

- NOTES:
1. THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.
 2. THE UNIT NUMBERS SHOWN REPRESENT THE ORDER IN WHICH THE UNITS WILL BE DEVELOPED AND PLATTED.
 3. SIDEWALKS WILL BE CONSTRUCTED FOR THIS DEVELOPMENT.
 4. ALL STREETS ARE PROPOSED TO BE OF A LOCAL TYPE FUNCTIONAL CLASSIFICATION.
 5. THE LOTS DESIGNATED AS OPEN SPACE (O.S.) WILL NOT BE AVAILABLE FOR RESIDENTIAL USE. THESE LOTS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
 6. ALL LOTS WITHIN THE SUBDIVISION WILL BE SERVED BY NEW BRAUNFELS UTILITIES (NBU), A PUBLIC WATER AND SEWER SERVICE, AT&T FOR PHONE SERVICE, AND TIME WARNER CABLE.
 7. ALL STANDARD CURB AND GUTTER WILL PROVIDE STORMWATER CAPACITY PER CITY OF NEW BRAUNFELS DRAINAGE REQUIREMENTS.
 8. THE ENTIRE SUBDIVISION FALLS WITHIN COMAL INDEPENDENT SCHOOL DISTRICT.
 9. BASE ZONING FOR HIGHLAND GARDENS PLANNED DEVELOPMENT DISTRICT IS R-1A-6.6, SINGLE FAMILY DISTRICT.
 10. NO DWELLING UNITS OR HABITABLE STRUCTURES WILL BE CONSTRUCTED WITHIN AN APPROXIMATE OFFSET OF 75' BOTH SIDES OF THE EXISTING AIRSTRIP CENTERLINE.

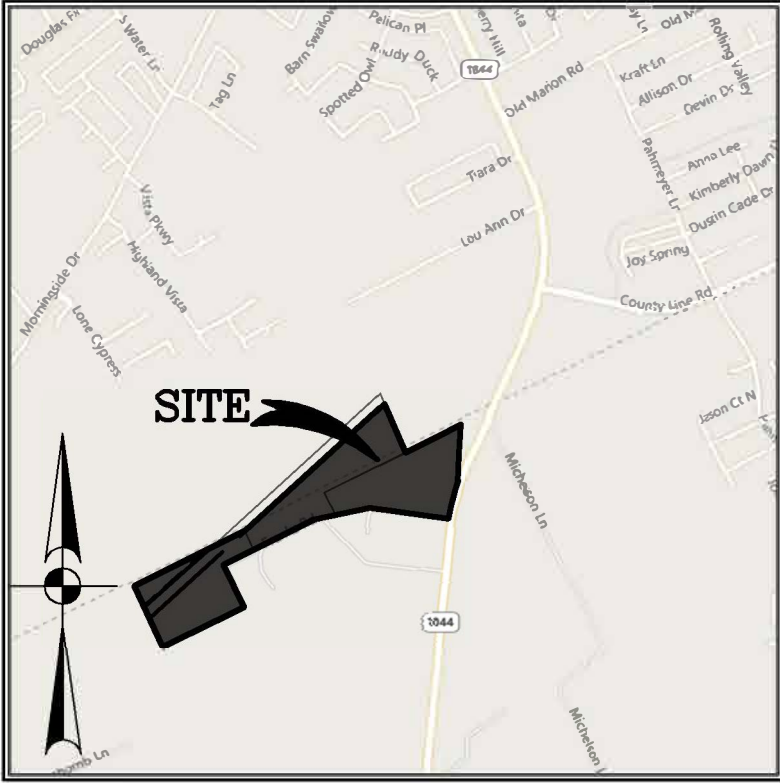
DEVELOPMENT STANDARDS

Land Use:	Single-Family Residential - Standard Lot
Base Zoning:	R-1A-6.6
Total Number of Acres:	47.02
Open Space/Drainage Acreage:	7.02
Residential Acreage:	40.00
Minimum Lot Width:	50 Feet Wide (60' on Corner Lots)
Typical Lot Depth:	120 Feet
Minimum Lot Area:	6,000 and 7,200 Square Feet
Minimum Lot Area (Corner)	7,200 Square Feet
Minimum Front Setback:	25 Feet
Minimum Side Setback:	5 Feet
Minimum Rear Setback:	20 Feet
Minimum Living Area:	1600sf
Minimum Garage:	2 Car Garage
Minimum Landscaping:	Full Sod (front & back) or Xeriscape
Maximum Building Height:	35ft
Noise Mitigation:	A minimum 6' tall masonry wall/fence adjacent to single family residences abutting FM 1044
Tree's:	A minimum of one (1) front yard shade tree per lot
Drainage and Detention Areas	Areas located on separate lots will be owned and maintained by the HOA

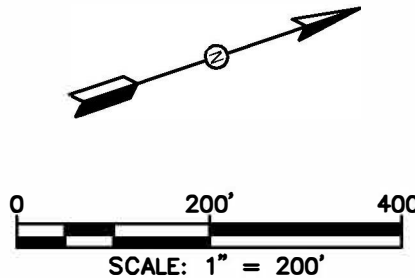
OWNER/DEVELOPER:
DIRT DEALERS XII, LTD
JACK SCANIO
660 LAKEFRONT AVE
NEW BRAUNFELS, TX 78130
(210) 496-7775

ENGINEER/SURVEYOR:
MOELLER & ASSOCIATES
JAMES INGALLS, P.E. - ENGINEER
2021 SH 46 W, STE 105,
NEW BRAUNFELS, TX 78130
(830) 358-7127

D.A. MAWYER LAND SURVEYING, INC.
DREW MAWYER, R.P.L.S. - SURVEYOR
132 CADDELL LANE
NEW BRAUNFELS, TEXAS 78130
(210) 325-0858



LOCATION MAP
SCALE: 1"=200'



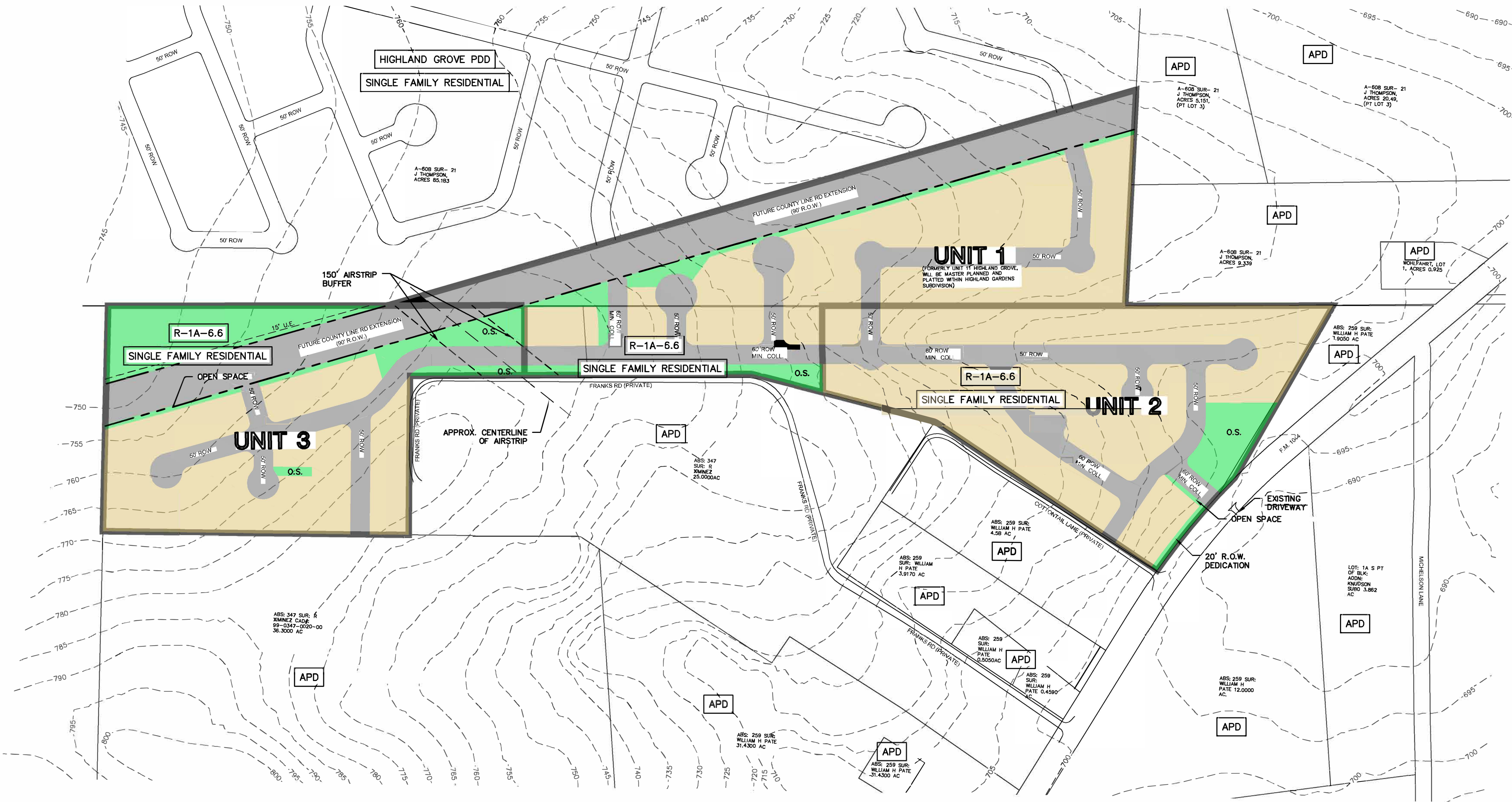
LEGEND

- BOUNDARY
- *O.S. OPEN SPACE
- D.E. DRAINAGE EASEMENT
- SINGLE FAMILY RESIDENTIAL
- OPEN SPACE/GREENBELT
- ROADWAY

ACREAGE SUMMARY (APPROX.)

RESIDENTIAL LOTS AND STREETS:	42.72 ACRES
*OPEN SPACE (OS)/GREENBELT	7.02 ACRES
TOTAL ACREAGE:	49.74 ACRES
RESIDENTIAL LOT DENSITY (165 MAX/49.74):	3.32
LOTS/ACRE	

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



RELATION TO COMPREHENSIVE PLAN NOTE:

1. THE PROPOSED R-1A-6.6 PDD TO ALLOW FOR 50' WIDE LOTS ZONING IS A SINGLE FAMILY RESIDENTIAL DISTRICT, CONSISTENT WITH THE FUTURE LAND USE PLAN DESIGNATION OF "LOW DENSITY RESIDENTIAL" AND COMPATIBLE WITH SURROUNDING LAND USES. THE PROPOSED ZONING IS CONSISTENT WITH THE EXISTING AND DEVELOPING NEIGHBORHOODS IN THE AREA.

PROPOSED HIGHLAND GARDENS PD CONCEPT PLAN



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JAMES I. INGALLS, P.E. 107416 ON April 19, 2017. IT IS TO BE USED FOR BIDDING AND PERMITTING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

ISSUES AND REVISIONS

DATE

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

NO

MOELLER & ASSOCIATES
Engineering Solutions
2021 W SH46, STE 105, NEW BRAUNFELS, TX 78132
PH: 830-358-7127 www.moeller-associates.com
TABLE FIRM E-13351

CONCEPT PLAN
AMENDMENT

HIGHLAND GARDENS
PLANNED DEVELOPMENT
DISTRICT
NEW BRAUNFELS, TEXAS

SHEET

1
OF 1

Highland Gardens Planned Development District (HGARDPD) Development Standards

The general development standards are as follows:

Land Use:	Single family residential
Base Zoning:	R-1A-6.6
Minimum Lot Width:	50 ft. interior; 60 ft. corner
Minimum Lot Depth:	120 ft.
Minimum Lot Area:	6,000 sq. ft.
Minimum Front Setback	25 ft.
Minimum Rear Setback	20 ft.
Minimum Side Setbacks	5 ft. interior; The minimum side setback adjacent to the street for corner lots where the rear lines of the corner lot coincides with the rear lot line of the adjacent lot is 15 feet. The minimum side setback adjacent to the street for corner lots where the rear line of the corner lot coincides with the side lot line of the adjacent lot is 25 feet. Otherwise, the internal side setback for corner lots is 5 feet.
Maximum Building Height	35 ft.
Minimum Parking	2 spaces
Tree's:	A minimum of one (1) front yard tree per lot
Minimum Landscaping:	Full sod or xeriscape (front & back)
Minimum Fence:	6 ft. masonry wall/fence adjacent to single family residences abutting future FM 1044 extension

*All remaining standards not listed above will be based on R-1A-6.6 zoning.