

KOHLBERG SUBDIVISION

GENERAL NOTES:

1. THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL AND COMMERCIAL.
2. THE ENTIRE PROJECT WILL BE PLATTED AS THREE (3) DIFFERENT UNITS.
3. SIDEWALKS WILL BE CONSTRUCTED FOR THIS DEVELOPMENT.
4. ALL STREETS WILL BE DEDICATED AS PUBLIC RIGHT OF WAYS. STREET AND RIGHT OF WAY WIDTHS ARE IDENTIFIED BY THE 30' & 40' STREET SECTIONS SHOWN. ALL STREETS ARE PROPOSED TO BE 30' WIDE STREETS WITH 60' R.O.W. OR 40' WIDE STREETS WITH 80' R.O.W. THE EXCEPTION WILL BE THE 30' ROW.
5. THE LOTS DESIGNATED AS COMMON AREA, DETENTION LOTS, AND DRAINAGE EASEMENTS WILL NOT BE AVAILABLE FOR RESIDENTIAL USE. THESE LOTS WILL BE MAINTAINED BY THE F.O.A. (PROPERTY OWNERS ASSOCIATION).
6. REFERENCED PROPERTY LIES ABOUT HALF WITHIN ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT) OR WITH DRAINAGE AREAS LESS THAN 1/4 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND A PORTION LIES WITHIN ZONE AL (AREAS WITH BASE FLOOD ELEVATIONS DETERMINED) AS SCALED FROM FEMA FLOOD MAP 115 OF 486, COMMUNITY PANEL NO. 48020115F & 48020120F, DATED 11/5/2007.
7. THIS PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
8. ALL LOTS WITHIN THE SUBDIVISION WILL BE SERVED BY:
 - NEW BRAUNFELS UTILITIES - WATER
 - NEW BRAUNFELS UTILITIES - SEWER
 - NEW BRAUNFELS UTILITIES - ELECTRIC
 - SPECTRUM - CABLE
 - AT&T - TELEPHONE
9. ALL COMMON AREA CAN BE USED FOR DRAINAGE CONVEYANCE.
10. THE ENTIRE SUBDIVISION FALLS WITHIN COMAL INDEPENDENT SCHOOL DISTRICT.

11. THIS SUBDIVISION IS SUBJECT TO THE 2016 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR ONE (1) DWELLING UNIT PER BUILDABLE LOT WHERE FEES ARE DUE AT THE TIME OF RECONSTRUCTION WITH A MAXIMUM OF 526 BUILDABLE LOTS. 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 DWELLING UNIT.
12. THE PROPOSED SUBDIVISION IS LOCATED WITHIN THE NEW BRAUNFELS LOT AND THE CITY LIMITS OF NEW BRAUNFELS.
13. FOUR (4) FOOT WIDE SIDEWALKS THAT FRONT LOTS WILL BE CONSTRUCTED BY THE HOME BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG THE FOLLOWING STREETS: A, B, C, D, E, F, G, H, J, L, N, O, Q, R, S, T, U, & V.
14. FOUR (4) FOOT WIDE SIDEWALKS ALONG SIDE LOTS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG THE FOLLOWING STREETS: A, B, C, D, E, F, G, H, J, K, L, M, N, O, Q, R, S, T, U, & V.
15. SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED ALONG 80' ROW ON SIDE LOTS AND FOUR (4) FOOT WIDE SIDEWALKS ALONG THE 50' ROW ON SIDE LOTS BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG THE FOLLOWING STREETS: D, E, F, I, & K.
16. TEN (10) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF COMMERCIAL DEVELOPMENT CONSTRUCTION ALONG S.H. 46.
17. TEN (10) FOOT WIDE SIDEWALKS ON ONE SIDE AND SIX (6) FOOT WIDE SIDEWALKS ON OPPOSITE SIDE WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG STREET F.
18. ALL STREETS ARE TO BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION CONSTRUCTION.

PLAT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 3 (THREE) ACCESS POINTS ALONG S.H. 46 BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 135.50 FEET, WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT APPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS. THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIP, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT. PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

NEW BRAUNFELS ET AL ACRESAGE SUMMARY:

RESIDENTIAL LOTS: 110.40 ACRES
RIGHT OF WAY DEDICATION: 41.28 ACRES
COMMERCIAL SPACE: 6.98 ACRES
**COMMON AREA / DRAINAGE / DETENTION: 10.89 ACRES
**COMMON AREA / AMENITY: 2.94 ACRES
**COMMON AREA / PARK AREA / TRAILS: 8.13 ACRES
TOTAL ACRESAGE: 180.52 ACRES
LOT DENSITY (550/180.52): 3.04 LOTS / ACRE
AVERAGE RESIDENTIAL LOT SIZE: 0.30 ACRES
LENGTH OF STREETS: 4.21 MILES
*ALL LOTS LABELED AS COMMON AREA ON THE PLAN SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

DEVELOPER / APPLICANT:

HEARTWOOD DEVELOPERS
SUITE 100F-410, STE. 225
SAN ANTONIO, TX 78216
PHONE: (210) 871-8810

OWNER:

TRICK
C/O KENNETH KOHLBERG
1942 STATE HIGHWAY 46 S.
NEW BRAUNFELS, TX 78130
PHONE: (210) 403-0282

ENGINEER:

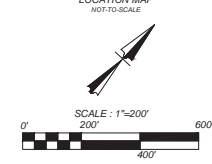
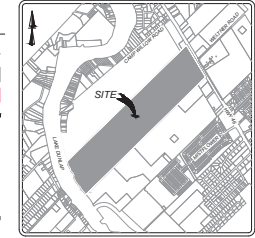
RW ENGINEERS AND SURVEYING
ATTN: WAYNE FLORES, P.E.
3421 PASEOSAN PARKWAY, STE. 200
SAN ANTONIO, TX 78211
PHONE: (210) 979-8444

SURVEYOR:

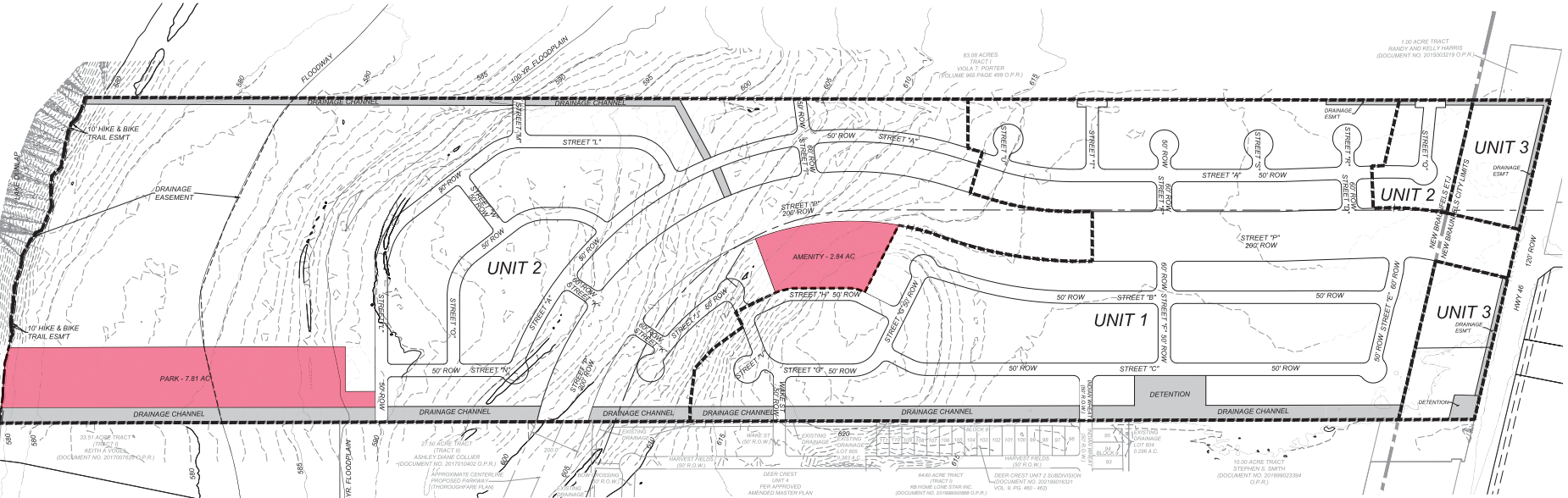
RW ENGINEERS AND SURVEYING
ATTN: TIM PARRAS, R.L.S., P.L.S.
3421 PASEOSAN PARKWAY, STE. 101
SAN ANTONIO, TX 78211
PHONE: (210) 979-8444

LEGEND

- FEMA FLOODPLAIN LINE
EXISTING CONTOUR
COMMON AREA / DRAINAGE AREA / DETENTION AREA
COMMON AREA / PARK AREA
UNIT BOUNDARY
PHASE NUMBER
OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
DEED RECORDS OF GUADALUPE COUNTY, TEXAS
MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
ET LINE



LOT SUMMARY					
PHASE 1 LOTS	PHASE 2 LOTS	RESIDENTIAL LOTS	COMMERCIAL LOTS	COMMON AREA / DRAINAGE / DETENTION	TOTAL
319.50	230.50	550	2	10	582
PHASE 1 ACRESAGE	PHASE 2 ACRESAGE				
42.05	69.77				
PHASE 1 AND ACRESAGE PER LOT	PHASE 2 AND ACRESAGE PER LOT				
0.13	0.30				



KOHLBERG SUBDIVISION MASTER PLAN

DWG NO: 01000001
DATE: July 2021
DRAWN BY: [blank]
CHECKED BY: [blank]
SHEET NUMBER:
MP-01