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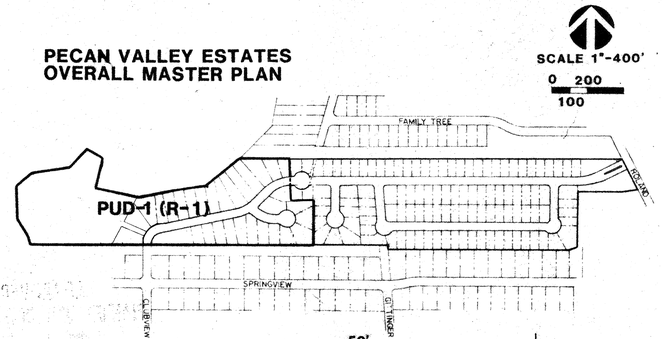
PECAN VALLEY ESTATES OVERALL MASTER PLAN

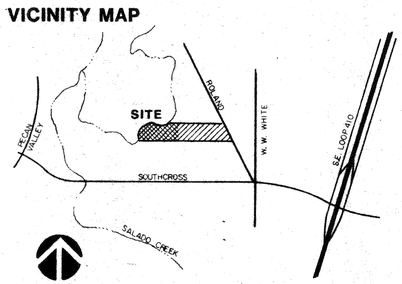


STREET SECTION AA

LEGAL

14.957 ACRES OUT OF THE MARIA GERTRUDES DE ALANIZ SURVEY NO. 20 BEXAR CO., TEXAS.

VICINITY MAP



SCALE 1"-100'0"
0 100
50 200

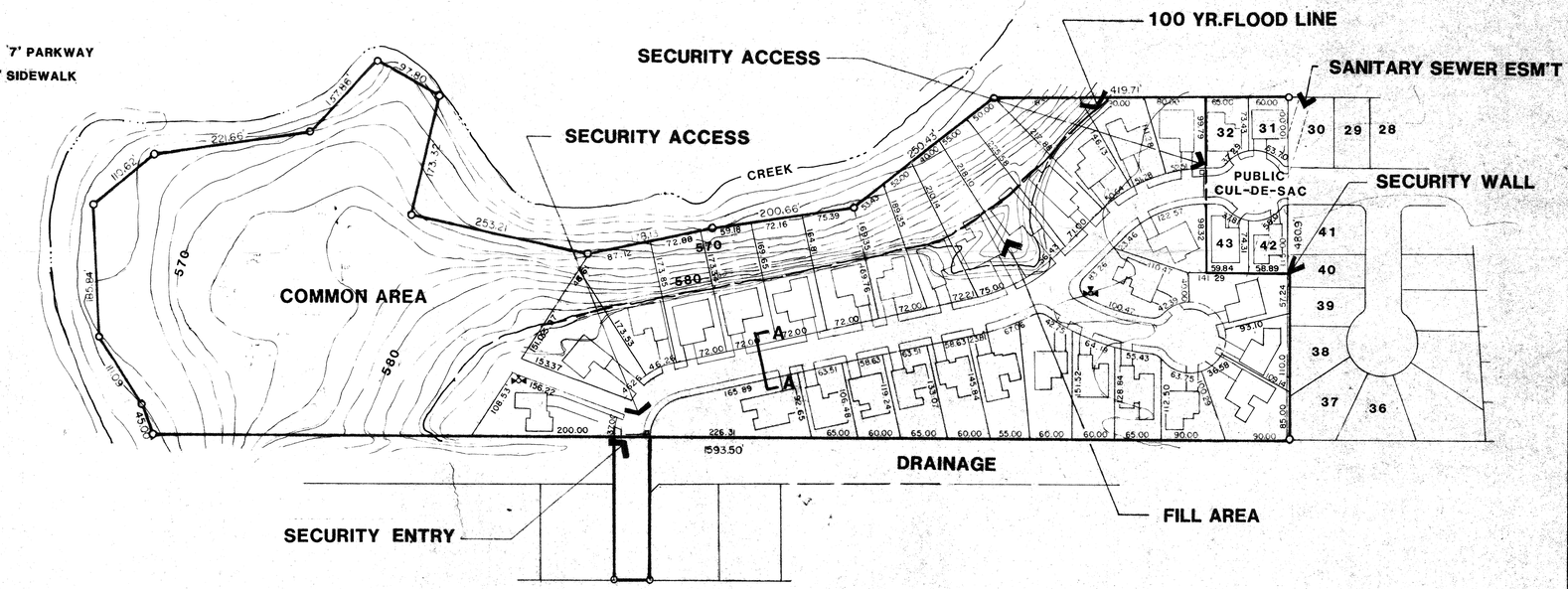
APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Date: 4/4/85 Chairman:

LAND USE INTENSITY DATA

P.U.D. Name: PECAN VALLEY ESTATES		Address: NA	
Type of Development: PUD-1 (R-1)		Acreage: 14.957	
Legal Description of Property: 14.957 AC. OUT OF MARIA GERTRUDES DE ALANIZ,SURVEY NO. 20 BEXAR CO.,TEXAS			
LAND USE INTENSITY: (a.) Floor area ratio ..... FAR .283 (b.) Open space ratio ..... OSR 2.6 (c.) Livability space ratio ..... LSR 1.7			Present Zoning: PUD-1(R-1) Proposed Zoning: PUD-1(R-1) Density: 2.00
WHAT TO DETERMINE	HOW TO DETERMINE		DETERMINATION
1. Land area	From plans and bonuses		651,526 sq.ft.
2. Bldg. area(include gar.)	From plan		60,000 sq.ft.
3. Usable roof areas	From plan		NA
4. Floor area	From plan		48,000 sq.ft.
5. Floor area allowed	LA X FAR	L.1 X (a.)	184,382 sq.ft.
6. Uncovered open space	LA - BA + URA	L.1 - L.2 + L.3	591,526 sq.ft.
7. Covered open space	From plan		NA
8. Open space	UOS + ½COS	L.6 + ½ L.7	591,526 sq.ft.
9. Open space required	FA X OSR	L.4 X (b.)	124,800 sq.ft.
10. Livability space	OS - UCA	L.8 - L.12	504,141 sq. ft.
11. Livability space req.	FA X LSR	L.4 X (c.)	81,600 sq.ft.
12. Uncovered car area	From plan (includes all drives)		87,385 sq.ft.
13. Recreation space	From plan		233,535 sq.ft.
14. Recreation space ratio	RS ÷ FA	L.13 ÷ L.4	4.86
15. Occupant car spaces	From plan		60
16. Number of Living units	From plan		30

NOTES

1. AVERAGE D.U. SIZE OF 2000 SQ.FT.
2. AVERAGE GARAGE AREA OF 400 SQ.FT.
3. CONCEPT IS IN DEFERENCE TO TOPOGRAPHY, HYDROGRAPHY, VEGETATION AND ADJACENT LAND USE.
4. ⋈ INDICATES FIRE HYDRANT LOCATIONS.



PECAN VALLEY ESTATES
PUD 1 (R-1)

FINAL DEVELOPMENT PLAN
GRECO CONSTRUCTION

REVISED 11/7/84
REVISED 11/21/84
REVISED 7/12/85

#189

1

RESIDENTIAL
PLANNED UNIT DEVELOPMENT

Glen Westrom Associates
Planners/Consultants
10127 Morocco/Suite 132 San Antonio, Texas 78216
512/340-7134

Job No.
Date 9/84
Drawn by LMW

Sheet 1
PECAN VALLEY ESTATES PUD-1
Of 2

BRUNING 40-107 58439