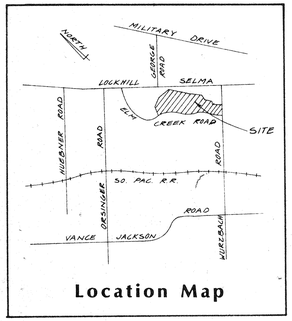


Location Map

SCALE: 1" = 100'

LOT SIZE

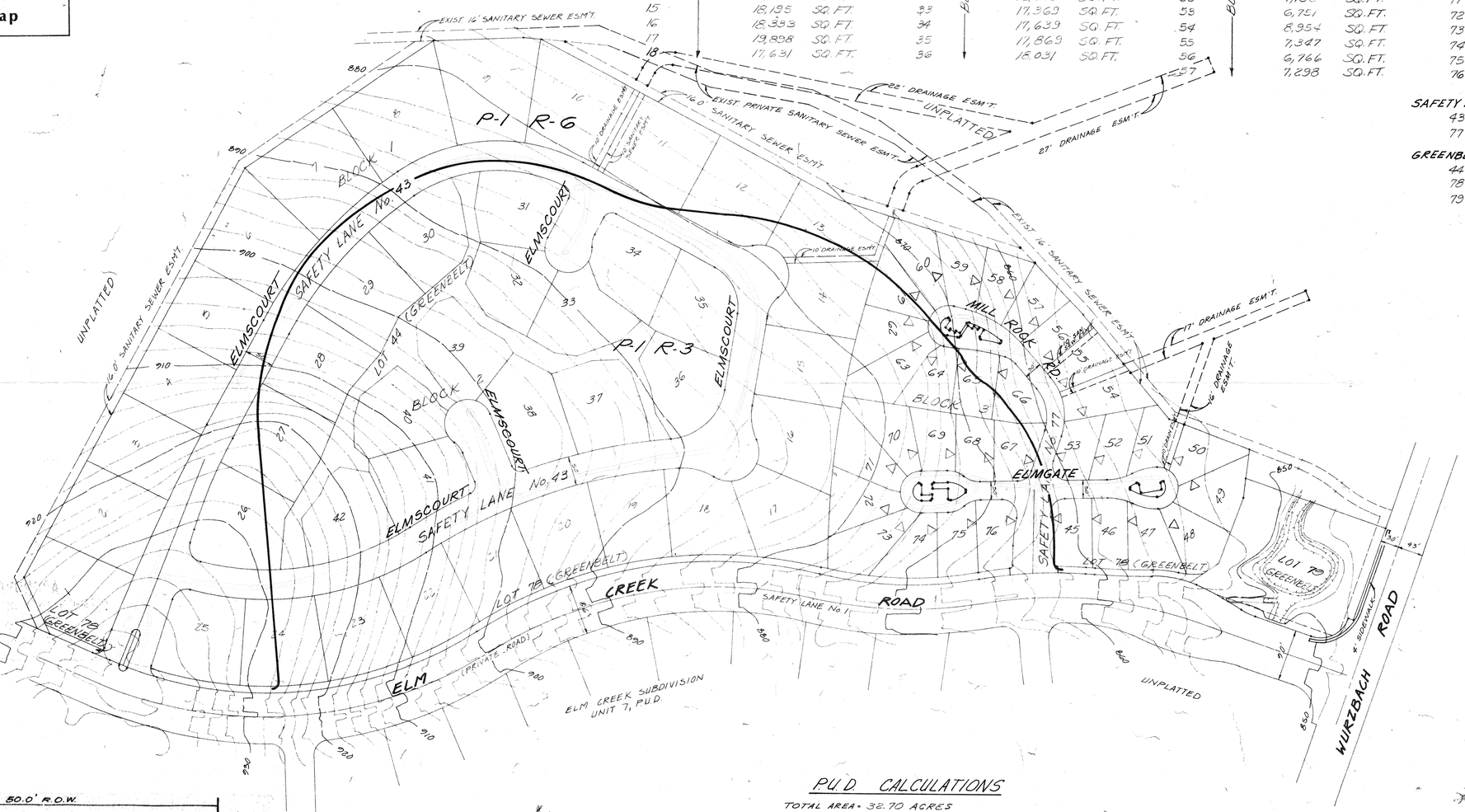
LOT	BLOCK	AREA	LOT	BLOCK	AREA	LOT	BLOCK	AREA	LOT	BLOCK	AREA
1	BLOCK 1	21,140 SQ. FT.	19	BLOCK 1	17,754 SQ. FT.	37	BLOCK 2	18,690 SQ. FT.	58	BLOCK 3	7,542 SQ. FT.
2		22,316 SQ. FT.	20		18,423 SQ. FT.	38		20,143 SQ. FT.	59		7,941 SQ. FT.
3		19,192 SQ. FT.	21		18,655 SQ. FT.	39		17,928 SQ. FT.	60		9,045 SQ. FT.
4		18,750 SQ. FT.	22		18,303 SQ. FT.	40		16,648 SQ. FT.	61		7,218 SQ. FT.
5		19,509 SQ. FT.	23		19,269 SQ. FT.	41		18,046 SQ. FT.	62		8,239 SQ. FT.
6		24,616 SQ. FT.	24		19,589 SQ. FT.	42		17,737 SQ. FT.	63		9,160 SQ. FT.
7		25,868 SQ. FT.	25		20,038 SQ. FT.	45		7,497 SQ. FT.	64		7,607 SQ. FT.
8		27,193 SQ. FT.	26	BLOCK 2	21,306 SQ. FT.	46		7,081 SQ. FT.	65		7,823 SQ. FT.
9		26,084 SQ. FT.	27		21,868 SQ. FT.	47		7,931 SQ. FT.	66		7,317 SQ. FT.
10		25,137 SQ. FT.	28		20,798 SQ. FT.	48		8,218 SQ. FT.	67		7,264 SQ. FT.
11		23,250 SQ. FT.	29		20,535 SQ. FT.	49		8,352 SQ. FT.	68		6,844 SQ. FT.
12		22,748 SQ. FT.	30		18,931 SQ. FT.	50		7,361 SQ. FT.	69		6,863 SQ. FT.
13		19,735 SQ. FT.	31		16,804 SQ. FT.	51		6,850 SQ. FT.	70		8,533 SQ. FT.
14		18,040 SQ. FT.	32		16,079 SQ. FT.	52		7,152 SQ. FT.	71		8,859 SQ. FT.
15		18,195 SQ. FT.	33		17,363 SQ. FT.	53		6,751 SQ. FT.	72		8,815 SQ. FT.
16		18,333 SQ. FT.	34		17,639 SQ. FT.	54		8,954 SQ. FT.	73		9,494 SQ. FT.
17		19,898 SQ. FT.	35		17,869 SQ. FT.	55		7,347 SQ. FT.	74		7,958 SQ. FT.
18		17,631 SQ. FT.	36		18,031 SQ. FT.	56		6,766 SQ. FT.	75		7,297 SQ. FT.
						57		7,298 SQ. FT.	76		7,622 SQ. FT.

SAFETY LANES

43	178,940 SQ. FT.
77	49,447 SQ. FT.

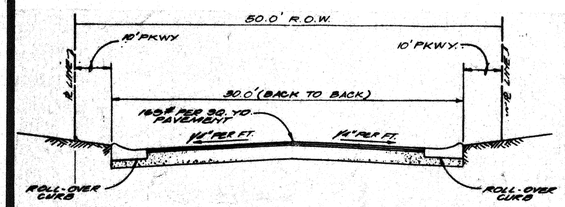
GREENBELTS

44	41,707 SQ. FT.
78	20,243 SQ. FT.
79	48,471 SQ. FT.

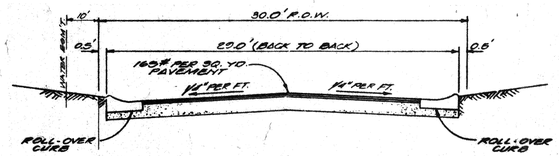


NOTE:
1. A 50' x 50' SETBACK LINE IS REQUIRED @ INTERSECTION FOR SIGHTLINE.
2. ALL GARAGES SHALL BE SETBACK A MINIMUM OF 20' FROM STREET.

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Date: 11/6/85 Chairman:



TYPICAL STREET SECTION
N.T.S.



TYPICAL STREET SECTION
N.T.S.

P.U.D CALCULATIONS

TOTAL AREA = 32.70 ACRES
BONUSES = 3.27 ACRES
PROPOSE USE: SINGLE FAMILY and ZERO LOT LINE GARDEN HOMES
MINIMUM LOT SIZE = 6751 SQ. FT.
2.26 LOTS PER ACRE
PROPOSED FLOOR AREA: 226,800 SQ. FT.
ALLOWABLE FLOOR AREA: 817,618 SQ. FT.
PROPOSED OPEN SPACE = 1,310,453 SQ. FT.
REQUIRED OPEN SPACE: 301,090 SQ. FT.
LIVABILITY SPACE = 856,736 SQ. FT.
LIVABILITY SPACE REQUIRED: 168,024 SQ. FT.

FINAL P.U.D. PLAN

REVISIONS:
AUG. 12, 1985 - ADDED SAFETY LANE No. 43, STREET NAMES.
9-20-85 - STREET NAME CHANGE

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO, TEXAS 78217
512-824-9494
8310 BROADWAY

ELM CREEK UNIT 12
(PLANNED UNIT DEVELOPMENT)

JOB NO. 1339-12
DATE JUNE 1985
DESIGNER
CHECKED DRAWN TDF
SHEET 1 OF 1

#231