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Engineering Solutions

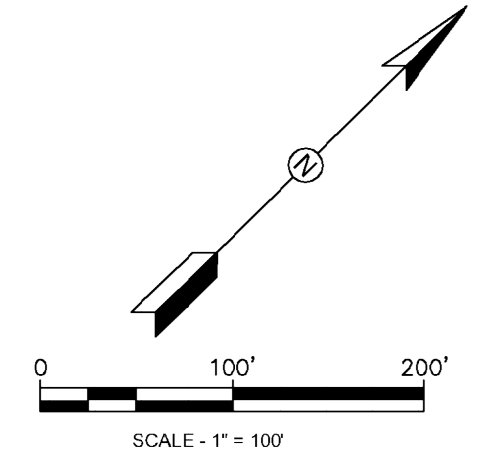
2021 W SH46, STE 105, NEW BRAUNFELS, TX 78132
PH: 830-558-7127 www.ma-tx.com
TBPE FIRM F-13351

SITE PLAN
SPECIAL USE PERMIT
TYPE 2

ORION SUBDIVISION

EET

OF 1



LEGEND

The diagram illustrates the proposed layout of the amenity center. It features a large green rectangle at the top labeled "GREENSPACE/DRAINAGE AREAS". Below this is a horizontal orange bar labeled "REQUIRED 6' TALL MASONRY FENCE/BARRIER". Underneath the orange bar is a gap in the fence, represented by three blue rectangles, labeled "GAP IN MASONRY FENCE/BARRIER @ AMENITY CENTER". At the bottom is a large yellow rectangle labeled "AMENITY CENTER".

DEVELOPMENT STANDARDS

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 TIMING.

HOLLMIG MARY ANN
+/- 47.708 ACRES

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

KOEPP NOLAND & VERA LTD PARTNERSHIP
+/- 53.966 ACRES

REMAINDER OF
50.6 AC TRACT

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

KESTER LAVAIN 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)

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

PROPOSED AMENDING SITE PLAN

1159' TO GOODWIN DR.