



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

- NOTES:**
1. THIS PLAN IS FOR MASSING PURPOSES ONLY. A MORE DETAILED PLAN WILL BE REQUIRED TO CONFIRM PROJECTED YIELD.
  2. BUILDING FOOTPRINTS HAVE BEEN PROVIDED BY THE PROJECT ARCHITECT ON 2-4-2018. THESE FOOTPRINTS ARE SUBJECT TO CHANGE. THE PROJECT ENGINEER SHOULD CONFIRM THAT ALL ARCHITECTURAL INFORMATION IS CURRENT BEFORE THE RELEASE OF ANY PERMITS.
  3. THE BOUNDARY WAS LINTENED VIA DIGITIZING SAN ANTONIO GIS DATA.
  4. A FIELD PLAN 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 CONCERNING THE DEVELOPMENT OF THIS PROJECT HAS NOT BEEN PERFORMED. ORDINANCE ANALYSIS WILL BE REQUIRED TO CONFIRM PROJECTED YIELDS.
  6. BUILDING 1 IS 4-STORY. BUILDINGS 2 AND 1 ARE 2-STORY.
- ASSUMPTIONS:**
1. NO STORM WATER MANAGEMENT IS REQUIRED FOR THIS SITE.
  2. THIS PLAN IS LOCATED WITHIN THE CITY OF SAN ANTONIO, TEXAS. THIS PLAN IS ZONED MF-33. ZONING CRITERIA WAS TAKEN FROM THE ONLINE ZONING ORDINANCE. RETAIL IS NOT PERMITTED IN MF-33. THIS PLAN ASSUMES EITHER A VARIANCE TO ALLOW THE RETAIL OR A REZONE.
  3. THIS PROJECT IS SUBJECT TO THE 2015 INTERNATIONAL BUILDING CODE AND INTERNATIONAL FIRE CODE.
  4. THE EASTERN MOST PROPERTY LINE FOR LOT 3 IS AT AN ASSUMED LOCATION BASED ON EXISTING PARCEL LINES.
  5. THIS PLAN ASSUMES AN EXISTING 110' RETURN IN THE NORTHWEST CORNER OF LOT 2 LOT PER THE AERIAL. THIS ALLOWS TWO 20' RETURNS INTO THE LOT WITHOUT ENCROACHING ON THE REQUIRED SETBACKS.
  6. PARALLEL PARKING IS ASSUMED TO BE ALLOWED ON EL PASO AND COLORADO STREET AS SHOWN.
  7. THIS PLAN ASSUMES A DEAD-END DRIVE OF 700 LF CAN BE USED FOR FIRE COVERAGE.
  8. PROPOSED CURB-CUTS ARE ALLOWED WHERE SHOWN AND SEPARATION FROM EXISTING INTERSECTIONS IS ADEQUATE, GIVEN THE SHORT LENGTH OF THE SITE PROPERTY LINES.
  9. THE PARKING ON LOT 1 CAN ENHANCE INTO THE FLOODZONE AS SHOWN.

San Antonio Housing Authority, the property owner, acknowledge that 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.

From "MF-33"  
To: "IDZ-3" with Multi-Family uses not to exceed 90 total units/MF-33 and Non Commercial Parking



LEE AND ASSOCIATES  
1101 B. AM. H. ROAD, SUITE 2222  
DALLAS, TEXAS 75246  
ALAZAN, TEXAS  
75212-1000-1000

Revision	Block	Date	By	For

DATE	2-4-2018
PROJ. NO.	1000
FILE NAME	1000 BASE 3
SHEET	
NO. OF SHEETS	

ALAZAN-APACHE COURTS  
SAN ANTONIO, TEXAS  
CONCEPTUAL SITE PLAN

THIS DRAWING IS NOT FOR REGULATORY APPROVAL OR CONSTRUCTION