

MAYFAIR-FAIRWAY PARK

NEW BRAUNFELS, TEXAS

CIVIL CONSTRUCTION PLANS

LANDSCAPE SHEET INDEX

| Sheet Description | Sheet No |
|--|----------|
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| HARDSCAPE PLANS | |
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| HARDSCAPE PLAN 3 | LH 1.03 |
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| HARDSCAPE DETAILS | LH 2.00 |
| LANDSCAPE PLANS | |
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| IRRIGATION PLAN 6 | IR 3.06 |
| IRRIGATION NOTES AND DETAILS | IR 3.07 |

PROJECT ADDRESS:

330 ADDSTINE LN
NEW BRAUNFELS, TX 78130

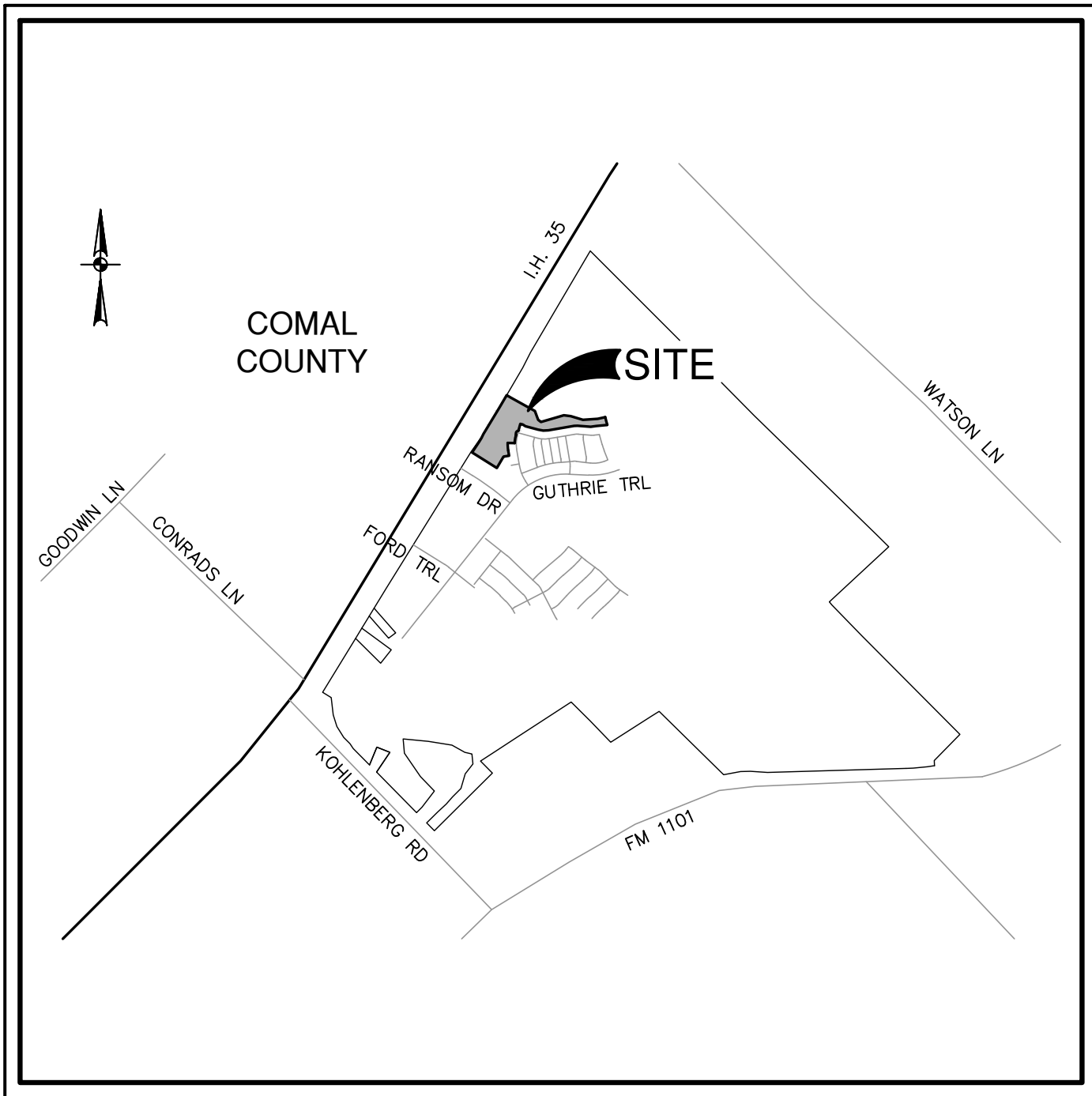
NOTES:

- 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 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- IF CONSTRUCTION HAS NOT COMMENCED WITHIN ONE YEAR OF CITY APPROVAL FOR CONSTRUCTION INSPECTION, THAT APPROVAL IS NO LONGER VALID.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 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:
 - CITY OF NEW BRAUNFELS PUBLIC INFRASTRUCTURE PERMIT
 - 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



LOCATION MAP

NOT-TO-SCALE

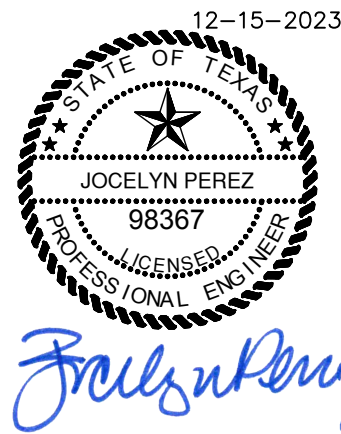
PREPARED FOR:

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

DECEMBER 2023

PAPE-DAWSON
ENGINEERS

1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

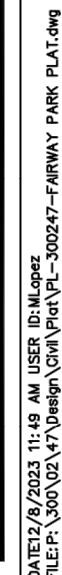


CIVIL SHEET INDEX

| 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 |

CK
SHEET C0.00





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

PLAT NO. _____
JOB NO. 30002-50
DATE DECEMBER 2023
DESIGNER JP
CHECKED CK DRAWN MG
SHEET C0.02

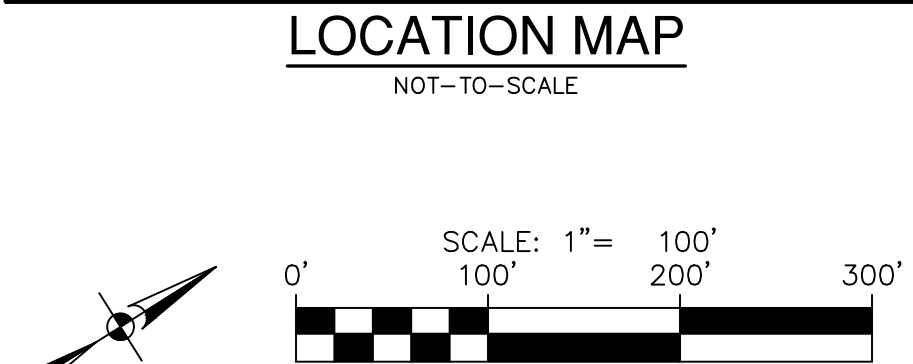
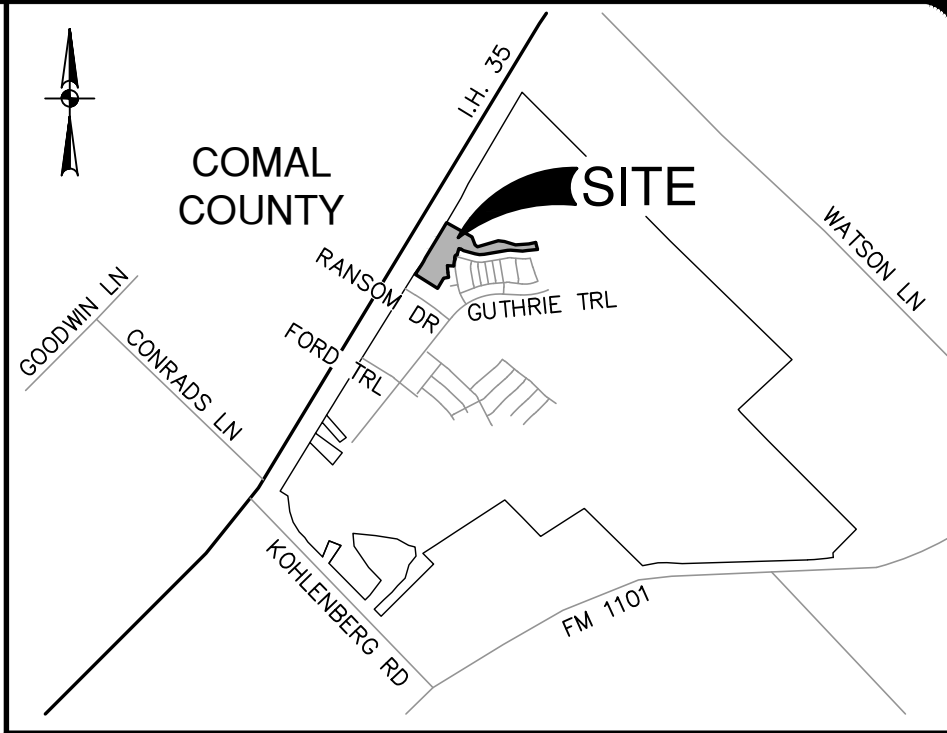
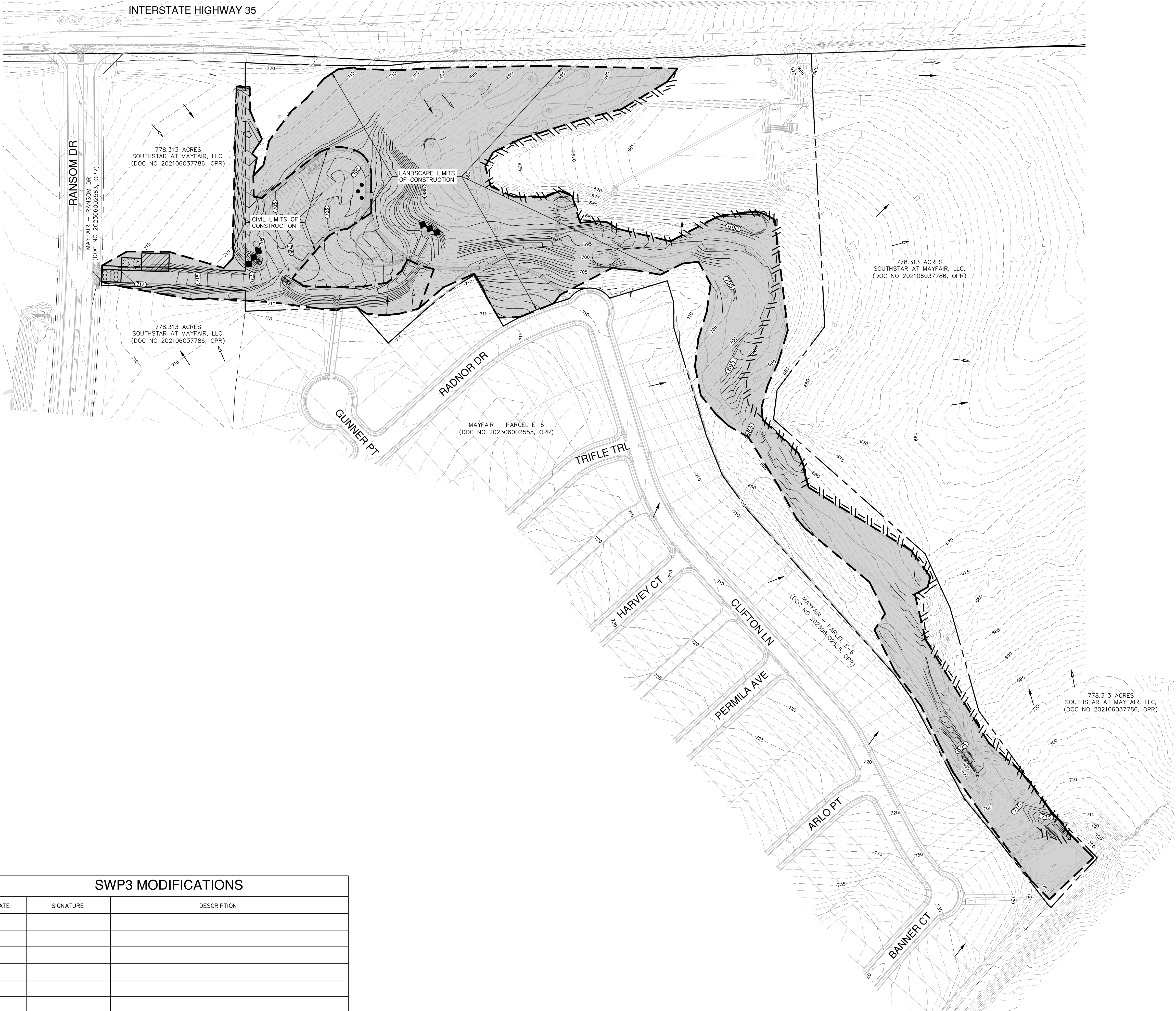


THE MAYFAIR-FAIRWAY PARK PLAT HAS NOT YET BEEN SUBMITTED
TO THE CITY OF NEW BRAUNFELS PLANNING COMMISSION FOR APPROVAL.

PLAT NO. _____
JOB NO. 30002-50
DATE DECEMBER 2023
DESIGNER JP
CHECKED CK DRAWN MG
SHEET C0.03

Dates: February 13, 2023, 8:34 AM - User ID: MConceres
File: P:\300\02\50\Design\Civil\SWPPP-3000250.dwg

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/LEI UNLESS OTHERWISE NOTED. Imagery © 2016, CARPOOL, Digital Globe, Texas Orthomogry Program, USDA Farm Service Agency.



LEGEND

- | | |
|---------|---|
| --- | PROJECT LIMITS |
| - - - - | LIMITS OF CONSTRUCTION |
| - - - - | EXISTING CONTOUR |
| - - - - | 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

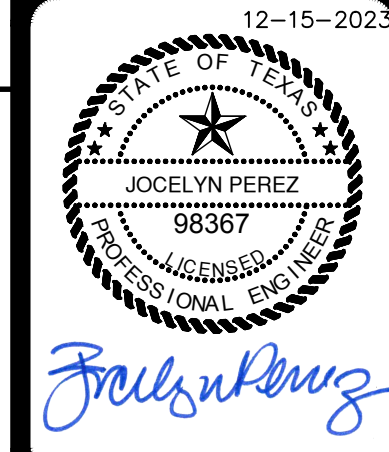
- DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.
- CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.
- STORM WATER POLLUTION PREVENTION CONTROLS MAY 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.
- RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.
- ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.
- FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.
- 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 CLARITY.
- 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 PROJECT SPECIFICATIONS.
- BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADE AREAS.
- 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.
- 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.
- 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.
- 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.
- PER TPDES 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.

EXHIBIT 2

| DATE | |
|------|----------|
| NO. | REVISION |
| | |
| | |
| | |
| | |
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| | |
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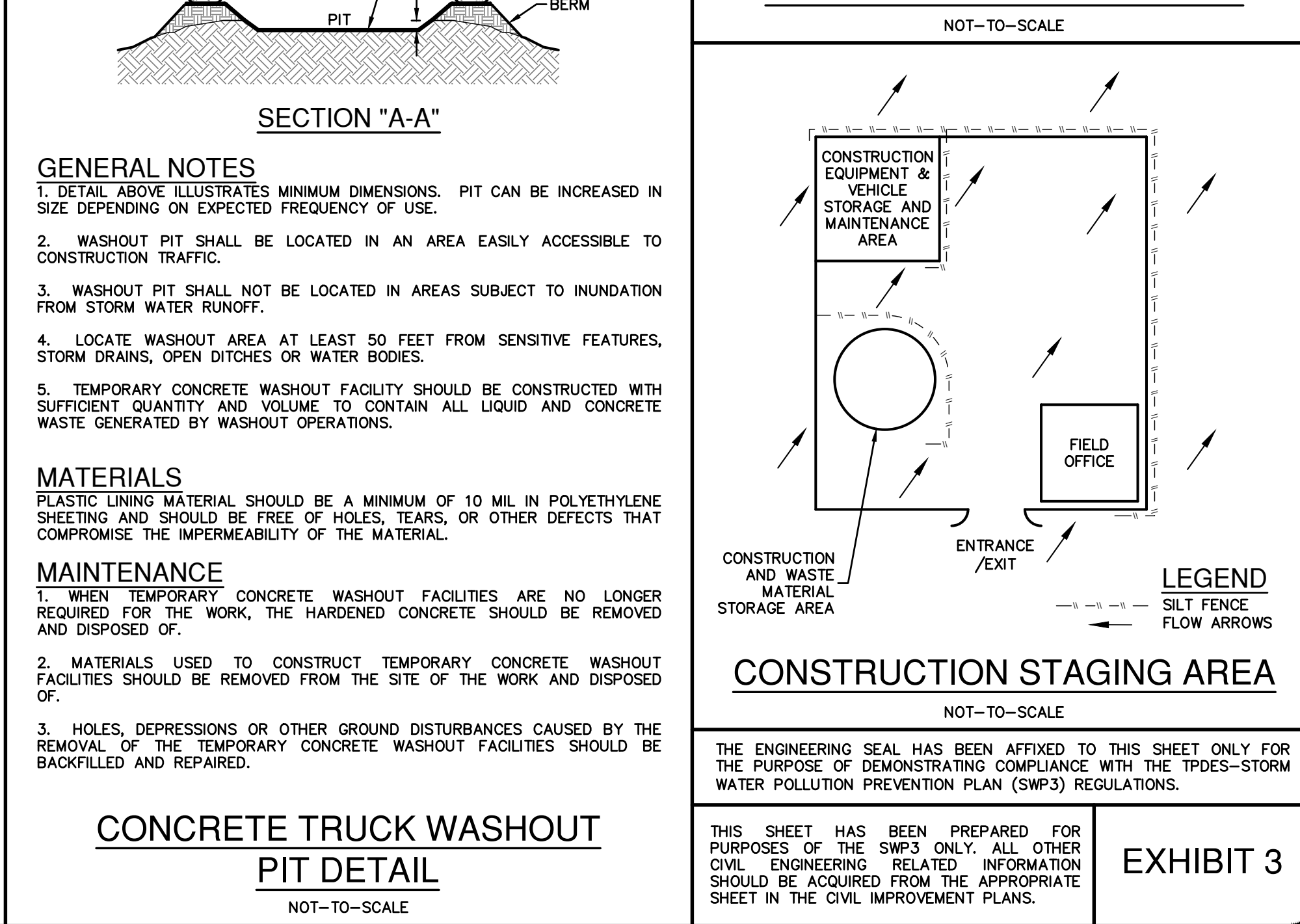
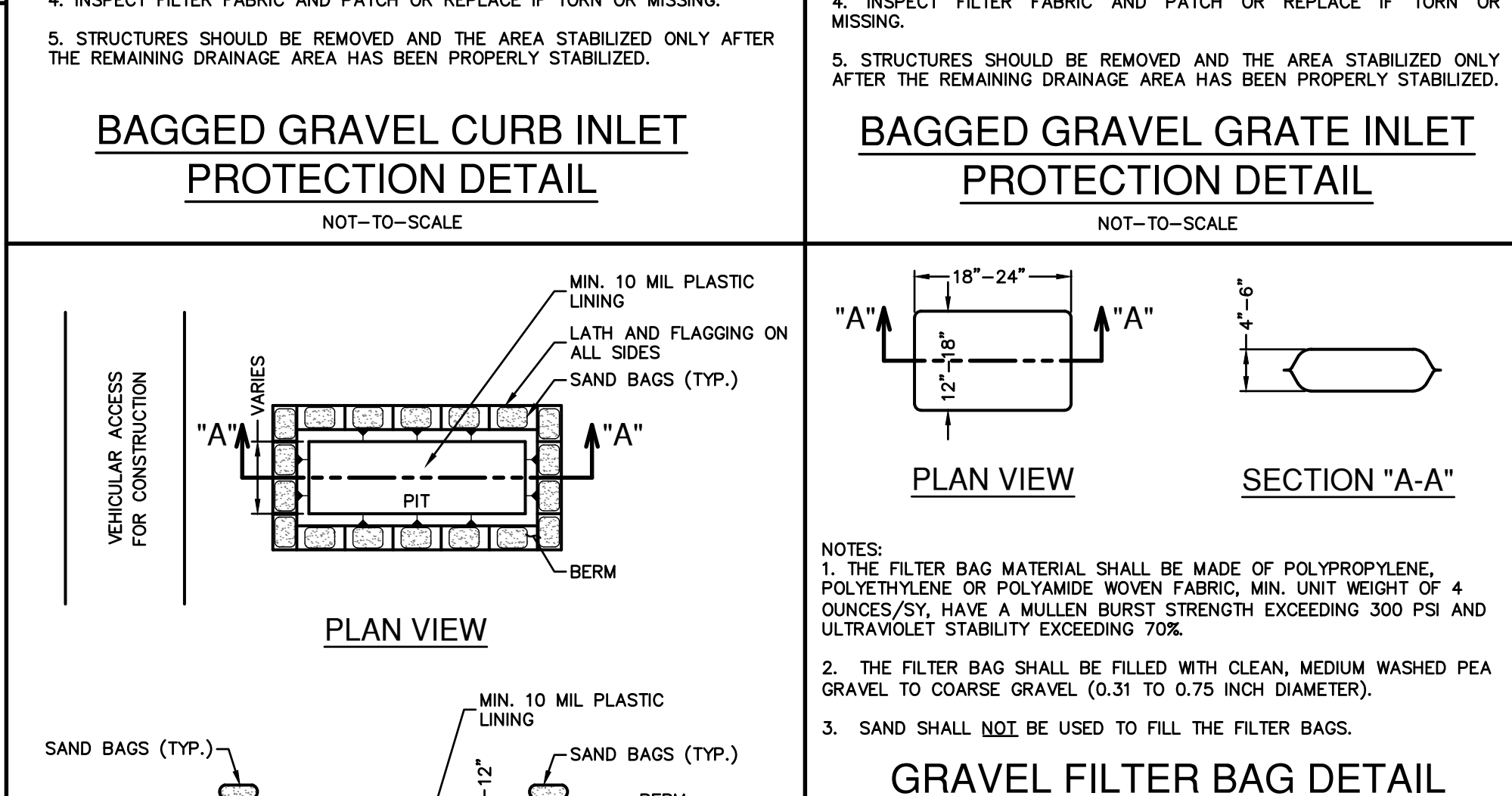
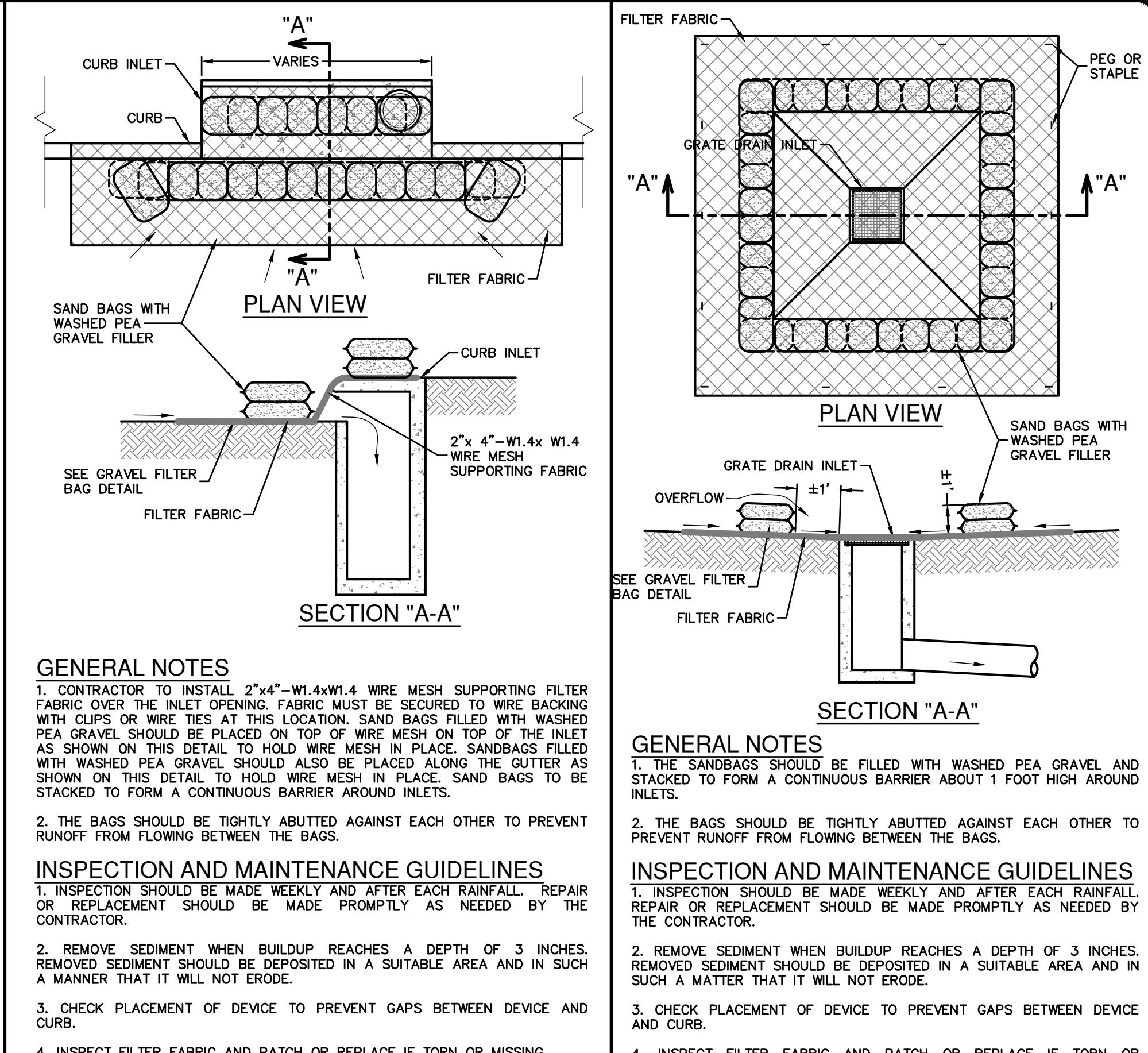
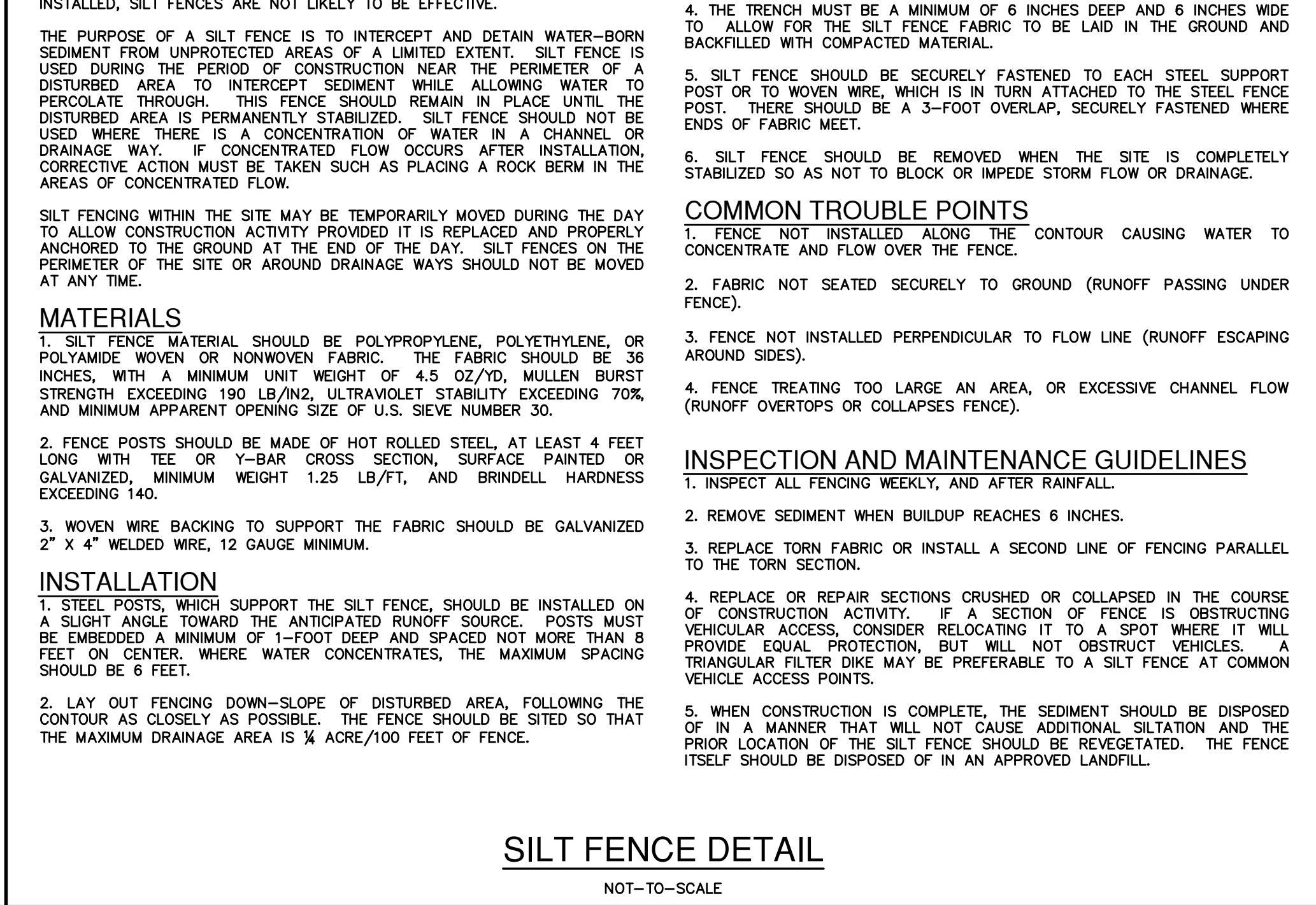
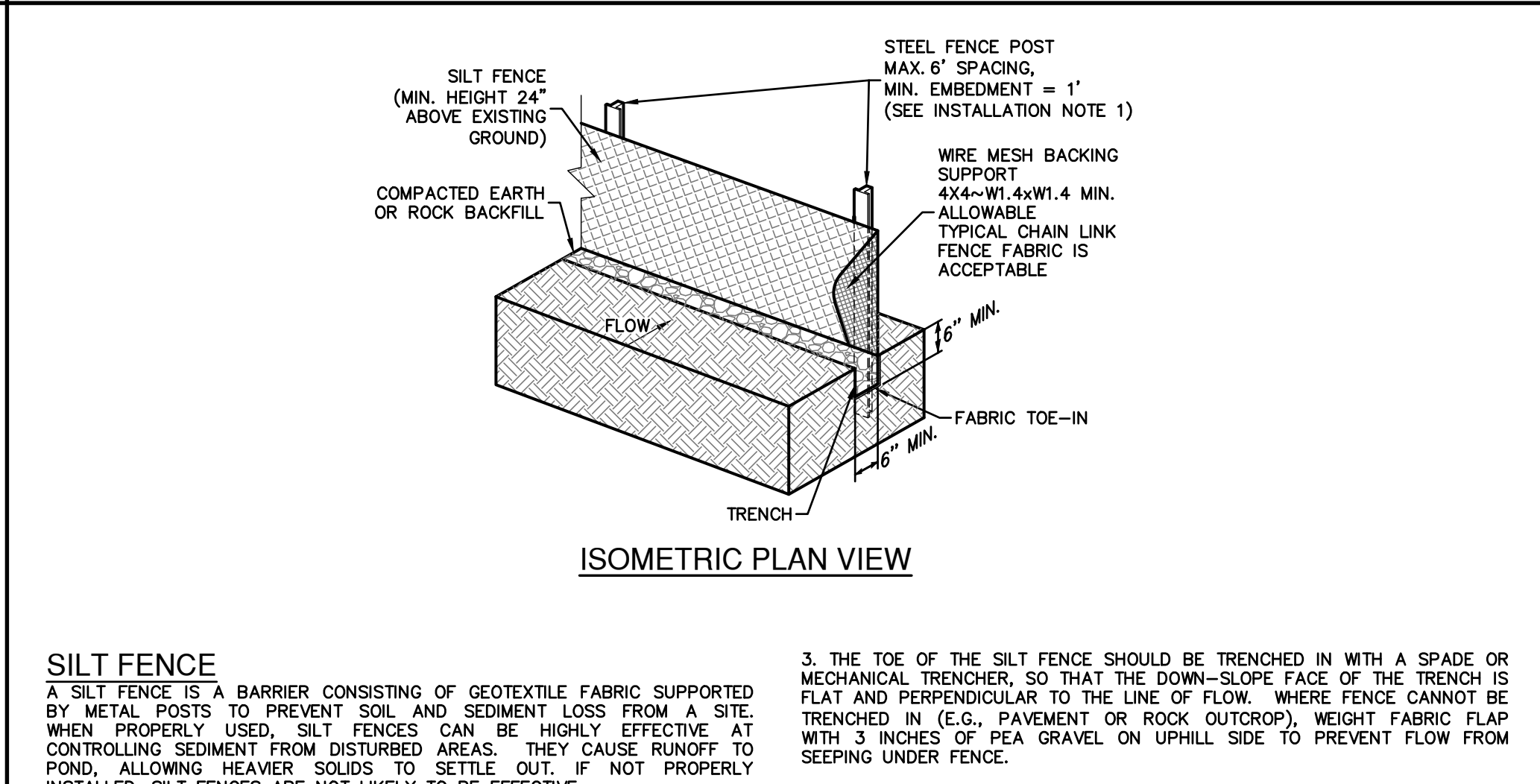
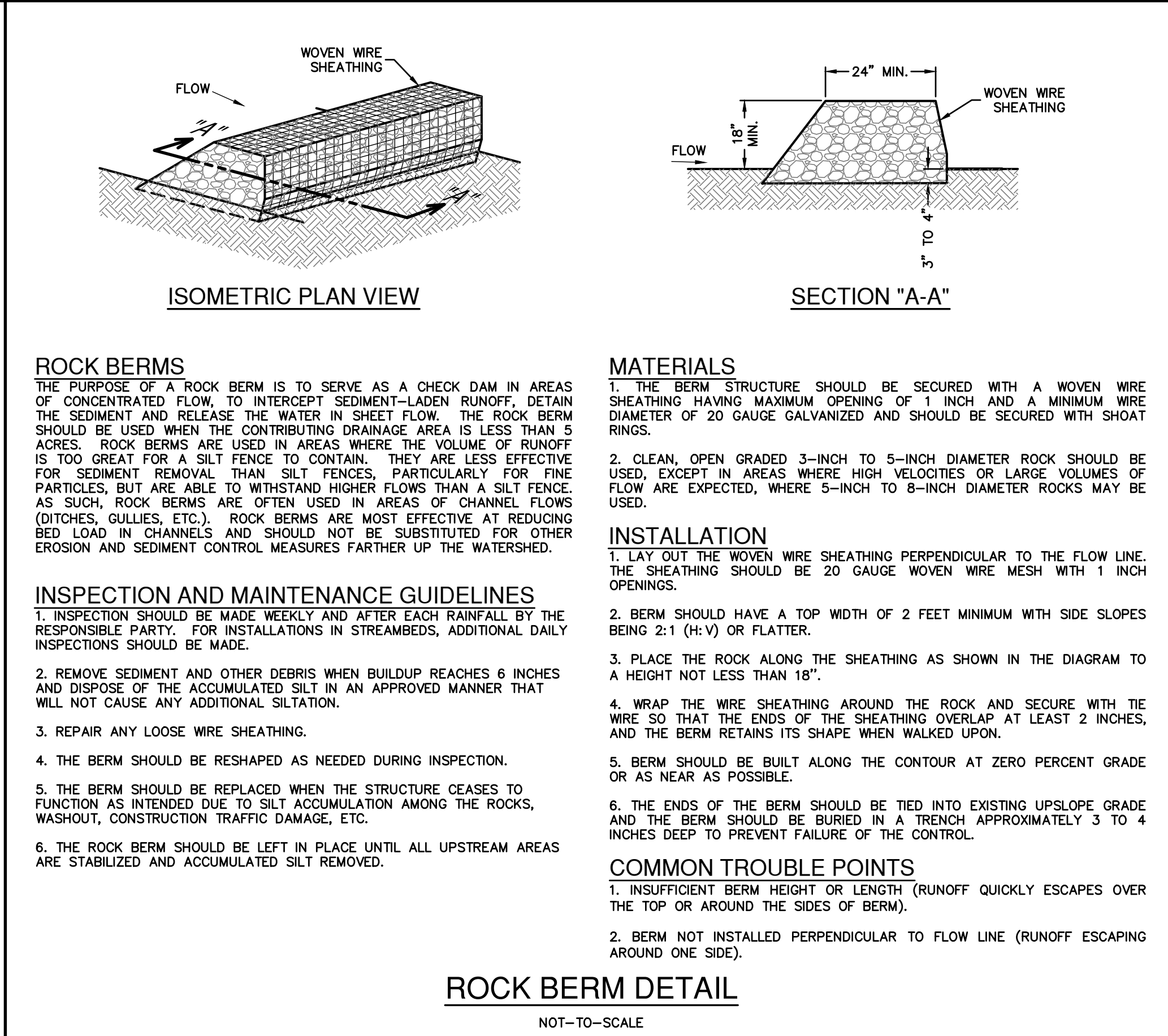
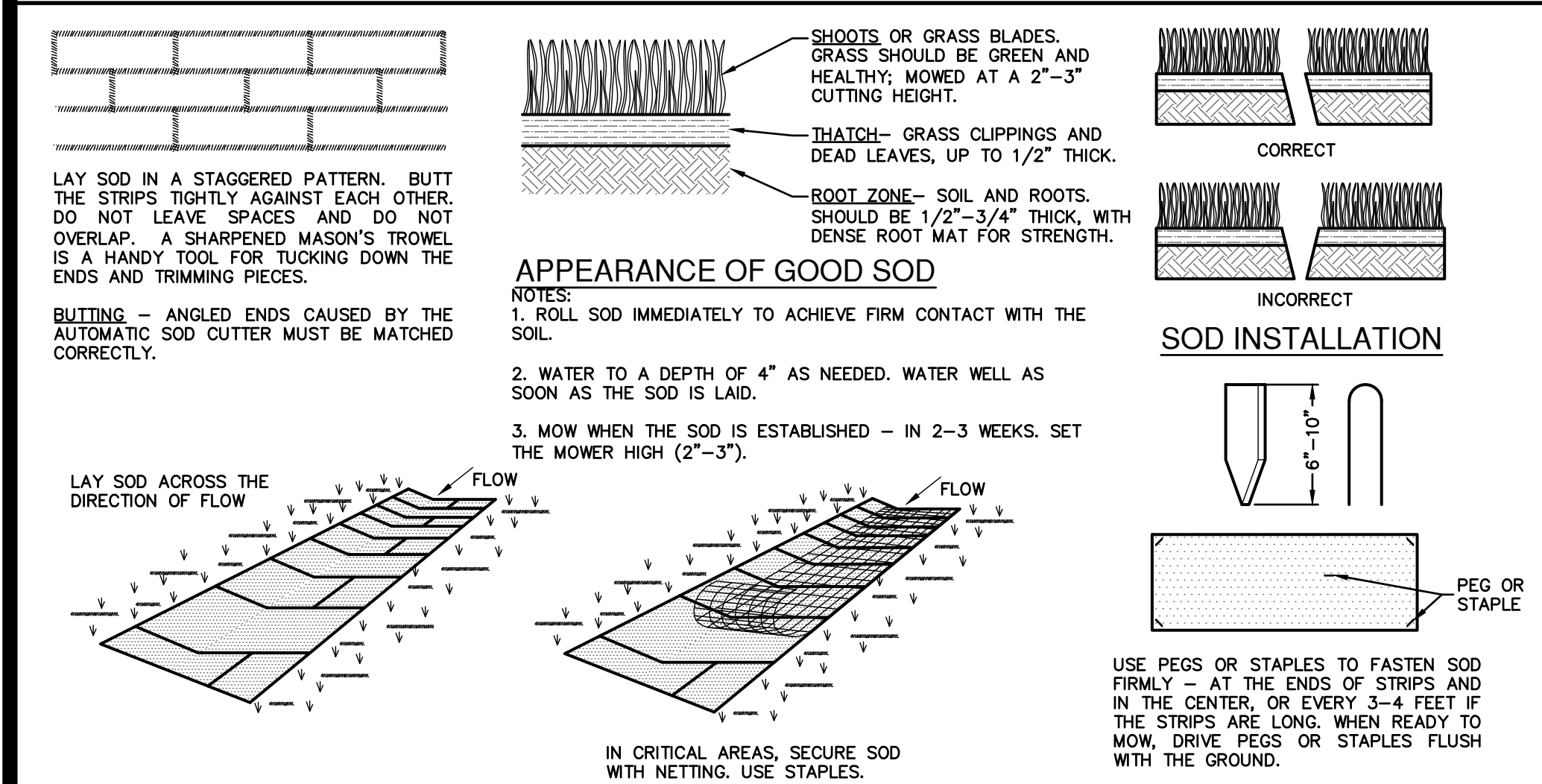
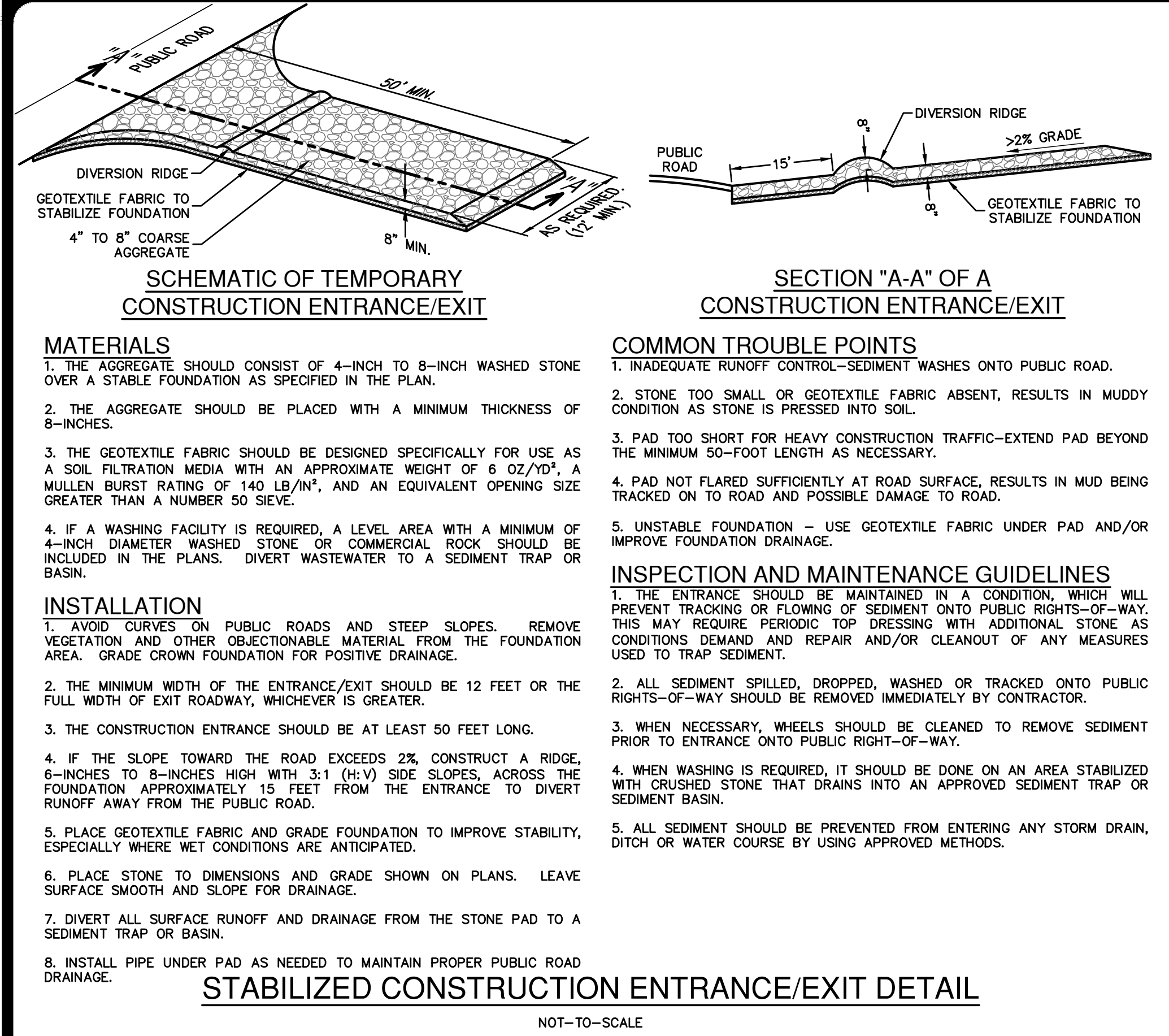


PAPE-DAWSON ENGINEERS
1672 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008800

MAYFAIR-FAIRWAY PARK
NEW BRAUNFELS, TEXAS
STORMWATER POLLUTION PREVENTION PLAN

| | |
|----------|---------------|
| PLAT NO. | |
| JOB NO. | 30002-50 |
| DATE | DECEMBER 2023 |
| DESIGNER | JP |
| CHECKED | CK |
| DRAWN | ML |
| SHEET | C0.20 |

Date: February 13, 2023, 8:35 AM - User: ID: MConcres
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DATE

NO.

REVISION

12-15-2023

STATE OF TEXAS

JOCELYN PEREZ

98367

PROFESSIONAL ENGINEER

1672 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633

TEXAS SURVEYING FIRM #1008800

PAPE-PAWSON

ENGINEERS

MAYFAIR-FAIRWAY PARK

NEW BRAUNFELS, TEXAS

STORMWATER POLLUTION PREVENTION DETAILS

PLAT NO.

JOB NO.

DATE

DRAWN

CHECKED

SHEET

30002-50

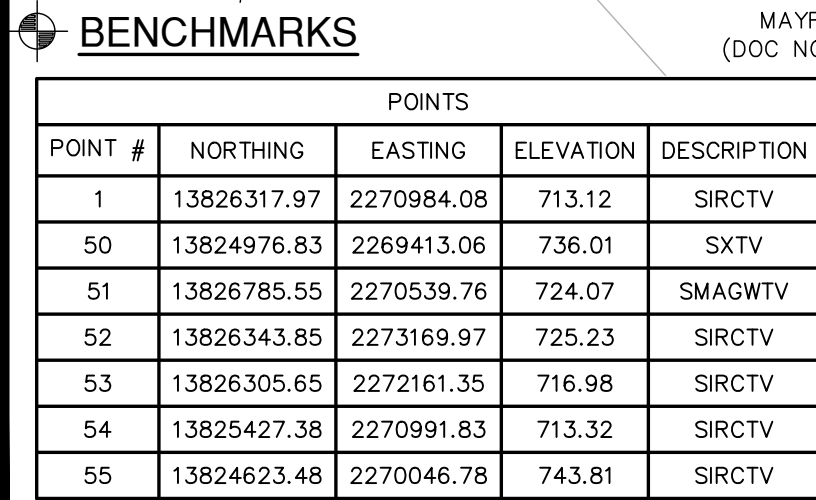
DECEMBER 2023

JP

CK

C0.30





















EXHIBIT 3



| POINTS | | | | |
|---------|-------------|------------|-----------|-------------|
| POINT # | NORTHING | EASTING | ELEVATION | DESCRIPTION |
| 1 | 13826317.97 | 2270984.08 | 713.12 | SIRCTV |
| 50 | 13824976.83 | 2269413.06 | 736.01 | SXTV |
| 51 | 13826785.55 | 2270539.76 | 724.07 | SMAGWTV |
| 52 | 13826343.85 | 2273169.97 | 723.23 | SIRCTV |
| 53 | 13826305.65 | 2272161.35 | 716.98 | SIRCTV |
| 54 | 13825427.38 | 2270991.83 | 713.32 | SIRCTV |
| 55 | 13824623.48 | 2270046.78 | 743.81 | SIRCTV |



KEYED NOTES

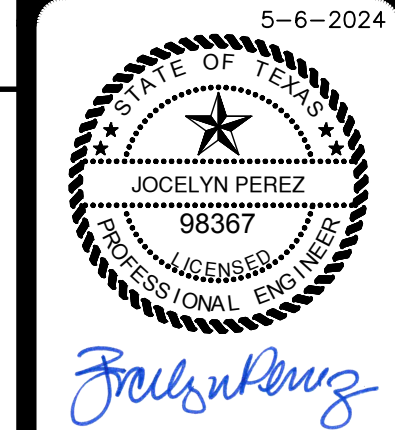
| | | | |
|---|--|---|---|
| EXISTING | | | |
|  | CONCRETE CURB |  | CONCRETE SIDEWALK TO BE REMOVED |
|  | MODERATE DUTY ASPHALT |  | CONCRETE CURB TO BE REMOVED |
|  | CONCRETE SIDEWALK | | |
| PROPOSED: | | | |
|  | DISC GOLF COURSE (BY OTHERS) |  | 6' WIDE CONCRETE SIDEWALK (REF. C1.30 FOR DTL) |
|  | PLAY GROUND (BY OTHERS) |  | TXDOT TYPE 7 CURB RAMP (REF. C1.31 & C1.32 FOR DTL) |
|  | 2' CURB TRANSITION (REF. C1.30 FOR DTL) |  | HANDICAP PARKING SIGN (TYP. REF. C1.30 FOR DTL) |
|  | 2-3' SIDEWALK BOXES (REF. C1.30 FOR DTL) |  | HANDICAP PAVEMENT MARKING (TYP.) (REF. C1.30 FOR DTL) |
|  | 6" CONCRETE CURB (TYP.) (REF. C1.30 FOR DTL) |  | STRIPING DETAIL (REF. C1.30 FOR DTL) |
|  | PARKING STRIPE (REF. C1.30 FOR DTL) |  | CONCRETE DRIVEWAY (REF. C1.31 FOR DTL) |
|  | STOP SIGN (REF. C1.33 FOR DTL) |  | HEADER CURB (REF. C1.30 FOR DTL) |
| | |  | WHEEL STOP (REF. C1.30 FOR DTL) |

GENERAL NOTES:

1. ALL DISTANCES ARE MEASURED FROM FACE OF CURB.
2. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL CONFORM TO APPLICABLE CONE SPECIFICATIONS AND CITY OF NEW BRAUNFELS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION.
4. EXISTING UTILITIES ARE WITHIN THE R.O.W. AREA. CONTRACTOR TO VERIFY ALL BURIED UTILITIES WHETHER OR NOT SHOWN ON THIS PLAN. ANY DAMAGED UTILITIES SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S SOLE EXPENSE.
5. CONTRACTOR SHALL INSTALL POLLUTION CONTROL MEASURES (SILT FENCING, ETC.) IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT. (SEE TPDES BOOKLET)
6. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE TRAFFIC DEPARTMENT FOR THE REQUIREMENTS OF ANY TRAFFIC CONTROL SYSTEMS AND DEVICES THAT ARE REQUIRED DURING THE CONSTRUCTION STAGE. CONTRACTOR SHALL MAINTAIN AND MAINTAIN REQUIRED TRAFFIC CONTROL DEVICES THROUGHOUT THE LENGTH OF THE CONSTRUCTION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS BEFORE BEGINNING CONSTRUCTION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING IMPROVEMENTS, e.g. UTILITIES, FENCES, PAVEMENT, CURBS, DRIVEWAYS, OR SIDEWALKS.
9. CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT, CURBS AND SIDEWALKS AT A NEW PAVEMENT, CURB AND SIDEWALK JUNCTURES. NO JAGGED OR IRREGULAR CUTS WILL BE ACCEPTED.
10. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, ALIGNMENT, PLACEMENT, LIMITS, DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
11. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL SPECIFICATIONS AND CONTRACT INFORMATION.
12. CURB RADI ARE 3' UNLESS OTHERWISE NOTED ON THE DRAWINGS.

CAUTION!!

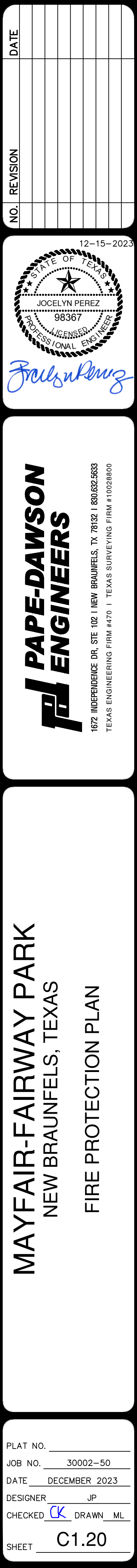
CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE, AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ARCHITECT 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 BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. DETERMINE IF THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

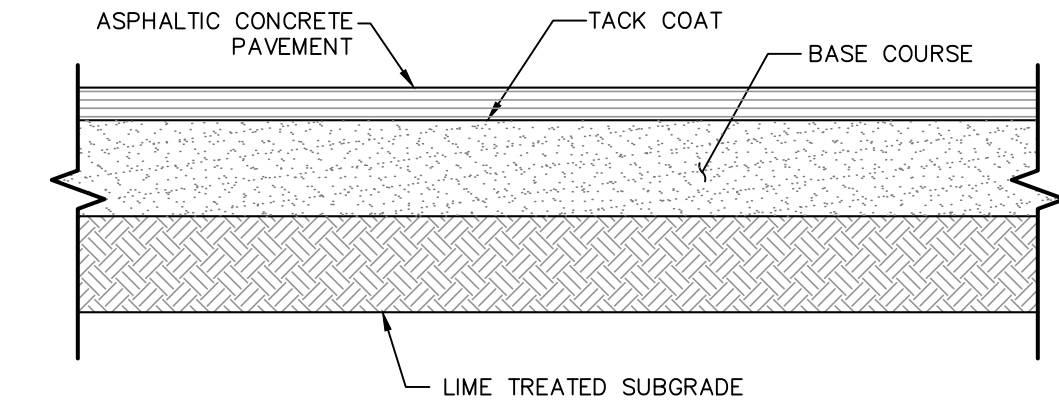


**PAPE-DAWSON
ENGINEERS**
1672 INDEPENDENCE DR. STE. 102 | NEW BRAUNFELS, TX. 78132 | 830.632-5623
TEXAS ENGINEERING FIRM #4470 | TEXAS SURVEYING FIRM #10228800

MAYFAIR-FAIRWAY PARK
NEW BRAUNFELS, TEXAS
DIMENSIONAL CONTROL PLAN

PLAT NO. _____
JOB NO. 30002-50
DATE DECEMBER 2023
DESIGNER JP
CHECKED _____ DRAWN ML
SHEET C1.10

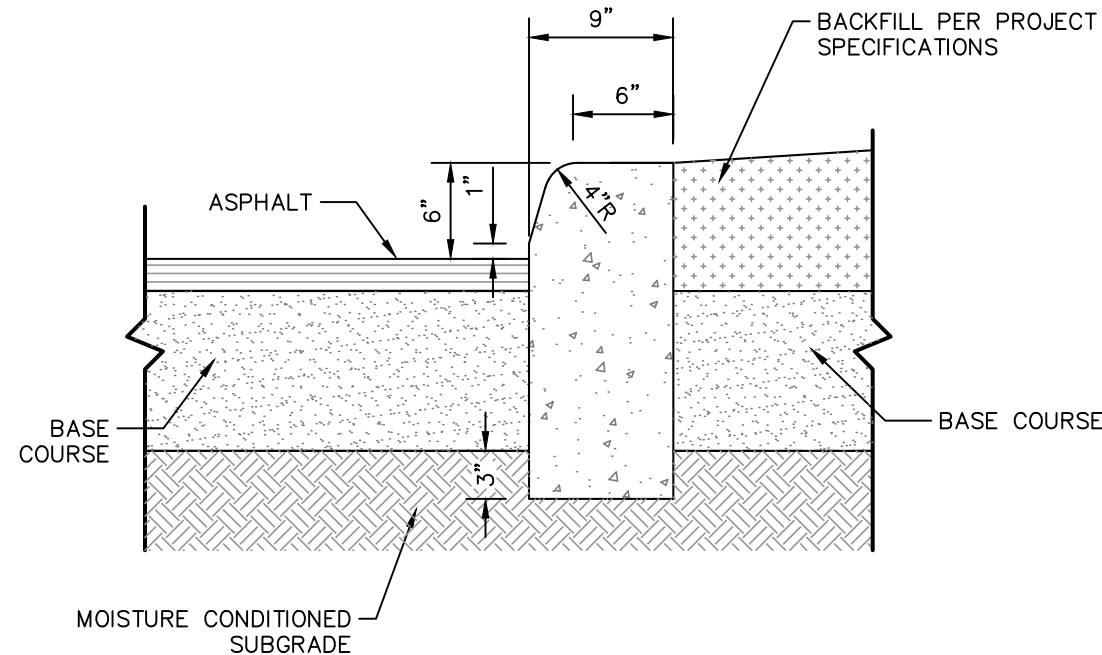




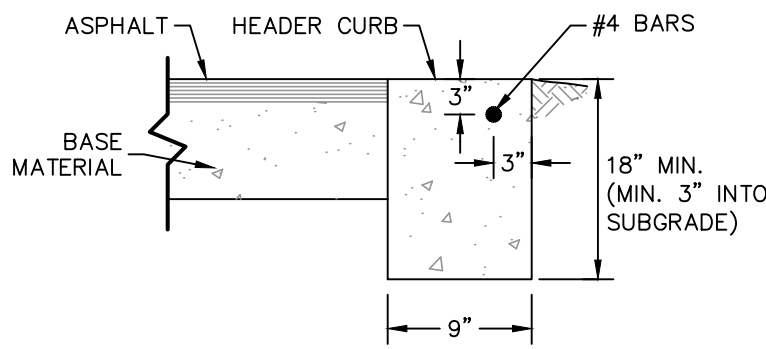
| PAVEMENT MATERIALS | LIGHT DUTY ASPHALT (IN.) | MEDIUM DUTY ASPHALT (IN.) | HEAVY DUTY ASPHALT (IN.) |
|----------------------|--------------------------|---------------------------|--------------------------|
| SURFACE COURSE | 2" | 3" | 3" |
| FLEXIBLE BASE COURSE | 8" | 8" | 10" |
| TREATED SUBGRADE | 6" | 6" | 6" |

FLEXIBLE PAVEMENT SECTIONS (PARKING AREAS)

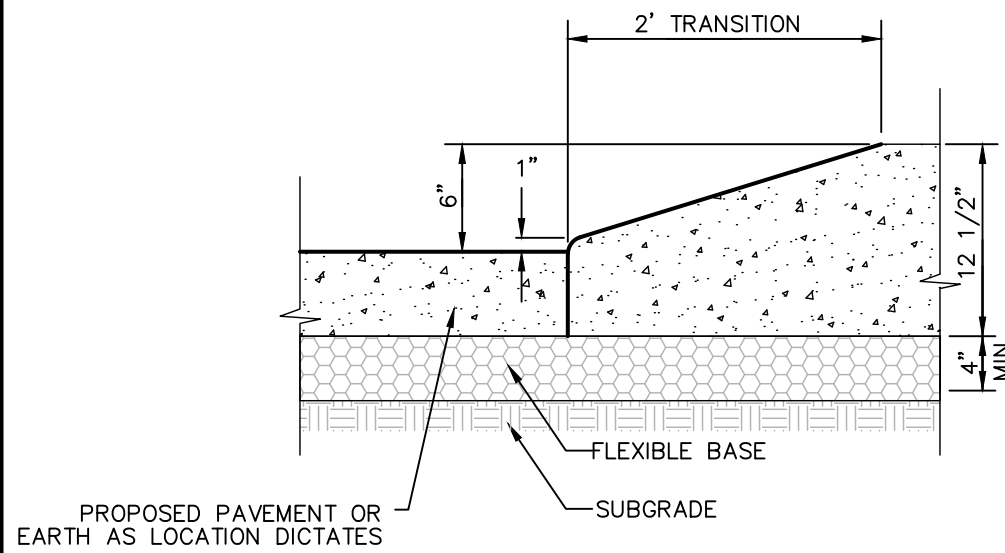
REFERENCE PAVEMENT RECOMMENDATIONS MADE BY RABA KISTNER CONSULTANTS, INC., DATED 10/16/2023 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL REFERENCE FINAL GEOTECHNICAL REPORT FOR FINAL PAVEMENT RECOMMENDATIONS.



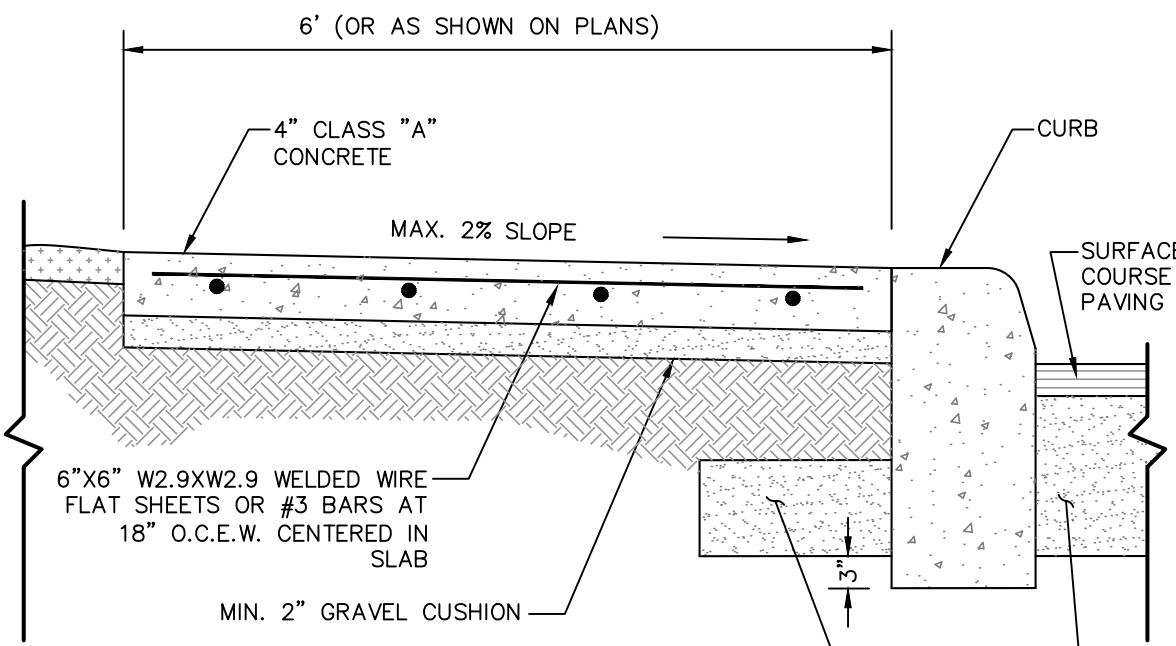
6" CONCRETE CURB
EXTENDED THROUGH BASE
NOT-TO-SCALE



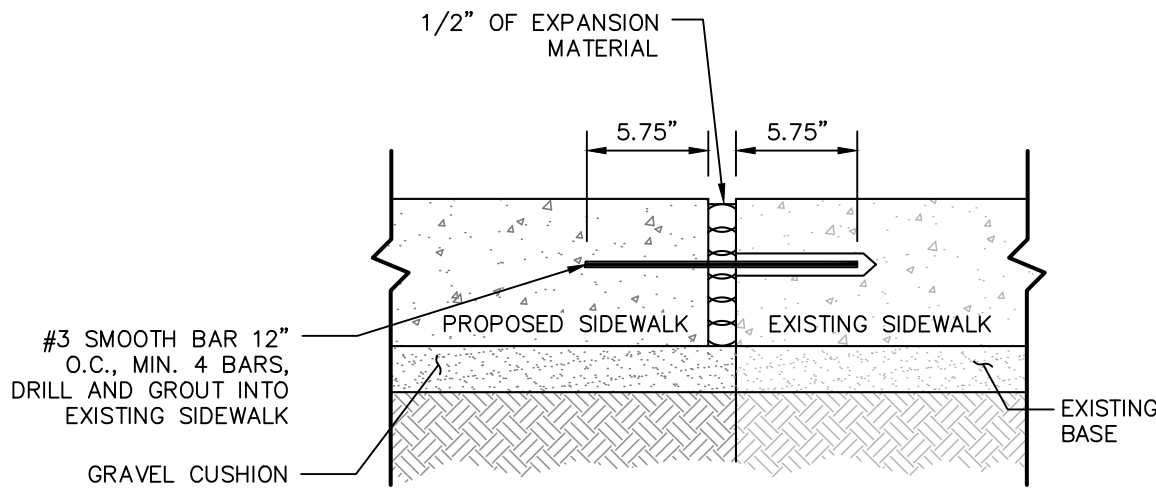
HEADER CURB DETAIL
NOT-TO-SCALE



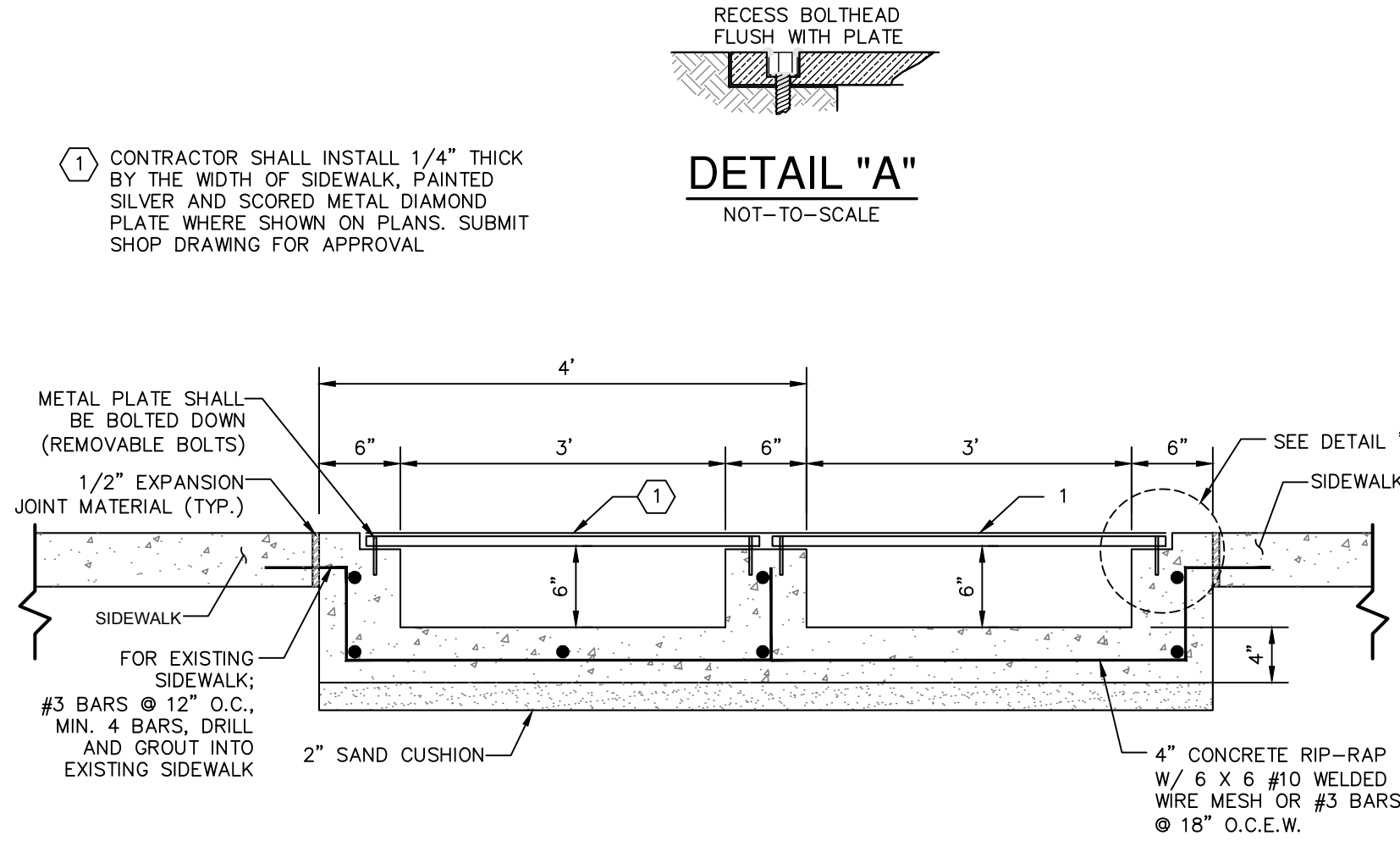
2' CURB TRANSITION
NOT-TO-SCALE



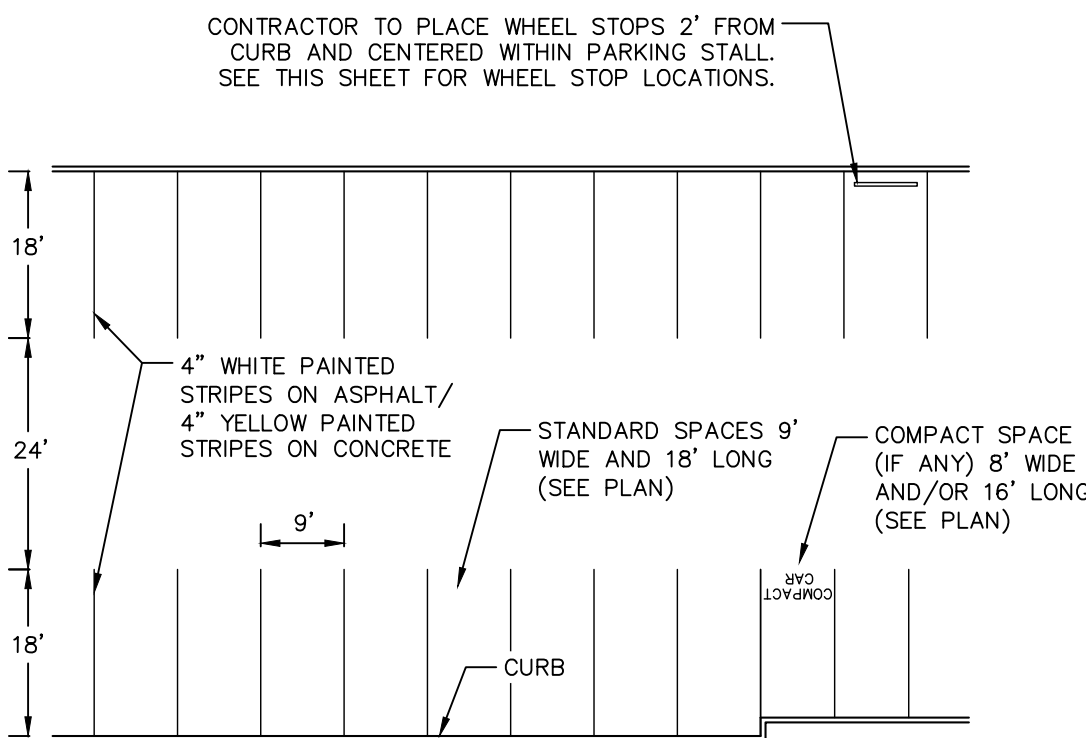
SIDEWALK DETAIL
NOT-TO-SCALE



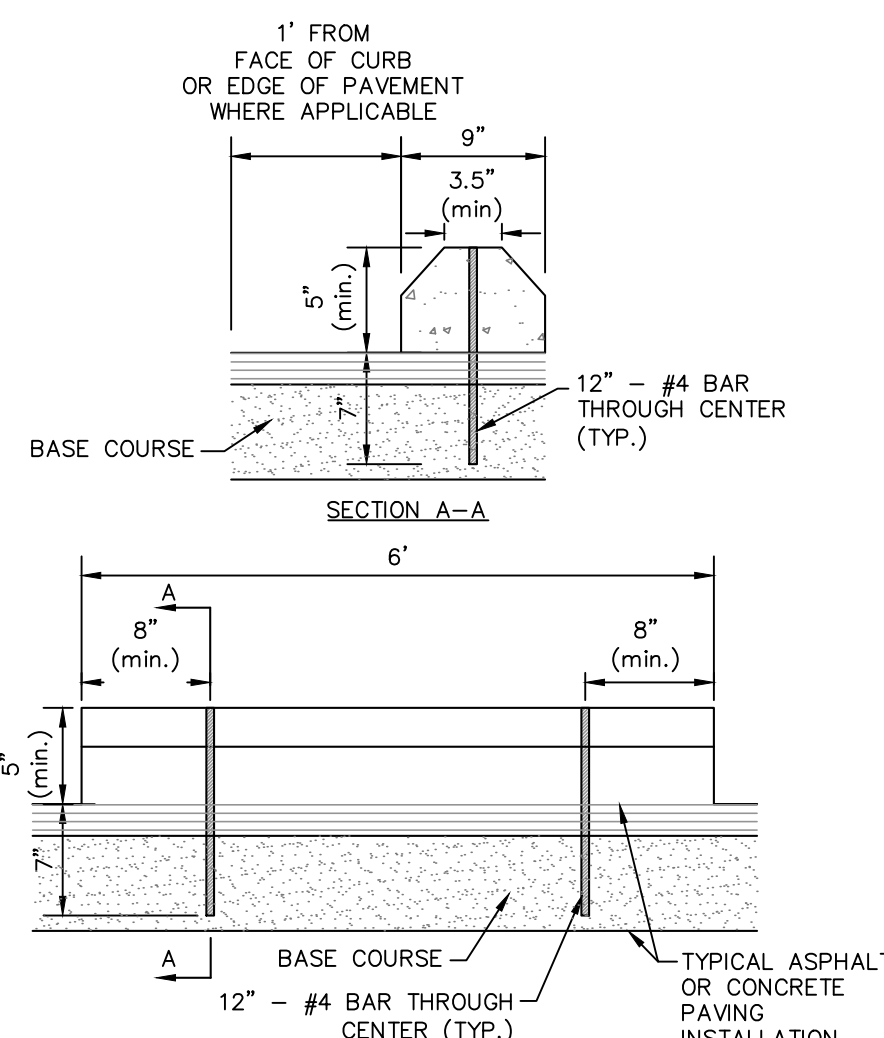
SIDEWALK JUNCTURE DETAIL
NOT-TO-SCALE



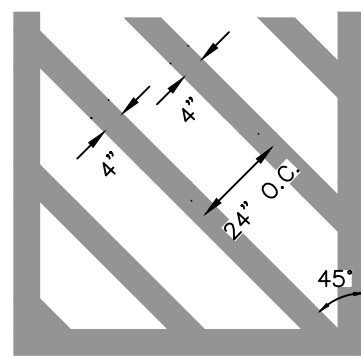
SIDEWALK BOX DRAIN DETAIL
NOT-TO-SCALE



STRIPING FOR 90-DEGREE PARKING
NOT-TO-SCALE

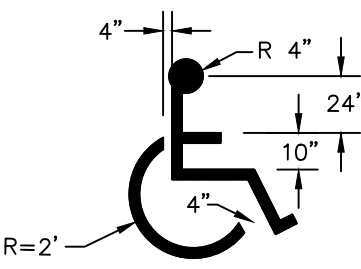


WHEEL STOP DETAIL
NOT-TO-SCALE



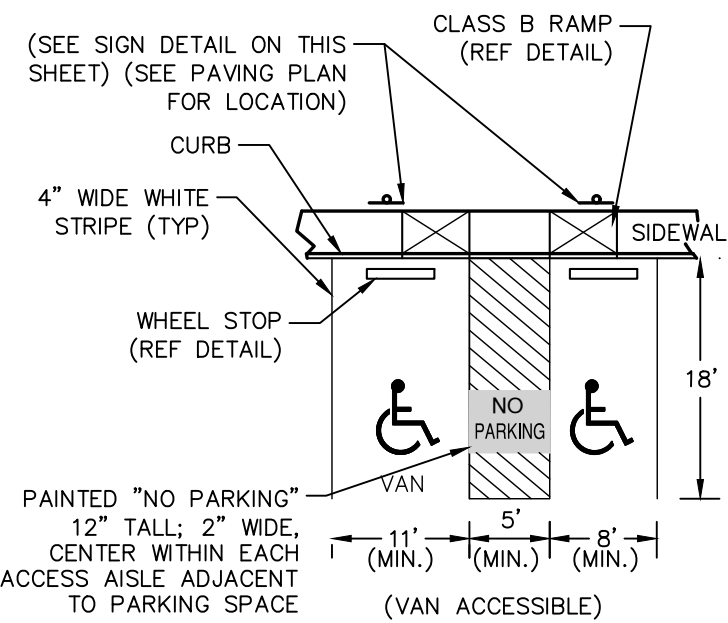
STRIPING DETAIL

NOTE: SYMBOL SHALL BE PAINTED IN CENTER OF PARKING STALL. (USE YELLOW PAINT)



ACCESSIBLE PARKING STALL SYMBOL

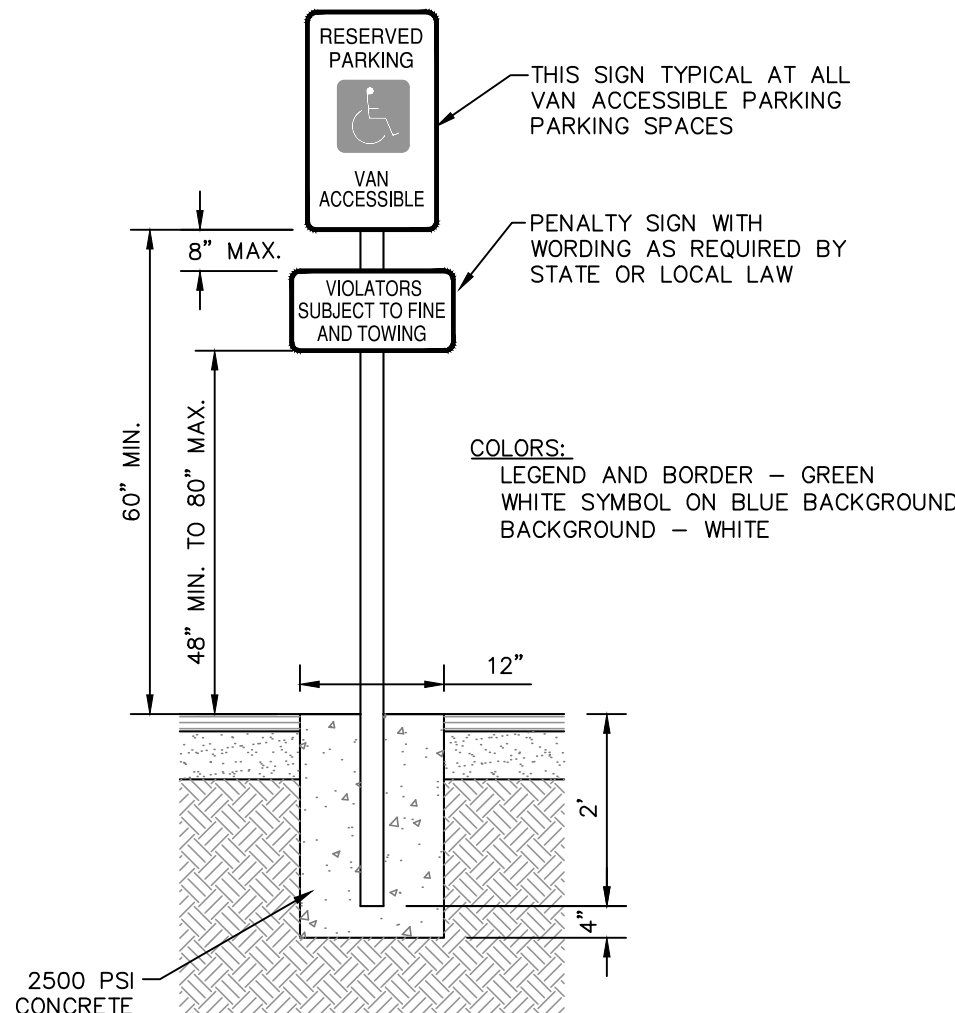
NOTE: ALL PAVEMENT MARKINGS AND SIGNAGE OF ACCESSIBLE PARKING AREAS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT ACCESSIBILITY MANUAL.



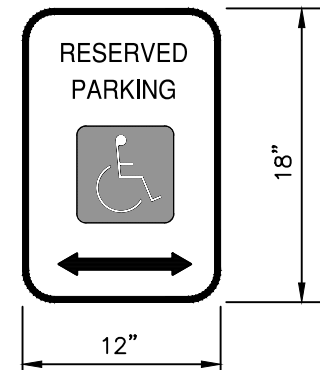
ACCESSIBLE PARKING AREA DETAIL

AS AN EXCEPTION, VAN PARKING SPACES MAY BE A MINIMUM OF 8' WIDE WHEN THE ACCESS AISLE IS A MINIMUM OF 8'.

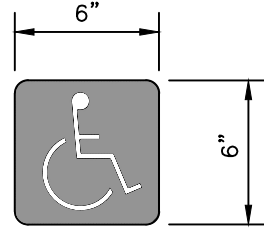
ACCESSIBLE PARKING DETAILS
NOT-TO-SCALE



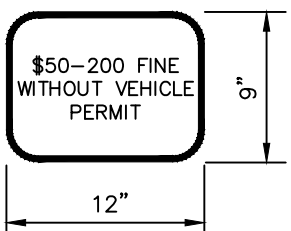
ACCESSIBLE PARKING SIGNAGE DETAIL
NOT-TO-SCALE



PRIMARY SIGN

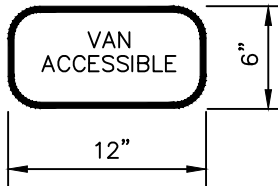


PRIMARY SIGN SYMBOL



PENALTY SIGN

COLORS:
BORDER & TEXT - GREEN
BACKGROUND - WHITE



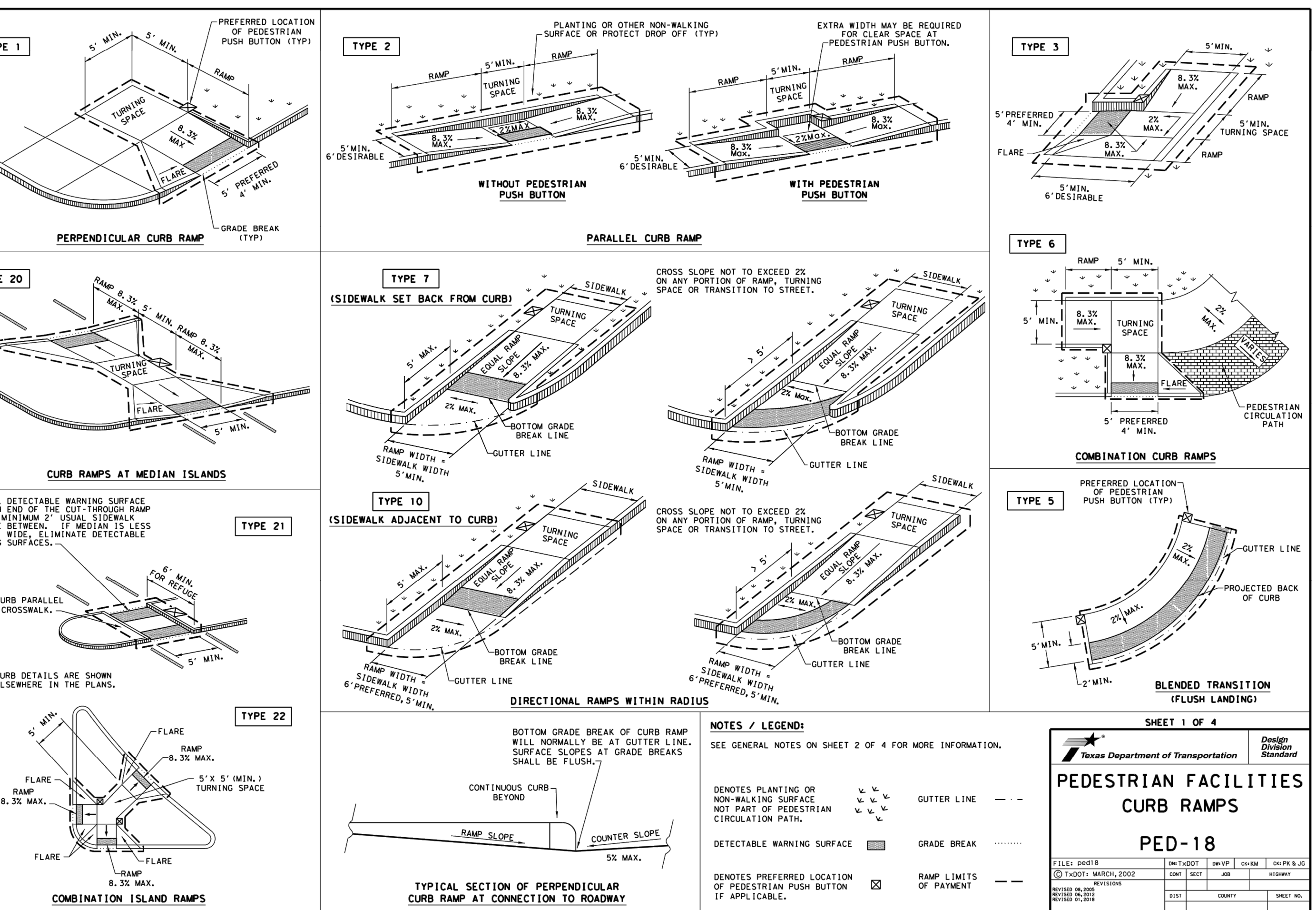
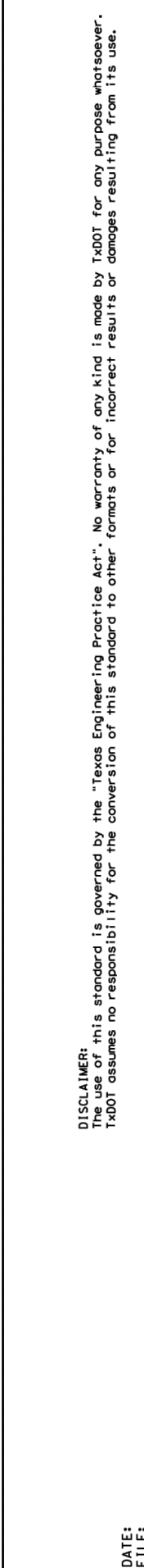
SECONDARY SIGN

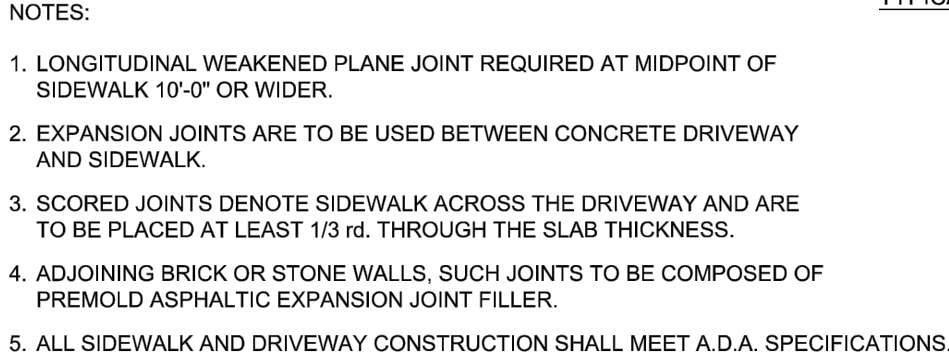
COLORS:
BORDER & TEXT - GREEN
BACKGROUND - WHITE


PAPE-DAWSON
ENGINEERS
1672 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5533
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008800

MAYFAIR-FAIRWAY PARK
NEW BRAUNFELS, TEXAS
CIVIL DETAILS (SHEET 1 OF 5)

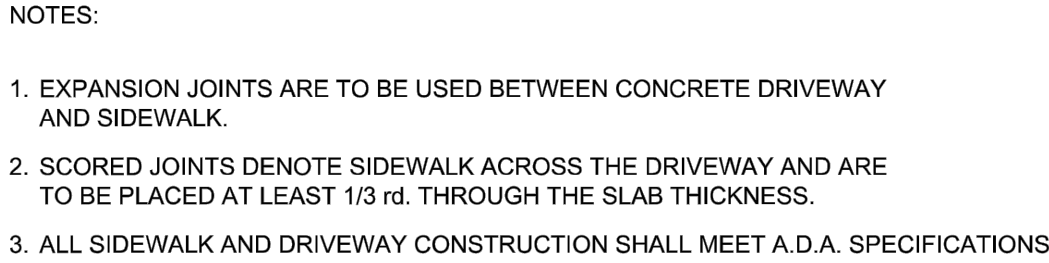
PLAT NO. _____
JOB NO. 30002-50
DATE DECEMBER 2023
DESIGNER JP
CHECKED DRAWN ML
SHEET C1.30






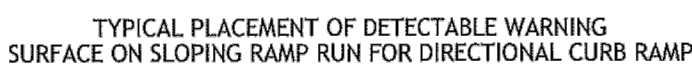
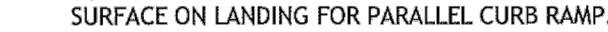
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|-------------------------------|-----------------|---------------|---|
| DATE APPROVED: 07/2008 | DWG. NO: ST-018 | SCALE: N.T.S. |  |
| DRAWN BY: RAS | SHEET: 1 OF 1 | | |
| FILENAME: SIDEWALK (BUSINESS) | | | |

ENGINEERING
DEPARTMENT



| | | | |
|--|-----------------|---------------|---|
| DATE APPROVED: 07/2008 | DWG. NO: ST-017 | SCALE: N.T.S. |  |
| DRAWN BY: RAS | SHEET: 1 OF 1 | | |
| FILENAME: SIDEWALK (COMMERCIAL - INDUSTRIAL) | | | |

ENGINEERING
DEPARTMENT



ENGINEERING DIVISION
550 LANDA STREET
NEW BRAUNFELS, TEXAS 78130
PHONE: 830 221 4020
FAX: 830 626 3600

CURB RAMP STANDARDS

| | | |
|---------------------------|------------------|-----------------|
| APPROVED DATE: 05/18/2017 | DWG. NO.: ST-019 | SCALE: AS NOTED |
| DRAWN BY: RC | CONTACT: GF | SHEET: 1 OF 1 |

CURB RAMP NOTES

- ALL SLOPES ARE MAXIMUM ALLOWABLE. THE MAXIMUM POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE MAINTAINED TO PREVENT EROSION OR GRADE OF APPROACH ROADWAYS AS DIRECTED.
- THOSE AREAS ARE FOR REFERENCE ONLY. ACTUAL LOCATIONS OF CURB RAMPS ARE TO BE SHOWN ON THE CONSTRUCTION PLANS. ALL ACCESSIBLE WALKWAY SURFACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF CHICAGO ORDINANCES AND THE AMERICAN WITH Disabilities Act (ADA). CITY ENGINEER OR BUILDING OFFICIAL MAY ADJUST LOCATIONS FOR SAFETY OR UTILITY CLEARANCE.
- THE MINIMUM STANDARD SIDEWALK SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 114-09 OF THE NEW BUILDINGS CODE OF ORDINANCES.
- ALL LANDINGS WHERE REQUIRED SHALL BE 5'x5' (6'6"X6") MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
- RAMP LENGTHS SHALL BE SUFFICIENT TO MAINTAIN A MAXIMUM SLOPE OF 8.33% (1:12) MAXIMUM. MINIMUM RAMP WIDTH SHALL BE 4'0" MINIMUM.
- GRADIENT GRASSES SHALL NOT EXCEED THE GRADE ESTABLISHED FOR THE ADJACENT ROADWAY. ANY SIDEWALK CONSTRUCTION THAT DEVIATES FROM THE GRADE OF THE ADJACENT ROAD OF THE ROADWAY TO CREATE A GRADE STEEPER THAN THE EXISTING ROADWAY WILL REQUIRE GRASSES, HANDRAILS, AND LANDINGS IN ACCORD WITH CURRENT ADA AND ITS REQUIREMENTS.
- PROVIDE FLARED RAMP SIDES WITH A MAXIMUM SLOPE OF 15% (1:6.67) MEASURED ALONG THE CURB LINE. CURB RETURNS MAY BE USED IN LIEU OF SIDE FLARES IN AREAS NOT NORMALLY WALKED ACROSS BY PEDESTRIANS. SIDE FLARES SHALL BE CONSTRUCTED TO MAINTAIN THE EXISTING SIDEWALK GRADE AND WHERE SIDE SLOPES IS SUBSTANTIALLY OBSTRUCTED.
- MANEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 5'x5' (6'6"X6") WHOLLY FREE OF OBSTRUCTIONS. MINIMUM CLEARANCE SHALL BE 8'0" MINIMUM.
- CROSSWALK OBSTRUCTIONS, CROSSWALK HANDRAILS AND STOP BAR LOCATIONS SHALL BE AS SHOWN ELSEWHERE IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK HANDRAILS ARE NOT REQUIRED, SIDEWALK SHALL BE ADJACENT WITH THEORETICAL CROSSWALK, OR AS DIRECTED BY THE CITY ENGINEER OR BUILDING OFFICIAL.
- EXISTING FEATURES THAT COMPLY WITH CURRENT AS 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 A CURB OR A CURB RAMP.
- SEPARATE CURB RAMP JOINTS FROM ADJACENT SIDEWALKS AND ANY OTHER ELEMENTS WITH PRE-MOLD OR RAMP JOINT JOINT OF 1/2" UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER OR BUILDING OFFICIAL.
- PROVIDE A SMOOTH TRANSITION WHERE THE CURB RAMPS COME TO THE STREET.
- THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES SHALL BE LESS THAN 1:12. THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES SHALL BE LESS THAN 1:12. IN THE CASE OF THE STREET ACCESS GRAB DESIGNATED AT THE 8.33% MAXIMUM SLOPE, THE ADJACENT PAVEMENT CROSS SLOPE SHALL BE LESS THAN 1:12 (8.33% OR 20:1). 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, 1:12, A MINIMUM 2'0" WIDE GRAB DESIGNATED AT THE 8.33% MAXIMUM SLOPE SHALL BE PROVIDED.
- ADA RAMP SHALL BE CONSTRUCTED WITH 7" CLASS "A" CONCRETE WITH 2" MINIMUM GRAB OR FLARED RAMP OR FLEXIBLE BASE MATERIAL. REINFORCING STEEL SHALL BE #3 BARS AT 12" O.C., E.W. AND 6"X6" - W2.9 X 2.9" WIRE MESH.
- THE EXTENTS OF ANY COMPLIANCE PROVIDED BY SHALL BE THE MINIMUM. LOCALS, ORDINANCES, AND

DETECTABLE WARNING NOTES

3. CURB RAMP OR LANDINGS ADJACENT TO THE CROSSWALK MUST HAVE A DETECTABLE WARNING SURFACE THAT IS FLAT, FIRM, SLIP-RESISTANT, AND COMES INTO CONTACT WITH SECTION 205 OF THE TRAILER ATTACHMENT STANDARDS (24). THE SURFACE MUST CONTRAST VISUALLY WITH ADJACENT SURFACES, INCLUDING SIDE PLATES, FURNISHING GARD, BUSHY OR CURB. DETECTABLE WARNING SURFACES ADJACENT TO UNCONTROLLED CROSSWALKS MUST BE FLAT, FIRM, SLIP-RESISTANT, AND COMES INTO CONTACT WITH SECTION 205 OF THE TRAILER ATTACHMENT STANDARDS.
4. ANY TRAILER-GUIDED BUSES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
5. DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 2' IN DEPTH IN THE INTERSECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
6. DETECTABLE WARNING SURFACES SHALL BE LOCATED TO THAT THE EDGE NEAREST THE CURB LINE IS AT THE END OF THE BUS STOP OR LANDING. THE SURFACES SHALL BE PERPENDICULAR TO THE GRADE BOUNDARY OF THE RAMP RUN AND THE STREET. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER BOUNDARY.
7. DETECTABLE WARNING MATERIALS MUST MEET TYPICAL PERFORMANCE MATERIALS SPECIFICATION DMS-4350 AND BE LISTED ON THE MATERIAL PRODUCER LIST. INSTALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
8. DETECTABLE WARNING PAVES SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE PUBLIC WORKS DEPARTMENT.

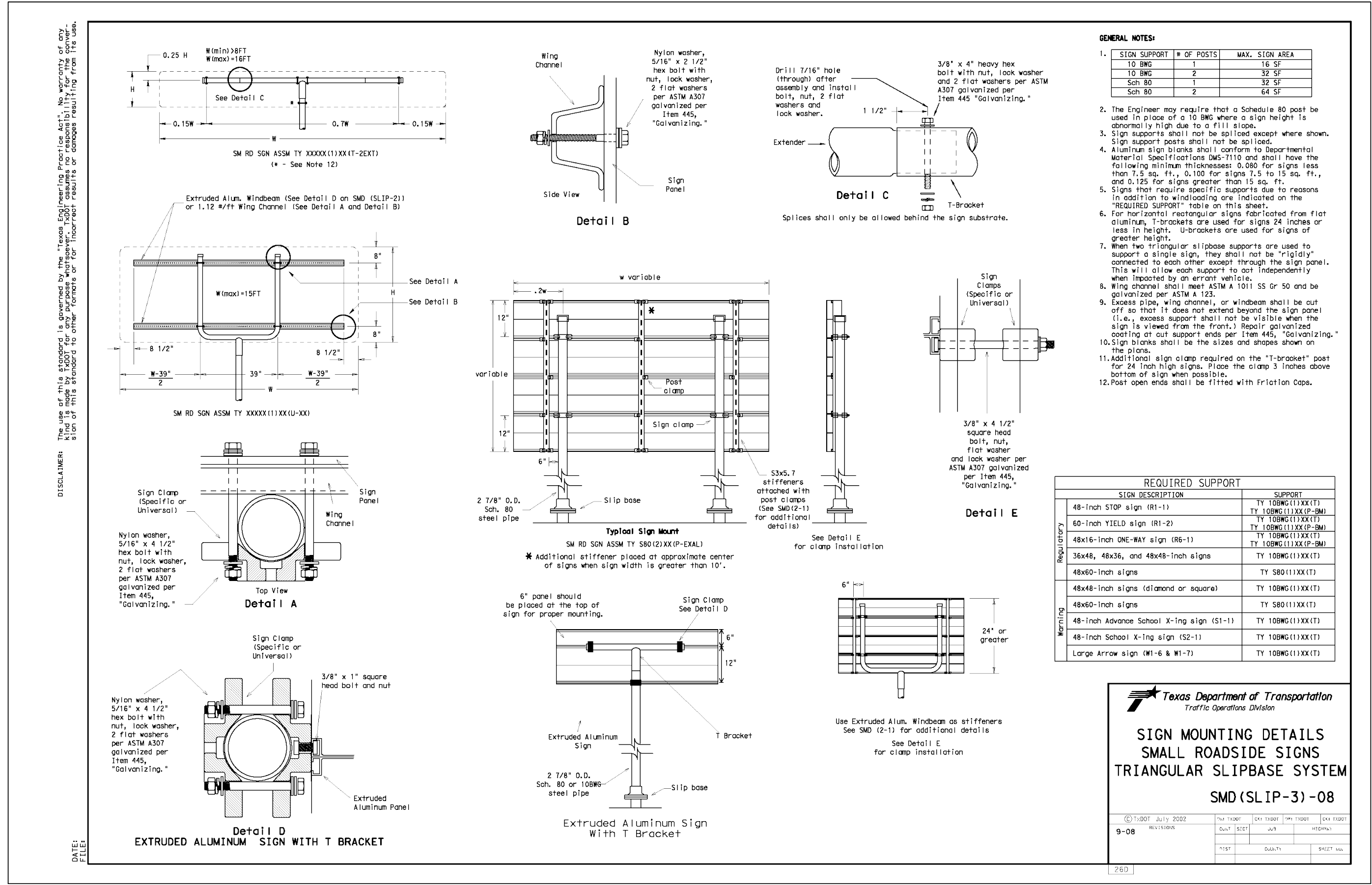
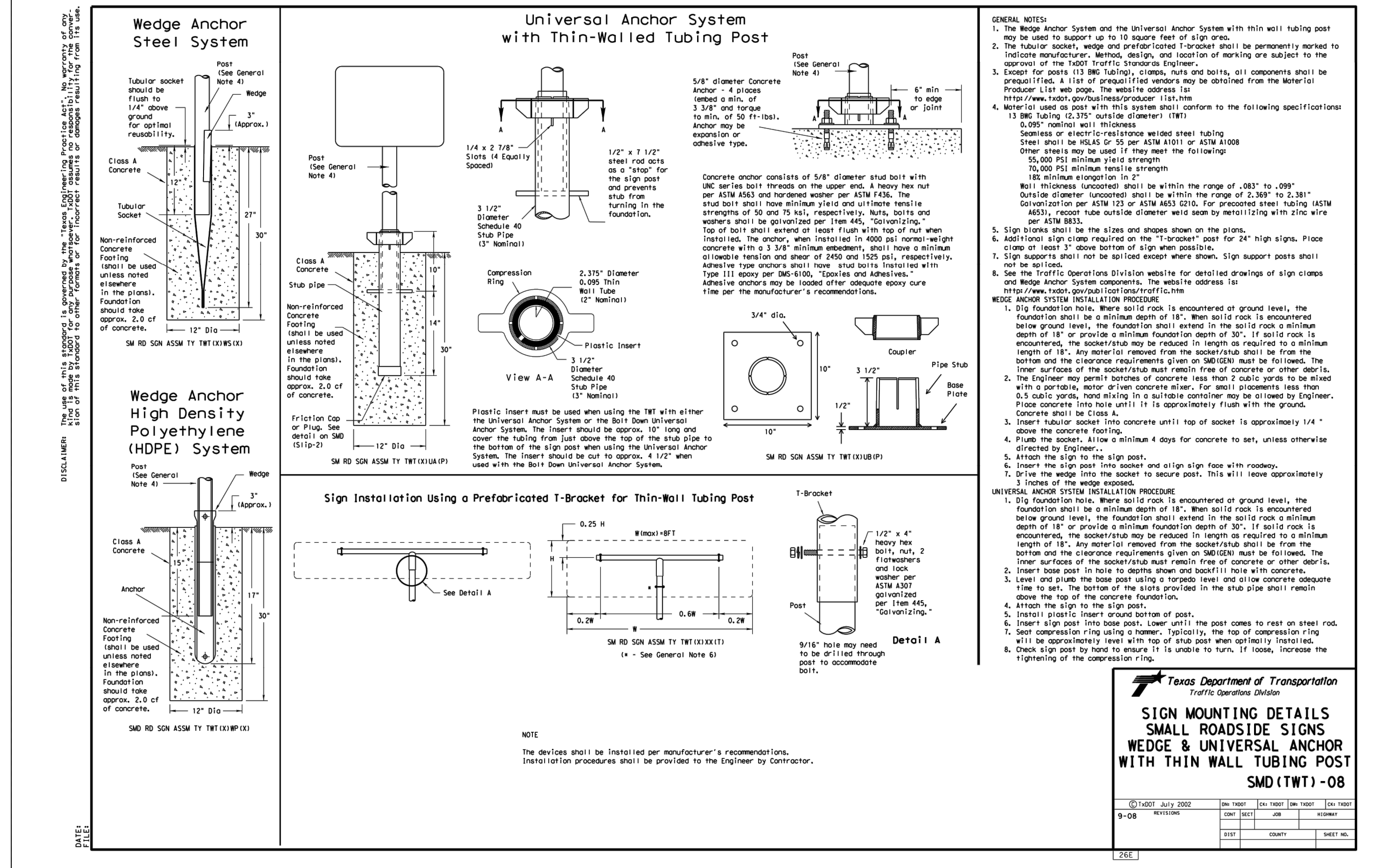
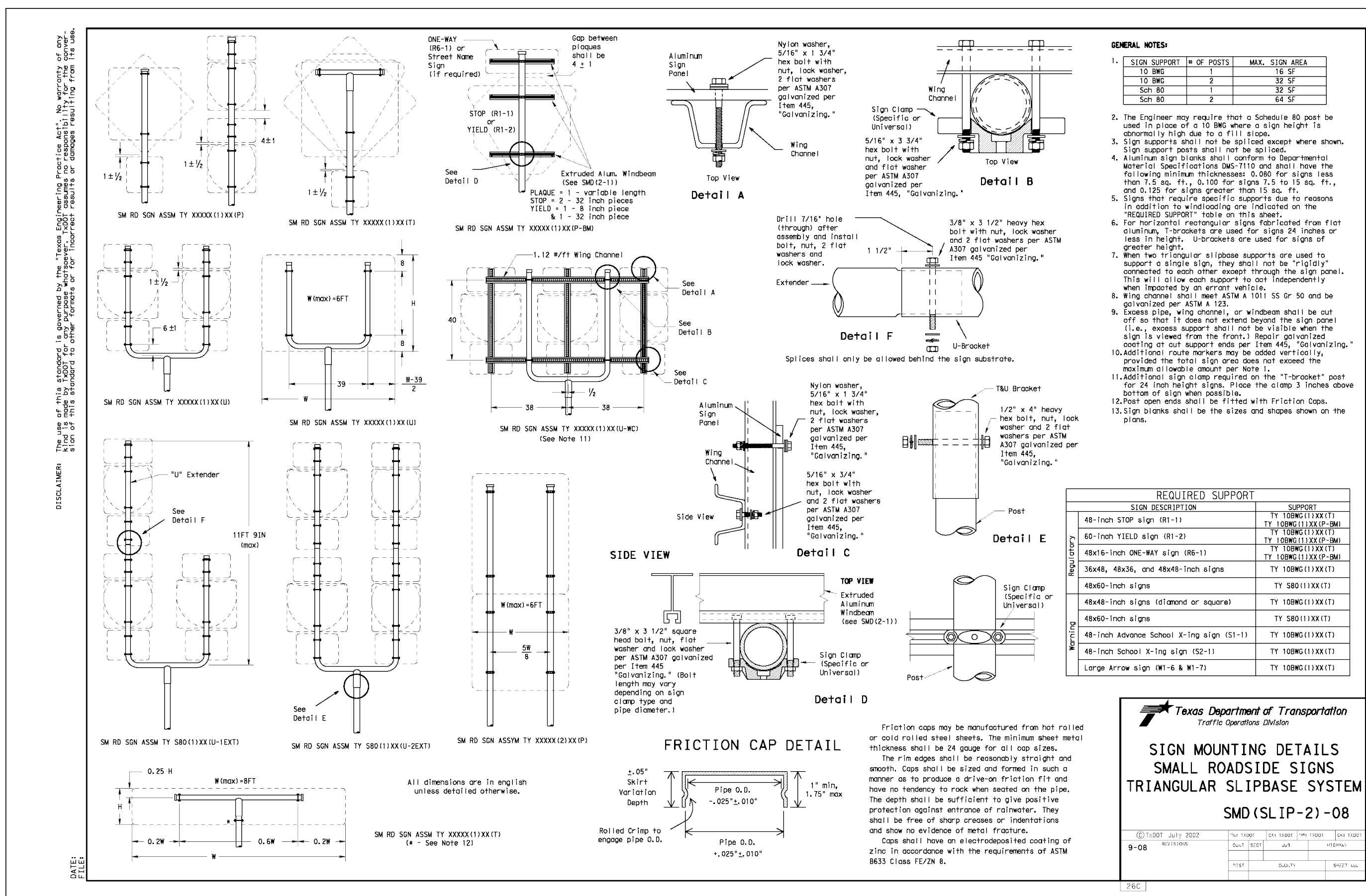
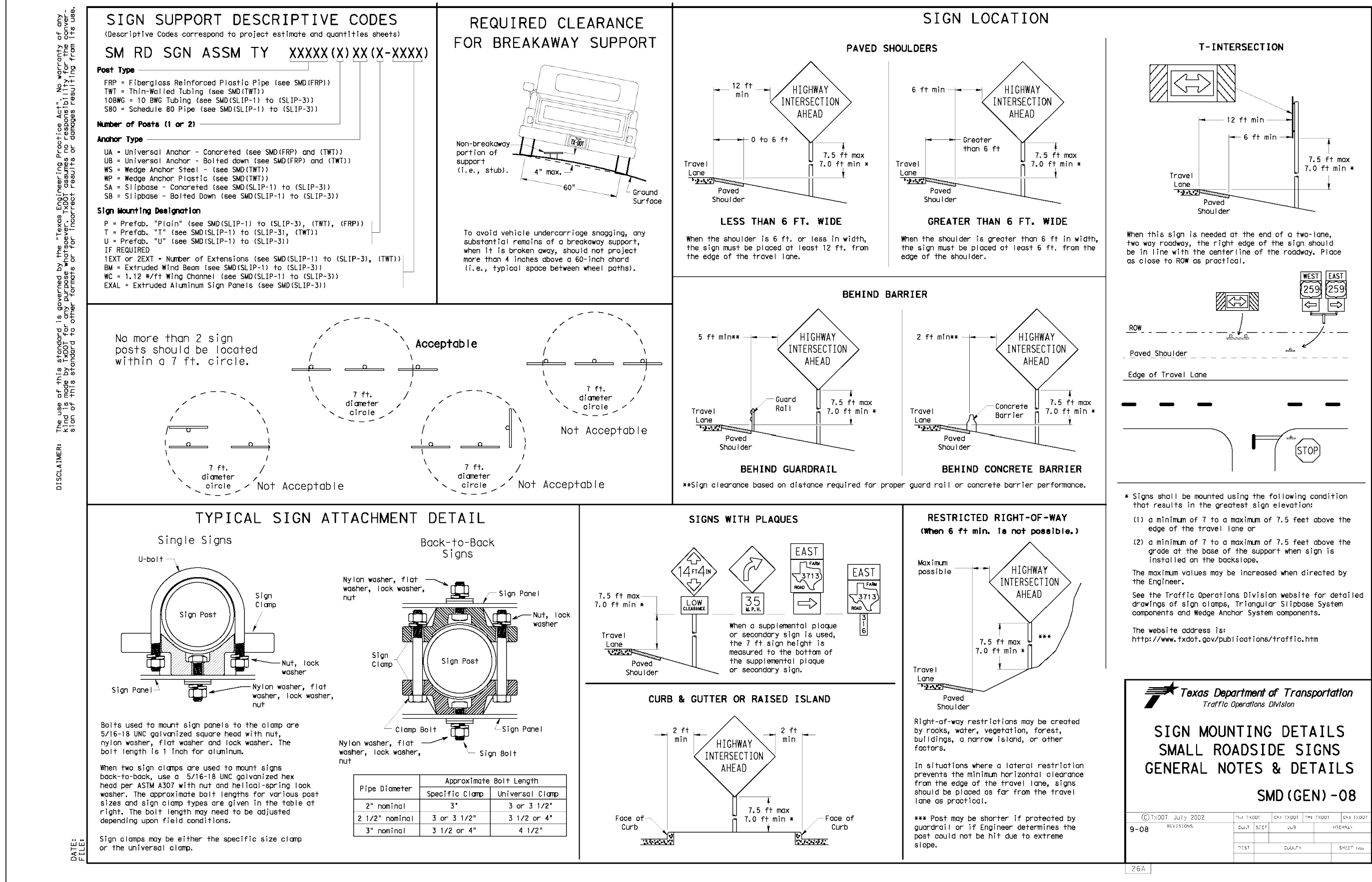
MAYFAIR-FAIRWAY PARK
NEW BRAUNFELS, TEXAS
CIVIL DETAILS (SHEET 3 OF 5)

CIVIL DETAILS (SHEET 3 OF 5)

PLAT NO. _____
JOB NO. 30002-50
DATE DECEMBER 2023
DESIGNER JP
CHECKED CK DRAWN ML
SHEET C1.32

Date: February 13, 2023, 8:36 AM - User ID: MGCanceres
File: P:\300\02\50\Design\Civil\DT-3000250.dwg

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 CARCOG/Global Globe Texas OrthoImagery Program, USDA Farm Service Agency.



Date: February 13, 2023, 8:36 AM - User ID: MConcres
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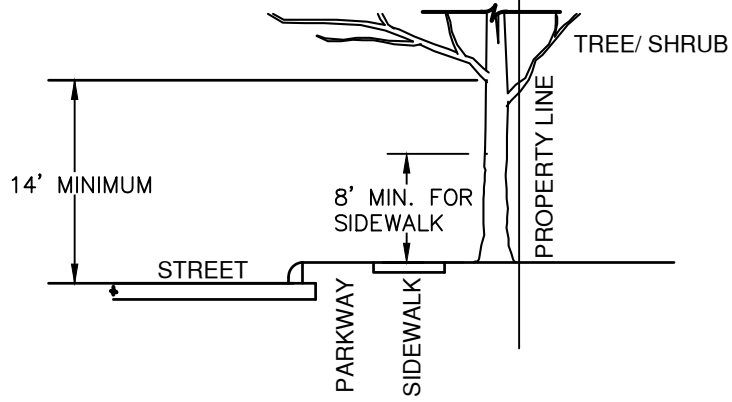
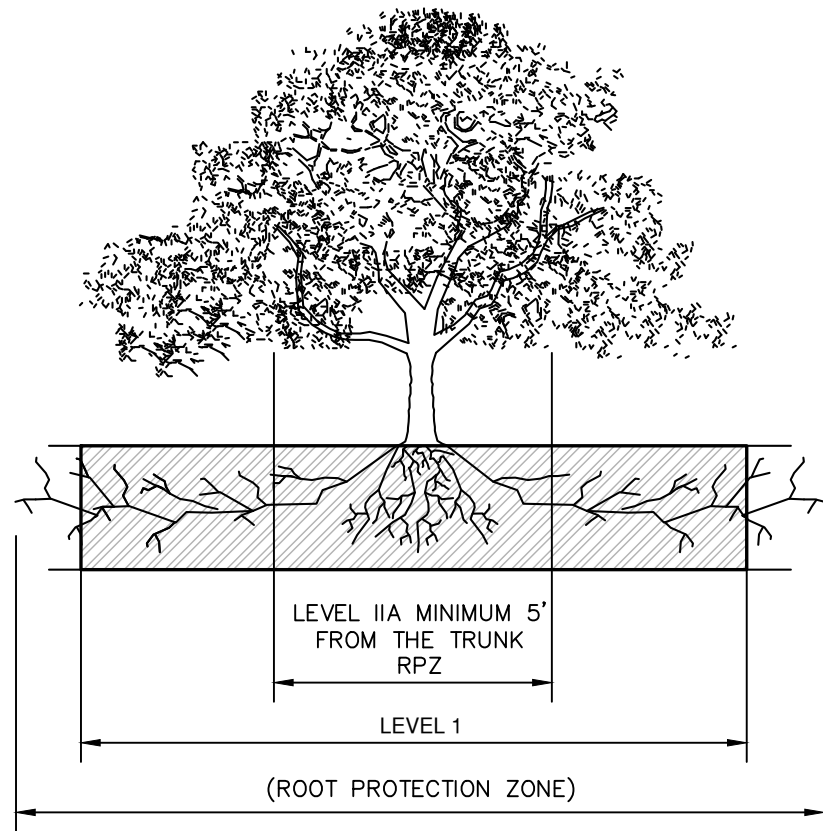


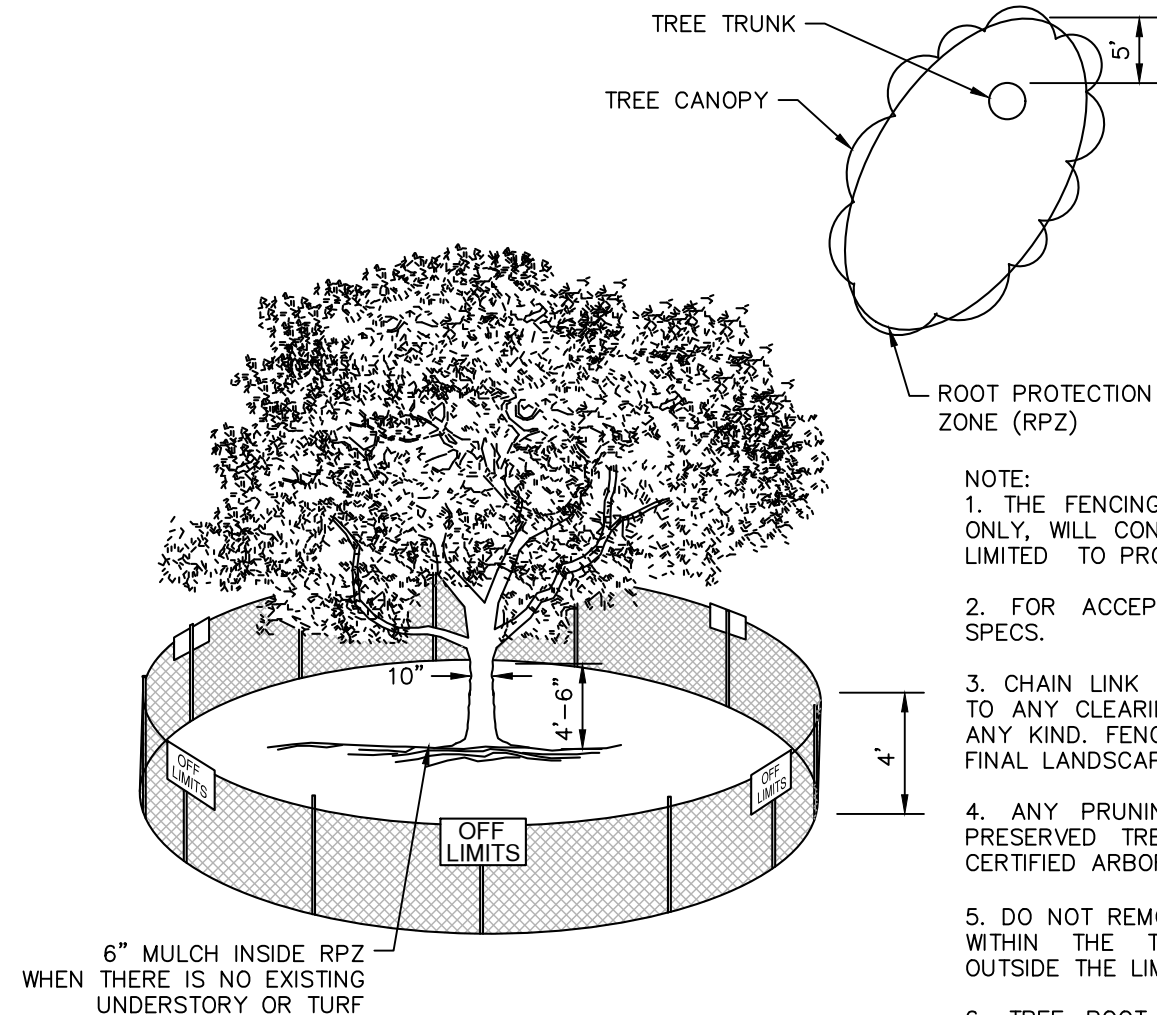
FIGURE NO. 2
 A MINIMUM BRANCH CLEARANCE OF 14 FEET ABOVE STREET ELEVATION MUST BE MAINTAINED FROM THE PROPERTY LINE TO THE CURB LINE AS PRESCRIBED BY PROJECT MANAGER.

BRANCH CLEARANCE DETAIL
 NOT TO SCALE



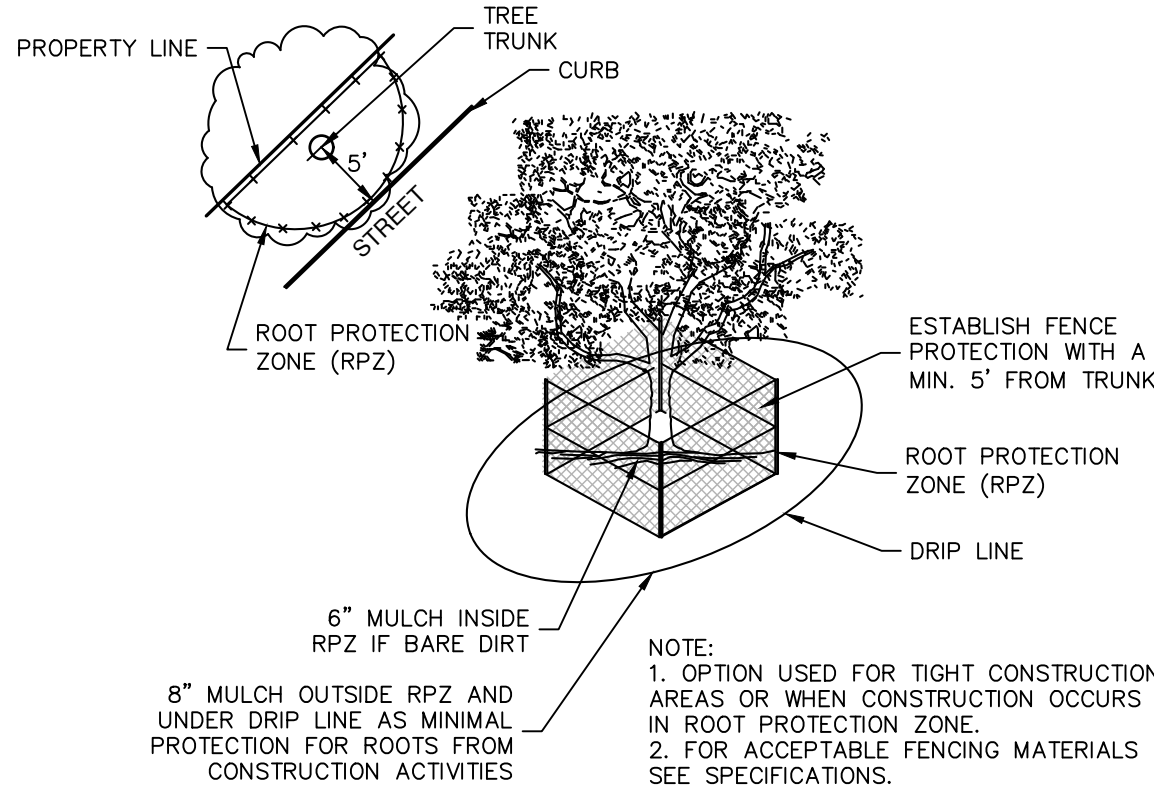
ROOT PROTECTION ZONE-THE ROOT PROTECTION ZONE IS A CIRCULAR AREA AROUND A TREE THAT IS BASED ON THE DIAMETER OF THE TREE. EACH 1 INCH DIAMETER OF THE TREE EQUALS 1 FOOT RADIUS FOR ROOT PROTECTION ZONE.

ELEVATION
 NOT TO SCALE

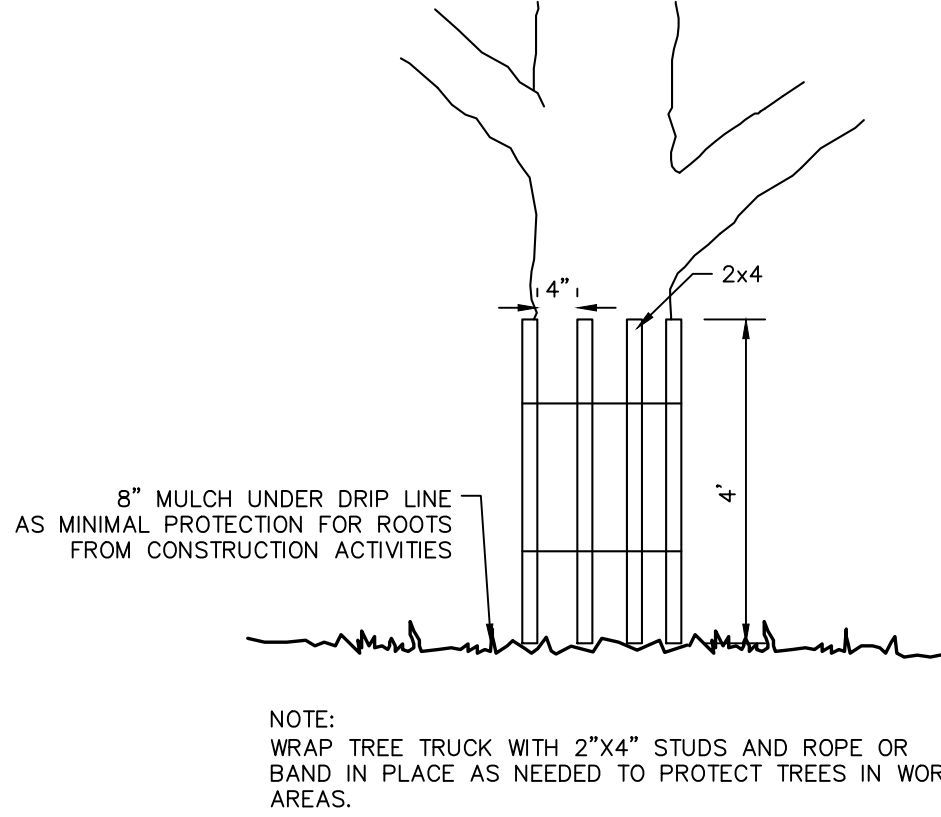


- NOTE:
1. THE FENCING SHOWN ABOVE IS DIAGRAMATIC ONLY, WILL CONFORM TO THE DRIP LINE AND IS LIMITED TO PROJECT BOUNDARY.
 2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECS.
 3. CHAIN LINK FENCE SHALL BE ERECTED PRIOR TO ANY CLEARING, GRUBBING OR SITE WORK OF ANY KIND. FENCING SHALL STAY ERECTED UNTIL FINAL LANDSCAPE OPERATIONS COMMENCE.
 4. ANY PRUNING TO PROVIDE CLEARANCE TO PRESERVED TREES MUST BE APPROVED BY A CERTIFIED ARBORIST.
 5. DO NOT REMOVE ANY TREES OVER 1" CALIPER WITHIN THE TREE PROTECTION FENCING OR OUTSIDE THE LIMITS OF CONSTRUCTION.
 6. TREE ROOT CUTS SHALL BE MECHANICALLY CUT AT THE DIRECTION OF A CERTIFIED ARBORIST. CUTS SHALL BE CLEAN CUTS, WITHOUT PULLING OR TEARING.

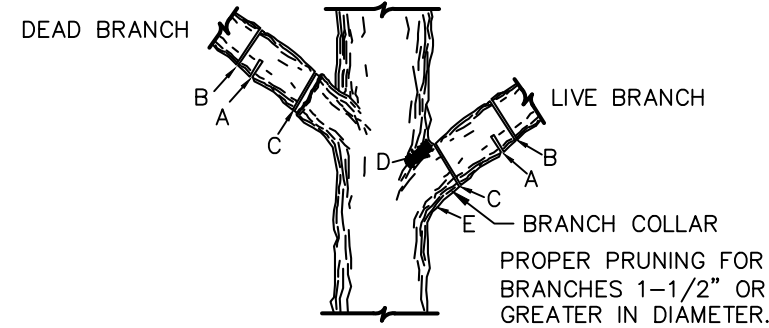
TREE PROTECTION ZONE
 NOT TO SCALE



LEVEL II A FENCE PROTECTION
 NOT TO SCALE



LEVEL II B FENCE PROTECTION
 NOT TO SCALE

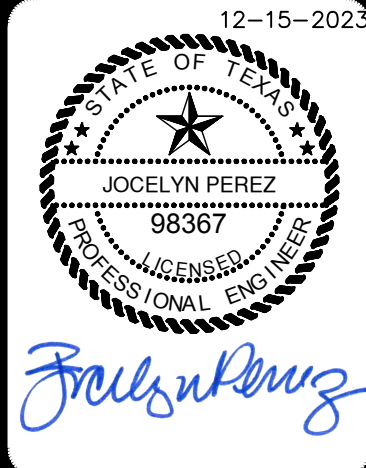


- NOTE:
DO NOT CUT FROM D TO E.
- A. FIRST CUT - TO PREVENT THE BARK FROM BEING PEELED WHEN THE BRANCH FALLS.
 - B. SECOND CUT - TO REDUCE THE WEIGHT OF BRANCH.
 - C. FINAL CUT - ALLOW FOR HEALING COLLAR BUT NO STUBS

FOR OAKS ONLY:
 PAINT ALL WOUNDS OR CUTS WITH PRUNING PAINT WITHIN 20 MIN TO PREVENT THE SPREAD OF OAK WILT.

BRANCH PRUNING
 NOT TO SCALE

| NO. | REVISION | DATE |
|-----|----------|------|
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PAPE-DAWSON ENGINEERS

1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

MAYFAIR-FAIRWAY PARK
 NEW BRAUNFELS, TEXAS
 CIVIL DETAILS (SHEET 5 OF 5)

| | |
|----------|---------------|
| PLAT NO. | |
| JOB NO. | 30002-50 |
| DATE | DECEMBER 2023 |
| DESIGNER | JP |
| CHECKED | CK |
| DRAWN | ML |
| SHEET | C1.34 |

BENCHMARKS

| POINT # | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|---------|-------------|------------|-----------|-------------|
| 1 | 13826317.97 | 2270984.08 | 713.12 | SIRCTV |
| 50 | 13824976.83 | 2269413.06 | 736.01 | SXTV |
| 51 | 13826785.55 | 2270539.76 | 724.07 | SMAGWTV |
| 52 | 13826343.85 | 2273169.97 | 725.23 | SIRCTV |
| 53 | 13826305.65 | 2272161.35 | 716.98 | SIRCTV |
| 54 | 13825427.38 | 2270991.83 | 713.32 | SIRCTV |
| 55 | 13824623.48 | 2270046.78 | 743.81 | SIRCTV |

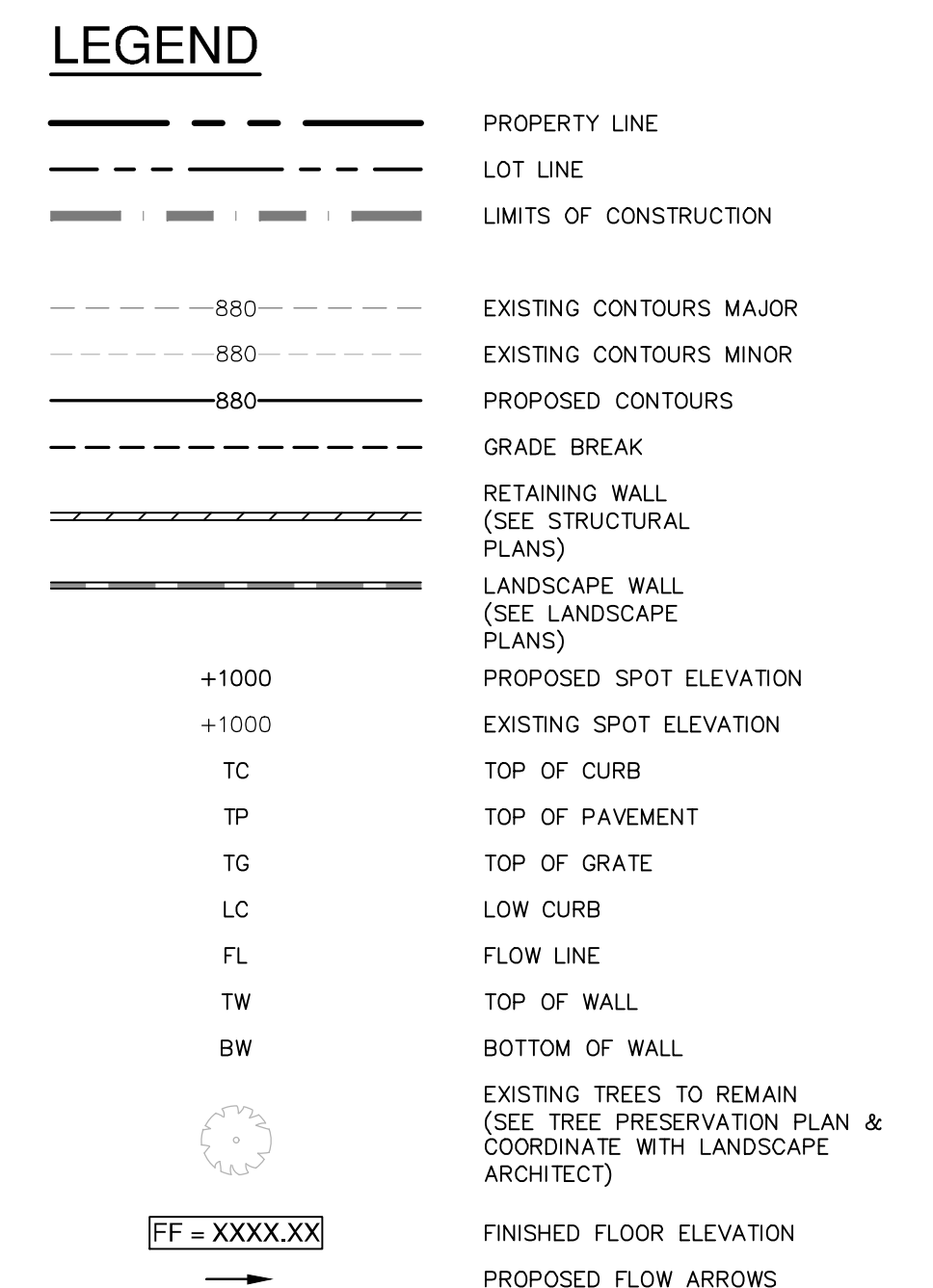
Map Labels:

- INTERSTATE HIGHWAY 35 (A VARIABLE WIDTH PUBLIC R.O.W.)
- MAYFAIR - PARCEL E-6 (DOC NO 202306002555, OPR)
- RANSOM DR (90' R.O.W.)
- RADNOR DR (56' R.O.W.)
- VARIABLE WIDTH DRAINAGE EASEMENT (DOC NO 202206045668, OPR)
- 20' PIPELINE EASEMENT (VOL 143, PG 362, DR)
- 20' UTILITY EASEMENT (DOC NO 202306002563, OPR)
- 2~3' SIDEWALK BOXES (SEE SHEET C1.30 FOR DETAIL)
- REFER TO LANDSCAPE PLANS
- BLK 1
- 718.313 ACRES SOUTHSTAR AT MAYFAIR, LLC (DOC NO 202106037786, OPR)

Inset Map: DETAIL "A"

1" = 10'

Labels in Detail A include elevations such as ±716.19 TP, ±716.05 TC, ±715.76 TP, ±715.67 TP, ±716.09 LC, ±716.16, ±716.22, ±716.22, ±716.63, ±715.80 LC, ±715.87, ±715.93, ±715.87, ±715.93, ±716.37, ±716.43, and slopes of -1.00%, -10.24%, and -1.16%.



CAUTION!!

EXISTING UTILITIES ARE LOCATED WITHIN THE LIMITS OF THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL EXERCISE EXTRA CARE IN THE TRENCHING OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING, VERIFYING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ANY AREAS OF CONFLICTS WITH EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER IMMEDIATELY IF CONFLICTS ARE FOUND.

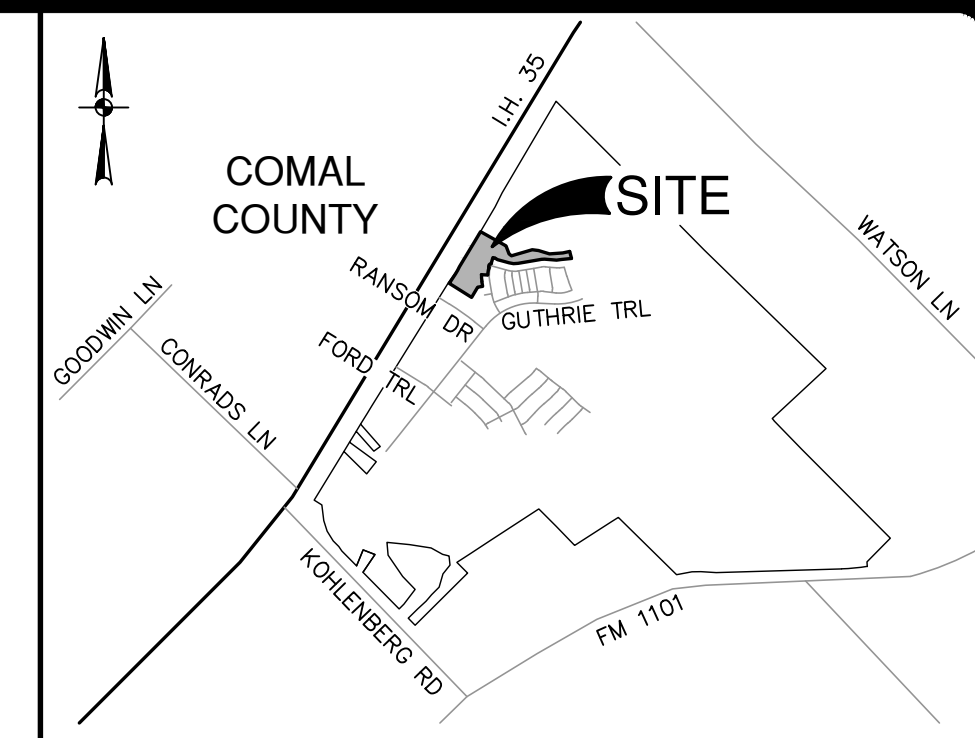
CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND CABLE TELEVISION, GAS, ELECTRIC, AND OTHER UTILITIES. THE CONTRACTOR SHALL PROTECT ALL EXISTING 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 BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT THE CONTRACTOR'S OWN EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

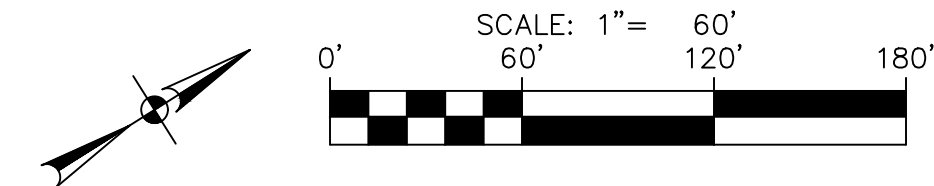
TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYER OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR PROTECTING THE TRENCHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE 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 CONSULTANT SHALL INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND CONTROL OF HAZARDOUS MATERIALS AND THE PROTECTION OF THE PUBLIC.

| POINTS | | | | |
|---------|-------------|------------|-----------|-------------|
| POINT # | NORTHING | EASTING | ELEVATION | DESCRIPTION |
| 1 | 13826317.97 | 2270984.08 | 713.12 | SIRCTV |
| 50 | 13824976.83 | 2269413.06 | 736.01 | SXTV |
| 51 | 13826785.55 | 2270539.76 | 724.07 | SMAGWTV |
| 52 | 13826343.85 | 2273169.97 | 725.23 | SIRCTV |
| 53 | 13826305.65 | 2272161.35 | 716.98 | SIRCTV |
| 54 | 13825427.38 | 2270991.83 | 713.32 | SIRCTV |
| 55 | 13824623.48 | 2270064.78 | 743.81 | SIRCTV |



LOCATION MAP
NOT-TO-SCALE



MASTER DRAINAGE LEGEND

PROJECT LIMITS

EXISTING CONTOUR

100 YR FLOODPLAIN

RUNOFF FLOW PATH

DRAINAGE AREA BOUNDARY

FHA LOT GRADING TYPE

PROPOSED DIRECTION OF FLOW

DRAINAGE CALCULATION POINT

DRAINAGE AREA

690

A,B,C

11

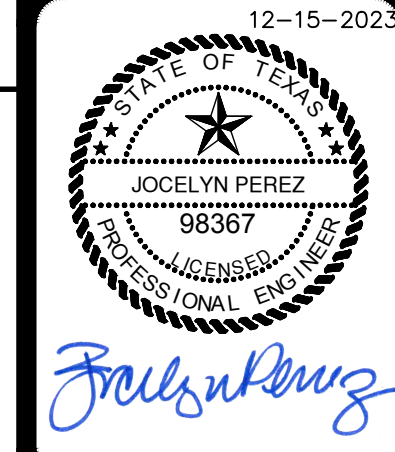
A



OVERALL DRAINAGE
SCALE 1"=400'

| Calc Pt | Description | Drainage Area | | Time of Conc. (minutes) | Intensity (in/hr) | C | Discharge Q (cfs) | Frequency (year) | Total Q (cfs) |
|---------|---------------------------------|---------------|-------|----------------------------|----------------------|------|----------------------|---------------------|------------------|
| | | Area ID | Acres | | | | | | |
| 1 | DRAIN A FAIRWAY PARK | A | 3.07 | 10 | 5.05 | 0.70 | 11 | 2 | 11 |
| | | | | | 7.50 | 0.78 | 18 | 10 | 18 |
| | | | | | 9.12 | 0.83 | 23 | 25 | 23 |
| | | | | | 11.70 | 0.91 | 33 | 100 | 33 |
| 2 | DRAIN A FAIRWAY PARK | A + B | 7.08 | 10 | 5.05 | 0.55 | 20 | 2 | 20 |
| | | | | | 7.50 | 0.62 | 33 | 10 | 33 |
| | | | | | 9.12 | 0.66 | 43 | 25 | 43 |
| | | | | | 11.70 | 0.75 | 62 | 100 | 62 |
| 3 | DRAIN B FAIRWAY PARK | C | 1.72 | 10 | 5.05 | 0.55 | 5 | 2 | 5 |
| | | | | | 7.50 | 0.62 | 8 | 10 | 8 |
| | | | | | 9.12 | 0.66 | 10 | 25 | 10 |
| | | | | | 11.70 | 0.75 | 15 | 100 | 15 |
| 4 | DOWNSTREAM CALCULATION POINT | A + B + C + D | 74.00 | SEE HEC-HMS RESULTS | | | 84 | 2 | 84 |
| | | | | | | | 187 | 10 | 187 |
| | | | | | | | 247 | 25 | 247 |
| | | | | | | | 344 | 100 | 344 |

| Calc Pt | Description | Drainage Area | | Time of Conc. (minutes) | Intensity (in/hr) | C | Discharge Q (cfs) | Frequency (year) | Total Q (cfs) | Inlets on Grade | |
|---------|---|---------------|-------|----------------------------|----------------------|-----|----------------------|---------------------|------------------|-----------------|--------|
| | | Area ID | Acres | | | | | | | Intercept | Bypass |
| 4 | EXISTING CONDITIONS DOWNSTREAM CALCULATION POINT | A | 70.70 | SEE HEC-HMS RESULTS | 93 | 2 | 93 | | | | |
| | | | | | 189 | 10 | 189 | | | | |
| | | | | | 248 | 25 | 248 | | | | |
| | | | | | 350 | 100 | 350 | | | | |
| 4 | PROPOSED CONDITIONS DOWNSTREAM CALCULATION POINT | A + B + C + D | 74.00 | SEE HEC-HMS RESULTS | 84 | 2 | 84 | | | | |
| | | | | | 187 | 10 | 187 | | | | |
| | | | | | 247 | 25 | 247 | | | | |
| | | | | | 344 | 100 | 344 | | | | |

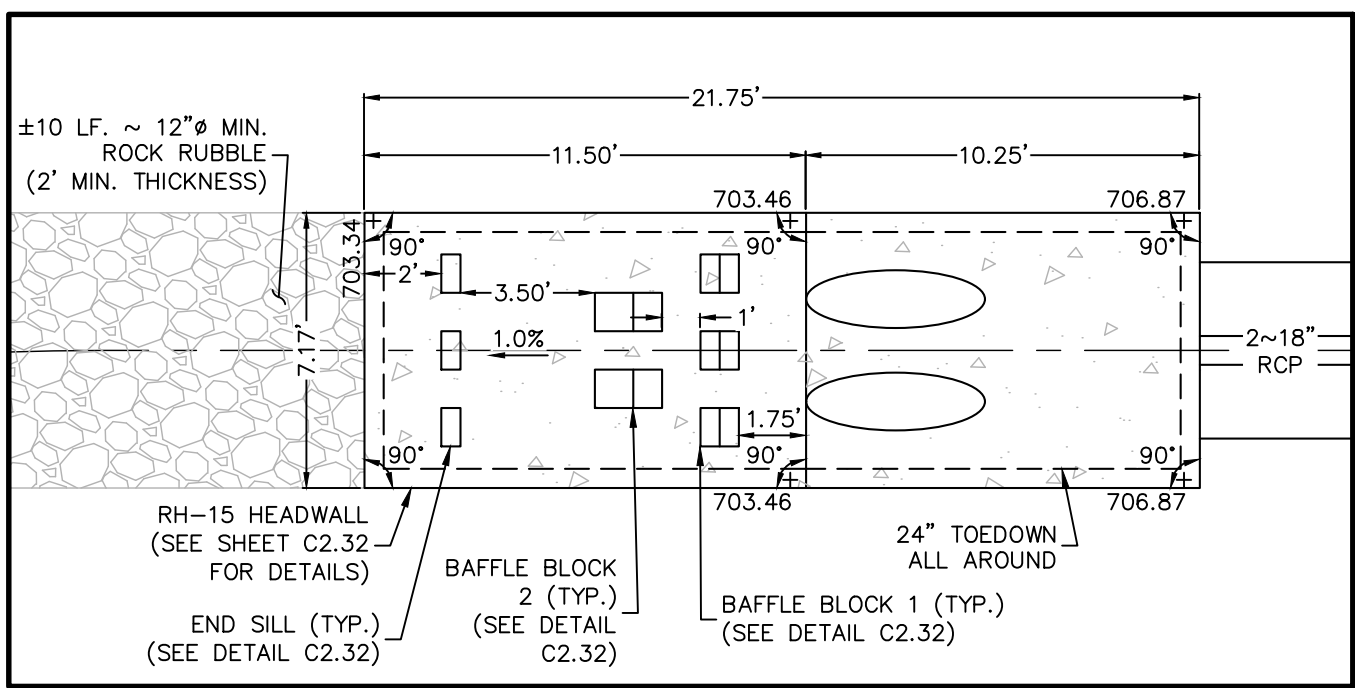
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**PAPE-DAWSON
ENGINEERS**
1672 INDEPENDENCE DR. STE. 102 | NEW BRAUNFELS, TX. 78132 | 500.632.5533
TEXAS ENGINEERING FIRM #4470 | TEXAS SURVEYING FIRM #16028600

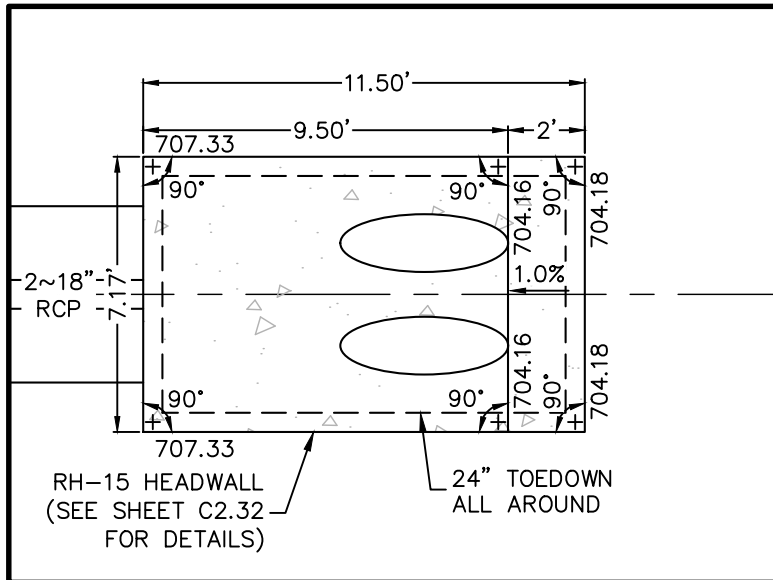
MAYFAIR-FAIRWAY PARK
NEW BRAUNFELS, TEXAS

MASTER DRAINAGE PLAN - ULTIMATE CONDITIONS

PLAT NO. _____
JOB NO. 30002-50
DATE DECEMBER 2023
DESIGNER _____ JP
CHECKED CK DRAWN ML
SHEET C2.20



DETAIL "A"
 1" = 5'



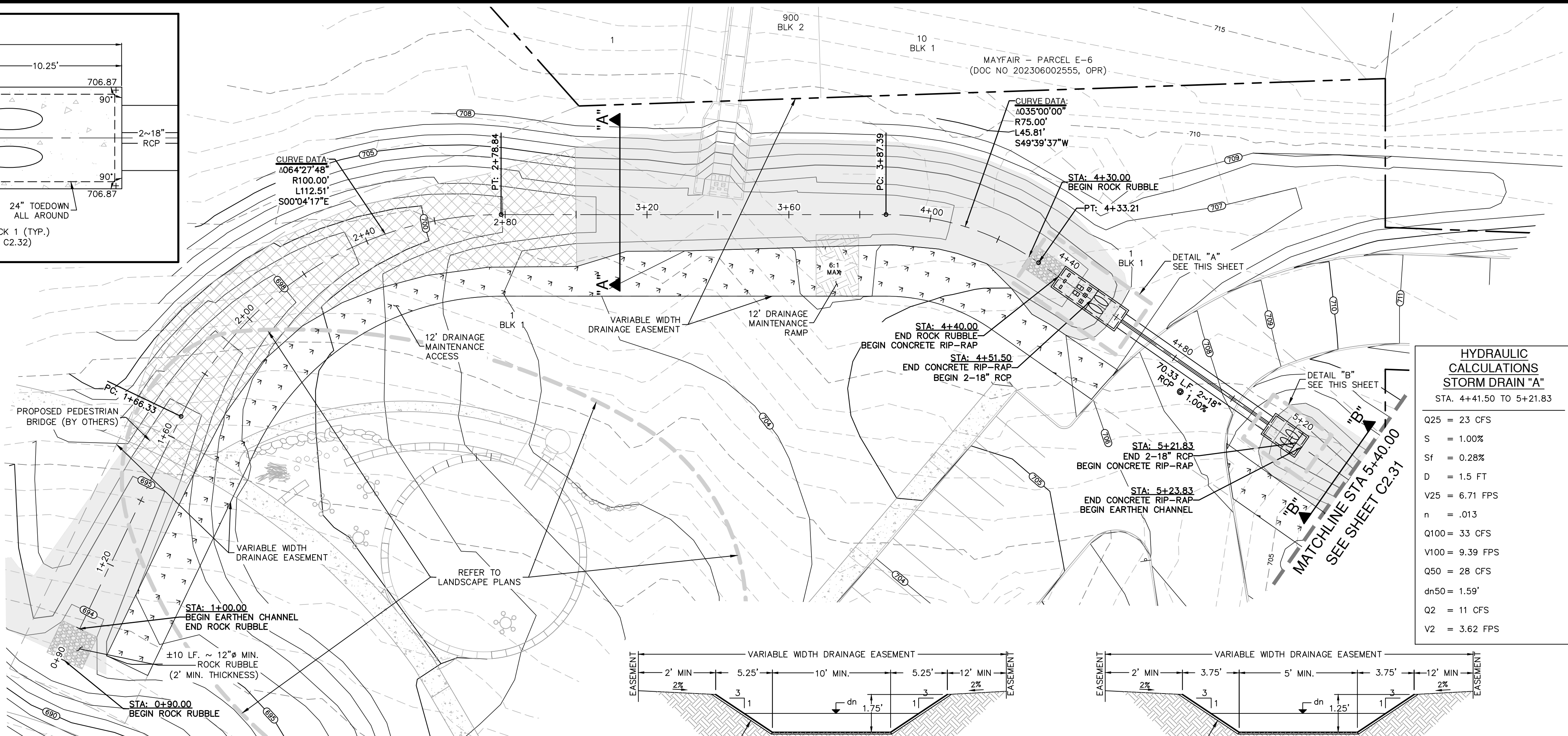
DETAIL "B"
 1" = 5'

HYDRAULIC CALCULATIONS
 EARTHEN CHANNEL
 STA. 1+50.00 TO 1+50.00

Q25 = 43 CFS
 Bw = 10 FT
 n = 0.035
 S = 2.50%
 dn = 0.73 FT
 V25 = 4.83 FPS
 D = 1.75 FT
 Q2 = 20 CFS
 V2 = 3.73 FPS
 Q100 = 62 CFS
 V100 = 5.43 FPS

HYDRAULIC CALCULATIONS
 EARTHEN CHANNEL
 STA. 1+50.00 TO 3+00.00

Q25 = 43 CFS
 Bw = 10 FT
 n = 0.035
 S = 4.55%
 dn = 0.62 FT
 V25 = 5.89 FPS
 D = 1.75 FT
 Q2 = 20 CFS
 V2 = 4.53 FPS
 Q100 = 62 CFS
 V100 = 6.65 FPS



Dates: February 13, 2023, 1:40 PM - User ID: ckowalski
File: P:\300\02\50\Design\Civil\SDA-3000250.dwg

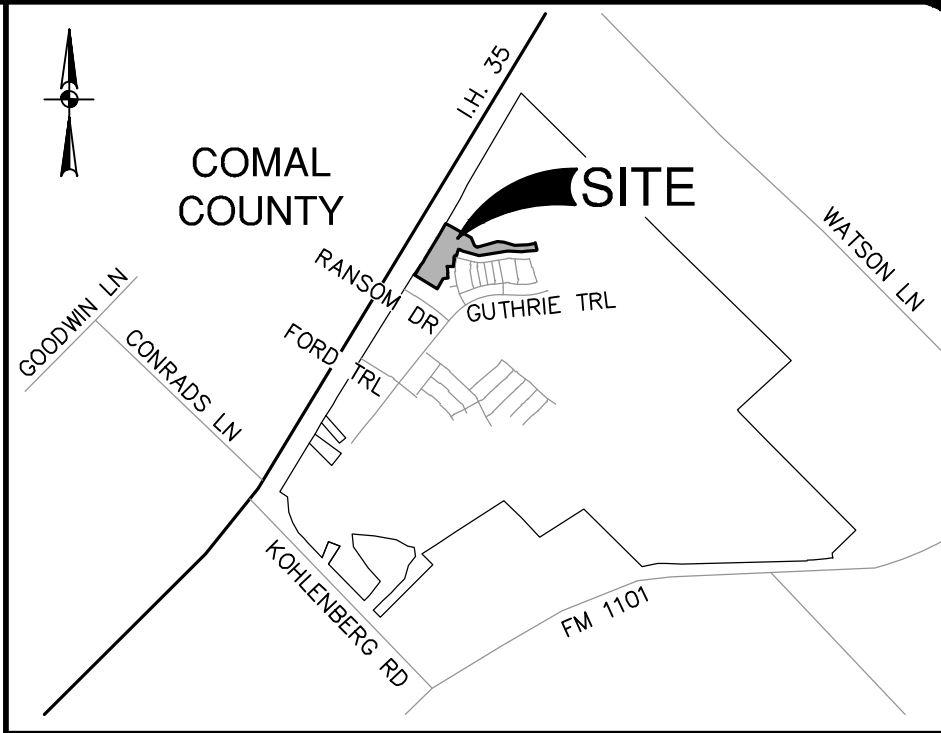
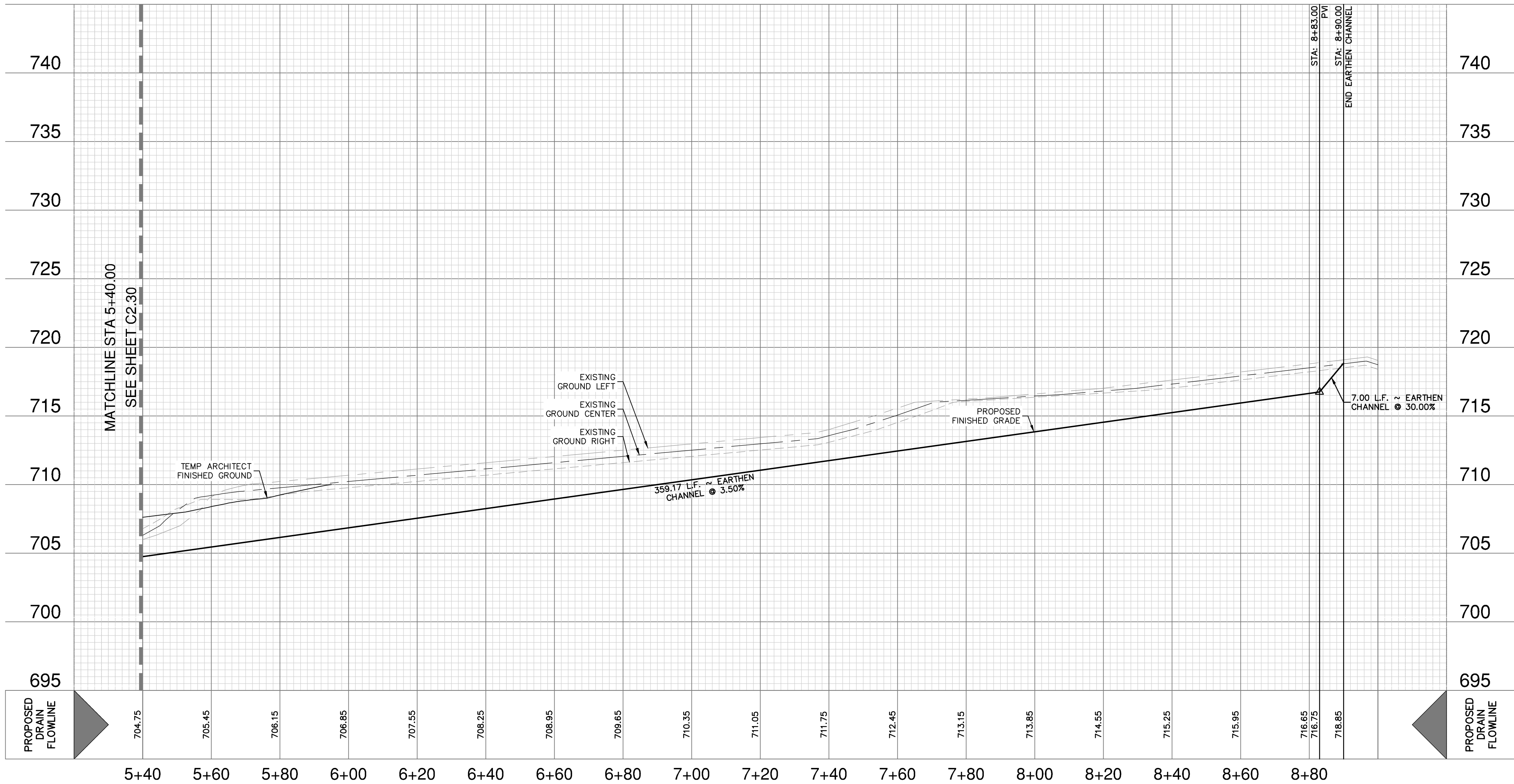
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CURLEX SINGLE NET
EROSION CONTROL
BLANKET ON 3:1
SLOPES & BOTTOM
OF CHANNEL

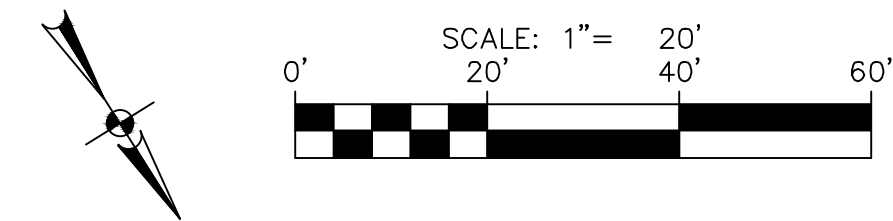
EARTHEN CHANNEL
SECTION "B-B"
(STA. 5+21.83 - STA. 8+83.00)
NOT-TO-SCALE

STORM DRAIN "A"
STA. 5+40.00 TO 8+90.00

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 20'



LOCATION MAP
NOT-TO-SCALE



DRAINAGE LEGEND

| | |
|--|-----|
| PROJECT LIMITS | --- |
| EXISTING CONTOUR | --- |
| PROPOSED CONTOUR | --- |
| PROPOSED STORM DRAIN | --- |
| CURLEX SINGLE NET EROSION CONTROL BLANKETS | --- |
| DRAINAGE MAINTENANCE ACCESS | --- |

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

Q25 = 25 CFS
Bw = 5 FT
n = 0.035
S = 3.50%
dn = 0.69 FT
V25 = 5.12 FPS
D = 1.25 FT
Q2 = 12 CFS
V2 = 4.09 FPS
Q100 = 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.
- ALL CONCRETE FOR TxDOT DRAINAGE STRUCTURES SHALL MEET TxDOT SPECIFICATIONS. ALL OTHER CONCRETE SHALL BE CLASS "A" 3000 PSI CYLINDER STRENGTH IN 28 DAYS.
- REFERENCE DRAINAGE DETAILS FOR PIPE TRENCH DETAILS, BOX CULVERT, HEADWALL, AND MINGWALL CONSTRUCTION DETAILS, AND BOX CULVERT BEDDING AND EXCAVATION LIMITS.
- CONTRACTOR SHALL GROUT ALL CURB INLETS AND JUNCTION BOXES TO PROVIDE FOR POSITIVE DRAINAGE.
- EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. 85% OF THE CHANNEL SURFACE MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF NEW BRAUNFELS WILL ACCEPT.
- CONTRACTOR SHALL MATCH TOP OF CHANNEL TO NATURAL GROUND AND MAINTAIN A MINIMUM CHANNEL DEPTH OF "D" AS SHOWN IN THE PROFILE.
- ALL RCP SHALL BE AASHTO M170 CLASS III RCP.

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 BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE 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 THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY 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 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 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 EXCAVATION.

| | |
|----------|--|
| DATE | |
| NO. | |
| REVISION | |



**PAPE-DAWSON
ENGINEERS**

1672 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008800

MAYFAIR-FAIRWAY PARK
NEW BRAUNFELS, TEXAS

STORM DRAIN A - PLAN & PROFILE
STA. 5+40.00 TO 8+90.00

| | |
|----------|---------------|
| PLAT NO. | |
| JOB NO. | 30002-50 |
| DATE | DECEMBER 2023 |
| DESIGNER | JP |
| CHECKED | CK |
| DRAWN | ML |
| SHEET | C2.31 |

