



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

March 6, 2019

HMT Engineering and Surveying
Chris Van Heerde, P.E.
410 N. Seguin Avenue
New Braunfels, TX 78130

Re: Approved final plat

To Whom It May Concern:

The Planning Commission, on March 5, 2019, approved the below referenced plat.

Parkside, Unit 1, subject to the following:

1. Subdivision construction plans must be approved prior to submittal of the final plat.
2. Pieper Road from SH 46 to Winchester Drive south of the development will be improved to have adequate access with a minimum pavement width of 24 feet.
3. The following mitigation measures are required based on the traffic impact analysis and input from staff and TxDOT:
 - a. Roundabout intersection at Pieper Road and Winchester Drive south of the development.
 - b. Right turn deceleration lane on SH 46 at Pieper Road after the development consists of more than 40 residential lots.
 - c. Dedicated left turn lane on Pieper Road at SH 46 after the development consists of more than 45 residential lots.
 - d. Traffic signal at SH 46 & Pieper Road after the development consists of more than 385 residential lots.
4. Label the non-vehicular access easement along Winchester Drive on Blocks 1, 2, 7 & 8.
5. Update the sidewalk notes to clarify the extent of the proposed 10-foot wide shared use path.

Please submit **ALL** of the following documents when submitting the plat for signature and recordation:

1. Comal County: One (1) original 18" x 24" plat on white 20 lb. bond paper. *The plat must be rolled, not folded.*
Guadalupe County: Four full size mylars with original signatures and legible notary stamps.
2. A check or checks payable to the county clerk in the amount of the recordation fee for filing the final plat. Please call the applicable County Clerk's office to determine the appropriate fee.

3. An original tax certificate showing that no City, county and school district taxes are currently due or delinquent against the property. The certificates must be dated (issued) within 30 days of the plats being recorded. (Per County Clerk)
4. Digital plat, which may be e-mailed to msimmont@nbtexas.org or submitted on a CD. (NAD 1983 StatePlane Texas South Central FIPS 4204 (Feet), to scale, and georeferenced to three points. Submissions must be in .dwg.)
5. A letter outlining any and all changes and/or modifications made to the plat, including those required by this letter.

Approval of the plat shall be valid for five years and will expire March 5, 2024 if progress toward completion is not being made.

If any additional information is needed, please call the Planning Department at (830) 221-4050.

Sincerely,

A handwritten signature in black ink that reads "Matthew Simmont". The signature is fluid and cursive, with a stylized "S" at the end.

Matthew Simmont, AICP
City of New Braunfels
Planning Department