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CIVIL IMPROVEMENT PLANS

FOR

BELL YARD ZIMMERMANN HILL

NEW BRAUNFELS

LEGAL DESCRIPTION:

LOT 1, BLOCK 1 BELL YARD ZIMMERMANN HILL SUBDIVISION.

PROJECT TEAM:

DEVELOPER

ASPEN HEIGHTS PARTNERS
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CIVIL ENGINEER

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REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6330

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INTERNET/CABLE

SPECTRUM
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TELEPHONE

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GAS PIPELINE

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TXDOT - NEW BRAUNFELS / SEGUIN AO
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NEW BRAUNFELS UTILITIES NOTES

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD. IN ACCEPTING THESE PLANS, NEW BRAUNFELS UTILITIES MUST RELY UPON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD.
- THE ENGINEER OF RECORD ACKNOWLEDGES THAT ALL PROPOSED WATER OR WASTEWATER IMPROVEMENTS MUST COMPLY WITH TCEQ, CITY OF NEW BRAUNFELS, W&WW DESIGN CRITERIA, SOUND ENGINEERING JUDGEMENT, AND ANY OTHER GOVERNING ENTITY ORDINANCES OR CODES.
- THE ENGINEER OF RECORD ACKNOWLEDGES THAT THE POINT OF DELIVERY FOR A NBU WASTEWATER SYSTEM IS THE MAIN SIDE OF THE SERVICE LATERAL FROM THE CUSTOMER'S CLEANOUT OR PROPERTY LINE, WHICHEVER IS NEARER. THE CUSTOMER IS RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION AND MAINTENANCE BEYOND THE POINT OF DELIVERY; AND HAS SOLE CONTROL AND SUPERVISION OVER THE CUSTOMER'S INSTALLATION INCLUDING REVIEW, PERMITTING, AND COMPLIANCE WITH ALL CITY PLUMBING CODES AND OTHER CODES, AS APPLICABLE.
- THE ENGINEER OF RECORD ACKNOWLEDGES THAT THE POINT OF DELIVERY FOR THE NBU WATER SYSTEM IS THE MAIN SIDE OF THE SERVICE/LATERAL LEAD FROM THE CUSTOMER'S METER/BACKFLOWEASEMENT EDGE. THE CUSTOMER IS RESPONSIBLE FOR DESIGN, CONSTRUCTION, OPERATION, AND MAINTENANCE BEYOND THE POINT OF DELIVERY AND HAS SOLE CONTROL AND SUPERVISION OVER THE CUSTOMER'S INSTALLATION INCLUDING REVIEW, PERMITTING, AND COMPLIANCE WITH ALL CITY PLUMBING CODES OR OTHER APPLICABLE CODES.
- WATER IS A PRECIOUS COMMODITY IN THE STATE OF TEXAS AND NEW BRAUNFELS UTILITIES (NBU) IS PASSIONATE ABOUT PROTECTING THE LOCAL RESOURCE. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ACQUIRING A FIRE HYDRANT METER SO THAT ALL WATER USED FOR CONSTRUCTION OR TESTING PURPOSES ARE PROPERLY ACCOUNTED FOR. NBU WILL NOT TOLERATE ANY WATER THEFT, REGARDLESS OF THE AMOUNT. IF WATER THEFT IS DISCOVERED THE CONTRACTOR SHALL BE SUBJECT TO MONETARY PENALTIES, CRIMINAL CHARGES, AND STOPPAGE OF ALL CONSTRUCTION ACTIVITIES RELATED TO THE PROJECT. COSTS ASSOCIATED WITH ANY WORK STOPPAGE RESULTING FROM WATER THEFT SHALL BE AT THE FULL EXPENSE OF THE CONTRACTOR.

NEW BRAUNFELS UTILITIES GPS NOTES

PLEASE NOTE: NBU REQUIRES GPS POINTS FOR CERTAIN ELECTRIC, WATER AND WASTEWATER ATTRIBUTES, SOME OF WHICH MUST BE TAKEN PRIOR TO BACKFILL DURING CONSTRUCTION.

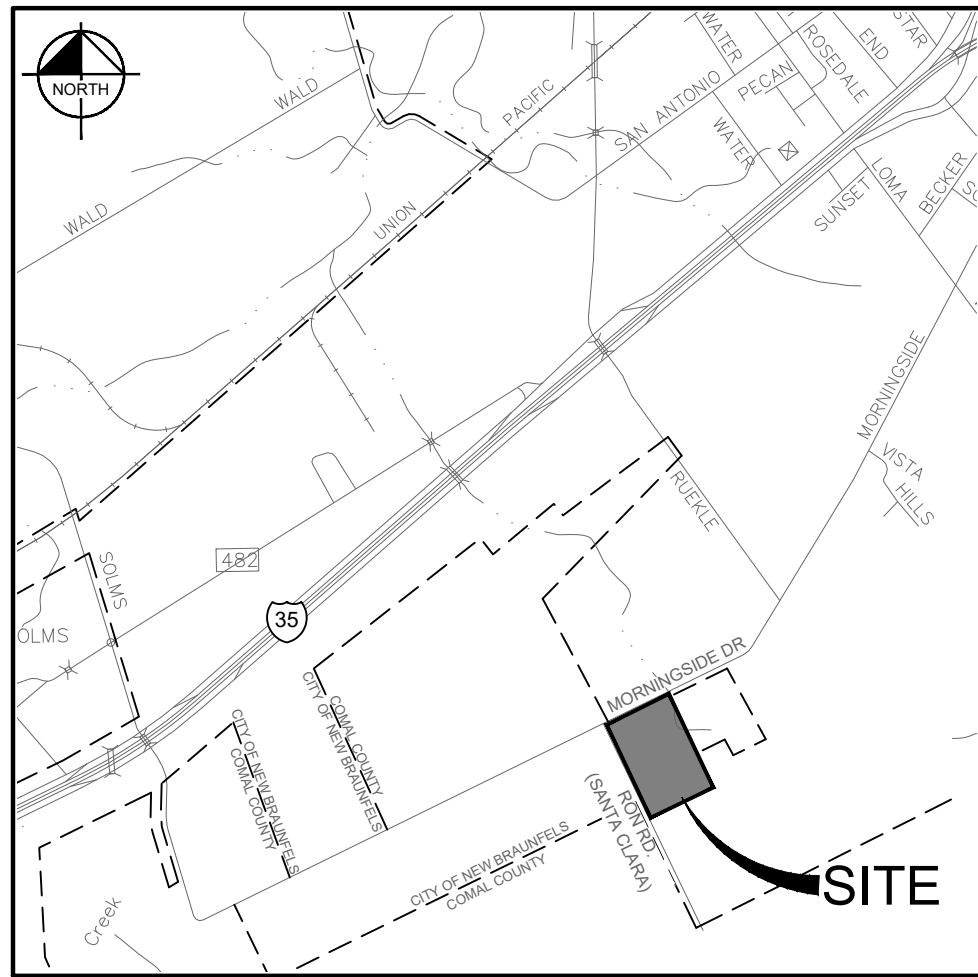
GPS POINTS SHALL BE REQUIRED FROM THE DEVELOPERS CONTRACTOR OF ENGINEER. A MINIMUM OF THREE COORDINATE POINTS FOR GEOREFERENCING SHALL BE REQUIRED. THE WATER AND WASTEWATER GPS POINTS SHALL BE TO SURVEY GRADE. THE ELECTRIC GPS POINTS SHALL BE TO MAP GRADE.

WATER
VERTICAL BENDS AND EDGE OF STEEL CASING (IF APPLICABLE) PRIOR TO BACKFILL
HORIZONTAL BENDS PRIOR TO BACKFILL
TEES PRIOR TO BACKFILL
FITTINGS (REDUCERS AND COUPLINGS) PRIOR TO BACKFILL
FIRE HYDRANTS (TOP OF FLANGE)
VALVES
METERS (TOP CENTER OF BOX)
BLOW OFF ASSEMBLY
CORNER SLAB OF WATER TANK & GATE VALVE ON WATER TANK

WASTEWATER
MANHOLES
CLEANOUTS
CORNER SLAB OF LIFT STATION

ELECTRIC
POLES
TRANSFORMERS, BOTH ABOVE AND UNDERGROUND (FRONT LOCK)
PULL BOXES
STREET LIGHTS

COORDINATE GPS REQUIREMENTS WITH NBU INSPECTOR



VICINITY MAP
N.T.S.

REFERENCE PERMIT NUMBERS

PUBLIC INFRASTRUCTURE PERMIT PI 2022-0013
ONSITE PERMIT CP2022-978

PLAN REVISION LOG (POST PERMIT)

NO.	DATE	DESCRIPTION

SUBMITTAL REVIEW LOG

SUBMITTAL	DATE
SUBMITTAL 1	3/1/2023
SUBMITTAL 2	5/4/2023
SUBMITTAL 3	6/19/2023

PUBLIC INFRASTRUCTURE PERMIT NOTES

- 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.
- IF CONSTRUCTION HAS NOT COMMENCED WITHIN ONE-YEAR OF CITY APPROVAL FOR CONSTRUCTION INSPECTION, THAT APPROVAL IS NO LONGER VALID.
- THIS PROJECT IS CATEGORIZED AS DEVELOPMENT CATEGORY TYPE 3.
- FEMA FLOODPLAIN**
NO PORTIONS OF THIS DEVELOPMENT OF ASPEN HEIGHTS - RON ROAD ARE IN THE SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA FLOOD MAP 445 OF 505, COMMUNITY PANEL NO. 48091C0445F, DATED SEPTEMBER 2, 2009.
- EDWARDS AQUIFER**
NO PORTION OF BELL YARD ZIMMERMANN HILL IS LOCATED WITHIN EDWARDS AQUIFER TRANSITION ZONE CONTRIBUTING ZONE OF RECHARGE ZONE.

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BENCHMARK LIST

BM #100: 5/8 INCH IRON ROD SET ACROSS RON ROAD FROM THE HOMESTEAD TRACT.
ELEV.=782.383'

BM #101: 5/8 INCH IRON ROD SET IN FRONTAGE NEAR NORTHERNMOST CORNER OF THE SUBJECT TRACT.
ELEV.=710.662'

BM #102: MAG NAIL SET IN PAVEMENT ACROSS RON ROAD FROM THE NORTHWEST CORNER OF THE SUBJECT TRACT.
ELEV.=719.007'

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10101 REUNION PLACE, SUITE 400, SAN ANTONIO, TEXAS 78216
WWW.KIMLEY-HORN.COM



KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	CAM	DRAWN BY	ABC	CHECKED BY	JPS
069241811	6/19/2023	6/19/2023	6/19/2023	6/19/2023	6/19/2023	6/19/2023	6/19/2023	6/19/2023	6/19/2023

COVER SHEET

BELL YARD
ZIMMERMANN HILL

PREPARED FOR
ASPEN HEIGHTS PARTNERS

CITY OF NEW BRAUNFELS TEXAS

SHEET NUMBER
C0.0

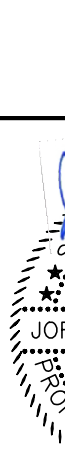


TREE TABLE		TREE TABLE		TREE TABLE	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
2	17" OAK	5518	12" MESQUITE	5543	11",12" MESQUITE
3	14" PECAN	5519	12" MESQUITE	5544	9",15" MESQUITE
5	10" PECAN	5520	10" HACKBERRY	5545	19" MESQUITE
6	18" OAK	5521	16" MESQUITE	5548	11" MESQUITE
7	12" PECAN	5522	22" MESQUITE	5547	20" MESQUITE
8	22" TALLOW	5523	23" HACKBERRY	5548	12" MESQUITE
9	20" MESQUITE	5524	9" PECAN	5549	20" MESQUITE
0	13" HACKBERRY	5525	16" OAK	5550	26" MESQUITE
1	7",8",11" MESQUITE	5526	15" MESQUITE	5551	18" MESQUITE
2	10" MESQUITE	5527	10",10",12" HACKBERRY	5552	10",15" MESQUITE
3	32" MESQUITE	5528	22" MESQUITE	5553	15" MESQUITE
4	24" MESQUITE	5529	14" HACKBERRY	5554	15" MESQUITE
5	18" MESQUITE	5530	10" MESQUITE	5555	13" MESQUITE
6	16" MESQUITE	5531	10" MESQUITE	5556	14" MESQUITE
7	13" OAK	5532	16" MESQUITE	5557	15" MESQUITE
8	12" HACKBERRY	5533	15" MESQUITE	5558	12" MESQUITE
9	6" OAK	5534	18" MESQUITE	5559	15" MESQUITE
0	6" OAK	5535	16" MESQUITE	5560	8",10",10" MESQUITE
1	19" OAK	5536	13" MESQUITE	5561	8",10",10",10" MESQUITE
2	35" ASH	5537	12",14" MESQUITE	5562	8",17" MESQUITE
3	7" OAK	5538	17" MESQUITE	5563	14" MESQUITE
4	13" OAK	5539	17" MESQUITE	5564	10" MESQUITE
5	18" MESQUITE	5540	21" MESQUITE	5565	10",13" MESQUITE
6	16" MESQUITE	5541	21" MESQUITE	5566	15" MESQUITE
7	12" MESQUITE	5542	15" MESQUITE	5567	14" MESQUITE

TREE TABLE	
NO.	DESCRIPTION
5569	13",13" MESQUITE
5569	11" MESQUITE
5570	15" MESQUITE
5571	13" CHINABERRY
5572	14" MESQUITE
5573	16" MESQUITE
5574	12",24" MESQUITE
5575	14",16" MESQUITE
5576	22" MESQUITE
5577	14" TALLOW
5578	8",9" OAK
5579	13" MESQUITE
5580	15" TALLOW
5581	17" MESQUITE
5582	11" ASH
5583	15" MESQUITE
5584	12",13" MESQUITE
5585	14" MESQUITE
5586	15" HACKBERRY
5587	26" OAK

- [illegible]

BENCHMARK LIST	
BM #100: 5/8" INCH IRON ROD SET ACROSS RON ROAD FROM THE HOMESTEAD TRACT. ELEV = 752.383'	
BM #101: 5/8" INCH IRON ROD SET IN FRONTAGE NEAR NORTHERNMOST CORNER OF THE SUBJECT TRACT. ELEV = 710.662'	
BM #102: 1" MAGN. NAIL SET IN PAVEMENT ACROSS RON ROAD FROM THE NORTHWEST CORNER OF THE SUBJECT TRACT. ELEV = 719.007'	

	SHEET NUMBER C1.0	BELL YARD ZIMMERMANN HILL PREPARED FOR ASPEN HEIGHTS PARTNERS CITY OF NEW BRAUNFELS TEXAS	DEMOLITION PLAN	KHA PROJECT 069241811 DATE 5 / 4 / 2023 SCALE AS SHOWN DESIGNED BY CAM DRAWN BY ABC CHECKED BY JFS	 5/4/2023	Kimley»Horn ©2022 KIMLEY-HORN AND ASSOCIATES, INC. 10101 REUNION PLACE, SUITE 400, SAN ANTONIO, TX 78216 KIMLEY-HORN.COM WWW.KIMLEY-HORN.COM TELE FIRM NO. 928	CITY COMMENTS CAM	05/04/2023 CAM
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ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW

- HYDRAULIC SEEDING:
1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH A COMBINATION OF 1 POUND PER 1000 SQUARE FEET OF UNHILLED BERMDUA AND 7 POUNDS PER 1000 SQUARE FOOT OF WINTER RYE WITH A PURITY OF 95% WITH 90% GERMINATION.
 2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HILLED BERMDUA AT A RATE OF 1 POUND PER 1000 SQUARE FEET WITH A PURITY OF 95% WITH 85% GERMINATION.
 - A. FERTILIZER SHALL BE A WATER SOLUBLE FERTILIZER WITH AN ANALYSIS OF 15-15-1 AT THE RATE OF 1.5 POUNDS PER 1000 SQUARE FEET.
 - B. MULCH TYPE USED SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1000 SQUARE FEET, WITH SOIL TACKIFIER AT A RATE OF 1.4 POUNDS PER 1000 SQUARE FEET.
 - C. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX (6) INCHES, THE IRRIGATION SHALL OCCUR AT TEN-DAY INTERVALS DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF 1/2 INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK.
 - D. RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1-INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.
 - E. WHEN REQUIRED, NATIVE GRASS SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE ENVIRONMENTAL CRITERIA MANUAL.

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
3. THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND NATURAL AREA PLAN.
4. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR DESIGN ENGINEER/ENGINEER ENVIRONMENTAL INSPECTOR AFTER THE INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTION MEASURES AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST THREE (3) DAYS PRIOR TO THE MEETING.
5. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND PERMITTING DEPARTMENT. MINOR REVISIONS TO IMPROVE OR ADDITIONAL MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AFTER INITIAL RAINFALL. REPORTS TO BE PREPARED IF THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO ALL AREAS. SITE PREPARATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.

	PROPERTY LINE
	EXISTING CONTOUR (SEE NOTE 2 THIS SHEET)
	PROPOSED CONTOUR
	PROPOSED LIMITS OF DISTURBANCE
	FLOW ARROW
	SR STONE FILTER RING (REF. DETAIL, SHEET C2.1)
	SF SILT FENCE (REF. DETAIL, SHEET C2.1)
	(P) CURB INLET PROTECTION (REF. DETAIL, SHEET C2.1)
	(P2) GRATE INLET PROTECTION (REF. DETAIL, SHEET C2.1)
	CE CONSTRUCTION ENTRANCE (REF. DETAIL, SHEET C2.1)
	PS PROPOSED REVEGETATED AREA
	CV PROPOSED CONCRETE WASHOUT (REF. DETAIL, SHEET C2.1)
	RD PROPOSED ROCK FILTER DAM (REF. DETAIL, SHEET C2.1)

TOTAL LOT AREA	17.65 AC	768,830 SF
TOTAL AREA DISTURBED *	17.66 AC	769,393 SF
PAVED AREA (SIDEWALKS & STREET PAVEMENT)	4.40 AC	191,703 SF
NEW IMPERVIOUS AREA	8.08 AC	351,902 SF
ROOFED AREA	3.76 AC	163,953 SF
LANDSCAPED AREA	9.20 AC	398,900 SF

* INCLUDES SIDEWALK CONNECTIONS AND DRIVEWAYS AT MORNINGSIDE DR AND RON RD.

* DOES NOT INCLUDE ANY OFF-SITE DISPOSAL OR BORROW AREAS - CONTRACTOR TO UPDATE AS NECESSARY DURING CONSTRUCTION.

* NO SINGLE DRAINAGE AREA EXCEEDS 10 ACRES. THEREFORE SEDIMENTATION BASIN IS NOT REQUIRED.

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. THE NATURE OF THIS SITE'S CONSTRUCTION CONSISTS OF:
 - A. CLEARING AND GRUBBING/DEMOLITION
 - B. PRELIMINARY GRADING
 - C. UTILITY INSTALLATION
 - D. PAVEMENT CONSTRUCTION
 - E. FINAL GRADING AND STABILIZATION
3. THE SUBSURFACE CONDITIONS ON-SITE GENERALLY CONSIST OF GRUENE CLAY PER USDA WEB MAP SOIL SURVEY
4. STORM WATER ON-SITE WILL LEAVE THE SITE VIA SHEET SURFACE FLOW AND UNDERGROUND STORM SEWER.
5. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING OR LANDSCAPING.
6. DISTURBED PORTIONS OF SITE MUST BE STABILIZED. STABILIZATION PRACTICES MUST BE INITIATED WITHIN 14 DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION HAS BEEN EITHER TEMPORARILY OR PERMANENTLY CEASED, UNLESS EXCEPTED WITHIN THE TPOES.
7. THE CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF STABILIZATION OR PERMANENT DRAINAGE FACILITY.
8. ACCORDING TO FEMA'S MAP SERVICE CENTER, THE SITE IS LOCATED IN ZONE "X" DESIGNATED AREA OF MINIMAL FLOOD HAZARD PER FIRM NUMBER 48091C0455F, EFFECTIVE ON 09/02/2009.
9. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP/SITE MAP TO INCLUDE BMPs FOR ANY OFF-SITE MATERIAL WASTE, BORROW OR EQUIPMENT STORAGE AREAS.
10. CONTRACTOR SHALL INSPECT DISTURBED AREAS, MATERIAL STORAGE AREAS EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, VEHICLE ENTRY AND EXIT AREAS AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT OF 0.5 INCHES OR GREATER.

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP MEASURES TO PREVENT EROSION AND SEDIMENTATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL SWPPP MEASURES.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY PROPOSED AND EXISTING CONTOURS, FLOW ARROWS, AND SLOPES.
4. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMPs SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING CONSTRUCTION. SEEDING AND SOIL COVER SHALL BE INSTALLED BEFORE ANY COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMPs SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE GRADING IS COMPLETE. THE CONTRACTOR SHALL FOLLOW ALL CITY OF CHICAGO CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
5. BMPs HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR ALL DRAINAGE SINKS.
6. SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.

1. AREAS CONTAINED WITHIN THE PROPERTY BOUNDARIES WILL BE AREAS OF DISTURBANCE AND SOIL STABILIZATION. ALL SOILS WITHIN THESE LIMITS SHALL BE STABILIZED BY VEGETATION OR OTHER CONSTRUCTION METHODS.

2. ALL CONSTRUCTION-RELATED VEHICLES AND EQUIPMENT SHALL REMAIN INSIDE THE LIMITS OF CONSTRUCTION AND SERVED BY APPROPRIATE TEMPORARY CONTROLS, OR ON CITY-APPROVED SURFACES OUTSIDE THE LIMITS OF CONSTRUCTION.

3. CONTRACTOR SHALL REMOVE ALL SEDIMENT AND DEBRIS FROM CONSTRUCTED STORM SEWER SYSTEM UPON COMPLETION OF WORK.

4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE WHATEVER MEANS ARE NECESSARY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS, STORM DRAINAGE SYSTEMS AND ADJACENT PROPERTIES FROM EXCESSIVE SILTATION. THE CONTRACTOR SHALL MAINTAIN THE CONTROL SITE AND SHALL PROVIDE STREET CLEANING ON PUBLIC STREETS IF ANY EARTH MATERIAL IS TRANSPORTED FROM THE CONSTRUCTION SITE AT THE END OF EACH DAY. EARTH MATERIAL SHALL NOT BE ALLOWED TO ACCUMULATE ON CITY AND TxDOT ROADS.

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

I. ROUGH GRADING/DEMOLITION	CONSTRUCTION ENTRANCE/EXIT, SILT FENCE, FILTER DIKE, INLET PROTECTION, AND ROCK DAMS SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING AND DEMOLITION, AS NECESSARY.
II. UTILITY INSTALLATION	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION.
III. PAVING	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
IV. FINAL GRADING/ SOIL STABILIZATION/ LANDSCAPING	ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE CITY OR COUNTY.

BM #100: 5/8 INCH IRON ROD SET ACROSS RON ROAD FROM THE HOMESTEAD TRACT.
ELEV.=752.383'

BM #101: 5/8 INCH IRON ROD SET IN FRONTAGE NEAR NORTHERNMOST CORNER OF THE SUBJECT TRACT.
ELEV'=.710.662'

BM #102 : MAG NAIL SET IN PAVEMENT ACROSS RON ROAD FROM THE NORHTWEST CORNER OF THE SUBJECT TRACT.
ELEV.=719.007'

ZIMMERMAN

PREPARED FOR
ASPEN HEIGHTS PARTNERS

CITY OF NEW BRAUNFELS
TEXAS

EROSION CONTROL PLAN

KHA PROJECT
069241811

DATE
6/19/2023

SALE AS SHOW

DESIGNED BY C

[illegible]

CHECKED BY _____

Kimley»»Horn

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10101 REUNION PLACE, SUITE 400, SAN ANTONIO, TX 78216
PHONE : 210-541-9166 FAX: 210-541-8699
WWW.KIMLEY-HORN.COM TRPF FIRM NO.928

	CITY COMMENTS	DATE	BY
A	CITY COMMENTS NO. 2	05/04/2023	CAM
B		06/19/2023	CAM
N/C	REVISIONS		

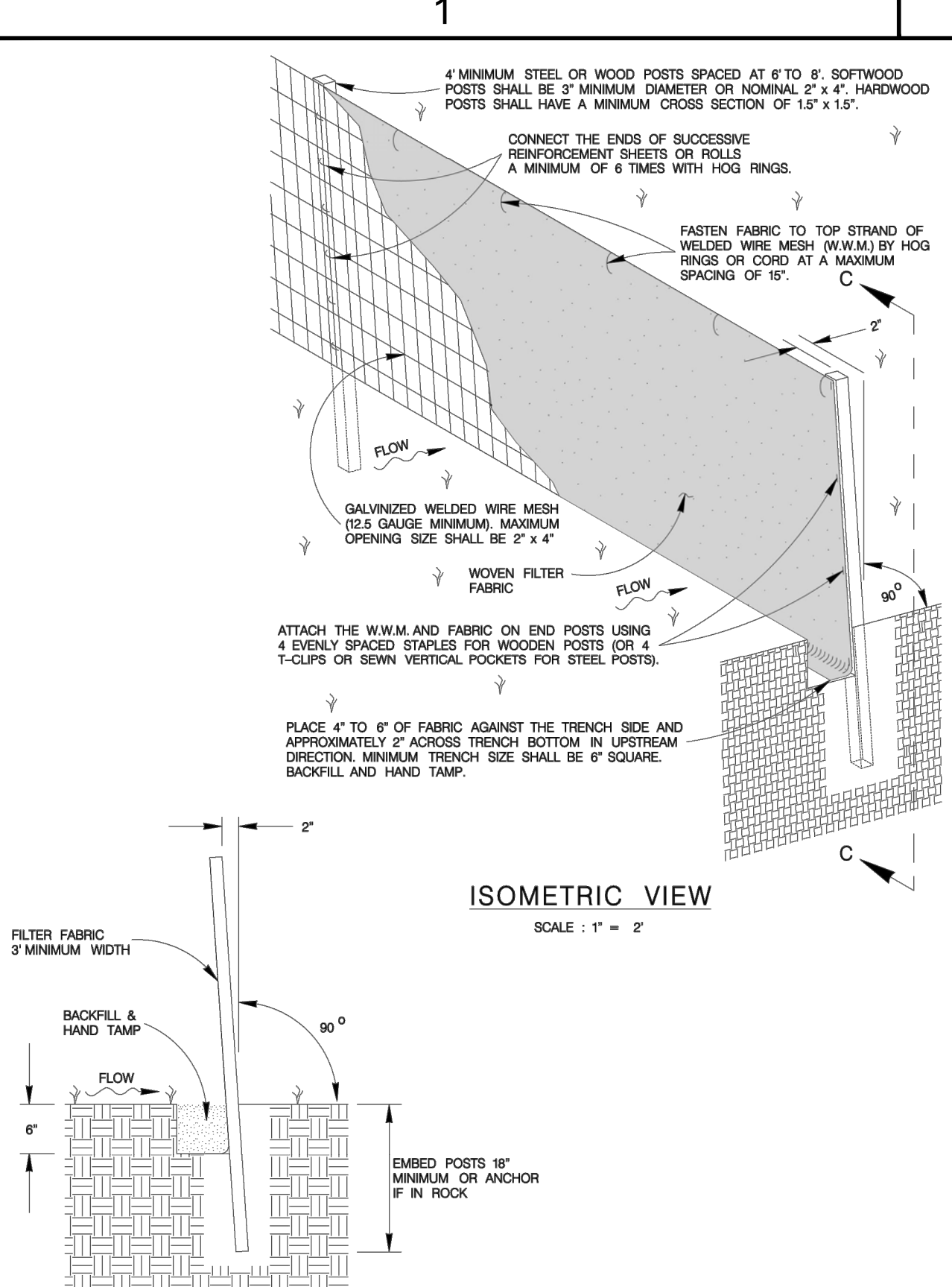
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D

C

B

A



SECTION C-C
SCALE: 1" = 2'

SEDIMENT CONTROL FENCE USAGE GUIDELINES

A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUN-OFF. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.

SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THRU RATE OF 100 GPM /FT SQUARED. SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN 2 ACRES.

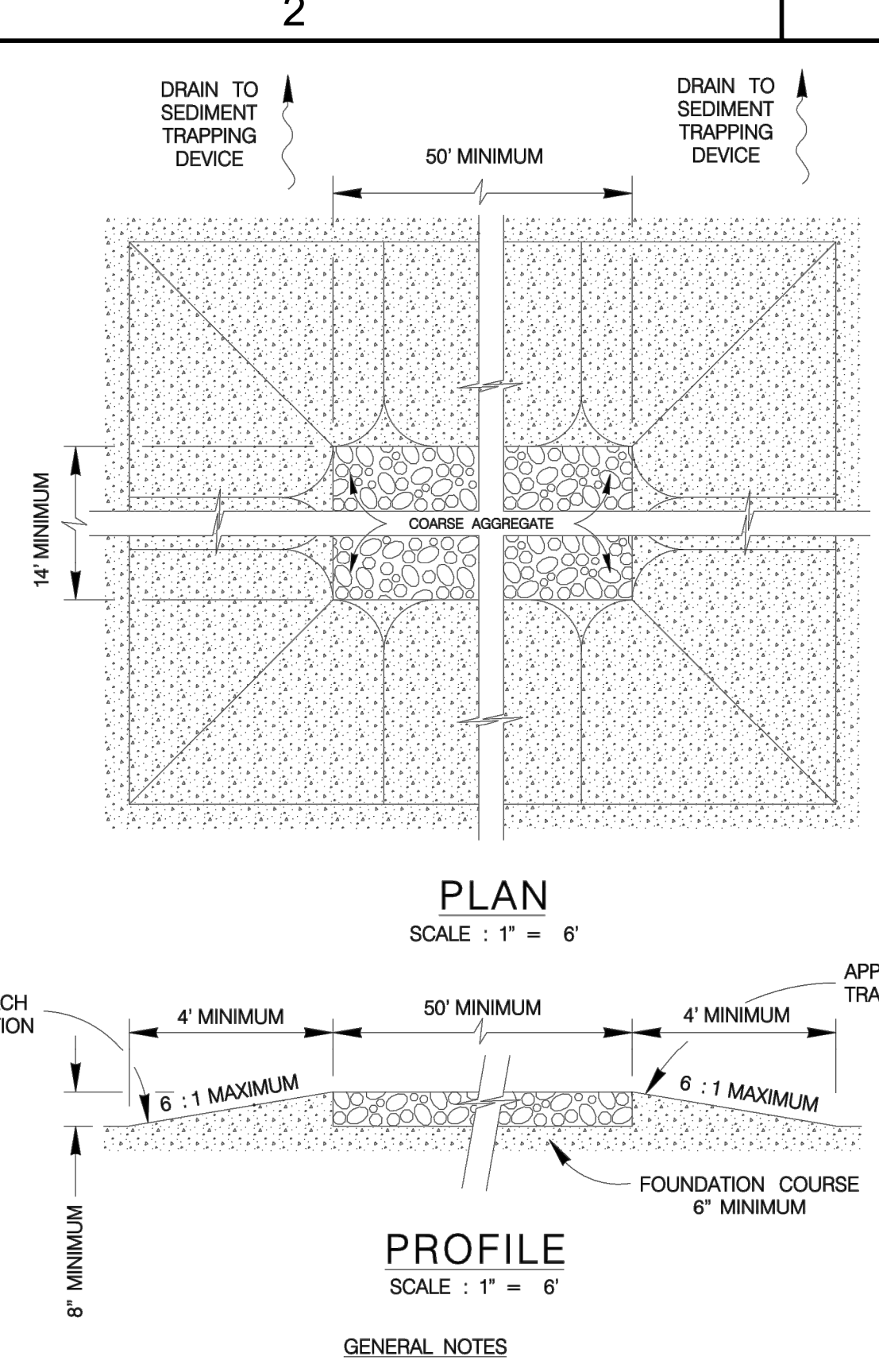
GENERAL NOTES

1. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

- INSPECTION AND MAINTENANCE GUIDELINES**
1. INSPECTION OF THIS BMP SHALL BE COMPLETED WEEKLY AND AFTER EACH RAINFALL EVENT BY THE RESPONSIBLE PARTY.
 2. CONTRACTOR TO REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.
 3. REPLACE TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.
 4. CONTRACTOR TO REPLACE OR REPAIR SECTIONS CRUSHED, COLLAPSED, OR DAMAGED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO AN AREA WHEN IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.
 5. WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN A APPROVED LANDFILL.

SILT FENCE DETAIL

TO BE LOCATED AT (SF) SYMBOL



PROFILE
SCALE: 1" = 6'

GENERAL NOTES

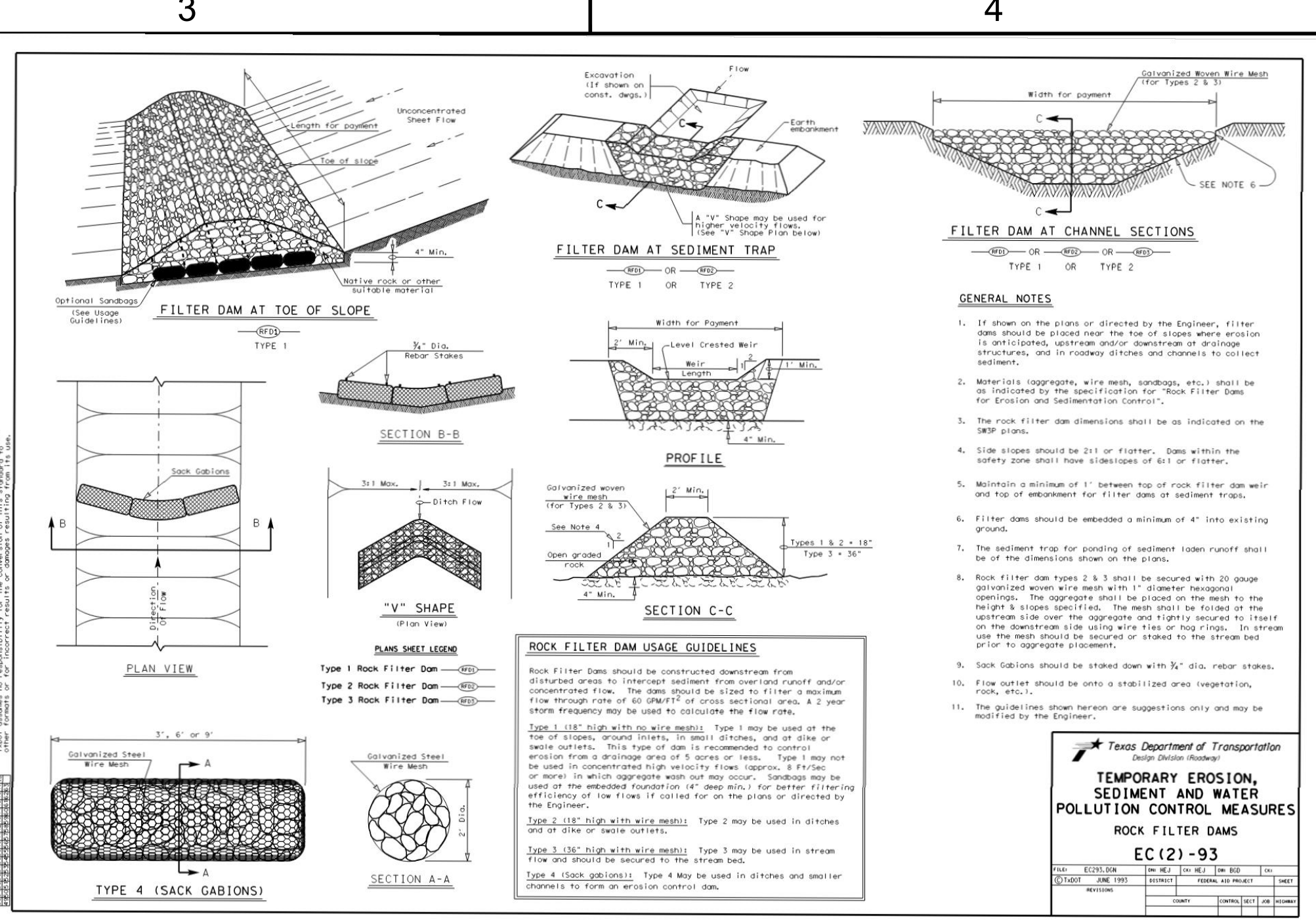
1. THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8".
3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

INSPECTION AND MAINTENANCE GUIDELINES

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT/DEBRIS ONTO MORNINGSIDE ROAD. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. CONTRACTOR SHALL REMOVE ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY.
3. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO MORNINGSIDE ROAD.
4. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT IS STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
5. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY EXISTING STORM DRAIN, CHANNEL, DITCH, OR STORM SYSTEM BY USING APPROVED METHODS.

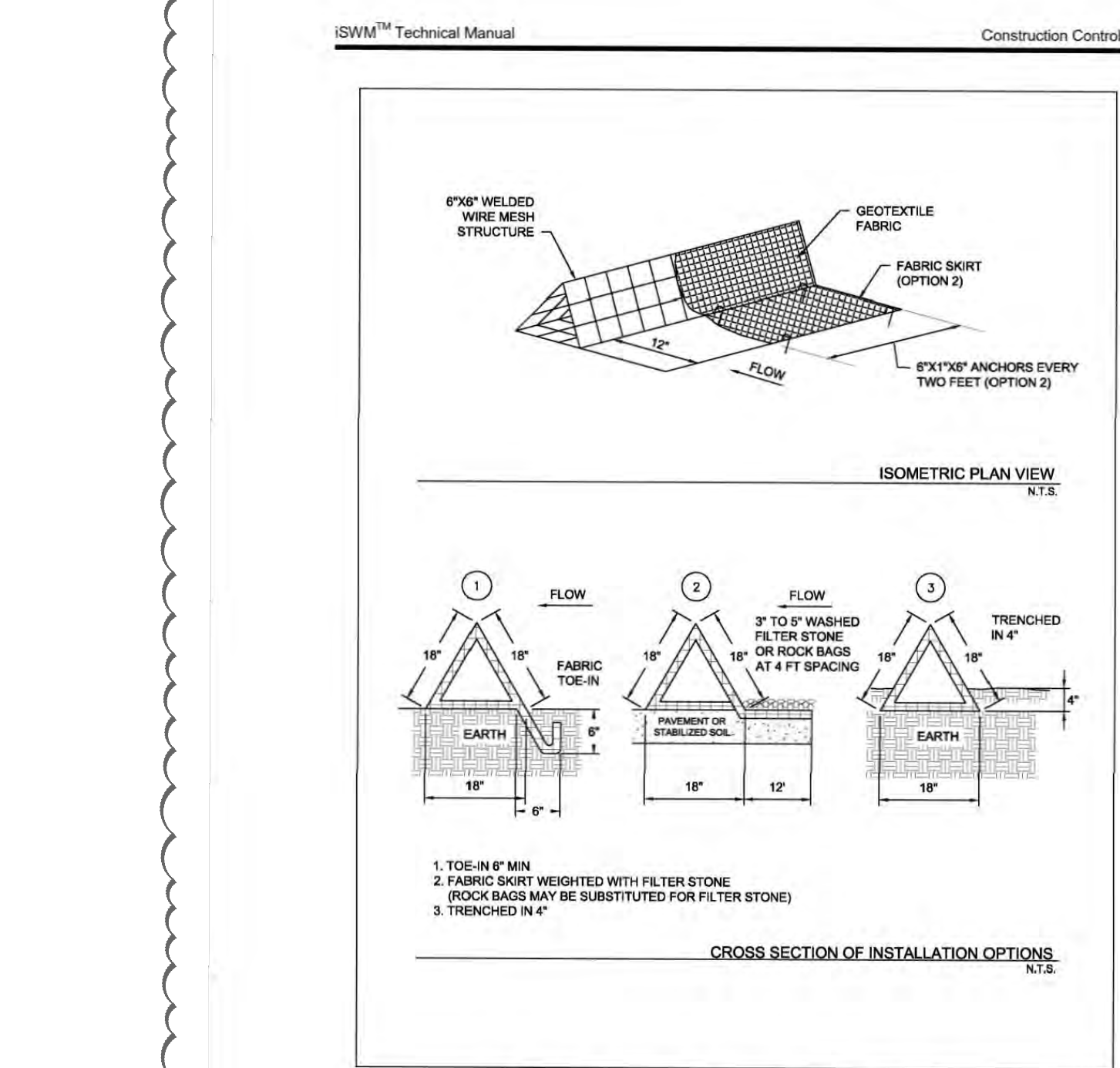
CONSTRUCTION ENTRANCE - TYPE 1 DETAIL

TO BE LOCATED AT (CE) SYMBOL



ROCK FILTER DAM DETAIL

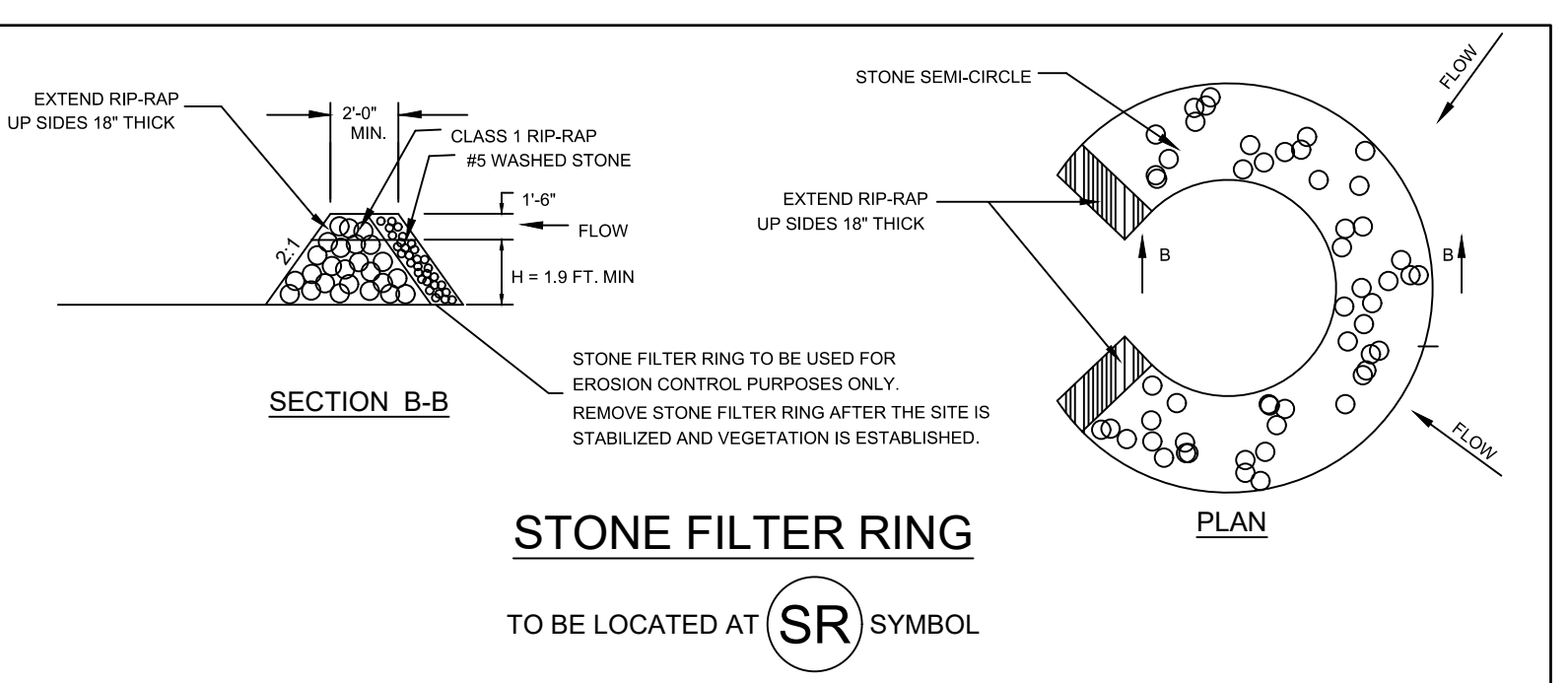
TO BE LOCATED AT (RD) SYMBOL



TRIANGULAR SEDIMENT FILTER DIKE

TO BE LOCATED AT (FD) SYMBOL

SEE NOTE ON C1.1 - TO BE USED TO REPLACE SF AT STAGING AREA



STONE FILTER RING

TO BE LOCATED AT (SR) SYMBOL

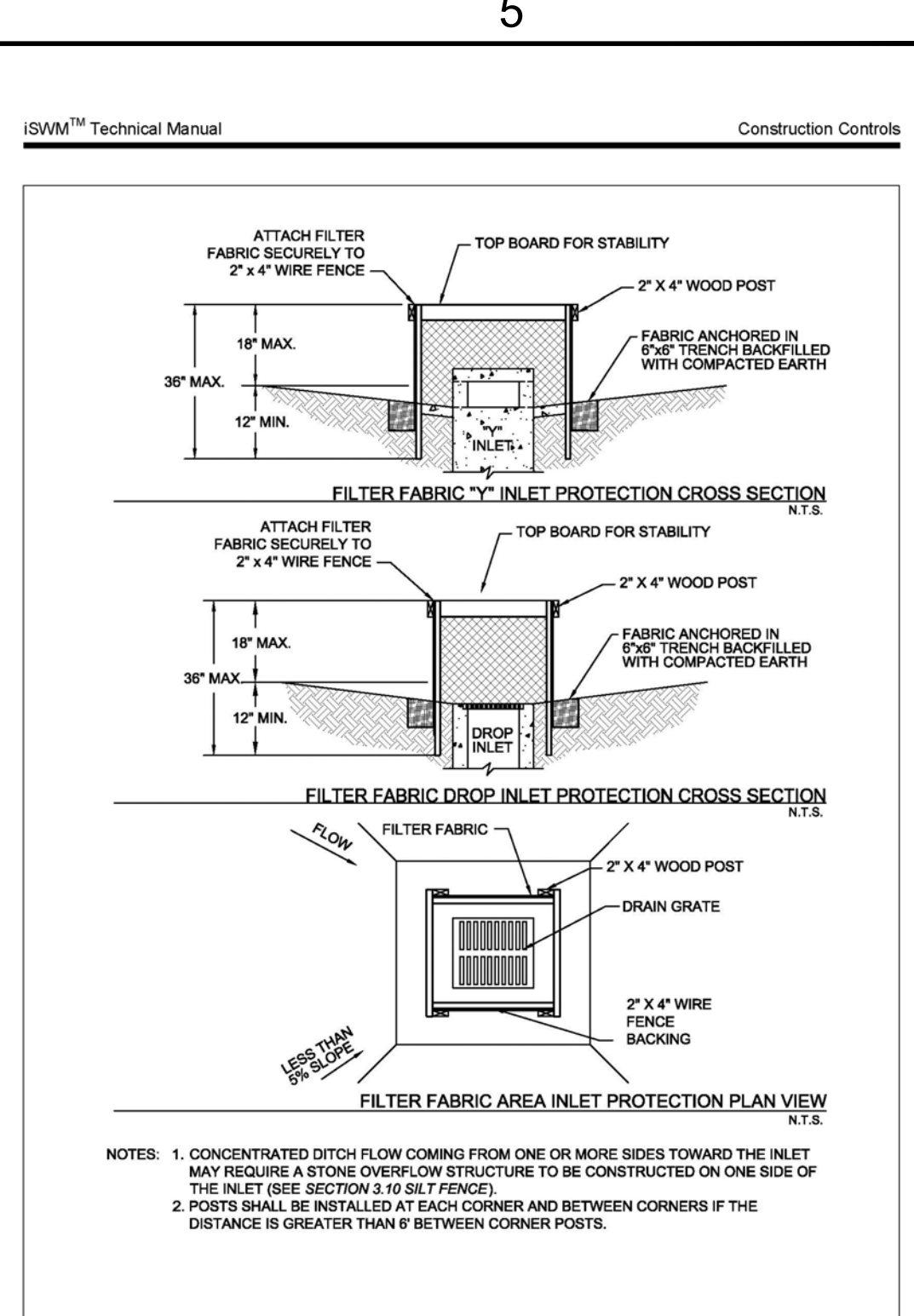


Figure 3.10 Schematics of Filter Fabric Area Inlet Protection
(Source: City of Plano BMP SP-4)

ISWM™ Technical Manual Construction Controls

Inlet Protection Revised 04/10 CC-92

GRATE INLET PROTECTION DETAIL

TO BE LOCATED AT (IP2) SYMBOL

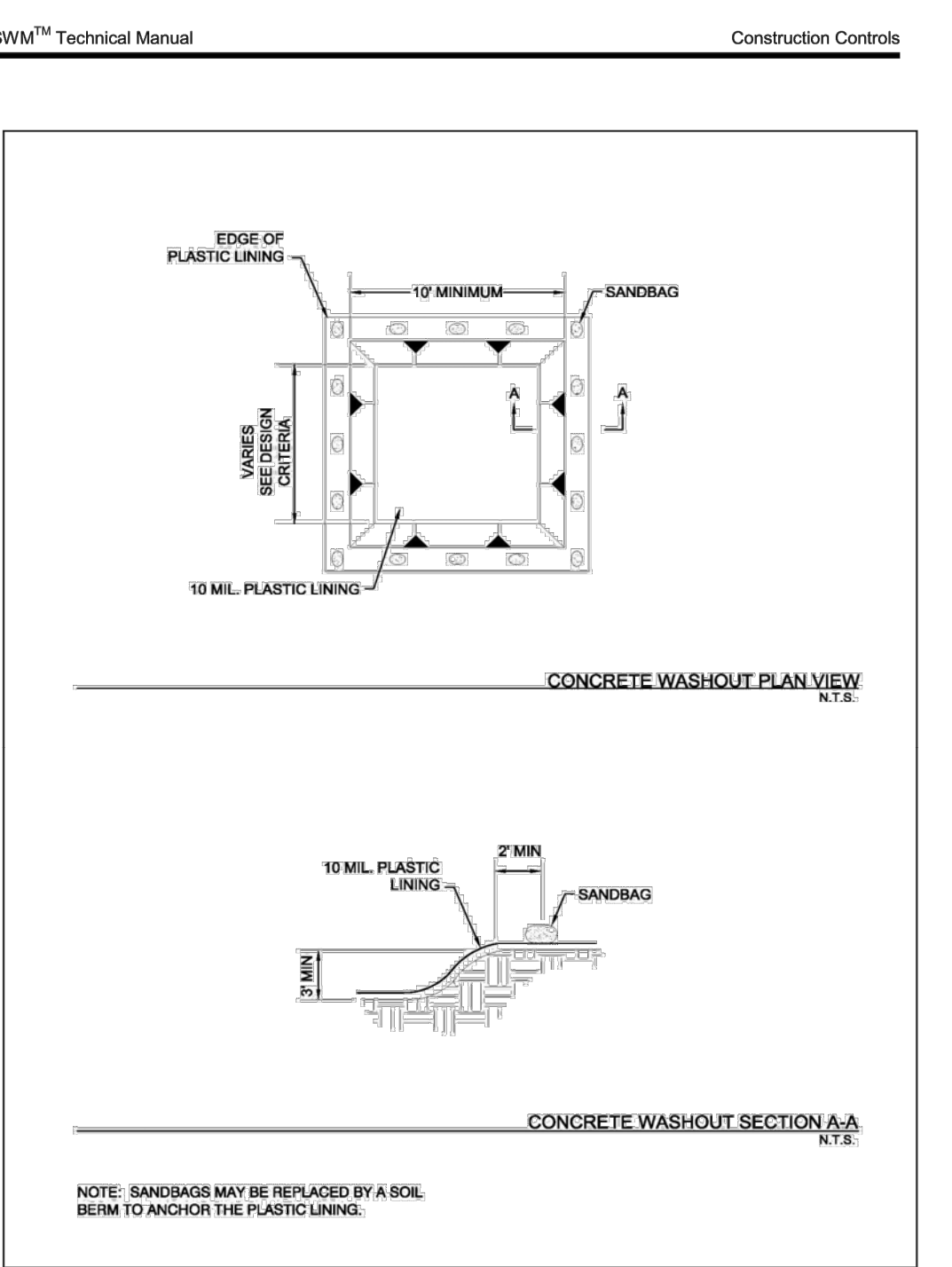


Figure 4.1 Schematics of Concrete Washout Containment

Concrete Waste Management Revised 04/10 CC-190

CONCRETE WASH-OUT

TO BE LOCATED AT (CW) SYMBOL

- INSPECTION AND MAINTENANCE GUIDELINES**
1. INSPECTION OF THIS BMP SHALL BE COMPLETED WEEKLY AND AFTER EACH RAINFALL EVENT BY THE RESPONSIBLE PARTY. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
 2. REMOVE SEDIMENT WHEN BUILDUP REACHES A SEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA IN SUCH A MANNER THAT DOES NOT CAUSE EROSION.
 3. CONTRACTOR TO CHECK PLACEMENT OF BMP TO PREVENT GAPS BETWEEN DEVICE AND CURB.
 4. CONTRACTOR TO INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.
 5. STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

BENCHMARK LIST

- BM #100: 5/8 INCH IRON ROD SET ACROSS RON ROAD FROM THE HOMESTEAD TRACT.
ELEV.=782.383'
- BM #101: 5/8 INCH IRON ROD SET IN FRONTAGE NEAR NORTHERNMOST CORNER OF THE SUBJECT TRACT.
ELEV.=710.662'
- BM #102: MAG NAIL SET IN PAVEMENT ACROSS RON ROAD FROM THE NORHTWEST CORNER OF THE SUBJECT TRACT.
ELEV.=719.007'

CITY COMMENTS	CITY COMMENTS NO. 2	DATE	REVISIONS	BY
05/04/2023	06/19/2023			

Kimley»Horn

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10101 REUNION PLACE, SUITE 400, SAN ANTONIO, TX 78204
WWW.KIMLEY-HORN.COM

JORDAN P. SCHAEFER
REGISTERED PROFESSIONAL ENGINEER
1220880
6/19/2023

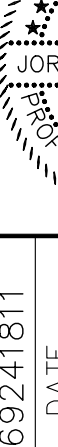
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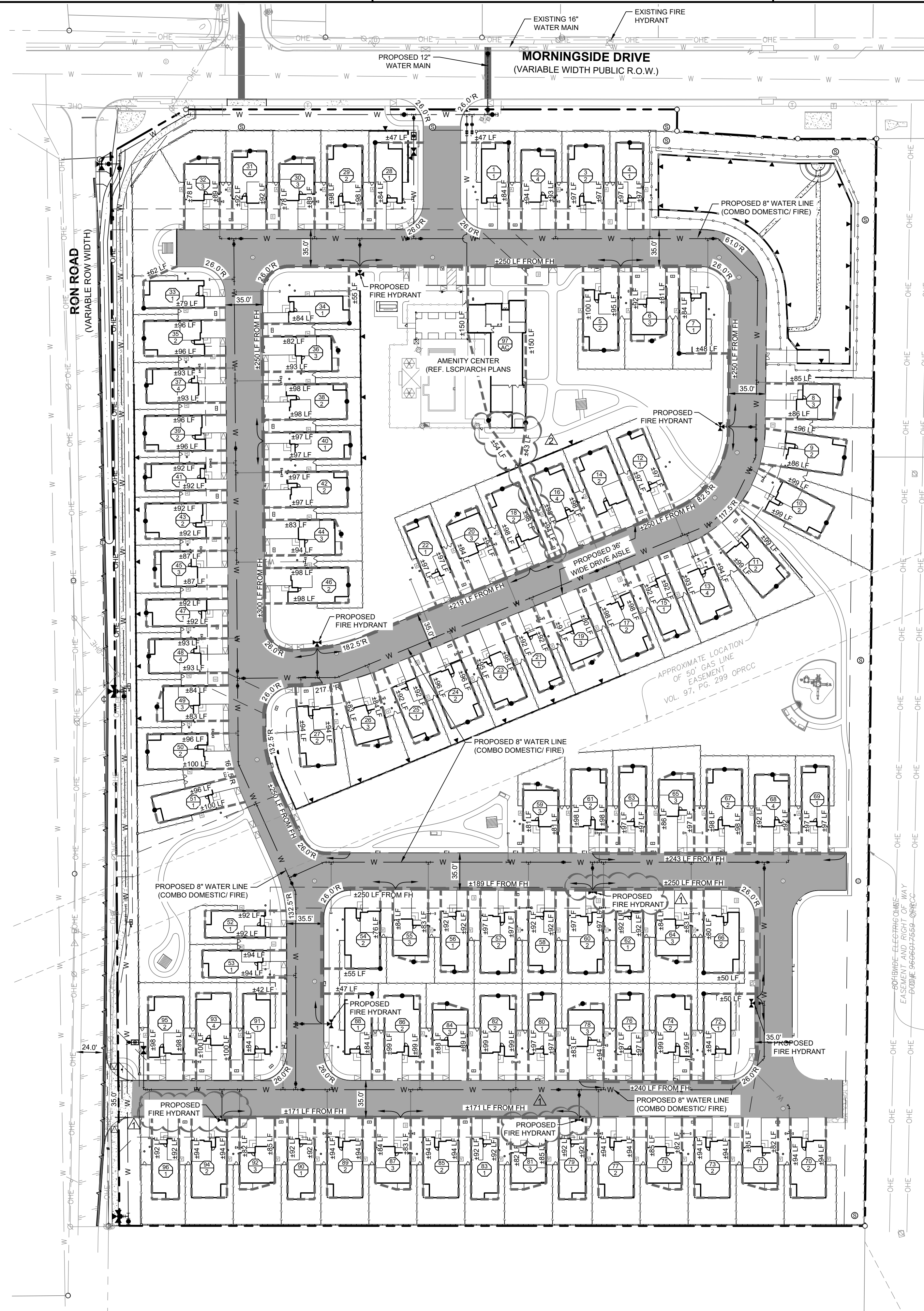
BELL YARD
ZIMMERMANN HILL
PREPARED FOR
ASPEN HEIGHTS PARTNERS

EROSION CONTROL DETAILS

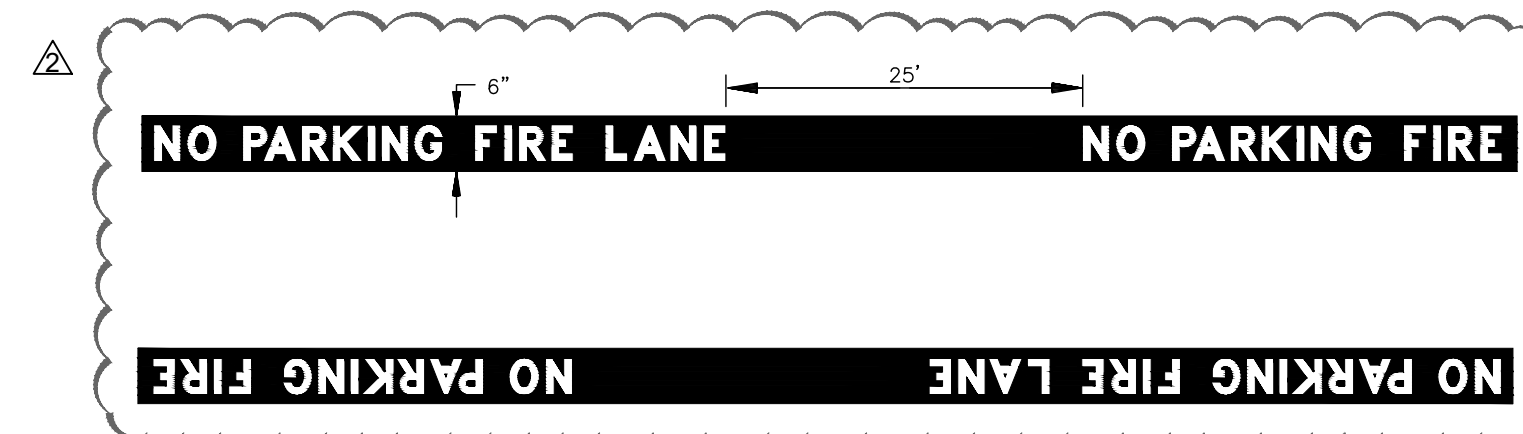
CITY OF NEW BRAUNFELS TEXAS

SHEET NUMBER
C1.2

SHEET NUMBER		C2.0	
BELL YARD		ZIMMERMANN HILL	
PREPARED FOR		ASPEN HEIGHTS PARTNERS	
CITY OF NEW BRAUNFELS		TEXAS	
DIMENSION CONTROL PLAN			
(1 OF 2)			
NO. 069241811	DATE 6/19/2023	SCALE AS SHOWN	DESIGNED BY CAM
		DRAWN BY ABC	CHECKED BY JPS
			
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EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.



FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" INCH WHITE LETTERS READING "NO PARKING FIRE LANE". STRIPING SHALL BE PLACED FROM THE TOP OF THE SEAM OF THE CURB TO A POINT EVEN WITH THE DRIVING SURFACE OR AS SPECIFIED BY LOCAL REQUIREMENTS.

FIRE LANE DETAIL
N.T.S

BENCHMARK LIST

BM #100: 5/8 INCH IRON ROD SET ACROSS RON ROAD FROM THE HOMESTEAD TRACT. ELEV = 752.383'
BM #101: 5/8 INCH IRON ROD SET IN FRONTAGE NEAR NORTHERNMOST CORNER OF THE SUBJECT TRACT. ELEV = 710.662'
BM #102: MAG NAIL SET IN PAVEMENT ACROSS RON ROAD FROM THE NORTHWEST CORNER OF THE SUBJECT TRACT. ELEV = 719.007'

LEGEND

PROPERTY LINE

FIRE LANE

EXISTING FIRE TRUCK HOSE LAY TO HYDRANT



EXISTING HOSE LAY (PULLING BY HAND)

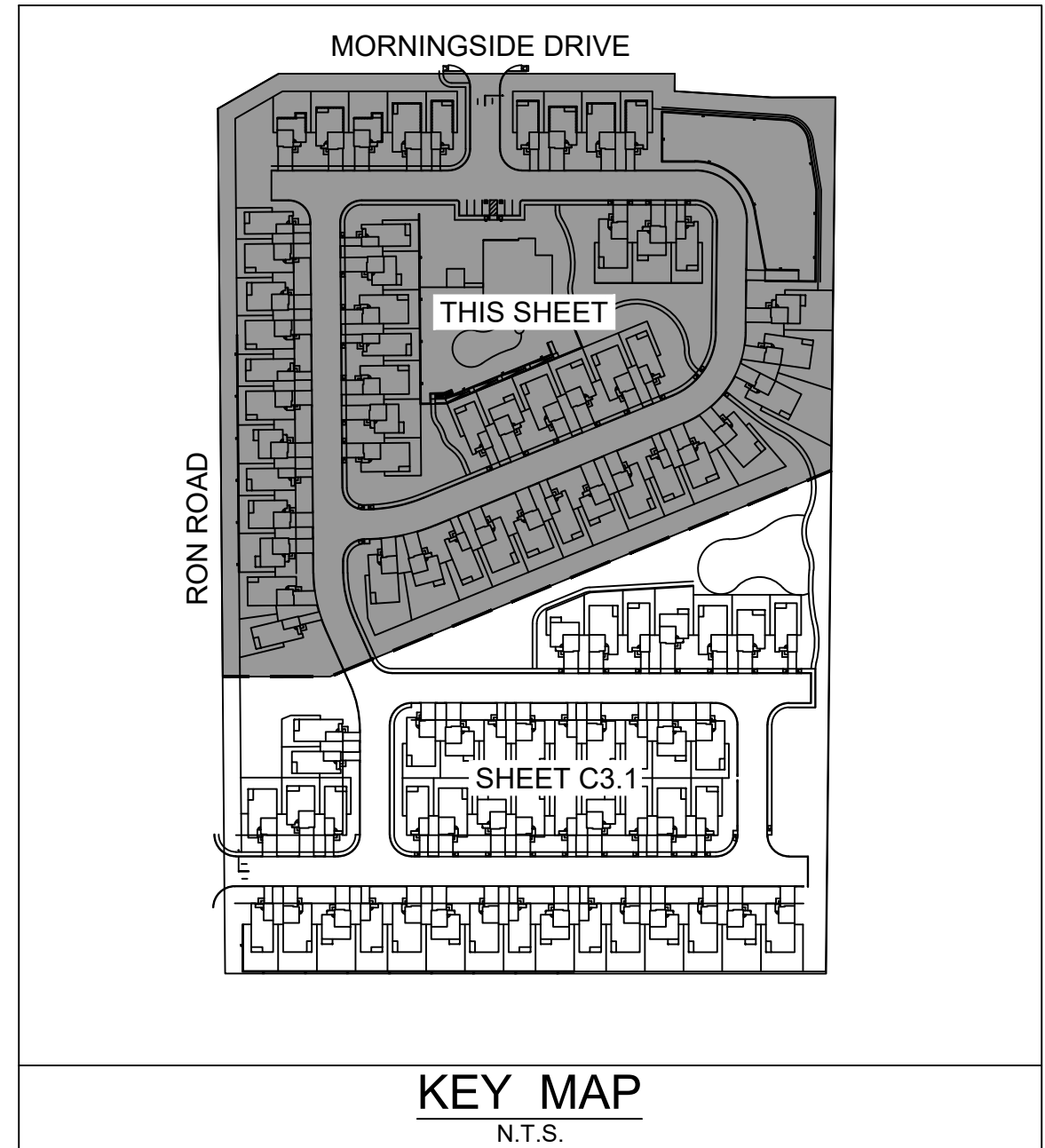
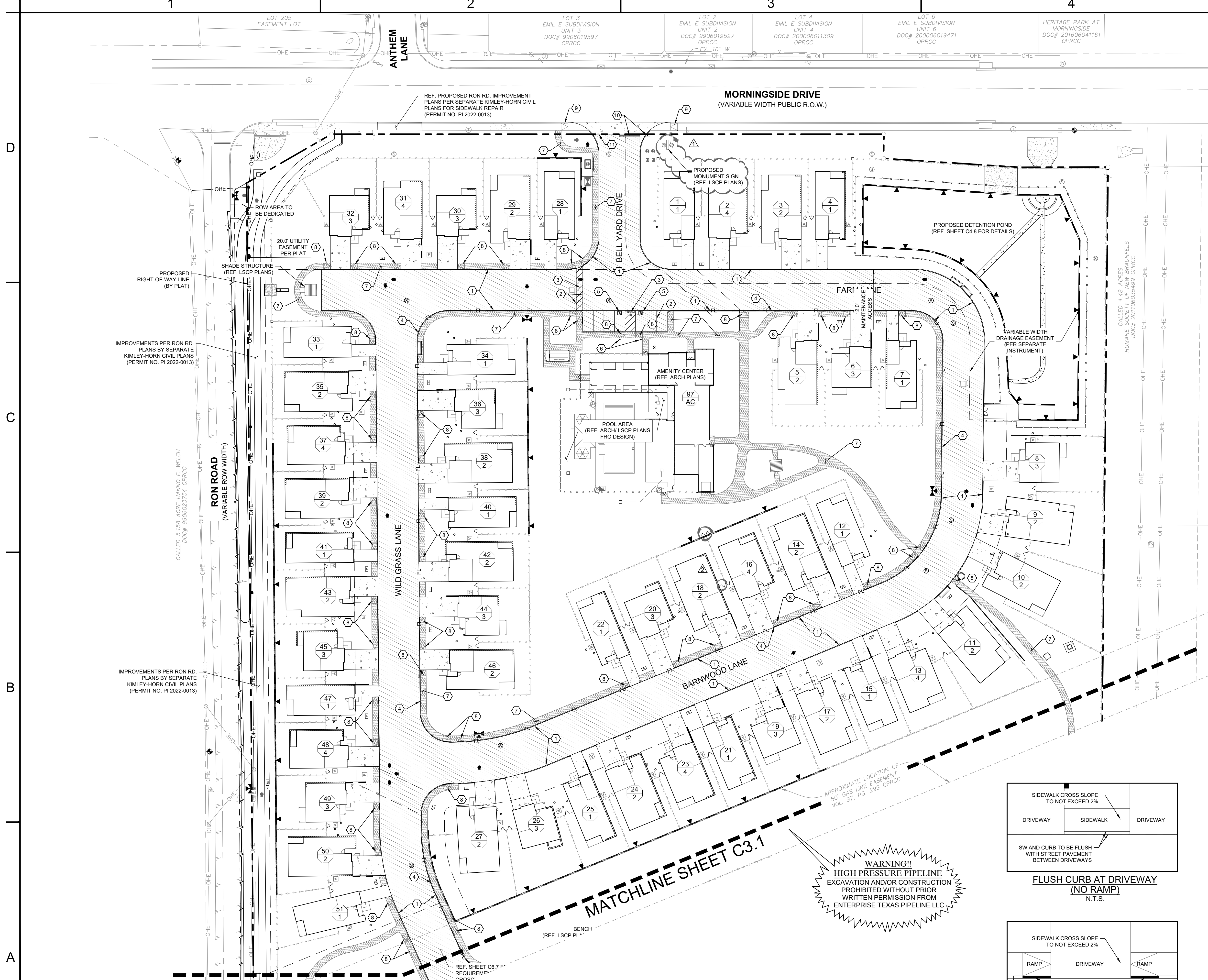
EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

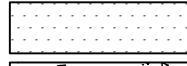
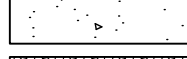

FIRE LANE (CONTRACTOR TO ONLY STRIPE ONE SIDE OF FIRE LANE)

FIRE LANE (CONTRACTOR TO STRIPE BOTH SIDES OF FIRE LANE)

SHEET NUMBER C2.2		BELL YARD ZIMMERMANN HILL PREPARED FOR ASPEN HEIGHTS PARTNERS CITY OF NEW BRAUNFELS TEXAS		FIRE PROTECTION SITE PLAN		KHA PROJECT 06/24/1811 DATE 6/10/2023 SCALE AS SHOWN DESIGNED BY CAM DRAWN BY ABC CHECKED BY JPS				 <p>© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 10101 REININ PLACE, SUITE 400, SAN ANTONIO, TX 78216 TEL: 214-480-0800 FAX: 214-480-0801 WWW.KIMLEY-HORN.COM TPE, FIRM NO. 928</p>		CITY COMMENTS CITY COMMENTS NO. 2		CAM 06/19/2023 CAM 06/04/2023	
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LEGEND

①	PROPOSED 6" CONCRETE CURB (REF. DETAIL, THIS SHEET)
②	4" PAINTED STRIPE (TYP.)
③	4" PAINTED STRIPING, 2" O.C. @ 45°
④	FIRE LANE STRIPING (REF. DETAIL, SHEET C.2.2)
⑤	ACCESSIBLE PARKING SYMBOL (REF. DETAIL, SHEET C6.0)
⑥	ACCESSIBLE PARKING SIGN (REF. DETAIL, SHEET C6.0)
⑦	CONSTRUCT ON-SITE CONCRETE SIDEWALK (REF. DETAIL, SHEET C6.0)
⑧	CONSTRUCT ON-SITE BARRIER FREE RAMP (REF. DETAIL, SHEET C6.0)
⑨	CONSTRUCT PUBLIC BARRIER FREE RAMP (REF. DETAIL, SHEET C6.0)
⑩	INSTALL STOP BAR AND STOP SIGN (REF. SHEET C6.0)
⑪	TRANSITION FROM CONCRETE TO ASPHALT PAVEMENT AT ROW LINE (REF. CITY DRIVEWAY DETAIL, SHEET C8.1)
	PROPOSED ASPHALT PAVEMENT (REF. DETAIL, SHEET C6.0)
	PROPOSED CONCRETE PAVEMENT (REF. DETAIL, SHEET C6.0)
	PROPOSED ON-SITE CONCRETE SIDEWALK (REF. DETAIL, SHEET C6.0)

NOTES	
1.	REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL PAVING AND SOIL PREPARATION NOTES.
2.	REFERENCE DIMENSION CONTROL PLAN SHEETS ON C2.0-C2.3 FOR CURB RADI AND LAYOUT INFORMATION.
3.	REFERENCE IRRIGATION AND MEP PLANS FOR CONDUIT SIZES AND LOCATIONS UNLESS OTHERWISE NOTED ON THIS SHEET.
4.	EXPANSION JOINTS SHOULD BE USED WHEREVER THE PAVEMENT WILL ABUT A STRUCTURAL ELEMENT SUBJECT TO DIFFERENT MAGNITUDE OF MOVEMENT, E.G., LIGHT POLES, RETAINING WALLS, EXISTING PAVEMENT, STAIRWAYS, ENTRWAY PIER, BUILDING WALLS, OR MANHOLES.
5.	EXISTING MAN-HOLE TOPS, VALVE BOXES, ETC. ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. IF NECESSARY, ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.
6.	SIDEWALK LAYOUT FROM DRIVEWAY TO FRONT DOOR IS SCHEMATIC IN NATURE. CONTRACTOR TO PROVIDE PER OWNER DIRECTION.

TAS NOTE
GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, SLIP-RESISTANT, AND SHALL COMPLY WITH SECTION 302 OF THE TEXAS ACCESSIBILITY STANDARDS.

BENCHMARK LIST	
BM #100: 5/8 INCH IRON ROD SET ACROSS RON ROAD FROM THE HOMESTEAD TRACT. ELEV.=752.383'	
BM #101: 5/8 INCH IRON ROD SET IN FRONTAGE NEAR NORTHERNMOST CORNER OF THE SUBJECT TRACT. ELEV.=710.662'	
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[illegible]

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.



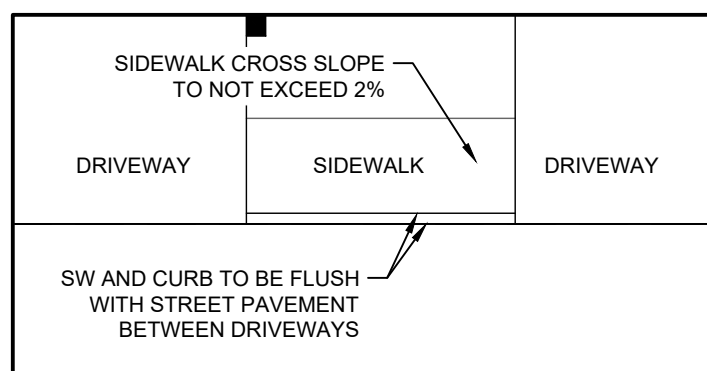
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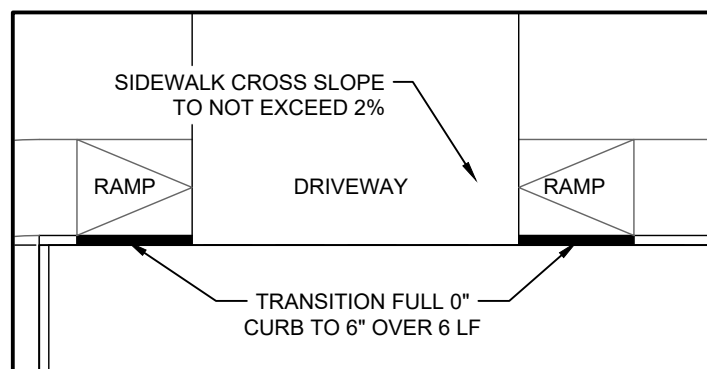
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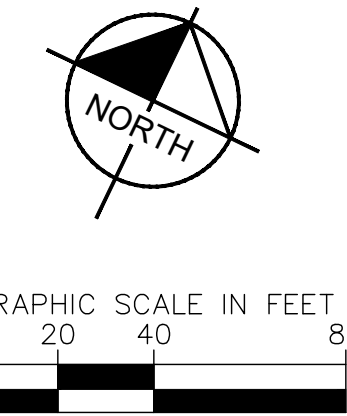
CURB TRANSITION AT DRIVEWAY (NO RAMP)
N.T.S.



CURB TRANSITION AT DRIVEWAY (WITH RAMP)
N.T.S.

WARNING!!
HIGH PRESSURE PIPELINE
EXCAVATION AND/OR CONSTRUCTION
PROHIBITED WITHOUT PRIOR
WRITTEN PERMISSION FROM
ENTERPRISE TEXAS PIPELINE LLC

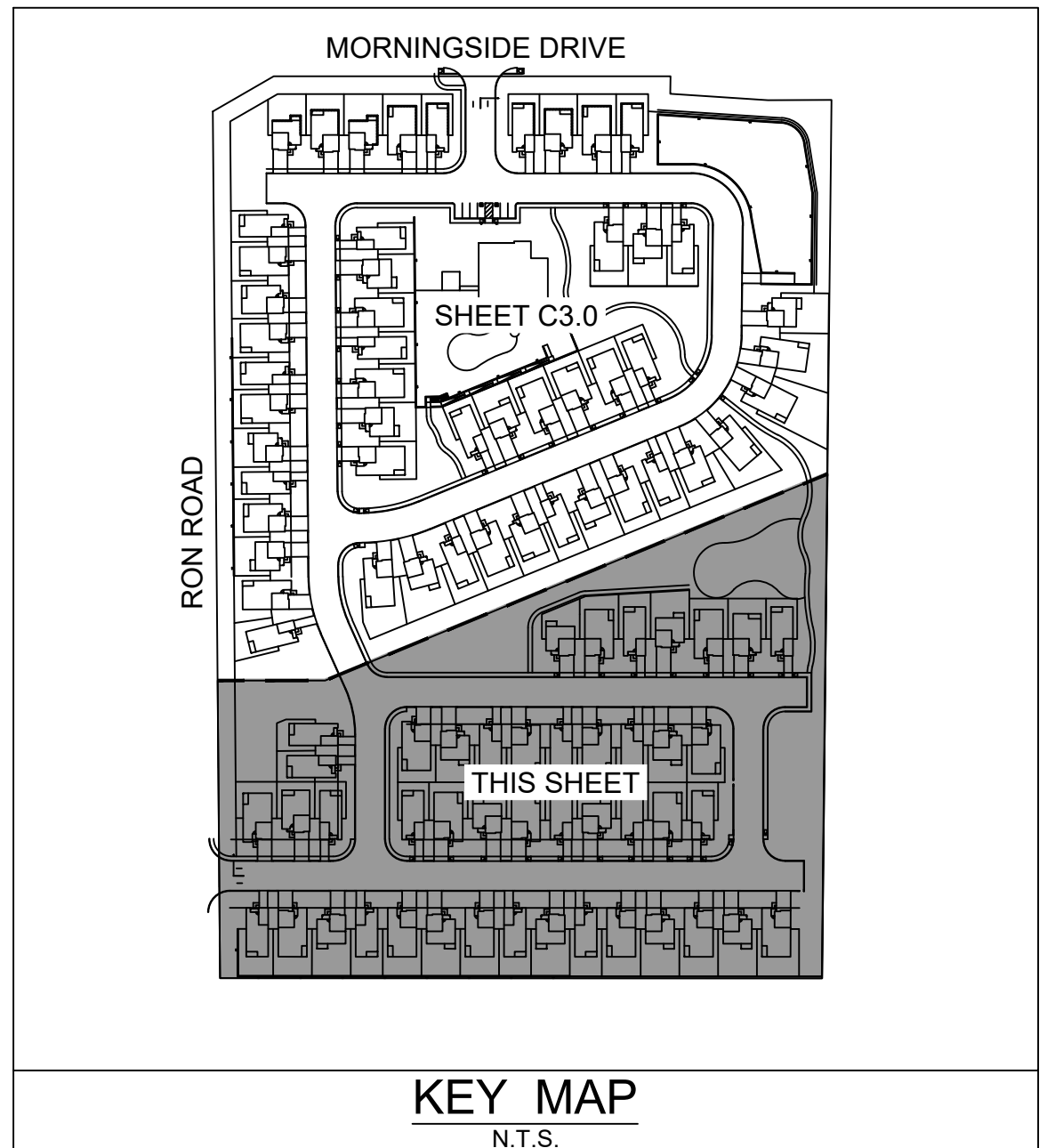
MATCHLINE SHEET C3.0



LEGEND	
①	PROPOSED 6" CONCRETE CURB (REF. DETAIL, THIS SHEET)
②	4" PAINTED STRIPE (TYP.)
③	4" PAINTED STRIPING, 2' O.C. @ 45°
④	FIRE LANE STRIPING (REF. DETAIL, SHEET C2.2)
⑤	ACCESSIBLE PARKING SYMBOL (REF. DETAIL, SHEET C6.0)
⑥	ACCESSIBLE PARKING SIGN (REF. DETAIL, SHEET C6.0)
⑦	CONSTRUCT ON-SITE CONCRETE SIDEWALK (REF. DETAIL, SHEET C6.0)
⑧	CONSTRUCT ON-SITE BARRIER FREE RAMP (REF. DETAIL, SHEET C6.0)
⑨	CONSTRUCT PUBLIC BARRIER FREE RAMP (REF. DETAIL, SHEET C6.0)
⑩	INSTALL STOP BAR AND STOP SIGN (REF. SHEET C6.0)
⑪	TRANSITION FROM CONCRETE TO ASPHALT PAVEMENT AT ROW LINE (REF. CITY DRIVEWAY DETAIL, SHEET C6.1)
	PROPOSED ASPHALT PAVEMENT (REF. DETAIL, SHEET C6.0)
	PROPOSED CONCRETE PAVEMENT (REF. DETAIL, SHEET C6.0)
	PROPOSED ON-SITE CONCRETE SIDEWALK (REF. DETAIL, SHEET C6.0)

NOTES	
1.	REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL PAVING AND SOIL PREPARATION NOTES.
2.	REFERENCE DIMENSION CONTROL PLAN SHEETS ON C2.0-C2.3 FOR CURB RADII AND LAYOUT INFORMATION.
3.	REFERENCE IRRIGATION AND MEP PLANS FOR CONDUIT SIZES AND LOCATIONS UNLESS OTHERWISE NOTED ON THIS SHEET.
4.	EXPANSION JOINTS SHOULD BE USED WHEREVER THE PAVEMENT WILL ABUT A STRUCTURAL ELEMENT SUBJECT TO DIFFERENT MAGNITUDE OF MOVEMENT, E.G., LIGHT POLES, RETAINING WALLS, EXISTING PAVEMENT, STAIRWAYS, ENTRYWAY PIERS, BUILDING WALLS, OR MANHOLES.
5.	EXISTING MANHOLE TOPS, VALVE BOXES, ETC. ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. IF NECESSARY, ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.
6.	SIDEWALK LAYOUT FROM DRIVEWAY TO FRONT DOOR IS SCHEMATIC IN NATURE. CONTRACTOR TO PROVIDE PER OWNER DIRECTION.

TAS NOTE	
GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, SLIP-RESISTANT, AND SHALL COMPLY WITH SECTION 302 OF THE TEXAS ACCESSIBILITY STANDARDS.	



KEY MAP
N.T.S.

BENCHMARK LIST	
BM #100: 5/8 INCH IRON ROD SET ACROSS RON ROAD FROM THE HOMESTEAD TRACT. ELEV.=752.383'	
BM #101: 5/8 INCH IRON ROD SET IN FRONTAGE NEAR NORTHERNMOST CORNER OF THE SUBJECT TRACT. ELEV.=710.662'	
BM #102: MAG NAIL SET IN PAVEMENT ACROSS RON ROAD FROM THE NORTHWEST CORNER OF THE SUBJECT TRACT. ELEV.=719.007'	

IMPROVEMENTS PER RON RD. PLANS BY SEPARATE KIMLEY-HORN CIVIL PLANS (PERMIT NO. PI 2022-0013)

RON ROAD (VARIABLE ROW WIDTH)

SHADE STRUCTURE (REF. LSCP PLANS)

PROPOSED RIGHT-OF-WAY LINE

WILD GRASS LANE

CORN MAZE LANE

HAY LOFT TRAIL

PASTURE WAY

BENCH (REF. LSCP PLANS)

SHADE STRUCTURE (REF. LSCP PLANS)

PLAYGROUND (REF. LSCP PLANS)

BENCHES (REF. LSCP PLANS)

APPROXIMATE LOCATION OF 50' GAS LINE EASEMENT VOL. 97, PG. 299 OPRCC

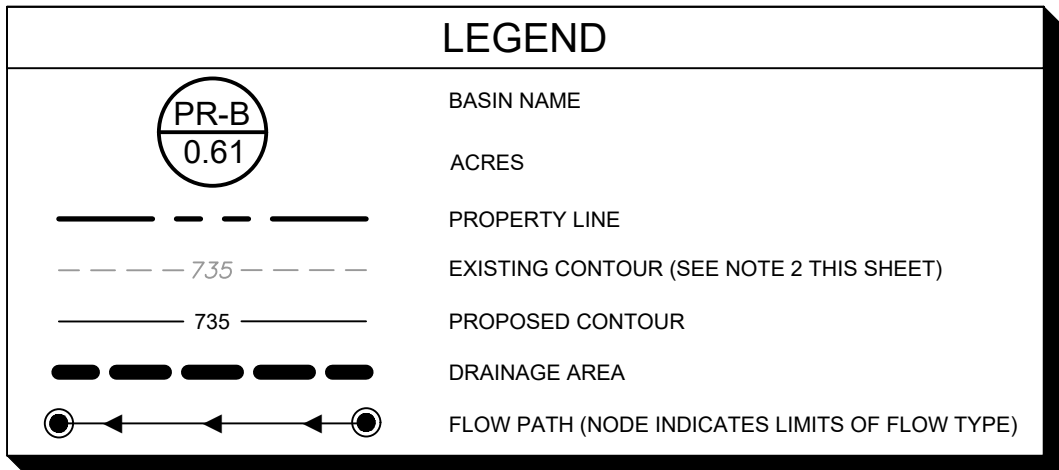
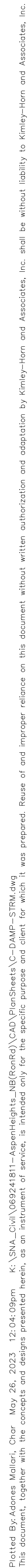
80' WIDE ELECTRIC LINE EASEMENT AND 80' WIDE GAS LINE EASEMENT VOL. 97, PG. 299 OPRCC

CALLED 2.632 ACRES
CARLOS P. CABALLERO
AND TAMMY CABALLERO
DOC# 200506025964
OPRCC

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

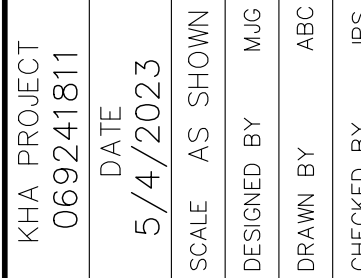


CITY COMMENTS		REVISIONS		BY
05/04/2023		No.		DATE
KHA PROJECT 069241811		DATE 5/14/2023		
SCALE AS SHOWN		DESIGNED BY CAM		
DRAWN BY ABC		CHECKED BY JPS		
PAVING AND STRIPING PLAN (2 OF 2)		SHEET NUMBER C3.1		
BELL YARD ZIMMERMANN HILL PREPARED FOR ASPEN HEIGHTS PARTNERS		CITY OF NEW BRAUNFELS TEXAS		
Kimley»Horn		©2022 KIMLEY-HORN AND ASSOCIATES, INC. 10101 REINION PLACE, SUITE 400, SAN ANTONIO, TX 78216 WWW.KIMLEY-HORN.COM		
JORDAN P. SCHAEFER 122080 REGISTERED PROFESSIONAL ENGINEER 5/14/2023				



- | SCS INPUTS | | | PEAK FLOW RATE (SCS METHOD) | | | | | | |
|------------|------|-------|-----------------------------|-------|-------|-------|-------|------------------|---|
| Basin | Area | Tc | Q-2 | Q-10 | Q-25 | Q-50 | Q-100 | Collection Point | |
| | (ac) | (min) | (cfs) | (cfs) | (cfs) | (cfs) | (cfs) | | |
| PR-B | 0.61 | 86.8 | 10.0 | 1.55 | 2.96 | 4.03 | 4.99 | 6.08 | Morningside Dr. Pavement (Analysis Point "B") |
| PR-C | 0.70 | 86.7 | 12.4 | 1.78 | 3.40 | 4.63 | 5.72 | 6.97 | Morningside Dr. Culvert (Analysis Point "C") |
| PR-D | 3.84 | 89.4 | 14.6 | 9.44 | 17.60 | 23.78 | 29.28 | 35.57 | Southern Adjacent Property |
| PR-E | 0.21 | 87.7 | 10.0 | 0.55 | 1.03 | 1.40 | 1.73 | 2.10 | Ron Road ROW |

Kimley»»Horn



INLET DRAINAGE AREA MAP
(PROPOSED CONDITIONS)

BELL YARD
ZIMMERMANN HILL
PREPARED FOR
ASPEN HEIGHTS PARTNERS
OF NEW BRAUNFELS
TEXT

SHEET NUMBER
C4.1

[illegible]

PEAK FLOW CALCULATIONS																																																
Basin	AREA "A"		RUNOFF COEFFICIENT "C"								TIME OF CONCENTRATION CALCULATIONS																RAINFALL INTENSITY "I"						UNITS FACTOR	FLOW RATE "Q"														
	A	IMPERVIOUS AREA	IMPERVIOUS PERVIOUS	0.75	0.8	0.83	0.88	0.92	0.97	SHEET FLOW				UNPAVED S.C.F.				PAVED S.C.F.				CHANNEL FLOW				TOT.	I-2	I-5	I-10	I-25	I-50	I-100		Q-2	Q-5	Q-10	Q-25	Q-50	Q-100									
				0.29	0.32	0.35	0.39	0.42	0.46	L	n	S	Tt	L	S	Tt	L	S	Tt	L	V	Tt	Tc																									
				(ft)		(ft/hr)	(min)	(ft)	(ft/hr)	(min)	(ft)	(ft/hr)	(min)	(ft)	(ft/hr)	(min)	(ft)	(ft/hr)	(min)	(ft)	(ft/hr)	(min)	(min)	(in/hr)	(in/hr)	(in/hr)														(in/hr)	(in/hr)	(in/hr)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
				(ac)	(ac)	I.C. %	C-2	C-5	C-10	C-25	C-50	C-100	(ft)	n	(ft/hr)	(min)	(ft)	(ft/hr)	(min)	(ft)	(ft/hr)	(min)	(ft)	(ft/hr)	(min)	(ft)														(ft/hr)	(min)	(in/hr)	(in/hr)	(in/hr)	(in/hr)	(in/hr)	(in/hr)	(cfs)
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37												
A1	0.87	0.31	36%	0.45	0.49	0.52	0.56	0.60	0.64	100	0.13	0.014	9.0	21	0.010	0.2	-	-	-	685	0.94	12.1	24.3	3.58	4.48	5.26	6.34	7.18	8.08	1.008	1.43	1.93	2.40	3.14	3.77	4.55												
A2.1	0.18	0.05	28%	0.42	0.45	0.48	0.53	0.56	0.60	100	0.13	0.010	3.5	-	-	-	-	-	-	-	-	-	10.0	5.05	6.33	7.44	8.99	10.23	11.49	1.008	0.38	0.52	0.65	0.86	1.04	1.25												
A2.2	0.40	0.15	38%	0.46	0.50	0.53	0.57	0.61	0.65	30	0.13	0.010	3.9	194	0.096	0.6	-	-	-	-	-	-	10.0	5.05	6.33	7.44	8.99	10.23	11.49	1.008	0.94	1.28	1.59	2.08	2.51	3.02												
A2.3	0.31	0.05	16%	0.36	0.40	0.43	0.47	0.50	0.54	30	0.13	0.010	3.9	104	0.150	0.3	-	-	-	-	-	-	10.0	5.05	6.33	7.44	8.99	10.23	11.49	1.008	0.57	0.79	0.99	1.32	1.60	1.95												
A2.4	1.25	0.88	70%	0.61	0.66	0.69	0.73	0.77	0.82	100	0.02	0.045	1.0	-	-	-	423	0.040	1.7	-	-	-	10.0	5.05	6.33	7.44	8.99	10.23	11.49	1.008	3.91	5.25	6.45	8.33	9.95	11.86												
A2.5	1.70	0.88	52%	0.53	0.57	0.60	0.64	0.68	0.72	100	0.02	0.049	1.0	-	-	-	345	0.040	1.4	-	-	-	10.0	5.05	6.33	7.44	8.99	10.23	11.49	1.008	4.57	6.17	7.63	9.92	11.90	14.26												
A2.6	2.45	1.49	61%	0.57	0.61	0.64	0.69	0.72	0.77	100	0.13	0.039	5.9	466	0.065	2.1	-	-	-	-	-	-	10.0	5.05	6.33	7.44	8.99	10.23	11.49	1.008	7.11	9.57	11.79	15.27	18.29	21.85												
A2.7	1.67	0.19	11%	0.34	0.37	0.40	0.45	0.48	0.52	100	0.13	0.011	9.7	300	0.020	2.2	160	0.043	0.6	-	-	-	12.5	4.61	5.77	6.78	7.88	8.98	10.30	10.45	1.008	2.66	3.64	4.62	6.14	7.47	9.1											

CURB INLET CALCULATIONS																													
INLET NAME	CONTRI-BUTING BASIN	DESIGN STORM: 25-YEAR			CHECK STORM: 100-YEAR			INLET LOCATION	DOWNSTREAM		ROADWAY DATA			# OF INLETS	TOTAL FLOW TO EACH INLET		LENGTH REQUIRED FOR FULL CAPTURE						INLET PERFORMANCE						
		BASIN	CARRY-OVER	TOTAL	BASIN	CARRY-OVER	TOTAL		INLET	INTER-SECTION	S (ft/ft)	S _x (ft/ft)	n		25 (cfs)	100 (cfs)	25-YEAR			100-YEAR			LENGTH CHOSEN	25-YEAR			100-YEAR		
																	ON-GRADE	WEIR	ORIFICE	ON-GRADE	WEIR	ORIFICE		Q _{CAPTURE}	Q _{BYPASS}	E	Q _{CAPTURE}	Q _{BYPASS}	E
																	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)		(cfs)	(cfs)	%	(cfs)	(cfs)	%
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
B2	A2	18.74	8.78	27.52	26.83	14.62	41.45	Sag	-	-	0.020	0.020	0.016	1	27.52	41.45	-	15.0	14.1	-	22.5	21.2	20	27.52	-	100%	40.64	0.81	98%
C13	A2.4	8.33	-	8.33	11.86	-	11.86	On-Grade	B2	-	0.010	0.024	0.016	1	8.33	11.86	24.0	-	-	29.1	-	-	10	5.17	3.16	62%	6.31	5.55	53%
B9	A2.5	9.92	-	9.92	14.26	-	14.26	On-Grade	B2	-	0.032	0.021	0.016	1	9.92	14.26	37.0	-	-	45.1	-	-	10	4.30	5.62	43%	5.19	9.07	36%



GRATE INLET CAPACITY							
$Q_{cap} = CA \cdot (2gh)^{\frac{1}{2}}$							
BASIN /INLET NAME	Q25 (CFS)	Q100 (CFS)	C	A (ft²)	g (ft/s²)	h (ft)	QCAP (CFS)
A2.1	0.86	1.25	0.67	0.84735	32.2	0.5	3.2
A2.2	2.08	3.02					3.2
A2.3	2.3	1.95					3.2

** REFER TO SHEET C6.6 FOR GRATE INLET DETAILS

STREET CAPACITY CALCULATIONS																
ANALYSIS POINT	CONTRI- BUTING BASIN	STREET					TOTAL FLOW		STREET FLOW							
		NAME	CLASS	S	Sx	n	25	100	25-YEAR			100-YEAR				
				(ft)	(ft/ft)				(cfs)	(cfs)	T	y	V	T	y	V
											(ft)	(in)	(fps)	(ft)	(in)	(fps)
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
B2	A2	FARM LANE	LOCAL	0.020	0.020	0.016	18.74	26.83	19.0	4.56	5.18	21.8	5.22	5.67		
B9	A2.5	BARNDOWN LANE	LOCAL	0.058	0.024	0.016	9.92	14.26	11.0	3.15	3.44	12.5	3.61	3.54		
C4	A1	WILD GRASS LANE	LOCAL	0.032	0.021	0.016	9.34	4.55	8.7	2.18	2.00	9.90	2.50	4.38		

T = PONDING WIDTH
y = PONDING DEPTH

	CITY COMMENTS		DATE	BY
A			05/04/2023	GAM
A	CITY COMMENTS NO. 2		06/19/2023	GAM
No.	REVISIONS		DATE	BY

SHEET NUMBER C4.2	BELL YARD ZIMMERMANN HILL PREPARED FOR ASPEN HEIGHTS PARTNERS CITY OF NEW BRAUNFELS TEXAS	DRAINAGE CALCULATIONS	<table border="1"> <tr> <td data-bbox="2948 594 2963 985"> KHA PROJECT 069241811 </td> <td data-bbox="2963 594 2969 985"> DATE 6/19/2023 </td> <td data-bbox="2969 594 2978 985"> SCALE AS SHOWN </td> <td data-bbox="2978 594 2987 985"> DESIGNED BY MAG </td> </tr> <tr> <td data-bbox="2948 985 2963 1375"> DRAWN BY ABC </td> <td data-bbox="2963 985 2969 1375"> CHECKED BY JPS </td> <td data-bbox="2969 985 2978 1375"></td> <td data-bbox="2978 985 2987 1375"></td> </tr> </table>	KHA PROJECT 069241811	DATE 6/19/2023	SCALE AS SHOWN	DESIGNED BY MAG	DRAWN BY ABC	CHECKED BY JPS				 <p>©2022 KIMLEY-HORN AND ASSOCIATES, INC. 10101 REUNION PLACE, SUITE 400, SAN ANTONIO, TX 78216 TEL: 210.480.4600 FAX: 210.480.4601 WWW.KIMLEY-HORN.COM TPE FIRM NO. 928</p>
KHA PROJECT 069241811	DATE 6/19/2023	SCALE AS SHOWN	DESIGNED BY MAG										
DRAWN BY ABC	CHECKED BY JPS												

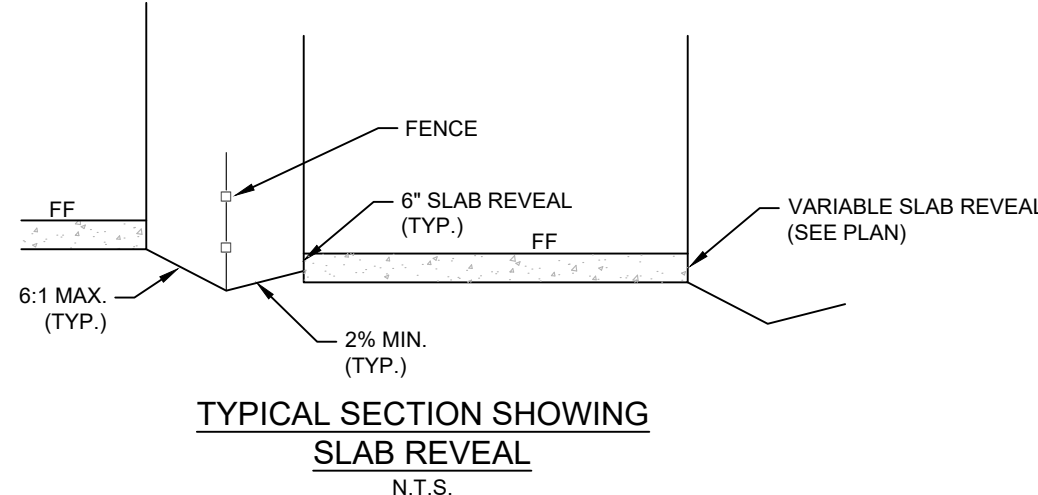
Plotted: By Andrew Miller, Owner: May 26, 2023, 10:04:39am, K:\SMA-Civil\069241811-AspenHeights_NSG\Drawings\Grading\Grading.dwg, This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

D

C

B

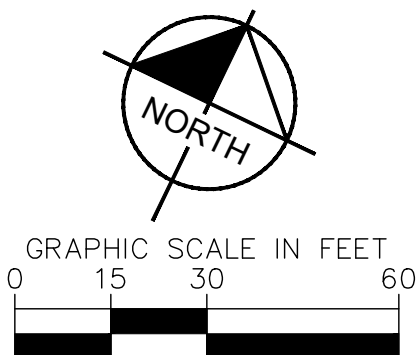
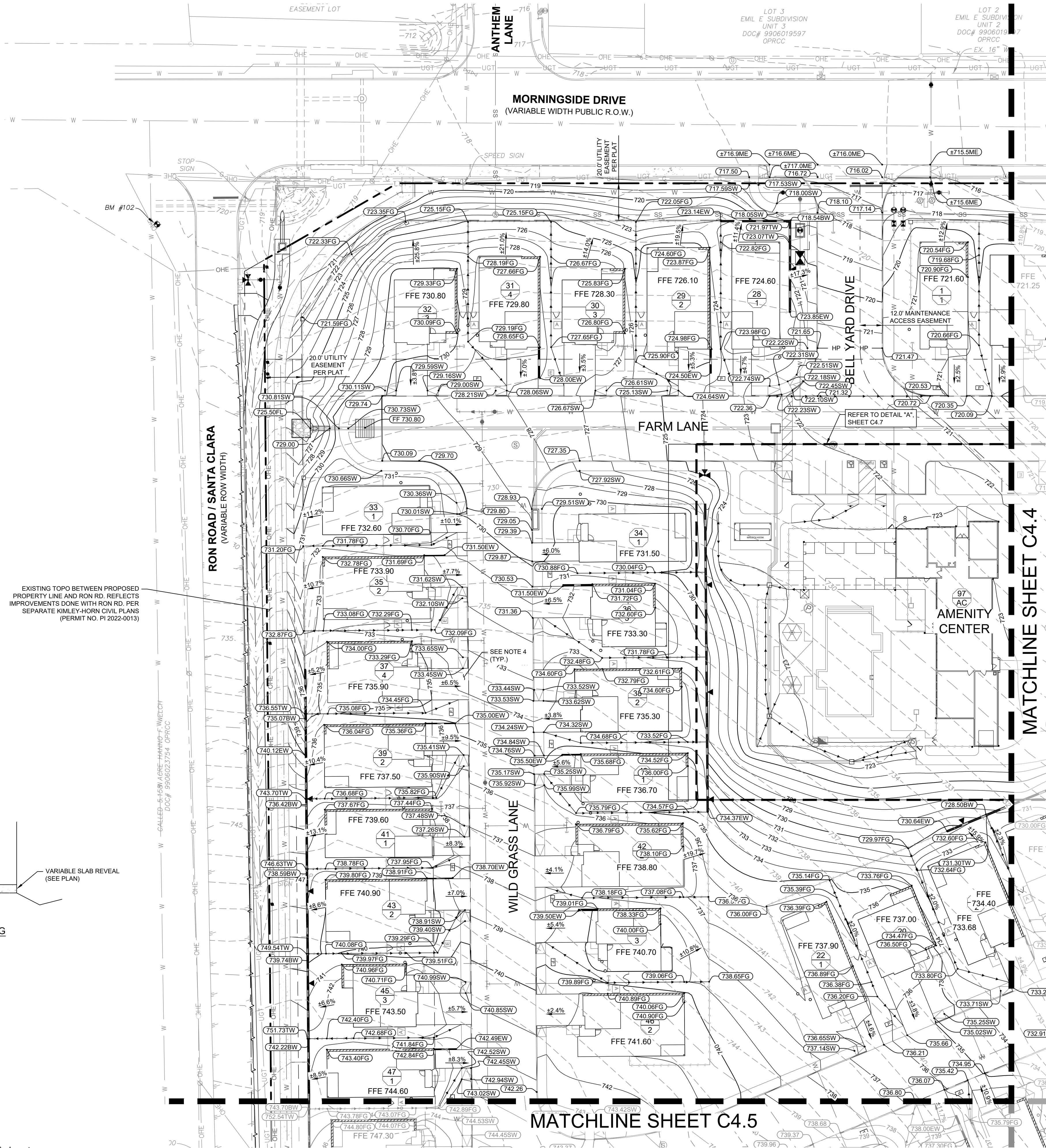
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CAUTION!
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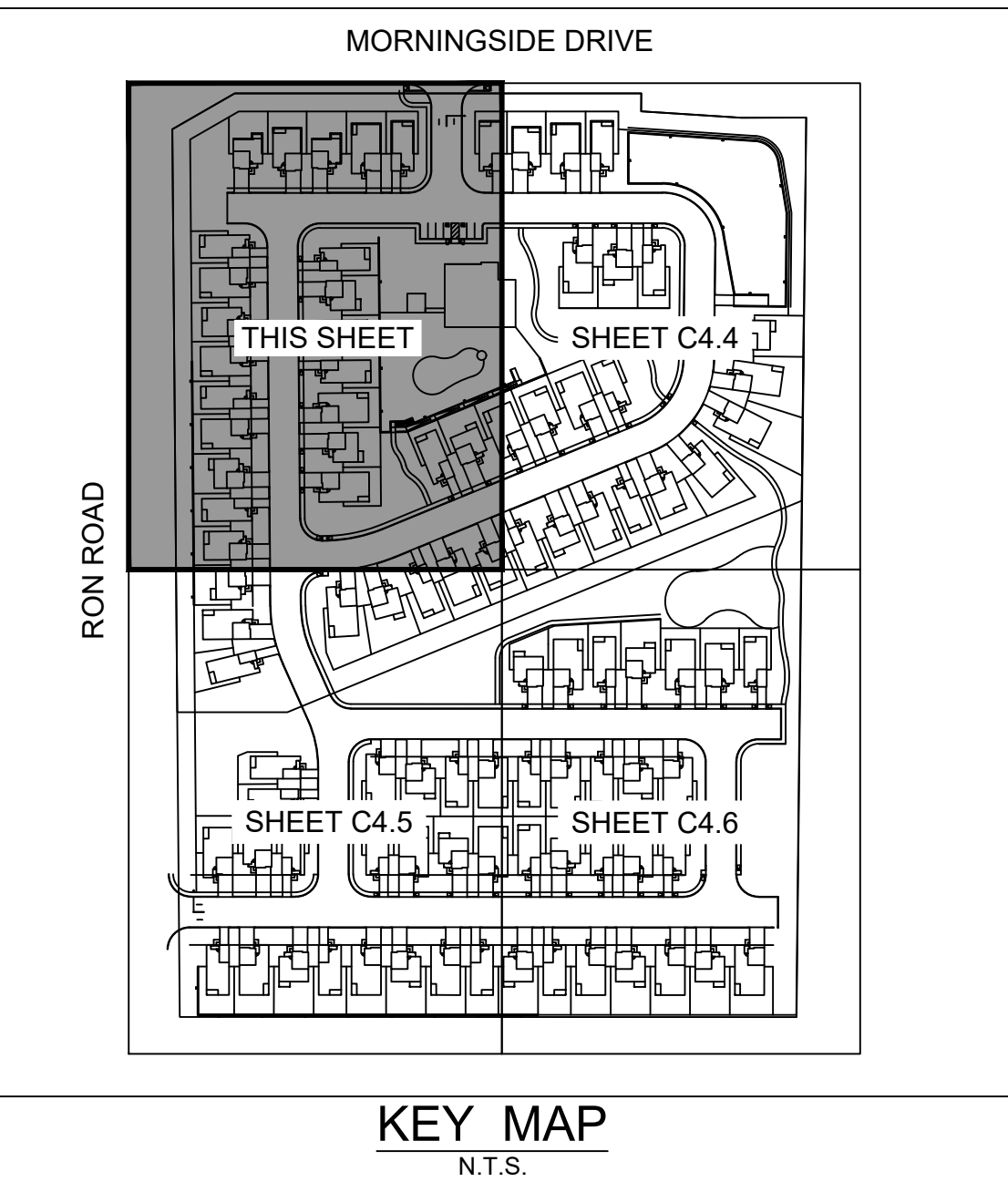


Know what's below.
Call before you dig.



LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
(750.75)	PROPOSED SPOT ELEVATION
FG	FINISHED GRADE
TC	TOP OF CURB
TG	TOP OF GRATE
EX	EXISTING SPOT ELEVATION
SW	SIDEWALK
ME	MATCH EXISTING
EW	END OF WALL
TW	TOP OF WALL
BW	FINISHED GRADE AT BASE OF WALL
FL	FLOWLINE
FFE	FINISHED FLOOR ELEVATION - TOP OF SLAB (LIVING AREA)
750	PROPOSED CONTOURS
---	EXISTING CONTOURS
HP	PROPOSED HIGH POINT
---	INTENDED DIRECTION OF FLOW
---	SWALE
---	PROPOSED ACCESSIBLE PARKING SPACE
---	FLOW ARROW
---	RETAINING WALL (TRIANGLE INDICATES EXPOSED FACE OF WALL)
---	INDICATES SLAB REVEAL GREATER THAN 6"
---	WOOD FENCE
---	MASONRY FENCE

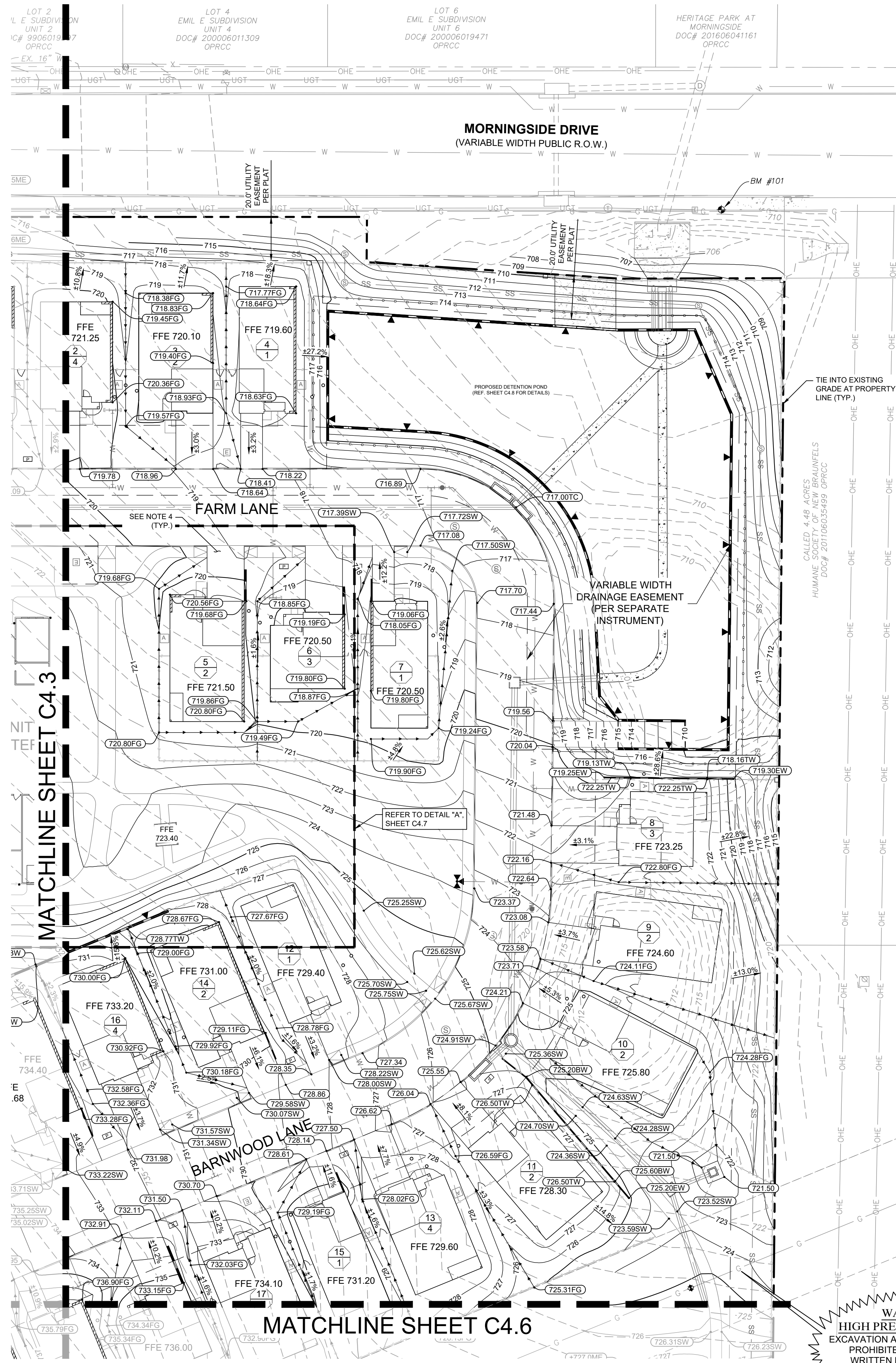
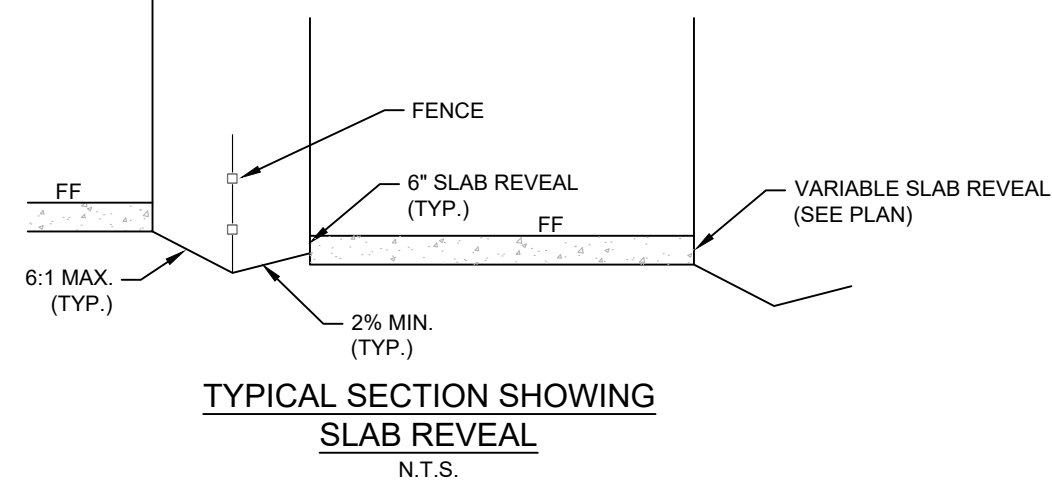
- ### NOTES
- ALL SPOT GRADES ARE TO TOP OF PAVEMENT (TP) OR TOP OF GRATE (TG), UNLESS OTHERWISE NOTED AS TC (TOP OF CURB). CONTRACTOR TO ADD 6" FOR TOP OF CURB AS NECESSARY.
 - NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
 - MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES, LOADING ZONES AND SIDEWALK LANDINGS SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
 - MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS UNLESS OTHERWISE NOTED. RUNNING SLOPE MAY EXCEED 5% IN PUBLIC R.O.W. IF EXISTING ROAD SLOPE EXCEEDS 5%. SIDEWALK SHALL NOT EXCEED RUNNING SLOPE OF EXISTING ROADWAY.
 - GENERAL CONTRACTOR TO REFERENCE NOTE 1 REGARDING SPOT ELEVATIONS, COORDINATE WITH DIRT AND LANDSCAPE SUBCONTRACTORS REGARDING PROPOSED SOD AND HYDROMULCH LOCATIONS TO ENSURE ADEQUATE CUT FOR FUTURE VEGETATION.
 - EXISTING MANHOLE TOPS, VALVE BOXES, ETC. ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. IF NECESSARY, READJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.
 - DETAILED GRADING FROM EDGE OF ACCESS DRIVE UP TO AND AROUND BUILDING INCLUDING DRIVEWAYS, SIDEWALK FROM DRIVEWAY TO FRONT PATIO, AND FINE GRADING AROUND LANDSCAPE BEDS TO BE COMPLETED BY THE CONTRACTOR. CONTOURS SHOWN ARE MEANT TO CONVEY GENERAL INTENT FOR STORMWATER RUNOFF.



BENCHMARK LIST	
BM #100: 5/8 INCH IRON ROD SET ACROSS RON ROAD FROM THE HOMESTEAD TRACT.	ELEV.=752.383'
BM #101: 5/8 INCH IRON ROD SET IN FRONTAGE NEAR NORTHERNMOST CORNER OF THE SUBJECT TRACT.	ELEV.=710.662'
BM #102: MAG NAIL SET IN PAVEMENT ACROSS RON ROAD FROM THE NORTHWEST CORNER OF THE SUBJECT TRACT.	ELEV.=719.007'

CITY COMMENTS	CITY COMMENTS	REVISIONS	DATE	BY				
Kimley»Horn								
©2022 KIMLEY-HORN AND ASSOCIATES, INC. 10101 REUNION PLACE, SUITE 400, SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM								
KHA PROJECT	069241811	DATE	5/4/2023	SCALE	AS SHOWN			
DESIGNED BY	CAM	DRAWN BY	ABC	CHECKED BY	JPS			
BELL YARD ZIMMERMANN HILL GRADING PLAN (1 OF 5) PREPARED FOR ASPEN HEIGHTS PARTNERS					TEXAS			
SHEET NUMBER C4.3					CITY OF NEW BRAUNFELS			

A

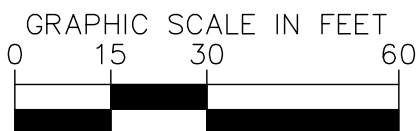
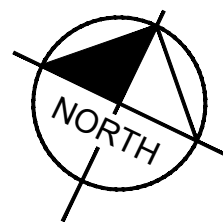
















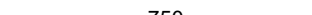







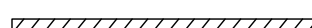


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Know what's below.
Call before you dig.

WARNING!!
HIGH PRESSURE PIPELINE
EXCAVATION AND/OR CONSTRUCTION
PROHIBITED WITHOUT PRIOR
WRITTEN PERMISSION FROM
ENTERPRISE TEXAS PIPELINE LLC

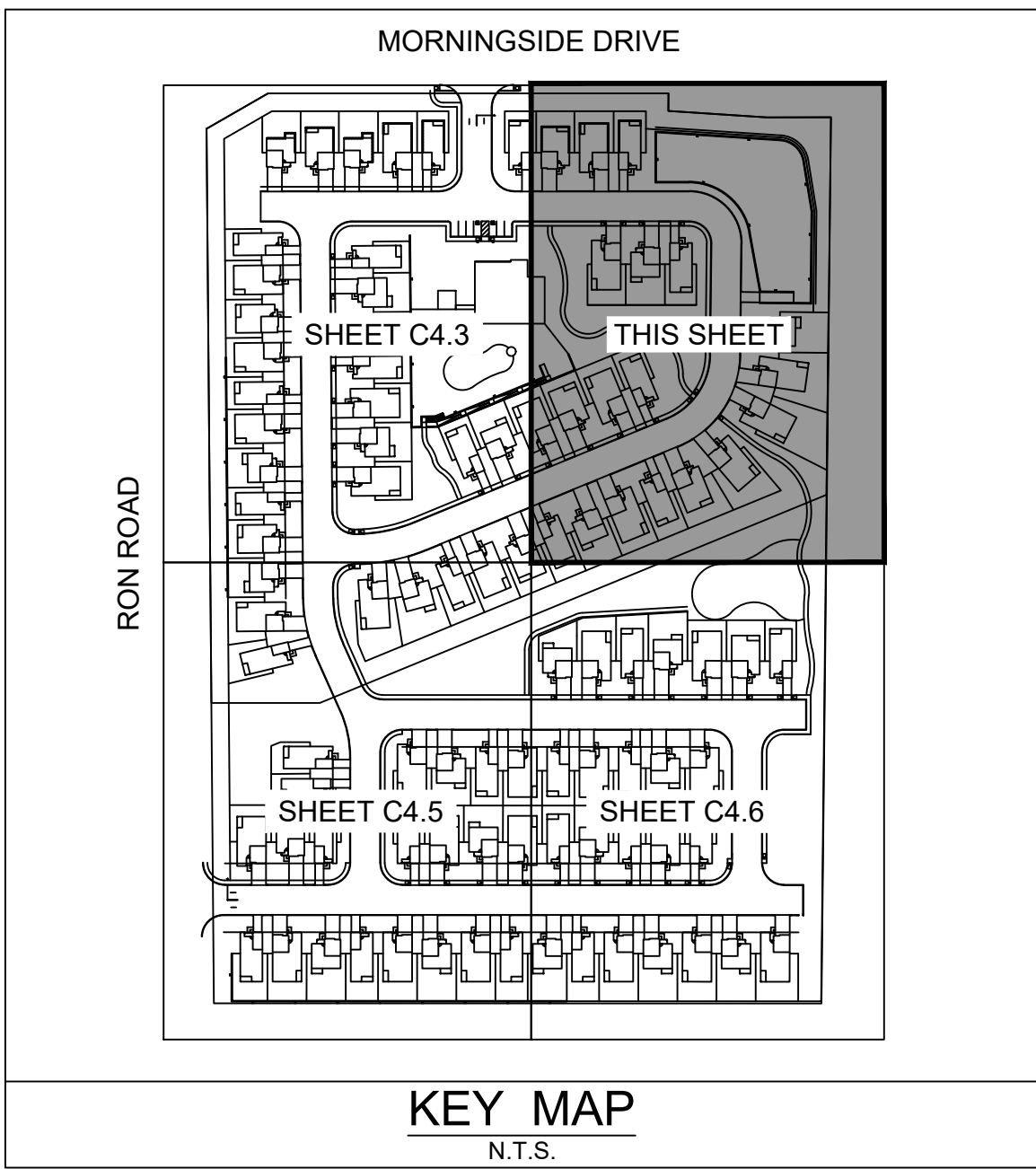


	PROPERTY LINE
	EASEMENT LINE
	PROPOSED SPOT ELEVATION
	FINISHED GRADE
	TOP OF CURB
	TOP OF GRATE
	EXISTING SPOT ELEVATION
	SIDEWALK
	MATCH EXISTING
	END OF WALL
	TOP OF WALL
	FINISHED GRADE AT BASE OF WALL
	FLOWLINE
	FINISHED FLOOR ELEVATION - TOP OF SLAB (LIVING AREA)
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED HIGH POINT
	INTENDED DIRECTION OF FLOW
	SWALE
	PROPOSED ACCESSIBLE PARKING SPACE
	FLOW ARROW
	RETAINING WALL (TRIANGLE INDICATES EXPOSED FACE OF WALL)
	INDICATES SLAB REVEAL GREATER THAN 6"
	WOOD FENCE
	MASONRY FENCE

NOTES


1. ALL SLOP GRADES ARE TO TOP OF PAVEMENT (TP) OR TOP OF GRADE (TG), UNLESS OTHERWISE NOTED AS TC (TOP OF CURB). CONTRACTOR TO ADD 6" FOR TOP OF CURB AS NECESSARY.
2. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
3. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES, LOADING ZONES AND SIDEWALK LANDINGS SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
4. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS UNLESS OTHERWISE NOTED. RUNNING SLOPE MAY EXCEED 5% IN PUBLIC R.O.W IF EXISTING ROAD SLOPE EXCEEDS 5%. SIDEWALK SHALL NOT EXCEED RUNNING SLOPE OF EXISTING ROADWAY.
5. GENERAL CONTRACTOR TO REFERENCE NOTE 1 REGARDING SLOP ELEVATIONS. COORDINATE WITH DIRT AND LANDSCAPE SUBCONTRACTORS REGARDING PROPOSED SOD AND HYDROMULCH LOCATIONS TO ENSURE ADEQUATE CUT FOR FUTURE VEGETATION.
6. EXISTING MANHOLE TOPS, VALVE BOXES, ETC. ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. IF NECESSARY, READJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.

DETAILED GRADING FROM EDGE OF ACCESS DRIVE UP TO AND AROUND BUILDING INCLUDING DRIVEWAYS, SIDEWALKS, DRIVEWAYS TO FRONT PATIO, AND FINE GRADING AROUND LANDSCAPE BEDS TO BE COMPLETED BY THE CONTRACTOR. CONTOURS SHOWN ARE MEANT TO CONVEY GENERAL INTENT FOR STORMWATER RUNOFF.



BENCHMARK LIST

BM #100: 5/8 INCH IRON ROD SET ACROSS RON ROAD FROM THE HOMESTEAD TRACT. ELEV =752.383'
BM #101: 5/8 INCH IRON ROD SET IN FRONTAGE NEAR NORTHERN CORNER OF THE SUBJECT TRACT. ELEV =710.662'
BM #102: MAG NAIL SET IN PAVEMENT ACROSS RON ROAD FROM THE NORTHWEST CORNER OF THE SUBJECT TRACT. ELEV =719.007'

	CITY COMMENTS	05/04/2023	CAM
No.	REVISIONS	DATE	BY

Kimley»»Horn

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KHA PROJECT	DATE	SCALE	AS SHOWN
069241811	5/4/2023	DESIGNED BY	CAN
		DRAWN BY	ABD
		CHECKED BY	JPS

GRADING PLAN
(2 OF 5)

BELL YARD
ZIMMERMANN HILL
PREPARED FOR
ASPEN HEIGHTS PARTNERS
OF NEW BRAUNFELS
TEXAS

SHEET NUMBER
C4.4

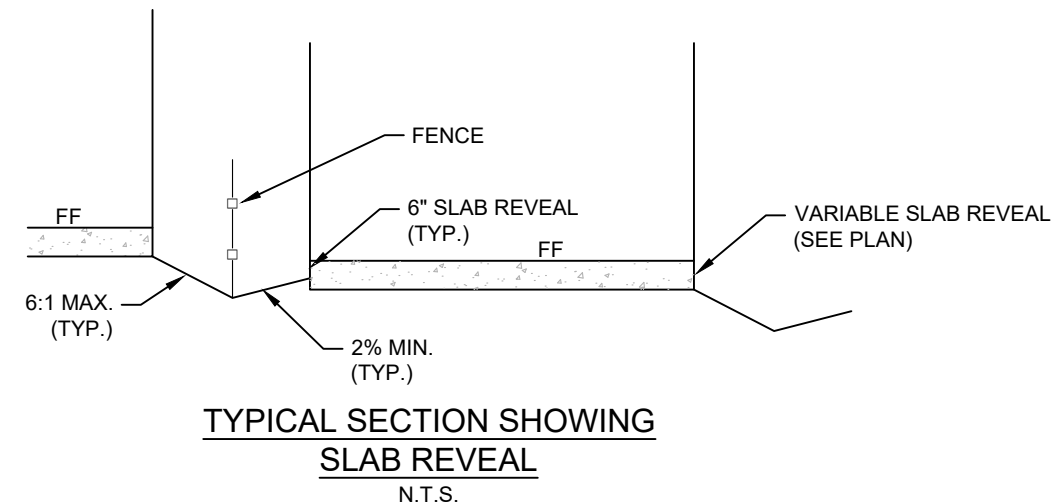
CITY OF NEW BRAUNFELS

D

C

B

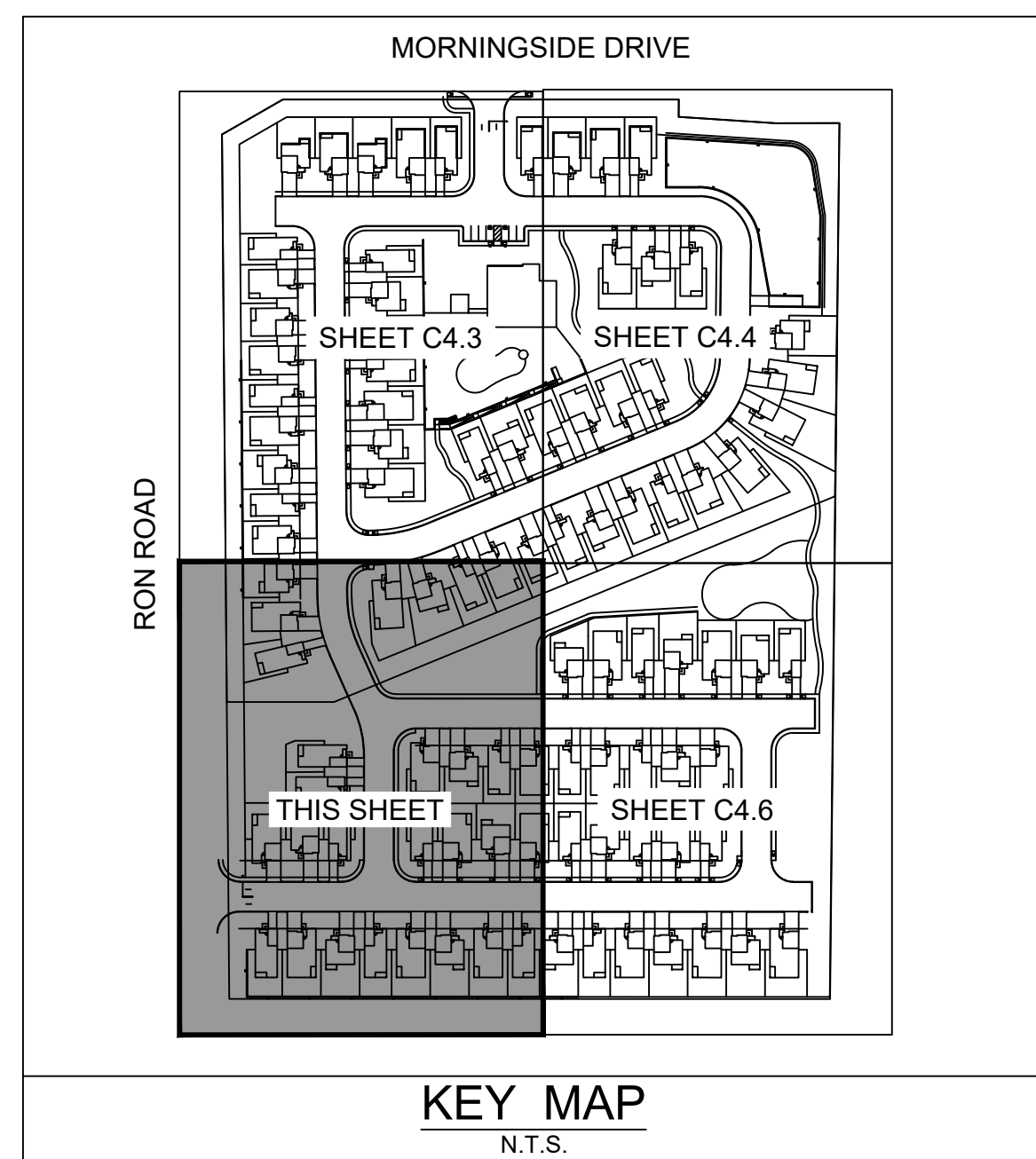
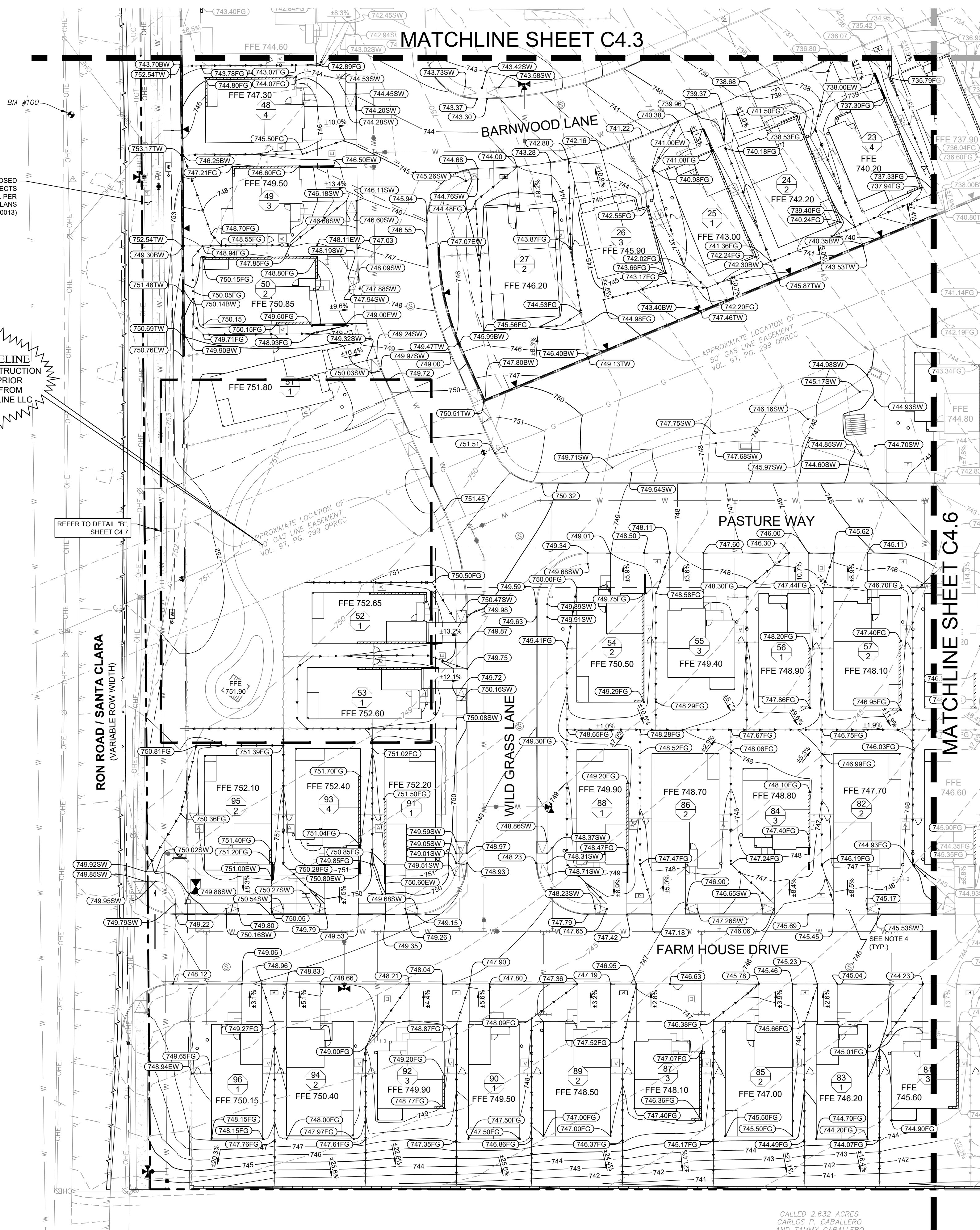
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EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.




























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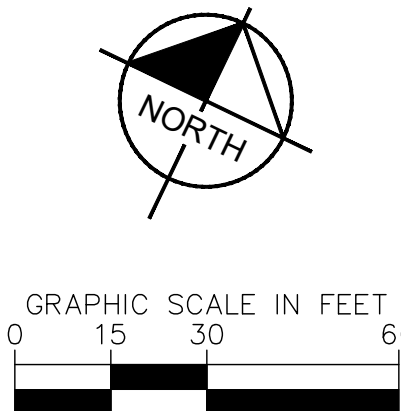
BENCHMARK LIST



3M #100: 5/8 INCH IRON ROD SET ACROSS RON ROAD FROM THE HOMESTEAD TRACT. ELEV = 752.383'
3M #101: 5/8 INCH IRON ROD SET IN FRONTAGE NEAR NORTHERNMOST CORNER OF THE SUBJECT TRACT. ELEV = 710.662'
3M #102: MAG NAIL SET IN PAVEMENT ACROSS RON ROAD FROM THE NORTHWEST CORNER OF THE SUBJECT TRACT. ELEV = 719.007'

	PROPERTY LINE
	EASEMENT LINE
	PROPOSED SPOT ELEVATION
	FINISHED GRADE
	TOP OF CURB
	TOP OF GRATE
	EXISTING SPOT ELEVATION
	SIDEWALK
	MATCH EXISTING
	END OF WALL
	TOP OF WALL
	FINISHED GRADE AT BASE OF WALL
	FLOWLINE
	FINISHED FLOOR ELEVATION - TOP OF SLAB (LIVING AREA)
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED HIGH POINT
	INTENDED DIRECTION OF FLOW
	SWALE
	PROPOSED ACCESSIBLE PARKING SPACE
	FLOW ARROW
	RETAINING WALL (TRIANGLE INDICATES EXPOSED FACE OF WALL)
	INDICATES SLAB REVEAL GREATER THAN 6"
	WOOD FENCE
	MASONRY FENCE

NOTES

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2. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
3. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES, LOADING ZONES AND SIDEWALK LANDINGS SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
4. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS UNLESS OTHERWISE NOTED. RUNNING SLOPE MAY EXCEED 5% IN PUBLIC R.O.W. IF EXISTING ROAD SLOPE EXCEEDS 5%. SIDEWALK SHALL NOT EXCEED RUNNING SLOPE OF EXISTING ROADWAY.
5. GENERAL CONTRACTOR TO REFERENCE NOTE 1 REGARDING SLOP ELEVATIONS. CONTRACTOR TO PROVIDE CURB AND LAND FINE SUBCONTRACTORS REGARDING PROPOSED SLOP AND HYDROMULCH LOCATIONS TO ENSURE ADEQUATE CUT FOR FUTURE VEGETATION.
6. EXISTING MANHOLE TOPS, VALVE BOXES, ETC. ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. IF NECESSARY, READJUSTMENTS SHALL BE PERFORMED TO MAINTAIN SLOPE OF PAVING AND GRASS TO ENSURE A SMOOTH TRANSITION.
7. DETAILED GRADING FROM EDGE OF ACCESS DRIVE UP TO AND AROUND BUILDING INCLUDING DRIVEWAYS, SIDEWALK FROM DRIVEWAY TO FRONT PATIO, AND FINE GRADING AROUND LANDSCAPE BEDS TO BE COMPLETED BY THE CONTRACTOR. CONTOURS SHOWN ARE MEANT TO CONVEY GENERAL INTENT FOR STORMWATER RUNOFF.



SHEET NUMBER C4.5		BELL YARD ZIMMERMANN HILL PREPARED FOR ASPEN HEIGHTS PARTNERS CITY OF NEW BRAUNFELS TEXAS		GRADING PLAN (3 OF 5)		KHA PROJECT 069241811 DATE 5/4/2023 SCALE AS SHOWN DESIGNED BY CAM DRAWN BY ABC CHECKED BY JPS						©2022 KIMLEY-HORN AND ASSOCIATES, INC. 10101 REDDING PLACE, SUITE 200, SAN ANTONIO, TX 78216 TEL: 214-343-9393 FAX: 214-343-9395 WWW.KIMLEY-HORN.COM TPE FIRM NO. 928		CITY COMMENTS CAIT		05/04/2023 DATE BY	
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Printed: By: Admin User, On: May 25, 2023, 10:05:09am, K:\SMA-Civil\069241811-Aspen Heights, NS(Geometry)\C4.6\PlanSheet\C4.6-04.dwg
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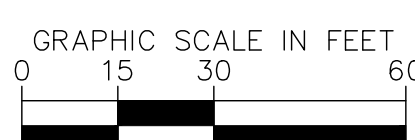
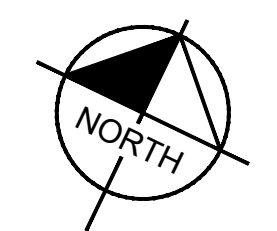
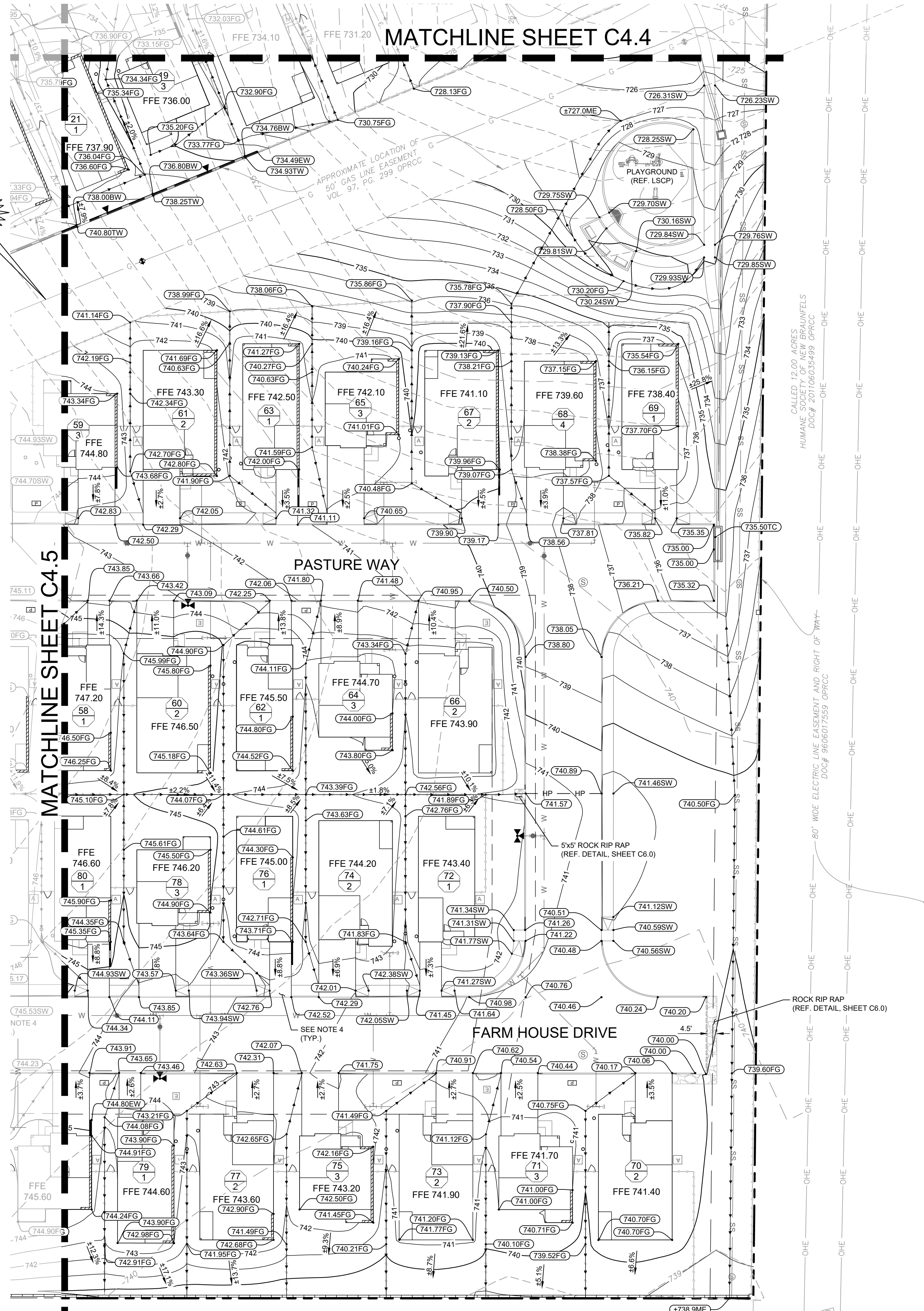
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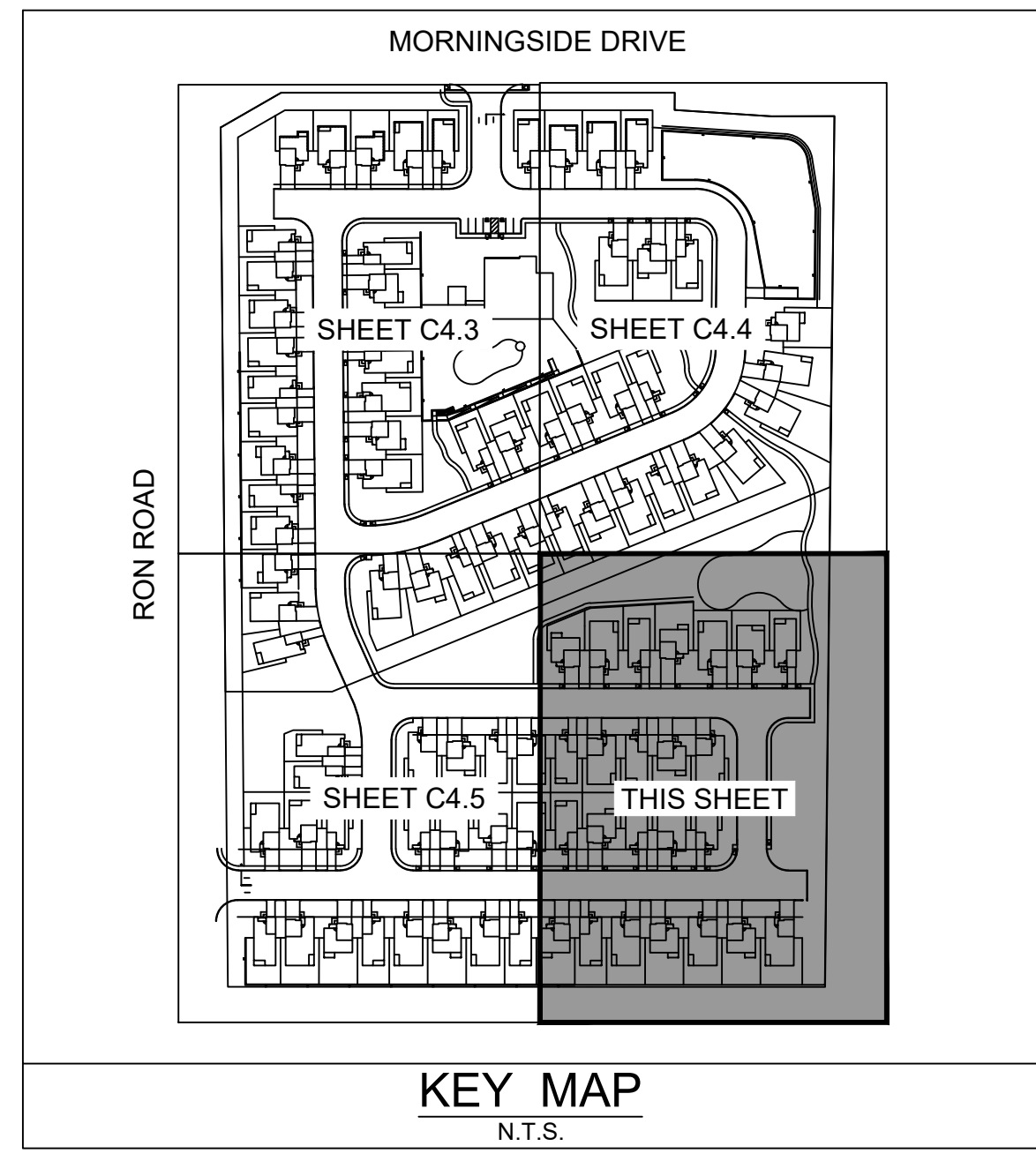
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WRITTEN PERMISSION FROM
ENTERPRISE TEXAS PIPELINE LLC

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR
IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND
VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO
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CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF
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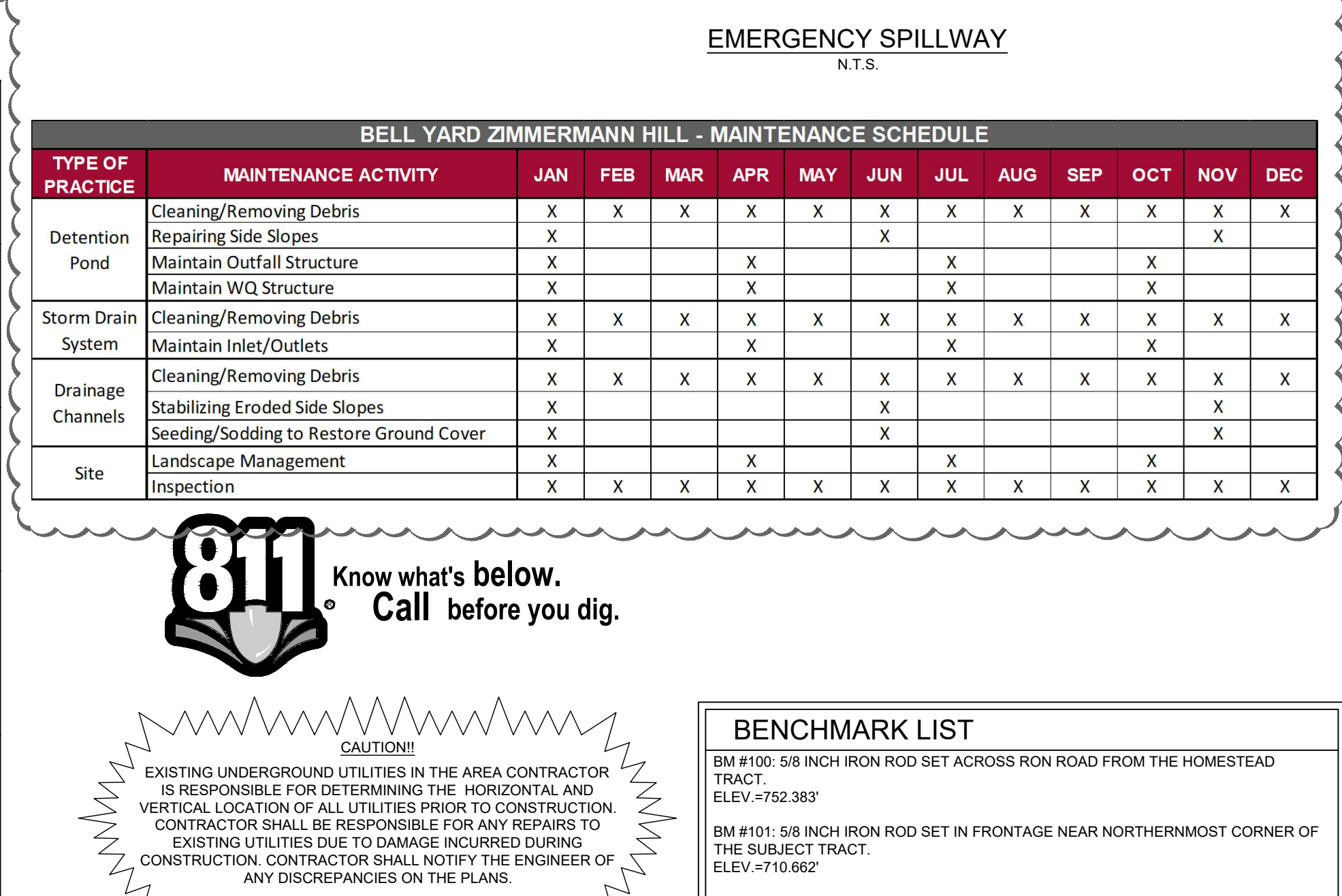
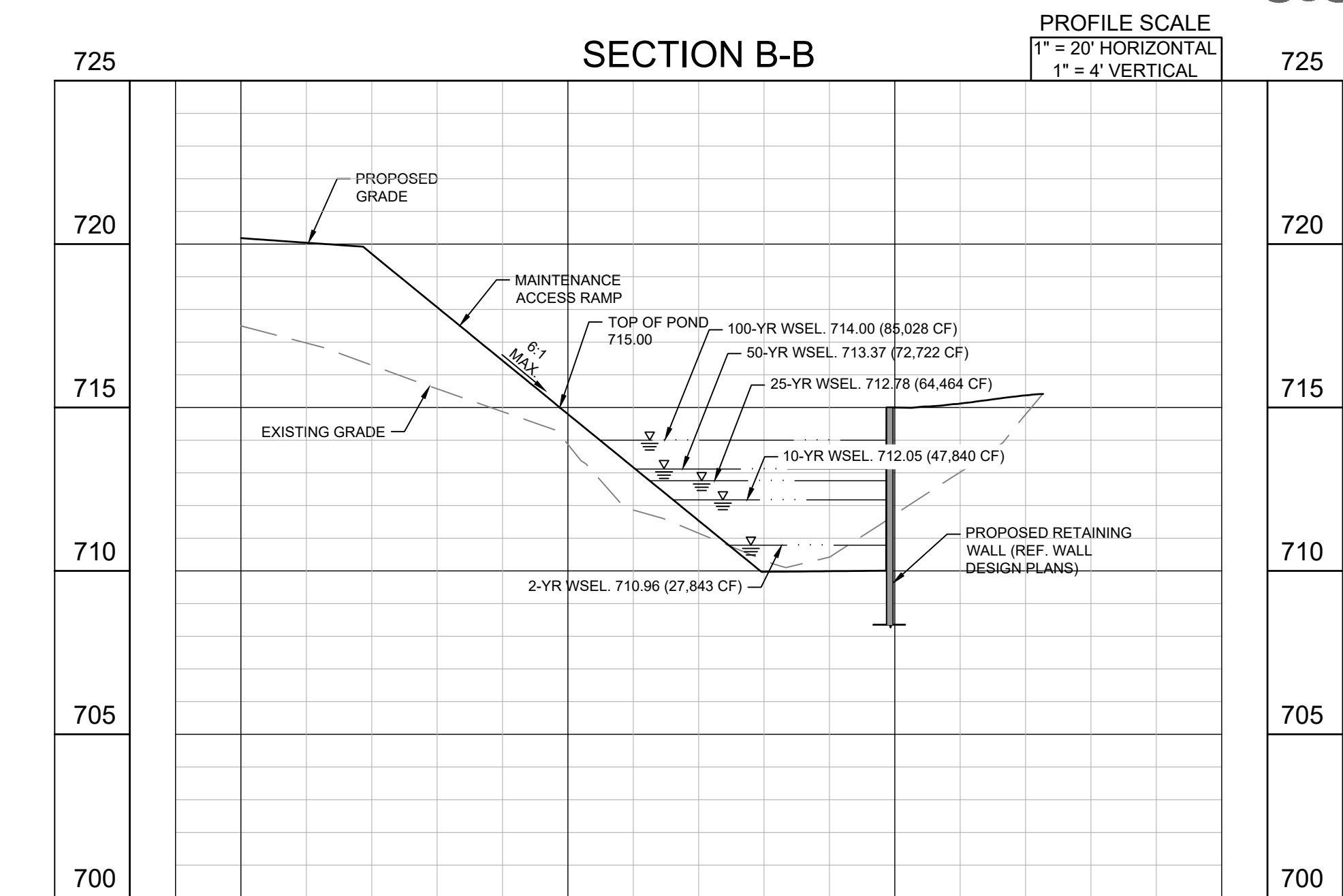
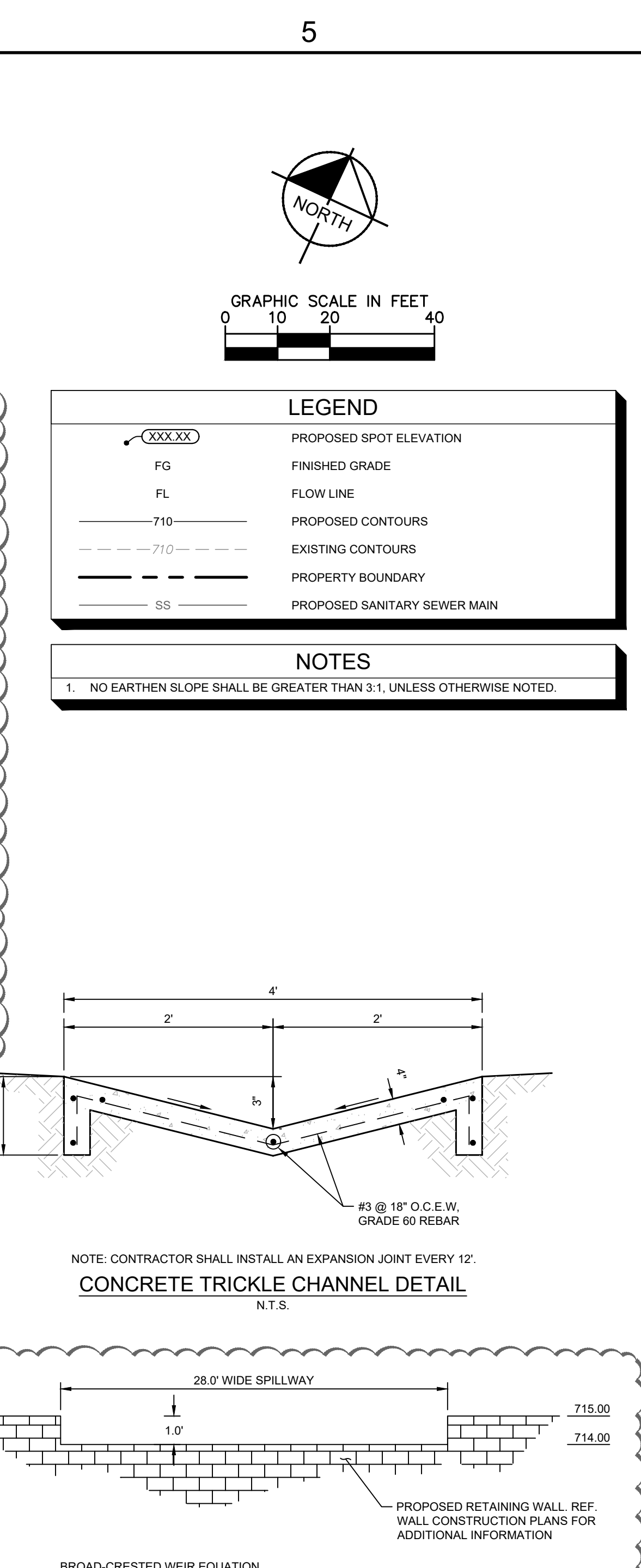
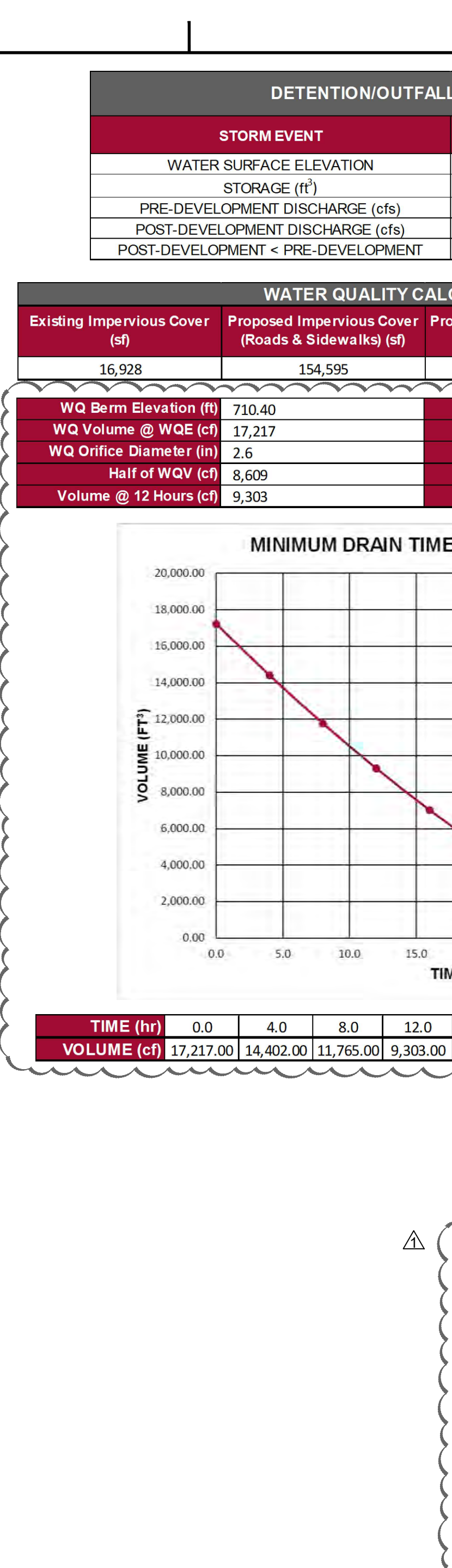
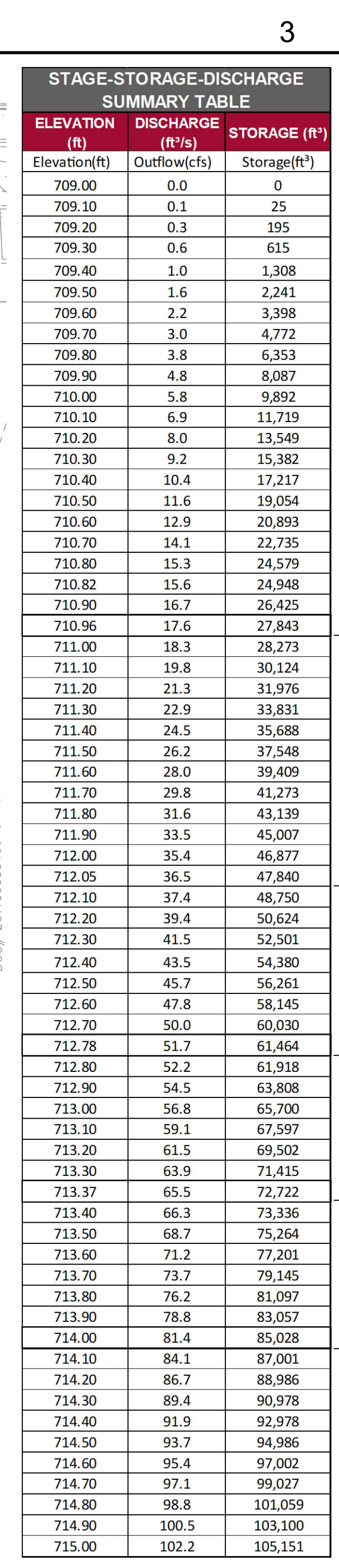
LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	PROPOSED SPOT ELEVATION
	FINISHED GRADE
	TOP OF CURB
	TOP OF GRATE
	EXISTING SPOT ELEVATION
	SIDEWALK
	MATCH EXISTING
	END OF WALL
	TOP OF WALL
	FINISHED GRADE AT BASE OF WALL
	FLOWLINE
	FINISHED FLOOR ELEVATION - TOP OF SLAB (LIVING AREA)
	PROPOSED CONTOURS
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	PROPOSED HIGH POINT
	INTENDED DIRECTION OF FLOW
	SWALE
	PROPOSED ACCESSIBLE PARKING SPACE
	FLOW ARROW
	RETAINING WALL (TRIANGLE INDICATES EXPOSED FACE OF WALL)
	INDICATES SLAB REVEAL GREATER THAN 6"
	WOOD FENCE
	MASONRY FENCE

- NOTES**
- ALL SPOT GRADES ARE TO TOP OF PAVEMENT (TP) OR TOP OF GRATE (TG), UNLESS OTHERWISE NOTED AS TC (TOP OF CURB). CONTRACTOR TO ADD 6" FOR TOP OF CURB AS NECESSARY.
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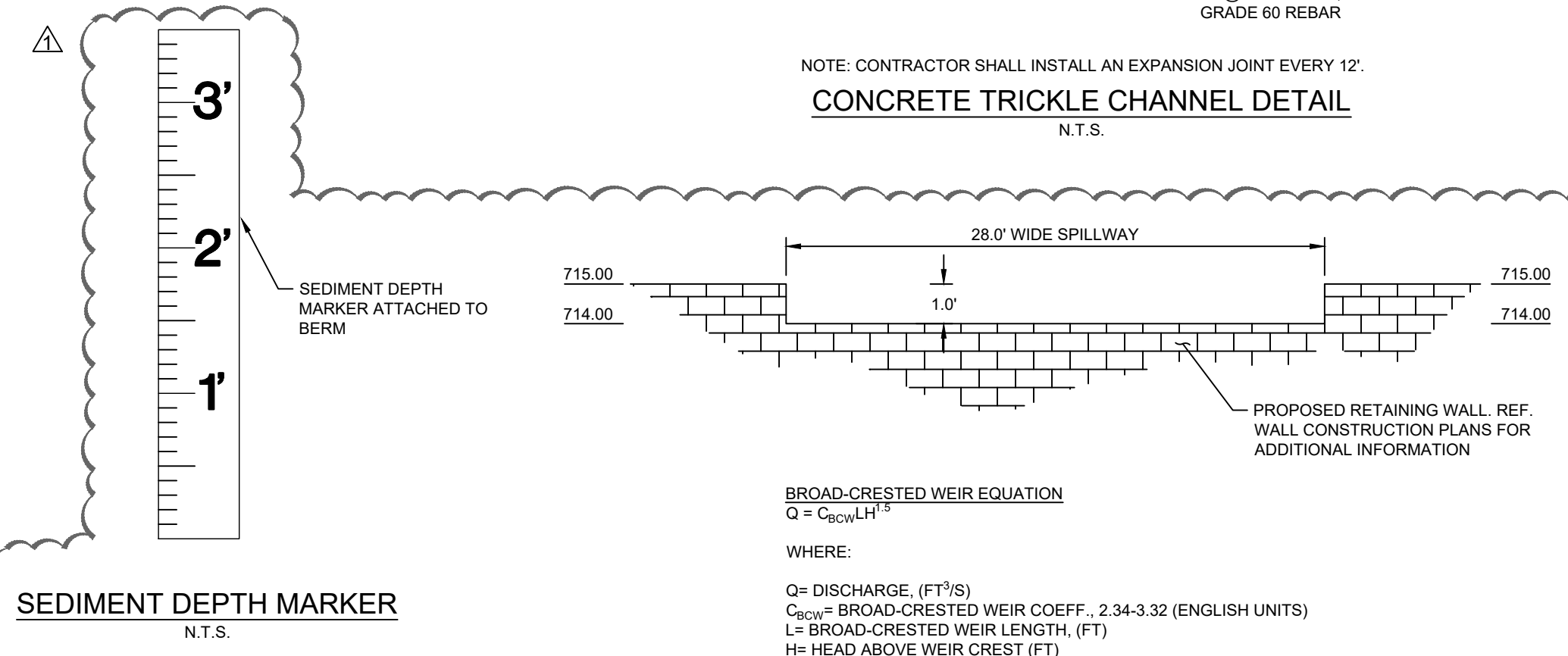


BENCHMARK LIST	
BM #100: 5/8 INCH IRON ROD SET ACROSS RON ROAD FROM THE HOMESTEAD TRACT. ELEV.=752.383'	
BM #101: 5/8 INCH IRON ROD SET IN FRONTAGE NEAR NORTHERNMOST CORNER OF THE SUBJECT TRACT. ELEV.=710.662'	
BM #102: MAG NAIL SET IN PAVEMENT ACROSS RON ROAD FROM THE NORTHWEST CORNER OF THE SUBJECT TRACT. ELEV.=719.007'	

CITY COMMENTS	NO.	REVISIONS	DATE	BY				
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GRADING PLAN (4 OF 5)								
BELL YARD ZIMMERMANN HILL PREPARED FOR ASPEN HEIGHTS PARTNERS								
CITY OF NEW BRAUNFELS TEXAS								
SHEET NUMBER C4.6								



TIME (hr)	0.0	4.0	8.0	12.0	16.0	20.0	24.0	28.0	32.0	36.0
VOLUME (cf)	17,217.00	14,402.00	11,765.00	9,303.00	7,018.00	4,936.00	3,058.00	1,473.00	287.00	0.00

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Know what's below.
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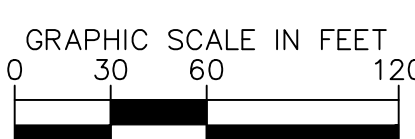
CAUTION!!

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BENCHMARK LIST

BM #100: 5/8 INCH IRON ROD SET ACROSS RON ROAD FROM THE HOMESTEAD TRACT. ELEV =752.383'
BM #101: 5/8 INCH IRON ROD SET IN FRONTAGE NEAR NORTHERNMOST CORNER OF THE SUBJECT TRACT. ELEV =710.862'
BM #102: 1/2 INCH NAIL SET IN PAVEMENT ACROSS RON ROAD FROM THE NORTHWEST CORNER OF THE SUBJECT TRACT. ELEV =719.007'

811 Know what's below.
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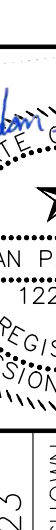

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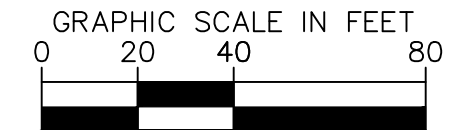
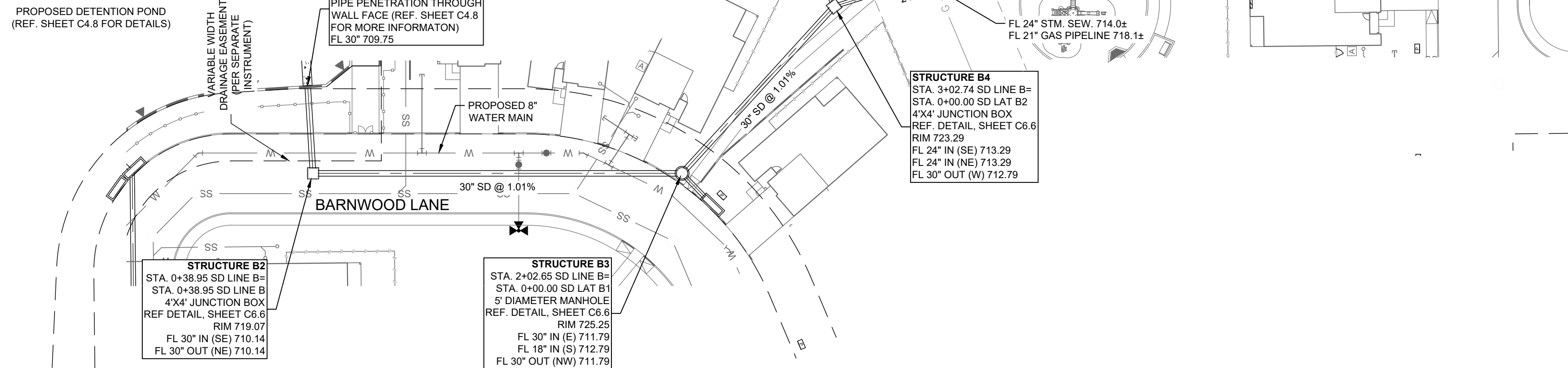
BENCHMARK LIST







BM #100: 5/8 INCH IRON ROD SET ACROSS RON ROAD FROM THE HOMESTEAD TRACT.
ELEV.=752.383'

BM #101: 5/8 INCH IRON ROD SET IN FRONTAGE NEAR NORTHERNMOST CORNER OF THE SUBJECT TRACT.
ELEV.=770.062'

BM #102: MAG NAIL SET IN PAVEMENT ACROSS RON ROAD FROM THE NORTHWEST CORNER OF THE SUBJECT TRACT.
ELEV.=718.000'

SHEET NUMBER		C4.9	
BELL YARD		TEXAS	
ZIMMERMANN HILL		CITY OF NEW BRAUNFELS	
PREPARED FOR		ASPEN HEIGHTS PARTNERS	
OVERALL STORM		SEWER PLAN	
KHA PROJECT	069241811		
DATE	5/4/2023		
SCALE	AS SHOWN		
DESIGNED BY	CAM		
DRAWN BY	ABC		
CHECKED BY	JPS	© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 10101 REDDIN PLACE, SUITE 400, SAN ANTONIO, TX 78216 TEL: 214.591.9300 FAX: 214.591.9301 WWW.KIMLEY-HORN.COM TBPB FIRM NO. 328	
CITY COMMENTS		CITY	
Δ		REVISIONS No. DATE BY	

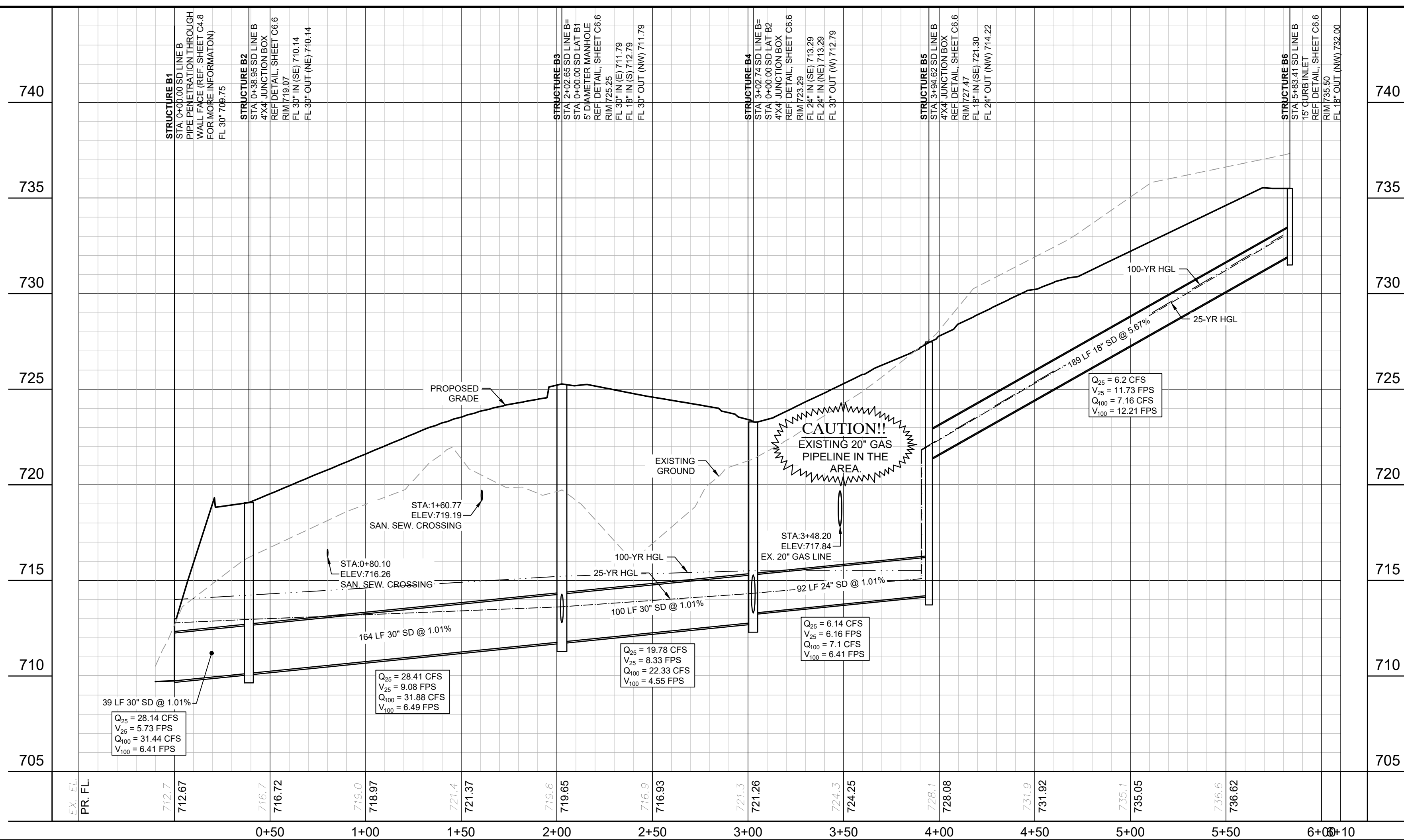
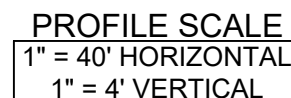


	PROPOSED STORM SEWER
	PROPOSED STORM MANHOLE
	PROPOSED JUNCTION BOX
	PROPOSED 4-SIDED AREA / GRATE INLET
	PROPOSED CURB INLET
	PROPOSED SAFETY END TREATMENT

NOTES

1. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE UNLESS NOTED OTHERWISE.
2. REFERENCE STORM SEWER NOTES ON SHEET C0.1 FOR PIPE MATERIAL REQUIREMENTS.
3. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF FIELD CONDITIONS VARY.
4. REFERENCE SHEETS C6.6 FOR STORM SEWER DETAIL.
5. REFERENCE ARCHITECTURAL PLANS FOR ROOF DRAIN DETAILS.
6. ALL PROPOSED STORM SEWER PIPE JOINTS AND JUNCTION BOX STRUCTURE CONNECTIONS TO BE WATER TIGHT.

SD LINE B



TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGNING/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION AND SAFETY PROTECTION SYSTEM AND PROCEDURES AND TO DETERMINE IF THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGNING/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION AND SAFETY PROTECTION SYSTEM AND PROCEDURES AND TO DETERMINE IF THE PROJECT PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



Know what's below.
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CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

BENCHMARK LIST

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ELEV.=752.383'

BM #101: 5/8 INCH IRON ROD SET IN FRONTAGE NEAR NORTHERNMOST CORNER OF THE SUBJECT TRACT.
ELEV.=710.662'

BM #102 : MAG NAIL SET IN PAVEMENT ACROSS RON ROAD FROM THE NORTHWEST CORNER OF THE SUBJECT TRACT.
ELEV.=719.007'

STORM SEWER PLAN
AND PROFILE LINE B
(1 OF 2)

BELL YARD
ZIMMERMANN HILL
PREPARED FOR
ASPEN HEIGHTS PARTNERS
OF NEW BRAUNFELS
TEXT

SHEET NUMBER
C4 10

Kimley»»Horn

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PHONE : 210-541-9166 FAX: 210-541-8699
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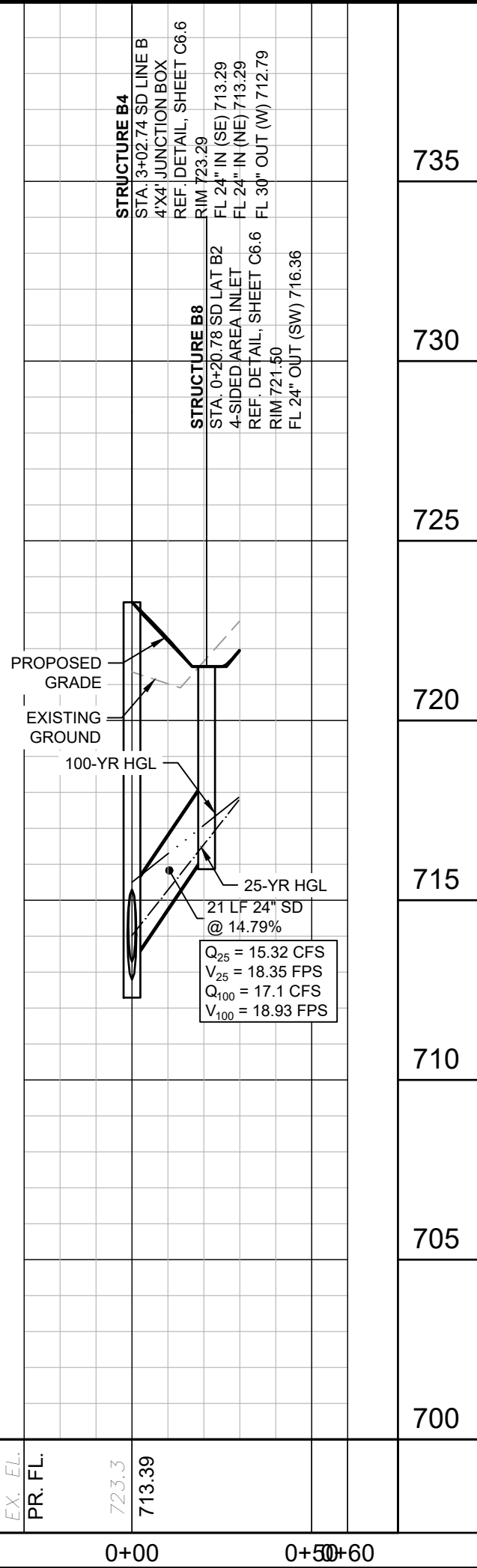
5/4/2019

KHA PROJECT	SCALE	AS SHOWN
069241811	DESIGNED BY	CAN
DATE	DRAWN BY	ABD
5/4/2023	CHECKED BY	JPS

BELL YARD
ZIMMERMANN HILL
PREPARED FOR
ASPEN HEIGHTS PARTNERS
CITY OF NEW BRAUNFELS
TEXAS



- PROFILE SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL



now what's below.
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ELEV.=710.662'

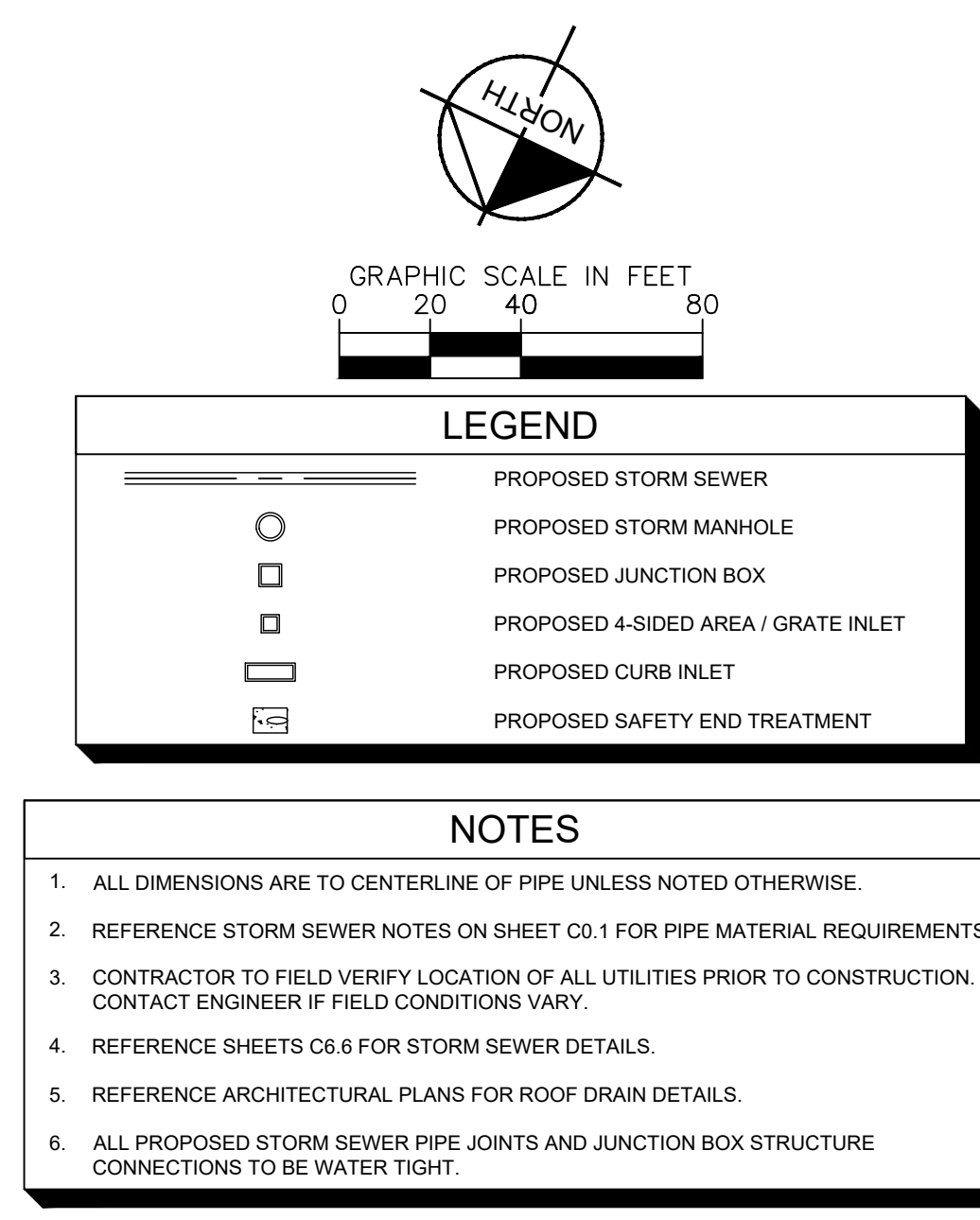
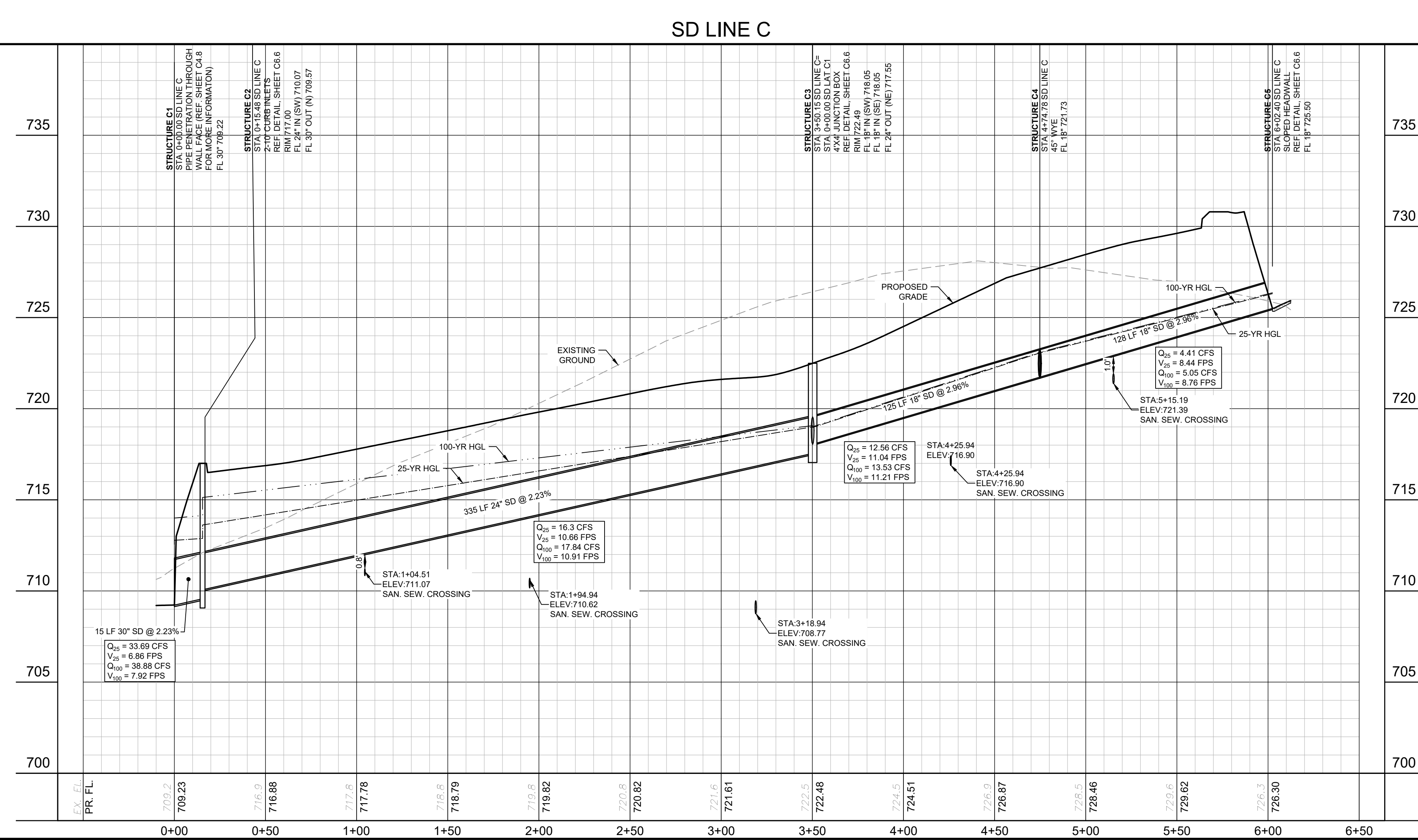
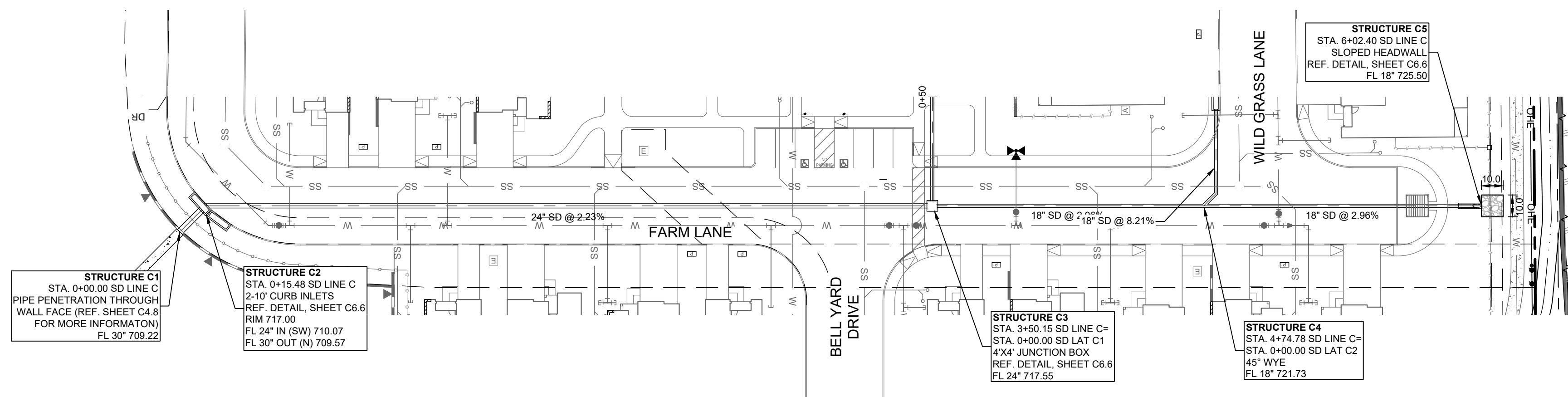
BM #102: MAG NAIL SET IN PAVEMENT ACROSS RON ROAD FROM THE NORHTWEST CORNER OF THE SUBJECT TRACT.
ELEV.=719.007'

KHA PROJECT	DATE
069241811	5/4/2023
SCALE	AS SHOWN
DESIGNED BY	CAN
DRAWN BY	ABD
CHECKED BY	JPS

STORM SEWER PLAN
AND PROFILE LINE B
(2 OF 2)


BELL YARD
ZIMMERMANN HILL
PREPARED FOR
ASPEN HEIGHTS PARTNERS
OF NEW BRAUNFELS
TEXAS

SHEET NUMBER
C4.11



TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE C CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY STRUCTURAL DESIGN/ENGINEERING/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND ANTICIPATED INSTALLATION SITES) WITHIN THE PROJECT WORK AREA IN ORDER TO DETERMINE THE APPROPRIATE TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THE TRENCH EXCAVATION SAFETY PROTECTION SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATIONS.






811 Know what's below.
Call before you dig.

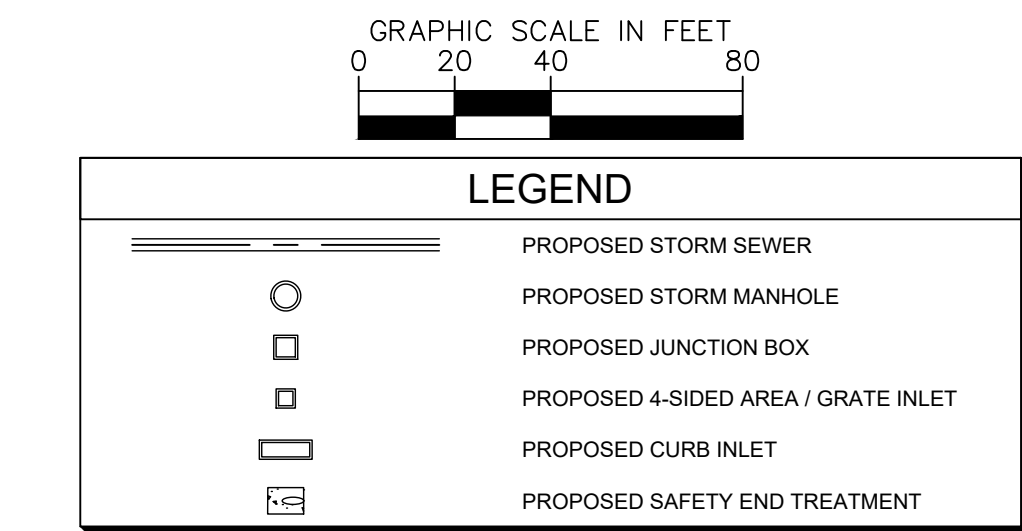
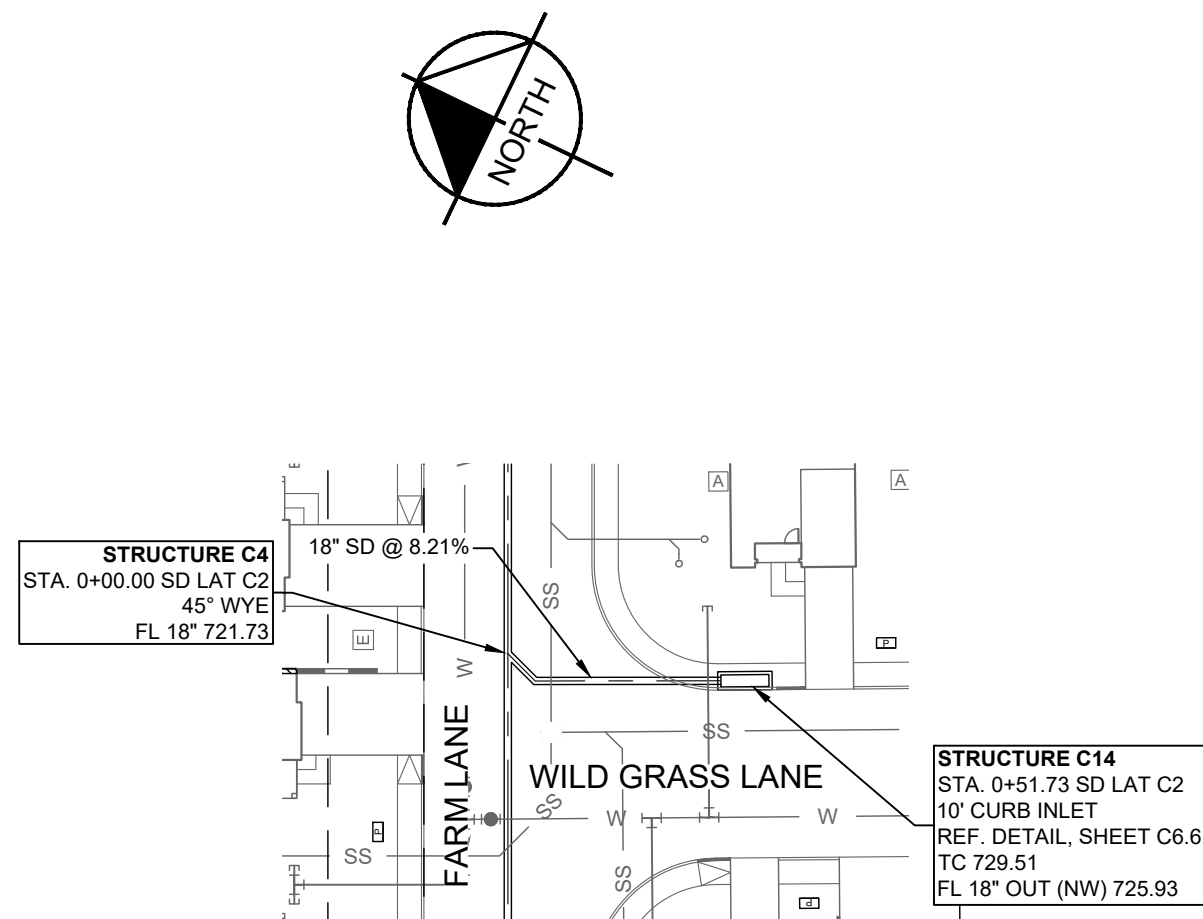
CAUTION!!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

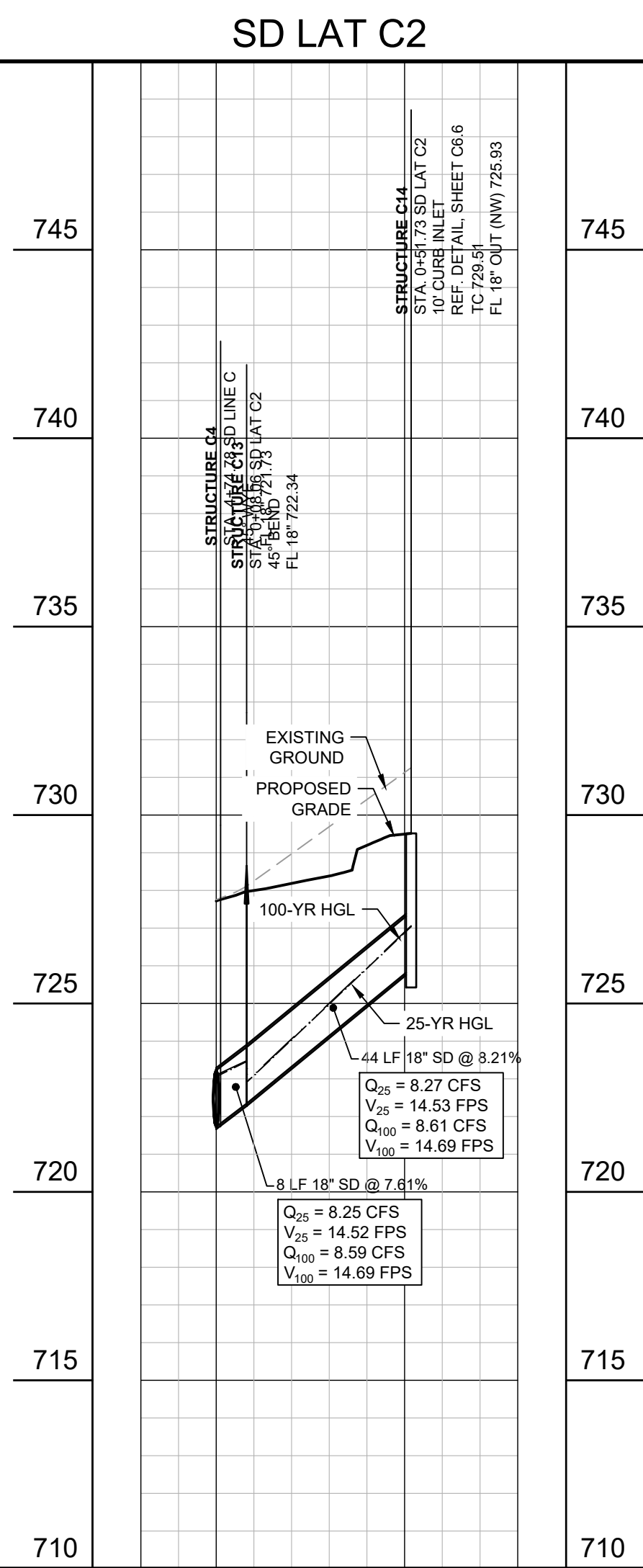
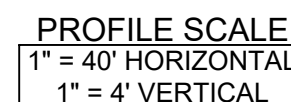
BENCHMARK LIST

BM #100: 5/8 INCH IRON ROD SET ACROSS RON ROAD FROM THE HOMESTEAD TRACT. ELEV.=752.383'
BM #101: 5/8 INCH IRON ROD SET IN FRONTAGE NEAR NORTHERMOST CORNER OF THE SUBJECT TRACT. ELEV.=710.662'
BM #102: MAG NAIL SET IN PAVEMENT ACROSS RON ROAD FROM THE NORHTW CORNER OF THE SUBJECT TRACT. ELEV.=719.007'

	BELL YARD ZIMMERMANN HILL PREPARED FOR ASPEN HEIGHTS PARTNERS	CITY OF NEW BRAUNFELS TEXAS	KHA PROJECT 069241811 DATE 5 / 4 / 2023 SCALE AS SHOWN DESIGNED BY CAM DRAWN BY ABC CHECKED BY JPS	 JORDAN P. SCHAEFER 5/4/2023	 ©2020 KIMLEY-HORN AND ASSOCIATES, INC. 10101 REUNION PLACE, SUITE 400, SAN ANTONIO, TX 78216 PHONE : 210-541-9166 FAX: 210-541-8699 WWW.KIMLEY-HORN.COM TBPE FIRM NO. 928	 CITY COMMENTS CITY	CAM 05/04/2023	BY DATE
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- | NOTES | |
|-------|--|
| 1. | ALL DIMENSIONS ARE TO CENTERLINE OF PIPE UNLESS NOTED OTHERWISE. |
| 2. | REFERENCE STORM SEWER NOTES ON SHEET CO.1 FOR PIPE MATERIAL REQUIREMENTS. |
| 3. | CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF FIELD CONDITIONS VARY. |
| 4. | REFERENCE SHEETS C6.6 FOR STORM SEWER DETAILS. |
| 5. | REFERENCE ARCHITECTURAL PLANS FOR ROOF DRAIN DETAILS. |
| 6. | ALL PROPOSED STORM SEWER PIPE JOINTS AND JUNCTION BOX STRUCTURE CONNECTIONS TO BE WATER TIGHT. |



TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLED SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT TRENCH EXCAVATION SAFETY PROTECTION. TRENCH PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE AN ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH A MINIMUM STANDARD FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM THAT INCLUDES, BUT NOT BE LIMITED TO, THE IDENTIFICATION AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



Know what's below.
Call before you dig.

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ELEV.=719.007'

STORM SEWER PLAN
AND PROFILE LINE C
(2 OF 2)

BELL YARD
ZIMMERMANN HILL
PREPARED FOR
ASPEN HEIGHTS PARTNERS

SHEET NUMBER
C4.13

Kimley»»Horn

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10101 REUNION PLACE, SUITE 400, SAN ANTONIO, TX 78216
PHONE : 210-541-9166 FAX: 210-541-8699
WWW.KIMLEY-HORN.COM TBP# FIRM NO. 928



5/4/76

KHA PROJECT	SCALE	AS SHOWN
069241811	DESIGNED BY	CAN
DATE	DRAWN BY	ABN
5/4/2023		

STORM SEWER PLAN
AND PROFILE LINE C
(2 OF 2)

BELL YARD
ZIMMERMANN HILL
PREPARED FOR
ASPEN HEIGHTS PARTNERS

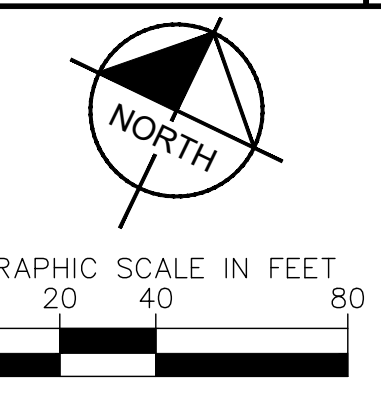
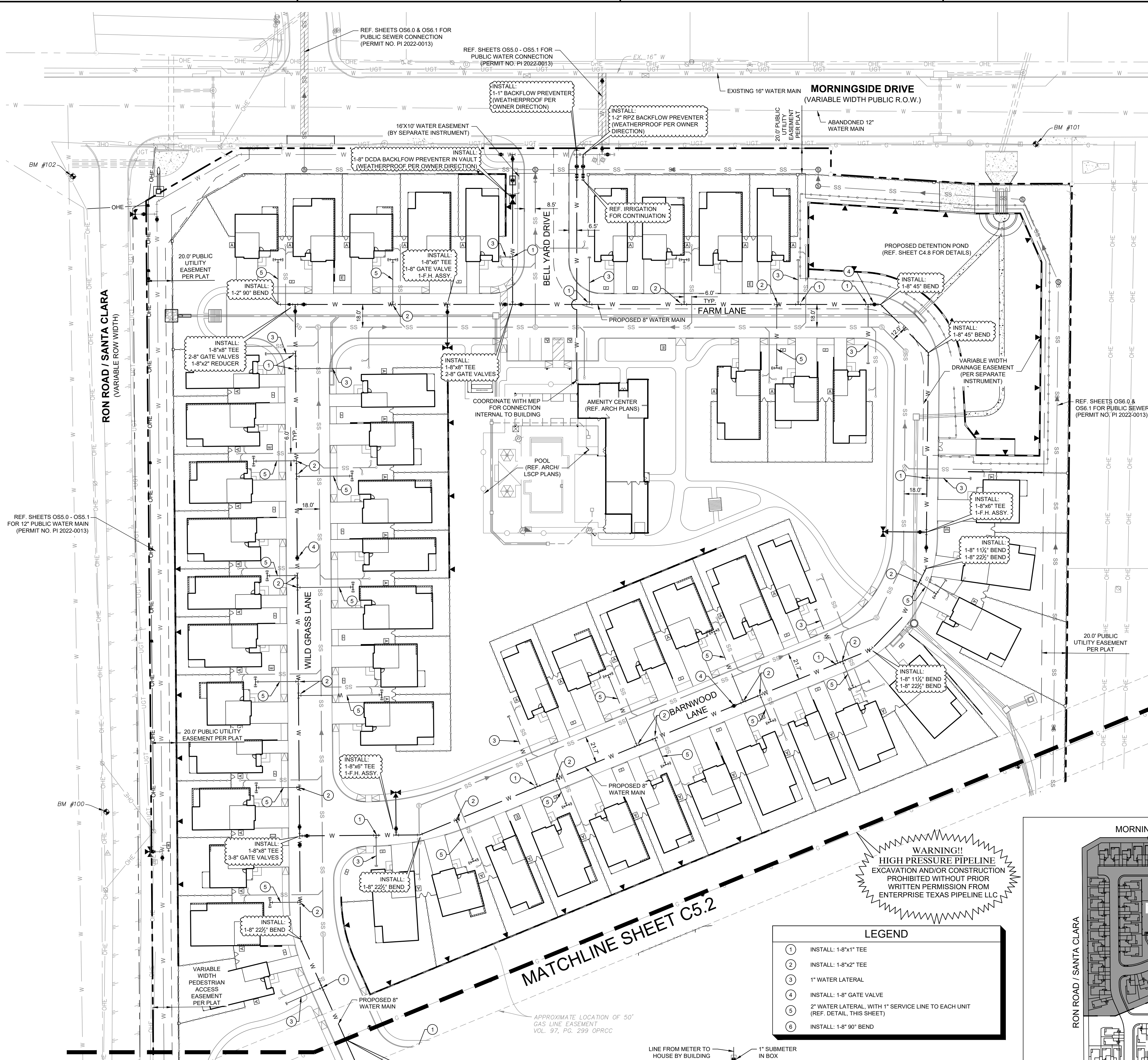
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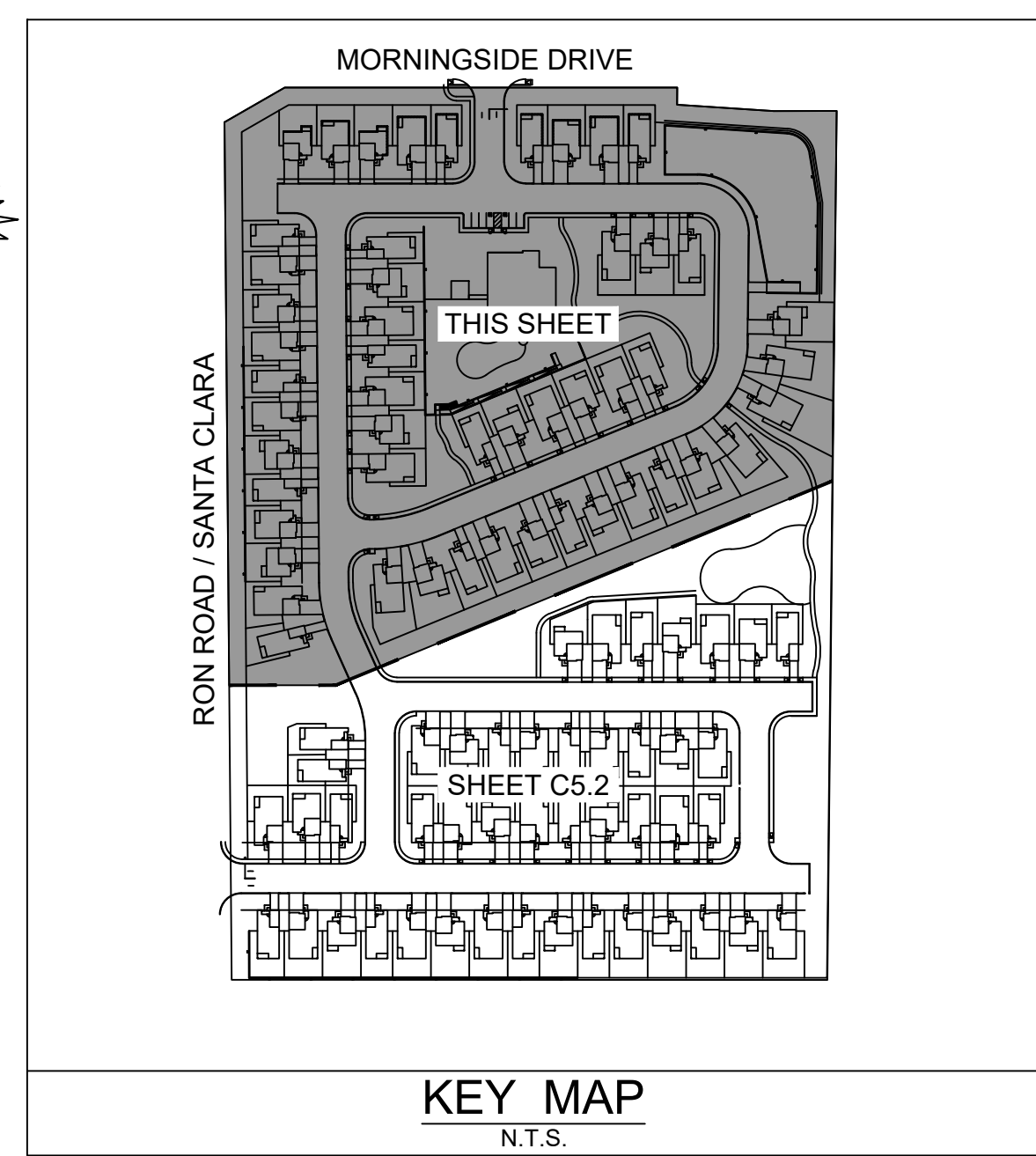
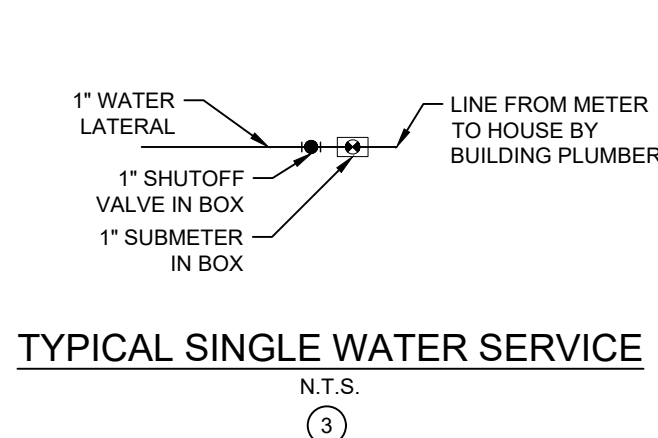
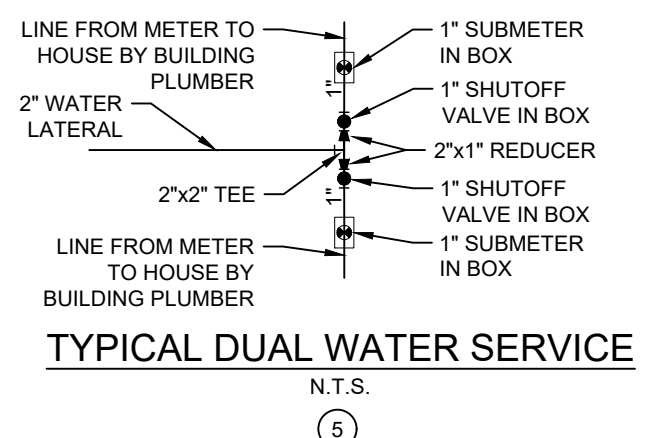
LEGEND	
SS	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
UGE	PROPOSED UNDERGROUND ELECTRIC LINE
UGT	PROPOSED UNDERGROUND COMMUNICATION LINE
	PROPOSED STORM SEWER
GAS	PROPOSED GAS LINE
OHE	PROPOSED OVERHEAD ELECTRIC LINE
SS	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
GAS	EXISTING GAS LINE
OHE	EXISTING OVERHEAD ELECTRIC LINE
⊕	PROPOSED WATER METER
⊕	PROPOSED BACKFLOW PREVENTER
⊕	PROPOSED CLEANOUT
⊕	PROPOSED SANITARY SEWER MANHOLE
⊕	PROPOSED GAS METER
⊕	PROPOSED FIRE HYDRANT
⊕	PROPOSED LIGHT POLE
⊕	PROPOSED AC UNIT PAD
⊕	PROPOSED TRANSFORMER
⊕	EXISTING SANITARY SEWER MANHOLE
⊕	EXISTING UTILITY POLE
⊕	PROPOSED UTILITY POLE
⊕	EXISTING WATER METER
⊕	EXISTING GUY WIRE

- ### NOTES
- ALL DIMENSIONS ARE TO CENTERLINE OF PIPE UNLESS NOTED OTHERWISE.
 - REFERENCE WATER AND SANITARY SEWER NOTES ON SHEET C0.1 FOR ADDITIONAL REQUIREMENTS.
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 - REFERENCE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY TIE-IN LOCATIONS AT BUILDING.
 - REFER TO TCEQ CHAPTERS 290 AND 217 FOR REQUIREMENTS AT ALL SANITARY SEWER AND WATER UTILITY CROSSINGS.
 - REFERENCE SHEETS C6.2 AND C6.3 FOR WATER AND SEWER STANDARD DETAILS.
 - ALL CLEANOUTS TO HAVE TRAFFIC RATED CAPS.
 - ALL FIRE WATER PIPING SHALL BE DUCTILE IRON PIPE AND MECHANICALLY JOINTED AND RESTRAINED PER MANUFACTURERS RECOMMENDATION.
 - 1" WATER SHUTOFF VALVE IN VALVE BOX TO BE ADDED ON SERVICE LATERAL TO EACH UNIT / HOME OUTSIDE OF WALL.
 - ALL UTILITIES TO BE CONSTRUCTED PRIOR TO STREETS.
 - NO VALVES, HYDRANTS, CLEANOUTS ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS, OR DRIVEWAYS.
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UTILITY TRENCH COMPACTION NOTE

1. 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 COMPACTION OPERATION AND 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. AT A MINIMUM, TESTS SHALL BE TAKEN EVERY 200 LF FOR EACH LIFT AND EVERY OTHER SERVICE LINE. UPON COMPLETION OF 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.

LEGEND	
1	INSTALL: 1-8"x1" TEE
2	INSTALL: 1-8"x2" TEE
3	1" WATER LATERAL
4	INSTALL: 1-8" GATE VALVE
5	2" WATER LATERAL, WITH 1" SERVICE LINE TO EACH UNIT (REF. DETAIL, THIS SHEET)
6	INSTALL: 1-8" 90° BEND



BENCHMARK LIST	
BM #100: 5/8 INCH IRON ROD SET ACROSS RON ROAD FROM THE HOMESTEAD TRACT. ELEV.=752.383'	
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BM #102: MAG NAIL SET IN PAVEMENT ACROSS RON ROAD FROM THE NORTHWEST CORNER OF THE SUBJECT TRACT. ELEV.=719.007'	

CITY COMMENTS

05/04/2023

NO.

DATE

REVISIONS

BY

Kimley»Horn

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10101 REUNION PLACE, SUITE 400, SAN ANTONIO, TEXAS 78216
WWW.KIMLEY-HORN.COM

KHA PROJECT

069241811

DATE

5/14/2023

SCALE

AS SHOWN

DESIGNED BY

CAM

DRAWN BY

ABC

CHECKED BY

JPS

WATER PLAN

(1 OF 2)

BELL YARD

ZIMMERMANN HILL

PREPARED FOR

ASPEN HEIGHTS PARTNERS

TEXAS

CITY OF NEW BRAUNFELS

SHEET NUMBER

C5.1

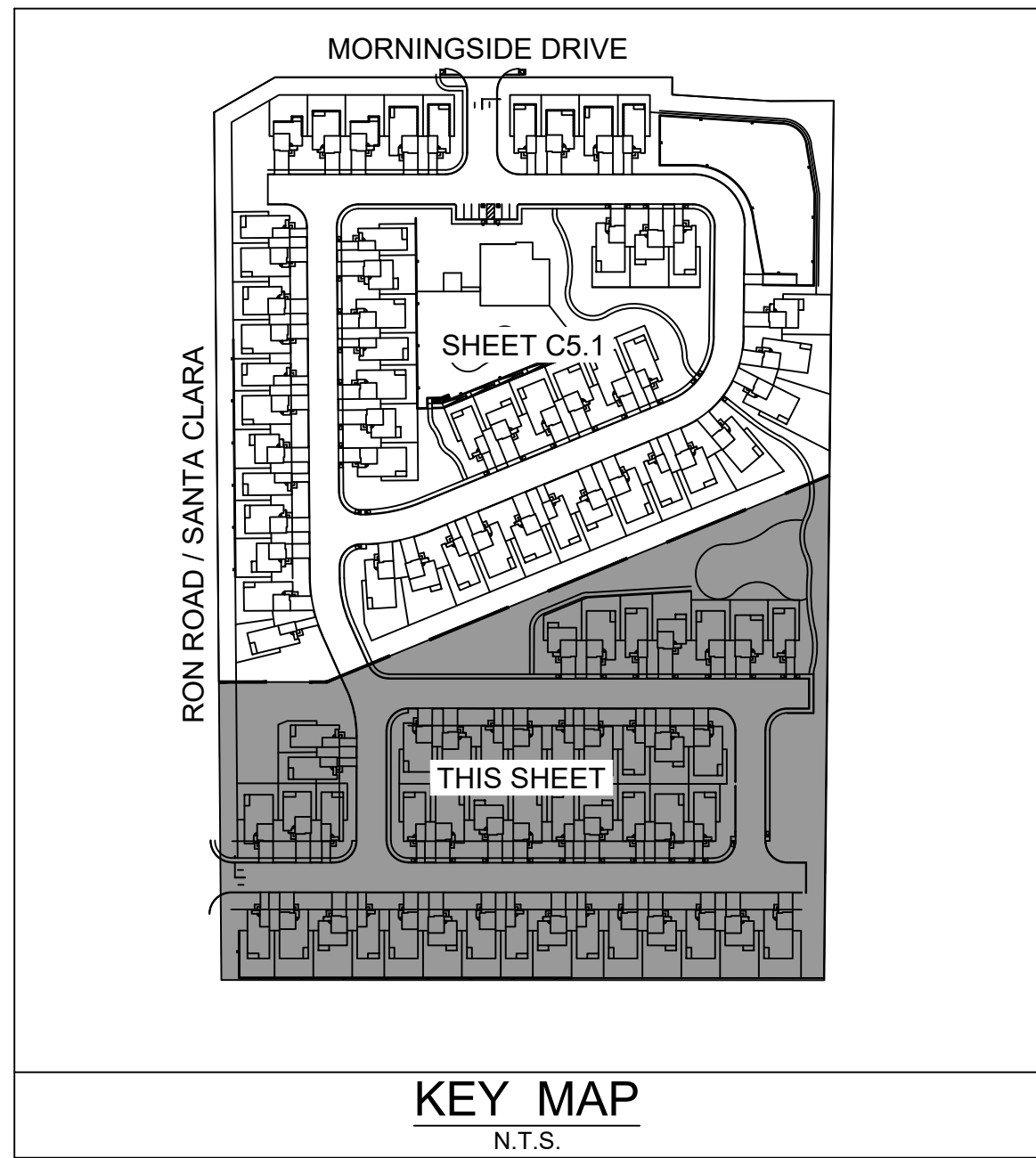
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REF. SHEETS OS6.0 - OS6.1
FOR 12" PUBLIC WATER MAIN
(PERMIT NO. PI 2022-0013)

RON ROAD / SANTA CLARA
(VARIABLE ROW WIDTH)

INSTALL:
1-8" DCDA BACKFLOW
PREVENTER IN VAULT
(WEATHERPROOF PER
OWNER DIRECTION)



Know what's below.
Call before you dig.

CAUTION!!
PROPOSED WATER LINE CROSSING
WITH EXISTING HIGH PRESSURE
NATURAL GAS TRANSMISSION
PIPELINE

APPROXIMATE LOCATION OF
50' GAS LINE EASEMENT
VOL. 97, PG. 299 OPRCC

MATCHLINE SHEET C5.1

WARNING!!
HIGH PRESSURE PIPELINE
EXCAVATION AND/OR CONSTRUCTION
PROHIBITED WITHOUT PRIOR
WRITTEN PERMISSION FROM
ENTERPRISE TEXAS PIPELINE LLC

TYPICAL DUAL WATER SERVICE

N.T.S.

TYPICAL SINGLE WATER SERVICE

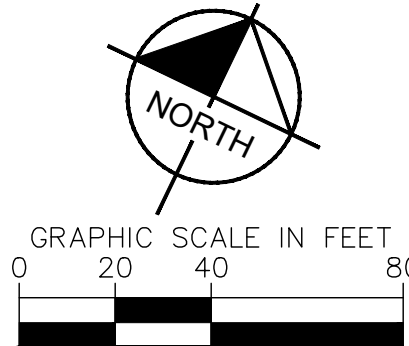
N.T.S.

LEGEND

1. INSTALL: 1-8"x1" TEE
2. INSTALL: 1-8"x2" TEE
3. 1" WATER LATERAL
4. INSTALL: 1-8" GATE VALVE
5. 2" WATER LATERAL, WITH 1" SERVICE LINE TO EACH UNIT
(REF. DETAIL, THIS SHEET)
6. INSTALL: 1-8" 90° BEND

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ELEV.=719.007'



LEGEND

- | | |
|-----|---|
| SS | PROPOSED SANITARY SEWER LINE |
| W | PROPOSED WATER LINE |
| UGE | PROPOSED UNDERGROUND ELECTRIC LINE |
| UGT | PROPOSED UNDERGROUND COMMUNICATION LINE |
| SS | PROPOSED STORM SEWER |
| GAS | PROPOSED GAS LINE |
| OHE | PROPOSED OVERHEAD ELECTRIC LINE |
| SS | EXISTING SANITARY SEWER LINE |
| W | EXISTING WATER LINE |
| GAS | EXISTING GAS LINE |
| OHE | EXISTING OVERHEAD ELECTRIC LINE |
| • | PROPOSED WATER METER |
| • | PROPOSED BACKFLOW PREVENTER |
| • | PROPOSED CLEANOUT |
| • | PROPOSED SANITARY SEWER MANHOLE |
| • | PROPOSED GAS METER |
| • | PROPOSED FIRE HYDRANT |
| • | PROPOSED LIGHT POLE |
| • | PROPOSED AC UNIT PAD |
| • | PROPOSED TRANSFORMER |
| • | EXISTING SANITARY SEWER MANHOLE |
| • | EXISTING UTILITY POLE |
| • | PROPOSED UTILITY POLE |
| • | EXISTING WATER METER |
| • | EXISTING GUY WIRE |

NOTES

1. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE UNLESS NOTED OTHERWISE.
2. REFERENCE WATER AND SANITARY SEWER NOTES ON SHEET C0.1 FOR ADDITIONAL REQUIREMENTS.
3. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF FIELD CONDITIONS VARY.
4. REFERENCE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY TIE-IN LOCATIONS AT BUILDING.
5. REFER TO TCEQ CHAPTERS 290 AND 217 FOR REQUIREMENTS AT ALL SANITARY SEWER AND WATER UTILITY CROSSINGS.
6. REFERENCE SHEETS C0.2 AND C0.3 FOR WATER AND SEWER STANDARD DETAILS.
7. ALL CLEANOUTS TO HAVE TRAFFIC RATED CAPS.
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10. ALL UTILITIES TO BE CONSTRUCTED PRIOR TO STREETS.
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BELL YARD
ZIMMERMANN HILL
PREPARED FOR
ASPEN HEIGHTS PARTNERS

SHEET NUMBER
C5.2

WATER PLAN
(2 OF 2)

KHA PROJECT
069241811
DATE
5/4/2023
SCALE AS SHOWN
DESIGNED BY
CAM
DRAWN BY
ABC
CHECKED BY
JPS



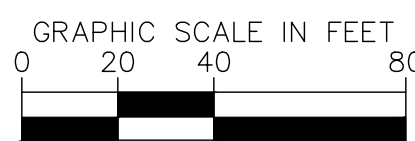
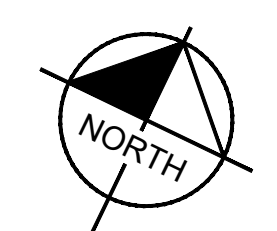
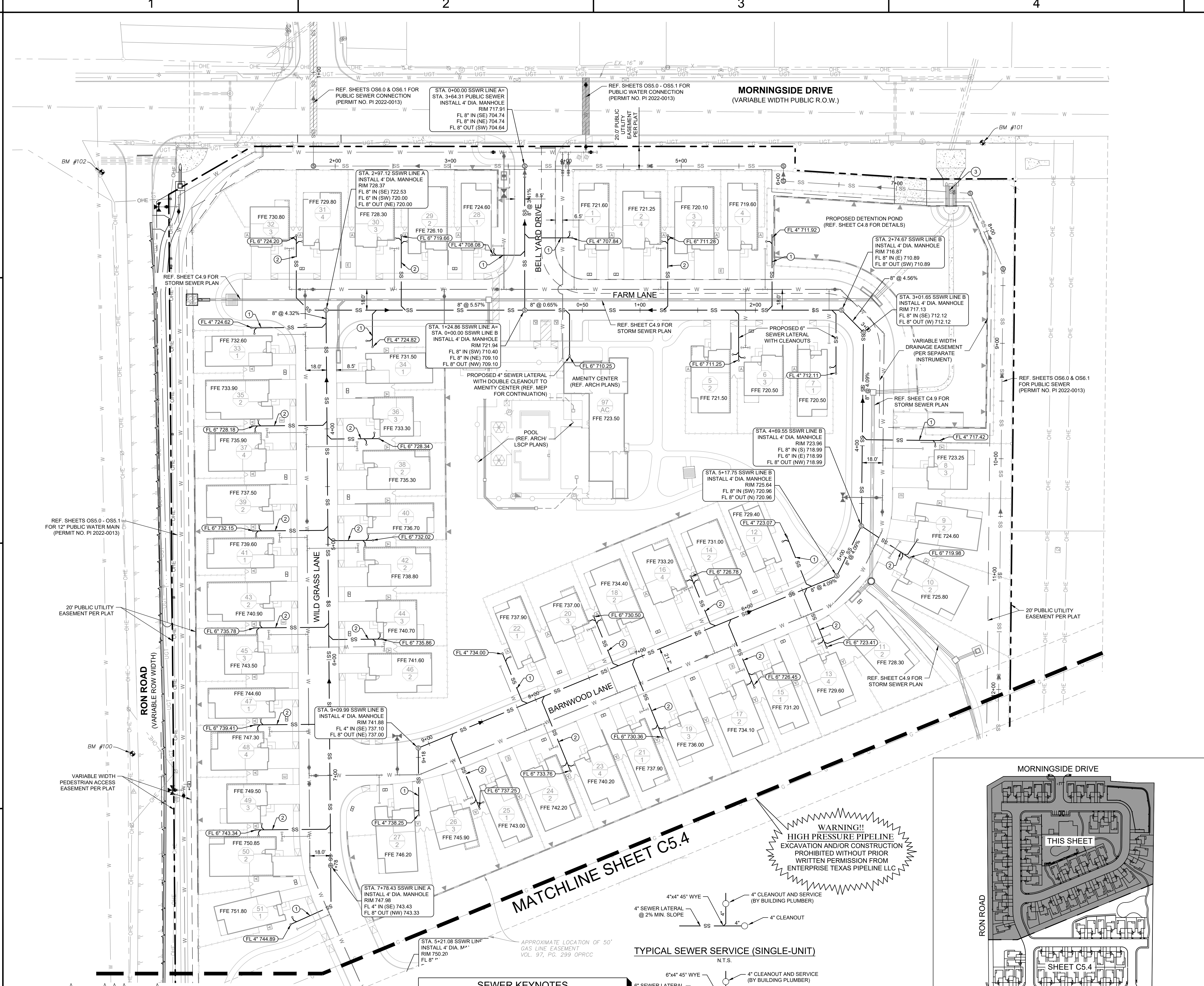
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WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY

CITY COMMENTS	DATE

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C
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LEGEND	
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED UNDERGROUND COMMUNICATION LINE
	PROPOSED STORM SEWER
	PROPOSED GAS LINE
	PROPOSED OVERHEAD ELECTRIC LINE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	PROPOSED WATER METER
	PROPOSED BACKFLOW PREVENTER
	PROPOSED CLEANOUT
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED GAS METER
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
	PROPOSED AC UNIT PAD
	PROPOSED TRANSFORMER PAD, MINIMUM CLEARANCES PER NBU ELECTRIC'S DETAIL DWG NO. EU-501
	EXISTING SANITARY SEWER MANHOLE
	EXISTING UTILITY POLE
	PROPOSED UTILITY POLE
	EXISTING WATER METER
	EXISTING GUY WIRE

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 - REFERENCE SHEETS C6.2 AND C6.3 FOR WATER AND SEWER STANDARD DETAILS.
 - ALL CLEANOUTS TO HAVE TRAFFIC RATED CAPS.
 - ALL FIRE WATER PIPING SHALL BE DUCTILE IRON PIPE AND MECHANICALLY JOINTED AND RESTRAINED PER MANUFACTURERS RECOMMENDATION.
 - REFER TO NBU ELECTRIC'S SPECIFICATIONS ON SHEET C6.3 FOR MINIMUM CLEARANCES FROM PADMOUNT EQUIPMENT PADS (EU-501) AND SINGLE PHASE TRANSFORMER PAD DIMENSIONS (EU-530).
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 - NO VALVES, HYDRANTS, CLEANOUTS ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS, OR DRIVEWAYS.
 - 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 AND CITY METHODS FOR TESTING AND COMPACTION MAY NOT BE ACHIEVABLE. A UTILITY COMPACTION PLAN WILL BE REQUIRED AND MUST BE SUBMITTED FOR APPROVAL TO CITY PRIOR TO UTILITY INSTALLATIONS.

UTILITY TRENCH COMPACTION NOTE

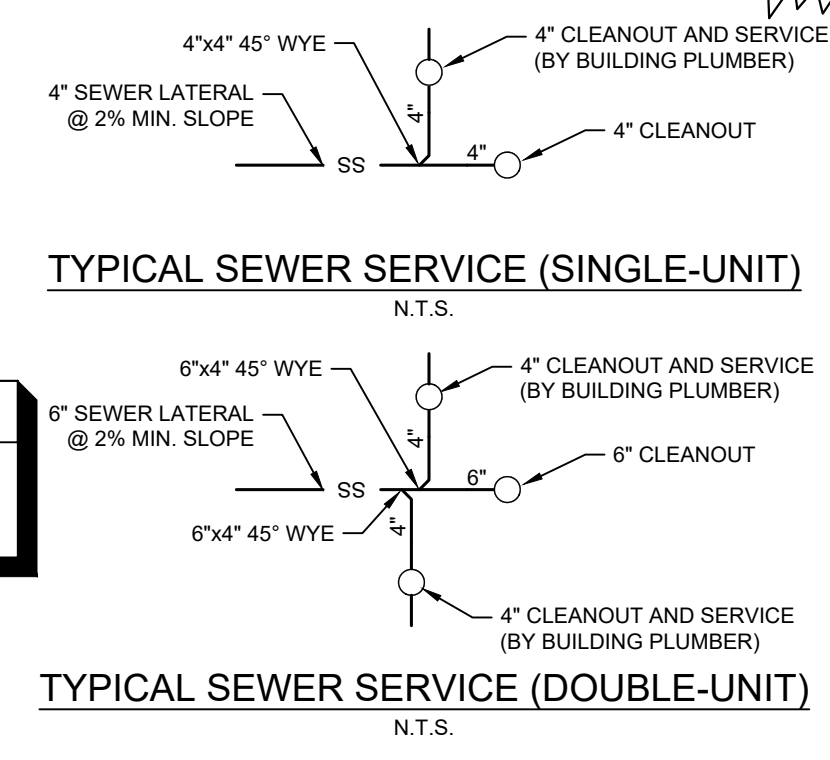
1. ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT/SIDEWALK SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEOTECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. DETERMINE THE MAXIMUM LIFT THICKNESS BASED ON THE ABILITY OF THE COMPACTING OPERATION AND 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. AT A MINIMUM, TESTS SHALL BE TAKEN EVERY 200 LF FOR EACH LIFT AND EVERY OTHER SERVICE LINE. UPON COMPLETION OF 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.

CAUTION

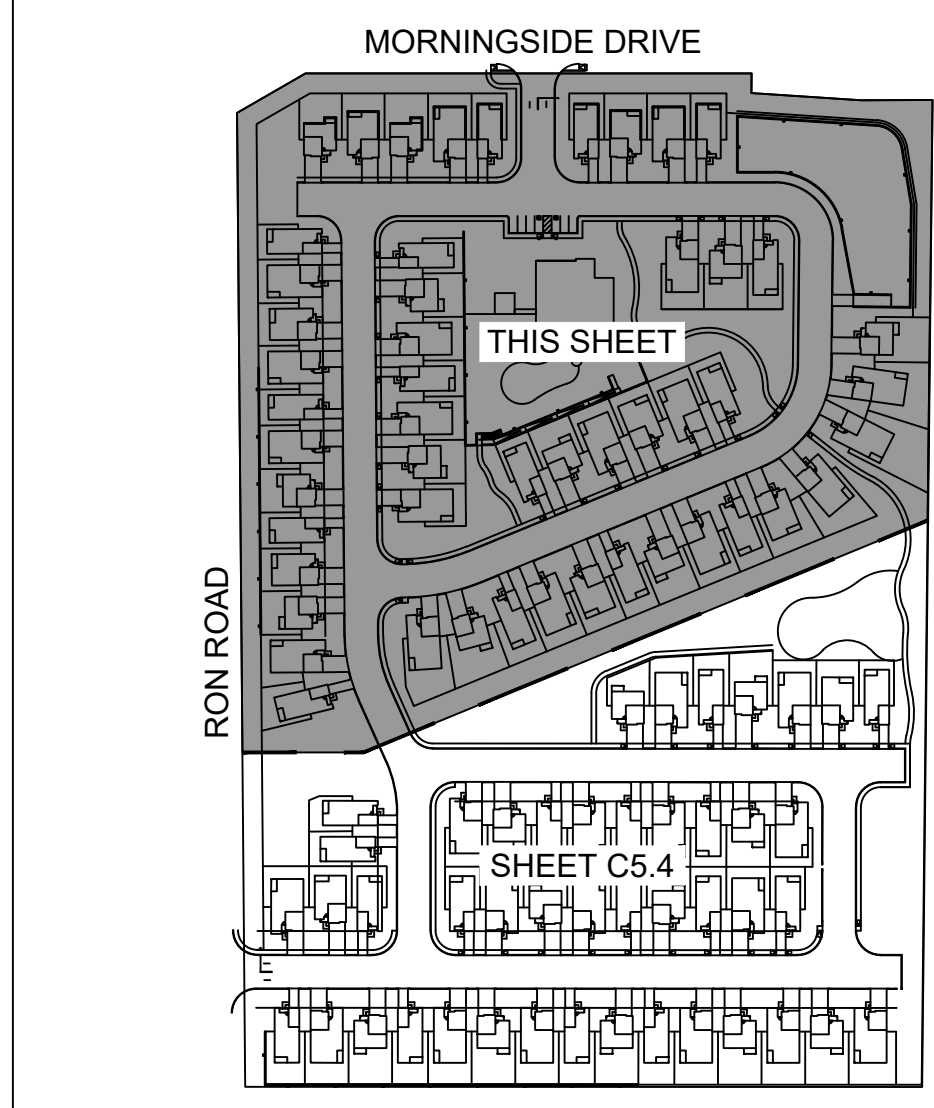
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.



SEWER KEYNOTES	
①	INSTALL SINGLE SEWER SERVICE (REF. DETAIL, THIS SHEET)
②	INSTALL DOUBLE SEWER SERVICE (REF. DETAIL, THIS SHEET)



WARNING!!
HIGH PRESSURE PIPELINE
EXCAVATION AND/OR CONSTRUCTION
PROHIBITED WITHOUT PRIOR
WRITTEN PERMISSION FROM
ENTERPRISE TEXAS PIPELINE LLC



BENCHMARK LIST	
BM #100: 5/8 INCH IRON ROD SET ACROSS RON ROAD FROM THE HOMESTEAD TRACT. ELEV.=752.383'	
BM #101: 5/8 INCH IRON ROD SET IN FRONTAGE NEAR NORTHERNMOST CORNER OF THE SUBJECT TRACT. ELEV.=710.662'	
BM #102: MAG NAIL SET IN PAVEMENT ACROSS RON ROAD FROM THE NORTHWEST CORNER OF THE SUBJECT TRACT. ELEV.=719.007'	

CITY COMMENTS	NO.	REVISIONS	DATE	BY				
©2022 KIMLEY-HORN AND ASSOCIATES, INC. 78216 10101 REUNION PLACE, SUITE 400, SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM								
KHA PROJECT	069241811	DATE	5/14/2023	SCALE	AS SHOWN			
DESIGNED BY	CAM	DRAWN BY	ABC	CHECKED BY	JPS			
SEWER PLAN (1 OF 2)								
BELL YARD ZIMMERMANN HILL PREPARED FOR ASPEN HEIGHTS PARTNERS CITY OF NEW BRAUNFELS TEXAS								
SHEET NUMBER C5.3								

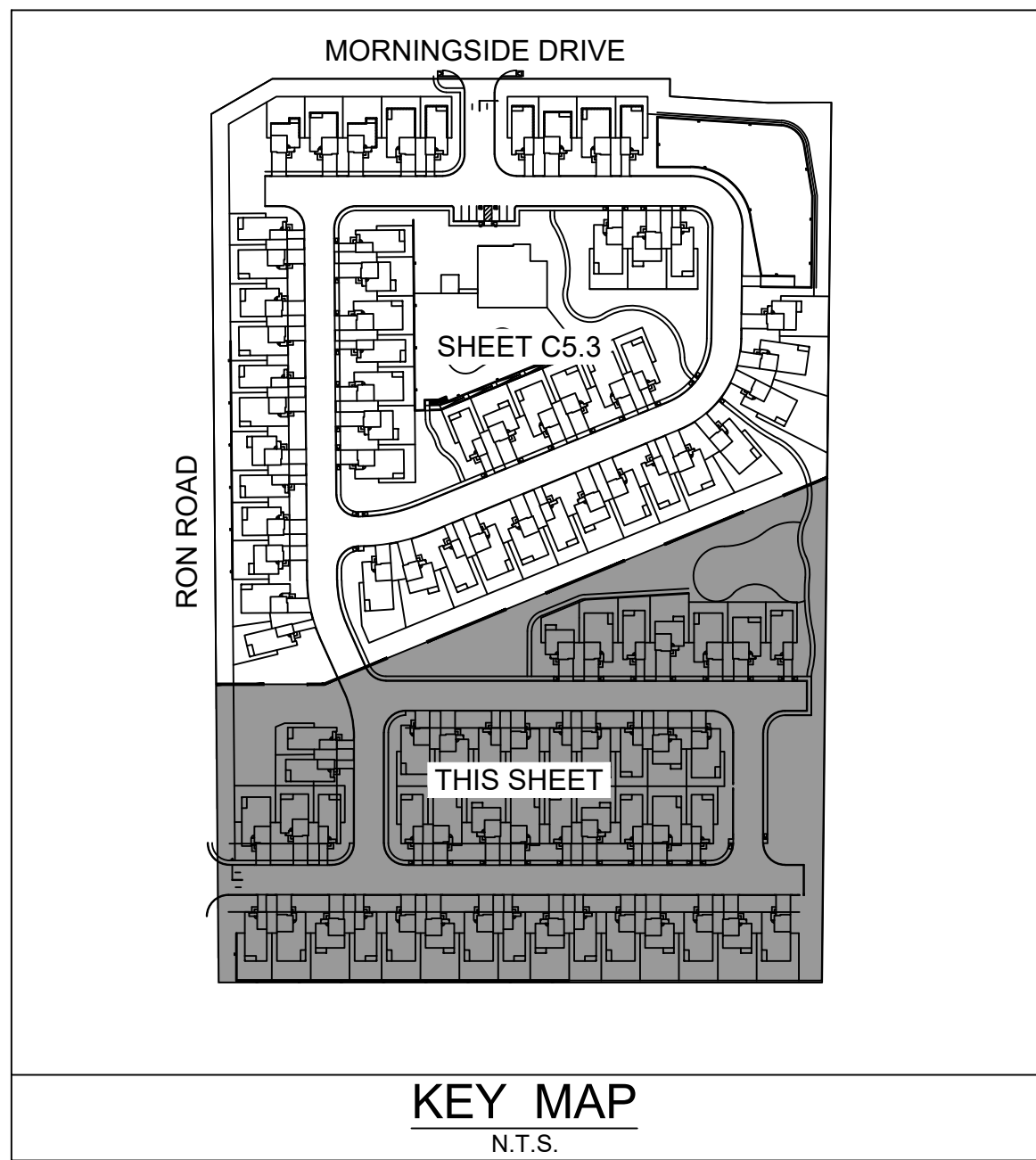
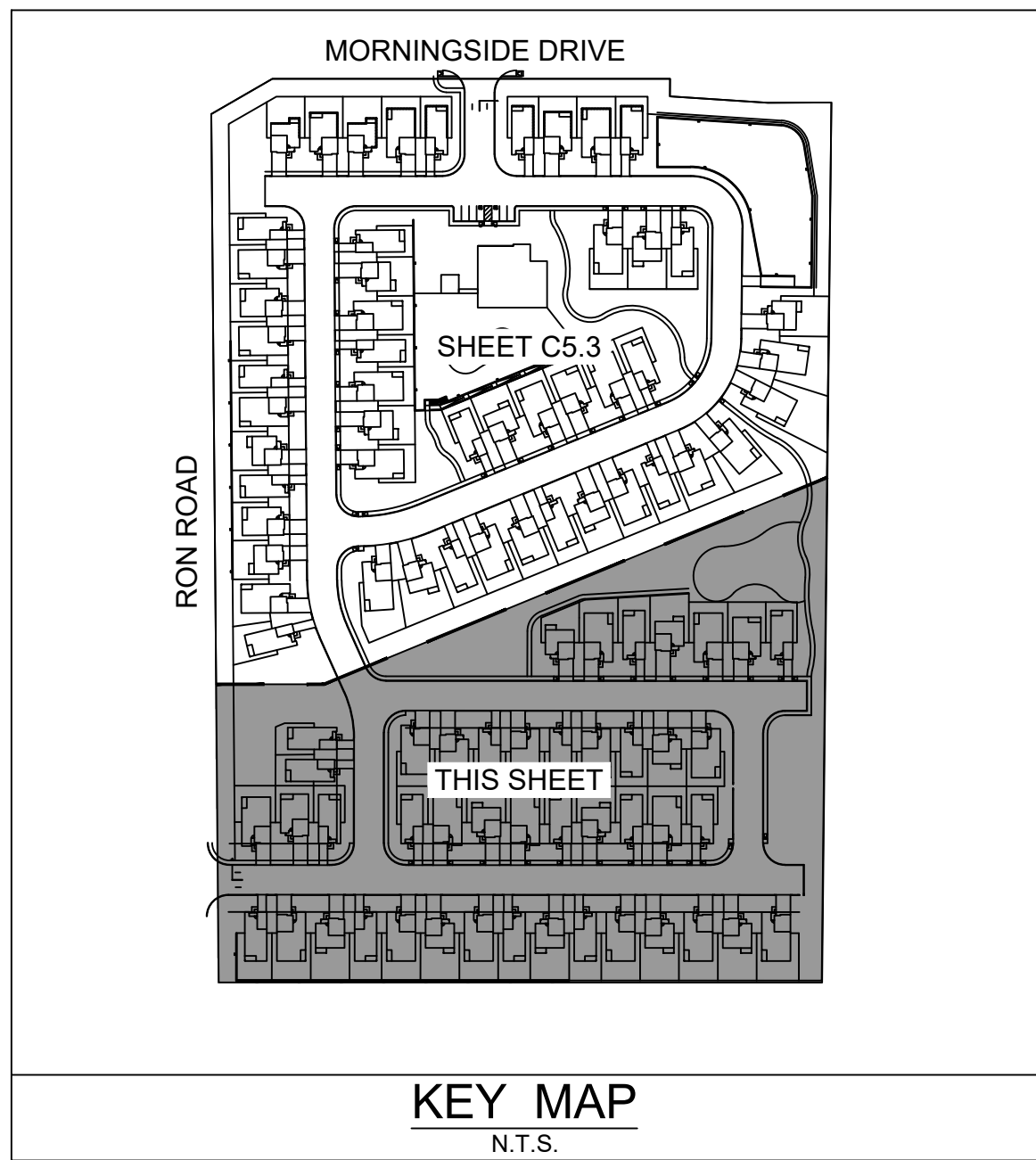
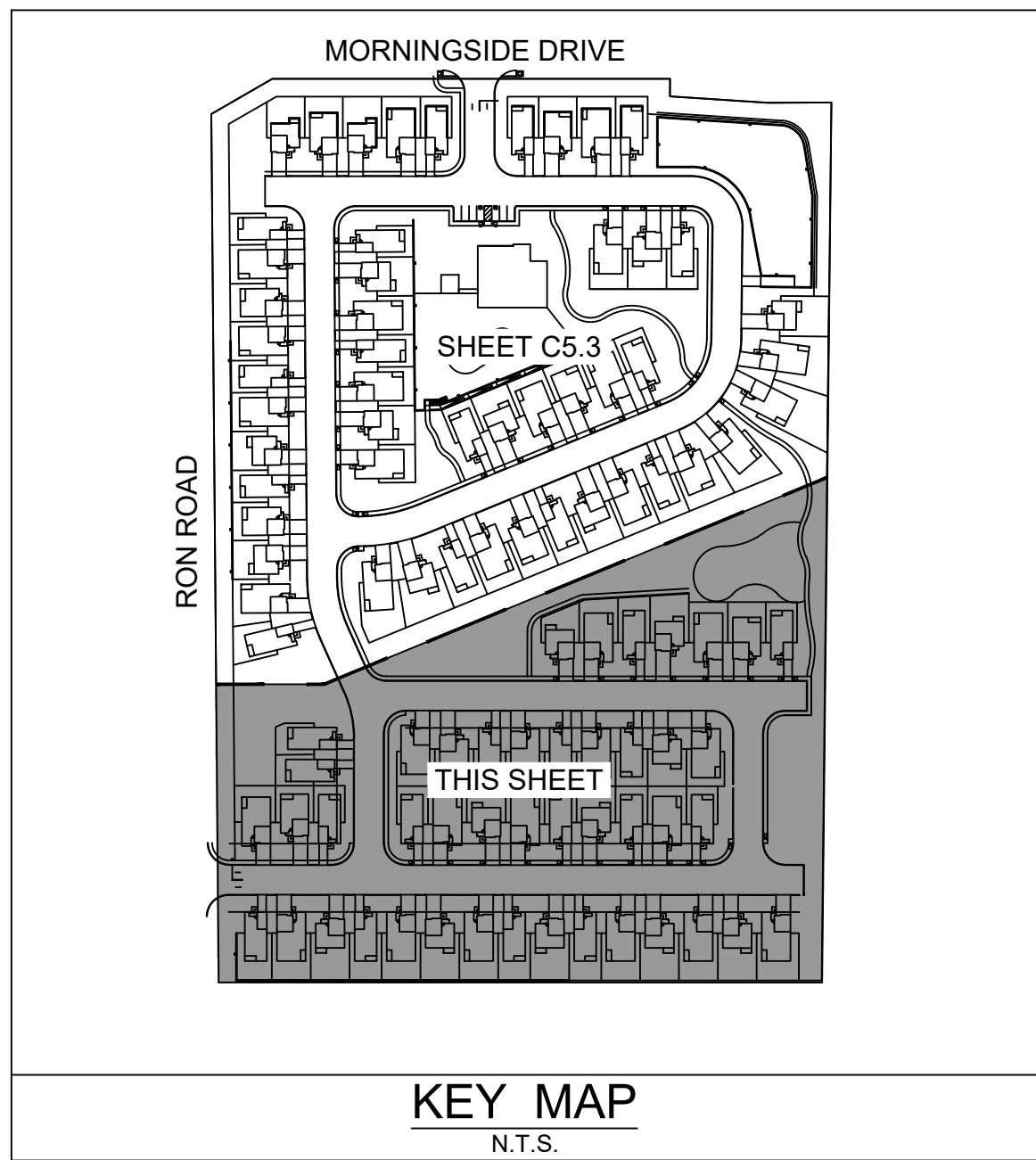
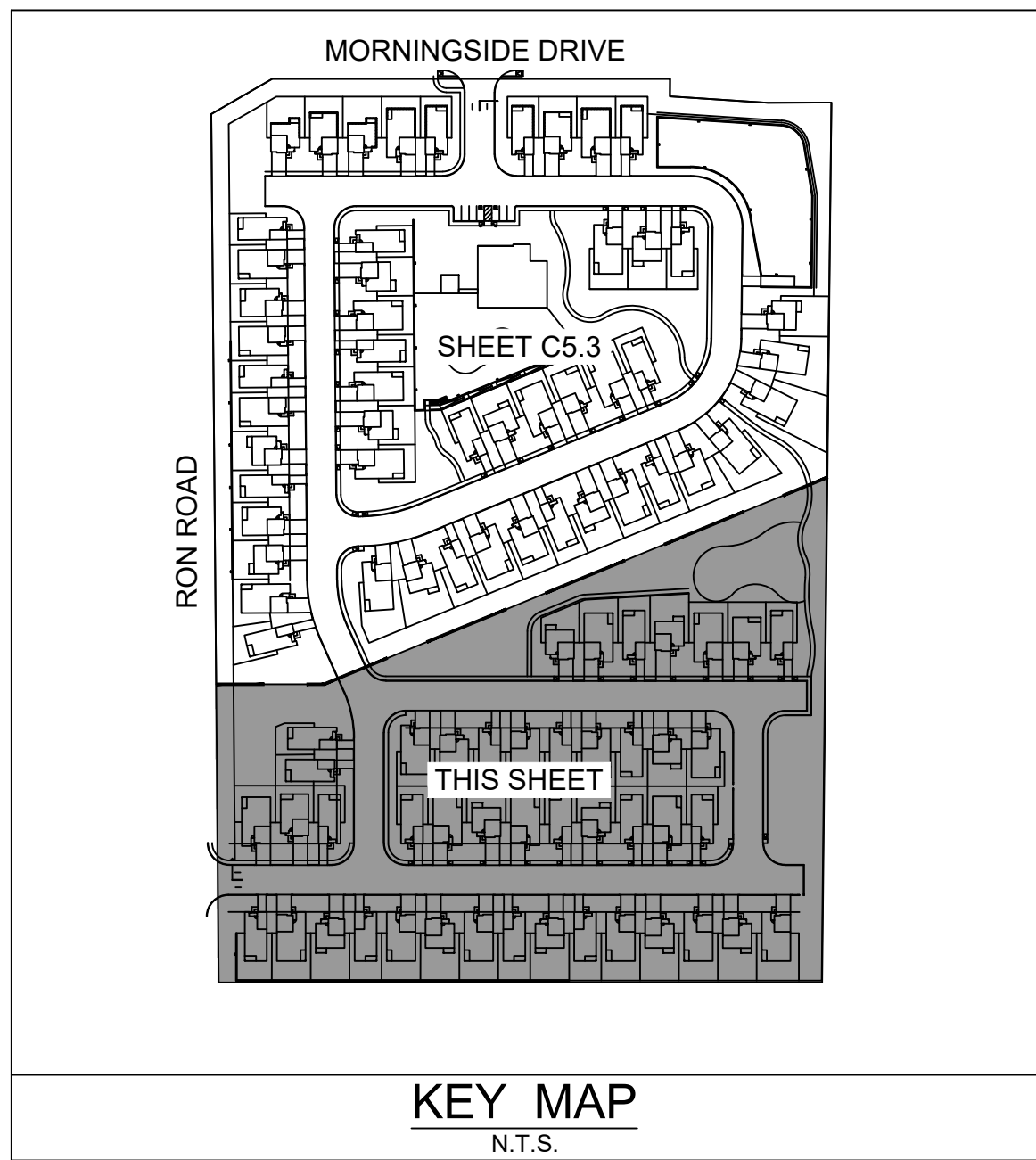
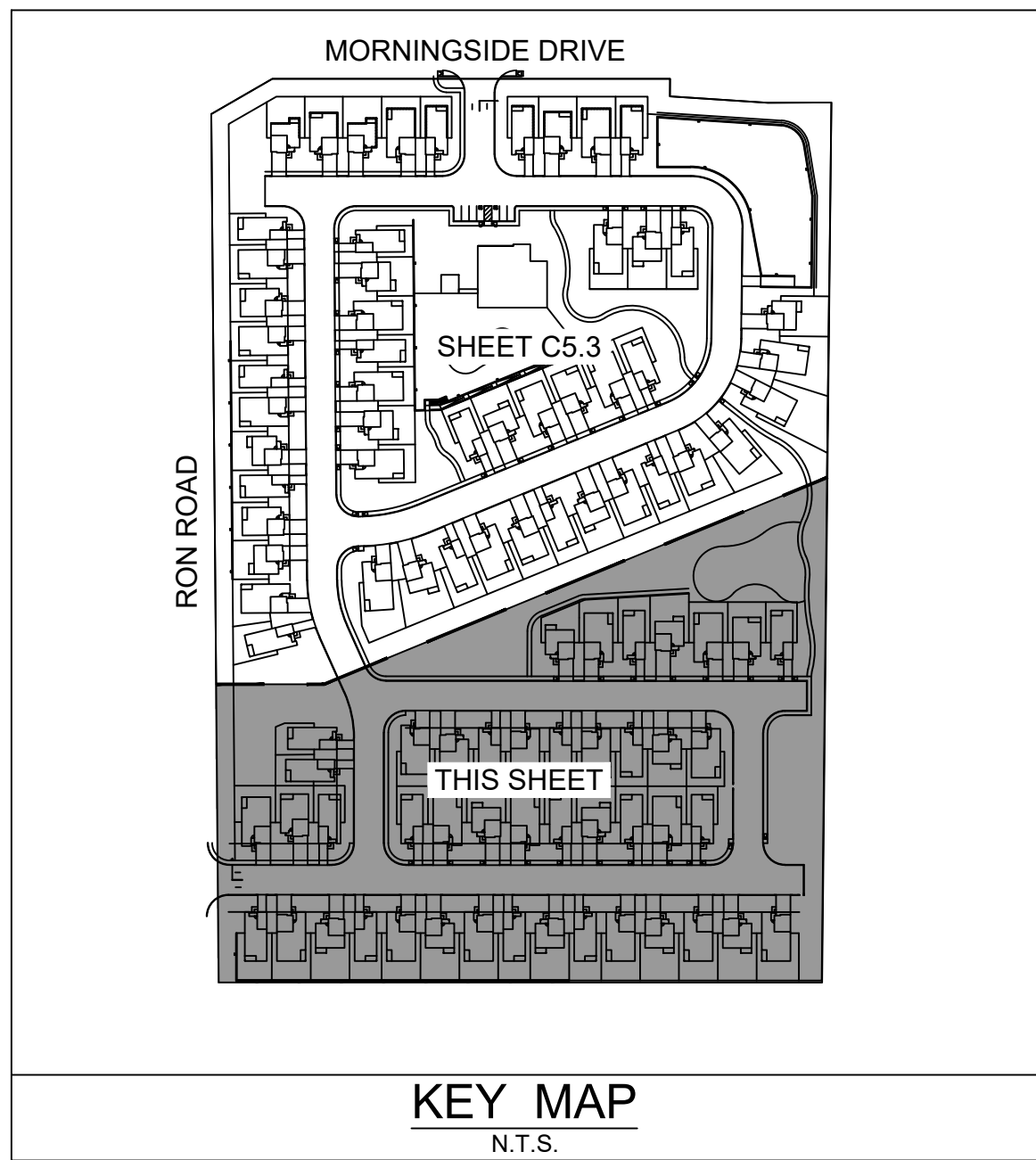
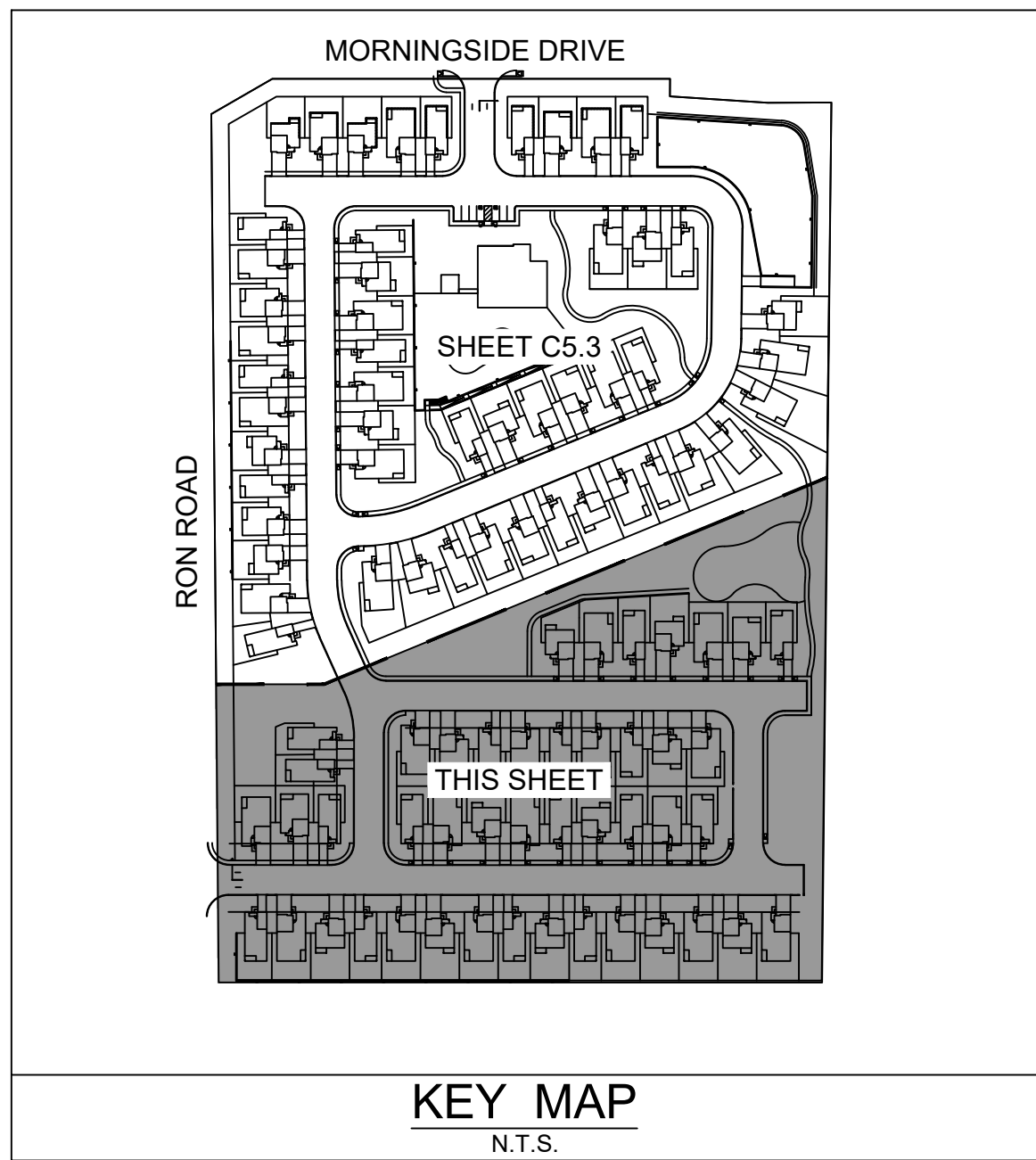
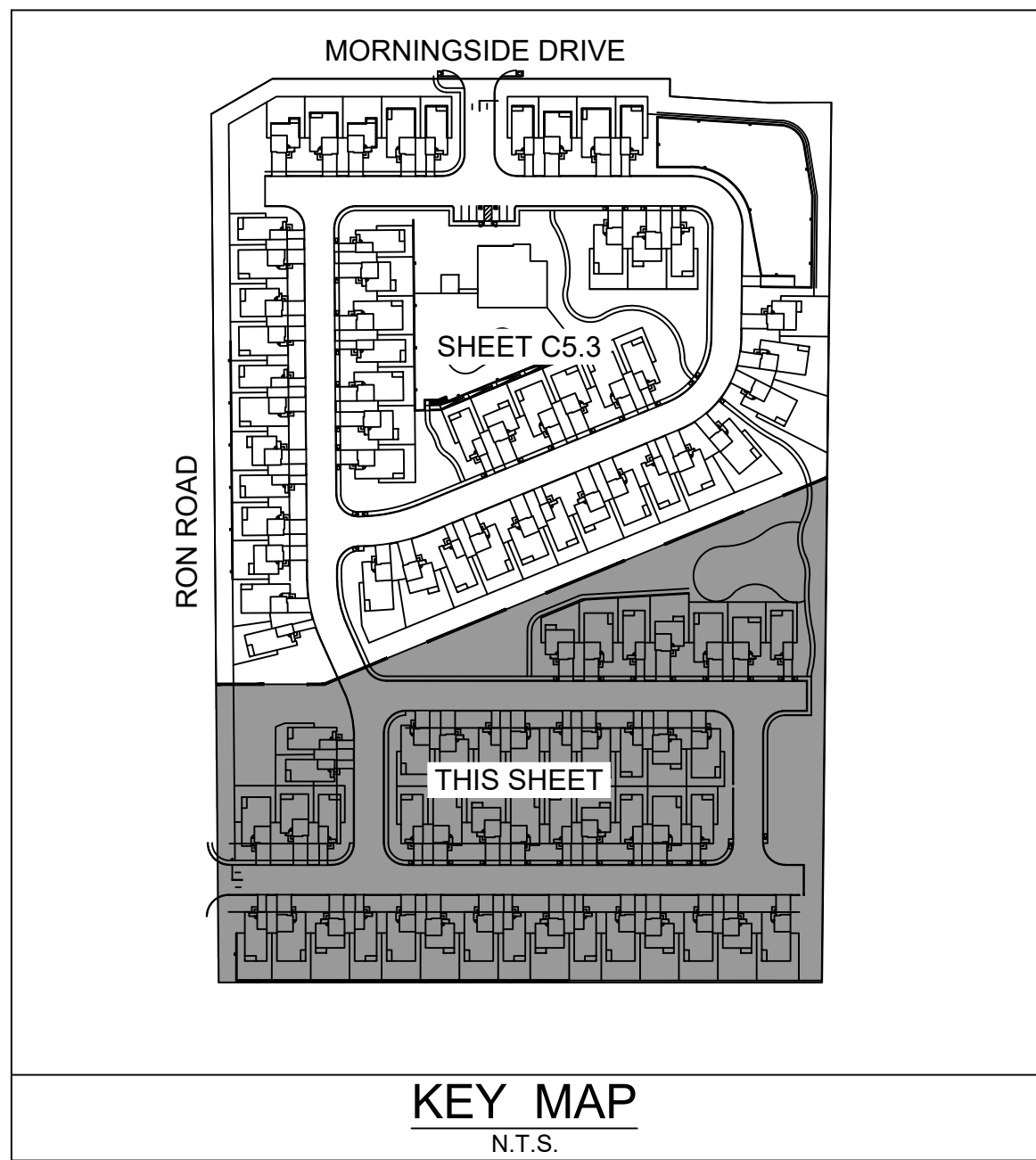
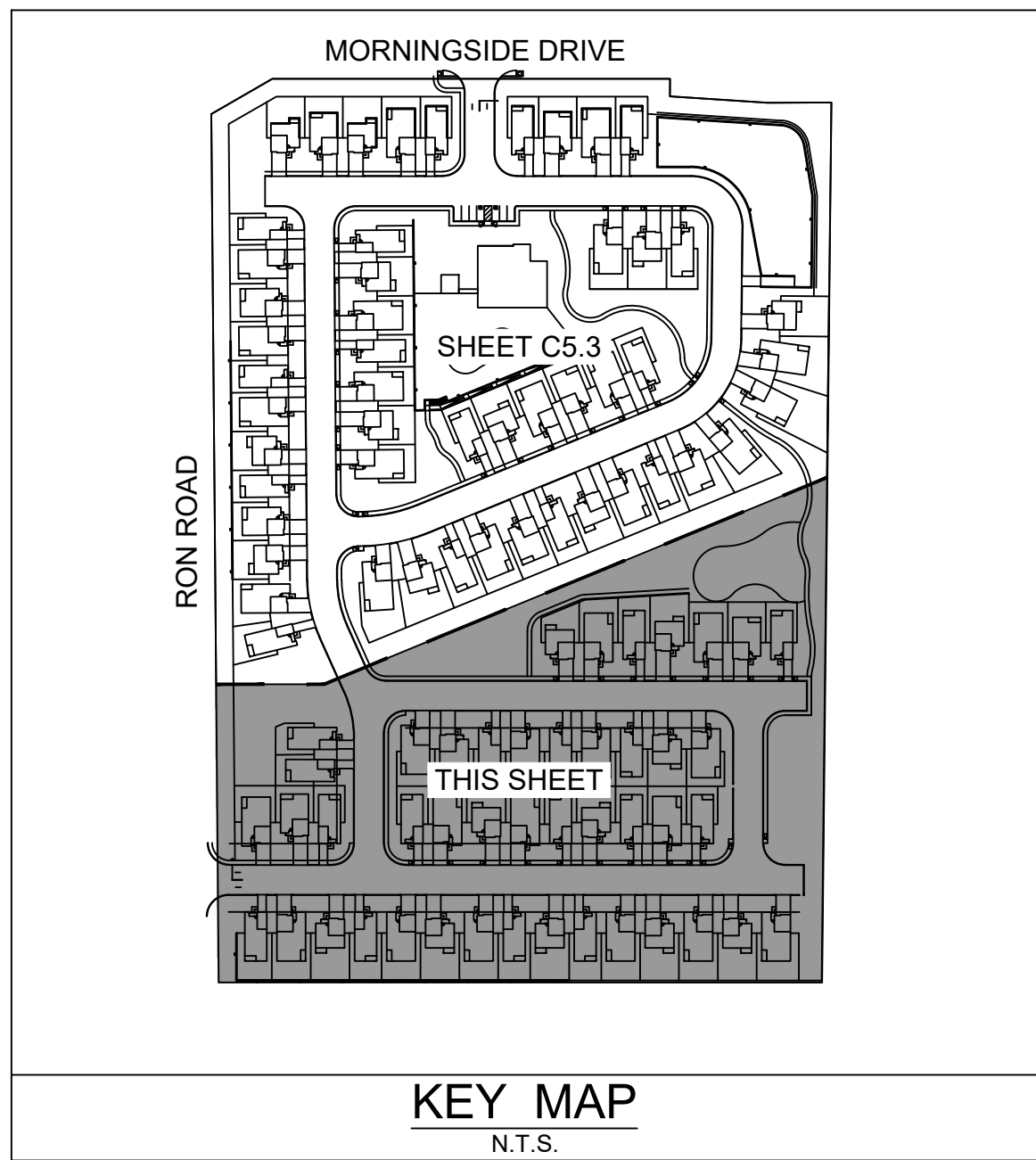
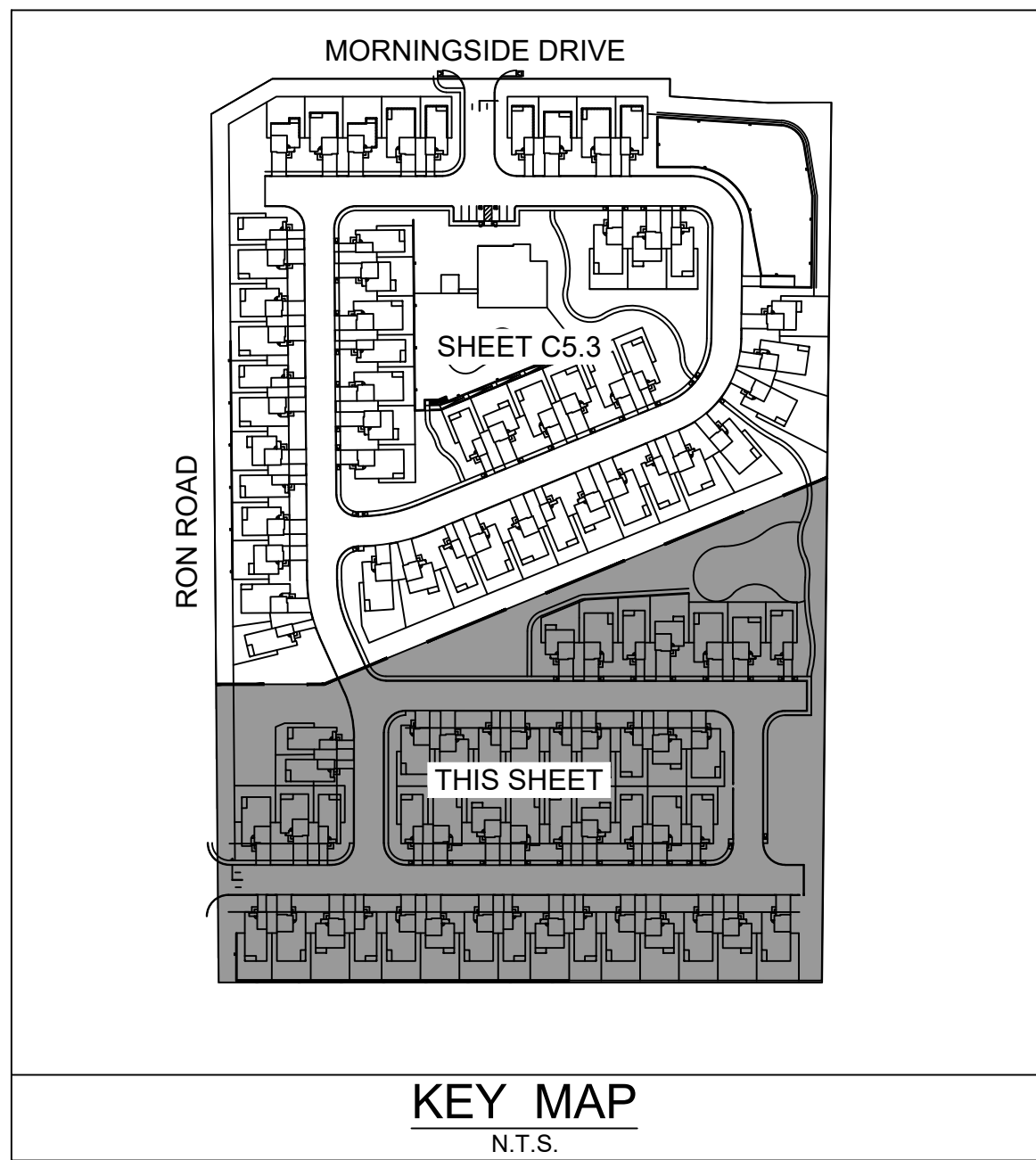
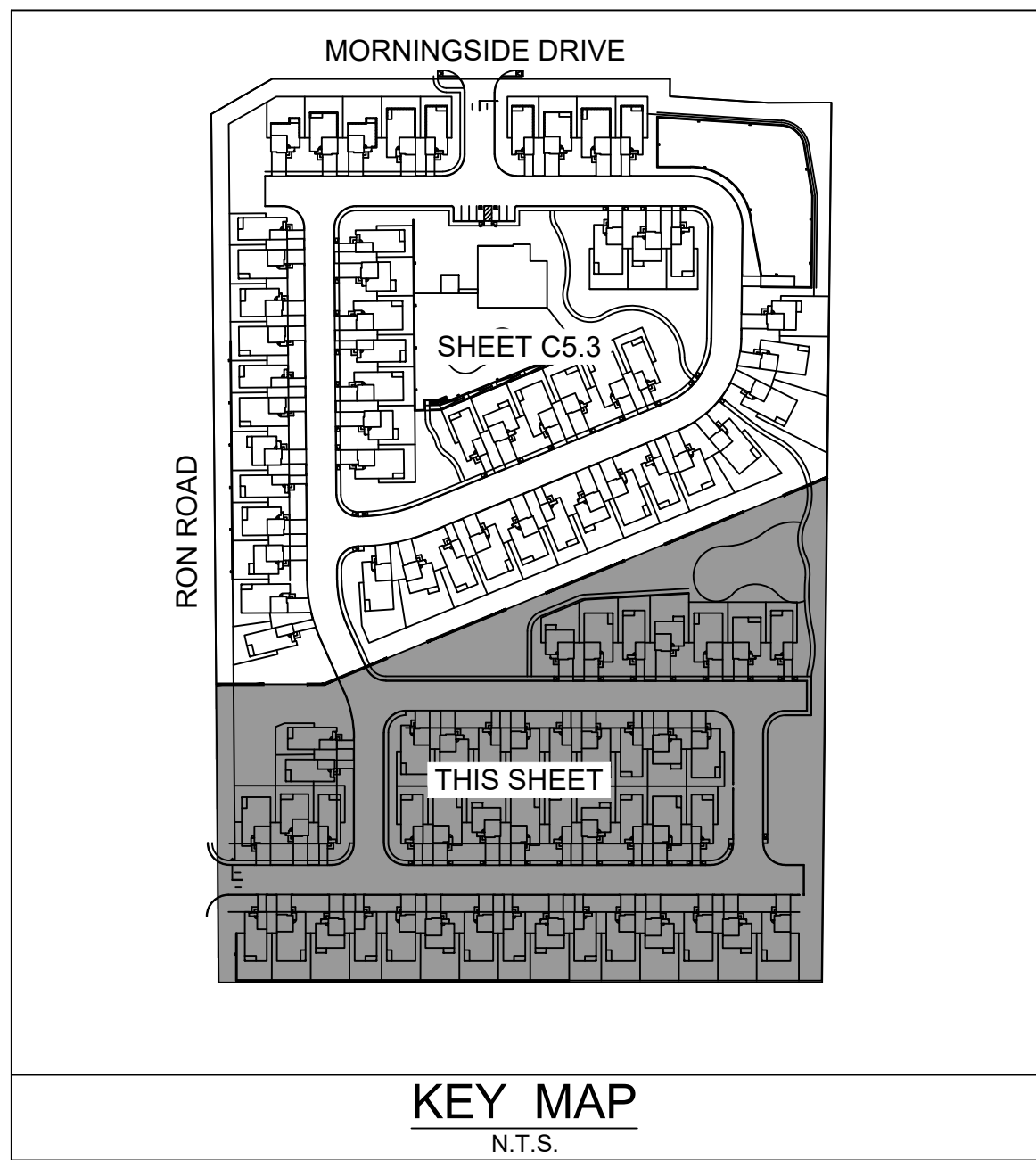
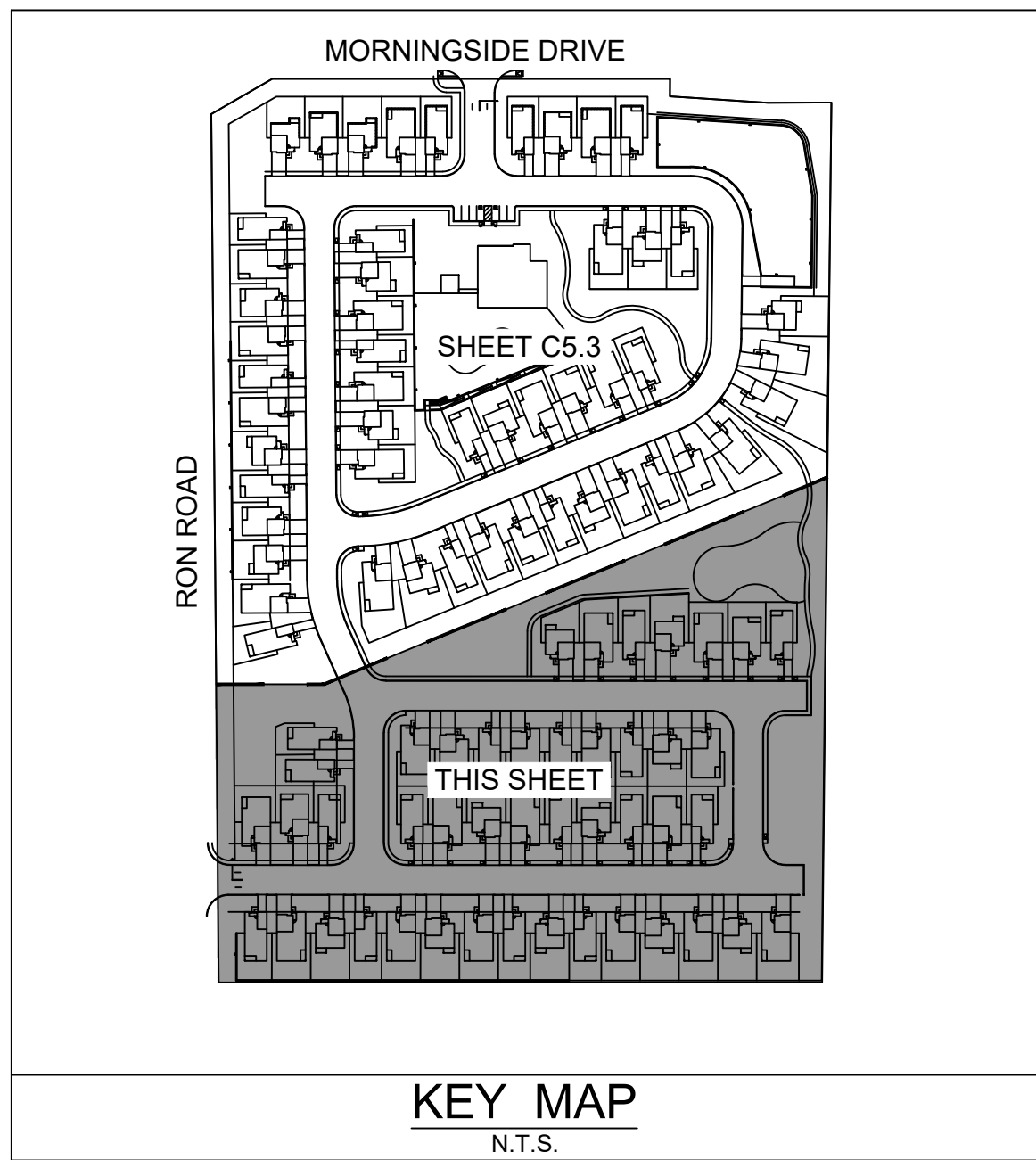
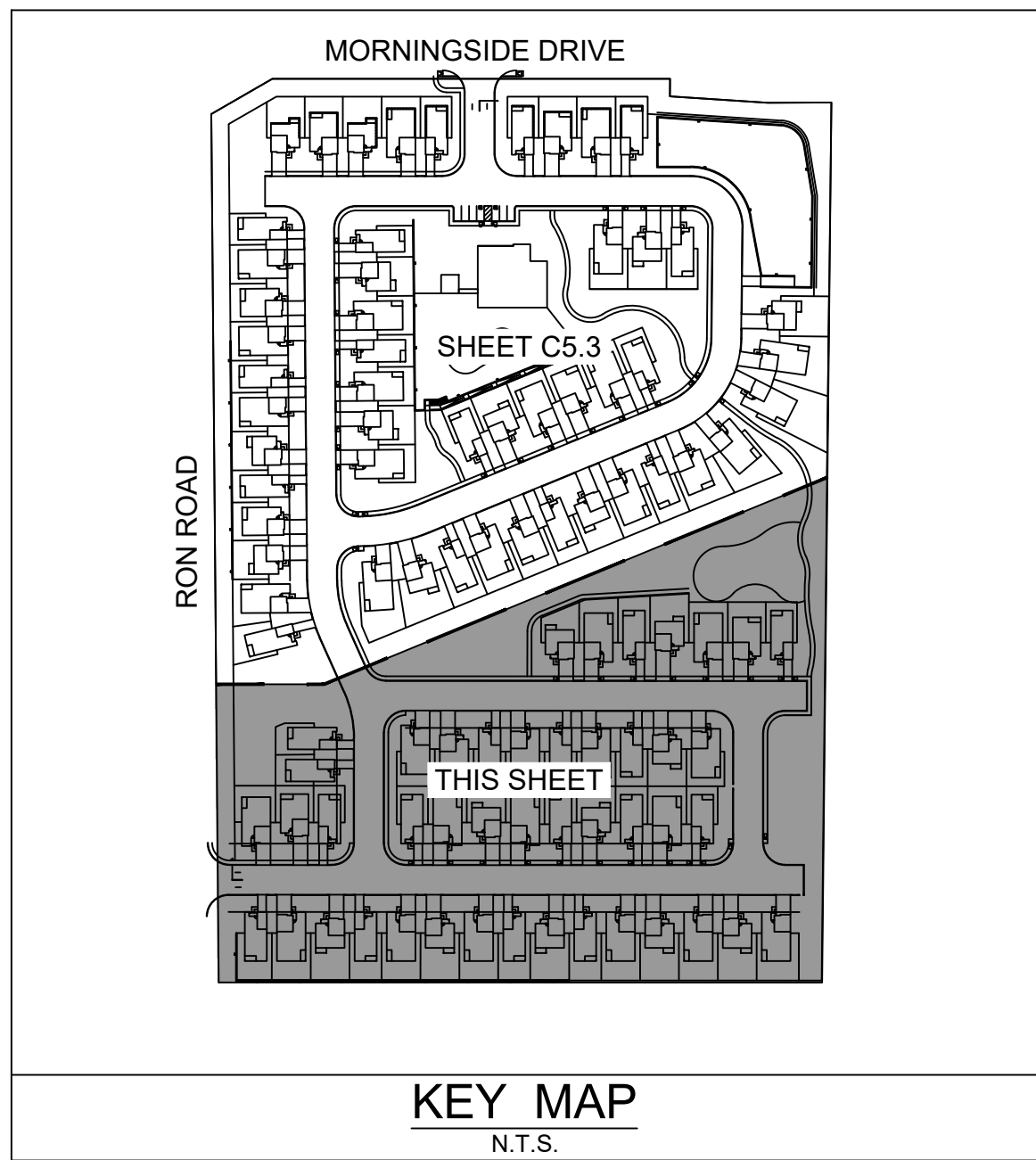
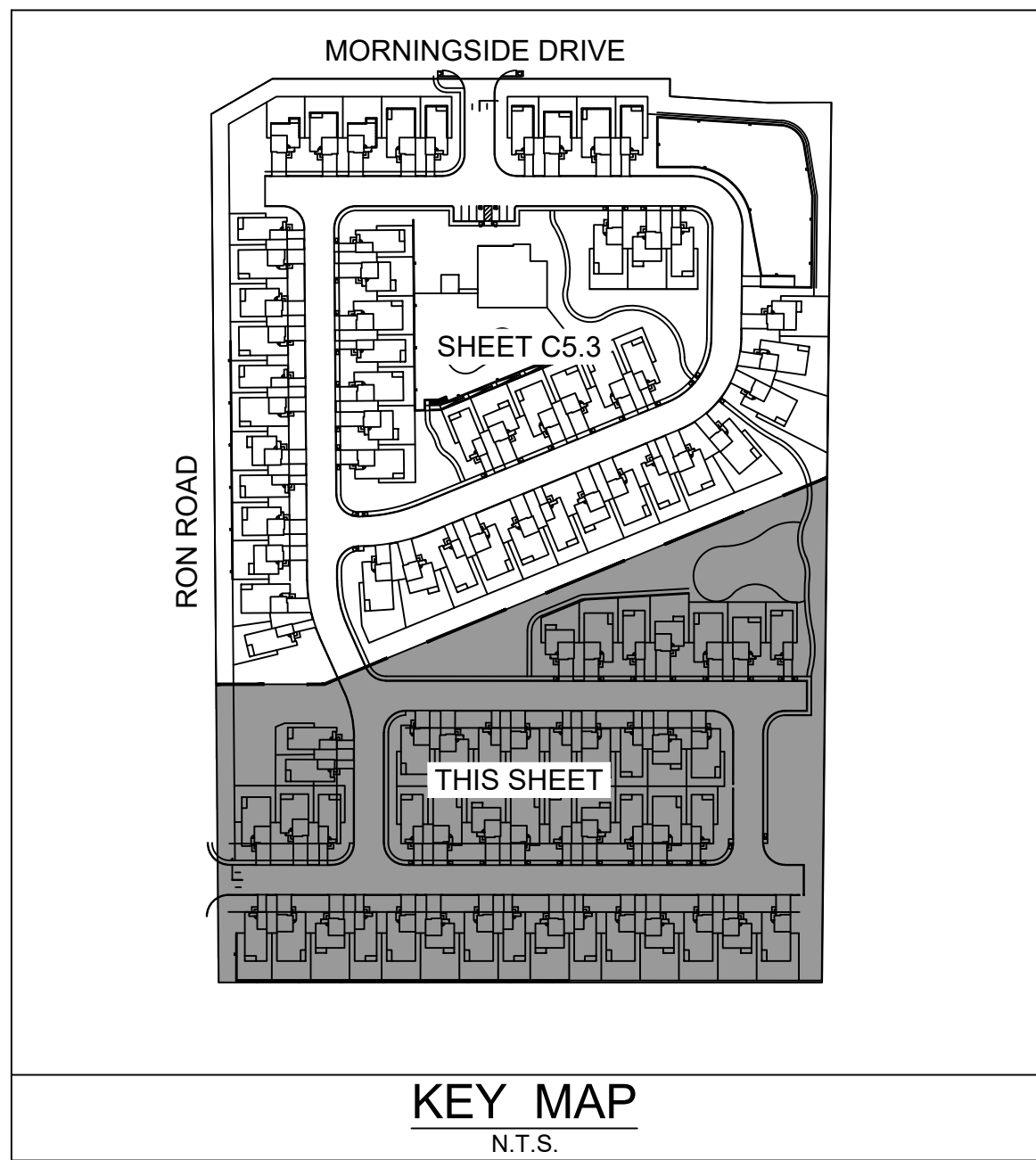
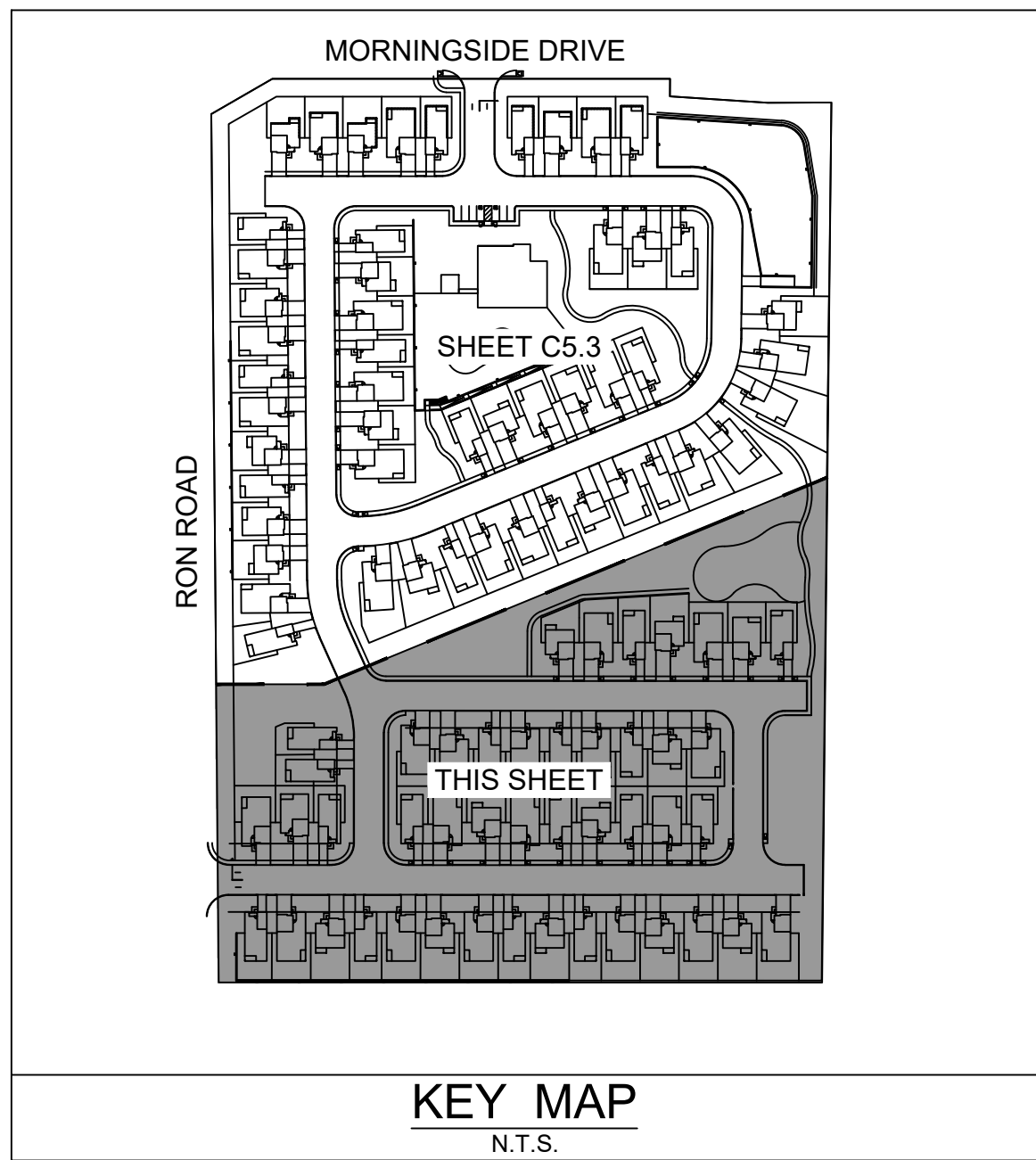
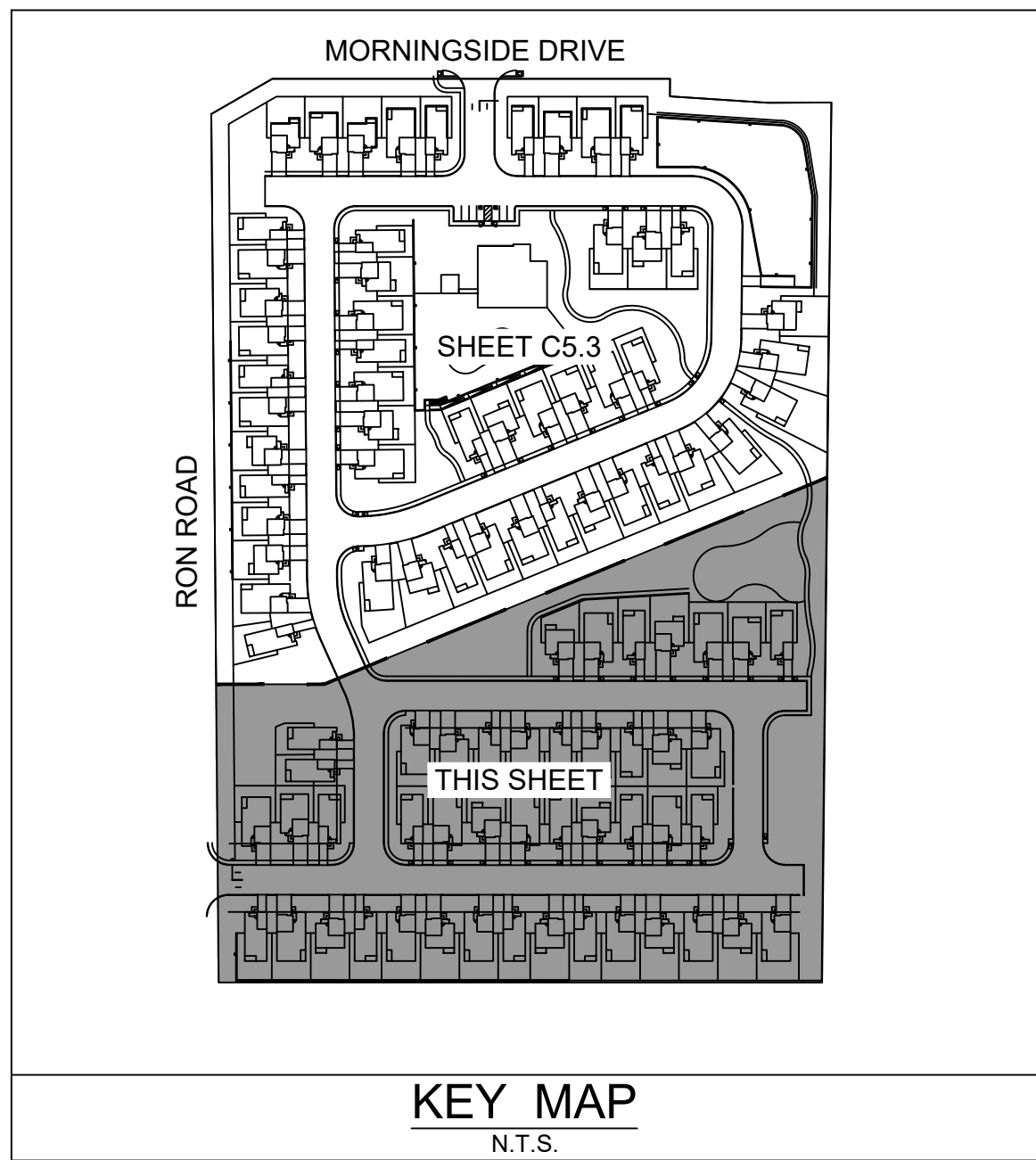
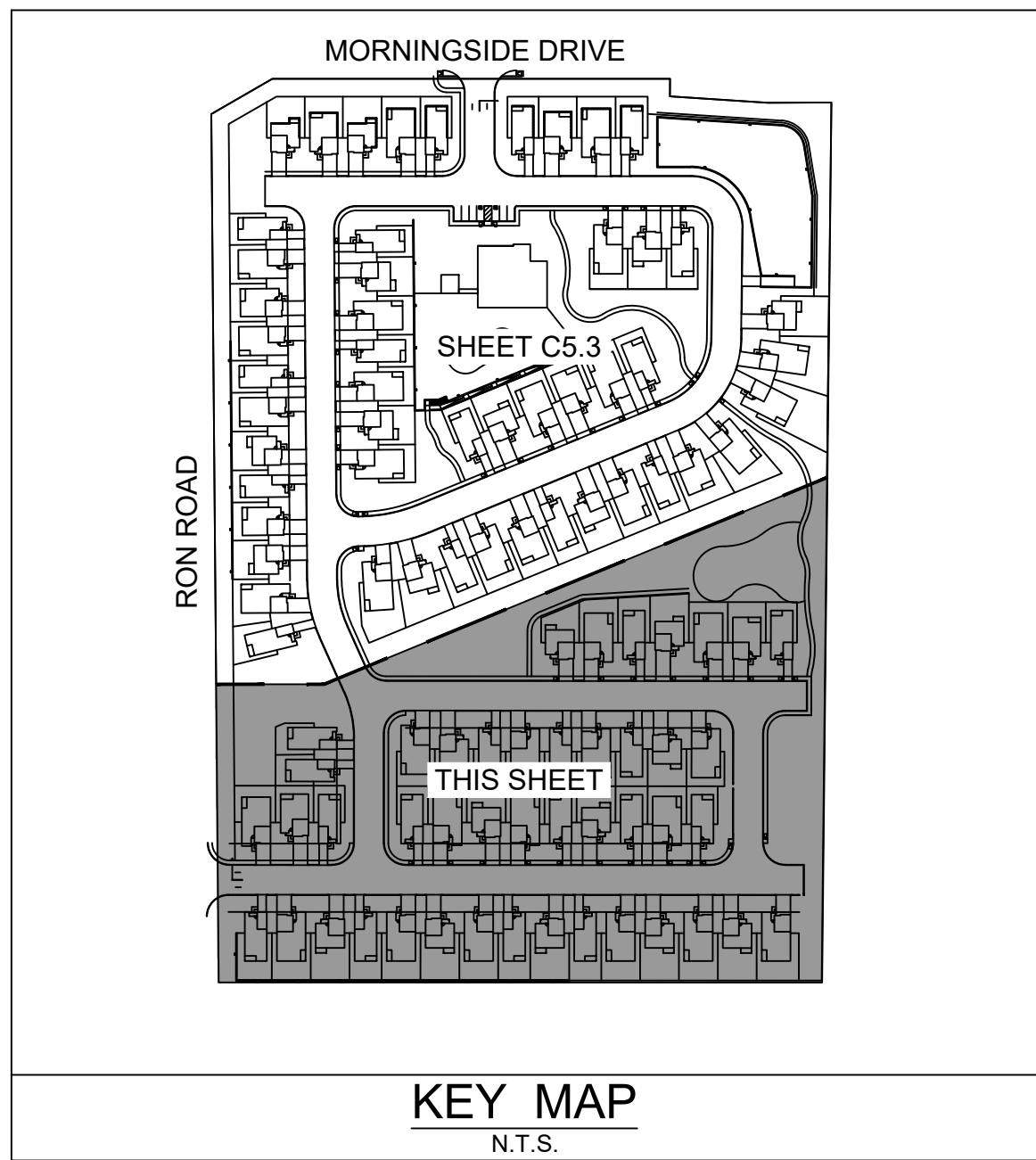
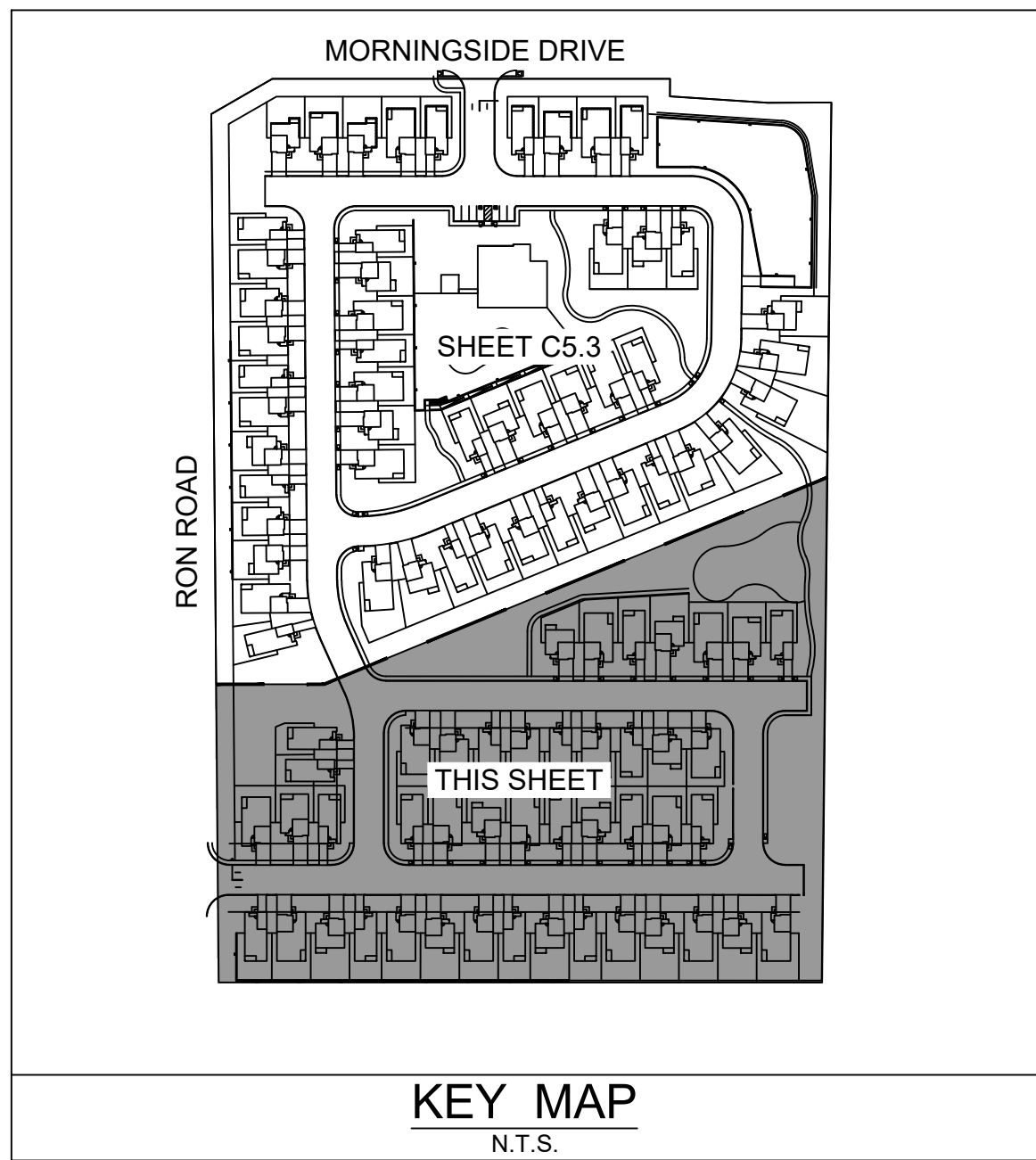
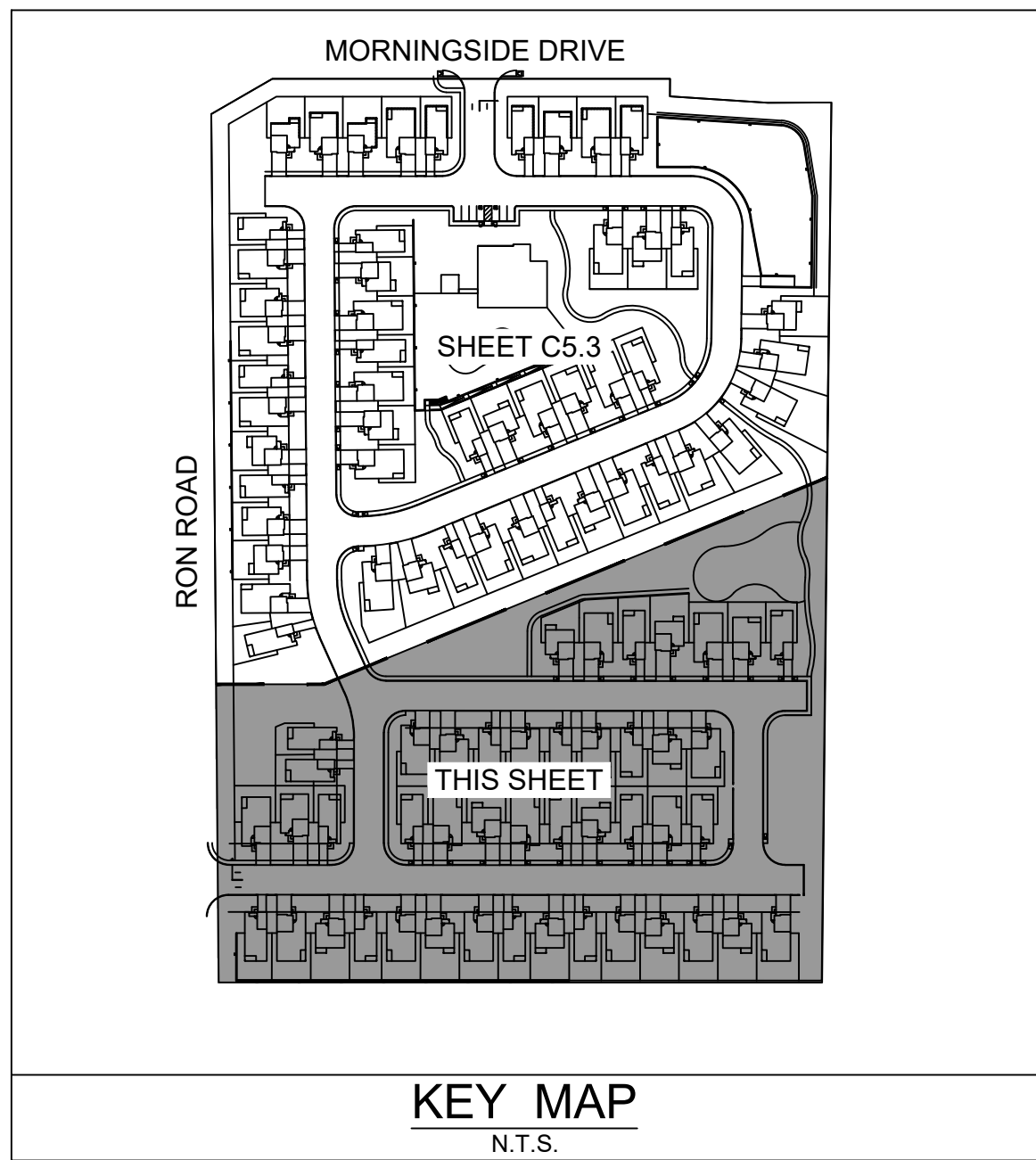
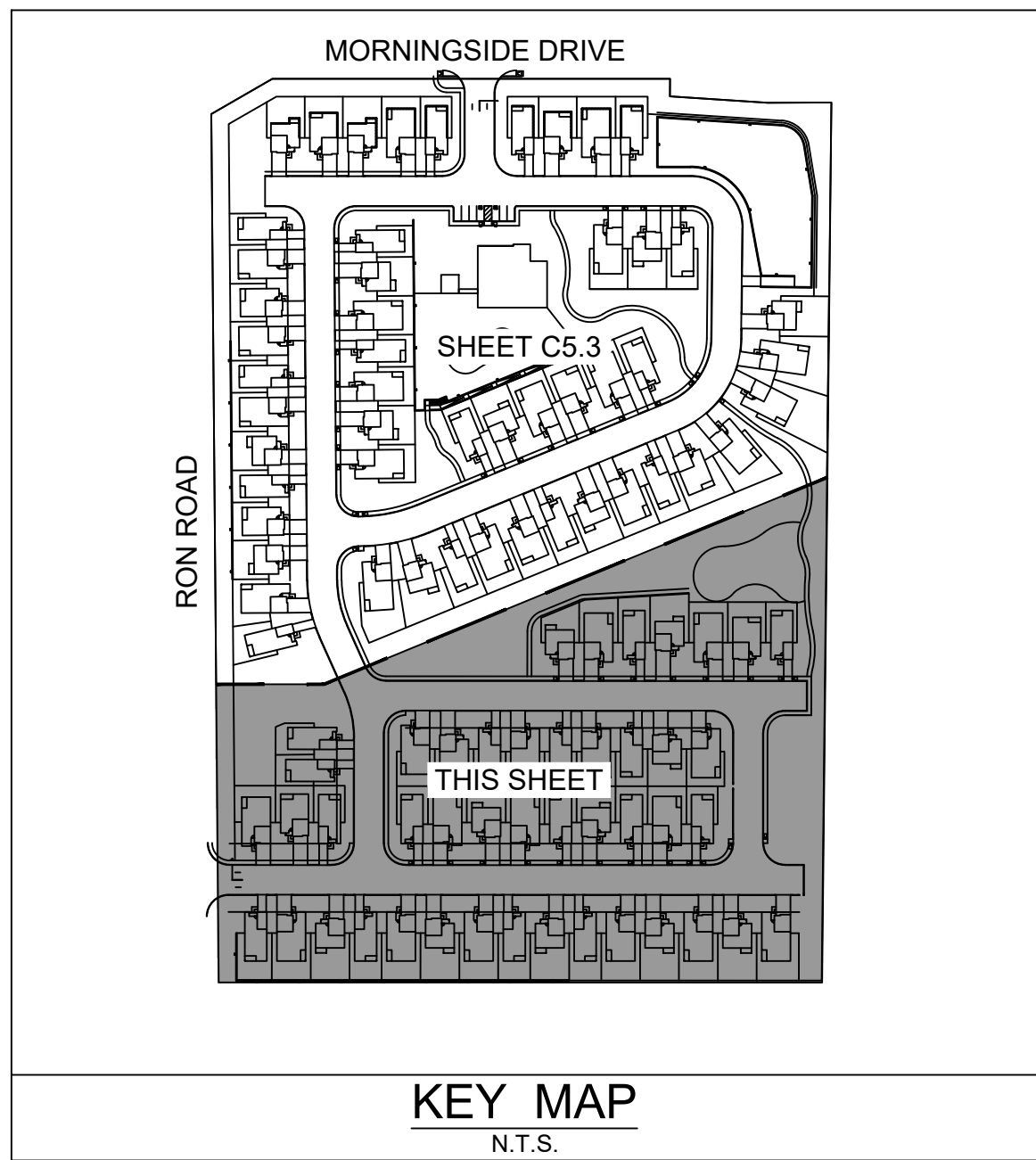
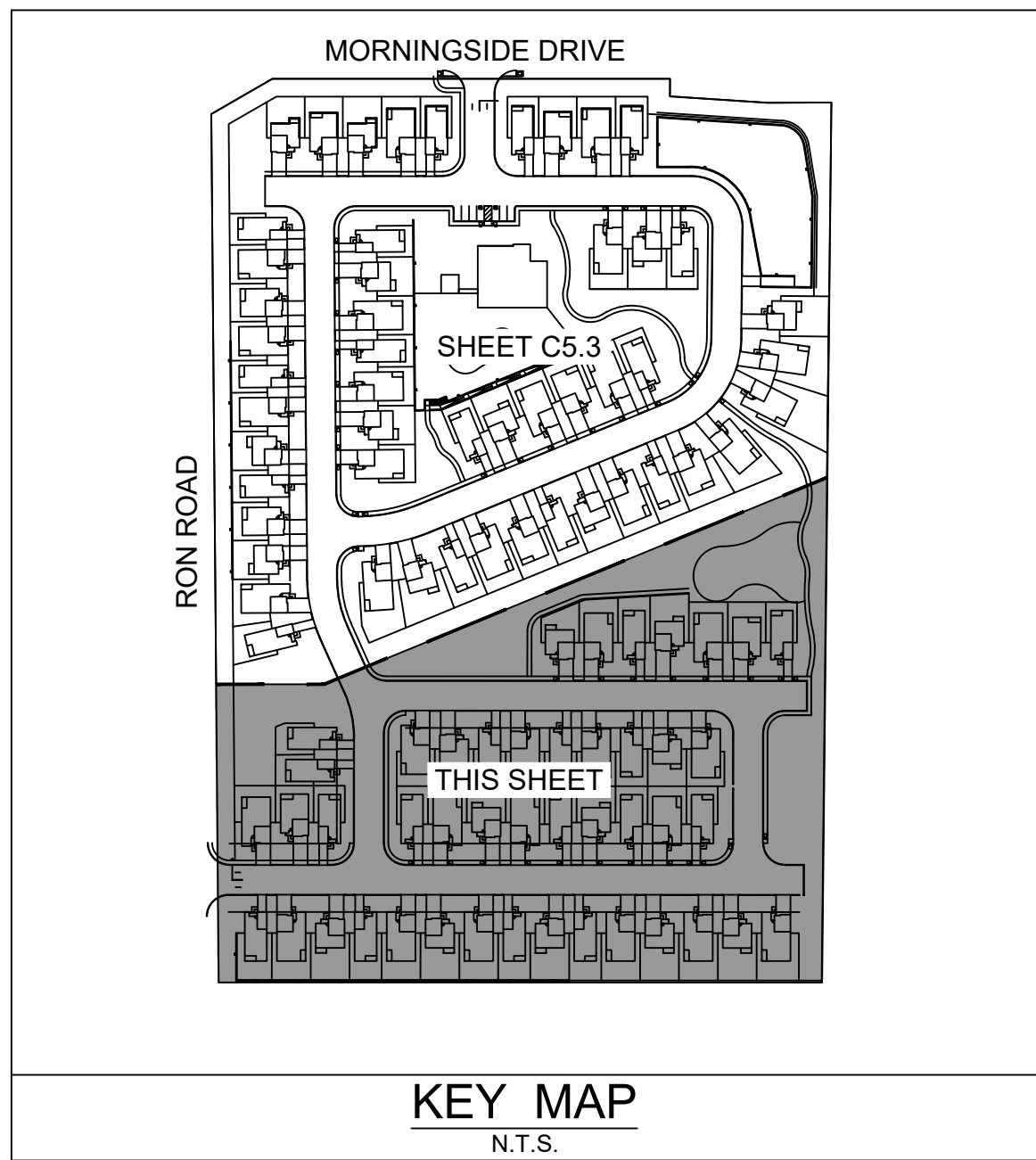
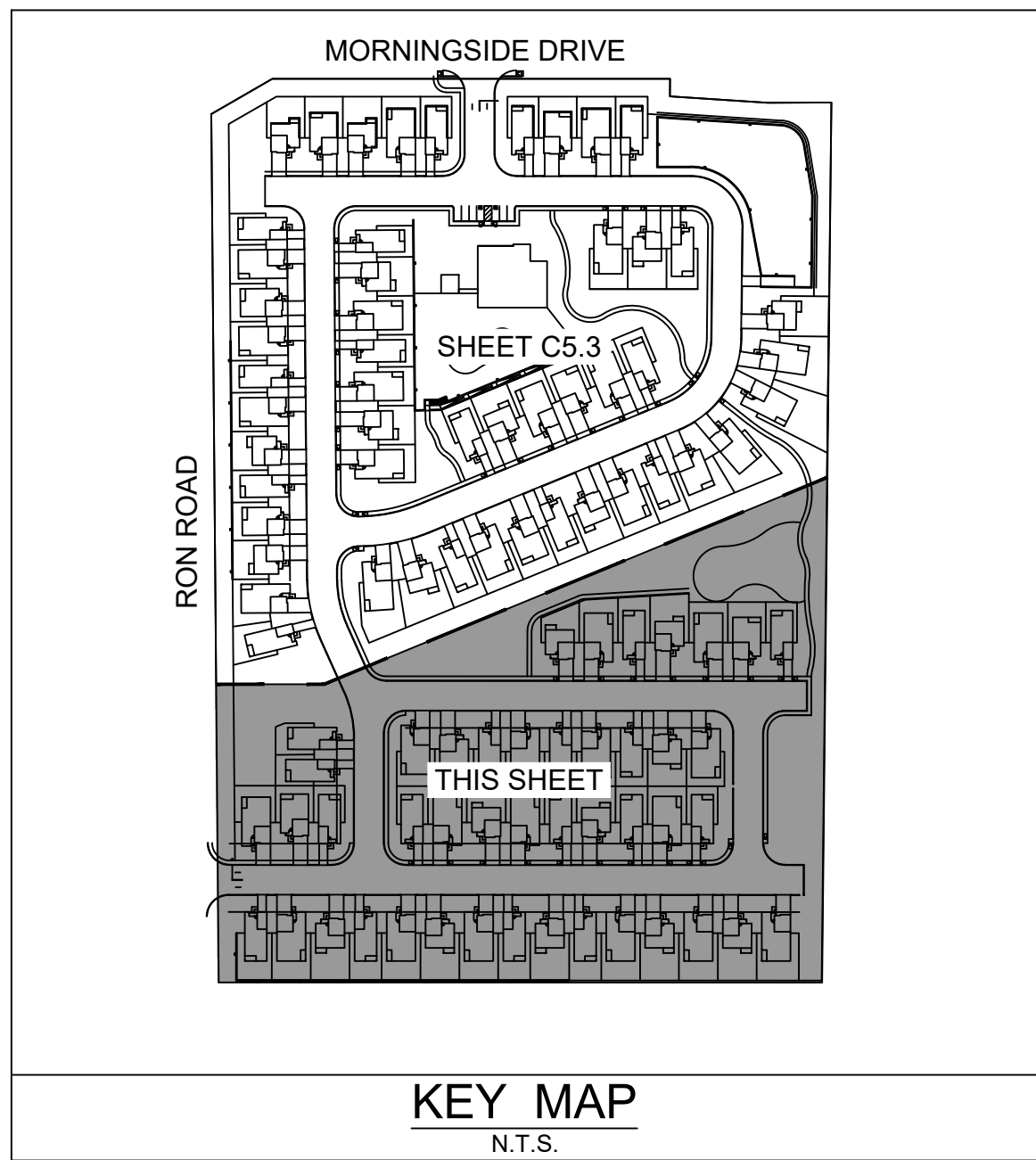
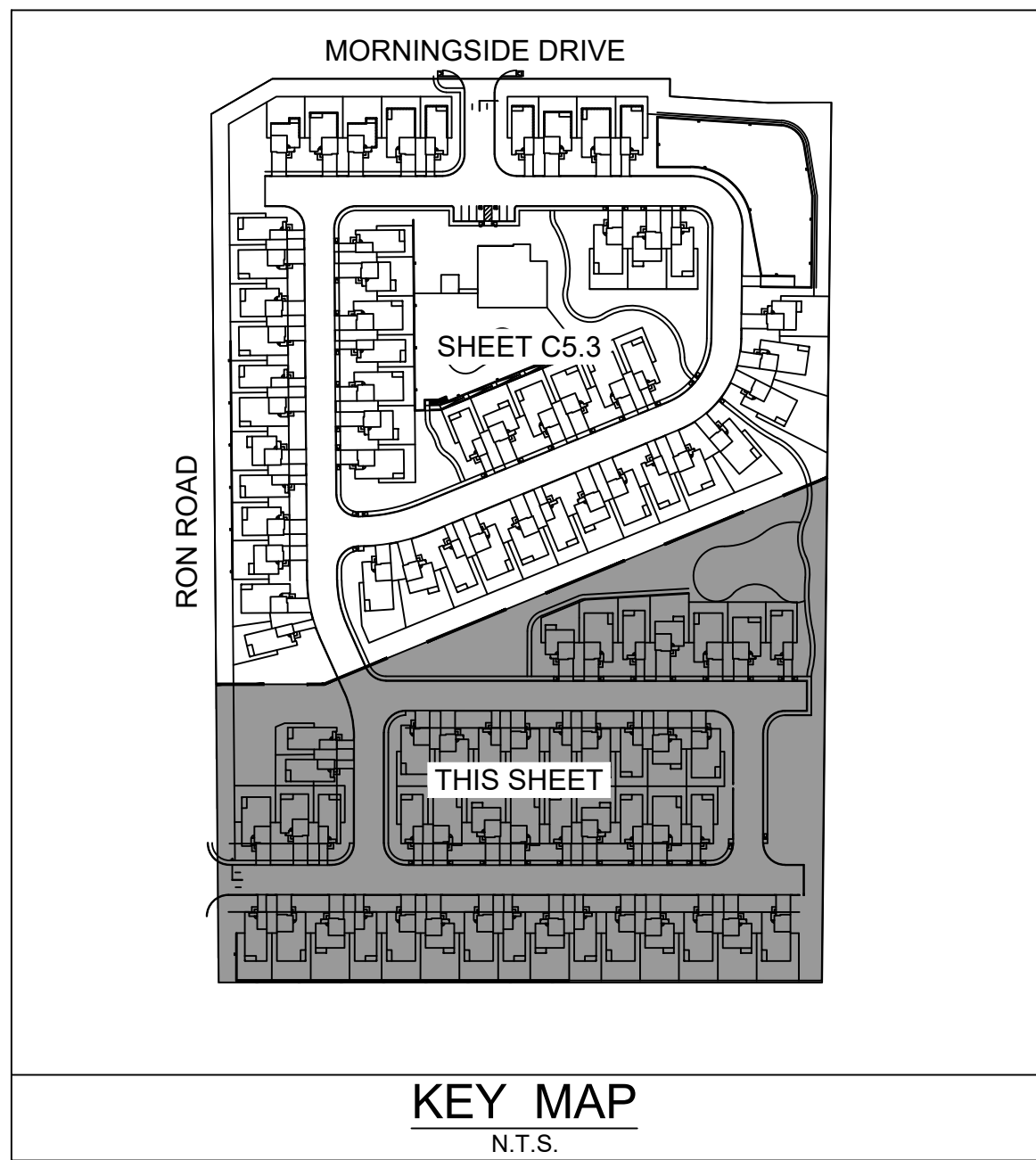
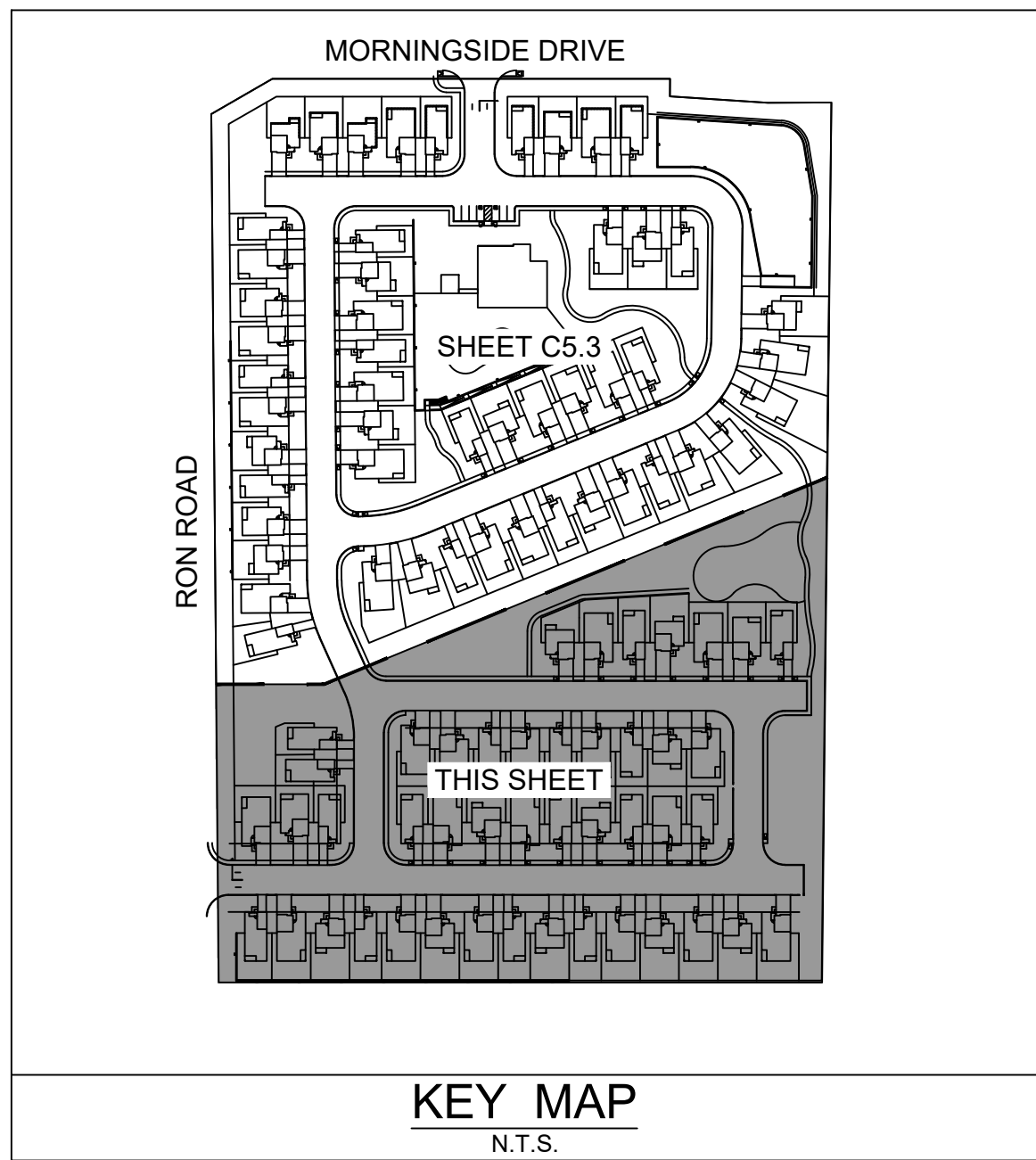
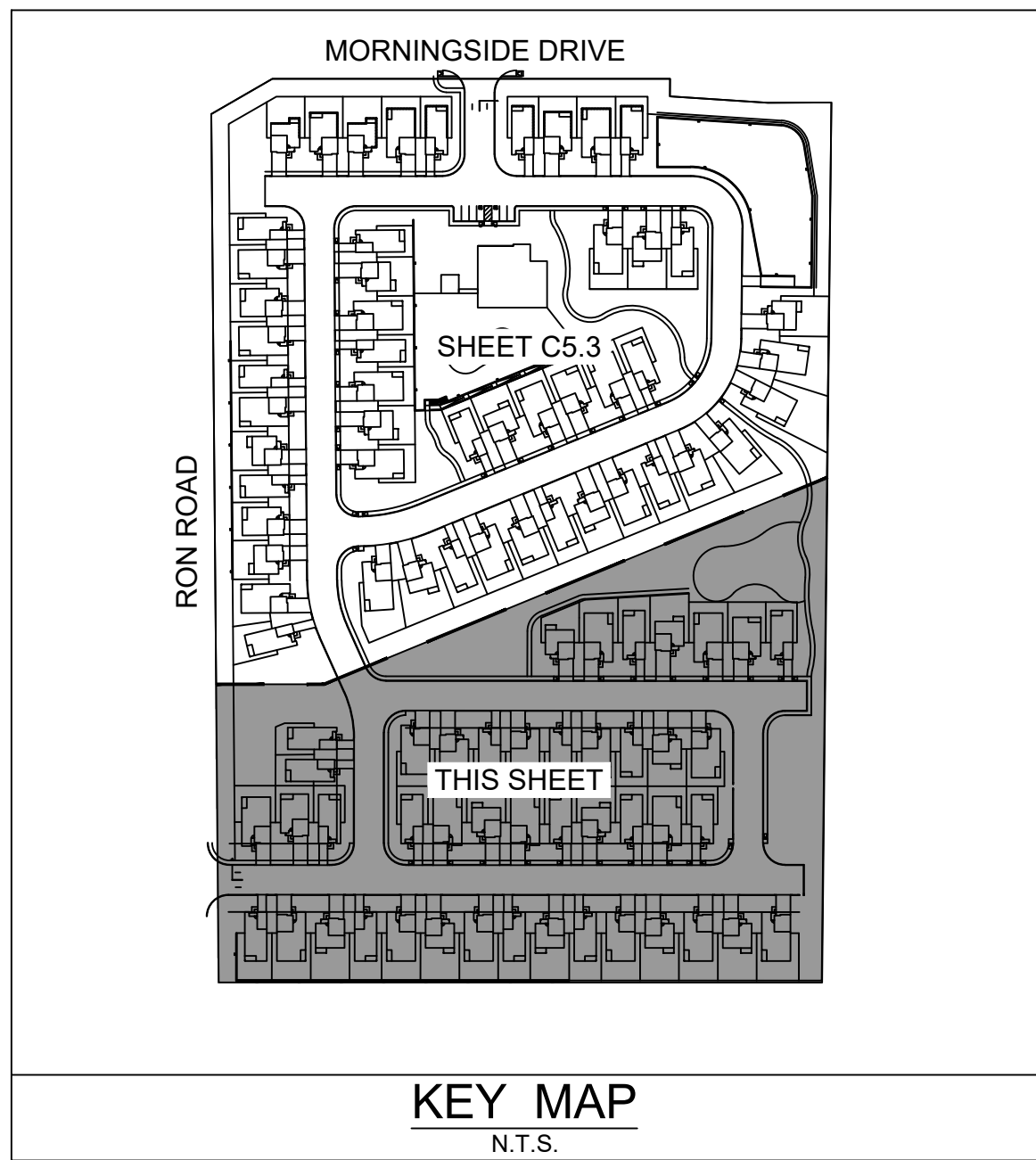
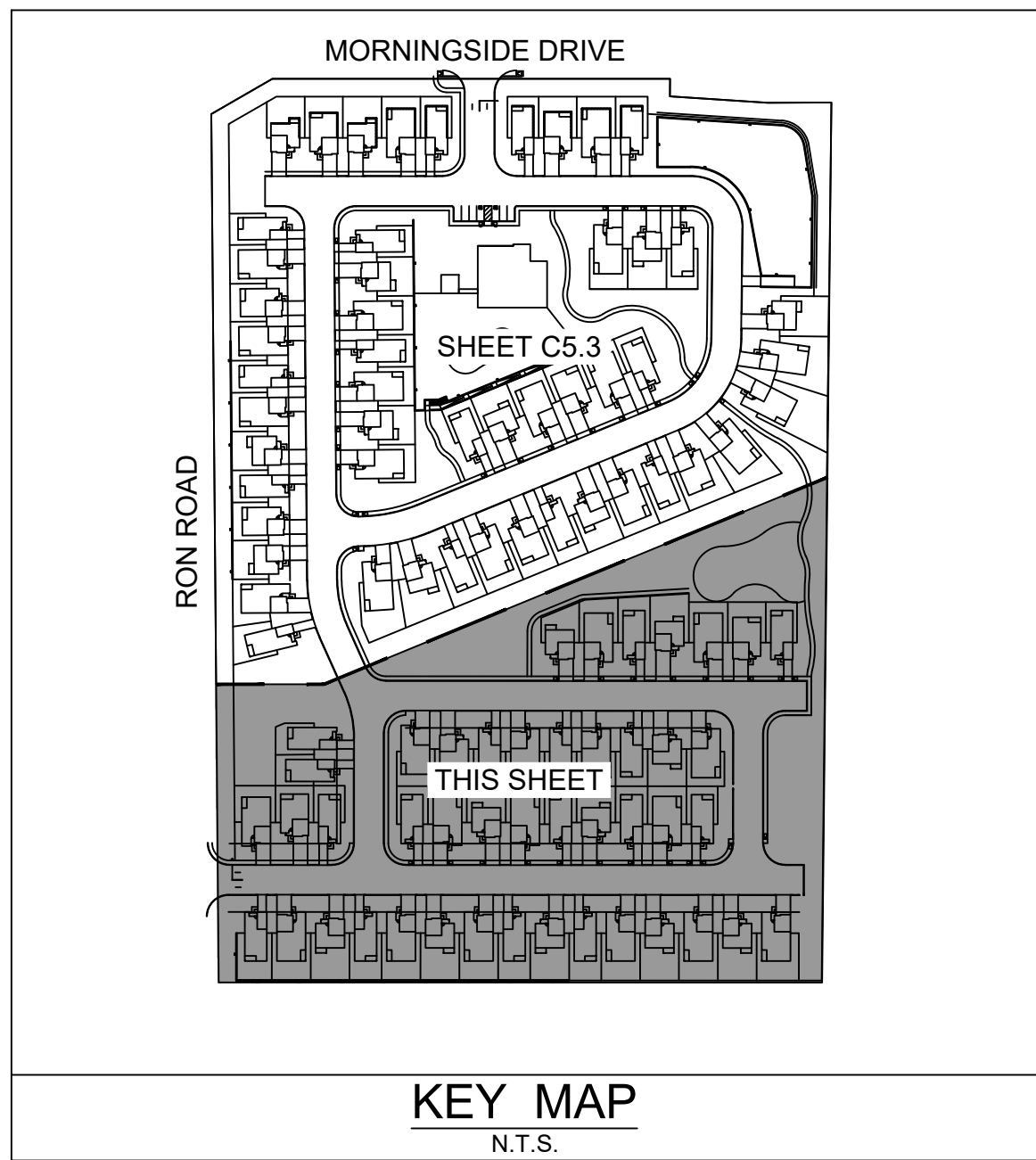
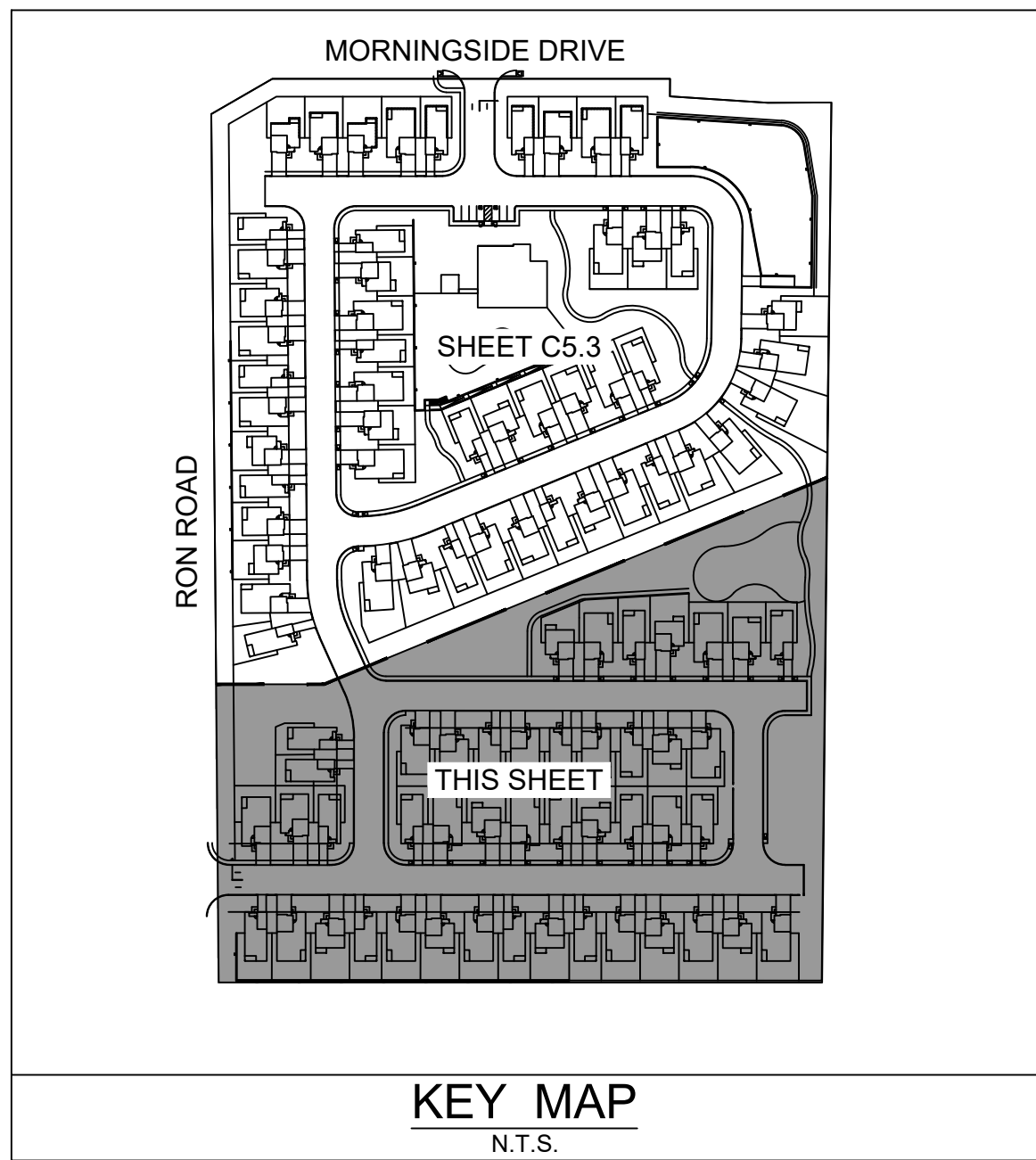
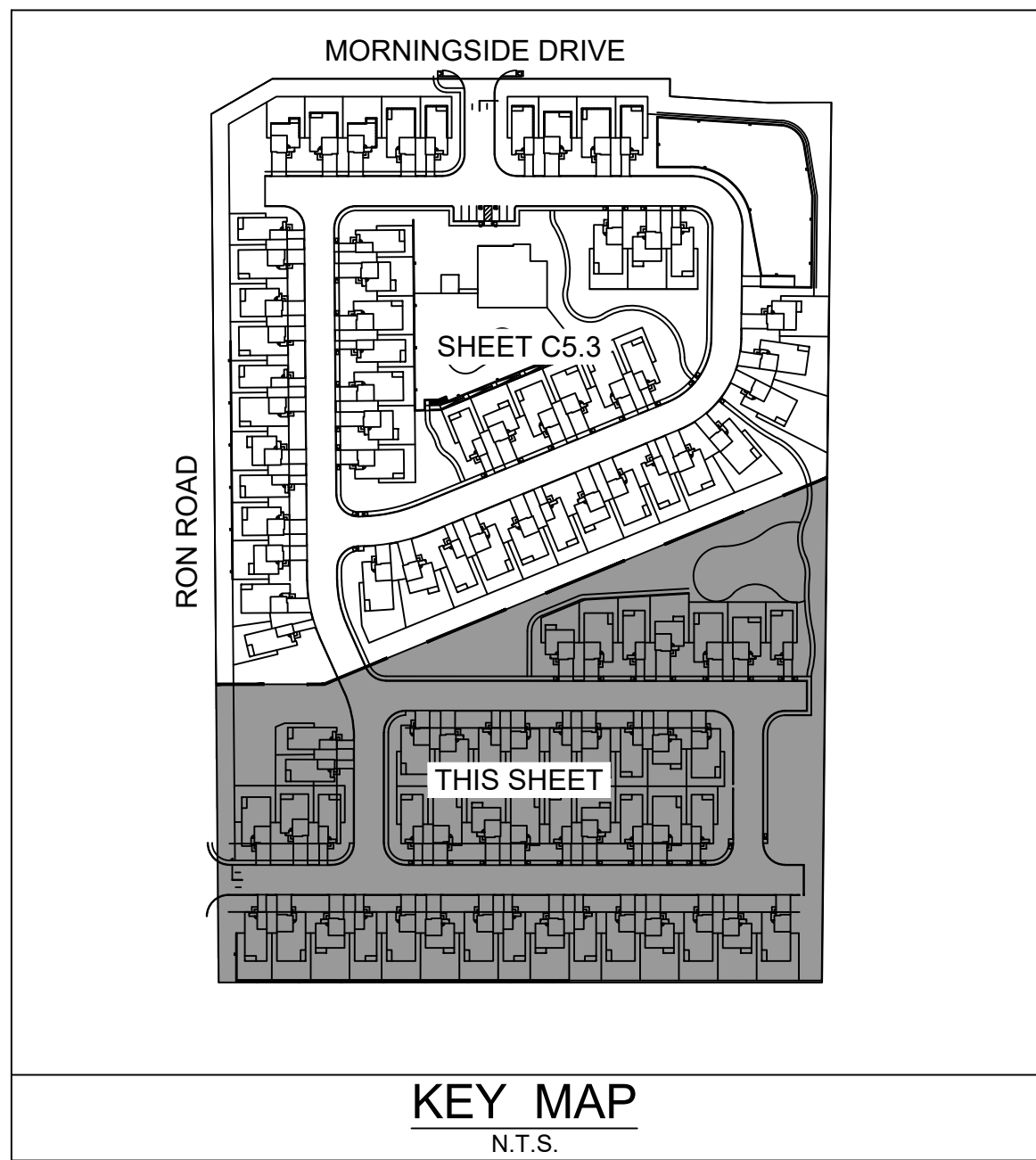
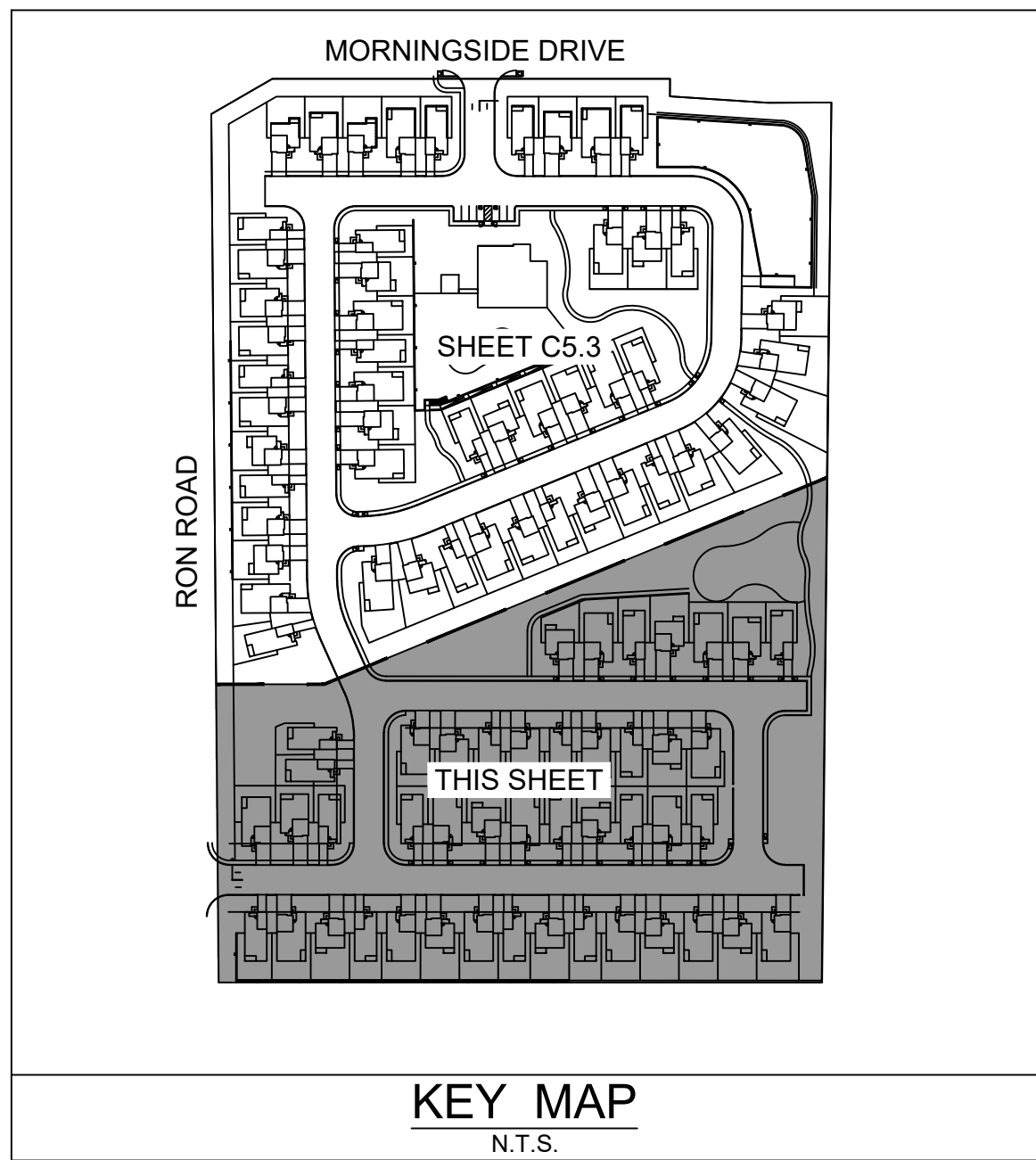
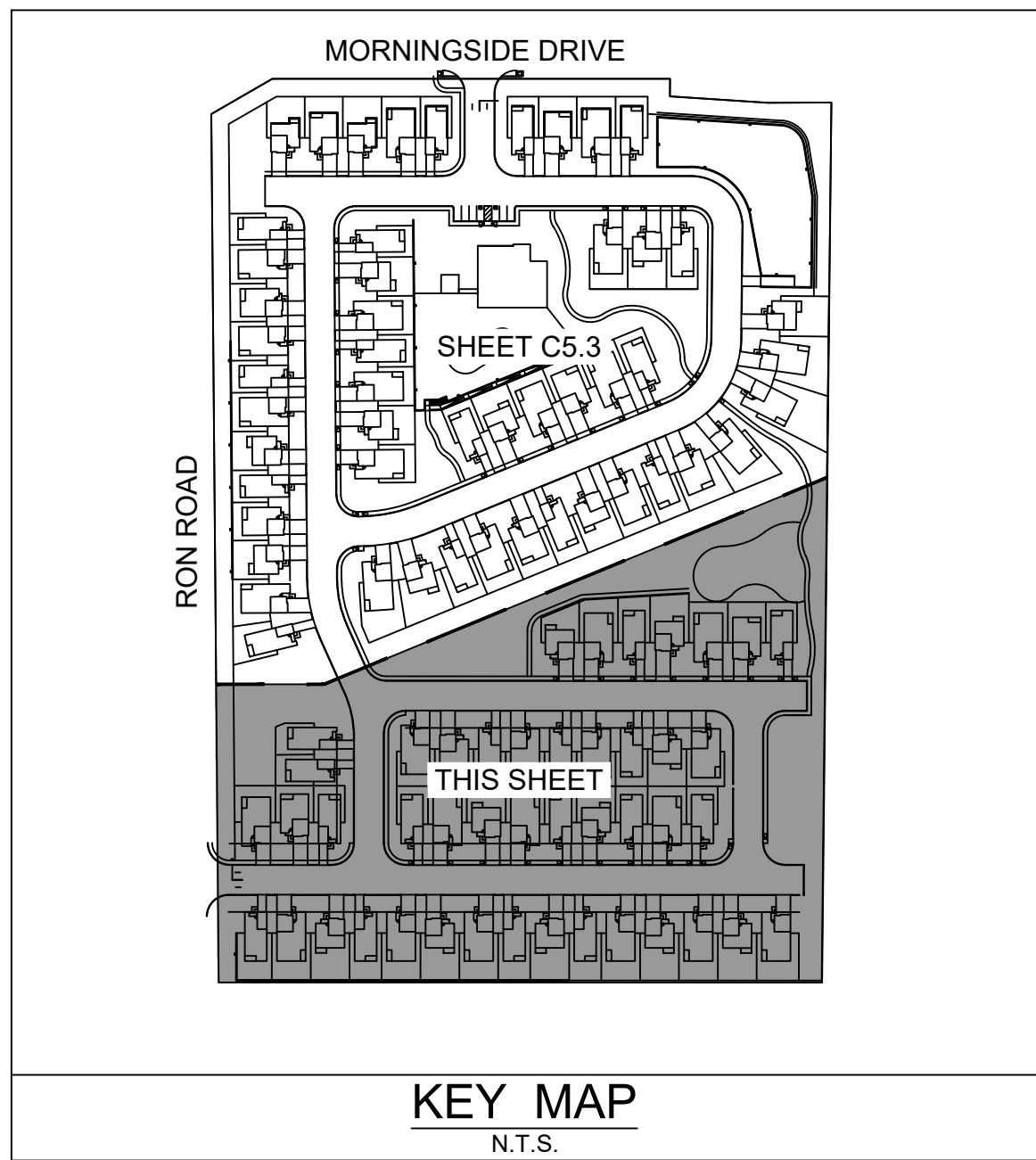
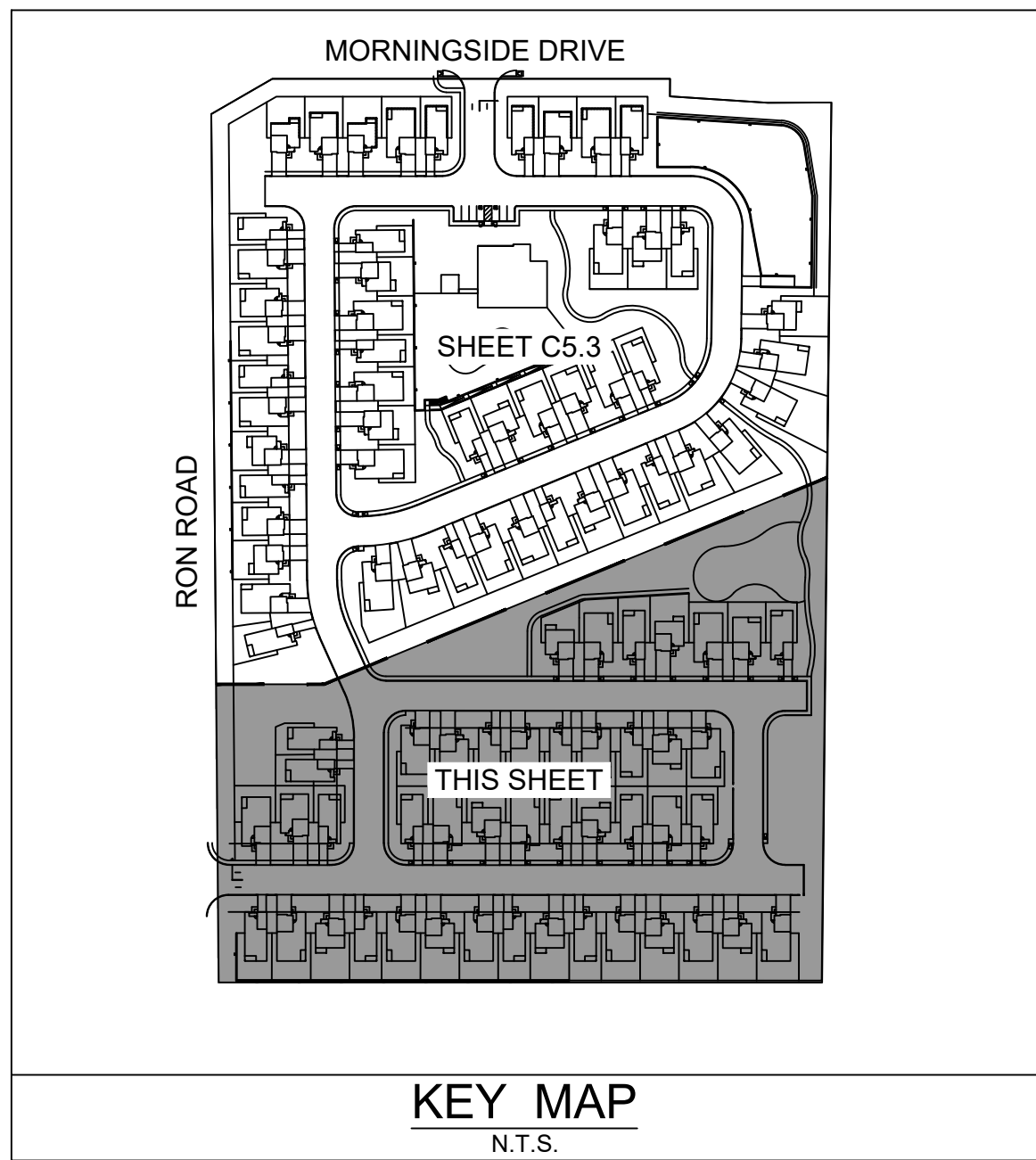
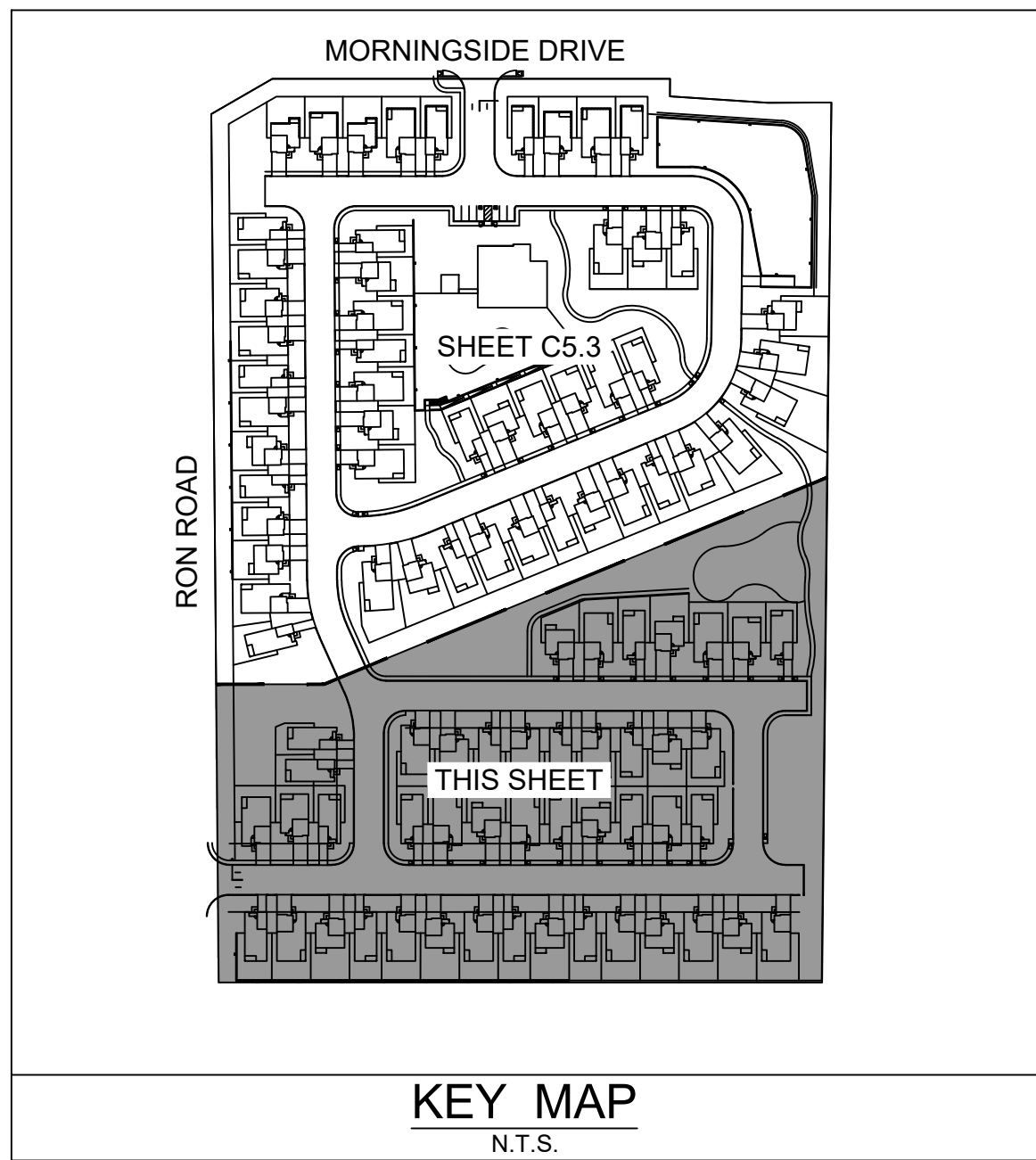
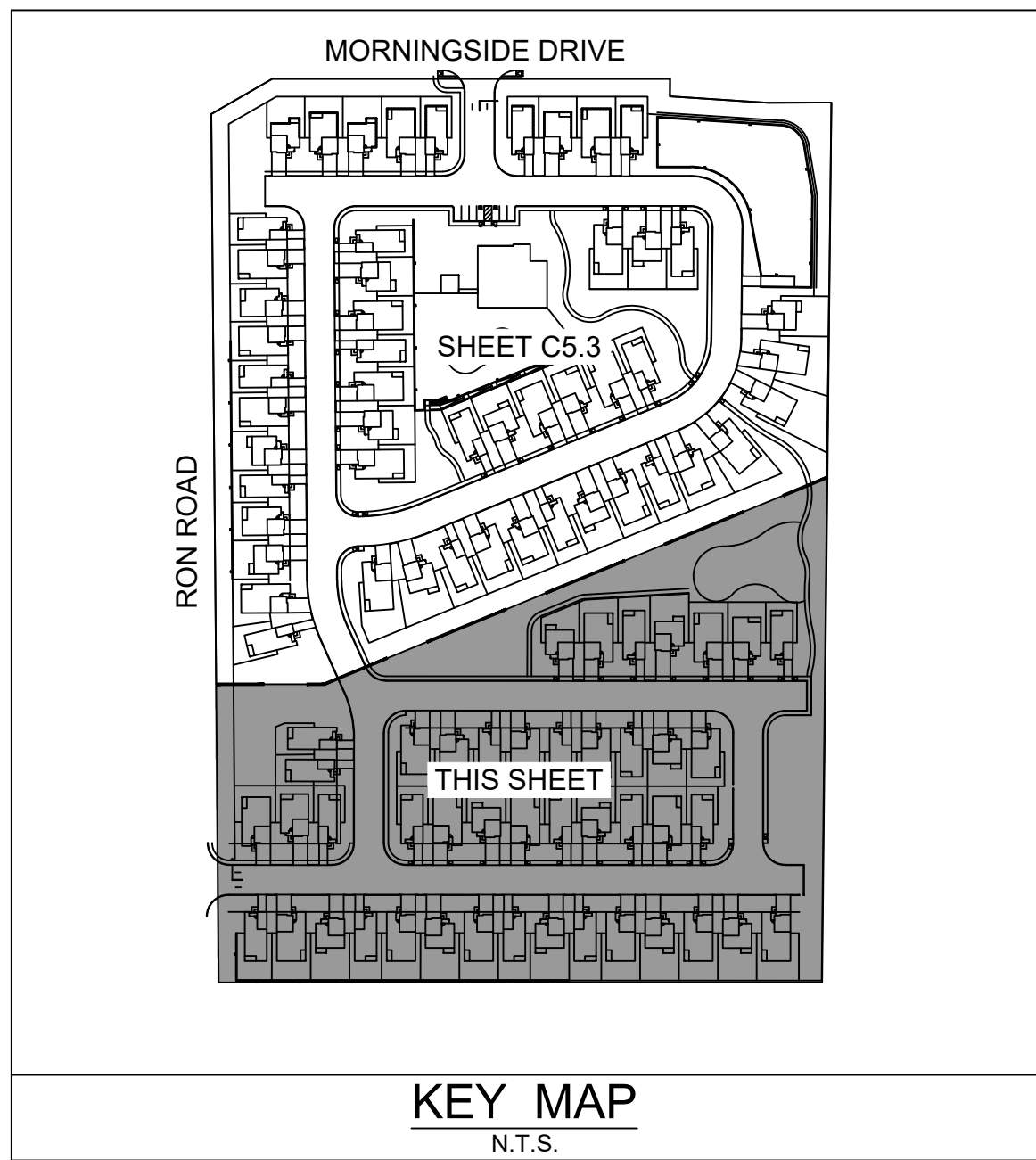
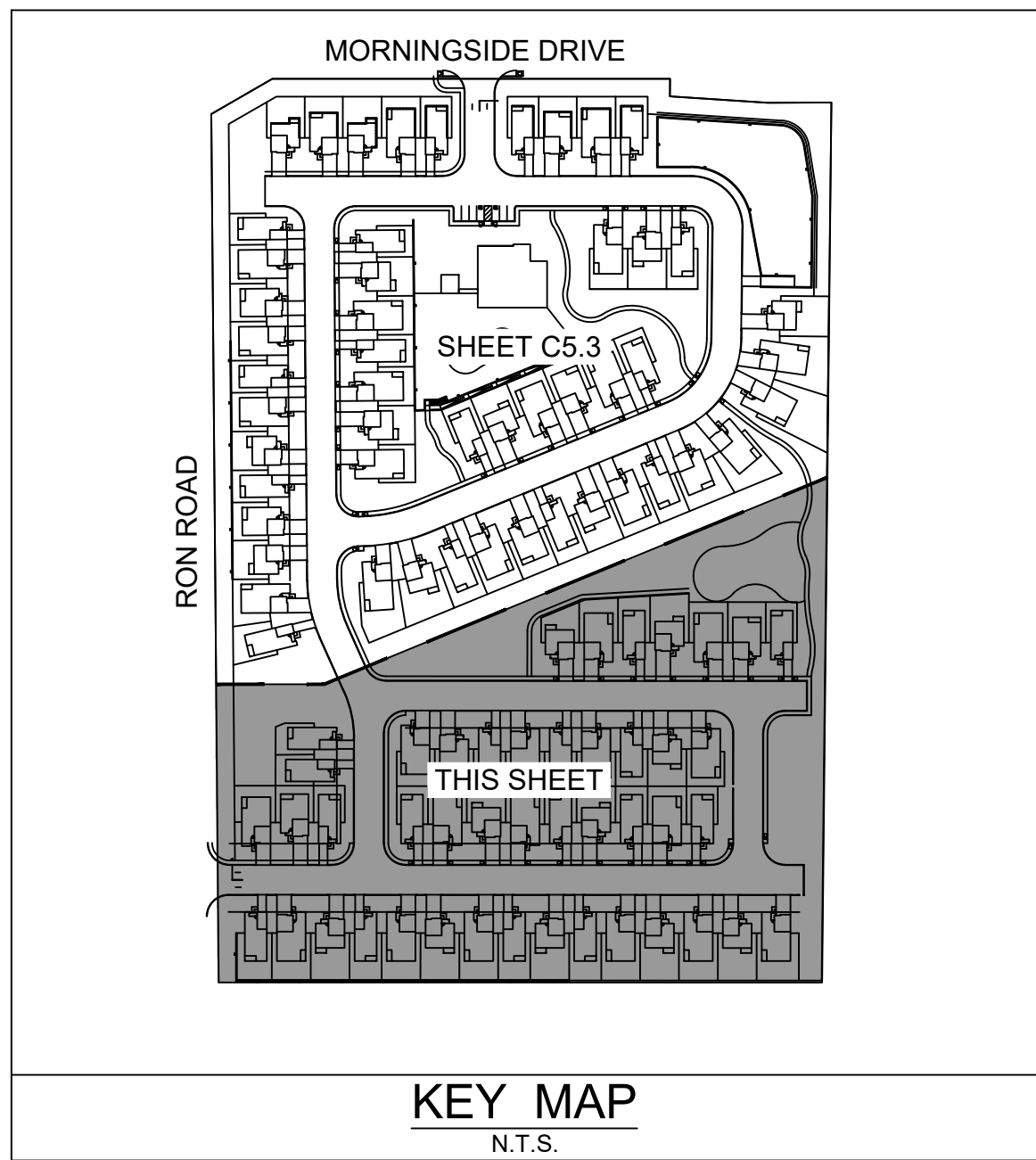
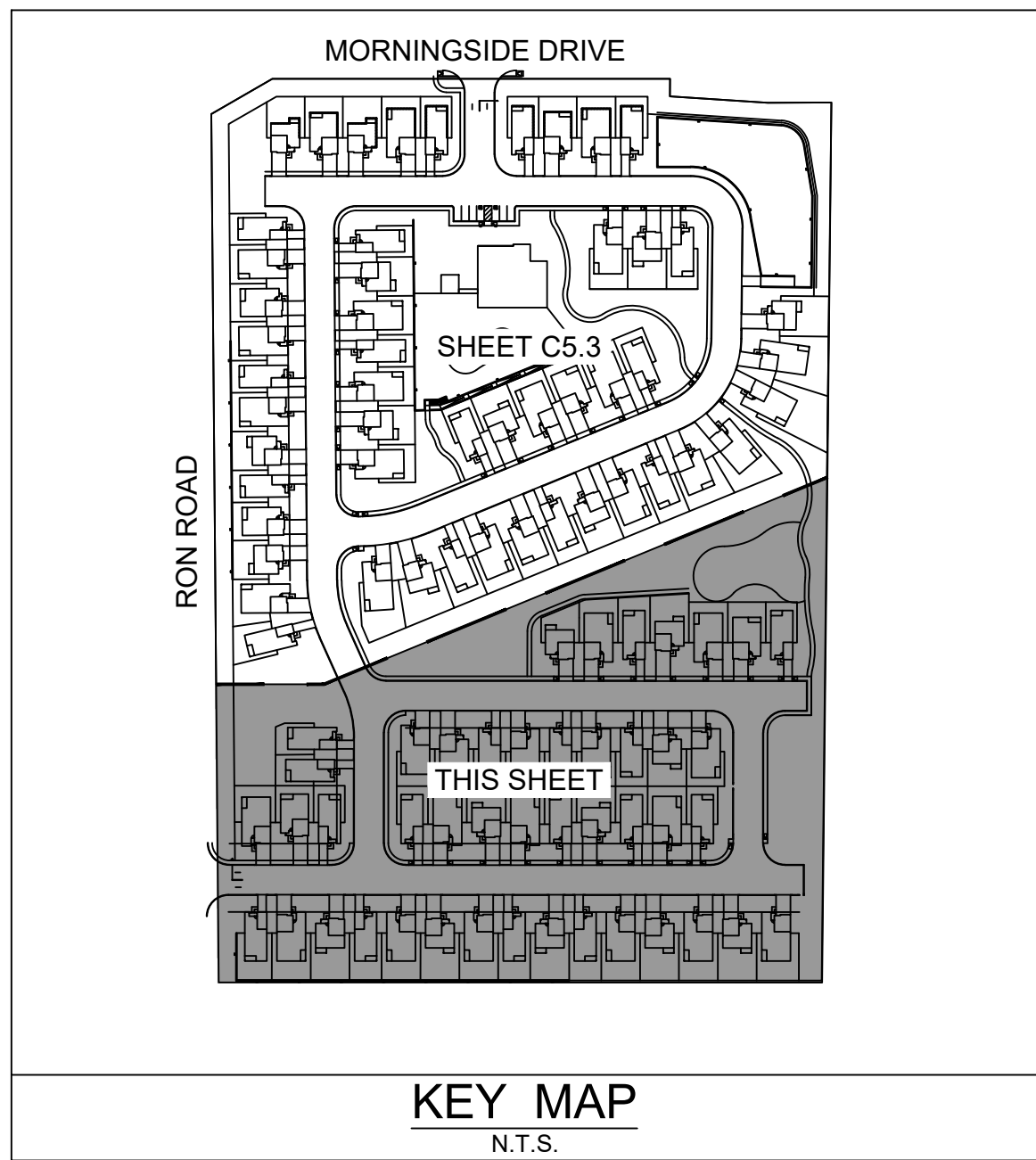
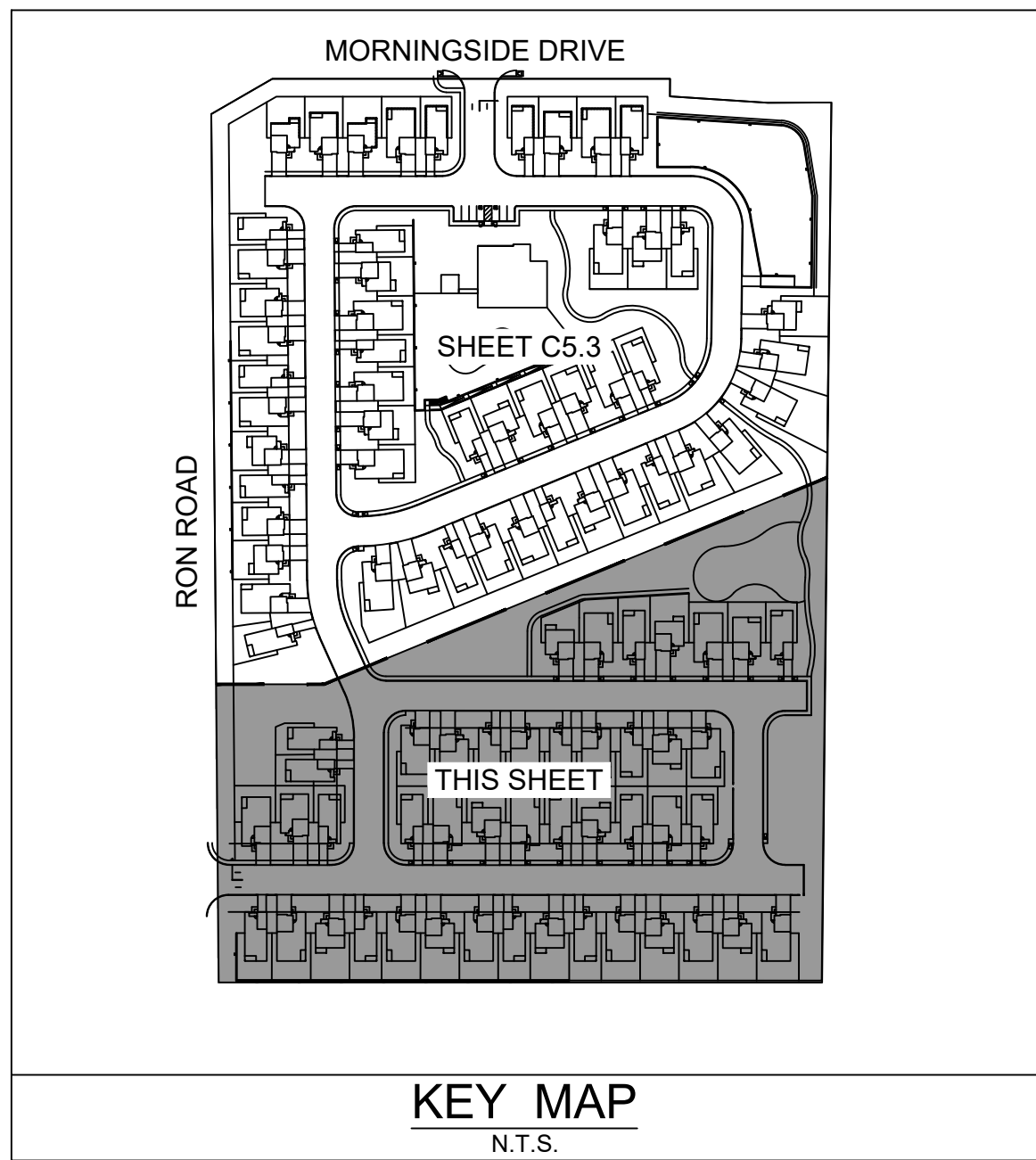
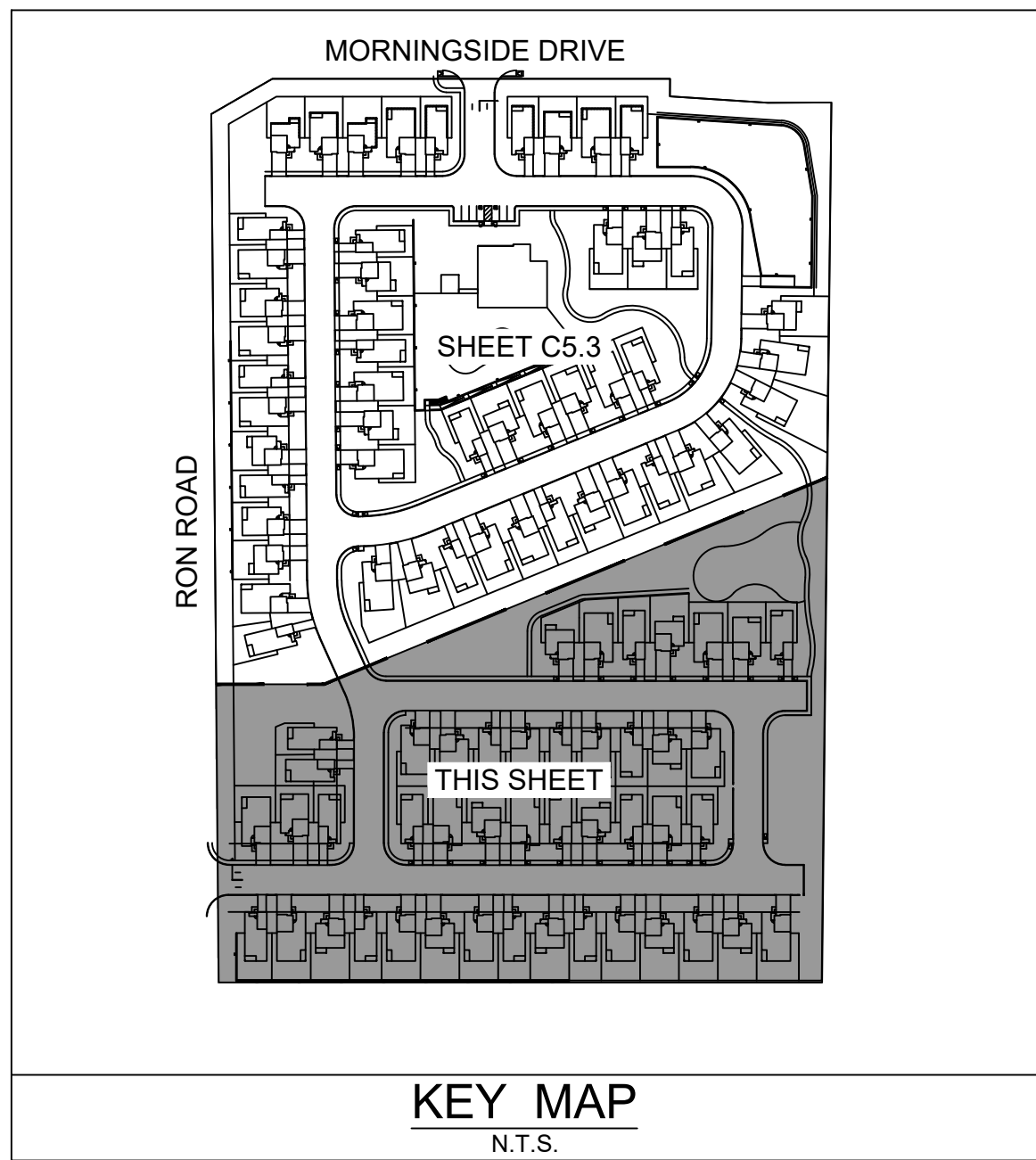
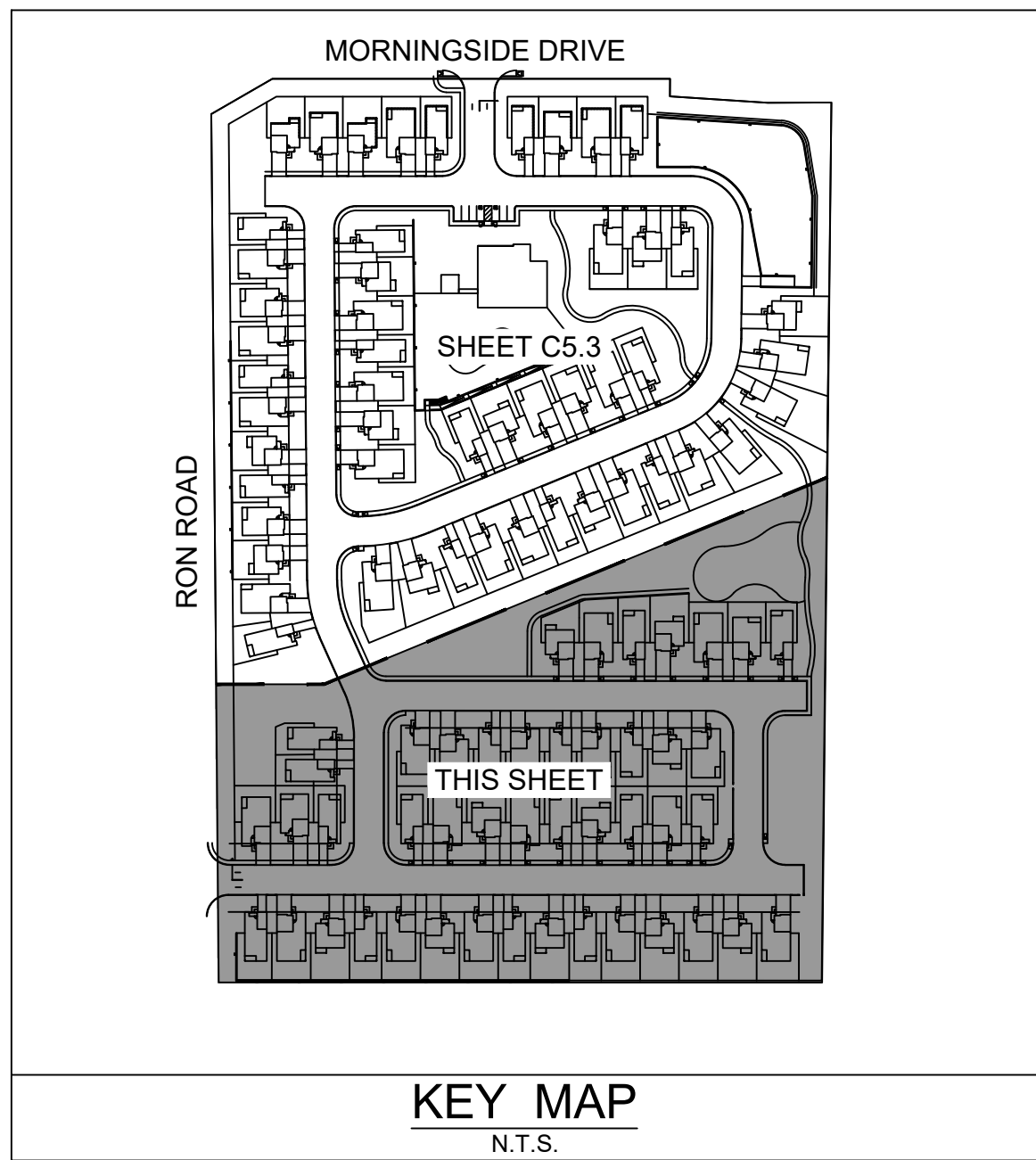
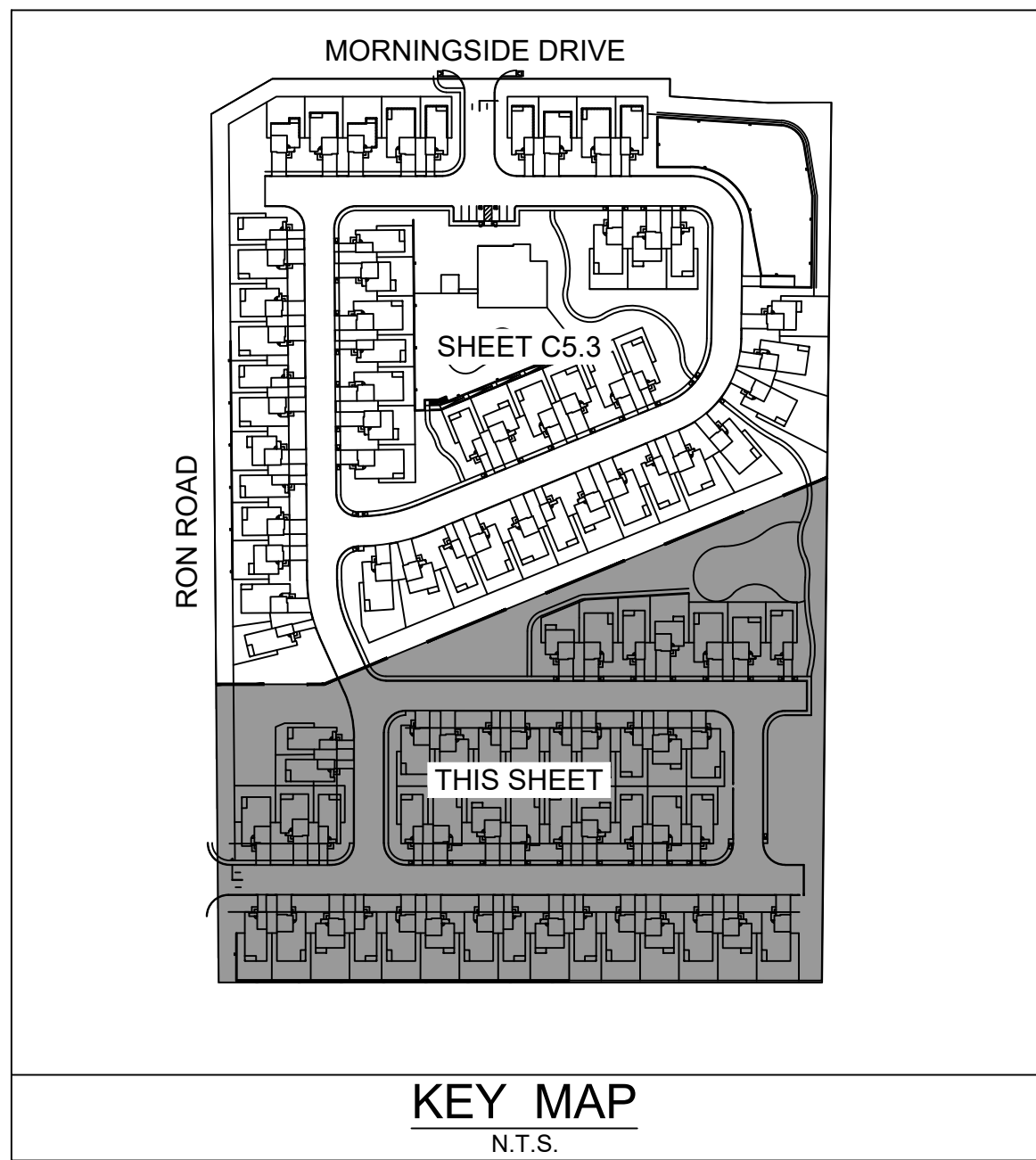
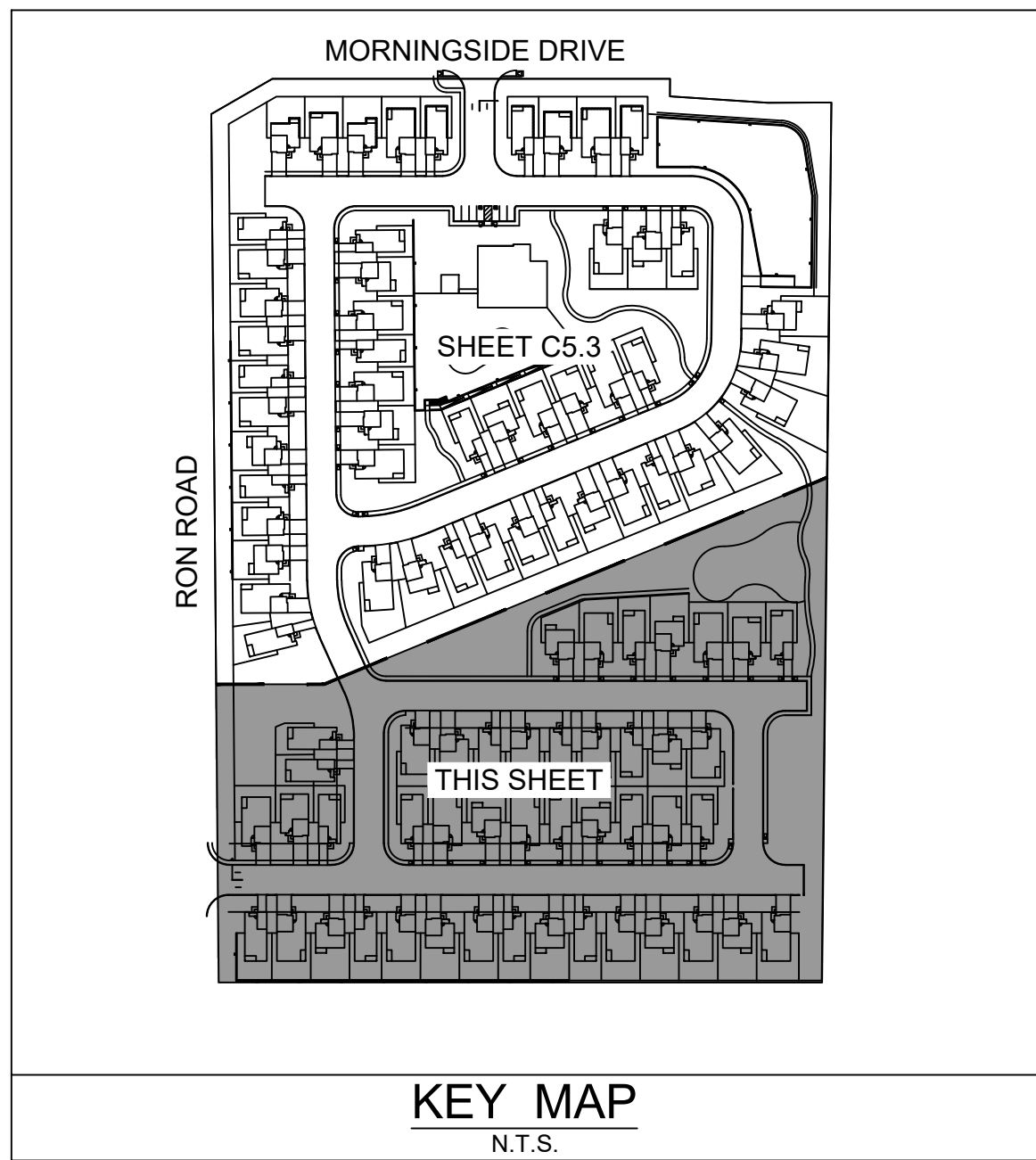
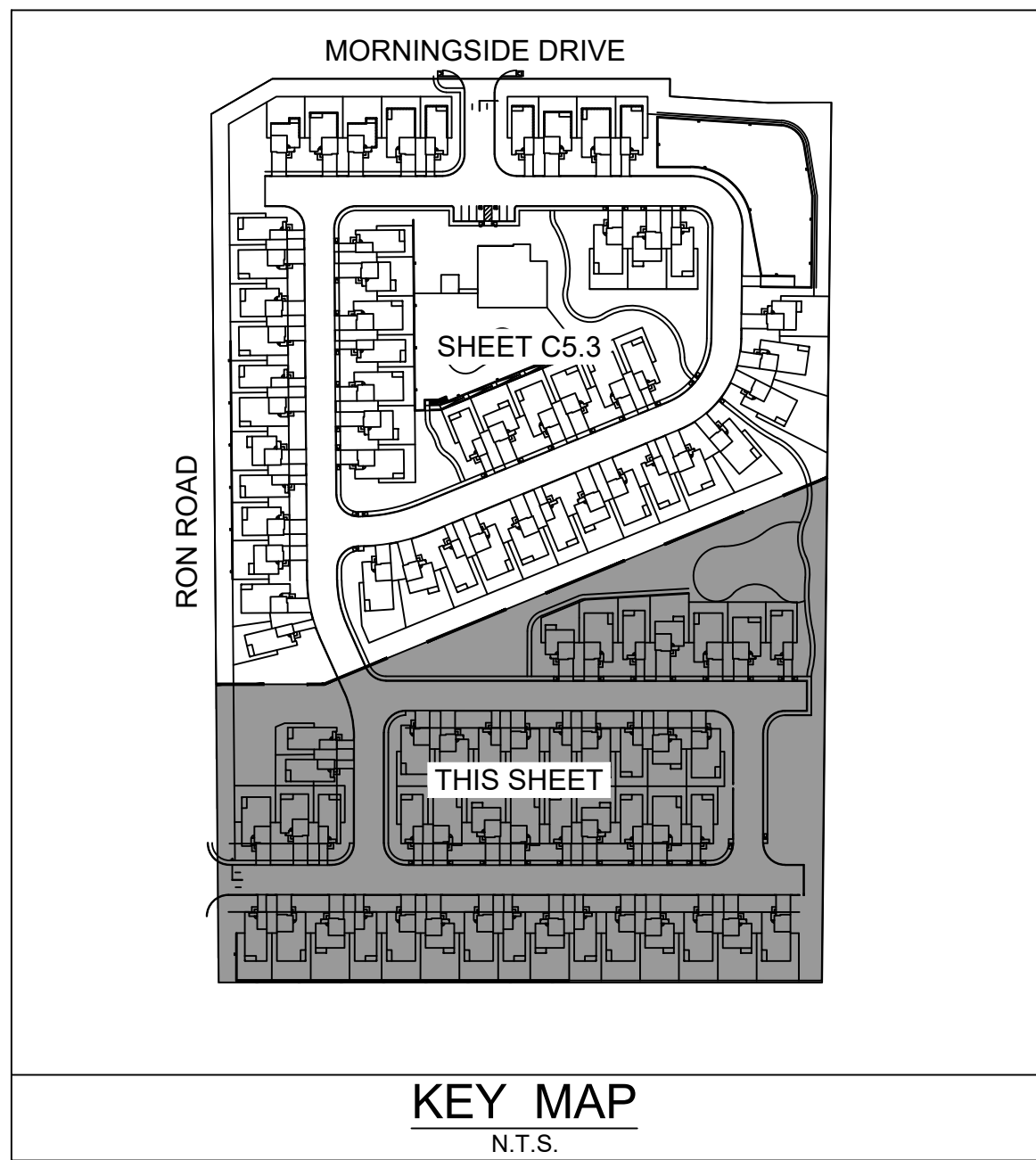
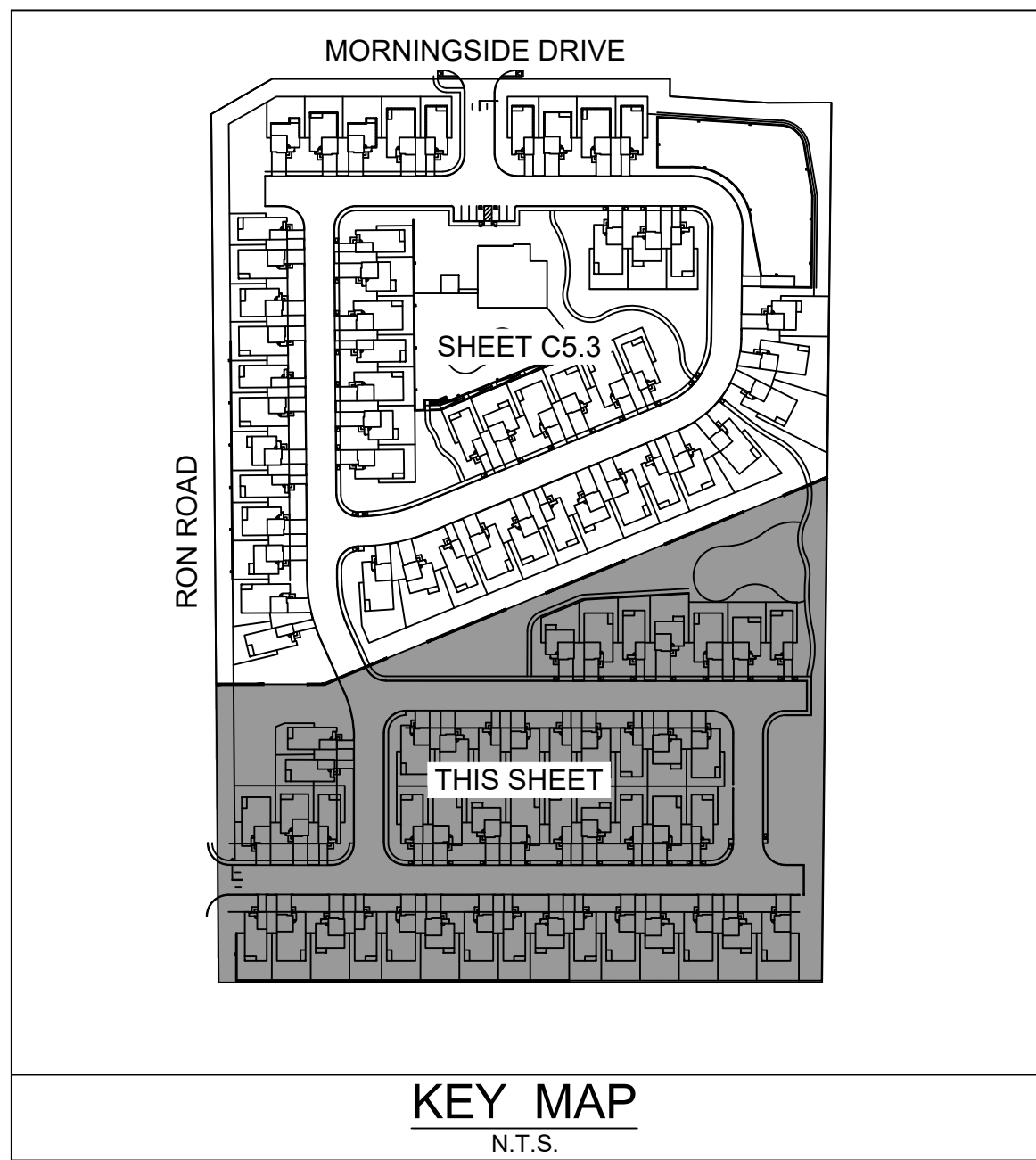
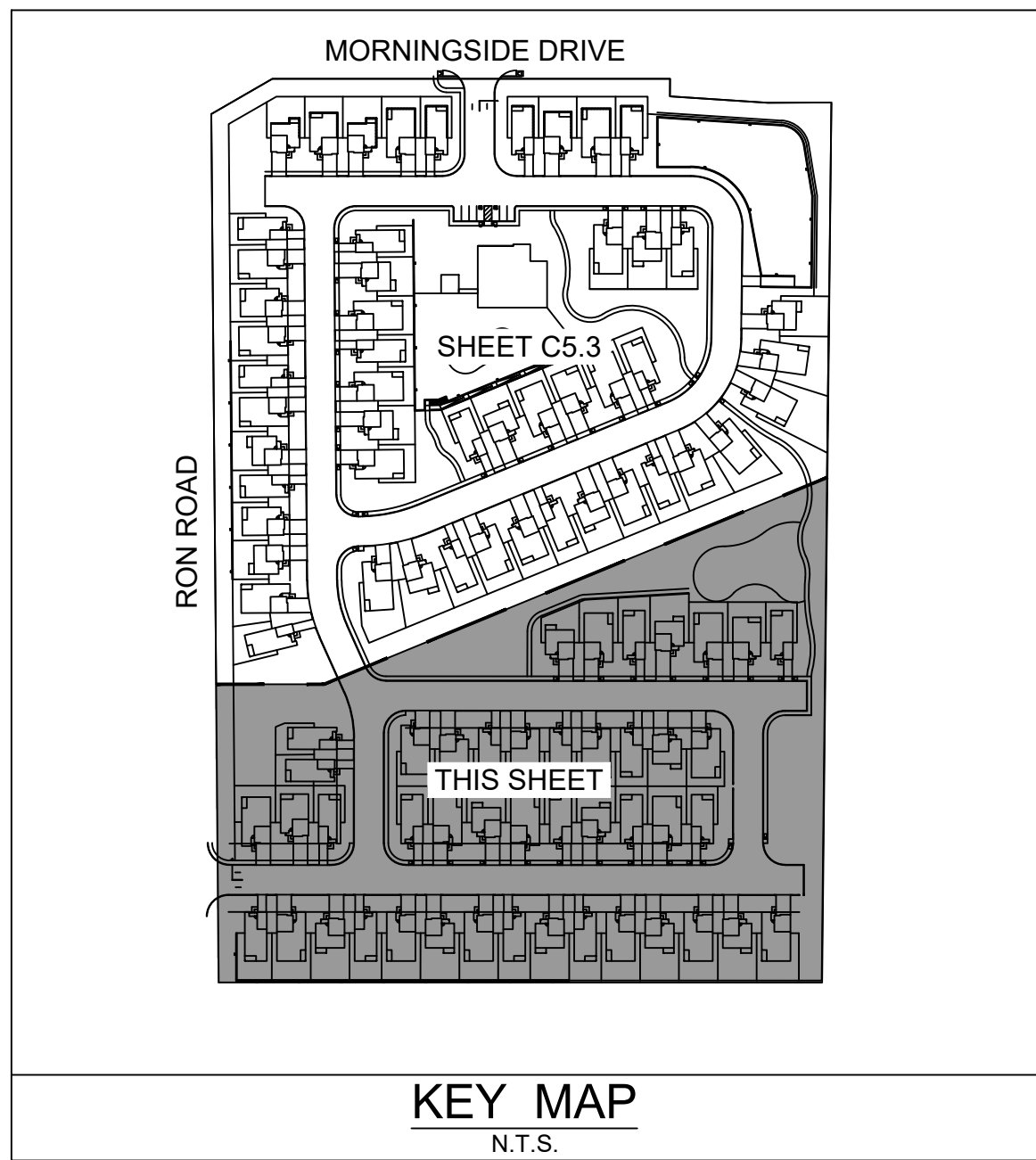
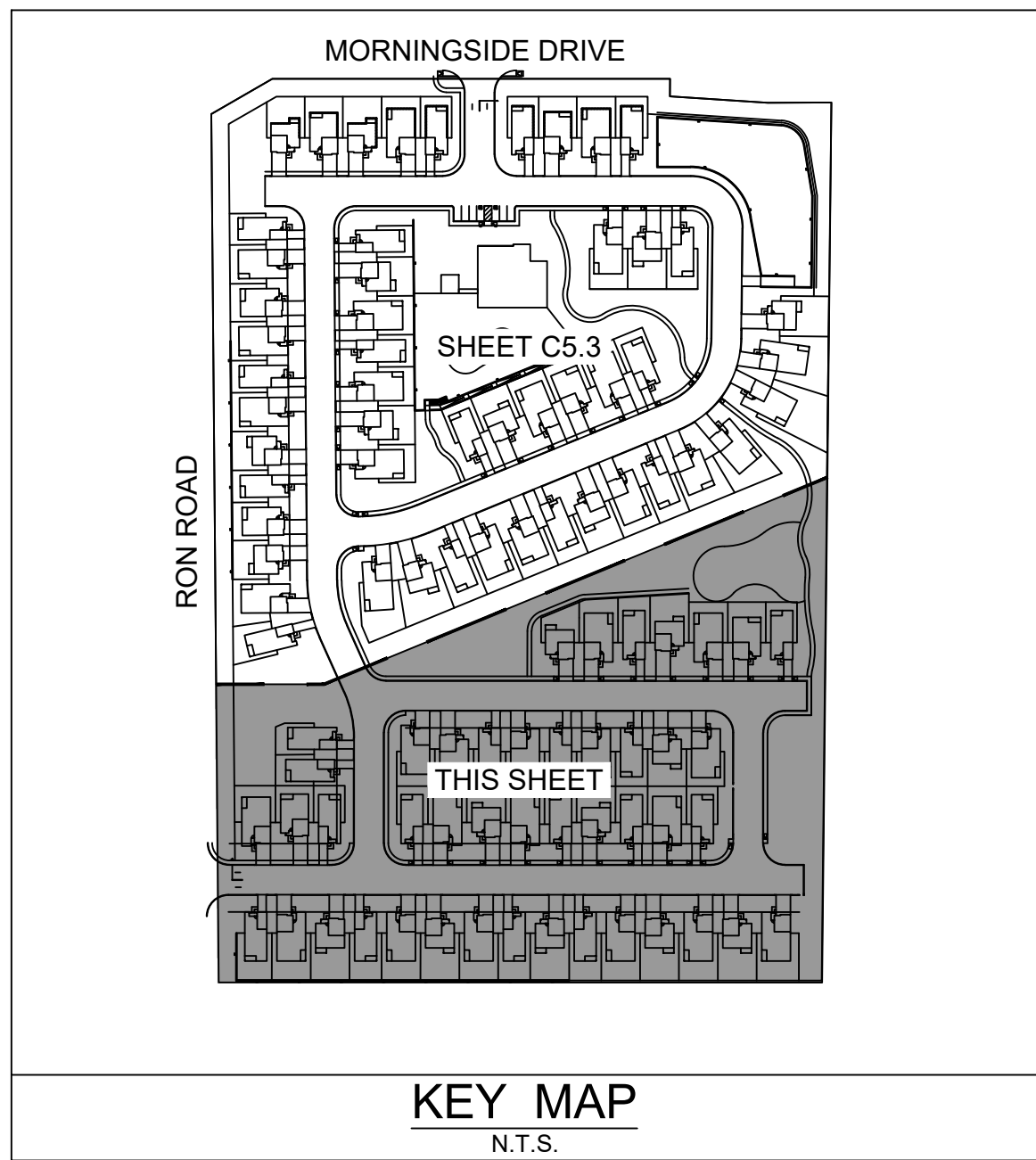
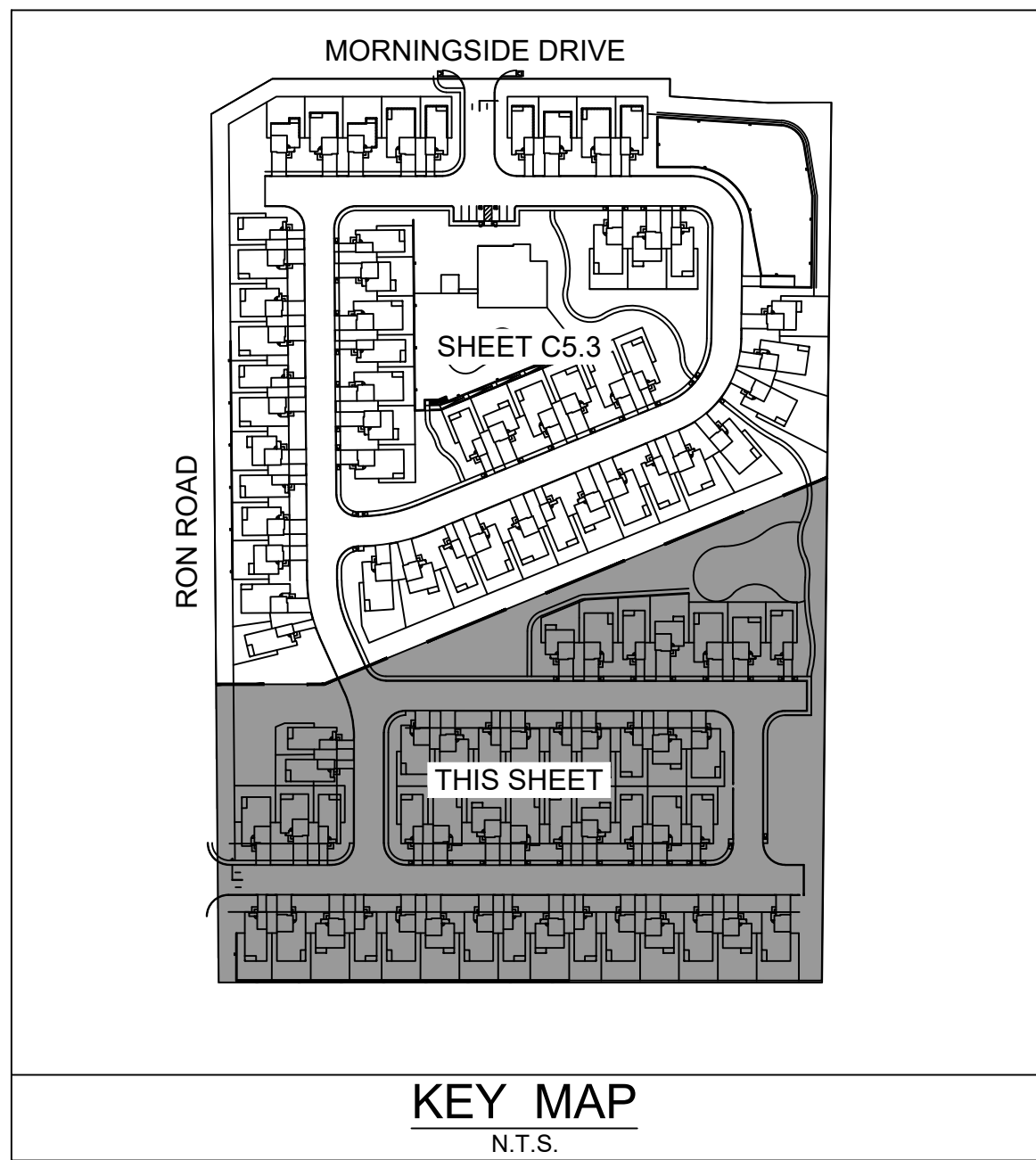
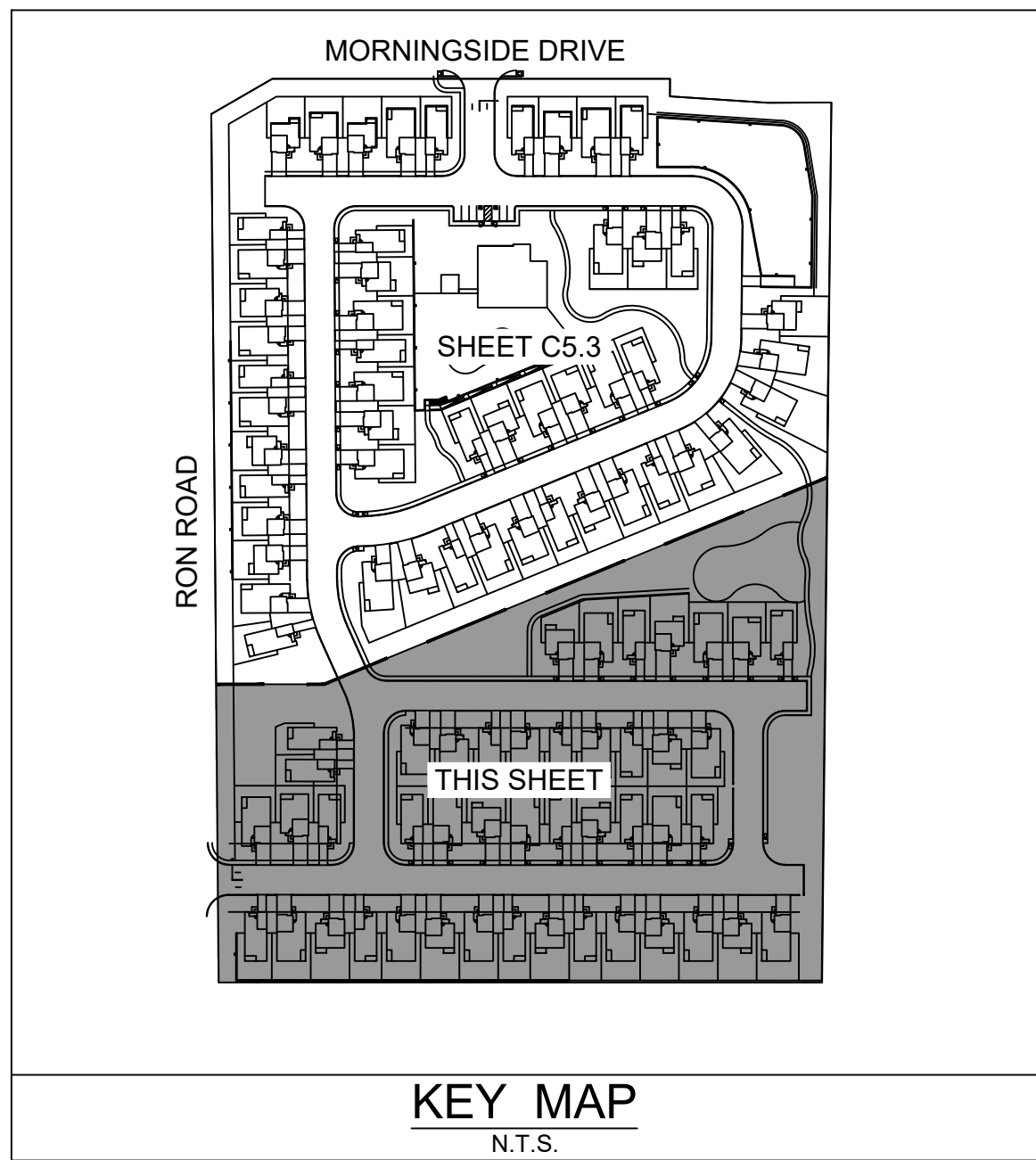
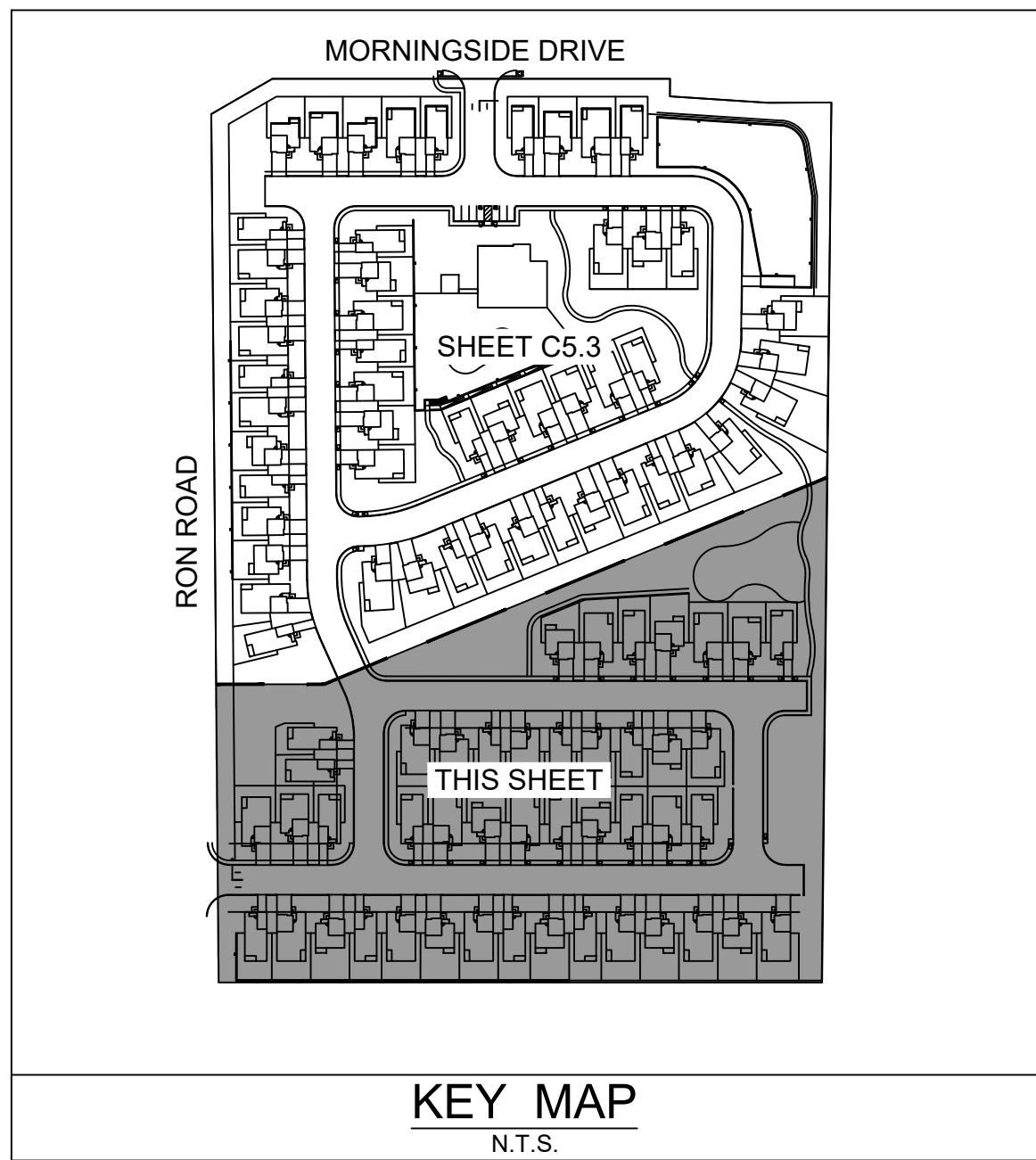
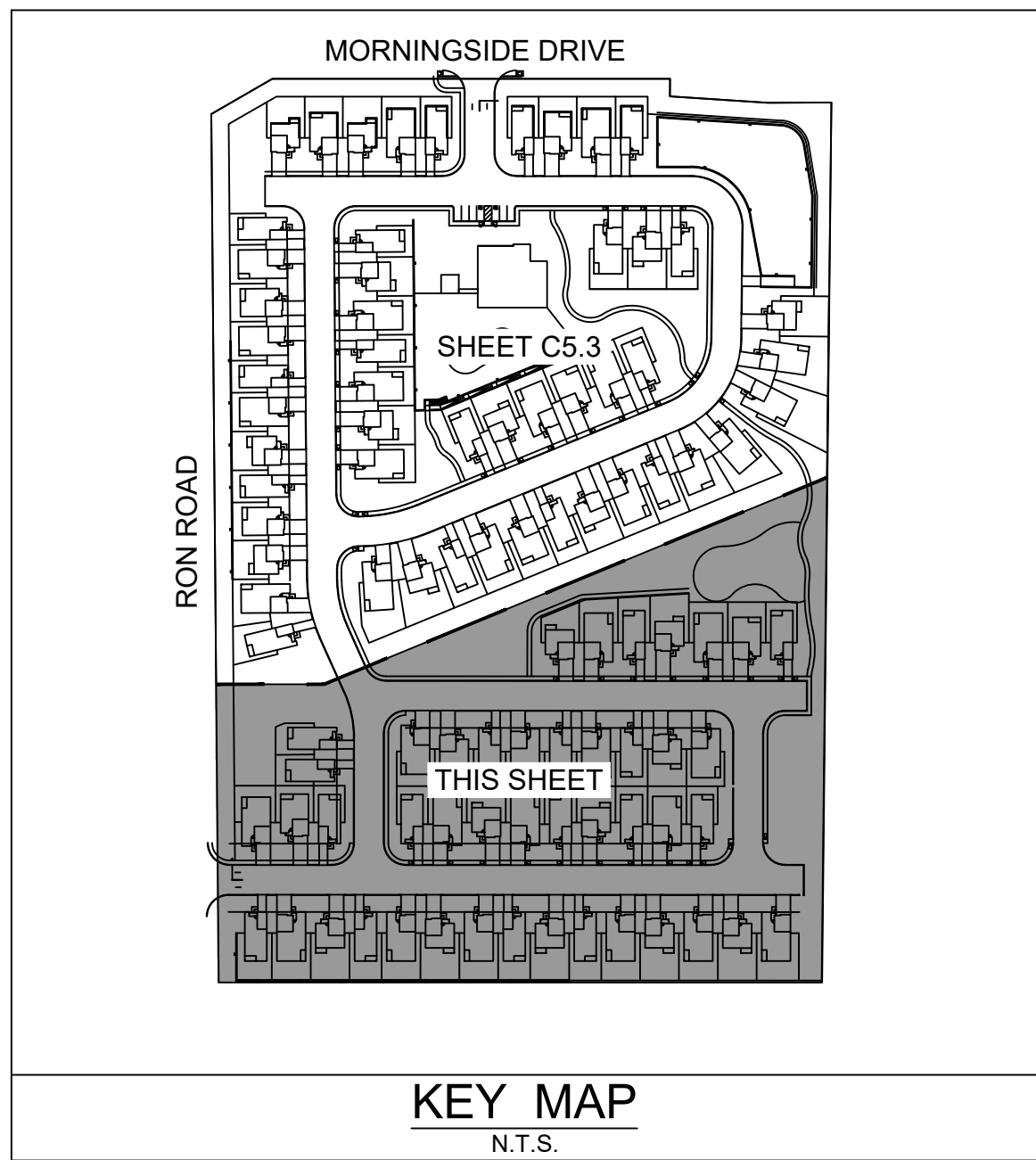
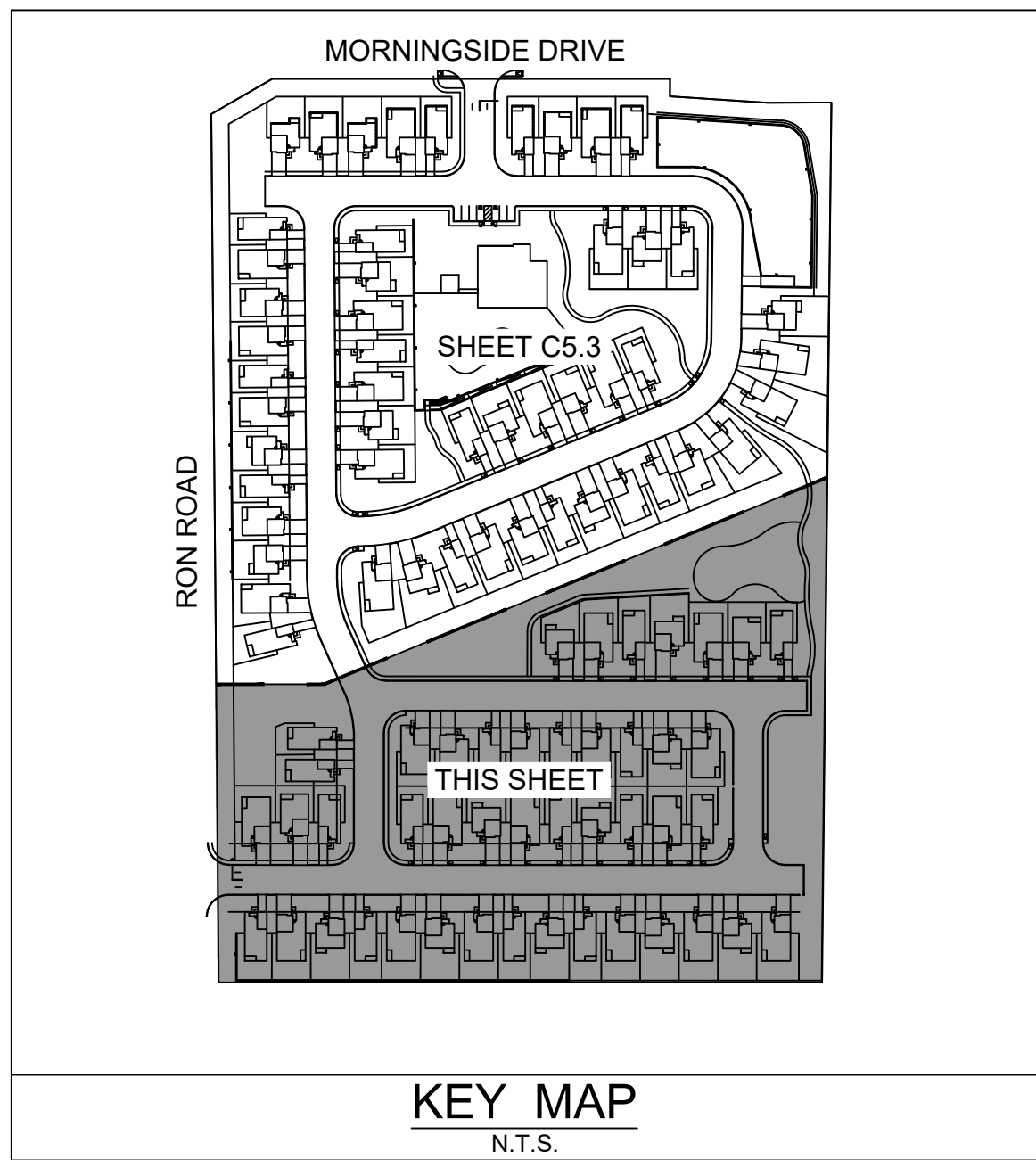
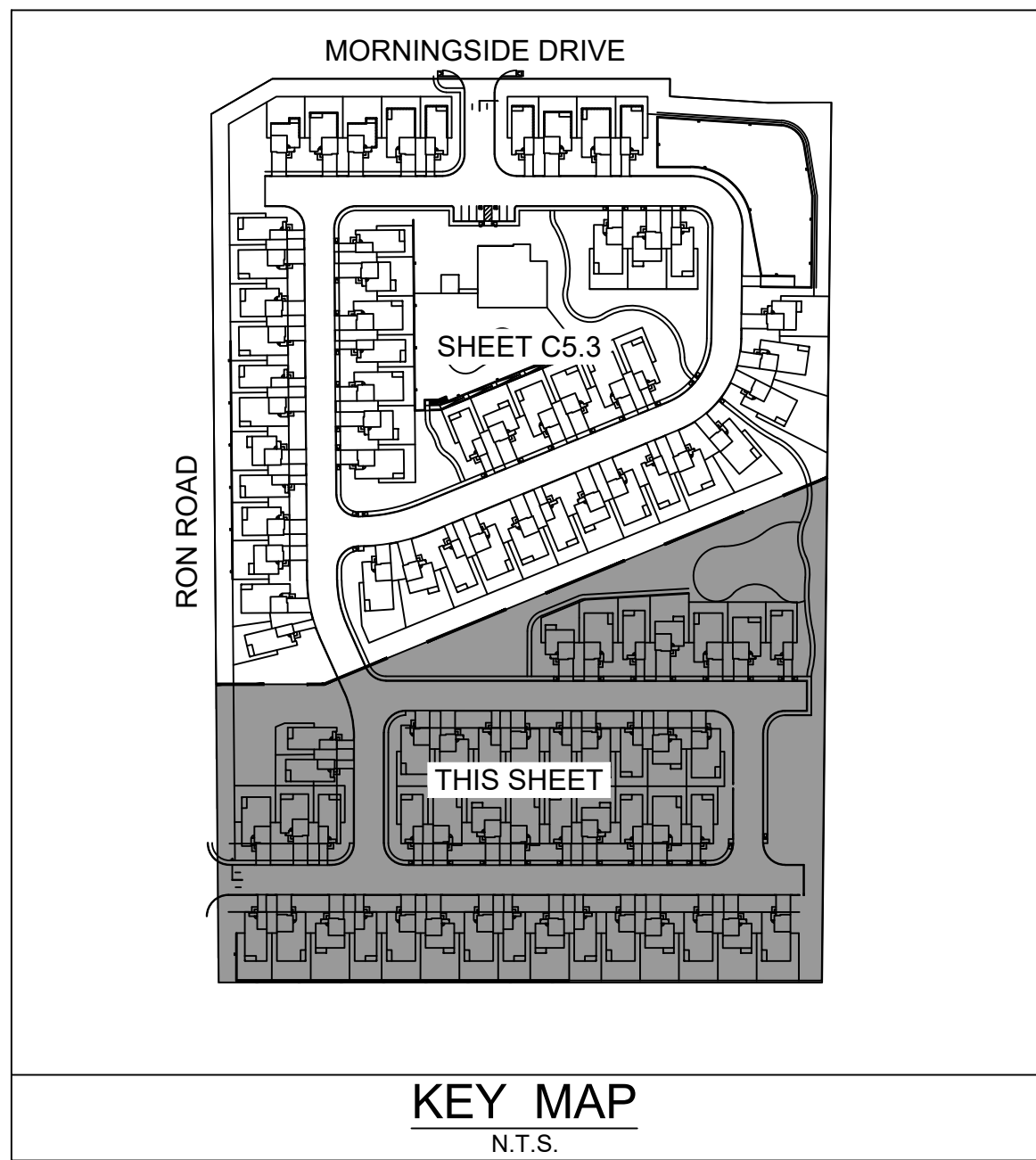
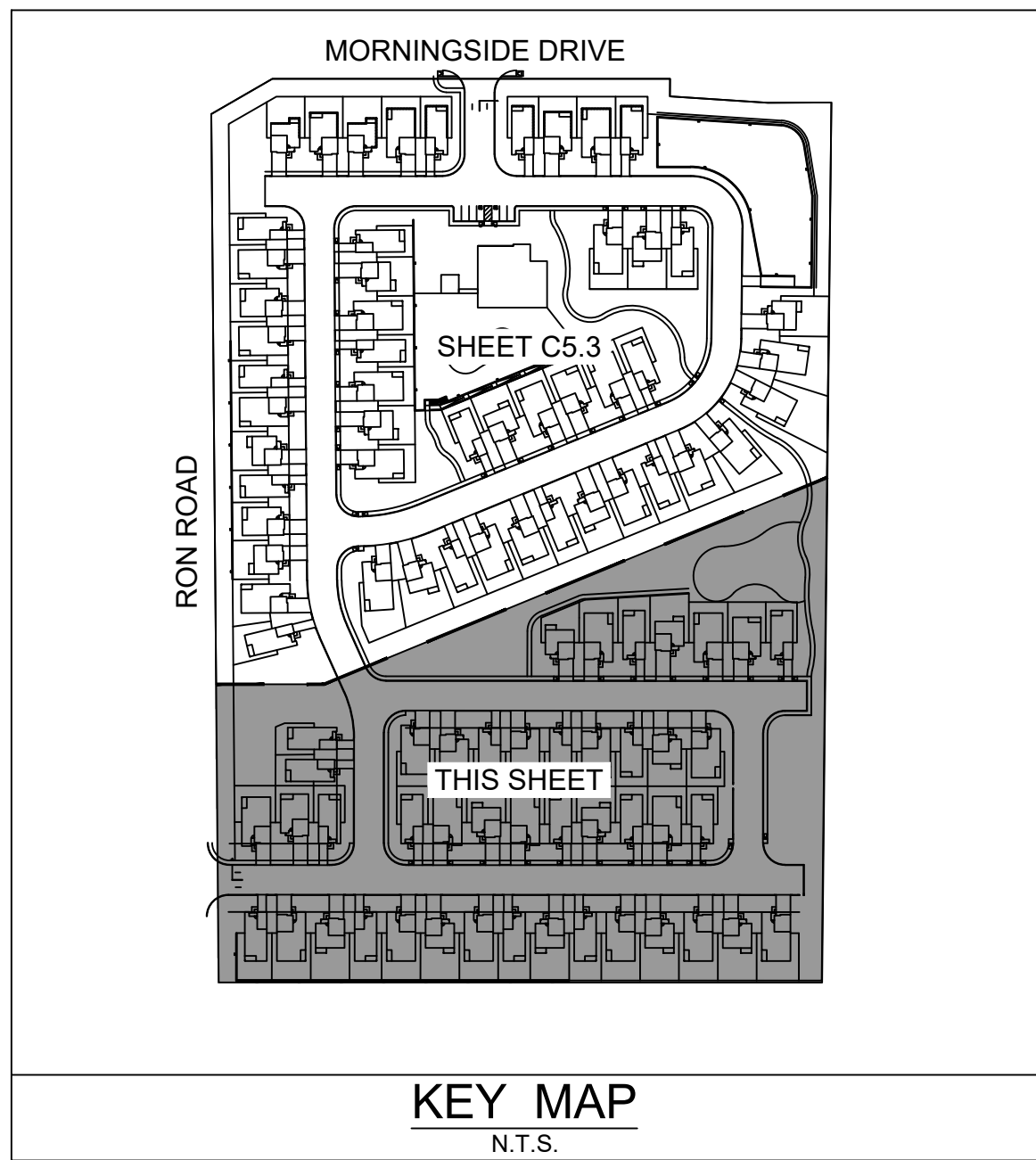
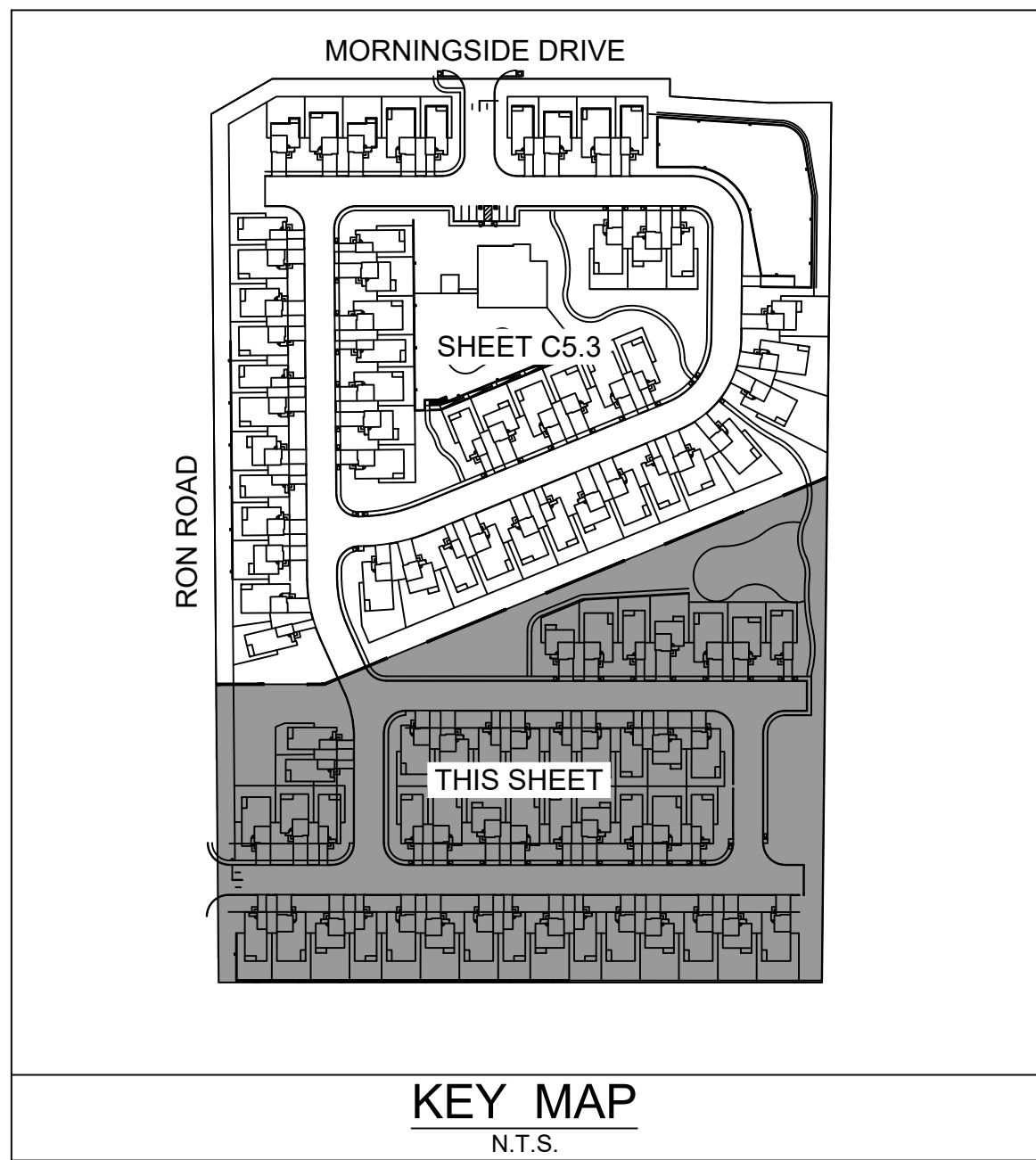
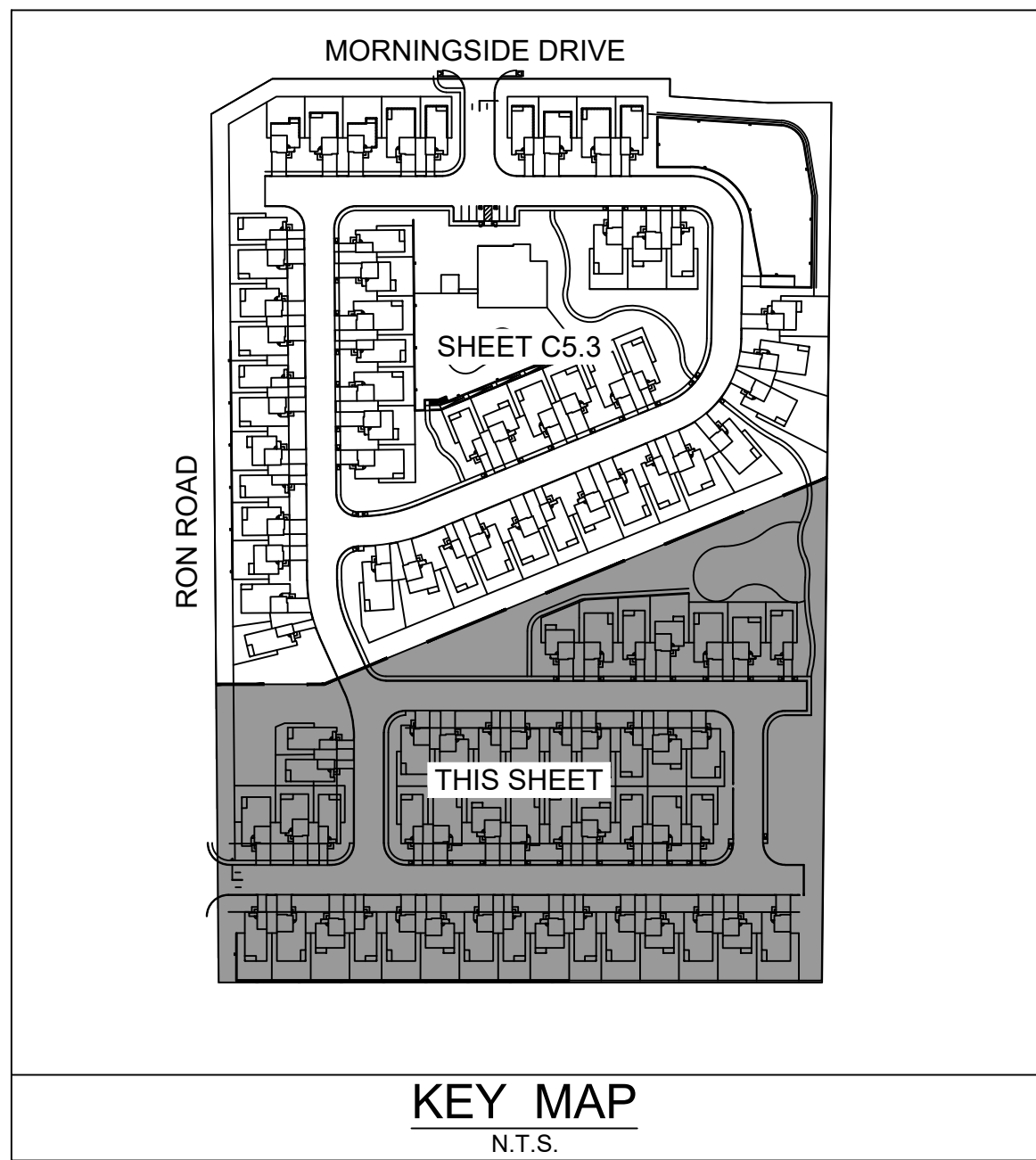
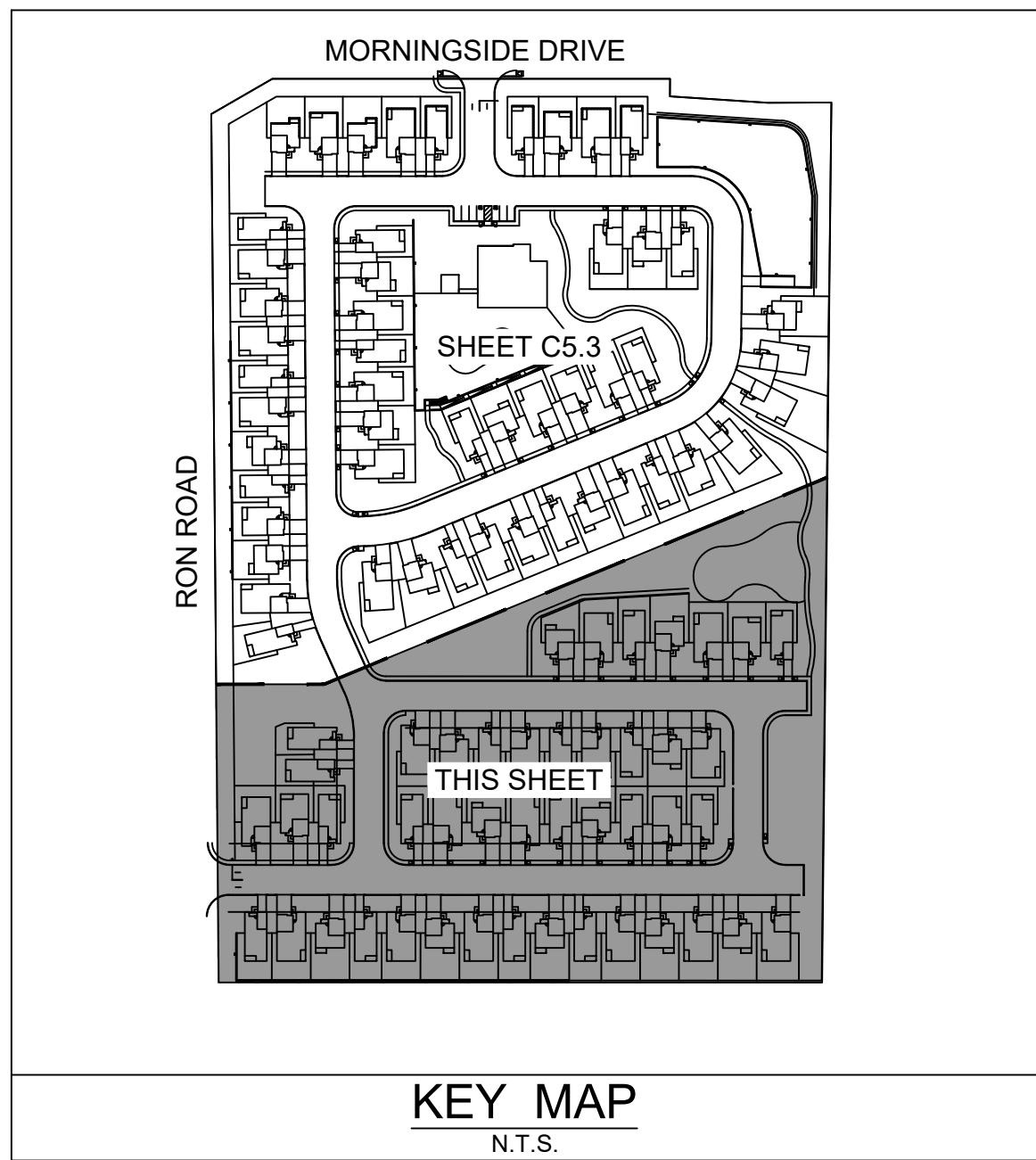
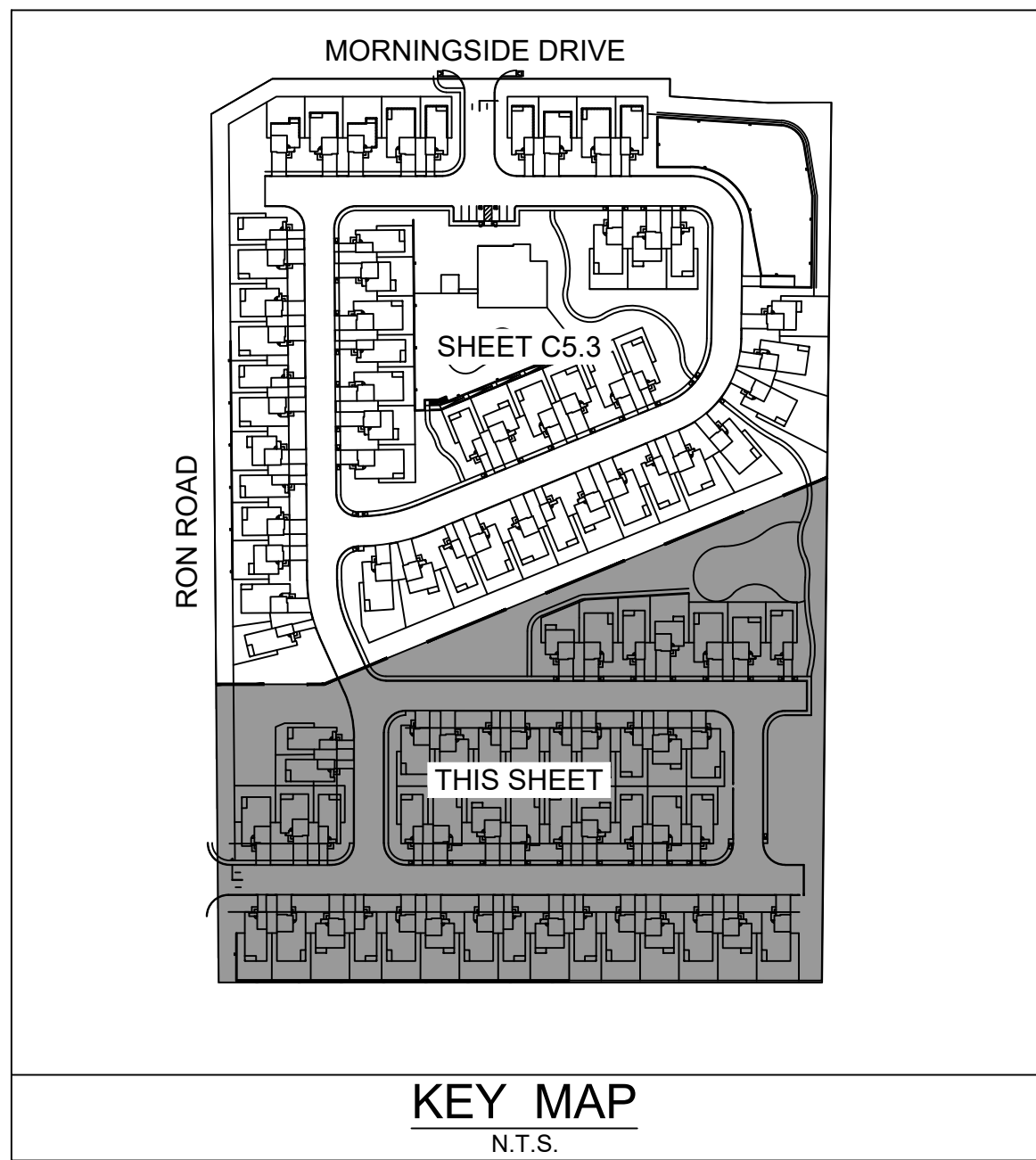
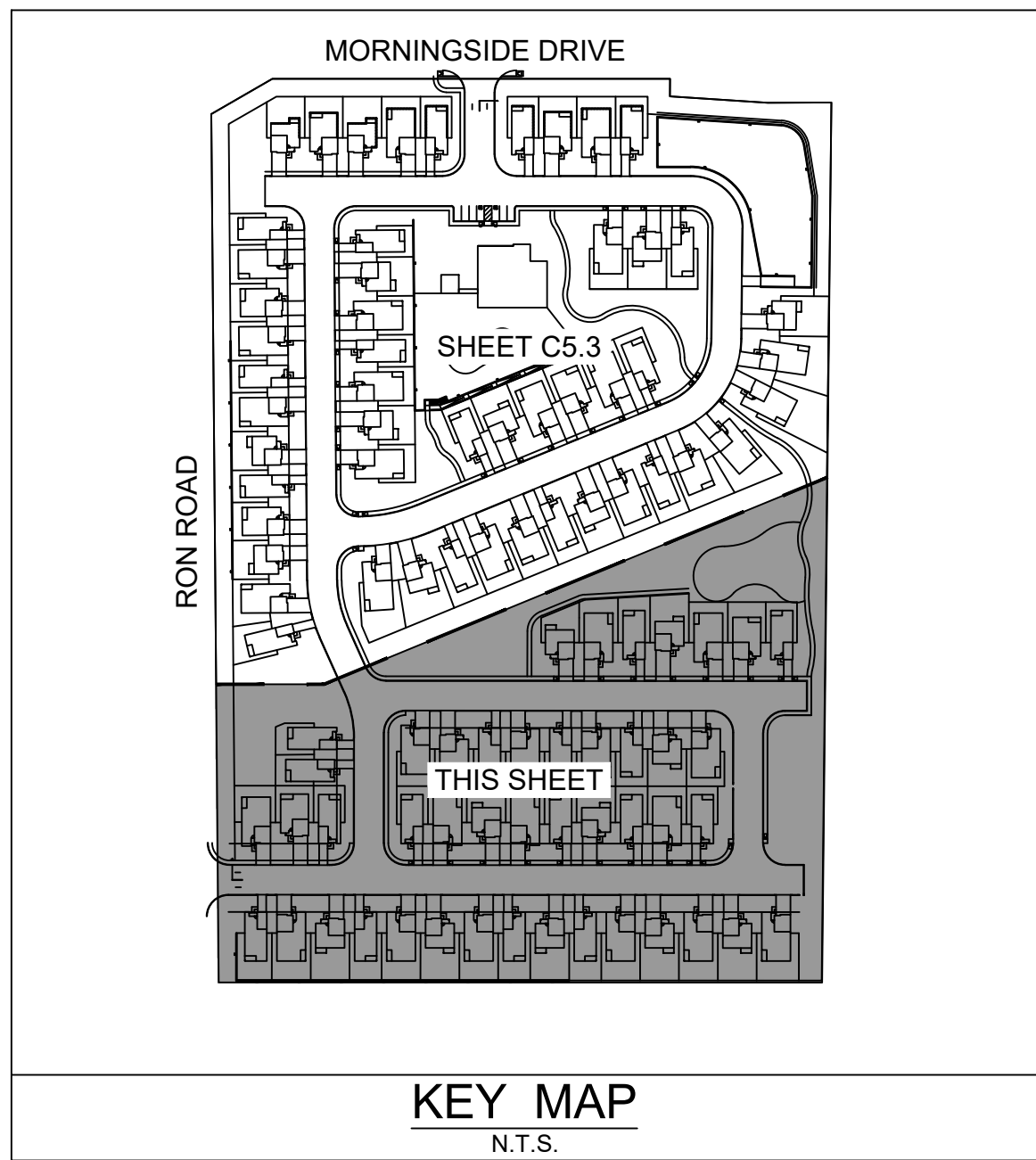
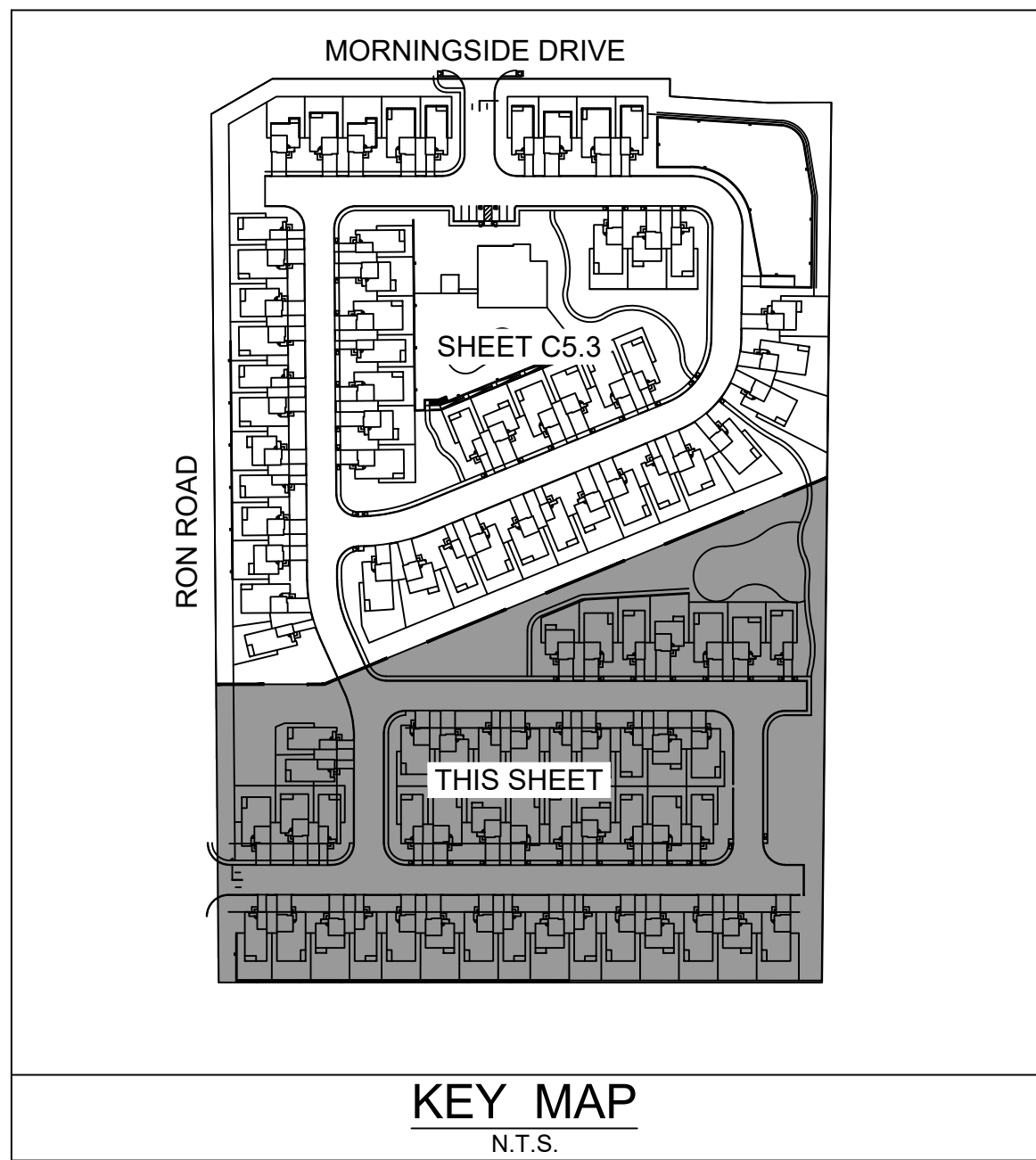
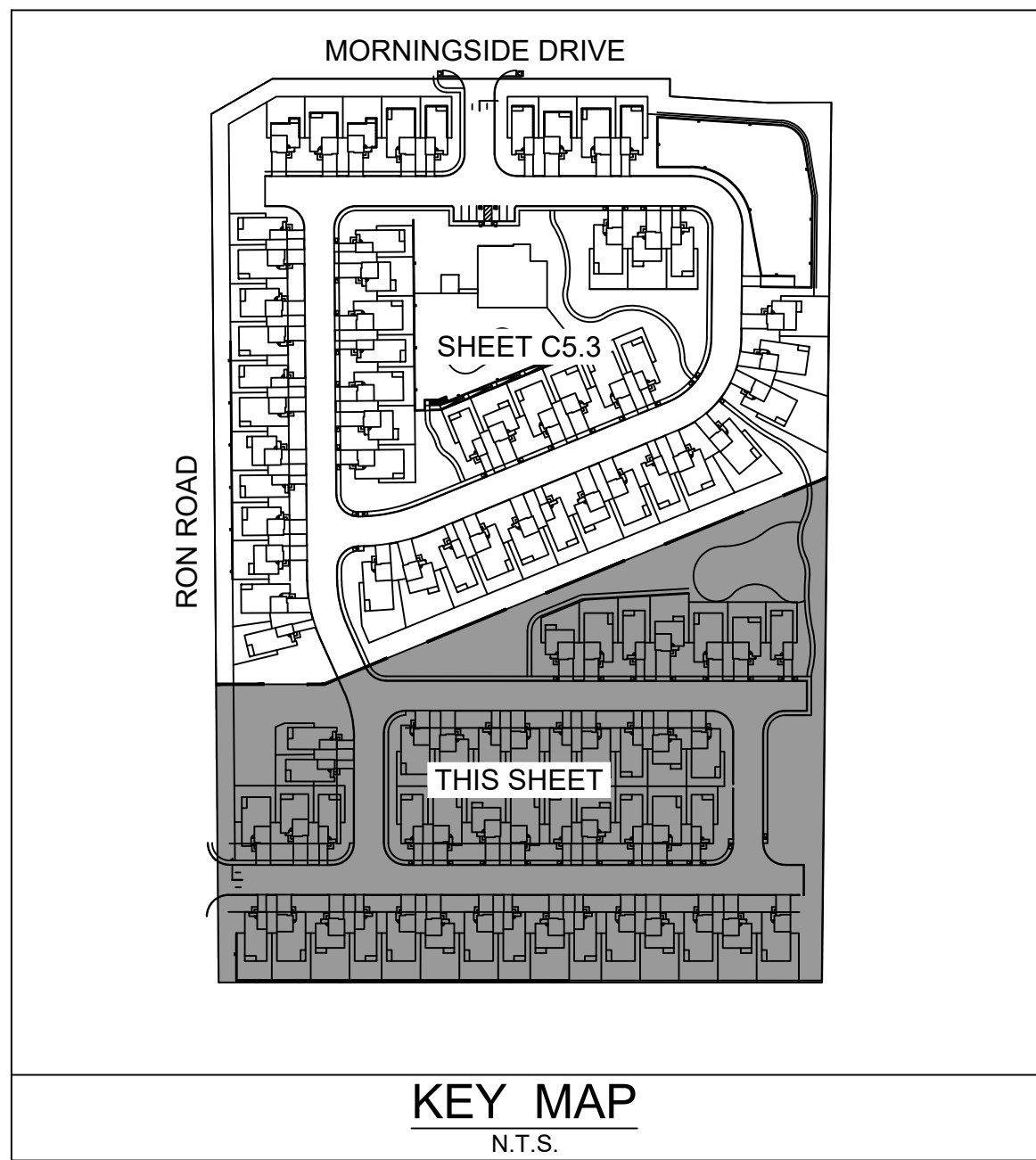
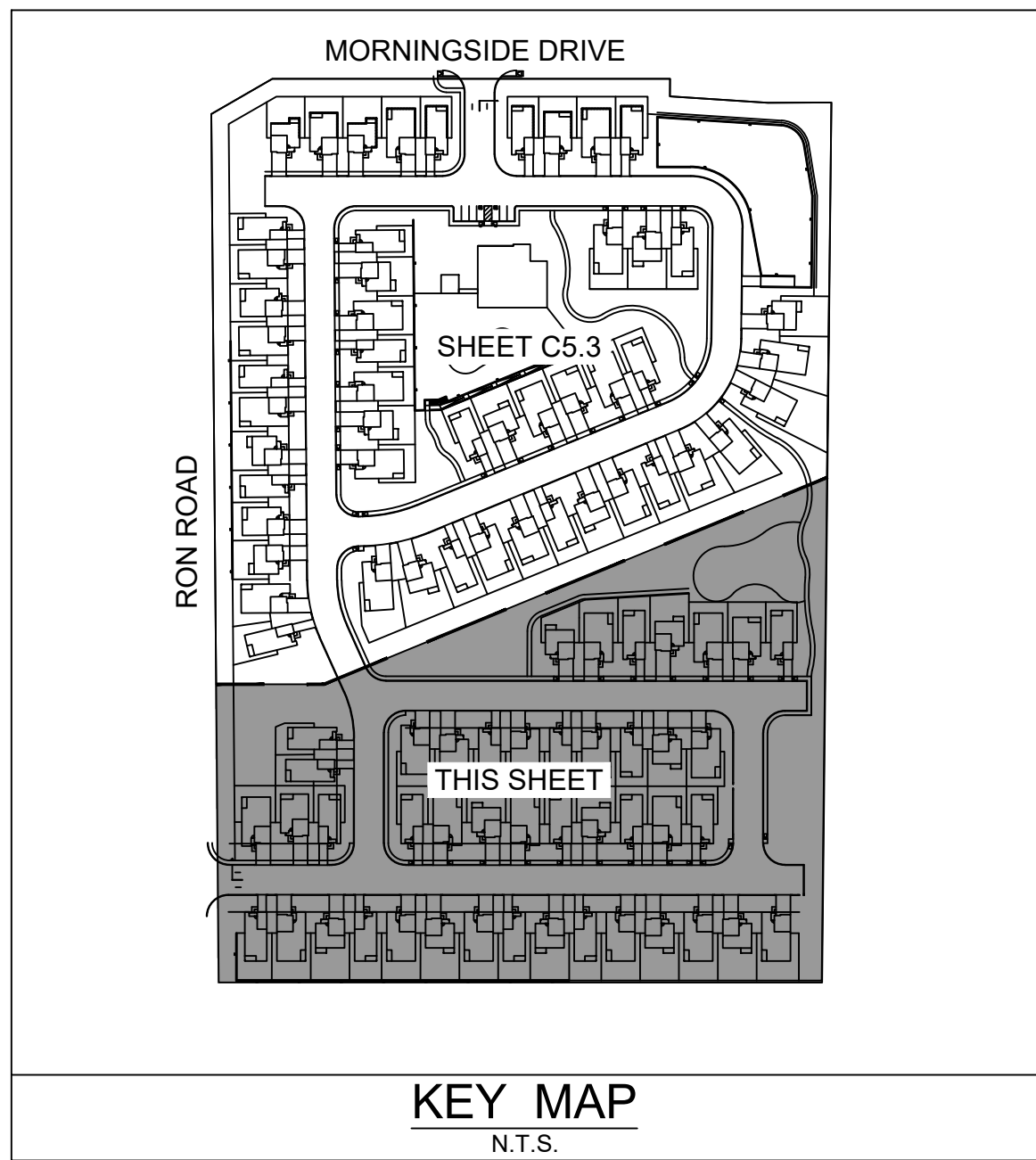
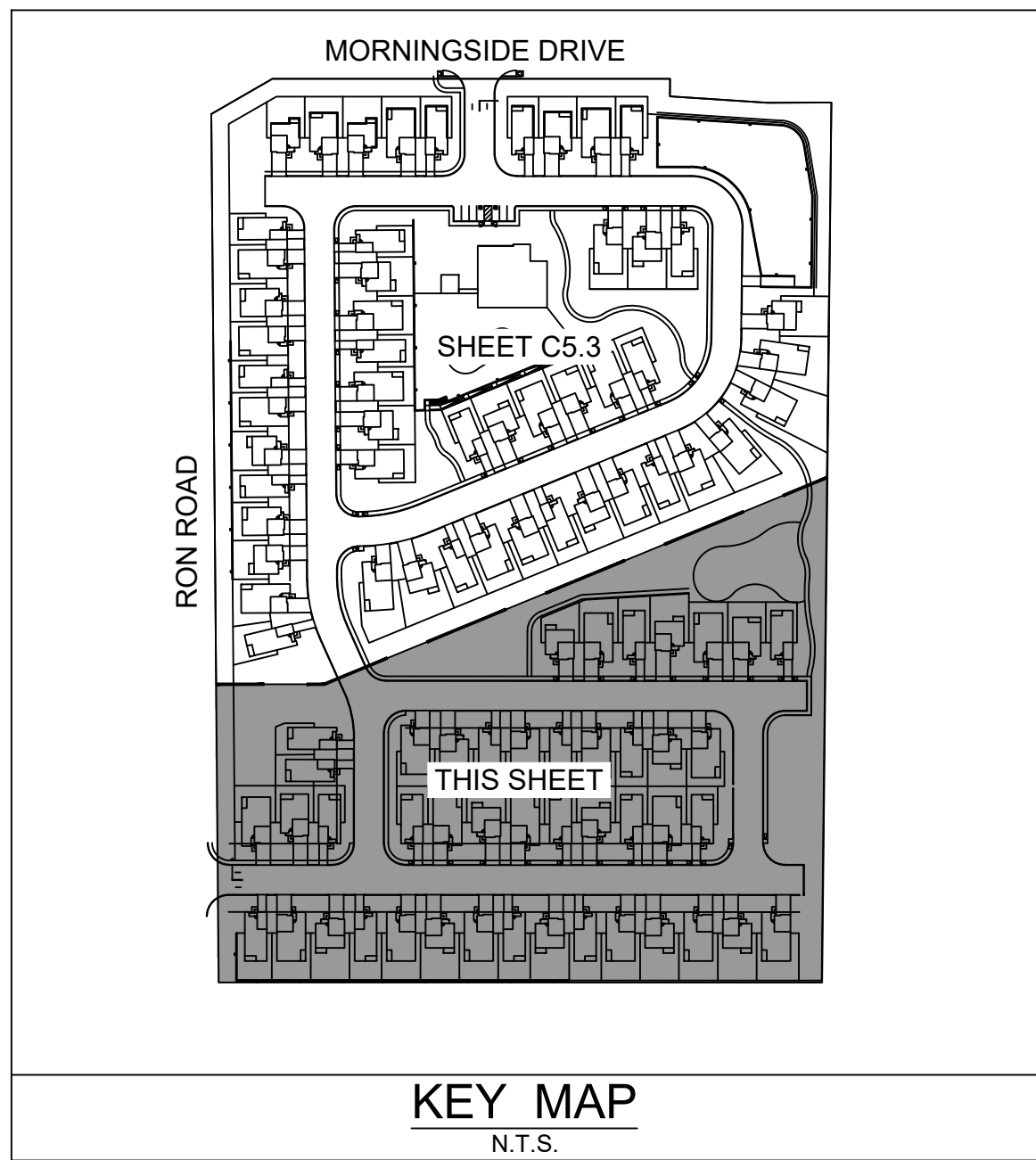
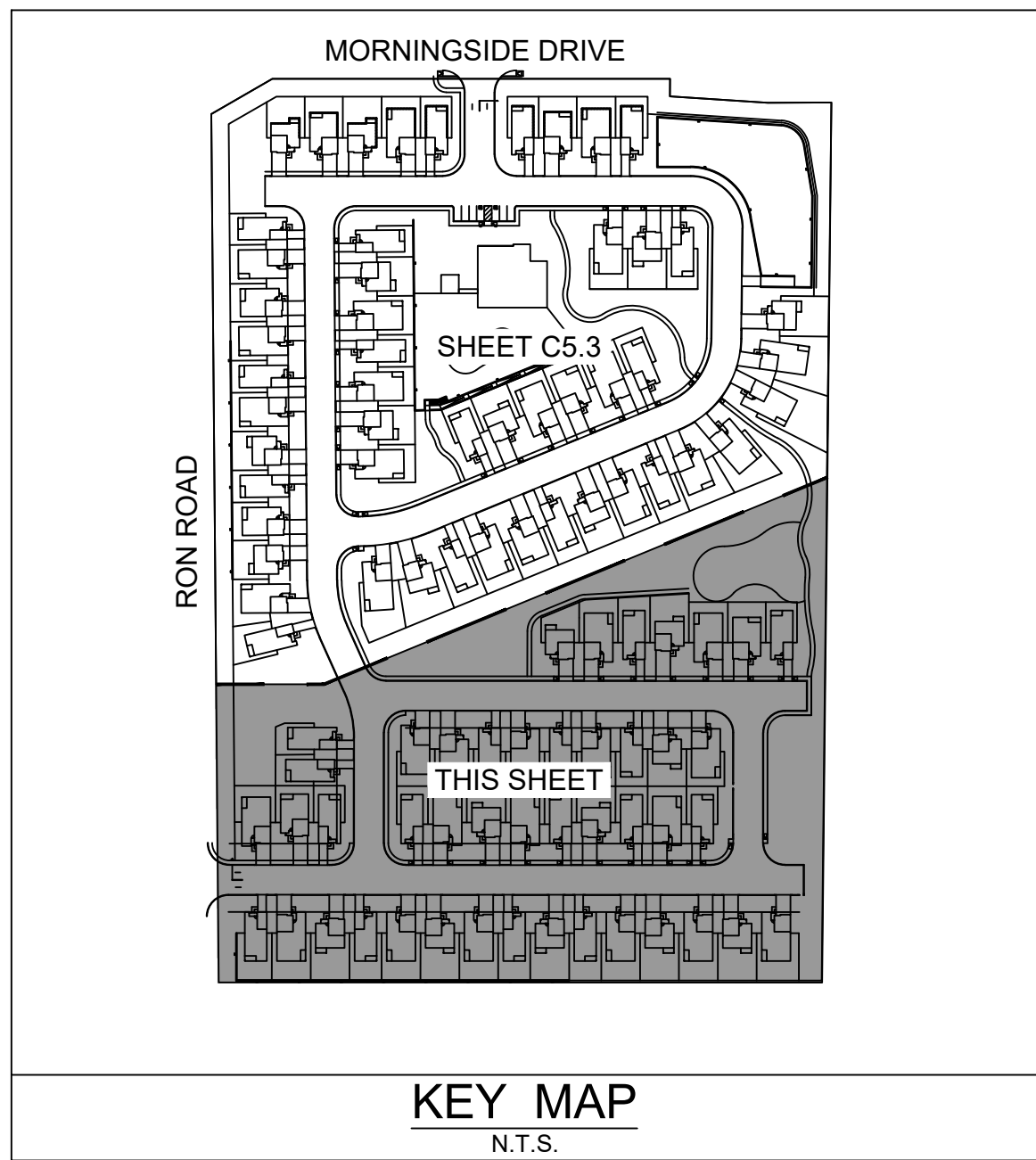
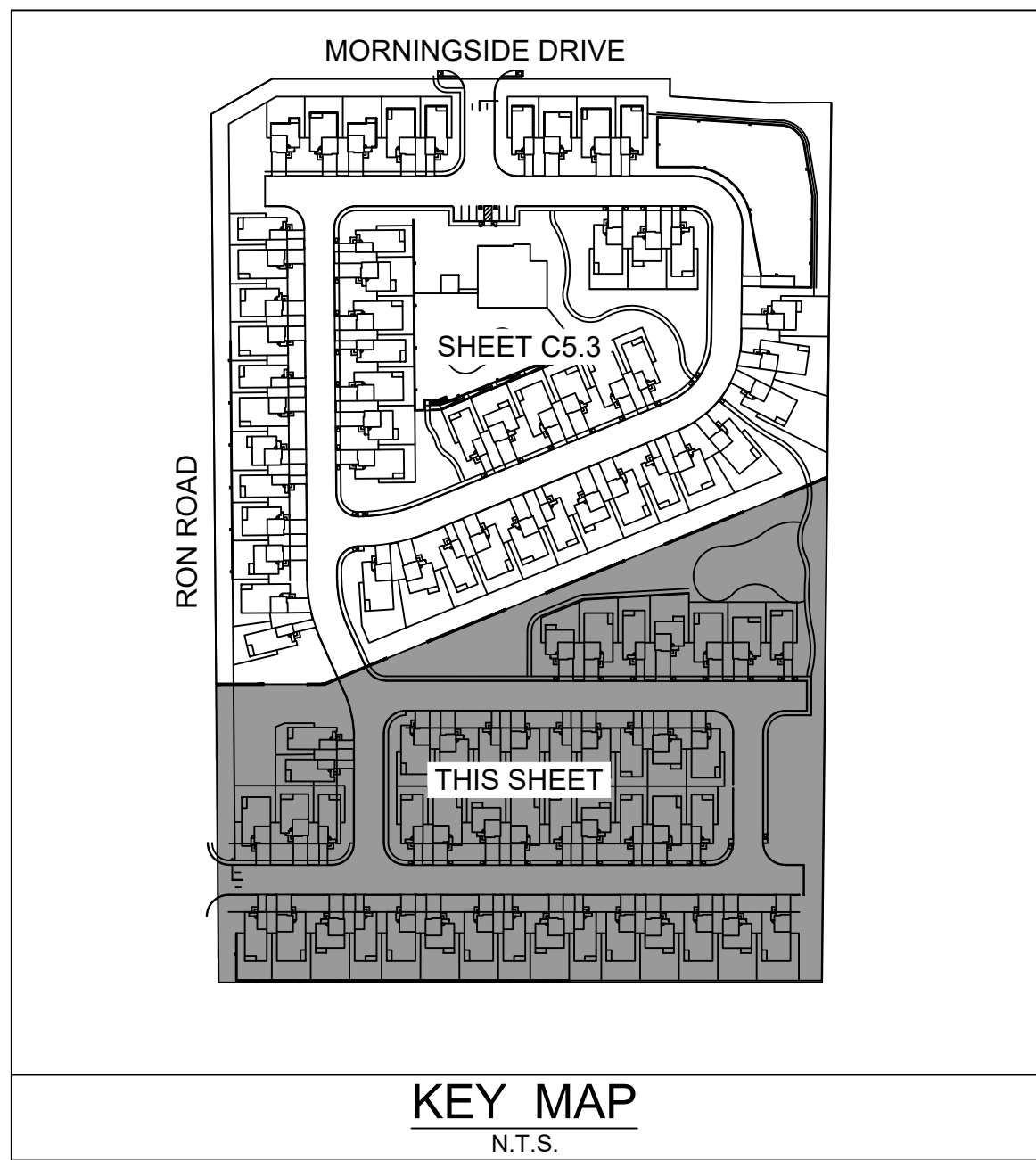
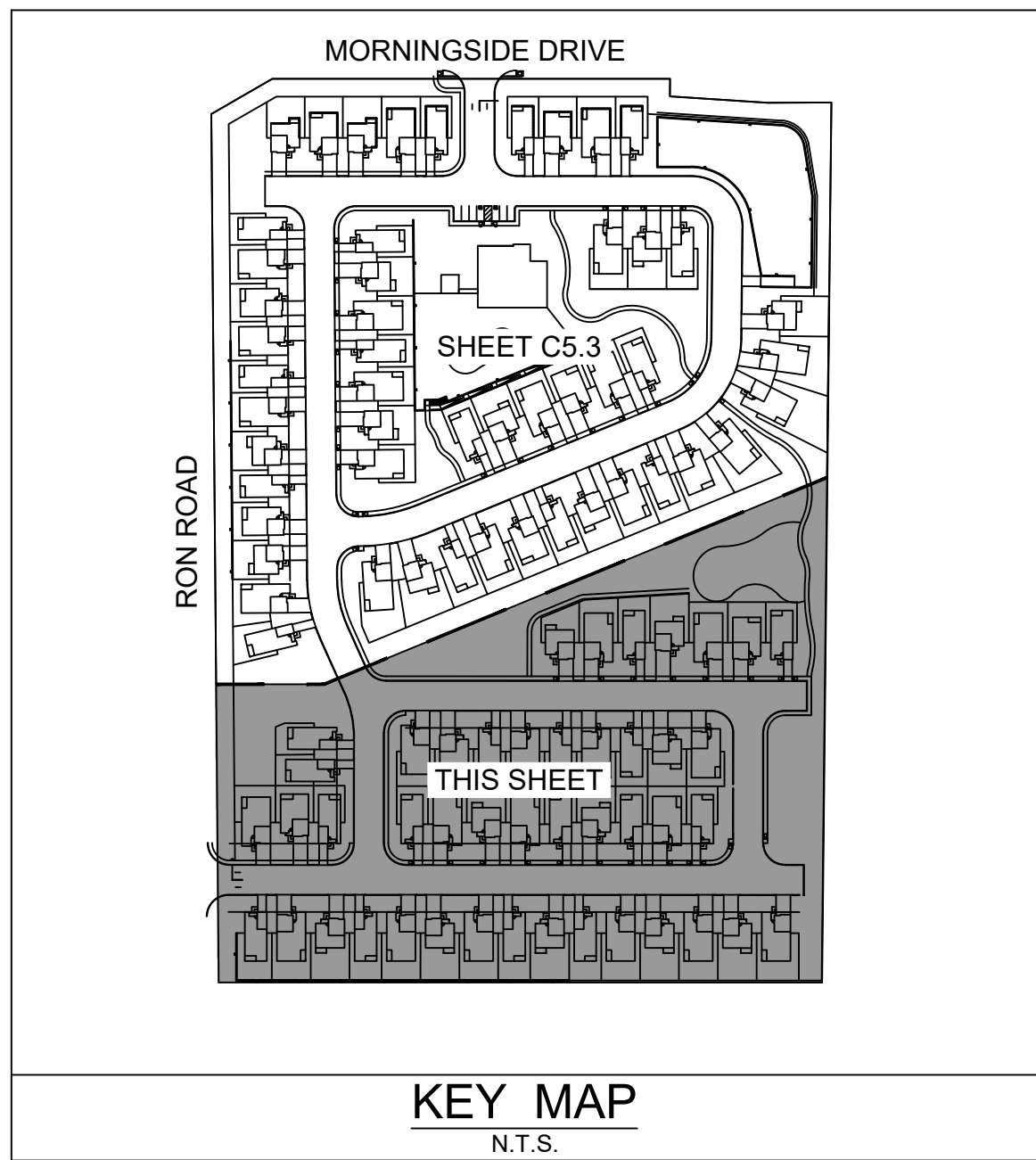
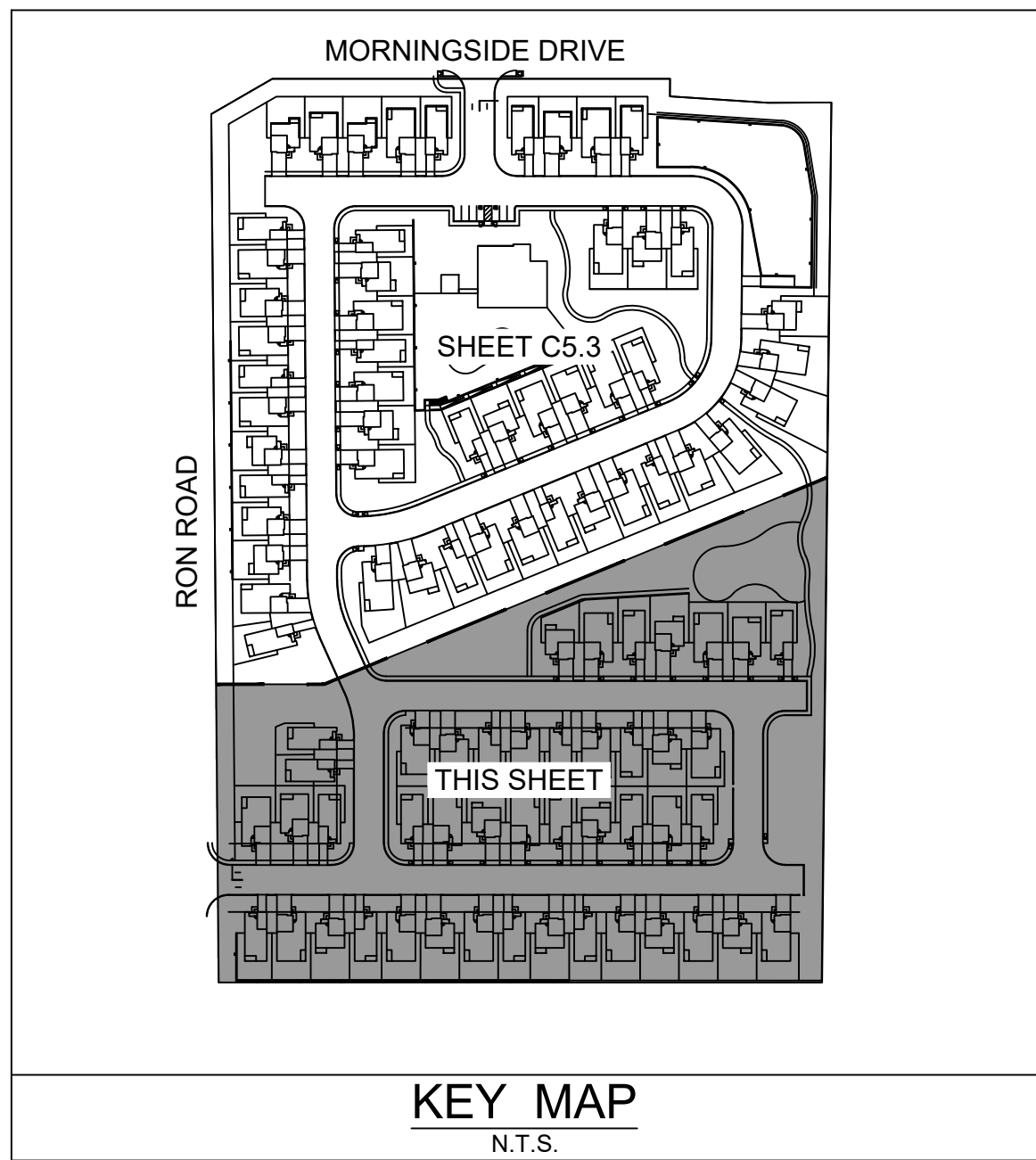
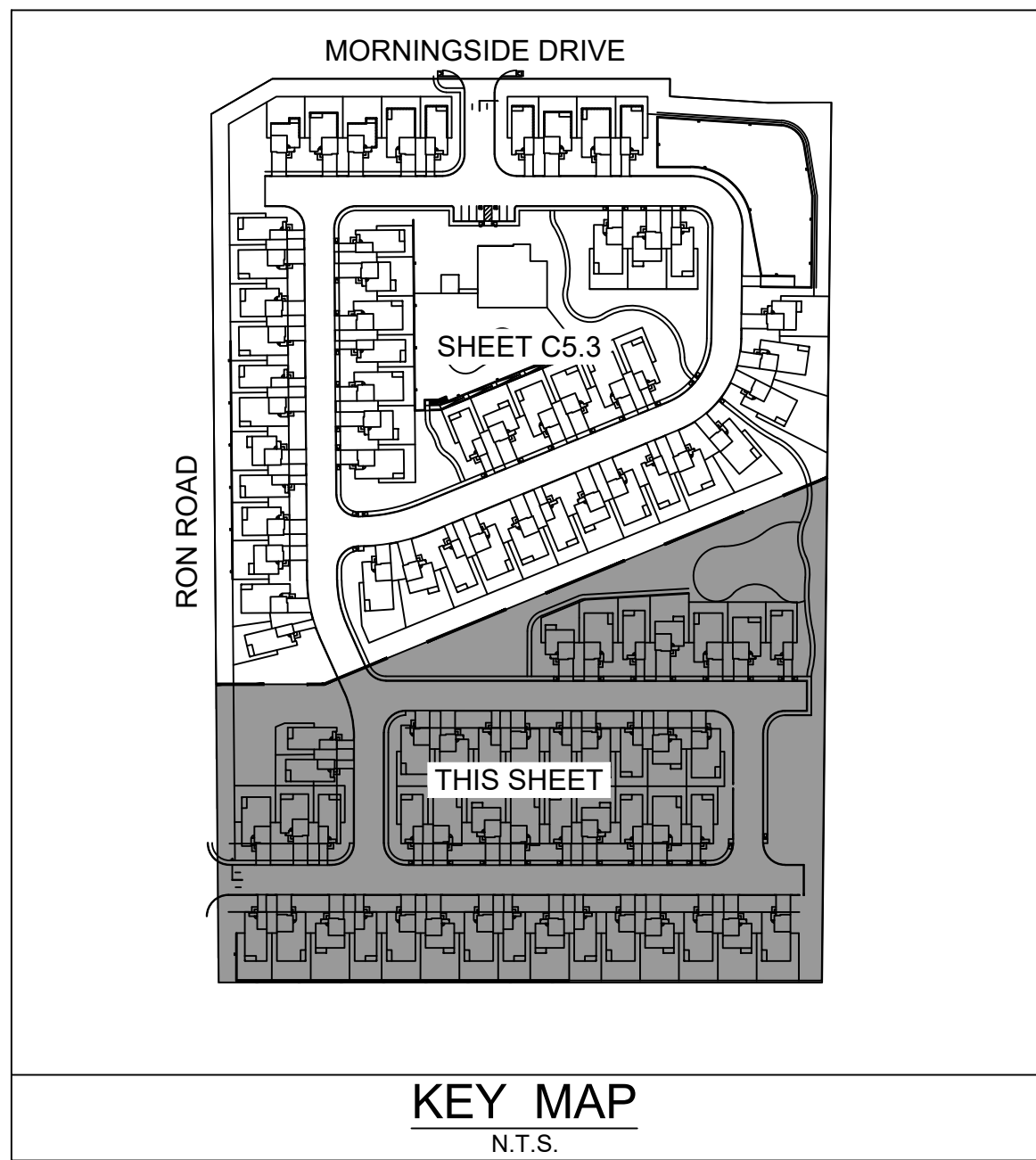
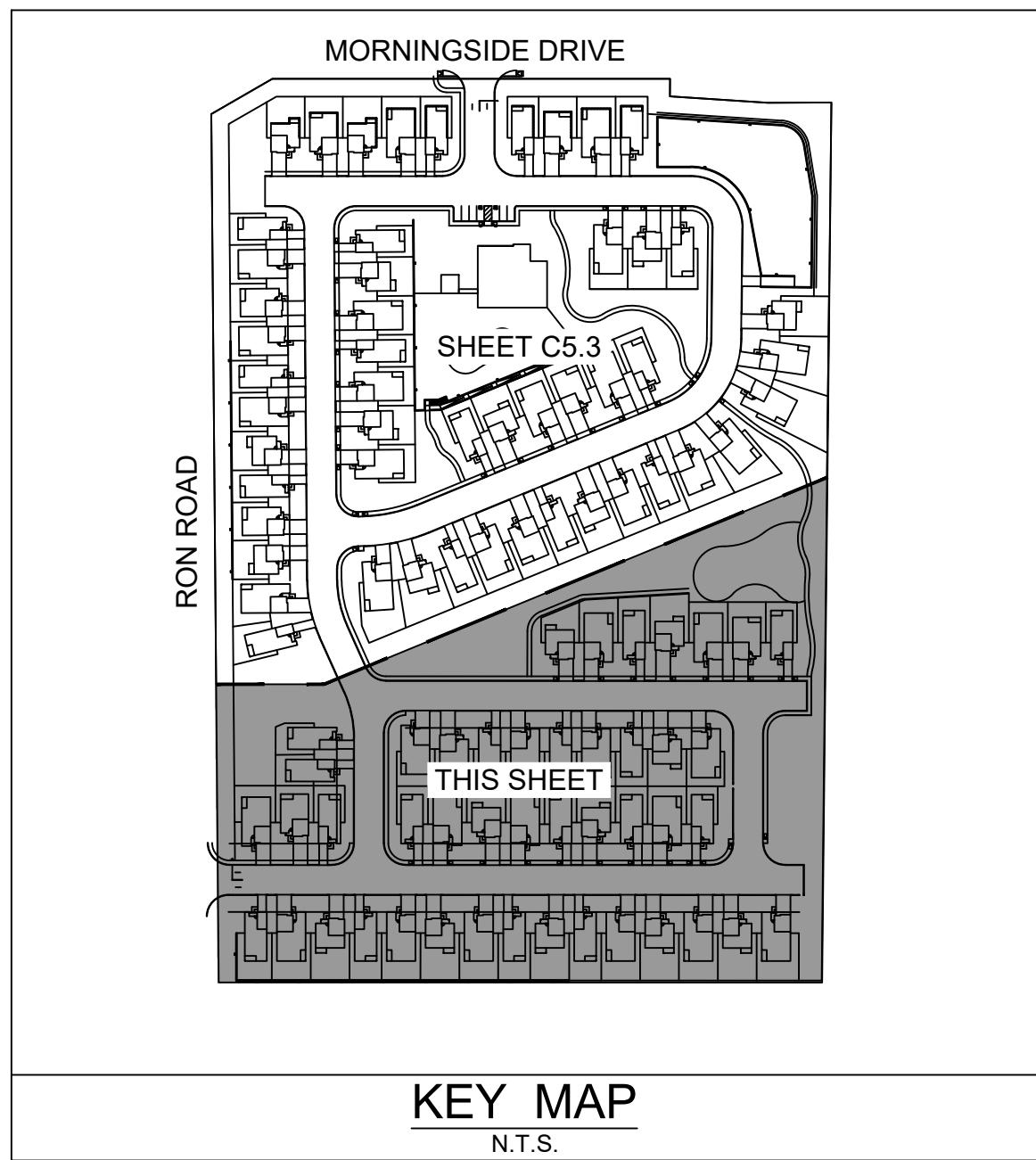
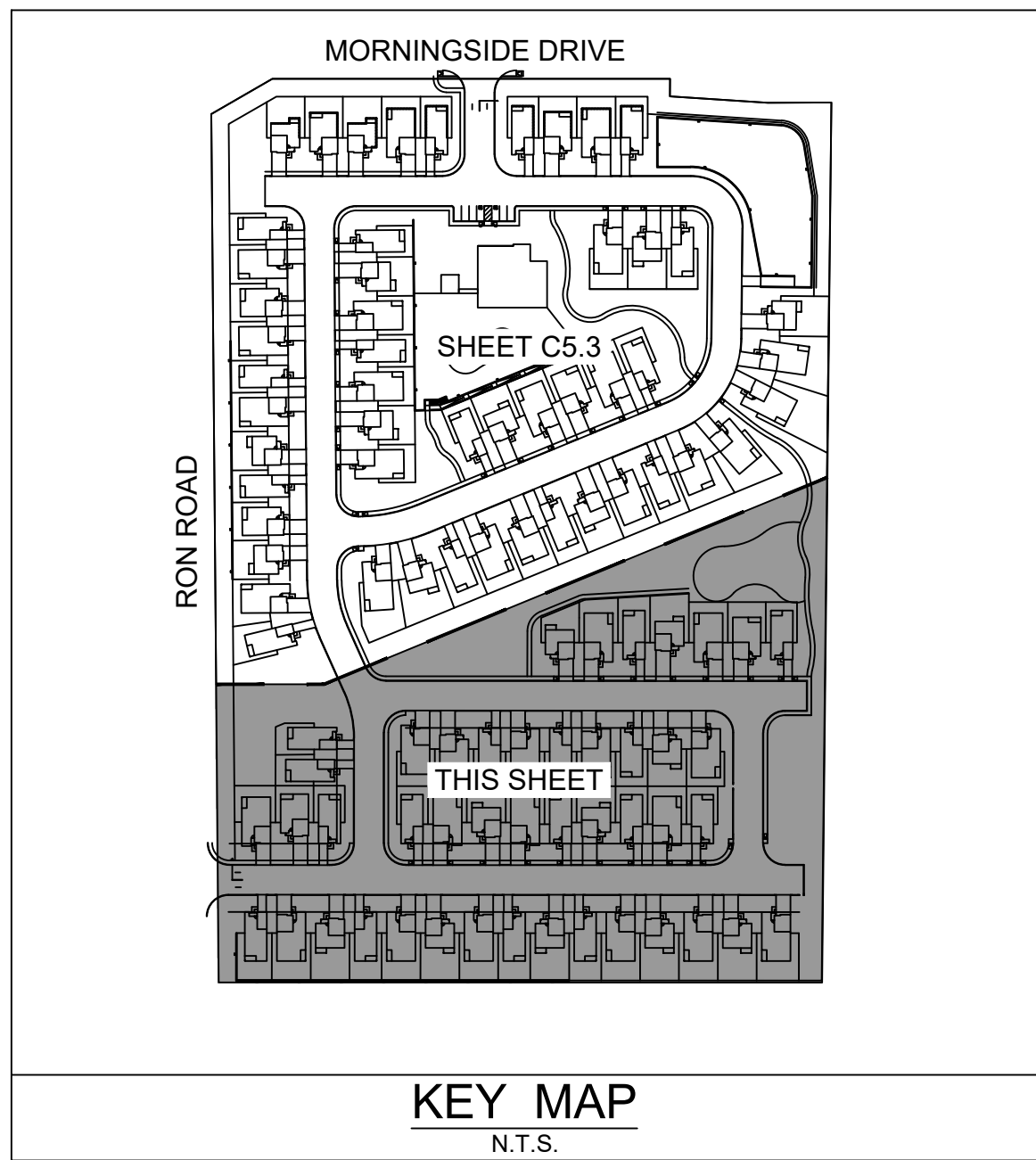
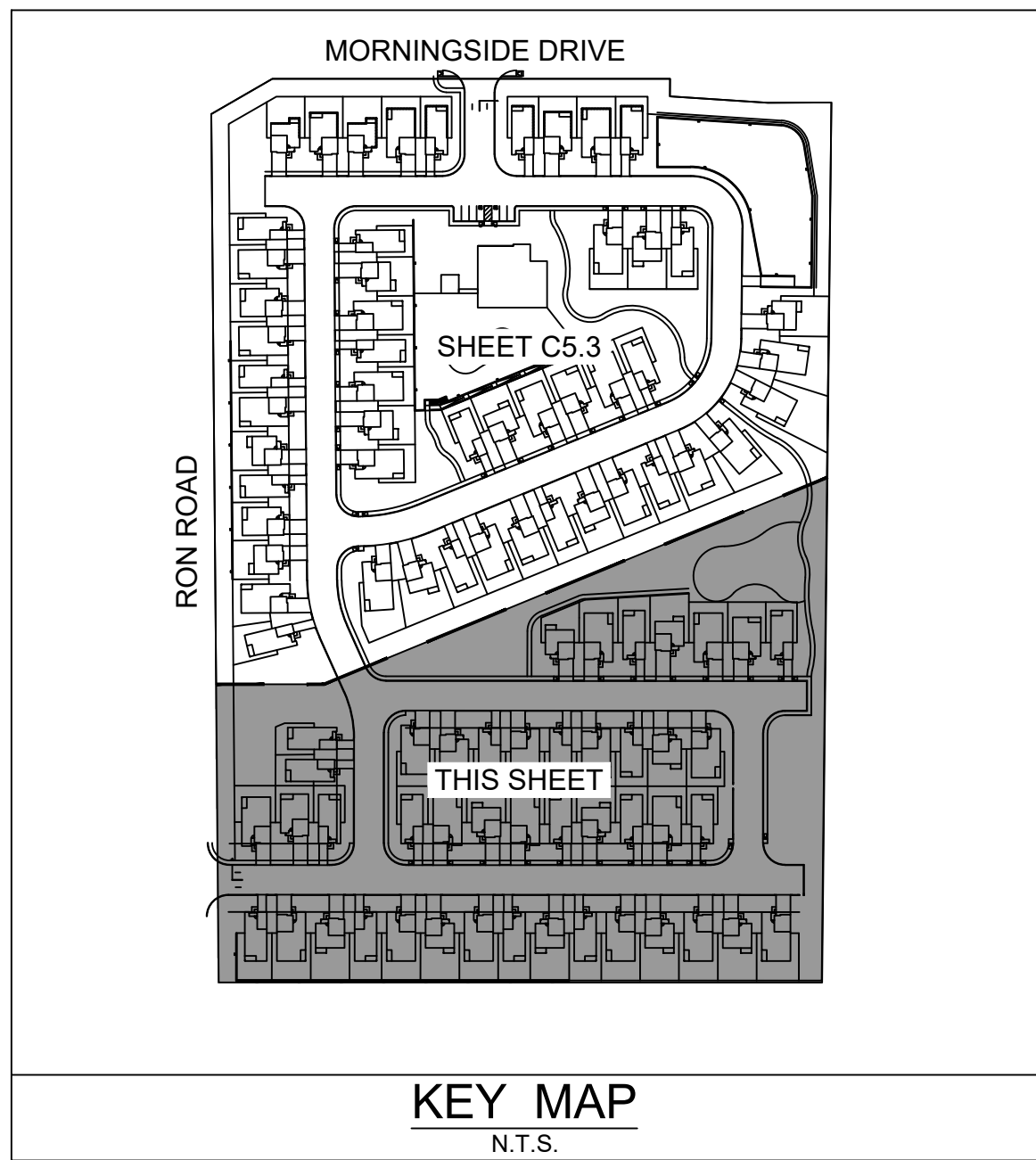
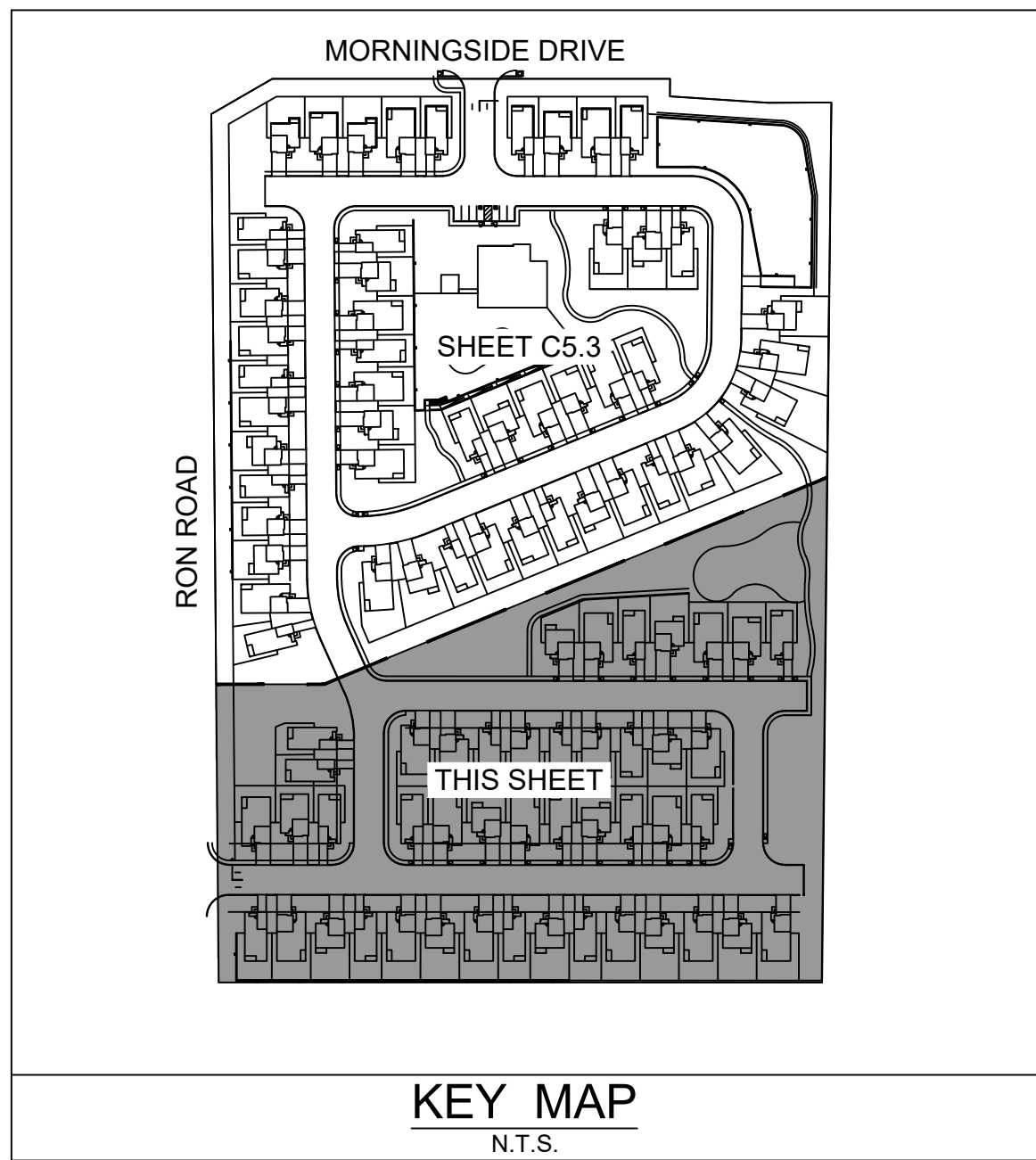
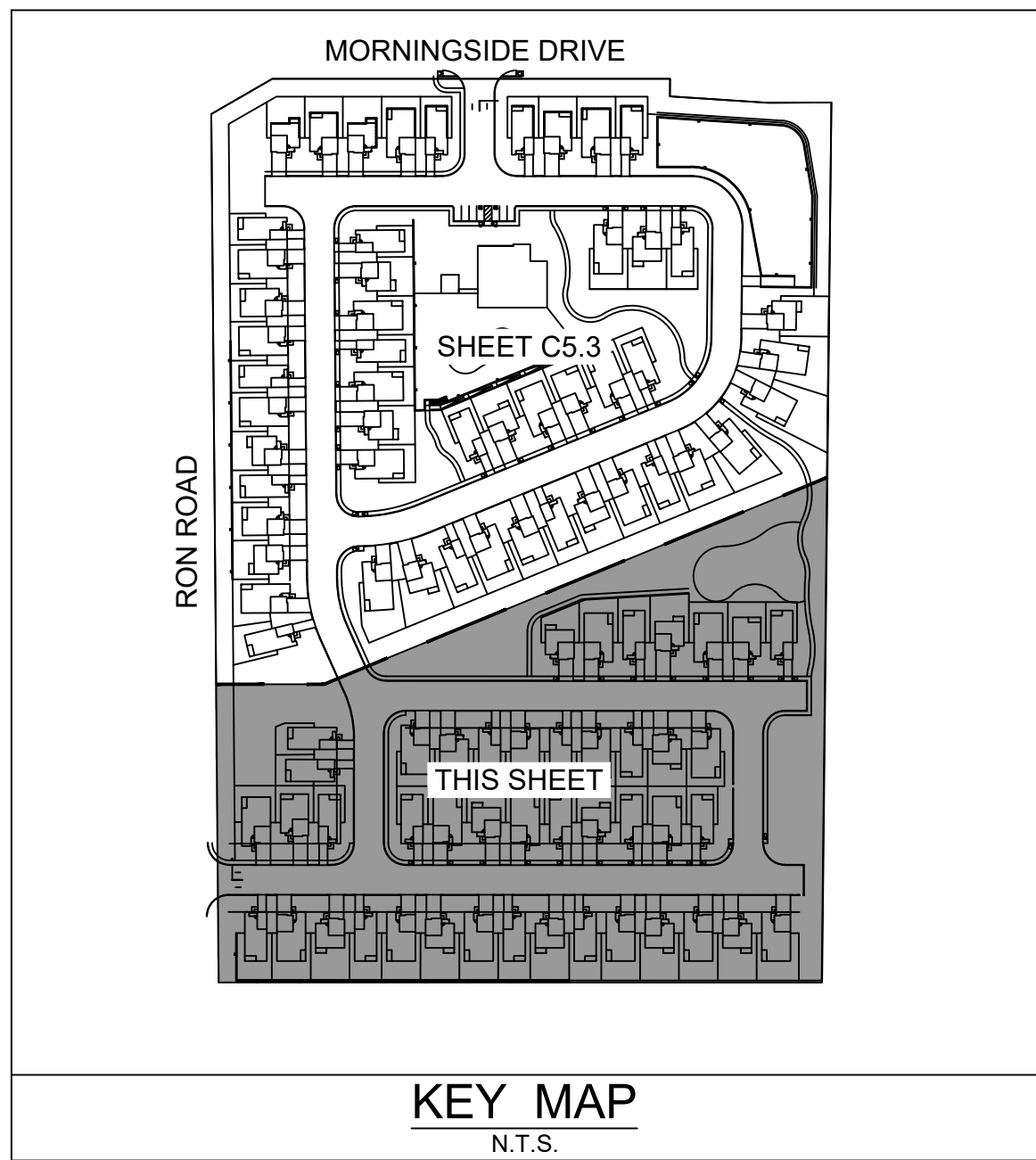
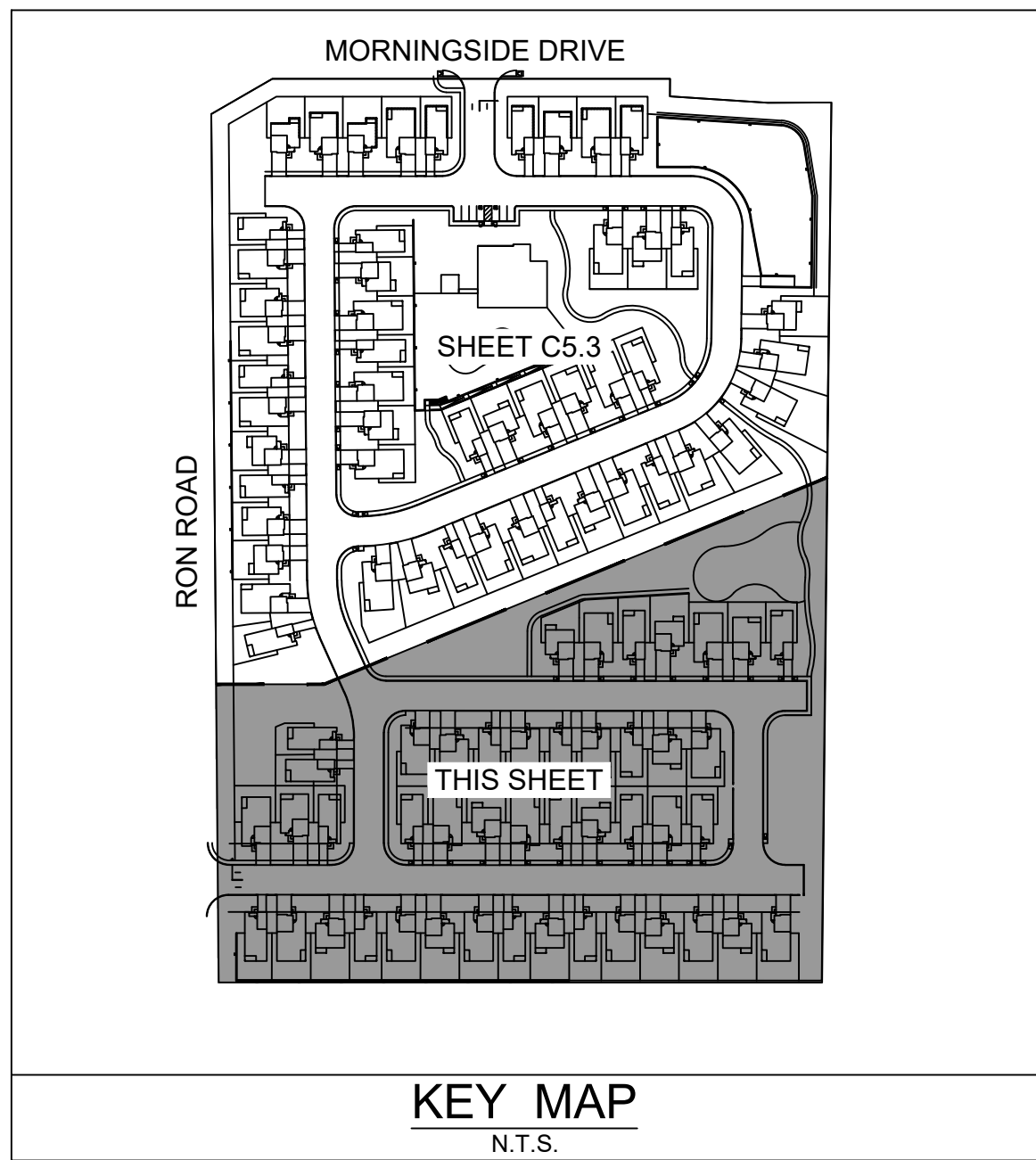
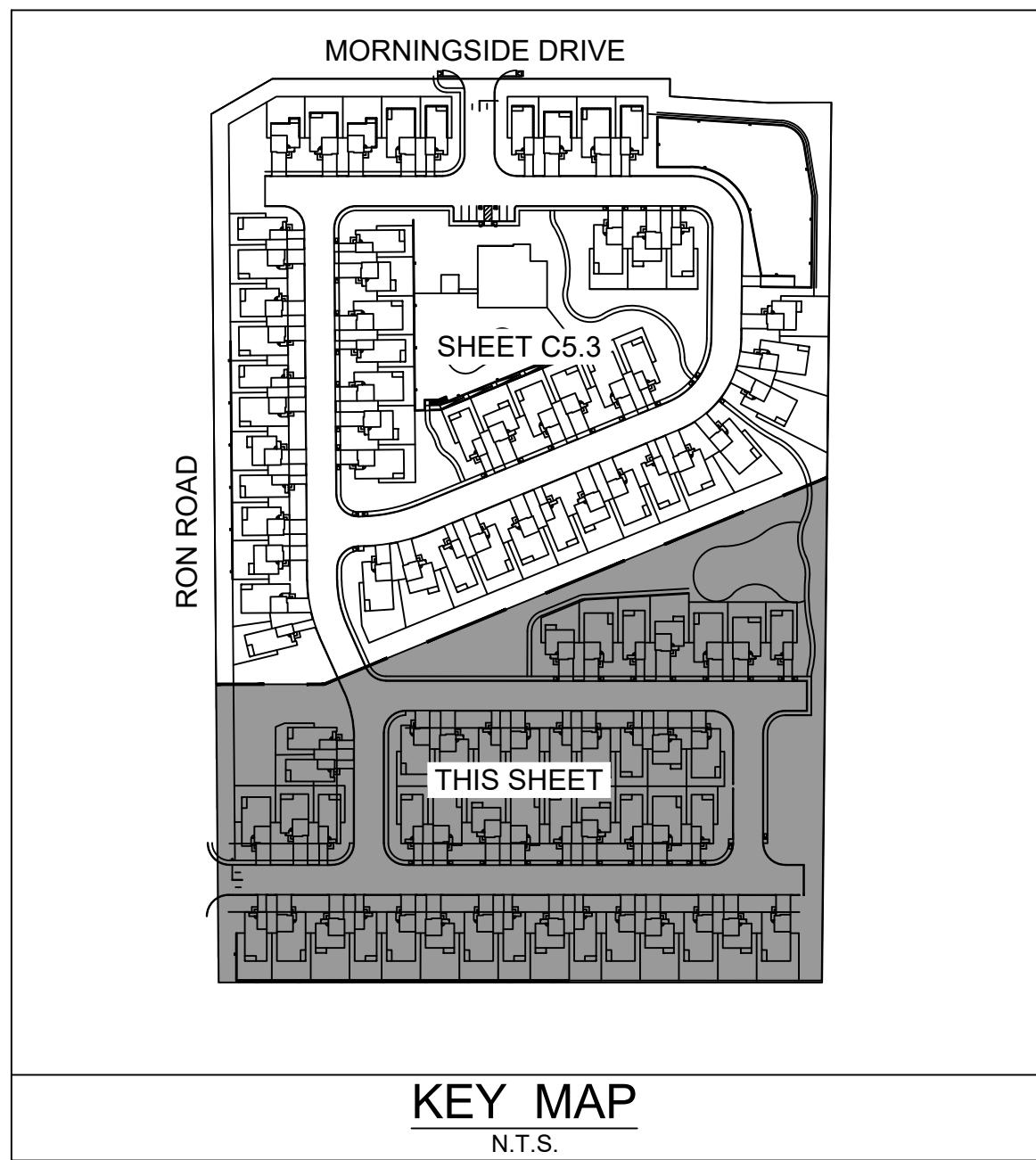
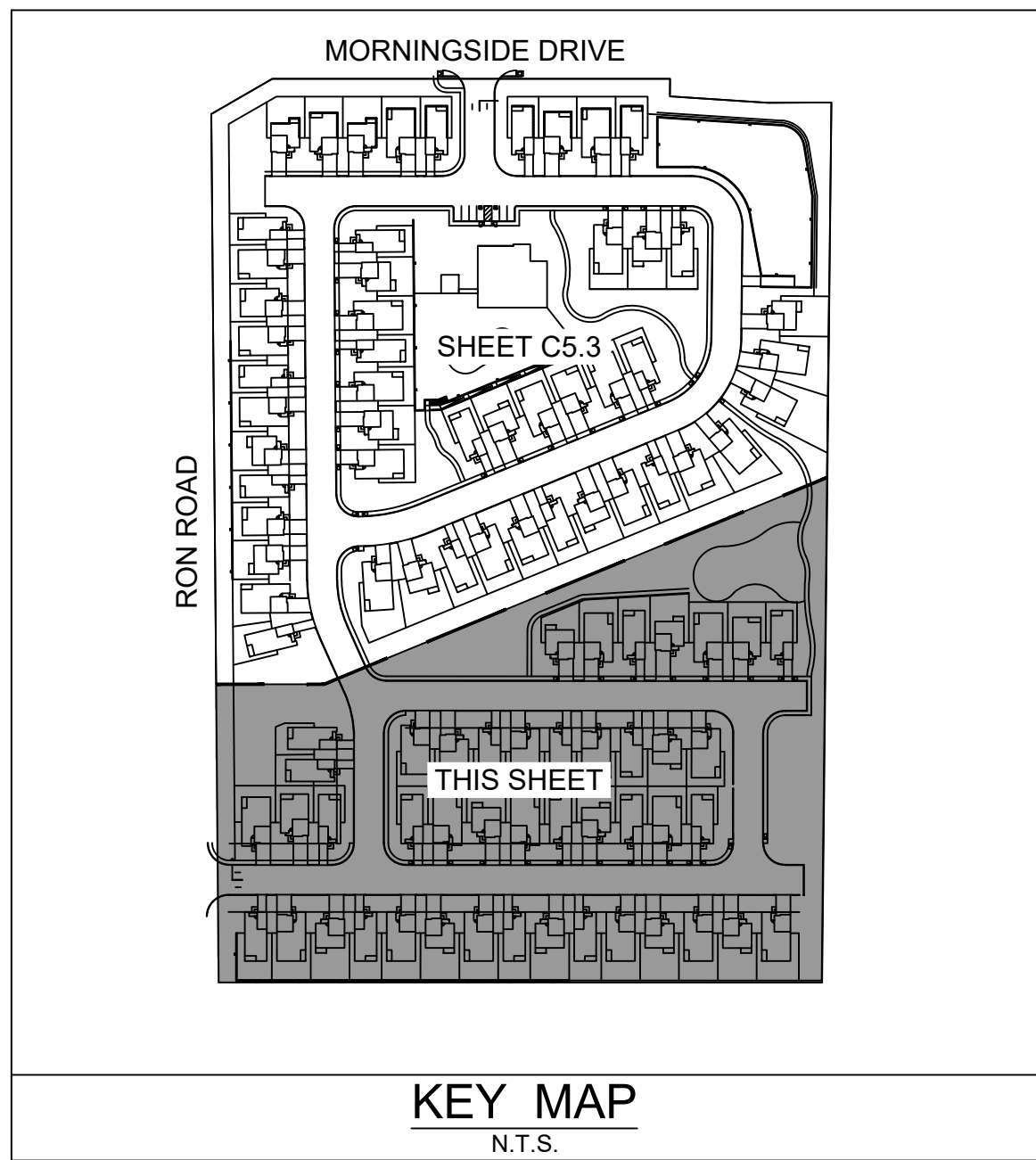
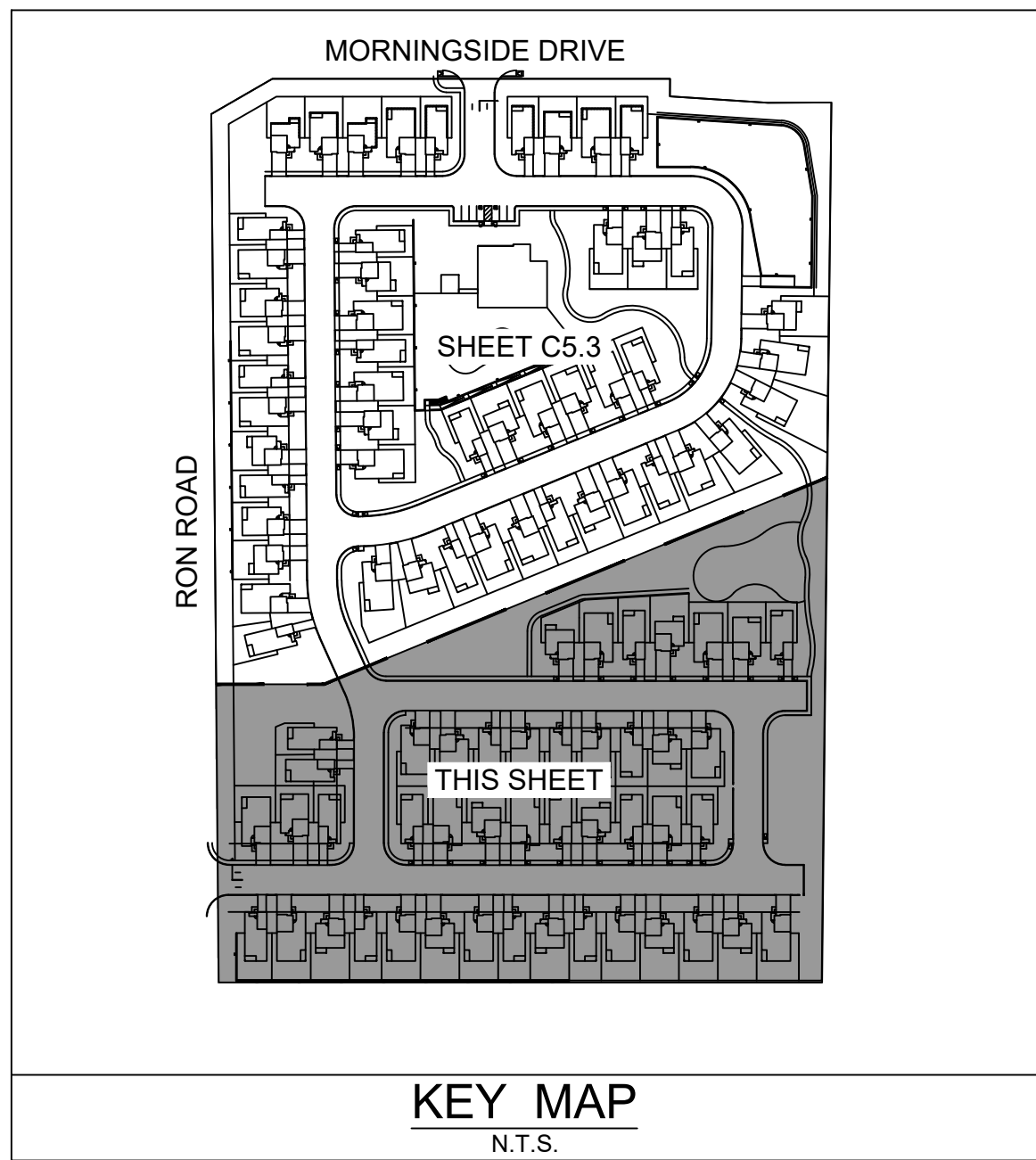
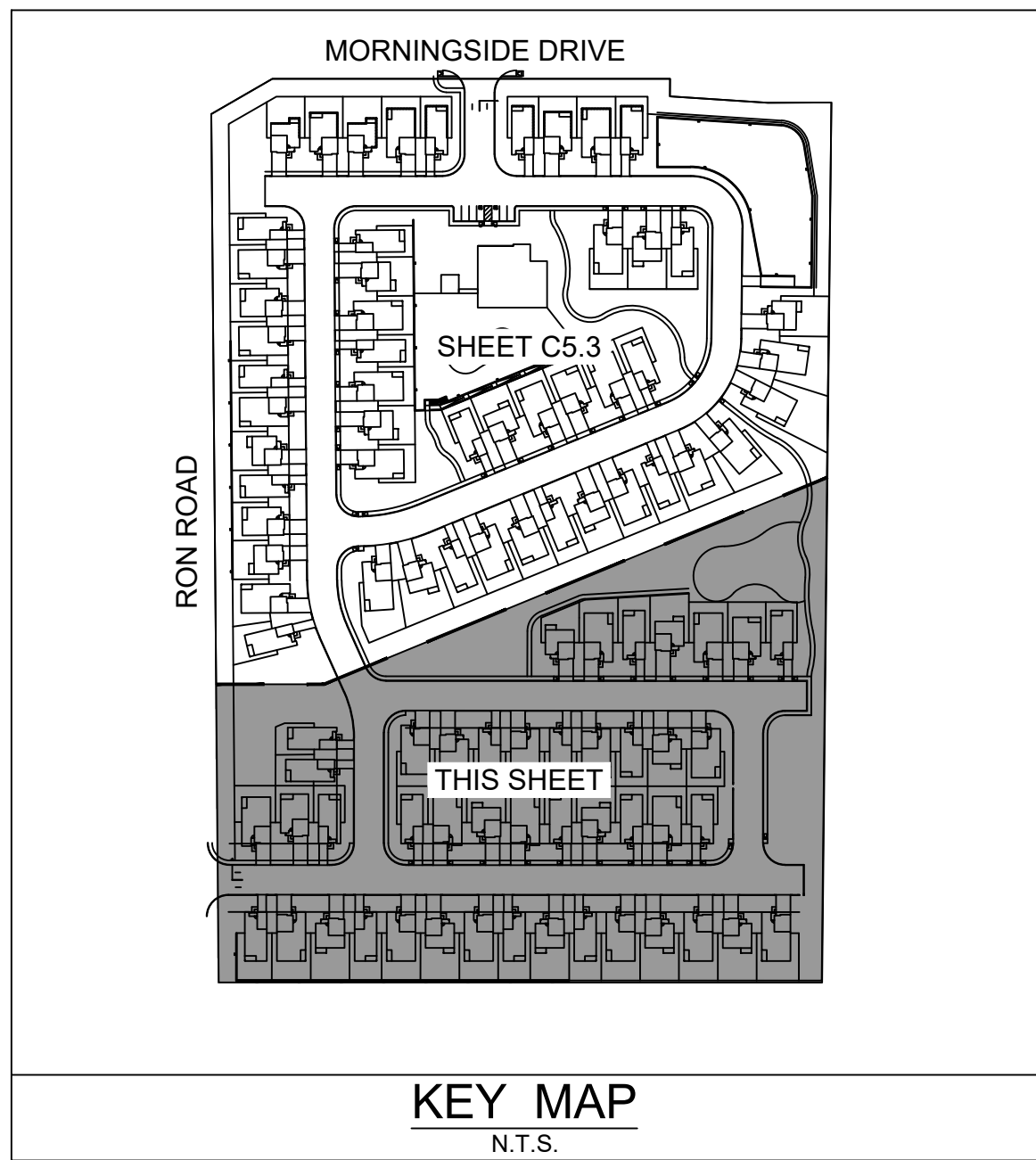
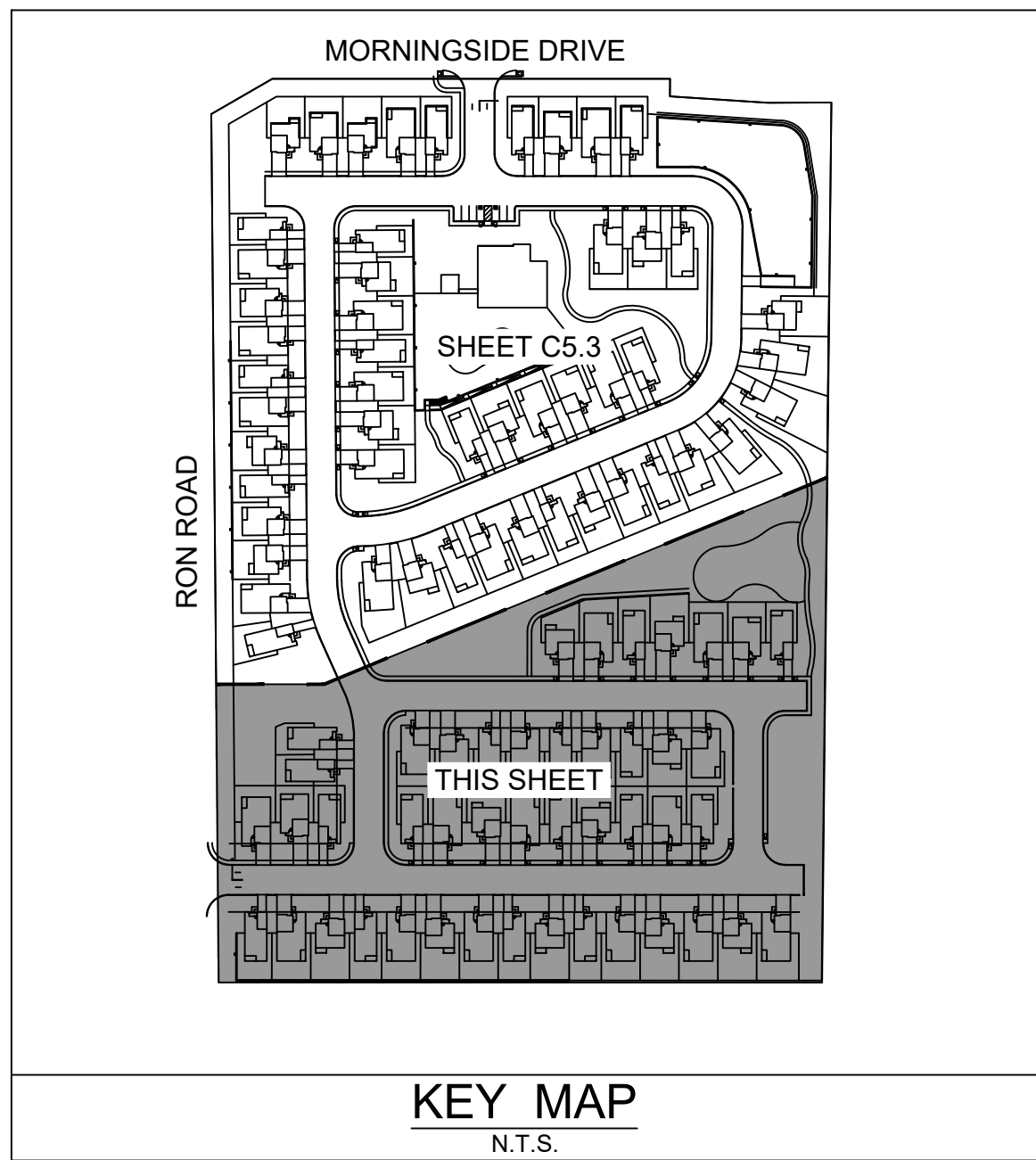
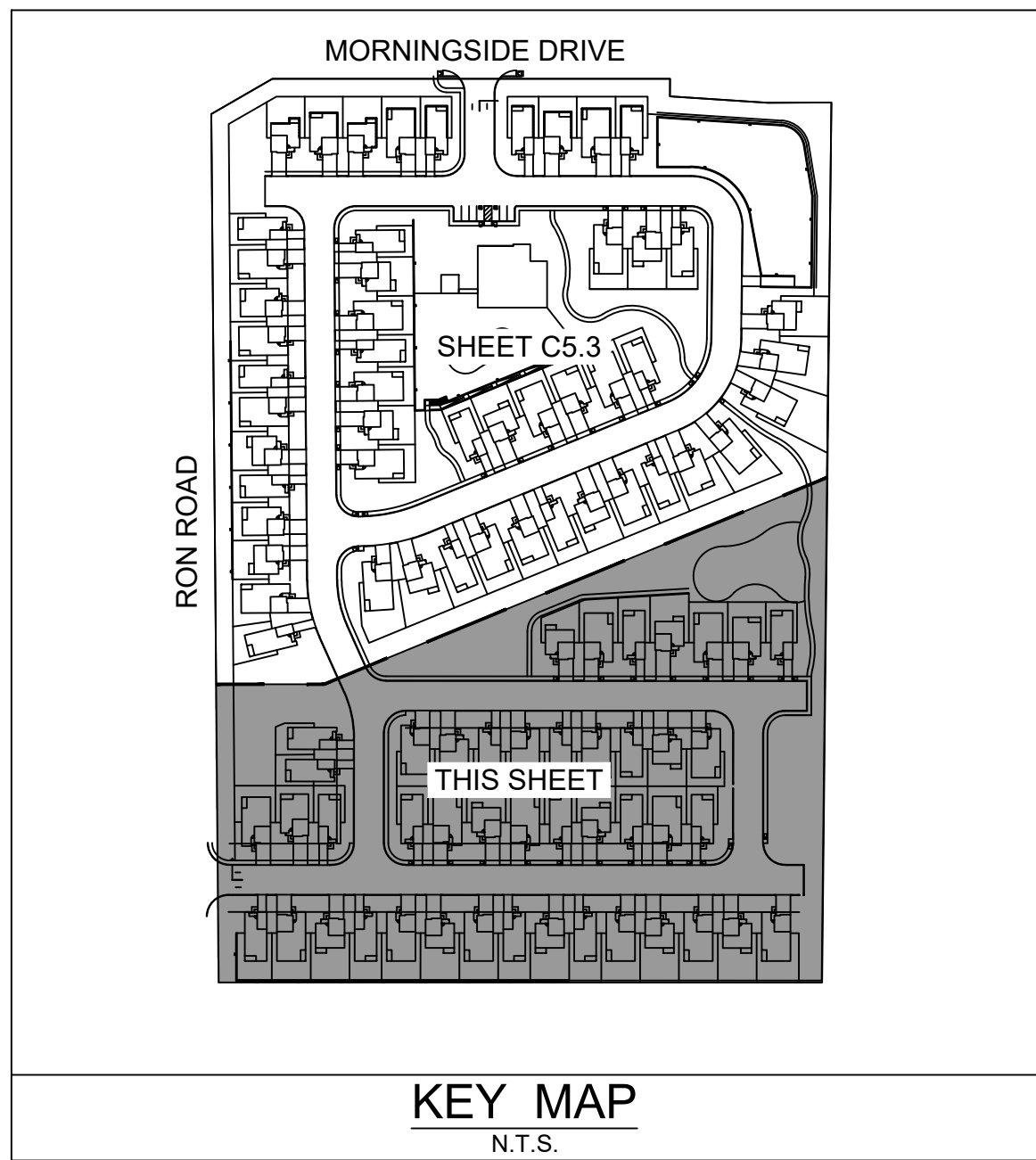
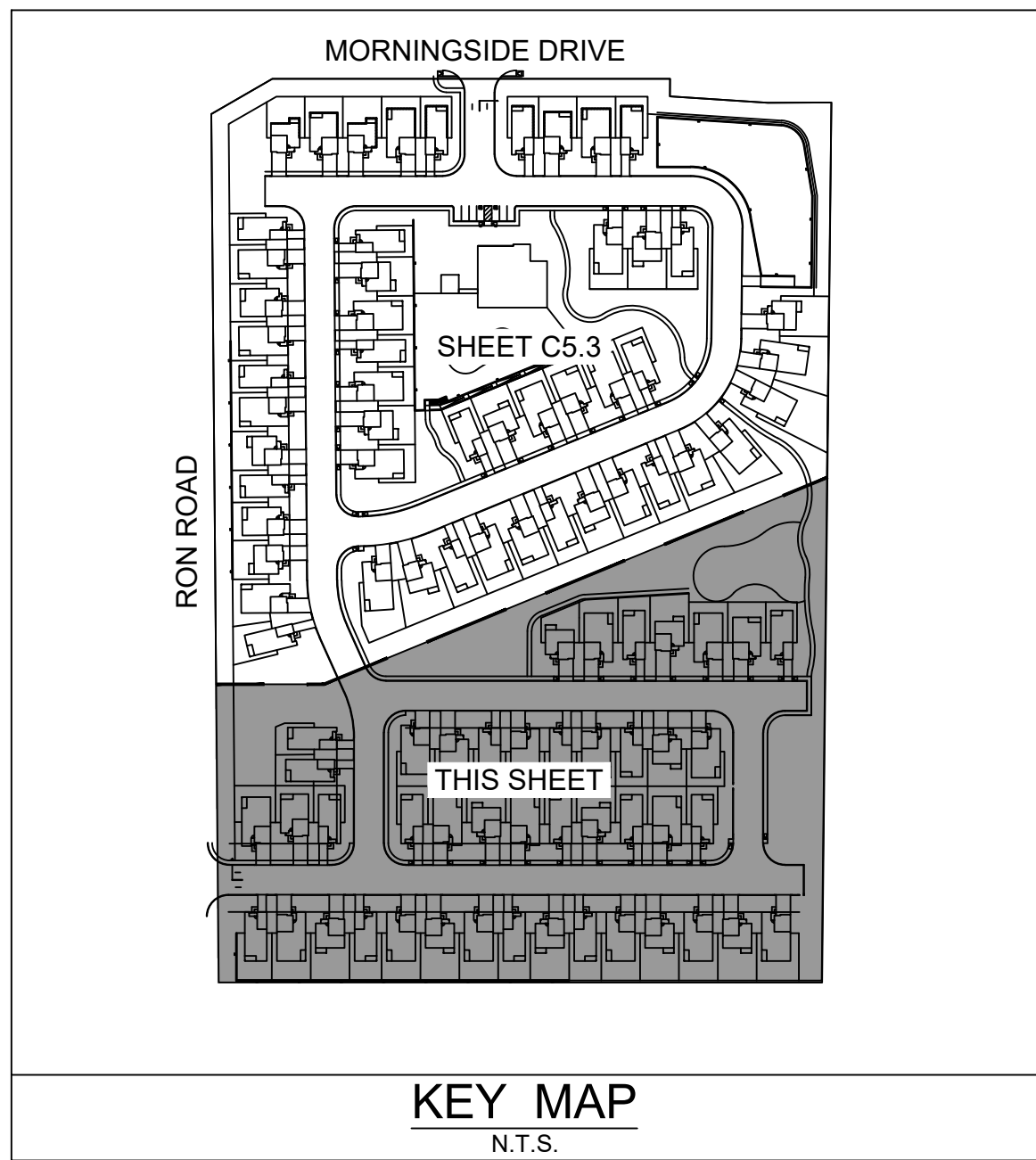
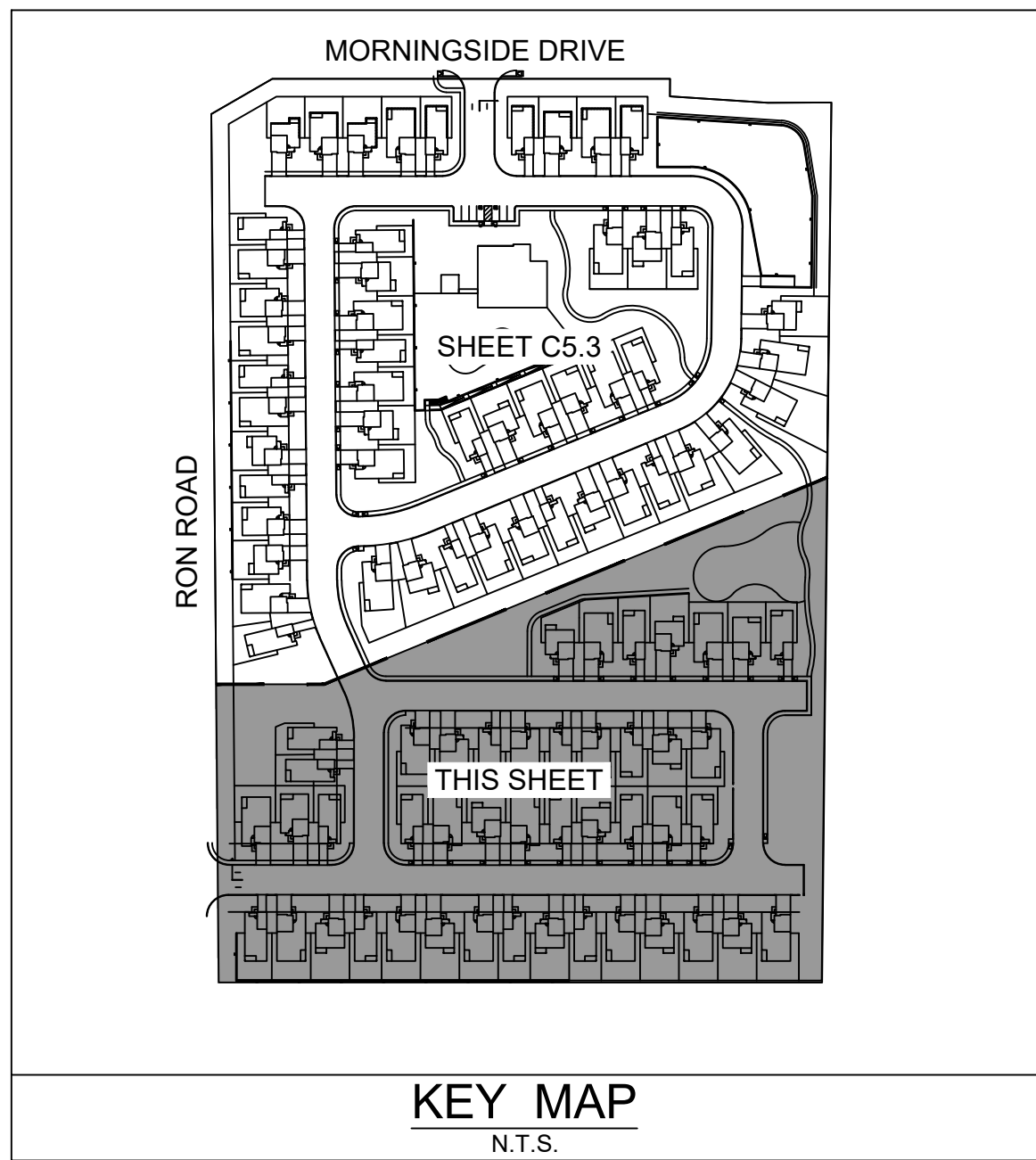
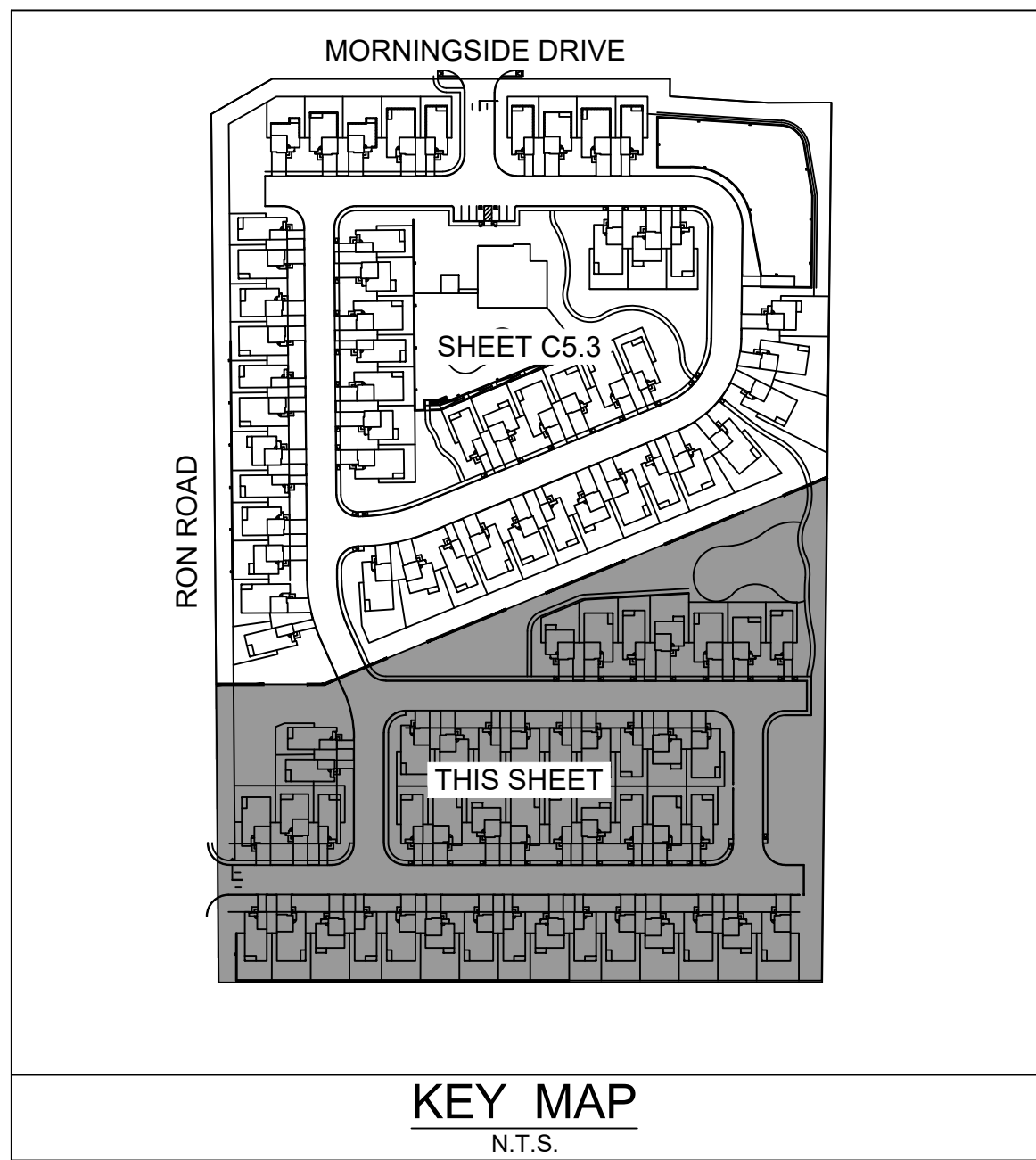
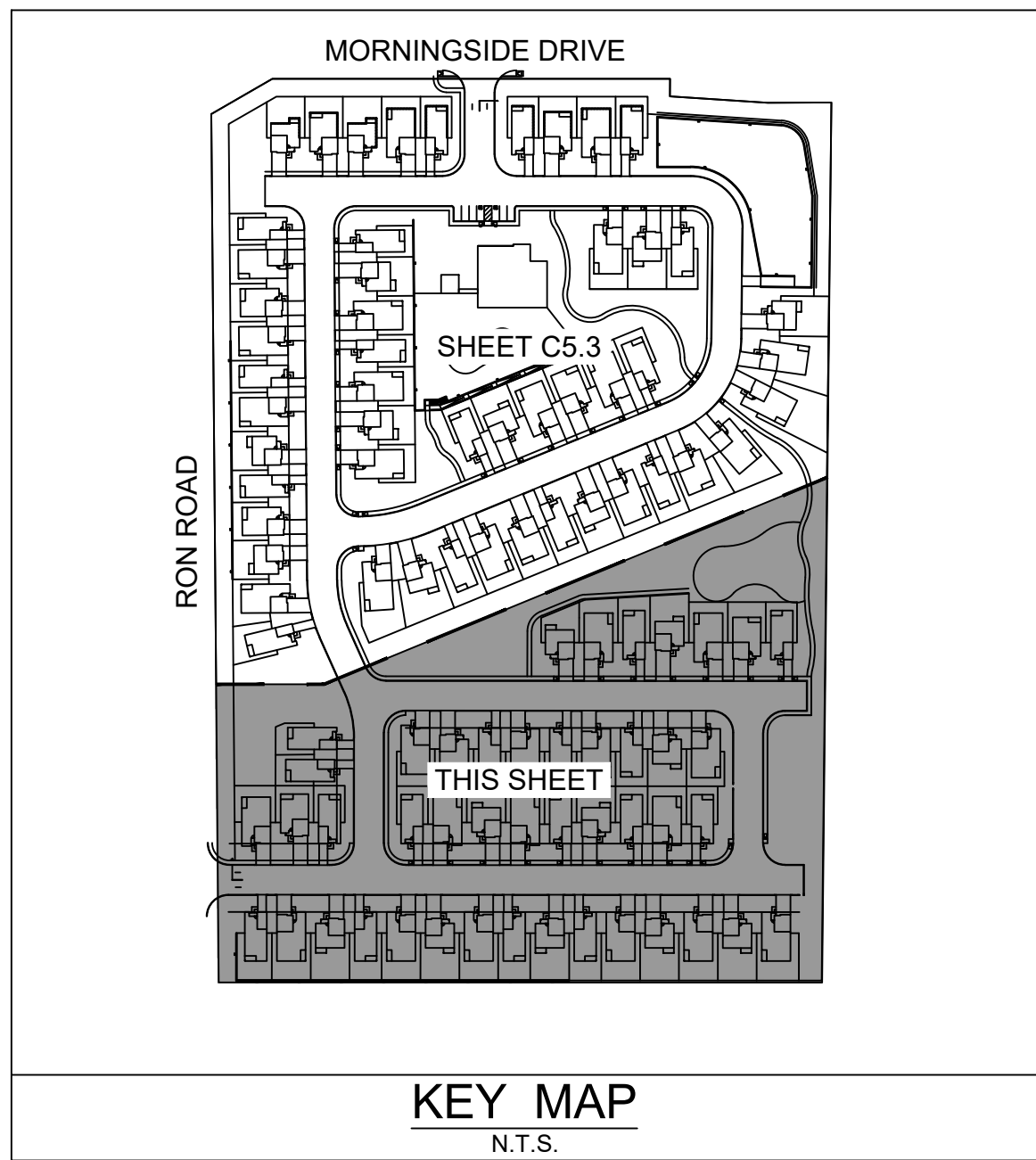
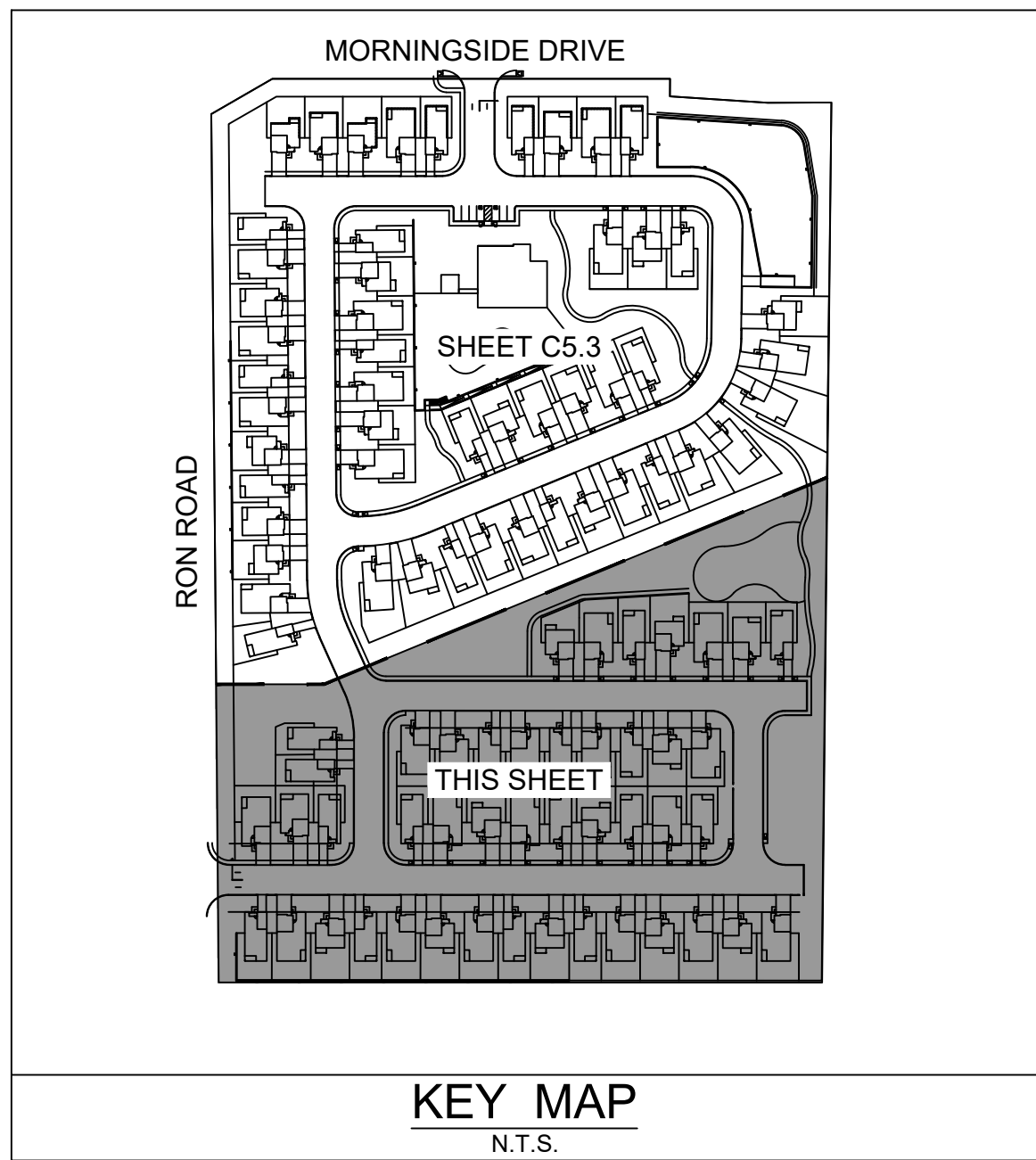
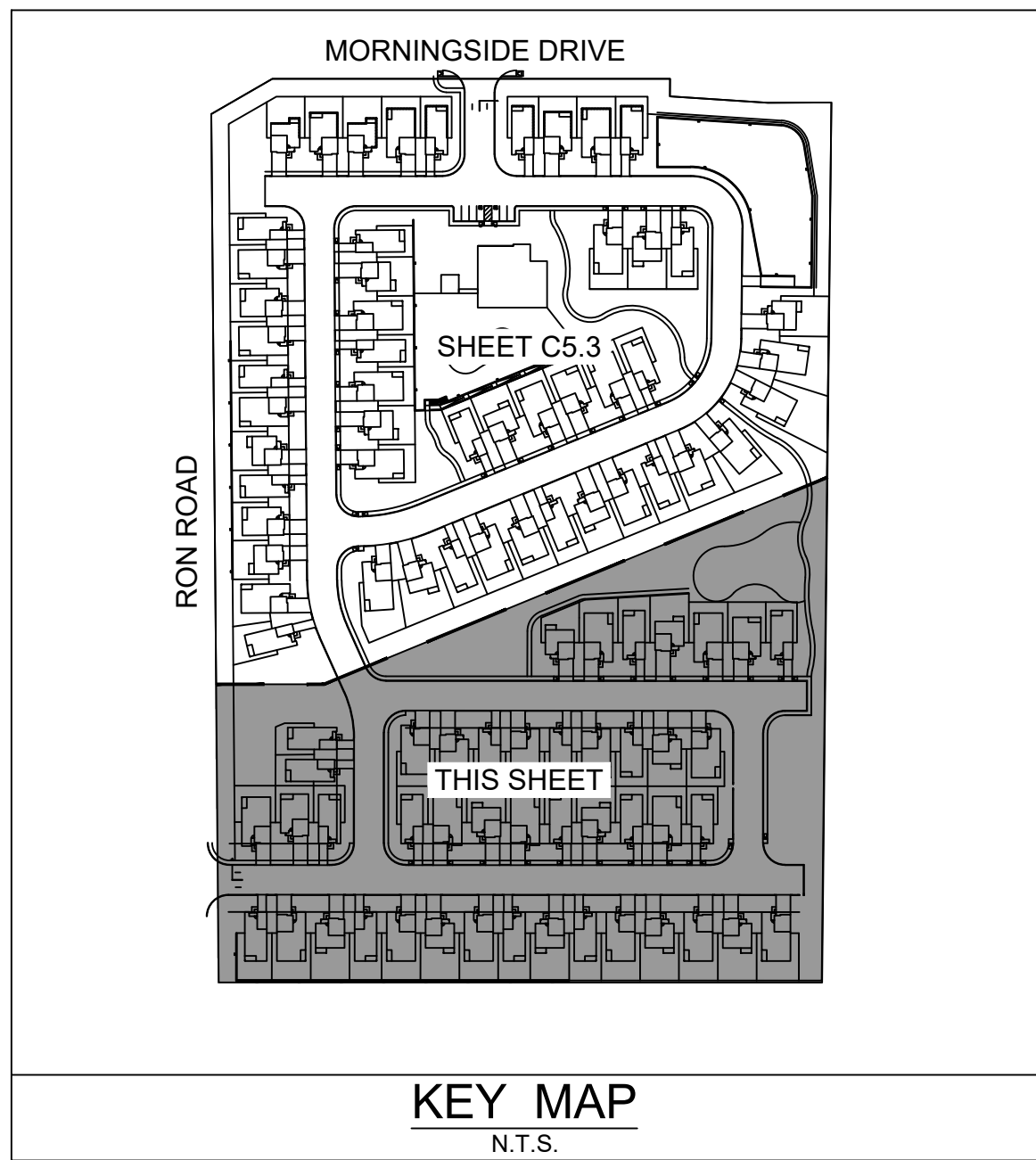
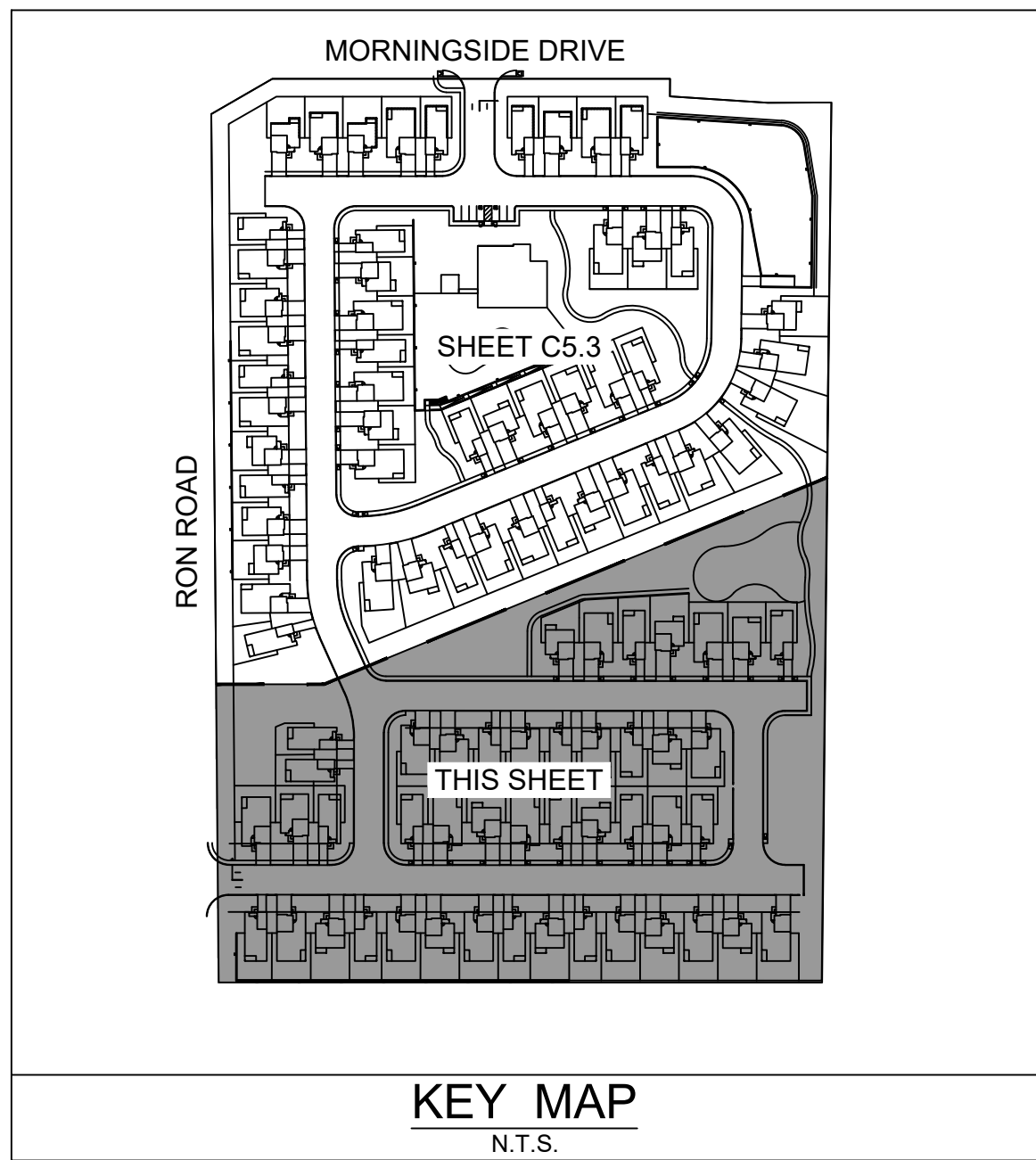
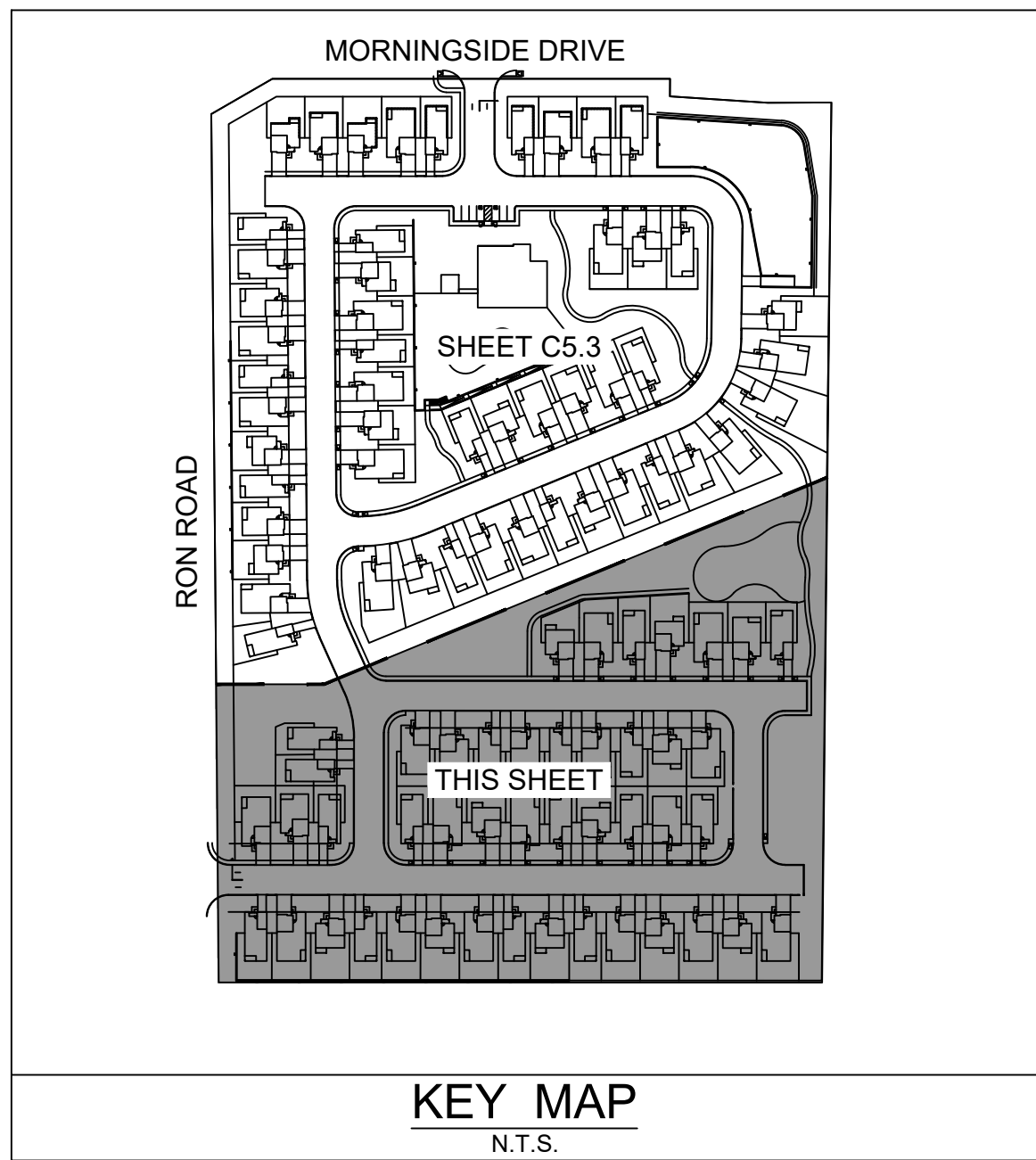
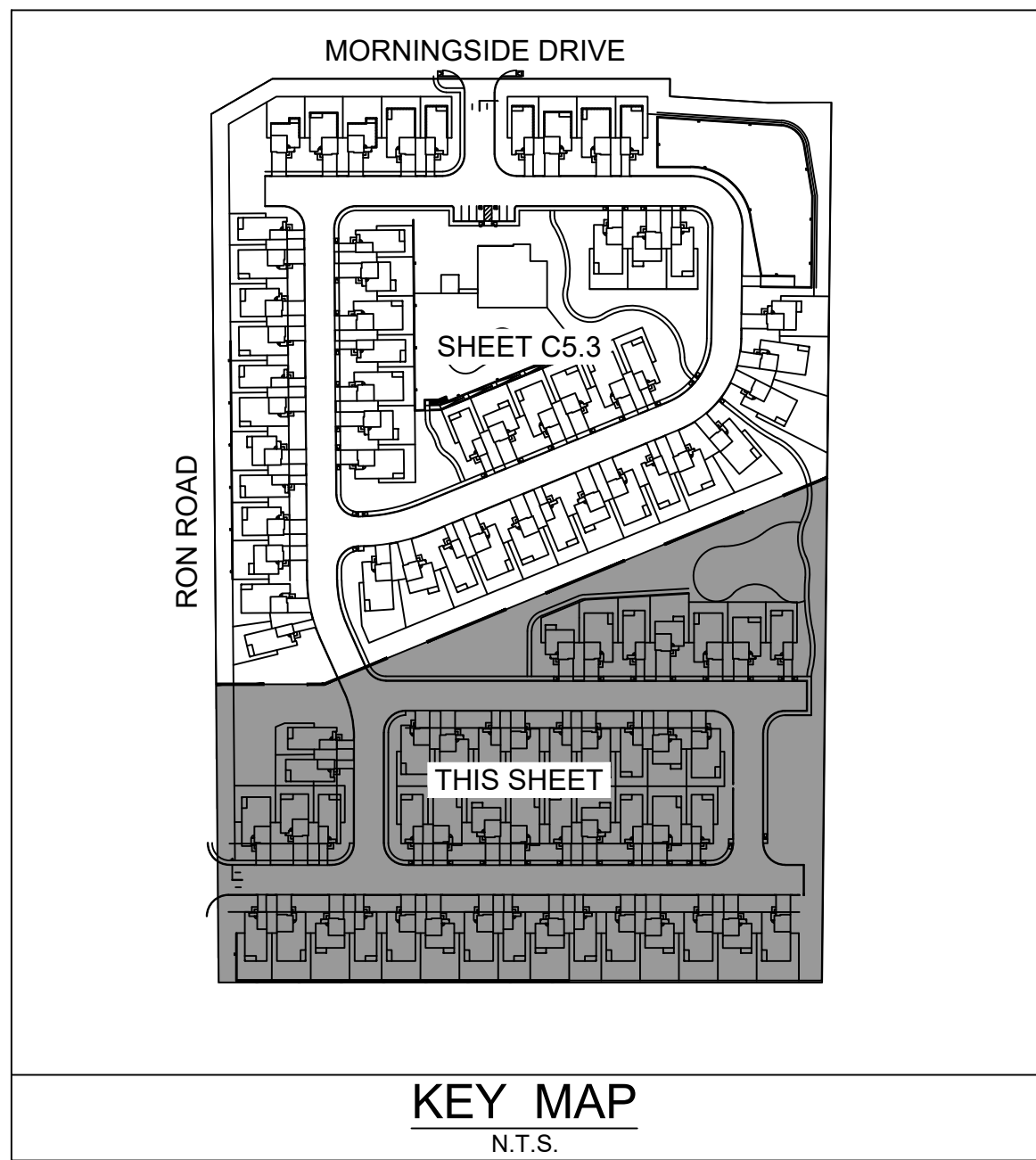
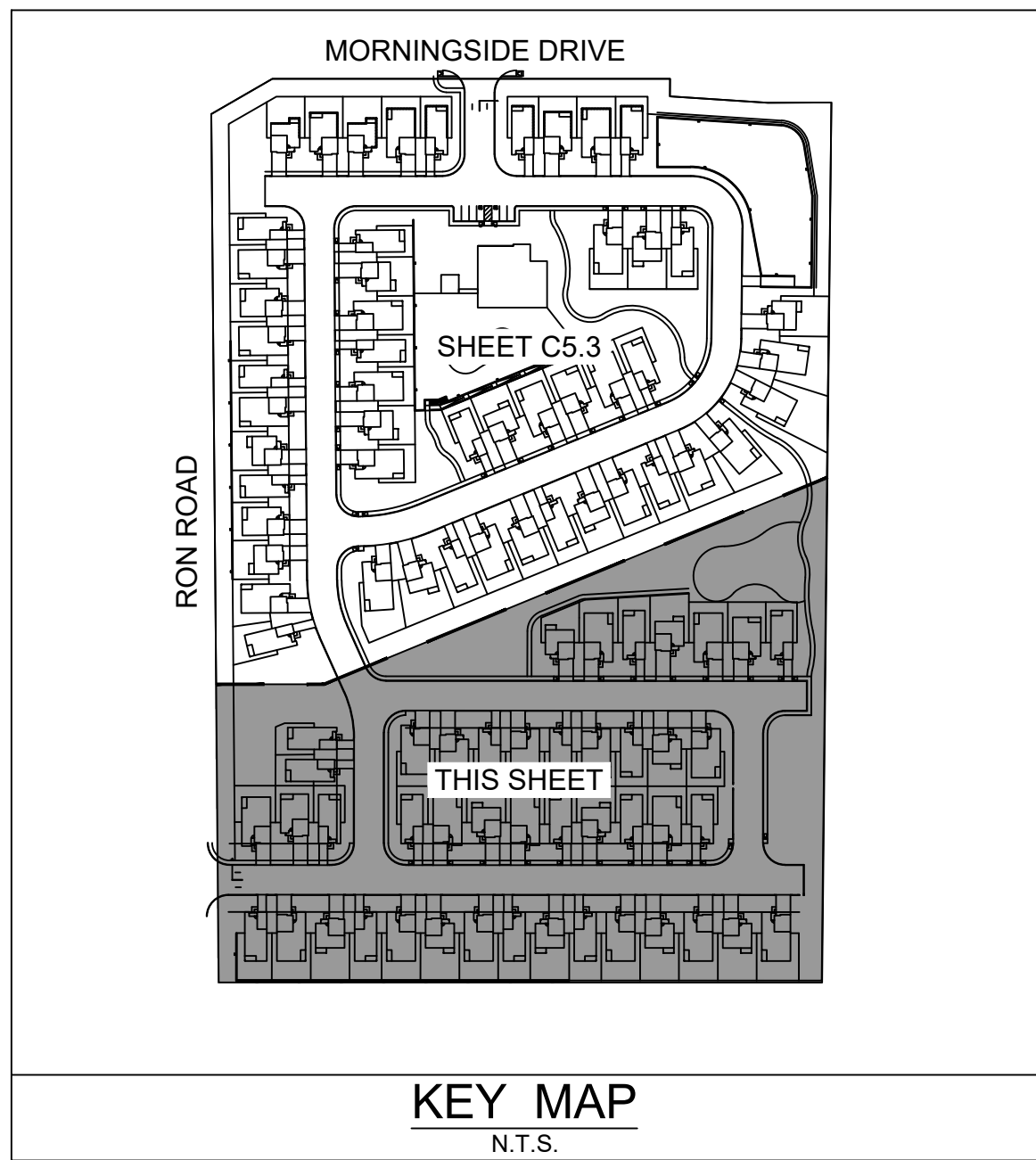
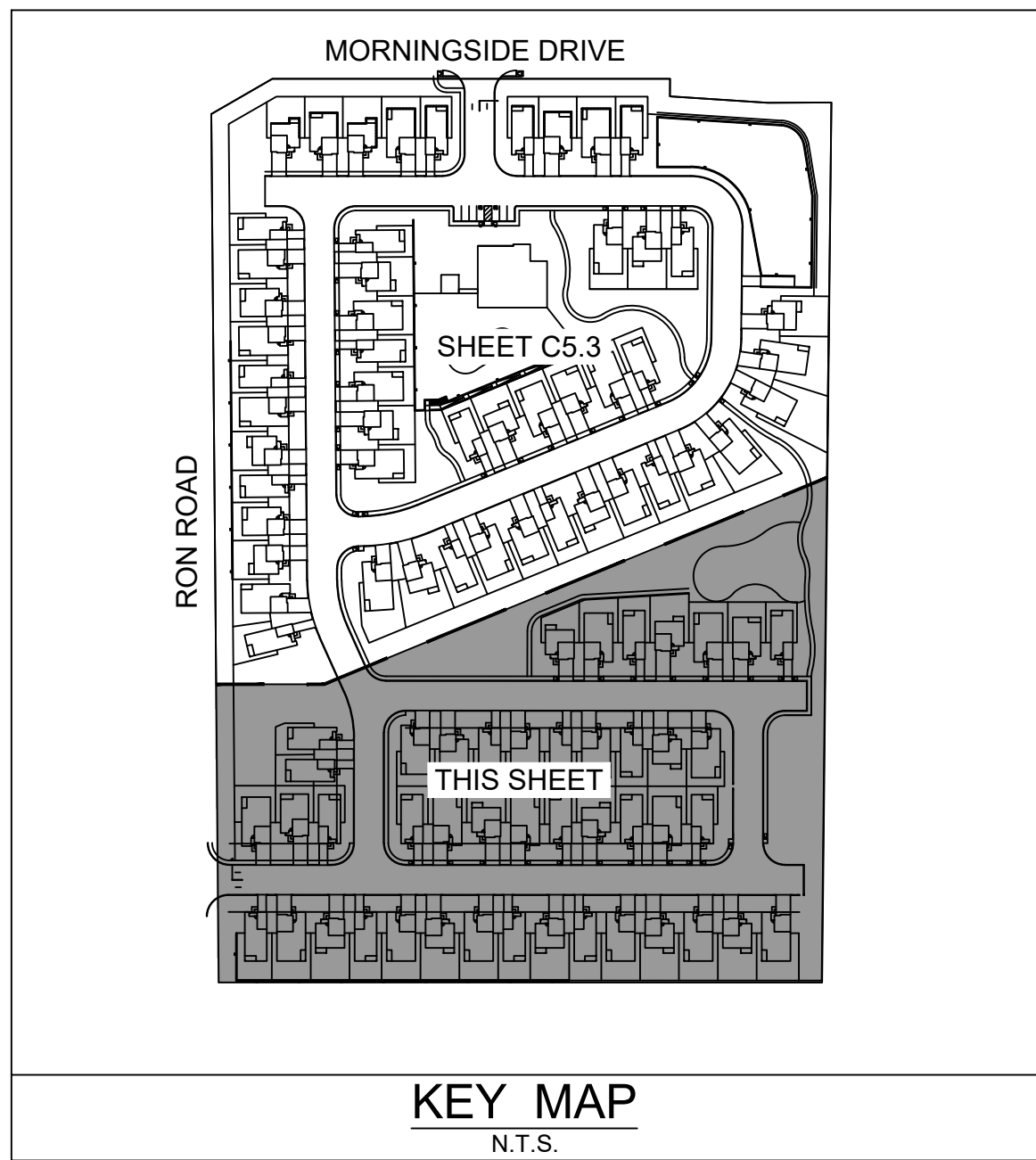
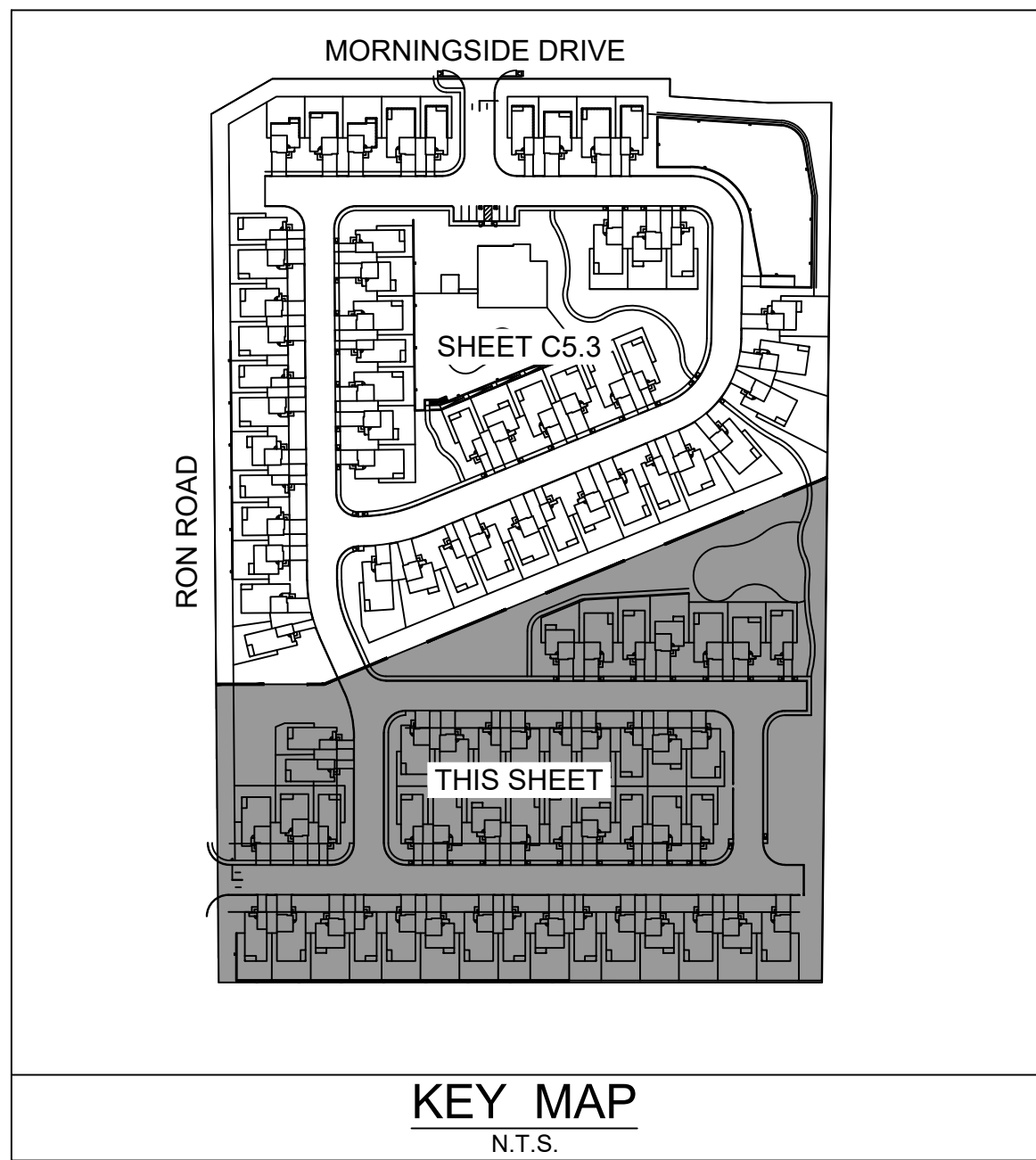
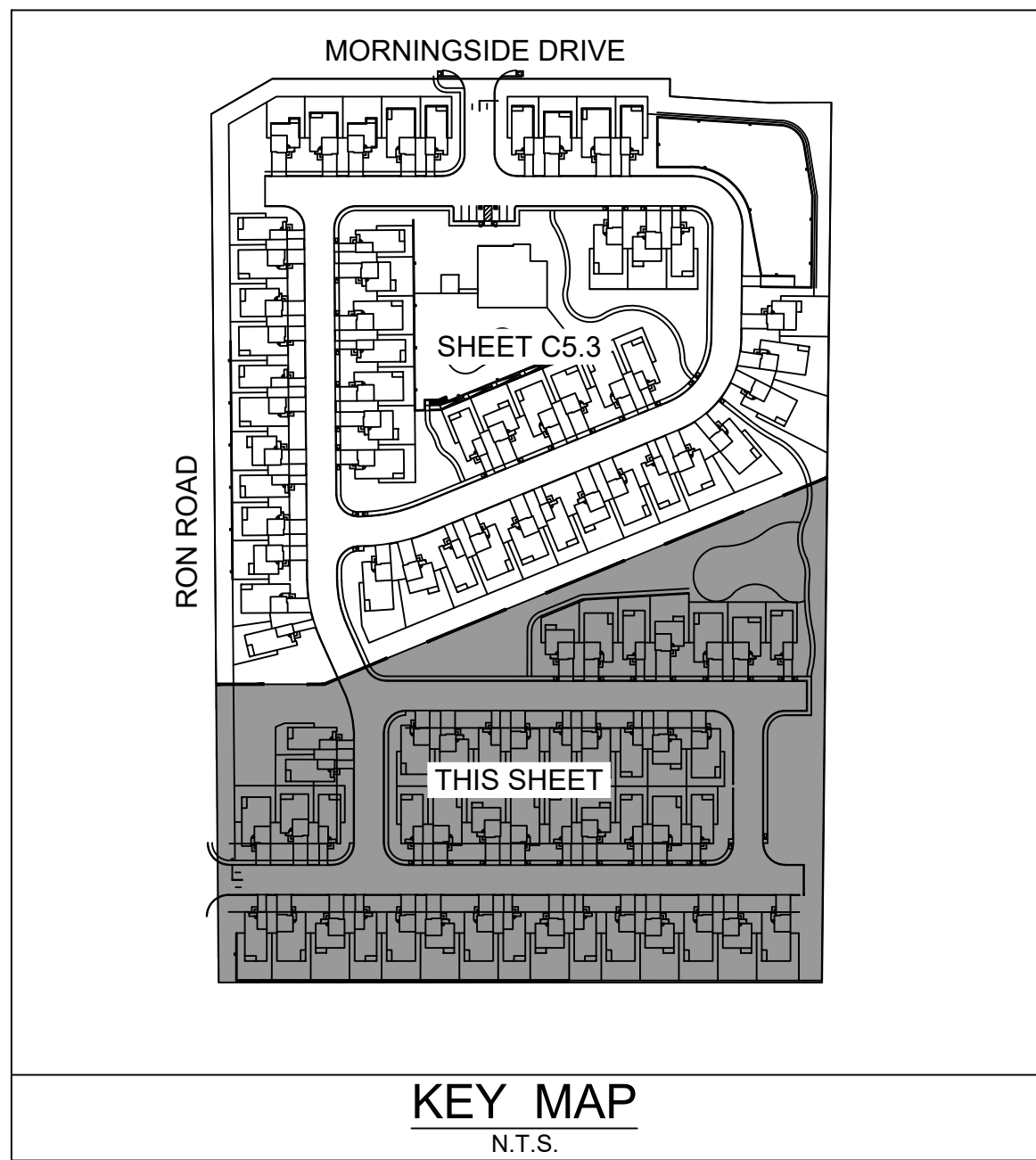
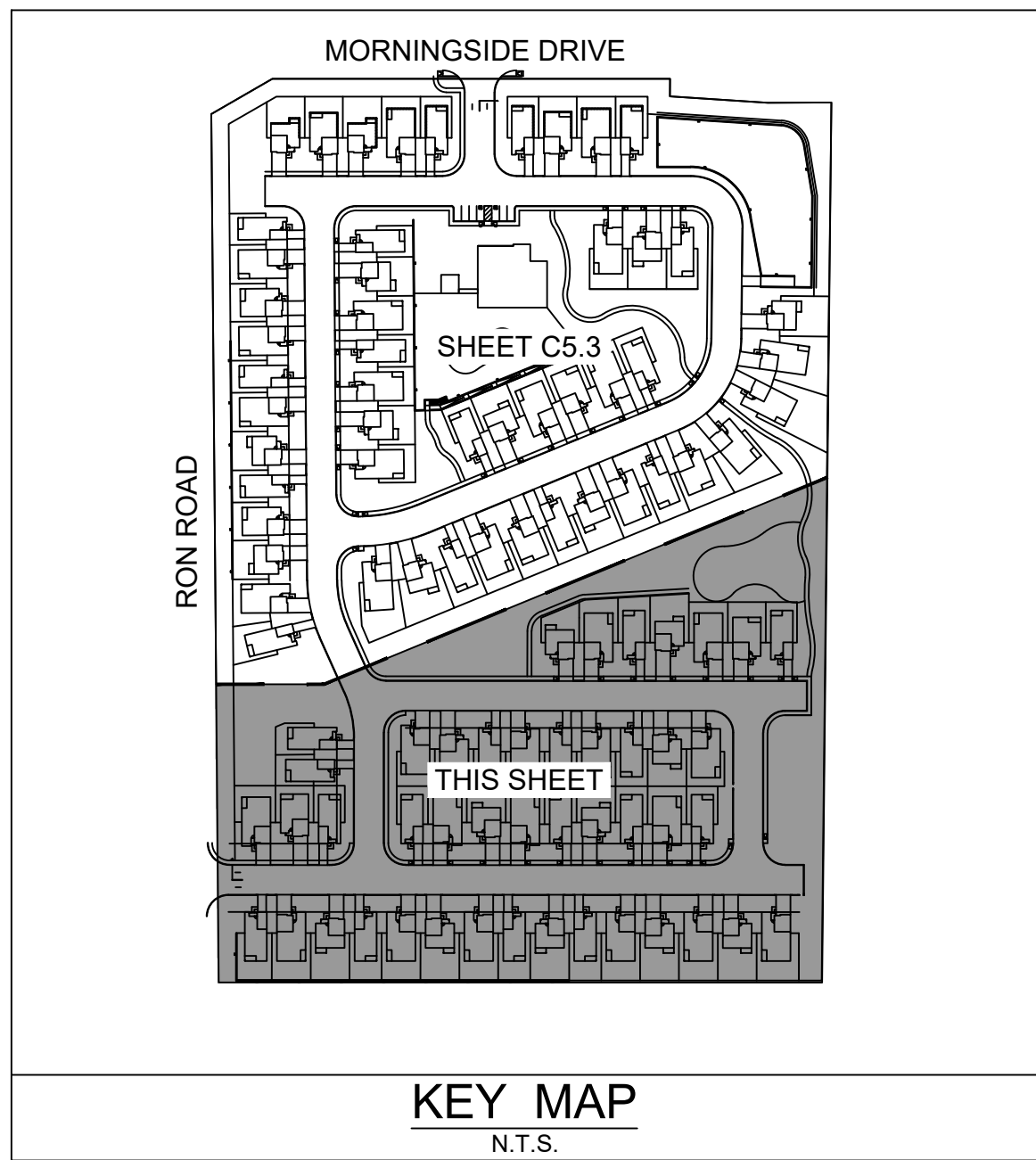
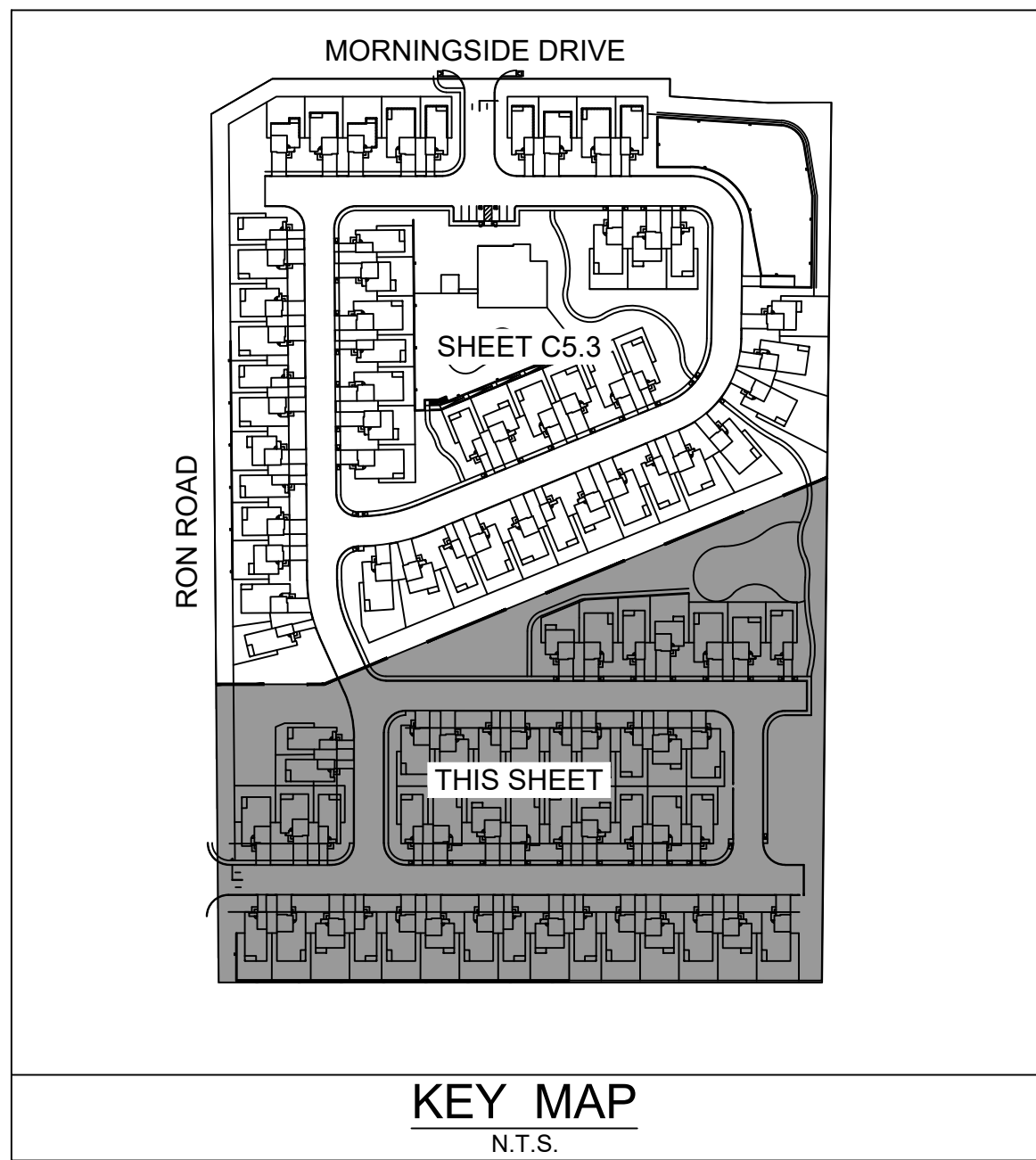
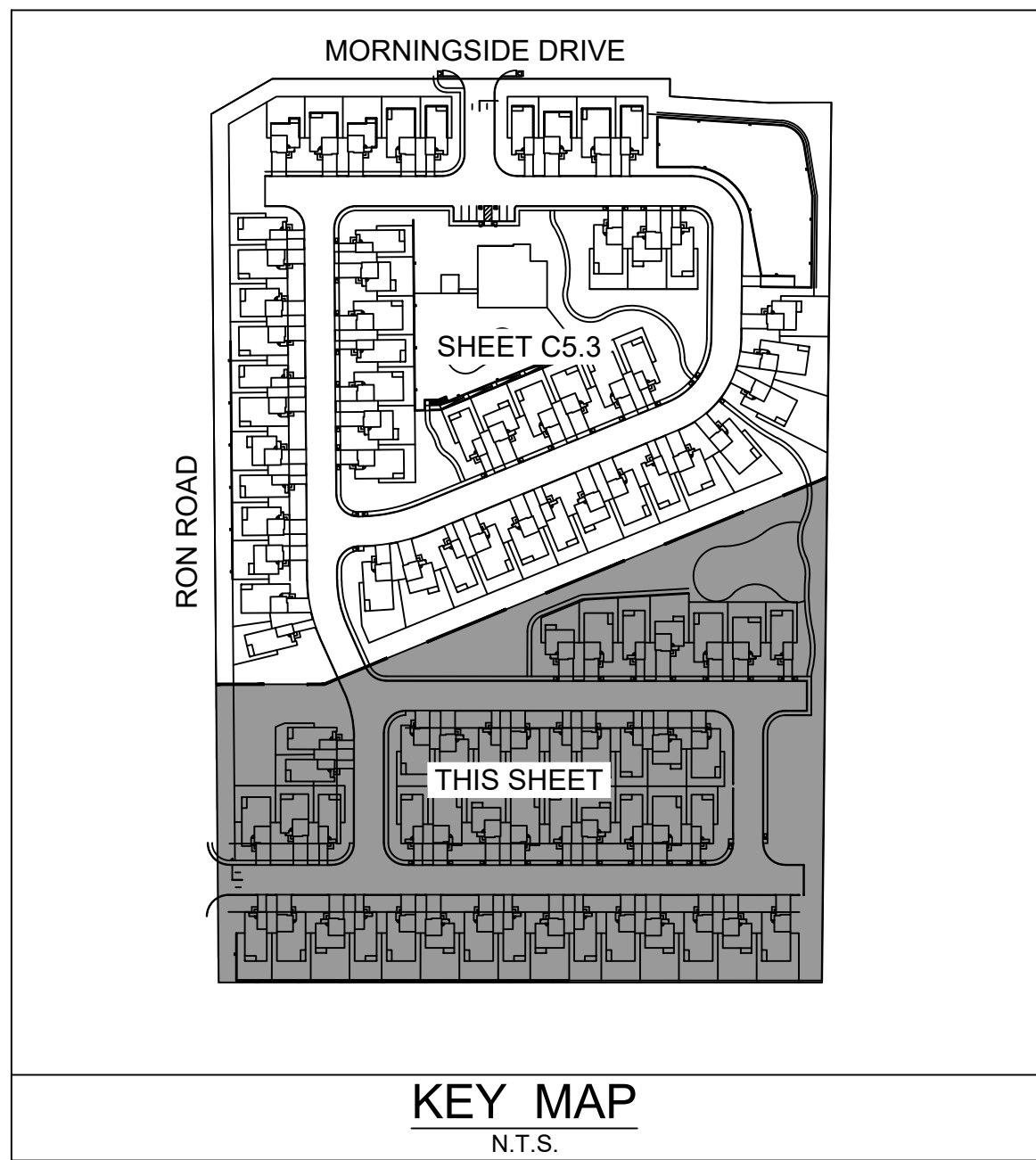
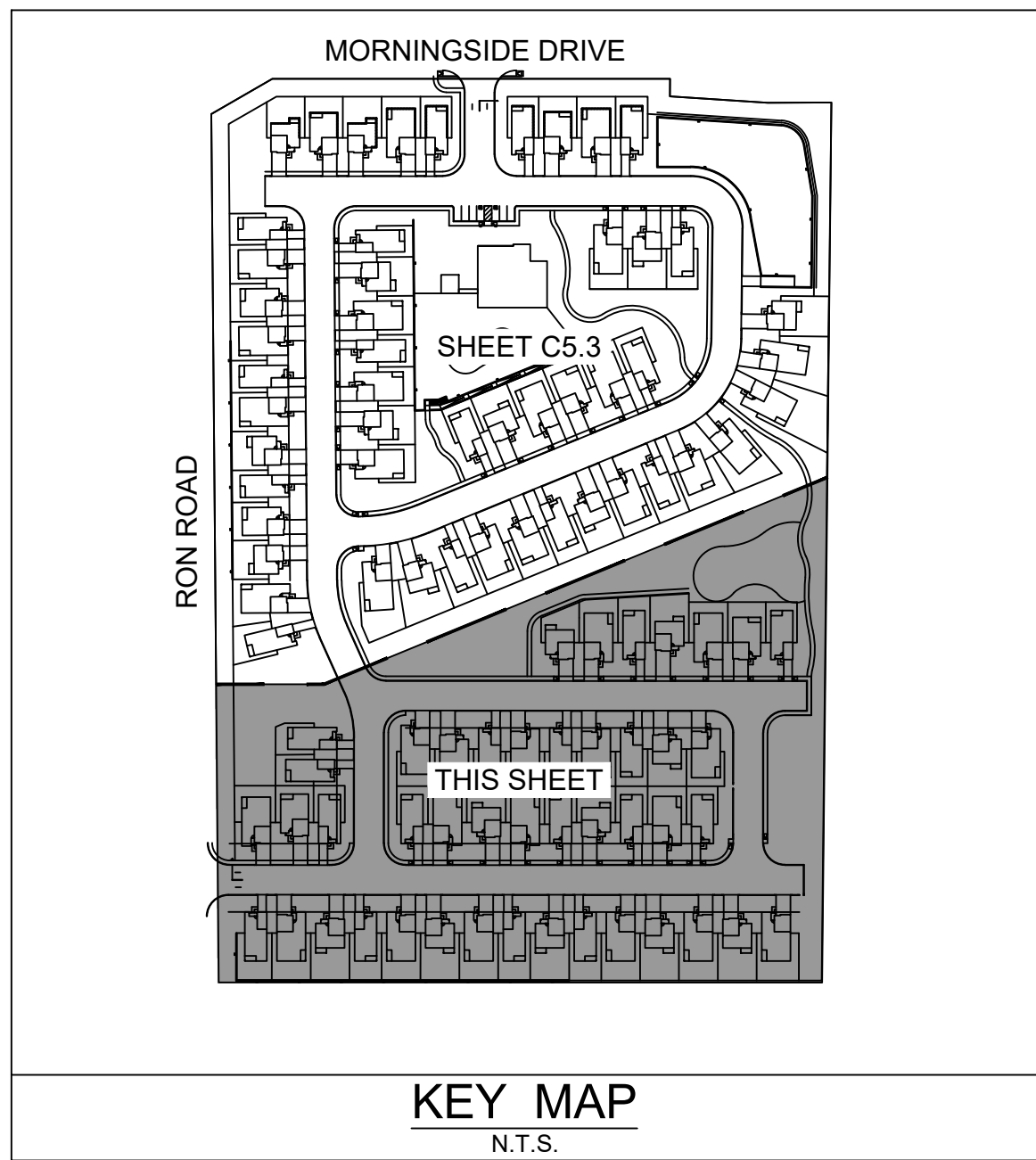
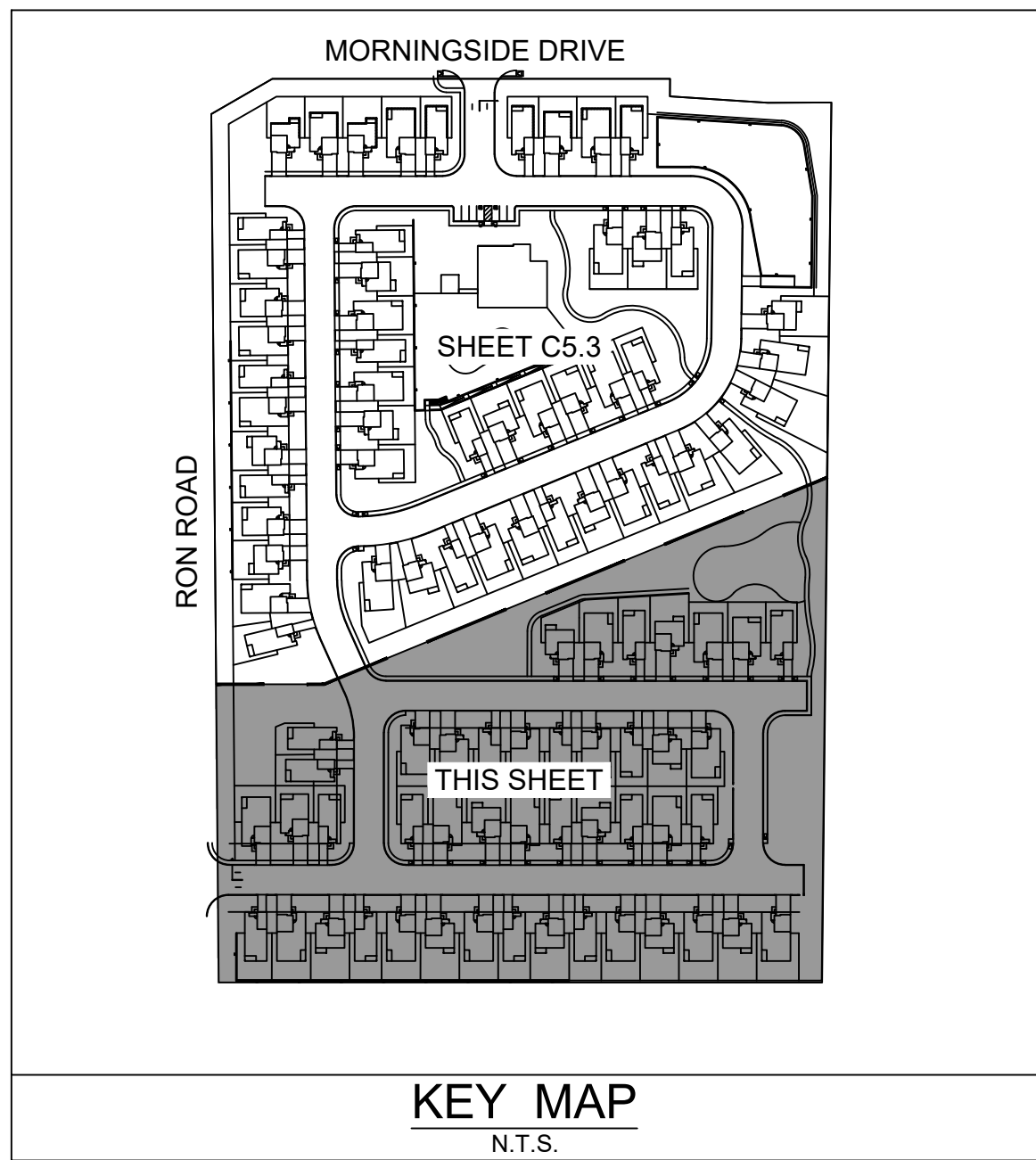
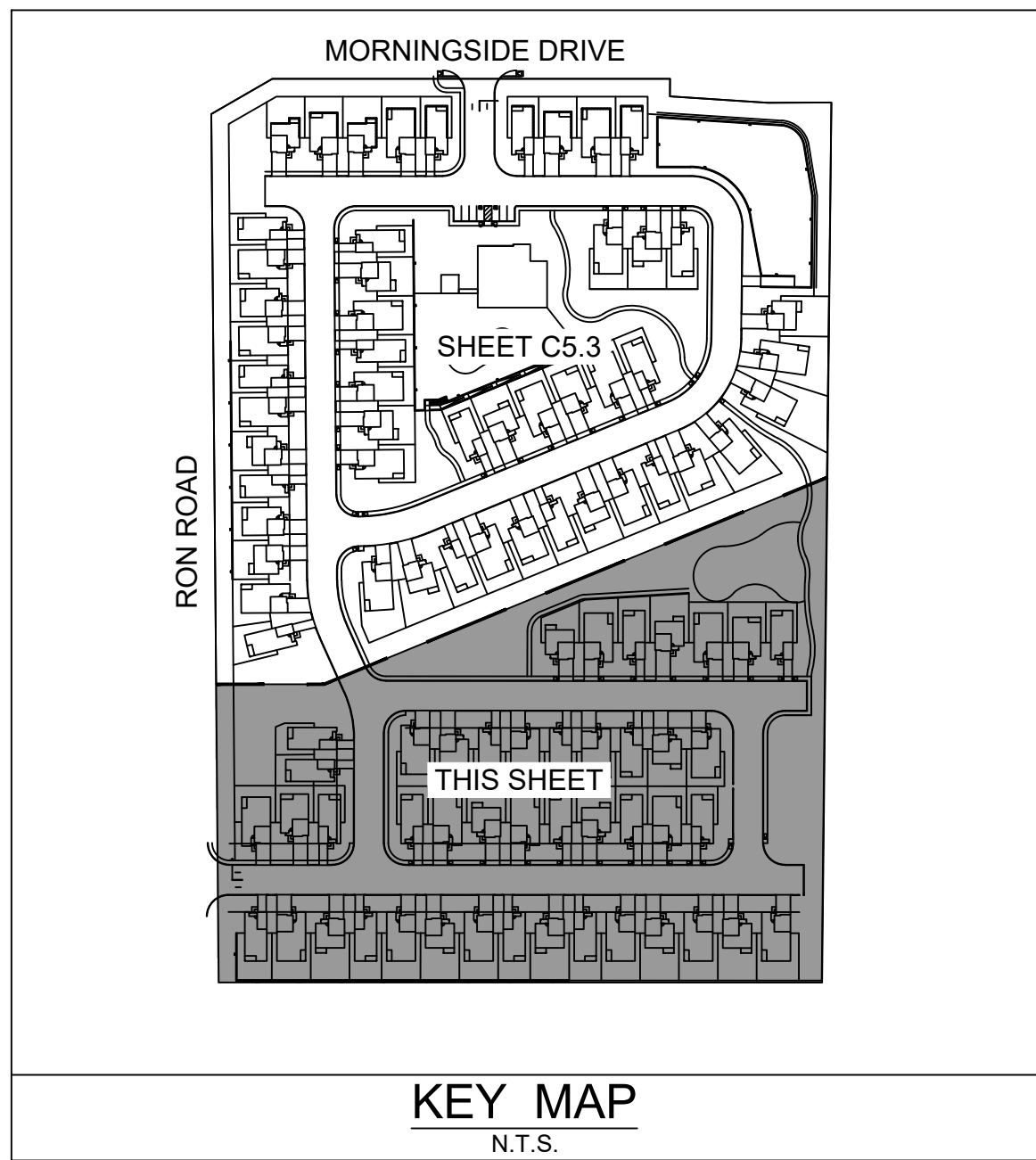
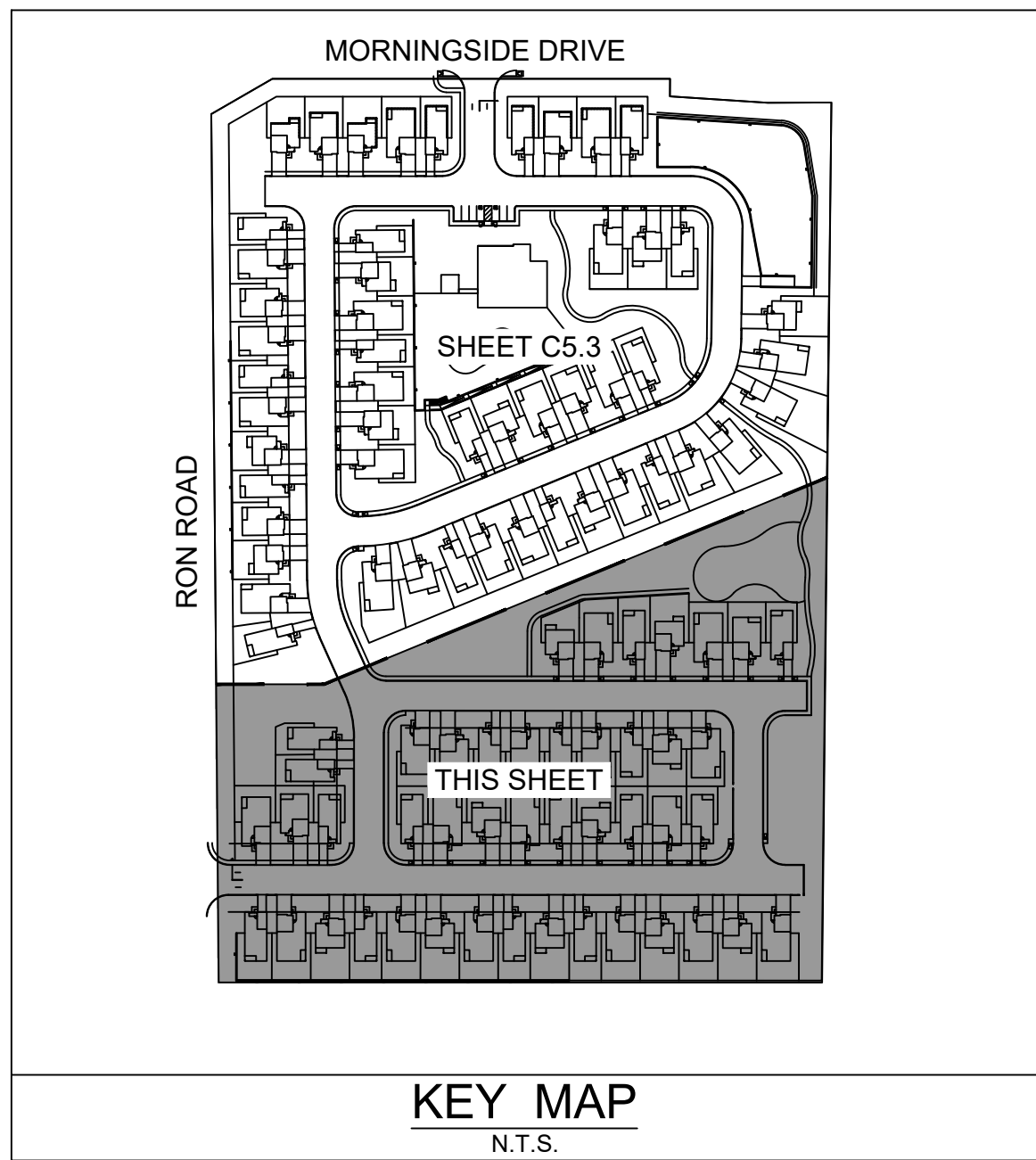
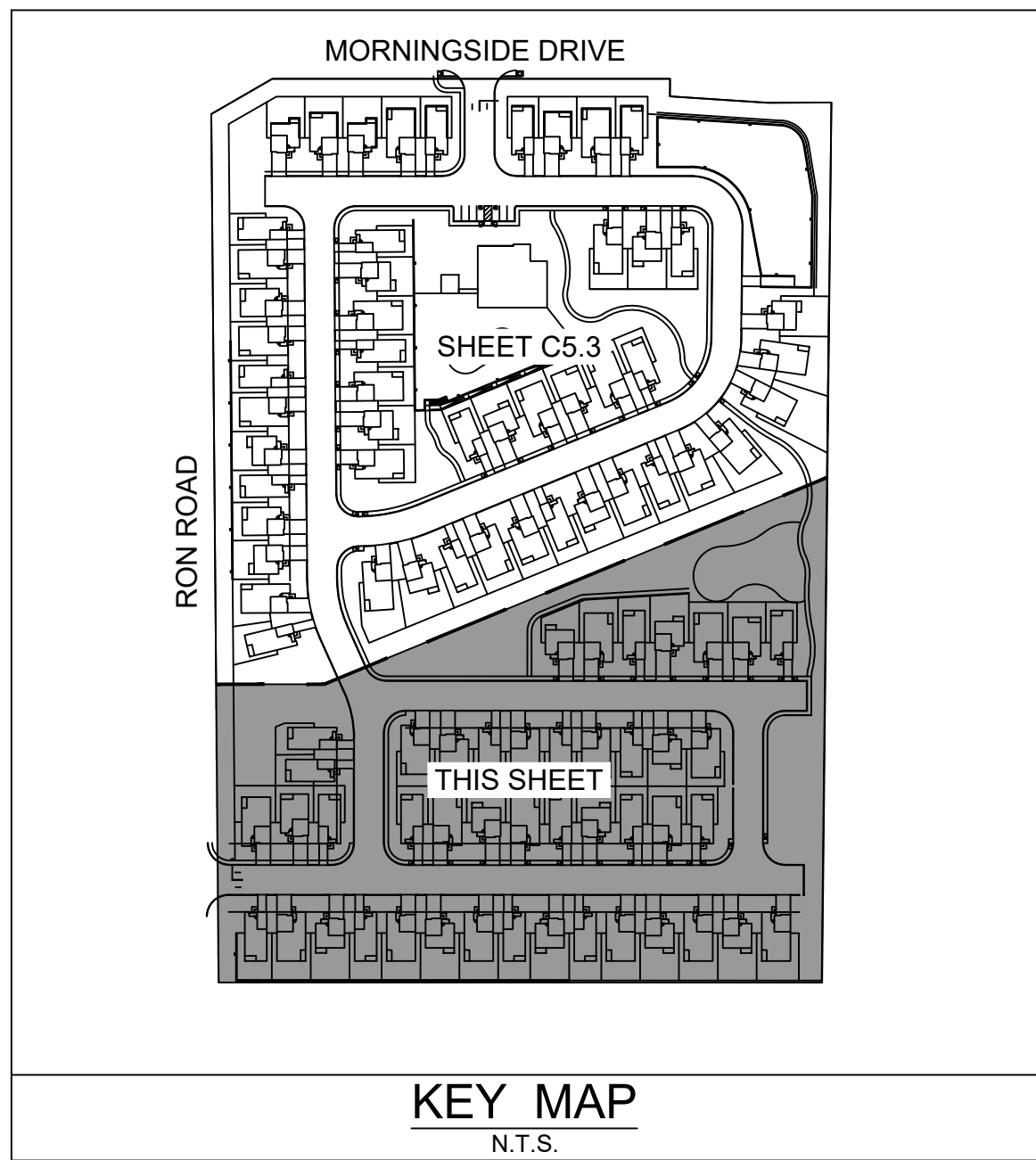
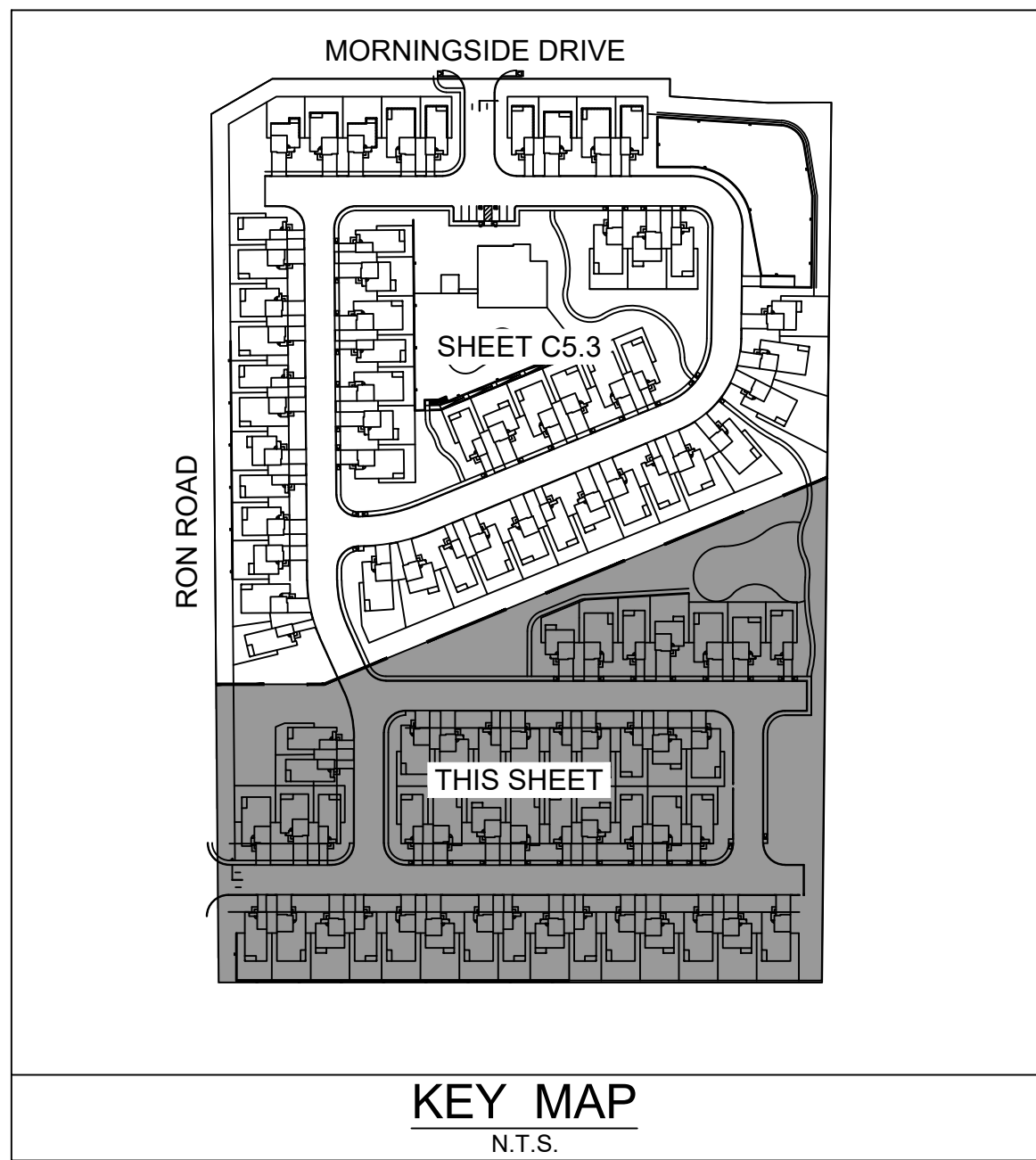
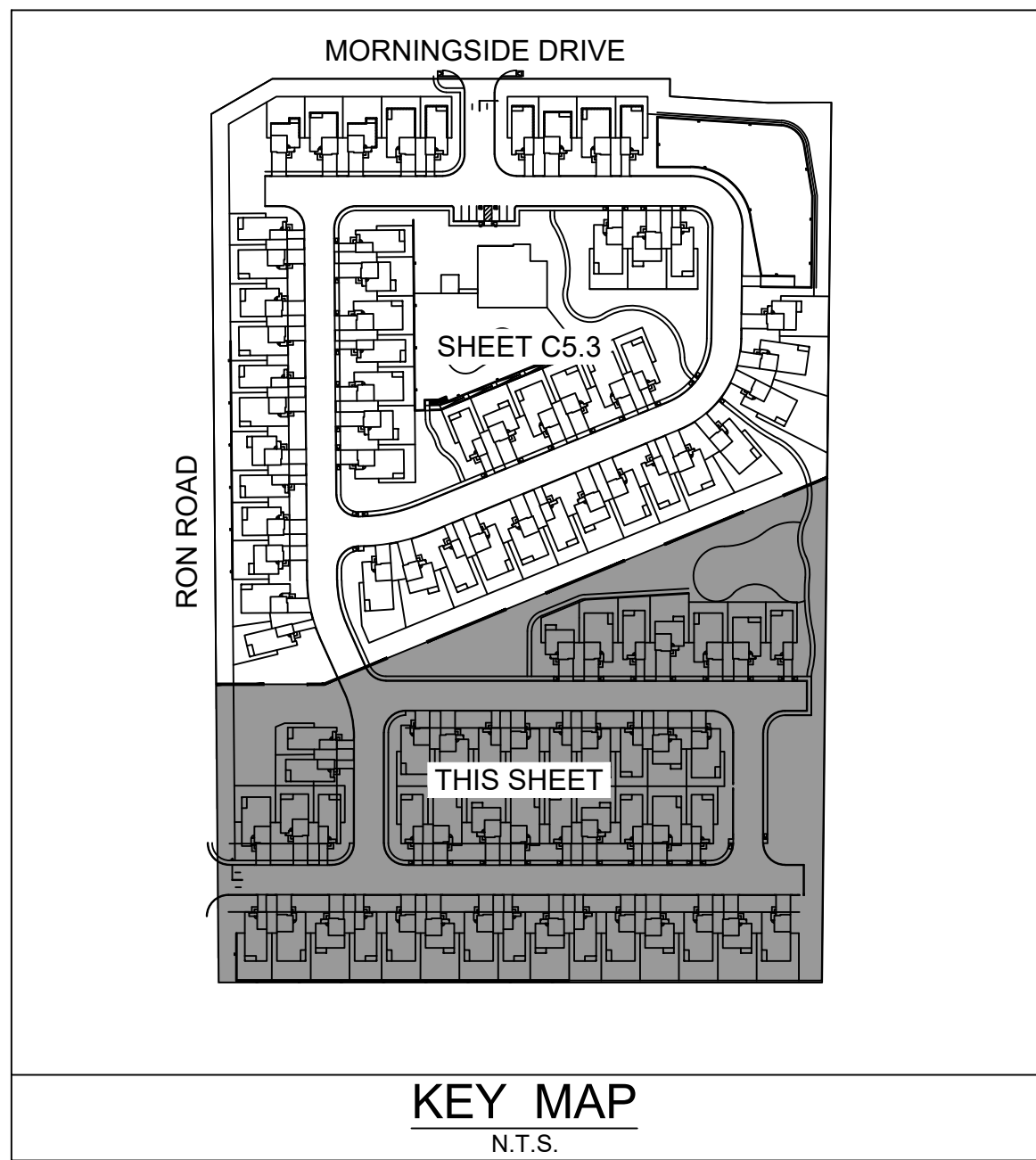
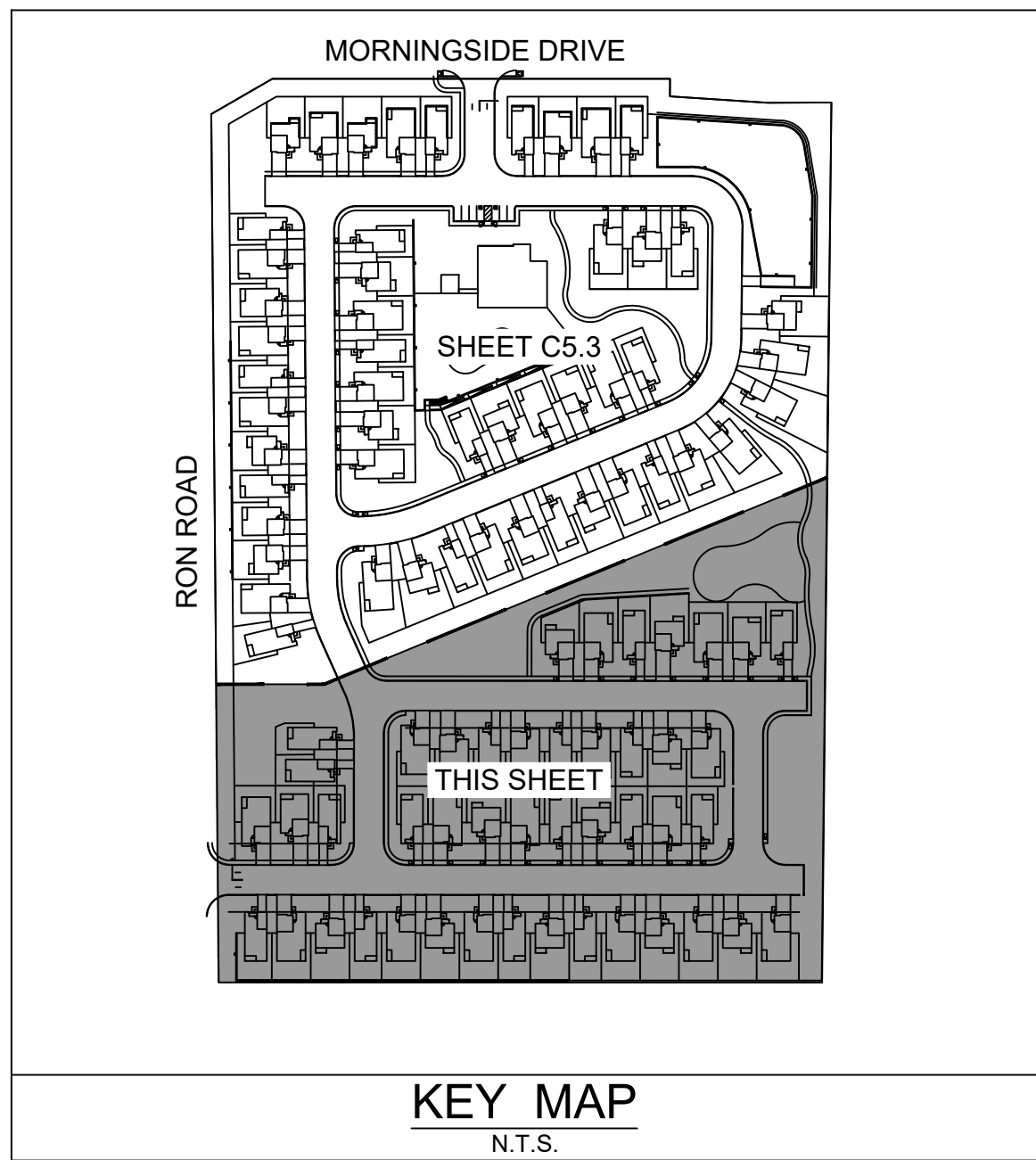
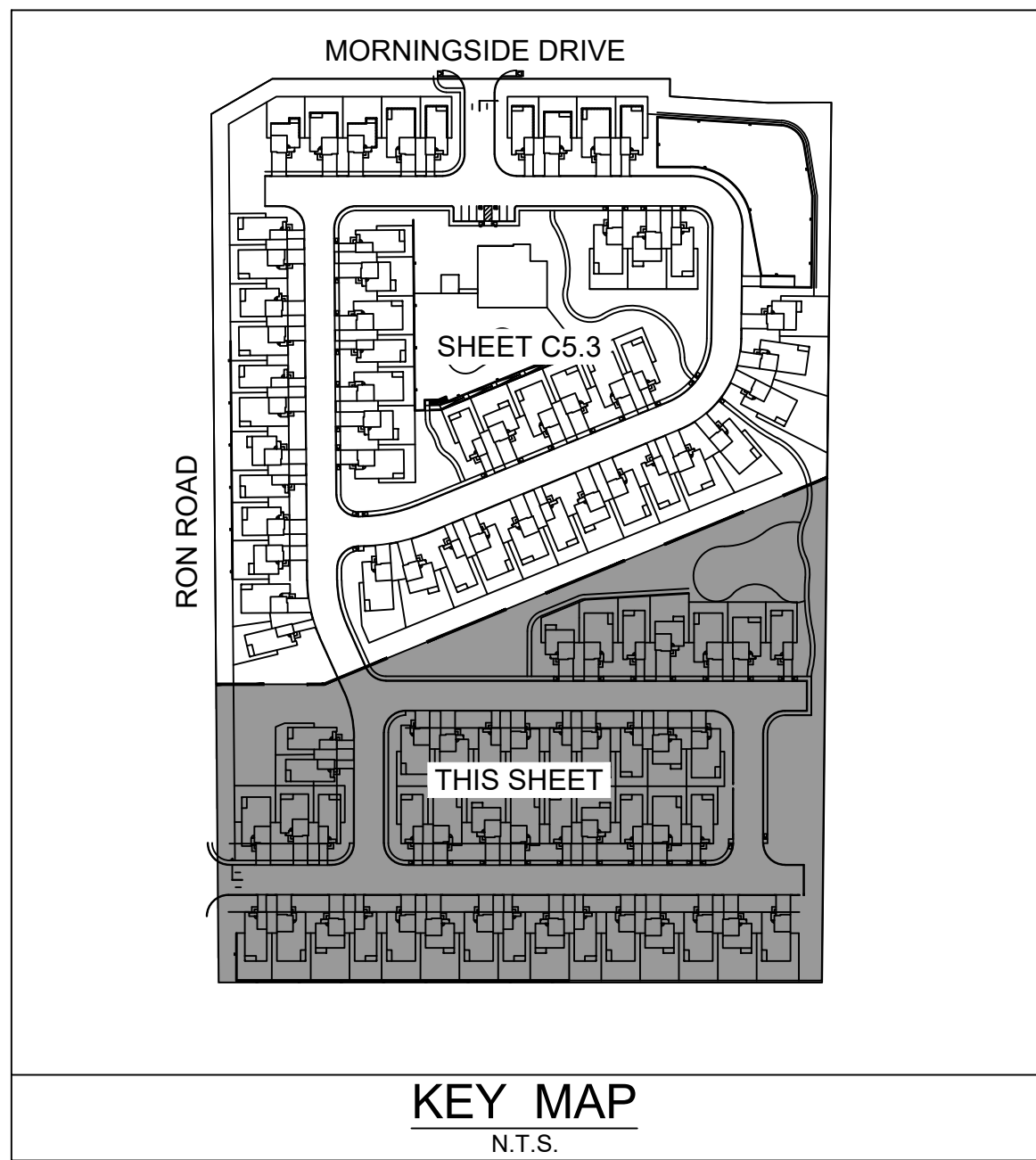
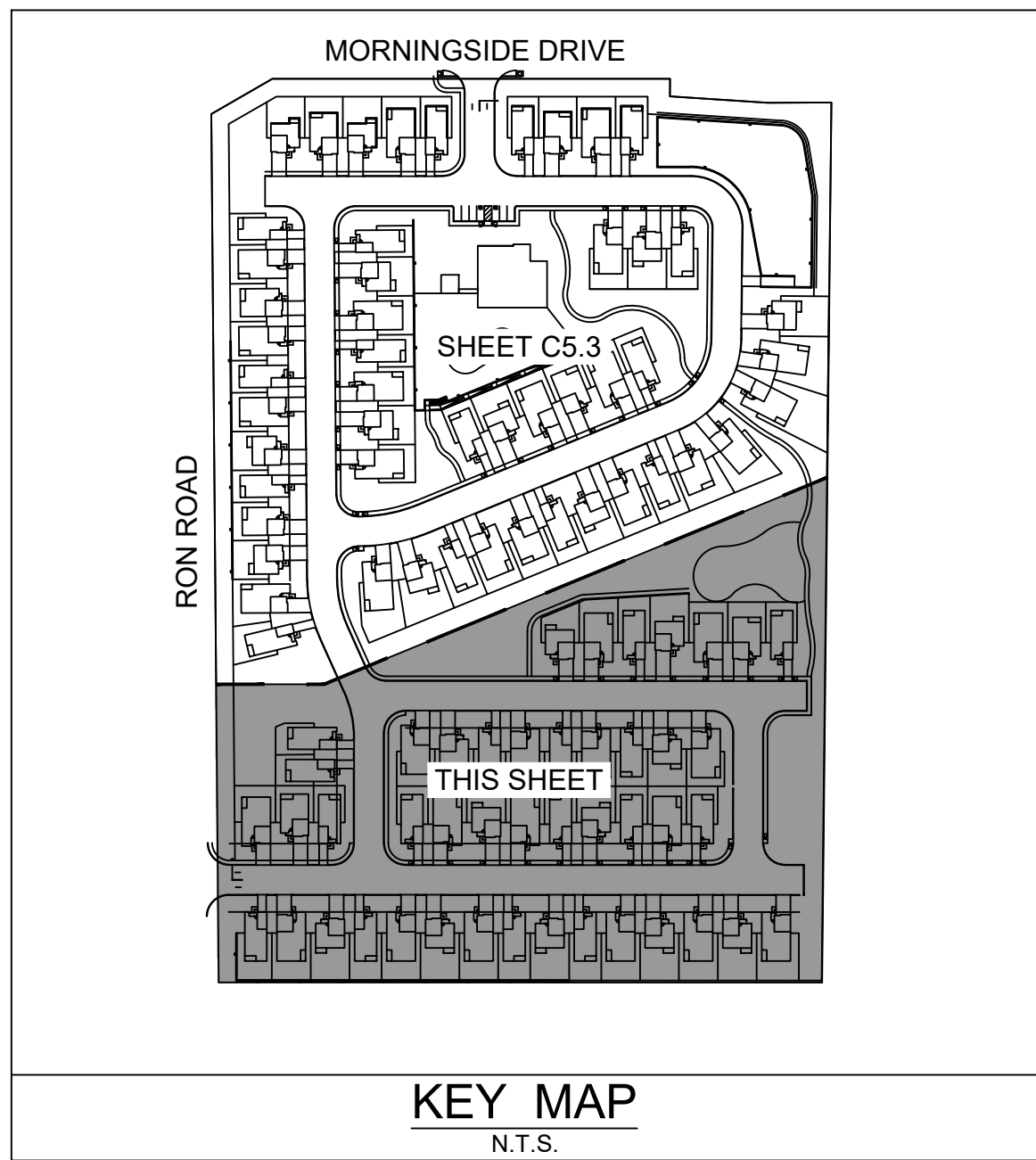
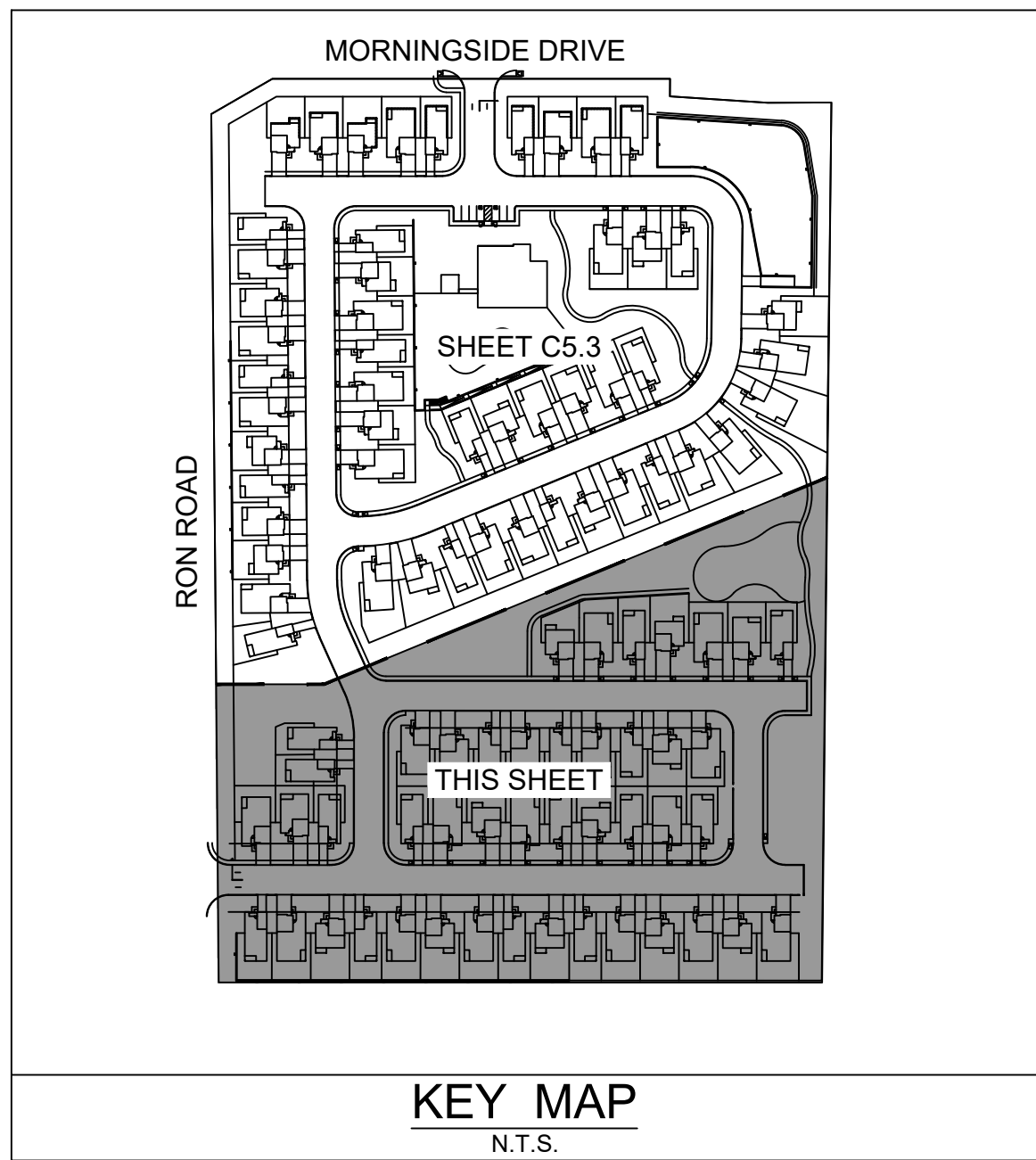
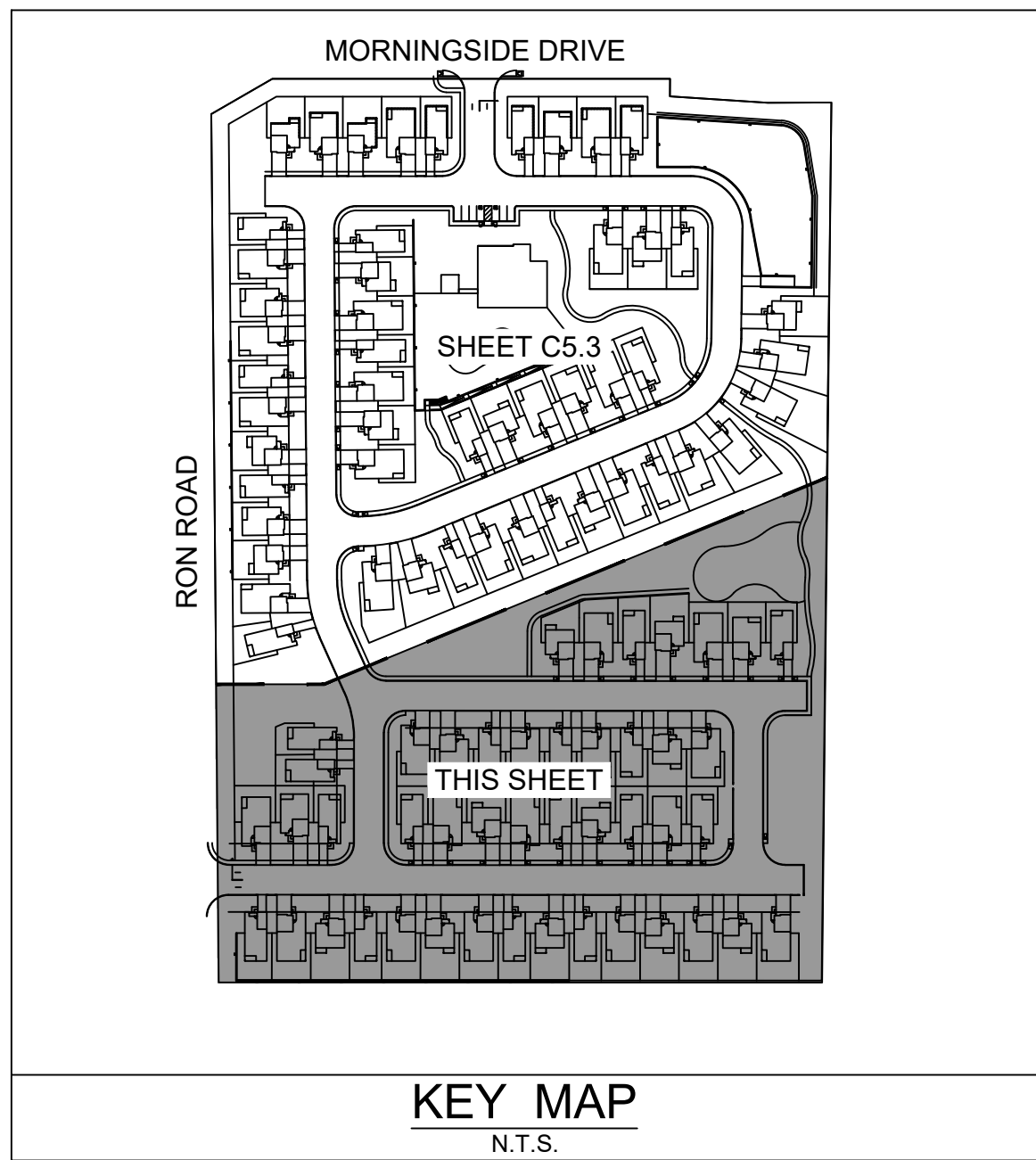
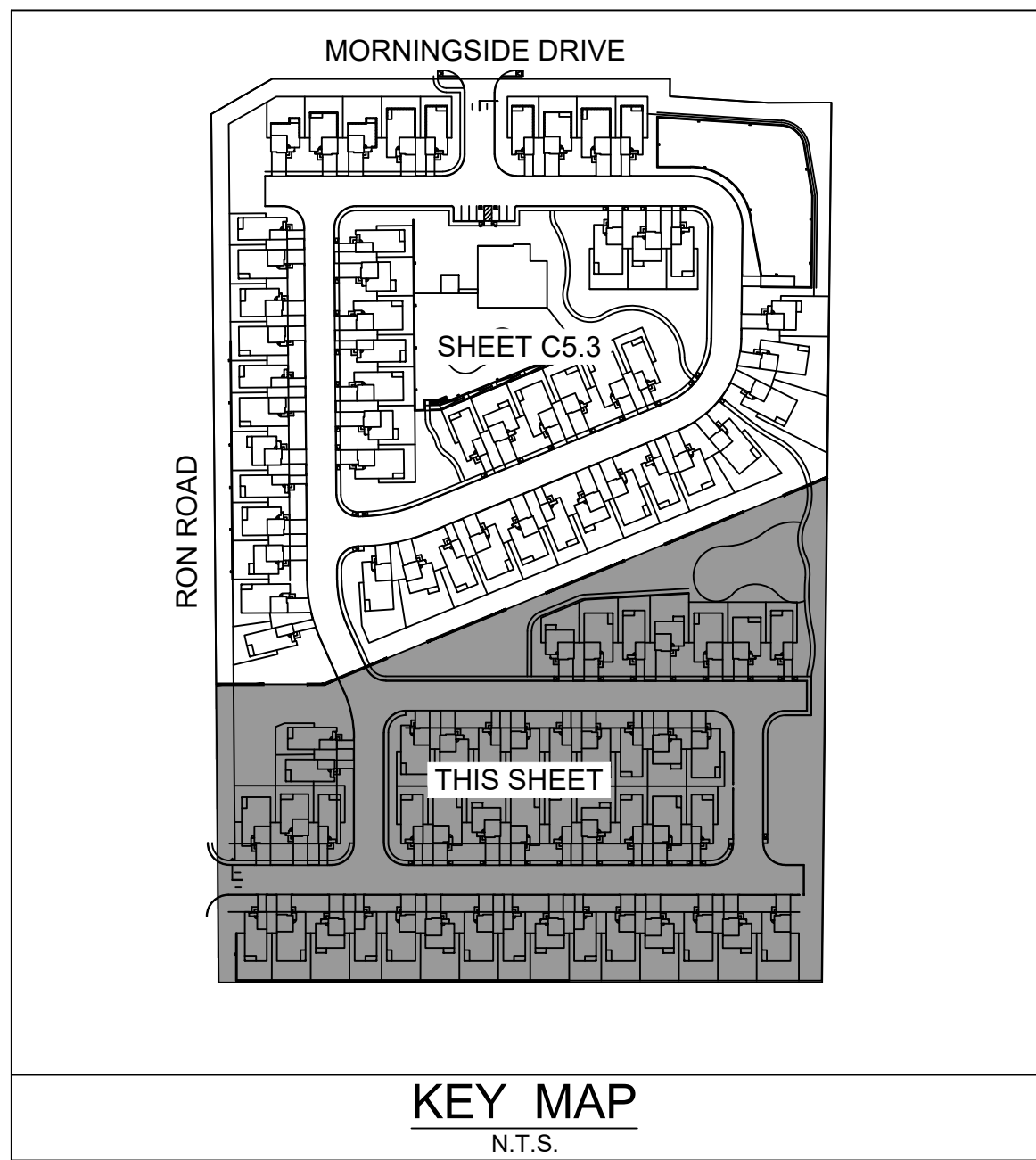
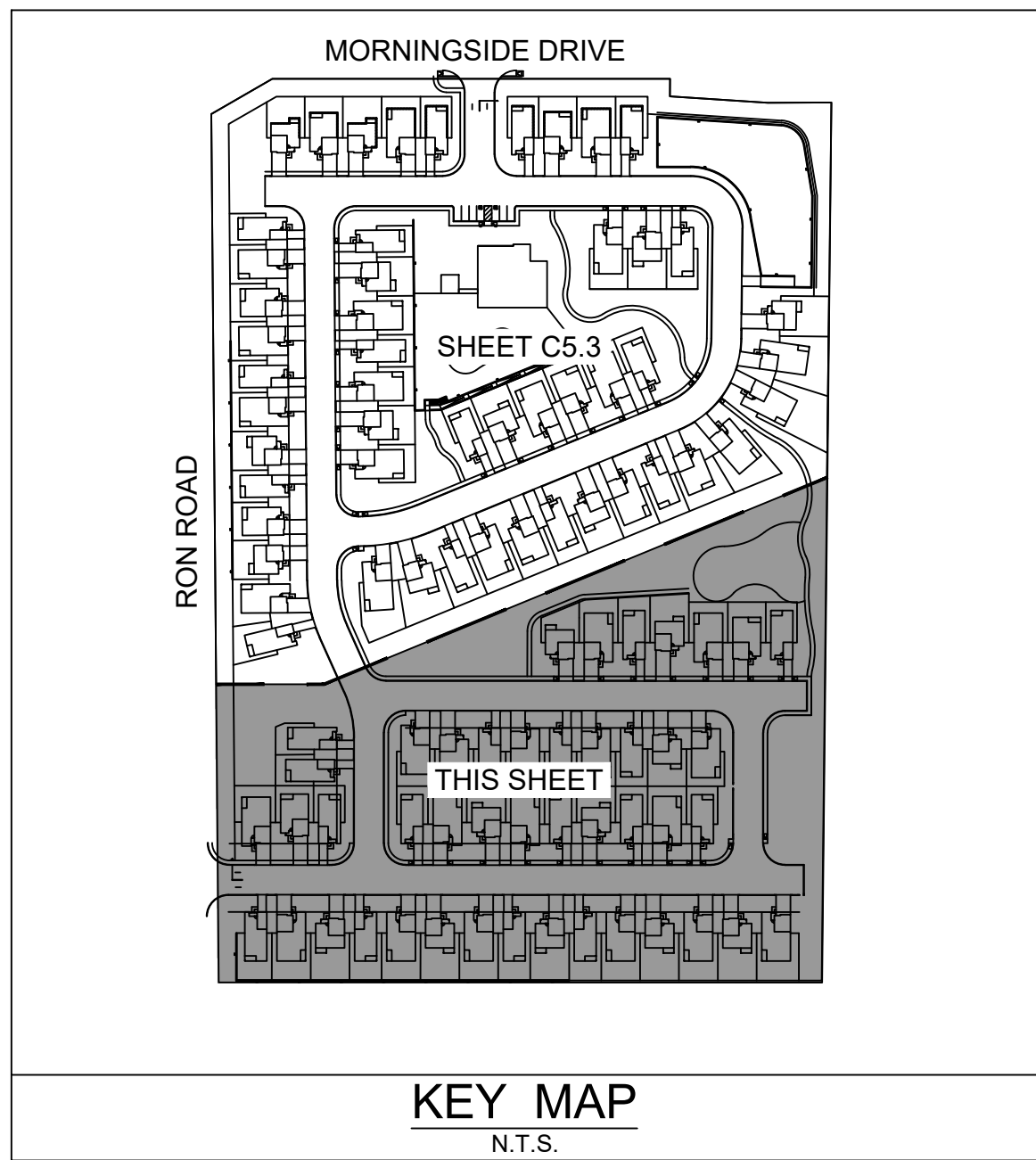
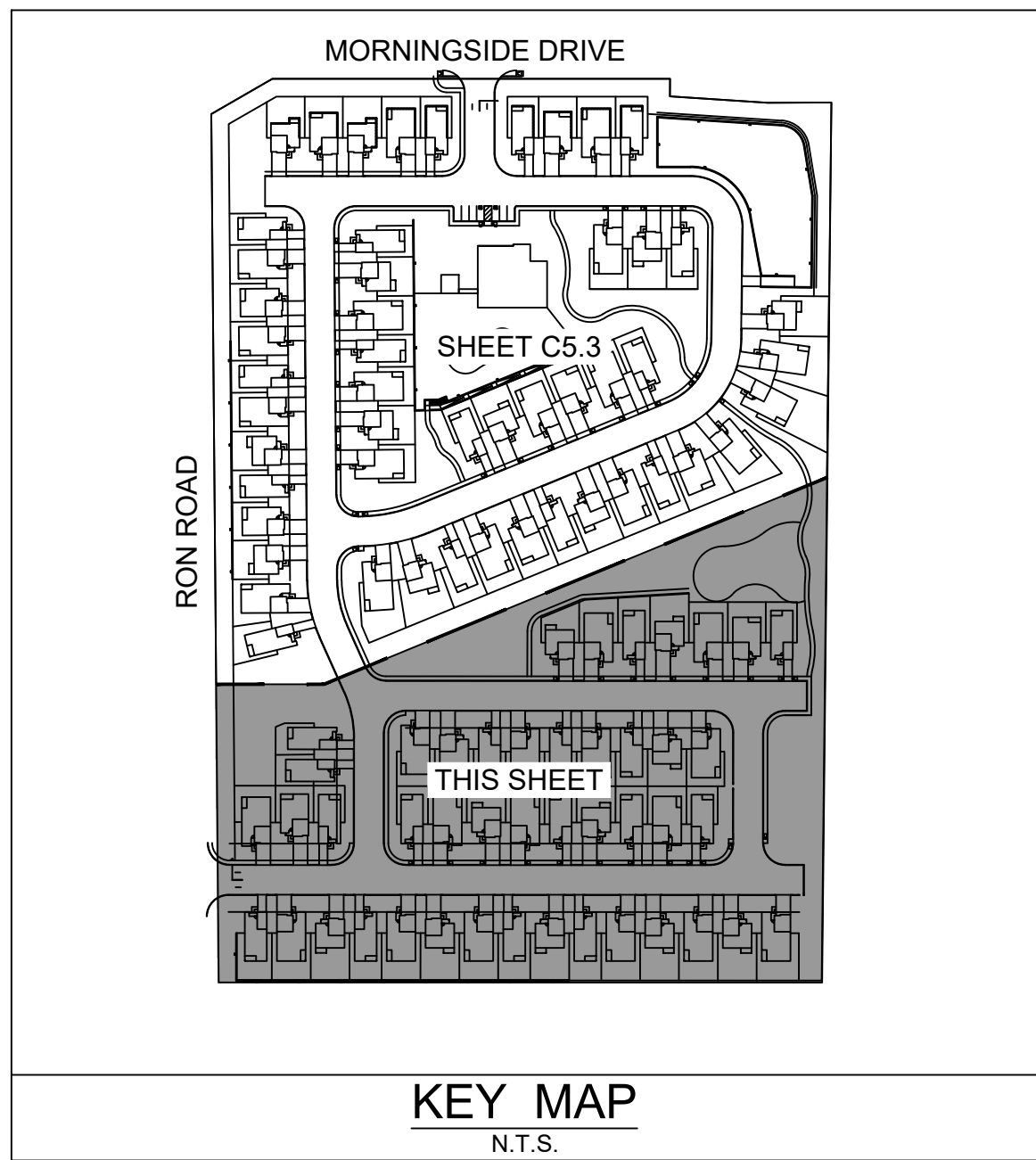
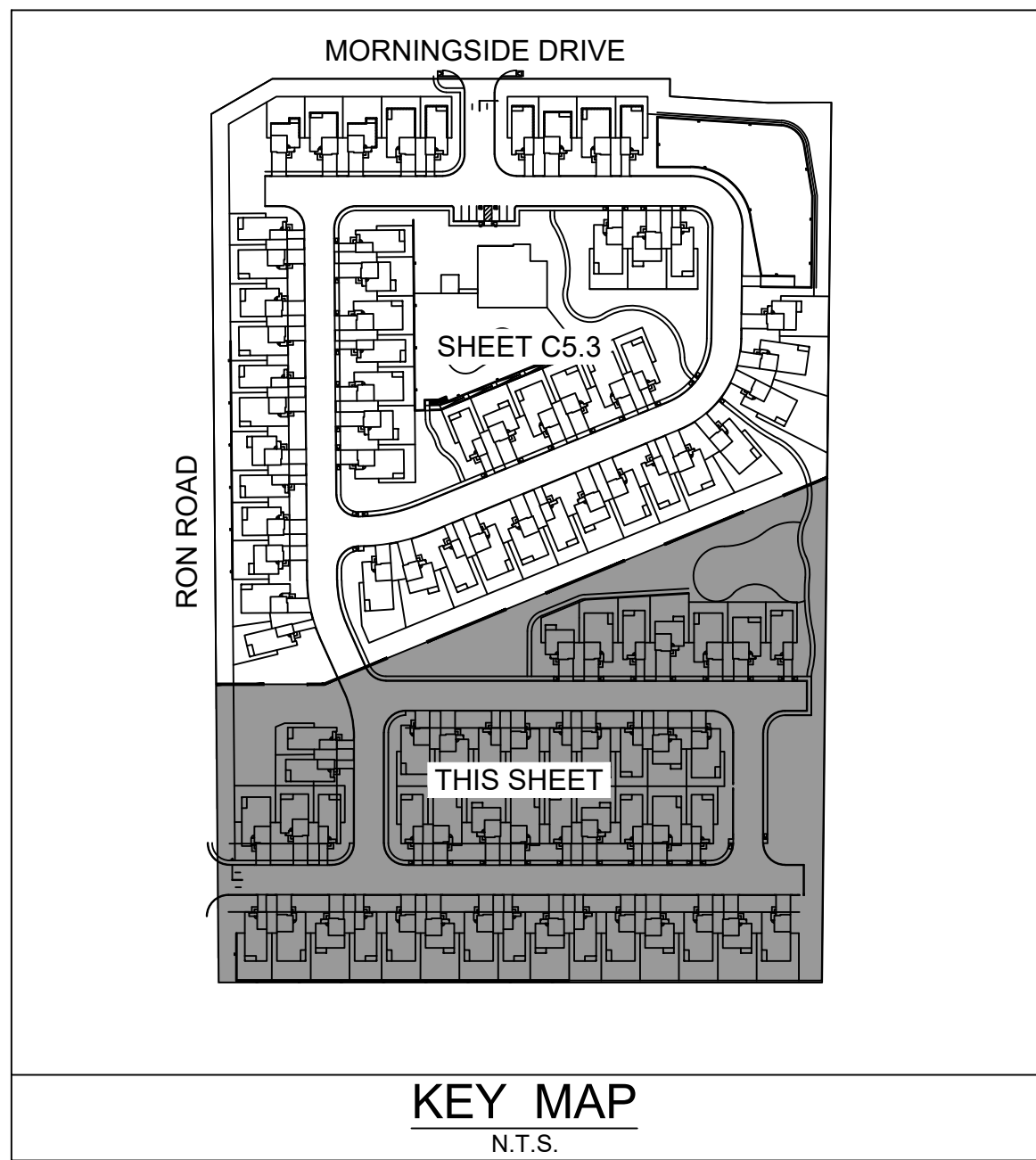
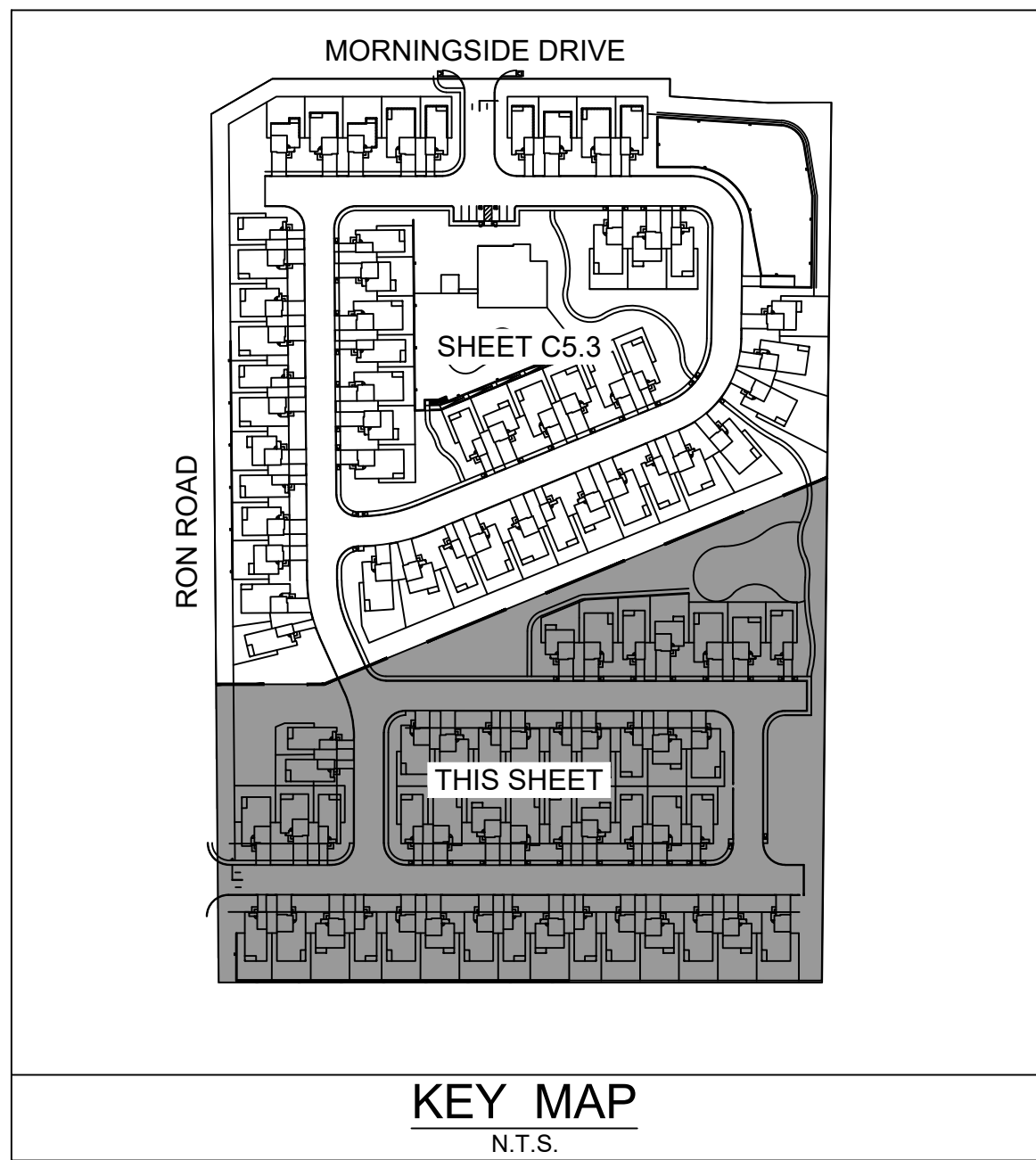
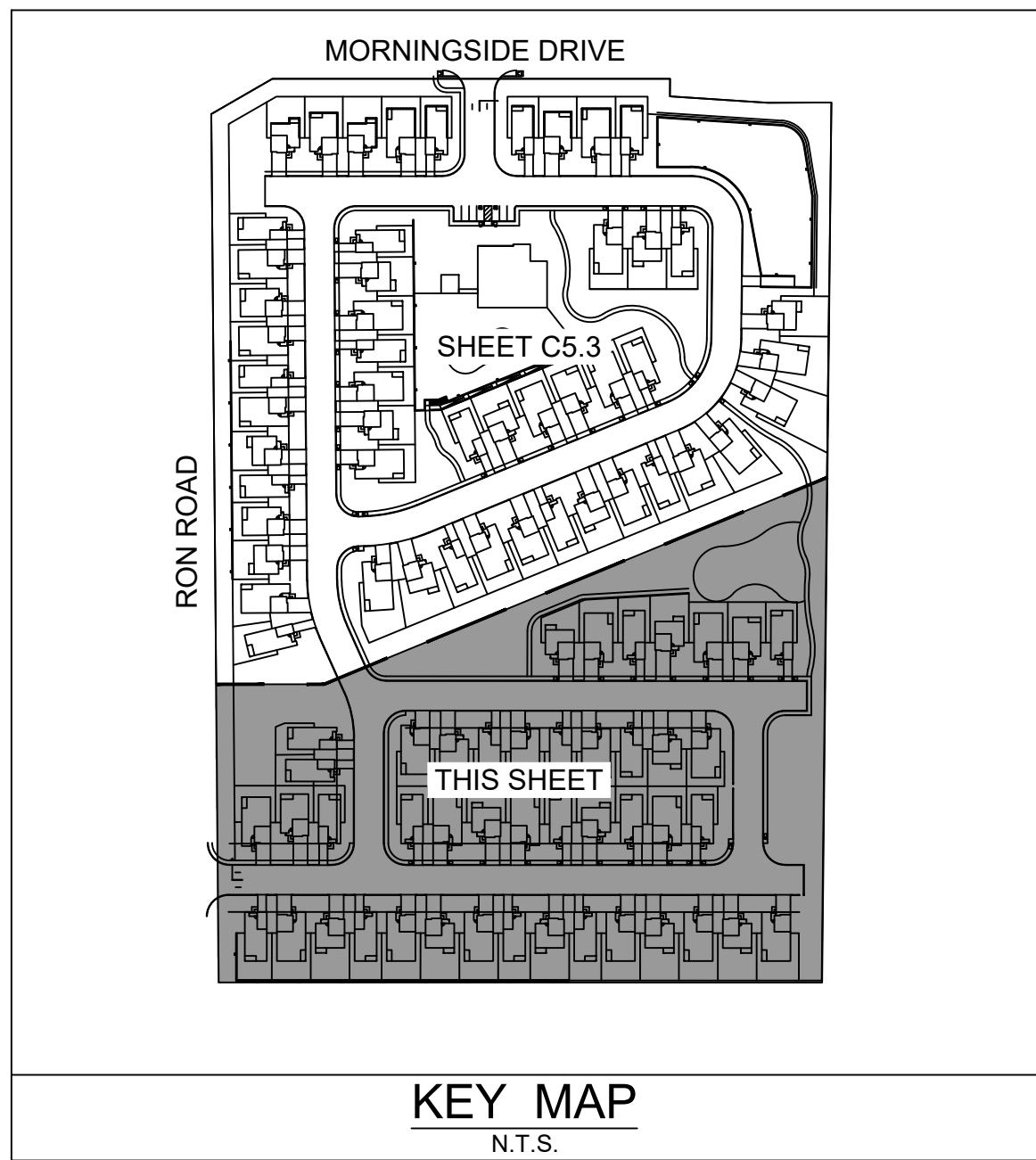
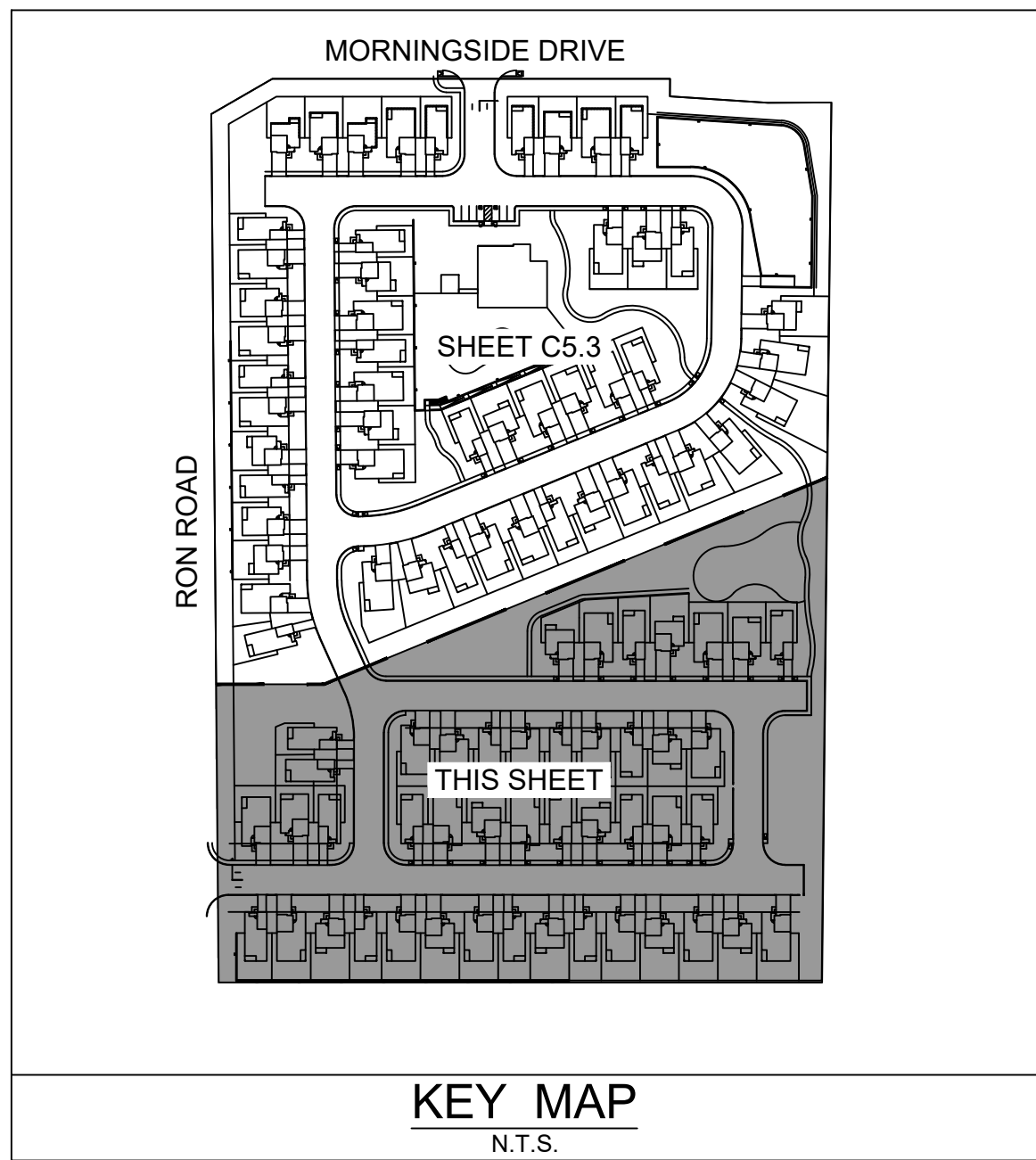
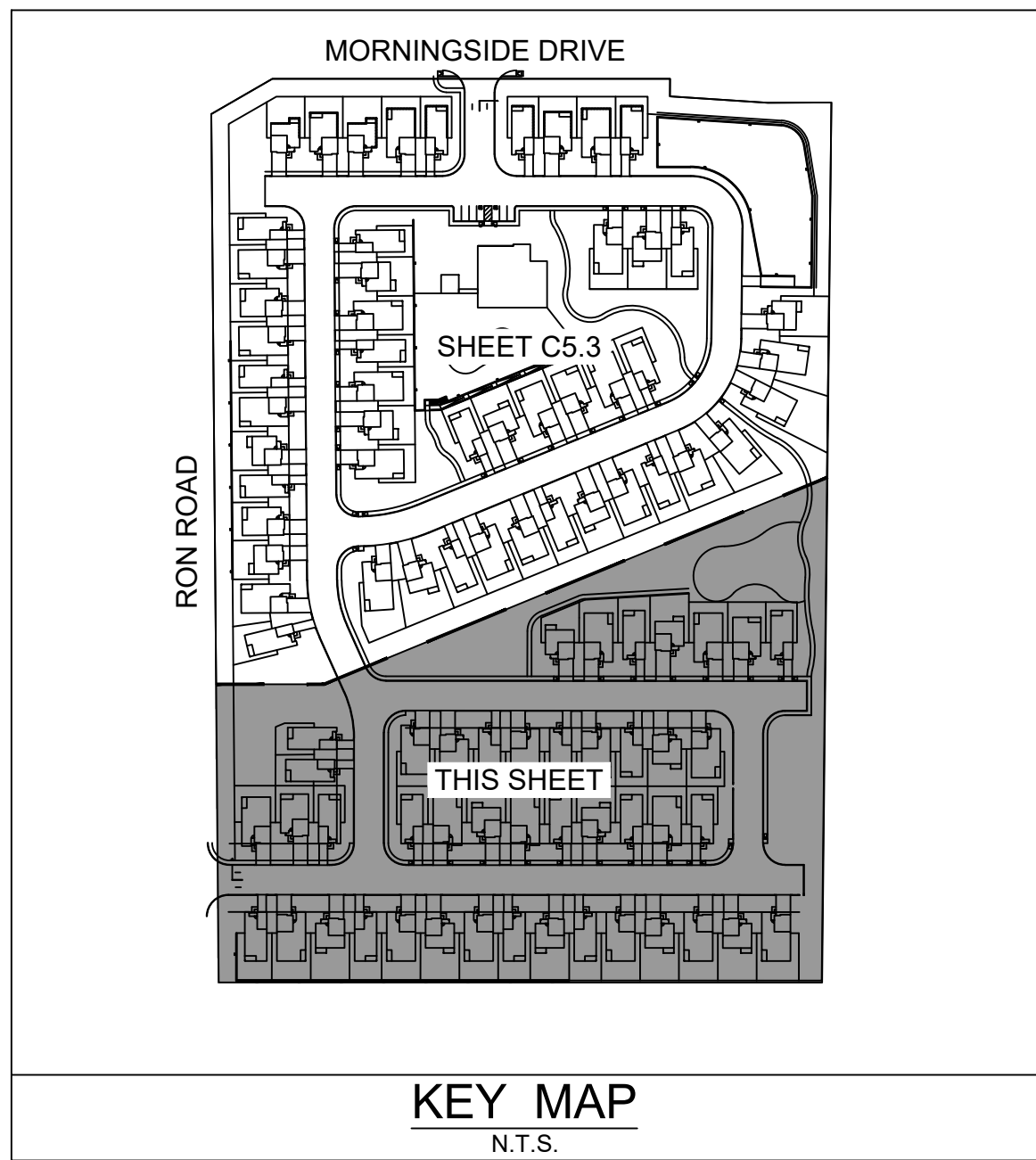
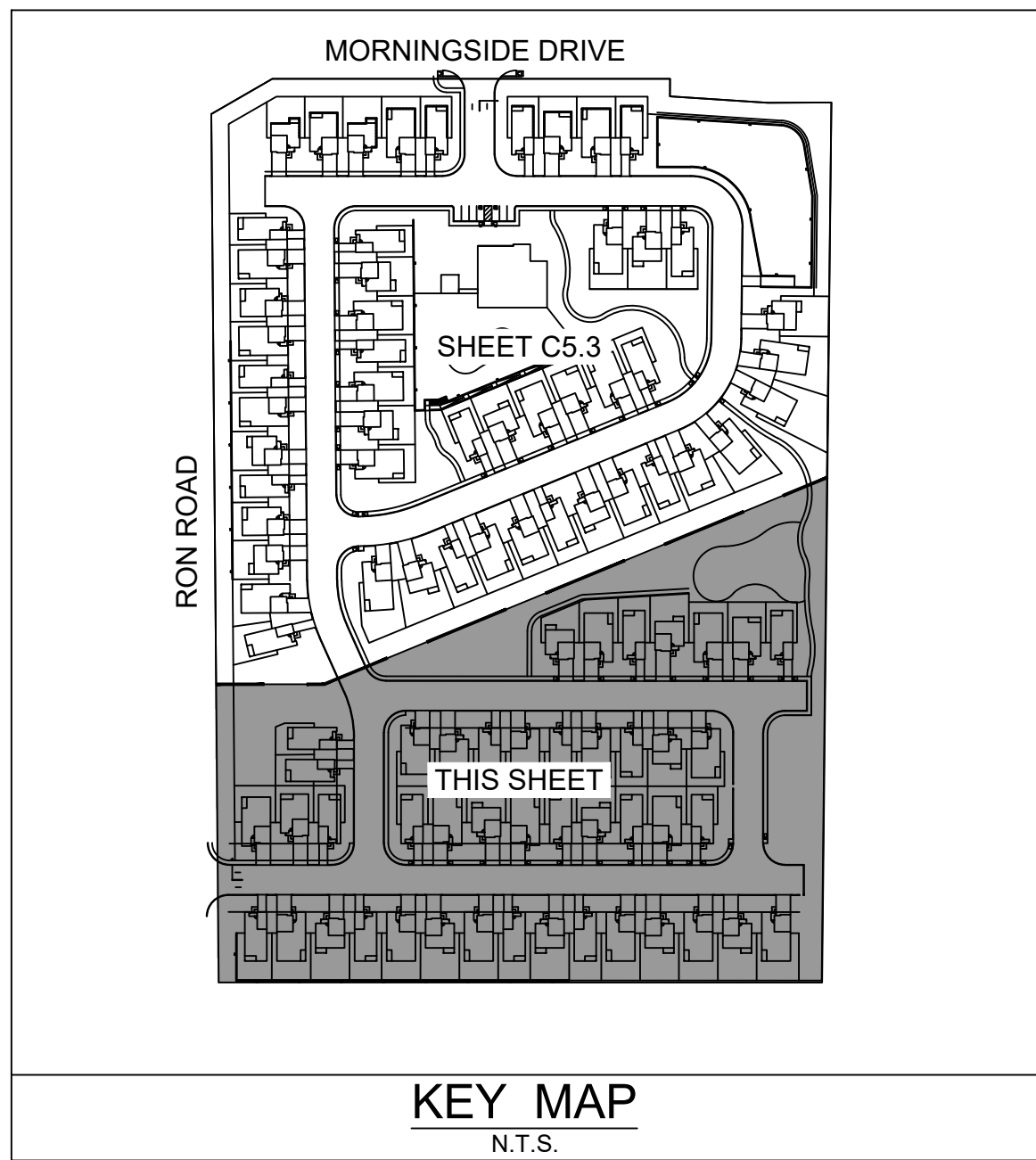
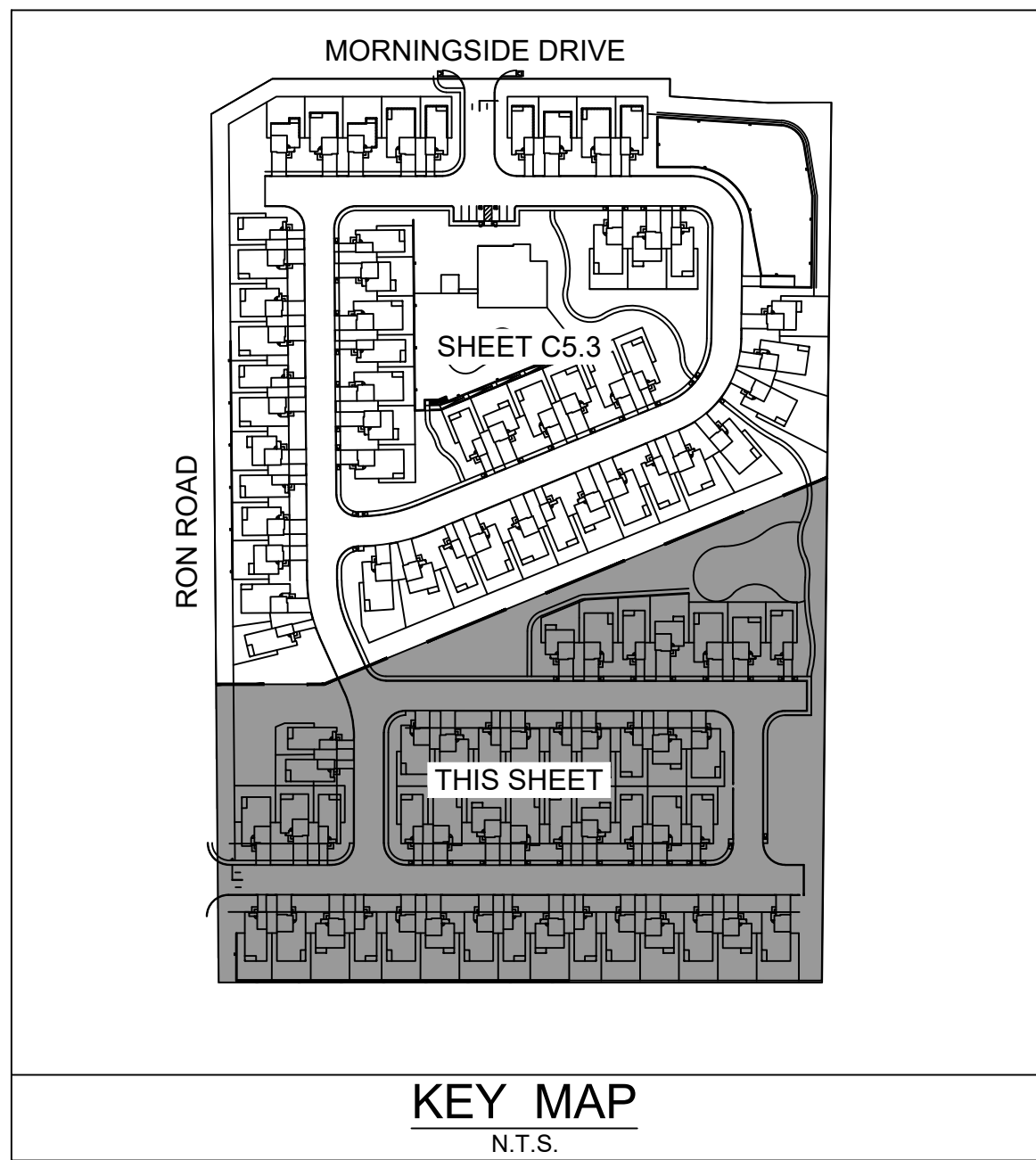
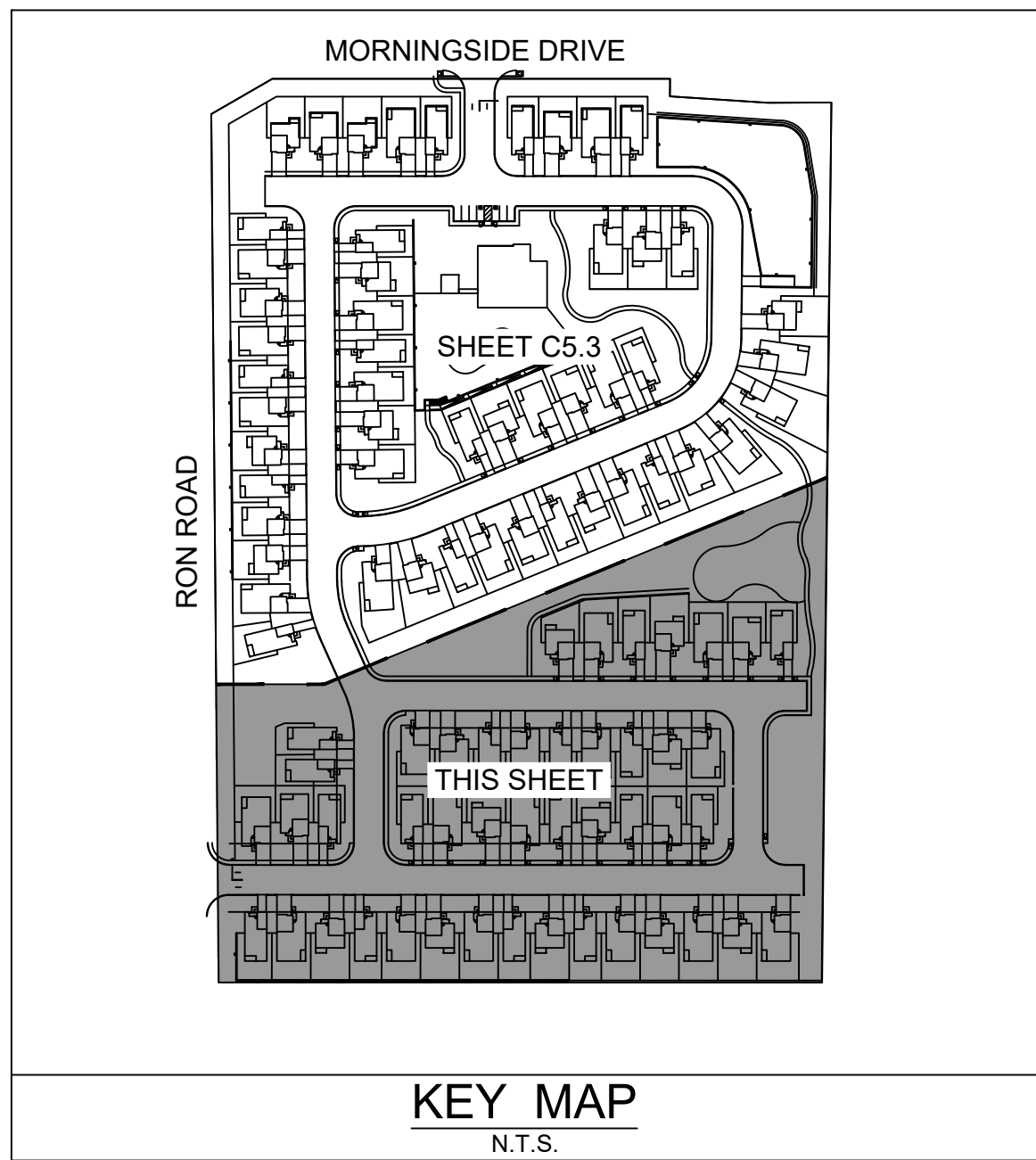
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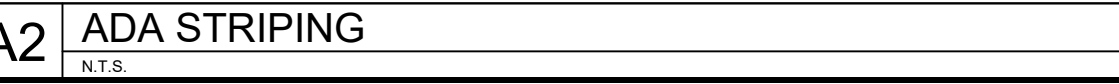
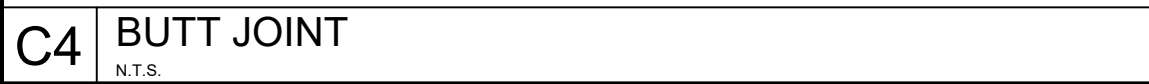
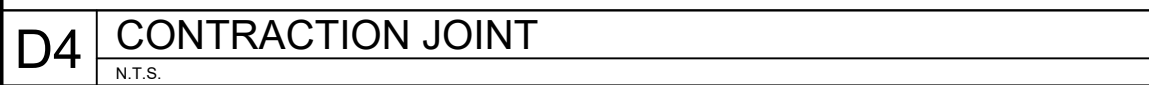
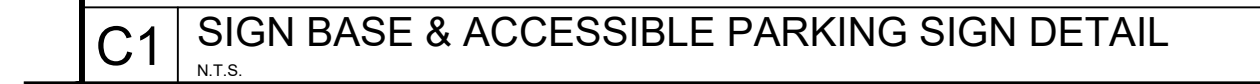
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D





1. PRIOR TO PLACING ANY FILL, ANY VEGETATION, LOOSE TOPSOIL, AND ANY OTHERWISE UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE NEW PAVEMENT AREAS. AFTER STRIPPING, THE SUBGRADE SHALL BE MOISTURE CONDITIONED TO THE OPTIMUM MOISTURE CONTENT AND THEN COMPACT TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D 698. THE SUBGRADE SHALL BE PROTECTED FROM ALL WEATHER BY THE LIVE STABILIZED SUBGRADE. PROOF-ROLLING CAN BE PERFORMED WITH A 15-TON ROLLER OR FULLY LOADED DUMP TRUCK. WET, SOFT, LOW-DENSITY OR DRY MATERIAL SHALL EITHER BE REMOVED OR MOISTURE CONDITIONED AND RECOMPACT TO THE MOISTURE CONTENTS AND DENSITIES DESCRIBED BELOW PRIOR TO PLACING FILL.
2. OVER-EXCAVATE ANY CONFIRMED WEAK YIELDING ZONES, BOTH VERTICALLY AND HORIZONTALLY, TO EXPOSE COMPETENT SOIL. THE EXPOSED SUBGRADE SHALL BE MOISTURE CONDITIONED BETWEEN 2- AND 4% PLUS PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT AND THEN COMPACT TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D 698. THE EXPOSED GEOTECHNICAL PROTECTIVE LAYER SHALL BE REPLACED TO THE LIVE STABILIZED SUBGRADE. CONTRACTOR TO INSTALL MOST COST EFFECTIVE OPTION.
3. THE ASPHALTIC CONCRETE SURFACE COURSE SHALL BE PLANT MIXED, HOT LAID TYPE C OR D SURFACE AND SHALL MEET THE MASTER SPECIFICATION REQUIREMENTS OF THE 2014 TXDOT STANDARD SPECIFICATIONS ITEM 341, ITEM 5S-3224 (2011) AND SPECIFIC CRITERIA FOR THE JOB MIX FORMULA. THE MIX SHALL BE PLANT MIXED TO 100% AND 95 PERCENT OF THE MAXIMUM THEORETICAL DENSITY AS MEASURED BY ASTM D 2927. THE ASPHALT CEMENT CONTENT BY WEIGHT OF TOTAL MIXTURE WEIGHT SHALL FALL WITHIN A TOLERANCE OF 40.3 PERCENT ASPHALT CEMENT FROM 3.5% TO 4.0% BY WEIGHT. THE MINERAL AGGREGATE SHALL BE 59.7 PERCENT. THE MINERAL AGGREGATE (VMA) ARE FILLED WITH ASPHALTIC CEMENT. THE GRADE OF THE ASPHALT CEMENT SHALL BE PG 70-22 OR HIGHER PERFORMANCE GRADE. AGGREGATES KNOWN TO BE PRONE TO FLAKING SHALL BE LIMITED TO 10% OF THE TOTAL MIXTURE. THE MIX SHALL BE PLANT MIXED AND SHALL BE TAKEN TO INVESTIGATE THIS CONCERN. THE MIX SHALL HAVE AT LEAST 70 PERCENT RETENTION WHEN TESTED IN ACCORDANCE WITH TEX-531-C.
4. BASE MATERIAL SHALL BE COMPOSED OF CRUSHED LIMESTONE BASE MEETING ALL OF THE REQUIREMENTS OF 2014 TXDOT ITEM 247, TYPE A, GRADE 1-2, INCLUDING TENSILE STRENGTH; THE MIX SHALL BE PLANT MIXED TO 100% AND 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D 1557 AT MOISTURE CONTENTS RANGING FROM 2- AND 4% PLUS PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT.
5. CONCRETE SHALL HAVE A MINIMUM 28-DAY DESIGN COMPRESSIVE STRENGTH OF 4,000 PSI.



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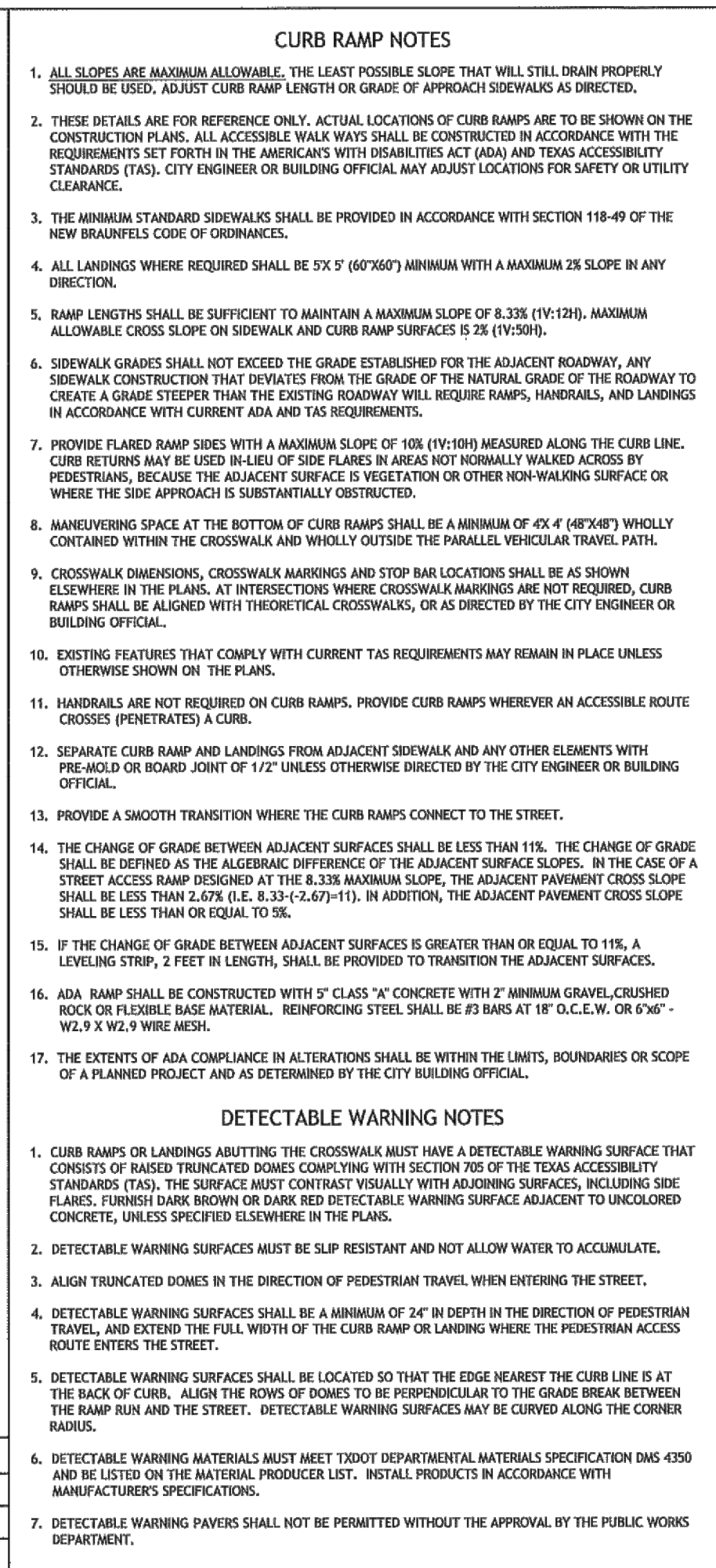
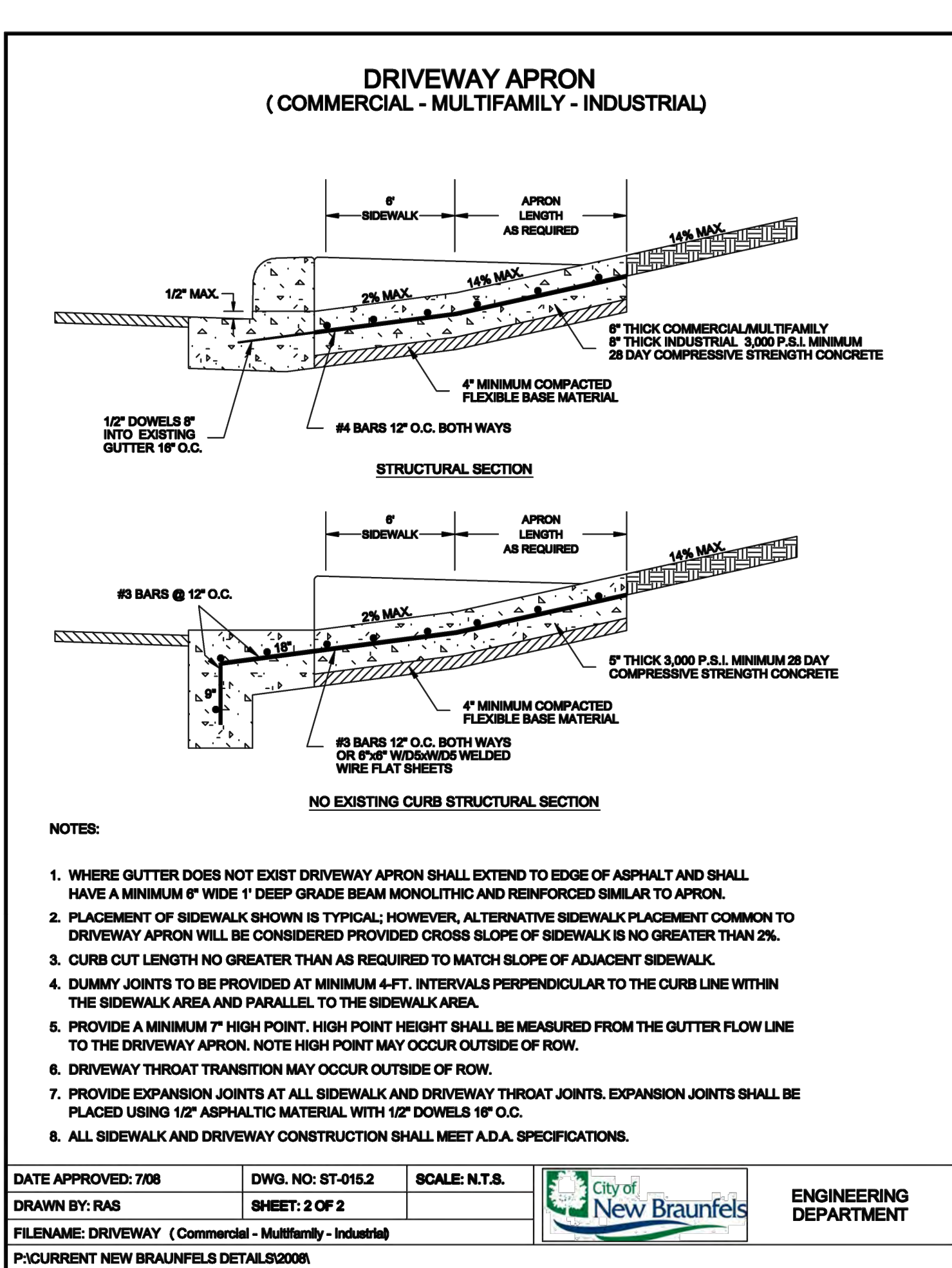
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10101 REUNION PLACE, SUITE 400, SAN ANTONIO, TX 78203
TEL: 214.481.2200 FAX: 214.481.2201
WWW.KIMLEY-HORN.COM

Jordan A. Schaefer

JORDAN A. SCHAEFER
122080
REGISTERED
PROFESSIONAL ENGINEER

MISCELLANEOUS
CONSTRUCTION
DETAILS (1 OF 2)

SHEET NUMBER
C6.0



IF EXTENDED DROUGHT CONDITIONS EXIST THAT HINDER OR PROHIBIT THE GROWTH AND ESTABLISHMENT OF VEGETATION, THE CONTRACTOR/ DEVELOPER SHALL PROVIDE A PLAN TO THE CITY OF NEW BRAUNFELS DESCRIBING THE MEASURES THAT WILL BE TAKEN TO STABILIZE EARTHEN DRAINAGE INFRASTRUCTURE UNTIL A TIME WHEN GROWING CONDITIONS BECOME MORE FAVORABLE.

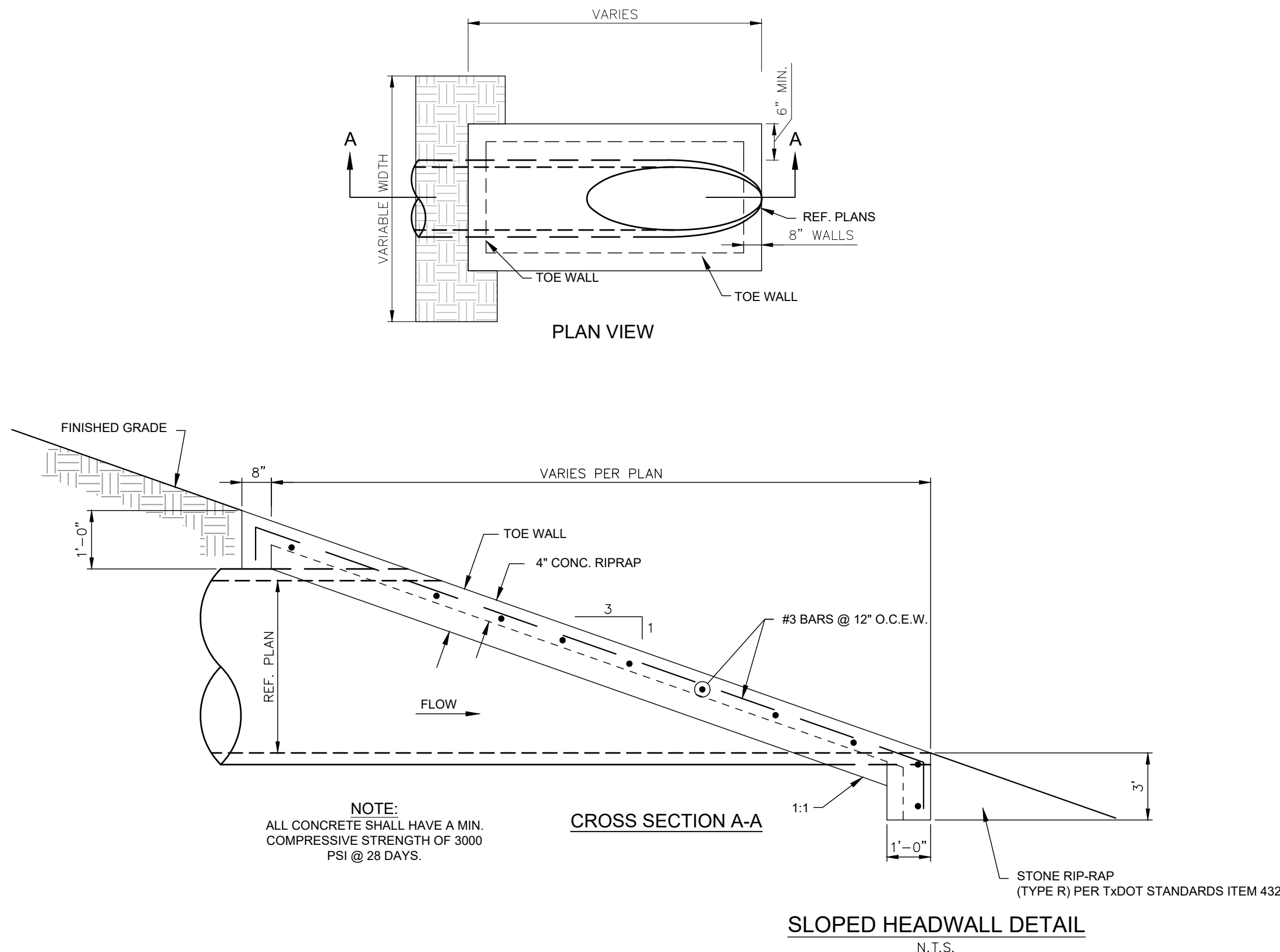
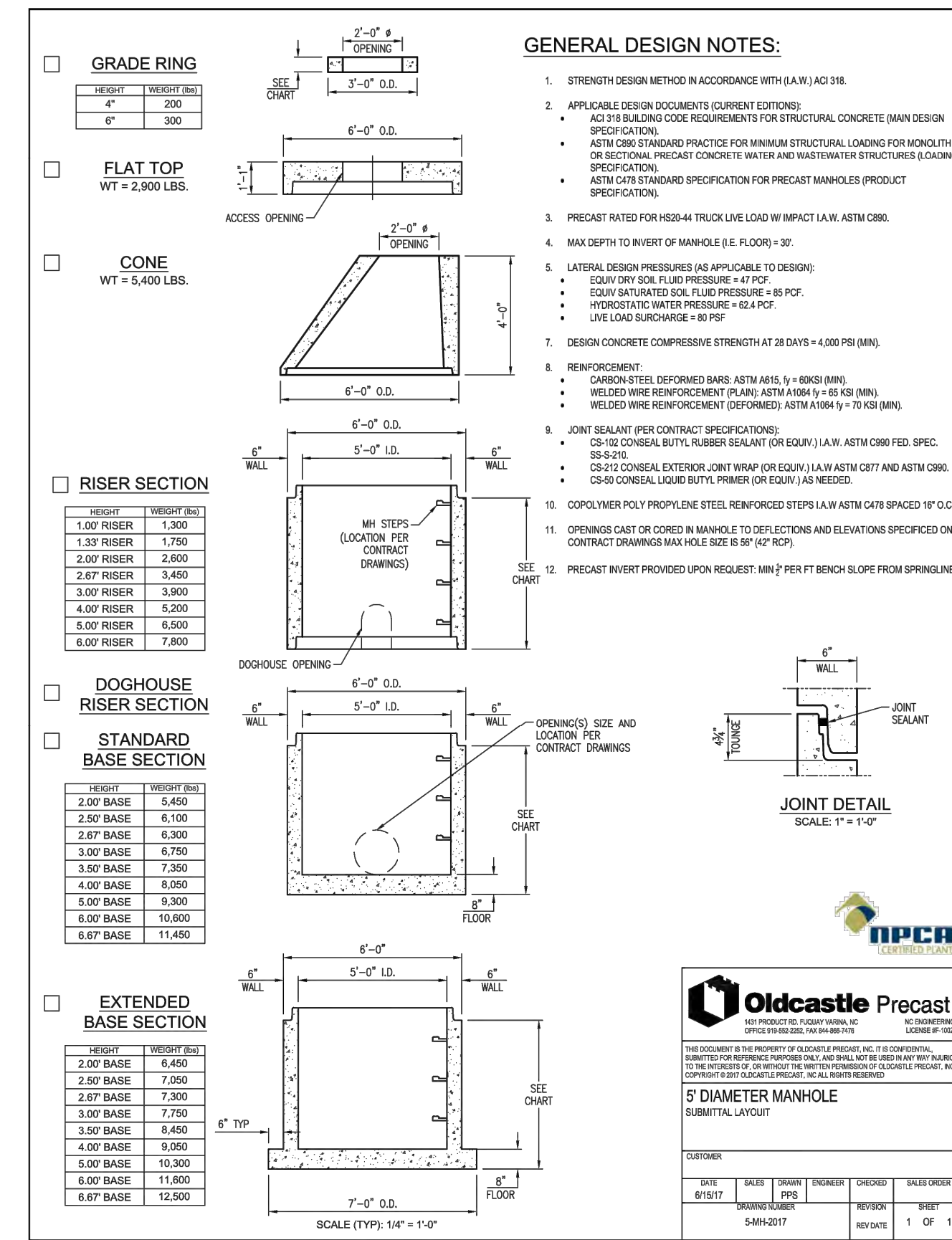
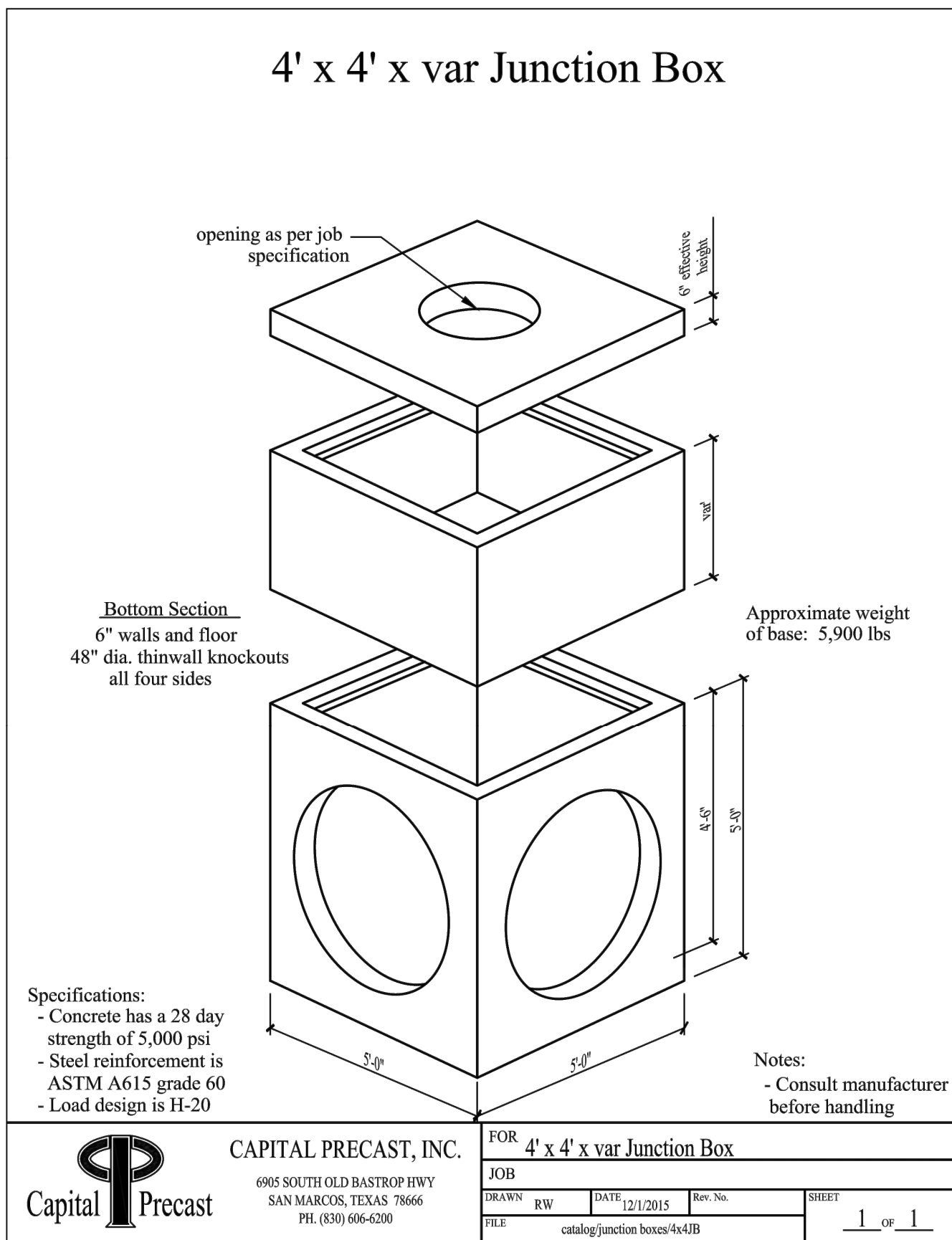
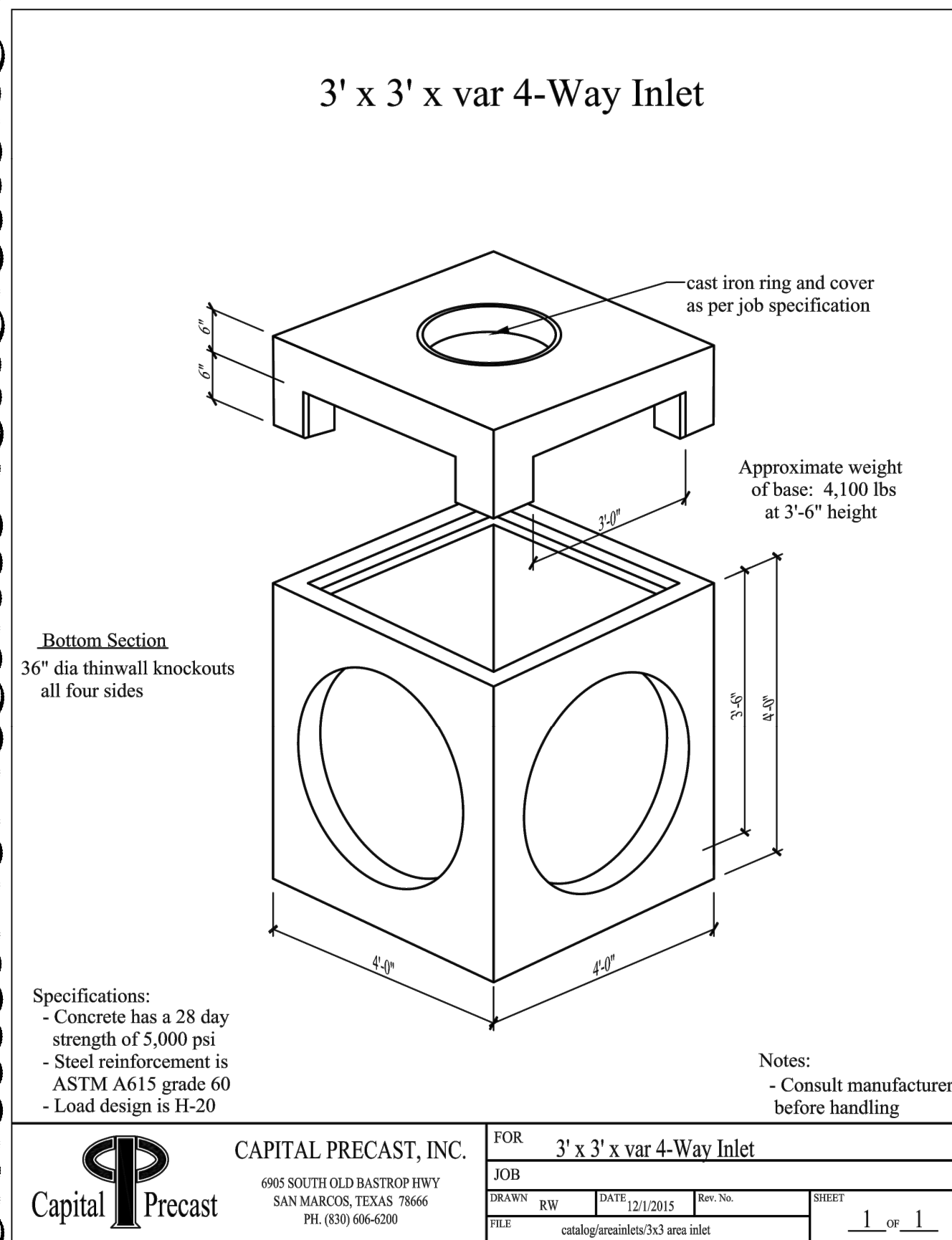
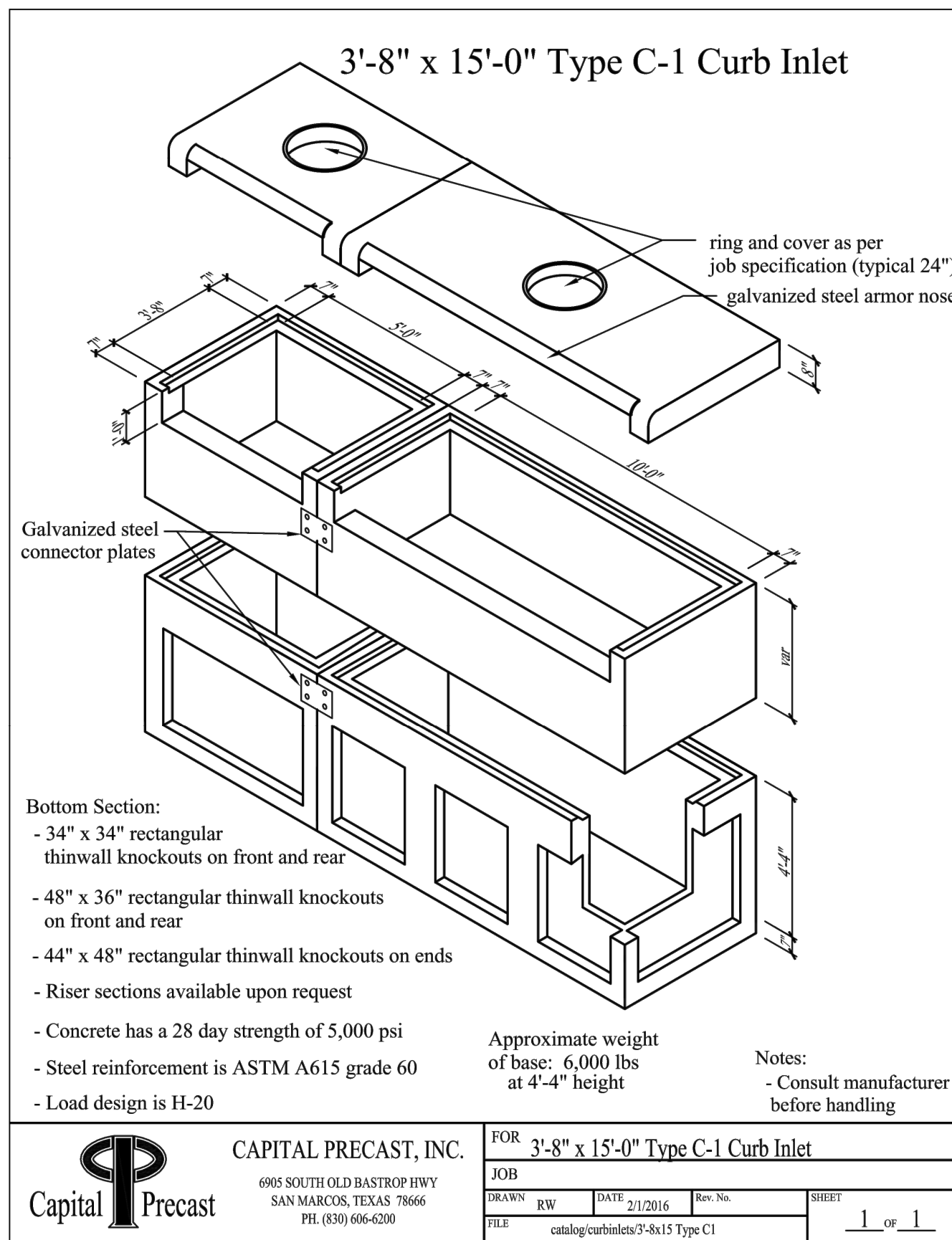
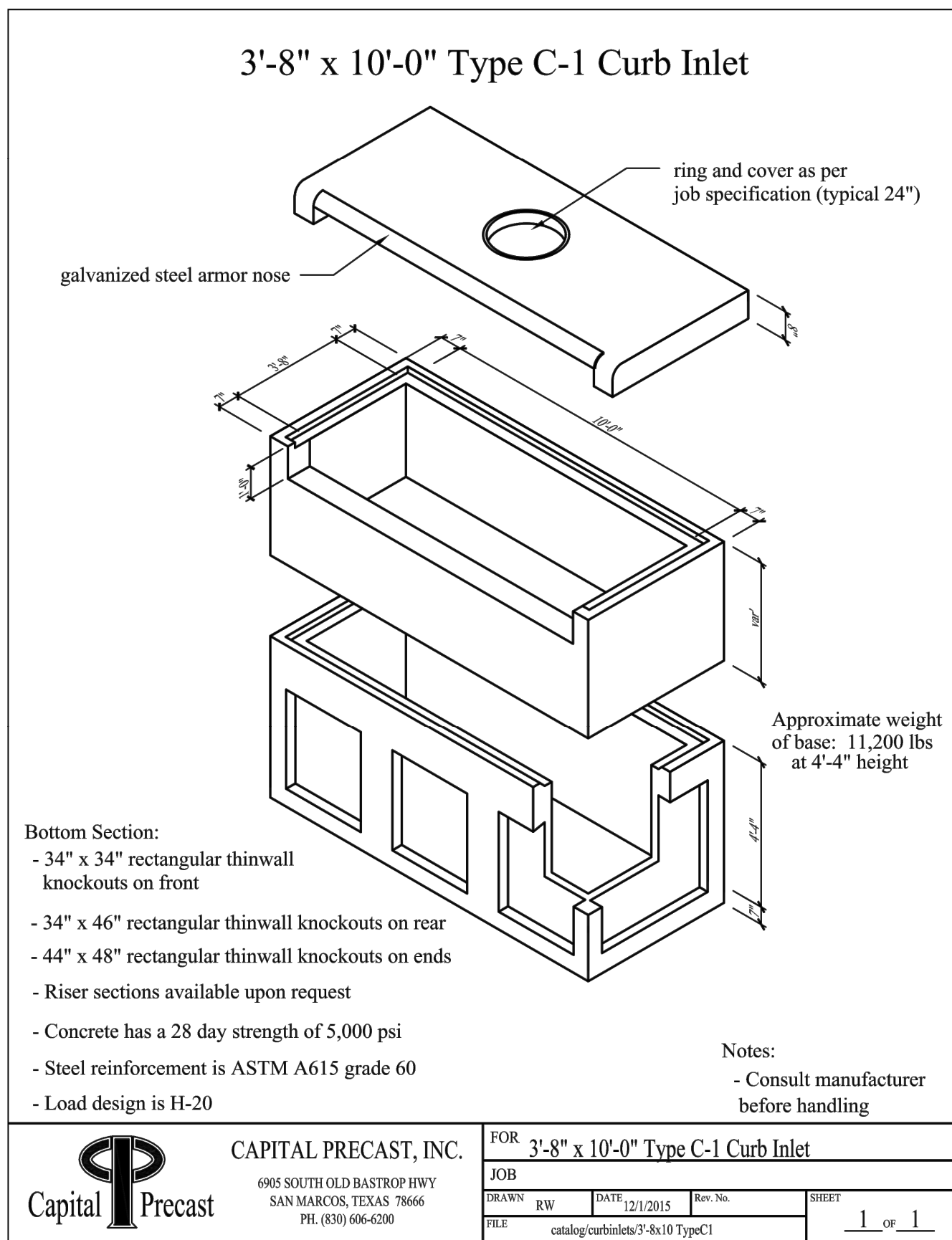
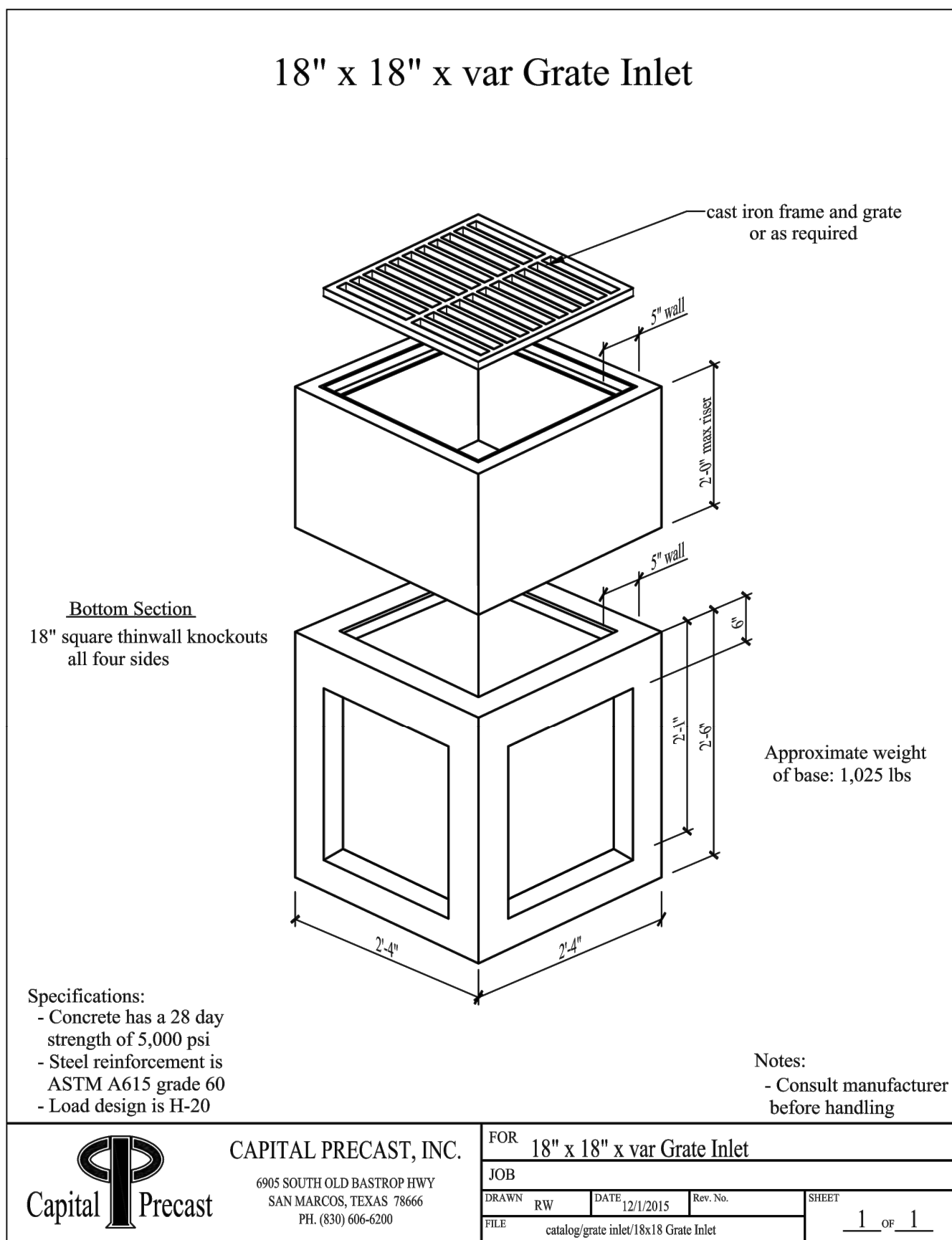
SHEET NUMBER **C6.1**

BELL YARD
ZIMMERMANN HILL
 PREPARED FOR
ASPEN HEIGHTS PARTNERS
 CITY OF NEW BRAUNFELS
 TEXAS

A

[illegible]

Revised: By Addressed Matter, Order: May 05, 2023, 10:14:49am, K:\SMA_Civil\069241811-AspenHeights-AS(69241811)CAD\DrawSheets\A-C6-DET.dwg
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CITY COMMENTS		REVISIONS		BY	
NO.	DATE	NO.	DATE	NO.	DATE
05/04/2023					

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WWW.KIMLEY-HORN.COM

JORDAN P. SCHAEFER
REGISTERED PROFESSIONAL ENGINEER
122088
5/14/2023

KHA PROJECT 069241811
DATE 5/14/2023
SCALE AS SHOWN
DESIGNED BY CAM
DRAWN BY ABC
CHECKED BY JPS

**BELL YARD
ZIMMERMANN HILL
PREPARED FOR
ASPEN HEIGHTS PARTNERS**

TEXAS
CITY OF NEW BRAUNFELS

SHEET NUMBER
C6.6

