MAYFAIR-FAIRWAY PARK

NEW BRAUNFELS, TEXAS

CIVIL CONSTRUCTION PLANS

I ANDSCAPE SHEET INDEX

LANDSCAPE SHEET INDEX	
Sheet Description	Sheet No
COVER SHEET/ SHEET INDEX GENERAL NOTES	L1.0
HARDSCAPE PLANS	
OVERALL HARDSCAPE PLAN	LH 1.00
HARDSCAPE PLAN 1	LH 1.01
HARDSCAPE PLAN 2	LH 1.02
HARDSCAPE PLAN 3	LH 1.03
HARDSCAPE PLAN 4	LH 1.04
HARDSCAPE PLAN 5	LH 1.05
HARDSCAPE PLAN 6 & 7	LH 1.06
HARDSCAPE DETAILS	
HARDSCAPE DETAILS	LH 2.00
LANDSCAPE PLANS	
OVERALL LANDSCAPE PLAN	LP 1.00
TREE MITIGATION	LP 1.01
PLANT SCHEDULE	LP 1.02
LANDSCAPE PLAN 1	LP 2.01
LANDSCAPE PLAN 2	LP 2.02
LANDSCAPE PLAN 3	LP 2.03
LANDSCAPE PLAN 4	LP 2.04
LANDSCAPE PLAN 5	LP 2.05
LANDSCAPE PLAN 6 & 7	LP 2.06
LANDSCAPE DETAILS	
PLANTING NOTES AND DETAILS	LP 3.01
IRRIGATION	
IRRIGATION PLAN 1	IR 3.01
IRRIGATION PLAN 2	IR 3.02
IRRIGATION PLAN 3	IR 3.03
IRRIGATION PLAN 4	IR 3.04
IRRIGATION PLAN 5	IR 3.05
IRRIGATION PLAN 6	IR 3.06
IRRIGATION NOTES AND DETAILS	IR 3.07

PROJECT ADDRESS:

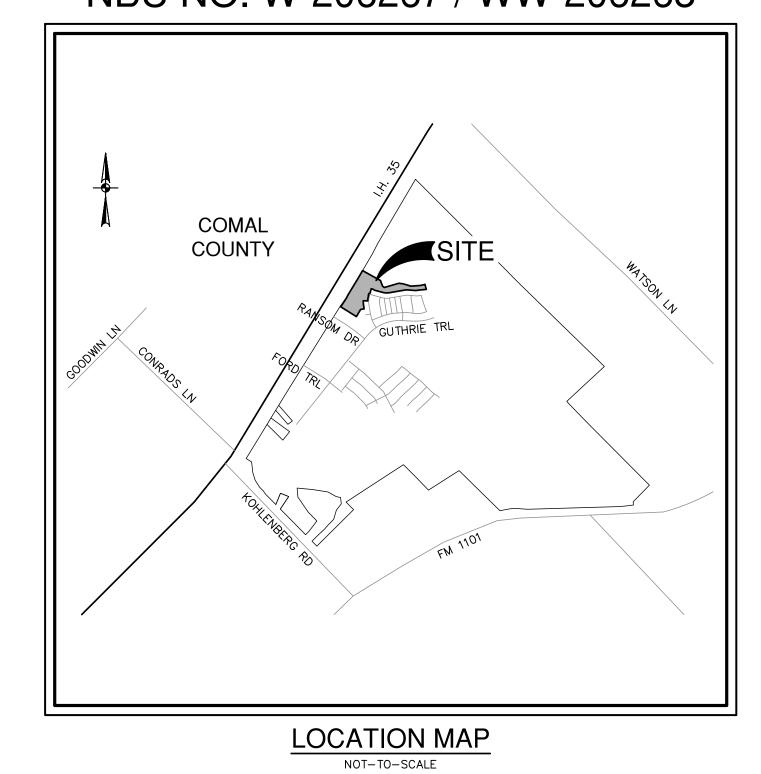
330 ADDSTINE LN NEW BRAUNFELS, TX 78130

- TYPE 3 DEVELOPMENT. 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 RECORD. IF CONSTRUCTION HAS NOT COMMENCED WITHIN ONE YEAR OF CITY APPROVAL FOR CONSTRUCTION INSPECTION, THAT APPROVAL IS NO LONGER VALID.
- THIS PROJECT IS NOT WITHIN THE EDWARDS AQUIFER JURISDICTIONAL ZONES. NO PORTION OF ANY LOT ON THIS PROJECT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE FEMA FIRM MAP NO.
- 48091C0295F EFFECTIVE DATE 9/2/2009. GAS UTILITIES ARE NOT INCLUDED IN THE CIVIL CONSTRUCTION PLANS. FINAL GAS UTILITY DESIGN
- SHALL BE APPROVED BY THE CITY FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. FOLLOWING PERMITS ARE REQUIRED PRIOR TO START OF CONSTRUCTION:
- 1. CITY OF NEW BRAUNFELS PUBLIC INFRASTRUCTURE PERMIT

2. NEW BRAUNFELS UTILITY APPROVAL

LEGAL DESCRIPTION: BEING 19.129 ACRES OF LAND OUT OF THE 778.313 ACRE TRACT RECORDED IN DOC. NO. 202106037786 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE ANTONIO MARIA ESNAURIZAR SURVEY NO. 1, ABSTRACT 98, COMAL COUNTY, TEXAS.

NBU NO. W-206267 / WW-206268



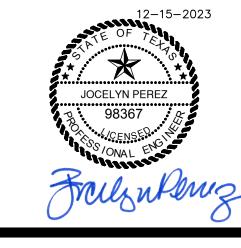
PREPARED FOR:

SOUTHSTAR AT MAYFAIR, LLC 1118 VINTAGE WAY, NEW BRAUNFELS, TX 78132

DECEMBER 2023

PAPE-DAWSON

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800



CIVIL SHEET INDEX

•	Sheet Description		Sheet No
	COVER SHEET		C0.00
	PLAT (SHEET 1 OF 3)		C0.01
	PLAT (SHEET 2 OF 3)		C0.02
	PLAT (SHEET 3 OF 3)		C0.03
	CONSTRUCTION NOTES		C0.10
	STORMWATER POLLUTION PREVENTION PLAN		C0.20
	STORMWATER POLLUTION PREVENTION DETAILS		C0.30
	DIMENSIONAL CONTROL PLAN		C1.10
	FIRE PROTECTION PLAN		C1.20
	CIVIL DETAILS (SHEET 1 OF 5)		C1.30
	CIVIL DETAILS (SHEET 2 OF 5)		C1.31
	CIVIL DETAILS (SHEET 3 OF 5)		C1.32
	CIVIL DETAILS (SHEET 4 OF 5)		C1.33
	CIVIL DETAILS (SHEET 5 OF 5)		C1.34
	GRADING AND DRAINAGE PLAN		C2.00
	MASTER DRAINAGE PLAN - EXISTING CONDITIONS		C2.10
	MASTER DRAINAGE PLAN - ULTIMATE CONDITIONS		C2.20
	STORM DRAIN A - PLAN & PROFILE	STA. 0+90.00 TO 5+40.00	C2.30
	STORM DRAIN A - PLAN & PROFILE	STA. 5+40.00 TO 8+90.00	C2.31
	DRAINAGE DETAILS		C2.32

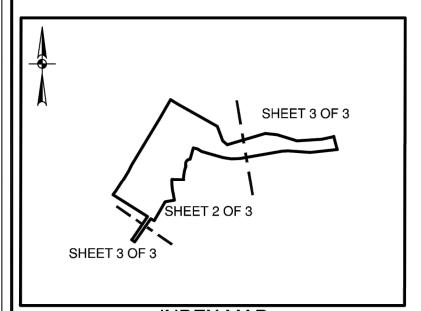
NBU NOTES:

1. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OF DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT, MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT. . UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY

DEPENDING UPON LOCATION OF DWELLING AND SERVICE. 3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA. 4. EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER/DEVELOPERS EXPENSE. 5. DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES. 6. NBU IS NOT RESPONSIBLE FOR LANDSCAPING OR IRRIGATION IN UE/LE.

NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE FEMA FIRM MAP NO. 48091C0295F EFFECTIVE DATE 9/2/2009 AND THE FEMA FIRM MAP NO. 48091 C0460F EFFECTIVE DATE 9/2/2009. UTILITY PROVIDER NOTE:

THE PROPERTY WILL BE SERVED BY THE FOLLOWING: NEW BRAUNFELS UTILITIES (WATER, SEWER, ELECTRIC) CENTRIC (TELECOMMUNICATIONS, GAS)



INDEX MAP SCALE: 1"= 1000'

URVEYOR'S NOTES:

MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY

OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH

1 IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK

MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND

COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM

ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
DIMENSIONS SHOWN ARE SCALED TO SURFACE WITH A SURFACE ADJUSTMENT OF

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED

I, THE UNDERSIGNED DAVID A. CASANOVA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE

CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

STREET CONSTRUCTION UNLESS NOTED OTHERWISE.

1.00017 APPLIED.

DAVID A. CASANOVA

2000 NW LOOP 410

SAN ANTONIO, TEXAS 78213

FOR THE SOUTH CENTRAL ZONE.

REGISTERED PROFESSIONAL LAND SURVEYOR #4251 PAPE-DAWSON ENGINEERS, INC.

KNOW ALL MEN BY THESE PRESENTS

LINE TABLE			
LINE # BEARING LENGTH			
L1	N35'25'22"E	50.00'	
L2	N33*25'22"E	170.00'	
L3	N31*24'06"E	78.10	
L4	N25*51'14"E	77.00'	
L5	N30°23'16"E	238.24	
L6	S59°31'58"E	80.73	
L7	S20*56'08"E	162.37'	
L8	S51°01'31"E	60.28'	
L9	S82*37'05"E	121.51	
L10	N77'42'08"E	131.34'	
L11	S73*54'19"W	7.07'	
L12	S84*24'15"W	183.91'	
L13	S82*46'33"W	94.25'	
L14	N85*35'45"W	231.38'	
L15	S86*43'52"W	58.25'	

CURVE TABLE								
CURVE #	RADIUS	CHORD BEARING	CHORD	LENGTH				
C1	23072.30'	1*21'04"	1°21'04" N31°15'02"E		544.12'			
C2	3100.00'	2*33'34"	S14°48'54"E	138.47	138.48'			
C3	50.00'	104*50'48"	S33*51'52"W	79.25'	91.50'			
C4	15.00'	33'57'47"	S1*34'39"E	8.76'	8.89			
C5	528.00'	13*28'52"	S8*39'49"W	123.95	124.23			
C6	C6 648.00' 11°31'08'		S3*50'11"E	130.06	130.28			
C7	5045.00'	0°27'15"	N55*39*50"W	40.00'	40.00'			

LINE TABLE LINE # | BEARING | LENGTH L16 S80°24'15"W 451.08' L17 S86*09'36"W 88.20' L18 N79'53'50"W 86.53' L19 N58'39'57"W 53.58'

L20 N74°35'45"W 45.00' L21 S15*24'15"W 122.76'

L22 S15*24'15"W 17.74'

L23 N88'04'37"W 120.00' L24 S9*35'45"E 92.84'

L25 S80*24'15"W 97.40' L26 S30°12'49"W 227.54'

L27 N57'50'23"W 41.93' L28 S34*20'22"W 294.27'

L29 N34°20'22"E 292.75'

SUBDIVISION PLAT

MAYFAIR-FAIRWAY PARK

BEING 19.129 ACRES OF LAND OUT OF THE 778.313 ACRE TRACT RECORDED IN DOC. NO. 202106037786 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE ANTONIO MARIA ESNAURIZAR SURVEY NO. 1, ABSTRACT 98, COMAL COUNTY, TEXAS.

- PLAT NOTES:

 1. THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER JURISDICTIONAL ZONES. THIS SUBDIVISION IS WITHIN THE ETJ OF THE CITY OF NEW BRAUNFELS, TEXAS. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND
- OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.

 4. THE ELEVATION OF THE LOWEST FLOOR OF A STRUCTURE SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOIST A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET. THIS UNIT CONTAINS 0 BUILDABLE RESIDENTIAL LOTS.
- 6. ANY DRIVEWAY CONSTRUCTION ON COUNTY ROADS WITHIN THE UNINCORPORATED AREAS OF COMAL COUNTY MUST BE PERMITTED BY THE COMAL COUNTY ROAD DEPARTMENT. 7. STREET TREES PLANS WILL BE SUBMITTED WITH FINAL PLATS OF ADJACENT DEVELOPMENTS. TREE PLANTING WILL OCCUR WITH BUILDING PERMIT OR
- ADJACENT SUBDIVISION STREET CONSTRUCTION IN COMPLIANCE WITH THE 8. THIS PLAT IS SUBJECT TO THE REQUIREMENTS AND REGULATIONS OF THE MAYFAIR DEVELOPMENT AGREEMENT, RECORDED AS DOCUMENT NO. 202206006377 AND
- 9. THIS PLAT IS SUBJECT TO THE TERMS OF A UTILITY COST SHARING AGREEMENT SOUTHSTAR AT MAYFAIR, LLC. A COPY OF THE UTILITY COST SHARING AGREEMENT IS RECORDED AS DOCUMENT NO. 202206006599 IN THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.
- 10. NBU WILL ONLY SERVE WATER OR WASTEWATER TO A PLATTED LOT ONLY IF THE DEVELOPER AND LANDOWNERS COMPLY WITH THEIR OBLIGATIONS OUTLINED WITHIN THE UTILITY COST SHARING AGREEMENT SOUTHSTAR AT MAYFAIR, LLC.

SCHOOL DISTRICT NOTE:
REFERENCED PROPERTY LIES WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.

PAPE-DAWSON

NEW BRAUNFELS I SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 2000 NW LOOP 410 I SAN ANTONIO, TX 78213 | 210.375.9000 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: December 12, 2023

STATE OF TEXAS COUNTY OF COMAL

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DÈSIGNATED HEREIN AS THE MAYFAIR-FAIRWAY PARK SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: CHIP MILLS

SOUTHSTAR AT MAYFAIR DEVELOPER, LLC A TEXAS LIMITED LIABILITY COMPANY 1118 VINTAGE WAY. NEW BRAUNFELS, TX 78132

STATE OF TEXAS COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ______ DAY _____, <u>20</u>____, BY _____

> NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: _

CERTIFICATE OF APPROVAL

APPROVED FOR ACCEPTANCE

APPROVED THIS THE _____ DAY OF _____, 20 ____, BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

PLANNING COMMISSION CHAIRPERSON

NEW BRAUNFELS UTILITIES

DATE DIRECTOR OF PLANNING

DATE CITY ENGINEER

DATE STATE OF TEXAS

COUNTY OF COMAL ____, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS,

DOC. # _____ OF COMAL COUNTY ON THE _____ DAY OF _______, <u>20</u>____AT ______N WITNESS MY HAND OFFICIAL SEAL, THIS THE

COUNTY CLERK, COMAL, COUNTY, TEXAS

SHEET 1 OF 3

-FAIRWAY MAYFAIR-FA

PARK

JOCELYN PEREZ

PLAT NO. JOB NO. 30002-50 DATE DECEMBER 2023 DESIGNER HECKED K DRAWN MG

THE MAYFAIR-FAIRWAY PARK PLAT HAS NOT YET BEEN SUBMITTED TO THE CITY OF NEW BRAUNFELS PLANNING COMMISSION FOR APPROVAL.

HIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE® UNLESS OTHERWISE NOTED, Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.

JOCELYN PEREZ

MAYFAIR-FAIRWAY NEW BRAUNFELS, TEX

JOB NO. 30002-50 ATE DECEMBER 2023 CHECKED K DRAWN MG

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.

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MAYFAIR-FAIRWAY PARK NEW BRAUNFELS, TEXAS

JOB NO. 30002-50 DATE DECEMBER 2023

CHECKED K DRAWN MG

CONSTRUCTION PLAN NOTES

Revised 03/2020

If construction has not commenced within one-year of City approval for construction inspection, that approval is no longer valid.

The most current editions of the City of San Antonio Standard Specifications and the Texas Department of Transportation Standard Specifications for Construction of Highways, Streets and Bridges shall be followed for all construction except as amended by the City of New Braunfels Standard Details.

All responsibility for the adequacy of these plans remains with the engineer of record. In accepting these plans, the City of New Braunfels must rely upon the adequacy of the work of the engineer of record.

Prior to the start of construction, the contractor shall contact the City of New Braunfels to schedule a preconstruction meeting.

For Public Infrastructure Permit or Grading Permit Projects:

- For inspections, you must call before 12:00 p.m., 48 hours prior to your inspection
- Each inspection will be allotted 1 hour unless you request for more time.
- Once your request has been accepted, you will receive a call from the City of New Braunfels Inspector.

For Commercial Permit (**CP**) Projects:

- All inspections are to be called in at 830-221-4068 or.
- Faxed in at 830-608-2117 or,
- E-mailed at <u>inspections@nbtexas.org</u>.

It is the Contractor's responsibility to see that all temporary and permanent traffic control devices are properly installed and maintained in accordance with the plans and latest edition of the Texas Manual on Uniform Traffic Control Devices. If, in the opinion of the engineering representative and the construction inspector, the barricades and signs do not conform to established standards or are incorrectly placed or are insufficient in quantity to protect the general public, the construction inspector shall have the option to stop operations until such time as the conditions are corrected. If the need arises, additional temporary traffic control devices may be ordered by the Engineering representative at the Contractor's expense.

A TxDOT Type II B-B blue reflective raised pavement marker shall be installed in the center of the roadway adjacent to all fire hydrants. In locations where hydrants are situated on corners, blue reflective raised pavement markers shall be installed on both approaches which front the hydrant. The raised pavement marker shall meet TxDOT material, epoxy and adhesive specifications.

CHANNEL MAINTENANCE PLAN

The following are guidelines for the overall maintenance of the channel system and

drainage easement by the designated maintenance entity as defined by the executed

drainage agreement. The designated maintenance entity will be responsible for the operation, maintenance, and repair of the system and easement to ensure that it operates as

• *Inspections*. The channel should be inspected to assure proper operation at least 4 times annually. One of these inspections should occur during or immediately

• Mowing. The side slopes and bottom of the channel that are covered with grass must be mowed regularly to discourage woody growth and control weeds. Grass areas in and around the channel must be moved at least four times annually to limit vegetation height to 12 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. When moving is performed, a mulching mower should be used, or grass clippings should be caught and removed. Vegetation shall be maintained so as to match the intent of the original design of the channel and preserve the flow conveyance capacity. Any woody vegetation which becomes established shall be periodically removed or mulched to ground level. Any removal of brush which results in disturbance of established grades shall be

• Debris, Litter, and Obstruction Removal. Debris and litter may accumulate in the channel and/or near the drop structure and outfall and should be removed during regular mowing operations and inspections or after large rainfall events. Any other obstructions that impede flow as intended by the original design shall be removed in

Erosion Control. The channel side slopes and embankment may periodically suffer from slumping and erosion. Regrading and re-establishment of vegetation may be required to correct the problems. Vegetation should be re-established to the original design standards. Inspection of sediment deposits along the length of the channel should occur during the stated intervals. All sediment deposits exceeding 12" in depth or which are preventing positive drainage should be removed from the channel at least once annually. All sediment should be removed and disposed of

following wet weather.

repaired/re-graded and revegetated.

a timely manner.

It shall be the responsibility of the developer, contractor, subcontractors, builders, Geo-technical engineer, and project engineer to immediately notify the Office of the City Engineer and project engineer if the presence of groundwater within the site is evident. Upon notification the project engineer shall respond with plan revisions for the mitigation of the groundwater issue. The City Engineer shall respond within two (2) business days upon receipt of the mitigation plan. All construction activity, impacted by the discovery of groundwater, shall be suspended until the City Engineer grants a written approval of the groundwater mitigation plan.

As per Platting Ordinance Section 118-38m.: When all of the improvements are found to be constructed and completed in accordance with the approved plans and specifications and with the City's standards, and upon receipt of one set of "Record Drawing" plans, and a digital copy of all plans (PDF copy) the City Engineer shall accept such improvements for the City of New Braunfels, subject to the guaranty of material and workmanship provisions in this Section.

Construction Note

Contractor is responsible to ensure that erosion control measures and stormwater control sufficient to mitigate off site impacts are in place at all stages of construction.

Drainage Note Drainage improvements sufficient to mitigate the impact of construction shall be installed prior to adding impervious cover.

Finished Floor Elevations

The elevation of the lowest floor shall be at least 10 inches above the finished grade of the surrounding ground, which shall be sloped in a fashion so as to direct stormwater away from the structure. Properties adjacent to stormwater conveyance structures must have floor slab elevation or bottom of floor joists a minimum of one foot above the 100-year water flow elevation in the structure. Driveways serving houses on the downhill side of the street shall have a properly sized cross swale preventing runoff from entering the garage.

Soils Testing

Proctors shall be sampled from on-site material (on-site is defined as limits of construction for this -plan set) and a copy of the proctor results shall be delivered to the City of New Braunfels Street Inspector prior to any density tests.

All roadway compaction tests shall be the responsibility of the developer's Geotechnical Engineer. Flexible base or fill/embankment material shall be placed in uniform layers not to exceed eight inches (8") loose. The required density for the fill/embankment material shall meet the requirements of TxDOT's Specification Item 132. The required density for the flexible base material shall meet the requirements of TxDOT's Specification Item 247. Each layer of material, inclusive of subgrade, shall be compacted as specified and tested for density and moisture in accordance with Test Methods TEX-113-E, TEX-114-E, TEX-115-E. The number and location of required tests shall be determined by the Geotechnical Engineer and approved by the City of New Braunfels Street Inspector. At a minimum, tests shall be taken every 200 LF for each lift. Upon completion of testing, the Geotechnical Engineer will provide the City of New Braunfels Street Inspector with all testing documentation and a certification stating that the placement of flexible

The designated "Responsible party" is responsible to insure that erosion control measures and stormwater control sufficient to mitigate off site impacts are in place at all stages of construction.

DRAINAGE MAINTENANCE PLAN

The storm drain pipe shall be checked for accumulation of silt, debris or other obstructions which could block flow. When silt deposits have accumulated to the point of reducing the drain capacity then the pipes can be flushed with a high-pressure water flushing process. Soil accumulations, vegetative overgrowth and other blockages should be cleared from the pipe discharge point. Erosion at the point of discharge shall be monitored. If erosion occurs, the addition of rock rubble to disperse the flow should be accomplished.

density tests may be requested by the City of New Braunfels Inspector.

Asphaltic concrete pavement shall be the type of hot mix asphalt as defined in TxDOT's standard specifications for current TxDOT Standard Specifications for Construction of

The City of New Braunfels will not accept the use of Recycled Asphalt Pavement (RAP) or Recycled Asphalt Shingles (RAS) in asphalt mixtures for new roadways. Any debris inclusions within new asphalt pavements will result in asphalt removal and replacement from curb to curb for limits to be determined by the City of New Braunfels.

base, and fill material, and subgrade, has been completed in accordance with the plans. Additional

The asphaltic concrete pavement surface course shall be plant mixed, hot laid type "D" meeting the specification requirements of TxDOT Item 340. The asphaltic concrete pavement sub-surface courses shall be plant mixed, hot laid type "B" meeting the specification requirements of TxDOT Item 340. The mixture shall be designed per the design requirements specified in TxDOT Item 340 and shall be compacted to between 91 and 95 percent of the maximum theoretical density as determined by TxDOT test method TEX-227-F. Place the mixture when the roadway surface temperature is at or above 60°F. Complete all compaction operations before the pavement temperature drops below 160°F. The asphalt cement content by percent of total mixture weight shall fall within a tolerance of ± 0.5 percent from a specific mix design.

<u>Utility Trench Compaction</u> (added to the construction plans on All Utility Plan Sheets).

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 the Geotechnical Engineer shall provide the City of New Braunfels Street Inspector with all testing documentation and a certification stating that the placement of fill material has been completed in accordance with the plans. Additional density tests may be requested by the City of New Braunfels Inspector.

Curb Cut Due to Construction of New Right-Of-Way Construction

(Indicate the 2 Options on the construction plans).

- 1. Sawcut existing street and match to new construction.
- 2. Sawcut existing curb to tie into existing construction.

Construction Stabilized Entrance

Sawcut curb for construction entrance.

Highways, Street and Bridges.

Stabilized construction area shall be constructed of 3"x5" rock to be placed a minimum length of 25-ft. and maintained so that construction debris does not fall within the city right-of-way. Rightof-way must be cleared from mud, rocks, etc. at all times.

(Notes to Be Placed on All WW Plan & Detail Sheets)

Ensure all driveway approaches are built in general accordance with A.D.A. specifications.

No valves, hydrants, etc. shall be constructed within curbs, sidewalks, or driveways.

Signing and Pavement Marking Plan Notes

The Contractor shall furnish and install all regulatory and warning signs, streets name signs and sign mounts in accordance with approved engineering plans. The City will inspect all signs at final inspection.

The Contractor shall install all pavement markings in accordance with approved engineering plans. The Contractor shall notify the City at least twenty-four (24 hours prior to the installation of all sealer and final markings. The City will inspect all markings at final application.

Seeding and Establishment of Vegetation within Earthen Channels, Stormwater Basins and Disturbed Areas

Seeding for the purpose of establishing vegetation within constructed earthen channels, basins and disturbed areas shall be conducted in accordance with Item 164 (Seeding for Erosion Control of TxDOT's Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges manual. Only seed types and mixes specified for the San Antonio District (District 15 in Tables 1 and 2 under Item 164 shall be utilized. During the Cool Season (Sept 1-Nov 30, Cereal Rye and seed species specified for the San Antonio District in Table 3 may be used. For Cool Season seeding applications, cool season seed mixes shall be used in conjunction with seed mixes for the San Antonio District as specified in Table 1 and 2 under Item 164.

It may be deemed necessary to incorporate topsoil and soil amendments (i.e. compost/ fertilizer into existing soil in order to facilitate vegetation growth. Topsoil, compost and fertilizer additions shall be conducted according to Items 160, 161 and 166 of TxDOT's Standard Specifications manual, respectively.

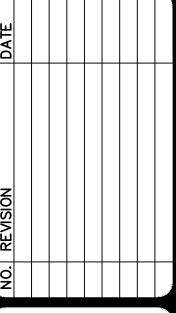
Areas requiring permanent vegetation (earthen channels, ponds, etc.) are required to meet TxDOT Specifications for Item 160 Topsoil. Testing per Tex-128-E will be required at the City's request.

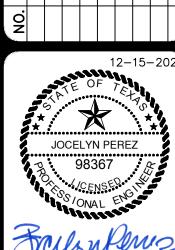
Watering may also be necessary to facilitate and expedite the sprouting and growth of vegetation. Item 168 of TxDOT's Standard Specifications manual shall be adhered to for vegetative watering.

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.

PROPOSED CONSTRUCTION SEQUENCE

- 1. INSTALL TEMPORARY STORMWATER EROSION CONTROL MEASURES IN AFFECTED CONSTRUCTION
- AREAS AND STABILIZED CONSTRUCTION ENTRANCES/EXITS. 2. INSTALL TREE PRESERVATION MEASURES, IF REQUIRED.
- 3. EXCAVATE PARKING DRIVES AND PARKING AREAS.
- 4. CONSTRUCT SUBGRADE AND BASE FOR DRIVES AND PARKING AREAS.
- 5. CONSTRUCT CURBS FOR DRIVES AND PARKING AREAS. 6. CONSTRUCT ASPHALT PAVEMENT FOR DRIVES AND PARKING AREAS.
- 7. ESTABLISH SITE STABILIZATION.
- 8. REMOVE ALL TEMPORARY STORMWATER EROSION CONTROL MEASURES.







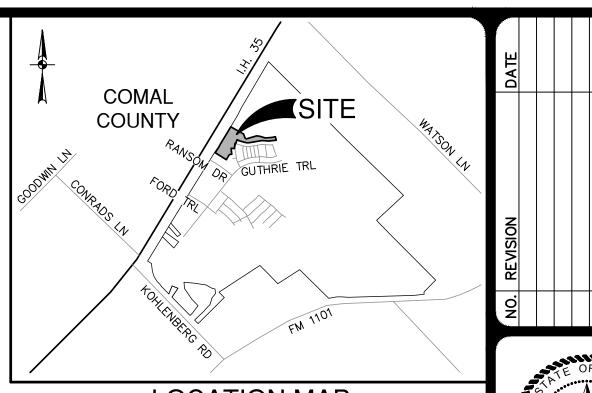
PARK

MAYFAIR-FAIRWA NEW BRAUNFELS, TE

JOB NO. 30002-50 DATE DECEMBER 2023 DESIGNER CHECKED K DRAWN ML

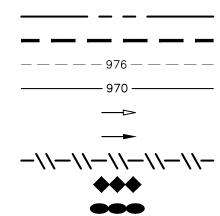


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LOCATION MAP





LIMITS OF CONSTRUCTION EXISTING CONTOUR

JOCELYN PEREZ

PROPOSED CONTOUR FLOW ARROW (EXISTING) FLOW ARROW (PROPOSED) SILT FENCE

ROCK BERM GRAVEL FILTER BAGS

GRATE INLET PROTECTION SEDIMENT CONTROL ROLLS LIMITS OF DISTURBED AREA STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)

CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA (FIELD LOCATE) CONCRETE TRUCK WASH-OUT PIT (FIELD LOCATE)

GENERAL NOTES

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL

8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.

13. SHADED AREA DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES. HOUSE CONSTRUCTION ACTIVITIES WILL REQUIRE A SEPARATE STORM WATER POLLUTION PREVENTION PLAN.

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

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES—STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

JOB NO. 30002-50

ESIGNER HECKED K DRAWN ML

ATE DECEMBER 2023

SCHEMATIC OF TEMPORARY CONSTRUCTION ENTRANCE/EXIT

1. THE AGGREGATE SHOULD CONSIST OF 4-INCH TO 8-INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.

8-INCHES. 3. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/YD2, A MULLEN BURST RATING OF 140 LB/IN2, AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.

2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF

4. IF A WASHING FACILITY IS REQUIRED, A LEVEL AREA WITH A MINIMUM OF 4-INCH DIAMETER WASHED STONE OR COMMERCIAL ROCK SHOULD BE INCLUDED IN THE PLANS. DIVERT WASTEWATER TO A SEDIMENT TRAP OF

RUNOFF AWAY FROM THE PUBLIC ROAD.

LAY SOD IN A STAGGERED PATTERN. BUTT

THE STRIPS TIGHTLY AGAINST EACH OTHER.

DO NOT LEAVE SPACES AND DO NOT

OVERLAP. A SHARPENED MASON'S TROWEL

IS A HANDY TOOL FOR TUCKING DOWN THE

TING — ANGLED ENDS CAUSED BY

AUTOMATIC SOD CUTTER MUST BE MATCHED

ENDS AND TRIMMING PIECES.

MATERIALS

OF 36 HOURS.

SHOOT GROWTH AND THATCH.

SITE PREPARATION

SEDIMENT TRAP OR BASIN.

1. AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.

2. THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.

3. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG. 4. IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE 6-INCHES TO 8-INCHES HIGH WITH 3:1 (H: V) SIDE SLOPES. ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT

5. PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.

6. PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE. 7. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A

8. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD

STABILIZE FOUNDATION

SECTION "A-A" OF A CONSTRUCTION ENTRANCE/EXIT

COMMON TROUBLE POINTS 1. INADEQUATE RUNOFF CONTROL-SEDIMENT WASHES ONTO PUBLIC ROAD. 2. STONE TOO SMALL OR GEOTEXTILE FABRIC ABSENT, RESULTS IN MUDDY

TRACKED ON TO ROAD AND POSSIBLE DAMAGE TO ROAD.

CONDITION AS STONE IS PRESSED INTO SOIL. PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC-EXTEND PAD BEYOND THE MINIMUM 50-FOOT LENGTH AS NECESSARY. 4. PAD NOT FLARED SUFFICIENTLY AT ROAD SURFACE, RESULTS IN MUD BEING

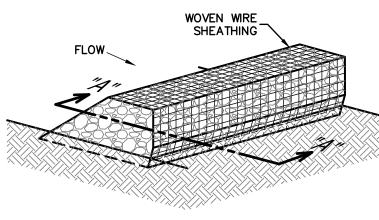
5. UNSTABLE FOUNDATION - USE GEOTEXTILE FABRIC UNDER PAD AND/OR IMPROVE FOUNDATION DRAINAGE.

INSPECTION AND MAINTENANCE GUIDELINES . THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. 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. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR. 3. WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT

PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. 4. WHEN WASHING IS REQUIRED. IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR

5. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.



ISOMETRIC PLAN VIEW

THE PURPOSE OF A ROCK BERM IS TO SERVE AS A CHECK DAM IN AREAS

OF CONCENTRATED FLOW, TO INTERCEPT SEDIMENT-LADEN RUNOFF, DETAIN

THE SEDIMENT AND RELEASE THE WATER IN SHEET FLOW. THE ROCK BERM

SHOULD BE USED WHEN THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 5

ACRES. ROCK BERMS ARE USED IN AREAS WHERE THE VOLUME OF RUNOFF

IS TOO GREAT FOR A SILT FENCE TO CONTAIN. THEY ARE LESS EFFECTIVE

FOR SEDIMENT REMOVAL THAN SILT FENCES, PARTICULARLY FOR FINE

PARTICLES, BUT ARE ABLE TO WITHSTAND HIGHER FLOWS THAN A SILT FENCE.

AS SUCH, ROCK BERMS ARE OFTEN USED IN AREAS OF CHANNEL FLOWS

(DITCHES, GULLIES, ETC.). ROCK BERMS ARE MOST EFFECTIVE AT REDUCING

BED LOAD IN CHANNELS AND SHOULD NOT BE SUBSTITUTED FOR OTHER

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE

RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY

2. REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES

AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER THAT

4. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION

5. THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS,

6. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS

EROSION AND SEDIMENT CONTROL MEASURES FARTHER UP THE WATERSHED.

INSPECTION AND MAINTENANCE GUIDELINES

ROCK BERMS

INSPECTIONS SHOULD BE MADE.

WILL NOT CAUSE ANY ADDITIONAL SILTATION.

WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

ARE STABILIZED AND ACCUMULATED SILT REMOVED.

3. REPAIR ANY LOOSE WIRE SHEATHING.

MATERIALS

DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT 2. CLEAN, OPEN GRADED 3-INCH TO 5-INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5-INCH TO 8-INCH DIAMETER ROCKS MAY BE

THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE

SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE

SECTION "A-A"

WOVEN WIRE SHEATHING

INSTALLATION

1. LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1 INCH

2. BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H: V) OR FLATTER. 3. PLACE THE ROCK ALONG THE SHEATHING AS SHOWN IN THE DIAGRAM TO

A HEIGHT NOT LESS THAN 18" 4. WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH TIE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.

OR AS NEAR AS POSSIBLE. 6. THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.

5. BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE

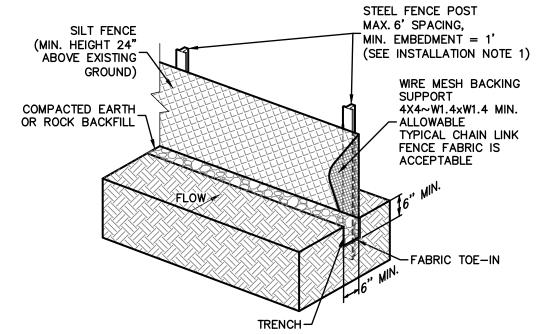
COMMON TROUBLE POINTS

. INSUFFICIENT BERM HEIGHT OR LENGTH (RUNOFF QUICKLY ESCAPES OVER THE TOP OR AROUND THE SIDES OF BERM).

2. BERM NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND ONE SIDE).

ROCK BERM DETAIL

NOT-TO-SCALE



STAPLE

INCORREC^{*}

SOD INSTALLATION

USE PEGS OR STAPLES TO FASTEN SOD

FIRMLY - AT THE ENDS OF STRIPS AND

IN THE CENTER, OR EVERY 3-4 FEET IF

THE STRIPS ARE LONG. WHEN READY TO

MOW, DRIVE PEGS OR STAPLES FLUSH

APPEARANCE OF GOOD SOD 1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE

STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT-TO-SCALE

SEDIMENT BASIN

SHOOTS OR GRASS BLADES.

HEALTHY: MOWED AT A 2"-3"

CUTTING HEIGHT

GRASS SHOULD BE GREEN AND

-THATCH- GRASS CLIPPINGS AND

ROOT ZONE - SOIL AND ROOTS.

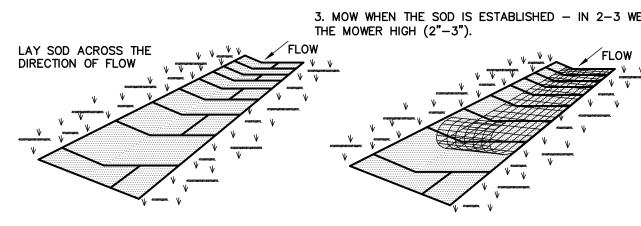
DEAD LEAVES, UP TO 1/2" THICK.

SHOULD BE 1/2"-3/4" THICK, WITH

DENSE ROOT MAT FOR STRENGTH.

SOIL. 2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS

SOON AS THE SOD IS LAID. 3. MOW WHEN THE SOD IS ESTABLISHED $-\ \mbox{IN}\ 2-3$ WEEKS. SET



1. SOD SHOULD BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4" INCH

 $(\pm 1/4"$ INCH) AT THE TIME OF CUTTING. THIS THICKNESS SHOULD EXCLUDE

2. PIECES OF SOD SHOULD BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND

TORN OR UNEVEN PADS SHOULD NOT BE ACCEPTABLE.

SUSPENDED FROM A FIRM GRASP ON ONE END OF THE SECTION.

TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED PLAN.

INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.

LENGTH. WITH A MAXIMUM ALLOWABLE DEVIATION IN ANY DIMENSION OF 5%.

3. STANDARD SIZE SECTIONS OF SOD SHOULD BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN

4. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD

PRIOR TO SOIL PREPARATION, AREAS TO BE SODDED SHOULD BE BROUGHT

2. THE SURFACE SHOULD BE CLEARED OF ALL TRASH, DEBRIS AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD

FERTILIZE ACCORDING TO SOIL TESTS. FERTILIZER NEEDS CAN BE

DETERMINED BY A SOIL TESTING LABORATORY OR REGIONAL RECOMMENDATIONS

CAN BE MADE BY COUNTY AGRICULTURAL EXTENSION AGENTS. FERTILIZEI

SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 3 INCHES WITH A DISC,

FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE CONTOUR.

SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. ON SLOPING LAND, THE

. SOD STRIPS IN WATERWAYS SHOULD BE LAID PERPENDICULAR TO THE

2. AFTER ROLLING OR TAMPING, SOD SHOULD BE PEGGED OR STAPLED TO

RESIST WASHOUT DURING THE ESTABLISHMENT PERIOD. MESH OR OTHER

DIRECTION OF FLOW. CARE SHOULD BE TAKEN TO BUTT ENDS OF STRIPS

IN CRITICAL AREAS, SECURE SOD WITH NETTING. USE STAPLES.

GENERAL INSTALLATION (VA. DEPT. OF CONSERVATION, 1992

REDUCE ROOT BURNING AND DIEBACK.

(SEE FIGURE ABOVE).

. SOD SHOULD NOT BE CUT OR LAID IN EXCESSIVELY WET OR DRY WEATHER. SOD ALSO SHOULD NOT BE LAID ON SOIL SURFACES THAT ARE FROZEN. 2. DURING PERIODS OF HIGH TEMPERATURE, THE SOIL SHOULD BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOD, TO COOL THE SOIL AND

WITH THE GROUND.

FIRST ROW OF SOD SHOULD BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND BUTTING TIGHTLY AGAINST EACH OTHER. LATERAL JOINTS SHOULD BE STAGGERED TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. CARE SHOULD BE EXERCISED TO ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS

4. ON SLOPES 3:1 OR GREATER, OR WHEREVER EROSION MAY BE A PROBLEM SOD SHOULD BE LAID WITH STAGGERED JOINTS AND SECURED BY STAPLING OF OTHER APPROVED METHODS. SOD SHOULD BE INSTALLED WITH THE LENGTH PERPENDICULAR TO THE SLOPE (ON CONTOUR).

5. AS SODDING OF CLEARLY DEFINED AREAS IS COMPLETED, SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE FIRM CONTACT BETWEEN ROOTS AND SOIL. AFTER ROLLING, SOD SHOULD BE IRRIGATED TO A DEPTH SUFFICIENT THAT THE UNDERSIDE OF THE SOD PAD AND THE SOIL 4 INCHES BELOW THE SOD IS

UNTIL SUCH TIME A GOOD ROOT SYSTEM BECOMES DEVELOPED, IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHOULD BE PERFORMED AS OFTEN AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF AT LEAST

8. THE FIRST MOWING SHOULD NOT BE ATTEMPTED UNTIL THE SOD IS FIRMLY ROOTED, USUALLY 2-3 WEEKS. NOT MORE THAN ONE THIRD OF THE GRASS LEAF SHOULD BE REMOVED AT ANY ONE CUTTING.

INSPECTION AND MAINTENANCE GUIDELINES 1. SOD SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAIN EVENT TO LOCATE AND REPAIR ANY DAMAGE.

DAMAGE FROM STORMS OR NORMAL CONSTRUCTION ACTIVITIES SUCH AS TIRE RUTS OR DISTURBANCE OF SWALE STABILIZATION SHOULD BE REPAIRED AS SOON AS PRACTICAL.

SOD INSTALLATION DETAIL

SILT FENCE DETAIL NOT-TO-SCALE

ISOMETRIC PLAN VIEW

SILT FENCE A SILT FENCE IS A BARRIER CONSISTING OF GEOTEXTILE FABRIC SUPPORTED BY METAL POSTS TO PREVENT SOIL AND SEDIMENT LOSS FROM A SITE. WHEN PROPERLY USED. SILT FENCES CAN BE HIGHLY EFFECTIVE AT CONTROLLING SEDIMENT FROM DISTURBED AREAS. THEY CAUSE RUNOFF TO POND, ALLOWING HEAVIER SOLIDS TO SETTLE OUT. IF NOT PROPERLY INSTALLED, SILT FENCES ARE NOT LIKELY TO BE EFFECTIVE.

THE PURPOSE OF A SILT FENCE IS TO INTERCEPT AND DETAIN WATER-BORN SEDIMENT FROM UNPROTECTED AREAS OF A LIMITED EXTENT. SILT FENCE IS USED DURING THE PERIOD OF CONSTRUCTION NEAR THE PERIMETER OF A DISTURBED AREA TO INTERCEPT SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH. THIS FENCE SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SILT FENCE SHOULD NOT BE USED WHERE THERE IS A CONCENTRATION OF WATER IN A CHANNEL OF DRAINAGE WAY. IF CONCENTRATED FLOW OCCURS AFTER INSTALLATION, CORRECTIVE ACTION MUST BE TAKEN SUCH AS PLACING A ROCK BERM IN THE AREAS OF CONCENTRATED FLOW.

SILT FENCING WITHIN THE SITE MAY BE TEMPORARILY MOVED DURING THE DAY TO ALLOW CONSTRUCTION ACTIVITY PROVIDED IT IS REPLACED AND PROPERLY ANCHORED TO THE GROUND AT THE END OF THE DAY. SILT FENCES ON THE PERIMETER OF THE SITE OR AROUND DRAINAGE WAYS SHOULD NOT BE MOVED AT ANY TIME.

1. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN2, ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NUMBER 30.

. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y-BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM WEIGHT 1.25 LB/FT, AND BRINDELL HARDNESS

3. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12 GAUGE MINIMUM.

1. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 1-FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET.

2. LAY OUT FENCING DOWN—SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS 1/4 ACRE/100 FEET OF FENCE.

3. THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

4. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT

POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3-FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET SILT FENCE SHOULD BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

COMMON TROUBLE POINTS 1. FENCE NOT INSTALLED ALONG THE CONTOUR CAUSING WATER TO CONCENTRATE AND FLOW OVER THE FENCE.

2. FABRIC NOT SEATED SECURELY TO GROUND (RUNOFF PASSING UNDER FENCE).

3. FENCE NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING

4. FENCE TREATING TOO LARGE AN AREA, OR EXCESSIVE CHANNEL FLOW (RUNOFF OVERTOPS OR COLLAPSES FENCE).

INSPECTION AND MAINTENANCE GUIDELINES 1. INSPECT ALL FENCING WEEKLY, AND AFTER RAINFALL.

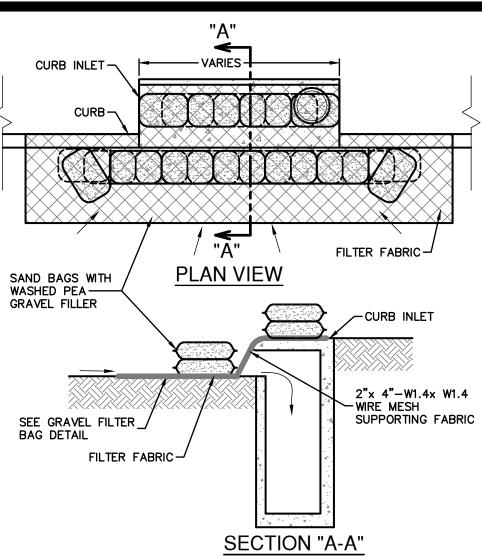
2. REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.

3. REPLACE TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.

REPLACE OR REPAIR SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE 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.

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 AN APPROVED LANDFILL.

PIT DETAIL



GENERAL NOTES

CONTRACTOR TO INSTALL 2"x4"-W1.4xW1.4 WIRE MESH SUPPORTING FILTER FABRIC OVER THE INLET OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR WIRE TIES AT THIS LOCATION. SAND BAGS FILLED WITH WASHED PEA GRAVEL SHOULD BE PLACED ON TOP OF WIRE MESH ON TOP OF THE INLET AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SANDBAGS FILLED WITH WASHED PEA GRAVEL SHOULD ALSO BE PLACED ALONG THE GUTTER AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SAND BAGS TO BE STACKED TO FORM A CONTINUOUS BARRIER AROUND INLETS.

THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.

INSPECTION AND MAINTENANCE GUIDELINES . INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE

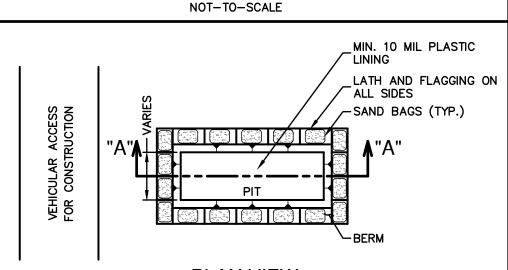
2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND 4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.

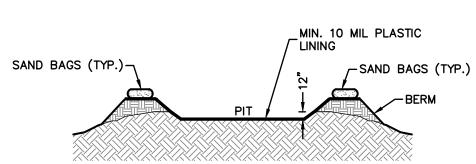
STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

BAGGED GRAVEL CURB INLET

PROTECTION DETAIL



PLAN VIEW



SECTION "A-A'

GENERAL NOTES . DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.

2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION

FROM STORM WATER RUNOFF. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES OR WATER BODIES.

TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

MATERIALS

PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL

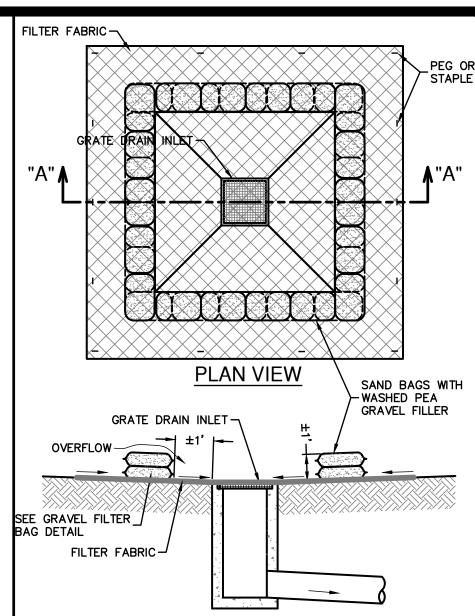
MAINTENANCE

WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED

HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.

CONCRETE TRUCK WASHOUT

NOT-TO-SCALE



GENERAL NOTES . THE SANDBAGS SHOULD BE FILLED WITH WASHED PEA GRAVEL AND STACKED TO FORM A CONTINUOUS BARRIER ABOUT 1 FOOT HIGH AROUND

SECTION "A-A"

2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS. INSPECTION AND MAINTENANCE GUIDELINES . INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY

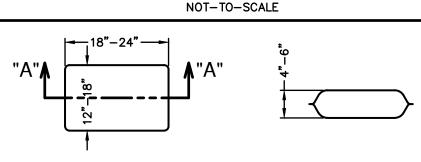
. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MATTER THAT IT WILL NOT ERODE. 3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE

4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OF

5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

BAGGED GRAVEL GRATE INLET PROTECTION DETAIL

SECTION "A-A"



PLAN VIEW

. THE FILTER BAG MATERIAL SHALL BE MADE OF POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN FABRIC, MIN. UNIT WEIGHT OF 4 OUNCES/SY, HAVE A MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.

THE FILTER BAG SHALL BE FILLED WITH CLEAN, MEDIUM WASHED PEA GRAVEL TO COARSE GRAVEL (0.31 TO 0.75 INCH DIAMETER). 3. SAND SHALL <u>NOT</u> BE USED TO FILL THE FILTER BAGS.

GRAVEL FILTER BAG DETAIL

NOT-TO-SCALE

CONSTRUCTION EQUIPMENT & VEHICLE STORAGE AI MAINTENANC AREA OFFICE CONSTRUCTION AND WASTE LEGEND MATERIAL STORAGE AREA

CONSTRUCTION STAGING AREA

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

NOT-TO-SCALE

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE

SHEET IN THE CIVIL IMPROVEMENT PLANS.

→ FLOW ARROWS

SIGNER

HECKED 坏 DRAWN M

DECEMBER 2023

JOCELYN PEREZ

98367

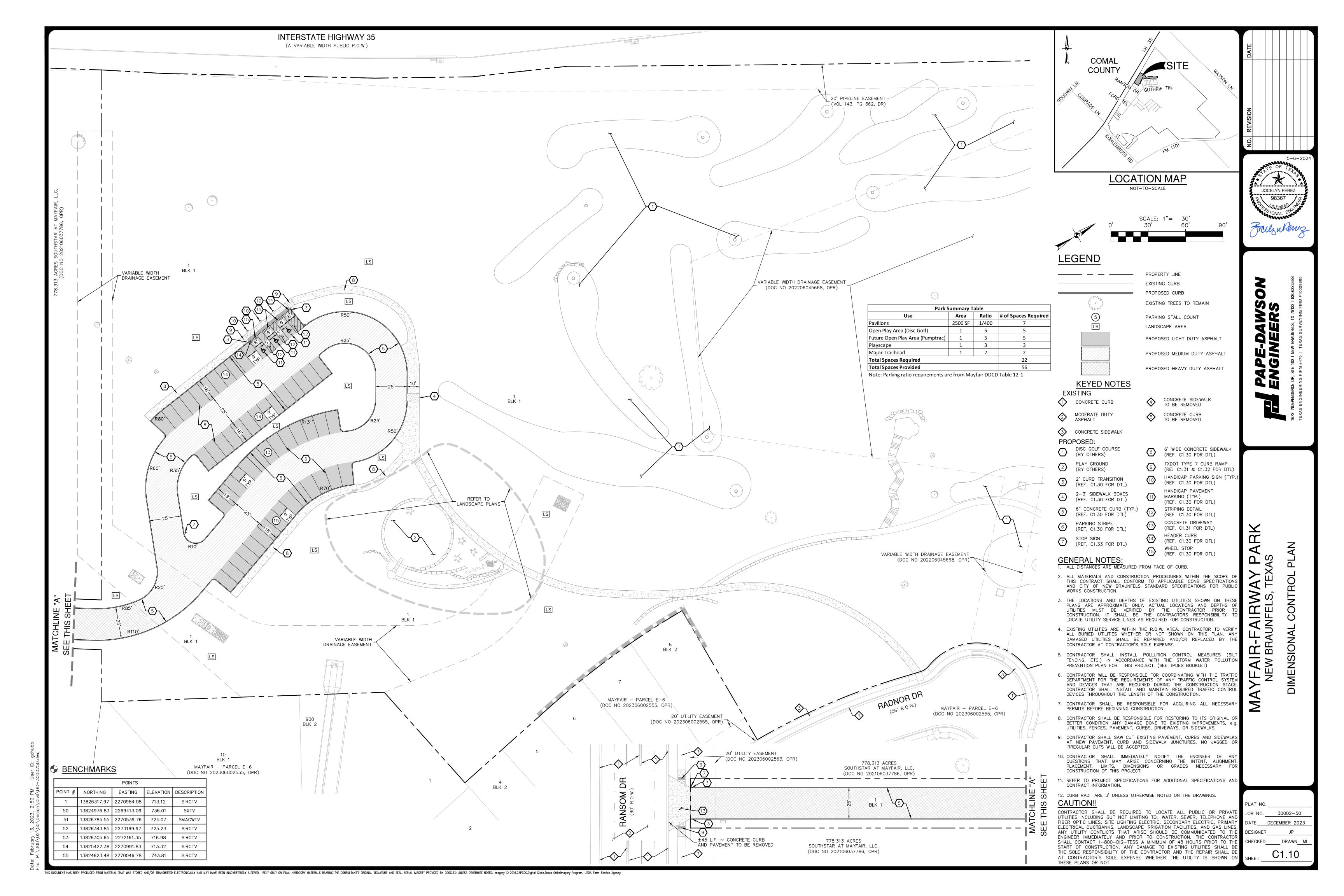
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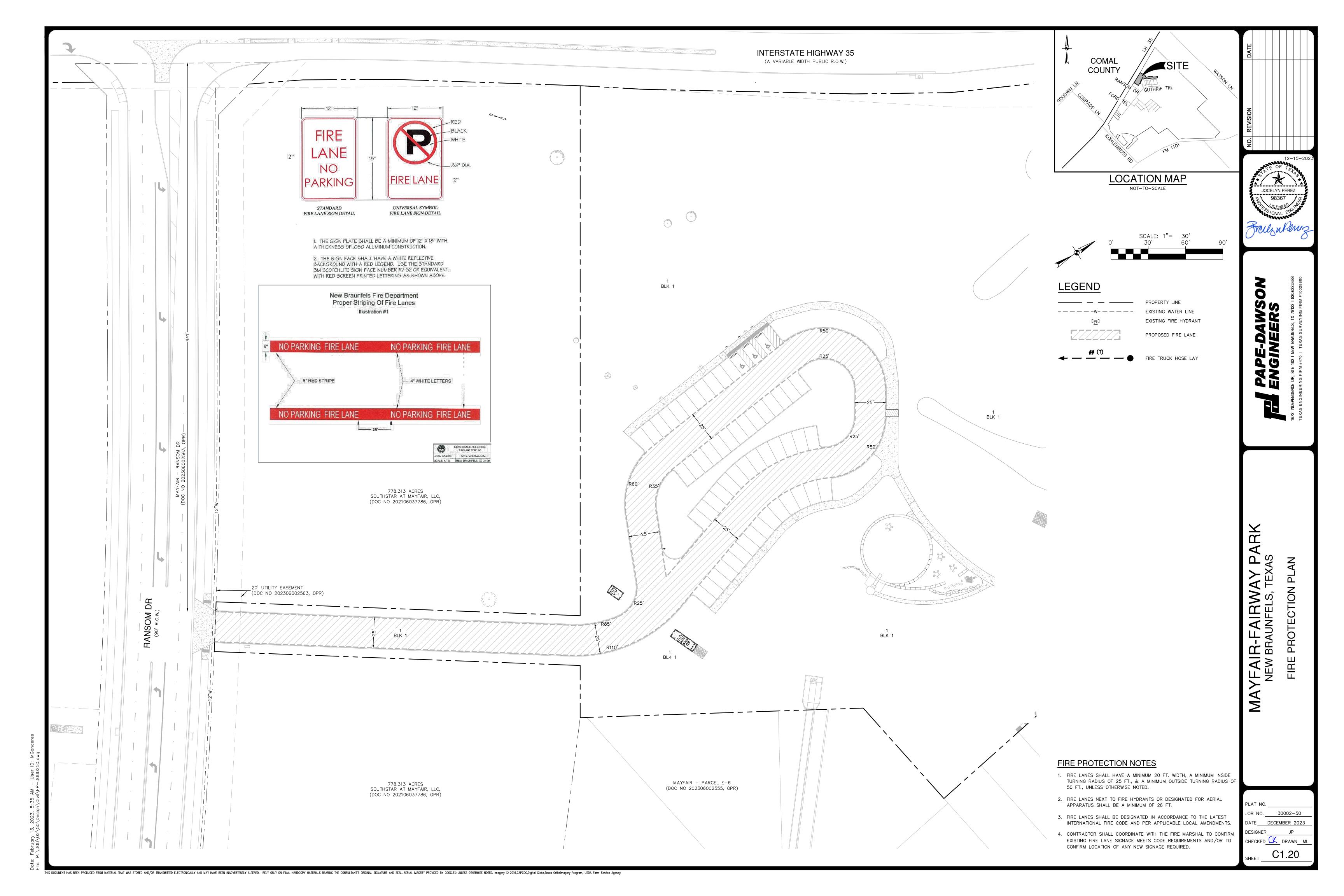
NETTING MAY BE PEGGED OVER THE SOD FOR EXTRA PROTECTION IN CRITICAL

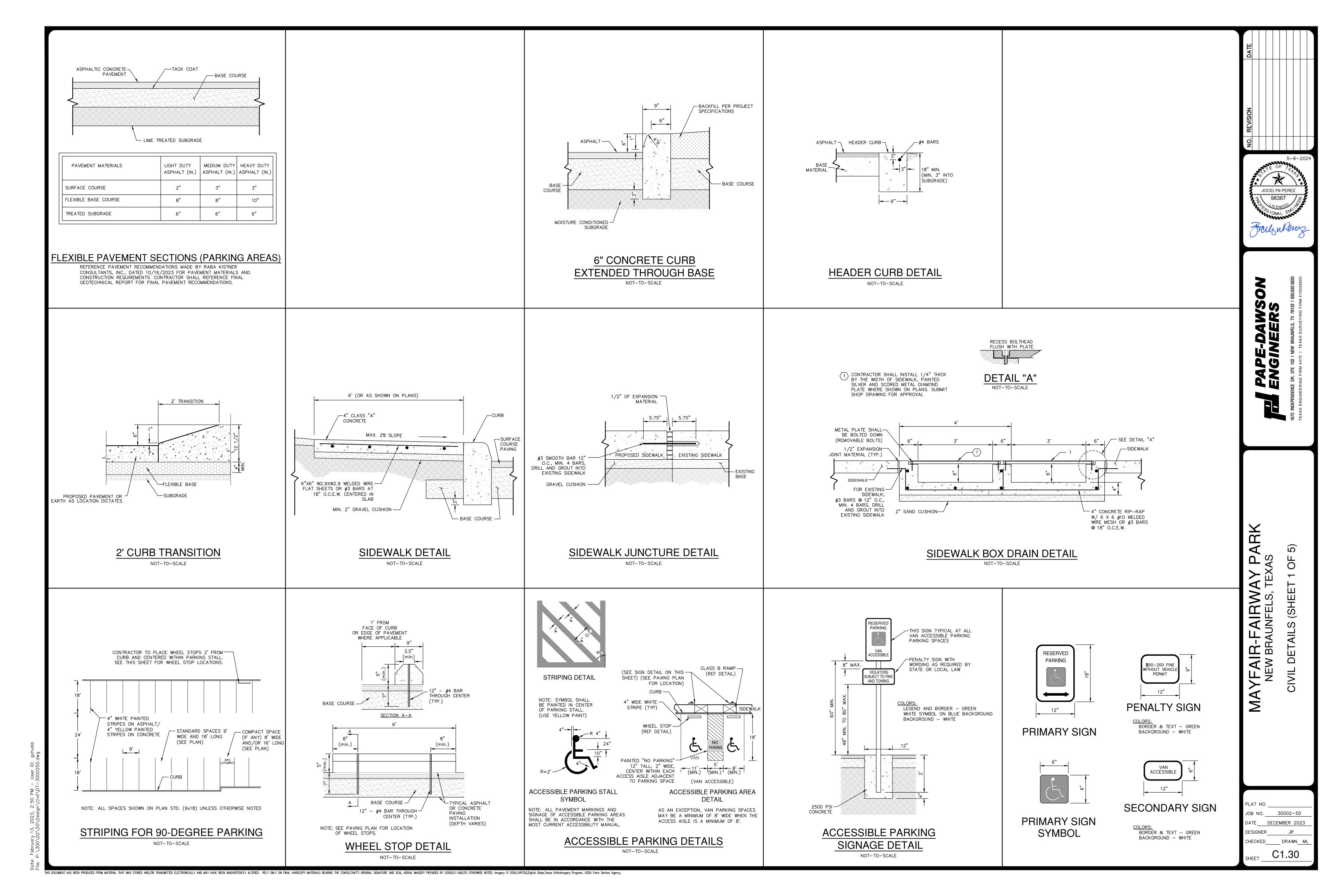
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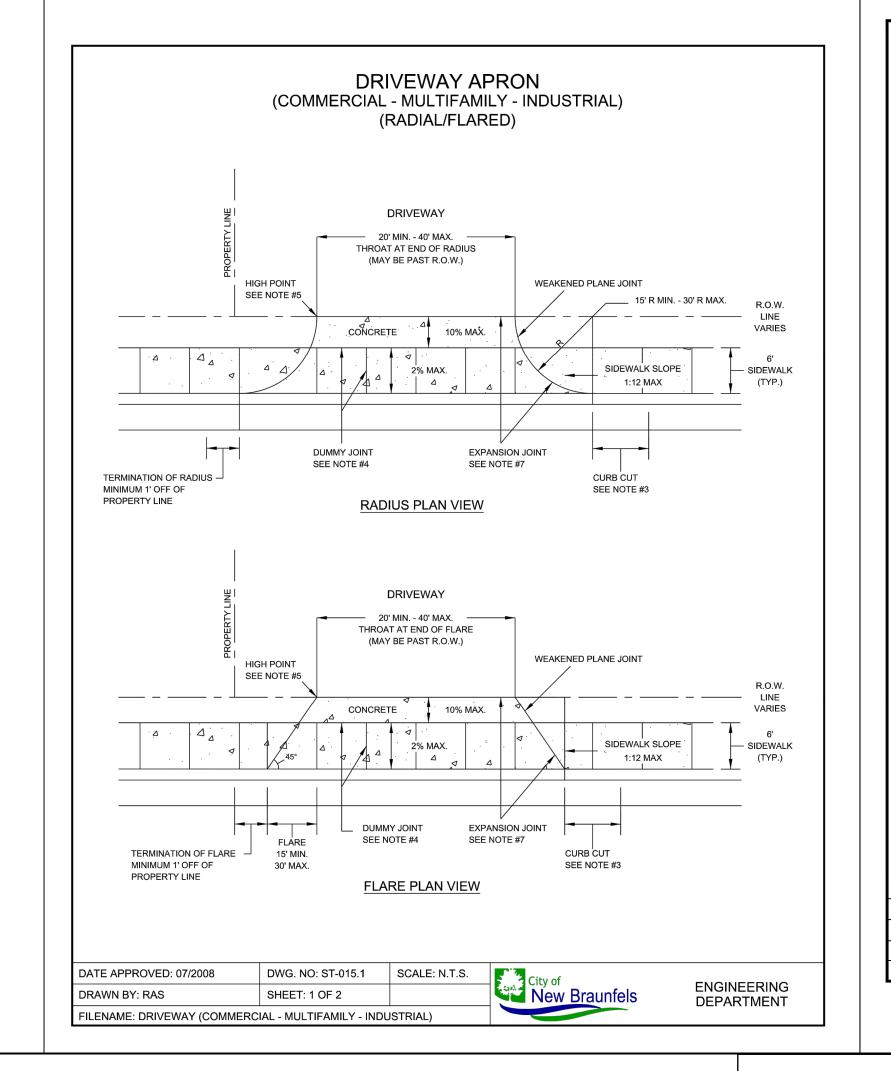
INSTALLATION IN CHANNELS

TIGHTLY (SEE FIGURE ABOVE).

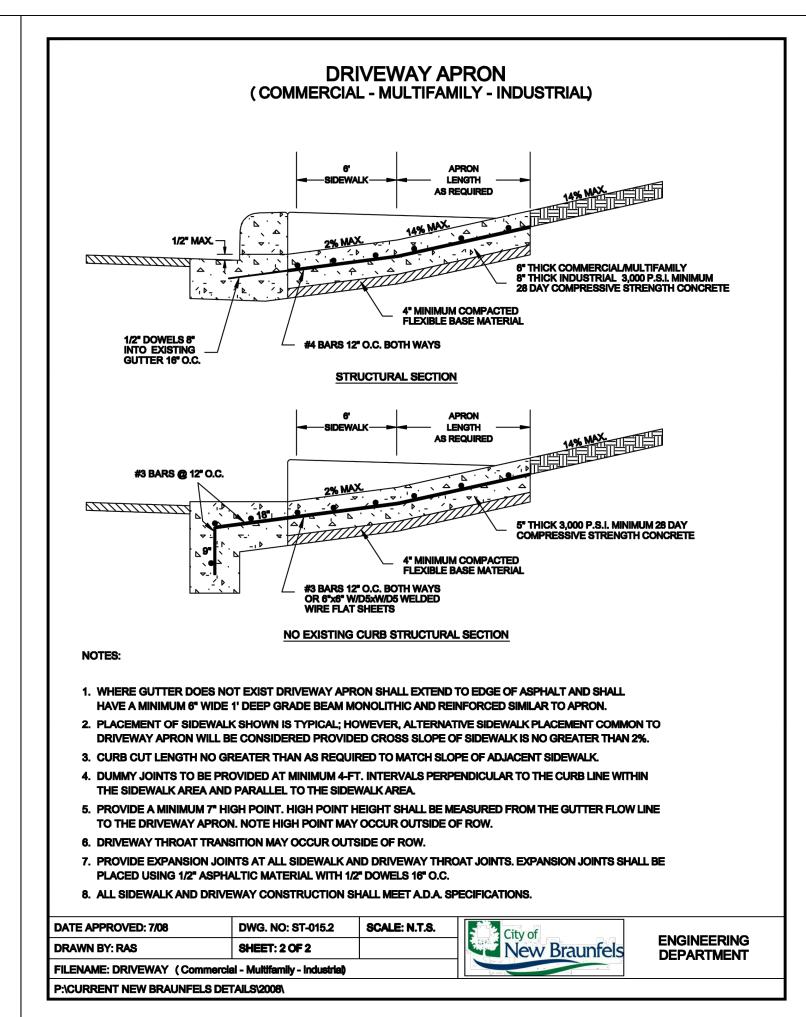


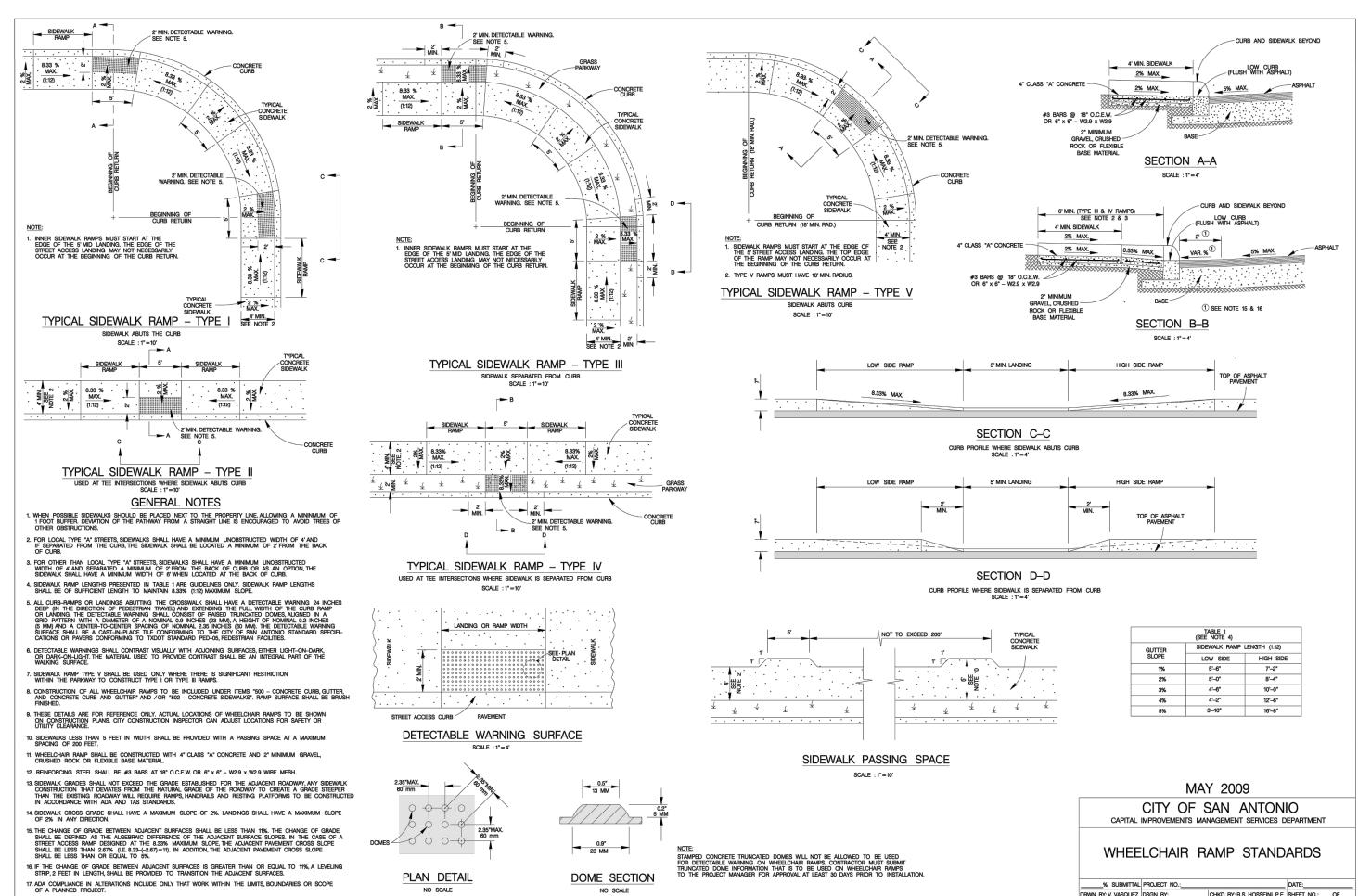




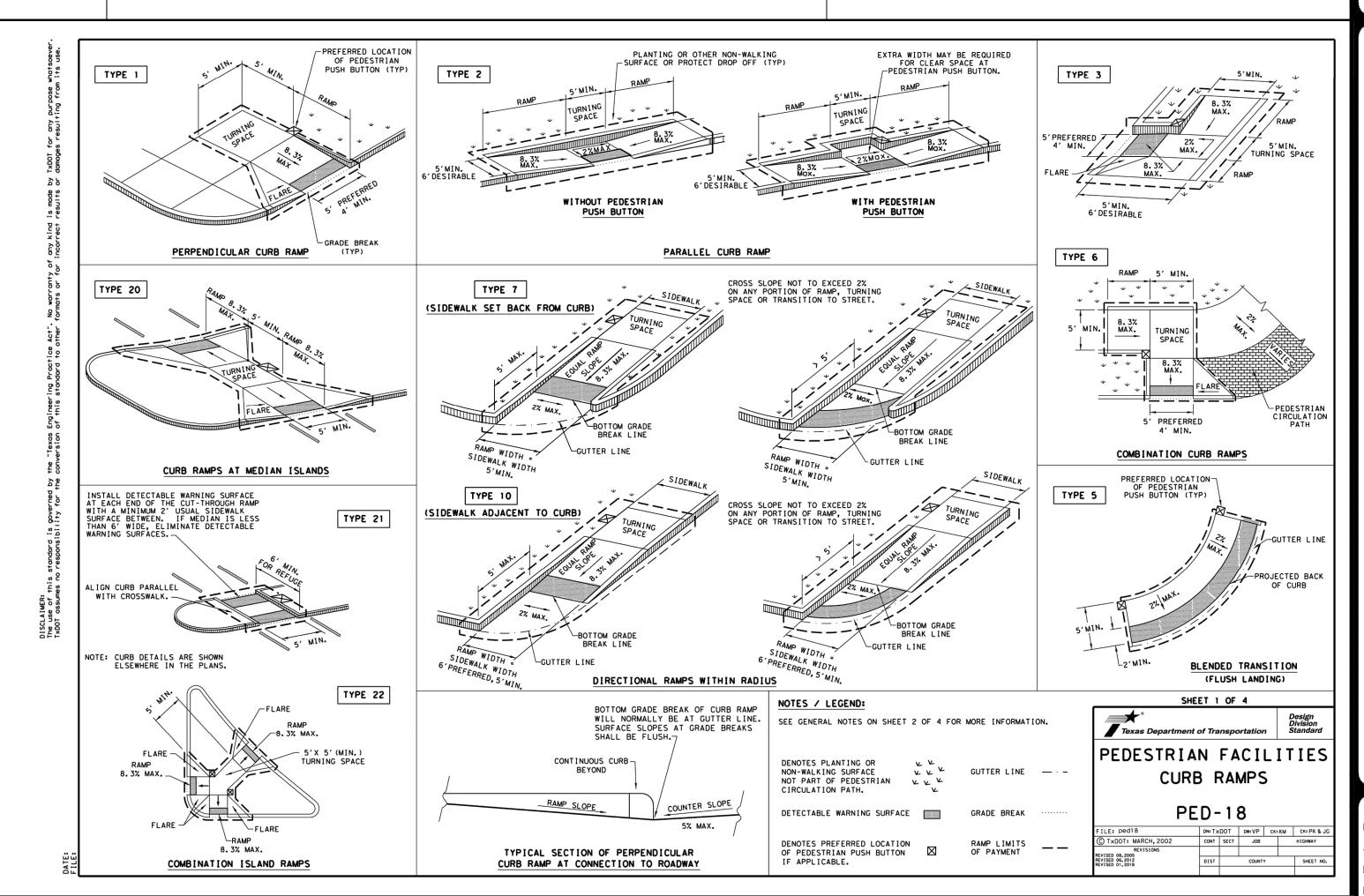


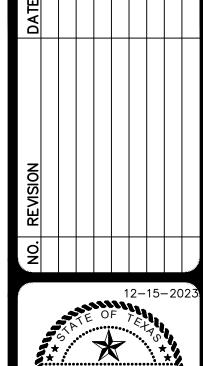
DRWN. BY: <u>V. VASQUEZ</u> DSGN. BY: _____ CHKD. BY: <u>R.S. HOSSEINI, P.E.</u> SHEET NO.: ___OF___





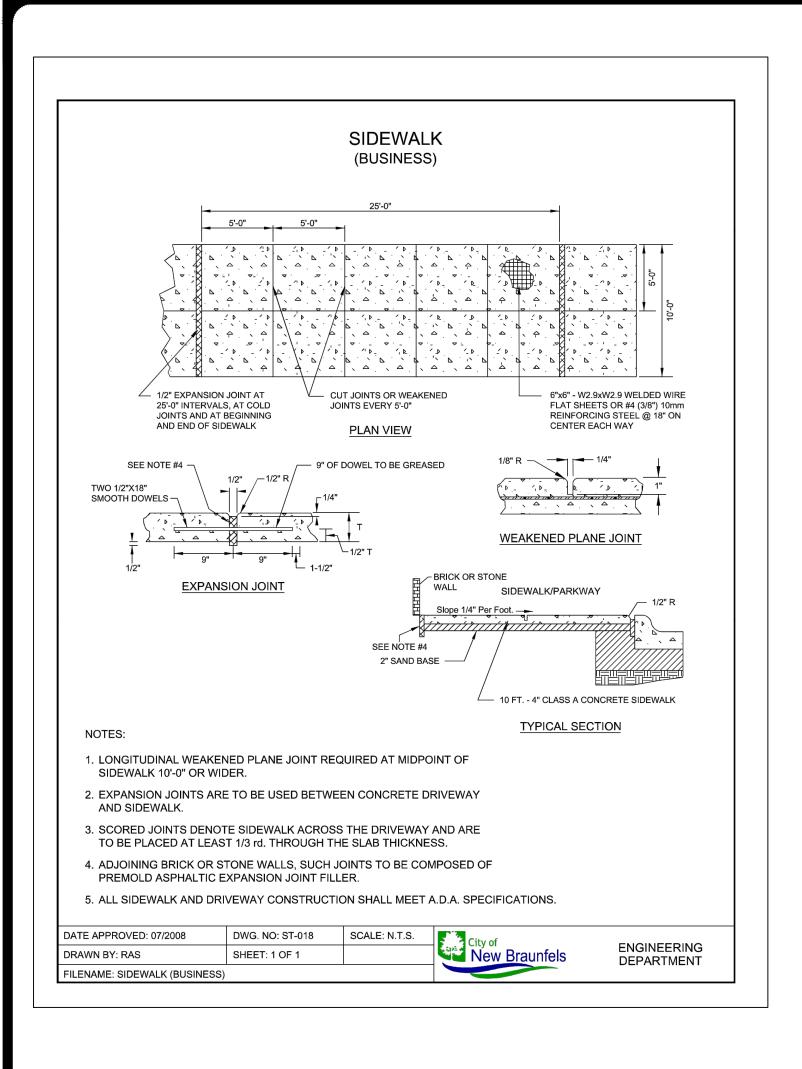
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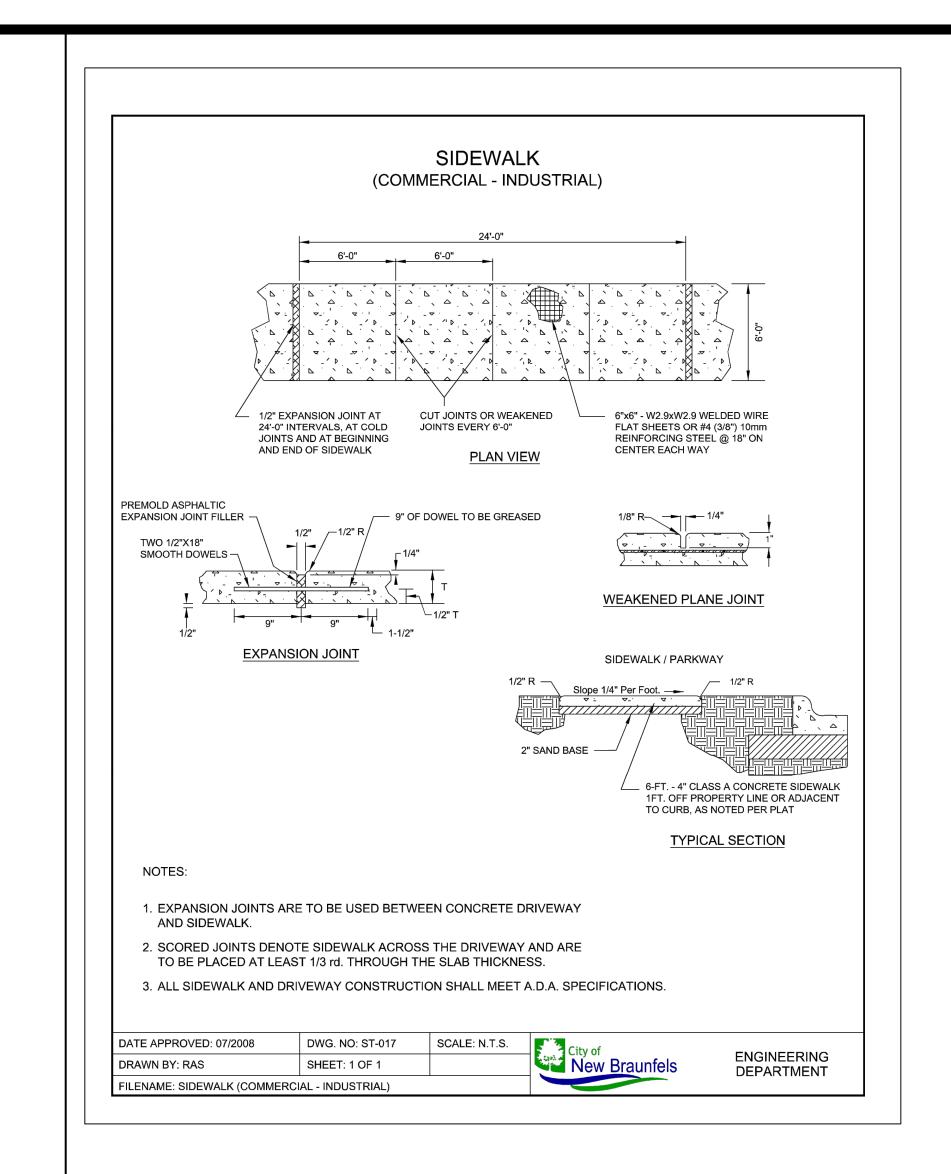


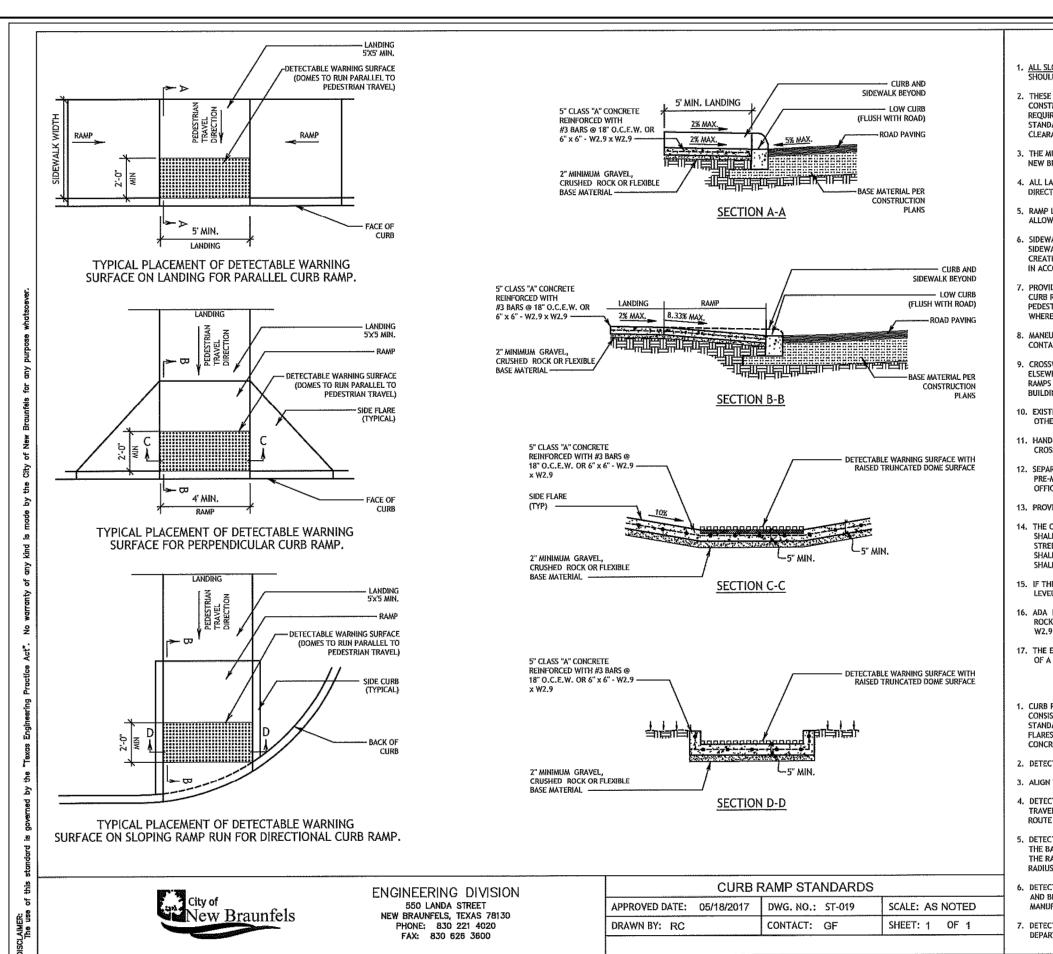


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CURB RAMP NOTES

1. ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED, ADJUST CURB RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS AS DIRECTED.

2. THESE DETAILS ARE FOR REFERENCE ONLY. ACTUAL LOCATIONS OF CURB RAMPS ARE TO BE SHOWN ON THE CONSTRUCTION PLANS. ALL ACCESSIBLE WALK WAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE AMERICAN'S WITH DISABILITIES ACT (ADA) AND TEXAS ACCESSIBILITY STANDARDS (TAS). CITY ENGINEER OR BUILDING OFFICIAL MAY ADJUST LOCATIONS FOR SAFETY OR UTILITY

THE MINIMUM STANDARD SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 118-49 OF THE NEW BRAUNFELS CODE OF ORDINANCES.

NEW BRAUNFELS CODE OF ORDINANCES.

4. ALL LANDINGS WHERE REQUIRED SHALL BE 5'X 5' (60"X60") MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY

 ALL LANDINGS WHERE REQUIRED SHALL BE 5'X 5' (60"X60") MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.

5. RAMP LENGTHS SHALL BE SUFFICIENT TO MAINTAIN A MAXIMUM SLOPE OF 8.33% (1V:12H). MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND CURB RAMP SURFACES IS 2% (1V:50H).

ALLOWABLE CROSS SLOPE ON SIDEWALK AND CURB RAMP SURFACES IS 2% (1V:50H).

SIDEWALK GRADES SHALL NOT EXCEED THE GRADE ESTABLISHED FOR THE ADJACENT ROADWAY, ANY SIDEWALK CONSTRUCTION THAT DEVIATES FROM THE GRADE OF THE NATURAL GRADE OF THE ROADWAY TO

SIDEWALK CONSTRUCTION THAT DEVIATES FROM THE GRADE OF THE NATURAL GRADE OF THE ROADWAY TO CREATE A GRADE STEEPER THAN THE EXISTING ROADWAY WILL REQUIRE RAMPS, HANDRAILS, AND LANDINGS IN ACCORDANCE WITH CURRENT ADA AND TAS REQUIREMENTS.

PROVIDE FLARED RAMP SIDES WITH A MAXIMUM SLOPE OF 10% (1V:10H) MEASURED ALONG THE CURB LINE.

CURB RETURNS MAY BE USED IN-LIEU OF SIDE FLARES IN AREAS NOT NORMALLY WALKED ACROSS BY

PEDESTRIANS, BECAUSE THE ADJACENT SURFACE IS VEGETATION OR OTHER NON-WALKING SURFACE OR

WHERE THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED.

. MANEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 4X 4' (48"X48") WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.

C. CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN ELSEWHERE IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, CURB

RAMPS SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY THE CITY ENGINEER OR BUILDING OFFICIAL.

D. EXISTING FEATURES THAT COMPLY WITH CURRENT TAS REQUIREMENTS MAY REMAIN IN PLACE UNLESS

 EXISTING FEATURES THAT COMPLY WITH CURRENT TAS REQUIREMENTS MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.
 HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. PROVIDE CURB RAMPS WHEREVER AN ACCESSIBLE ROUTE

CROSSES (PENETRATES) A CURB.

SEPARATE CURB RAMP AND LANDINGS FROM ADJACENT SIDEWALK AND ANY OTHER ELEMENTS WITH

PRE-MOI O OR BOARD JOINT OF 1/2" LINESS OTHERWISE DIRECTED BY THE CITY ENGINEER OR BILLIDING

PRE-MOLD OR BOARD JOINT OF 1/2" UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER OR BUILDING OFFICIAL.

PROVIDE A SMOOTH TRANSITION WHERE THE CURB RAMPS CONNECT TO THE STREET.

14. THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES SHALL BE LESS THAN 11%. THE CHANGE OF GRADE SHALL BE DEFINED AS THE ALGEBRAIC DIFFERENCE OF THE ADJACENT SURFACE SLOPES. IN THE CASE OF A STREET ACCESS RAMP DESIGNED AT THE 8.33% MAXIMUM SLOPE, THE ADJACENT PAVEMENT CROSS SLOPE SHALL BE LESS THAN 2.67% (I.E. 8.33-(-2.67)=11). IN ADDITION, THE ADJACENT PAVEMENT CROSS SLOPE SHALL BE LESS THAN OR EQUAL TO 5%.

IF THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES IS GREATER THAN OR EQUAL TO 11%, A
LEYELING STRIP, 2 FEET IN LENGTH, SHALL BE PROVIDED TO TRANSITION THE ADJACENT SURFACES.
 ADA RAMP SHALL BE CONSTRUCTED WITH 5" CLASS "A" CONCRETE WITH 2" MINIMUM GRAVEL, CRUSHED
ROCK OR FLEXIBLE BASE MATERIAL. REINFORCING STEEL SHALL BE #3 BARS AT 18" O.C.E.W. OR 6"x6" -

ROCK OR FLEXIBLE BASE MATERIAL. REINFORCING STEEL SHALL BE #3 BARS AT 18" O.C.E.W. OR 6"x6" - W2.9 X W2.9 WIRE MESH.

7. THE EXTENTS OF ADA COMPLIANCE IN ALTERATIONS SHALL BE WITHIN THE LIMITS, BOUNDARIES OR SCOPE OF A BLANNED DROJECT AND AS DETERMINED BY THE CITY BUILDING OFFICIAL

17. THE EXTENTS OF ADA COMPLIANCE IN ALTERATIONS SHALL BE WITHIN THE LIMITS, BOUNDARY
OF A PLANNED PROJECT AND AS DETERMINED BY THE CITY BUILDING OFFICIAL.

DETECTABLE WARNING NOTES

CURB RAMPS OR LANDINGS ABUTTING THE CROSSWALK MUST HAVE A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 705 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES, FURNISH DARK BROWN OR DARK RED DETECTABLE WARNING SURFACE ADJACENT TO UNCOLORED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.

2. DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.

3. ALIGN TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL, WHEN ENTERING THE STREET.

ALIGN TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET,

 DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS.

TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.

5. DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS AT THE BACK OF CURB. ALIGN THE ROWS OF DOMES TO BE PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP RUN AND THE STREET. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER

DETECTABLE WARNING MATERIALS MUST MEET TXDOT DEPARTMENTAL MATERIALS SPECIFICATION DMS 4350 AND BE LISTED ON THE MATERIAL PRODUCER LIST. INSTALL PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

7. DETECTABLE WARNING PAVERS SHALL NOT BE PERMITTED WITHOUT THE APPROVAL BY THE PUBLIC WORKS DEPARTMENT.

PAPE-DAW.

FILL ENGINEERS

JOCELYN PEREZ

MAYFAIR-FAIRW
NEW BRAUNFELS,
CIVIL DETAILS (SHEE

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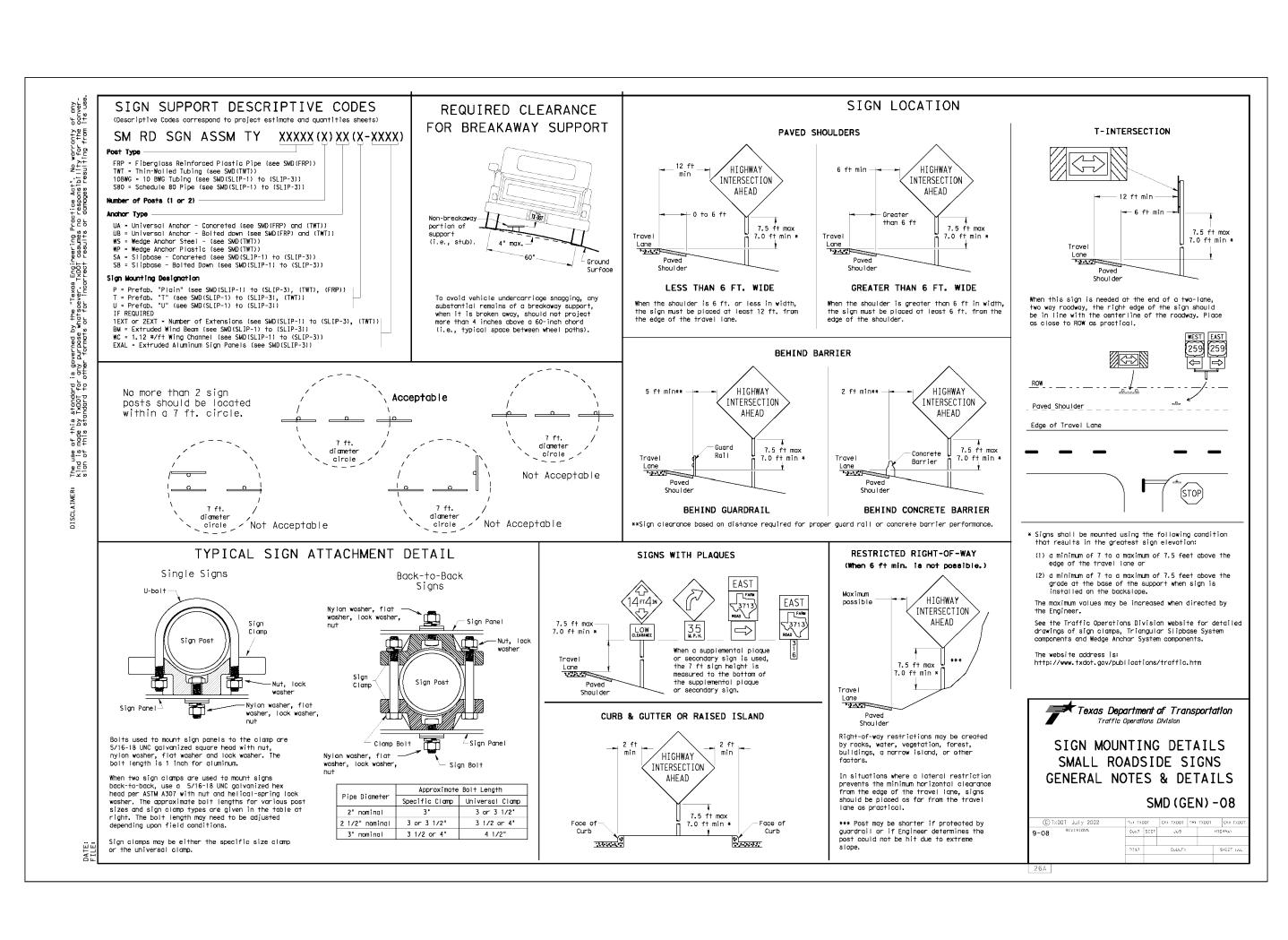
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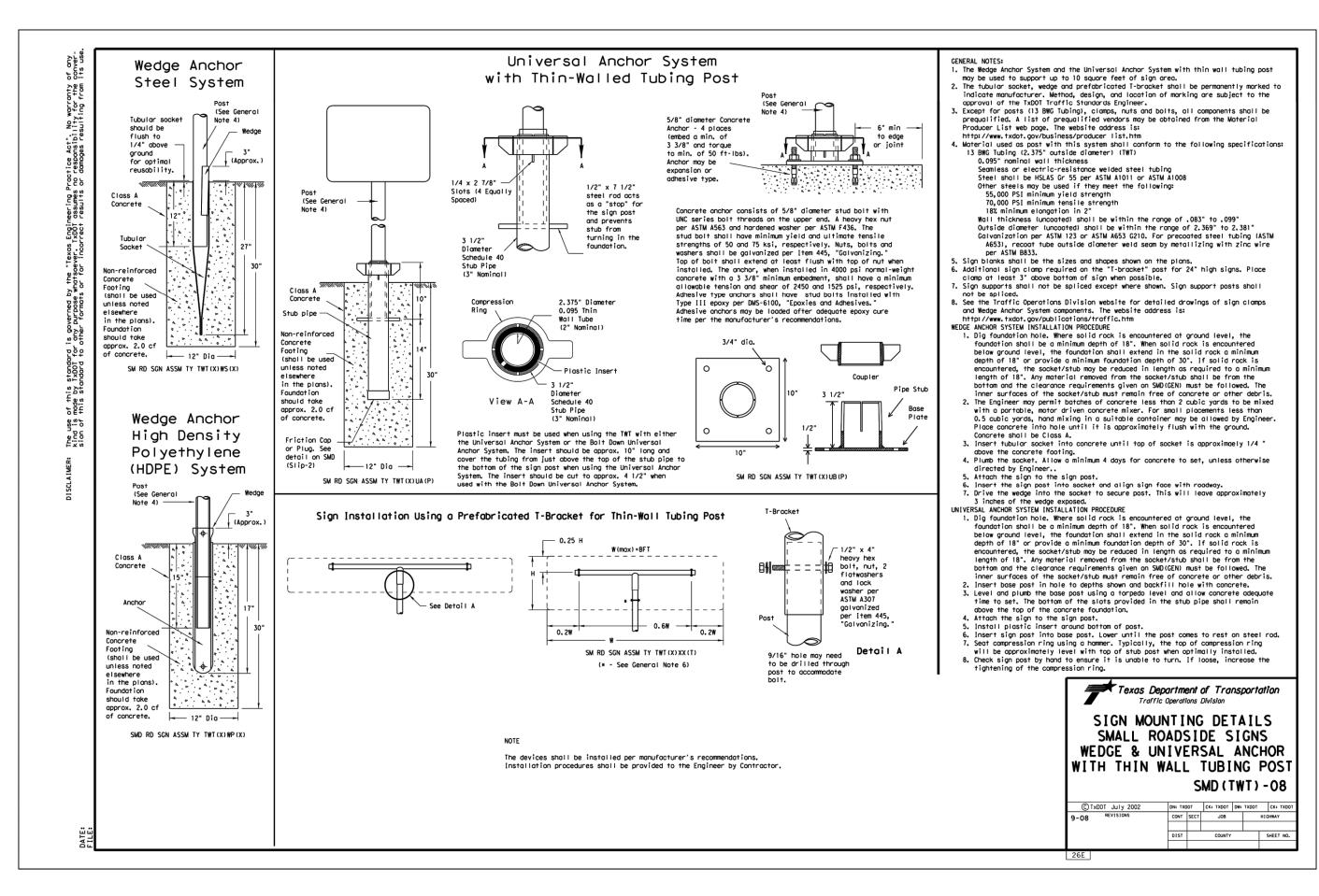
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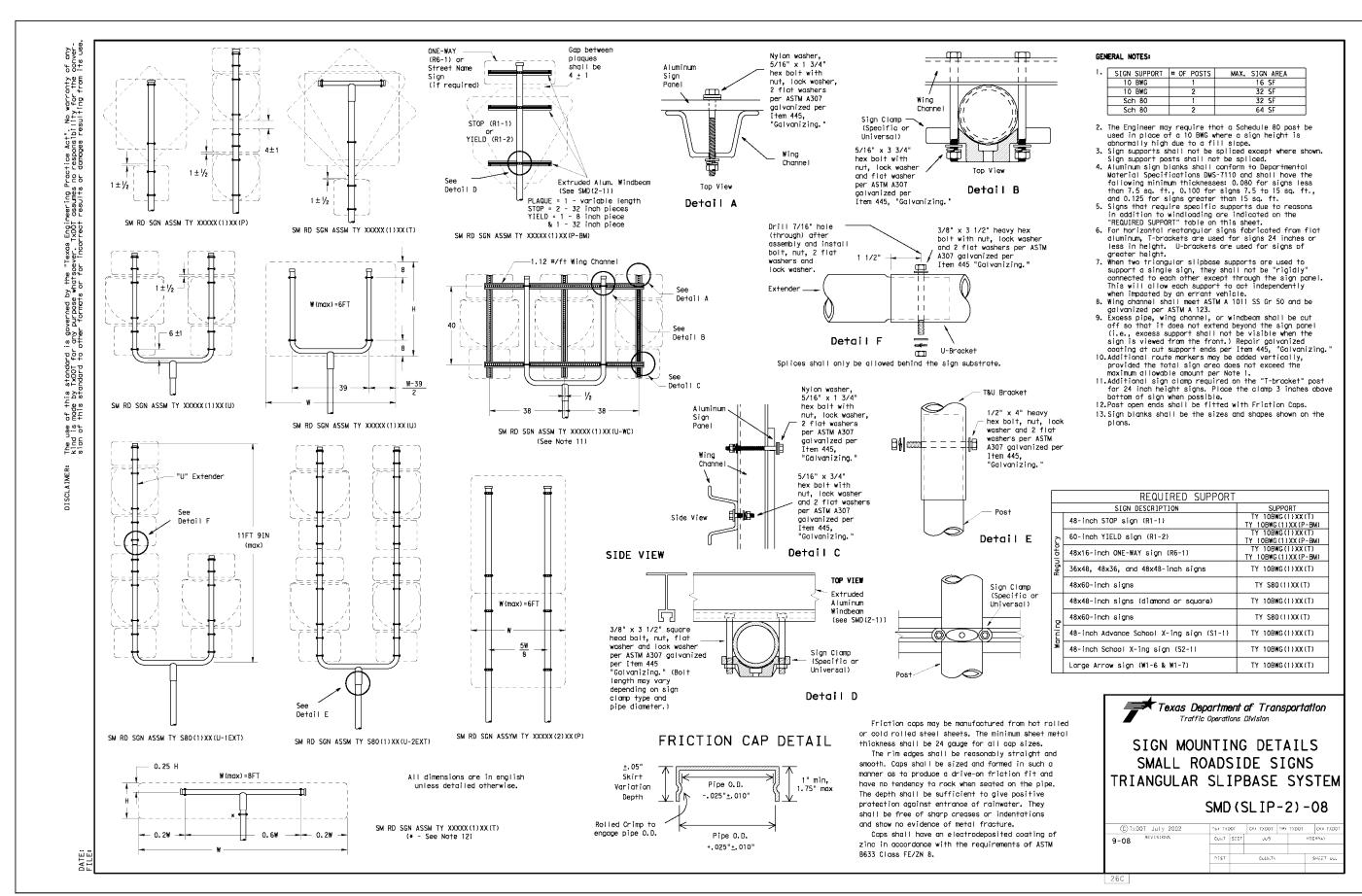
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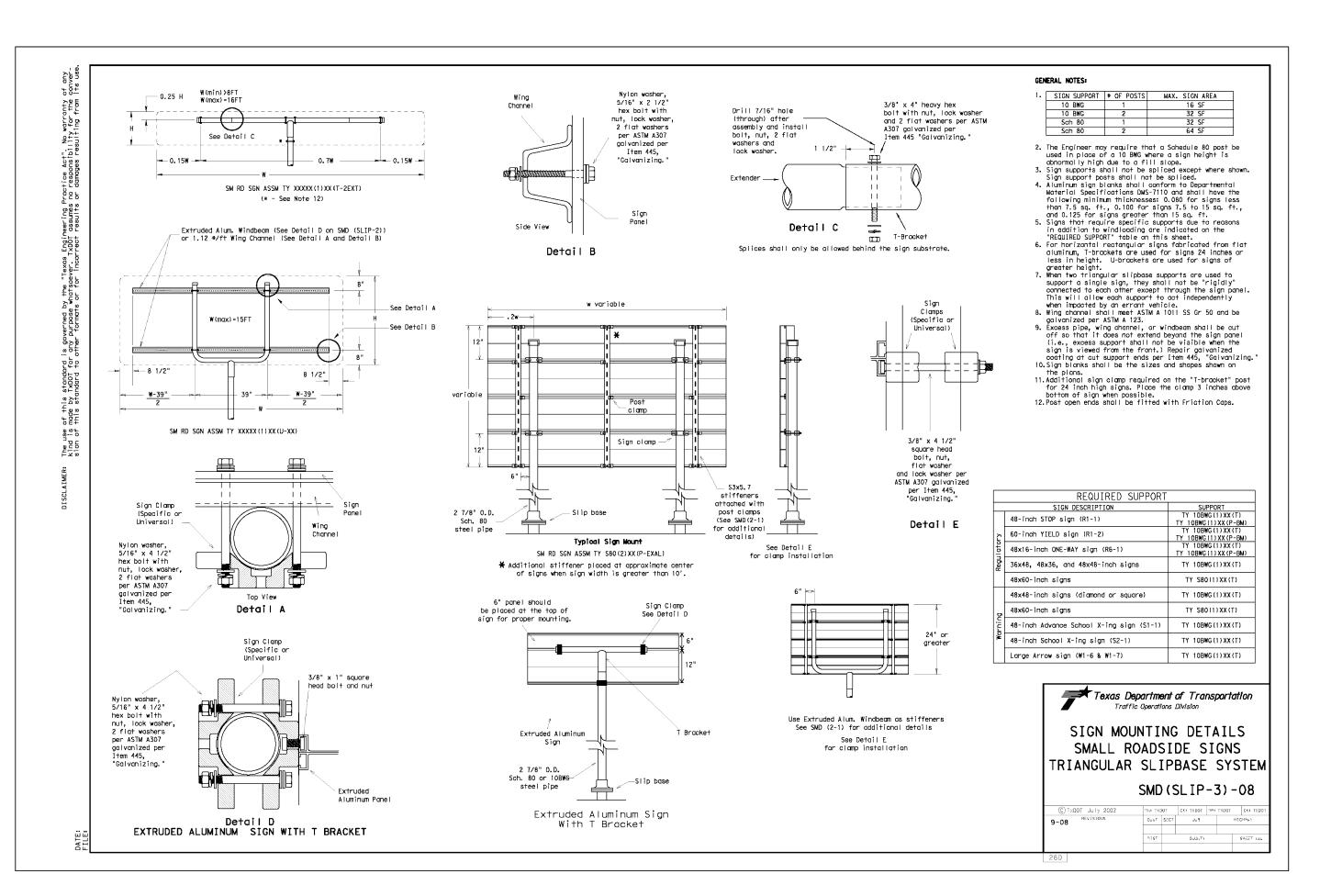
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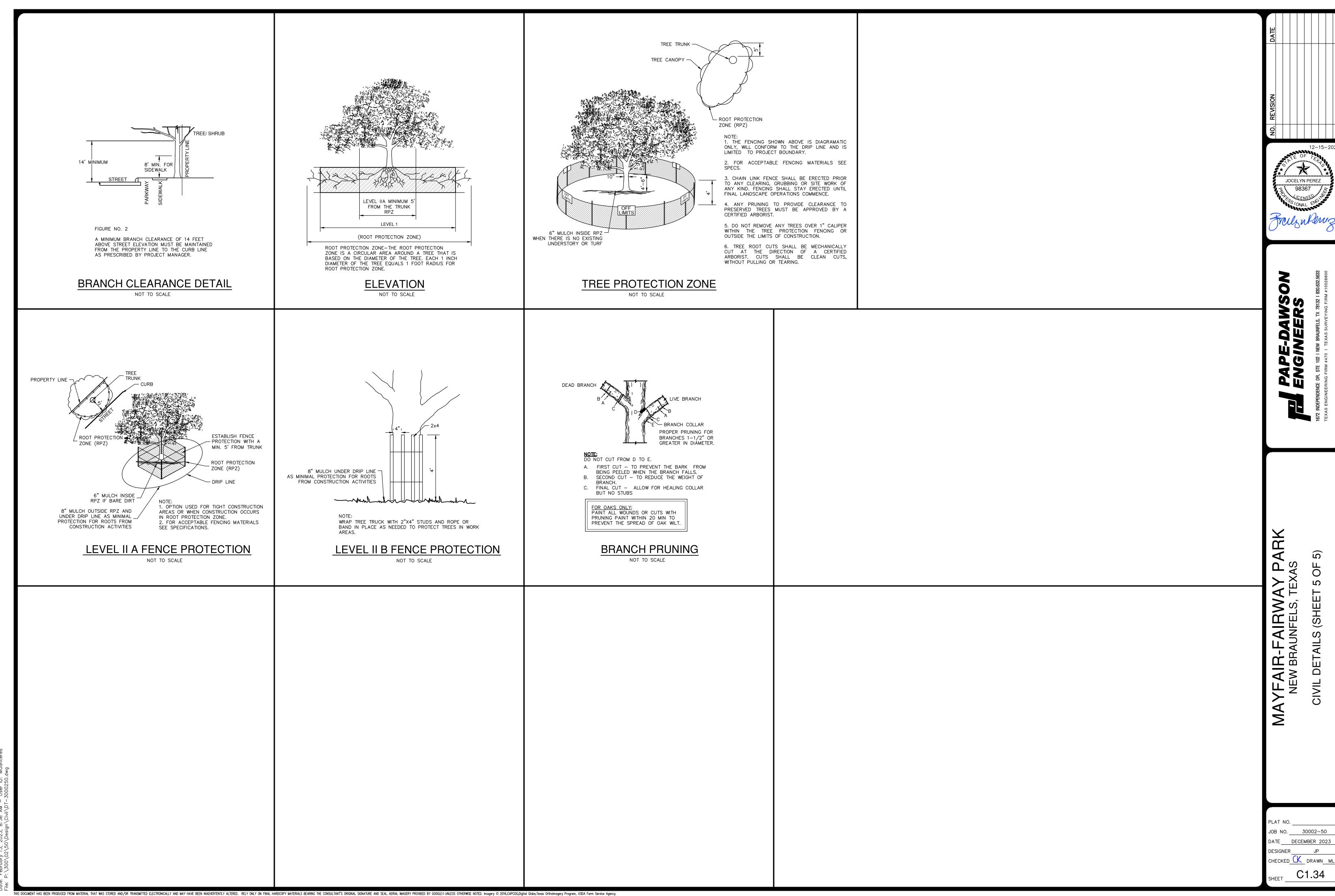
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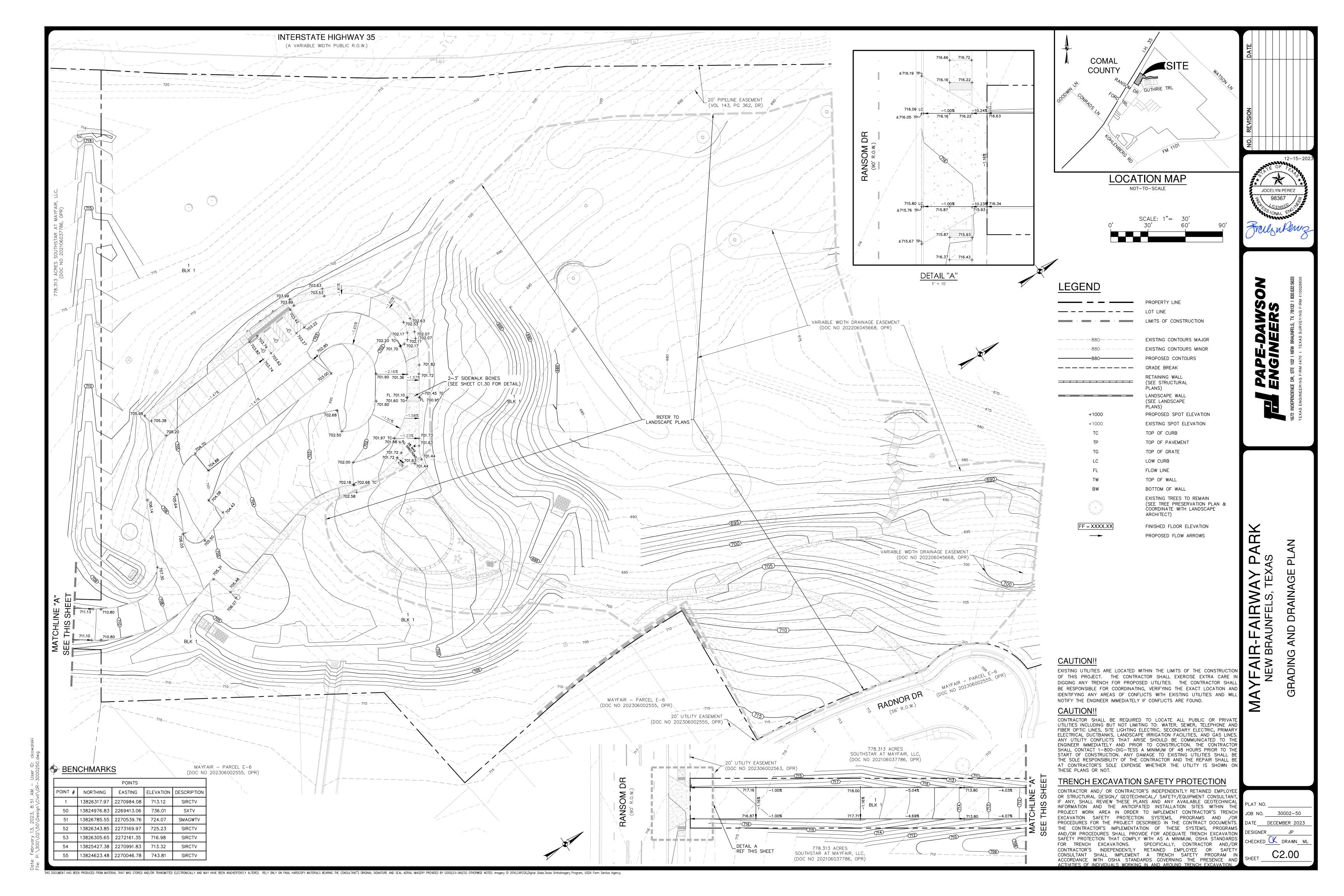
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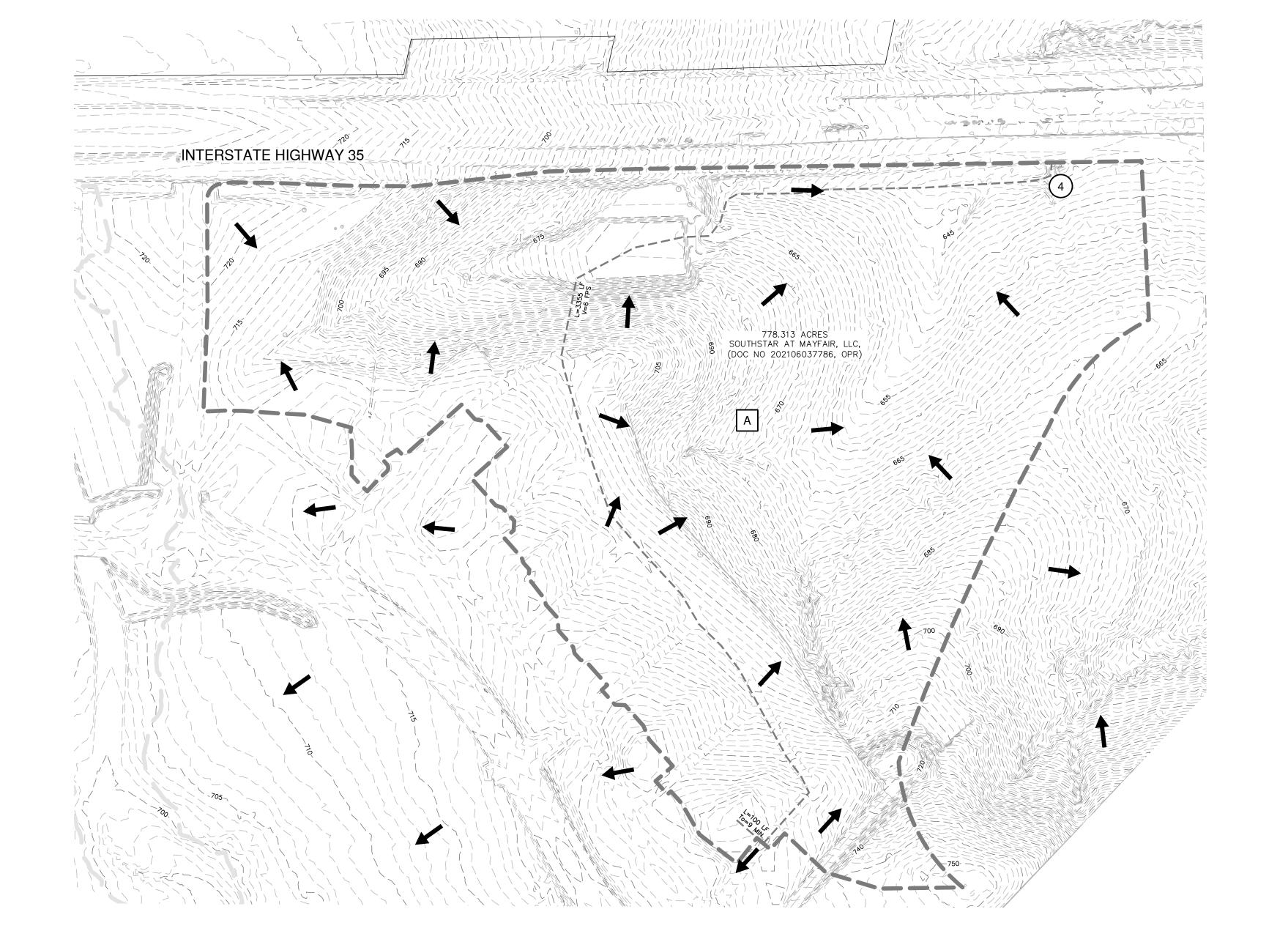
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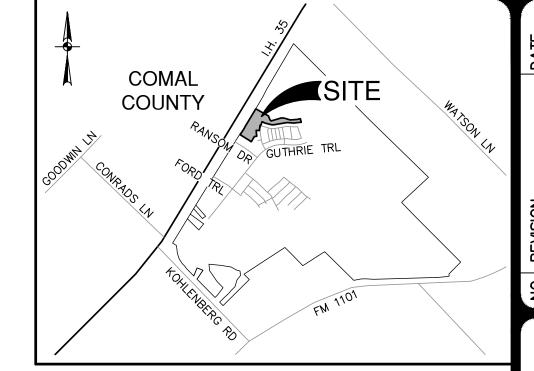
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		Drainage Area		Time of Conc.	Intensity		Discharge Q	Frequency	Total Q
Calc Pt	Description	Area ID	Acres	(minutes)	(in/hr)	С	(cfs)	(year)	(cfs)
	EXISTING	G				_		2	93
4	CONDITIONS	A	70.70	SEE HEC-HMS RESULTS		189	10	189	
4	DOWNSTREAM					248	25	248	
	CALCULATION POINT					350	100	350	









MASTER DRAINAGE LEGEND

PROJECT LIMITS

EXISTING CONTOUR

100 YR FLOODPLAIN

RUNOFF FLOW PATH

DRAINAGE AREA BOUNDARY

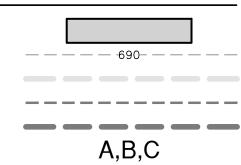
FHA LOT GRADING TYPE

PROPOSED DIRECTION OF FL

PROPOSED DIRECTION OF FLOW

DRAINAGE CALCULATION POINT

DRAINAGE CALCULATION POINT



11) A PAPE-DAWSON

ENGINEERS

1672 INDEPENDENCE DR, STE 102 I NEW BRAUNFELS, TX 78132 I 830.632.563

TEXAS ENGINEERING FIRM #100 1 TEXAS SURVEYING FIRM #1002880

JOCELYN PEREZ

MAYFAIR-FAIRWAY PARK NEW BRAUNFELS, TEXAS

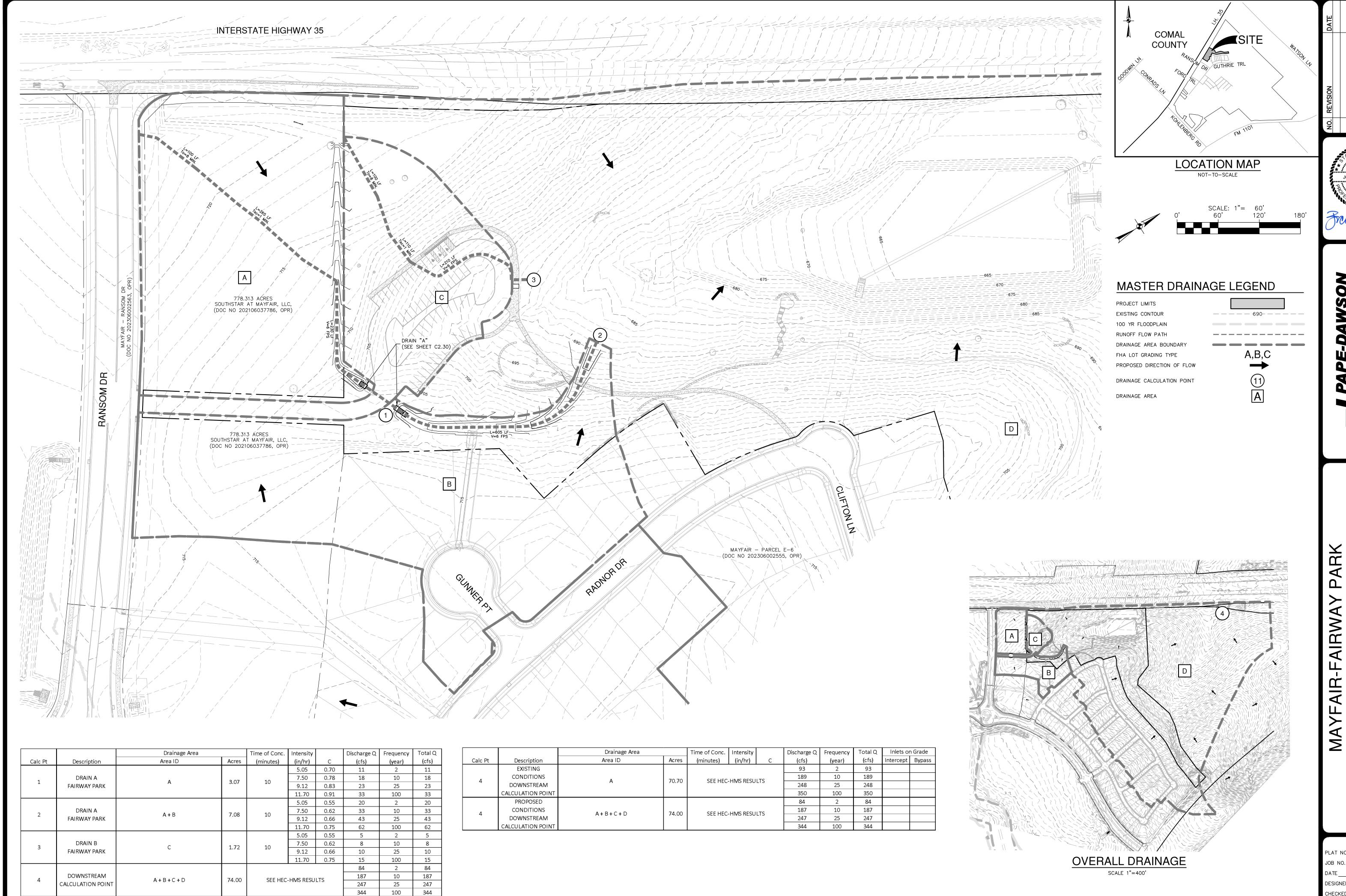
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DATE DECEMBER 2023

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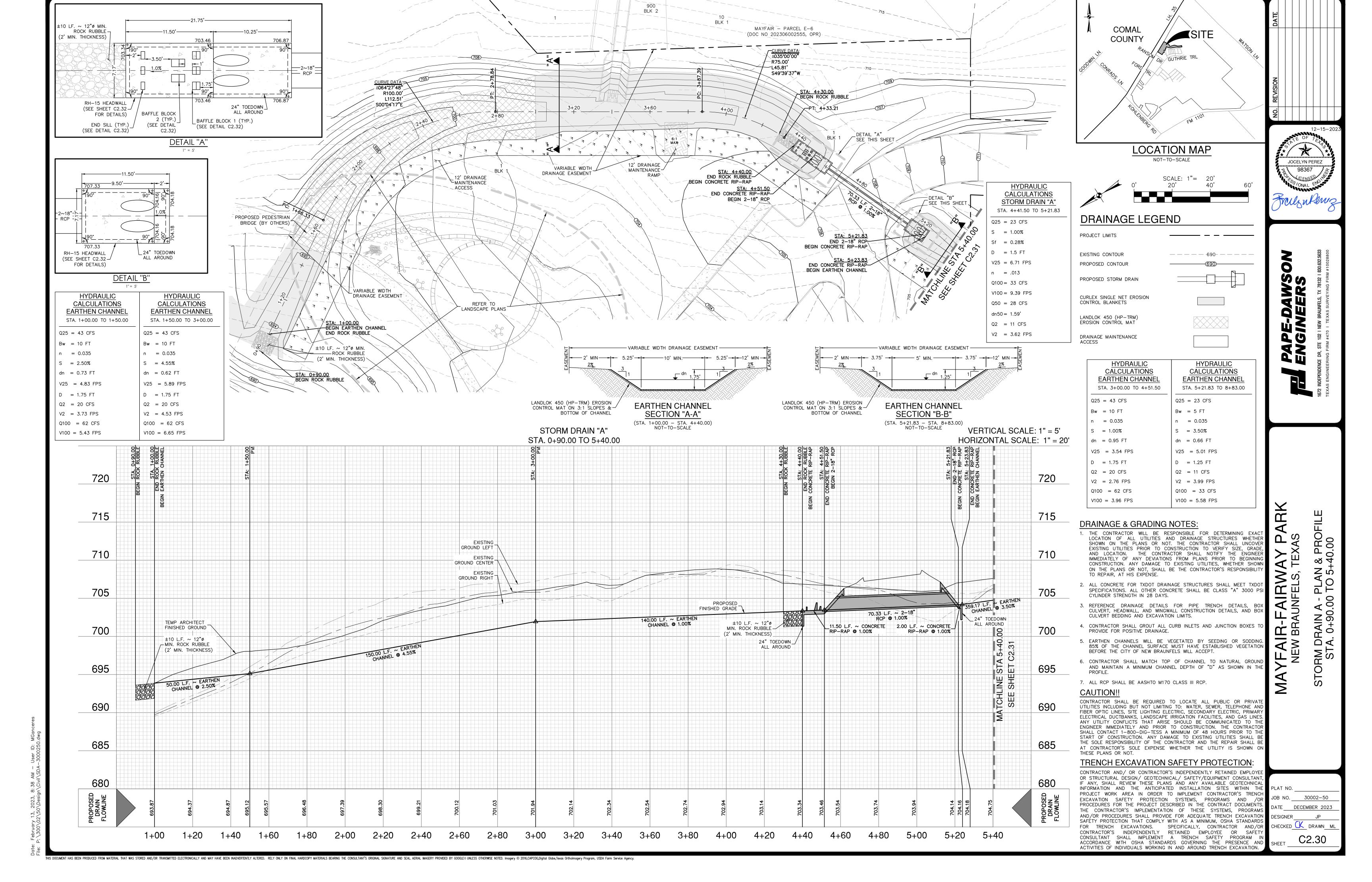
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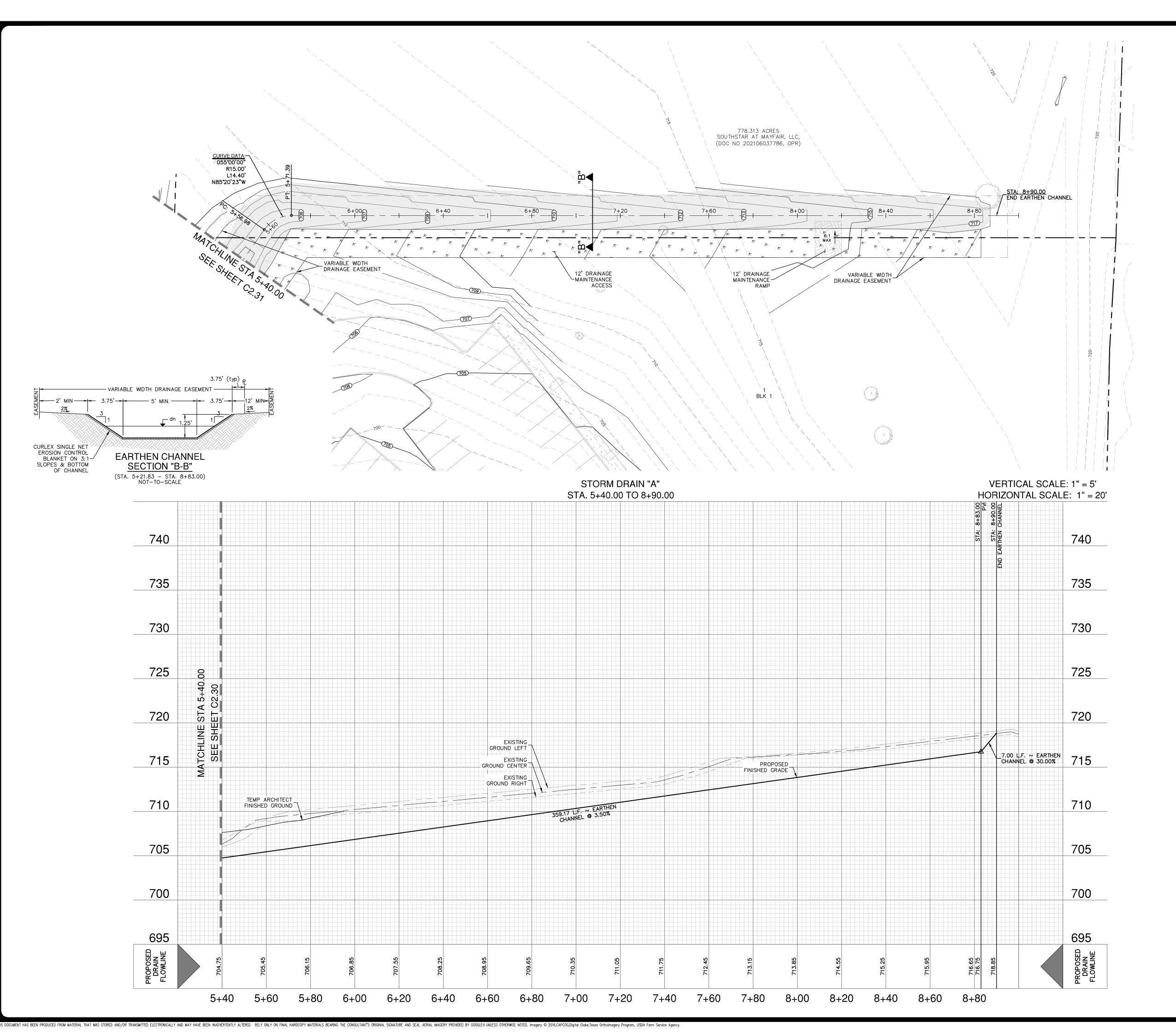
CONDITIONS

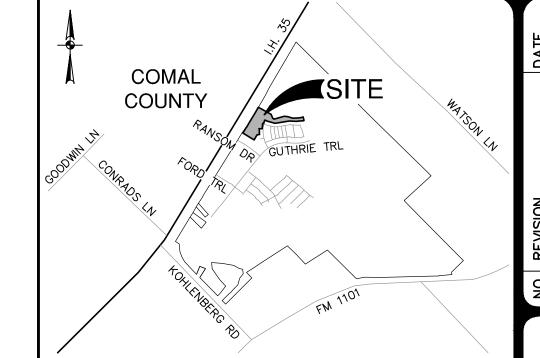
MASTER DRAINAGE

JOB NO. 30002-50 DATE DECEMBER 2023 DESIGNER

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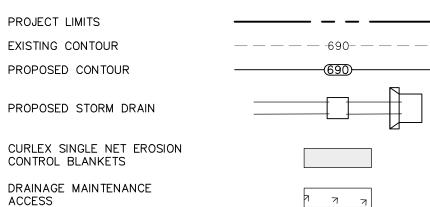




LOCATION MAP NOT-TO-SCALE



DRAINAGE LEGEND



HYDRAULIC CALCULATIONS EARTHEN CHANNEL STA. 5+21.83 TO 8+83.00

Q25 = 25 CFSBw = 5 FT

n = 0.035S = 3.50%

> dn = 0.69 FTV25 = 5.12 FPS

D = 1.25 FTQ2 = 12 CFS

V2 = 4.09 FPSQ100 = 35 CFS

V100 = 5.63 FPS

DRAINAGE & GRADING NOTES:

 THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.

2. ALL CONCRETE FOR TXDOT DRAINAGE STRUCTURES SHALL MEET TXDOT SPECIFICATIONS. ALL OTHER CONCRETE SHALL BE CLASS "A" 3000 PS CYLINDER STRENGTH IN 28 DAYS.

3. REFERENCE DRAINAGE DETAILS FOR PIPE TRENCH DETAILS, BO

- CULVERT, HEADWALL, AND WINGWALL CONSTRUCTION DETAILS, AND BOX CULVERT BEDDING AND EXCAVATION LIMITS. 4. CONTRACTOR SHALL GROUT ALL CURB INLETS AND JUNCTION BOXES T
- PROVIDE FOR POSITIVE DRAINAGE. 5. EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. 85% OF THE CHANNEL SURFACE MUST HAVE ESTABLISHED VEGETATION
- 6. CONTRACTOR SHALL MATCH TOP OF CHANNEL TO NATURAL GROUND AND MAINTAIN A MINIMUM CHANNEL DEPTH OF "D" AS SHOWN IN TH
- 7. ALL RCP SHALL BE AASHTO M170 CLASS III RCP.

BEFORE THE CITY OF NEW BRAUNFELS WILL ACCEPT.

CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL E THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL B AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

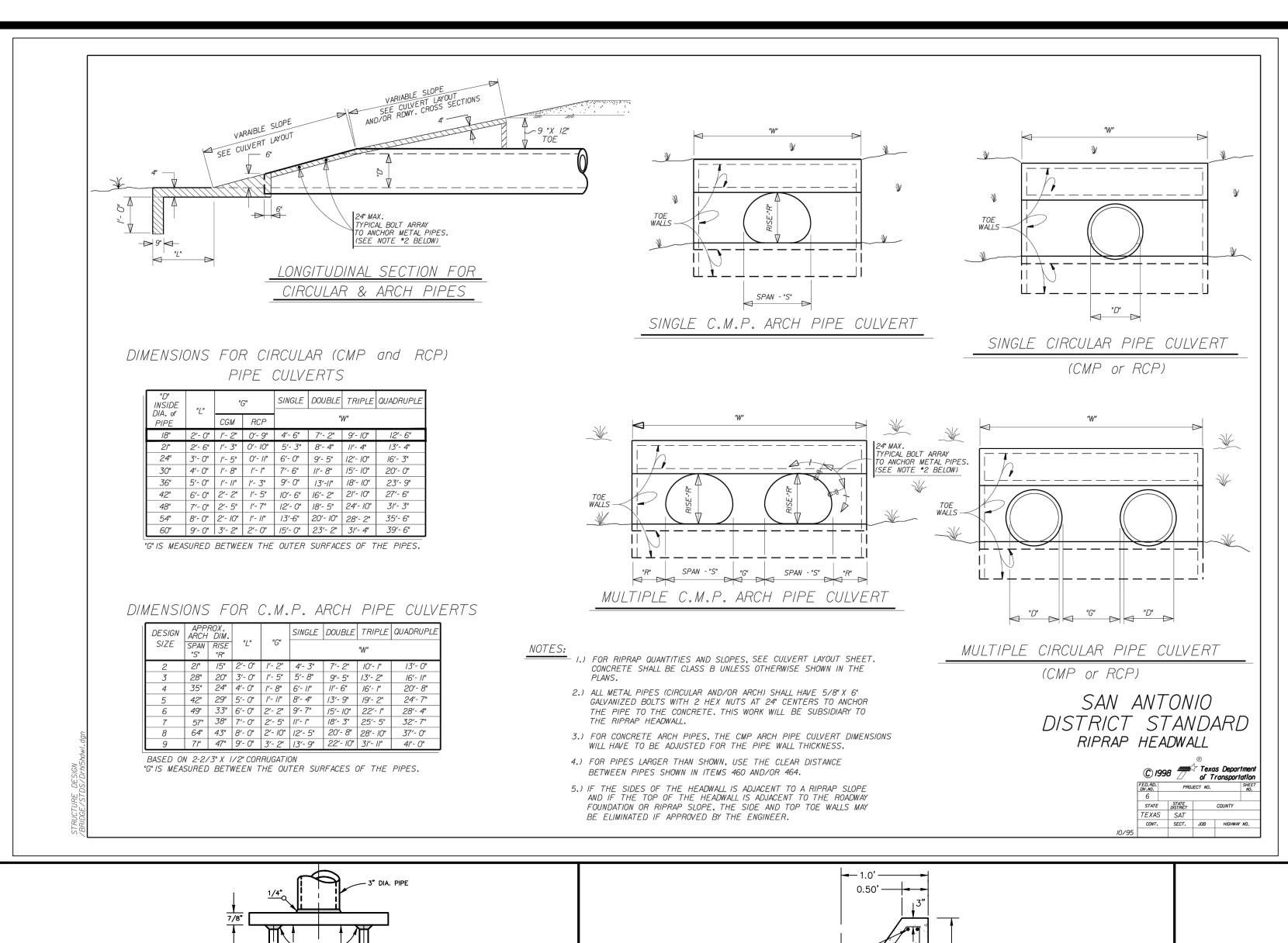
TRENCH EXCAVATION SAFETY PROTECTION:

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

JOCELYN PEREZ

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CHECKED K DRAWN ML C2.31

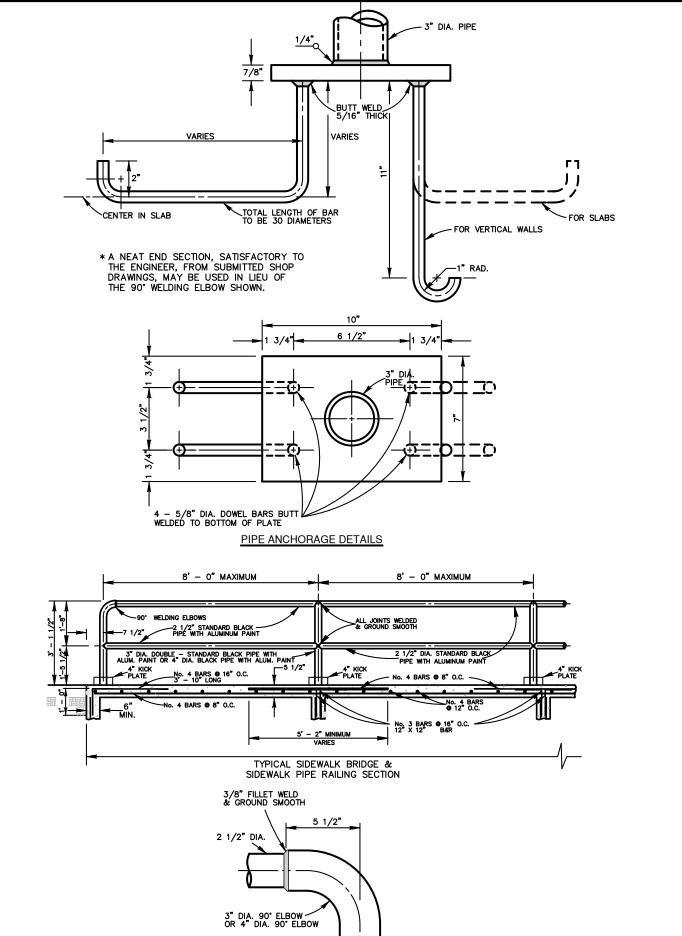




JOCELYN PEREZ

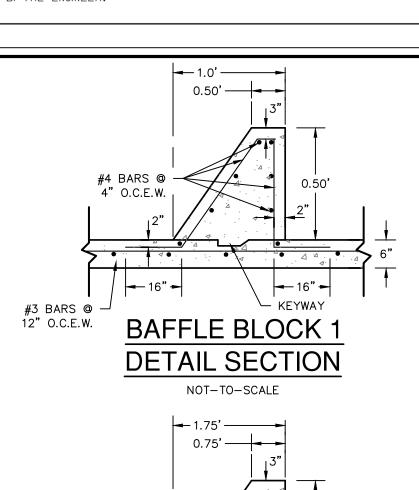
JOB NO. 30002-50 DESIGNER CHECKED_____ DRAWN__ML C2.32

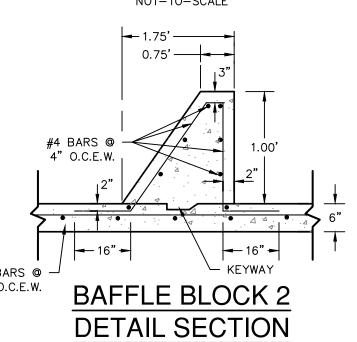
#3 BARS @ -12" O.C.E.W. BAFFLE BLOCK **DETAIL SECTION** NOT-TO-SCALE 0.75' #3 BARS @ -12" O.C.E.W. **BAFFLE BLOCK 2 DETAIL SECTION** NOT-TO-SCALE ∕— #3 @ 7" O.C. TYPICAL END SILL



DETAIL OF 90° WELDING ELBOWS

PIPE RAILING DETAIL





DETAIL SECTION

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