



City of San Antonio, Texas

Planning and Development Services Department

December 2, 2008

Harry Jewett Associates
307 W. Rhapsody
San Antonio, TX 78216

RE: Northern Hills Country Village #73

To Whom It May Concern:

The Planned Unit Development Plan (PUD), Northern Hills Country Village #73, is no longer valid in accordance with **Unified Development Code Sec. 35-2110. Time limit:**

An approved PUD plan shall remain valid for a period of three (3) years from the date of the last recorded plat or the date of planning commission approval if no plats are recorded. Time extensions for up to two (2) years may be granted by the planning commission if it finds that additional time is warranted. Failure to initiate development within the approved time period shall void the PUD plan and no building permits or utility connections shall be issued until a new or revised plan has been resubmitted and approved by the commission.

This PUD has been deemed invalid. The PUD will be scanned and archived with the Department's permanent files. If you feel this is in error, an appeal in writing may be filed within thirty days of receipt of this notice.

If you have any questions regarding this matter, contact Donna Schueling at (210) 207-5016.

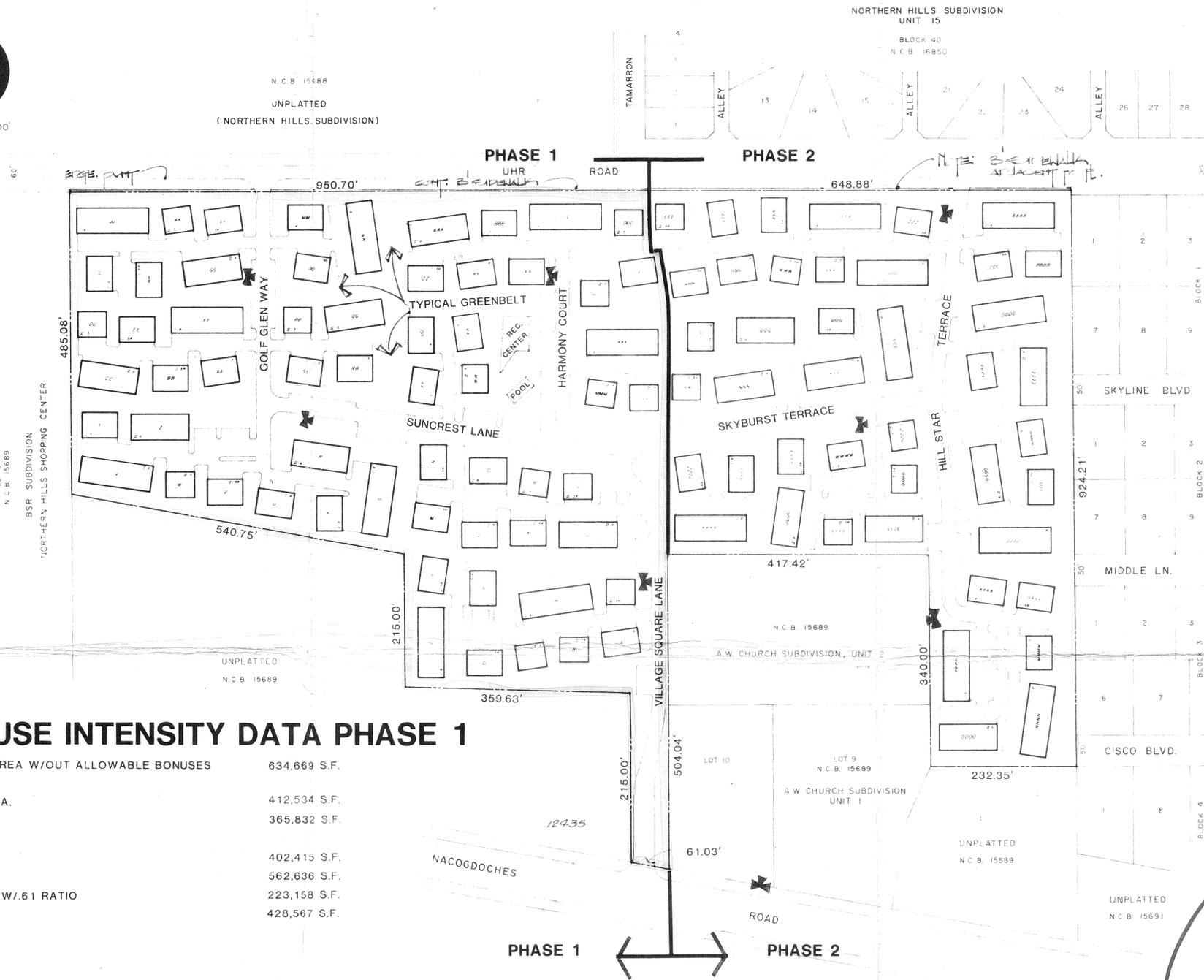
Sincerely,

Fernando J. Deleón, P.E.
Assistant Director,
Planning and Development Services Department
Land Development Division

DEVELOPMENT SERVICES
RECEIVED
2008 DEC 10 PM 12:49

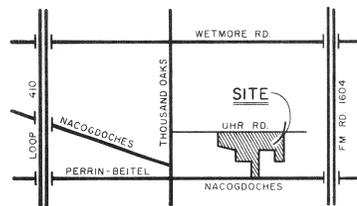


SCALE: 1" = 100'



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

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 DATA

TOTAL SITE AREA 25.14 ACRES

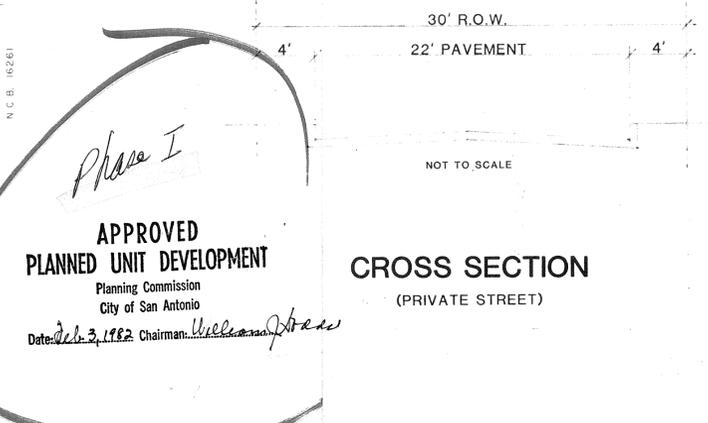
PHASE 1	14.57 ACRES
PHASE 2	10.57 ACRES

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



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

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, San Antonio, Texas 78217

Job No. 8032
Date **10/81**
Drawn by **GJW**



Sheet **1**
Of **2**