City of San Antonio, Texas

Planning and Development Services Department

April 14, 2009

Hallenberger Engineering
11322 Sir Winston
San Antonio, TX 78237

RECEIVED
09 APR 20 AM 9: 24
LAND DEVELOPMENT SERVICES DIVISION

RE: Wilderness Park #97-031

To Whom It May Concern:

The Planned Unit Development Plan (PUD), Wilderness Park #97-031, is no longer valid in accordance with **Unified Development Code Sec. 35-2110.** ***Time limit***:

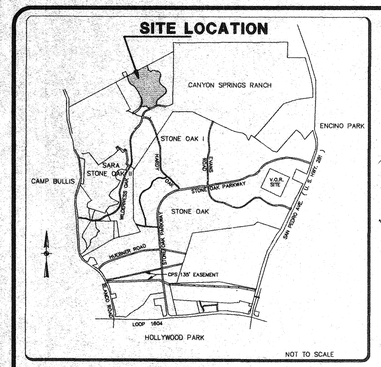
> *An approved PUD plan shall remain valid for a period of three (3) years from the date of the last recorded plat or the date of planning commission approval if no plats are recorded. Time extensions for up to two (2) years may be granted by the planning commission if it finds that additional time is warranted. Failure to initiate development within the approved time period shall void the PUD plan and no building permits or utility connections shall be issued unit a new or revised plan has been resubmitted and approved by the commission.*

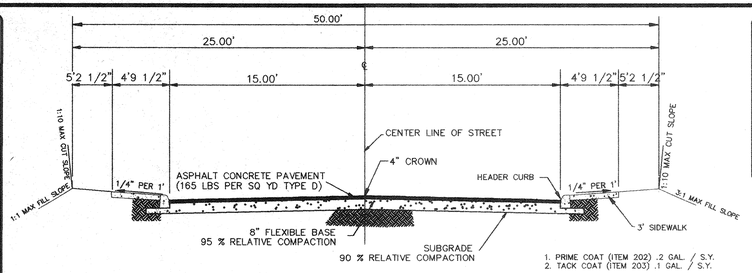
This PUD has been deemed invalid. The PUD will be archived within the Department's files for a period of five (5) years. If you feel this is in error, an appeal in writing may be filed within thirty days of receipt of this notice.

If you have any questions regarding this matter, contact Donna Schueling at (210) 207-5016.

Sincerely,

Fernando J. Deleón, P.E.
Assistant Director,
Land Development Division
Planning and Development Services Department





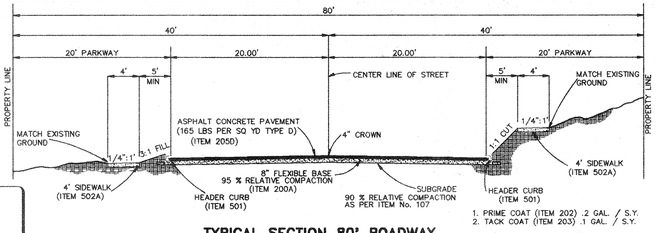
TYPICAL SECTION 50' ROADWAY

(NOT TO SCALE)

SCALE: 1" = 200'

TABLE A	
YARD REQUIREMENTS AND SIDEWALKS	
1. FRONT YARD SETBACK	20'
2. SIDEYARD SETBACK ALL LOTS	5'
3. REAR YARD SETBACK AND SIDEYARD SETBACK WHEN ABUTTING PUBLIC OR PRIVATE STREETS.	10'
4. CUL-DE-SAC FRONT YARD SETBACK	15'
5. 3' SIDEWALK REQUIRED ON ALL FRONT AND SIDE YARDS ABUTTING PUBLIC OR PRIVATE STREETS.	

GATE DETAIL	
# OF GATES	1 EACH WAY (VISITORS)
TYPE OF GATE	PIVOT ARM
SPECIAL: THE RESIDENT LANE GATE WILL REMAIN OPEN DURING DAYLIGHT HOURS AND PEAK HOURS	
MAX. CAPACITY (CARS/HR)	515
MANNED/MECHANICAL	MANNED
TURN AROUND RADIUS	21'
# OF LANES INTO UNIT	2
LANE WIDTH	14'
# CARS/LANE	25 AND 27



TYPICAL SECTION 80' ROADWAY

ENTRANCE STREET (PRIVATE STREET)
NOT TO SCALE

P.U.D. LEGEND	
	200' LIMIT OF NOTIFICATION
	P.U.D. BOUNDARY
	UNIT BOUNDARY
P-3	PARCEL NUMBER
049300000032	PROPERTY TAX ID NUMBER
CB 4930	CB/NCB NUMBER
1A	INTERSECTION LABEL

TYPICAL LOT DETAIL

TABLE B									
AREA COMPUTATIONS AND RATIOS	TRACT 1	TRACT 2	TRACT 3	TRACT 4	TRACT 5	TRACT 6	TRACT 7	COMMON AREA (WILDERNESS PKWY & RECREATION CENER)	TOTAL
DRIVEWAY (AC)*	0.84	0.96	1.09	0.67	0.97	0.83	0.57	–	5.92
TOTAL STRUCTURAL COVER (AC)**	5.01	5.73	6.56	4.02	5.84	4.96	3.42	–	35.54
R.O.W. (AC)	3.80	4.94	5.56	3.47	4.37	4.27	2.72	–	29.13
TOTAL AREA (AC)	22.89	26.14	29.02	17.95	29.84	25.06	22.29	12.73	185.92
OPEN SPACE AREA (AC)	13.24	14.51	15.81	9.79	18.66	15.00	15.58	5.74	108.33
OPEN SPACE RATIO	57.8%	55.5%	54.5%	54.5%	62.5%	59.8%	69.9%	45.1%	58.3%

* DRIVEWAYS = 20'x20' = 400 SQ FT EACH LOT
** TOTAL STRUCTURAL COVER = 60'x40' = 2400 SQ FT EACH LOT

TABLE C								
DENSITY TABLE	TRACT 1	TRACT 2	TRACT 3	TRACT 4	TRACT 5	TRACT 6	TRACT 7	TOTAL
AREA OF PUD (AC)	22.89	26.14	29.02	17.95	26.65	23.17	16.86	162.68
DWELLING UNITS (EA)	91	104	119	73	106	90	62	645
DENSITY (LOTS/ACRE)	4.0	4.0	4.1	4.1	4.0	3.9	3.7	4.0

Clear Vision Calculations

From page 746 of AASHTO

$d = 1.47*V*(J+t_a)$

Where:

d = sight distance (ft)
V = design speed of roadway (mph)
J = sum of perception time and vehicle actuation time (sec)
t_a = time required to accelerate and traverse distance "S" determined below (sec)

S = D+W+L

Where:

D = distance from edge of pavement to front of stopped vehicle (ft)
W = pavement width along path of crossing vehicle (ft)
L = overall length of vehicle (ft)

With the distance "S" calculated, ta may be determined from Figure IX-33 located on page 748 of AASHTO. It is determined with graphical methods from the "P" curve of this graph. This curve represents a typical passenger vehicle.

Assumptions:

The controlling case will be the traffic crossing maneuver.
J = 2.0 sec
L = 19 ft
D = 10 ft

Case	Stopping Lane Width	Accelerating Lane Width	Turn Direction	V (mph)	W (ft)	S (ft)	t_a (sec)	d (ft)
A	15'	15'	Right	30	15	44	4.2	273.42
B	15'	15'	Left	30	30	59	4.9	304.29
C	15'	20'	Right	30	20	49	4.4	282.24
D	15'	20'	Left	30	40	69	5.3	321.93
E	20'	15'	Right	30	15	44	4.2	273.42
F	20'	15'	Left	30	30	59	4.9	304.29
G	20'	20'	Right	30	20	49	4.4	282.24
H	20'	20'	Left	30	40	69	5.3	321.93
I	20'	22'	Right	45	22	51	4.5	429.98
J	20'	22'	Left	45	44	73	5.4	489.51

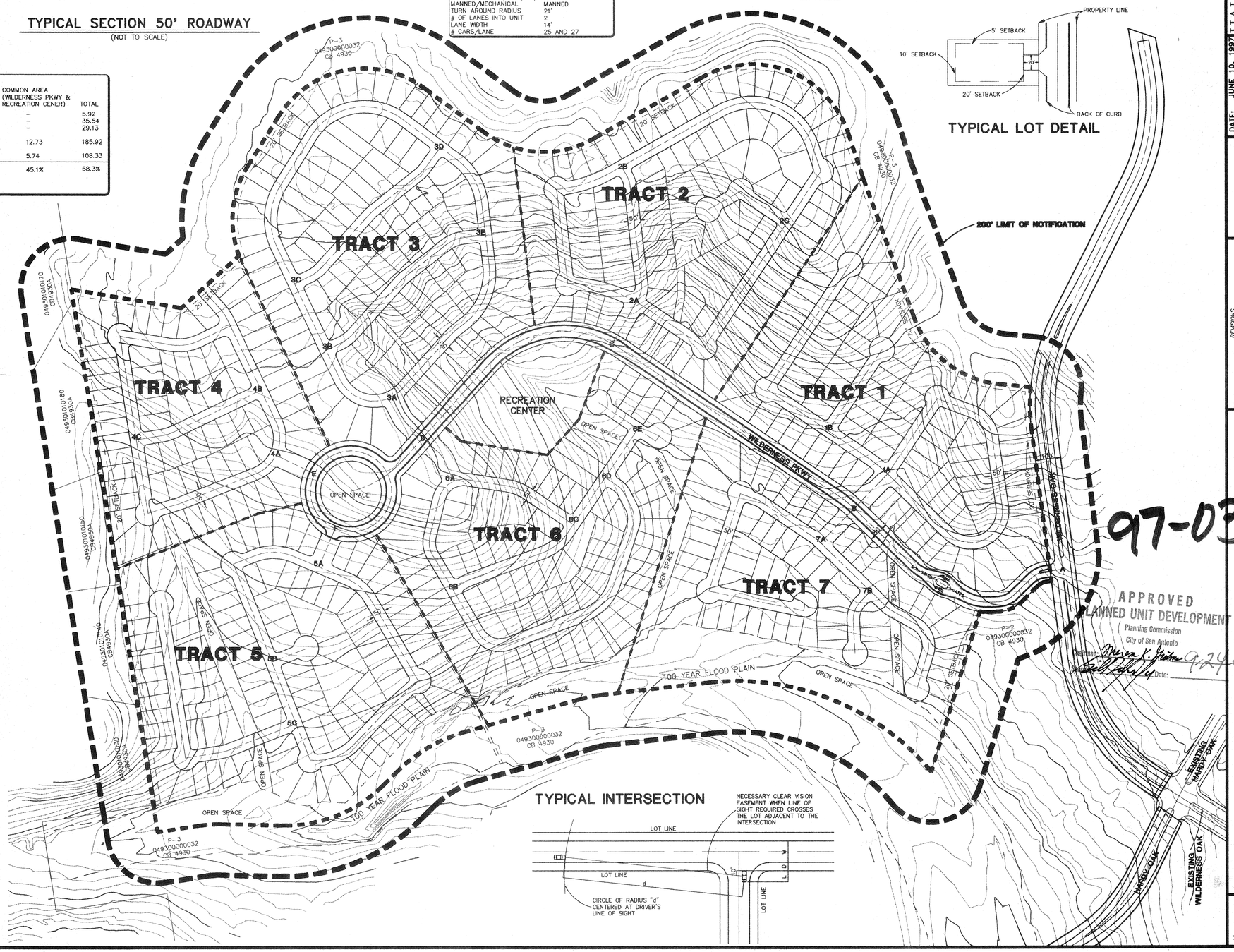
INTERSECTIONS

Case A and Case B			
1B	3C	4C	6C
2B	3D	5B	6D
2C	3E	5C	6E
3B	4B	6B	7B

Case C and Case D			
Case E and Case F			
1A	3A	5A	7A
2A	4A	6A	

Case I and Case J			
A			

Case G and Case H			
B	D	F	
C	E		



TYPICAL INTERSECTION

97-031

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Date: 9-24-97

RECEIVED
97 SEP 10 AM 11:52
CITY OF SAN ANTONIO
PLANNING
SERVICES DIVISION

JOB No. 97713

HALLENBERGER ENGINEERING, L.C.
ENGINEERS
PLANNERS
SURVEYORS
11322 SIR WINSTON
SAN ANTONIO, TEXAS
(210) 349-8571
78216

DATE:	JUNE 10, 1997
DESIGNED BY:	J.A.M.
DRAWN BY:	J.A.M.
CHECKED BY:	C.R.H.
SCALE:	1" = 200'
FILE NAME:	7713PUD.DWG
SUPPORT:	PJ 97713

REVISIONS

NO.	DATE	DESCRIPTION	BY
1.	9-8-97	REVISED TRACT 4 & GATE DETAIL	JAM

P.U.D. PLAN FOR WILDERNESS PARK P.U.D.

PUD PLAN #97-031

P.U.D. PLAN

SHEET ____ OF ____

97-031