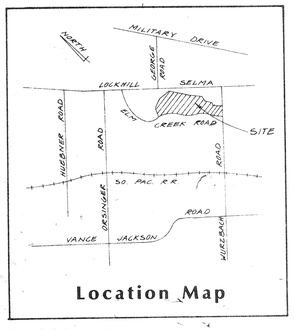
AF 359671



Location Map

SCALE: 1" = 100'

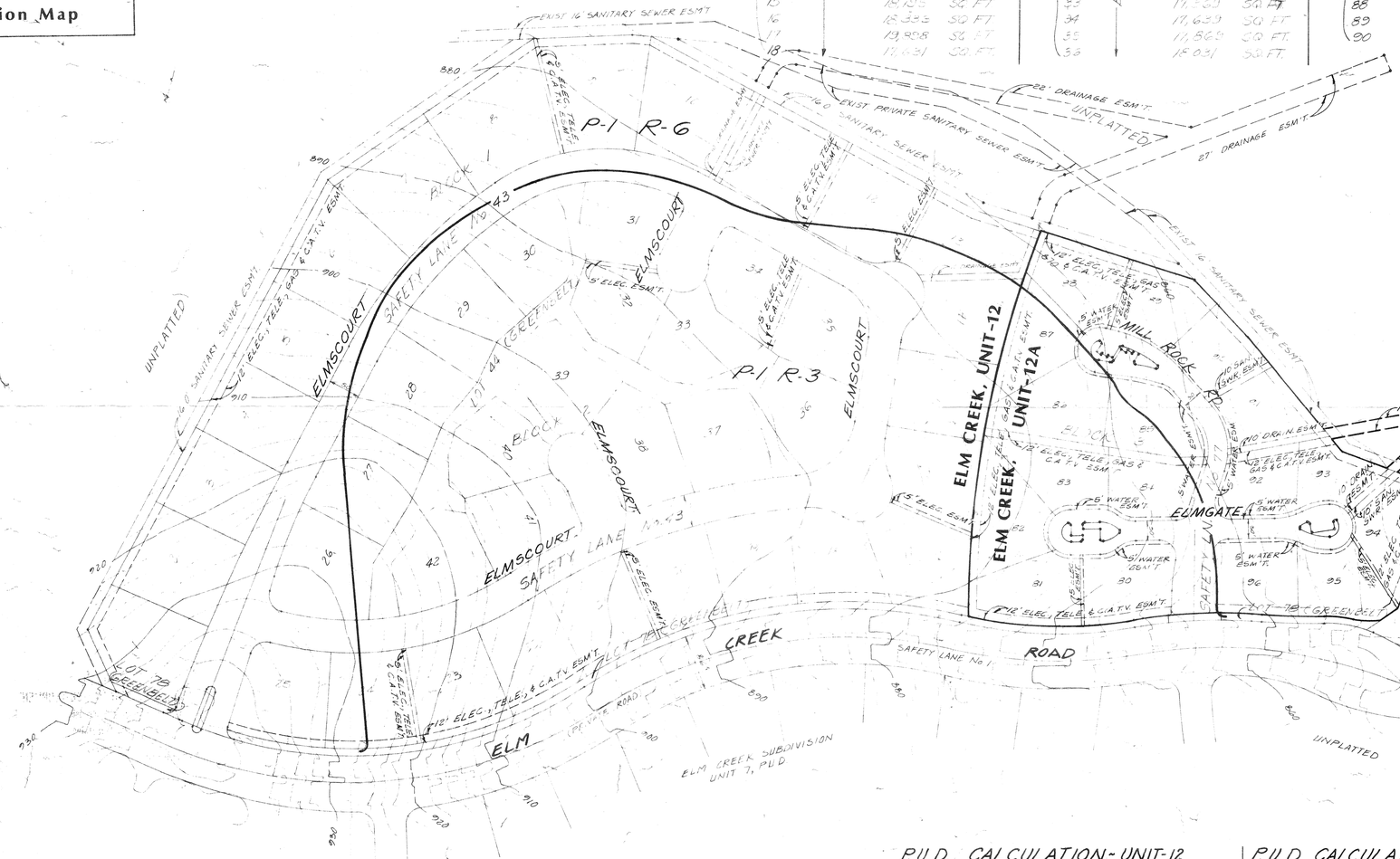
LOT	BLOCK	AREA
1	UNIT-12 BLOCK 1	21,140 SQ. FT.
2		22,316 SQ. FT.
3		19,102 SQ. FT.
4		18,750 SQ. FT.
5		19,509 SQ. FT.
6		24,616 SQ. FT.
7		25,868 SQ. FT.
8		27,199 SQ. FT.
9		26,054 SQ. FT.
10		25,137 SQ. FT.
11		23,250 SQ. FT.
12		22,748 SQ. FT.
13		19,150 SQ. FT.
14		18,040 SQ. FT.
15		18,105 SQ. FT.
16		18,333 SQ. FT.
17		19,898 SQ. FT.
18		17,431 SQ. FT.

LOT	BLOCK	AREA
19	UNIT-12 BLOCK 1	17,754 SQ. FT.
20		18,429 SQ. FT.
21		18,655 SQ. FT.
22		15,303 SQ. FT.
23		19,269 SQ. FT.
24		19,589 SQ. FT.
25		20,638 SQ. FT.
26		21,806 SQ. FT.
27		21,265 SQ. FT.
28		20,795 SQ. FT.
29		20,523 SQ. FT.
30		18,931 SQ. FT.
31		16,804 SQ. FT.
32		16,219 SQ. FT.
33		17,530 SQ. FT.
34		17,629 SQ. FT.
35		17,569 SQ. FT.
36		18,051 SQ. FT.

LOT	BLOCK	AREA
37	UNIT-12 BLOCK 2	18,690 SQ. FT.
38		20,143 SQ. FT.
39		17,928 SQ. FT.
40		16,648 SQ. FT.
41		18,046 SQ. FT.
42		17,737 SQ. FT.
80	UNIT-12A BLOCK 3	14,919 SQ. FT.
81		17,452 SQ. FT.
82		17,674 SQ. FT.
83		15,396 SQ. FT.
84		14,106 SQ. FT.
85		15,140 SQ. FT.
86		16,768 SQ. FT.
87		14,457 SQ. FT.
88		15,357 SQ. FT.
89		13,702 SQ. FT.
90		12,823 SQ. FT.

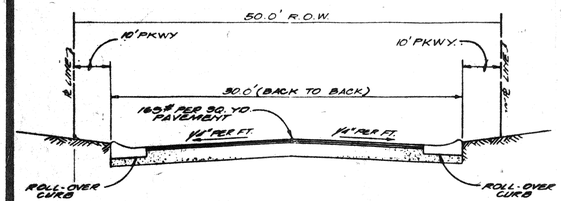
LOT	BLOCK	AREA
91	UNIT-12A BLOCK 3	14,011 SQ. FT.
92		12,463 SQ. FT.
93		11,509 SQ. FT.
94		15,433 SQ. FT.
95		13,867 SQ. FT.
96		14,578 SQ. FT.

SAFETY LANES		
43	178,940	SQ. FT.
77	45,447	SQ. FT.
GREENBELTS		
44	41,707	Sq. Ft.
78	20,243	Sq. Ft.
79	48,971	Sq. Ft.

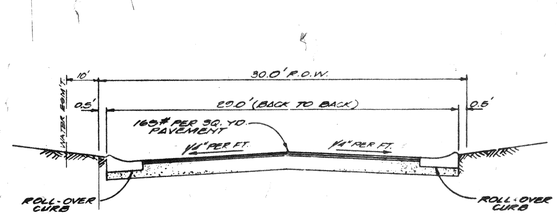


NOTE:
1. A 50' x 50' SETBACK LINE IS REQUIRED @ INTERSECTION FOR SIGHTLINE.
2. ALL GARAGES SHALL BE SETBACK A MINIMUM OF 20' FROM STREET.

APPROVED
PLANNED RESIDENTIAL DEVELOPMENT
Planning Commission
City of San Antonio
Date: 4/6/14 Chairman:



TYPICAL STREET SECTION
N.T.S.



TYPICAL STREET SECTION
N.T.S.

P.U.D. CALCULATION - UNIT-12

TOTAL AREA = 32.70 ACRES
BONUSES = 3.27 ACRES
PROPOSE USE: SINGLE FAMILY

MINIMUM LOT SIZE = 6751 SQ. FT.
2.26 LOTS PER ACRE
PROPOSED FLOOR AREA: 226,300 SQ. FT.
ALLOWABLE FLOOR AREA: 877,613 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: 168,624 SQ. FT.

P.U.D. CALCULATION - UNIT-12A

TOTAL AREA = 6.940 ACRES
BONUSES = 0.694 ACRE
PROPOSED USE: SINGLE FAMILY
MINIMUM LOT SIZE = 11,509 SQ. FT.
2.45 LOTS PER ACRE
PROPOSED FLOOR AREA: 68,000 SQ. FT.
ALLOWABLE FLOOR AREA: 169,520 SQ. FT.
PROPOSED OPEN SPACE: 234,937 SQ. FT.
REQUIRED OPEN SPACE: 90,277 SQ. FT.
LIVABILITY SPACE: 183,575 SQ. FT.
LIVABILITY SPACE REQUIRED: 49,300 SQ. FT.

FINAL P.U.D. PLAN

REVISIONS:
AUG. 12, 1985 - ADDED NOTES, SIDEWALK, STREETS, WATER & NAME CHANGE
1-16-86 - REPLAT WITH 2-24-86 - AS RECORDED, 4-7-86

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

ELM CREEK UNIT 12 & 12A
(PLANNED UNIT DEVELOPMENT)

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

#251