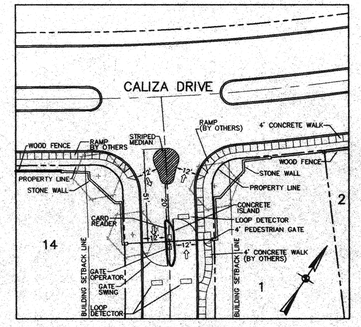
TWO WAY - EQUATION D:	R1 = 0.65 x (ISD2) - (W1/2 + KD)	
RIGHT	ISD2:	300 LF
	W1:	30 LF
	KD:	2
CURB LENGTH = R1	R1:	178 LF
TWO WAY - EQUATION A:	L1 = (13 x (ISD1))/(13 + (W1/2 + KA)	
LEFT	ISD1:	300 LF
	W1:	30 LF
	KA:	7
CURB LENGTH = L1	L1:	107 LF

CLEAR VISION CALCULATIONS
TYPICAL 22'+22'+14' (40 MPH) X 30' INTERSECTION (30 MPH)

TWO WAY - EQUATION D:	R1 = 0.65 x (ISD2) - (W1/2 + KD)	
RIGHT	ISD2:	480 LF
	W1:	30 LF
	KD:	2
CURB LENGTH = R1	R1:	295 LF
TWO WAY - EQUATION A:	L1 = (13 x (ISD1))/(13 + (W1/2 + KA)	
LEFT	ISD1:	300 LF
	W1:	30 LF
	KA:	7
CURB LENGTH = L1	L1:	107 LF

INTERSECTION RECAP

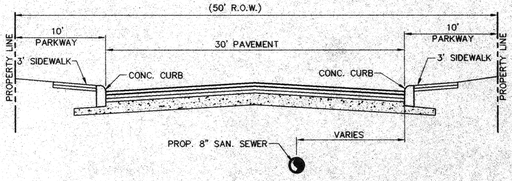
NAME	TYPE	R1 REQ	L1 REQ
A	58'x30'	295'	107'
B	30'x30'	178'	107'
C	30'x30'	178'	107'



GATE DETAIL
N.T.S.

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
Chairman 8-11-95
Secretary D. Parlapiano Date 8-11-95

95-093



TYPICAL STREET SECTION
N.T.S.

TABLE B AREA COMPUTATIONS AND RATIOS				
ITEM DESCRIPTION	LOTS	SUB AREA (SF)	SUB AREA (AC)	TOTAL AREA (AC)
1. GROSS SITE AREA	-	-	-	24.402 AC
(LESS)				
A. TOTAL STREET RIGHT OF WAY	-	162522	3.731	-3.731
B. TOTAL DRIVEWAYS (20'x20', EACH LOT)	81	32400	0.744	-0.744
C. TOTAL STRUCTURE COVERAGE, 2500 SF HOUSE/LOT	81	202500	4.649	-4.649
SUBTOTAL:				-9.124 AC
(EQUALS)				
2. TOTAL OPEN SPACE				15.278 AC
3. OPEN SPACE RATIO				62.61%

TABLE A YARD REQUIREMENTS & SETBACKS	
ITEM DESCRIPTION	DISTANCE
1. FRONT YARD SETBACKS, ALL LOTS	25'
2. SIDEYARD SETBACKS	
A. INTERIOR LOT LINE	5'
B. CORNER LOT LINE ABUTTING STREET	10'
3. REAR YARD SETBACK, ALL LOTS	25'

NOTE: 3' SIDEWALK REQUIRED ON ALL FRONT AND SIDE YARDS ABUTTING PUBLIC OR PRIVATE STREETS.

TABLE C DENSITY COMPUTATIONS		
ITEM	DESCRIPTION	
1.	AREA OF PUD	24.402 AC
2.	DWELLING UNITS	81 EA
3.	DENSITY	3.3 EA/AC

P.U.D. LEGEND

"A"	INTERSECTION LABEL
	PUD BOUNDARY
	200' AREA OF NOTIFICATION
067450000050	PROPERTY TAX ID NUMBER
NCB 18141	CB/NCB NUMBER
P-2B	PARCEL NUMBER
20' B.S.L.	BUILDING SETBACK LINE

NO.	DESCRIPTION	DATE
1		
2		
3		
4		

REVISIONS

DRAWN BY:
CHECKED BY:
APPROVED BY:
FILE NO.
FILE LOCATION:

VICKREY & ASSOCIATES, INC
CONSULTING ENGINEERS
7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)348-3271

PREPARED FOR: U.S. HOMES

ENCINO CREEK SUBDIVISION
P.U.D. PLAN
(PLANNED UNIT DEVELOPMENT)

RECEIVED
JUN 2 1995
CITY OF SAN ANTONIO
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION

COPYRIGHT: 1995

DATE: 2JUN95
SCALE
Vertical 1" = N/A
Horizontal 1" = 100'
0 50' 100' 150'

SHEET 1 OF 1
PROJ NO. 0880-102-036

DRAWING FILE: 0880102E.DWG

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