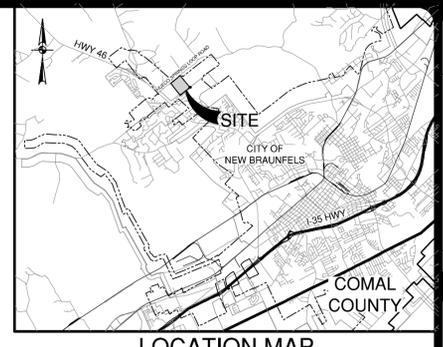


Date: May 1, 2024, 10:47 AM - User ID: bspelman
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LEGEND

MPRCCT MAP AND PLAT RECORDS OF COMAL COUNTY TEXAS
 OPRCCT OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS
 WQ WATER QUALITY

CITY LIMITS
 PROJECT LIMITS
 6' WIDE MULTI-USE PATH
 EXISTING OVERHEAD UTILITIES
 EXISTING SANITARY SEWER
 EXISTING WATER LINES
 NEIGHBORHOOD BUSINESS DISTRICT "C-1A"
 70' RESIDENTIAL LOTS
 50' RESIDENTIAL LOTS
 PARKLAND
 OPEN SPACE
 DRAINAGE
 COMMUNITY PARK
 LINEAR PARK
 POCKET PARK
 EXISTING ZONING
 EXISTING LAND USE

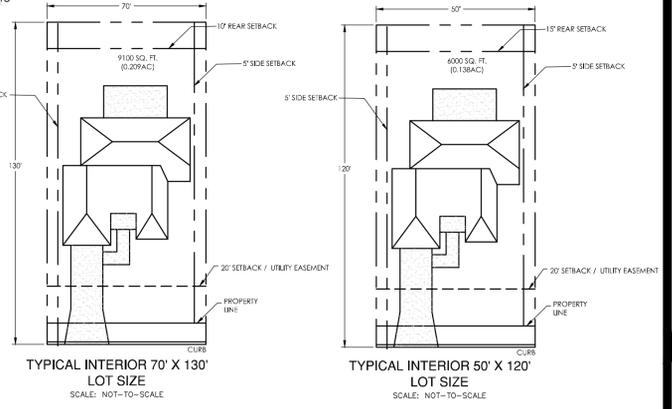
UNDEVELOPED

CP
 LP
 PP
 CCCL

- GENERAL NOTES**
- THIS PLANNED DEVELOPMENT CONFORMS TO THE CITY OF NEW BRAUNFELS COMPREHENSIVE DEVELOPMENT PLAN. THE CURRENT ZONING MAP SHOWS THIS AREA AS "R-1A-6.6" - SINGLE-FAMILY DISTRICT. THIS PROJECT MAINTAINS THE MAXIMUM ALLOWABLE DENSITY OF THE R-1A-6.6 ZONING DESIGNATION. C-1A NEIGHBORHOOD COMMERCIAL IS CONSISTENT WITH THE COMMERCIAL PARCELS FRONTAGE ON HUECO SPRINGS LOOP THOROUGHFARE AND ITS PROXIMITY TO STATE HIGHWAY 46 MIXED USE CORRIDOR ON THE CITY OF NEW BRAUNFELS FUTURE LAND USE PLAN.
 - THE TOTAL ACREAGE FOR THIS DEVELOPMENT IS 65.97 ACRES OF WHICH 64.09 ACRES IS SINGLE FAMILY RESIDENTIAL AND 1.88 ACRES IS NEIGHBORHOOD COMMERCIAL.
 - THE HOMEOWNER'S ASSOCIATION WILL MAINTAIN ALL PARKLAND, OPEN SPACES, DRAINAGE EASEMENTS, AND DETENTION PONDS.
 - ALL STREETS ARE TYPICAL 50' RIGHT-OF-WAY EXCEPT AS NOTED AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF NEW BRAUNFELS.
 - THIS CONCEPT PLAN SHALL FOLLOW DESIGN STANDARDS SET FORTH IN THE CITY OF NEW BRAUNFELS CODE OF ORDINANCES UNLESS SPECIFIED.
 - NONE OF THE PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE MAP # 48091C0435F & #48091C0430F.
 - WATER, SANITARY SEWER, AND ELECTRIC SERVICE WILL BE PROVIDED BY NEW BRAUNFELS UTILITIES (NBU).
 - THE PROPERTY IS CURRENTLY LOCATED WITHIN THE NBISD BOUNDARY.
 - REFERENCE PDD DEVELOPMENT STANDARDS SUBMITTED WITH THIS PLAN FOR DEVIATIONS FROM BASE ZONING CODE.

PROPOSED ZONING SUMMARY

- BASE ZONING DISTRICT FOR S.F. RESIDENTIAL IS R-1A-6.6
- BASE ZONING DISTRICT FOR COMMERCIAL IS C-1A



LAND SUMMARY TABLE										
	AREA (ACRES)	NEIGHBORHOOD COMMERCIAL (ACRES)	SINGLE FAMILY DWELLING UNITS	50' LOTS	70' LOTS	HUECO SPRINGS LOOP RD RIGHT-OF-WAY DEDICATION (ACRES)	PARKLAND (ACRES)	DRAINAGE (ACRES)	OPEN SPACE (ACRES)	SINGLE FAMILY DENSITY (DWELLING UNITS/ACRES)*
TOTAL	65.97	1.88	215	150	65	3.16	3.89	4.76	5.26	3.53

* NOTE: SINGLE FAMILY DENSITY EXCLUDES NEIGHBORHOOD COMMERCIAL AND HUECO SPRINGS LOOP RD RIGHT-OF-WAY AREAS

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS

2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10038800

HUECO SPRINGS RANCH
 NEW BRAUNFELS, TEXAS
 PLANNED DEVELOPMENT DISTRICT
 CONCEPT PLAN

PLAT NO.	-
JOB NO.	12530-00
DATE	JULY 2024
DESIGNER	BS
CHECKED	BL DRAWN BS
SHEET	EX 1