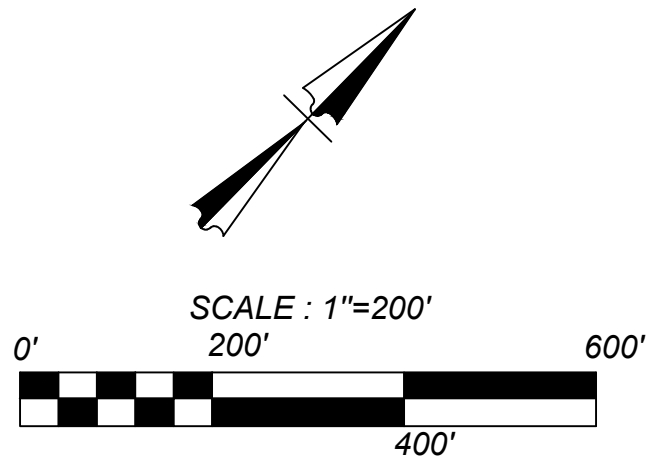
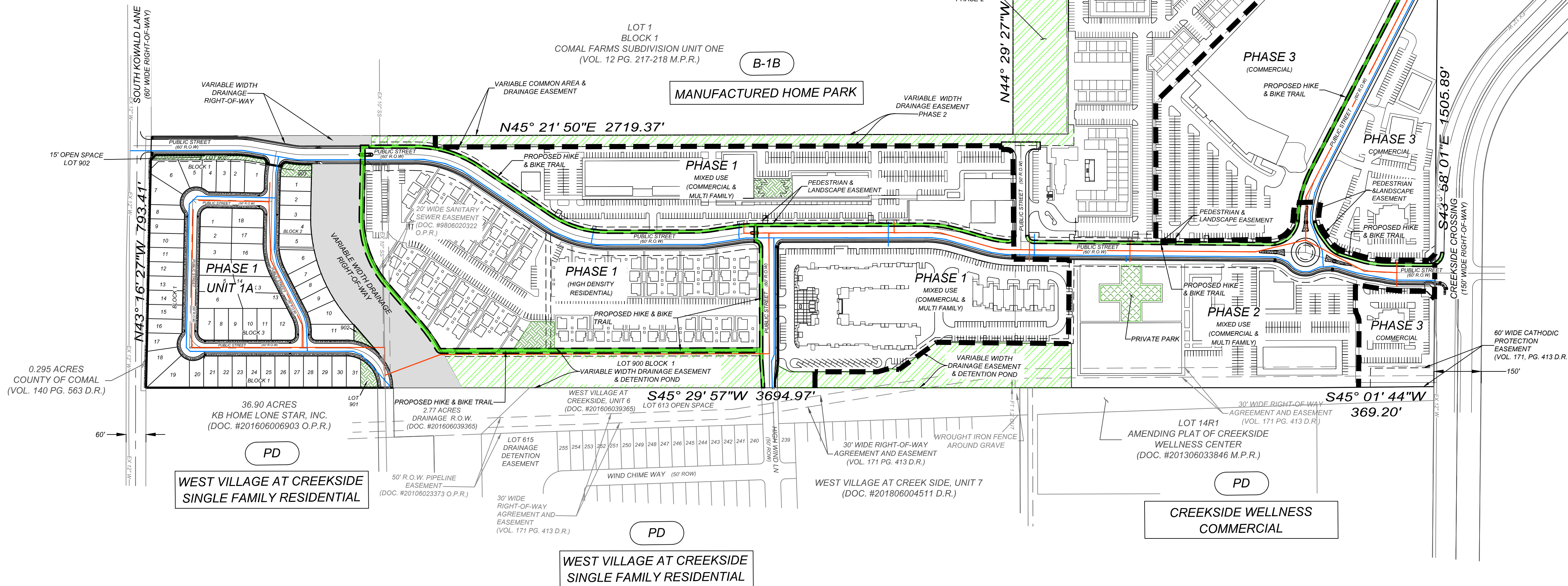


- GENERAL NOTES
1. THE PROPOSED LAND USE WITHIN THIS CONCEPT PLAN IS A MIXED USED DEVELOPMENT INCLUDING COMMERCIAL, MULTI-FAMILY, AND HIGH DENSITY RESIDENTIAL.
 2. ALL PUBLIC STREETS WILL BE CONSTRUCTED TO THE CITY OF NEW BRAUNFELS DESIGN STANDARDS.
 3. ELECTRIC AND UTILITY EASEMENT LOCATIONS WILL BE DETERMINED DURING THE ENGINEERING DESIGN PHASE OF THE PROJECT. EASEMENTS WILL BE RECORDED WITH THE FINAL PLAT FOR EACH LOT.
 4. TX DOT APPROVAL IS REQUIRED FOR ACCESS AT FM 306 AND IH 35 DURING PLATTING OF PHASES 2 & 3 RESPECTIVELY.
 5. RESIDENTIAL USE HAS LAND DEDICATION AND PARK DEVELOPMENT FEE REQUIREMENTS PER THE PARK LAND ORDINANCE. THIS DEVELOPMENT IS APPROVED FOR ONE DWELLING UNIT PER LOT. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH NEW DWELLING UNIT.



LAND USE	ACRES	DWELLING UNITS	REQUIRED PARKLAND DEDICATION	DENSITY (DWELLING UNITS/ACRE)
DRAINAGE/Common Area	9.720	-	-	-
Private Park	2.840	-	-	-
Unit 1A - Single Family Residential	9.850	60	0.4	6.09
Commercial	17.600	-	-	-
High Density Residential	10.920	110	0.73	10.07 *
Mixed Use (Commercial & Multi-Family)	24.180	472	3.15	19.52 *
Multi-Family	11.160	342	2.28	30.65 *
Drainage R.O.W.	3.280	-	-	-
Public R.O.W. (Streets)	8.420	-	-	-
TOTAL =	97.97	984	6.56	10.04

* NOTE: INDIVIDUAL DENSITY REPRESENTED ABOVE IS CALCULATED BASED ON THE OVERALL COMBINED ACREAGE FOR EACH GENERAL LAND USE, AND IS NOT INTENDED TO BE THE MAXIMUM DENSITY FOR EACH MULTI-FAMILY AND/OR HIGH DENSITY RESIDENTIAL PARCEL. MAXIMUM DENSITY FOR EACH MULTI-FAMILY AND/OR HIGH DENSITY RESIDENTIAL PARCEL SHALL BE BASED ON THE ZONING STANDARDS AND GUIDELINES FOR THE SOLMS LANDING PLANNED DEVELOPMENT DISTRICT.



OWNER/DEVELOPER:
SOLMS LANDING, LLC
648 S CASTELL AVE
NEW BRAUNFELS, TX
PHONE: (830) 387-4110

ENGINEER:
KFW ENGINEERS
3421 PAESANOS PKWY. STE. 200
SAN ANTONIO, TX 78231
PHONE: (210) 979-8444
FAX: (210) 979-8441

LEGEND

- = PROPERTY BOUNDARY
- = ZONING BOUNDARY
- R-2 = SURROUNDING ZONING
- AGRICULTURAL = SURROUNDING LAND USE
- = DRAINAGE LOT / DRAINAGE EASEMENT
- = PRIVATE PARK
- = OPEN SPACE
- = DRAINAGE RIGHT-OF-WAY
- = PROPOSED SEWER LINE
- = PROPOSED WATER LINE
- = PROPOSED SIDEWALK
- = PROPOSED HIKE & BIKE TRAIL
- EX. 10" SS = EXISTING SEWER LINE
- SS = EXISTING SEWER MANHOLE
- EX. 10" W = EXISTING WATER MAIN
- G = EXISTING GAS MAIN
- OHE = EXISTING FIRE HYDRANT
- OHU = EXISTING OVERHEAD UTILITY
- OHE = EXISTING OVERHEAD ELECTRIC



LOCATION MAP
N.T.S.

DETAIL PLAN - SOLMS LANDING
PLANNED DEVELOPMENT DISTRICT
NEW BRAUNFELS, TX.

JOB NO. 583-01-01
DATE: DECEMBER 2016
DRAWN: NR CHECKED: BW

SHEET NUMBER:

PDD

ISSUE DATE
REVISIONS

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ENGINEERS + SURVEYING
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