

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/ALL CITY-ADOTTED 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.

THE BUILDING TYPES AND NUMBERS SHOWN IN PHASE 1 MAY BE RE-ARRANGED WITHIN THEIR RESPECTIVE PODS BUT THE OVERALL SITE PLAN CONFIGURATION WILL MATCH THE LAYOUT BELOW, BUT THE DENSITY WILL NOT BE INCREASED.

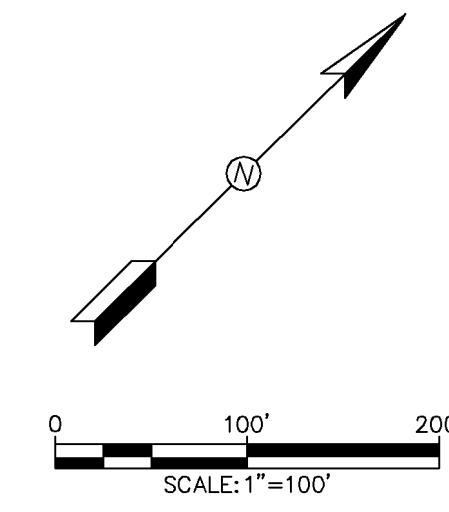
DENSITY SUMMARY

PHASE	DWELLING UNITS	ACREAGE	UNIT/ACRE
PHASE 1	266	22.23	12
PHASE 2	350	29.17	12
TOTAL	616	51.40	

PARKING SUMMARY

PHASE	PARKING - OPEN	GARAGE	TOTAL
PHASE 1	266	266	532
PHASE 2	499	96	595
TOTAL	765	362	1127

1. 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.
2. WITHIN THE AREA SHOWN THE STANDARDS LISTED UNDER 2.1-2.12 ARE DIRECTLY FROM THE R3-L ZONING ORDINANCE.
2.1. ALLOW MULTI FAMILY (APARTMENTS/CONDUMINIUM/DUPLEX/QUADPLEX) RESIDENTIAL UNITS TO BE CONSTRUCTED, BUT ON A SINGLE LOT
2.2. BUILDING HEIGHT = 35 FT OR 50 FT WITH PITCHED ROOF
2.3. FRONT AND REAR BUILDING SETBACK = 25 FT
2.4. SIDE BUILDING SETBACK = 20 FT TO RESIDENTIAL, 15 FT TO STREET, AND 25 FT WHEN ON A CORNER
2.5. SIDE TO SIDE DISTANCE BETWEEN BUILDINGS = 10 FT
2.6. FRONT TO FRONT DISTANCE BETWEEN BUILDINGS = 40 FT
2.7. FRONT TO REAR DISTANCE BETWEEN BUILDINGS = 20 FT
2.8. REAR TO REAR DISTANCE BETWEEN BUILDINGS = 20 FT
2.9. RESIDENTIAL SETBACK = 20 FT PLUS 1 FT PER BUILDING HEIGHT OVER 20 FT
2.10. LOT WIDTH = 60 FT TYP. AND 70 FT CORNER LOTS
2.11. DENSITY = 12 UNITS PER ACRE
2.12. PARKING = 1.5 SPACES FOR ONE BEDROOM APARTMENTS, 2 SPACES FOR TWO BEDROOM APARTMENT AND 1.5 SPACE FOR EACH ADDITIONAL BEDROOM
3. CONNECT DUNBAR DR (50' ROW) AND APACHE DR (50' ROW)
4. EMERGENCY ACCESS GATE SHALL BE SOLID (AS TO NOT BE SEE THROUGH)
5. "NO-PARKING" SIGNS ARE TO BE INSTALLED IN CUL-DE-SAC
6. CONSTRUCTION WILL FOLLOW NEW BRAUNFELS CITY CODE SEC. 14-7
7. PHASE 1 BUILDING TYPES ARE PODS WITH 8-9 UNITS, THE LAYOUT OF THE UNITS IS PROVIDED ON SHEET 2 OF 2. THE CONFIGURATION WITHIN THE POD MAY ROTATE WITHIN THE POD.
8. PHASE 2 BUILDING TYPES IS A GARDEN STYLE MULTI-FAMILY BUILDING, THE LAYOUT OF THE UNITS ARE PROVIDED ON SHEET 2 OF 2.



LEGEND

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



PROVIDENT REALTY
ADVISORS

PARC HAUS FM 1101

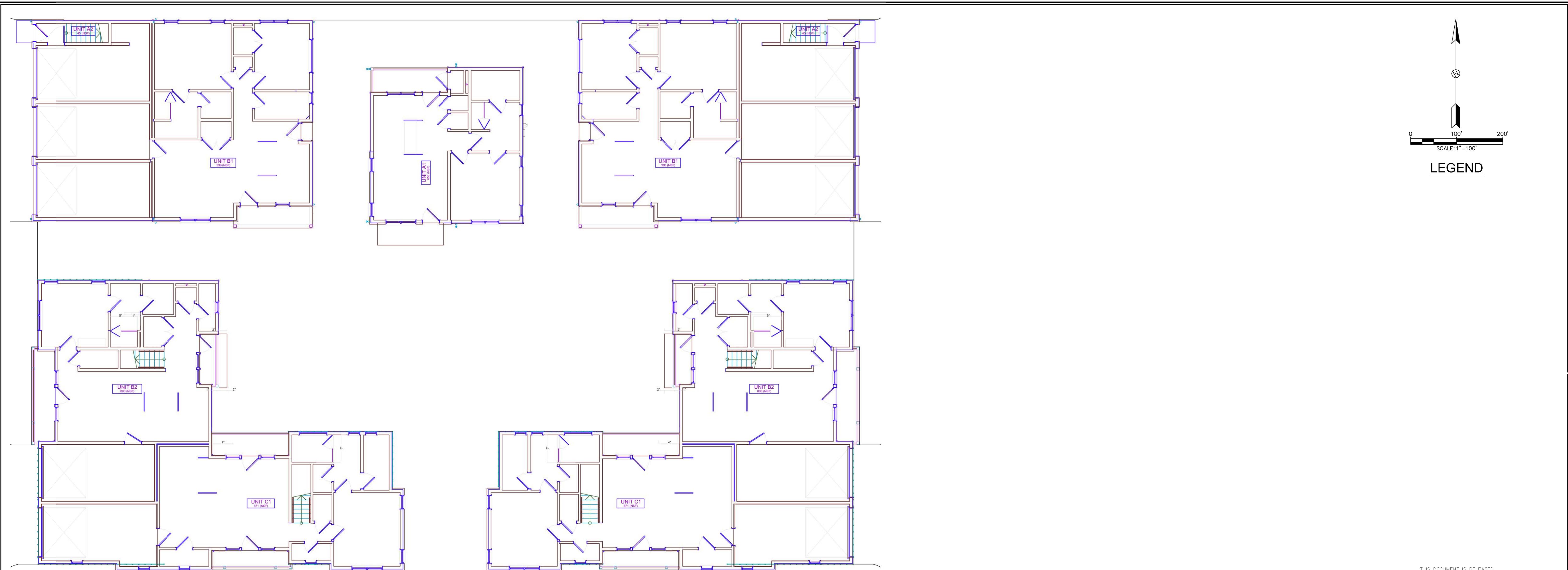
ZONING SUP TYPE II
SITE PLAN

SHEET 1 OF 2

NO DATE ISSUES AND REVISIONS



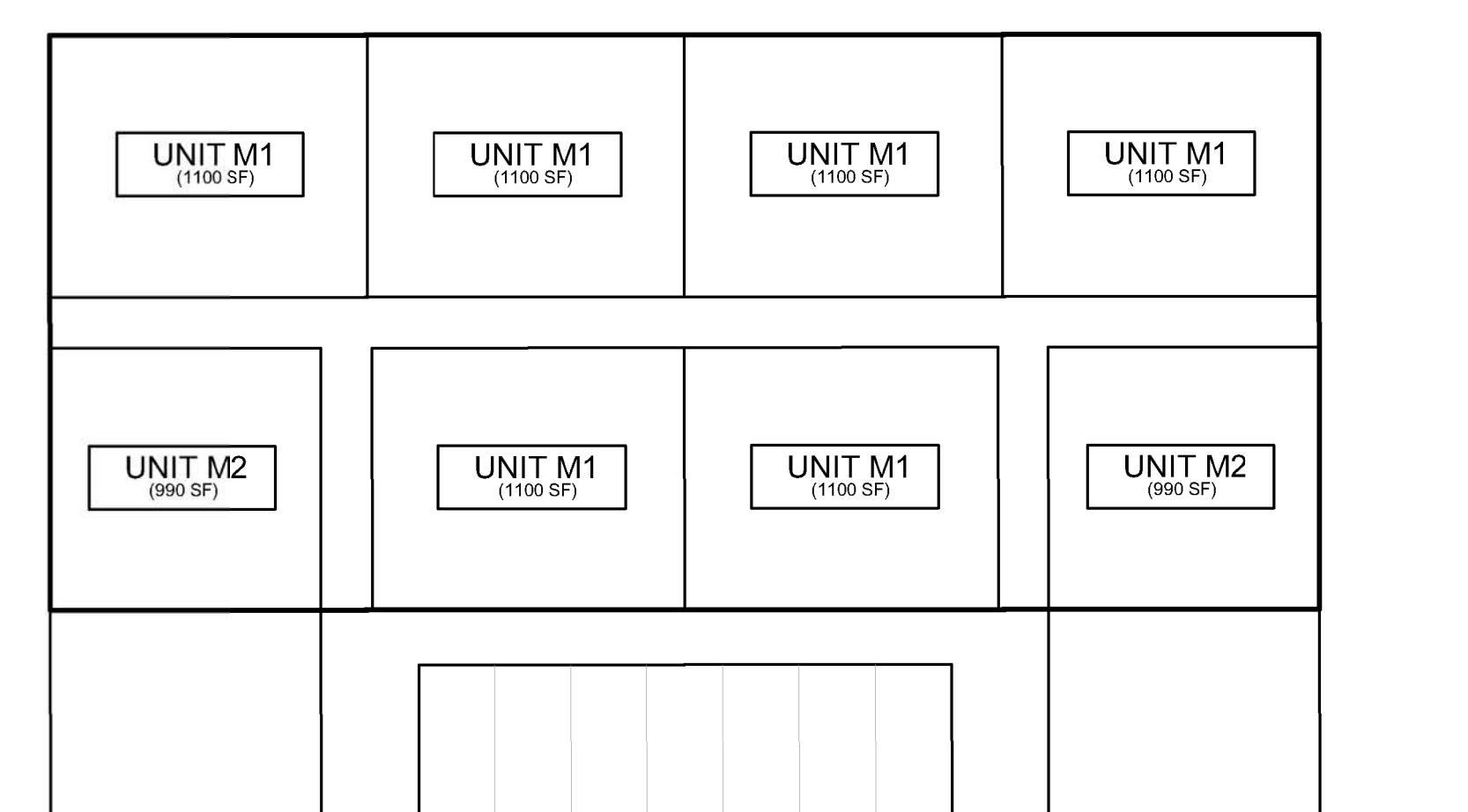
2021 W SH46, STE 105
NEW BRAUNFELS, TX. 78132
PH: 830-358-7127 ink-civil.com
TBPE FIRM F-13351



PHASE 1: PARC HAUS "PODS" PRODUCT

NOTE: THE PARC HAUS 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.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JAMES INGRAM, P.E. #107416
ON
February 27, 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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