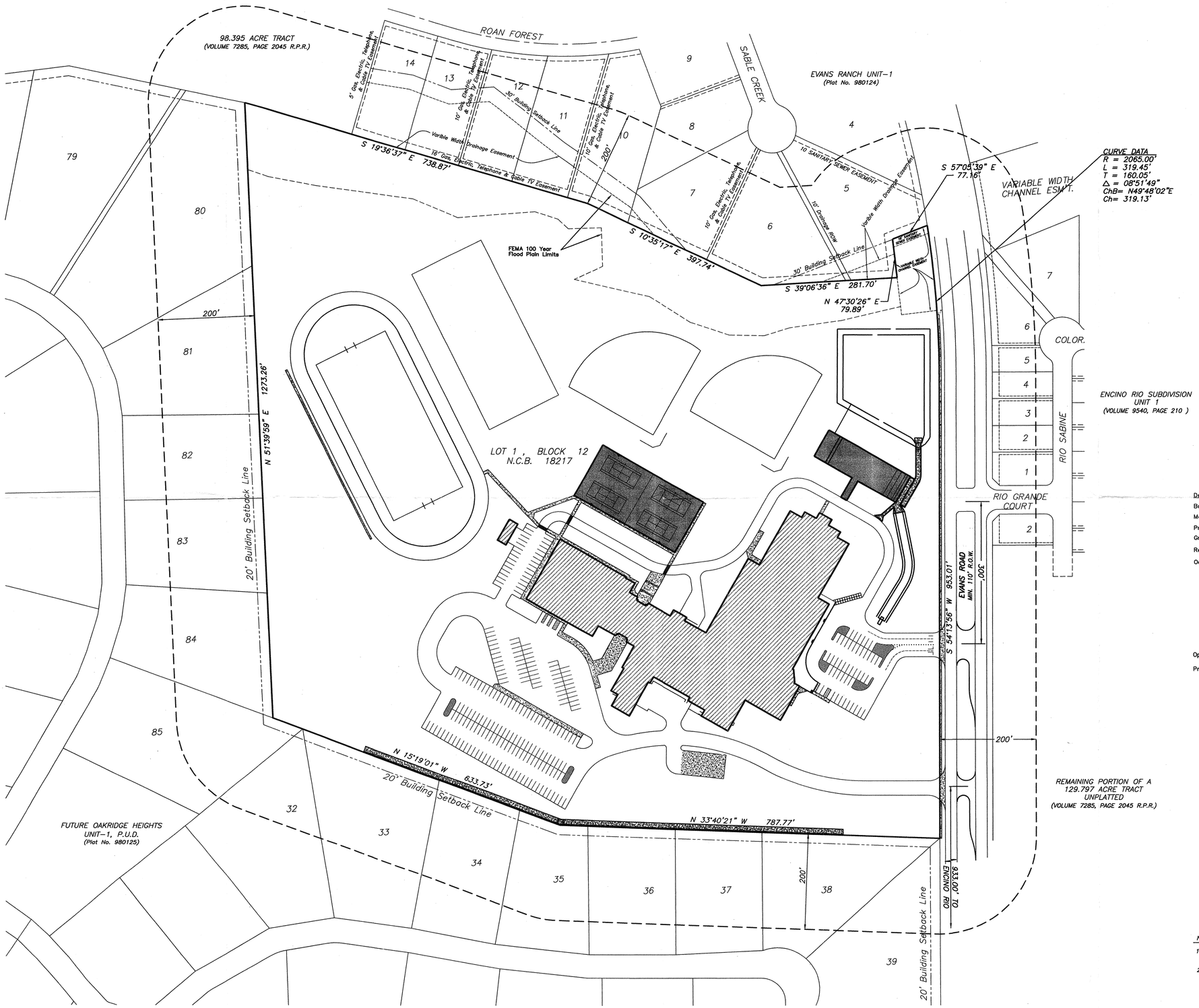
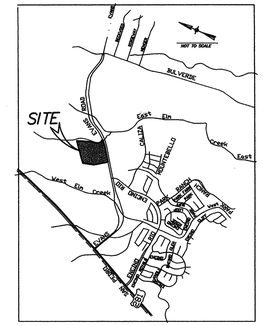
SCALE: 1" = 100'





CURVE DATA
R = 2065.00'
L = 319.45'
T = 160.05'
Δ = 08°51'49"
ChB= N49°48'02"E
Ch= 319.13'

Density and Open Space Ratios

Base Zoning District = (P-1, R-1)
Maximum Density Allowed = 8 units per acre
Proposed Density = 1.0 units per 39.92 acres
Gross Site Area = 39.92 Ac = 1,738,915 SF
Required Open Space = 35% x 1,738,915 SF = 608,620.25 SF
Occupied Space = 428,391 SF
- School Building = 125, 530 SF
- Parking/Pavement = 235,394 + 1703 = 237,097 SF
- Sedimentation Basin = 12,686 SF
- Sidewalks = 15,581 SF
- Curbs = 7,394 SF
- Football Field Curbs = 1,303 SF
- Tennis Courts = 28,800

Open Space = 1,310,524

Proposed Open Space Ratio = $\frac{1,310,524}{1,738,915}$ = 0.7536 = 75.36%

APPROVED
PLANNED UNIT DEVELOPMENT
City of San Antonio
Planning Commission
Date: 9/8/99
Secretary: 9/8/99

NOTES:

1. This development is 39.920 acres and is comprised of one lot for the purpose of constructing a middle school.
2. Developer: Northeast Independent School District. 8961 Tesoro Drive San Antonio, Texas 78217

REVISIONS

8/11/99 ADDED STREET NAME (EVANS ROAD) AND R.O.W. WIDTH

OVERBY DESCAMPS ENGINEERS
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SAN ANTONIO, TX 78218
TEL: (210) 828-3520
FAX: (210) 828-3599

PLANNED UNIT DEVELOPMENT (P.U.D.) PLAN
ENCINO RIO MIDDLE SCHOOL
SAN ANTONIO, BEXAR COUNTY, TEXAS

PROJECT NO. 0273.01
DATE 7/13/99
DRAWN RTS CHECKED E.D.
SHEET 1 OF 1

99-023