DEVELOPMENT STANDARDS

NOTES:

1. MAXIMUM 280 HOMESITES
2. THE DEVELOPER WILL WIDEN OF ORION DR TO A MINIMUM 24FT PAVEMENT WIDTH FROM GOODWIN LN TO SECOND DEVELOPMENT ENTRY.
3. INTERNAL DRIVES ARE PRIVATE AND MAINTAINED BY DEVELOPMENT
4. AMENITY CENTER AND CLUBHOUSE CONSTRUCTED IN FIRST DEVELOPMENT PHASE
5. SINGLE OWNER – YES! COMMUNITIES
6. NO RV'S OR BOATS ALLOWED TO BE PARKED AT THE HOMESITE OR ON THE STREET
7. DESIGNATED PARKING AREA FOR RV, VEHICLE, AND BOAT STORAGE
8. NO ON-STREET PARKING ALLOWED
9. CONCRETE SIDEWALKS AND HOMESITE DRIVES THROUGHOUT NEIGHBORHOOD
10. ALL INTERNAL DRIVES, UTILITIES, AND DRAINAGE IMPROVEMENTS WILL BE CONSTRUCTED AT ONE TIME IN THE INITIAL PHASE. HOMES WILL BE PHASED IN SIMILAR TO A STANDARD RESIDENTIAL DEVELOPMENT CONSTRUCTION TIMIMG.

FM 1102

KOEPP NOLAND & VERA LTD PARTNERSHIP
+/- 60.425 ACRES

KOEPP NOLAND & VERA
LTD PARTNERSHIP
+/- 1.769 ACRES

KOEPP NOLAND & VERA LTD PARTNERSHIP
+/- 53.966 ACRES

RV/BOAT STORAGE SITE IF USED (HOMESITES WOULD BE REMOVED)

REMAINDER OF
50.6 AC TRACT

HOLLMIG MARY ANN
+/- 47.708 ACRES

UNION PACIFIC RAILROAD

AMENITY LOT & CLUBHOUSE 1.00 AC

ASTER ST

E B INDUSTRIES
+/- 85.9 ACRES

ORION DR

KOONTZ MCCOMBS 1 LTD
NEW BRAUNFELS DISTRIBUTION CENTER
LOT 7 +/- 11.9 ACRES

KESTER LAVAINE A & BARBARA A
+/- 8.004 ACRES

LEHMAN, LARRY & MARY ANN
+/-10 AC

WHIPKEY ROBERT D & PAULA J
+/- 5.996 ACRES

BERG ELIZABETH
+/- 2.0 ACRES

UTILITY & DRAINAGE EASEMENTS TO SITE (THIS AREA WILL NOT BE UTILIZED FOR VEHICULAR ACCESS)

1159' TO GOODWIN DR.

KOONTZ MCCOMBS 1 LTD
NEW BRAUNFELS DISTRIBUTION CENTER
LOT 5 +/- 8.47 ACRES

GOODWIN DR

0 100' 200'
SCALE - 1" = 100'

LEGEND

GREENSPACE/DRAINAGE AREAS

Know what's below. Call before you dig.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JAMES I. INGALLS, PE. 107416 ON July 22, 2019. IT IS TO BE USED FOR BIDDING AND PERMITTING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

NO	DATE	ISSUES AND REVISIONS

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TBPE FIRM F-13351

SITE PLAN
SPECIAL USE PERMIT
TYPE 2

ORION SUBDIVISION

NEW BRAUNFELS, TEXAS

SHEET 1 OF 1

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