



TIA DETERMINATION REQUIREMENTS

August 15, 2023

1417 N WALNUT AVE

TIA23-0057

Owner:

Xiaohuan Huang

xiaohuanhuang@yahoo.com

Preparer:

Xiaohuan Huang / City staff assist

The Engineering Division reviewed the TIA Determination application and associated documents for the referenced development. Based on the information provided in the application, only a TIA worksheet is required.

Please contact the Engineering Division at (830) 221-4275 if you have any questions or need any additional information.

Respectfully,

A handwritten signature in blue ink that reads "Jessica Perry".

Jessica Perry, E.I.T.

Graduate Engineer

JP / jp

***After preparing the TIA, please submit report using the online portal

<https://nbpermits.nbtexas.org/publicaccess/template/Login.aspx>

once the document has been uploaded email kbowlby@newbraunfels.gov with the transmittal letter attached to notify of the TIA submittal.

Complete this form to determine Traffic Impact Analysis requirements.
A site exhibit with a location map (top corner) must be with this form to be considered a complete submittal.

General Information			
Project Name: 1417 N Walnut Ave			Date: 08/09/2023
Subdivision Plat Name: WALNUT HILLS SUBDIVISION LOT1		Project Address/Location:	
Location?	<input checked="" type="checkbox"/> City of New Braunfels	<input type="checkbox"/> New Braunfels ETJ	<input checked="" type="checkbox"/> Comal County <input type="checkbox"/> Guadalupe County
Owner Name: MISSION OAK SERIES ,XT HAPPY VENTRUES		Owner Email: xiaohuanhuang@yahoo.com	
Owner Address: 5740 copper vista. New Braunfels Tx 78132		Owner Phone: (210) 941-9252	
Preparer Company: N/A			
Preparer Name: N/A		Preparer Email: N/A	
Preparer Address: N/A		Preparer Phone:	
Application Type or Reason for TIA Worksheet/Report			
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Commercial Permit <input checked="" type="checkbox"/> Zoning
TIA Submittal Type (A TIA Worksheet is required with <u>all</u> zoning, plan and plat applications)			
<input checked="" type="checkbox"/> TIA Worksheet Only (100 peak hour trips or less)		<input checked="" type="checkbox"/> Level 1 TIA Report (101-500 peak hour trips) TBD	
<input type="checkbox"/> Level 2 TIA Report (501-1,000 peak hour trips)		<input type="checkbox"/> Level 3 TIA Report (1,001 or more peak hour trips)	
Previously Approved TIA (Required if this project is part of a development with a previously approved TIA report)			
Previously Approved TIA Report Name:			City Approval Date:
TxDOT Access Approved?			
<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable

[illegible]

include

Spa / Salon
or office

Sq ft of building

1496 89.5

I, the undersigned hereby acknowledge that this survey has been reviewed and accepted

[Signature]

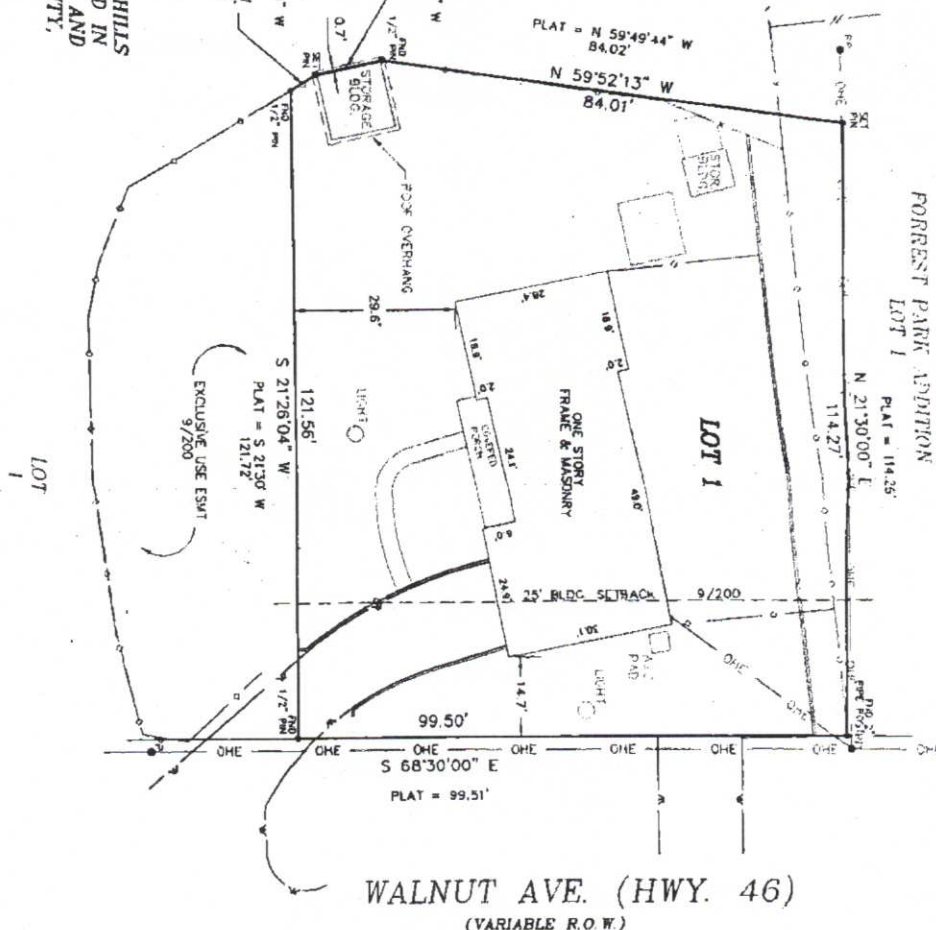
NOTE:
BASIS OF BEARING IS NORTH PROPERTY LINE
OF THE SUBJECT PROPERTY AS FOUND
MONUMENTED ON THE GROUND.
ALL SET PINS ARE 1/2" REBAR
WITH A YELLOW PLASTIC CAP
STAMPED "FORD ENG. INC."

NOTES:
ACCORDING TO THE FIRE FLOOD INSURANCE
MAP, COMMUNITY PANEL #485493 0005 C,
DATED JUNE 17, 1986, THIS PROPERTY
DOES NOT LIE IN ZONE A.
THERE IS DEDICATED FOR UTILITY PURPOSES,
AN AERIAL EASEMENT FIVE FEET ON EACH
SIDE OF ALL EASEMENTS AND STREETS
AND EXTENDED UPWARD AS REQUIRED.
THIS ABOVE INFORMATION WAS TAKEN
FROM THE SUBDIVISION PLAT, 9/200

1417 N. WALNUT AVENUE
PLAT SHOWING:
SURVEY OF LOT 1, WALNUT HILLS
SUBDIVISION, PLAT RECORDED IN
VOLUME 9, PAGE 200, DEED AND
PLAT RECORDS, CONAL COUNTY,
TEXAS.



FORD ENGINEERING INC.
ENGINEERING • SURVEYING • PLANNING
10927 WTE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217 (210) 590-1777



WALNUT AVE. (HWY. 46)
(VARIABLE R.O.W.)



SCALE:
1" = 20'

NOTES:
PROPERTY IS SUBJECT TO EASEMENT IN
FAVOR OF CONAL POWER COMPANY RECORDED
IN VOL. 51, PAGE 418-419 AND VOL. 52,
PAGE 460-462, CONAL COUNTY, TEXAS
DEED RECORDS.
PROPERTY IS SUBJECT TO EASEMENT IN
FAVOR OF SAN ANTONIO PUBLIC SERVICE
RECORDED IN VOL. 70, PAGE 39-40,
CONAL COUNTY, TEXAS DEED RECORDS.

LEGEND:
— CHAIN LINK FENCE
— WOOD FENCE
— BARBED WIRE FENCE
— OVERHEAD ELECTRIC
— CONCRETE
— PAVEMENT EDGE
— FENCE CORNER

STATE OF TEXAS:
COUNTY OF BEXAR:
I, AUBREY C. HOLLAND DO HEREBY CERTIFY THAT
THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY
MADE ON THE GROUND BY ME OR UNDER MY
SUPERVISION.

AUBREY C. HOLLAND
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 4493
SIGNED: MAY 15, 1986
PROJECT NO.: 207100