

**DEVELOPMENT STANDARDS (R-3L)**

**OWNER ACKNOWLEDGEMENT NOTE**  
 I, SARA ESPINOZA, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSES OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING ORDINANCE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF THIS SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/CITY-ADOPTED CODES/ORDINANCES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS, NOR DOES IT RELIEVE ME FROM ADHERENCE TO ANY/ALL STATE OR FEDERAL RULES AND REGULATIONS.

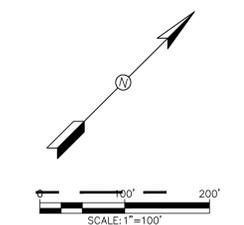
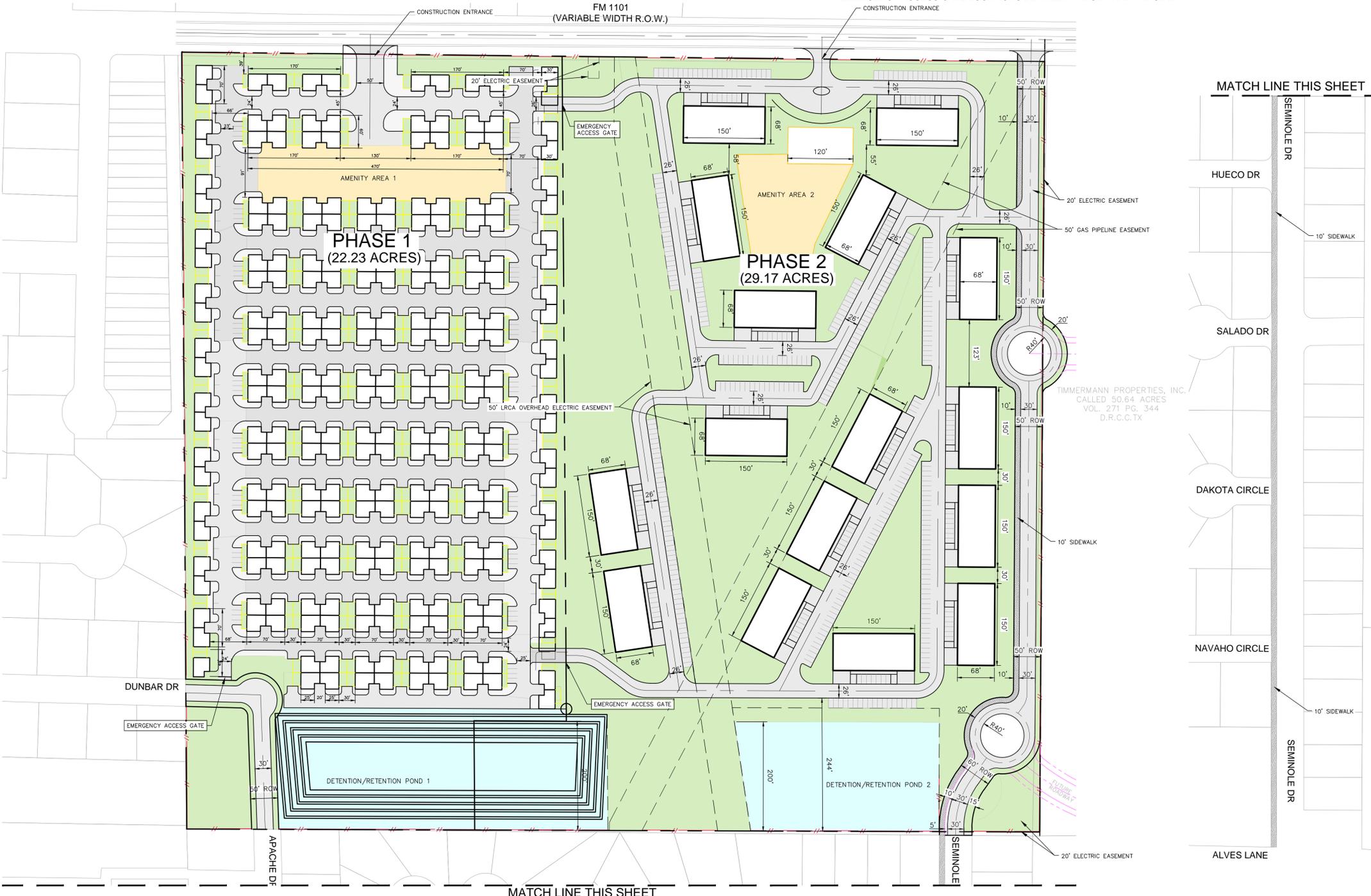
**NOTED:**  
 THE DENSITY PROVIDED IS APPROXIMATE AND NOT FINAL, IF ANY CHANGES OCCURS, IT WILL BE MINOR (<5%) AND WILL ONLY REDUCE, WHILE THIS LAYOUT IS CLOSE TO THE FINAL VERSION, THERE MAY BE MINOR ADJUSTMENTS TO DRIVES, BUILDING SIZES, ETC AS THE DESIGN IS FINALIZED. THE MAXIMUM DWELLING UNIT DENSITY ON THE PROJECT WILL NOT EXCEED 12 UNITS PER ACRE OR 616 DWELLINGS UNITS IN TOTAL, FOR THE ENTIRE PROPERTY.

DENSITY SUMMARY			
PHASE	DWELLING UNITS	ACREAGE	UNIT/ACRE
PHASE 1	247	22.05	12
PHASE 2	350	29.33	12
TOTAL	597	51.38	

- THIS SPECIAL USE PERMIT WILL COMPLY WITH ALL OF THE CURRENT DEVELOPMENT STANDARDS, SUPPLEMENTAL STANDARDS, RESIDENTIAL BUFFER REQUIREMENTS, AND PARKING LOT BUFFER AND SHADE REQUIREMENTS UNDER THE CURRENT R3-L ZONING DISTRICT.
- WITHIN THE AREA SHOWN THE STANDARDS LISTED UNDER 2.1-2.12 ARE DIRECTLY FROM THE R3-L ZONING ORDINANCE.
  - ALLOW MULTI FAMILY (APARTMENTS/CONDOMINIUM/DUPLEX/QUADPLEX) RESIDENTIAL UNITS TO BE CONSTRUCTED, BUT ON A SINGLE LOT
  - BUILDING HEIGHT = 35 FT OR 50 FT WITH PITCHED ROOF
  - FRONT AND REAR BUILDING SETBACK = 25 FT
  - SIDE BUILDING SETBACK = 20 FT TO RESIDENTIAL, 15 FT TO STREET, AND 25 FT WHEN ON A CORNER
  - SIDE TO SIDE DISTANCE BETWEEN BUILDINGS = 10 FT
  - FRONT TO FRONT DISTANCE BETWEEN BUILDINGS = 40 FT
  - FRONT TO REAR DISTANCE BETWEEN BUILDINGS = 20 FT
  - REAR TO REAR DISTANCE BETWEEN BUILDINGS = 20 FT
  - RESIDENTIAL SETBACK = 20 FT PLUS 1 FT PER BUILDING HEIGHT OVER 20 FT
  - LOT WIDTH = 60 FT TYP. AND 70 FT CORNER LOTS
  - DENSITY = 12 UNITS PER ACRE
  - PARKING = 1.5 SPACES FOR ONE BEDROOM APARTMENTS, 2 SPACES FOR TWO BEDROOM APARTMENT AND 1.5 SPACE FOR EACH ADDITIONAL BEDROOM
- CONNECT DUNBAR DR (50' ROW) AND APACHE DR (50' ROW)
- EMERGENCY ACCESS GATE SHALL BE SOLID (AS TO NOT BE SEEN THROUGH)
- "NO-PARKING" SIGNS ARE TO BE INSTALLED IN CUL-DE-SAC
- CONSTRUCTION WILL FOLLOW NEW BRAUNFELS CITY CODE SEC. 14-7
- PHASE 1 BUILDING TYPES ARE PODS WITH 2-4 UNITS, THE LAYOUT OF THE UNITS IS PROVIDED ON SHEET 2 OF 2. THE CONFIGURATION WITHIN THE POD MAY ROTATE WITHIN THE POD.
- PHASE 2 BUILDING TYPES IS A GARDEN STYLE MULTI-FAMILY BUILDING, THE LAYOUT OF THE UNITS ARE PROVIDED ON SHEET 2 OF 2.
- FENCE LOCATION SHOWN IS APPROXIMATE WITH THIS SITE PLAN AND MAY BE SUBJECT TO RELOCATION, FENCE WILL BE ON OR WITHIN THE PROPERTY LINE AND WILL NOT BLOCK ROADWAYS OR UTILITY EASEMENTS
- ALL PARKING SPACES WILL BE A MINIMUM OF 9' WIDE AND 18' DEEP.
- ALL INTERNAL DRIVES ON PHASE 1 WILL BE A MINIMUM OF 24', ALLOWABLE TO ACT AS A FIRE LANE, ALL INTERNAL DRIVES ON PHASE 2 WILL BE A MINIMUM OF 26', ALLOWABLE TO ACT AS A FIRE LANE.
- ALL INTERNAL PAVEMENT (PARKING, DRIVES, AND PUBLIC STREETS) CONSTRUCTED WILL BE OF ASPHALT (HMAC) OR CONCRETE PAVEMENT DESIGNED IN ACCORDANCE WITH THE CITY OF NEW BRAUNFELS DESIGN REQUIREMENTS, AND DESIGNED BY A GEOTECHNICAL ENGINEER.
- DIMENSIONS ARE PROVIDED, THESE ARE INTENDED TO BE TYPICAL TO OTHER SIMILAR LOCATIONS SHOWN ON THE SITE PLAN. ALL FINAL COMMERCIAL AND RESIDENTIAL BUILDING PERMITS WILL COMPLY WITH THE CITY OF NEW BRAUNFELS STANDARDS, ORDINANCES AND DESIGN GUIDELINES. DIMENSIONS NOT SHOWN ON THIS SITE PLAN, DOES NOT IMPLY A VARIANCE OR WAIVER FROM THE CITY'S STANDARDS AND CODES.
- AMENITIES PROPOSED IN THE AMENITY AREAS IN BOTH PHASES WILL INCLUDE A NEIGHBORHOOD CLUBHOUSE AND OFFICE AT A MINIMUM.
- DUMPSTER LOCATIONS WILL BE PROVIDED AND WILL BE LOCATED IN LOCATIONS COORDINATED AND APPROVED BY CITY OF NEW BRAUNFELS SOLID WASTE DEPT.
- THE CURRENT PARKING SUMMARY ACCOUNTS FOR OPEN PARKING AND GARAGES. COVERED PARKING MAY BE ADDED IN AREAS CURRENTLY SHOWN AS OPEN.
- ALL DETACHED BUILDINGS FOR BOTH PHASES WILL MEET BUILDING SEPARATION IN ACCORDANCE WITH THE CURRENT ADOPTED VERSION OF THE INTERNATIONAL FIRE CODE.
- THE PHASES NUMBERING AS SHOWN DOES NOT REPRESENT THE ORDER IN WHICH PHASES MAY BE DEVELOPED AND PLATTED. PHASES MAY BE PLATTED AND DEVELOPED OUT OF NUMBERING SEQUENCE.
- NON-VEHICULAR ACCESS (PEDESTRIAN, BICYCLE, ETC..) SHALL BE ALLOWED AND INSTALLED AT THE EMERGENCY ACCESS GATE LOCATIONS BETWEEN PHASE 1 AND PHASE 2.

- DEVELOPMENT OF THIS SITE IS TO BE IN COMPLIANCE WITH THE ATTACHED SITE PLAN AND DEVELOPMENT STANDARDS. ANY SIGNIFICANT ALTERATIONS TO THE SUBMITTED SITE PLAN AND DEVELOPMENT STANDARDS WILL REQUIRE AN AMENDMENT TO THE SUP WITH A RECOMMENDATION FROM THE PLANNING COMMISSION AND APPROVAL BY THE CITY COUNCIL.
- 8FT SOLID MASONRY OR STONE FENCE SEPARATING THE SUBJECT PROPERTY FROM THE EXISTING SURROUNDING NEIGHBORHOODS.
- NO EXTERIOR LIGHTING ABOVE THE FIRST LEVEL OF ANY MULTI-LEVEL STRUCTURE (NOT INCLUDING PARKING ILLUMINATION).
- UTILIZATION OF DARK SKY CERTIFIED LIGHTING FIXTURES ON ALL STRUCTURES AND PARKING AREAS.
- TREE/SHRUBS OF AN EVERGREEN NATURE TO BE PLANTED WHEN SATISFYING THE LANDSCAPE REQUIREMENTS ALONG THE NEIGHBORHOOD BOUNDARY.
- NO CONSTRUCTION ACCESS TO THE SITE OFF SEMINOLE DRIVE.
- NO WORKING AT THE SITE BEFORE 6:30AM ON WEEKDAYS, 7:00AM ON SATURDAYS, AND NO SUNDAY WORK.

PARKING SUMMARY			
	UNIT 1	UNIT 2	
STANDARD	360	STANDARD	467
GARAGE	246	GARAGE	0
TOTAL	606	TOTAL	467



**LEGEND**

- BOUNDARY
- PHASING BOUNDARY
- OPEN SPACE
- DRAINAGE SPACE
- AMENITY AREA
- PAVEMENT
- PROPOSED FENCE

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**PROVIDENT REALTY ADVISORS**

**PARC HAUS FM 1101**

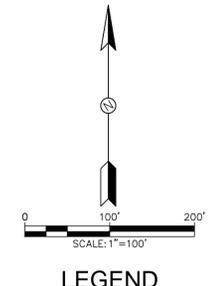
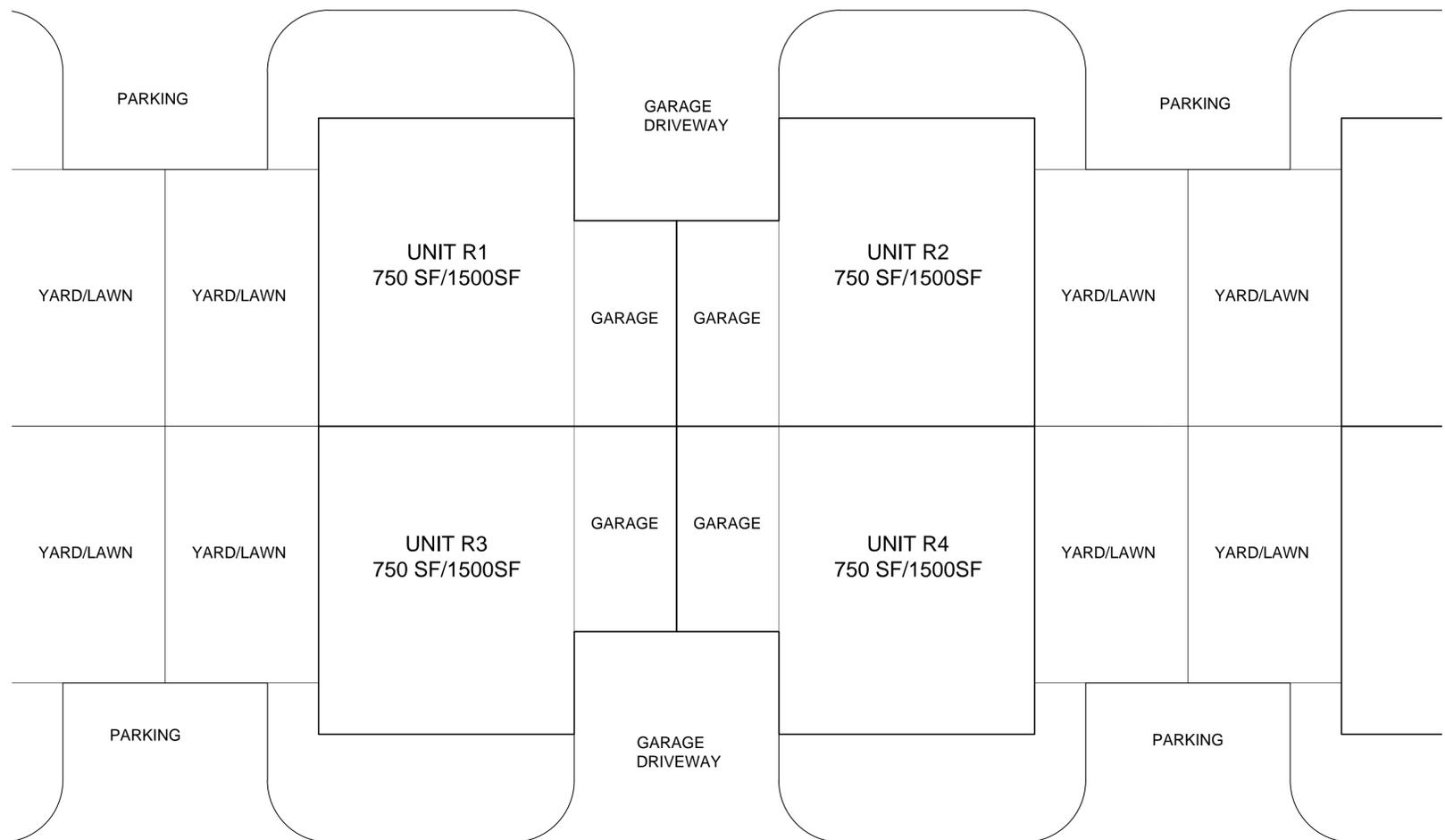
**ZONING SUP TYPE II SITE PLAN**

SHEET **1** OF **2**

NO	DATE	ISSUES AND REVISIONS

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 NEW BRAUNFELS, TX. 78132  
 PH: 830-358-7127 ink-civil.com  
 TBPE FIRM F-13351

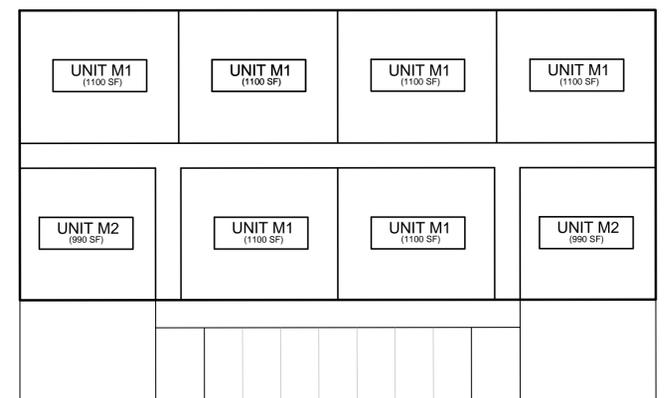
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**PHASE 1: PARC HAUS "PODS" PRODUCT**

NOTE: THE PARC HAUS PRODUCT PRODUCT SHOWN IS FOR REFERENCE AND CLARITY ONLY. THE NUMBER OF UNITS WITHIN A POD OR COUPLE, UNIT TYPE NAMING, LAYOUT OF PODS AND INTERNAL PRODUCT LAYOUT STRUCTURES ARE SUBJECT TO CHANGE. THE SPECIAL USE PERMIT SITE PLAN SHOWN ON PAGE 1 OF 1 AND THE ABOVE PARC HAUS POD DETAIL WILL CONFORM TO ALL CITY OF NEW BRAUNFELS BUILDING AND PLANNING ORDINANCES. THE PARC HAUS PRODUCT AND PHASE 1 WILL CONFORM TO ALL CITY OF NEW BRAUNFELS BUILDING CODES, INTERNATIONAL AND FIRE CODES AND R-3L ZONING ORDINANCE. THESE WILL INCLUDE SINGLE AND TWO STORY BUILDINGS.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JAMES INGALLS, P.E. #107416 ON August 24, 2023. IT IS TO BE USED FOR BIDDING AND PERMITTING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.



**PHASE 2: MULTI-FAMILY PRODUCT**

NOTE: THE MULTI-FAMILY APARTMENT STYLE PRODUCT SHOWN IS FOR REFERENCE AND CLARITY ONLY. THE NUMBER OF UNITS WITHIN A BUILDING SHALL NOT EXCEED 12 UNITS PER ACRE WITH SHEET 1 OF 2 SHOWING 16 BUILDINGS PROPOSED WITHIN PHASE 2. THE HEIGHT AND ALL OTHER ASPECTS OF THE APARTMENT BUILDINGS SHALL CONFORM TO CITY OF NEW BRAUNFELS BUILDING CODES, FIRE CODES, AND ZONING ORDINANCES. SHEET 1 OF 2 SPECIFIES THAT THE SITE PLAN SHALL ADHERE TO CITY OF NEW BRAUNFELS ZONING ORDINANCE SET BY R-3L STANDARDS.

**PROVIDENT REALTY  
ADVISORS**

**PARC HAUS FM 1101**

**ZONING SUP TYPE II  
BUILDING DETAIL**

SHEET **2** OF **2**

NO	DATE	ISSUES AND REVISIONS
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