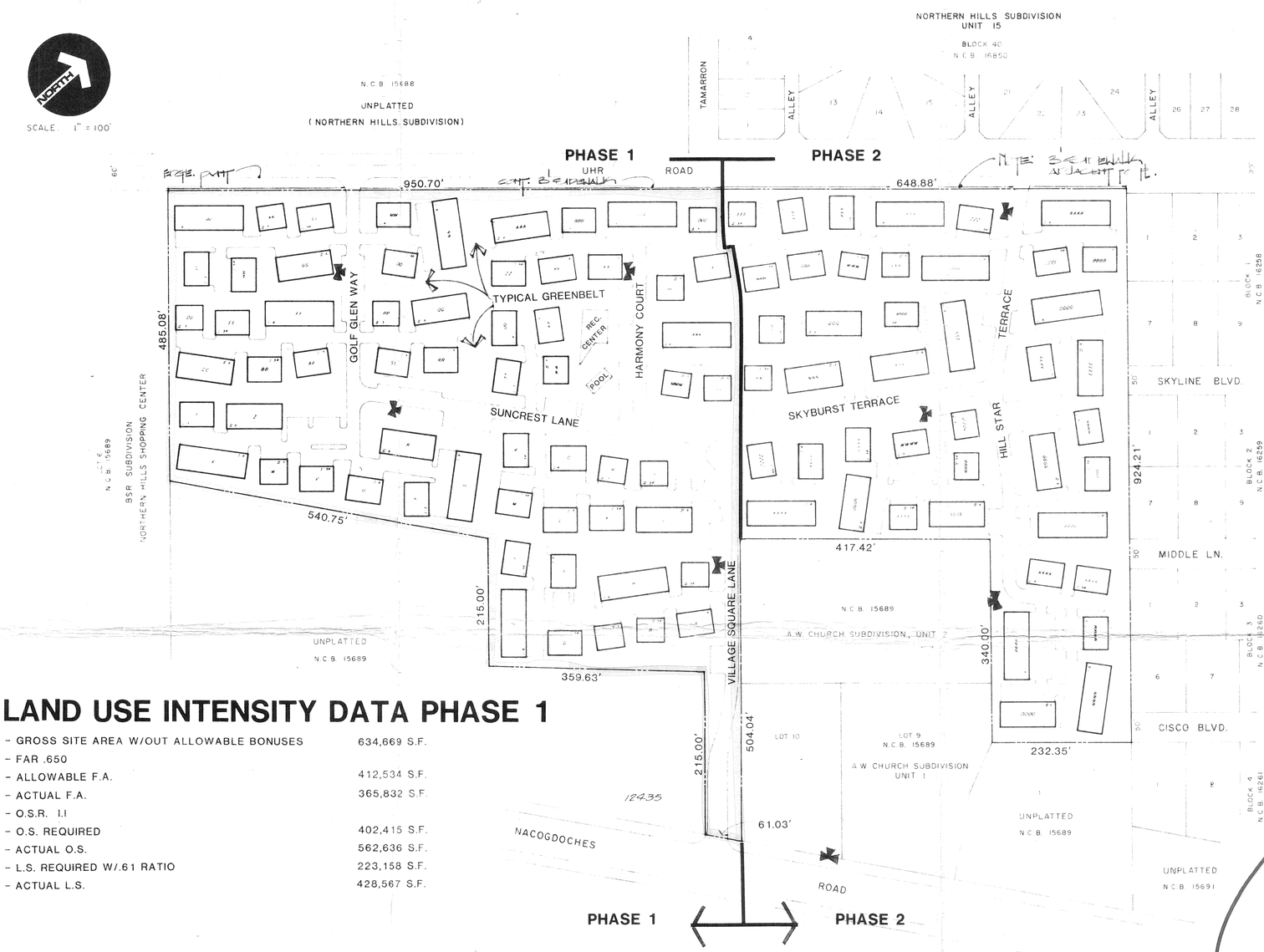


LAND USE DATA

TOTAL SITE AREA	25.14 ACRES
PHASE 1	14.57 ACRES
PHASE 2	10.57 ACRES

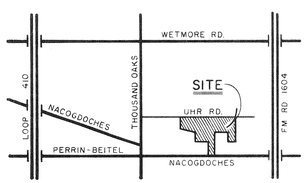
OVERALL DENSITY	16.7 UNITS/ACRE
PHASE 1	14.6 UNITS/ACRE
PHASE 2	18.1 UNITS/ACRE

UNIT MIX BY PHASE AND TYPE

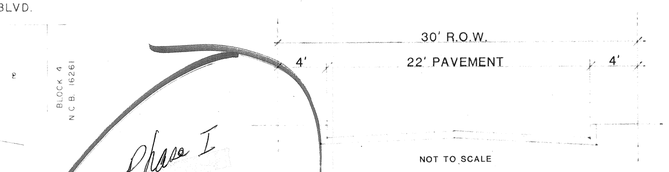
TYPE	PHASE 1	PHASE 2	TOTAL
1-3	13	6	19
1-3R	12	9	21
1-4	6	3	9
1-6	9	9	18
2-3	11	2	13
2-3R	3	6	9
2-6	7	8	15
TOTAL BLDG'S	61	43	104
TOTAL UNITS	237	183	420

LAND USE INTENSITY DATA PHASE 1

- GROSS SITE AREA W/OUT ALLOWABLE BONUSES	634,669 S.F.
- FAR .650	
- ALLOWABLE F.A.	412,534 S.F.
- ACTUAL F.A.	365,832 S.F.
- O.S.R. 1.1	
- O.S. REQUIRED	402,415 S.F.
- ACTUAL O.S.	562,636 S.F.
- L.S. REQUIRED W/.61 RATIO	223,158 S.F.
- ACTUAL L.S.	428,567 S.F.



LOCATION MAP SCALE: NONE



CROSS SECTION
(PRIVATE STREET)

Phase I

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Date: Feb 3, 1982 Chairman: William Stokes

GENERAL NOTES

1. GARAGE PARKING 718 SPACES
   EXTERIOR PARKING 164 SPACES
   TOTAL PARKING 882 SPACES (RATIO OF 2.1/UNIT)
2. MINIMUM OF 10' SEPARATION BETWEEN EXTERIOR STAIRWAYS & PROJECTING BALCONIES.
3. FOOTPRINT LOCATIONS OF BUILDINGS INDICATED TO EXTENT OF "PATIO ZONES".
   LAND USE INTENSITY CALCULATIONS BASED UPON FLOOR PLANS.
4. REAR ENTRY ACCESS TO ALL UNITS W/DRIVEWAY EASEMENTS AND FRONT ACCESS TO ALL UNITS W/WALKWAYS LOCATED WITHIN GREENBELT COMMON AREAS.

FIRE HYDRANT LOCATIONS

LAND USE INTENSITY DATA TOTAL

- GROSS SITE AREA W/ ALLOWABLE BONUSES	1,148,258 S.F.
- GROSS SITE AREA W/OUT ALLOWABLE BONUSES	1,095,098 S.F.
- F.A.R. .650	
- ALLOWABLE F.A.	711,813 S.F.
- ACTUAL F.A.	475,106 S.F.
- O.S.R. 1.1	
- OPEN SPACE REQUIRED	522,616 S.F.
- ACTUAL OPEN SPACE	778,361 S.F.
- LIVABILITY SPACE REQUIRED W/.61 RATIO	289,815 S.F.
- ACTUAL LIVABILITY SPACE	556,581 S.F.

Plan #73
Rev. 1/82 Rev. 2/82

NORTHERN HILLS COUNTRY VILLAGE

FINAL PUD 1 (R-3) DEVELOPMENT PLAN
SITE AND PHASING PLAN

Harry Jewett Associates
Engineers Planners Consultants
1800 NE Loop 410, Suite 303, 828-6291, San Antonio, Texas 78217

Job No. 8032
Date 10/81
Drawn by GJW

Sheet 1 Of 2

BRUNING 40-107 3A062