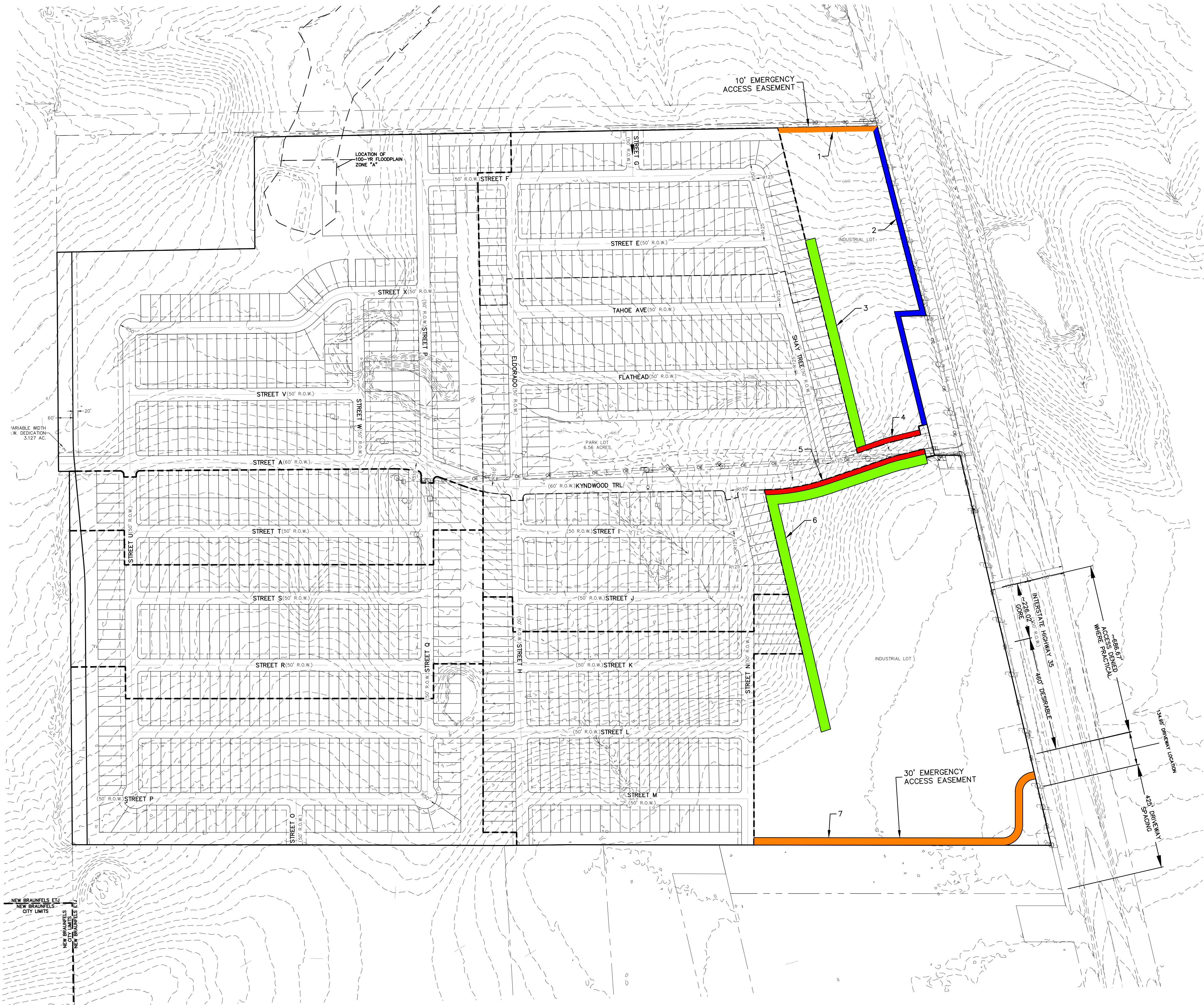




LEGEND

	EXISTING CONTOURS
	PROPOSED CONTOURS
	B.L. BUILDING SETBACK LINE
	U.E. UTILITY EASEMENT
	D.E. DRAINAGE EASEMENT

HORIZONTAL SCALE: 1:200

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- EMERGENCY ACCESS EASEMENT:**
- THE DRIVEWAY TO THE RESIDENCE WILL BE USED AS AN ACCESS ROAD FOR EMERGENCY VEHICLES AND FOR THE WASTEWATER TREATMENT PLANT (WWTP). WWTP TRIP VOLUME IS EXPECTED TO BE VERY LOW AND EMERGENCY VEHICLE ACCESS WILL LIKELY NEVER BE USED.
 - THE NORTHERN EASEMENT IS A TOTAL OF 40' BUT 20' IS REQUIRED ON EITHER SIDE OF THE PROPERTY LINE TO PROVIDE ENOUGH SPACE TO NBU AND TO GRADE IN THE DRIVEWAY.
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- RIGHT-OF-WAY EASEMENT:**
- REQUIRED TO BRING POTABLE WATER SUPPLY FROM CRYSTAL CLEAR SPECIAL UTILITY DISTRICT.
 - THIS IS THE MOST DIRECT ROUTE.
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- TEMPORARY CONSTRUCTION EASEMENTS:**
- TEMPORARY AND REQUIRED TO DIRECT WATER FROM THE INDUSTRIAL LOTS AND INTO A MORE CONCENTRATED CHANNEL. CITY POLICY TYPICALLY DOES NOT ALLOW FOR OFFSITE DRAINAGE TO FLOW ACROSS THROUGH PROPOSED LOTS.
 - THIS HAS NO IMPACT ON THE DEVELOPMENT WITHIN THE INDUSTRIAL AREA. AS SOON AS THE AREA IS DEVELOPED, THESE WILL BE REMOVED.
 - PROVIDES FOR CITY ACCESS AND MAINTENANCE ALONG THE CHANNELS
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- NEW BRAUNFELS UTILITIES UTILITY EASEMENT**
- REQUIRED ALONG ALL PROPOSED ROADWAYS FOR DRY UTILITIES TO PLACE THEIR LINES IN.
 - THIS BENEFITS ALL PARTIES AS IT BRINGS THE ELECTRIC SERVICE/CABLE/INTERNET/PHONE LINES ALONG THE MAIN STREET OF THE SUBDIVISION AND WILL ALLOW EASY ACCESS FOR THE INDUSTRIAL LOTS.
- PERMISSION TO GRADE:**
- ALLOWS FOR ANY GRADING ALONG THE TXDOT RIGHT OF WAY TO TIE IN OUR PROPOSED TURN LANES INTO THE INDUSTRIAL LOTS. THIS WILL BENEFIT THOSE LOTS BY ALLOWING THEM TO HAVE A GRADED ACCESS AND NOT RETAINING WALLS IN FRONT OF THEM.
 - ALLOWS ALL STREET/UTILITY WORK TO EXTEND TO THE PROPERTY LINE
 - HELPS SMOOTH THE CONNECTION BETWEEN THE COMMERCIAL LOTS AND THE RESIDENTIAL DEVELOPMENT TO PREVENT LARGE RETAINING WALLS