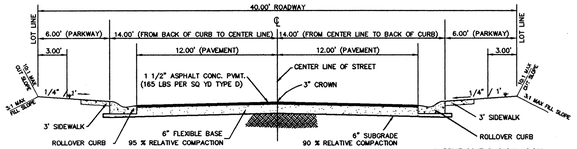
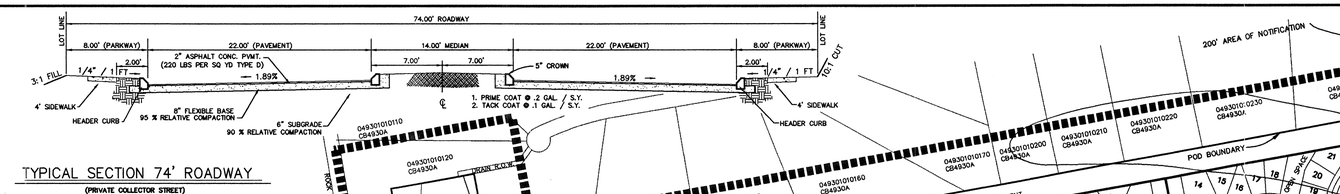


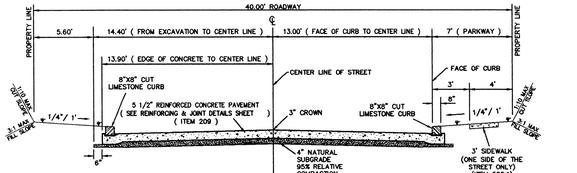
TYPICAL SECTION 40' ROADWAY

(RESIDENTIAL PRIVATE STREET)
NOT TO SCALE



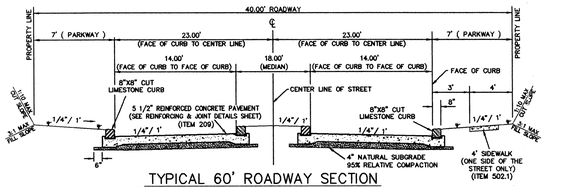
TYPICAL SECTION 74' ROADWAY

(PRIVATE COLLECTOR STREET)
NOT TO SCALE



TYPICAL 40' ROADWAY SECTION

(PRIVATE RESIDENTIAL STREET) (POD C ONLY)
N.T.S.



TYPICAL 60' ROADWAY SECTION

(PRIVATE RESIDENTIAL STREET) (POD C ONLY)
N.T.S.

ENVIRONMENTAL RECOMMENDATIONS

The following are recommendations put forth to address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone.

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall obtain a Letter of Certification from the Watershed Protection and management Department of the San Antonio Water System.
2. All land uses shall be in conformance with the table of permitted uses at the time the zoning is approved by City Council. If the proposed use is listed as requiring special City Council approval the owner/operator shall apply for re-zoning for that particular use. If the land use is listed as prohibited, that land use will not be permitted.
3. For areas using on-site sewage facilities, the owner, prior to installation, is required to obtain approval of a site specific design (which meets Bexar County On-Site Sewage Regulation) for conditions unique to that lot. The on-site sewage facilities will be installed and maintained properly.
4. Cub Cave, Bear Cave, Hornet's Last Laugh Pit and Pendulum Pit shall remain open with a buffer zone designed according to the criteria contained in Sec. 34-920 (b) of Ordinance No 81491 or other approved criteria. The calculations for determining the buffer zone around the caves shall be submitted to and approved by SAWS prior to the commencement of construction. The caves may be buffered by having the caves surrounded by a greenbelt and/or conservation easement.
5. SAWS Aquifer Studies staff will work with the TNRCC and the owner/operator of the Telco located at Stone oak Parkway and Huebner Road in an effort to bring the site into compliance with the TNRCC approval letter dated December 21, 1995.
6. All abandoned wells or improperly plugged wells shall be plugged in accordance with the San Antonio Water Code.
7. All properties containing any portion of the 100-year floodplain, which have not yet been platted shall have a 60-foot buffer zone adjacent to and outside the 100-year floodplain. The buffer zone shall consist of a no-build zone and should be left in a natural condition.
8. Prior to the release of any building permits for additional developments, the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System:

A. A Water Pollution Abatement Plan shall be submitted for each particular development/use within the area being considered for re-zoning.
B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas.
C. A letter from the Texas Natural Resource Conservation Commission approving each Water Pollution Abatement Plan.
D. A copy of the approved Water Pollution Abatement Plan.

9. Landscaped areas shall be sensitive to minimizing water needs (i.e. use of native plants). The owner/operator of this development and each purchaser or occupant of an individual lot within this development shall be informed in writing about best management practices of pesticide and fertilizer application. Preventing Groundwater Pollution A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210-222-2204) or equivalent information produced by recognized authorities such as the Soil Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, etc. shall be used.
10. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
11. The City of San Antonio shall inspect all future construction of service laterals and sewer mains for proper construction according to State and City Regulations and Code.
12. If any solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Natural Resource Conservation Commission at (210) 490-3096 and the Aquifer Studies Division of the San Antonio Water System at (210) 704-7392.
13. The Aquifer Studies Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being adhered to during and after construction of the project.

CLEAR VISION CALCULATIONS

From page 746 of AASHTO–Geometric Design of Highways and Streets

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

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)

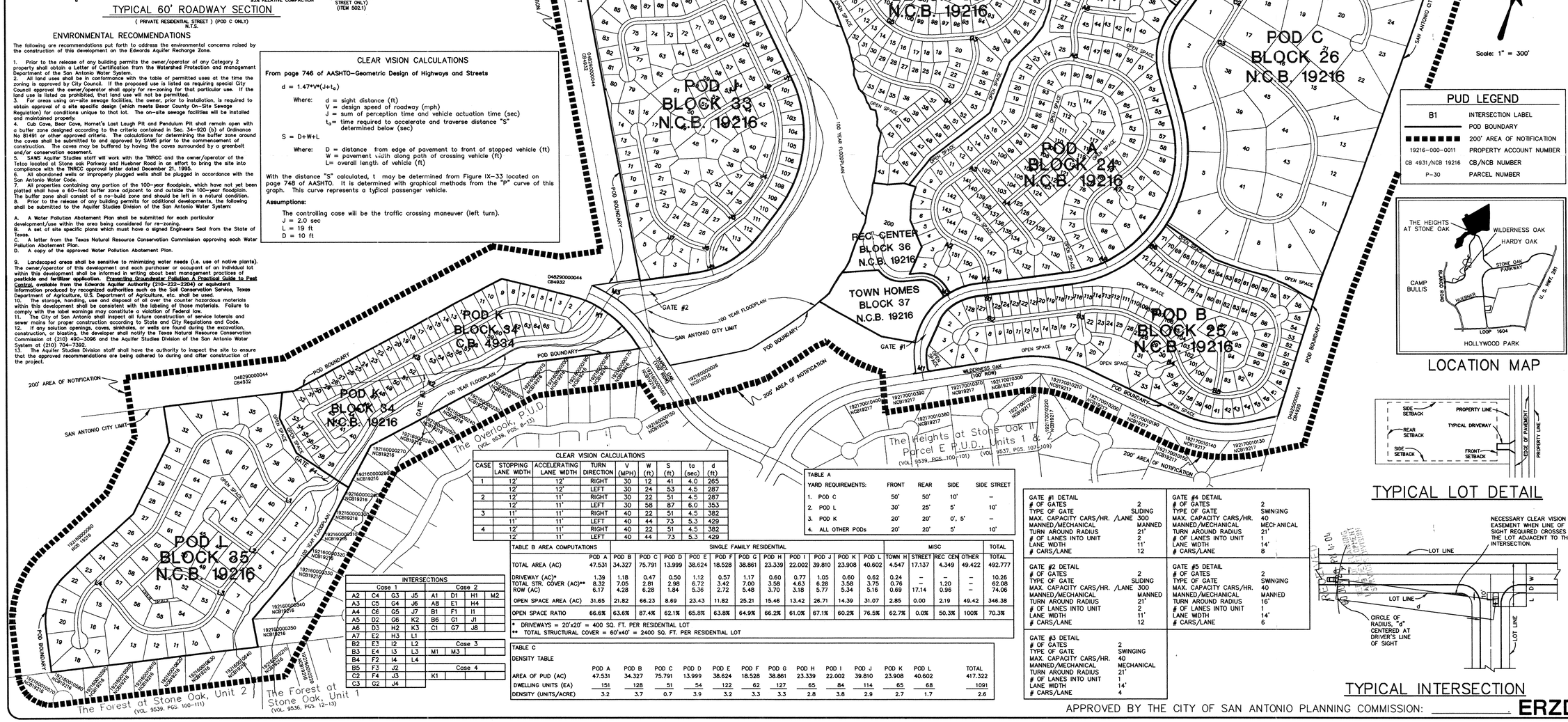
$S = D+W+L$

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, t 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 (left turn).
J = 2.0 sec
L = 19 ft
D = 10 ft



CLEAR VISION CALCULATIONS								
CASE	STOPPING LANE WIDTH	ACCELERATING LANE WIDTH	TURN DIRECTION	V (MPH)	W (ft)	S (ft)	to (sec)	d (ft)
1	12'	12'	RIGHT	30	12	41	4.0	265
	12'	12'	LEFT	30	24	53	4.5	287
2	12'	11'	RIGHT	30	22	51	4.5	287
	12'	11'	LEFT	30	58	87	6.0	353
3	11'	11'	RIGHT	40	22	51	4.5	382
	11'	11'	LEFT	40	44	73	5.3	429
4	12'	11'	RIGHT	40	22	51	4.5	382
	12'	11'	LEFT	40	44	73	5.3	429

TABLE A				
YARD REQUIREMENTS:	FRONT	REAR	SIDE	SIDE STREET
1. POD C	50'	50'	10'	–
2. POD L	30'	25'	5'	10'
3. POD K	20'	20'	0', 5'	–
4. ALL OTHER PODs	20'	20'	5'	10'

TABLE B AREA COMPUTATIONS	SINGLE FAMILY RESIDENTIAL											MISC				TOTAL
	POD A	POD B	POD C	POD D	POD E	POD F	POD G	POD H	POD I	POD J	POD K	POD L	TOWN H	STREET	REC CEN	OTHER	TOTAL
TOTAL AREA (AC)	47.531	34.327	75.791	13.999	38.624	18.528	38.861	23.339	22.002	39.810	23.908	40.602	4.547	17.137	4.349	49.422	492.777
DRIVEWAY (AC)*	1.39	1.18	0.47	0.50	1.12	0.57	1.17	0.60	0.77	1.05	0.60	0.62	0.24	–	–	–	10.26
TOTAL STR. COVER (AC)**	8.32	7.05	2.81	2.98	6.72	3.42	7.00	3.58	4.63	6.28	3.58	3.75	0.76	–	1.20	–	62.08
ROW (AC)	6.17	4.28	6.28	1.84	5.36	2.72	5.48	3.70	3.18	5.77	5.34	5.16	0.69	17.14	0.96	–	74.06
OPEN SPACE AREA (AC)	31.65	21.82	66.23	8.69	23.43	11.82	25.21	15.46	13.42	26.71	14.39	31.07	2.85	0.00	2.19	49.42	346.38
OPEN SPACE RATIO	66.6%	63.6%	87.4%	62.1%	65.8%	63.8%	64.9%	66.2%	61.0%	67.1%	60.2%	76.5%	62.7%	0.0%	50.3%	100%	70.3%

* DRIVEWAY'S = 20'x20' = 400 SQ. FT. PER RESIDENTIAL LOT
** TOTAL STRUCTURAL COVER = 60'x40' = 2400 SQ. FT. PER RESIDENTIAL LOT

INTERSECTIONS							
Case 1				Case 2			
A2	C4	G3	J5	A1	D1	H1	M2
A3	C5	G4	J6	A8	E1	H4	
A4	C6	G5	J7	B1	F1	I1	
A5	D2	G6	K2	B6	G1	J1	
A6	D3	H2	K3	C1	G7	J8	
A7	E2	H3	L1				
B2	E3	I2	L2	Case 3			
B3	E4	I3	L3	M1	M3		
B4	F2	I4	L4				
B5	F3	J2		Case 4			
C2	F4	J3		K1			
C3	G2	J4					

TABLE C													
DENSITY TABLE	POD A	POD B	POD C	POD D	POD E	POD F	POD G	POD H	POD I	POD J	POD K	POD L	TOTAL
AREA OF PUD (AC)	47.531	34.327	75.791	13.999	38.624	18.528	38.861	23.339	22.002	39.810	23.908	40.602	417.322
DWELLING UNITS (EA)	151	128	51	54	122	62	127	65	84	114	65	68	1091
DENSITY (UNITS/ACRE)	3.2	3.7	0.7	3.9	3.2	3.3	3.3	2.8	3.8	2.9	2.7	1.7	2.6

GATE #1 DETAIL	
# OF GATES	2
TYPE OF GATE	SLIDING
MAX. CAPACITY CARS/HR. /LANE	300
MANNED/MECHANICAL	MANNED
TURN AROUND RADIUS	21'
# OF LANES INTO UNIT	2
LANE WIDTH	11'
# CARS/LANE	12

GATE #2 DETAIL	
# OF GATES	2
TYPE OF GATE	SLIDING
MAX. CAPACITY CARS/HR. /LANE	300
MANNED/MECHANICAL	MANNED
TURN AROUND RADIUS	21'
# OF LANES INTO UNIT	2
LANE WIDTH	11'
# CARS/LANE	12

GATE #3 DETAIL	
# OF GATES	2
TYPE OF GATE	SWINGING
MAX. CAPACITY CARS/HR.	40
MANNED/MECHANICAL	MECHANICAL
TURN AROUND RADIUS	21'
# OF LANES INTO UNIT	1
LANE WIDTH	14'
# CARS/LANE	4

GATE #4 DETAIL	
# OF GATES	2
TYPE OF GATE	SWINGING
MAX. CAPACITY CARS/HR.	40
MANNED/MECHANICAL	MECHANICAL
TURN AROUND RADIUS	21'
# OF LANES INTO UNIT	1
LANE WIDTH	14'
# CARS/LANE	8

GATE #5 DETAIL	
# OF GATES	2
TYPE OF GATE	SWINGING
MAX. CAPACITY CARS/HR.	40
MANNED/MECHANICAL	MANNED
TURN AROUND RADIUS	16'
# OF LANES INTO UNIT	1
LANE WIDTH	14'
# CARS/LANE	6

APPROVED BY THE CITY OF SAN ANTONIO PLANNING COMMISSION: _____

ERZD

PUD LEGEND

B1	INTERSECTION LABEL
	POD BOUNDARY
	200' AREA OF NOTIFICATION
19216-000-0011	PROPERTY ACCOUNT NUMBER
CB 4931/NCB 19216	CB/NCB NUMBER
P-30	PARCEL NUMBER

LOCATION MAP

TYPICAL LOT DETAIL

TYPICAL INTERSECTION

JOB No. 111

HALLENBERGER ENGINEERING, L.C.
ENGINEERS PLANNERS SURVEYORS
11922 SIR WINSTON SAN ANTONIO, TEXAS (210) 349-8571 78216

DATE: JUNE 14, 2000
DESIGNED BY: J.A.M.
DRAWN BY: J.A.M./N.C.
CHECKED BY: C.R.H.
SCALE: 1" = 300'
FILE NAME: 111PUD.DWG

CHARLES R. HALLENBERGER 35775 REGISTERED PROFESSIONAL ENGINEER 6/14/00

Revision to P.U.D. #98-027 APPROVED

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	06/14/00	REVISED PUD PLAN #98-027	N.C.

REVISED PUD PLAN #98-027A FOR THE HEIGHTS AT STONE OAK

PUD PLAN #98-027A

REVISED PUD PLAN

SHEET 01 OF 01

98-027C

A memo from the

CITY of SAN ANTONIO

Planning Department

Subdivision Office

TO: Hallenberger Engineering, L.C. **DATE:** June 22, 2000

FROM: Michael O. Herrera, Planner II

COPIES TO: File

SUBJECT: # 98-0027-C (Amending) Name: The Heights at Stone Oak, PUD

The plat or plan referenced above was heard by the on the date shown.

- ☐ Planning Commission
- ☑ Director

The following action was taken:

- ☑ APPROVED
- ☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).