



PLANNING

APPLICATION FOR LAND SUBDIVISION (PLAT)

Planning and Community Development
550 Landa Street, New Braunfels TX 78130
(830) 221-4050

www.nbtexas.org

Case No.: PL-17-103

AUG 02 2017

CHECK ONE: [X] Master Plan [] Prelim./Final Plat [] Prelim. Plat [] Final Plat [] Replat [] Amended [] Minor

1. PROPOSED SUBDIVISION NAME: Chapel Creek UNIT NO.:

LOCATION DESCRIPTION / NEAREST INTERSECTION: FM 306 and Hoffman Ln

ACREAGE: 497.8 NO. OF LOTS - EXISTING: 0 PROPOSED: 170 CBI SF 200 MF

REASON(S) FOR PLATTING/REPLATTING:

2. OWNER/APPLICANT*: Moeller & Associates

(* If applicant is person other than owner, a letter of authorization must be provided from owner.)

ADDRESS: 2021 SH 46 W., Ste 105, New Braunfels, TX 78132

TELEPHONE: 830-358-7127 MOBILE: 830-515-5611

EMAIL: plats@ma-tx.com

3. LICENSED ENGINEER/SURVEYOR: James Ingalls, P.E., Moeller & Associates

MAILING ADDRESS: 2021 SH 46 W., Ste 105, New Braunfels, TX 78132

TELEPHONE: 830-358-7127 MOBILE:

EMAIL: plats@ma-tx.com

4. LIST ANY VARIANCES / WAIVERS REQUESTED(\$150-\$300 EACH): See Attached Letter

REASON FOR REQUEST (LIST ANY HARDSHIPS): See Attached Letter

5. PRESENT USE OF THE PROPERTY: Undeveloped CURRENT ZONING: OCL

6. CITY LIMITS: [] IN [X] OUT - COUNTY: [X] COMAL [] GUADALUPE - SCHOOL DIST: [X] CISD [] NBISD []

7. IS ANY PART OF THE PROPERTY IN A FLOODPLAIN? [X] YES [] NO (specify)

8. DOES PLAT FALL IN THE BOUNDARY FOR: [X] NBU [] GVEC [X] AT&T [X] OTHER: TX Country Water [X] TXDOT ROAD

9. Is the property subject to any liens, encumbrances, or judgments? If so, give details. (Provide separate sheet if needed.)

REQUIRED ITEMS FOR SUBMITTAL PACKAGE:

- [X] Completed application, including signature of owner/applicant and signed waiver.
[X] Fee (see reverse)
[X] 3 copies of TIA worksheets, reviewed by City Engineer, and appropriate Level TIA if required.
[X] Copy of deed showing current ownership.
[X] 17 copies of the plat, collated and folded so that the subdivision name is visible.
[X] 5 copies of Preliminary utilities plan including wastewater and water system showing the approximate location and size of onsite and offsite existing and proposed water lines and fire hydrants.
[X] 2 copies of the preliminary drainage plan
N/A [] Current deed restrictions for Vacating Plats, Replats, and Townhouse and Zero Lot Line Subdivisions.
[X] Survey showing any existing structures on the subject property.
N/A [] List of approved street names by the appropriate county.
N/A [] Mailed notification x 2.15 each = - residential replat
N/A [] Newspaper Notice 115.00 each - residential replat

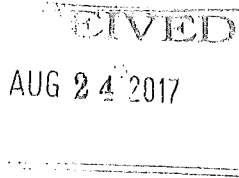
I agree to comply with all platting and subdivision requirements of the City of New Braunfels. I understand that the plat will NOT be forwarded to the Planning Commission unless staff comments are satisfactorily addressed by the plat correction due date. I voluntarily waive my right to request a certificate stating the date the plat was filed and that the Planning Commission failed to act on the plat within thirty days. I do not object to consideration of the plat on 9/12/17 (date of Planning Commission meeting). This waiver expires after 9/12/17 (date of Planning Commission meeting). (The waiver statement above is not applicable to Minor Plats.)

8/2/17
Date

Signature of Owner/Applicant

James Ingalls, P.E. / Agent
Print Name & Title

**If applicant is person other than owner, a letter of authorization must be provided from owner. Signature indicates authorization for plat application and acceptance of waiver statement.



August 24, 2017

Planning and Community Development
City of New Braunfels
550 Landa St.
New Braunfels, Texas 78130

RE: Chapel Creek Master Plan– Sidewalk Alternate Design Request

Please accept this letter as a formal request to allow for an alternate sidewalk design for the entry collector road for the subdivision. The standard section has 4ft of sidewalk on both sides of the roadway. We are proposing to construct a 10ft shared use path on one side of the entry road. The master plan shows this path meandering across the road. The actual crossings will be located at street intersections to avoid pedestrian/vehicular conflicts.

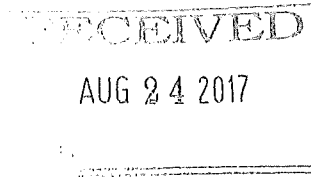
The background for requesting this alternate design was to provide a means of connectivity from within the subdivision to FM 306, which has a newly constructed sidewalk that connects all the way down into and New Braunfels and Gruene.

Please let me know if you have any questions or comments.

Thank you,

A handwritten signature in black ink, appearing to read 'James Ingalls'. The signature is fluid and cursive, with a large initial 'J'.

James Ingalls, P.E.



August 24, 2017

Planning and Community Development
City of New Braunfels
550 Landa St.
New Braunfels, Texas 78130

RE: Chapel Creek Master Plan– Waiver Request Letter – Private Street Section

Please accept this letter as a formal request to allow for an alternate street design for the private street section as shown on the master plan.

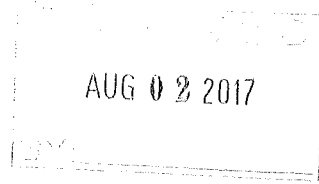
Waiver for Private Street Section – The existing City single family/large lot no parking street section consists of 24' of travel lanes with 3' shoulders to protect the edge of pavement. No curb is included with the City's existing section. We are proposing the same 24' of travel lanes, only with a curb section along both edges. The curb will be either a flush ribbon curb, a 4" rolled curb, or a 6" standard height curb. The drainage patterns and conveyance within the street dictate which ones are utilized and where they are utilized. In our opinion, the proposed layout provides sufficient access and connectivity for pedestrians, passenger vehicles, and emergency vehicles, we are only replacing the paved shoulders with concrete curbs.

Please let me know if you have any questions or comments.

Thank you,

A handwritten signature in black ink that reads 'James Ingalls'. The signature is fluid and cursive.

James Ingalls, P.E.



August 2, 2017

Planning and Community Development
City of New Braunfels
550 Landa St.
New Braunfels, Texas 78130

RE: Chapel Creek Master Plan– Waiver Request Letter

Please accept this letter as a formal request to waive the block length maximum of 1200ft.

Waiver for block length – The proposed development has three existing external connections to neighboring subdivisions providing more than sufficient access for emergency vehicles. All of the cul-de-sacs proposed have a 65' ROW radius allowing for large turning movements. In our opinion, the proposed layout provides sufficient access and connectivity for pedestrians, passenger vehicles, and emergency vehicles.

Please let me know if you have any questions or comments.

Thank you,

A handwritten signature in black ink, appearing to read 'James Ingalls'. The signature is fluid and cursive.

James Ingalls, P.E.