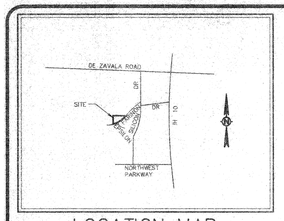
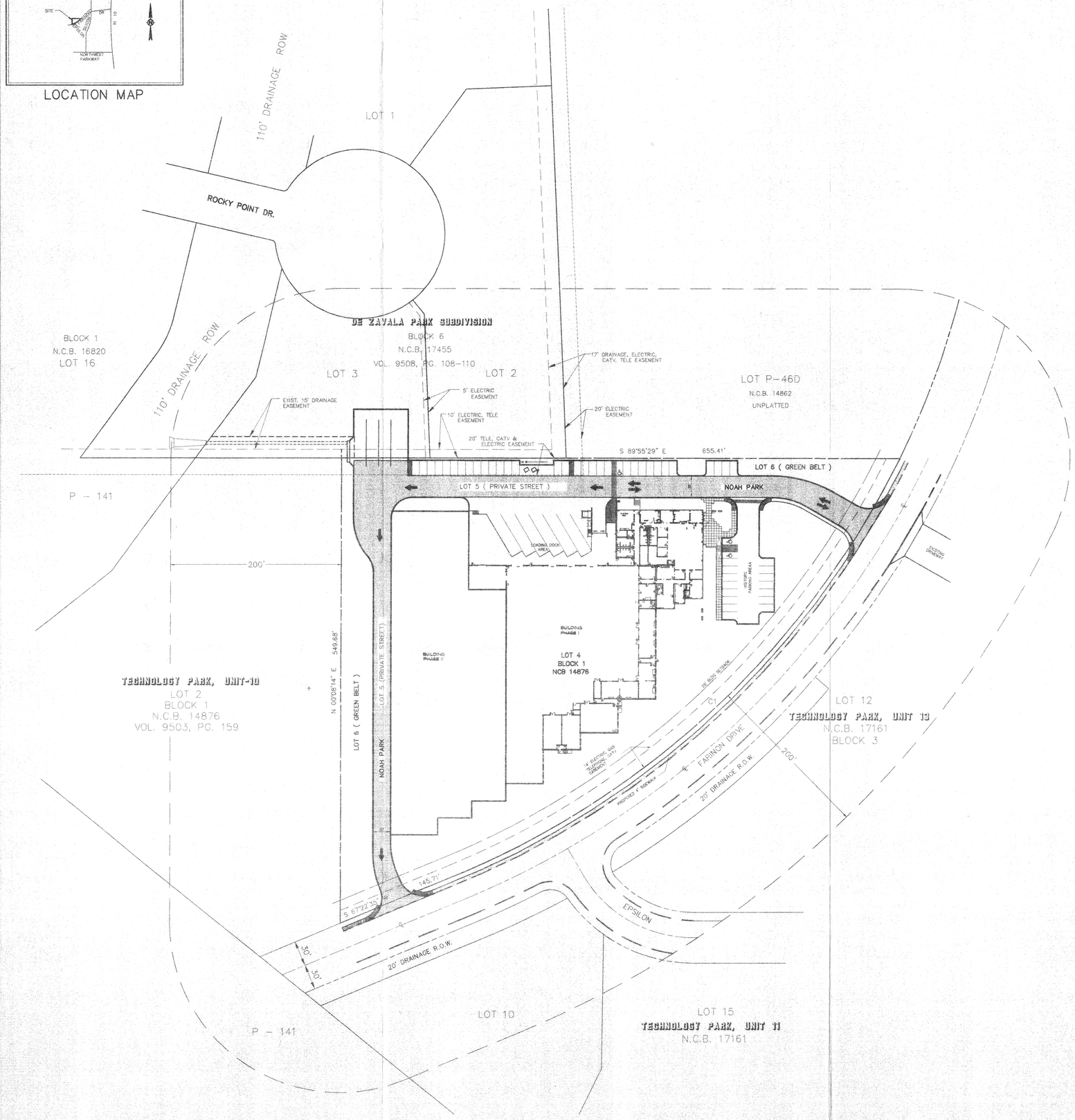


LOCATION MAP



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Density and Open Space Ratios

Base Zoning District = P-1, I-1

Gross Site Area = 5.286 Ac = 230,249.03 SF

Required Open Space = 20% x 230,249.03 = 46,049.81 SF

Occupied Space = 147,767.27 SF
- Street R.O.W. = 28,361.19 SF
- Driveways = N/A
- Parking = 12,909.08 SF
- Loading Dock = 14,532 SF
- Mechanical Equipment = N/A
- Outdoor Storage Areas = N/A
- Concrete Drainage Ways = N/A
- Building Area
  - Phase I = 47,161 SF
  - Phase II = 44,804 SF

Open Space = 82,481.77 SF
- Private Open Space Lot 6 = (Lot Area - Parking Area) = 27,036.92 SF
- Private Open Space Lot 4 = (Lot Area) - (Bldg. Area + Parking Area) = 55,444.85 SF

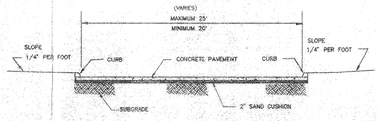
Proposed Open Space Ratio = 82,481.77 = 0.3582 = 35.82%
230,249.03

NOTES:

1. All corner lots shall comply with the clear vision area requirements of section 35-333 of the unified development code.
2. Developer: I. BOB BLUMENTHAL
   7001 Fairgrounds Parkway
   San Antonio, Texas 78238
3. Clear Vision Area Calculations:
   - Intersection of Noah Park (one way) and Farinon Road
     - Curb Lenght Right (R) = 0.65(SD2)-2 = 232 FT
     - Curb Lenght Left (L) = 0.65(SD1)-4 =193 FT
   - Intersection Of Noah Park (two way) and Farinon Road
     - Curb Lenght Right (R) = 0.65(SD2)-(W1/2+R1) = 220 FT
     - Curb Lenght Left (L) = 1.3(SD1)/(1.3+(W1/2)+R1) = 137 FT

"This P.U.D. plan includes nonsubstantial amendments approved by the Director of Planning."

Date Amendments Approved D. Pauley



TYPICAL STREET SECTION
N.T.S.

RECEIVED
95 MAY 31 AM 10: 22
DEPT. OF PLANNING
AND DEVELOPMENT
SERVICES DIVISION

REVISIONS

05/25/95 REVISED DENSITY AND OPEN SPACE RATIOS DATA
05/26/95 ADDED STANDARD BLOCK FOR DIRECTOR OF PLANNING

OVERBY DESCAMPS ENGINEERS
1919 OAKWELL FARMS PKWY.
SUITE 150
SAN ANTONIO, TX. 78218
TEL: (210) 828-3520
FAX: (210) 828-3599

NOAH PARK
PLANNED UNIT DEVELOPEMENT
FINAL P.U.D. PLAN

PLAT NO. 950075
PROJECT NO. 0102.01
DATE 5/26/95
DRAWN EDW CHECKED EJD
DRAWING PUD
SHEET 1 OF 1

#95-017