

September 27, 2022

James Ingalls, P.E.
INK Civil
2021 SH 46 W. STE105
New Braunfels, TX 78130

RE: Certification of Approval PI2021-0087 Jaro North Unit 1 – Post Approval #1

Approved Construction plans and Seal Date: Sheets (seal date): Sheets Cover, 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, 37A, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, & 49 (02/18/22)

Post Approval #1 Plans and Revision Date: Sheet 6 (07/13/22); Sheet 15 (08/19/22); Sheet 18, 21, 22, 23, 32, 34, 40, 47 (09/21/22)

Dear Applicant,

The Engineering Division approves the above referenced permit with addition of the following criteria:

1. Prior to the start of construction, the contractor shall contact the City of New Braunfels to set a preconstruction meeting. (See Attached Inspection Requirements)
2. **Inspections fees shall be applicable with this development.**
3. A 48-hour advanced notification is required for all inspection requests.
 - o A Fine may be issued for inspect-able work performed without notice.
 - o A re-inspection fee may be assessed for non-compliant work requiring additional inspections.
4. Contractor must maintain City approved construction plans on-site at all times.
5. Construction Inspector must be notified of revisions to City approved construction plans.
6. Any revisions to City approved construction plans must be re-submitted to the Building Department for approval by the City Engineer (3 of copies).
7. Drainage improvements sufficient to mitigate the impact of construction shall be installed prior to adding impervious cover.
8. Any excavations within the existing City ROW, including open cuts, street cuts, and/or boring operations require the approval of the Streets and Drainage Division Manager. Such work will also require a ROW Excavation Permit in addition to any building permit.
9. **Any revisions required per an outside agency (i.e. Utility Providers, LCRA, Guadalupe County, TxDOT, City of Seguin, etc.) that change the civil site plans must be resubmitted to the City of New Braunfels for acceptance.**
10. **No increase in flows to private property shall be allowed during and post construction.**

11. As per state law, the Engineer of Record is responsible for any adverse impacts directly caused by his/her design.
12. Easements recorded by separate instrument must be provided prior to permit approval.
13. Any excavations within the existing City right of way, including open cuts, street cuts, and/or boring operations require the approval of the Streets and Drainage Division Manager. Such work will also require a ROW Excavation Permit in addition to any building permit.
14. The issuance of a permit shall not be construed to be an approval of violation to the provisions of International Fire Code or any ordinance of this jurisdiction (2018 IFC Section 105.4.4)
15. Turnarounds, including temporary turnarounds shall meet all specifications as outlined in the 2018 IFC and all amendments.
16. Units or Sections containing over 30 homes shall have secondary access or connectivity in place prior to a Certificate of Occupancy being issued.
17. It is understood that the TxDOT permit is pending. The owner/developer is electing to proceed “at risk” at this time, as the City of New Braunfels will not accept this subdivision without approval from TxDOT. Per New Braunfels Ordinance Sec. 114-92, please provide a copy of TxDOT permit approval as soon as possible, and is required prior to acceptance. Any changes required by TxDOT must be resubmitted to the City of New Braunfels for acceptance. TxDOT approval shall be submitted to the City of New Braunfels within 30 days of this letter, or the City of New Braunfels could revoke this construction permit.
18. Any work proposed on adjacent properties or easements requires a “Permission to Enter and Perform Work Form” be signed by the property owner(s) agreeing to allow work within their property boundaries. Coordination with, and notification of, all properties effected by the proposed construction shall be the responsibility of the Developer and/or Contractor.
19. The proposed sanitary sewer outfall for this subdivision is to discharge into a proposed sanitary sewer extension being provided to the site by the City of Seguin. The proposed sanitary sewer extension is to traverse the Navarro Subdivision, as well as Jaro South Unit 1. The owner/developer is electing to proceed “at risk” at this time, as the City of New Braunfels will not accept this subdivision without active sanitary sewer. Active sanitary sewer is required prior to City of New Braunfels acceptance.
20. This unit cannot be accepted prior to Jaro South Unit 1 (PI2021-0099) acceptance.



PUBLIC WORKS

Engineering Division
550 Landa Street
New Braunfels, TX 78130
Tel: (830) 221-4020
Fax: (830) 626-3600

21. Any improvements required by the approved TIA for this unit shall be constructed and accepted prior to City of New Braunfels acceptance of this unit. This includes, but not limited to, right and left turn lanes into the subdivision at both access points on FM 758 and SH 123, restriping along SH 123, and possibly a traffic signal at SH 123 & Driveway 2 if warranted by TxDOT. The Engineer shall be responsible to submit any updated civil plans to CONB Public Works as soon as possible. This unit will not be accepted prior meeting and constructing all TIA mitigation requirements.
22. Cross access shall be provided to the remaining portions of the Tour Partners Tracts adjacent to the subject development along SH 123, on either side of Panther Ridge.
23. Type V curb ramps are not acceptable. Curb ramps should be directional in nature and meet all ADA requirements.

If you require further information, feel free to contact the Engineering Division at (830) 221-4020.

Sincerely,

Samuel Corey Rayburn, P.E.
Assistant City Engineer

SCR/vo

cc: Public Works Department: Greg Malatek, P.E., Mike Mundell
Planning Department: Chris Looney, Building Division
Fire Department: Anthony Pitzer, Ethan Linder

ONE CITY, ONE TEAM

ENGINEERING DIVISION | 830.221.4020 | 550 LANDA STREET, NEW BRAUNFELS, TX 78130 | NBTEXAS.ORG

CITY OF NEW BRAUNFELS – PROJECT INSPECTION REQUIREMENTS

Sec. 118-38 “Guarantee of performance; inspection and acceptance of public improvements, licensing”

Project Inspection Requirements:

- 48hr. minimum advance notice is required for all inspections
- City Inspector must attend pre-construction meeting **PRIOR** to initial inspection request
- Contractor must maintain City approved construction permit plans on-site at all times
- Any revisions must be re-submitted to the Building Department for City Engineer Approval

Constructions Items Requiring Inspections:

GENERAL

Erosion Control / SWPPP
Temporary Traffic Control
Proctor Pick up
Rough Grading Fill Densities

STORMWATER SYSTEM

Storm Drains, Culverts, & Water Quality

- Material
- Bedding
- Installation
- Backfill / Filter fabric
- Collars / Connections / Headwalls / Riprap

Detention / Retention Ponds & Channels

- Embankment Densities
- Rebar / Forms

UTILITY (water, wastewater, dry, gas)

Trench Densities

ROADWAY

Proof roll
Subgrade densities
Lime / Concrete Densities
Gradations
Geogrid

ROADWAY (cont.)

Base Densities
Curb and Gutter (rebar / forms)
Valley Gutter (rebar / forms)
Utility Castings
Pre-pave
Paving

CONCRETE

Curbs
Sidewalk
Ramps
Driveway

RAMPS & SIDEWALKS

Rebar / Forms / ADA

TRAFFIC CONTROL

Signs / Markings

PUNCHLIST

PUNCHLIST ITEMS

FINAL

Inspector: _____

Preconstruction Date: _____