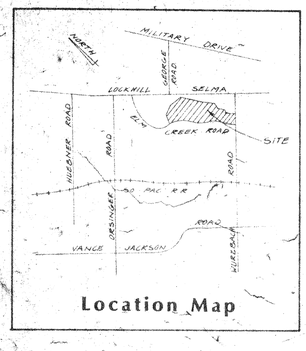


Location Map

SCALE: 1" = 100'

LOT SIZE

LOT	BLOCK	AREA
1		21,140 SQ. FT.
2		22,316 SQ. FT.
3		19,132 SQ. FT.
4		18,750 SQ. FT.
5		19,509 SQ. FT.
6		24,616 SQ. FT.
7		25,868 SQ. FT.
8		21,193 SQ. FT.
9		26,084 SQ. FT.
10		25,137 SQ. FT.
11		23,250 SQ. FT.
12		22,748 SQ. FT.
13		19,755 SQ. FT.
14		18,040 SQ. FT.
15		18,195 SQ. FT.
16		18,383 SQ. FT.
17		19,898 SQ. FT.
18		17,631 SQ. FT.

UNIT-12, BLOCK 1

LOT	BLOCK	AREA
19	2	17,754 SQ. FT.
20		15,423 SQ. FT.
21		18,655 SQ. FT.
22		16,303 SQ. FT.
23		19,269 SQ. FT.
24		13,589 SQ. FT.
25		20,038 SQ. FT.
26		21,506 SQ. FT.
27		21,868 SQ. FT.
28		20,798 SQ. FT.
29		20,555 SQ. FT.
30		18,931 SQ. FT.
31		16,804 SQ. FT.
32		16,012 SQ. FT.
33		17,360 SQ. FT.
34		17,639 SQ. FT.
35		17,869 SQ. FT.
36		15,031 SQ. FT.

UNIT-12

LOT	BLOCK	AREA
37	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		14,919 SQ. FT.
81		17,452 SQ. FT.
* 82		7,674 SQ. FT.
83		15,396 SQ. FT.
~~84~~		~~14,100 SQ. FT.~~
~~85~~		~~15,140 SQ. FT.~~
86		16,748 SQ. FT.
~~** 87~~		~~14,417 SQ. FT.~~
~~** 88~~		~~15,557 SQ. FT.~~
89		13,702 SQ. FT.
90		12,873 SQ. FT.
** 98		29,814 SQ. FT. (UNIT 12-B)
③ 87		14,457 SQ. FT. (UNIT 12-C)
③ 88		15,357 SQ. FT.

UNIT-12A, BLOCK 2

LOT	BLOCK	AREA
*91	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.

UNIT-12A, BLOCK 3

SAFETY LANES

43	178,940 SQ. FT.
97	43,947 SQ. FT.

GREENBELTS

44	41,707 Sq. Ft.
78	20,843 Sq. Ft.
79	43,971 Sq. Ft.

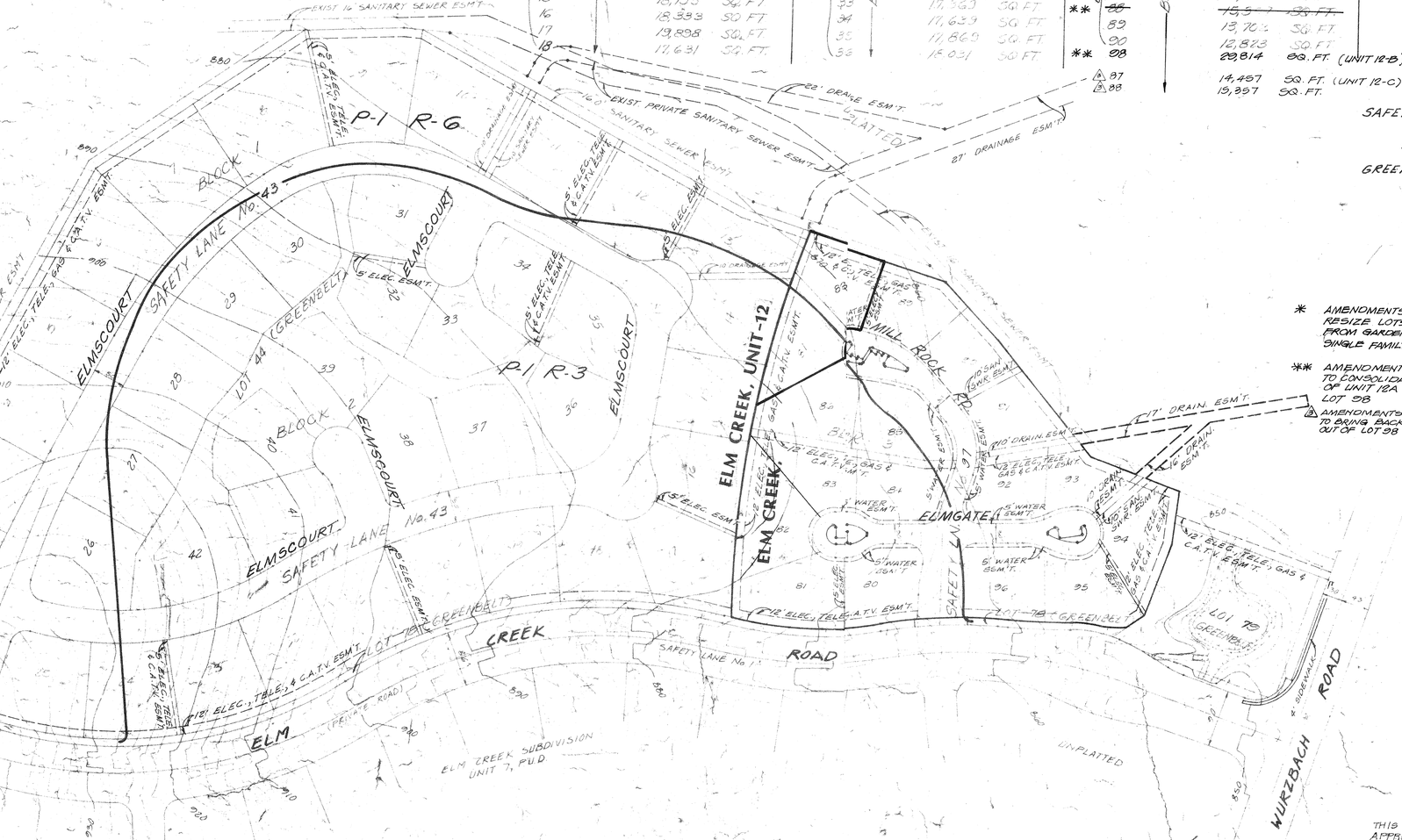
* AMENDMENTS TO UNIT 12A RESIZE LOTS AT BLOCK 3 FROM GARDEN HOMES TO SINGLE FAMILY HOME LOTS.

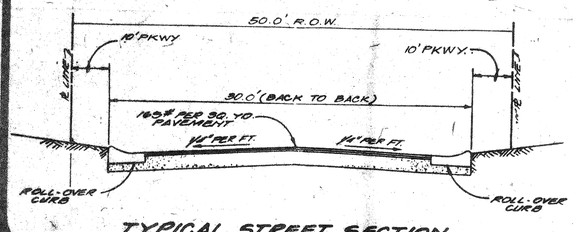
** AMENDMENTS TO UNIT 12B TO CONSOLIDATE LOTS 87 & 88 OF UNIT 12A AND REPLAT AS LOT 98

③ AMENDMENTS TO UNIT 12-C: TO BRING BACK LOTS 87 & 88 OUT OF LOT 98 OF UNIT 12-B

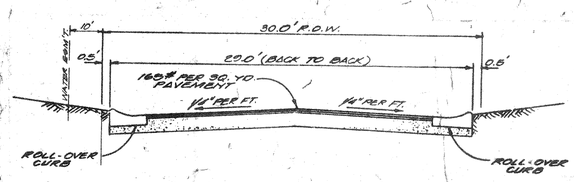
NOTE

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





TYPICAL STREET SECTION
N.T.S.



TYPICAL STREET SECTION
N.T.S.

P.U.D. CALCULATION - UNIT-12

TOTAL AREA = 32.70 ACRS.
BONUSES = 3.87 ACRES
PROPOSE USE: SINGLE FAMILY

MINIMUM LOT SIZE = 6,714 SQ. FT.
12.26 LOTS PER ACRE
PROPOSED FLOOR AREA: 22,800 SQ. FT.
ALLOWABLE FLOOR AREA: 17,615 SQ. FT.
PROPOSED OPEN SPACE: 1,353,453 SQ. FT.
REQUIRED OPEN SPACE: 1,300,950 SQ. FT.
LIVABILITY SPACE: 856,716 SQ. FT.
LIVABILITY SPACE REQUIRED: 768,024 SQ. FT.

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

TOTAL AREA = 6.990 ACRES
BONUSES = 0.694 ACRE
PROPOSED USE: SINGLE FAMILY
MINIMUM LOT SIZE = 11,509 SQ. FT.
2.49 LOTS PER ACRE
PROPOSED FLOOR AREA = 68,000 SQ. FT.
ALLOWABLE FLOOR AREA = 169,020 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.

THIS PLAN AMENDS THE PLAN PREVIOUSLY APPROVED BY THE PLANNING COMMISSION ON AUG 6, 1986.

APPROVED BY:

DIRECTOR OF PLANNING

October 17, 1991
DATE

FINAL P.U.D. PLAN

REVISIONS
AUG. 12, 1985 - ADDED STREET, SIDEWALK, STORM SEWER, WATER
9-20-85 - STREET NAME CHANGE
11-19-86 - REPLAT AT LOTS 12A & 12B RECORDED
4-22-91 - UNIT 12A REVISED
9/17/91 - LOT LINES MODIFIED

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

ELM CREEK, UNITS 12

(PLANNED UNIT DEVELOPMENT)
PLAN NO. 251

JOB NO. 2042.00 ~~1237.12~~
DATE JUNE 1985
DESIGNER
CHECKED DRAWN
SHEET 1 OF 1