LOCATION MAP
SCALE: 1" = 3000'

PHASE 1 SUMMARY				
UNIT	STD D.U.	ESTATE D.U.	TOTAL D.U.	STREET CL
1	119	52	171	10650
2	119		119	5335
3		28	28	4000
4	102		102	4050
5		40	40	3610
TOTAL	340	120	460	27645

PHASE 1 ACREAGE SUMMARY

RESIDENTIAL AREA AND STREETS:	360.12 ACRES
DWELLING UNIT DENSITY (460/360.12):	1.28 D.U./ACRE
LENGTH OF STREETS:	5.24 MILES

*ALL LOTS LABELED AS OPEN SPACE (O.S.) ON THIS PLAN SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

TOTAL ACREAGE SUMMARY

RESIDENTIAL AREA AND STREETS:	477.18 ACRES
MULTIFAMILY:	19.4 ACRES
COMMERCIAL:	5.4 ACRES
TOTAL ACREAGE:	501.98 ACRES
DWELLING UNIT DENSITY (881/501.98):	1.76 D.U./ACRE
LENGTH OF STREETS:	6.65 MILES

*ALL LOTS LABELED AS OPEN SPACE (O.S.) ON THIS PLAN SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

PHASE 2 SUMMARY					
UNIT	STD D.U.	MF D.U.	TOTAL D.U.	COMM AREA (AC)	STREET CL
1	0	0	0	0	3410
2	85	0	85	0	3460
3	51	0	51	0	1910
4	34	0	34	0	970
5	51	0	51	0	1760
6	0	200	200	1.4	0
TOTAL	221	200	421	1.4	11510

ACREAGE SUMMARY

RESIDENTIAL AREA AND STREETS:	117.04 ACRES
MULTIFAMILY:	19.4 ACRES
COMMERCIAL:	5.4 ACRES
TOTAL ACREAGE:	141.84 ACRES
DWELLING UNIT DENSITY (421/141.86):	2.97 DU./ACRE
LENGTH OF STREETS:	2.18 MILES

*ALL LOTS LABELED AS OPEN SPACE (O.S.) ON THIS PLAN SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

LEGEND

- PHASE BOUNDARY
- UNIT BOUNDARY
- RIGHT-OF-WAY
- 15' BUILDING SETBACK
- FEMA FLOODPLAIN
- OPEN SPACE/O.S.

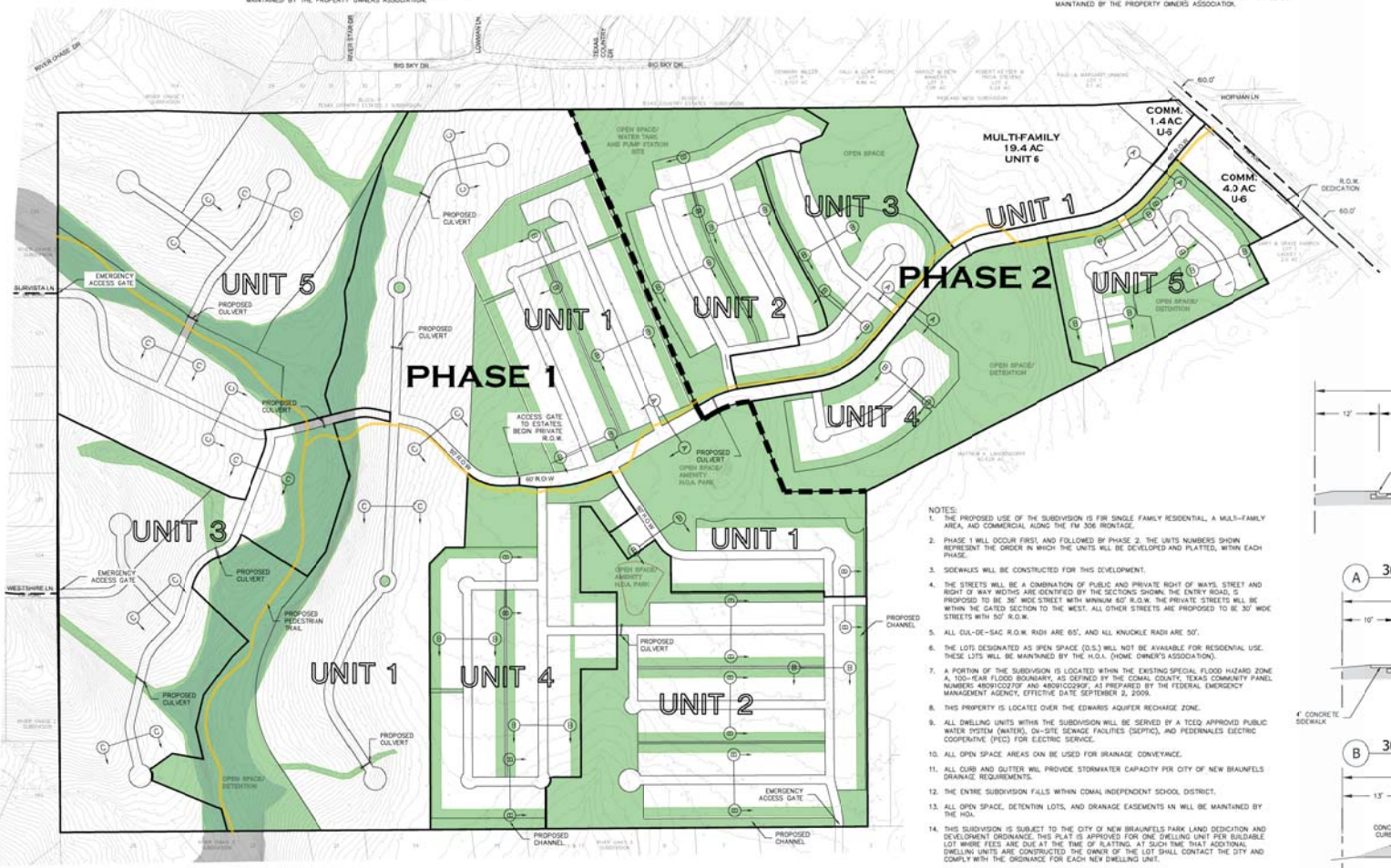
SCALE: 1" = 300'

OWNER/DEVELOPER- PHASE 1:
REGAL LAND DEVELOPMENT
ATT: CLINT JONES
6936 BEE CAVES ROAD, SUITE 330
AUSTIN, TX 78746

OWNER/DEVELOPER- PHASE 2:
306 PROPERTIES LP
ATT: DAVID BURCH
900 N RIVER HILLS RD
AUSTIN, TX 78733

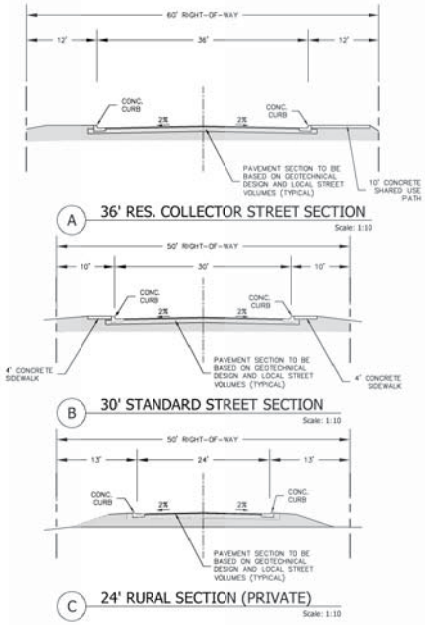
ENGINEER/SURVEYOR:
MOELLER & ASSOCIATES
JAMES INGALLS, P.E. - ENGINEER
2021 SH 46 W. STE 105
NEW BRAUNFELS, TX 78132
(830) 358-7127

D.A. MAWYER LAND SURVEYING, INC.
DREW MAWYER, R.P.L.S. - SURVEYOR
5151 SH 46 W.
NEW BRAUNFELS, TX 78132
(210) 325-0858



NOTES:

1. THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL, A MULTI-FAMILY AREA, AND COMMERCIAL ALONG THE FM 306 FRONTAGE.
2. PHASE 1 WILL OCCUR FIRST, AND FOLLOWED BY PHASE 2. THE UNIT NUMBERS SHOWN REPRESENT THE ORDER IN WHICH THE UNITS WILL BE DEVELOPED AND PLATTED, WITHIN EACH PHASE.
3. SIDEWALKS WILL BE CONSTRUCTED FOR THIS DEVELOPMENT.
4. THE STREETS WILL BE A COMBINATION OF PUBLIC AND PRIVATE RIGHT OF WAYS. STREET AND RIGHT OF WAY WIDTHS ARE IDENTIFIED BY THE SECTIONS SHOWN. THE ENTRY ROAD, S PROPOSED TO BE 36' WIDE STREET WITH MINIMUM 60' R.O.W. THE PRIVATE STREETS WILL BE WITHIN THE GATED SECTION TO THE WEST. ALL OTHER STREETS ARE PROPOSED TO BE 30' WIDE STREETS WITH 50' R.O.W.
5. ALL CUL-DE-SAC R.O.W. RADII ARE 65', AND ALL KNUCKLE RADII ARE 50'.
6. THE LOTS DESIGNATED AS OPEN SPACE (O.S.) WILL NOT BE AVAILABLE FOR RESIDENTIAL USE. THESE LOTS WILL BE MAINTAINED BY THE H.O.A. (HOME OWNER'S ASSOCIATION).
7. A PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE COMAL COUNTY, TEXAS COMMUNITY PANEL NUMBERS 48091C0270F AND 48091C0290F, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE SEPTEMBER 2, 2009.
8. THIS PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
9. ALL DWELLING UNITS WITHIN THE SUBDIVISION WILL BE SERVED BY A TCEQ APPROVED PUBLIC WATER SYSTEM (WATER), ON-SITE SEWAGE FACILITIES (SEPTIC), AND PEDERNALES ELECTRIC COOPERATIVE (PEC) FOR ELECTRIC SERVICE.
10. ALL OPEN SPACE AREAS CAN BE USED FOR DRAINAGE CONVEYANCE.
11. ALL CURB AND GUTTER WILL PROVIDE STORMWATER CAPACITY PER CITY OF NEW BRAUNFELS DRAINAGE REQUIREMENTS.
12. THE ENTIRE SUBDIVISION FALLS WITHIN COMAL INDEPENDENT SCHOOL DISTRICT.
13. ALL OPEN SPACE, DETENTION LOTS, AND DRAINAGE EASEMENTS AN WILL BE MAINTAINED BY THE HOA.
14. THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR ONE DWELLING UNIT PER BUILDABLE LOT WHERE FEES ARE DUE AT THE TIME OF PLATTING. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH NEW DWELLING UNIT.
15. THE PROPERTY IS OUTSIDE OF THE CITY LIMITS OF NEW BRAUNFELS.
16. THE SUBDIVISION WILL CONTAIN A PRIVATE H.O.A. COMMUNITY PARK LOCATED IN PHASE 1 UNIT 1. THE H.O.A. COMMUNITY PARK WILL BE OWNED AND MAINTAINED BY THE H.O.A.
17. THE PEDESTRIAN TRAIL SHOWN IS PRELIMINARY AND SCHEMATIC ONLY. THE INTENT IS TO PROVIDE CONFIRMATION OF CONNECTIVITY TO SUBDIVISION BOUNDARIES. THE FINAL ROUTE WILL BE DESIGN DURING PLATTING AND DESIGN OF THE PARTICULAR UNIT. THE FM 306 CONNECTION WILL CONNECT TO A SIDEWALK PROVIDED BY TXDOT WITH THE FM 306 WIDENING.



811 Know what's below. Call before you dig.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JAMES INGALLS, PE 127810 ON August 29, 2022. IT IS TO BE USED FOR BIDDING AND PERMITTING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

ISSUES AND REVISIONS

NO	DATE

MOELLER & ASSOCIATES
Engineering Solutions
2021 N. SH46, STE. 105, NEW BRAUNFELS, TX. 78132
PH: 830-358-7127 www.ma-tx.com
TBPE FIRM# F-13351

MASTER PLAN

CHAPEL CREEK SUBDIVISION
306 PROPERTIES, LP
REGAL LAND DEVELOPMENT

SHEET 1 OF 1