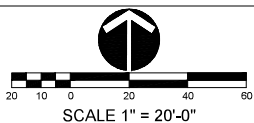
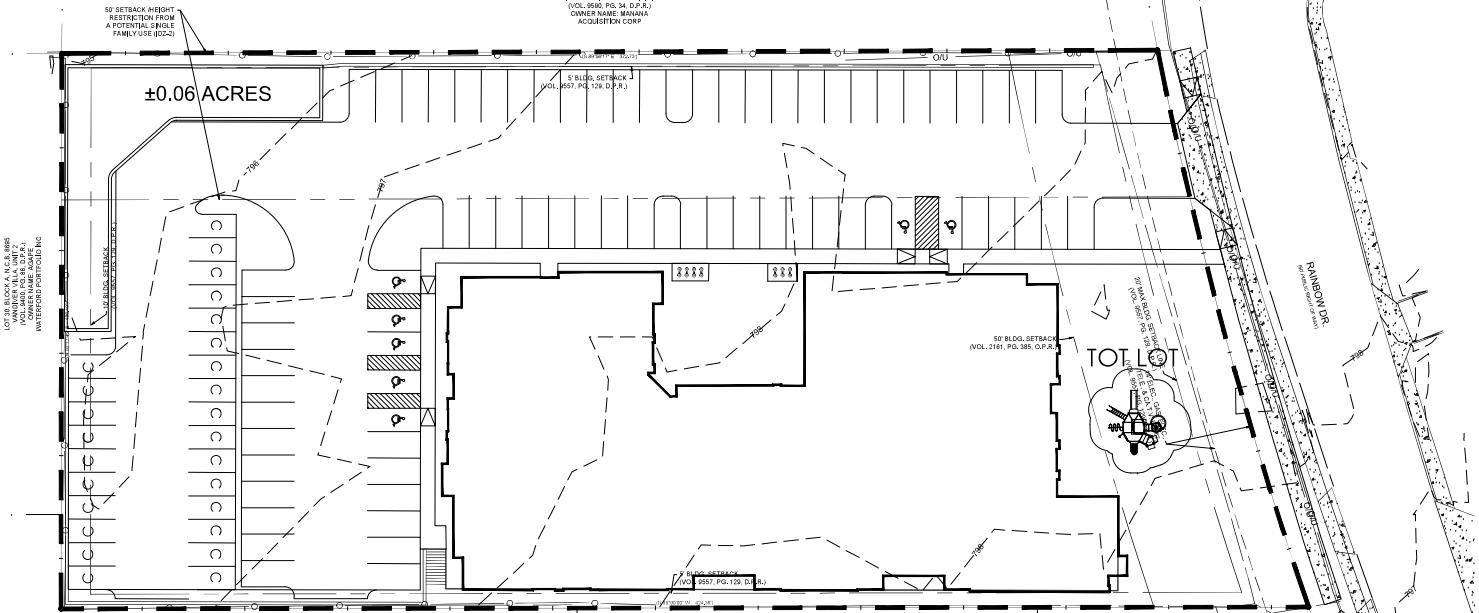


Z-2022-10700044

- Proposed Development: multifamily residential with up to 37.6 units per acre
- Current Zoning: MF-33
- Proposed Zoning: IDZ-2 with uses permitted in "MF-40"
- Property Size: +/-1.73 acres (75,358.8 sq. ft.)
- Parking spaces per UDC requirements
- Up to 100% impervious cover

I, HTV Alamo Heights Property, LLC, the property owner for property generally located at 127 Rainbow Drive, City of San Antonio, County of Bexar, State of Texas (BCAD ID: 420986) acknowledge this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes at the time of plan submittal for building permits.



THESE CALCULATIONS, NOTES, AND ASSUMPTIONS ARE FOR INTERNAL USE ONLY AND ARE NOT TO BE REPLICATED ON ANY FORMAL OR INFORMAL MUNICIPAL SUBMITTALS.

SITE CALCULATIONS			
	IDZ PERMITTED	PROVIDED	
TOTAL UNITS (+/-)	NA	65	
1 BEDROOM	NA	16	25%
2 BEDROOM	NA	31	48%
3 BEDROOM	NA	18	28%
AVERAGE UNIT SIZE	NA	970	
GROSS ACREAGE	NA	1.73	
GROSS DENSITY	NA	17.02/AC	

The average unit size is 970 SF as per the client. The residential buildings shown are 70' modules. A 15% core factor has been subtracted from the buildings, excluding the corridors, as well as area for the lease office and clubhouse. This core factor allows for elevators, stairwells and undulations in the buildings.

CLIENT PARKING CALCULATIONS			
PARKING REQUESTED			
CATEGORY	MIX	SPACES	RATIO
1 BEDROOM	16	24	1.50
2 BEDROOM	31	47	1.50
3 BEDROOM	18	27	1.50
TOTAL REQUESTED PER CLIENT		98	1.51

PARKING PROVIDED (EXCLUDES ACCESSIBLE AND LEASE)			
CATEGORY	MIX	SPACES	RATIO
RESIDENTIAL		59	
COMPACT		25	
TOTAL PROVIDED PER CLIENT		85	1.31 (SP/DU)
			0.64 (SP/BED)

- NOTES:
1. THIS PLAN IS FOR MASSING PURPOSES ONLY. A MORE DETAILED PLAN WILL BE REQUIRED TO CONFIRM PROJECTED YIELD.
 2. BUILDING FOOTPRINT WERE PROVIDED BY THE PROJECT ARCHITECT. THIS FOOTPRINT IS SUBJECT TO CHANGE. THE PROJECT ENGINEER SHOULD CONFIRM THAT ALL ARCHITECTURAL INFORMATION IS CURRENT BEFORE THE RELEASE OF ANY PERMITS.
 3. THE BOUNDARY WAS TAKEN FROM THE LOCAL ONLINE GIS DATABASE.
 4. A FIELD RUN TOPOGRAPHIC SURVEY IS NOT AVAILABLE AT THIS TIME. ADJUSTMENTS TO THE LAYOUT DUE TO GRADING CONCERNS MAY BE REQUIRED ONCE A TOPOGRAPHIC SURVEY HAS BEEN PROVIDED.
 5. A DETAILED ANALYSIS OF STATE, COUNTY, AND CITY ORDINANCES GOVERNING THE DEVELOPMENT OF THIS PROJECT HAS NOT BEEN PERFORMED. ORDINANCE ANALYSIS WILL BE REQUIRED TO CONFIRM PROJECTED YIELDS.
 6. THE PROPOSED RESIDENTIAL BUILDING IS 4-STORY.
- ASSUMPTIONS:
1. THIS PLAN ASSUMES NO STORM WATER MANAGEMENT IS REQUIRED FOR THIS SITE.
 2. THIS SITE IS LOCATED IN SAN ANTONIO, TEXAS.
 3. THIS PLAN ASSUMES A REZONE TO IDZ. ZONING CRITERIA WAS TAKEN FROM THE ONLINE ZONING ORDINANCE.
 4. THIS PROJECT IS SUBJECT TO THE INTERNATIONAL BUILDING CODE AND FIRE CODE.
 5. THIS PLAN ASSUMES THAT THE BUILDINGS HAVE SPRINKLER SYSTEMS, ALLOWING A MAX FIRE HOSE LAY OF 200' F.
 6. THIS PLAN ASSUMES NO ADDITIONAL ROW DEDICATION IS REQUIRED ALONG THE FRONTAGE.
 7. TO MAXIMIZE PARKING, THIS PLAN ASSUMES AN INTERNAL TRASH ROOM.
 8. THERE IS NO MINIMUM OR MAXIMUM SETBACK; HOWEVER, THE ARCHITECT WILL NEED TO CONSIDER THE BUILDING CODE, FIRE CODE AND CONSTRUCTION REQUIREMENTS. THE BUILDING SEPARATION FROM EXISTING STRUCTURES IS ASSUMED TO BE ADEQUATE.
 9. MINIMUM AND MAXIMUM PARKING SPACE REQUIREMENTS DO NOT APPLY WITHIN THIS ZONING DISTRICT.

LEE AND ASSOCIATES

1401 W KOENIG LANE
AUSTIN, TX 78756
(512) 345-4877
www.leeandassociates.net

the NRP group

DATE: 2-10-2022
PROJ. NO.: 2929
FILE NAME: 2929 B USE 4

CLOUDHAVEN
SAN ANTONIO, TEXAS
CONCEPTUAL SITE PLAN

THIS DRAWING IS NOT FOR REGULATORY APPROVAL OR CONSTRUCTION

CSP-1