

URBANCIVIL™

November 19, 2020

Engineering Department
City of New Braunfels
550 Landa Street
New Braunfels, TX 78130
(830) 221-4050

RE: Senaido Dual Crossing Subdivision LOC20-0023

To whom it may concern:

We are submitting a final plat for submittal. The existing tracts being platted have existing road frontage. There are no public improvements needed. We are submitting the following waiver requests for the Senaido Dual Crossing Subdivision.

-Waiver to Sec. 118-49.-Sidewalks. There are no existing sidewalks in the subdivision. Adding sidewalks to the proposed lots is not sensible currently.

-Waiver to Sec. 118-51-Water, sewer, and drainage facilities. The proposed lots 2 and 3 are outside the city limits, and lot 1 is partially in the city limits. Sanitary sewer lines would need to be extended for tie-in and a pump station would be needed. An onsite septic facility would be more feasible for the proposed lot. NBU has reviewed the site and existing utilities in the area and do agree with this conclusion.

Please do not hesitate to contact me should you have any questions regarding this application submittal, or if additional information is needed.

Sincerely,



Brian Mendez
Urban Civil