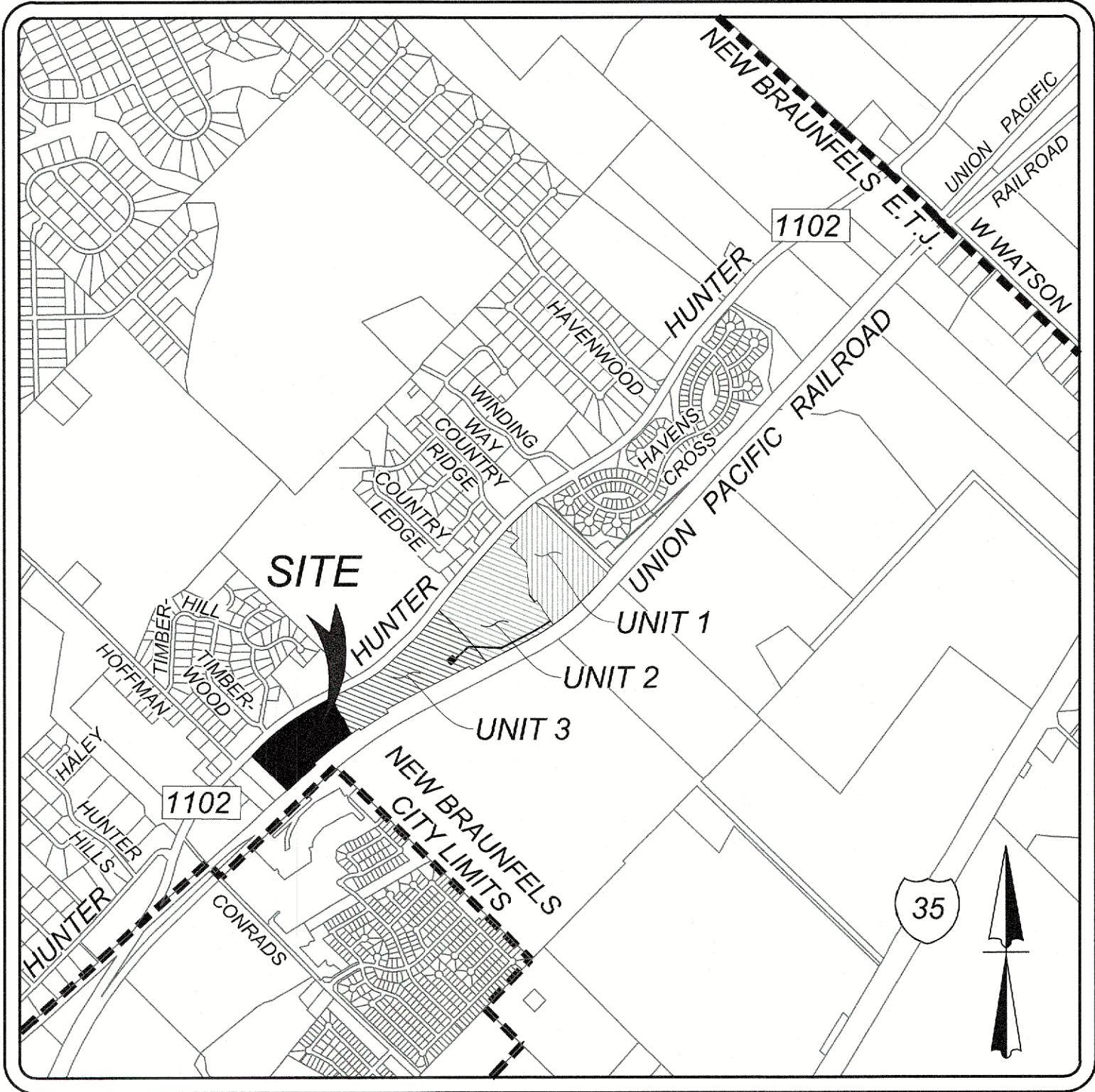


GATEHOUSE SUBDIVISION - UNIT 4
COMAL COUNTY, TEXAS
STREET, DRAINAGE, WATER, SANITARY SEWER &
UTILITY IMPROVEMENTS

KYNDWOOD MUNICIPAL UTILITY DISTRICT (MUD)

Fabio M. Bellini, P.E. 03/18/2025
DISTRICT ENGINEER: KEN HEROY - JONES-HEROY ASSOCIATES, INC.

REVIEW OF THE PLANS BY THE DISTRICT IS LIMITED TO
DISTRICT-OWNED FACILITIES, AND DOES NOT INDICATE A REVIEW
OF THE ADEQUACY OF THE DESIGN FOR THE FACILITIES. IN
APPROVING THESE PLANS, THE DISTRICT MUST RELY ON THE
ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.



LOCATION MAP
N.T.S.

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THAT APPROVAL IS NO LONGER VALID.

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

SEQUENCE OF CONSTRUCTION:

CONSTRUCTION ACTIVITY WILL INCLUDE:

1. INSTALLATION OF TEMPORARY BMP'S
2. SITE CLEARING AND GRUBBING ACTIVITIES FOR STREETS.
3. ROUGH SUBGRADE PREPARATION; EARTHWORK,
GRADING, STREETS, EXCAVATION AND EMBANKMENT.
4. UTILITY TRENCHING AND INSTALLATION.
5. FINAL STREET PREPARATION, CURBING, AND PAVING
ACTIVITIES.
6. HOME CONSTRUCTION.
7. SITE CLEAN UP AND REMOVAL OF TEMPORARY BMP'S.

PERMITS OR APPROVALS MUST BE OBTAINED FROM THE
FOLLOWING REGULATORY AGENCIES LISTED BELOW:

- COMAL COUNTY
- NEW BRAUNFELS UTILITIES - ELECTRIC
- CRYSTAL CLEAR SPECIAL UTILITY DISTRICT - WATER & SEWER

ANY REVISIONS REQUIRED PER THE REGULATORY AGENCIES
THAT CHANGE THE CIVIL SITE PLANS MUST BE SUBMITTED TO
COMAL COUNTY FOR ACCEPTANCE.

FEMA FLOODPLAIN

NO PORTION OF ANY RESIDENTIAL LOTS ON GATEHOUSE SUBDIVISION UNIT 4
ARE IN THE SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA FLOOD MAP
COMMUNITY PANELS NO. 48091C0290F AND NO. 48091C0295F, DATED
SEPTEMBER 2, 2009.

EDWARDS AQUIFER

NO PORTION OF ANY LOTS ON GATEHOUSE SUBDIVISION UNIT 4 ARE LOCATED
WITHIN EDWARDS CONTRIBUTING ZONE OR RECHARGE ZONE.
GATEHOUSE SUBDIVISION IS LOCATED WITHIN EDWARDS AQUIFER TRANSITION
ZONE.

GAS UTILITY

GAS UTILITIES ARE NOT INCLUDED IN THE CIVIL CONSTRUCTION PLANS. FINAL
GAS UTILITY DESIGN SHALL BE APPROVED BY THE COUNTY FOR ANY WORK
WITHIN PUBLIC RIGHT-OF-WAY.

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A. NICHOLAS REYNOLDS, A
PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF
TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING
CONSIDERATION HAS BEEN GIVEN TO THESE PLANS AND ALL
ENGINEERING ASPECTS ARE IN COMPLIANCE WITH CITY AND
STATE ENGINEERING REGULATIONS AND LAWS.

DEVELOPER INFORMATION:
LENNAR HOMES OF TEXAS
100 NE LOOP 410, STE 1155
SAN ANTONIO, TEXAS 78216
PHONE: (210) 403-6282

REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 111666

INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	0.0
GENERAL NOTES	0.1
OVERALL UTILITY PLAN	1.0
EXISTING SCS DRAINAGE MAP	2.0
PROPOSED SCS DRAINAGE MAP	2.1
PROPOSED ONSITE DRAINAGE MAP	2.2
ULTIMATE SCS DRAINAGE MAP	2.3
ULTIMATE ONSITE DRAINAGE MAP	2.4
OVERALL GRADING PLAN	3.0
DRAIN A STA. 1+00 - 6+00	4.0
DRAIN A STA. 6+00 - 9+00	4.1
DRAIN A STA. 9+00 - END	4.2
DRAIN B STA. 1+00 - END	4.3
DRAIN C STA. 1+00 - END	4.4
DRAIN D STA. 1+00 - END	4.5
DRAIN E STA. 1+00 - END	4.6
BASIN A	4.7
DRAIN DETAILS	4.8
DRAIN DETAILS	4.9
DRAIN DETAILS	4.10
CHANNEL MAINTENANCE PLAN	4.11
AMARO WAY STA. 1+00.00 - END	5.0
PLATT RD STA. 1+00.00 - END	5.1
ALLING ST STA. 1+00.00 - END	5.2
STREET DETAIL SHEET	5.3
WHEELCHAIR RAMP DETAIL SHEET	5.4
TRAFFIC SIGNAGE & PEDESTRIAN ACCESSIBILITY PLAN	5.5
TRAFFIC SIGNAGE AND OBJECT MARKER DETAILS	5.6
SANITARY SEWER COVER	6.0
SANITARY SEWER GENERAL NOTES	6.1
OVERALL SANITARY SEWER PLAN	6.2
SEWER LINE A STA. 1+00.00 TO END	6.3
SEWER LINE B & LINE C STA. 1+00.00 TO END	6.4
SANITARY SEWER DETAILS	6.5
WATER DISTRIBUTION COVER	7.0
WATER DISTRIBUTION PLAN	7.1
WATER DETAILS	7.2
EROSION AND SEDIMENTATION CONTROL PLAN	8.0
TEMPORARY SEDIMENT BASIN	8.1
EROSION AND SEDIMENTATION CONTROL PLAN DETAILS	8.2

LEGAL DESCRIPTION
GATEHOUSE SUBDIVISION UNIT 4

A 17.14 ACRE TRACT OF LAND SITUATED IN THE NANCY
KENNER LEAGUE SURVEY NO. 3 ABSTRACT 306 COMAL
COUNTY, TEXAS AND BEING A PORTION OF THAT CALLED
96.044 ACRE TRACT OF LAND CONVEYED TO LENNAR
HOMES OF TEXAS LAND & CONSTRUCTION LTD AND
RECORDED IN DOC.# 202206011832 OF THE OFFICIAL
PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



Engineering
& Design

www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing
and all the information contained herein is authorized for use only by the party for
whom the services were rendered or to whom it is certified. It is a drawing that may
be copied, revised, disclosed, distributed or relied upon for any other purpose
without the express written consent of Colliers Engineering & Design.

Formerly Known as

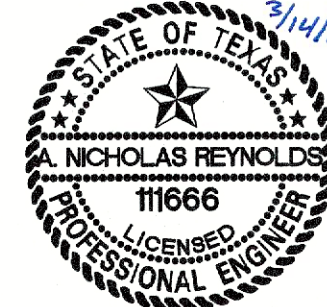
KFW
ENGINEERING & DESIGN



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATORS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE

Know what's below.
Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

REV DATE DESCRIPTION



FINAL SUBDIVISION PLAN

FOR
GATEHOUSE
SUBDIVISION UNIT 4

CITY OF NEW BRAUNFELS
COMAL COUNTY
TEXAS



Engineering
& Design

NEW BRAUNFELS (KFW)
640 N. Walnut Ave.
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
1318 S. FARMER ST. #200
TEMPLE, TX 76788

SCALE: AS SHOWN DATE: 9/11/2024 DRAWN BY: MSG CHECKED BY: WF

PROJECT NUMBER: 24003556A DRAWING NAME: COVER SHEET

SHEET TITLE: COVER SHEET

SHEET NUMBER: 0.0

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION