# LOT SIZES:

| LOT | AREA | | LOT | AREA | |
|---|---|---|---|---|---|
| 1 | 21,531 | SQ.FT. | 40 | 26,289 | SQ.FT. |
| 2 | 18,008 | SQ.FT. | 41 | 25,062 | SQ.FT. |
| 3 | 18,816 | SQ.FT. | 42 | 28,399 | SQ.FT. |
| 4 | 18,494 | SQ.FT. | 43 | 26,376 | SQ.FT. |
| 5 | 19,102 | SQ.FT. | 44 | 23,582 | SQ.FT. |
| 6 | 20,043 | SQ.FT. | 45 | 27,352 | SQ.FT. |
| 7 | 18,102 | SQ.FT. | 46 | 19,202 | SQ.FT. |
| 8 | 17,913 | SQ.FT. | 47 | 20,109 | SQ.FT. |
| 9 | 19,041 | SQ.FT. | 48 | 22,962 | SQ.FT. |
| 10 | 25,018 | SQ.FT. | 49 | 17,260 | SQ.FT. |
| 11 | 24,370 | SQ.FT. | 50 | 19,026 | SQ.FT. |
| 12 | 19,922 | SQ.FT. | 51 | 16,523 | SQ.FT. |
| 13 | 17,081 | SQ.FT. | 54 | 22,871 | SQ.FT. |
| 14 | 22,212 | SQ.FT. | 55 | 22,177 | SQ.FT. |
| 15 | 21,406 | SQ.FT. | 56 | 27,114 | SQ.FT. |
| 16 | 21,858 | SQ.FT. | 57 | 22,934 | SQ.FT. |
| 17 | 22,393 | SQ.FT. | 58 | 22,094 | SQ.FT. |
| 18 | 20,968 | SQ.FT. | 59 | 28,099 | SQ.FT. |
| 19 | 27,454 | SQ.FT. | 61 | 23,010 | SQ.FT. |
| 20 | 26,929 | SQ.FT. | 62 | 19,769 | SQ.FT. |
| 21 | 23,715 | SQ.FT. | 63 | 18,000 | SQ.FT. |
| 22 | 22,249 | SQ.FT. | 64 | 18,000 | SQ.FT. |
| 23 | 20,363 | SQ.FT. | 65 | 18,000 | SQ.FT. |
| 24 | 19,696 | SQ.FT. | 66 | 20,312 | SQ.FT. |
| 25 | 19,492 | SQ.FT. | 67 | 20,937 | SQ.FT. |
| 26 | 19,414 | SQ.FT. | 68 | 17,549 | SQ.FT. |
| 27 | 22,631 | SQ.FT. | 69 | 18,279 | SQ.FT. |
| 28 | 27,012 | SQ.FT. | 71 | 31,666 | SQ.FT. |
| 29 | 28,816 | SQ.FT. | 72 | 27,508 | SQ.FT. |
| 30 | 21,237 | SQ.FT. | 73 | 36,170 | SQ.FT. |
| 31 | 19,703 | SQ.FT. | 74 | 37,164 | SQ.FT. |
| 32 | 22,391 | SQ.FT. | 76 | 29,899 | SQ.FT. |
| 33 | 18,600 | SQ.FT. | 77 | 29,814 | SQ.FT. |
| 34 | 22,639 | SQ.FT. | 79 | 30,872 | SQ.FT. |
| 35 | 20,489 | SQ.FT. | 80 | 39,135 | SQ.FT. |
| 37 | 19,569 | SQ.FT. | 81 | 32,725 | SQ.FT. |
| 38 | 20,499 | SQ.FT. | 83 | 31,710 | SQ.FT. |
| 39 | 20,086 | SQ.FT. | 84 | 27,515 | SQ.FT. |

## SAFETY LANES:

| NO. | AREA | |
|---|---|---|
| 23 | 135,805 | SQ.FT. |
| 24 | 62,287 | SQ.FT. |
| 25 | 23,129 | SQ.FT. |
| 26 | 28,271 | SQ.FT. |
| 27 | 105,632 | SQ.FT. |
| 28 | 25,708 | SQ.FT. |

## GREENBELTS:

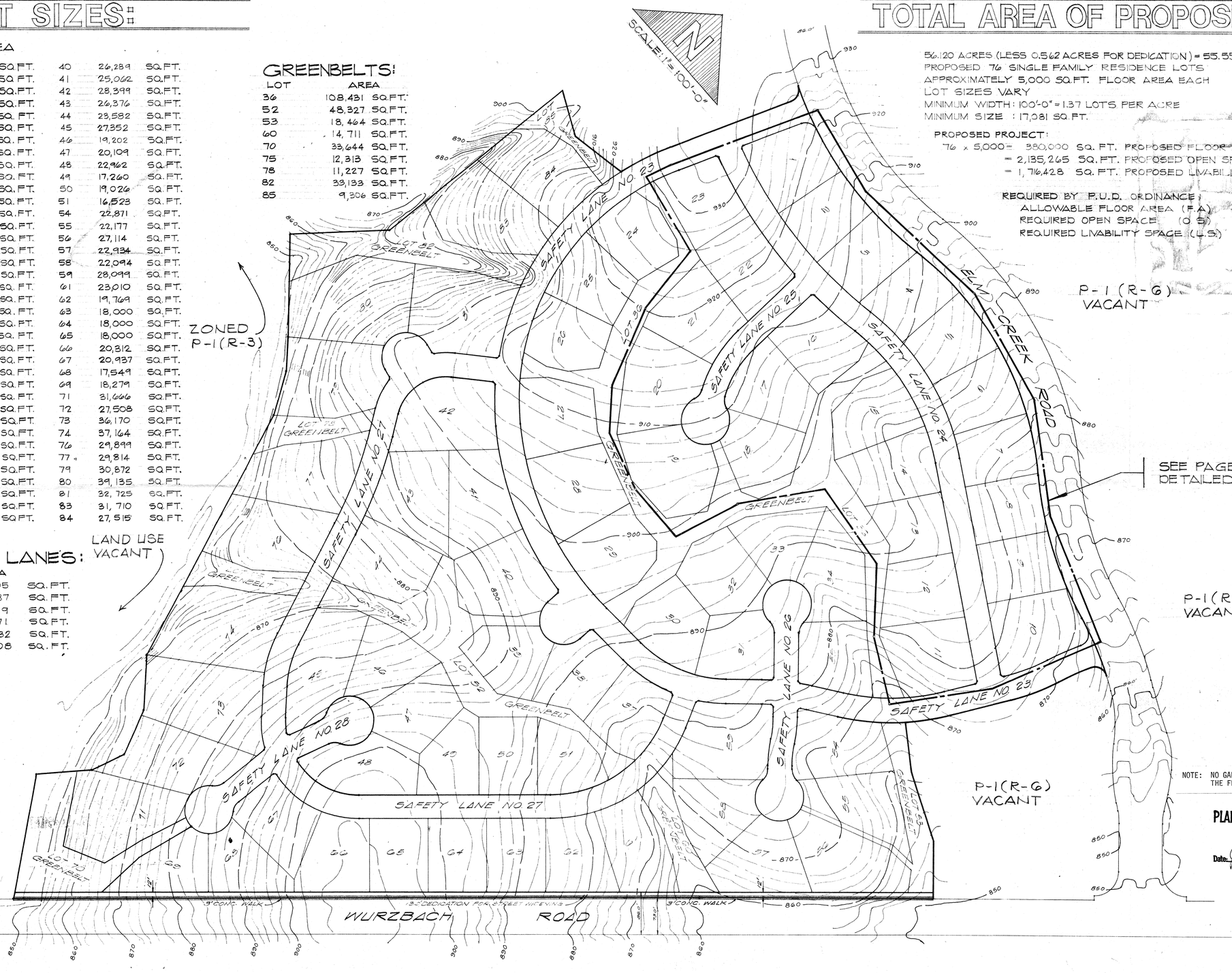
| LOT | AREA | |
|---|---|---|
| 36 | 108,431 | SQ.FT. |
| 52 | 48,327 | SQ.FT. |
| 53 | 18,464 | SQ.FT. |
| 60 | 14,711 | SQ.FT. |
| 70 | 33,644 | SQ.FT. |
| 75 | 12,313 | SQ.FT. |
| 78 | 11,227 | SQ.FT. |
| 82 | 33,133 | SQ.FT. |
| 85 | 9,306 | SQ.FT. |

# TOTAL AREA OF PROPOSED PROJECT

56.120 ACRES (LESS 0.562 ACRES FOR DEDICATION) = 55.558 ACRES OR 2,420,145 SQ.FT.
PROPOSED 76 SINGLE FAMILY RESIDENCE LOTS
APPROXIMATELY 5,000 SQ.FT. FLOOR AREA EACH
LOT SIZES VARY
MINIMUM WIDTH: 100'-0" = 1.37 LOTS PER ACRE
MINIMUM SIZE : 17,081 SQ.FT.

PROPOSED PROJECT:
76 x 5,000 = 380,000 SQ. FT. PROPOSED FLOOR AREA
= 2,135,265 SQ.FT. PROPOSED OPEN SPACE
= 1,716,428 SQ.FT. PROPOSED LIVABILITY SPACE

REQUIRED BY P.U.D. ORDINANCE:
ALLOWABLE FLOOR AREA (F.A) = 724,725 SQ.FT.
REQUIRED OPEN SPACE (O.S) = 988,000 SQ.FT.
REQUIRED LIVABILITY SPACE (L.S.) = 646,000 SQ.FT.




NOTE: NO GARAGE FACING SHALL BE PLACED CLOSER THAN 20' FROM THE FRONT PROPERTY LINE.

**APPROVED**
**PLANNED UNIT DEVELOPMENT**
Planning Commission
City of San Antonio
Date: July 9, 1981 Chairman: William J. Fowler

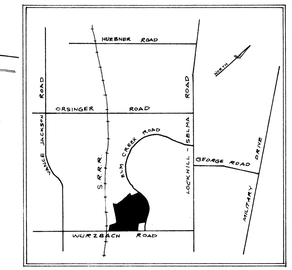
REVISIONS

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY SAN ANTONIO TEXAS 78217 512-824-9494

# ELM CREEK VII
PLANNED UNIT DEVELOPMENT
FINAL

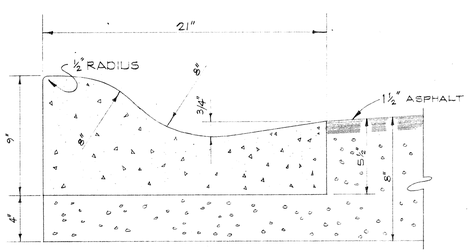
JOB NO. 1289.07
DATE JUNE, 1981
DRAWN P. FURIA
SHEET 1 OF 2

#76

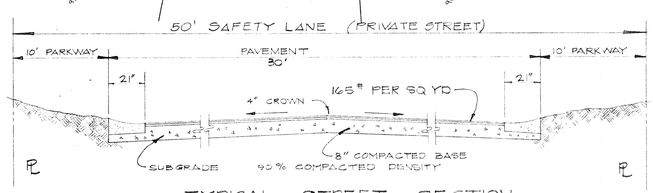



## LOT SIZES:

| NO | AREA | | | |
|---|---|---|---|---|
| 1 | 21,531 SQ. FT. | 15 | 21,406 SQ. FT. | |
| 2 | 18,008 SQ. FT. | 16 | 21,858 SQ. FT. | |
| 3 | 18,846 SQ. FT. | 17 | 22,348 SQ. FT. | |
| 4 | 18,435 SQ. FT. | 18 | 20,968 SQ. FT. | |
| 5 | 19,102 SQ. FT. | 19 | 27,454 SQ. FT. | |
| 6 | 20,043 SQ. FT. | 20 | 29,929 SQ. FT. | |
| 7 | 18,102 SQ. FT. | 21 | 23,715 SQ. FT. | |
| 8 | 17,918 SQ. FT. | 22 | 22,249 SQ. FT. | |
| 9 | 19,041 SQ. FT. | 23 | 20,868 SQ. FT. | |
| 10 | 25,018 SQ. FT. | | | |
| 11 | 24,370 SQ. FT. | GREENBELT LOT # 36 | 108,432 SQ. FT. | |
| 12 | 19,922 SQ. FT. | SAFETY LANE # 23 | 135,805 SQ. FT. | |
| 13 | 17,081 SQ. FT. | SAFETY LANE # 24 | 62,287 SQ. FT. | |
| 14 | 22,212 SQ. FT. | SAFETY LANE # 25 | 23,129 SQ. FT. | |




CURB & GUTTER DETAIL




TYPICAL STREET SECTION

REVISIONS:

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CIVIL & ENVIRONMENTAL
9310 BROADWAY
SAN ANTONIO, TEXAS 78217
512-824-9494

# ELM CREEK VII
PLANNED UNIT DEVELOPMENT
FINAL

JOB NO. 1339-07
DATE JUNE, 1981
DRAWN P. FURIA
SHEET 2 OF 2

#76