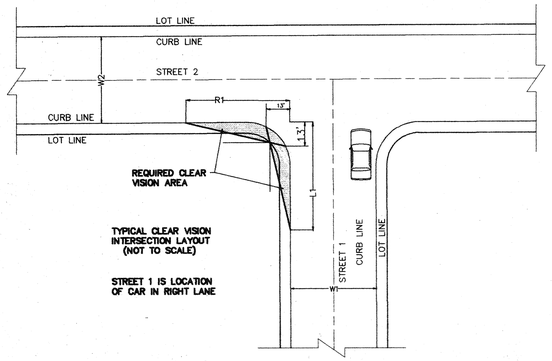


TABLE A	
YARD REQUIREMENTS	DISTANCE
1. FRONT YARD SETBACK	25'
2. SIDEYARD SETBACK ALL LOTS	10'
3. REAR YARD SETBACK ALL LOTS	25'

TABLE C			
DENSITY TABLE	UNIT 1	UNIT 2	TOTAL
AREA OF PUD (AC)	29.634	22.520	52.154
DWELLING UNITS (EA)	27	20	47
DENSITY (UNITS/ACRE)	0.9	0.9	0.9

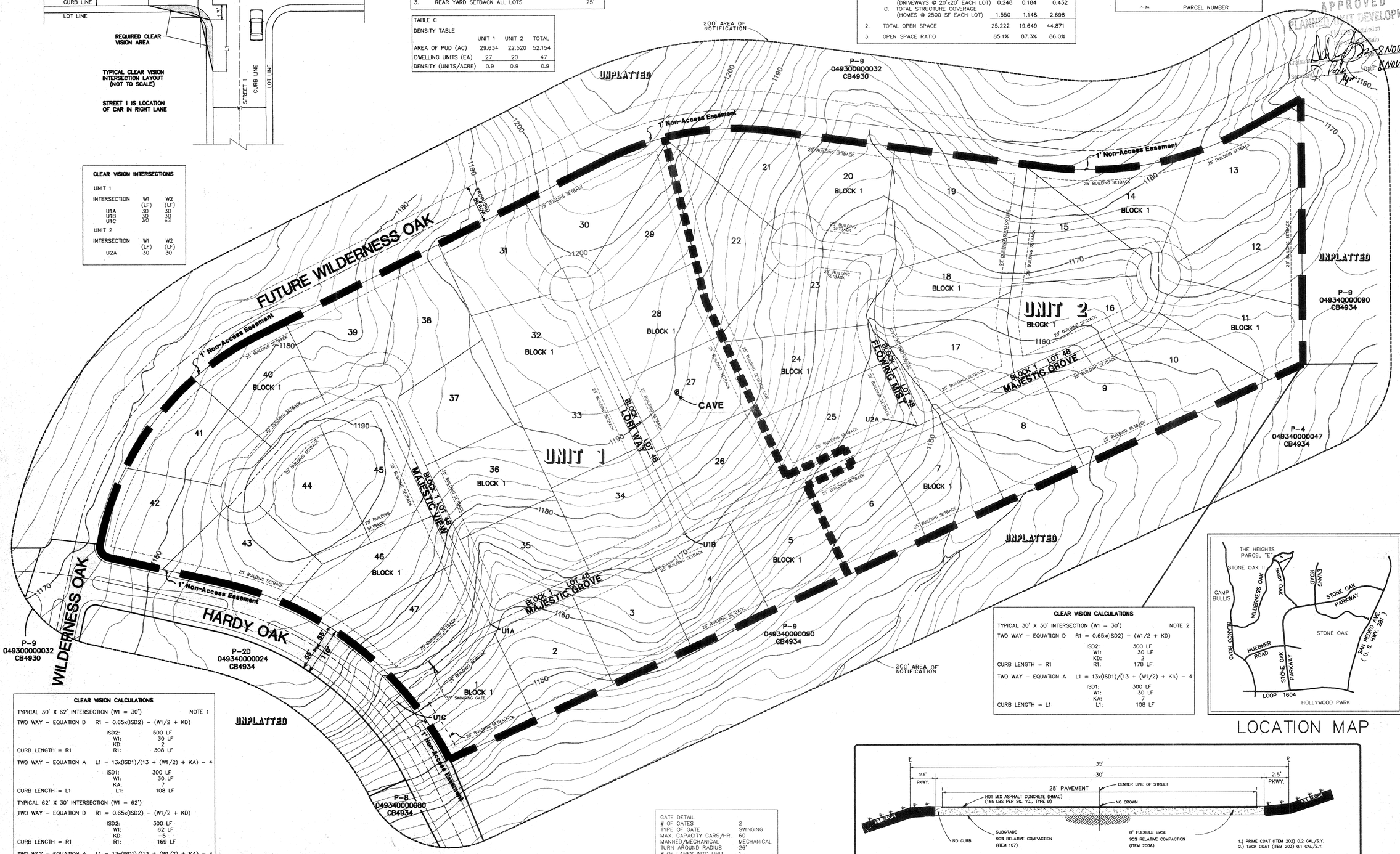
TABLE B			
AREA COMPUTATIONS AND RATIOS	UNIT 1 AREA (AC)	UNIT 2 AREA (AC)	TOTAL AREA (AC)
1. GROSS SITE AREA	29.634	22.520	52.154
LESS			
A. TOTAL STREET RIGHT OF WAY	2.614	1.539	4.153
B. TOTAL DRIVEWAYS (DRIVEWAYS @ 20'x20' EACH LOT)	0.248	0.184	0.432
C. TOTAL STRUCTURE COVERAGE (HOMES @ 2500 SF EACH LOT)	1.550	1.148	2.698
2. TOTAL OPEN SPACE	25.222	19.649	44.871
3. OPEN SPACE RATIO	85.1%	87.3%	86.0%

PUD LEGEND

U2A	INTERSECTION LABEL
	UNIT BOUNDARY
	200' AREA OF NOTIFICATION
	PUD BOUNDARY
049330000030	PROPERTY TAX ID NUMBER
CB4933	CB/NCB NUMBER
P-3A	PARCEL NUMBER

SCALE: 1" = 100'

APPROVED
PLANNED UNIT DEVELOPMENT
Chairman
Secretary
Date: 8/10/95
Date: 8/10/95



CLEAR VISION INTERSECTIONS

UNIT 1 INTERSECTION	W1 (LF)	W2 (LF)
U1A	30	30
U1B	30	30
U1C	30	62
UNIT 2 INTERSECTION	**W1 (LF)**	**W2 (LF)**
U2A	30	30

CLEAR VISION CALCULATIONS

TYPICAL 30' X 30' INTERSECTION (W1 = 30') — NOTE 2

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: 108 LF

CLEAR VISION CALCULATIONS

TYPICAL 30' X 62' INTERSECTION (W1 = 30') — NOTE 1

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: 0
CURB LENGTH = L1 L1: 144 LF

FOR INTERSECTION U1C, USE NOTE 1. FOR ALL OTHER INTERSECTIONS USE NOTE 2.

GATE DETAIL	
# OF GATES	2
TYPE OF GATE	SWINGING
MAX. CAPACITY CARS/HR.	60
MANNED/MECHANICAL	MECHANICAL
TURN AROUND RADIUS	26'
# OF LANES INTO UNIT	1
LANE WIDTH	13
# CARS/LANE	5

LOCATION MAP

TYPICAL SECTION 35' ROADWAY

NOT TO SCALE

JOB No. **94743**

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

DATE: JUNE, 1995
DESIGNED BY: J.E.M.
DRAWN BY: J.E.M.
CHECKED BY: C.R.H.
SCALE: 1" = 100'
FILE NAME: 94743PUD.DWG
SUPPORT: P\HEIGHTS

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	7-26-95	ADDED STREET NAMES	JAM

THE HEIGHTS AT STONE OAK II
P.U.D. PARCEL "E"

PUD PLAN #95-055

PLAN SHEET

SHEET 01 OF 1

#95-055