



June 27, 2019

Planning Department
City of New Braunfels
550 Landa Street
New Braunfels, TX 78130

Special Use Permit Type 2 (Orion Dr Property) – Project Summary Letter

The intent of this letter is to provide clarification for the Special Use Permit Application submitted for the property located off Orion Dr northwest of Goodwin Ln.

The project site is located off Orion Dr, approximately 1,159 ft from Goodwin Ln. A site plan has been included with this Special Use Permit Application for reference. The development will have two access points located off Orion Dr. Orion Dr will be required to be widened to meet the city's minimum width requirement of 24-ft and will be widened from Goodwin Ln to the second access point.

There will be a maximum of 280 homesites. The internal drives will be privately owned and maintained. There will also be sidewalks throughout the development, and no on-street parking will be allowed. No RV's or boats will be allowed to be parked on the street or at the individual homesites. An amenity center/clubhouse is proposed to be constructed with the first development phase.

All internal drives, utilities, and drainage improvements will be constructed with the first phase of development. The development intends to connect to New Braunfels Utilities (NBU) public water and sewer system. The utility design will be required to meet all NBU standards and specifications. All drainage and water quality improvements will be designed and constructed in accordance with the City of New Braunfels regulations and standards. The design of the development will not be allowed to increase discharge from the site. The discharge from the developed site must be at or below existing conditions.

Please accept this summary for the referenced project. If you need additional information or have any questions, please do not hesitate to contact myself or Jeff Moeller, P.E.

Sincerely,

A handwritten signature in blue ink, appearing to read 'James Ingalls'. The signature is fluid and cursive, with a large initial 'J'.

James Ingalls, P.E.