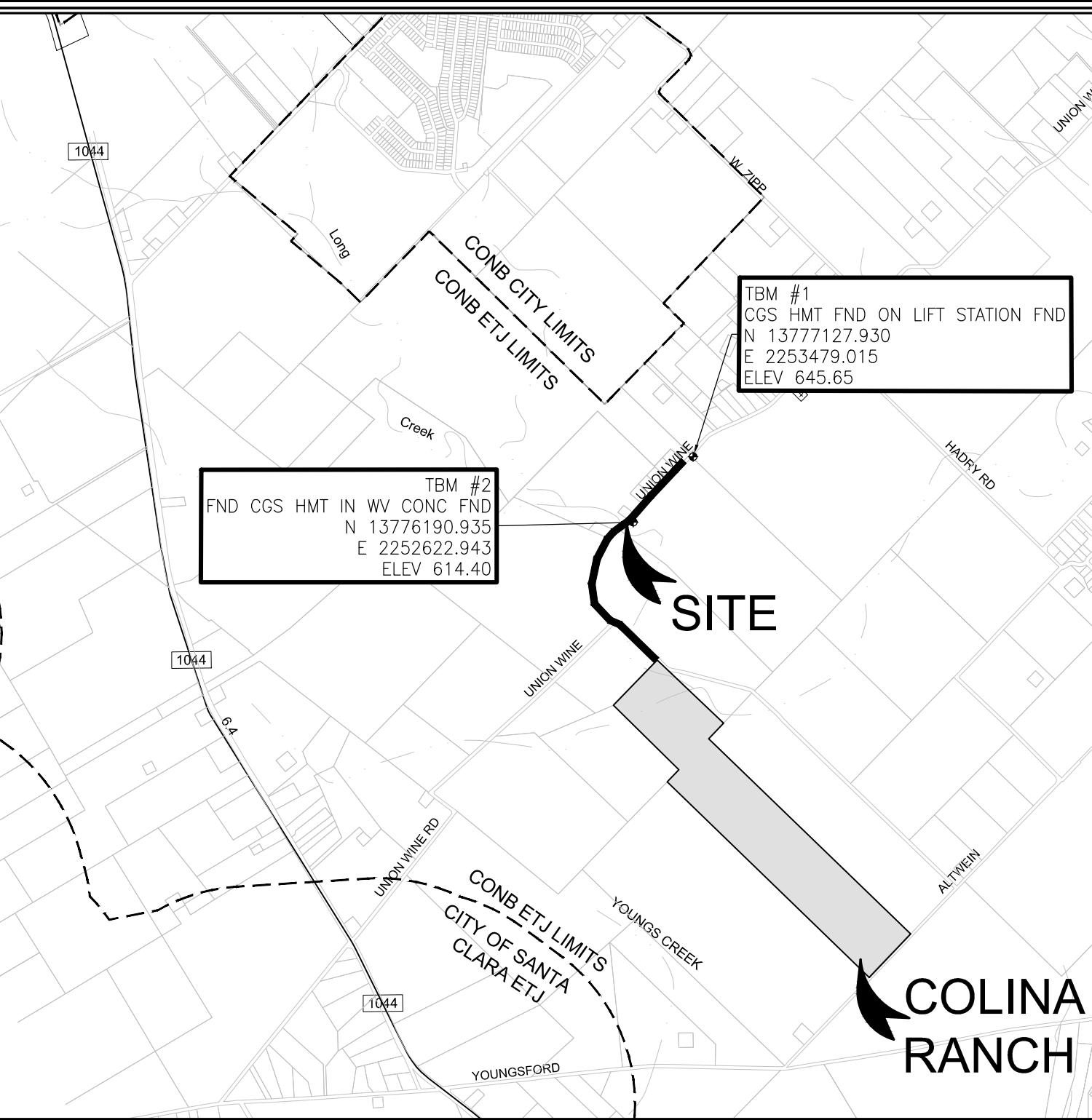


COLINA RANCH WEST OFFSITE WATER IMPROVEMENTS

NEW BRAUNFELS, TEXAS

CIVIL SITE CONSTRUCTION PLANS

LENNAR HOMES OF TEXAS & CONSTRUCTION, LTD
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216



PROJECT LOCATION MAP

SCALE: N.T.S.

PROJECT BENCHMARK

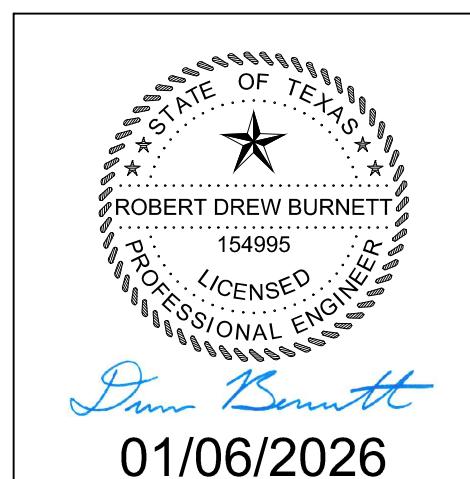
SITE TBM #1
SET HMT FND ON LIFTSTATION FND
N: 13777127.930
E: 2253479.015
ELEV: 645.65'

SITE TBM #2
SET FND CGS HMT IN WV CONC FND
N: 13776190.935
E: 2252622.943
ELEV: 614.40'

REQUIRED PERMITS	NUMBER
1. GVSUD	#
2. GUADALUPE COUNTY	#

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JANUARY 2026



ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE
ENGINEER OF RECORD. IN ACCEPTING THESE PLANS, THE CITY OF NEW BRAUNFELS
MUST RELY UPON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD.

Robert Drew Burnett
Robert Drew Burnett, P.E.
License No. 154995

PREPARED BY:



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
HMTNB.COM
(830) 625-8555
TBPELS FIRM F-10961
TBPELS FIRM 10153600

NOTE TO CONTRACTOR:

BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.

THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT EACH OF THE INDIVIDUAL UTILITIES FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.

ANY QUANTITIES PROVIDED BY HMT OR OWNER ON THE PLANS, OPINION OF PROBABLE COST, BID SUMMARIES, ETC. ARE FOR CURSORY USE ONLY. CONTRACTOR IS RESPONSIBLE FOR BIDDING SIGNED AND SEALED CONSTRUCTION PLANS. IF A DISCREPANCY EXIST, CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY.

CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATION AND ELEVATION OF ALL DOWNSTREAM CONNECTION POINTS PRIOR TO CONSTRUCTION. IF A DISCREPANCY EXIST, CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY.

CONTRACTOR SHALL INSTALL ALL GRAVITY SEWER, GRAVITY STORM SEWER, CURBS AND PAVEMENT FROM THE MOST DOWNSTREAM POINT OF CONNECTION. IF IMPROVEMENTS ARE CONSTRUCTED FROM UPSTREAM TO DOWNSTREAM, THEN THE CONTRACTOR WILL TAKE FULL RISK AND LIABILITY OF ANY ISSUES THAT MIGHT ARISE FROM FLOWLINE ELEVATION DISCREPANCIES, UTILITY CONFLICTS, ETC.

CONTRACTOR IS RESPONSIBLE FOR THE STOCKPILING OF ANY EXCESS DIRT. ALL BIDS FROM CONTRACTOR SHOULD ACCOUNT FOR THE REMOVAL AND PLACEMENT OF ALL EARTHWORK TO INCLUDE STOCKPILING, EXPORT, IMPORT, ETC. IF A LOCATION OF PLACEMENT OF EXCESS DIRT IS NOT SHOWN ON THE PLANS, THEN CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY TO DETERMINE THE MOST SUITABLE STOCKPILE LOCATION.

- IF CONSTRUCTION HAS NOT COMMENCED WITHIN ONE-YEAR OF CITY APPROVAL FOR CONSTRUCTION INSPECTION, THAT APPROVAL IS NO LONGER VALID.
- THE MOST CURRENT EDITIONS OF THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS AND THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES SHALL BE FOLLOWED FOR ALL CONSTRUCTION EXCEPT AS AMENDED BY THE CITY OF NEW BRAUNFELS STANDARD DETAILS.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD. IN ACCEPTING THESE PLANS, THE CITY OF NEW BRAUNFELS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD.
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE CITY OF NEW BRAUNFELS TO SET A PRE-CONSTRUCTION MEETING. A 48-HOUR ADVANCED NOTIFICATION IS REQUIRED FOR ALL INSPECTION AND MEETING REQUESTS.
- 1.1 ALL INSPECTIONS ARE TO BE CALLED IN AT 830-221-4068 OR
1.2 FAXED IN AT 830-608-2117 OR,
1.3 E-MAILED AT INSPECTIONS@NEWBRAUNFELS.GOV.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL DEVICES ARE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE PLANS AND LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. IF THE NEED ARISES, ADDITIONAL TEMPORARY TRAFFIC CONTROL DEVICES MAY BE ORDERED BY THE ENGINEERING REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- DRAINAGE IMPROVEMENTS SUFFICIENT TO MITIGATE OFFSITE IMPACT OF CONSTRUCTION MUST BE COMPLETED AND IN PLACE PRIOR TO ADDING IMPERVIOUS COVERS TO THE SITE.
- A PORTION OF THE SUBDIVISION IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA (100 YR. FLOOD), AS DEFINED BY THE GUADALUPE COUNTY, TEXAS, FIRM PANEL NUMBER 48187C0115G, EFFECTIVE DATE MARCH 27, 2024 AND 48187C0255F, EFFECTIVE DATE NOVEMBER 02, 2007, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THIS PROJECT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONE.
- GAS UTILITIES ARE NOT INCLUDED IN THE CIVIL CONSTRUCTION PLANS. FINAL GAS UTILITY DESIGN SHALL BE APPROVED BY THE CITY FOR ANY WORK WITHIN PUBLIC RIGHT-OF-WAY, IF APPLICABLE.
- THE ENGINEER OF RECORD ACKNOWLEDGES THAT ALL PROPOSED WATER AND WASTEWATER IMPROVEMENTS MUST COMPLY WITH TCEQ, CITY OF NEW BRAUNFELS, SOUND ENGINEERING JUDGEMENT AND ANY OTHER GOVERNING ENTITY ORDINANCES OR CODES.

CITY OF NEW BRAUNFELS GENERAL NOTES

ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL COMPLY WITH:

A. CURRENT CITY OF NEW BRAUNFELS CONSTRUCTION SPECIFICATIONS AND STANDARDS AS OF THE DATE OF THIS CONTRACT

B. THE MOST CURRENT EDITION OF TEXAS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES".

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOST CURRENT TEXAS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES." ALONG WITH CURRENT CITY OF NEW BRAUNFELS AND GUADALUPE COUNTY SPECIFICATIONS. ANY DISCREPANCIES BETWEEN SPECIFICATIONS SHALL BE RESOLVED BY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

CONTRACTOR SHALL PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, FEES, AND TAXES AREA AND GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE DUE AND LAWFUL PROSECUTION OF THE WORK.

ANY EXISTING OFF-SITE IMPROVEMENTS THAT ARE DAMAGED OR UNDERCUT BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER AND APPROVED BY THE OWNER OF THE EXISTING IMPROVEMENT AT THE CONTRACTOR'S EXPENSE. (SEPARATE PAY ITEM)

WORK COMPLETED BY THE CONTRACTOR WHICH HAS NOT RECEIVED A WORK ORDER OR CONSENT OF THE OWNER OR ENGINEER WILL BE SUBJECT TO REMOVAL AND REPLACEMENT BY AND AT THE EXPENSE OF THE CONTRACTOR.

CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS UPON PROJECT COMPLETION. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIAL IN THE 100YR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT.

BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND SHALL BE LOCATED TO PROVIDE MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT WHILE PROVIDING CONTINUOUS TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL DEVICES DURING CONSTRUCTION.

CONTRACTOR IS REQUIRED TO VERIFY PROJECT ELEVATIONS. THE TERM "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY BOTH HORIZONTAL AND VERTICAL ALIGNMENT.

WHEN MATCHING EXISTING PAVEMENTS, CURBS, DRIVES, AND WALKS, THEY SHALL BE SAW CUT FULL DEPTH AND REMOVED TO ALLOW FOR PROPOSED CONSTRUCTION. IF ANY EXISTING JOINT IS ENCOUNTERED, PRECAUTION SHALL BE TAKEN DURING REMOVAL OF CONCRETE SO AS NOT TO DAMAGE EXISTING DOWELS. ALL EXISTING DOWELS SHALL BE EXPOSED AND CLEARED.

ITEM OF WORK DESIGNATED "BY OTHERS" SHALL NOT BE CONSIDERED PART OF THIS CONTRACT.

ALL "COMPACTED SUBGRADE" SHALL CONSIST OF NATIVE MATERIAL SCARIFIED TO A MINIMUM DEPTH OF SIX INCHES AND COMPACTED TO 95% DENSITY ACCORDING TO DENSITY TEST METHOD TEX-115E OR ACCORDING TO ASTM D-698 AND TESTED BY ASTM D-2922.

ALL "FLEXIBLE BASE" SHALL BE TYPE "A", GRADE 4, ACCORDING TO TXDOT ITEM 247, COMPAKTED TO 95% MODIFIED DENSITY AT A MOISTURE CONTENT BETWEEN -2 AND +3 OF OPTIMUM PERCENT MOISTURE ACCORDING TO ASTM D-1557 (MODIFIED PROCTOR) AND TESTED BY ASTM D-2922.

ASPHALT PAVEMENT SHALL BE THE TYPE SPECIFIED ON THE PLANS AND ACCORDING TO TXDOT ITEM 340 "HOT MIX ASPHALT CONCRETE PAVEMENT".

PRIME COAT USING MC-30 AT A RATE OF 0.2 GALLONS PER SQUARE YARD SHALL BE PLACED OVER PREPARED BASE AT LEAST ONE DAY PRIOR TO LAYING ASPHALTIC CONCRETE PAVEMENT. ANY NECESSARY TACK COAT SHALL BE MC-30 AT 0.05 GALLONS PER SQUARE YARD. IT IS REQUIRED THAT BOTH THE PRIME COAT AND THE TACK COAT BE APPLIED AT THE TEMPERATURE SPECIFIED UNDER TXDOT ITEM 300.3.

CONCRETE SHALL BE CLASS "A" ACCORDING TO TXDOT ITEM 421 UNLESS OTHERWISE ON PLANS.

REINFORCING STEEL SHALL BE FROM NEW BILLET AND SHALL CONFORM TO TXDOT ITEM 440. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS EXCEPT WHEN REFERRING TO CLEARANCE.

ALL SAWED JOINTS SHALL BE SAWED WITHIN 24 HOURS OF POURING.

ABSOLUTELY NO WELDING OF REINFORCING BARS OR TORCHING TO BEND REINFORCING BARS SHALL BE ALLOWED WITHOUT THE SPECIFIC APPROVAL OF THE ENGINEER.

ORDINARY COMPACTION CONTROL IS REQUIRED ON THIS PROJECT.

ALL ROLLING FOR COMPACTION OF ASPHALTIC CONCRETE PAVEMENT SHALL BE COMPLETED BEFORE THE MIXTURE TEMPERATURE DROPS BELOW 175 DEG. (F).

ALL FILL MATERIAL SHALL BE SUBJECT TO THE ENGINEER'S APPROVAL.

CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO THE NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNERS AND THE ENGINEER AND HIS EMPLOYEES, PARTNERS, OFFICES, DIRECTORS, OR CONSULTANTS, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER, ENGINEER'S DIRECTORS, OFFICERS, EMPLOYEES, OR CONSULTANTS.

ALL CMP (CORRUGATED METAL PIPE) USED ON THIS PROJECT SHALL HAVE A MANNING'S "N" VALUE OF 0.024, UNLESS OTHERWISE SHOWN ON PLANS.

CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION TESTING PER CURRENT CITY OF NEW BRAUNFELS REQUIREMENTS. ALL TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. ENGINEER AND OWNER RESERVE THE RIGHT TO HAVE THE CONTRACTOR REMOVE AND REPLACE ANY MATERIAL THAT WAS NOT TESTED OR FAILED TESTING. ALL COST ASSOCIATED WITH THE REMOVAL, REPLACEMENT AND TESTING SHALL BE PAID BY THE CONTRACTOR.

ALL PVC SLEEVES SHALL BE INSTALLED 3 FEET BELOW FINISHED GRADE AND ENDS SHALL BE MARKED SO THAT LOCATIONS OF SLEEVES CAN BE EASILY IDENTIFIED.

PRE-CONSTRUCTION CONFERENCE IS REQUIRED. ENGINEER WILL ARRANGE SUCH CONFERENCE IN COORDINATION WITH CITY OF NEW BRAUNFELS STREET INSPECTOR & NEW BRAUNFELS UTILITIES INSPECTOR. NO CONSTRUCTION MAY BEGIN PRIOR TO THE PRE-CONSTRUCTION CONFERENCE.

CONTRACTOR SHALL COORDINATE WITH DRY UTILITY INSTALLERS AND SHARED TRENCHING SHALL BE UTILIZED. CUTTING THE STREETS AFTER COMPLETION BY DRY UTILITIES SHALL NOT BE ACCEPTABLE.

AS PER PLATING ORDINANCE SECTION 118-38M: WHEN ALL IMPROVEMENTS ARE FOUND TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND WITH THE CITY'S STANDARDS, AND UPON RECEIPT OF ONE SET OF "RECORD DRAWINGS" PLANS, AND A DIGITAL COPY OF ALL PLANS (AUTOCAD 2000 MINIMUM) THE CITY ENGINEER SHALL ACCEPT SUCH IMPROVEMENTS FOR THE CITY OF NEW BRAUNFELS, SUBJECT TO THE QUARANTY OF MATERIAL AND WORKMANSHIP PROVISIONS IN THIS SECTION.

EROSION / SEDIMENTATION CONTROL

AT A MINIMUM, THESE CONTROLS SHALL CONSIST OF ROCK BERMS AND/OR SILT FENCES CONSTRUCTED PARALLEL TO AND DOWN GRADIENT FROM THE TRENCHES. THE ROCK BERM OR SILT FENCES SHALL BE INSTALLED IN A MANNER SUCH THAT ANY RAINFALL RUNOFF SHALL BE FILTERED. HAY BALES SHALL NOT BE USED FOR TEMPORARY EROSION AND SEDIMENTATION CONTROLS.

ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE MAINTAINED DURING CONSTRUCTION BY THE CONTRACTOR. THE CONTRACTOR SHALL REMOVE THE CONTROLS WHEN VEGETATION IS ESTABLISHED AND THE CONSTRUCTION AREA IS STABILIZED {31 TAC 313.5 (C)(12)}. ADDITIONAL PROTECTION MAY BE REQUIRED IF EXCESSIVE SOLIDS ARE BEING DISCHARGED FROM THE SITE.

ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE REMOVED BY THE CONTRACTOR AT FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER/ENGINEER.

PLACEMENT OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION PLANS. ACTUAL LOCATIONS MAY VARY SLIGHTLY FROM THE PLANS, BUT WILL BE VERIFIED BY THE ENGINEER/INSPECTOR IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY SIGNIFICANT RAINFALL TO INSURE DISTURBANCE OF THE STRUCTURES HAS NOT OCCURRED. SEDIMENT DEPOSITED AFTER A RAINFALL SHALL BE REMOVED FROM THE SITE OR PLACED IN AN ENGINEER APPROVED DESIGNATED DISPOSAL AREA.

CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT NO EROSION CONTROL MEASURES BLOCK THE DRAINAGE SYSTEM FROM WORKING AS DESIGNED.

CITY OF NEW BRAUNFELS CONSTRUCTION NOTES

IF CONSTRUCTION HAS NOT COMMENCED WITHIN ONE-YEAR OF CITY APPROVAL FOR CONSTRUCTION INSPECTION, THAT APPROVAL IS NO LONGER VALID.

REVISED 03/2020

THE MOST CURRENT EDITIONS OF THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS AND THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES SHALL BE FOLLOWED FOR ALL CONSTRUCTION EXCEPT AS AMENDED BY THE CITY OF NEW BRAUNFELS STANDARD DETAILS.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD. IN ACCEPTING THESE PLANS, THE CITY OF NEW BRAUNFELS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD.

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE CITY OF NEW BRAUNFELS TO SCHEDULE A PRECONSTRUCTION MEETING.

FOR PUBLIC INFRASTRUCTURE PERMIT OR GRADING PERMIT PROJECTS:

- FOR INSPECTIONS, YOU MUST CALL BEFORE 12:00 P.M., 48 HOURS PRIOR TO YOUR INSPECTION REQUEST.
- EACH INSPECTION WILL BE ALLOTTED 1 HOUR UNLESS YOU REQUEST FOR MORE TIME.
- ONCE YOUR REQUEST HAS BEEN ACCEPTED, YOU WILL RECEIVE A CALL FROM THE CITY OF NEW BRAUNFELS INSPECTOR.

FOR COMMERCIAL PERMIT (CP) PROJECTS:

- ALL INSPECTIONS ARE TO BE CALLED IN AT 830-221-4068 OR,
- FAXED IN AT 830-608-2117 OR,
- E-MAILED AT INSPECTIONS@NBTEXAS.ORG.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL DEVICES ARE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE PLANS AND LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. IF, IN THE OPINION OF THE ENGINEERING REPRESENTATIVE AND THE CONSTRUCTION INSPECTOR, THE BARRICADES AND SIGNS DO NOT CONFORM TO ESTABLISHED STANDARDS OR ARE INCORRECTLY PLACED OR ARE INSUFFICIENT IN QUANTITY TO PROTECT THE GENERAL PUBLIC, THE CONSTRUCTION INSPECTOR SHALL HAVE THE OPTION TO STOP OPERATIONS UNTIL SUCH TIME AS THE CONDITIONS ARE CORRECTED. IF THE NEED ARISES, ADDITIONAL TEMPORARY TRAFFIC CONTROL DEVICES MAY BE ORDERED BY THE ENGINEERING REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.

A TXDOT TYPE II B-B BLUE REFLECTIVE RAISED PAVEMENT MARKER SHALL BE INSTALLED IN THE CENTER OF THE ROADWAY ADJACENT TO ALL FIRE HYDRANTS. IN LOCATIONS WHERE HYDRANTS ARE SITUATED ON CORNERS, BLUE REFLECTIVE RAISED PAVEMENT MARKERS SHALL BE INSTALLED ON BOTH APPROACHES WHICH FRONT THE HYDRANT. THE RAISED PAVEMENT MARKER SHALL MEET TXDOT MATERIAL, EPOXY AND ADHESIVE SPECIFICATIONS.

GROUNDWATER

IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, CONTRACTOR, SUBCONTRACTORS, BUILDERS, GEO-TECHNICAL ENGINEER, AND PROJECT ENGINEER TO IMMEDIATELY NOTIFY THE OFFICE OF THE CITY ENGINEER AND PROJECT ENGINEER IF THE PRESENCE OF GROUNDWATER WITHIN THE SITE IS EVIDENT. UPON NOTIFICATION THE PROJECT ENGINEER SHALL RESPOND WITHIN TWO (2) BUSINESS DAYS UPON RECEIPT OF THE MITIGATION PLAN. ALL CONSTRUCTION ACTIVITY, IMPACTED BY THE DISCOVERY OF GROUNDWATER, SHALL BE SUSPENDED UNTIL THE CITY ENGINEER GRANTS A WRITTEN APPROVAL OF THE GROUNDWATER MITIGATION PLAN.

RECORD DRAWINGS

AS PER PLATING ORDINANCE SECTION 118-38M: WHEN ALL OF THE IMPROVEMENTS ARE FOUND TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND WITH THE CITY'S STANDARDS, AND UPON RECEIPT OF ONE SET OF "RECORD DRAWINGS" PLANS, AND A DIGITAL COPY OF ALL PLANS (PDF COPY) THE CITY ENGINEER SHALL ACCEPT SUCH IMPROVEMENTS FOR THE CITY OF NEW BRAUNFELS, SUBJECT TO THE QUARANTY OF MATERIAL AND WORKMANSHIP PROVISIONS IN THIS SECTION.

CONSTRUCTION NOTE
ENGINEER OF RECORD IS RESPONSIBLE TO ENSURE THAT EROSION CONTROL MEASURES AND STORMWATER CONTROL SUFFICIENT TO MITIGATE OFF SITE IMPACTS ARE IN PLACE AT ALL STAGES OF CONSTRUCTION.

DRAINAGE NOTE
DRAINAGE IMPROVEMENTS SUFFICIENT TO MITIGATE THE IMPACT OF CONSTRUCTION SHALL BE INSTALLED PRIOR TO ADDING IMPERVIOUS COVER.

FINISHED FLOOR ELEVATIONS

THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNSHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE.

SOILS TESTING
PROCTORS SHALL BE SAMPLED FROM ON-SITE MATERIAL (ON-SITE IS DEFINED AS LIMITS OF CONSTRUCTION FOR THIS PLAN SET) AND A COPY OF THE PROCTOR RESULTS SHALL BE DELIVERED TO THE CITY OF NEW BRAUNFELS STREET INSPECTOR PRIOR TO ANY DENSITY TESTS.

ROADWAY

ALL ROADWAY COMPACTION TESTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEOTECHNICAL ENGINEER. FLEXIBLE BASE OR FILL/EMBANKMENT MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED EIGHT INCHES (8") LOOSE. THE REQUIRED DENSITY FOR THE FILL/EMBANKMENT MATERIAL SHALL MEET THE REQUIREMENTS OF TXDOTS SPECIFICATION ITEM 132. THE REQUIRED DENSITY FOR THE FLEXIBLE BASE MATERIAL SHALL MEET THE REQUIREMENTS OF TXDOTS SPECIFICATION ITEM 247. EACH LAYER OF MATERIAL, INCLUSIVE OF SUBGRADE, SHALL BE COMPAKTED AS SPECIFIED AND TESTED FOR DENSITY AND MOISTURE IN ACCORDANCE WITH TEST METHODS TEX-113-E, TEX-114-E, TEX-115-E. THE NUMBER AND LOCATION OF REQUIRED TESTS SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY OF NEW BRAUNFELS STREET INSPECTOR. AT A MINIMUM, TESTS SHALL BE TAKEN EVERY 200 LF FOR EACH LIFT. UPON COMPLETION OF TESTING, THE GEOTECHNICAL ENGINEER WILL PROVIDE THE CITY OF NEW BRAUNFELS STREET INSPECTOR WITH ALL TESTING DOCUMENTATION AND A CERTIFICATION STATING THAT THE PLACEMENT OF FLEXIBLE BASE, AND FILL MATERIAL, AND SUBGRADE, HAS BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. ADDITIONAL DENSITY TESTS MAY BE REQUESTED BY THE CITY OF NEW BRAUNFELS INSPECTOR.

ITEM 340
ASPHALTIC CONCRETE PAVEMENT SHALL BE THE TYPE OF HOT MIX ASPHALT AS DEFINED IN TXDOTS STANDARD SPECIFICATIONS FOR CURRENT TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREET AND BRIDGES.

THE CITY OF NEW BRAUNFELS WILL NOT ACCEPT THE USE OF RECYCLED ASPHALT PAVEMENT (RAP) OR RECYCLED ASPHALT SHINGLES (RAS) IN ASPHALT MIXTURES FOR NEW ROADWAYS. ANY DEBRIS INCLUSIONS WITHIN NEW ASPHALT PAVEMENTS WILL RESULT IN ASPHALT REMOVAL AND REPLACEMENT FROM CURB TO CURB FOR LIMITS TO BE DETERMINED BY THE CITY OF NEW BRAUNFELS.

THE ASPHALTIC CONCRETE PAVEMENT SURFACE COURSE SHALL BE PLANT MIXED, HOT LAID TYPE "D" MEETING THE SPECIFICATION REQUIREMENTS OF TXDOT ITEM 340. THE ASPHALTIC CONCRETE PAVEMENT SUB-SURFACE COURSES SHALL BE PLANT MIXED, HOT LAID TYPE "B" MEETING THE SPECIFICATION REQUIREMENTS OF TXDOT ITEM 340. THE MIXTURE SHALL BE DESIGNED PER THE DESIGN REQUIREMENTS SPECIFIED IN TXDOT ITEM 340 AND SHALL BE COMPAKTED TO BETWEEN 91 AND 95 PERCENT OF THE MAXIMUM THEORETICAL DENSITY AS DETERMINED BY TXDOT TEST METHOD TEX-227-F. PLACE THE MIXTURE WHEN THE ROADWAY SURFACE TEMPERATURE IS AT OR ABOVE 160F. THE ASPHALT CEMENT CONTENT BY PERCENT OF TOTAL MIXTURE WEIGHT SHALL FALL WITHIN A TOLERANCE OF +0.5 PERCENT FROM A SPECIFIC MIX DESIGN.

CITY OF NEW BRAUNFELS CONSTRUCTION NOTES (CONTINUED)

REVISED 03/2020

UTILITY TRENCH COMPACTION

ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT/SIDEWALK SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEOTECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. DETERMINE THE MAXIMUM LIFT THICKNESS BASED ON THE ABILITY OF THE COMPAKTING OPERATION AND EQUIPMENT USED TO MEET THE REQUIRED DENSITY. EACH LAYER OF MATERIAL SHALL BE COMPAKTED TO A MINIMUM 95% DENSITY AND TESTED FOR DENSITY AND MOISTURE IN ACCORDANCE WITH TEST METHODS TEX-113-E, TEX-114-E, TEX-115-E. THE NUMBER AND LOCATION OF REQUIRED TESTS SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY OF NEW BRAUNFELS STREET INSPECTOR. AT A MINIMUM, TESTS SHALL BE TAKEN EVERY 200 LF FOR EACH LIFT AND EVERY OTHER SERVICE LINE. UPON COMPLETION OF TESTING THE GEOTECHNICAL ENGINEER SHALL PROVIDE THE CITY OF NEW BRAUNFELS STREET INSPECTOR WITH ALL TESTING DOCUMENTATION AND A CERTIFICATION STATING THAT THE PLACEMENT OF FILL MATERIAL HAS BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. ADDITIONAL DENSITY TESTS MAY BE REQUESTED BY THE CITY OF NEW BRAUNFELS INSPECTOR.

CURB CUT DUE TO CONSTRUCTION OF NEW RIGHT-OF-WAY CONSTRUCTION

(INDICATE THE 2 OPTIONS ON THE CONSTRUCTION PLANS).

1. SAWCUT EXISTING STREET AND MATCH TO NEW CONSTRUCTION.
2. SAWCUT EXISTING CURB TO TIE INTO EXISTING CONSTRUCTION.

CONSTRUCTION STABILIZED ENTRANCE

SAWCUT CURB FOR CONSTRUCTION ENTRANCE.

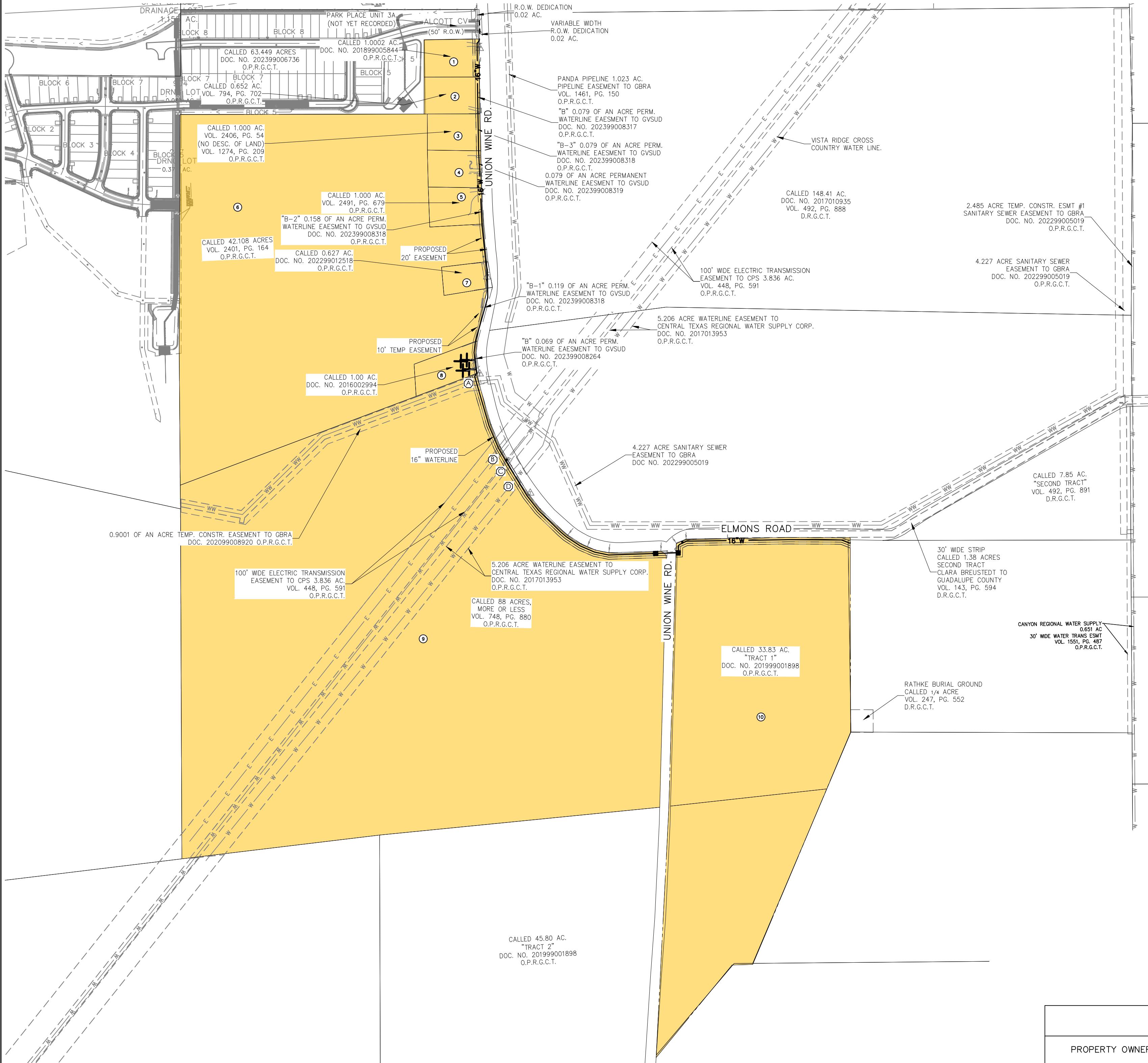
STABILIZED CONSTRUCTION AREA SHALL BE CONSTRUCTED OF 3X5" ROCK TO BE PLACED A MINIMUM LENGTH OF 25-FT, AND MAINTAINED SO THAT CONSTRUCTION DEBRIS DOES NOT FALL WITHIN THE CITY RIGHT-OF-WAY. RIGHT-OF-WAY MUST BE CLEARED FROM MUD, ROCKS, ETC. AT ALL TIMES.

SIGNING AND PAVEMENT MARKING PLAN NOTES

THE CONTRACTOR SHALL FURNISH AND INSTALL ALL REGULATORY AND WARNING SIGNS, STREETS NAME SIGNS AND SIGN MOUNTS IN ACCORDANCE WITH APPROVED ENGINEERING PLANS. THE CITY WILL INSPECT ALL SIGNS AT FINAL INSPECTION.

THE CONTRACTOR SHALL INSTALL ALL PAVEMENT MARKINGS IN ACCORDANCE WITH APPROVED ENGINEERING PLANS. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THE INSTALLATION OF ALL SEALER AND FINAL MARKINGS. THE CITY WILL INSPECT ALL MARKINGS AT FINAL APPLICATION.

SEEDING AND ESTABLISHMENT OF VEGETATION WITHIN EARTHEN CHANNELS, STORMWATER BASINS AND DISTURBED AREAS



PROPERTY OWNER INFORMATION						
PROPERTY OWNER #	PROPERTY ID	OWNER NAME	LEGAL DESCRIPTION	ACRES	EASEMENT/PERMIT STATUS	EASEMENT NAME/DOCUMENT #
1	65537	CORNEJO HOLDINGS LLC	ABS: 190 SUR: J S JOHNSON 1.0000AC	1.00	EASEMENT RECORDED	20' GVSUD EASEMENT DOC. NO. 202599023096
2	65423	EDWARD WHITE	ABS: 190 SUR: J S JOHNSON 1.0000AC	0.35	EASEMENT RECORDED	20' GVSUD EASEMENT DOC. NO. 202399008317
3	65593	DEY JULIAN ROBERT	ABS: 190 SUR: J S JOHNSON 1.0000 AC.	1.00	EASEMENT RECORDED	20' GVSUD EASEMENT DOC. NO. 202399008318
4	65590	SCOTT HERBERT SR ESTATE	ABS: 190 SUR: J S JOHNSON 1.0000 AC.	1.00	EASEMENT RECORDED	20' GVSUD EASEMENT DOC. NO. 202399008319
5	65427	DEY JULIAN ROBERT	ABS: 190 SUR: J S JOHNSON 1.0000 AC.	1.00	EASEMENT RECORDED	20' GVSUD EASEMENT DOC. NO. 202399008318
6	65589	DEY JULIAN ROBERT	ABS: 190 SUR: J S JOHNSON 42.108 AC.	42.11	EASEMENT RECORDED	20' GVSUD EASEMENT DOC. NO. 202399008318
7	65594	HOUK JAMES R	ABS: 190 SUR: J S JOHNSON 0.6300AC	0.63	EASEMENT RECORDED	VARIABLE WIDTH GVSUD EASEMENT DOC. NO. 202599022171
8	65591	SOTO VERONICA JIMENEZ	ABS: 190 SUR: J S JOHNSON 1.0000 AC.	1.00	EASEMENT RECORDED	20' GVSUD EASEMENT DOC. NO. 202399008264
9	187291	RICKY SCHEFFEL TRUST & BEVERLY SCZECK TRUST	ABS: 190 SUR: J S JOHNSON 88.00 ACS.	88.00	EASEMENT RECORDED	20' GVSUD EASEMENT DOC. NO. 202599024549
10	65617	WIEDNER REBA JOE	ABS: 190 SUR: J S JOHNSON 22.0000AC	22.00	EASEMENT RECORDED	20' GVSUD EASEMENT DOC. NO. 202599031673

UTILITY CROSSING SUMMARY

XING	UTILITY	COMPANY	CONTACT	SHET NO.	DATA SOURCE	PERMISSION
(A)	SEWER	GBRA	NAME: SIDNEY MELTON TEL: 830-560-3968 EMAIL: smelton@gbra.org	SHEET C2.03	ASBUILTS	ENCROACHMENT AGREEMENT
(B)	ELECTRIC	LCRA	NAME: JEFF MAYRONNE TEL: 512-578-2515 EMAIL: jeff.mayronne@lcra.org	SHEET C2.04	SURVEY	LONO
(C)	WATER	GBRA	NAME: SIDNEY MELTON TEL: 830-560-3968 EMAIL: smelton@gbra.org	SHEET C2.04	ASBUILTS	ENCROACHMENT AGREEMENT
(D)	WATER	CTRWSC	NAME: JOSE RENDON TEL: 737-888-4057 EMAIL: jrendon@epcor.com	SHEET C2.04	ASBUILTS	ENCROACHMENT AGREEMENT

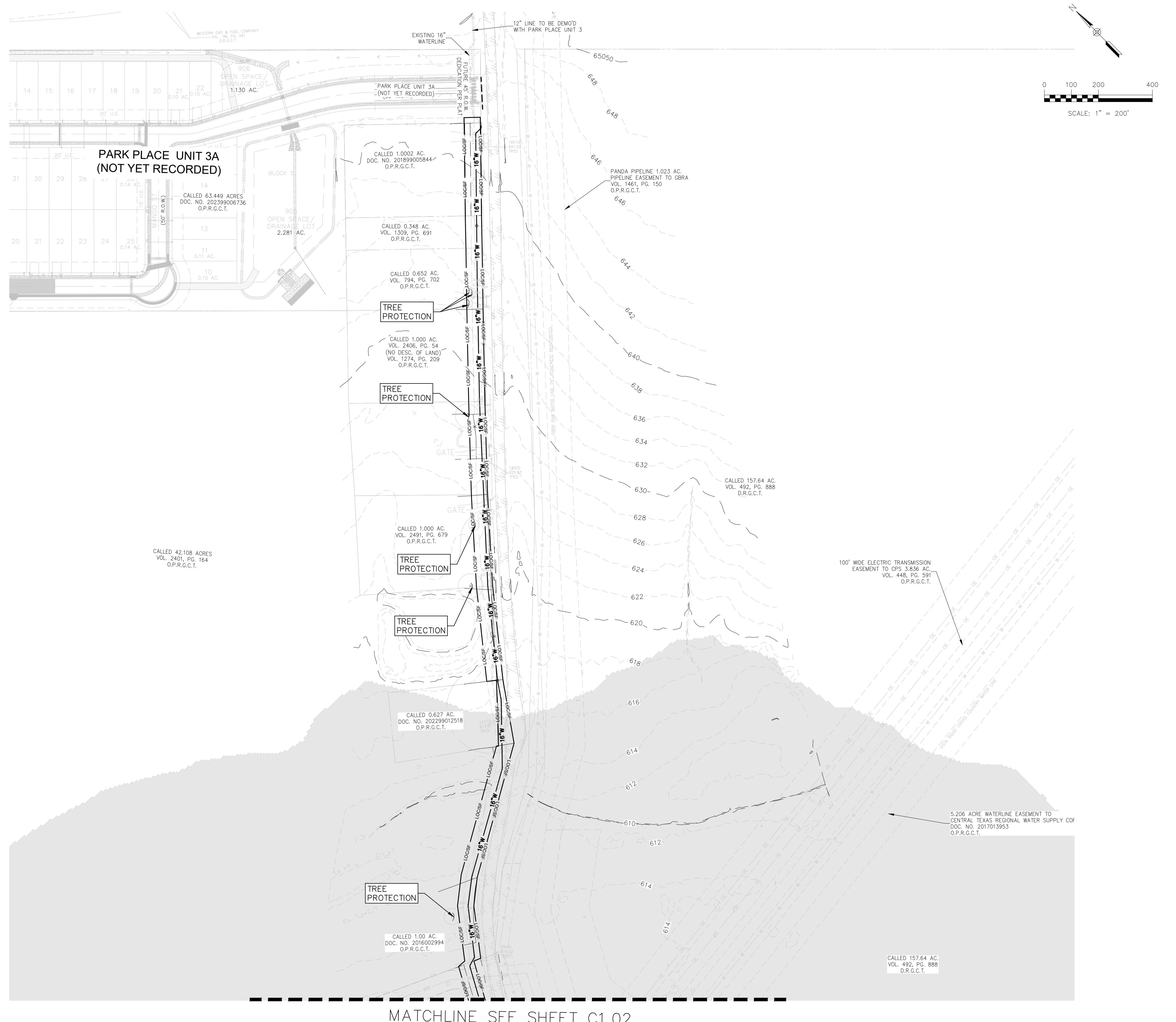
IMPACTED PROPERTIES MAP

COLINA RANCH WEST WATER IMPROVEMENTS
NEW BRAUNFELS, TEXAS

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10361
TBPELS FIRM 10153600
HMT
ENGINEERING & SURVEYING

STATE OF TEXAS
ROBERT DREW BURNETT
154995
LICENSED PROFESSIONAL ENGINEER
Drew Burnett

01/02/2026



MATCHLINE SEE SHEET C1.02

LEGEND

EXISTING CONTOURS

PROPOSED CONTOURS

BUILDING SETBACK LINE

UTILITY EASEMENT

DRAINAGE EASEMENT

DRAINAGE FLOW DIRECTION

LIMIT OF CONSTRUCTION / SILT FENCE

00-YEAR FLOODPLAIN

FILTER DIKE CURB INLET PROTECTION

ROCK BERM

NOTE:

PER TPDES REQUIREMENTS, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENT) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS. SEEDING DOES NOT CONSTITUTE AS STABILIZATION.

SILT FENCE AT PROPERTY LINE MAY BE SHOWN GRAPHICALLY OFFSET FROM PROPERTY LINE TO AVOID OVERLAP OF LINWORK. CONTRACTOR SHALL NOT INSTALL EROSION CONTROL MEASURES BEYOND LIMITS OF CONSTRUCTION REGARDLESS OF GRAPHIC REPRESENTATION.

**BRANCH WEST WATER IMPROVEMENT
SHEET (1 OF 2)**

01/02/2026

COLINA RANCH WEST WATER IMPROVEMENTS

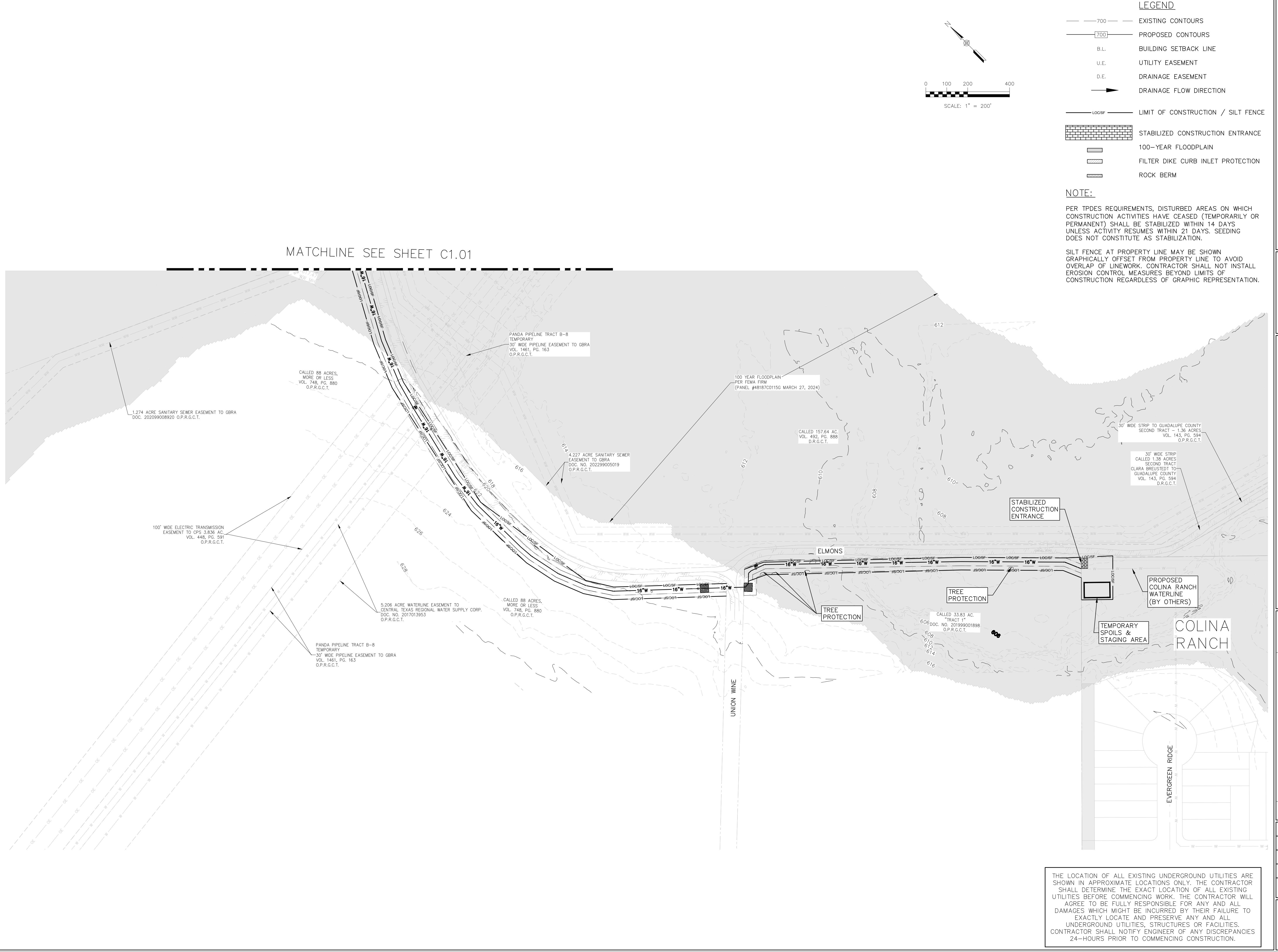
NEW BRAUNFELS, TEXAS

SHEET (1 OF 2)

DECEMBER 2025
OWN BY: LB
GNED BY: RDB
EWED BY: CVH
PROJECT NO.: 337.115

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

C1.01



HJM ENGINEERING & SURVEYING

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 10153600

A watermark of the State of Texas seal, featuring a five-pointed star in the center, surrounded by a circular border with the words "THE STATE OF TEXAS" and decorative dots.

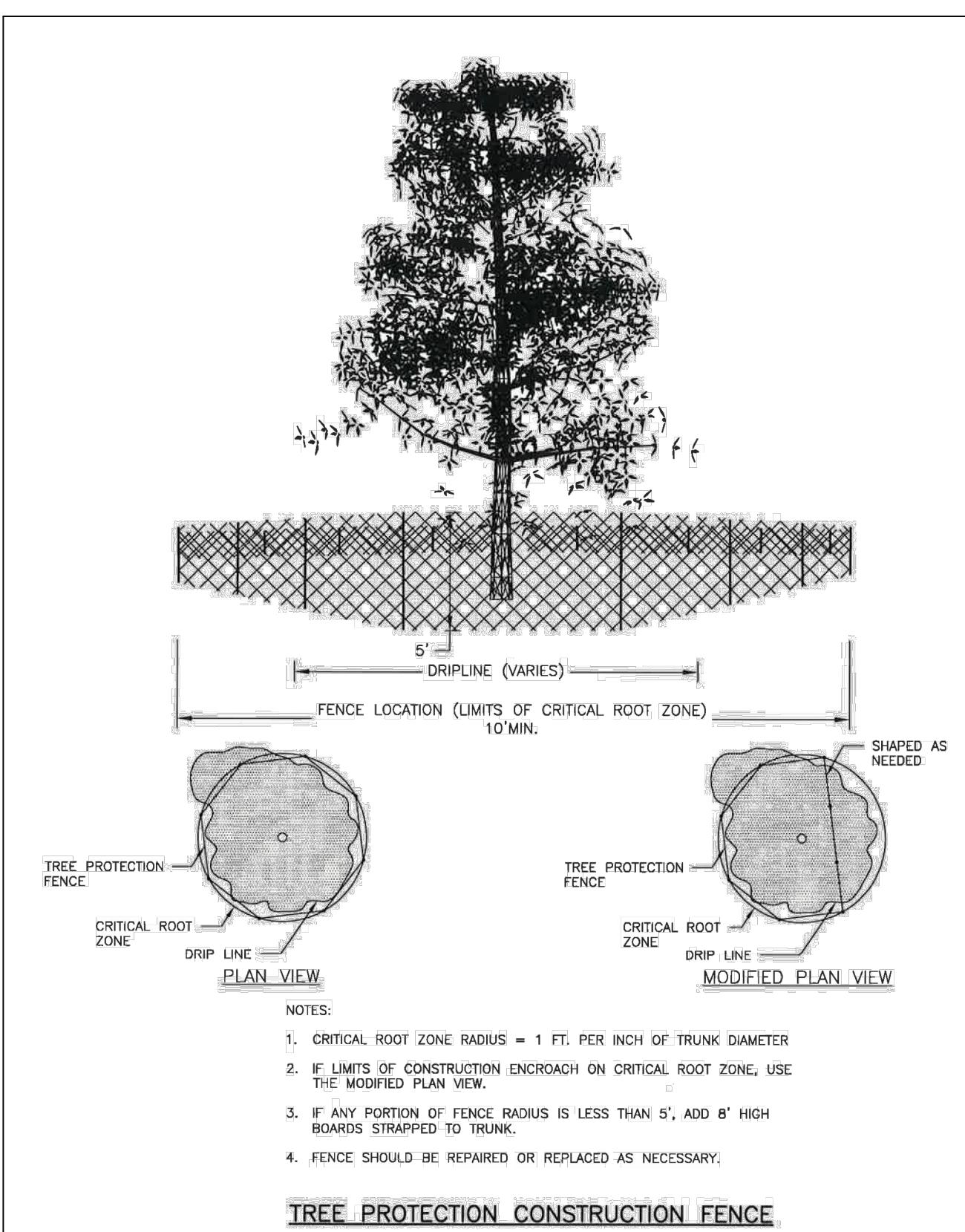
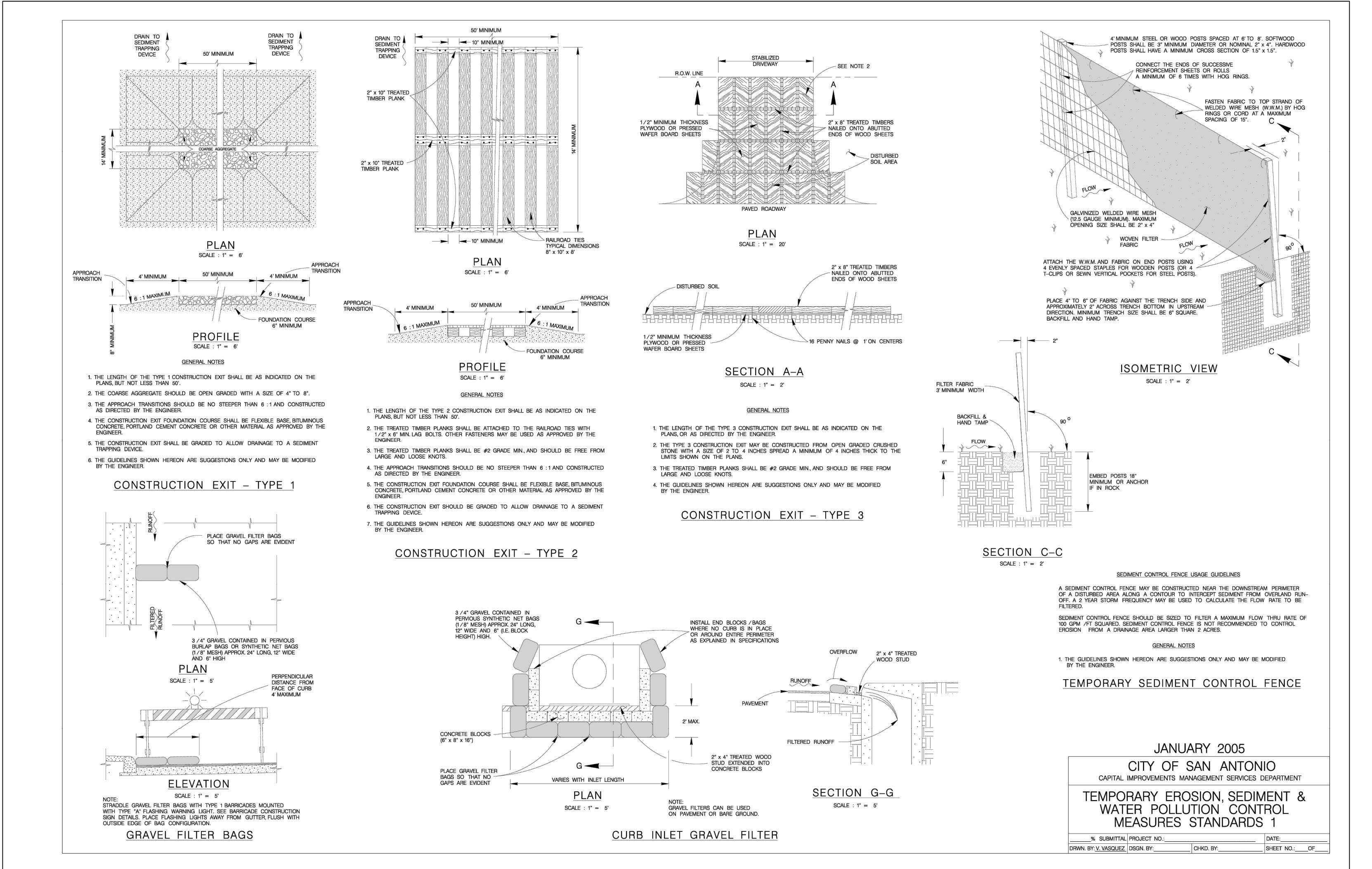
01/02/2026

ERUSION CONTROL PLAN
SHEET (2 OF 2)

ANCH WEST WATER IMPROVEMENT NEW BRAUNFELS, TEXAS

COLINA RA

DATE:	DECEMBER 2025
DRAWN BY:	LB
SIGNED BY:	RDB
VIEWED BY:	CVH
PROJECT NO.:	337.115
SHEET	
C1.02	



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CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES
24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

EROSION DETAILS

EROSION DETAILS

COLINA RANCH WEST WATER IMPROVEMENTS NEW BRAUNFELS, TEXAS

HNT HNT
ENGINEERING & SURVEYING

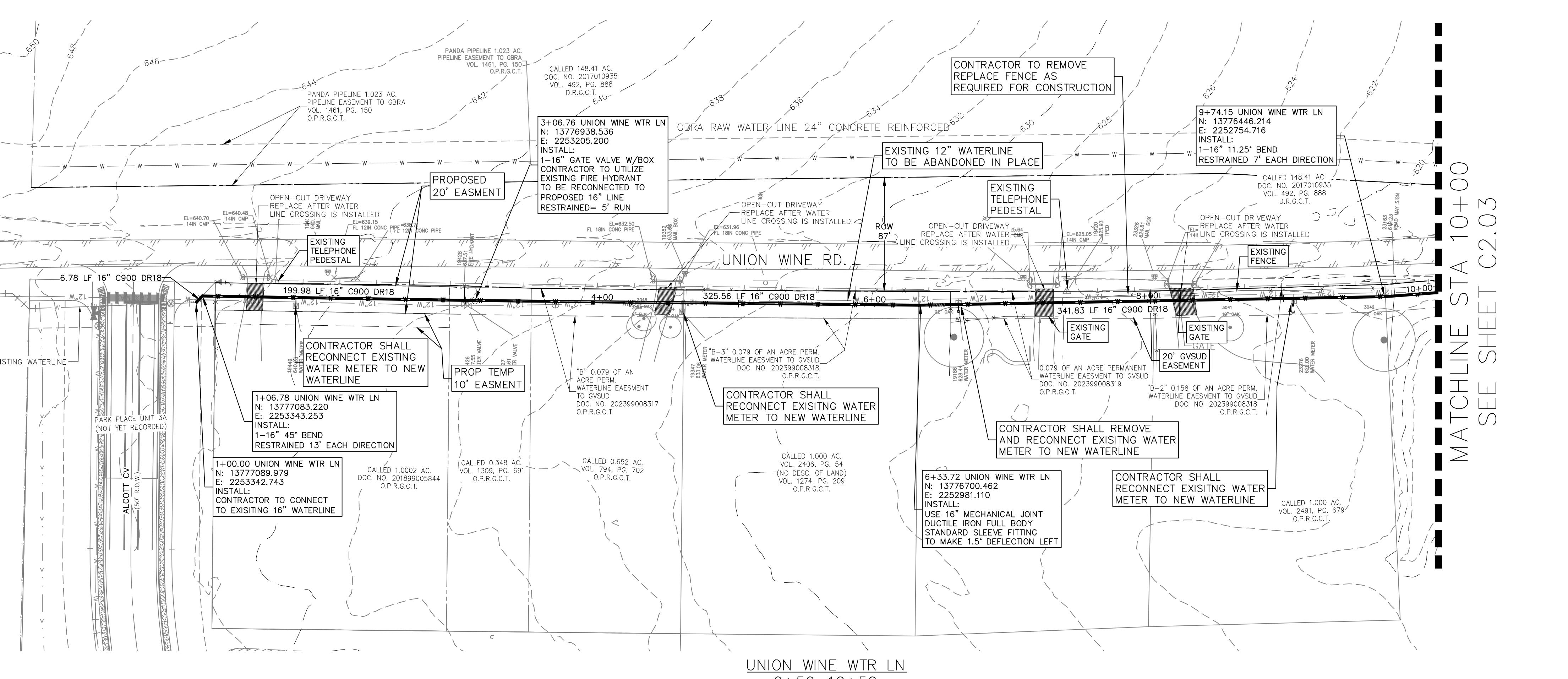
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NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 10153600

STATE OF TEXAS
PROFESSIONAL ENGINEER
LICENSED
154995

ROBERT DREW BURNETT
Drew Burnett

SHEET

C1.03

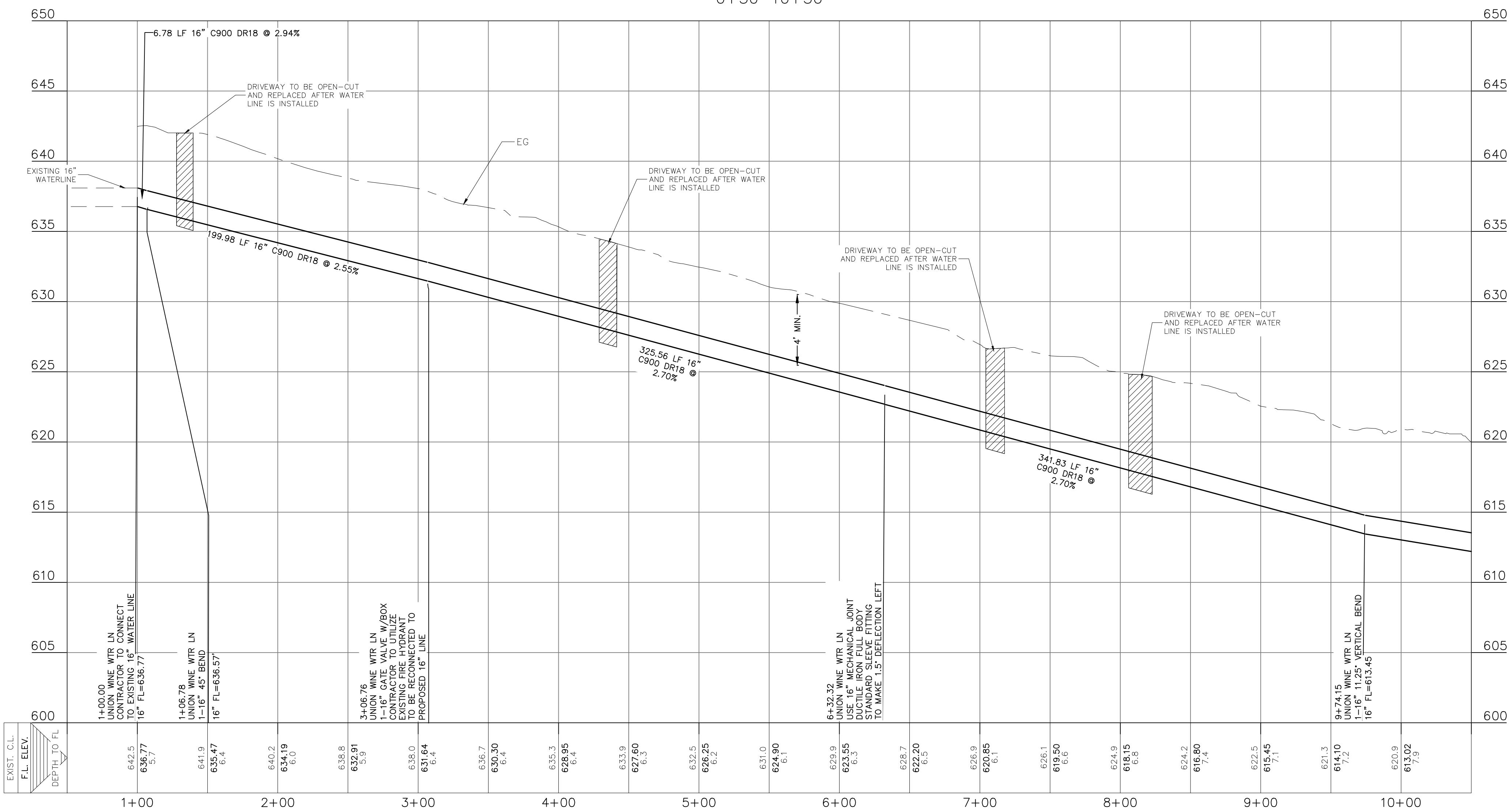


UTILITY NOTES:

- ALL UTILITIES TO BE CONSTRUCTED PRIOR TO THE STREETS.
- NO VALVES, HYDRANTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS OR DRIVEWAYS.
- ALL WATER SERVICES TO BE 1-INCH SERVICES AND METERS LOCATED 2'-0" FROM THE PROPERTY LINE.
- ALL DIMENSIONS ARE FROM FACE OF CURB.
- REFER TO COVER SHEET FOR BENCHMARK INFORMATION.
- PIPE HYDRANTS ARE TO BE INSTALLED OUTSIDE OF THE SIDEWALK AND NO GREATER THAN 9 FEET FROM THE BACK OF CURB.
- CONTRACTOR TO COORDINATE WITH GVSUD ON TIMING OF TIE-INS AND ABANDONMENT.
- CONTRACTOR TO CURE CUT'S FOR ADJACENT VALVES AND X'S FOR ADJACENT METER BOXES.
- CONTRACTOR TO DETERMINE LOCATION OF EXISTING WATER MAIN, A MINIMUM OF 12'-0" AWAY FROM NEW MAIN INSTALLATION AT ALL TIE-IN LOCATIONS OR CROSSINGS, AND NOTIFY GVSUD INSPECTOR.
- CONTRACTOR MUST PROTECT ALL UNATTENDED TRENCHES AND EXCAVATIONS WITH TEMPORARY FENCING OR OTHER APPROVED MEANS.
- CONTRACTOR TO UTILIZE APPROVED WATER LINE STOPS AND/OR MUELLELLER VALVES TO MINIMIZE WATER OUTAGES AS REQUIRED BY GVSUD DURING CONSTRUCTION.
- DIRECTION SHALL BE BY MACHINE CHLORINATION.
- MOISTURE DENSITY/COMPACTION TESTING FREQUENCY- WATER MAIN TRENCHES REQUIRED EVERY 300 LF FOR EACH VERTICAL FOOT OF COMPLETED BACKFILL SERVICES RANDOMLY SELECTED AS REQUIRED BY GVSUD INSPECTOR.
- ALL TESTING AND TEST REPORTS SHALL BE COORDINATED WITH GVSUD INSPECTOR BY THE CONTRACTOR.
- ALL DUCTILE IRON PIPE TO BE AMERICAN, ZINC COATED, AWWA/ANSI C-151.

THIS PROJECT INCLUDES UTILITY INSTALLATIONS GREATER THAN 5-FEET IN DEPTH LOCATED IN PUBLIC RIGHT-OF-WAY OR EASEMENTS. DEEP TRENCHES POSE COMPACTION TESTING AND CONSTRUCTION CHALLENGES FOR TESTING AND COMPACTION. A UTILITY COMPACTION PLAN WILL BE REQUIRED AND MUST BE SUBMITTED FOR APPROVAL PRIOR TO UTILITY INSTALLATION.

AS PART OF THE EASEMENT COORDINATION, PROPERTY OWNERS WERE NOTIFIED REGARDING OPEN CUT THROUGH PRIVATE DRIVEWAYS.



UTILITY TRENCH COMPACTION

ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT/SIDEWALK SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEOTECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED ONE INCH (12") THICK. TESTS SHALL DETERMINE THE MAXIMUM LIFT THICKNESS BASED ON THE ABILITY OF THE COMPACTION EQUIPMENT USED TO MEET THE REQUIRED DENSITY. EACH LAYER OF MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY AND TESTED FOR DENSITY AND MOISTURE IN ACCORDANCE WITH TEST METHODS TEX-113-E, TEX-114-E, TEX-115-E. THE NUMBER AND LOCATION OF REQUIRED TESTS SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY OF NEW BRAUNFELS STREET INSPECTOR. ALL UTILITY TRENCHES TESTS SHALL BE TAKEN EVERY 12' LF FOR THE LINE AND EVERY OTHER SERVICE LINE. UPON COMPLETION OF TESTING THE GEOTECHNICAL ENGINEER SHALL PROVIDE THE CITY OF NEW BRAUNFELS STREET INSPECTOR WITH ALL TESTING DOCUMENTATION AND A CERTIFICATION STATING THAT THE PLACEMENT OF FILL MATERIAL HAS BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. ADDITIONAL DENSITY TESTS MAY BE REQUESTED BY THE CITY OF NEW BRAUNFELS INSPECTOR.

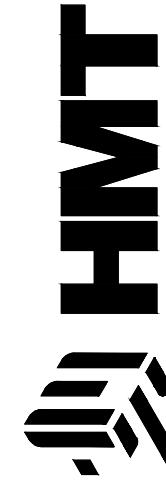
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UNION WINE WATER LINE PLAN & PROFILE (1 OF 4)

COLINA RANCH WEST WATER IMPROVEMENTS
NEW BRAUNFELS, TEXAS

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-1015360
TBPELS FIRM 1015360



ROBERT DREW BURNETT
154995
LICENSED PROFESSIONAL ENGINEER
01/02/2026

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: DECEMBER 2025

DRAWN BY: LB

DESIGNED BY: RDB

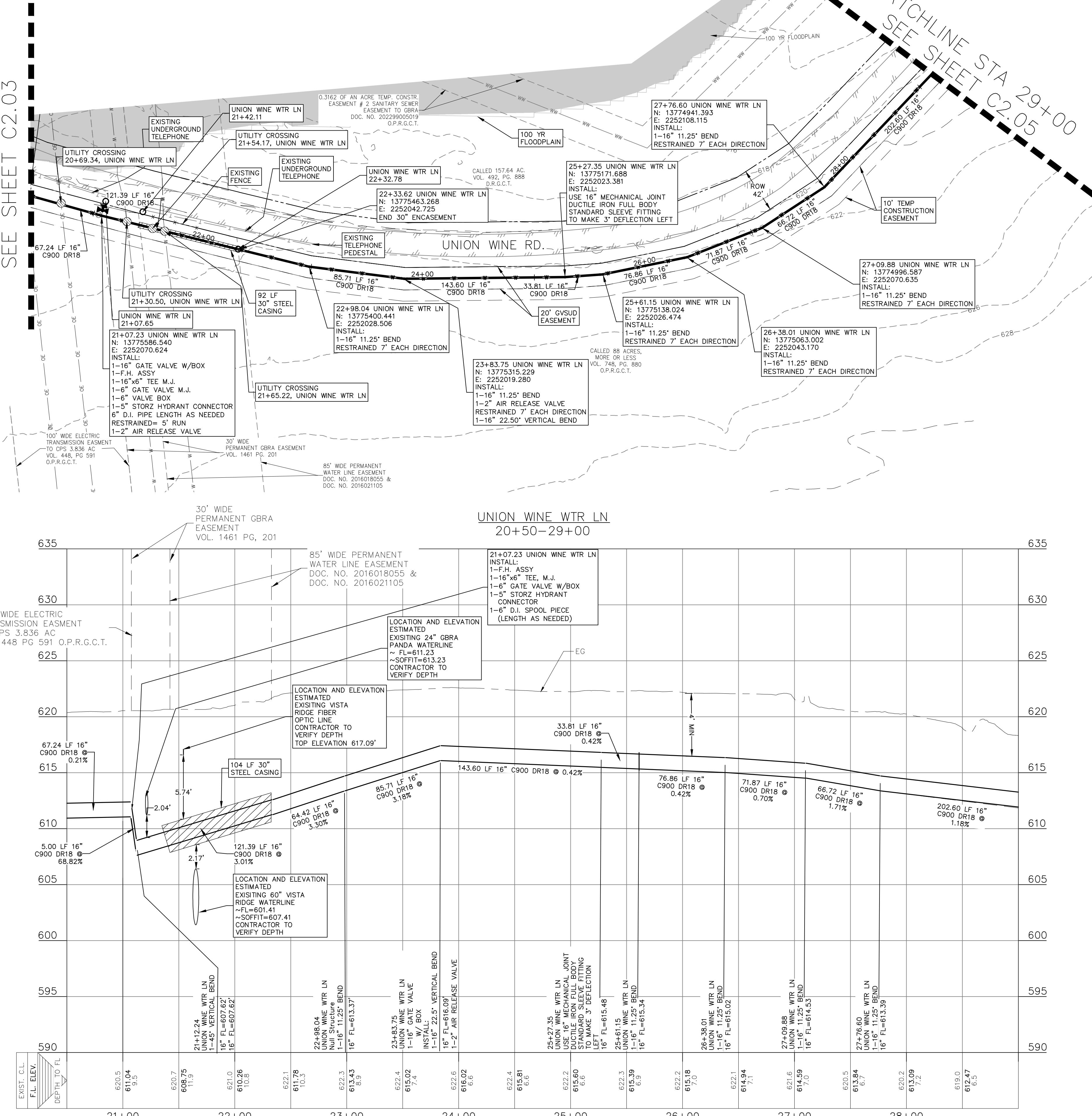
REVIEWED BY: CVH

HMT PROJECT NO.: 337.115

SHEET

C2.02

MATCHLINE STA 20+50
SEE SHEET C2.03



UTILITY NOTES:

1. ALL UTILITIES TO BE CONSTRUCTED PRIOR TO THE STREETS.
2. NO VALVES, HYDRANTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS OR DRIVEWAYS.
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8. CONTRACTOR TO CURB CUT V'S FOR ADJACENT VALVES AND X'S FOR ADJACENT METER BOXES.
9. CONTRACTOR TO VERIFY LOCATION OF EXISTING WATER MAIN A MINIMUM OF 300 LF AHEAD OF NEW MAIN INSTALLATION AT ALL TIE-IN LOCATIONS OR CROSSINGS, AND NOTIFY GVSUD INSPECTOR.
10. CONTRACTOR MUST PROTECT ALL UNATTENDED TRENCHES AND EXCAVATIONS WITH TEMPORARY FENCING OR OTHER APPROVED MEANS.
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12. DISINFECTION SHALL BE BY MACHINE CHLORINATION.
13. MOISTURE DENSITY COMPACTION TESTING FREQUENCY- WATER MAIN TRENCHES REQUIRED EVERY 300 LF FOR EACH VERTICAL FOOT OF COMPLETED BACKFILL. SERVICES RANDOMLY SELECTED AS REQUIRED BY GVSUD INSPECTOR.
14. ALL TESTING AND TEST REPORTS SHALL BE COORDINATED WITH GVSUD INSPECTOR BY THE CONTRACTOR.
15. ALL DUCTILE IRON PIPE TO BE AMERICAN, ZINC COATED, AWWA/ANSI C-151.

THIS PROJECT INCLUDES UTILITY INSTALLATIONS GREATER THAN 5-FEET IN DEPTH LOCATED IN PUBLIC RIGHT-OF-WAY OR EASEMENTS. DEEP TRENCHES POSE COMPACTION TESTING AND CONSTRUCTION CHALLENGES FOR TESTING AND COMPACTION. A UTILITY COMPACTION PLAN WILL BE REQUIRED AND MUST BE SUBMITTED FOR APPROVAL PRIOR TO UTILITY INSTALLATION.

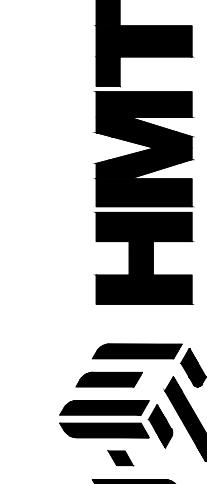
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The image shows a circular Texas Professional Engineer license seal. The outer ring of the seal contains the words "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by a decorative border of small stars and dots. In the center of the seal is a five-pointed star. Below the star, the name "ROBERT DREW BURNETT" is printed in a serif font. Underneath the name is the license number "154995". At the bottom of the seal, the word "LICENSED" is printed in a serif font. The entire seal is set against a white background with a thin black border.

Don Burnett

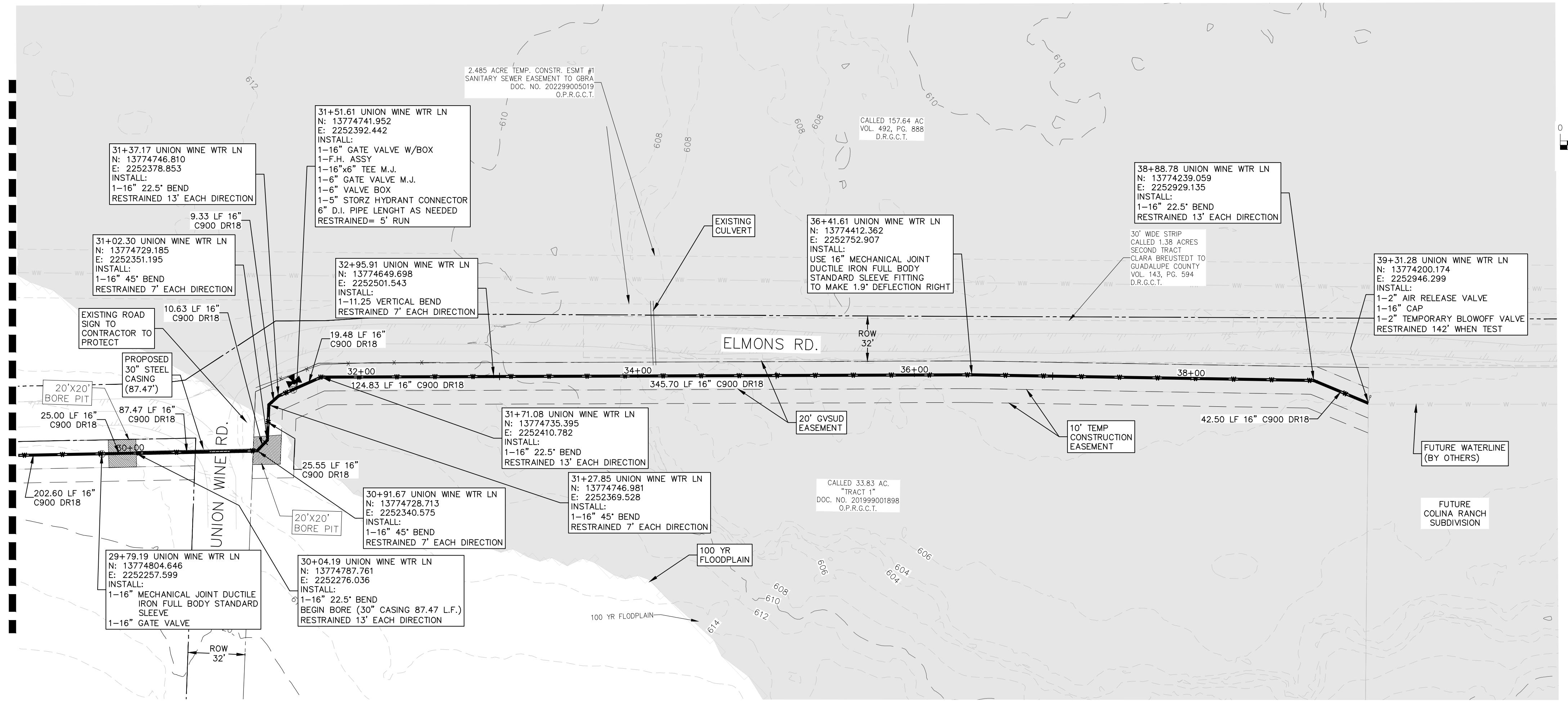
UNION WINE WATER LINE PLAN & PROFILE (3 OF 4)

COLINA RANCH WEST WATER IMPROVEMENTS
NEW BRAUNFELS, TEXAS

REVISION DATE					
REVISION DESCRIPTION					
NO.					
DATE:	DECEMBER 2025				
DRAWN BY:	LB				
DESIGNED BY:	RDB				
REVIEWED BY:	CVH				
HMT PROJECT NO.:	337.115				
SHEET					
C2.04					

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPEI S FIRM E 10061

MATCHLINE STA 29+00
SEE SHEET C2:04

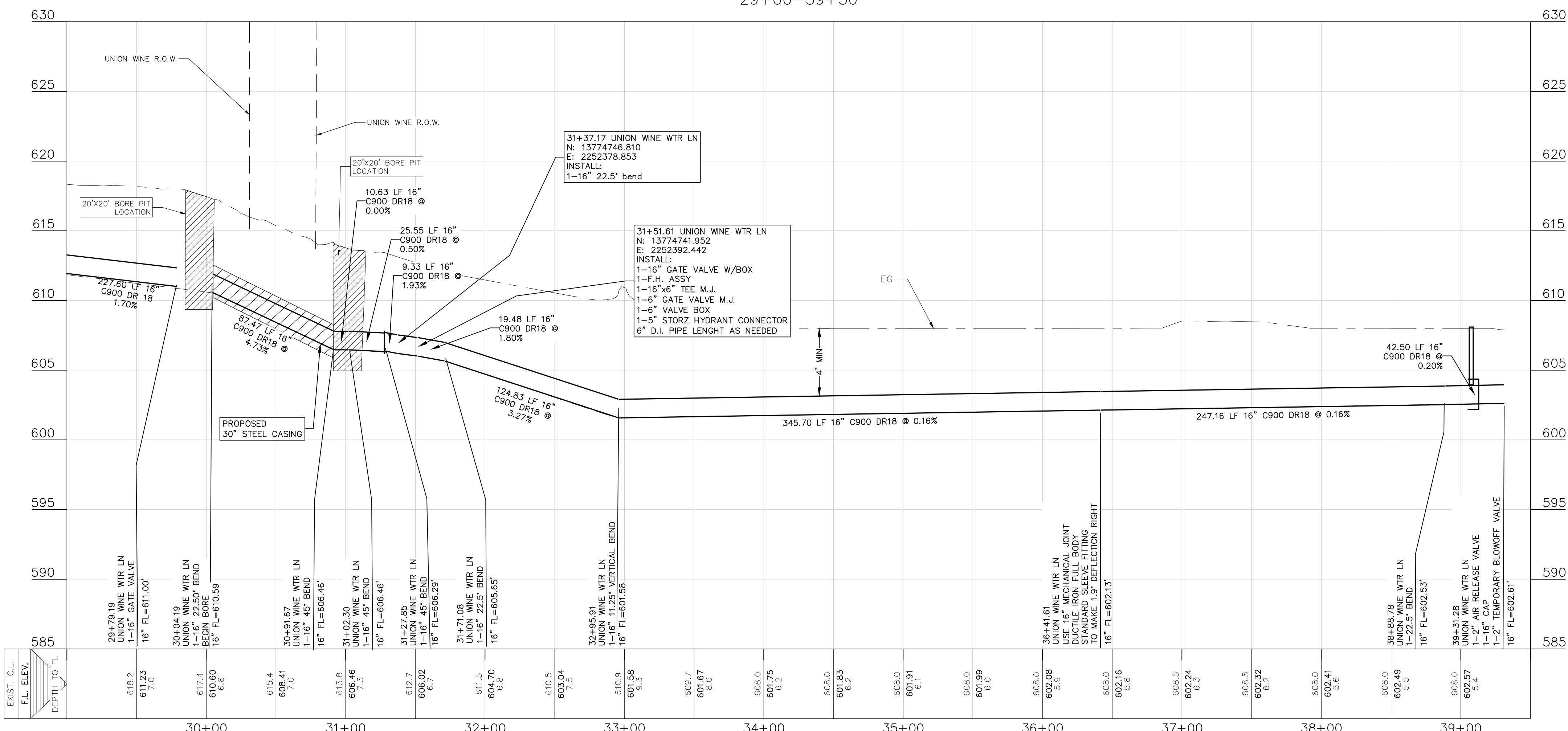


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THE COVER SHEET MARK INFORMATION.

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HMT | 290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 10153600

ENGINEERING & SURVEYING

ROBERT DREW BURNETT
154995
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

Dan Burnett

01/02/2026

UNION WINE WATER LINE PLAN & PROFILE (4 OF 4)

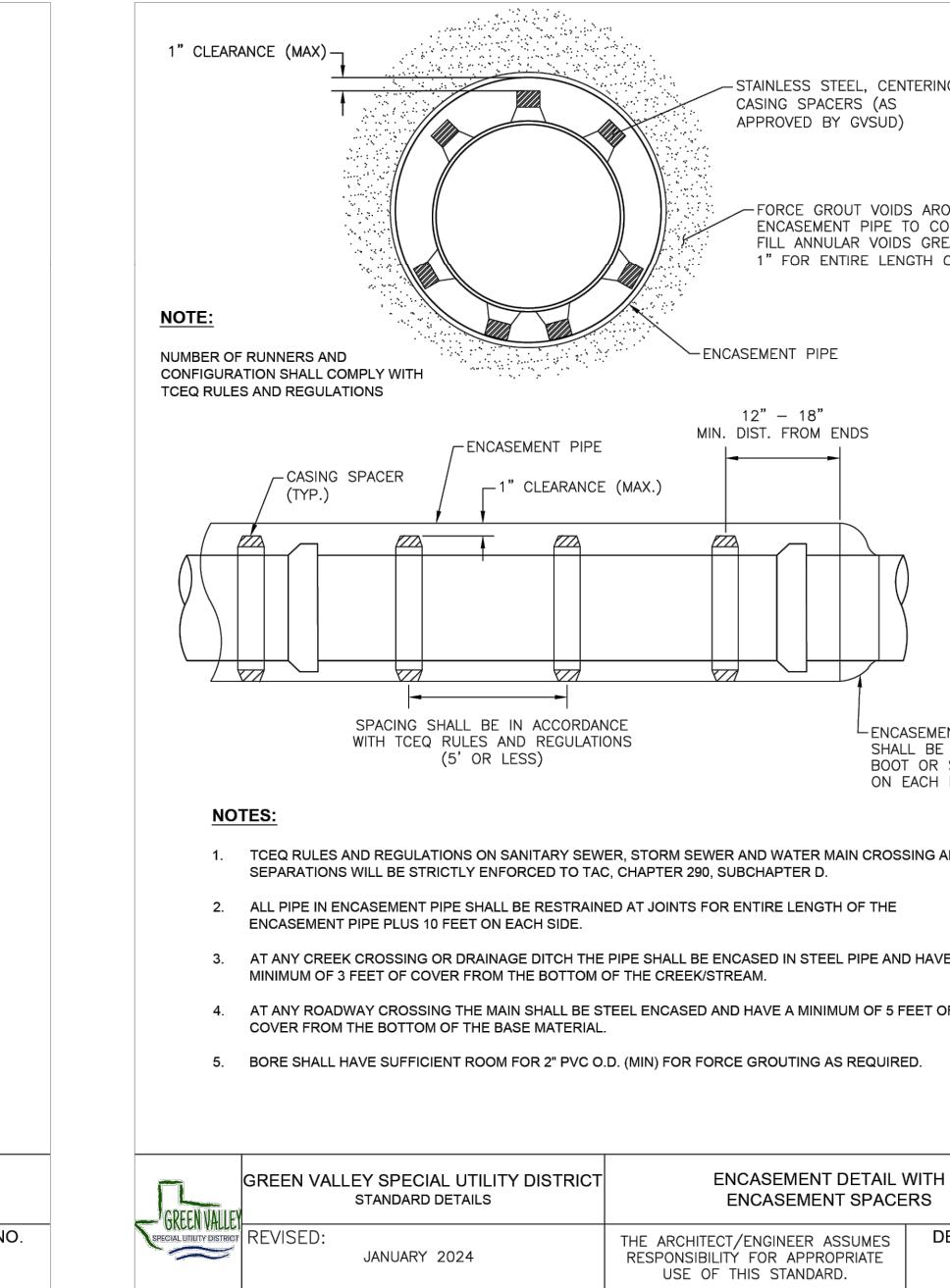
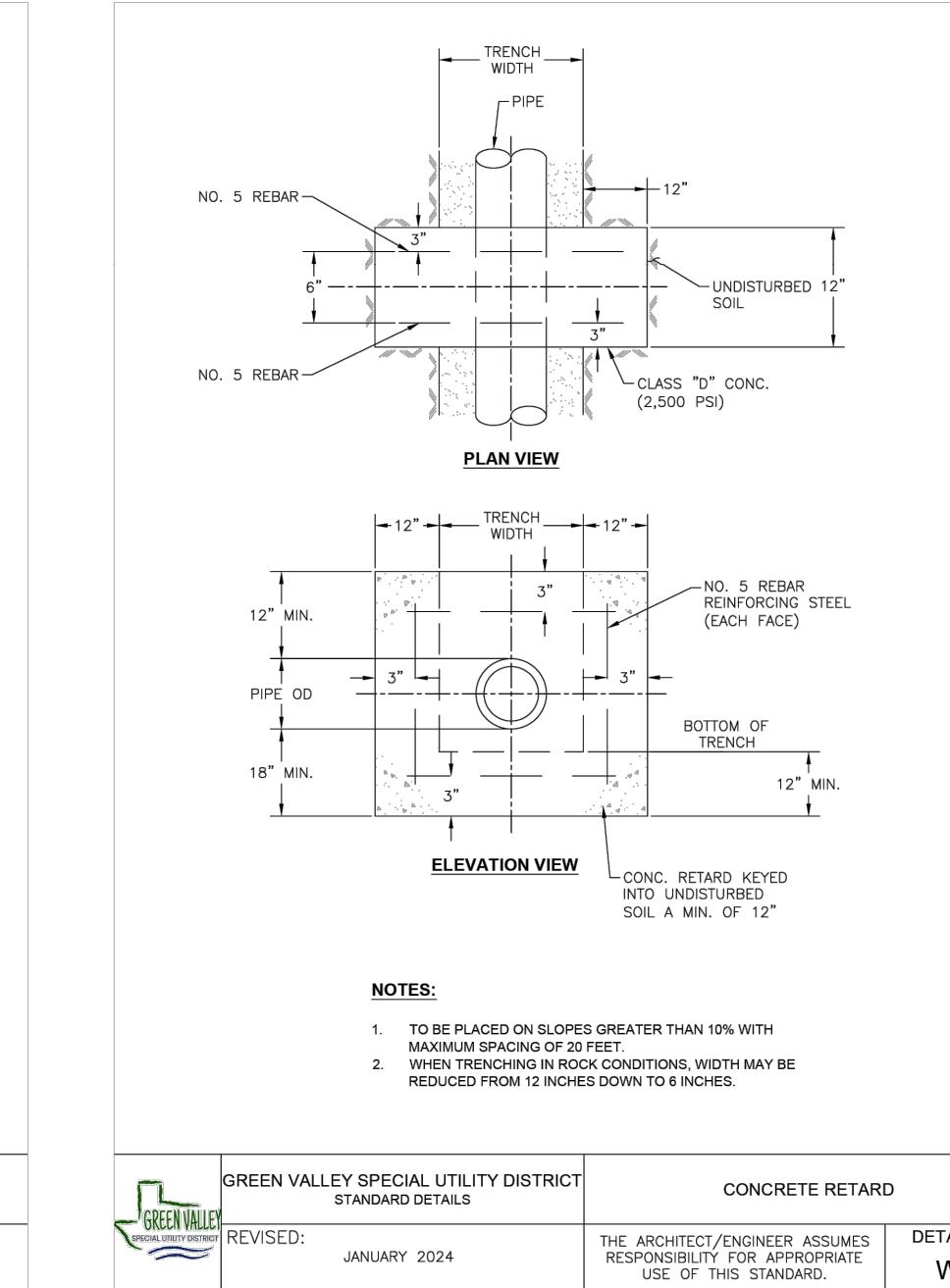
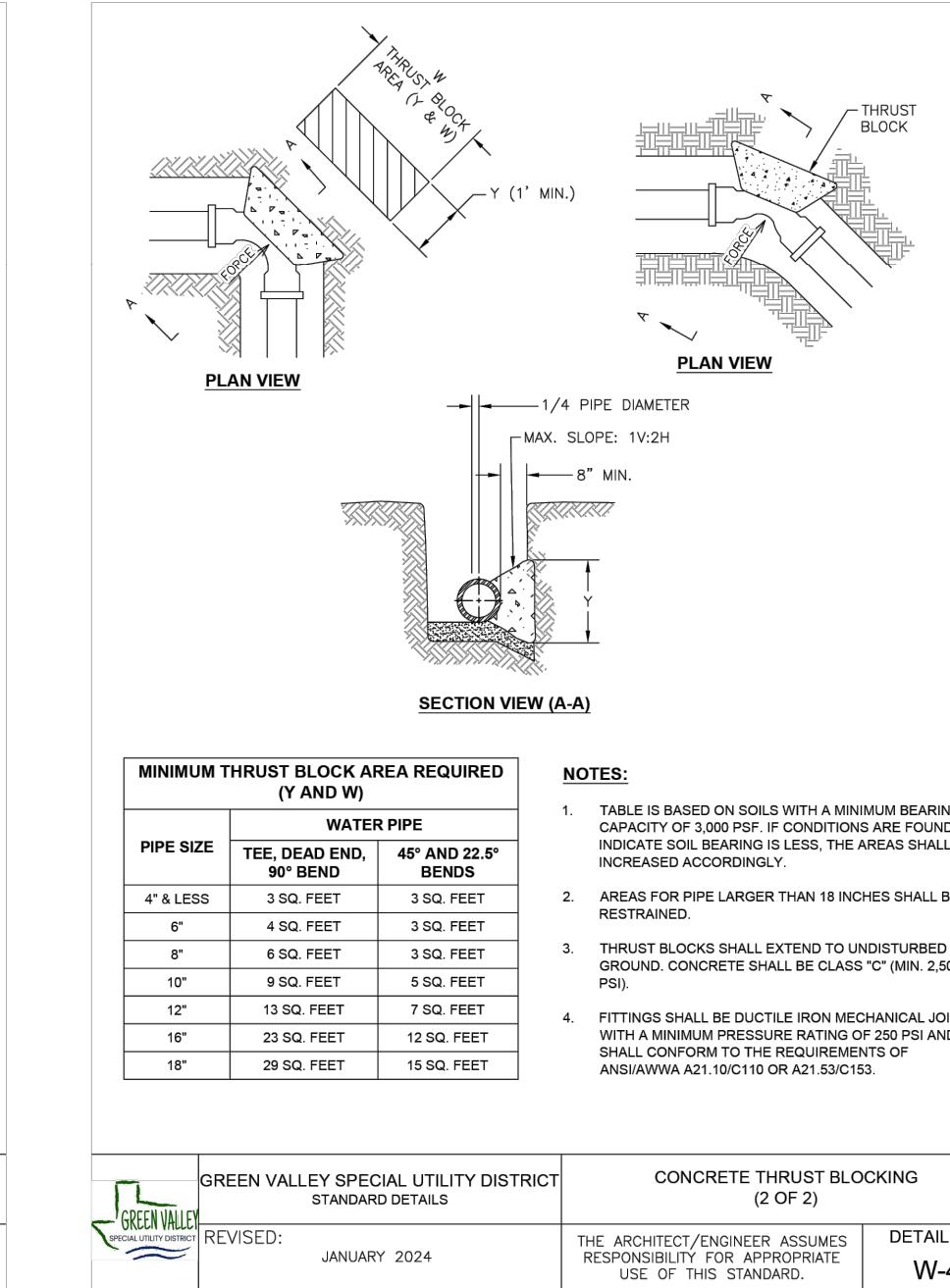
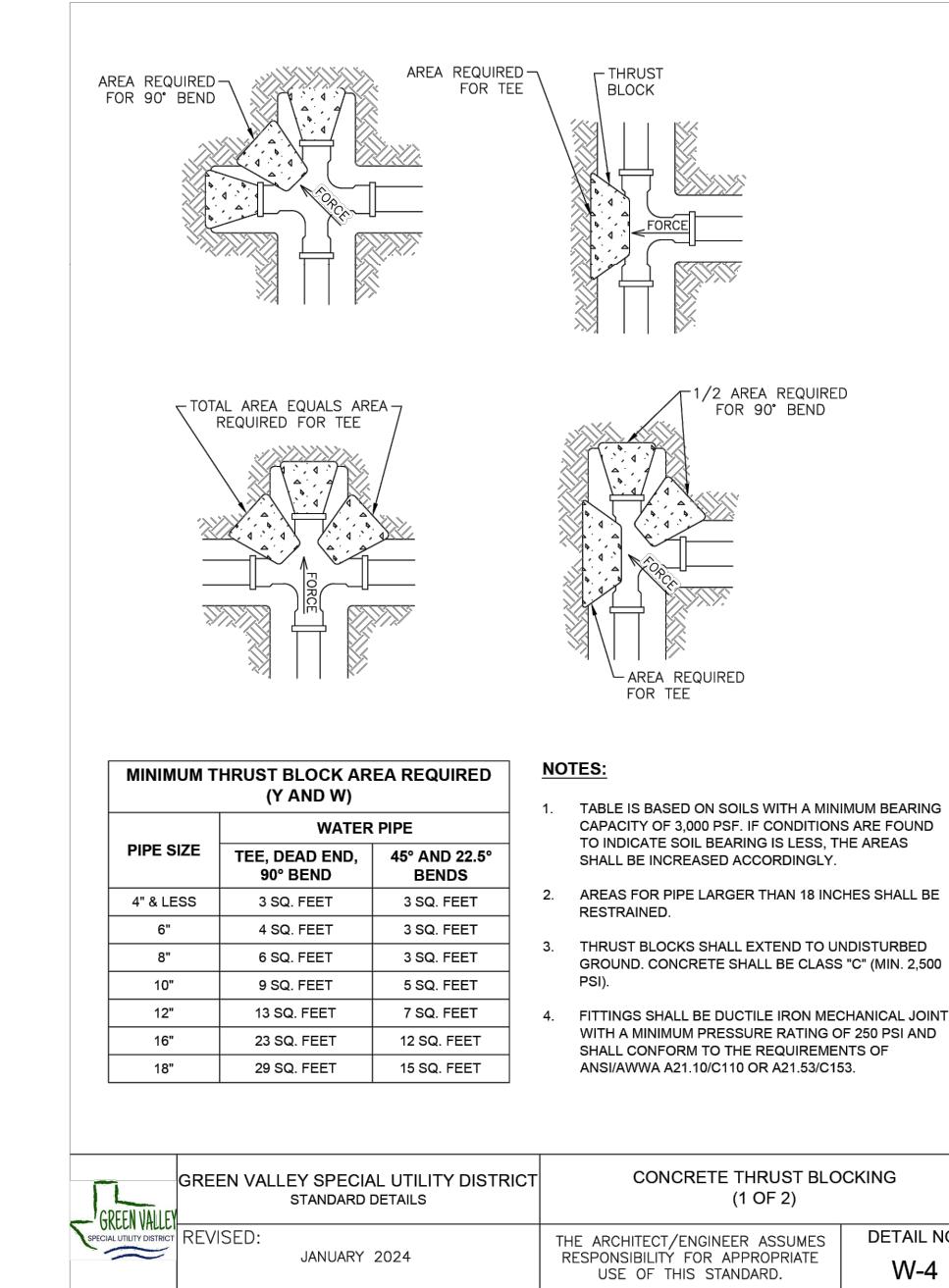
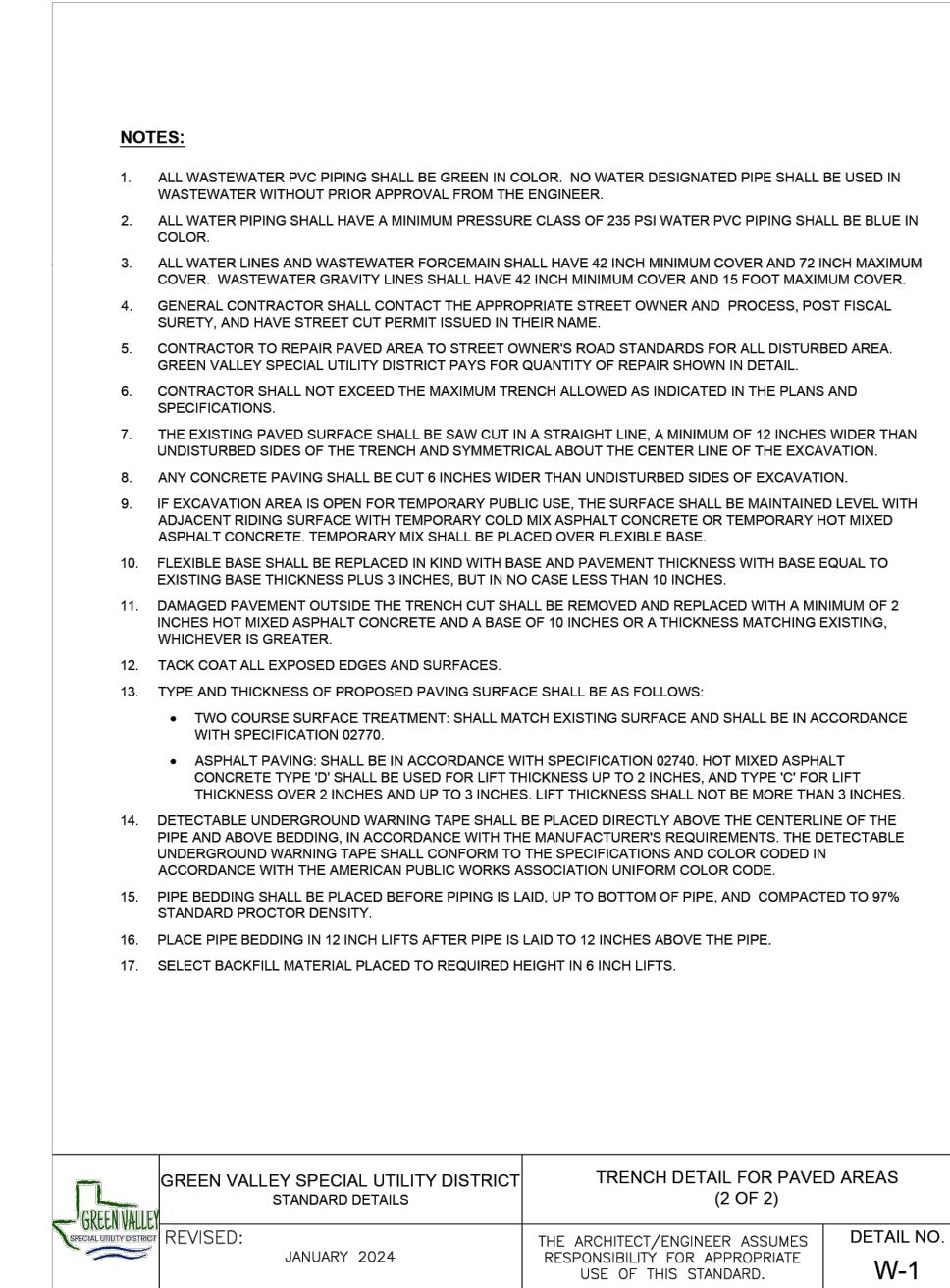
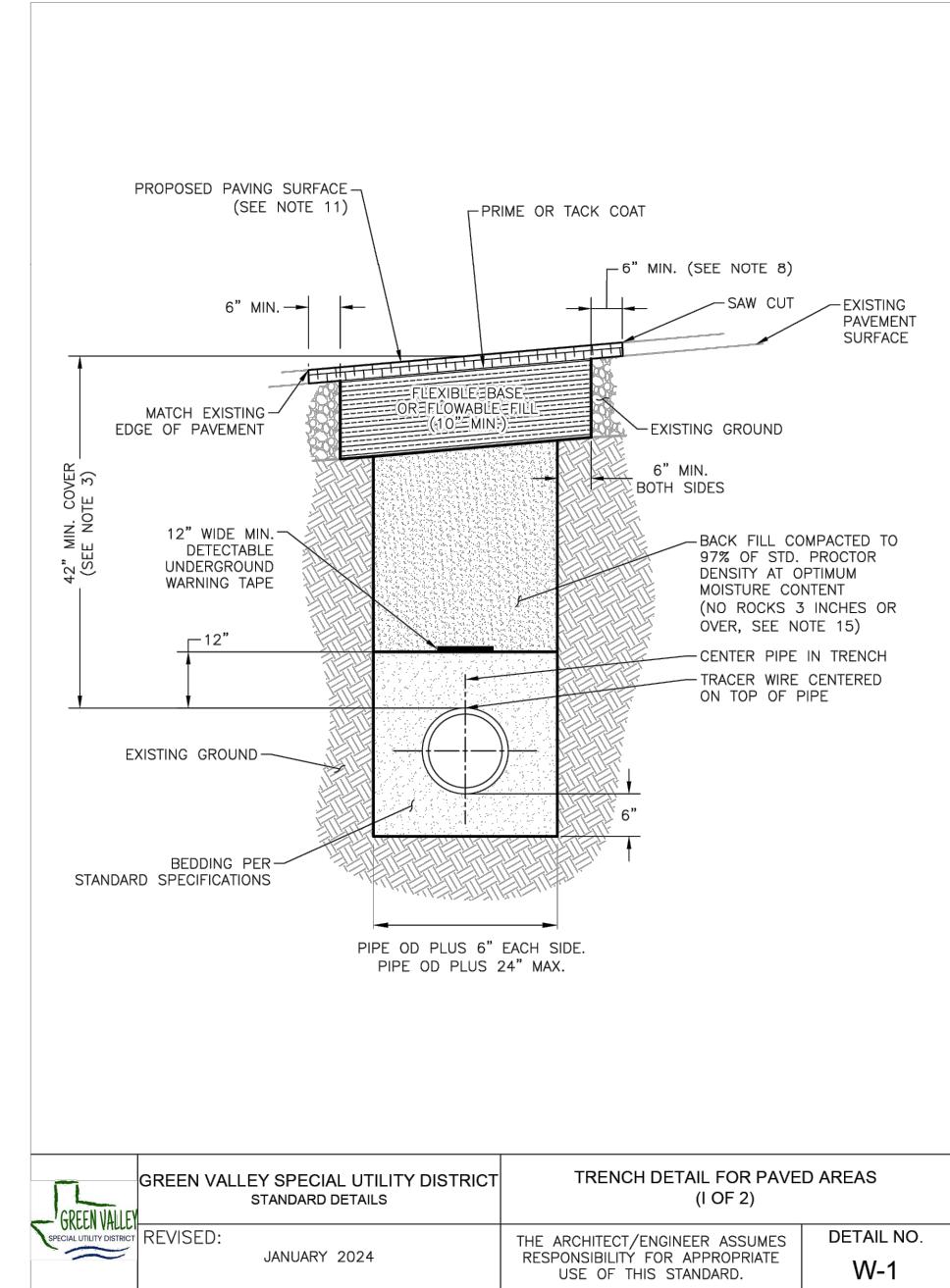
COLINA RANCH WEST WATER IMPROVEMENTS NEW BRAUNFELS, TEXAS

NO.	REVISION DESCRIPTION	REVISION DATE

DATE:	DECEMBER 2025
DRAWN BY:	LB
DESIGNED BY:	RDB
REVIEWED BY:	CVH
HMT PROJECT NO.:	
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SHEET

C2.05



ROBERT DREW BURNETT
154995
LICENSED PROFESSIONAL ENGINEER

Dan Bennett

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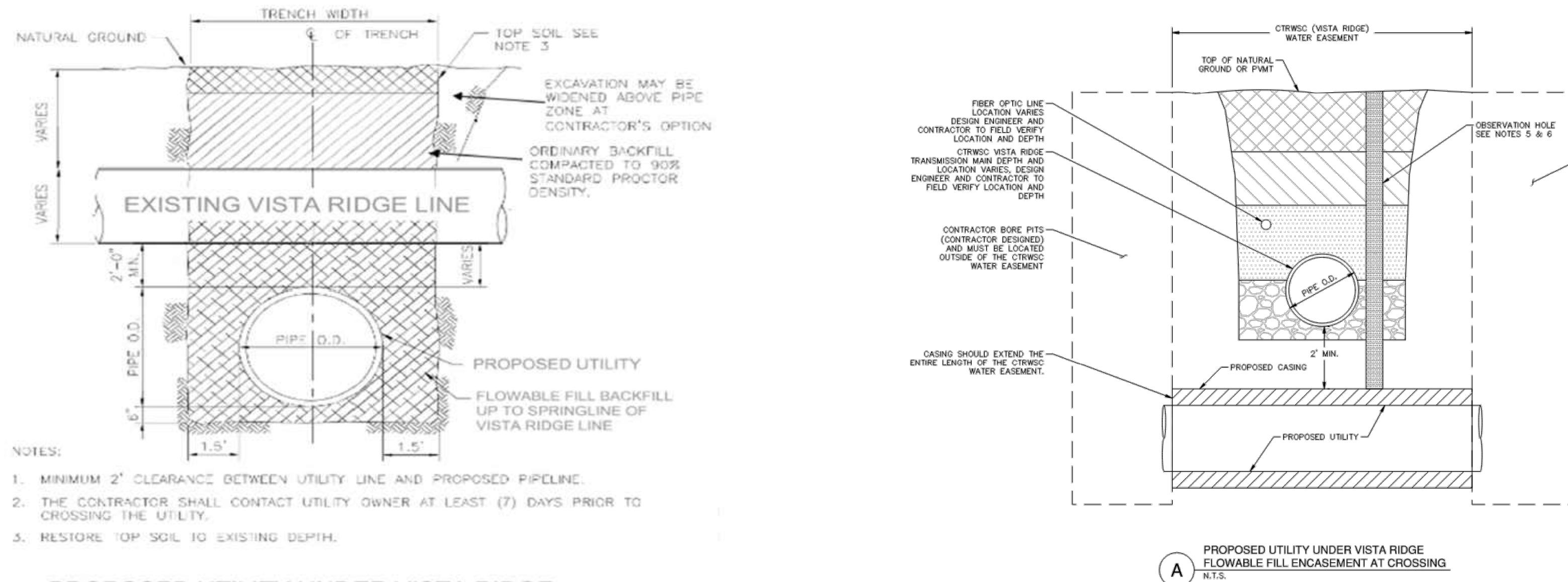
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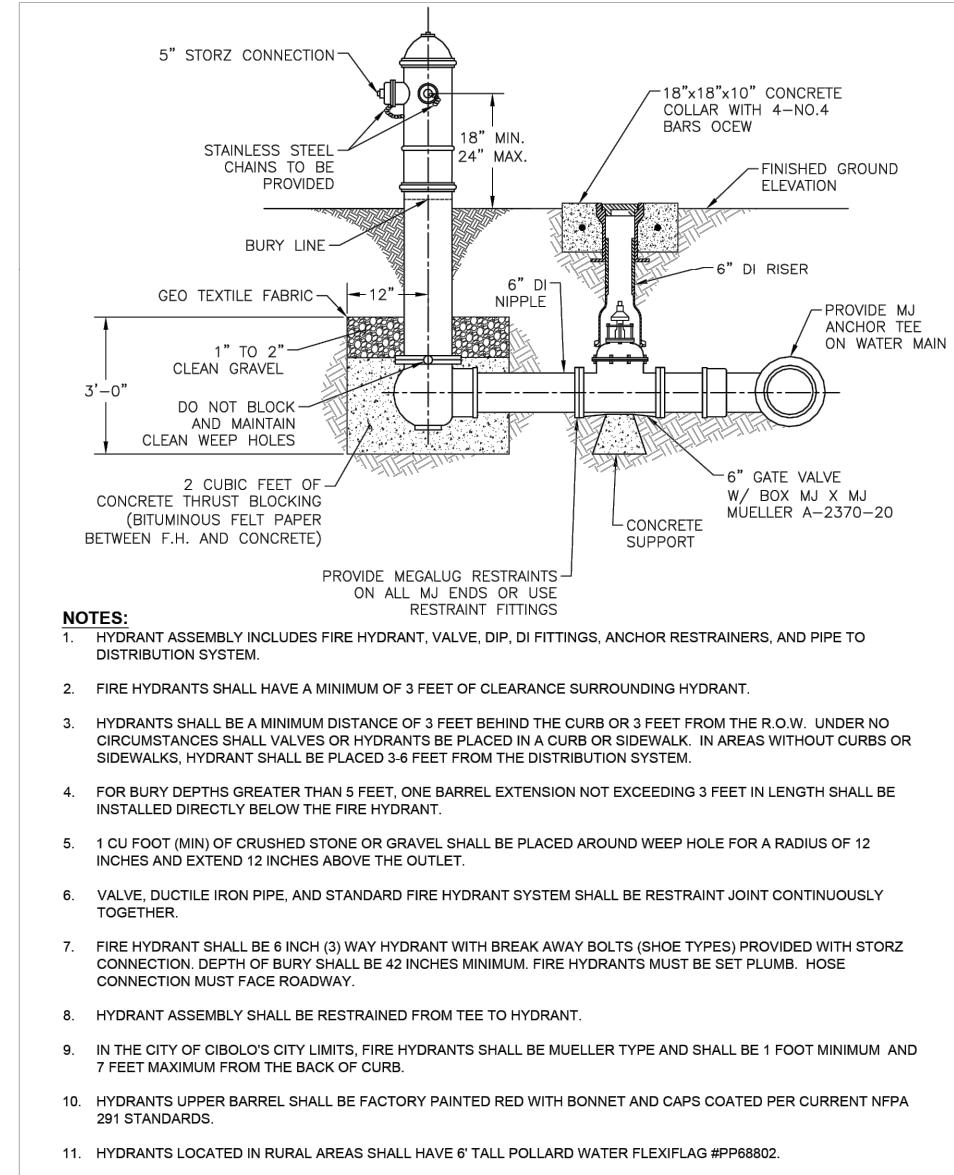
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EXHIBIT A - CROSSING EXAMPLE



A

PROPOSED UTILITY UNDER VISTA RIDGE
FLOWABLE FILL ENCASEMENT AT CROSSING
N.T.S.

GREEN VALLEY SPECIAL UTILITY DISTRICT	STANDARD HYDRANT ASSEMBLY INSTALLATION
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

W-22

WATER DETAILS
(2 OF 2)COLINA RANCH WEST WATER IMPROVEMENTS
NEW BRAUNFELS, TEXAS

ENCROACHMENT AGREEMENT AND WORK PLAN:

- THE CONTRACTOR IS TO SUPPLY WORK PLAN FOR CROSSING UNDER VISTA RIDGE PIPE AND NOTIFICATION PER ENCROACHMENT AGREEMENT BEFORE COMMENCING WORK WITHIN OR OVER VISTA RIDGE EASEMENT.

GENERAL DESIGN NOTES FOR ENCROACHMENT OF VR EASEMENT:

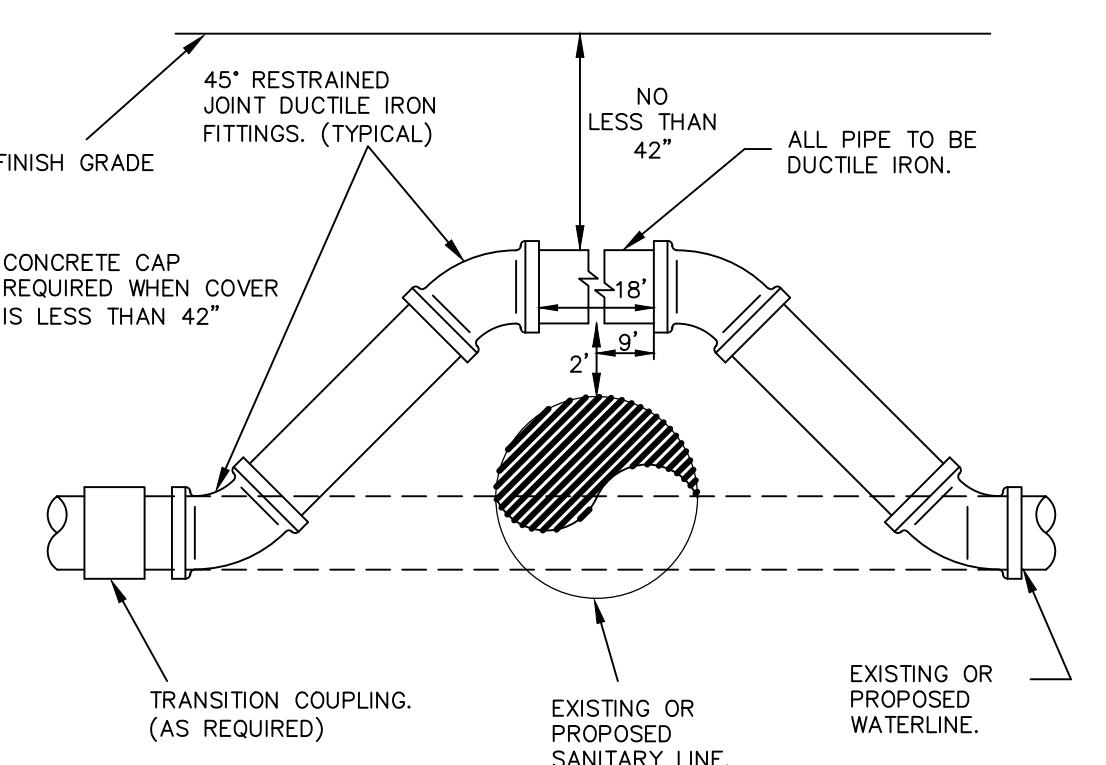
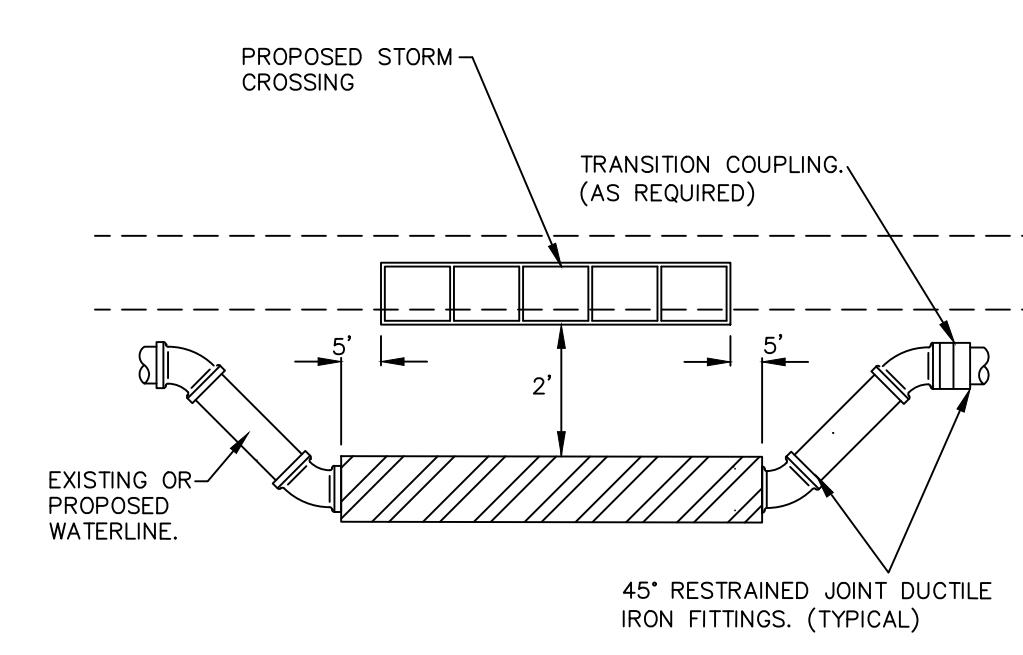
- THE DESIGN ENGINEER IS TO FIELD VERIFY FIBER OPTIC AND WATER LINE AT LOCATIONS WHERE PROPOSED INFRASTRUCTURE CROSSES THE VR EASEMENT.
- NO MECHANICAL EXCAVATION WITHIN 10' OF THE VR WATERLINE AND FIBER OPTIC LINE.
- PROVIDE PLAN AND PROFILE FOR ALL UTILITIES (DRY AND WET), ROADWAYS, DRAINAGE SWALES, OR OTHER IMPROVEMENTS ENCROACHING WITHIN THE VISTA RIDGE EASEMENT.
- FOR CROSSING UNDER THE VR PIPELINE, TRENCHLESS METHODS (WITH CASING) WILL BE REQUIRED. REGARDLESS OF THE INSTALLATION METHOD AND WHETHER THE CROSSING IS GOING ABOVE OR BELOW THE VR PIPELINE, THE PROPOSED UTILITY WILL MAINTAIN A MINIMUM 2-FEET OF CLEARANCE.
- SEE EXHIBIT A FOR EXAMPLES OF CROSSING BY OPEN-CUT METHODS OVER AND UNDER THE VISTA RIDGE LINE.
- NO STRUCTURES ARE ALLOWED WITHIN THE VR EASEMENT.
- ALL GRADE CHANGES WITHIN EASEMENT MUST BE SHOWN ON PLAN AND PROFILE. THIS INCLUDES CHANGES TO THE GRADE FROM ROADS, SIDEWALKS, DITCHES, ETC. TRAFFIC LOADS MAY REQUIRE DESIGN ENGINEER SEALED CALCULATIONS THAT VERIFY LOADS WON'T ADVERSELY AFFECT THE VR PIPELINE. THE VR PIPELINE IS DESIGNED TO HANDLE HS-20 LOADING WITH UP TO 10 FEET OF COVER. A MINIMUM OF 5 FEET OF COVER IS REQUIRED OVER THE VR PIPE INCLUSIVE OF PAVEMENT THICKNESS.
- MUST OBSERVE ALL TERMS AND CONDITIONS OF THE CTRWSC EASEMENT. PLEASE CONTACT EPCOR FOR EASEMENT INFORMATION.

SPECIAL NOTES TO ADD TO PLANS FOR CONSTRUCTION OF UTILITIES CROSSING THE VR EASEMENT:

- THE CONTRACTOR TO SUBMIT A WORK PLAN FOR CROSSING THE VISTA RIDGE PIPE AND NOTIFICATION PER ENCROACHMENT AGREEMENT BEFORE COMMENCING WORK WITHIN OR OVER VISTA RIDGE EASEMENT. THE WORK PLAN WILL PROVIDE DETAILS ON CONSTRUCTION METHODS, PIPE PROTECTION, RESTORATION, AND COORDINATION WITH CTRWSC. THE WORK PLAN REQUIRE WRITTEN APPROVAL BY CTRWSC 14 DAYS BEFORE WORKING WITHIN OR CROSSING THE VISTA RIDGE EASEMENT.
- THE WORK PLAN MUST PROVIDE A CROSSING PLAN THAT CLEARLY SHOWS DESIGNATED AREAS WHERE HEAVY EQUIPMENT WILL CROSS OVER THE VISTA RIDGE EASEMENT AND PROVIDE DETAILS FOR PIPELINE PROTECTION INCLUDING THE ASSOCIATED FIBER OPTIC AND CATHODIC PROTECTION INFRASTRUCTURE. THE CONTRACTOR WILL CLEARLY DELINEATE CROSSING LOCATIONS IN THE FIELD USING CONSTRUCTION FENCE OR SIMILAR MATERIALS.
- NO MECHANICAL EXCAVATION WITHIN TEN FEET (10') OF THE CENTERLINE OF THE VISTA RIDGE PIPELINE UNLESS APPROVED IN WRITING BY CTRWSC. ANY AGREEMENT SHOULD BE PART OF THE WORK PLAN PROVIDED BY THE CONTRACTOR.
- CTRWSC WILL DESIGNATE A REPRESENTATIVE FOR FIELD OBSERVATION DURING ANY CROSSING OF THE VR LINE. THE CONTRACTOR WILL COORDINATE WITH CTRWSC'S DESIGNATED REPRESENTATIVE 3 BUSINESS DAYS BEFORE CROSSING THE VR PIPELINE. THE CONTRACTOR WILL MAKE ARRANGEMENTS WITH CTRWSC

TO PAY FOR OBSERVER TIME INCLUDING TRAVEL TIME TO THE SITE.

- NO TEMPORARY STOCKPILING OR STATIONING OF MATERIALS, EQUIPMENT OR FACILITIES WITHIN EASEMENT.
- IF CROSSING OVER THE VR PIPELINE, THE CONTRACTOR WILL HAVE FIELD VERIFIED BOTH THE FIBER OPTIC LINE AND THE WATER LINE.
- THE CONTRACTOR IS TO PROVIDE PROTECTION FROM EQUIPMENT AND TRUCKS TRAVELING OVER VISTA RIDGE PIPE WHICH MEETS OR EXCEED HS-20 LOADING CRITERIA.
- FOR CROSSING UNDER THE VR PIPELINE, A TRENCHLESS METHOD IS REQUIRED. TRENCHLESS METHODS STILL REQUIRE AN OBSERVER TO BE ON SITE. ADDITIONALLY, CONTRACTOR WILL USE A HYDROVAC OR SIMILAR PIECE OF EQUIPMENT TO CREATE A HOLE ALONGSIDE OF THE VR PIPELINE SO THAT THE OBSERVER AND CONTRACTOR CAN WITNESS THE AUGER OR DRILL PASSING UNDER THE BOTTOM OF THE VR PIPELINE AT THE APPROPRIATE SPACING.
- IF METALLIC PIPE SUCH AS DUCTILE IRON CROSSES THE VISTA RIDGE EASEMENT, ENGINEER WILL PROVIDE CATHODIC PROTECTION DEVICES THAT PROTECT THE VISTA RIDGE PIPE. DETAILS TO BE COORDINATED WITH CTRWSC.
- CONTRACTOR SHALL TAKE NECESSARY PRECAUTION TO PROTECT VISTA RIDGE CATHODIC PROTECTION SYSTEM COMPONENTS AND PIPE PROTECTIVE COATING.
- BACKFILL ACCORDING TO DETAIL XX (REFER TO EXHIBIT A FOR DETAIL AND XX IS THE REFERENCE NUMBER IN THE PLAN SET).

A) WATERLINE ADJUSTMENT DETAIL
N.T.S.B) WATERLINE ADJUSTMENT DETAIL
N.T.S.

UTILITY TRENCH COMPACTION

ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEO-TECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. EACH LAYER OF MATERIAL SHALL BE COMPACTED TO A DENSITY OF 95% DENSITY AND INSPECTED FOR DENSITY AND MOISTURE IN ACCORDANCE WITH TEST METHODS TEX-113-E, TEX-114-E, AND TEX-115-E. THE NUMBER AND LOCATION OF REQUIRED TESTS SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY OF NEW BRAUNFELS STREET INSPECTOR. TESTS SHALL BE CONDUCTED EVERY 100' FOR EACH LIFT. UPON COMPLETION OF TESTING THE GEOTECHNICAL ENGINEER SHALL PROVIDE THE CITY OF NEW BRAUNFELS STREET INSPECTOR WITH ALL TESTING DOCUMENTATION AND A CERTIFICATION STATEMENT THAT THE PLACEMENT OF FILL MATERIAL HAS BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

DEEP TRENCH COMPACTION TESTING

CITY REQUIREMENTS FOR TESTING SHALL BE ADHERED TO, IN CASES WHERE TRENCH DEPTHS DO NOT ALLOW TECHNICIANS ACCESS, METHODS FOR TESTING SHALL BE PROPOSED AND APPROVED PRIOR TO CONSTRUCTION COMMENCING.

THIS PROJECT INCLUDES UTILITY INSTALLATIONS GREATER THAN 2 FEET IN DEPTH LOCATED ON PUBLIC RIGHT-OF-WAY OR EASEMENTS. DEEP TRENCHES POSE COMPACTION TESTING AND CONSTRUCTION CHALLENGES AND CITY METHODS FOR TESTING AND COMPACTION MAY NOT BE ACHIEVABLE.

A UTILITY COMPACTION PLAN WILL BE SUBMITTED FOR APPROVAL TO CITY PRIOR TO UTILITY INSTALLATION.

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