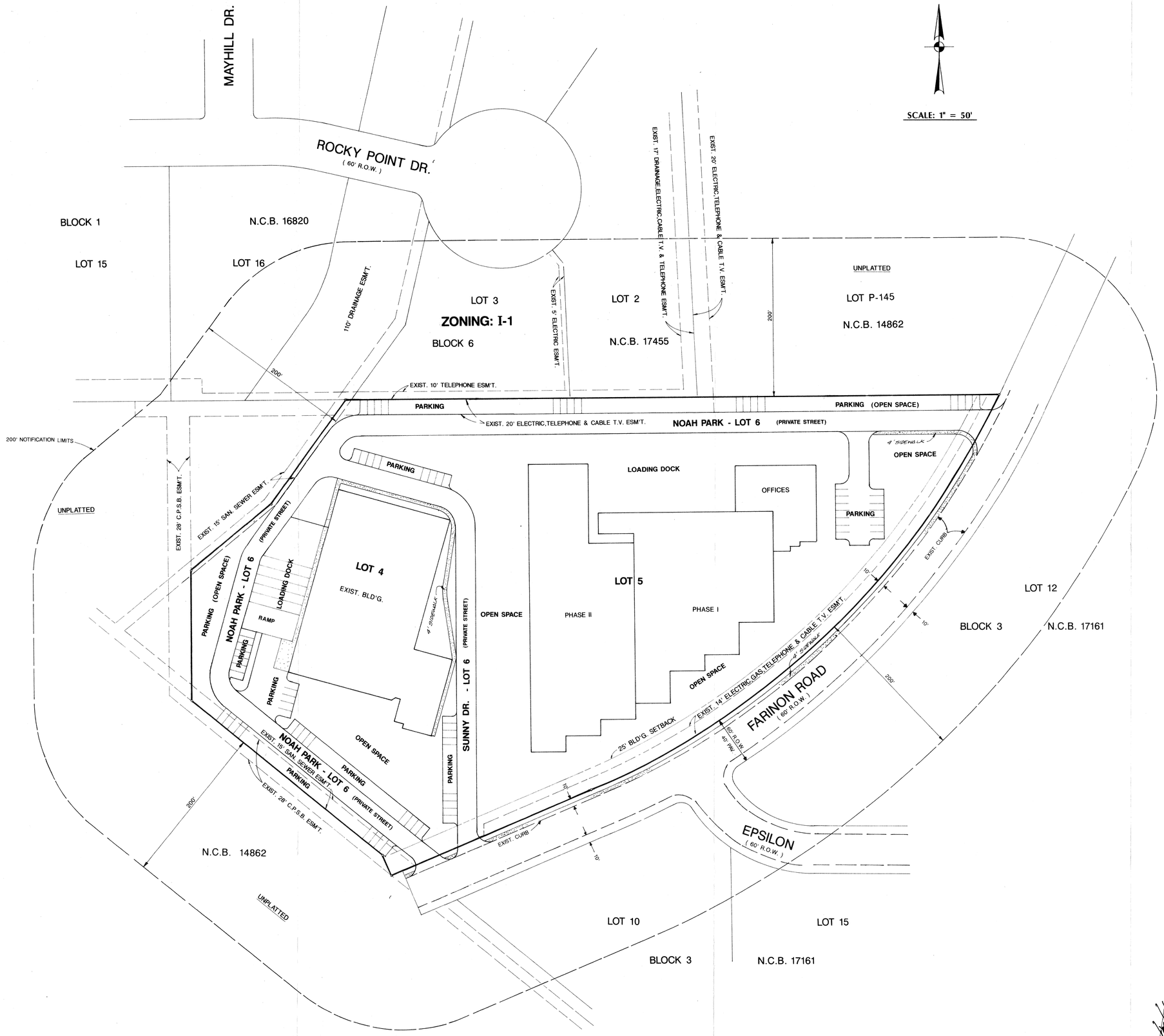
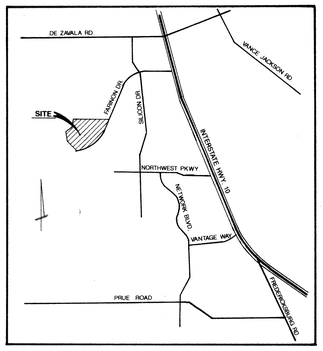




LOCATION MAP

PLANNED UNIT DEVELOPMENT
DENSITY AND OPEN SPACE RATIO CALCULATIONS

BASE ZONING DISTRICT = P-1, I-1

GROSS SITE AREA = 393,913 SF = 9.043 AC.

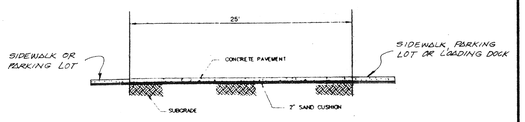
REQUIRED OPEN SPACE = 20% x 393,913 = 78,783 SF

OCCUPIED SPACE:
- STREET RIGHT-OF-WAY = 54,375 SF
- DRIVEWAYS = N/A (STREET DRIVEWAYS ARE INCLUDED IN STREET RIGHT-OF-WAY)
- PARKING = 58,616 SF
- LOADING DOCK = 25, 032 SF
- BUILDING = 126,000 SF
- TOTAL OCCUPIED SPACE = 264,023 SF

OPEN SPACE = 393,913 - 264,023 = 129,890 SF

$$\text{OPEN SPACE RATIO} = \frac{129,890}{393,913} = 32.97\%$$

Note: All driveways/private road intersections shall comply with the clear vision area requirements of Section 35-3339 of the Unified Development Code.



TYPICAL STREET SECTION
N.T.S.

NOTE:
SIDEWALK IS FLAT TO WHERE RIGID PVMT. AREAS ARE LOCATED, OTHERWISE SHALL BE CONSTRUCTED WITH THE CONC. PVMT.

PLANNED UNIT DEVELOPMENT LAYOUT FOR NOAH TECHNOLOGIES, CORPORATION

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman
Secretary
9-10-97

97-030

PAPE-DAWSON ENGINEERS

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ZONING DIVISION
SERVICES DIVISION

DATE: JUNE, 1997 JOB NO. 4062.00

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