

August 20, 2019

Matthew Simmont
Planning Division
550 Landa Street
New Braunfels, TX 78130



Re: Navarro Subdivision – Unit 1C

Dear Mr. Simmont:

Our office is in receipt of the review comments (dated August 9, 2019) for the above-mentioned project, and would like to respond to these comments as follows:

Planning Division- Contact: Matthew Simmont

1. Comment (C) – Additional fee of \$1648.00 is due and payable at or before resubmittal. Please see attached.

Response (R) – Noted.

2. Comment (C) – The master plan provided with the application does not appear to address the requirements of approval. Provide an updated master plan (and any corresponding/required documents) that is consistent with the submitted preliminary plat and addresses all requirements of approval.

Response (R) – The updated MP is included.

3. Comment (C) – Revise the master plan to correctly indicate the Phasing/Unit boundaries and names/labels.

Response (R) – The M.P. has been revised and is submitted.

4. Comment (C) – Revise the index map to include a label for Unit 1D.

Response (R) – Unit 1D is labeled on the index map to the northeast of Unit 1A.

5. Comment (C) – Revise the location map to include the extent and boundary of this proposed subdivision.

Response (R) – Location map shows the extent and boundary of the proposed subdivision.

6. Comment (C) – The owner listed within the signature block is not consistent with the owner information shown on the right side of the plat. If the property ownership is intended to transfer, you may list the intended owner to maintain consistency.

Response (R) – The owner in the signature block has been updated to the property owner.

7. Comment (C) – Add a non-access easement on the frontage of residential lots along Street A.

Response (R) – Non-access easement on the frontage of all residential lots has been provided along street A (now Navarro Ranch)

8. Comment (C) – Temporary turnarounds are required at the northern terminus of Street NN and at the eastern terminus of Street O.

Response (R) – Per email reply from Jessica Perry, engineering supports a waiver for the temporary turnaround at the stub of street O. We have included a temporary turnaround on Street NN.

9. Comment (C) – All streets must be labeled with approved street names.

Response (R) – Street names have been labeled with the approved street names.

10. Comment (C) – Street X includes two street sections that require unique street names.

Response (R) – Street X has both street sections renamed with unique street names (Geronimo Vista and Navarro Vista).

11. Comment (C) – Update all notes to refer/include appropriate street names.

Response (R) – All notes reference the appropriate street names.

12. Comment (C) – Review and correct the numbering of the plat notes.

Response (R) – The numbering of the plat notes have been corrected.

13. Comment (C) – Provide standard notes that are required by TxDOT.

Response (R) – Notes that TxDOT requested in their comments have been provided onto the plat.

14. Comment (C) – Correct the Chapter number in note #7 to 114.

Response (R) – Chapter Number note #9 has been corrected to 114.

15. Comment (C) – Add the following note "Any activity occurring within the regulatory floodplain of the unincorporated areas of Guadalupe County must be permitted by the Guadalupe County Floodplain Manage."

Response (R) – The note has been provided under general notes #15.

16. Comment (C) – Review and correct all lot and block information within sidewalk note #11. Errors have been noted and marked – see below.

Response (R) – Note, the Block and Lot numbers have been revised slightly in between receiving these comments and resubmitting. We have corrected the noted and marked errors as well as updating the street name and any other revisions to the lots and blocks.

17. Comment (C) – Add the following to plat note 12. "b. State Highway 123 – Lot 1, Block 22; Lot 1, Block 21."

Response (R) – note has been provided under plat note 12.

18. Comment (C) – Note! Questions, concerns, suggestions or differences in opinion regarding any comment must be addressed prior to resubmittal. Please schedule a discussion with the reviewer and case manager no later than August 16th.

Response (R) –Noted.

8. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE HOME BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:
- a. STREETS O, R, S, T, U, V, W, X, Y, Z, AA, BB, CC, LL, MM, NN.
11. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
- a. STREET O – LOT 31 & 32, BLOCK 10; LOT 29, BLOCK 14; LOT 1 & 10, BLOCK 18; LOT 10, BLOCK 20.
- b. STREET S – LOT 1 & 14, BLOCK 11; LOT 1 & 12, BLOCK 12; LOT 1 & 17, BLOCK 13.
- c. STREET U – LOT 30, BLOCK 14; LOT 21 & 44, BLOCK 15; LOT 23 & 46, BLOCK 16; LOT 23 & 46, BLOCK 17; LOT 23, BLOCK 19; LOT 10, BLOCK 20.
- d. STREET V – LOT 13, BLOCK 9; LOT 1, BLOCK 14.
- e. STREET X – LOT 1, BLOCK 9; LOT 32, BLOCK 10; LOT 13 & 25, BLOCK 11; LOT 11 & 21, BLOCK 12; LOT 8 & 12, BLOCK 13; LOT 1 & 22, BLOCK 15; LOT 1 & 24, BLOCK 16; LOT 1 & 24, BLOCK 17; LOT 1, BLOCK 19.
- f. STREET Y – LOT 1 & 7, BLOCK 6; LOT 1 & 15, BLOCK 7.
- g. STREET Z – LOT 3 & 4, BLOCK 6; LOT 7 & 8, BLOCK 7.
- h. STREET AA – LOT 11, BLOCK 8.
- i. STREET CC – LOT 1, BLOCK 8.
- j. STREET LL – LOT 1, BLOCK 3. — + 12
- k. STREET NN – LOT 17 & 18, BLOCK 2; LOT 11 & 12, BLOCK 3.

Engineering Division Comments – Contact: Jessica Perry

1) Comment (C) – Revise plat title to include all units being platted.

Response (R) – Plat title has been revised to include units 1A, 1B, 1C, 1D, and 1E.

- 2) Comment (C) – Please clarify why the Location Map appears to show the Site with a different shape than the Sheet Index Map, Unit Index Map, and plat sheets.
Response (R) – There was an error, it has been corrected to show the proper site.
- 3) Comment (C) – Identify location of existing drainage structures and easements within the subdivision. Note: Drainage easements may be delineated within Common Area lots (not open space), or the entire lot may be labeled a Drainage lot (not Drainage Easement lot).
Response (R) – All drainage easements are located
- 4) Comment (C) – According to the Location Map, the subdivision appears to be adjacent to FM 758 to the north of the site. If so, please show FM 758 on Sheet 5 of the plat.
Response (R) – Location map was incorrect, it has been adjusted to show the proper site.
- 5) Comment (C) – Please provide topographic information on the plat. (Note: Topographic information is required on the preliminary plats and required to be removed for final plats.)
Response (R) – Topographic contours have been included on the plat.
- 6) Comment (C) – Revise the owner certificate to include all subdivision units addressed by this plat, not only Unit 1C.
Response (R) – Owner certificate to all subdivision units have been addressed on this plat.
- 7) Comment (C) – Revise plat note 4 to include the City of New Braunfels to the list of parties with the right of ingress and egress.
Response (R) – City of New Braunfels has been included on the list of parties with right of ingress and egress.
- 8) Comment (C) – Revise sidewalk plat notes to include sidewalk construction on SH123.
Response (R) – Sidewalk plat notes include the sidewalk construction on SH123.
- 9) Comment (C) – Revise plat to include temporary turnarounds for Street NN at the north edge of the property on sheet 2.
a) For Street O at the east edge of the property on sheet 5.
Response (R) – Per email reply from Jessica Perry, engineering supports a waiver for the temporary turnaround at the stub of street O. We have included a temporary turnaround on Street NN.
- 10) Comment (C) – Revise Plat to include centerline radii for streets so that design requirements can be verified
Response (R) – Centerline radii for the streets have been included onto the preliminary plat.
- 11) Comment (C) – there appears to only be one access to the subdivision, at the intersection of Street "A" and SH 123. Please provide secondary access to the subdivision per fire code.
Response (R) – A second, temporary fire access has been provided from Navarro Ranch to Harborth Rd.
- 12) Comment (C) – Revise Preliminary Street, Water, and Sewer Plan to include the location and size of existing mains to which the system will be connected.
a) Please provide the location and size of existing wastewater lines to which the system will be connected.
Response (R) – The size of the wastewater line has been included onto the preliminary Plan sheet. While both water and sewer systems are proposed we have included with this submittal the service agreements with Crystal Clear and Seguin Utilities showing how the water and sewer lines will be extended.
- 13) Comment (C) – Revise Preliminary Street, Water and Sewer Plan:
a) Label the maintenance access from Street "U" for the drainage easement at Lot 30 Block 14;

- b) Off of Street "X" for the drainage easement at Lot 32 Block 10;
- c) And off of Street "CC" for the drainage easements at Lot 10 Block 20 and Lot 35 Block 5.

Response (R) – A 2' access on one side and a 12' minimum access on the other side of each drain have been provided inside of all drainage easements.

- 14) Comment (C) – Revise Preliminary Storm Water Management Plan: Please verify delineation of off-site drainage areas, which appear to change between the existing and proposed conditions.
- a) Several creek flow through the property/ Provide additional information for the location, easements, and channelization of these creeks.

Response (R) –The drainage areas have been updated accordingly. Flow arrows are shown on the drainage area maps showing the channel locations. These areas are called out as drainage easements.

- 15) Comment (C) – Note: Documentation of TxDOT approval will be required for proposed access onto SH 123.

Response (R) – Noted.

Parks and Recreation Department Comments – Contact: Ylida Capriccioso

- 1) Comment (C) – The subdivision is subject to the 2018 Parkland Dedication and Development Ordinance. It requires new residential projects to dedicate park land (or cash in-lieu-of) and pay park a development fee per dwelling unit.

Response (R) –Noted.

- 2) Comment (C) – Please add park plat note:
This subdivision is subjected to the 2018 City of New Braunfels Park Land Dedication and Development Ordinance. This plat is approved for 1 dwelling unit per buildable lot with a maximum of 415 lots, where fees are due at the time of final plat recordation. 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 dwelling unit

Response (R) – Note has been included onto the Plat.

- 3) Comment (C) – Park letter and form is unclear. Letter indicates intent to pay fees, and form indicates intent to request credit. At this time, the park areas are ineligible for credit and do not meet the requirements in the code based on the master plan layout and preliminary plat submitted. Previous meetings a park plan was volunteered, PARD has not received any documents or exhibits. Determination of the park credit must be decided prior to construction document approval.

Response (R) –Per conversations with the park officials, we will be paying the fee in-lieu-of park dedication.

- 4) Comment (C) – Park letter and form indicates the subdivision will pay park fees in-lieu-of parkland dedication.

Fee in-lieu-of park land	\$ 86,320 (\$ 208 x 415 DU)
Park Development Fee	\$634,120 (\$1528 x 415 DU)
Park fees due at plat recordation	\$720,440

Response (R) – Noted.

New Braunfels Utility Comments - Contact: Erin Ratcliff and David Winkler

- 1) Comment (C) – Outside of NBU's Electric, Water and Wastewater Service Territories.
Response (R) – Noted

Comment (C) – **NBU Electric**

- 1) Is the proposed development within NBU's Electric Service Area? **No**

- 2) Is NBU's Electric Service immediately accessible to the property? **No**
- 3) The type and location of the nearest existing facilities are:
None Phase on/in _____ As shown
- 4) Is the present conductor size sufficient for high density or industrial development? **No**
- 5) Can a line extension be provided within the current budget year? **No**
- 6) Will any of these electric lines be required on/across the property indicated on the plat? **No**
- 7) Are there any existing electric lines/easements on/across the property that are not indicated on the attached plat? **No**

NBU Water/Wastewater

- 1) Is the proposed development within NBU's Water Service Area? **No**
 - 2) Is the proposed development within NBU's Wastewater Service Area? **No**
 - 3) Is the proposed development within an area known by NBU to currently have water system supply or capacity issues? **No**
 - 4) Is the proposed development within an area known by NBU to currently have wastewater system supply or capacity issues? **No**
 - 5) Is a main extension necessary? **No**
- Response (R) – Noted**

GIS Division Comments – Contact: Braden Warns

- 1) Comment (C) – A final digital plat must be submitted when proceeding with recordation, format must be in: (Ord. 118-21.c)
 - a) NAD 1983 State Plane Texas South Central FIPS 4204 (US Survey feet).
 - b) Grid scale.
 - c) All x-referenced files must not be in blocks.
 - d) DWG format 2013 version or later.**Response (R) – digital plat will be submitted with final recordation.**

GVEC Comments – Contact: Paul Stock

- 1) Comment (C) – Add 15' PUE along all streets or public ROW. This includes both sides of the road.
Response (R) – A minimum of 15' PUE has been provided along the front and back of all lots along the street or public ROW. Per email with Paul Stock, a 10' PUE was allowed on the side lots.

General Comments

- 1) Comment (C) – Have any other changes been made to the plat? If so, please indicate here specifically what changes were made and the reason for each. Changes that require additional staff review will result in a delay of approval.
Response (R) – The drainage channel widths decreased. This allowed us to make minor modifications to the layout and either pick up a few lots or add area into the lots.
- 2) Comment (C) – The review of an application is not complete until all comments have been addressed in a Response Letter. For the Response Letter, copy this memo, including General Comments, and follow each with a statement of how it was addressed. Please Acknowledge informational comments.
Response (R) – Noted
- 3) Comment (C) – Misrepresentation of Facts. It shall be a violation of the Platting Ordinance for any person to knowingly or willfully misrepresent, or fail to include, any information required by this Chapter in any plat application or during any public hearing or meeting of the Commission or City Council. Such a violation shall constitute grounds for denial of the plat.
Response (R) – Noted.

We appreciate your time and consideration in this matter. Should you have any additional comments/concerns or require any additional information please do not hesitate to contact our office.

Sincerely,
KFW Engineers,
TBPE Firm #9513

A handwritten signature in black ink, appearing to read 'Wayne Flores', with a long horizontal flourish extending to the right.

Wayne Flores, P.E.
Senior Project Manager