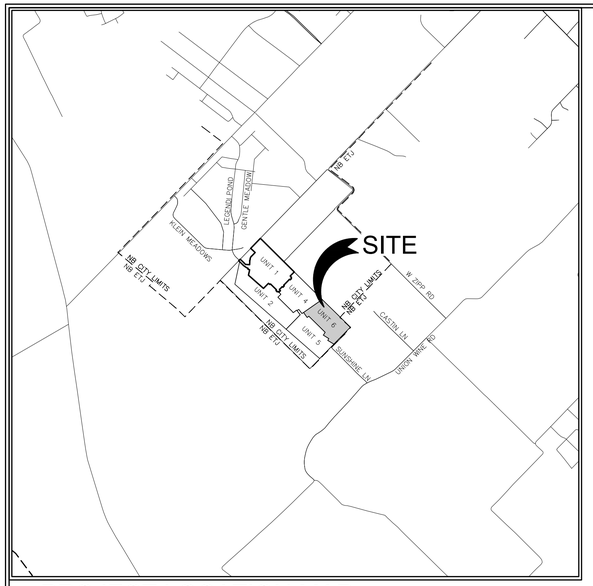


PROJECT LOCATION MAP SCALE: N.T.S.

PROJECT BENCHMARK

SITE TBM #1
SET 2 16 HMT
N: 13780975.73
E: 2250199.85
ELEV: 647.88

SITE TBM #2
SET 3 16 HMT
N: 13783491.66
E: 2252716.10
ELEV: 698.12

LEGAL DESCRIPTION

BEING A 17.13 ACRE TRACT SITUATED IN THE SARAH DEWITT SURVEY NO. 48, ABSTRACT 103 AND THE J.S. JOHNSON SURVEY NO. 47, ABSTRACT NO. 190, GUADALUPE COUNTY, TEXAS. BEING A PORTION OF A 131.585 ACRE TRACT, CALLED TRACT 2, RECORDED IN DOCUMENT NO. 201999019522, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

SOUTH POINT SUBDIVISION UNIT 6

NEW BRAUNFELS, TEXAS

CIVIL SITE CONSTRUCTION PLANS

K.B HOME LONESTAR, INC.
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TEXAS 78229

REQUIRED PERMITS	NUMBER
1. CITY OF NEW BRAUNFELS	#
2. GBRA	#
3. GVSUD	#

DECEMBER 2025

12/16/2025

STATE OF TEXAS
ZOE F. JASSO
131964
LICENSED
PROFESSIONAL ENGINEER

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.

ZOE F. JASSO P.E. Registration No. 131964

PREPARED BY:

HMT
ENGINEERING & SURVEYING

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
HMTNB.COM
P(830)625-8555*F(830)625-8556
TBPELS FIRM F-10961
TBPELS FIRM 1053600

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	GENERAL NOTES (1 OF 2)
C0.2	GENERAL NOTES (2 OF 2)
C0.3	PLAT (1 OF 3)
C0.4	PLAT (2 OF 3)
C0.5	PLAT (3 OF 3)
C0.7	PROPOSED–ULTIMATE DRAINAGE AREA MAP
C0.6	EXISTING DRAINAGE AREA MAP
C2.0	EROSION CONTROL PLAN
C2.1	EROSION CONTROL DETAILS
C3.0	GRADING PLAN
C3.1	GRADING DETAILS
C4.0	EMERSON AVE PLAN & PROFILE
C4.1	MILTON WAY PLAN & PROFILE
C4.2	RADLEY WAY PLAN & PROFILE
C4.3	STEINBECK ST PLAN & PROFILE
C4.4	TWAIN WAY PLAN & PROFILE
C4.5	MILTON WAY–TWAIN WAY SAC PLAN & PROFILE
C4.6	TWAIN WAY–RADLEY WAY SAC PLAN & PROFILE
C4.7	SIGNAGE PLAN
C4.8	STREET DETAILS (1 OF 4)
C4.9	STREET DETAILS (2 OF 4)
C4.10	STREET DETAILS (3 OF 4)
C4.11	STREET DETAILS (4 OF 4)
C5.0	OVERALL STORM
C5.1	STORM DRAIN A (1 OF 2)
C5.2	STORM DRAIN A (2 OF 2)
C5.3	STORM DRAINS B & C
C5.4	CHANNEL A PLAN AND PROFILE (1 OF 2)
C5.5	CHANNEL A PLAN AND PROFILE (2 OF 2)
C5.6	CHANNEL A2
C5.7	STORM DETAILS (1 OF 3)
C5.8	STORM DETAILS (2 OF 3)
C5.9	STORM DETAILS (3 OF 3)
C6.0	OVERALL WATER PLAN
C6.1	WATER DETAILS (1 OF 2)
C6.2	WATER DETAILS (2 OF 2)
C7.0	OVERALL WASTEWATER
C7.1	WWTR LINE A PLAN & PROFILE
C7.2	WWTR LINES B & D PLAN & PROFILE
C7.3	WWTR LINE C PLAN & PROFILE
C7.4	WWTR LINES E & F PLAN & PROFILE
C7.5	WASTEWATER DETAILS (1 OF 2)
C7.6	WASTEWATER DETAILS (2 OF 2)
C8.0	OVERALL UTILITY PLAN

GENERAL NOTES:

1. IF CONSTRUCTION HAS NOT COMMENCED WITHIN ONE–YEAR OF CITY APPROVAL FOR CONSTRUCTION INSPECTION, THAT APPROVAL IS NO LONGER VALID.
2. 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.
3. 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 IN RECORD.
4. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE CITY OF NEW BRAUNFELS TO SET A PRE–CONSTRUCTION MEETING. A 48–HOUR ADVANCED NOTIFICATION IS REQUIRED FOR ALL INSPECTION AND MEETING REQUESTS.

   4.1 ALL INSPECTIONS ARE TO BE CALLED IN AT 830–221–4068 OR,
   4.2 FAXED IN AT 830–608–2117 OR,
   4.3 E–MAILED AT INSPECTIONS@NBTEXAS.ORG.

5. 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 THE NEED ARISES, ADDITIONAL TEMPORARY TRAFFIC CONTROL DEVICES MAY BE ORDERED BY THE ENGINEERING REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
6. DRAINAGE IMPROVEMENTS SUFFICIENT TO MITIGATE OFFSITE IMPACT OF CONSTRUCTION MUST BE COMPLETED AND IN PLACE PRIOR TO ADDING IMPERVIOUS COVER TO THE SITE.
7. THIS DEVELOPMENT IS A TYPE III DEVELOPMENT.
8. SOME PORTION OF THE SUBDIVISION IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA (100 YR. FLOOD), AS DEFINED BY THE GUADALUPE COUNTY, TEXAS, FIRM PANEL NUMBER 48187C0115F EFFECTIVE DATE NOVEMBER, 2, 2007, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
9. THIS PROJECT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONE.
10. GAS UTILITIES ARE NOT INCLUDED IN THE CIVIL CONSTRUCTION PLANS. FINAL GAS UTILITY DESIGN SHALL BE APPROVED BY THE CITY FOR ANY WORK WITHIN PUBLIC RIGHT–OF–WAY, IF APPLICABLE.
11. THE ENGINEER OF RECORD ACKNOWLEDGES THAT ALL PROPOSED WATER AND WASTEWATER IMPROVEMENTS MUST COMPLY WITH TCEQ, CITY OF NEW BRAUNFELS, NBU WATER CONNECTION POLICY, SOUND ENGINEERING JUDGEMENT AND ANY OTHER GOVERNING ENTITY ORDINANCES OR CODES.

NOTE TO CONTRACTOR:

BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.

THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT EACH OF THE INDIVIDUAL UTILITIES FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.

ANY QUANTITIES PROVIDE BY HMT OR OWNER ON THE PLANS, OPINION OF PROBABLE COST, BID SUMMARIES, ETC. ARE FOR CURSORY USE ONLY. CONTRACTOR IS RESPONSIBLE FOR BIDDING SIGNED AND SEALED CONSTRUCTION PLANS. IF A DISCREPANCY EXIST, CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY.

CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATION AND ELEVATION OF ALL DOWNSTREAM CONNECTION POINTS PRIOR TO CONSTRUCTION. IF A DISCREPANCY EXIST, CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY.

CONTRACTOR SHALL INSTALL ALL GRAVITY SEWER, GRAVITY STORM SEWER, CURBS AND PAVEMENT FROM THE MOST DOWNSTREAM POINT OF CONNECTION. IF IMPROVEMENTS ARE CONSTRUCTED FROM UPSTREAM TO DOWNSTREAM, THEN THE CONTRACTOR WILL TAKE FULL RISK AND LIABILITY OF ANY ISSUES THAT MIGHT ARISE FROM FLOWLINE ELEVATION DISCREPANCIES, UTILITY CONFLICTS, ETC.

CONTRACTOR IS RESPONSIBLE FOR THE STOCKPILING OF ANY EXCESS DIRT. ALL BIDS FROM CONTRACTOR SHOULD ACCOUNT FOR THE REMOVAL AND PLACEMENT OF ALL EARTHWORK TO INCLUDE STOCKPILING, EXPORT, IMPORT, ETC. IF A LOCATION OF PLACEMENT OF EXCESS DIRT IS NOT SHOWN ON THE PLANS, THEN CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY TO DETERMINE THE MOST SUITABLE STOCKPILE LOCATION.

SOUTH POINT SUBDIVISION UNIT 6
CIVIL SITE CONSTRUCTION PLANS
HMT # 011.036

Drawing Name: M:_Projects\011 - KB Homes\011039 - South Point Unit 6\CDs\011039_COVER SHEET.dwg User: joshuok Dec 15, 2025 - 12:55pm

CITY OF NEW BRAUNFELS GENERAL NOTES

ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL COMPLY WITH:

A. CURRENT CITY OF NEW BRAUNFELS CONSTRUCTION SPECIFICATIONS AND STANDARDS AS OF THE DATE OF THIS CONTRACT

B. THE MOST CURRENT EDITION OF TEXAS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES".

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOST CURRENT TEXAS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES." ALONG WITH CURRENT CITY OF NEW BRAUNFELS AND GUADALUPE COUNTY SPECIFICATIONS. ANY DISCREPANCIES BETWEEN SPECIFICATIONS SHALL BE RESOLVED BY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

CONTRACTOR SHALL PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, FEES, AND TAXES AREA AND GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE DUE AND LAWFUL PROSECUTION OF THE WORK.

ANY EXISTING OFF-SITE IMPROVEMENTS THAT ARE DAMAGED OR UNDERCUT BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER AND APPROVED BY THE OWNER OF THE EXISTING IMPROVEMENT AT THE CONTRACTOR'S EXPENSE. (NO SEPARATE PAY ITEM)

WORK COMPLETED BY THE CONTRACTOR WHICH HAS NOT RECEIVED A WORK ORDER OR CONSENT OF THE OWNER OR ENGINEER WILL BE SUBJECT TO REMOVAL AND REPLACEMENT BY AND AT THE EXPENSE OF THE CONTRACTOR.

CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS UPON PROJECT COMPLETION. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIAL IN THE 100YR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT.

BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND SHALL BE LOCATED TO PROVIDE MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT WHILE PROVIDING CONTINUOUS TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL DEVICES DURING CONSTRUCTION.

CONTRACTOR IS REQUIRED TO VERIFY PROJECT ELEVATIONS. THE TERM "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY BOTH HORIZONTAL AND VERTICAL ALIGNMENT.

WHEN MATCHING EXISTING PAVEMENTS, CURBS, DRIVES, AND WALKS, THEY SHALL BE SAW CUT FULL DEPTH AND REMOVED TO ALLOW FOR PROPOSED CONSTRUCTION. IF ANY EXISTING JOINT IS ENCOUNTERED, PRECAUTION SHALL BE TAKEN DURING REMOVAL OF CONCRETE SO AS NOT TO DAMAGE EXISTING DOWELS. ALL EXISTING DOWELS SHALL BE EXPOSED AND CLEANED.

ITEM OF WORK DESIGNATED "BY OTHERS" SHALL NOT BE CONSIDERED PART OF THIS CONTRACT.

ALL "COMPACTED SUBGRADE" SHALL CONSIST OF NATIVE MATERIAL SCARIFIED TO A MINIMUM DEPTH OF SIX INCHES AND COMPACTED TO 95% DENSITY ACCORDING TO DENSITY TEST METHOD TEX-115E OR ACCORDING TO ASTM D-698 AND TESTED BY ASTM D-2922.

ALL "FLEXIBLE BASE" SHALL BE TYPE "A", GRADE 4, ACCORDING TO TXDOT ITEM 247, COMPACTED TO 95% MODIFIED DENSITY AT A MOISTURE CONTENT BETWEEN -2 AND +3 OF OPTIMUM PERCENT MOISTURE ACCORDING TO ASTM D-1557 (MODIFIED PROCTOR) AND TESTED BY ASTM D-2922.

ASPHALT PAVEMENT SHALL BE THE TYPE SPECIFIED ON THE PLANS AND ACCORDING TO TXDOT ITEM 340 "HOT MIX ASPHALT CONCRETE PAVEMENT".

PRIME COAT USING MC-30 AT A RATE OF 0.2 GALLONS PER SQUARE YARD SHALL BE PLACED OVER PREPARED BASE AT LEAST ONE DAY PRIOR TO LAYING ASPHALTIC CONCRETE PAVEMENT. ANY NECESSARY TACK COAT SHALL BE MC-30 AT 0.05 GALLONS PER SQUARE YARD. IT IS REQUIRED THAT BOTH THE PRIME COAT AND THE TACK COAT BE APPLIED AT THE TEMPERATURE SPECIFIED UNDER TXDOT ITEM 300.3.

CONCRETE SHALL BE CLASS "A" ACCORDING TO TXDOT ITEM 421 UNLESS OTHERWISE ON PLANS.

REINFORCING STEEL SHALL BE FROM NEW BILLET AND SHALL CONFORM TO TXDOT ITEM 440. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS EXCEPT WHEN REFERRING TO CLEARANCE.

ALL SAWED JOINTS SHALL BE SAWED WITHIN 24 HOURS OF POURING,

ABSOLUTELY NO WELDING OF REINFORCING BARS OR TORCHING TO BEND REINFORCING BARS SHALL BE ALLOWED WITHOUT THE SPECIFIC APPROVAL OF THE ENGINEER.

ORDINARY COMPACTION CONTROL IS REQUIRED ON THIS PROJECT.

ALL ROLLING FOR COMPACTION OF ASPHALTIC CONCRETE PAVEMENT SHALL BE COMPLETED BEFORE THE MIXTURE TEMPERATURE DROPS BELOW 175 DEG. (F).

ALL FILL MATERIAL SHALL BE SUBJECT TO THE ENGINEER'S APPROVAL.

CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO THE NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNERS AND THE ENGINEER AND HIS EMPLOYEES, PARTNERS, OFFICES, DIRECTORS, OR CONSULTANTS, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER, ENGINEER'S DIRECTORS, OFFICERS, EMPLOYEES, OR CONSULTANTS.

ALL CMP (CORRUGATED METAL PIPE) USED ON THIS PROJECT SHALL HAVE A MANNING'S "N" VALUE OF 0.024., UNLESS OTHERWISE SHOWN ON PLANS.

CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION TESTING PER CURRENT CITY OF NEW BRAUNFELS REQUIREMENTS. ALL TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. ENGINEER AND OWNER RESERVE THE RIGHT TO HAVE THE CONTRACTOR REMOVE AND REPLACE ANY MATERIAL THAT WAS NOT TESTED OR FAILED TESTING. ALL COST ASSOCIATED WITH THE REMOVAL, REPLACEMENT AND TESTING SHALL BE PAID BY THE CONTRACTOR.

ALL PVC SLEEVES SHALL BE INSTALLED 3 FEET BELOW FINISHED GRADE AND ENDS SHALL BE MARKED SO THAT LOCATIONS OF SLEEVES CAN BE EASILY IDENTIFIED.

PRE-CONSTRUCTION CONFERENCE IS REQUIRED, ENGINEER WILL ARRANGE SUCH CONFERENCE IN COORDINATION WITH CITY OF NEW BRAUNFELS STREET INSPECTOR & NEW BRAUNFELS UTILITIES INSPECTOR. NO CONSTRUCTION MAY BEGIN PRIOR TO THE PRE-CONSTRUCTION CONFERENCE.

CONTRACTOR SHALL COORDINATE WITH DRY UTILITY INSTALLERS AND SHARED TRENCHING SHALL BE UTILIZED. CUTTING THE STREETS AFTER COMPLETION BY DRY UTILITIES SHALL NOT BE ACCEPTABLE.

AS PER PLATTING ORDINANCE SECTION 118-38M.: WHEN ALL 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 DRAWINGS" PLANS, AND A DIGITAL COPY OF ALL PLANS (AUTOCAD 2000 MINIMUM) 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.

EROSION / SEDIMENTATION CONTROL

AT A MINIMUM, THESE CONTROLS SHALL CONSIST OF ROCK BERMS AND/OR SILT FENCES CONSTRUCTED PARALLEL TO AND DOWN GRADIENT FROM THE TRENCHES. THE ROCK BERM OR SILT FENCES SHALL BE INSTALLED IN A MANNER SUCH THAT ANY RAINFALL RUNOFF SHALL BE FILTERED. HAY BALES SHALL NOT BE USED FOR TEMPORARY EROSION AND SEDIMENTATION CONTROLS.

ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE MAINTAINED DURING CONSTRUCTION BY THE CONTRACTOR. THE CONTRACTOR SHALL REMOVE THE CONTROLS WHEN VEGETATION IS ESTABLISHED AND THE CONSTRUCTION AREA IS STABILIZED §31 TAC 313.5 (C)(12)). ADDITIONAL PROTECTION MAY BE REQUIRED IF EXCESSIVE SOLIDS ARE BEING DISCHARGED FROM THE SITE.

ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE REMOVED BY THE CONTRACTOR AT FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER/ENGINEER.

PLACEMENT OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION PLANS. ACTUAL LOCATIONS MAY VARY SLIGHTLY FROM THE PLANS, BUT WILL BE VERIFIED BY THE ENGINEER/INSPECTOR IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY SIGNIFICANT RAINFALL TO INSURE DISTURBANCE OF THE STRUCTURES HAS NOT OCCURRED. SEDIMENT DEPOSITED AFTER A RAINFALL SHALL BE REMOVED FROM THE SITE OR PLACED IN AN ENGINEER APPROVED DESIGNATED DISPOSAL AREA.

CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT NO EROSION CONTROL MEASURES BLOCK THE DRAINAGE SYSTEM FROM WORKING AS DESIGNED.

CITY OF NEW BRAUNFELS CONSTRUCTION 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 REQUEST.
- 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 INSPECTIONS@NBTEXAS.ORG.
- 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.

GROUNDWATER

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.

RECORD DRAWINGS

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

ENGINEER OF RECORD 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.

ROADWAY

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 BASE, AND FILL MATERIAL, AND SUBGRADE, HAS BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. ADDITIONAL DENSITY TESTS MAY BE REQUESTED BY THE CITY OF NEW BRAUNFELS INSPECTOR.

ITEM 340

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 HIGHWAYS, STREET AND BRIDGES.

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.

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.

CITY OF NEW BRAUNFELS CONSTRUCTION NOTES — REVISED 03/2020

UTILITY TRENCH COMPACTION (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.

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.

SEQUENCE OF CONSTRUCTION

1. INSTALL EROSION CONTROLS PER APPROVED PLAN.
2. TEMPORARY CONTROLS TO BE INSPECTED AND MAINTAINED WEEKLY AND PRIOR TO ANTICIPATED RAINFALL EVENTS, AND AFTER RAINFALL EVENTS, AS NEEDED. CONTRACTOR/OWNER SHALL PROVIDE A CONTACT NAME AND NUMBER FOR EROSION CONTROL ISSUES.
3. CONDUCT DEMOLITION ACTIVITIES, IF APPLICABLE.
4. CONSTRUCT DRAINAGE IMPROVEMENTS, IF APPLICABLE.
5. CONSTRUCT CURB INLET PROTECTION AT THE TIME OF CURB INLET INSTALLATION.
6. CONSTRUCT DEVELOPMENT PER APPROVED PLANS.
7. INSTALL STREETSCAPE AND/OR LANDSCAPING IMPROVEMENTS.
8. CONTRACTOR TO VEGETATE ANY DISTURBED AREAS ONCE FINAL GRADING IS COMPLETE, AND ESTABLISH A MIN OF 70% VEGETATION PRIOR TO COMPLETION. 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.
9. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
10. TPDES REQUIREMENTS – DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY WILL BEGIN AGAIN WITHIN 21 DAYS. SEEDING DOES NOT CONSTITUTE AS STABILIZATION.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

HMT ENGINEERING & SURVEYING

STATE OF TEXAS
ZOE F. JASSO
134984
LICENSED PROFESSIONAL ENGINEER
10/02/2025

GENERAL NOTES (1 OF 2)

SOUTH POINT UNIT 6

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: OCTOBER 2025
DRAWN BY: RR
DESIGNED BY: JK
REVIEWED BY: ZJ
HMT PROJECT NO.: 011.039

SHEET
C0.1

Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\03a\011039_COVER SHEET.dwg User: christianc Oct 01, 2025 - 1:07pm

UTILITIES

LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HERE ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION, INCLUDING THOSE NOT SHOWN ON THE DRAWINGS.
ANY EXISTING UTILITIES, ON OR OFF THE SITE, THAT ARE DAMAGED OR UNDERCUT BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER AND APPROVED BY THE RESPECTIVE UTILITY COMPANY AT THE CONTRACTOR'S EXPENSE.
CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES AND GOVERNMENTAL AGENCIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION AT:

THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES 48 HOURS PRIOR TO EXCAVATION

GVSUD (WATER)	(830) 914-2331
GUADALUPE-BLANCO RIVER AUTHORITY (SEWER)	(830) 379-5822
GVEC (ELECTRIC)	(830) 223-4832
TIME WARNER CABLE	(830) 625-3408
CENTERPOINT ENERGY (GAS)	(830) 643-6434
AT&T	(830) 303-1333
TEXAS ONE CALL SYSTEM	(800) 245-4545
ENERGY TRANSFER (PETROLEUM PIPELINE)	(210) 262-2486

CONTRACTOR SHALL REFERENCE NEW BRAUNFELS UTILITIES PLANS FOR FINAL ELECTRICAL LINE DESIGNS AND LAYOUT.

WASTEWATER NOTES

GBRA CONSTRUCTION NOTES **REVISED 3/09/18**

1. ALL WORK SHALL BE IN ACCORDANCE WITH GBRA STANDARDS AS PUBLISHED AT THE FOLLOWING WEBSITE: HTTPS://WWW.GBRA.ORG/OPERATIONS/DEVELOPER-RESOURCES/
2. COPIES OF EACH CONSTRUCTION SUBMITTAL (SHOP DRAWINGS, PRODUCT DATA, ETC.) SHALL BE PROVIDED FOR GBRA REVIEW AND APPROVAL PRIOR TO FABRICATION. USE CLOUDS, BOXES, ARROWS, ETC., TO CLEARLY MARK ALL PROPOSED OPTIONS AND PART NUMBERS. LIST ANY PROPOSED DEVIATIONS ON THE SUBMITTAL COVER SHEET. ALLOW 21 CALENDAR DAYS FOR REVIEW.
3. ALL WATER AND WASTEWATER INSTALLATIONS MUST BE INSPECTED AND APPROVED BY GBRA PRIOR TO BACKFILLING OR OTHERWISE COVERING THE WORK. THIS INCLUDES CROSSINGS OF WATER AND WASTEWATER BY OTHER UTILITIES. GBRA WILL PERFORM A MAXIMUM OF ONE (1) INSPECTION DAILY FOR ONE (1) HOUR DURATION BETWEEN 8:00AM AND 5:00PM EXCLUDING WEEKENDS AND HOLIDAYS. CALL 830-379-5822 TO SCHEDULE INSPECTIONS (48 HOURS ADVANCE NOTICE IS REQUIRED FOR ALL INSPECTIONS).
4. TRENCH EXCAVATION AND PIPE INSTALLATION WILL NOT BE PERMITTED UNTIL SUBGRADE HAS BEEN ESTABLISHED. SURVEY STAKING MUST BE INSTALLED PRIOR TO AND MAINTAINED DURING TRENCH EXCAVATION AND PIPE INSTALLATION. SURVEY STAKING SHALL INCLUDE HORIZONTAL AND VERTICAL CONTROL AT A MINIMUM OF 50 FOOT STATION INTERVALS. HORIZONTAL OFFSETS SHALL BE 15 FEET MAXIMUM. INSTALL PROPERTY PINS AND STAKES. MARK FINISH GRADE LINES WITH CUT/FILL ON OFFSET STAKES AND PROPERTY STAKES. ALL MARKS SHALL FACE THE PIPELINE. SURVEY STAKING SHALL BE PERFORMED BY THE CONTRACTOR.
5. PVC MALE ADAPTERS ARE NOT ALLOWED.
6. SANITARY TAPPING SADDLES ARE NOT ALLOWED.
7. MANHOLE INTERNAL DROPS ARE NOT ALLOWED.
8. PIPE BELLS SHALL BE INSTALLED IN UPSTREAM DIRECTION.
9. ALL PIPING SHALL BE DESIGNED IN STRAIGHT ALIGNMENT VERTICALLY AND HORIZONTALLY. PIPE CURVATURE AND/OR DEFLECTION ARE NOT ALLOWED.
10. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL AND 12 INCHES VERTICAL CLEARANCE BETWEEN WATER AND WASTEWATER AND OTHER UTILITIES. SHARED TRENCHES ARE NOT ALLOWED.
11. WATER AND WASTEWATER PIPE LENGTHS SHALL BE CENTERED AT CROSSINGS WITH ALL OTHER UTILITIES, INCLUDING DRY UTILITY SERVICES, BOTH PIPES SHALL BE CENTERED AT WATER AND WASTEWATER CROSSINGS, INCLUDING WASTEWATER SERVICE LATERALS AND FIRE HYDRANT LEADS.
12. WATER AND WASTEWATER PIPING (INCLUDING MAINS, SERVICES, AND LATERALS) SHALL BE SLEEVED IF LOCATED UNDER CONCRETE CHANNELS, BOX CULVERTS, OR MULTIPLE BARREL STORM SEWER CROSSINGS REGARDLESS OF SIZE AND SINGLE BARRELS 30"OR LARGER.
13. ALL EXPOSED VERTICAL AND HORIZONTAL CONCRETE EDGES SHALL BE FORMED WITH ¾"CHAMFER STRIPS.
14. EXISTING FACILITIES THAT ARE DISTURBED SHALL BE RESTORED AND TESTED TO BE IN FULL COMPLIANCE WITH CURRENT GBRA STANDARDS. THE CONTRACTOR SHALL ADJUST EXISTING WATER AND WASTEWATER FACILITIES TO PROPOSED FINISH GRADES INCLUDING BUT NOT LIMITED TO MANHOLES, CLEANOUTS, VALVES, HYDRANTS, APPURTENANCES, ETC.
15. EXISTING MANHOLES THAT ARE DISTURBED SHALL BE RESTORED TO BE IN FULL COMPLIANCE WITH CURRENT GBRA STANDARDS INCLUDING TESTING, CORROSION RESISTANT LINING, RINGS AND COVERS, ETC.
16. THE CONTRACTOR SHALL MAINTAIN SERVICE TO EXISTING WATER AND WASTEWATER SYSTEMS AT ALL TIMES DURING CONSTRUCTION. ANY WORK INVOLVING POWER OUTAGES, BYPASS PUMPING, PUMP AND HAUL, OR ANY OTHER INTERRUPTION OF FLOW MUST BE PERFORMED BETWEEN 8:00AM AND 5:00PM EXCLUDING WEEKENDS AND HOLIDAYS. ALL NECESSARY TEMPORARY POWER, BYPASS PUMPING, PUMP AND HAUL, TEMPORARY PLUGS, ETC., SHALL BE FURNISHED AND PERFORMED BY THE CONTRACTOR. COORDINATE AND SCHEDULE ANY SUCH ACTIVITIES WITH GBRA AT LEAST TWO (2) WEEKS IN ADVANCE.
17. EXPLOSIVES AND BLASTING ARE NOT ALLOWED.

MATERIAL NOTES:

1. GRAVITY WASTEWATER PIPE AND FITTINGS SHALL BE GREEN COLOR GASKETED ASTM D3034 SDR26. AT WATER CROSSINGS INCLUDING FIRE HYDRANT LEADS, WHITE COLOR GASKETED ASTM D2241 SDR26 PIPE AND FITTINGS SHALL BE USED FOR MAINS AND LATERALS. SANITARY TAPPING SADDLES ARE NOT ALLOWED.
2. MJ TEE BOLTS AND NUTS FOR BURIED LOCATIONS SHALL BE CORTEN, EXCEPT FOR PROJECTS NEAR OR EAST OF INTERSTATE 35 USE TYPE 304 STAINLESS STEEL. FIELD APPLY NICKEL ANTI-SEIZE COMPOUND TO THREADS PRIOR TO ASSEMBLY.
3. ALL OTHER FASTENERS SHALL BE TYPE 304 STAINLESS STEEL (E.G. HARDWARE, SCREWS, ANCHOR BOLTS, RODS, BOLTS, NUTS, ETC. FOR PIPING, VALVES, PUMPS, MOTORS, EQUIPMENT, ETC.) INCLUDING THOSE FOR FACTORY ASSEMBLY OF COMPONENTS. ALL BOLTS AND NUTS SHALL BE HEAVY HEX. ANCHOR BOLTS INSTALLED WITHIN HYDRAULIC STRUCTURES SHALL BE EPOXY TYPE. FIELD APPLY NICKEL ANTI-SEIZE COMPOUND TO THREADS PRIOR TO ASSEMBLY. STAINLESS STEEL ITEMS SHALL NOT BE PAINTED
4. PVC MALE ADAPTERS ARE NOT ALLOWED.

TESTING NOTES:

1. ALL OTHER UTILITIES MUST BE COMPLETE PRIOR TO PERFORMING ANY WATER OR WASTEWATER TESTING.
2. ALL TESTING MUST BE COMPLETE PRIOR TO PAVING STREETS.
3. ALL TESTING MUST BE COMPLETE PRIOR TO PERFORMING TIE-INS TO EXISTING WATER OR WASTEWATER SYSTEMS.
4. CONTRACTOR SHALL PERFORM PRE-TESTING TO VERIFY PASSING RESULTS PRIOR TO REQUESTING GBRA INSPECTION. PROVIDE CONNECTION POINT FOR GBRA DIGITAL TEST GAUGE.
5. ALL TESTING SHALL BE PERFORMED BY THE CONTRACTOR AND WITNESSED BY GBRA.
6. PERFORM TRENCH BACKFILL DENSITY TESTING AT INTERVALS SPECIFIED BY THE DESIGN ENGINEER, EXACT LOCATIONS TO BE DESIGNATED BY INSPECTOR. SCHEDULE GBRA TO WITNESS TESTING. PROVIDE COPIES OF REPORTS TO GBRA.
7. FOLLOW AWWA PIPE TESTING PROCEDURES AND ALLOWABLE LEAKAGE FOR WATER LINES.TEST EVERY VALVED SECTION (I.E. TEST AGAINST EVERY VALVE IN CLOSED POSITION). TEST PRESSURE SHALL BE THE MAXIMUM RATING OF MATERIAL INSTALLED. TEST DURATION SHALL BE 2 HOURS.
8. FOLLOW AWWA PROCEDURES FOR FLUSHING AND DISINFECTION OF WATER PIPING. FLUSHING AND DISINFECTION MUST BE COMPLETE PRIOR TO PERFORMING TIE-INS TO EXISTING SYSTEMS.
9. ALL MANHOLES, REGARDLESS OF VEHICULAR TRAFFIC DETOURING, SHALL BE VACUUM TESTED AFTER COMPLETION OF BACKFILL, COMPACTION, AND FINAL GRADING OF ROAD BASE BUT PRIOR TO PAVING STREETS AND PRIOR TO CORROSION RESISTANT MANHOLE LINING. VACUUM TESTING SHALL BE PERFORMED WITH A PLATE TYPE TEST HEAD PLACED ON TOP OF COMPLETED MANHOLE METAL CASTING RING WHICH HAS BEEN INSTALLED AND ENCASED IN CONCRETE AT FINAL GRADE. MANHOLES SHALL BE TESTED AT 10 INCHES OF MERCURY FOR 2 MINUTES DURATION. ALLOWABLE LOSS IS 1 INCH OF MERCURY. INFILTRATION AND EXFILTRATION TESTING ARE NOT ALLOWED.
10. PERFORM VIDEO INSPECTION AND GOLF BALL TESTING OF GRAVITY WASTEWATER PIPING AFTER CORROSION RESISTANT MANHOLE LINING BUT PRIOR TO PAVING STREETS. PIPE AND MANHOLES MUST BE CLEANED FREE OF DIRT, ROCKS, SCALE, MUD, SILT, AND ANY OTHER FOREIGN MATTER PRIOR TO PERFORMING VIDEO INSPECTION AND GOLF BALL TESTING. FLOOD SYSTEM WITH WATER IMMEDIATELY PRIOR TO PERFORMING VIDEO INSPECTION. HANG AND DRAG A GOLF BALL IN FRONT OF CAMERA. PIPE GRADE IS OUT OF TOLERANCE IF GOLF BALL BECOMES FULLY SUBMERGED. SCHEDULE GBRA TO WITNESS VIDEO INSPECTION. PROVIDE DVD'S AND WRITTEN REPORTS TO GBRA.
11. ALL GRAVITY WASTEWATER PIPING SHALL BE SUBJECT TO LOW PRESSURE AIR TESTING IN ACCORDANCE WITH TCEQ REQUIREMENTS. INFILTRATION AND EXFILTRATION TESTING ARE NOT ALLOWED.
12. MANDREL TESTING SHALL BE PERFORMED FOR ALL GRAVITY WASTEWATER MAINS PRIOR TO INSTALLATION OF CORROSION RESISTANT MANHOLE LINING.

DESIGN AND DOCUMENTS:

1. AS-BUILT AND RECORD DRAWINGS: PROVIDE COMPLETE PROJECT DRAWING SETS INCLUDING DRY UTILITIES, ROADS, GRADING, STORM SEWER, SANITARY SEWER, WATER, ETC. SUBMIT ELECTRONIC PRELIMINARY COPIES FOR GBRA REVIEW AND APPROVAL PRIOR TO PRINTING FINAL COPIES. I. CONTRACTOR SHALL PROVIDE ONE (1) PRINTED AND BOUND FULL SIZE COPY OF RED LINED ASBUILT DRAWINGS AND ONE (1) CD/PDF ELECTRONIC COPY, EACH SHEET STAMPED "ASBUILT DRAWING". II. ENGINEER SHALL PREPARE CORRECTED CAD DRAWINGS, EACH SHEET STAMPED "RECORD DRAWING", AND SUBMIT TO GBRA FIVE (5) PRINTED AND BOUND HALF SIZE COPIES AND FIVE (5) CD/PDF SEARCHABLE ELECTRONIC COPIES OF THE CORRECTED CAD DRAWINGS. SCANNED AND/OR PHOTOCOPIES ARE NOT ACCEPTABLE. H. RECORDED PLATS AND EASEMENTS. I. TITLE COMPANY REVIEW FOR RELEASE OF ALL LIENS.

GVSUD WATER NOTES

General:

1. PVC mains 12-inches and below shall conform to AWWA C-909 pressure class 235 or above. PVC main greater than 12-inches shall conform to AWWA C-900 DR 18 or above. Water mains shall have an absolute minimum depth of 48-inches in all areas.
2. All water pipe shall be installed minimum 4-feet beyond back of curb.
3. All water mains to be installed 4-feet minimum behind back of curb.
4. No pressurized fittings under roadways, pavement, or sidewalks.
5. All water main ductile iron fittings shall be mechanical joint and conform to ANSI/AWWA C-153 or C-110. All bolts shall have copper anti-seize corrosion resistant coating. Valves shall be attached to tees by foster adaptor or anchor nipple. Foster adapter, anchor nipple, or Ford Uni-Flange retainer glands and thrust blocks shall be used on all fittings and valves.
6. Tracer wire shall be installed on all pipelines including service lines and brought into valve and meter boxes for locating purposes. Insulated water proof connectors shall be used to splice wires together. A 6-inch or 12-inch-wide detectable metal tape shall be placed above bedding initial backfill.
7. Over inserting bell joints and passing the insertion reference mark is prohibited and will require removal and reinstallation.
8. Standard fire hydrant shall include hydrant, 6-inch resilient wedge gate valve and box, anchor fittings, ductile iron pipe, and all appurtenances. Hydrants shall be limited to those manufactured by Mueller, AVK, American Flow, Clow, Or East Jordan. Only Mueller hydrants and EJ shall be used in City of Cibolo's jurisdiction. Hydrant upper barrel shall be factory painted red. Hydrants shall have a Stortz connection on steamer nozzle. Fittings for plug shall be fully restrained and tied to valve.
9. All fire hydrant assemblies shall have an in-line upstream and downstream valve.
10. All tees shall include three (3) valves.
11. Valves shall be AWWA approved resilient wedge seated gate valve, open left, and limited to those manufactured by Mueller, AVK, American Flow, Clow, Or East Jordan.
12. Valves are prohibited in ADA ramps, curbs, and roadways. Valves are prohibited in sidewalks in City of New Braunfels.
13. Meter boxes are prohibited in any sidewalks, driveways, or roadways.
14. Small service taps shall be 1-inch Rehau Municipex with CTS 200 PSI plastic insert or 2-inch Yelomine PVC ASTM D1784 with Harco fittings or approved equivalent. Small service taps to be made with single brass strap tapping saddle or dual banded stainless-steel flat-strap epoxy saddle with iron pipe threads.
15. Casing required for all long small services. 1-inch service requires 3-inch casing and 2-inch service requires 4-inch casing. Casing shall be white color PVC schedule 40 or approved equal.
16. 5/8" & ¾" meter boxes shall be DFW36C 16" x 11". All meter boxes shall be plastic with lids and 1 knockout.
17. Dual services are not permitted.
18. Tapping machines must retain coupon.
19. Contractor to curb cut v's for valves and x's for meters and paint blue.
20. Water lines crossing cul-de-sacs shall be fully restrained under pavement and cased.
21. All street crossings are to be cased from edge of impermeable cover to edge of impermeable cover.
22. All bends, fittings, and valves shall have one (1) restraint upstream and downstream regardless of length.

GVSUD WATER NOTES

23. Contractor shall chlorinate new mains per TCEQ and ANSI/AWWA C651 and dechlorinate during flushing per ANSI/AWWA C655; the contractor shall coordinate with the GVSUD inspector to witness chlorinating and pressure testing of new mains. All test results must be provided to GVSUD.
24. Operation of existing valves in the GVSUD water distribution system shall be operated by GVSUD personnel only, unless approved by GVSUD inspector.
25. New water mains and appurtenances shall pass pressure testing and pass the minimum public health standards for bacteriological quality testing prior to any tie in to the existing GVSUD water system as required by TCEQ and ANSI/AWWA.
26. Hydrostatic pressure testing shall be every 1200 LF (max) of water line or as approved by the engineer. All errors of workmanship shall be corrected immediately. All parts of the pipeline shall be backfilled and braced sufficiently to prevent movement under pressure.
27. The contractor shall provide the engineer with all the information as required so that the engineer can supply GVSUD the GIS package for approval.
28. A final walk through for field acceptance will be scheduled with the contractor after the preliminary walk-through punch list items have been completed.
29. Provide restraint lengths at all bends, valves, tees, and all other fittings.
30. All master metered distribution lines shall be protected by an RPZ backflow preventer.
31. All non-chemical fire lines shall be protected by a DCDA backflow preventer.
32. All chemically injected fire lines shall be protected by an RPZ backflow preventer.

Materials:

1. PVC mains 12 inches and below shall conform to AWWA C-909 pressure class 235 or above. PVC main greater than 12 inches shall conform to AWWA C-900 DR 18 or above. Water mains shall have an absolute minimum depth of 48 inches in all areas.
2. 2-inch service crossings shall be Yelomine ASTM D2241 or approved equivalent.
3. Tapping saddles shall be single brass strap or dual banded stainless-steel flat-strap epoxy saddle with iron pipe threads.
4. All fasteners shall be 304 stainless-steel (e.g. hardware, screws, anchor bolts, rods, flange bolts and nuts, etc.). All bolts and nuts shall be heavy hex. Field-apply nickel anti-seize compound prior to assembly. Bolts and nuts shall not be painted.
5. All buried metal pipe, fittings, and valves shall be wrapped with 8mil poly.
6. Paint shall be high-build epoxy with topcoat of polyurethane.
7. All fire hydrant leads shall be ductile iron C151 or approved equivalent.

Testing:

1. All testing shall be arranged and paid for by the contractor and witnessed by GVSUD.
2. All testing must be complete prior to paving streets.
3. The Contractor shall provide GVSUD copies of all test results prior to acceptance of the project.
4. All testing must be complete prior to performing tie-ins to existing water systems.
5. All other utilities must be complete and offsite prior to performing hydrostatic pressure testing.

GVSUD WATER NOTES

6. Contractor shall perform spike test at 200 PSI for 15 minutes then reduce pressure to 150 PSI for 2 hours.
7. Contractor shall perform pre-testing to verify passing results prior to requesting GVSUD inspection. Provide connection point for GVSUD digital test gauge (quick connect).
8. Perform trench backfill density testing at intervals specified by the design engineer, exact locations to be designated by inspector. Schedule with GVSUD to witness 48 hours prior to test. Provide copies of reports to GVSUD.
9. Hydrostatic pressure testing shall be every 1200 LF (max) of water line or as approved by the engineer. All errors of workmanship shall be corrected immediately. All parts of the pipeline shall be backfilled and braced sufficiently to prevent movement under pressure.

Construction Notes:

1. All work shall be in accordance with GVSUD standards as published at the following website: http://www.gvsud.org/
2. Material submittals shall be provided for GVSUD review and approval. Allow 21 calendar days for review.
3. All water installations must be inspected and approved by GVSUD prior to backfilling or otherwise covering the work. GVSUD will reject anything backfilled prior to GVSUD approval. This includes crossings of water and wastewater by other utilities. GVSUD will perform a maximum of one (1) inspection daily for one (1) hour duration between 7:30am and 4:00pm excluding weekends and holidays. Call to schedule inspections (48-hours advance notice is required for all inspections).
4. Trench excavation and pipe installation will not be permitted until subgrade has been established. Survey staking must be installed prior to and maintained during trench excavation and pipe installation. Survey staking shall include horizontal and vertical control at a minimum of 50-foot station intervals. Survey staking shall be performed by the contractor.
5. Proper shoring and/or benching must be present at all times for anything 4-feet in depth or deeper. GVSUD will stop work until proper safety protocols have been established.
6. Backflow prevention in the form of a reduced pressure zone backflow prevention assembly must be provided for temporary connections to existing water lines. Backflow prevention assemblies shall be tested by a licensed backflow prevention assembly tester.
7. All piping shall be installed in straight alignment. Pipe deflection is not allowed.
8. Install concrete thrust blocking and mechanical restraints for pressurized piping systems.
9. Water pipe shall be installed above wastewater and all pipe joints shall be centered at crossings with all other utilities. Both pipe joints shall be centered where water crosses wastewater mains and laterals 10-feet in either direction.
10. Maintain a minimum of 10-feet horizontal and 24-inch vertical clearance between water and wastewater and other utilities. Shared trenches are not allowed.
11. Water piping shall be sleeved if located under box culverts, single barrel, or multiple barrel storm sewer crossings regardless of size.
12. Valve boxes and appurtenances shall be painted. Provide painted curb cut markings at valves and services.
13. All exposed vertical and horizontal concrete edges shall be formed with ¾" chamfer strips. Concrete in unpaved areas shall be 2" above finish grade.

GVSUD WATER NOTES

14. The contractor shall provide a competent and qualified superintendent to supervise all work. The superintendent shall be present during all construction activities, including inspections.

No separate pay will be given to de-water trenches or other excavated areas.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

HMT ENGINEERING & SURVEYING

STATE OF TEXAS
ZOE F. JASSO
134984
LICENSED
PROFESSIONAL ENGINEER
10/02/2025

GENERAL NOTES (2 OF 2)

SOUTH POINT UNIT 6

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: OCTOBER 2025
DRAWN BY: RR
DESIGNED BY: JK
REVIEWED BY: ZJ
HMT PROJECT NO.: 011.039

SHEET
C0.2

Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\C0s\011.039_COVER SHEET.dwg User: christianc Oct 01, 2025 - 1:07pm

FINAL PLAT ESTABLISHING
SOUTH POINT, UNIT 6

BEING A 17.13 ACRE TRACT SITUATED IN THE SARAH DEWITT SURVEY NO. 48, ABSTRACT 103 AND THE J.S. JOHNSON SURVEY NO. 47, ABSTRACT NO. 190, GUADALUPE COUNTY, TEXAS. BEING A PORTION OF A 131.585 ACRE TRACT, CALLED TRACT 2, RECORDED IN DOCUMENT NO. 201999019522, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

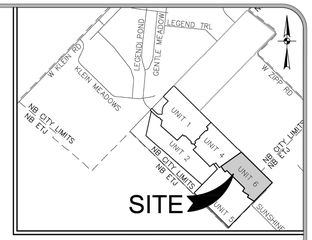
PLAT NOTES:

1. THIS PROPERTY WILL BE SERVED BY THE FOLLOWING:
   ELECTRIC – GUADALUPE VALLEY ELECTRIC COOPERATIVE (GVEC)
   TELEPHONE AND CABLE – AT&T/SPECTRUM
   WATER – GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSUD)
   SEWER – GUADALUPE–BLANCO RIVER AUTHORITY (GBRA)
2. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983, GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00015.
3. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON PINS WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
4. THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF NEW BRAUNFELS, TEXAS.
6. THIS SUBDIVISION IS WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
7. NO PORTION OF THE SUBDIVISION IS LOCATED WITH AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE ADOPTED FLOOD MAPS OF THE CITY OF NEW BRAUNFELS, AS DEFINED BY THE GUADALUPE COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48187C0115F, EFFECTIVE DATE NOVEMBER 2, 2007 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OF DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
9. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
10. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS ADJACENT TO THE CURB AT THE TIME OF STREET CONSTRUCTION ALONG:
    A. MILTON WAY – LOT 900, BLOCK 17.
    B. RADLEY WAY – LOT 901, BLOCK 21.
    C. TWAIN WAY – LOT 902, BLOCK 17.
12. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE HOME BUILDER PER CITY STANDARDS ADJACENT TO THE CURB AT THE TIME OF BUILDING CONSTRUCTION ALONG:
    A. MILTON WAY, TWAIN WAY, EMERSON AVE., RADLEY WAY, AND STEINBECK ST.
13. 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 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 AND SHALL PREVENT WATER FROM LEAVING THE STREET.
14. THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR ONE DWELLING UNIT(S) PER BUILDABLE LOT WITH A MAXIMUM OF 96 BUILDABLE LOTS. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT(S) SHALL NOTIFY THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
15. THIS UNIT CONTAINS 96 BUILDABLE RESIDENTIAL LOTS. ALL LOTS MEET THE MINIMUM SQUARE FOOTAGE REQUIREMENT ACCORDING TO THE ZONING ORDINANCE.
16. ALL DRAINAGE EASEMENTS WITHIN THE LOTS WILL BE OWNED AND MAINTAINED BY PROPERTY OWNER.
17. PERMANENT WATER QUALITY CONTROLS ARE REQUIRED FOR THIS SUBDIVISION PLAT IN ACCORDANCE WITH THE CITY OF NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL.

GBRA NOTES:

1. THE GUADALUPE–BLANCO RIVER AUTHORITY (GBRA) IS HEREBY DEDICATED THE EASEMENT AND RIGHTS–OF–WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER" AS WELL AS THOSE EASEMENTS AND RIGHTS–OFWAY SPECIFICALLY DEDICATED TO IT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED SANITARY SEWER FACILITIES AND APPURTENANCES.
2. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GBRA SHALL HAVE THE RIGHT TO REMOVE SAID LANDS OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF THE FACILITIES AND APPURTENANCES.
3. OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN 10 FEET OF THE GBRA UTILITIES.
4. DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.
5. MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
6. THE PROPERTY OWNER MUST INSTALL 16–FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.
7. CUSTOMER SANITARY SEWER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.

THIS SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND APPROVED FOR EASEMENTS. UPON REQUEST OF THE CUSTOMER AND PAYMENT OF THE REQUIRED FEES, GBRA WILL PROVIDE DOMESTIC SEWER SERVICE TO EACH LOT IN THIS SUBDIVISION, BY AGREEMENT WITH THE DEVELOPER.

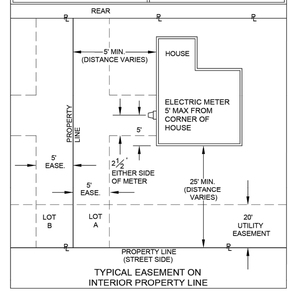


LOCATION MAP
NOT TO SCALE

GVEC NOTES:

1. WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5–FOOT–WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
2. GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
3. ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
4. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, UPGRADE, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND
5. ALL LOTS ADJOINING UTILITY LOT OR PRIVATE, CITY, COUNTY, OR STATE RIGHT OF WAY ARE SUBJECT TO A 5'X 30' GUY WIRE EASEMENT TO BE LOCATED WITHIN THE SIDE AND REAR LOT LINE EASEMENTS AS SHOWN IN THE TYPICAL LOT LAYOUT.
6. ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, UPGRADING, AND MAINTAINING THE ELECTRICAL FACILITIES AND SHALL REMAIN AT FINAL GRADE.
7. ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
8. THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.
9. THIS SUBDIVISION PLAT OF SOUTH POINT UNIT 6 HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

NOTE: G.V.E.C. WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.	G.V.E.C. SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.



TYPICAL EASEMENT ON
INTERIOR PROPERTY LINE

_____
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

APPROVED THIS THE _____ DAY OF _____, 20___,
BY THE CITY OF NEW BRAUNFELS, TEXAS.

_____
CHAIRMAN

APPROVED FOR ACCEPTANCE

_____ _____
DATE PLANNING DIRECTOR

_____ _____
DATE CITY ENGINEER

GREEN VALLEY SPECIAL UTILITY DISTRICT PLAT NOTES:

1) GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSUD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS–OF–WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "WATER" OR "SANITARY SEWER" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES.
2) TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GVSUD SHALL HAVE THE RIGHT TO REMOVE SAID WATER EASEMENT OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF, THE FACILITIES AND APPURTENANCES.
3) OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE CHANNELS, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN GVSUD EASEMENTS AT OR NEAR A 90–DEGREE ANGLE TO THE LONGITUDINAL SIDE OF THE EASEMENT. DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GVSUD EASEMENTS MUST BE APPROVED IN WRITING BY GVSUD AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GVSUD.
4) THE PROPERTY OWNER MUST INSTALL 16–FOOT GATES IN ANY FENCES THAT CROSS GVSUD EASEMENTS. GATES MUST BE CENTERED ACROSS GVSUD UTILITIES.
5) MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER; HOWEVER, GVSUD MAY ELECT TO MAINTAIN THE EASEMENT AS PROVIDED IN THE EASEMENT AGREEMENT.
6) GVSUD MAY REMOVE ALL TREES AND SHRUBBERY FROM EASEMENTS WITHOUT NOTICE OR COMPENSATION.

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED DOROTHY J. TAYLOR, 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

_____
DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295
290 S. CASTELL AVE., SUITE 100, NEW BRAUNFELS, TEXAS 78130

PLAT PREPARED APRIL 10, 2025

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 10153600

STATE OF TEXAS
COUNTY OF GUADALUPE

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SOUTH POINT, UNIT 4 A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF GUADALUPE, 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.

_____
KB HOME LONE STAR, INC.
BY: JASON TOWNSLEY
4800 FREDERICKSBURG RD
SAN ANTONIO, TEXAS 78229

STATE OF TEXAS
COUNTY OF _____.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS
_____ DAY OF _____, 20___,
BY _____

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF GUADALUPE

_____
COUNTY CLERK, GUADALUPE COUNTY, TEXAS

_____
DEPUTY

SHEET 1 OF 3

FOR REFERENCE ONLY

This plat will be submitted to the Planning Division following approval of the construction plans.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600
HMT ENGINEERING & SURVEYING

STATE OF TEXAS
ZOE F. JASSO
131464
LICENSED PROFESSIONAL ENGINEER
10/29/2025

PLAT (1 OF 3)

SOUTH POINT UNIT 6

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: OCTOBER 2025
DRAWN BY: RR
DESIGNED BY: JK
REVIEWED BY: ZJ
HMT PROJECT NO.: 011.039

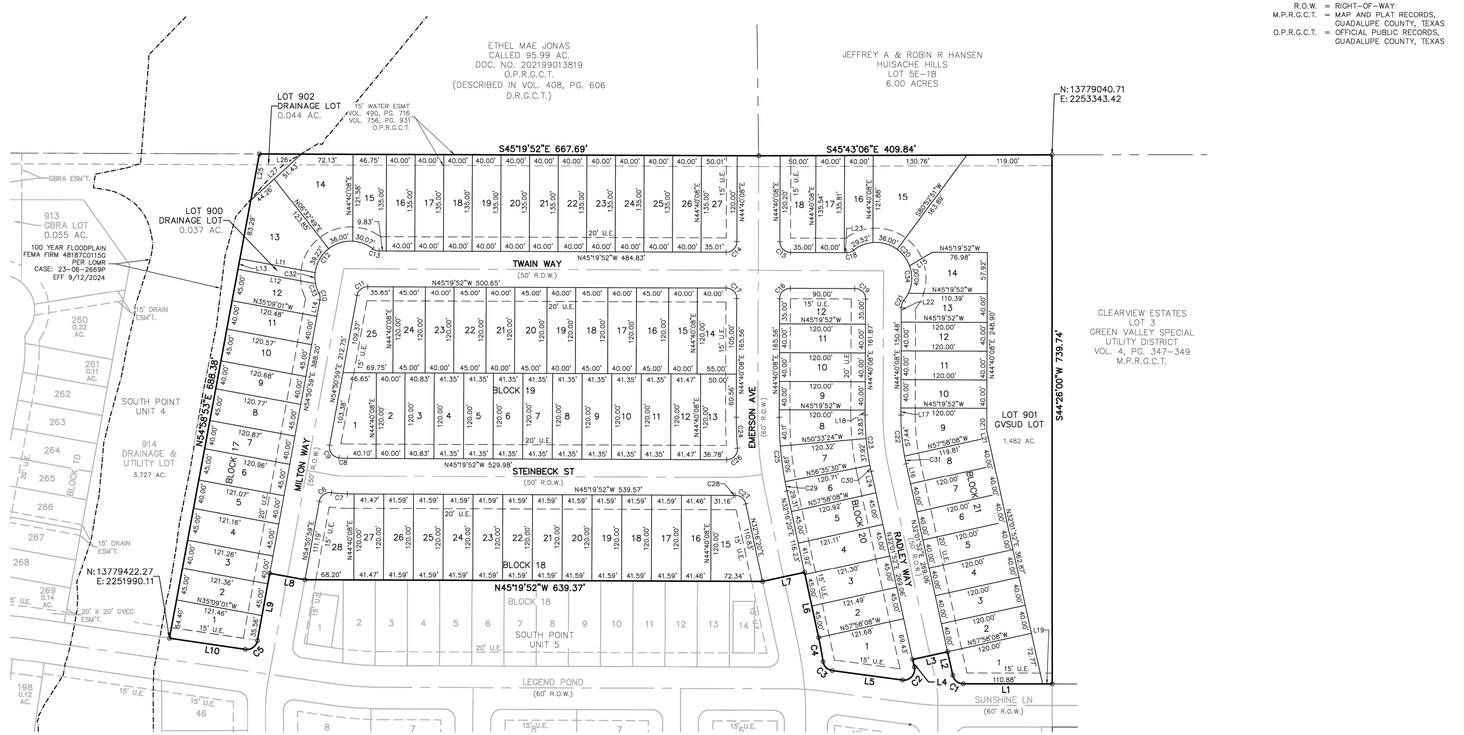
SHEET C0.3

Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\C0s\Plat\South Point Unit 6 Plat.dwg User: dsterr Oct 22, 2025 - 1:48pm
Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\C0s\011.039_PLAT.dwg User: christianc Oct 27, 2025 - 5:44pm

FINAL PLAT ESTABLISHING

SOUTH POINT, UNIT 6

BEING A 17.13 ACRE TRACT SITUATED IN THE SARAH DEWITT SURVEY NO. 48, ABSTRACT 103 AND THE J.S. JOHNSON SURVEY NO. 47, ABSTRACT NO. 190, GUADALUPE COUNTY, TEXAS. BEING A PORTION OF A 131.585 ACRE TRACT, CALLED TRACT 2, RECORDED IN DOCUMENT NO. 201999019522, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.



0 50 100 200

HORIZONTAL SCALE: 1:100

LEGEND:

- ● = FND 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" (UNLESS NOTED OTHERWISE)
- o = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
- U.E. = UTILITY EASEMENT
- DRNG = DRAINAGE
- R.O.W. = RIGHT-OF-WAY
- M.P.R.G.C.T. = MAP AND PLAT RECORDS, GUADALUPE COUNTY, TEXAS
- O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS

PLAT PREPARED APRIL 10, 2025

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 10153600

SHEET 2 OF 3

FOR REFERENCE ONLY

This plat will be submitted to the Planning Division following approval of the construction plans.

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

STATE OF TEXAS
ZOE F. JASSO
131984
LICENSED PROFESSIONAL ENGINEER
10/02/2025

PLAT (2 OF 3)

SOUTH POINT UNIT 6

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: OCTOBER 2025
DRAWN BY: RR
DESIGNED BY: JK
REVIEWED BY: ZJ
HMT PROJECT NO.: 011.039

SHEET
C0.4

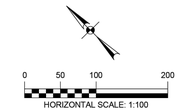
Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\02a\011.039_PLAT.dwg User: christianc Oct 01, 2025 - 1:07pm

Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\02a\Plat\South Point Unit 6 Plat.dwg User: ddenr Jul 29, 2025 - 1:29pm

FINAL PLAT ESTABLISHING

SOUTH POINT, UNIT 6

BEING A 17.13 ACRE TRACT SITUATED IN THE SARAH DEWITT SURVEY NO. 48, ABSTRACT 103 AND THE J.S. JOHNSON SURVEY NO. 47, ABSTRACT NO. 190, GUADALUPE COUNTY, TEXAS. BEING A PORTION OF A 131.585 ACRE TRACT, CALLED TRACT 2, RECORDED IN DOCUMENT NO. 201999019522, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.



LEGEND:

- ● = FND 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" (UNLESS NOTED OTHERWISE)
- o = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
- U.E. = UTILITY EASEMENT
- DRNG = DRAINAGE
- R.O.W. = RIGHT-OF-WAY
- M.P.R.G.C.T. = MAP AND PLAT RECORDS, GUADALUPE COUNTY, TEXAS
- O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	124.28'	S45°27'42"E
L2	34.11'	S32°01'52"W
L3	50.00'	S57°58'08"E
L4	11.25'	N32°01'52"E
L5	98.97'	S37°54'36"E
L6	92.92'	S32°16'20"W
L7	60.00'	S57°43'40"E
L8	50.00'	S35°09'01"E
L9	95.55'	N54°50'59"E
L10	107.19'	S37°12'27"E
L11	106.93'	S35°09'01"E
L12	110.17'	S35°09'01"E
L13	15.00'	N54°58'53"E
L14	23.18'	N54°50'59"E
L15	37.07'	N76°12'03"W
L16	29.06'	N32°01'52"E
L17	9.94'	N44°40'08"E
L18	6.87'	N44°40'08"E
L19	13.40'	S45°27'42"E
L20	30.97'	N44°40'08"E
L21	10.10'	N32°01'52"E
L22	20.54'	N44°40'08"E
L23	3.60'	N45°19'52"W
L24	30.88'	N32°01'52"E
L25	65.69'	N54°58'53"E
L26	58.81'	S45°19'52"E
L27	51.43'	N87°48'50"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	20.29'	15.00'	077°28'20"	12.04'	18.78'	S06°42'55"E
C2	28.81'	15.00'	110°03'32"	21.45'	24.58'	N87°03'38"E
C3	19.33'	15.00'	073°50'31"	11.27'	18.02'	S00°59'20"E
C4	34.66'	540.00'	003°40'41"	17.34'	34.66'	N34°05'35"E
C5	23.02'	15.00'	087°56'35"	14.47'	20.83'	S81°10'44"E
C6	23.11'	15.00'	088°15'23"	14.55'	20.89'	N81°01'20"W
C7	22.09'	150.00'	008°26'14"	11.06'	22.07'	S41°06'45"E
C8	11.86'	100.00'	006°47'41"	5.94'	11.85'	S41°56'02"E
C9	24.45'	15.00'	093°23'10"	15.91'	21.83'	S08°09'24"W
C10	9.84'	15.00'	037°35'23"	5.10'	9.67'	N36°03'17"E
C11	20.90'	15.00'	079°49'09"	12.55'	19.25'	N85°14'27"W
C12	135.26'	50.00'	154°59'56"	225.53'	97.63'	N85°14'27"W
C13	9.84'	15.00'	037°35'23"	5.10'	9.67'	S26°32'10"E
C14	23.56'	15.00'	090°00'00"	15.00'	21.21'	N89°40'08"E
C15	23.56'	15.00'	090°00'00"	15.00'	21.21'	S00°19'52"E
C16	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°40'08"W
C17	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°19'52"W
C18	10.18'	15.00'	038°52'15"	5.29'	9.98'	S64°46'00"E
C19	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°19'52"W
C20	28.98'	50.00'	033°12'44"	14.91'	28.58'	N07°29'13"E
C21	10.18'	15.00'	038°52'15"	5.29'	9.98'	S64°06'15"W
C22	68.38'	310.00'	012°38'16"	34.33'	68.24'	S38°21'00"W
C23	79.41'	360.00'	012°38'16"	39.86'	79.24'	S38°21'00"W
C24	43.29'	540.00'	004°35'35"	21.66'	43.28'	S42°22'20"W
C25	103.85'	480.00'	012°23'48"	52.13'	103.65'	S38°28'14"W
C26	24.76'	15.00'	094°35'35"	16.25'	22.05'	N87°22'20"E
C27	20.56'	15.00'	078°33'07"	12.27'	18.99'	N07°00'14"W
C28	2.48'	150.00'	000°56'55"	1.24'	2.48'	S45°48'20"E
C29	13.13'	480.00'	001°34'02"	6.57'	13.13'	S33°03'21"W
C30	8.65'	360.00'	001°22'38"	4.33'	8.65'	S32°43'11"W
C31	10.94'	310.00'	002°01'19"	5.47'	10.94'	S33°02'32"W
C32	15.40'	50.00'	017°38'50"	7.76'	15.34'	S42°46'38"W
C33	14.57'	50.00'	016°41'38"	7.34'	14.52'	S25°36'24"W
C34	146.38'	50.00'	167°44'30"	465.62'	99.43'	N00°19'52"W

PLAT PREPARED APRIL 10, 2025

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 10153600

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600
HMT ENGINEERING & SURVEYING

STATE OF TEXAS
ZOE F. JASSO
131984
LICENSED
PROFESSIONAL ENGINEER
10/02/2025

PLAT
(3 OF 3)

SOUTH POINT UNIT 6

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: OCTOBER 2025
DRAWN BY: RR
DESIGNED BY: JK
REVIEWED BY: ZJ
HMT PROJECT NO.: 011.039

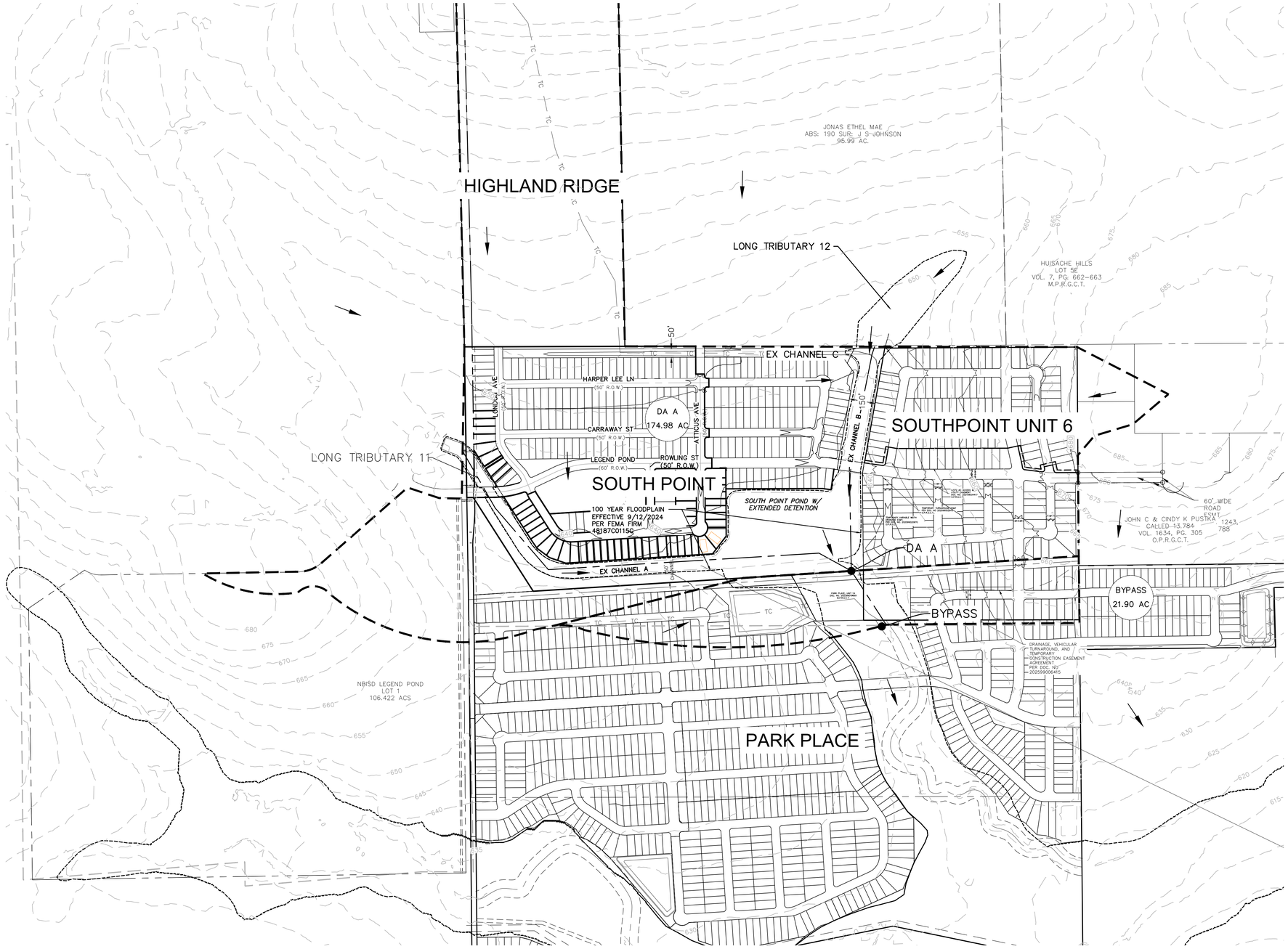
SHEET
C0.5

FOR REFERENCE ONLY

This plat will be submitted to the Planning Division following approval of the construction plans.

Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\C0s\Plat\South Point Unit 6 Plat.dwg User: dsterr Jul 29, 2025 - 1:29pm

Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\C0s\011.039_PLAT.dwg User: christianc Oct 01, 2025 - 1:07pm



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- DRAINAGE AREA
- ROUTING
- TC TIME OF CONCENTRATION
- 100-YEAR FLOODPLAIN BOUNDARY
- A-1 POINT OF CONCENTRATION
- DRAINAGE FLOW DIRECTION
- DA / ACRES DRAINAGE AREA LABEL

0 150 300 600

HORIZONTAL SCALE: 1:300

EXISTING
STREAM FLOW ANALYSIS - HMS OUTPUT

JUNCTION	2-YR (cfs)	10-YR (cfs)	25-YR (cfs)	100-YR (cfs)
DA A	802.2	1,515.3	1,989.4	2,750.4
BYPASS	831.2	1,572.3	2,065.3	2,856.3

*See approved *South Point CLOMR - Conditional Letter of Map Revision Analysis* for full calculations.
**This is the drainage calculations for the over all subdivision before any development was done.

Proposed/Ultimate
STREAM FLOW ANALYSIS - HMS OUTPUT

JUNCTION	2-YR (cfs)	10-YR (cfs)	25-YR (cfs)	100-YR (cfs)
DA A	797.7	1,444.0	1,866.0	2,544.9
BYPASS	816.9	1,477.5	1,909.5	2,605.7

*See approved *South Point LOMR -Letter of Map Revision Analysis* for full calculations.
**This is the drainage calculations for the full build out of the drainage shed

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

STATE OF TEXAS
ZOE F. JASSO
131984
LICENSED
PROFESSIONAL ENGINEER
10/02/2025

PROPOSED-ULTIMATE DRAINAGE AREA MAP

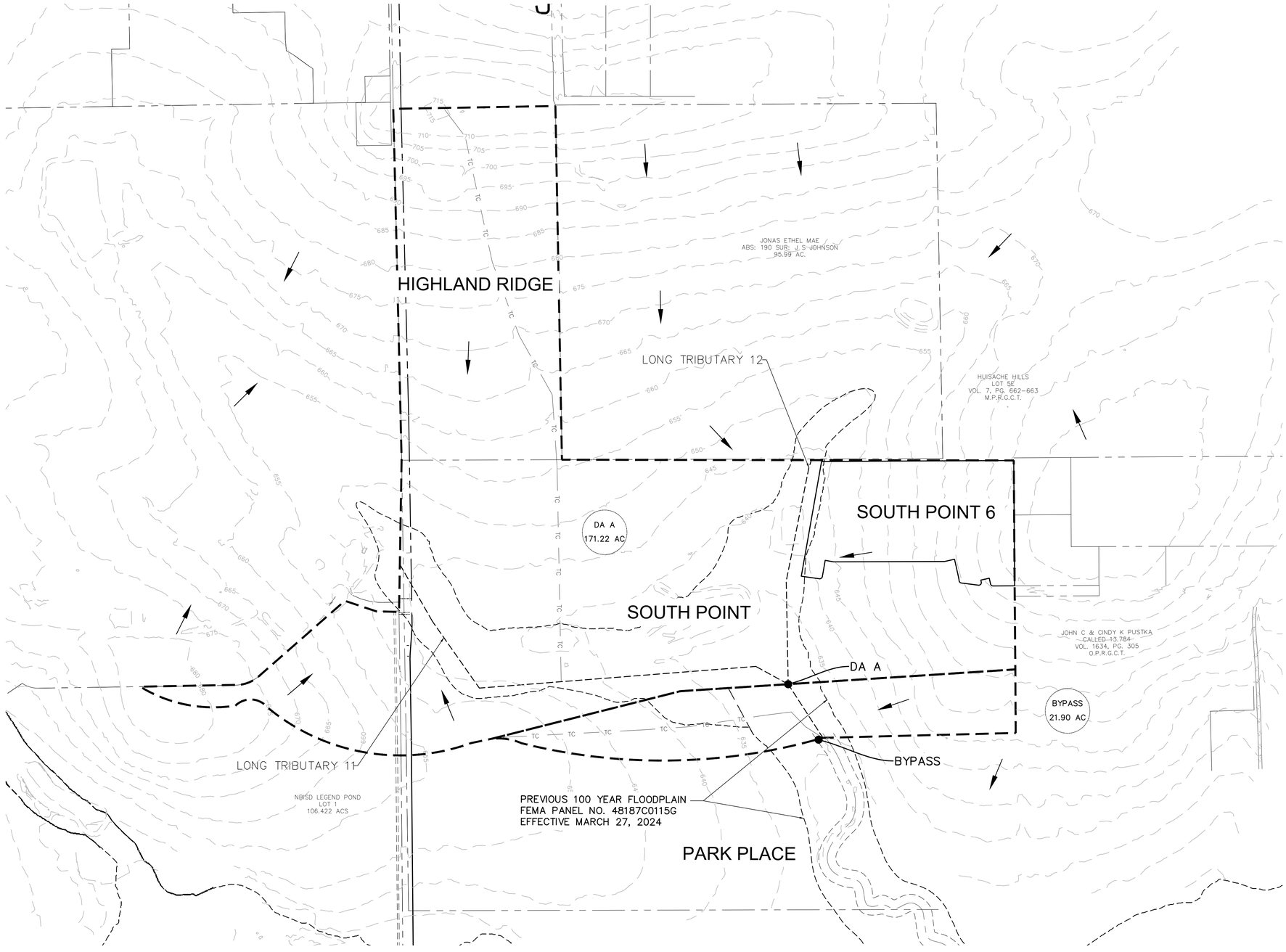
SOUTH POINT UNIT 6

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: OCTOBER 2025
DRAWN BY: RR
DESIGNED BY: JK
REVIEWED BY: ZJ
HMT PROJECT NO.: 011.039

SHEET
C0.7

Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\Civil\Reports\Drainage\DA MAPS\OVERALL HYDROLOGY.dwg User: christianc Oct 01, 2025 - 1:09pm



LEGEND

- 700 — EXISTING CONTOURS
- 700 — PROPOSED CONTOURS
- U.E. — UTILITY EASEMENT
- D.E. — DRAINAGE EASEMENT
- DRAINAGE AREA
- ROUTING
- TC TC — TIME OF CONCENTRATION
- 100-YEAR FLOODPLAIN BOUNDARY
- A-1 — POINT OF CONCENTRATION
- DRAINAGE FLOW DIRECTION
- DA / ACRES — DRAINAGE AREA LABEL

0 150 300 600
HORIZONTAL SCALE: 1:300

Predeveloped Conditions
STREAM FLOW ANALYSIS - HMS OUTPUT

JUNCTION	2-YR (cfs)	10-YR (cfs)	25-YR (cfs)	100-YR (cfs)
DA A	802.2	1,515.3	1,989.4	2,750.4
BYPASS	831.2	1,572.3	2,065.3	2,856.3

*See approved *South Point LOMR -Letter of Map Revision Analysis* for full calculations.
**This is the drainage calculations for the over all subdivision before any development was done.

Proposed/Ultimate
STREAM FLOW ANALYSIS - HMS OUTPUT

JUNCTION	2-YR (cfs)	10-YR (cfs)	25-YR (cfs)	100-YR (cfs)
DA A	797.7	1,444.0	1,866.0	2,544.9
BYPASS	816.9	1,477.5	1,909.5	2,605.7

*See approved *South Point LOMR -Letter of Map Revision Analysis* for full calculations.
**This is the drainage calculations for the full build out of the drainage shed

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600
HMT ENGINEERING & SURVEYING

STATE OF TEXAS
ZOE F. JASSO
131984
LICENSED PROFESSIONAL ENGINEER
10/02/2025

EXISTING DRAINAGE AREA MAP

SOUTH POINT UNIT 6

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: OCTOBER 2025
DRAWN BY: RR
DESIGNED BY: JK
REVIEWED BY: ZJ
HMT PROJECT NO.: 011.039

SHEET
C0.6

Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\Cds\Reports\Drainage\DA MAPS\011.039 DRNG-exist.dwg User: christianc Oct 01, 2025 - 1:09pm

NOTE:

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

SILT FENCE AT PROPERTY LINE MAY BE SHOWN GRAPHICALLY OFFSET FROM PROPERTY LINE TO AVOID OVERLAP OF LINEWORK. CONTRACTOR SHALL NOT INSTALL EROSION CONTROL MEASURES BEYOND LIMITS OF CONSTRUCTION REGARDLESS OF GRAPHIC REPRESENTATION.

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- DRAINAGE FLOW DIRECTION
- SF SILT FENCE
- LOC LIMIT OF CONSTRUCTION
- STABILIZED CONSTRUCTION ENTRANCE
- FILTER DIKE CURB INLET PROTECTION
- ROCK BERM

SCALE: 1" = 50'

±1322 LF OF SILT FENCE

±15 LF OF CURB PROTECTION

±10 LF OF CURB PROTECTION

±130 LF OF SILT FENCE

±15 LF OF ROCK BERM

±10 LF OF CURB PROTECTION

±140 LF OF SILT FENCE

CONCRETE WASHOUT PIT

STABILIZED CONSTRUCTION ENTRANCE

±20 LF OF ROCK BERM

TEMPORARY SPOILS & STAGING AREA

±278 LF OF SILT FENCE

TWAIN WAY

STEINBECK ST

MILTON WAY

EMERSON AVE

RADLEY WAY

LOT 900 DRAINAGE LOT 0.037 AC.

LOT 902 DRAINAGE LOT 0.044 AC.

914 DRAINAGE & UTILITY LOT 3.727 AC.

914 AGE & Y LOT ACRES

SOUTH POINT UNIT 4

SOUTH POINT UNIT 5

LEGEND POND

ETHEL MAE JONAS CALLED 95.99 AC. DOC. NO. 202199013819 O.P.R.G.C.T. (DESCRIBED IN VOL. 408, PG. 606 D.R.G.C.T.)

JEFFREY A & ROBIN R HANSEN HUISACHE HILLS LOT 5E-1B 6.00 ACRES

CLEARVIEW ESTATES LOT 3 GREEN VALLEY SPECIAL UTILITY DISTRICT VOL. 4, PG. 347-349 M.R.R.G.C.T.

LOT 901 GVSUD LOT M 1.481 AC.

REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

HMT ENGINEERING & SURVEYING

STATE OF TEXAS
ZOE F. JASSO
NO. 131964
LICENSED PROFESSIONAL ENGINEER
11/12/2025

EROSION CONTROL PLAN

SOUTH POINT UNIT 6

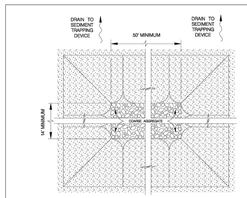
NO.	REVISION DESCRIPTION	REVISION DATE

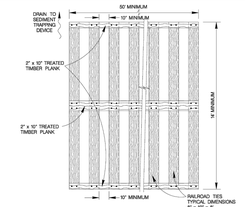
DATE:	NOVEMBER 2025
DRAWN BY:	RR
DESIGNED BY:	JK
REVIEWED BY:	ZJ
HMT PROJECT NO.:	011.039

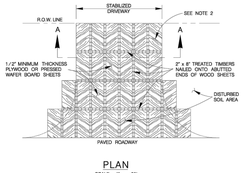
SHEET

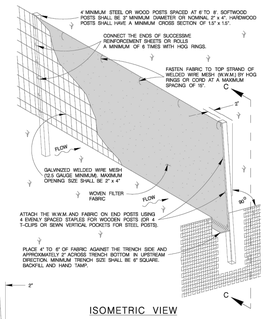
C2.0

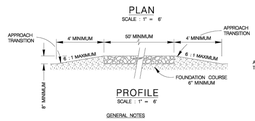
Drawing Name: M:_projects\011 - kb homes\011.039 - south point unit 6\03s\011.039_EROSION CONTROL PLAN.dwg User: joshuak Nov 12, 2025 - 11:10am

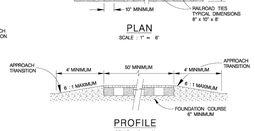


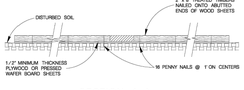


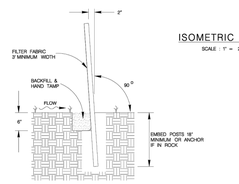












GENERAL NOTES

1. THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS,BUT NOT LESS THAN 30'.
2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8".
3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6 : 1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE,BITUMINOUS CONCRETE,PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

CONSTRUCTION EXIT – TYPE 1

GENERAL NOTES

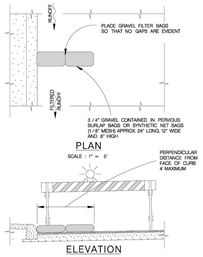
1. THE LENGTH OF THE TYPE 2 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS,BUT NOT LESS THAN 30'.
2. THE TREATED TIMBER PLANKS SHALL BE ATTACHED TO THE RAILROAD TIES WITH 1/2" x 6" MIN LAG BOLTS. OTHER FASTENERS MAY BE USED AS APPROVED BY THE ENGINEER.
3. THE TREATED TIMBER PLANKS SHALL BE #2 GRADE MIN.,AND SHOULD BE FREE FROM LARGE AND LOOSE KNOTS.
4. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6 : 1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE,BITUMINOUS CONCRETE,PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
6. THE CONSTRUCTION EXIT SHOULD BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
7. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

CONSTRUCTION EXIT – TYPE 2

GENERAL NOTES

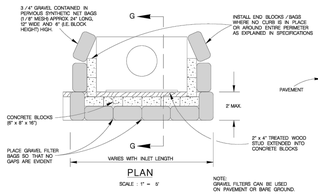
1. THE LENGTH OF THE TYPE 3 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS,OR AS DIRECTED BY THE ENGINEER.
2. THE TYPE 3 CONSTRUCTION EXIT MAY BE CONSTRUCTED FROM OPEN GRADED CRUSHED STONE WITH A SIZE OF 3 TO 4 INCHES SPREAD A MINIMUM OF 4 INCHES THICK TO THE LIMITS SHOWN ON THE PLANS.
3. THE TREATED TIMBER PLANKS SHALL BE #2 GRADE MIN.,AND SHOULD BE FREE FROM LARGE AND LOOSE KNOTS.
4. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

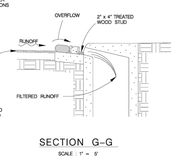
CONSTRUCTION EXIT – TYPE 3



NOTE:
STRADDLE GRAVEL FILTER BAGS WITH TYPE I BARRICADES MOUNTED WITH TYPE "A" FLASHING WARNING LIGHT. SEE BARRICADE CONSTRUCTION SIGN DETAILS. PLACE FLASHING LIGHTS AWAY FROM GUTTER FLOW WITH OUTSIDE EDGE OF BAG CONFIGURATION.

GRAVEL FILTER BAGS





CURB INLET GRAVEL FILTER

SEDIMENT CONTROL FENCE USAGE GUIDELINES

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

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

GENERAL NOTES

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

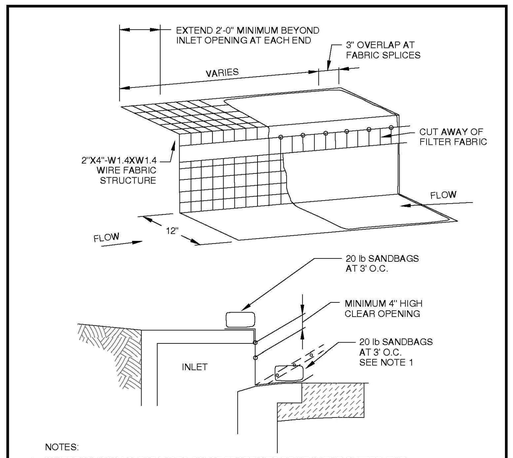
TEMPORARY SEDIMENT CONTROL FENCE

JANUARY 2005

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

TEMPORARY EROSION, SEDIMENT & WATER POLLUTION CONTROL MEASURES STANDARDS 1

X SUBMITTAL PROJECT NO.: DATE:
DRAWN BY: V. VASQUEZ DSGN BY: CHKD. BY: SHEET NO.: OF



NOTES:

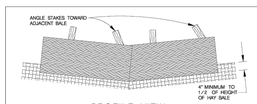
1. WHERE MINIMUM CLEARANCES CAUSE TRAFFIC TO DRIVE IN THE GUTTER, THE CONTRACTOR MAY SUBSTITUTE A 1" X 4" BOARD SECURED WITH CONCRETE NAILS 3' O.C. NAILED INTO THE GUTTER IN LIEU OF SANDBAGS TO HOLD THE FILTER DIKE IN PLACE. UPON REMOVAL, CLEAN ANY DIRT/DEBRIS FROM NAILING LOCATIONS, APPLY CHEMICAL SANDING AGENT AND APPLY NON-SHRINK GROUT FLUSH WITH SURFACE OF GUTTER.
2. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
3. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
4. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM-WATER BEGINS TO OVER-TOP THE CURB.
5. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

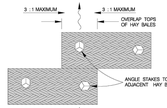
NBU
NEW BRAUNFELS UTILITIES
WATER SYSTEMS ENGINEERING

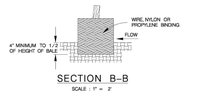
DRAWN BY: H.Shadrock
APPROVED BY:

STANDARD DRAWING: **FILTER DIKE CURB INLET PROTECTION**

UPDATED	SCALE	SHEET	DRAWING NO.
4-29-03	N.T.S.	1 OF 1	505







BALED HAY USAGE GUIDELINES

A BALED HAY INSTALLATION MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND FLOW. A TWO YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED. INSTALLATION SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THRU RATE OF 5 GPM /FT SQUARED. OF CROSS SECTIONAL AREA BALED HAY MAY BE USED AT THE FOLLOWING LOCATIONS:

1. WHERE THE RUNOFF APPROACHING THE BALED HAY FLOWS OVER DISTURBED SOIL FOR LESS THAN 100' IF THE SLOPE OF THE DISTURBED SOIL EXCEEDS 10 %,THE LENGTH OF SLOPE UPSTREAM OF THE BALED HAY SHOULD BE LESS THAN 50'.
2. WHERE THE INSTALLATION WILL BE REQUIRED FOR LESS THAN 3 MONTHS.
3. WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1/2 ACRE.

FOR BALED HAY INSTALLATIONS IN SMALL DITCHES,THE FOLLOWING ADDITIONAL CONSIDERATIONS APPLY:

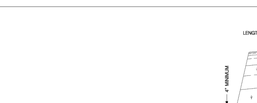
1. THE DITCH SIDESLOPES SHOULD BE GRADED AS FLAT AS POSSIBLE TO MAXIMIZE THE DRAINAGE FLOW RATE THRU THE HAY.
2. THE DITCH SHOULD BE GRADED LARGE ENOUGH TO CONTAIN THE OVERLAPPING DRAINAGE WHEN SEDIMENT HAS FILLED TO THE TOP OF THE BALED HAY.

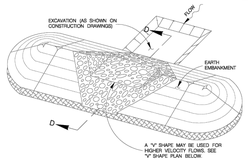
BALES SHOULD BE REPLACED USUALLY EVERY 3 MONTHS OR MORE OFTEN DURING WET WEATHER WHEN LOSS OF STRUCTURAL INTEGRITY IS ACCELERATED.

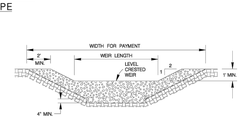
GENERAL NOTES

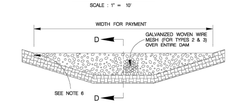
1. HAY BALES SHALL BE A MINIMUM OF 30" IN LENGTH AND WEIGH A MINIMUM OF 50 LBS. THE BALES SHALL BE BOUND BY EITHER WIRE OR NYLON OR POLYPROPYLENE STRING. THE BALES SHALL BE COMPOSED ENTIRELY OF VEGETABLE MATTER.
3. HAY BALES SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4" AND,WHERE POSSIBLE, ONE-HALF THE HEIGHT OF THE BALE.
4. HAY BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES. THE BALES SHALL BE PLACED WITH BINDINGS PARALLEL TO THE GROUND.
5. HAY BALES SHALL BE SECURELY ANCHORED IN PLACE WITH 3 /8" DIA REBAR OR 2" x 2" WOOD STAKES DRIVEN THROUGH THE BALES. THE FIRST STAKE SHALL BE ANGLED TOWARDS THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

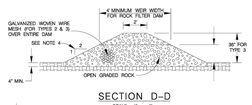
BALED HAY FOR EROSION CONTROL

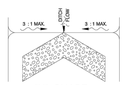


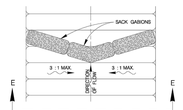


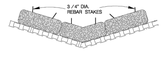


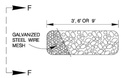














TYPE 4 FILTER DAM AT DITCHES & SMALLER CHANNELS PLAN VIEW

ROCK FILTER DAMS

ROCK FILTER DAM USAGE GUIDELINES

ROCK FILTER DAMS SHOULD BE CONSTRUCTED DOWNSTREAM FROM DISTURBED AREAS TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF AND / OR CONCENTRATED FLOW. THE DAMS SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THRU RATE OF 60 GPM /FT SQUARED OF CROSS SECTIONAL AREA. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE.

TYPE 1 (18" HIGH, WITH, NO WIRE MESH.):

TYPE 1 MAY BE USED AT THE TOE OF SLOPES AROUND INLETS,IN SMALL DITCHES AND AT OTHER LOCATIONS WHERE THE FLOW RATE IS LESS THAN 5 CFS AND WHERE THE AREA DRAINING FROM A DRAINAGE AREA OF 5 ACRES OR LESS. TYPE 1 MAY NOT BE USED IN CONCENTRATED HIGH VELOCITY FLOWS (APPROXIMATELY 6 FT./SEC OR MORE) IN WHICH AGGREGATE WASH OUT MAY OCCUR. SANDBAGS MAY BE USED AT THE EMBEDDED FOUNDATION 12" DEEP MIN.) FOR BETTER FILTERING EFFICIENCY OF LOW FLOWS IF CALLED FOR ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

TYPE 2 (18" HIGH, WITH, WIRE MESH.):

TYPE 2 MAY BE USED IN DITCHES AND AT DIKE OR SWALE OUTLETS.

TYPE 3 (36" HIGH, WITH WIRE MESH.):

TYPE 3 MAY BE USED IN STREAM FLOW AND SHOULD BE SECURED TO THE STREAM BED.

TYPE 4 (SACK GABIONS.):

TYPE 4 MAY BE USED IN DITCHES AND SMALLER CHANNELS TO FORM AN EROSION CONTROL DAM.

GENERAL NOTES

1. IF SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER,FILTER DAMS SHOULD BE PLACED NEAR THE TOE OF SLOPES WHERE EROSION IS ANTICIPATED,UPSTREAM AND / OR DOWNSTREAM OF DRAINAGE STRUCTURES,AND IN ROADWAY DITCHES AND CHANNELS TO CONSERVE SOIL.
2. MATERIALS (AGGREGATE, WIRE MESH, SANDBAGS, ETC.) SHALL BE AS INDICATED BY THE SPECIFICATION FOR ROCK FILTER DAMS FOR EROSION AND SEDIMENTATION CONTROL.
3. THE ROCK FILTER DAM DIMENSIONS SHALL BE AS INDICATED ON THE STORM WATER POLLUTION PREVENTION PLANS.
4. SIDE SLOPES SHOULD BE 2 : 1 OR FLATTER.DAMS WITHIN THE SAFETY ZONE SHALL HAVE SIDE SLOPES OF 6 : 1 OR FLATTER.
5. MAINTAIN A MINIMUM OF 1' BETWEEN TOP OF ROCK FILTER DAM WEIR AND TOP OF EMBANKMENT FOR FILTER DAMS AT SEDIMENT TRAPS.
6. FILTER DAMS SHOULD BE EMBEDDED A MINIMUM OF 4" INTO THE EXISTING GROUND.
7. THE SEDIMENT TRAP FOR PONDING OF SEDIMENT LADEN RUNOFF SHALL BE OF THE DIMENSIONS SHOWN ON THE PLANS.
8. ROCK FILTER DAM TYPES 2 & 3 SHALL BE SECURED WITH 20 GAUGE GALVANIZED WOVEN WIRE MESH WITH 1" DIAMETER HEXAGONAL OPENINGS.THE AGGREGATE SHALL BE PLACED ON THE MESH TO THE HEIGHT AND SLOPES SPECIFIED. THE MESH SHALL BE FOLDED AT THE UPSTREAM SIDE OVER THE AGGREGATE AND TIGHTLY SECURED TO ITSELF ON THE DOWNSTREAM SIDE USING WIRE TIES OR HOG RINGS. THE EDGES OF THE MESH SHALL BE SECURED OR STAKED TO THE STREAM BED PRIOR TO AGGREGATE PLACEMENT.
9. SACK GABIONS SHOULD BE STAKED DOWN WITH 3 /4" DIA.REBAR STAKES.
10. FLOW OUTLET SHOULD BE ONTO A STABILIZED AREA (VEGETATION,ROCK, ETC.).
11. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

JANUARY 2005

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

TEMPORARY EROSION, SEDIMENT & WATER POLLUTION CONTROL MEASURES STANDARDS 2

X SUBMITTAL PROJECT NO.: DATE:
DRAWN BY: V. VASQUEZ DSGN BY: CHKD. BY: SHEET NO.: OF

SEQUENCE OF CONSTRUCTION

1. INSTALL EROSION CONTROLS PER APPROVED PLAN.
2. TEMPORARY CONTROLS TO BE INSPECTED AND MAINTAINED WEEKLY AND PRIOR TO ANTICIPATED RAINFALL EVENTS, AND AFTER RAINFALL EVENTS, AS NEEDED. CONTRACTOR/OWNER SHALL PROVIDE A CONTACT NAME AND NUMBER FOR EROSION CONTROL ISSUES.
3. CONDUCT DEMOLITION ACTIVITIES, IF APPLICABLE.
4. CONSTRUCT DRAINAGE IMPROVEMENTS, IF APPLICABLE.
5. CONSTRUCT CURB INLET PROTECTION AT THE TIME OF CURB INLET INSTALLATION.
6. CONSTRUCT DEVELOPMENT PER APPROVED PLANS.
7. INSTALL STREETSCAPE AND/OR LANDSCAPING IMPROVEMENTS.
8. CONTRACTOR TO VEGETATE ANY DISTURBED AREAS ONCE FINAL GRADING IS COMPLETE, AND ESTABLISH A MIN OF 70% VEGETATION PRIOR TO COMPLETION. 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.
9. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
10. TPDES REQUIREMENTS – DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY WILL BEGIN AGAIN WITHIN 21 DAYS. SEEDING DOES NOT CONSTITUTE AS STABILIZATION.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

HMT
ENGINEERING & SURVEYING

STATE OF TEXAS
ZOE F. JASSO
131984
LICENSED
PROFESSIONAL ENGINEER
10/02/2025

EROSION CONTROL DETAILS

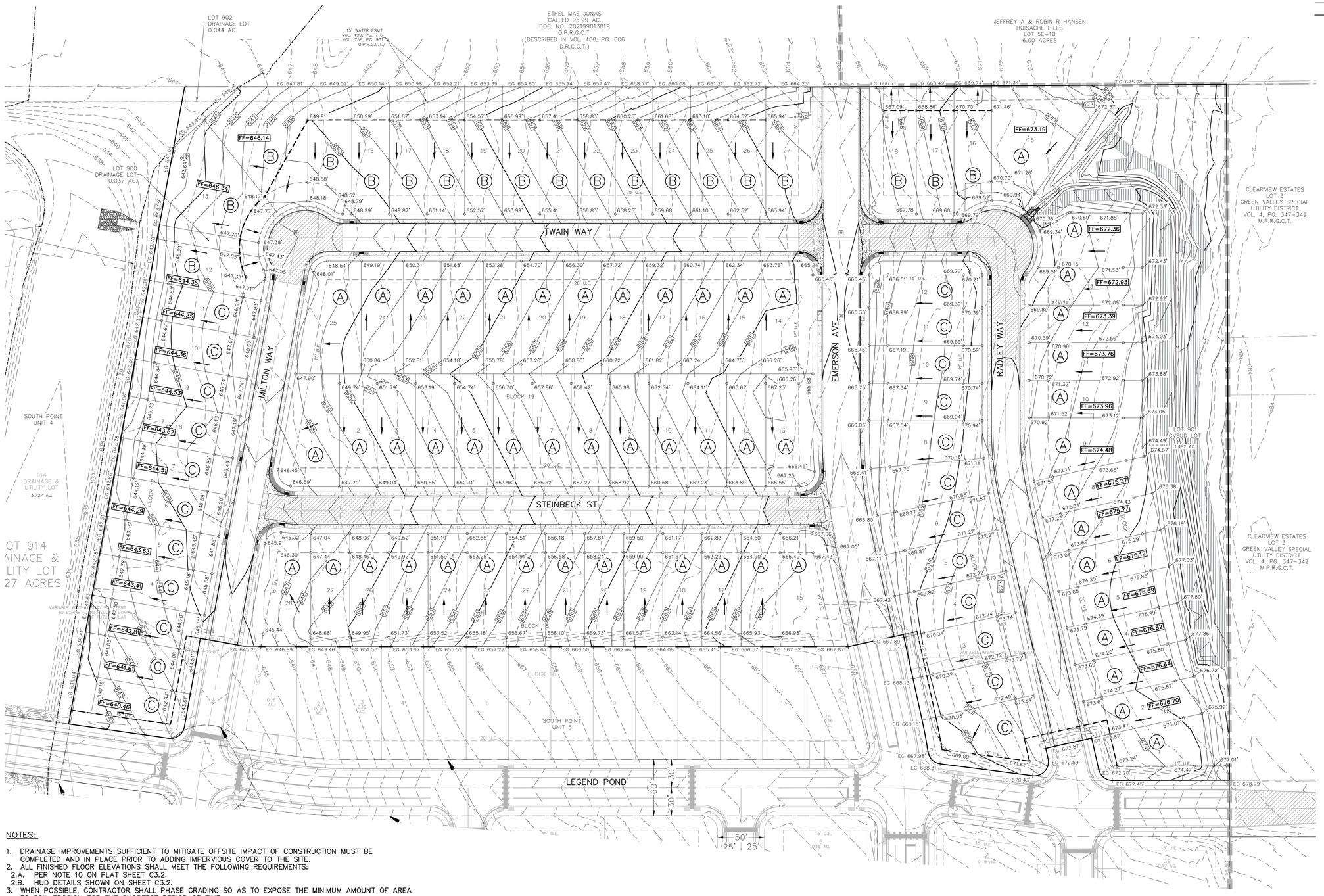
SOUTH POINT UNIT 6

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: OCTOBER 2025
DRAWN BY: RR
DESIGNED BY: JK
REVIEWED BY: ZJ
HMT PROJECT NO.: 011.039

SHEET
C2.1

Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\03e\011.039 EROSION DETAILS.dwg User: chrisfons Oct 01, 2025 - 1:10pm



LEGEND

700	EXISTING CONTOURS
700	PROPOSED CONTOURS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
A	LOT GRADING SEE DETAILS SHEET 9
	DRAINAGE FLOW DIRECTION
FF=XXX.X	MINIMUM FINISHED FLOOR ELEVATION

0 25 50 100
SCALE: 1" = 50'

NOTES:

1. DRAINAGE IMPROVEMENTS SUFFICIENT TO MITIGATE OFFSITE IMPACT OF CONSTRUCTION MUST BE COMPLETED AND IN PLACE PRIOR TO ADDING IMPERVIOUS COVER TO THE SITE.
2. ALL FINISHED FLOOR ELEVATIONS SHALL MEET THE FOLLOWING REQUIREMENTS:
   2.A. PER NOTE 10 ON PLAT SHEET C3.2.
   2.B. HUD DETAILS SHOWN ON SHEET C3.2.
3. WHEN POSSIBLE, CONTRACTOR SHALL PHASE GRADING SO AS TO EXPOSE THE MINIMUM AMOUNT OF AREA TO SOIL EROSION FOR THE SHORTEST PERIOD OF TIME.
4. FOR ANY LOTS ADJACENT TO A DRAINAGE STRUCTURE, HOME BUILDER TO ENSURE FINISHED FLOOR HAS A MINIMUM ELEVATION AS LABELED OR AS PER NOTE 2 ABOVE, WHICHEVER IS GREATER.
5. STRIPPING OF VEGETATION FROM PROJECT SITES SHALL BE PHASED SO AS TO EXPOSE THE MINIMUM AMOUNT OF AREA TO SOIL EROSION FOR THE SHORTEST POSSIBLE PERIOD OF TIME PER THE NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL SEC. 12.2(N).
6. 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 AND/OR HYDROMULCH DOES NOT CONSTITUTE STABILIZATION, MINIMUM 70 PERCENT VEGETATIVE COVER OF DISTURBED AREAS IS REQUIRED.
7. ALL SIDEWALKS SHALL HAVE A MAX RUNNING SLOPE OF 5%.
8. ALL SIDEWALKS SHALL HAVE A MAX CROSS SLOPE OF 2%.
9. RAMPS SHALL NOT EXCEED 8.33%. RAMPS LONGER THAN 6' REQUIRE HANDRAILS. RAMPS LONGER THAT 30' REQUIRE A LEVEL LANDING.
10. "STRIPPING OF VEGETATION FROM PROJECT SITES SHALL BE PHASED SO AS TO EXPOSE THE MINIMUM AMOUNT OF AREA TO SOIL EROSION FOR THE SHORTEST POSSIBLE PERIOD OF TIME PER THE NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL SEC.12.2(N)."

REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

HMT
ENGINEERING & SURVEYING

STATE OF TEXAS
ZOE F. JASSO
131964
LICENSED
PROFESSIONAL ENGINEER
11/12/2025

GRADING PLAN

SOUTH POINT UNIT 6

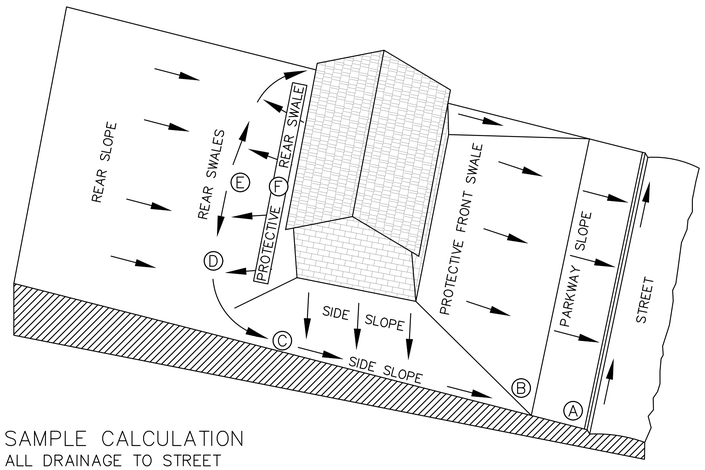
NO.	REVISION DESCRIPTION	REVISION DATE

DATE:	NOVEMBER 2025
DRAWN BY:	RR
DESIGNED BY:	JK
REVIEWED BY:	ZJ
HMT PROJECT NO.:	011.039

SHEET

C3.0

Drawing Name: M:_projects\011 - kb homes\011.039 - south point unit 6\20s\011.039_GR&D.dwg User: joshuck Nov 12, 2025 - 10:47am



SAMPLE CALCULATION
ALL DRAINAGE TO STREET

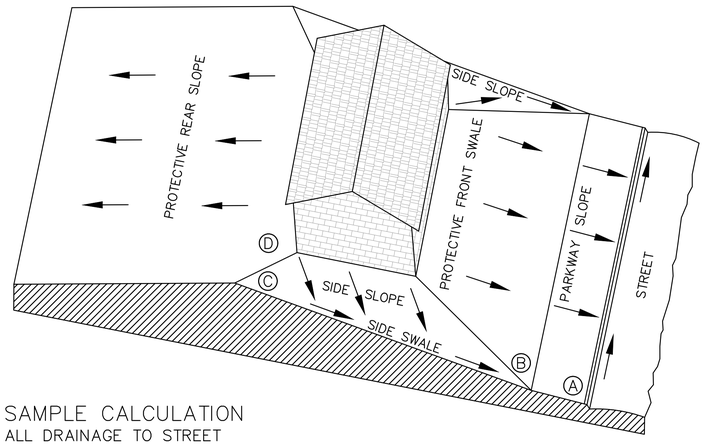
SAMPLE COMPUTATION OF GRADING CONTROL LINE AF FOR A 60' WIDE LOT WITH A 25' BUILDING LINE, 0.5% STREET, WITH 60' BUILDING DEPTH AND 2% SWALES.				RESULTS OF 1% SWALES	
A	CURB–TOP ON LOT LINE EXTENSION AT HIGH LOT CORNER				
$\overline{AB}$	PARKWAY SLOPE: 15' GRASS AND WALK AT 1/4"/FT. (2%)	4"	(0.3')	2"	(0.2')
$\overline{BC}$	SIDE SWALE: 85' GRASS AT 1/4"/FT. (2%)	21"	(1.8')	11"	(0.9')
$\overline{CD}$	SWALE TURN WITH 10' RADIUS:16' GRASS AT 1/4"/FT. (2%)	4"	(0.3')	2"	(0.2')
$\overline{DE}$**	REAR SWALE: 13' GRASS AT 1/4"/FT. (2%)	3"	(0.3')	2"	(0.2')
$\overline{EF}$*	PROTECTIVE REAR SLOPE UP FROM HIGH POINT OF SWALES	3"	(0.3')	3"	(0.3')
SUB–TOTAL $\overline{AF}$ FROM CURB TOP TO GROUND AT REAL BLDG WALL		35"	(3.0')	20"	(1.7')
MINIMUM RISE FROM CURB TOP TO SLAB FLOOR: 35" + 8"		43"	(3.6')	28"	(2.3')
MINIMUM RISE FOR WOOD FLOOR USING 8" JOISTS: 35" + 9"		54"	(4.5')	39"	(3.3')

CALCULATIONS FOR 2% SWALES
15 x 0.25' = 3¾"
85 x 0.25' = 21¼"
16 x 0.25' = 4"
13 x 0.25' = 3¼"
10 x 0.25' = 2½"
34¾"
CALCULATIONS USE 0.25" PER FOOT GRADIENT FOR A 2% SWALE.

* WHERE THERE IS A HIGH BANK NEARBY OR A LONG SLOPE TOWARD HOUSE, A MINIMUM 6" PROTECTIVE SLOPE IS REQUIRED.

** LENGTH $\overline{DE}$ = [1/2(LOT WIDTH – (2x SWALE TURN RADIUS))] – [LOT WIDTH x (STREET GRADIENT x SWALE GRADIENT)]

LOT TYPE Ⓐ



SAMPLE CALCULATION
ALL DRAINAGE TO STREET

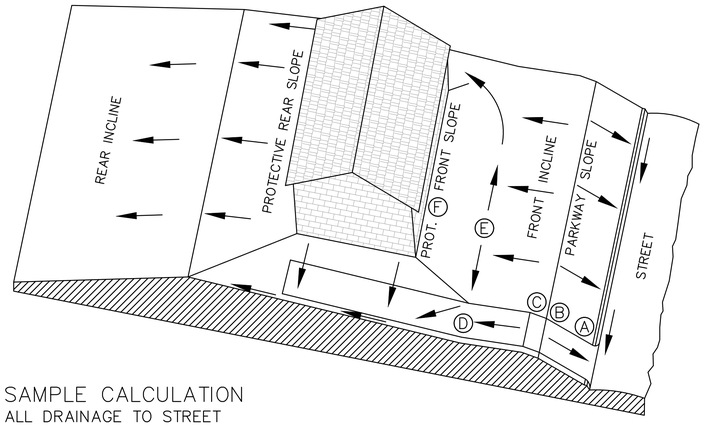
SAMPLE COMPUTATION OF GRADING CONTROL LINE AF FOR A 60' WIDE LOT WITH A 25' BUILDING LINE, 0.5% STREET, WITH 60' BUILDING DEPTH AND 2% SWALES.				RESULTS OF 1% SWALES	
A	CURB–TOP ON LOT LINE EXTENSION AT HIGH LOT CORNER				
$\overline{AB}$	PARKWAY SLOPE: 15' GRASS AND WALK AT 1/4"/FT. (2%)	4"	(0.3')	2"	(0.2')
$\overline{BC}$	SIDE SWALE: 85' GRASS AT 1/4"/FT. (2%)	21"	(1.8')	11"	(0.9')
$\overline{CD}$*	PROTECTIVE SIDE SLOPE @ REAR BLDG. WALL EXTENSION	3"	(0.3')	3"	(0.3')
SUB–TOTAL $\overline{AD}$ FROM CURB TOP TO GROUND AT REAL BLDG WALL		27"	(2.4')	16"	(1.4')
MINIMUM RISE FROM CURB TOP TO SLAB FLOOR: 27" + 8"		35"	(2.9')	24"	(2.0')
MINIMUM RISE FOR WOOD FLOOR USING 8" JOISTS: 35" + 9"		46"	(3.8')	35"	(2.9')

CALCULATIONS FOR 2% SWALES
15 x 0.25' = 3¾"
85 x 0.25' = 21¼"
6 x 0.25' = 1½"
26½"
CALCULATIONS USE 0.25" PER FOOT GRADIENT FOR A 2% SWALE.

* WHERE THERE IS A HIGH BANK NEARBY OR A LONG SLOPE TOWARD HOUSE, A MINIMUM 6" PROTECTIVE SLOPE IS REQUIRED.

* WHERE THERE IS A HIGH BANK NEARBY OR A LONG SLOPE TOWARD HOUSE, A MINIMUM 6" PROTECTIVE SLOPE IS REQUIRED.

LOT TYPE Ⓑ



SAMPLE CALCULATION
ALL DRAINAGE TO STREET

SAMPLE COMPUTATION OF GRADING CONTROL LINE $\overline{AF}$ FOR A 60' WIDE LOT WITH A 25' BUILDING LINE, 13.5% DRIVEWAY, AND 16' FRONT SWALE $\overline{DE}$ AT 2.0%.				RESULTS OF 1% SWALES	
A	CURB–TOP HIGH SIDE OF DRIVE NEAR LOW LOT CORNER				
$\overline{AB}$	PARKWAY SLOPE: 15' GRASS AND WALK AT 1/4"/FT. (2%)	4"	(0.3')	2"	(0.2')
$\overline{BC}$	DRIVEWAY GRADE CHANGE: 4' VERTICAL CURVE FROM UP–GRADE DRIVE IN STREET TO DOWN–GRADE DRIVE ON LOT	0"	(0.0')	0"	(0.0')
$\overline{CD}$	DRIVEWAY DOWN–GRADE TO POINT 10 FEET OUT FROM FRONT OF BUILDING: –11' AT 1⅜"/FT (13.5%)	–18"	(–1.5')	–18"	(–1.5')
$\overline{DE}$	FRONT SWALE: 16' GRASS AT 1/4"/FT. (2%)	4"	(0.3')	2"	(0.2')
$\overline{EF}$*	PROT. FRONT SLOPE UP FROM HIGH POINT OF SWALES	3"	(0.3')	3"	(0.3')
SUB–TOTAL $\overline{AF}$ FROM CURB TOP TO GROUND AT FRONT BLDG WALL		–7"	(–1.0')	–11"	(1.3')
MINIMUM RISE FROM CURB TOP TO SLAB FLOOR: –7" + 8"		1"	(–0.3')	–3"	(0.7')
MINIMUM RISE FOR WOOD FLOOR USING 8" JOISTS: –7" + 19"		12"	(–0.6')	8"	(0.3')

CALCULATIONS FOR SWALES
15 x 0.25' = 3¾"
0 x 0.25' = 0"
–11 x 1.625' = –17⅞"
16 x 0.25' = 4"
10 x 0.25' = 2½"
–7½"
CALCULATION:
USE 0.25" PER FOOT GRADIENT FOR A 2% SWALE.
USE 1.625" PER FOOT GRADIENT FOR A 13.5% SWALE.

* WHERE THERE IS A HIGH BANK NEARBY OR A LONG SLOPE TOWARD HOUSE, A MINIMUM 6" PROTECTIVE SLOPE IS REQUIRED.

LOT TYPE Ⓒ

GENERAL SPECIFICATIONS FOR SITE PREPARATION

GENERAL DESCRIPTION
THIS ITEM SHALL CONSIST OF ALL CLEARING AND PREPARATION OF LAND TO BE FILLED, FILLING OF THE LAND, SPREADING, COMPACTION TESTING AND INSPECTION OF THE FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING OF THE CUT AND FILL AREAS TO CONFORM WITH THE LINES, GRADES AND SLOPES AS SHOWN ON THE APPROVED PLANS.

SCARIFYING THE AREA TO BE FILLED
ALL ORGANIC MATTER SHALL BE REMOVED FROM THE SURFACE UPON WHICH THE FILL IS TO BE PLACED, AND SURFACE SHALL BE DISKED OR SCARIFIED TO A MINIMUM DEPTH OF SIX INCHES (6"), ALL SURFACE RUTS OR OTHER UNEVEN FEATURES WILL BE LEVELED PRIOR TO FIELD DENSITY TESTING.

COMPACTING THE AREA TO BE FILLED
FOLLOWING THE CLEARING AND DISKING OR SCARIFYING OF THE FILL AREA, IT SHALL BE BLADED UNTIL IT IS UNIFORM AND FREE FROM LARGE CLODS. THE AREA SHALL BE BROUGHT TO ADEQUATE MOISTURE CONTENT AND COMPACTED (TYPICALLY) TO NOT LESS THAN NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CURRENT ASTM D 1557 COMPACTION PROCEDURE, OR 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE THD–TEX–113–E COMPACTION PROCEDURE. ALL AREAS EXCEEDING (6") SIX INCHES IN DEPTH, MUST MEET WITH FHA/HUD HANDBOOK 4140.30 SPECIFICATIONS FOR LAND DEVELOPMENTS ON CONTROLLED EARTHWORK, DATASHEET 79G.

FILL MATERIALS
THE MATERIALS USED SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES, SUCH AS TREES, BRUSH AND RUBBISH.

DEPTH AND MIXING OF FILL LAYERS

THE SELECTED FILL MATERIAL SHALL BE PLACED IN LEVEL, UNIFORM LAYERS WHICH, WHEN COMPACTED, SHALL HAVE A DENSITY CONFORMING TO THE STIPULATED ABOVE.
EACH LAYER SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. COMPACTED LAYER THICKNESS MAY VARY DEPENDING ON THE COMAPCTION EQUIPMENT OF THE DEMONSTRATED CAPABILITY.

ROCK
WHEN FILL MATERIAL INCLUDES ROCK, THE MAXIMUM ROCK SIZE SHALL BE AS APPROVED BY THE GEOTECHNICAL ENGINEER. NO LARGE ROCKS SHALL BE ALLOWED TO NEST AND ALL VOIDS MUST BE FILLED WITH SMALL STONES OR SOIL AND ADEQUATELY COMPACTED.

COMPACTION OF FILL LAYER
COMPACTION EQUIPMENT SHALL BE CAPABLE OF COMPACTING THE FILL TO THE SPECIFIED DENSITY. COMPACTION SHALL BE ACCOMPLISHED WHILE THE FILL MATERIAL IS AT OR NEAR THE APPROPRIATE MOISTURE CONTENT. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER THE ENTIRE STRUCTURAL AREA (BENEATH PROPOSED STRUCTURES).

COMPACTION OF SLOPES
THE FACES OF FILL SLOPES SHALL BE COMPACTED. COMPACTING OPERATIONS SHALL BE CONTINUED UNTIL THE SLOPE FACES ARE STABLE BUT NOT TO DENSE FOR PLANTING ON THE SLOPES. COMPACTION OF THE SLOPE FACE MAY BE DONE PROGRESSIVELY IN INCREMENTS OF THREE TO FIVE FEET (3' TO 5') IN FILL HEIGHT AS THIS FILL PROGRESSES OR AFTER THE FILL HAS BEEN BROUGHT TO ITS TOTAL HEIGHT.

DENSITY TEST
FIELD DENSITY TESTS SHALL BE PERFORMED ON ALL LAYERS OF FILL WHEN THE FILL IS BEING PLACED AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE MAXIMUM FILL HEIGHT BETWEEN DENSITY TESTING SHALL BE TWELVE INCHES (12"). ALL TESTING SHALL BE REQUESTED BY THE CONTRACTOR TO MEET THE CONTRACTOR'S CONSTRUCTION SCHEDULE. NOTIFICATION BY THE CONTRACTOR TO CONDUCT TESTS SHALL BE AT LEAST THE DAY BEFORE. THIS NOTIFICATION SHALL INCLUDE THE FILL AREA LOCATION (LOT AND BLOCK), THE LIFT OR HEIGHT OF FILL AND APPROXIMATED DESIRED TIME OF TESTING. WHEN THESE TEST INDICATE THAT THE DENSITY OF ANY LAYER OF FILL OR PORTION THEREOF IS BELOW THE REQUIRED DENSITY, THE PARTICULAR LAYER OR PORTION SHALL BE REWORKED AND RETESTED AT THE EXPENSE OF THE CONTRACTOR UNLESS THE CONTRACTOR CAN SHOW EVIDENCE THAT CIRCUMSTANCES BEYOND HIS CONTROL REQUIRED THE RETESTING. GENERALLY, THE SPECIFIC TESTING WILL BE AS FOLLOWS AND CONDUCTED BY A GEO–TECHNICAL ENGINEER OR STAFF.

1. THE LAND TO BE FILLED (PREPARED SUBGRADE) SHALL BE PREPARED AND TESTED AT A FREQUENCY AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
2. THE FIRST LIFT OF COMPACTED FILL (GENERALLY 8–12 IN.) SHALL BE TESTED AS DETERMINED BY THE GEOTECHNICAL ENGINEER. ANY AREAS SUPPORTING THE PROPOSED STRUCTURES REQUIRING FILL SHALL BE TESTED FOR DENSITY COMPLIANCE.
3. FILLS SHALL BE TESTED AT A MAXIMUM OF EACH TWELVE INCHES (12") OF FILL.
4. TEST RESULTS WILL BE PROVIDED BY THE FIELD TECHNICIAN TO THE CONTRACTOR WHEN POSSIBLE: HOWEVER, ALL TEST RESULTS ARE TO BE REVIEWED BY THE GEOTECHNICAL ENGINEER FOR COMPLIANCE. THE ENGINEER WILL NOTIFY THE CONTRACTOR OF ALL TEST RESULTS.

CUT/FILL LOTS
AREAS INVOLVING CUT ON THE PORTION AND FILL ON ANOTHER PORTION OF A SPECIFIC LOT SHALL BE PREPARED TO A MINIMUM DEPTH OF 6 IN., AND WILL BE THE SAME MATERIAL CLASSIFICATION AT THE SAME COMPACTION AND MOISTURE CONTENT. FIELD DENSITY TESTS SHALL BE REQUIRED ON EACH CUT/FILL LOT FOR THE PURPOSE OF DETERMINING UNIFORMITY OF THE AREA SUPPORTING THE PROPOSED STRUCTURES.

HUD 79–G
HUD 79–G REQUIREMENT FOR FILL MATERIAL OF 6 INCHES AND MORE WILL BE CONDUCTED. ALL CUT AREAS WILL ALSO MEET THE REQUIREMENTS FOR HUD 79–G COMPACTION TESTING. IN ADDITION, ENGINEERS MUST PROVIDE VERIFICATION OF ALL AREAS WHICH DO NOT REQUIRE HUD 79–G. AFTER SITE GRADING IS COMPLETED, GEO–TECHNICAL ENGINEER SHALL PROVIDE THE CONTRACTOR AND OWNER A 79–G LETTER.

DRAINAGE NOTE
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.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600
HMT ENGINEERING & SURVEYING

STATE OF TEXAS
ZOE F. JASSO
131984
LICENSED PROFESSIONAL ENGINEER
10/02/2025

GRADING DETAILS

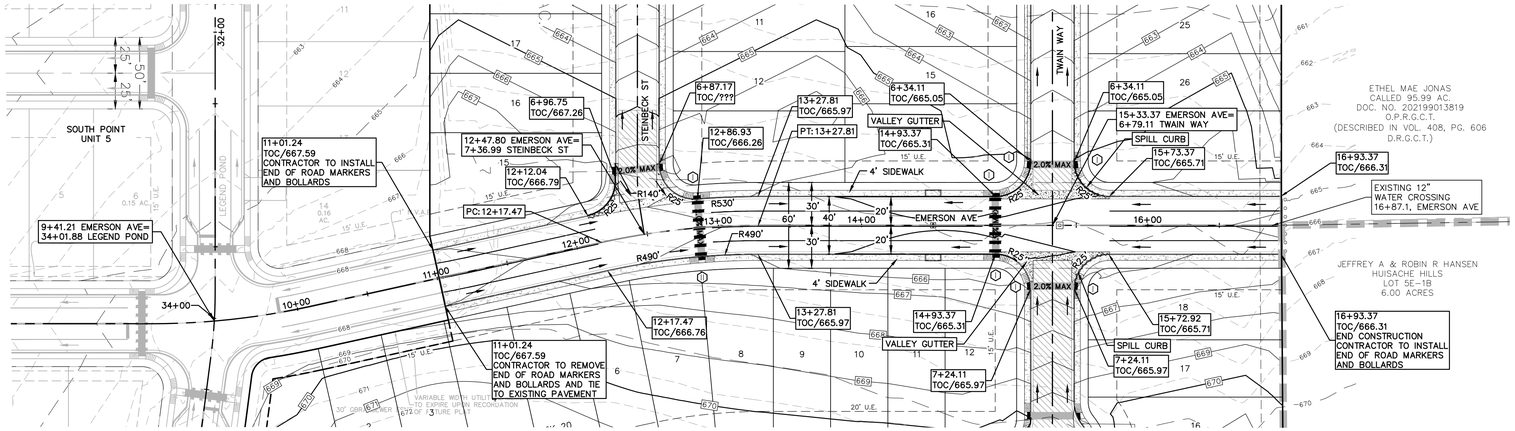
SOUTH POINT UNIT 6

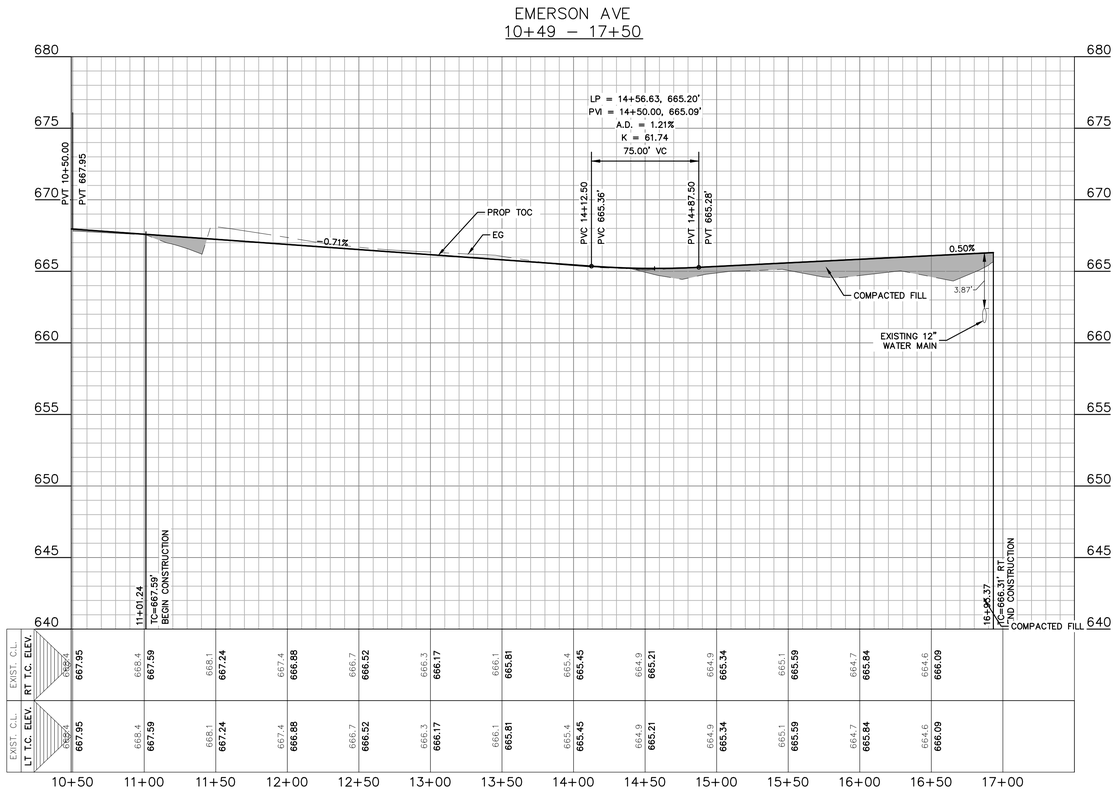
NO.	REVISION DESCRIPTION	REVISION DATE

DATE: OCTOBER 2025
DRAWN BY: RR
DESIGNED BY: JK
REVIEWED BY: ZJ
HMT PROJECT NO.: 011.039

SHEET
C3.1

Drawing Name: M:_Projects\011 – KB Homes\011.039 – South Point Unit 6\03a\011.039_GRAD DETAILS.dwg User: christianc Oct 01, 2025 – 1:10pm







0 25 50 100
SCALE: 1" = 50' HORIZ.
SCALE: 1" = 5' VERTICAL

LEGEND

- 700 — EXISTING CONTOURS
- 700 — PROPOSED CONTOURS
- B.L. — BUILDING SETBACK LINE
- U.E. — UTILITY EASEMENT
- D.E. — DRAINAGE EASEMENT
- A.D.A. RAMP
- FLOW ARROW
- WASHOUT CROWN AREAS
- SPILL CURB
- EXISTING GROUND LEFT (EG LT)
- EXISTING GROUND RIGHT (EG RT)
- EXISTING GROUND CENTER (EG CTR)
- PROPOSED TOP OF CURB (PR TC)
- 2.0% MAX — ACCESSIBLE CROSSING AREA CONTRACTOR TO ENSURE MAX 2% CROSS SLOPE IN THESE AREAS
- SIDEWALK RAMP TYPE TO BE CONSTRUCTED AT TIME OF STREET CONSTRUCTION (SEE DETAIL SHEET C4.8)
- SIDEWALK TO BE CONSTRUCTED BY SITE DEVELOPMENT CONTRACTOR

NOTES

1. MINOR COLLECTOR STREETS WERE DESIGNED TO POSTED SPEED LIMIT OF **35** MPH.
2. IN WASHOUT CROWN AREAS, THE CURB ON THE HIGH SIDE OF THE STREET SHOULD BE SPILL CURB AS DESIGNATED ON THE PLANS.
3. CONTRACTOR TO CONSTRUCT SIDEWALK RAMPS WITH STREETS.
4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM STREET STUB OUT ENDS SO THAT NO "PONDING" OF WATER OCCURS.
5. PER NEW BRAUNFELS ORDINANCE SEC. 114-98(a)(6) ALL DRIVEWAY LOCATED ON A SINGLE FAMILY RESIDENCE ON A LOCAL STREET SHALL HAVE A MINIMUM SPACING OF 20'

REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

HMT
ENGINEERING & SURVEYING

12/23/2025

STATE OF TEXAS
JOSHUA M. KELSEY
157476
LICENSED
PROFESSIONAL ENGINEER

EMERSON AVE PLAN & PROFILE

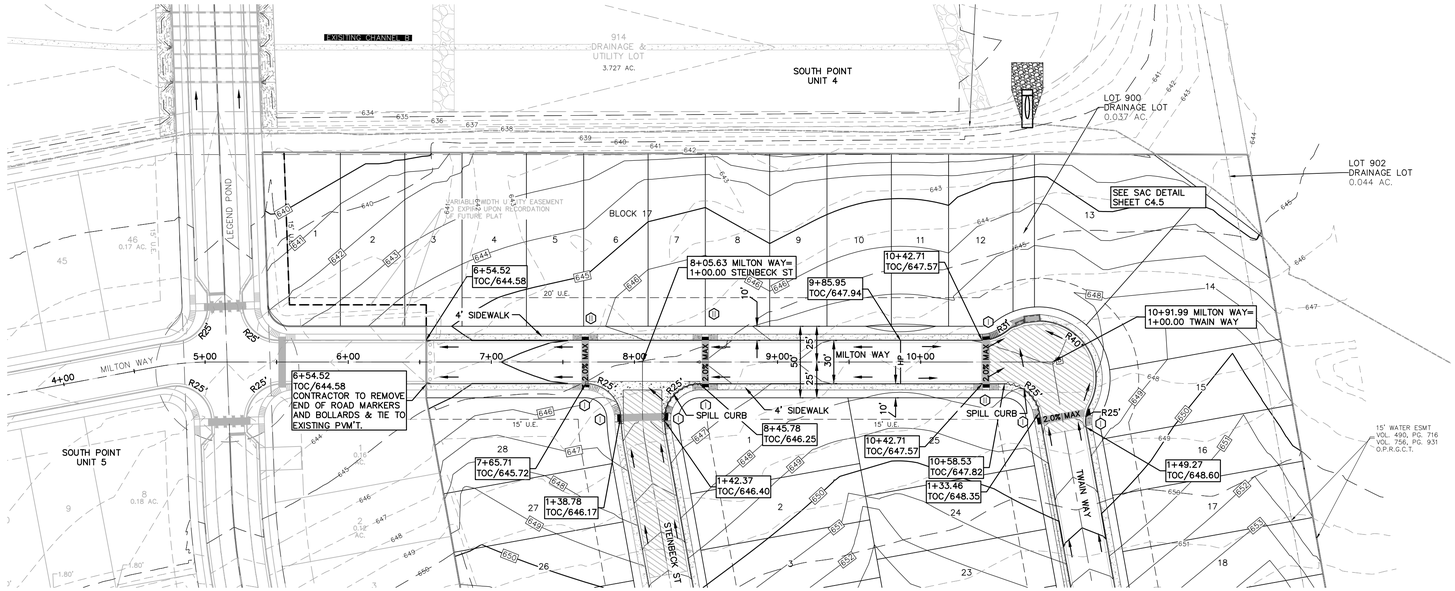
SOUTH POINT UNIT 6

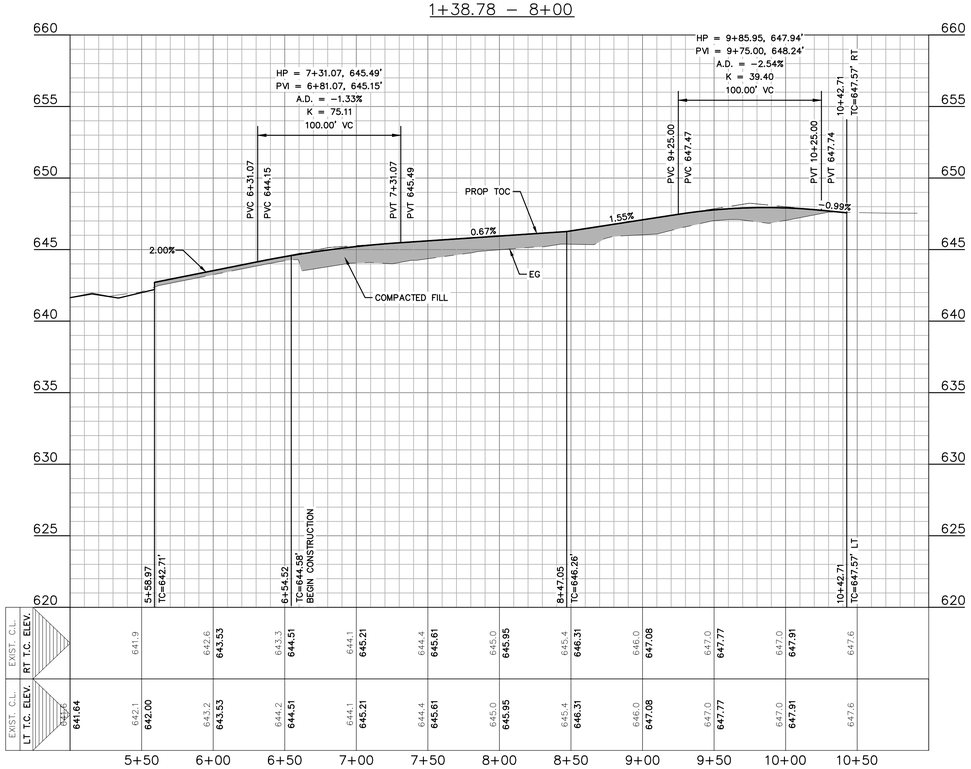
NO.	REVISION DESCRIPTION	REVISION DATE

DATE: **DECEMBER 2025**
DRAWN BY: **RR**
DESIGNED BY: **JK**
REVIEWED BY: **ZJ**
HMT PROJECT NO.: **011.039**

SHEET
C4.0

Drawing Name: M:_projects\011 - kb homes\011.039 - south point unit 6\CDs\011.039 EMERSON AVE.dwg User: joshuak Dec 23, 2025 - 1:44pm







LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- A.D.A. RAMP
- FLOW ARROW
- WASHOUT CROWN AREAS
- SPILL CURB
- EXISTING GROUND LEFT (EG LT)
- EXISTING GROUND RIGHT (EG RT)
- EXISTING GROUND CENTER (EG CTR)
- PROPOSED TOP OF CURB (PR TC)
- 2.0% MAX — ACCESSIBLE CROSSING AREA CONTRACTOR TO ENSURE MAX 2% CROSS SLOPE IN THESE AREAS
- SIDEWALK RAMP TYPE TO BE CONSTRUCTED AT TIME OF STREET CONSTRUCTION (SEE DETAIL SHEET C4.8)
- SIDEWALK TO BE CONSTRUCTED BY SITE DEVELOPMENT CONTRACTOR

NOTES

1. LOCAL STREETS WERE DESIGNED TO POSTED SPEED LIMIT OF **25** MPH.
2. IN WASHOUT CROWN AREAS, THE CURB ON THE HIGH SIDE OF THE STREET SHOULD BE SPILL CURB AS DESIGNATED ON THE PLANS.
3. CONTRACTOR TO CONSTRUCT SIDEWALK RAMPS WITH STREETS.
4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM STREET STUB OUT ENDS SO THAT NO "PONDING" OF WATER OCCURS.
5. PER NEW BRAUNFELS ORDINANCE SEC. 114-98(a)(6) ALL DRIVEWAY LOCATED ON A SINGLE FAMILY RESIDENCE ON A LOCAL STREET SHALL HAVE A MINIMUM SPACING OF 20'

REFER TO THE COVER SHEET
FOR BENCHMARK INFORMATION.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

HMT
ENGINEERING & SURVEYING

12/23/2025



MILTON WAY
PLAN & PROFILE

SOUTH POINT UNIT 6

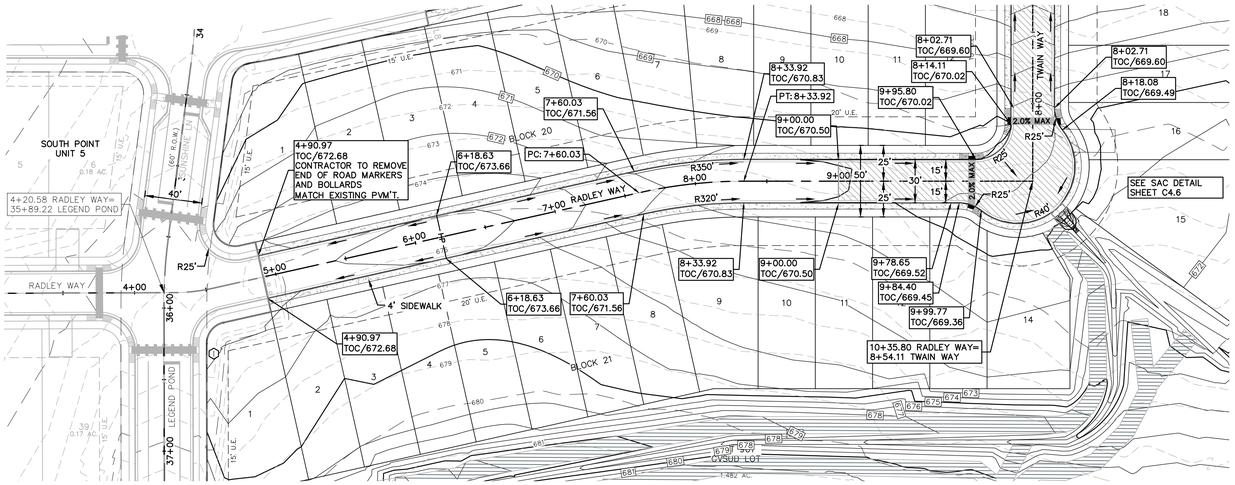
NO.	REVISION DESCRIPTION	REVISION DATE

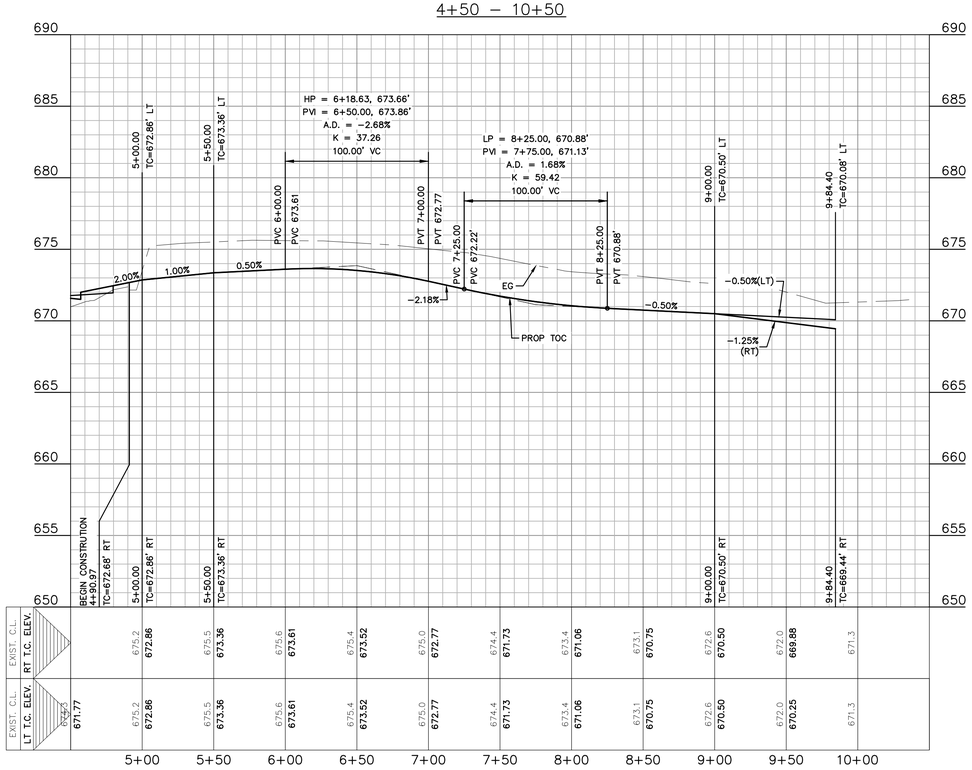
DATE:	**DECEMBER 2025**
DRAWN BY:	**RR**
DESIGNED BY:	**JK**
REVIEWED BY:	**ZJ**
HMT PROJECT NO.:	**011.039**

SHEET

C4.1

Drawing Name: M:_projects\011 - kb homes\011.039 - south point unit 6\COs\011.039 MILTON WAY.dwg User: joshuck Dec 23, 2025 - 1:44pm







0 25 50 100
SCALE: 1" = 50' HORIZ.
SCALE: 1" = 5' VERT.

LEGEND

- 700 — EXISTING CONTOURS
- 700 — PROPOSED CONTOURS
- B.L. — BUILDING SETBACK LINE
- U.E. — UTILITY EASEMENT
- D.E. — DRAINAGE EASEMENT
- A.D.A. RAMP
- FLOW ARROW
- WASHOUT CROWN AREAS
- SPILL CURB
- EXISTING GROUND LEFT (EG LT)
- EXISTING GROUND RIGHT (EG RT)
- EXISTING GROUND CENTER (EG CTR)
- PROPOSED TOP OF CURB (PR TC)
- 2.0% MAX — ACCESSIBLE CROSSING AREA CONTRACTOR TO ENSURE MAX 2% CROSS SLOPE IN THESE AREAS
- SIDEWALK RAMP TYPE TO BE CONSTRUCTED AT TIME OF STREET CONSTRUCTION (SEE DETAIL SHEET C4.8)
- SIDEWALK TO BE CONSTRUCTED BY SITE DEVELOPMENT CONTRACTOR

NOTES

1. LOCAL STREETS WERE DESIGNED TO POSTED SPEED LIMIT OF **25** MPH.
2. IN WASHOUT CROWN AREAS, THE CURB ON THE HIGH SIDE OF THE STREET SHOULD BE SPILL CURB AS DESIGNATED ON THE PLANS.
3. CONTRACTOR TO CONSTRUCT SIDEWALK RAMPS WITH STREETS.
4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM STREET STUB OUT ENDS SO THAT NO "PONDING" OF WATER OCCURS.
5. PER NEW BRAUNFELS ORDINANCE SEC. 114–98(a)(6) ALL DRIVEWAY LOCATED ON A SINGLE FAMILY RESIDENCE ON A LOCAL STREET SHALL HAVE A MINIMUM SPACING OF 20'

REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24–HOURS PRIOR TO COMMENCING CONSTRUCTION.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

HMT ENGINEERING & SURVEYING

12/23/2025

STATE OF TEXAS
JOSHUA M. KELSEY
157476
LICENSED
PROFESSIONAL ENGINEER

RADLEY WAY PLAN & PROFILE

SOUTH POINT UNIT 6

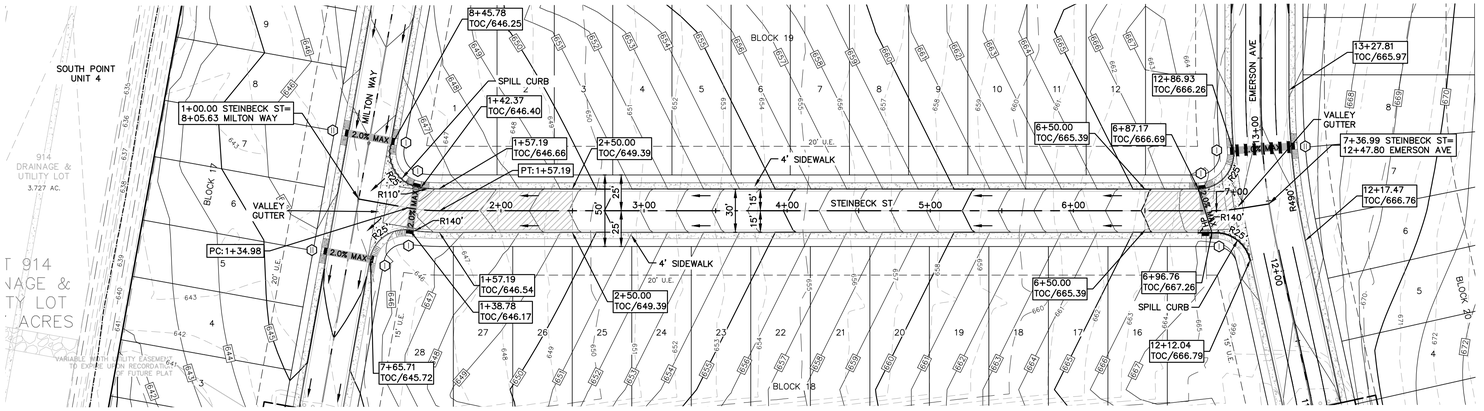
NO.	REVISION DESCRIPTION	REVISION DATE

DATE:	DECEMBER 2025
DRAWN BY:	RR
DESIGNED BY:	JK
REVIEWED BY:	ZJ
HMT PROJECT NO.:	011.039

SHEET

C4.2

Drawing Name: M:_projects\011 - kb homes\011.039 - south point unit 6\02a\011.039 RADLEY WAY.dwg User: joshuak Dec 23, 2025 - 1:45pm





0 25 50 100
SCALE: 1" = 50' HORIZ.
SCALE: 1" = 5' VERT.

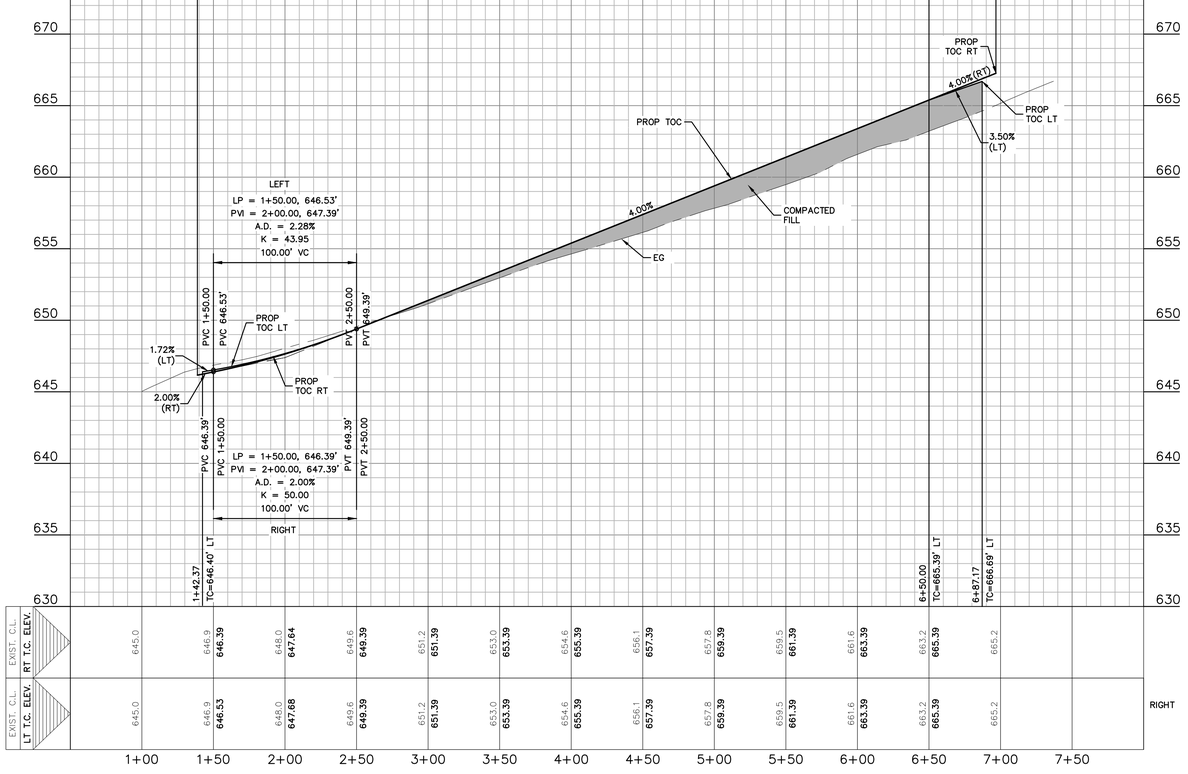
LEGEND

- 700 — EXISTING CONTOURS
- 700 — PROPOSED CONTOURS
- B.L. — BUILDING SETBACK LINE
- U.E. — UTILITY EASEMENT
- D.E. — DRAINAGE EASEMENT
- A.D.A. RAMP
- FLOW ARROW
- WASHOUT CROWN AREAS
- SPILL CURB
- EXISTING GROUND LEFT (EG LT)
- EXISTING GROUND RIGHT (EG RT)
- EXISTING GROUND CENTER (EG CTR)
- PROPOSED TOP OF CURB (PR TC)
- 2.0% MAX — ACCESSIBLE CROSSING AREA CONTRACTOR TO ENSURE MAX 2% CROSS SLOPE IN THESE AREAS
- SIDEWALK RAMP TYPE TO BE CONSTRUCTED AT TIME OF STREET CONSTRUCTION (SEE DETAIL SHEET C4.8)
- SIDEWALK TO BE CONSTRUCTED BY SITE DEVELOPMENT CONTRACTOR

NOTES

1. LOCAL STREETS WERE DESIGNED TO POSTED SPEED LIMIT OF **25** MPH.
2. IN WASHOUT CROWN AREAS, THE CURB ON THE HIGH SIDE OF THE STREET SHOULD BE SPILL CURB AS DESIGNATED ON THE PLANS.
3. CONTRACTOR TO CONSTRUCT SIDEWALK RAMPS WITH STREETS.
4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM STREET STUB OUT ENDS SO THAT NO "PONDING" OF WATER OCCURS.
5. PER NEW BRAUNFELS ORDINANCE SEC. 114-98(a)(6) ALL DRIVEWAY LOCATED ON A SINGLE FAMILY RESIDENCE ON A LOCAL STREET SHALL HAVE A MINIMUM SPACING OF 20'

STEINBECK ST
1+38.78 – 6+96.76



EXIST C.L.	645.0	646.9	646.39	648.0	647.64	648.6	649.39	651.2	651.39	653.0	653.39	654.6	655.39	656.1	657.39
RT T.C. ELEV.															
EXIST C.L.	645.0	646.9	646.53	648.0	647.68	648.6	649.39	651.2	651.39	653.0	653.39	654.6	655.39	656.1	657.39
LT T.C. ELEV.															

															RIGHT
EXIST C.L.	657.8	659.39	659.5	661.39	661.6	663.39	663.2	665.39	665.2						
RT T.C. ELEV.															
EXIST C.L.	657.8	659.39	659.5	661.39	661.6	663.39	663.2	665.39	665.2						
LT T.C. ELEV.															

REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

HMT
ENGINEERING & SURVEYING

12/23/2025

STATE OF TEXAS
JOSHUA M. KELSEY
157476
LICENSED
PROFESSIONAL ENGINEER

STEINBECK ST PLAN & PROFILE

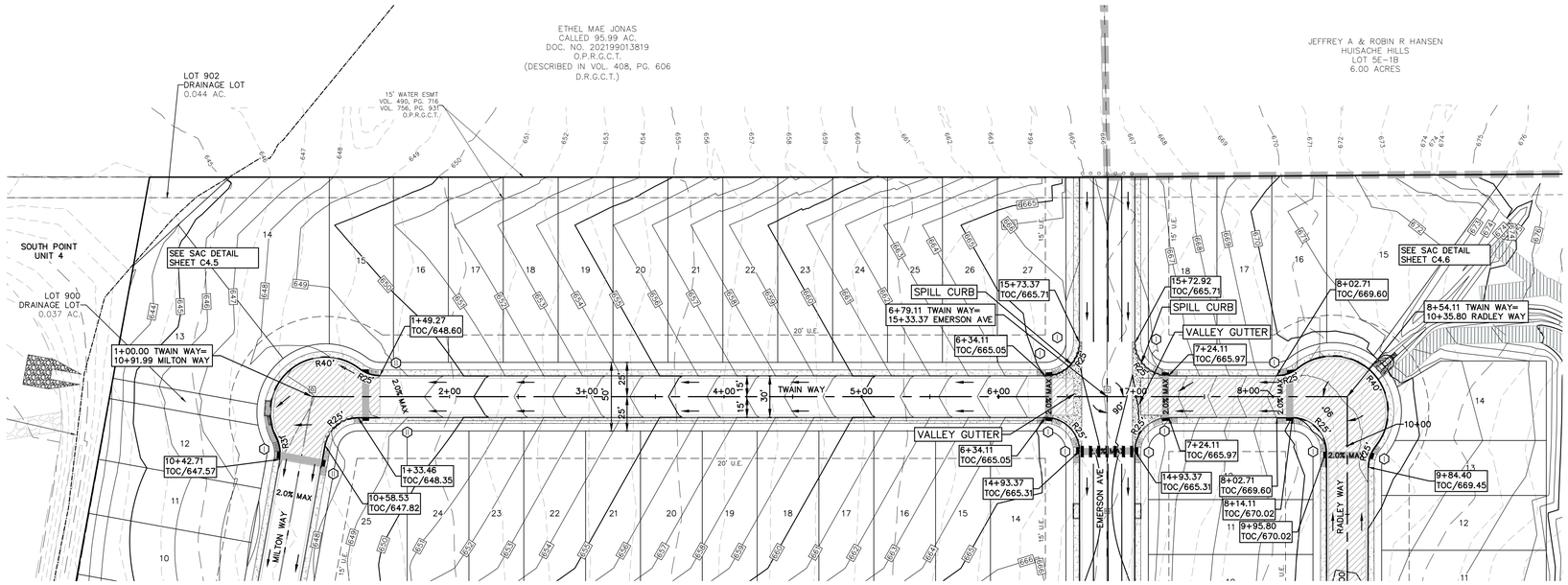
SOUTH POINT UNIT 6

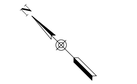
NO.	REVISION DESCRIPTION	REVISION DATE

DATE: **DECEMBER 2025**
DRAWN BY: **RR**
DESIGNED BY: **JK**
REVIEWED BY: **ZJ**
HMT PROJECT NO.: **011.039**

SHEET
C4.3

Drawing Name: M:_projects\2011 - kb homes\011.039 - south point unit 6\03s\011.039 STEINBECK.dwg User: joshuak Dec 23, 2025 - 1:45pm





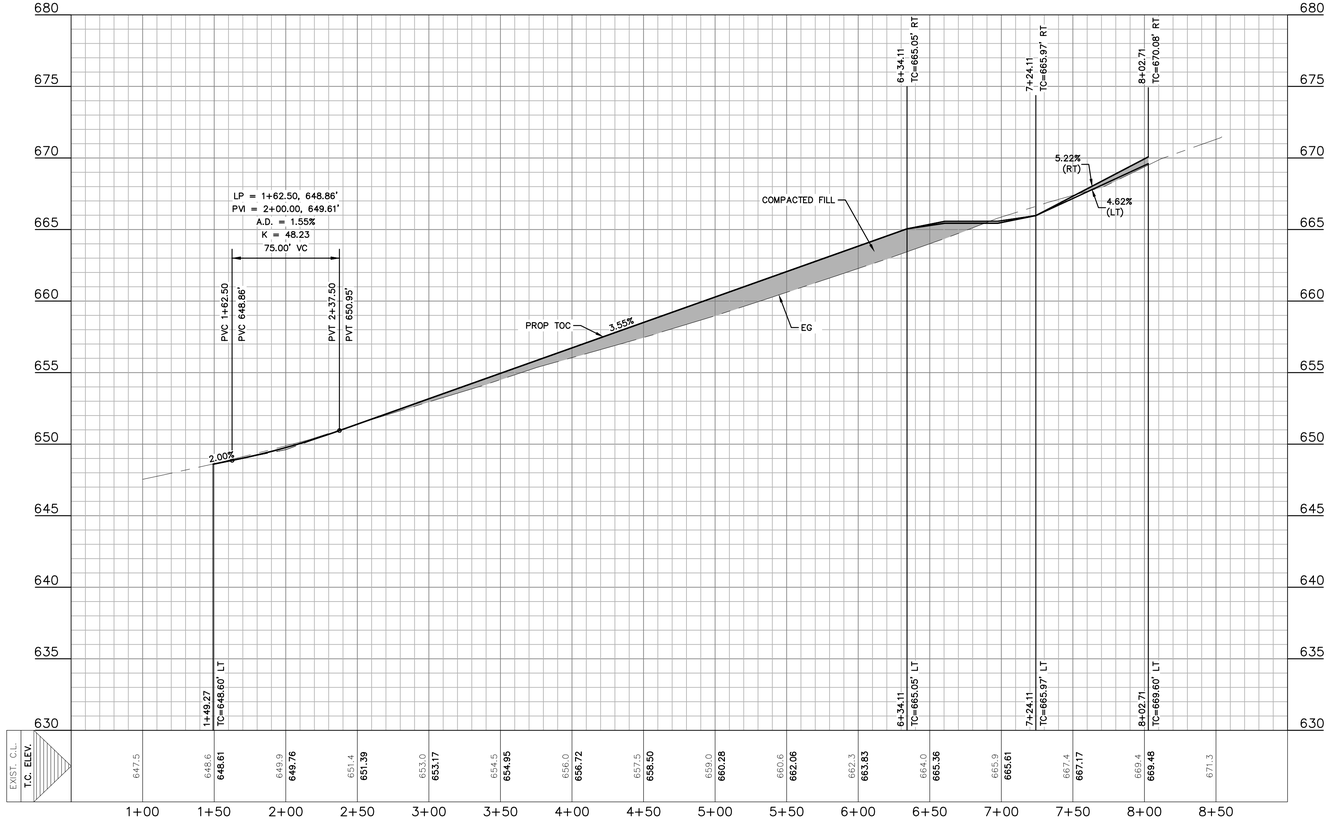
LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- A.D.A. RAMP
- FLOW ARROW
- WASHOUT CROWN AREAS
- SPILL CURB
- EXISTING GROUND LEFT (EG LT)
- EXISTING GROUND RIGHT (EG RT)
- EXISTING GROUND CENTER (EG CTR)
- PROPOSED TOP OF CURB (PR TC)
- 2.0% MAX — ACCESSIBLE CROSSING AREA CONTRACTOR TO ENSURE MAX 2% CROSS SLOPE IN THESE AREAS
- SIDEWALK RAMP TYPE TO BE CONSTRUCTED AT TIME OF STREET CONSTRUCTION (SEE DETAIL SHEET C4.8)
- SIDEWALK TO BE CONSTRUCTED BY SITE DEVELOPMENT CONTRACTOR

NOTES

1. LOCAL STREETS WERE DESIGNED TO POSTED SPEED LIMIT OF **25** MPH.
2. IN WASHOUT CROWN AREAS, THE CURB ON THE HIGH SIDE OF THE STREET SHOULD BE SPILL CURB AS DESIGNATED ON THE PLANS.
3. CONTRACTOR TO CONSTRUCT SIDEWALK RAMPS WITH STREETS.
4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM STREET STUB OUT ENDS SO THAT NO "PONDING" OF WATER OCCURS.
5. PER NEW BRAUNFELS ORDINANCE SEC. 114-98(a)(6) ALL DRIVEWAY LOCATED ON A SINGLE FAMILY RESIDENCE ON A LOCAL STREET SHALL HAVE A MINIMUM SPACING OF 20'

TWAIN WAY
0+50 – 9+00



REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

HMT
ENGINEERING & SURVEYING

12/23/2025

STATE OF TEXAS
JOSHUA M. KELSEY
157476
LICENSED
PROFESSIONAL ENGINEER

TWAIN WAY
PLAN & PROFILE

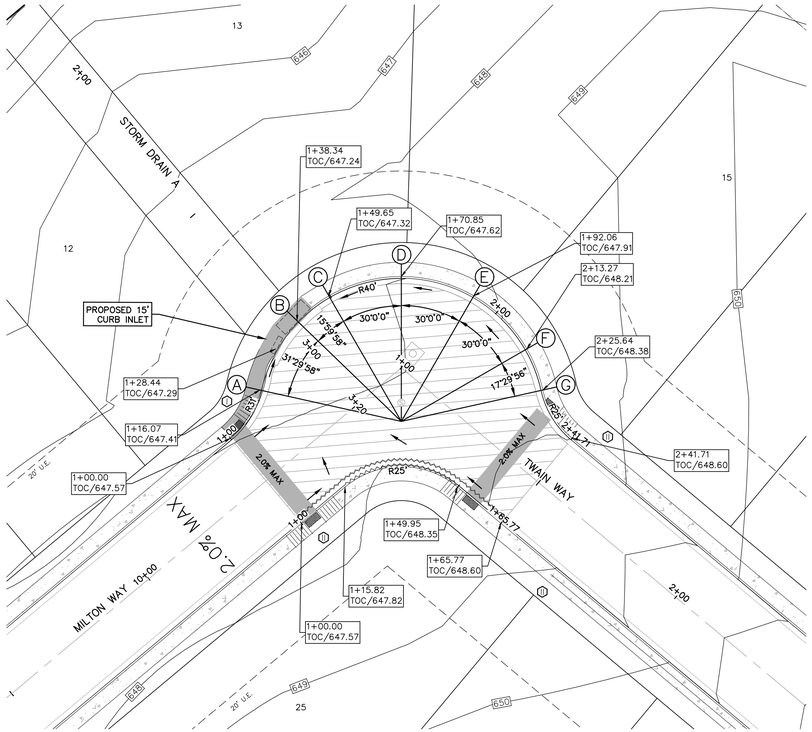
SOUTH POINT UNIT 6

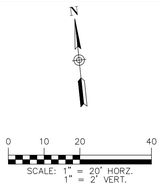
NO.	REVISION DESCRIPTION	REVISION DATE

DATE: **DECEMBER 2025**
DRAWN BY: **RR**
DESIGNED BY: **JK**
REVIEWED BY: **ZJ**
HMT PROJECT NO.: **011.039**

SHEET
C4.4

Drawing Name: M:_projects\011 - kb homes\011.039 - south point unit 6\03a\011.039 TWAIN WAY.dwg User: jsshuck Dec 23, 2025 - 1:46pm





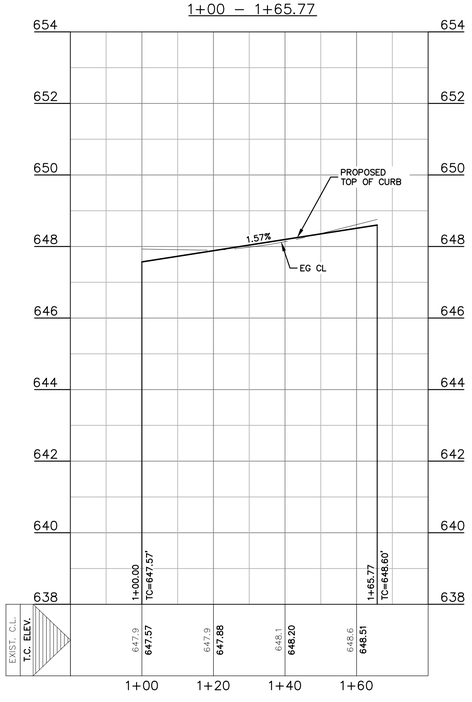
LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- A.D.A. RAMP
- FLOW ARROW
- WASHOUT CROWN AREAS
- SPILL CURB
- EXISTING GROUND LEFT (EG LT)
- EXISTING GROUND RIGHT (EG RT)
- EXISTING GROUND CENTER (EG CTR)
- PROPOSED TOP OF CURB (PR TC)
- 2.0% MAX — ACCESSIBLE CROSSING AREA CONTRACTOR TO ENSURE MAX 2% CROSS SLOPE IN THESE AREAS
- SIDEWALK RAMP TYPE TO BE CONSTRUCTED AT TIME OF STREET CONSTRUCTION (SEE DETAIL SHEET C4.8)
- SIDEWALK TO BE CONSTRUCTED BY SITE DEVELOPMENT CONTRACTOR

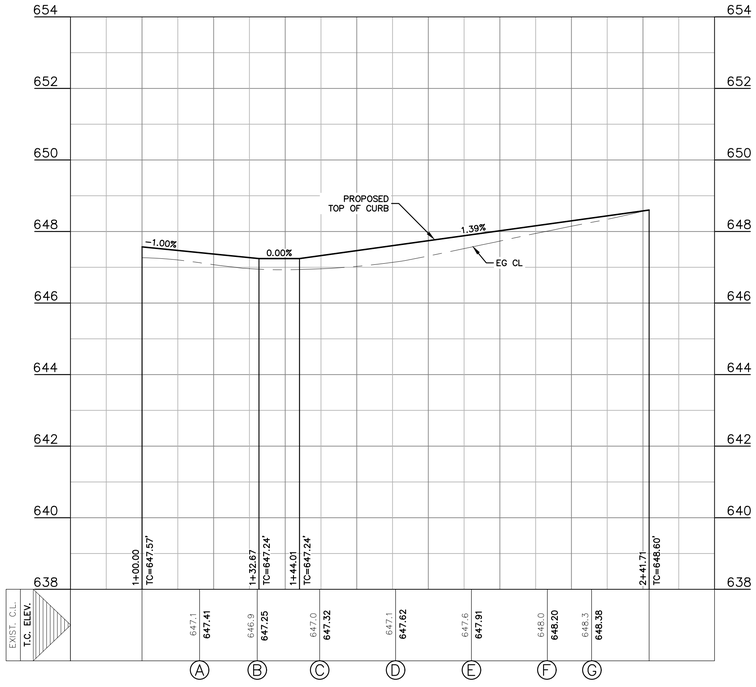
NOTES

1. LOCAL STREETS WERE DESIGNED TO POSTED SPEED LIMIT OF **25** MPH.
2. IN WASHOUT CROWN AREAS, THE CURB ON THE HIGH SIDE OF THE STREET SHOULD BE SPILL CURB AS DESIGNATED ON THE PLANS.
3. CONTRACTOR TO CONSTRUCT SIDEWALK RAMPS WITH STREETS.
4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM STREET STUB OUT ENDS SO THAT NO "PONDING" OF WATER OCCURS.
5. PER NEW BRAUNFELS ORDINANCE SEC. 114-98(a)(6) ALL DRIVEWAY LOCATED ON A SINGLE FAMILY RESIDENCE ON A LOCAL STREET SHALL HAVE A MINIMUM SPACING OF 20'

MILTON-TWAIN INNER
1+00 – 1+65.77



MILTON-TWAIN OUTER
1+00 – 2+41.60



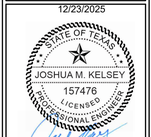
REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

HMT ENGINEERING & SURVEYING

12/23/2025



MILTON WAY-TWAIN WAY SAC PLAN & PROFILE

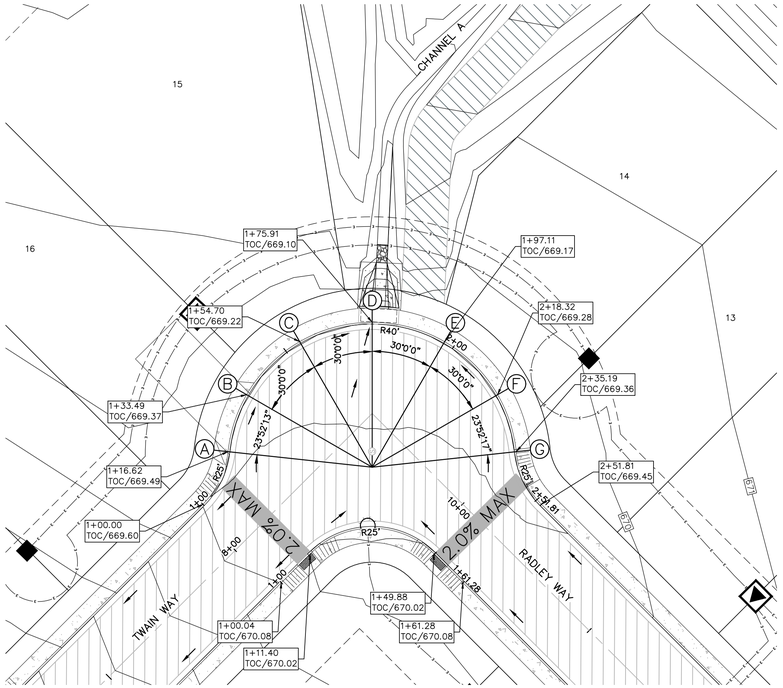
SOUTH POINT UNIT 6

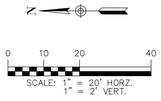
NO.	REVISION DESCRIPTION	REVISION DATE

DATE: **DECEMBER 2025**
DRAWN BY: **RR**
DESIGNED BY: **JK**
REVIEWED BY: **ZJ**
HMT PROJECT NO.: **011.039**

SHEET
C4.5

Drawing Name: M:_projects\011 - kb homes\011.039 - south point unit 6\03a\011.039 KNUCKLE SAC5.dwg User: joshuak Dec 23, 2025 - 1:46pm





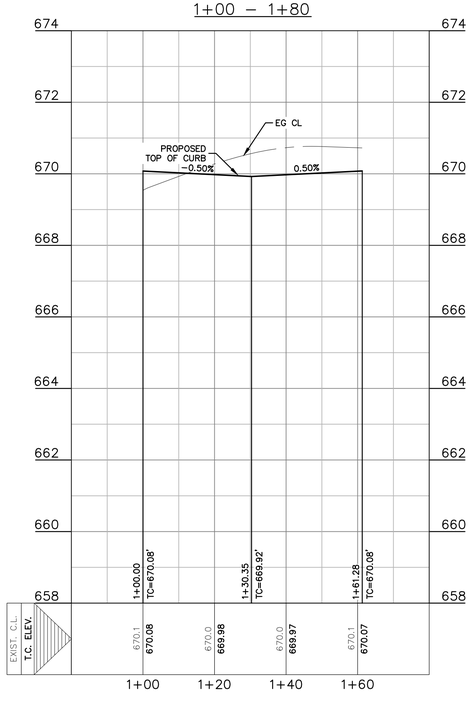
LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- A.D.A. RAMP
- FLOW ARROW
- WASHOUT CROWN AREAS
- SPILL CURB
- EXISTING GROUND LEFT (EG LT)
- EXISTING GROUND RIGHT (EG RT)
- EXISTING GROUND CENTER (EG CTR)
- PROPOSED TOP OF CURB (PR TC)
- 2.0% MAX — ACCESSIBLE CROSSING AREA CONTRACTOR TO ENSURE MAX 2% CROSS SLOPE IN THESE AREAS
- SIDEWALK RAMP TYPE TO BE CONSTRUCTED AT TIME OF STREET CONSTRUCTION (SEE DETAIL SHEET C4.8)
- SIDEWALK TO BE CONSTRUCTED BY SITE DEVELOPMENT CONTRACTOR

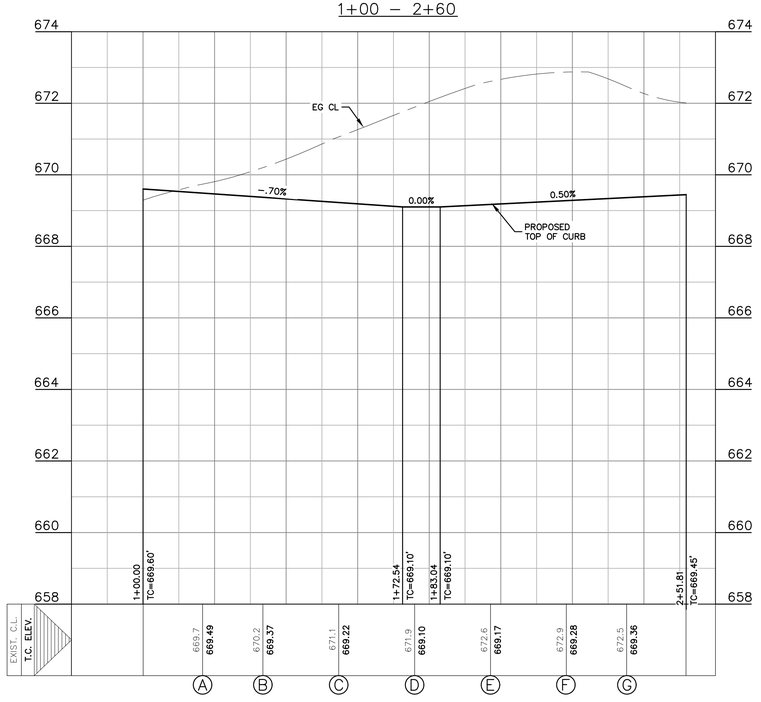
NOTES

1. LOCAL STREETS WERE DESIGNED TO POSTED SPEED LIMIT OF **25** MPH.
2. IN WASHOUT CROWN AREAS, THE CURB ON THE HIGH SIDE OF THE STREET SHOULD BE SPILL CURB AS DESIGNATED ON THE PLANS.
3. CONTRACTOR TO CONSTRUCT SIDEWALK RAMPS WITH STREETS.
4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM STREET STUB OUT ENDS SO THAT NO "PONDING" OF WATER OCCURS.
5. PER NEW BRAUNFELS ORDINANCE SEC. 114-98(a)(6) ALL DRIVEWAY LOCATED ON A SINGLE FAMILY RESIDENCE ON A LOCAL STREET SHALL HAVE A MINIMUM SPACING OF 20'

TWAIN-RADLEY SAC INNER
1+00 – 1+80



TWAIN-RADLEY SAC OUTER
1+00 – 2+60



REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

12/23/2025

STATE OF TEXAS
JOSHUA M. KELSEY
157476
LICENSED
PROFESSIONAL ENGINEER

TWAIN WAY-RADLEY WAY SAC PLAN & PROFILE

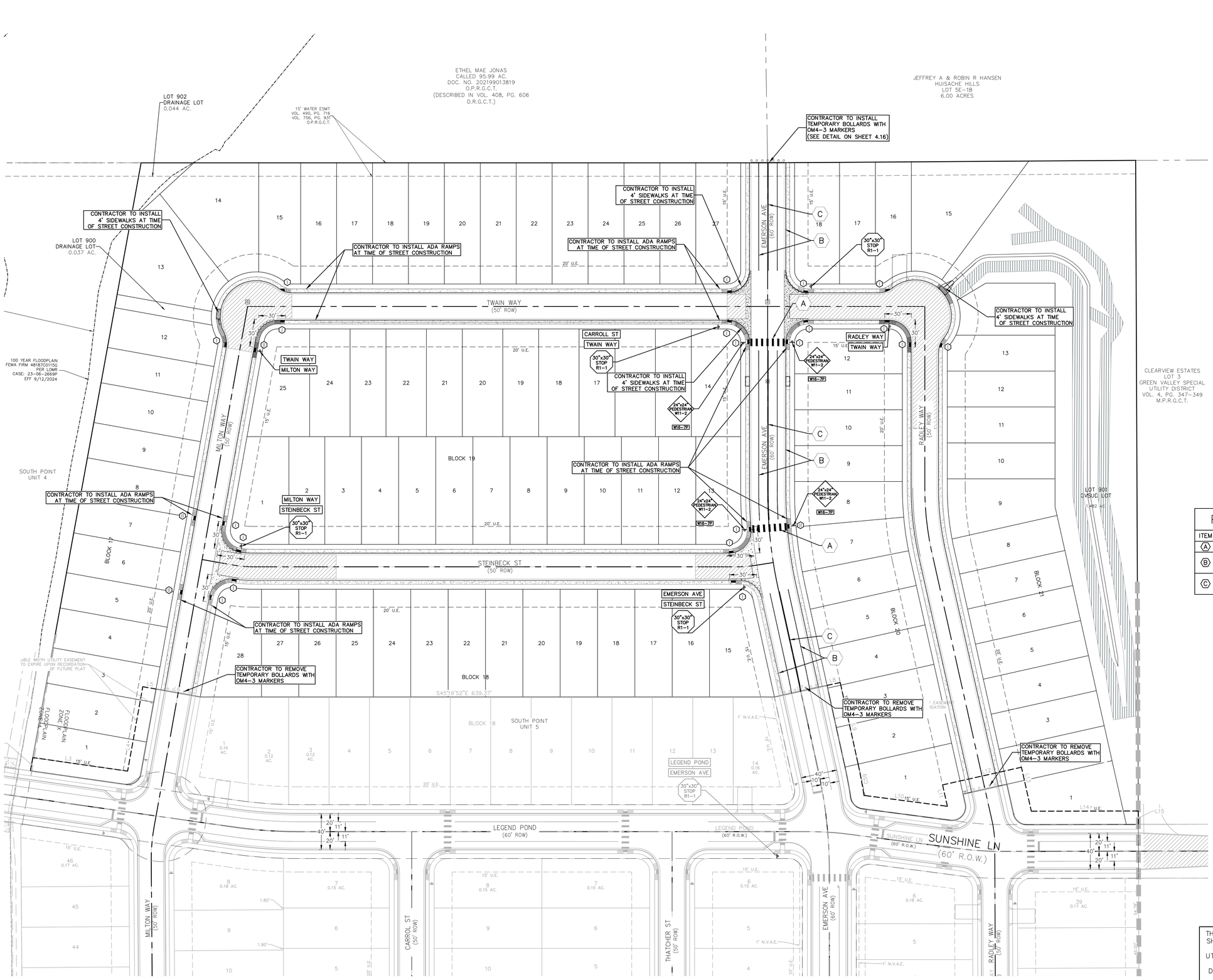
SOUTH POINT UNIT 6

NO.	REVISION DESCRIPTION	REVISION DATE

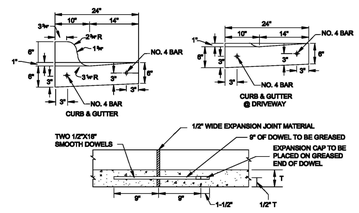
DATE: DECEMBER 2025
DRAWN BY: RR
DESIGNED BY: JK
REVIEWED BY: ZJ
HMT PROJECT NO.: 011.039

SHEET
C4.6

Drawing Name: M:_projects\011 - kb homes\011.039 - south point unit 6\Cds\011.039 KNUCKLE SACS.dwg User: joshuak Dec 23, 2025 - 1:46pm


ETHEL MAE JONAS
CALLED 95.99 AC.
DOC. NO. 202199013819
O.P.R.G.C.T.
(DESCRIBED IN VOL. 408, PG. 606
D.R.G.C.T.)
JEFFREY A & ROBIN R HANSEN
HUISACHE HILLS
LOT 5E-18
6.00 ACRES
LOT 902
DRAINAGE LOT
0.044 AC.
15' WATER ESMT
VOL. 490, PG. 716
VOL. 756, PG. 93
O.P.R.G.C.T.
LOT 900
DRAINAGE LOT
0.037 AC.
CONTRACTOR TO INSTALL TEMPORARY BOLLARDS WITH OM4-3 MARKERS (SEE DETAIL ON SHEET 4.16)
CONTRACTOR TO INSTALL 4' SIDEWALKS AT TIME OF STREET CONSTRUCTION
CONTRACTOR TO INSTALL ADA RAMPS AT TIME OF STREET CONSTRUCTION
TWAIN WAY
(50' ROW)
EMERSON AVE
(60' ROW)
RADLEY WAY
(50' ROW)
MILTON WAY
(50' ROW)
CARROLL ST
STEINBECK ST
(50' ROW)
LEGEND POND
(60' ROW)
SUNSHINE LN
(60' R.O.W.)
CARROL ST
(50' ROW)
THATCHER ST
(50' ROW)
30"x30" STOP R1-1
24"x24" PEDESTRIAN W11-2
W16-7P
CONTRACTOR TO REMOVE TEMPORARY BOLLARDS WITH OM4-3 MARKERS
CLEARVIEW ESTATES
LOT 3
GREEN VALLEY SPECIAL
UTILITY DISTRICT
VOL. 4, PG. 347-349
M.P.R.G.C.T.
LOT 901
CVSUD LOT
1.482 AC.
SOUTH POINT
UNIT 4
SOUTH POINT
UNIT 5
BLOCK 17
BLOCK 18
BLOCK 19
BLOCK 20
BLOCK 21
100 YEAR FLOODPLAIN
FEMA FIRM 48187C0115C
PER LOMR
CASE: 23-06-2669P
EFF 9/12/2024
FLOODPLAIN
ZONE A
ZONE AH
FLOODPLAIN
S45°19'52"E 639.37'
20' U.E.
15' U.E.
1' N.V.A.E.
LEGEND POND
EMERSON AVE
SUNSHINE LN
(60' R.O.W.)
SUNSHINE LN
(60' R.O.W.)
LEGEND POND
(60' R.O.W.)
LEGEND POND
(60' ROW)
MILTON WAY
(50' ROW)
CARROL ST
(50' ROW)
THATCHER ST
(50' ROW)
EMERSON AVE
(60' ROW)
RADLEY WAY
(50' ROW)
SUNSHINE LN
(60' R.O.W.)
SUNSHINE LN
(60' R.O.W.)
SUNSHINE LN
(60' R.O.W.

CURB AND GUTTER



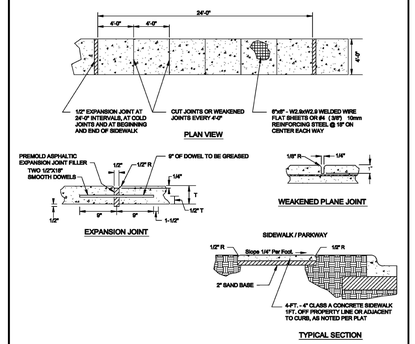
LONGITUDINAL SECTION THRU CURB AND GUTTER SHOWING TYPICAL EXPANSION JOINT DETAILS. REINFORCING STEEL SHALL NOT CROSS EXPANSION JOINTS. STEEL SHALL BE TERMINATED 3" (+ OR -) 1" FROM FACE OF THE JOINT.

NOTES:

1. REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 18".
2. CURB AND GUTTER SHALL HAVE FORMED TOOLED OR SAWED CONTRACTION JOINTS AT ± 10'. THE DEPTH OF THESE JOINTS SHALL BE SUFFICIENT TO ENSURE CRACKING AT THE JOINTS.
3. CURB OR CURB AND GUTTER SHALL HAVE EXPANSION JOINTS AT POINTS OF CURVATURE, AT INTERVALS NO GREATER THAN 100' AND AT ALL ADJACENT STRUCTURES.
4. UNLESS OTHERWISE SHOWN, TRANSITIONS BETWEEN CURBS OR CURBS AND GUTTER OF DIFFERING CROSS SECTION SHALL BE ACCOMPLISHED OVER A 10' LENGTH OR AS APPROVED BY THE CITY ENGINEER.
5. ALL CONCRETE TO BE CLASS "A" 3000 PSI CONCRETE.
6. ALL EXPOSED CONCRETE SURFACES TO BE BRUSHED SMOOTH AND UNIFORM.

DATE APPROVED: 7/08	DWG. NO: ST-013	SCALE: N.T.S.	City of New Braunfels — ENGINEERING DEPARTMENT
DRAWN BY: RAS	SHEET: 1 OF 1		
FILENAME: Curb & Gutter			
P:\CURRENT NEW BRAUNFELS DETAILS\2009\			

SIDEWALK (RESIDENTIAL)

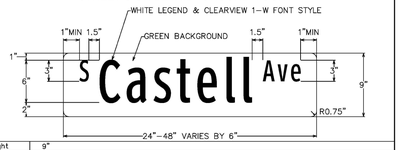


NOTES:

1. EXPANSION JOINTS ARE TO BE USED BETWEEN CONCRETE DRIVEWAY AND SIDEWALK.
2. SCORED JOINTS DENOTE SIDEWALK ACROSS THE DRIVEWAY AND ARE TO BE PLACED AT LEAST 1/3 rd. THROUGH THE SLAB THICKNESS.
3. ALL SIDEWALK AND DRIVEWAY CONSTRUCTION SHALL MEET A.D.A. SPECIFICATIONS.

DATE APPROVED: 7/08	DWG. NO: ST-016	SCALE: N.T.S.	City of New Braunfels — ENGINEERING DEPARTMENT
DRAWN BY: RAS	SHEET: 1 OF 1		
FILENAME: SIDEWALK (Residential)			
P:\CURRENT NEW BRAUNFELS DETAILS\2009\			

STREET SIGN DETAIL - GROUND MOUNT

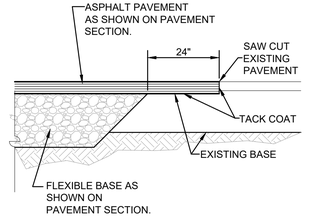


Height	9"
Length	24" min 48" max 6" increments in length
Thickness	0.080"
Substrate	Flat aluminum sheeting with ¾" radius circular fillets at corners conforming to the requirements of ASTM B 209, Alloys 6061–T–6, or 5052–H38.
Sign Face Materials	Green film over High Intensity Prismatic sheeting
Legend	Legends shall be Clearview 1–W font style. Reduced spacing between the letters or words should not be used as a means of reducing the overall size of a street name sign unless approved by the City Traffic Engineer.
Color	White legend on green background

Notes:

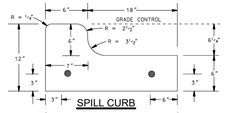
1. Street name signs shall be double sided when center mounted on top of sign post. Only one street name sign should be installed on top of sign post with STOP or YIELD sign.
2. When two sets of street name signs are required (e.g. at "T" intersections), one double-sided street name sign shall be mounted on sign post. The sign assembly shall meet minimum height requirements as required in the Texas Manual on Uniform Traffic Control Devices (TMUTCD). When required, DEAD END (W14-1a) or NO OUTLET (W14-2a) signs shall also be mounted on the sign post.
3. Street name signs greater than 36' long and center mounted on top of sign post shall be mounted on post top bracket with 12' slot. All other street name signs center mounted on top of sign post shall be mounted on post top bracket with 5 ½" slot.
4. Street name signs mounted on sign post shall be mounted with double-sided round pole brackets. Two holes should be punched in the center of the 9" street name sign blank 1" from edge of the blank with 3"spacing between holes.
5. The lettering for names of streets shall be composed of a combination of lower-case letters with initial upper-case letters. Acceptable abbreviations per TMUTCD may be used except for the street name itself.
6. Red background (red film over High Intensity Prismatic) should be used for private street name signs.

Street Sign Detail - Ground Mount			City of New Braunfels — ENGINEERING DIVISION 424 S. CASTELL AVE. NEW BRAUNFELS, TEXAS 78130 PHONE: 830 221 4020 FAX: 830 629 3600
ISSUE DATE: February 2013	DWG. NO: ST-024	SCALE: N.T.S.	
DRAWN BY: RAS	CONTACT: GF	SHEET: 1 OF 1	
P:\2010 ENGINEERING\AUTOCAD\DETAILS\NB-PUBLIC WORKS DETAILS\NB-UNAPPROVED DETAILS-2013\ST-2013-024 STREET SIGN DETAIL - GROUND MOUNT.DWG			



NEW PAVEMENT TO EXISTING

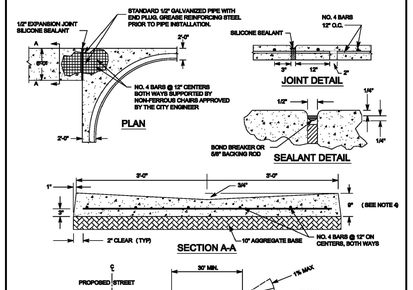
NOT TO SCALE

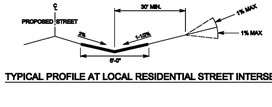


SPILL CURB DETAIL

NOT TO SCALE

CROSS GUTTER



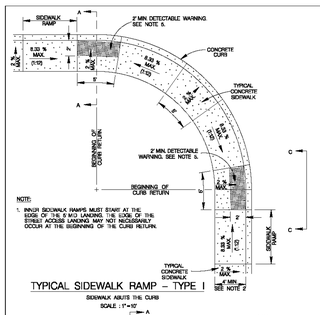


TYPICAL PROFILE AT LOCAL RESIDENTIAL STREET INTERSECTION

NOTES:

1. ALL CONCRETE SHALL BE CLASS "A" 3,000 PSI.
2. FINISHED ASPHALT CONCRETE SURFACE TO BE FLUSH WITH CROSS GUTTER LIP.
3. CONSTRUCTION OF CROSS GUTTER IS NOT ALLOWED ACROSS MAJOR COLLECTOR OR ARTERIAL STREETS.
4. ADJACENT SPANDREL SHALL BE 9" THICK CLASS "A" 3,000 PSI CONCRETE.

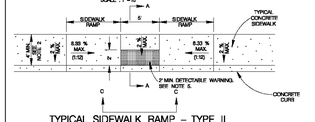
DATE APPROVED: 7/08	DWG. NO: ST-030	SCALE: N.T.S.	City of New Braunfels — ENGINEERING DEPARTMENT
DRAWN BY: RAS	SHEET: 1 OF 1		
FILENAME: CROSS GUTTER			
P:\CURRENT NEW BRAUNFELS DETAILS\2009\			



TYPICAL SIDEWALK RAMP – TYPE I

SIDEWALK ABUTS THE CURB

SCALE : 1"=10'



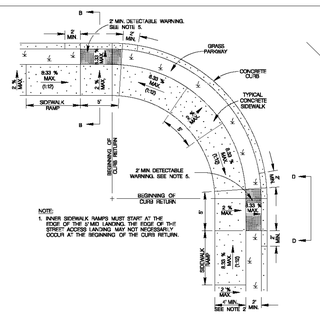
TYPICAL SIDEWALK RAMP – TYPE II

USED AT TEE INTERSECTIONS WHERE SIDEWALK ABUTS CURB

SCALE : 1"=10'

GENERAL NOTES

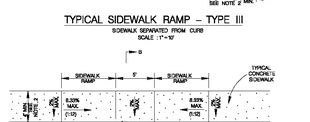
1. WHEN POSSIBLE SIDEWALKS SHOULD BE PLACED NEXT TO THE PROPERTY LINE ALLOWING A MINIMUM OF 1 FOOT BUFFER, DEVIATION OF THE PATHWAY FROM A STRAIGHT LINE IS ENCOURAGED TO AVOID TREES OR OTHER OBSTRUCTIONS.
2. FOR LOCAL TYPE "A" STREETS, SIDEWALKS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 4' AND SHALL BE SEPARATED FROM THE CURB, THE SIDEWALK SHALL BE LOCATED A MINIMUM OF 2' FROM THE BACK OF CURB.
3. FOR OTHER THAN LOCAL TYPE "A" STREETS, SIDEWALKS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 4' AND SEPARATED A MINIMUM OF 2' FROM THE BACK OF CURB OR AS AN OPTION, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 6' WHEN LOCATED AT THE BACK OF CURB.
4. SIDEWALK RAMP LENGTHS PRESENTED IN TABLE 1 ARE GUIDELINES ONLY. SIDEWALK RAMP LENGTHS SHALL BE OF SUFFICIENT LENGTH TO MAINTAIN 8.33% (1:12) MAXIMUM SLOPE.
5. ALL CURB-RAMPS OR LANDINGS ABUTTING THE CROSSWALK SHALL HAVE A DETECTABLE WARNING 24 INCHES DEEP IN THE DIRECTION OF PEDESTRIAN TRAVEL AND EXTENDING THE FULL WIDTH OF THE CURB RAMP OPENING OR LANDING EXCLUDING FLARES. DETECTABLE WARNINGS SHALL CONSIST OF A TRUNCATED DOME PATTERN, WITH A DIAMETER OF A NOMINAL 0.9 INCHES (23 MM), A HEIGHT OF NOMINAL 0.2 INCHES (5 MM) AND A CENTER TO-CENTER SPACING OF NOMINAL 2.35 INCHES (60 MM). THE DETECTABLE WARNING SURFACE SHALL BE A CAST-IN-PLACE TILE CONFORMING TO THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS OR PAVERS CONFORMING TO TXDOT STANDARD PTG-DL-PEDESTRIAN FACILITIES.
6. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
7. SIDEWALK RAMP TYPE V SHALL BE USED ONLY WHERE THERE IS SIGNIFICANT RESTRICTION WITHIN THE PARKWAY TO CONSTRUCT TYPE I OR TYPE III RAMPS.
8. CONSTRUCTION OF ALL WHEELCHAIR RAMPS TO BE INCLUDED UNDER ITEMS "600 – CONCRETE CURB, GUTTER, SIDEWALK, DRIVE, CURB AND GUTTER AND / OR "632 – CONCRETE SIDEWALKS". RAMP SURFACE SHALL BE BRUSH FINISHED.
9. THESE DETAILS ARE FOR REFERENCE ONLY. ACTUAL LOCATIONS OF WHEELCHAIR RAMPS TO BE SHOWN ON CONSTRUCTION PLANS. CITY CONSTRUCTION INSPECTOR CAN ADJUST LOCATIONS FOR SAFETY OR UTILITY CLEARANCE.
10. SIDEWALKS LESS THAN 5 FEET IN WIDTH SHALL BE PROVIDED WITH A PASSING SPACE AT A MAXIMUM SPACING OF 200 FEET.
11. WHEELCHAIR RAMP SHALL BE CONSTRUCTED WITH 4" CLASS "A" CONCRETE AND 2" MINIMUM GRAVEL, CRUSHED ROCK OR FLOWABLE BASE MATERIAL.
12. REINFORCING STEEL SHALL BE #3 BARS AT 18" O.C.E.W. OR 6" x 6" – W2.9 x W2.9 WYE MESH.
13. SIDEWALK GRADES SHALL NOT EXCEED THE GRADE ESTABLISHED FOR THE ADJACENT ROADWAY. ANY SIDEWALK CONSTRUCTION THAT DRAWS FROM THE NATURAL GRADE OF THE ROADWAY TO CREATE A GRADE STEEPER THAN THE EXISTING ROADWAY WILL REQUIRE RAMPS, HANDRAILS AND RESTING PLATFORMS TO BE CONSTRUCTED IN ACCORDANCE WITH ADA AND TAS STANDARDS.
14. SIDEWALK CROSS GRADE SHALL HAVE A MAXIMUM SLOPE OF 2%. LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
15. 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% (E.I. 8.33–2.67=11). IN ADDITION, THE ADJACENT PAVEMENT CROSS SLOPE SHALL BE LESS THAN OR EQUAL TO 2%.
16. IF THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES IS GREATER THAN OR EQUAL TO 11%, A LEVELING STRIP, 2' WIDE IN LENGTH, SHALL BE PROVIDED TO TRANSITION THE ADJACENT SURFACES.
17. ADA COMPLIANCE IN ALTERATIONS INCLUDE ONLY THAT WORK WITHIN THE LIMITS,BOUNDARIES OR SCOPE OF A PLANNED PROJECT.
18. ALL CROSSWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%



TYPICAL SIDEWALK RAMP – TYPE III

SIDEWALK SEPARATED FROM CURB

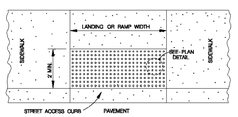
SCALE : 1"=10'



TYPICAL SIDEWALK RAMP – TYPE IV

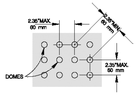
USED AT TEE INTERSECTIONS WHERE SIDEWALK IS SEPARATED FROM CURB

SCALE : 1"=10'



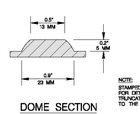
DETECTABLE WARNING SURFACE

SCALE : 1"=4'



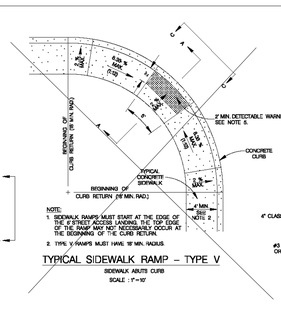
PLAN DETAIL

NO SCALE



DOME SECTION

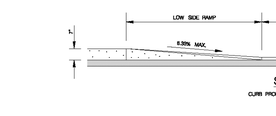
NO SCALE



TYPICAL SIDEWALK RAMP – TYPE V

SIDEWALK ABUTS CURB

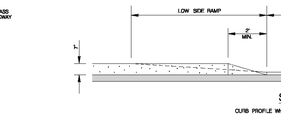
SCALE : 1"=10'



SECTION C–C

CURB PROFILE WHERE SIDEWALK ABUTS CURB

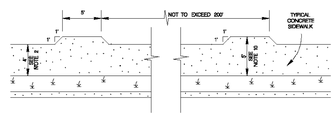
SCALE : 1"=4'



SECTION D–D

CURB PROFILE WHERE SIDEWALK IS SEPARATED FROM CURB

SCALE : 1"=4'



SIDEWALK PASSING SPACE

SCALE : 1"=10'

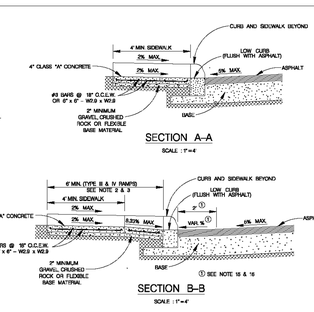


TABLE 1 (SEE NOTE 4)		
GUTTER SLOPE	SIDEWALK RAMP LENGTH (1:12)	
	LOW SIDE	HIGH SIDE
1%	5'-0"	7'-0"
2%	5'-0"	6'-4"
3%	5'-0"	10'-0"
4%	5'-0"	12'-0"
5%	5'-10"	15'-0"

MAY 2009

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

WHEELCHAIR RAMP STANDARDS

% SUBMITTAL	PROJECT NO.:	DATE:
DRAWN BY: V. VASQUEZ	DSGN BY:	CHKD. BY: R.S. HOSSEINI, P.E.
SHEET NO.	OF	

NOTE:
STAMPED CONCRETE TRUNCATED DOMES WILL NOT BE ALLOWED TO BE USED FOR DETECTABLE WARNING ON WHEELCHAIR RAMPS. CONTRACTOR MUST SUBMIT TRUNCATED DOME INFORMATION THAT IS TO BE USED ON WHEELCHAIR RAMPS TO THE PROJECT MANAGER FOR APPROVAL AT LEAST 30 DAYS PRIOR TO INSTALLATION.

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

STATE OF TEXAS — ZOE F. JASSO — 131984 — LICENSED PROFESSIONAL ENGINEER — 10/02/2025

STREET DETAILS (1 OF 4)

SOUTH POINT UNIT 6

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: OCTOBER 2025

DRAWN BY: RR

DESIGNED BY: JK

REVIEWED BY: ZJ

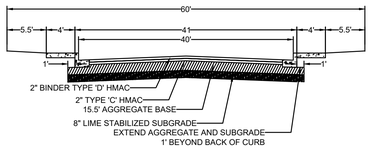
HMT PROJECT NO.: 011.039

SHEET

C4.8

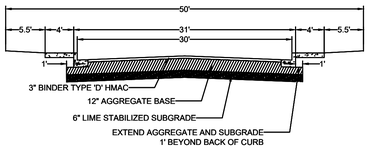
Drawing Name: M:_Projects\011 – KB Homes\011.039 – South Point Unit 6\Cbs\011.039_STREET DETAILS.dwg User: chrislanc Oct 01, 2025 - 1:12pm

\\admin\Desktop\SPILL CURB.png



RESIDENTIAL COLLECTOR PAVEMENT SECTION A

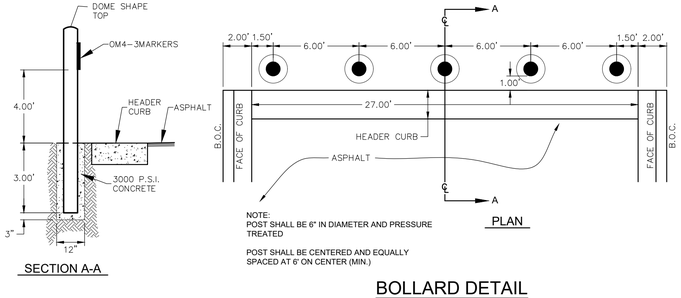
LEGEND POND, EMERSON AVE: STA. 1+00 - 3+93.95
STA. 4+44.05-11+01.24



LOCAL PAVEMENT SECTION

NOTE:

1. ALL PAVEMENT CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE TO THE "SUBSURFACE EXPLORATION AND PAVEMENT ANALYSIS, PROPOSED NEW STREETS SOUTH POINT SUBDIVISION. INTEC PROJECT NUMBER S201332-P-R1" DATED 4-18-2024
2. LIME STABILIZING THE SUBGRADE TO A DEPTH OF 6 INCHES. BASED ON LABORATORY TESTS PERFORMED, SUBGRADE SOILS SHOULD BE TREATED WITH 7% LIME TO pH LEVEL TO 12.4 THE FINAL CUT SUBGRADE SOILS SHOULD BE TESTED FOR SOLUBLE SULFATE CONTENT PRIOR TO TREATMENT.
3. CONTRACTOR SHALL BE RESPONSIBLE TO ATTAIN & UNDERSTAND THE CONTENTS OF THE GEOTECH REPORT AS INCLUDED WITH BID.

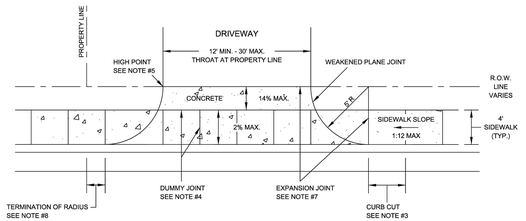


NOTE:
POST SHALL BE 6" IN DIAMETER AND PRESSURE TREATED

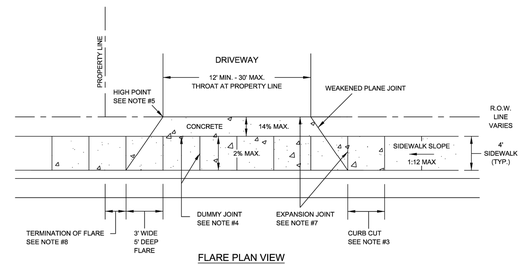
POST SHALL BE CENTERED AND EQUALLY SPACED AT 6' ON CENTER (MIN.)

BOLLARD DETAIL
NOT TO SCALE

DRIVEWAY APRON
(RESIDENTIAL - ONE OR TWO FAMILY)



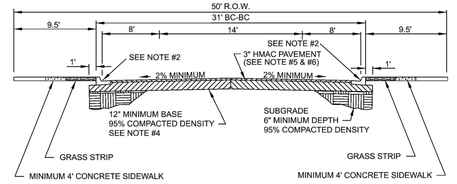
RADIUS PLAN VIEW



FLARE PLAN VIEW

DATE APPROVED: 04/2016	DWG. NO: ST-014.1	SCALE: N.T.S.
DRAWN BY: RAS	SHEET: 1 OF 2	
FILENAME: DRIVEWAY (RESIDENTIAL - ONE OR TWO FAMILY)	City of New Braunfels ENGINEERING DEPARTMENT	

ONE & TWO FAMILY RESIDENTIAL
LOCAL
PARKING BOTH SIDES

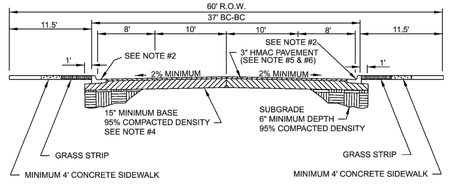


NOTES:

1. STRUCTURAL SECTION REQUIRES DETAILED ENGINEERING DESIGN, SUBJECT TO THE APPROVAL OF THE CITY ENGINEER. CITY WILL ACCEPT DESIGNS THAT INCORPORATE BIAXIAL GEOGRID.
2. CITY WILL ACCEPT CURB AND GUTTER OR STAND-ALONE CURB. SEE CURB DETAIL ST-013 (CURB & GUTTER) & ST-013a (STAND-ALONE CURB).
3. ROADWAY MEASUREMENT SHOWN FROM BACK OF CURB (BC).
4. FLEXIBLE BASE MATERIAL SHALL BE TYPE "A" GRADE 2 PER TXDOT STD.
5. ASPHALT CONCRETE PAVEMENT SHALL BE TYPE "D" HOT MIX PER TXDOT ITEM 340 (2004).
6. IN NO CASE SHALL THE HMAC SECTION BE LESS THAN THAT SHOWN.
7. BASE MUST EXTEND 1' BEYOND BACK OF CURB, 9" MINIMUM THICKNESS

City of New Braunfels ENGINEERING DIVISION	STANDARD CONSTRUCTION DETAIL	SCALE: N.T.S.
		APPROVED DATE:
		STANDARD NO: ST-011

RESIDENTIAL COLLECTOR
PARKING BOTH SIDES



NOTES:

1. STRUCTURAL SECTION REQUIRES DETAILED ENGINEERING DESIGN, SUBJECT TO THE APPROVAL OF THE CITY ENGINEER. CITY WILL ACCEPT DESIGNS THAT INCORPORATE BIAXIAL GEOGRID.
2. CITY WILL ACCEPT CURB AND GUTTER OR STAND-ALONE GUTTER. SEE CURB DETAIL ST-013 (CURB & GUTTER) & ST-013a (STAND-ALONE GUTTER).
3. ROADWAY MEASUREMENT SHOWN FROM BACK OF CURB (BC).
4. FLEXIBLE BASE MATERIAL SHALL BE TYPE "A" GRADE 2 PER TXDOT STD.
5. ASPHALT CONCRETE PAVEMENT SHALL BE TYPE "D" HOT MIX PER TXDOT ITEM 340 (2004).
6. IN NO CASE SHALL THE HMAC SECTION BE LESS THAN THAT SHOWN.
7. BASE MUST EXTEND 1' BEYOND BACK OF CURB, 12" MINIMUM THICKNESS.

NOTE: THE PAVEMENT SECTION SHALL BE CONSTRUCTED IN ACCORDANCE TO THE "SUBSURFACE EXPLORATION AND PAVEMENT ANALYSIS, PROPOSED NEW STREETS SOUTH POINT SUBDIVISION. INTEC PROJECT NUMBER S201332-P-R1" DATED 4-18-2024. THICKENSSESS SHOWN ABOVE ONLY REFLECT MINIMUM STANDARDS

City of New Braunfels ENGINEERING DIVISION	STANDARD CONSTRUCTION DETAIL	SCALE: N.T.S.
		APPROVED DATE:
		STANDARD NO: ST-007

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600
HMT ENGINEERING & SURVEYING

STATE OF TEXAS
ZOE F. JASSO
131984
LICENSED
PROFESSIONAL ENGINEER
10/02/2025

STREET DETAILS (2 OF 4)

SOUTH POINT UNIT 6

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: OCTOBER 2025
DRAWN BY: RR
DESIGNED BY: JK
REVIEWED BY: ZJ
HMT PROJECT NO.: 011.039

SHEET
C4.9

Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\CDs\011.039_STREET DETAILS.dwg User: chrisllanc Oct 01, 2025 - 1:12pm

DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for errors or omissions that may appear in this standard or for incorrect results or damages resulting from its use.

SIGN SUPPORT DESCRIPTIVE CODES

(Descriptive Codes correspond to project estimate and quantities sheets)

SM RD SGN ASSM TY XXXXX(X)XX(X-XXXX)

Post Type
- FRP = Fiberglass Reinforced Plastic Pipe (see SMD(FRP))
- TWT = Thin-Walled Tubing (see SMD(TWT))
- 10BWG = 10 BWG Tubing (see SMD(SLIP-1) to (SLIP-3))
- SBO = Schedule 80 Pipe (see SMD(SLIP-1) to (SLIP-3))

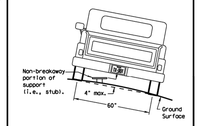
Number of Posts (1 or 2)

Anchor Type
- UA = Universal Anchor - Concreted (see SMD(FRP) and (TWT))
- UB = Universal Anchor - Bolted Down (see SMD(FRP) and (TWT))
- WS = Wedge Anchor Steel - (see SMD(TWT))
- WP = Wedge Anchor Plastic (see SMD(TWT))
- SA = Slipbase - Concreted (see SMD(SLIP-1) to (SLIP-3))
- SB = Slipbase - Bolted Down (see SMD(SLIP-1) to (SLIP-3))

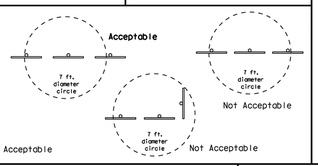
Sign Mounting Designation
- P = Prefab. "Plain" (see SMD(SLIP-1) to (SLIP-3), (TWT), (FRP))
- T = Prefab. "T" (see SMD(SLIP-1) to (SLIP-3), (TWT))
- U = Prefab. "U" (see SMD(SLIP-1) to (SLIP-3))

IF REQUIRED
TEXT or 2EXT = Number of Extensions (see SMD(SLIP-1) to (SLIP-3), (TWT))
BW = Extruded Wind Beam (see SMD(SLIP-1) to (SLIP-3))
MC = 1.12 Kn/ft Wing Channel (see SMD(SLIP-1) to (SLIP-3))
EXAL = Extruded Aluminum Sign Panels (see SMD(SLIP-1))

REQUIRED CLEARANCE FOR BREAKAWAY SUPPORT

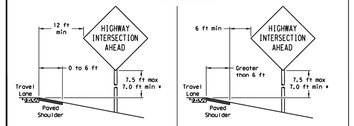


To avoid vehicle undercarriage snagging, any substantial remains of a breakaway support, when it is broken away, should not project more than 4 inches above a 60-inch chord (i.e., typical space between wheel paths).



SIGN LOCATION

PAVED SHOULDERS



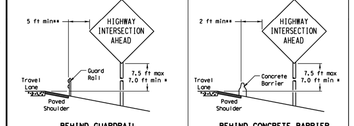
LESS THAN 6 FT. WIDE

When the shoulder is 6 ft. or less in width, the sign must be placed at least 12 ft. from the edge of the travel lane.

GREATER THAN 6 FT. WIDE

When the shoulder is greater than 6 ft in width, the sign must be placed at least 6 ft. from the edge of the shoulder.

BEHIND BARRIER

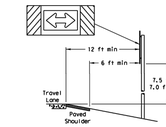


BEHIND GUARDRAIL

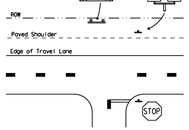
BEHIND CONCRETE BARRIER

*Sign clearance based on distance required for proper guard rail or concrete barrier performance.

T-INTERSECTION



When this sign is needed at the end of a two-lane, two way roadway, the right edge of the sign should be in line with the centerline of the roadway. Place as close to ROW as practical.



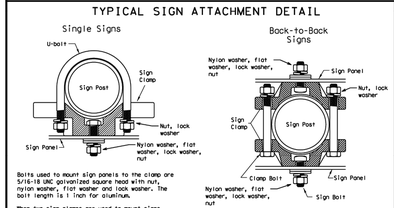
* Signs shall be mounted using the following condition that results in the greatest sign elevation:
  (1) a minimum of 7 to a maximum of 7.5 feet above the edge of the travel lane or
  (2) a minimum of 7 to a maximum of 7.5 feet above the grade at the base of the support when sign is installed on the backslope.

The maximum values may be increased when directed by the Engineer.

See the Traffic Operations Division website for detailed drawings of sign clamps, Triangular Slipbase System components and Wedge Anchor System components.

The website address is: http://www.txdot.gov/publications/traffic.htm

TYPICAL SIGN ATTACHMENT DETAIL



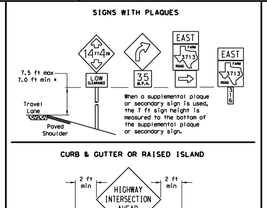
Bolts used to mount sign panels to the clamp are 5/16-18 UNC galvanized square head with nut, nylon washer, flat washer and lock washer. The bolt length is 1 inch for aluminum.

When two sign clamps are used to mount signs back-to-back, use a 5/16-18 UNC galvanized hex head per ASTM A307 with nut and helical-spring lock washer. The approximate bolt lengths for various post sizes and sign clamp types are given in the table at right. The bolt length may need to be adjusted depending upon field conditions.

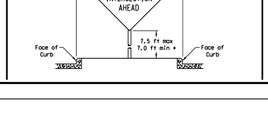
Sign clamps may be either the specific size clamp or the universal clamp.

Pipe Diameter	Approximate Bolt Length	
	Specific Clamp	Universal Clamp
2" nominal	3"	3 or 3 1/2"
2 1/2" nominal	3 or 3 1/2"	3 1/2 or 4"
3" nominal	3 1/2 or 4"	4 1/2"

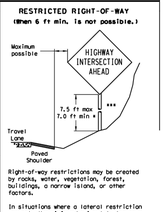
SIGNS WITH PLAQUES



CURB & GUTTER OR RAISED ISLAND



RESTRICTED RIGHT-OF-WAY (when 6 ft min. is not possible.)



Right-of-way restrictions may be created by rocks, water, vegetation, forest, buildings, a narrow island, or other factors.

In situations where a lateral restriction prevents the minimum horizontal clearance from the edge of the travel lane, signs should be placed as far from the travel lane as practical.

*** Post may be shorter if protected by guardrail or if Engineer determines the post could not be hit due to extreme slope.

Texas Department of Transportation
Traffic Operations Division

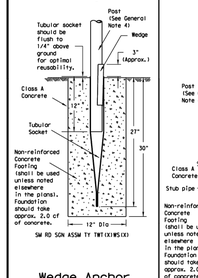
SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS GENERAL NOTES & DETAILS

SMD(GEN)-08

©TxDOT July 2002	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
9-08 REVISIONS	CONT	SECT	JOB	HIGHWAY
	DIST	COUNTY		SHEET NO.

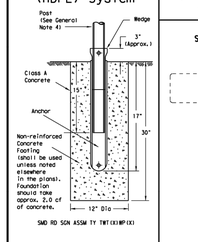
26A

Wedge Anchor Steel System



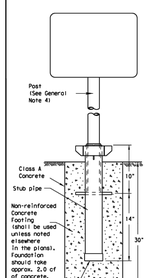
SM RD SGN ASSM TY TWT(XX)WS(XX)

Wedge Anchor High Density Polyethylene (HDPE) System



SMD RD SGN ASSM TY TWT(XX)WP(XX)

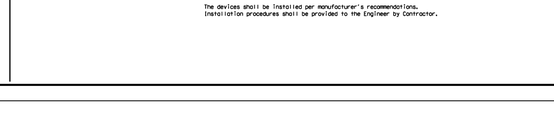
Universal Anchor System with Thin-Walled Tubing Post



SM RD SGN ASSM TY TWT(XX)UA(P)

Plastic insert must be used when using the TWT with either the Universal Anchor System or the Bolt Down Universal Anchor System. The insert should be approx. 10" long and cover the tubing from just above the top of the stub pipe to the bottom of the sign post when using the Universal Anchor System. The insert should be cut to approx. 4 1/2" when used with the Bolt Down Universal Anchor System.

Sign Installation Using a Prefabricated T-Bracket for Thin-Wall Tubing Post

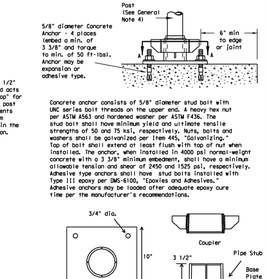


SM RD SGN ASSM TY TWT(XX)XX(X) (+ See General Note 6)

NOTE

The devices shall be installed per manufacturer's recommendations. Installation procedures shall be provided to the Engineer by Contractor.

Universal Anchor System with Thin-Walled Tubing Post



SM RD SGN ASSM TY TWT(XX)UB(P)

Concrete anchor consists of 5/8" diameter stud bolt with UNC series bolt threads on the upper end. A heavy hex nut per ASTM A563 and hardened washer per ASTM F436. The stud bolt shall have minimum yield and ultimate tensile strengths of 50 and 75 ksi, respectively. Nuts, bolts and washers shall be galvanized per Item 445, "Galvanizing." Top of bolt shall extend at least flush with top of nut when installed. The anchor, when installed in 4000 psi normal-weight concrete with a 3 3/8" minimum embedment, shall have a minimum allowable tension and shear of 2450 and 1525 psi, respectively. Adhesive type anchors shall have stud bolts installed with Type III epoxy per DMS-6100, "Epoxies and Adhesives." Adhesive anchors may be loaded after adequate epoxy cure time per the manufacturer's recommendations.

GENERAL NOTES:

1. The Wedge Anchor System and the Universal Anchor System with thin wall tubing post may be used to support up to 10 square feet of sign area.
2. The tubular socket, wedge and prefabricated T-bracket shall be permanently marked to indicate manufacturer, method, design, and location of marking are subject to the approval of the TxDOT Traffic Standards Engineer.
3. Except for posts 113 BWG tubing, clamps, nuts and bolts, all components shall be prequalified. A list of prequalified vendors may be obtained from the Material Producer List web page. The website address is: http://www.txdot.gov/business/producer list.htm
4. Material used as a post with this system shall conform to the following specifications:
   10 BWG tubing (2.375" outside diameter) (TWT)
   0.095" nominal wall thickness
   Seamless or electric-resistance welded steel tubing
   Steel shall be HSLAS Gr 55 per ASTM A1018 or A1008
   Other steels may be used if they meet the following:
   55,000 PSI minimum yield strength
   70,000 PSI minimum tensile strength
   18% minimum elongation in 2"
   Wall thickness (uncoated) shall be within the range of .083" to .099"
   Socket (outside diameter tubular) shall be within the range of 2.388" to 2.381"
   Galvanization per ASTM 123 or ASTM A653 G210. For precoated steel tubing (ASTM A653), round tube outside diameter weld seam by metallizing with zinc wire per ASTM B833.
5. Sign blanks shall be the sizes and shapes shown on the plans.
6. Additional sign clamp required on the T-bracket post for 24" high signs. Place clamp at least 3" above bottom of sign when possible.
7. Sign supports shall not be installed in ponding areas when known. Sign support posts shall not be painted.
8. The Traffic Operations Division website for detailed drawings of sign clamps and Wedge Anchor System components. The website address is: http://www.txdot.gov/publications/traffic.htm

WEDGE ANCHOR SYSTEM INSTALLATION PROCEDURE

1. Dig foundation hole. Where solid rock is encountered at ground level, the foundation shall be a minimum depth of 18". When solid rock is encountered below ground level, the foundation shall extend in the solid rock a minimum depth of 18" or provide a minimum foundation depth of 30". If solid rock is encountered, the socket/stub may be reduced in length as required to a minimum length of 18". Any material removed from the socket/stub shall be from the bottom and the clearance requirements given on SMD(GEN) must be followed. The inner surfaces of the socket/stub must remain free of concrete or other debris.
2. The Engineer may permit batches of concrete less than 2 cubic yards to be mixed with a portable, motor driven concrete mixer. For small placements less than 0.5 cubic yards, hand mixing in a suitable container may be allowed by Engineer. Place concrete into hole until it is approximately flush with the ground. Concrete shall be Class A.
3. Insert tubular socket into concrete until top of socket is approximately 1/4" above the concrete level.
4. Plumb the socket. Allow a minimum 4 days for concrete to set, unless otherwise directed by Engineer.
5. Attach the sign to the sign post.
6. Insert the sign post into socket and align sign face with roadway.
7. Drive the wedge into the socket to secure post. This will leave approximately 3 inches of the wedge exposed.

UNIVERSAL ANCHOR SYSTEM INSTALLATION PROCEDURE

1. Dig foundation hole. Where solid rock is encountered at ground level, the foundation shall be a minimum depth of 18". When solid rock is encountered below ground level, the foundation shall extend in the solid rock a minimum depth of 18" or provide a minimum foundation depth of 30". If solid rock is encountered, the socket/stub may be reduced in length as required to a minimum length of 18". Any material removed from the socket/stub shall be from the bottom and the clearance requirements given on SMD(GEN) must be followed. The inner surfaces of the socket/stub must remain free of concrete or other debris.
2. Level and plumb the base post using a torpedo level and allow concrete adequate time to set. The bottom of the slots provided in the stub pipe shall remain above the top of the concrete foundation.
3. Attach the sign to the sign post.
4. Install plastic insert around bottom of post.
5. Insert sign post into base post. Lower until the post comes to rest on steel rod.
6. Seat compression ring using a hammer. Typically, the top of compression ring will be approximately level with top of stub post when optimally installed.
8. Check sign post by hand to ensure it is unable to turn. If loose, increase the tightening of the compression ring.

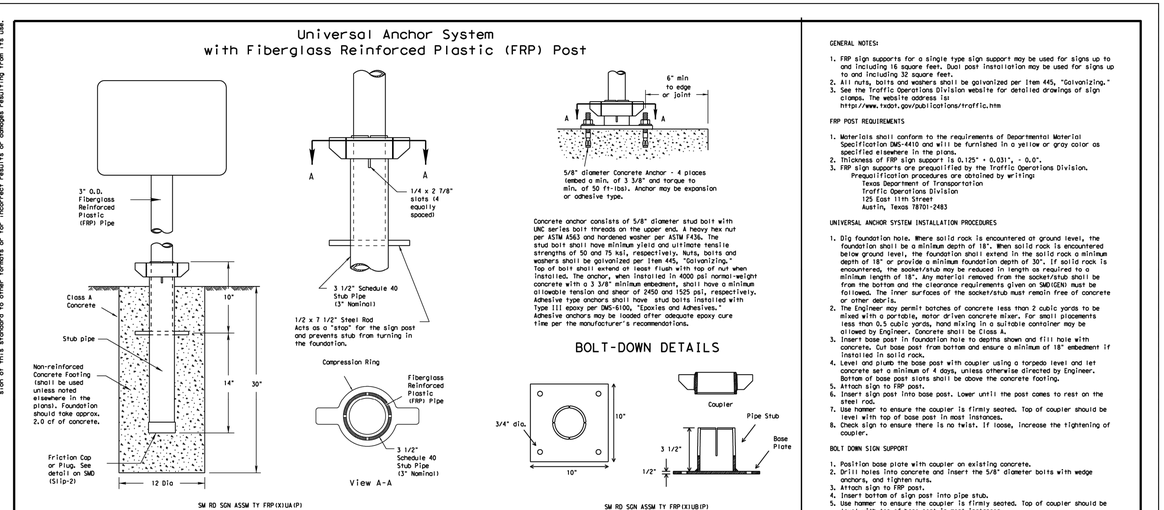
Texas Department of Transportation
Traffic Operations Division

SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS WEDGE & UNIVERSAL ANCHOR WITH THIN WALL TUBING POST

SMD(TWT)-08

©TxDOT July 2002	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
9-08 REVISIONS	CONT	SECT	JOB	HIGHWAY
	DIST	COUNTY		SHEET NO.

26E



Universal Anchor System with Fiberglass Reinforced Plastic (FRP) Post

SM RD SGN ASSM TY FRP(X)UA(P)

BOLT-DOWN DETAILS

SM RD SGN ASSM TY FRP(X)UB(P)

GENERAL NOTES:

1. FRP sign supports for a single type sign support may be used for signs up to and including 16 square feet. Dual post installation may be used for signs up to and including 32 square feet.
2. All nuts, bolts and washers shall be galvanized per Item 445, "Galvanizing."
3. See the Traffic Operations Division website for detailed drawings of sign clamps. The website address is: http://www.txdot.gov/publications/traffic.htm

FRP POST REQUIREMENTS

1. Materials shall conform to the requirements of Departmental Material Specification DMS-4410 and will be furnished in a yellow or gray color as specified elsewhere in the plans.
2. Thickness of FRP sign support is 0.125" + 0.031", - 0.0".
3. FRP sign supports are prequalified by the Traffic Operations Division.
   Prequalification procedures are obtained by writing:
   Texas Department of Transportation
   Traffic Operations Division
   125 East 11th Street
   Austin, Texas 78701-2483

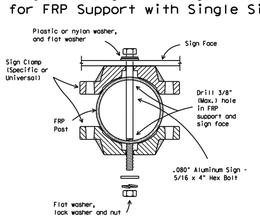
UNIVERSAL ANCHOR SYSTEM INSTALLATION PROCEDURES

1. Dig foundation hole. Where solid rock is encountered at ground level, the foundation shall be a minimum depth of 18". When solid rock is encountered below ground level, the foundation shall extend in the solid rock a minimum depth of 18" or provide a minimum foundation depth of 30". If solid rock is encountered, the socket/stub may be reduced in length as required to a minimum length of 18". Any material removed from the socket/stub shall be from the bottom and the clearance requirements given on SMD(GEN) must be followed. The inner surfaces of the socket/stub must remain free of concrete or other debris.
2. The Engineer may permit batches of concrete less than 2 cubic yards to be mixed with a portable, motor driven concrete mixer. For small placements less than 0.5 cubic yards, hand mixing in a suitable container may be allowed by Engineer. Concrete shall be Class A.
3. Insert base post in foundation hole to depths shown and fill hole with concrete. Cut base post from bottom and ensure a minimum of 18" embedment if installed in solid rock.
4. Level and plumb the base post with coupler using a torpedo level and let concrete set a minimum of 4 days, unless otherwise directed by Engineer. Bottom of base post slots shall be above the concrete footing.
5. Attach sign to FRP post.
6. Insert sign post into base post. Lower until the post comes to rest on the steel rod.
7. Use hammer to ensure the coupler is firmly seated. Top of coupler should be level with top of base post in most instances.
8. Check sign to ensure there is no twist. If loose, increase the tightening of coupler.

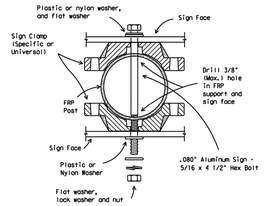
BOLT DOWN SIGN SUPPORT

1. Position base plate with coupler on existing concrete.
2. Drill holes into concrete and insert the 5/8" diameter bolts with wedge anchors, and tighten nuts.
3. Attach sign to FRP post.
4. Insert bottom of sign post into pipe stub.
5. Use hammer to ensure the coupler is firmly seated. Top of coupler should be level with top of base post in most instances.
6. Check sign to ensure there is no twist. If loose, increase the tightening of coupler.

Typical Sign Mounting Detail for FRP Support with Single Sign



Typical Sign Mounting Detail for FRP Support with Back-to-Back Signs



Texas Department of Transportation
Traffic Operations Division

SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS UNIVERSAL ANCHOR SYSTEM WITH FRP POST

SMD(FRP)-08

©TxDOT July 2002	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
9-08 REVISIONS	CONT	SECT	JOB	HIGHWAY
	DIST	COUNTY		SHEET NO.

26F

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600
HMT ENGINEERING & SURVEYING

STATE OF TEXAS
ZOE F. JASSO
137984
LICENSED PROFESSIONAL ENGINEER
10/02/2025

STREET DETAILS (3 OF 4)

SOUTH POINT UNIT 6

NO.	REVISION DESCRIPTION	REVISION DATE

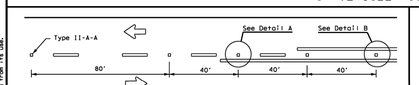
DATE: OCTOBER 2025
DRAWN BY: RR
DESIGNED BY: JK
REVIEWED BY: ZJ
HMT PROJECT NO.: 011.039

SHEET
C4.10

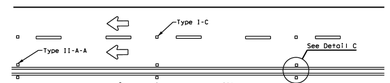
Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\CDs\011.039_STREET DETAILS.dwg User: christianc Oct 01, 2025 - 1:13pm

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by the Texas Department of Transportation for any purpose whatsoever. The Texas Department of Transportation shall not be held responsible for the incorrect results or damages resulting from its use.

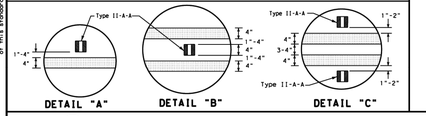
REFLECTIVE RAISED PAVEMENT MARKERS FOR VEHICLE POSITIONING GUIDANCE



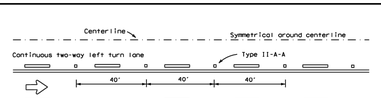
CENTERLINE FOR ALL TWO LANE ROADWAYS



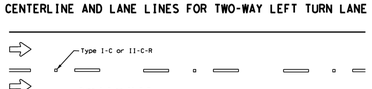
CENTERLINE & LANE LINES
FOR FOUR LANE TWO-WAY HIGHWAYS



DETAIL "A" DETAIL "B" DETAIL "C"

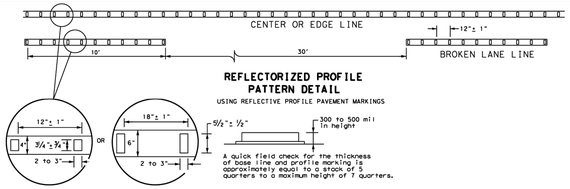


CENTERLINE AND LANE LINES FOR TWO-WAY LEFT TURN LANE



LANE LINES FOR ONE-WAY ROADWAY (NON-FREEWAY FACILITIES)

Raised pavement markers Type II-C-R shall have clear face toward normal traffic and red face toward wrong-way traffic.



REFLECTORIZED PROFILE PATTERN DETAIL

USING REFLECTIVE PROFILE PAVEMENT MARKINGS

4" EDGE LINE, CENTER LINE OR LANE LINE

OPTIONAL 6" EDGE LINE, CENTER LINE OR LANE LINE

A quick field check for the thickness of base line and profile marking is approximately equal to a stack of 5 quarters to a maximum height of 7 quarters.

NOTE

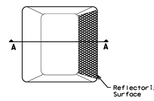
Profile markings shall not be placed on roadways with a posted speed limit of 45 MPH or less.

GENERAL NOTES

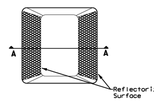
1. All raised pavement markers placed in broken lines shall be placed in line with and midway between the stripes.
2. On concrete pavements the raised pavement markers should be placed to one side of the longitudinal joints.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

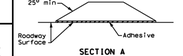
All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



Type I (Top View)



Type II (Top View)



SECTION A

RAISED PAVEMENT MARKERS

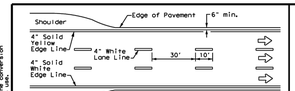
Texas Department of Transportation — Traffic Safety Division Standard

POSITION GUIDANCE USING RAISED MARKERS RELECTORIZED PROFILE MARKINGS

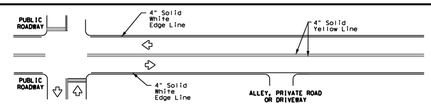
PM(2)-20

FILE:	pm2-20.dgn	DN:	CK:	DW:	CK:
©TxDOT	April 1977	CONT	SECT	JOB	HIGHWAY
REVISIONS		DIST	COUNTY		SHEET NO.
4-92	2-10				
5-00	2-12				
8-00	6-20				

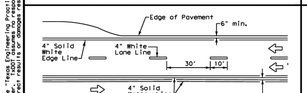
DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by the Texas Department of Transportation for any purpose whatsoever. The Texas Department of Transportation shall not be held responsible for the incorrect results or damages resulting from its use.



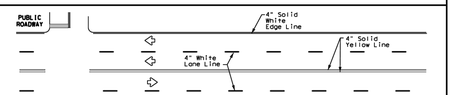
EDGE LINE AND LANE LINES
ONE-WAY ROADWAY
WITH OR WITHOUT SHOULDERS



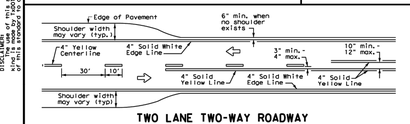
TYPICAL TWO-LANE, TWO-WAY PAVEMENT
MARKINGS THROUGH INTERSECTIONS



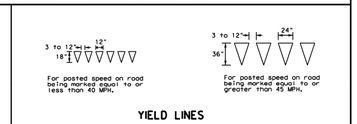
CENTERLINE AND LANE LINES
FOUR LANE TWO-WAY ROADWAY
WITH OR WITHOUT SHOULDERS



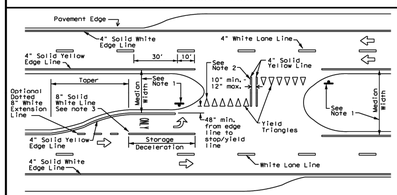
TYPICAL MULTI-LANE, TWO-WAY PAVEMENT
MARKINGS THROUGH INTERSECTIONS



TWO LANE TWO-WAY ROADWAY
WITH OR WITHOUT SHOULDERS



YIELD LINES



FOUR LANE DIVIDED ROADWAY CROSSOVERS

NOTES

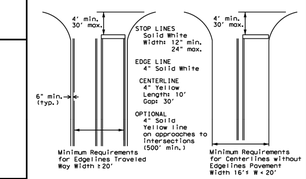
1. Where divided highways are separated by median widths at the median opening itself of 30 feet or more, median openings shall be signed as two separate intersections. Each median opening has two width measurements, with one measurement for each approach. The narrow median width will be the controlling width to determine if signs are required. Yield signs are the typical intersection control. Stop signs are optional as determined by the Engineer.
2. Install median striping (double yellow centerlines and stop bars/yield triangles) when a 50' or greater median centerline can be placed. Stop bars shall only be used with stop signs. Yield triangles shall only be used with yield signs.
3. Length of turn bays, including taper, deceleration, and storage lengths shall be as shown on the plans or as directed by the Engineer.

GENERAL NOTES

1. Edgeline striping shall be as shown in the plans or as directed by the Engineer. The edgeline should not be placed less less than 6 inches from the edge of pavement. This distance may vary due to pavement raveling or other conditions. Edgelines are not required in curb and gutter sections of roadways.
2. The traveled way includes only that portion of the roadway used for vehicular travel. It does not include the parking lanes, sidewalks, berms and shoulders. The traveled ways shall be measured from the inside of edgeline to the inside of edgeline of a two lane roadway.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



GUIDE FOR PLACEMENT OF STOP LINES, EDGE LINE & CENTERLINE

Based on Traveled Way and Pavement Widths for Undivided Highways

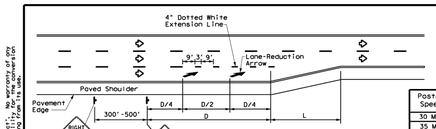
Texas Department of Transportation — Traffic Safety Division Standard

TYPICAL STANDARD PAVEMENT MARKINGS

PM(1)-20

FILE:	pm1-20.dgn	DN:	CK:	DW:	CK:
©TxDOT	November 1978	CONT	SECT	JOB	HIGHWAY
REVISIONS		DIST	COUNTY		SHEET NO.
8-95	2-03				
5-00	2-12				
8-00	6-20				

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by the Texas Department of Transportation for any purpose whatsoever. The Texas Department of Transportation shall not be held responsible for the incorrect results or damages resulting from its use.

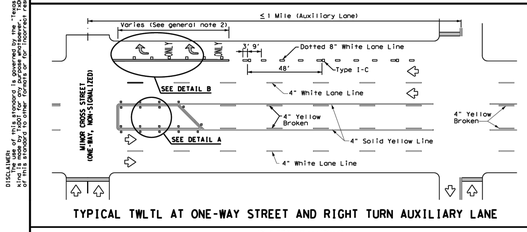


LANE REDUCTION

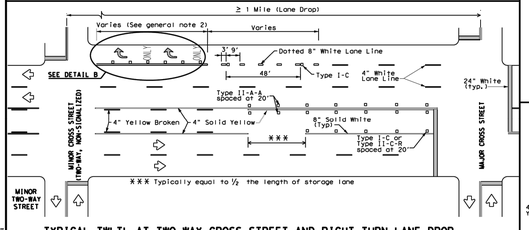
Posted Speed	D (ft)	L (ft)
30 MPH	460	$L=\frac{WS^2}{60}$
35 MPH	565	
40 MPH	670	
45 MPH	775	L=WS
50 MPH	885	
55 MPH	990	
60 MPH	1,100	
65 MPH	1,200	
70 MPH	1,250	
75 MPH	1,350	

NOTES

1. Lane reduction pavement markings are used where the number of through lanes is reduced because of narrowing of the roadway or because of a section of on-street parking in what would otherwise be a through lane. For Texas Super 2 Passing Lanes, see TS2(PL) standard sheets.
2. On divided highways, an additional W9-1R "RIGHT LANE ENDS" sign may be installed in the median aligned with the W9-1R sign on the right side of the highway.
3. Lane reduction arrows are required for speeds of 45 mph or greater. An optional third lane reduction arrow may be added based on engineering judgement. If used, the optional third lane reduction arrow should be centered between the first and last lane reduction arrows.
4. For lane reductions on Freeways and Expressways, signing shall conform to the TxDOT Freeway Signing Handbook.



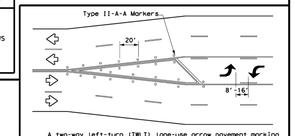
TYPICAL TWLTL AT ONE-WAY STREET AND RIGHT TURN AUXILIARY LANE



TYPICAL TWLTL AT TWO-WAY CROSS STREET AND RIGHT TURN LANE DROP

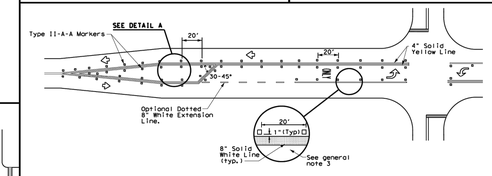
NOTES

1. Lane reduction pavement markings are used where the number of through lanes is reduced because of narrowing of the roadway or because of a section of on-street parking in what would otherwise be a through lane. For Texas Super 2 Passing Lanes, see TS2(PL) standard sheets.
2. On divided highways, an additional W9-1R "RIGHT LANE ENDS" sign may be installed in the median aligned with the W9-1R sign on the right side of the highway.
3. Lane reduction arrows are required for speeds of 45 mph or greater. An optional third lane reduction arrow may be added based on engineering judgements. If used, the optional third lane reduction arrows should be centered between the first and last lane reduction arrows.
4. For lane reductions on Freeways and Expressways, signing shall conform to the TxDOT Freeway Signing Handbook.

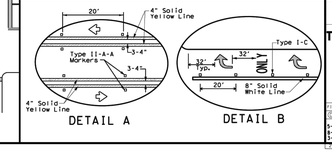


A two-way left-turn (TWLT) lane-use arrow pavement marking should be used at or just downstream from the beginning of a two-way left-turn lane within a corridor. Repeating the marking after each intersection or dedicated turn bay is not required unless stated elsewhere in the plans.

TYPICAL TRANSITION FOR TWLTL
AND DIVIDED HIGHWAY



TYPICAL TWO-LANE HIGHWAY INTERSECTION WITH LEFT TURN BAYS



DETAIL A DETAIL B

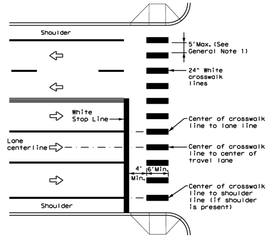
Texas Department of Transportation — Traffic Safety Division Standard

TWO-WAY LEFT TURN LANES, RURAL LEFT TURN BAYS, AND LANE REDUCTION PAVEMENT MARKINGS

PM(3)-20

FILE:	pm3-20.dgn	DN:	CK:	DW:	CK:
©TxDOT	April 1998	CONT	SECT	JOB	HIGHWAY
REVISIONS		DIST	COUNTY		SHEET NO.
5-00	2-10				
8-00	2-12				
3-03	6-20				

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by the Texas Department of Transportation for any purpose whatsoever. The Texas Department of Transportation shall not be held responsible for the incorrect results or damages resulting from its use.



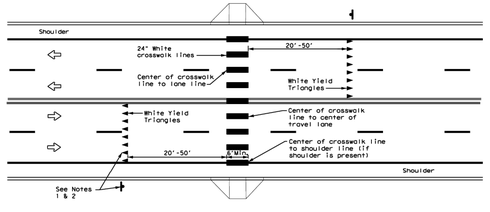
HIGH-VISIBILITY LONGITUDINAL CROSSWALK
AT CONTROLLED APPROACH

GENERAL NOTES

1. Longitudinal crosswalk lines should not be placed in the wheel path of vehicles. Center the crosswalk lines on travel lanes, lane lines, and shoulder lines (if present).
2. A minimum 6' clear distance shall be provided to the curb face. If the last crosswalk line falls into this distance it must be omitted.
3. For divided roadways, adjustments in spacing of the crosswalk lines should be made in the median so that the crosswalk lines are maintained in their proper location across the travel portion of the roadway.
4. At skewed crosswalks, the crosswalk lines are to remain parallel to the lane lines.
5. Each crosswalk shall be a minimum of 6' wide.
6. The High-Visibility Longitudinal Crosswalk is the preferred crosswalk pattern on State highways. Other crosswalk patterns as shown in the Texas Manual on Uniform Traffic Control Devices" may be used. All crosswalk designs and dimension shall comply with the Texas Manual on Uniform Traffic Control Devices."
7. Final placement of Stop Bar/Yield Triangles and Crosswalk shall be approved by the Engineer in the field.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



UNSIGNALIZED MID BLOCK HIGH-VISIBILITY
LONGITUDINAL CROSSWALK

NOTES

1. Use yield triangles with "Yield Here to Pedestrians" signs at unsignalized mid block crosswalks.
2. Use stop bars with "Stop Here on Red" signs at mid block crosswalks controlled by traffic signals or pedestrian hybrid beacons.

Texas Department of Transportation — Traffic Safety Division Standard

CROSSWALK PAVEMENT MARKINGS

PM(4)-20

FILE:	pm4-20.dgn	DN:	CK:	DW:	CK:
©TxDOT	June 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS		DIST	COUNTY		SHEET NO.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

HMT
ENGINEERING & SURVEYING

STATE OF TEXAS
ZOE F. JASSO
131984
LICENSED PROFESSIONAL ENGINEER
10/02/2025

STREET DETAILS (4 OF 4)

SOUTH POINT UNIT 6

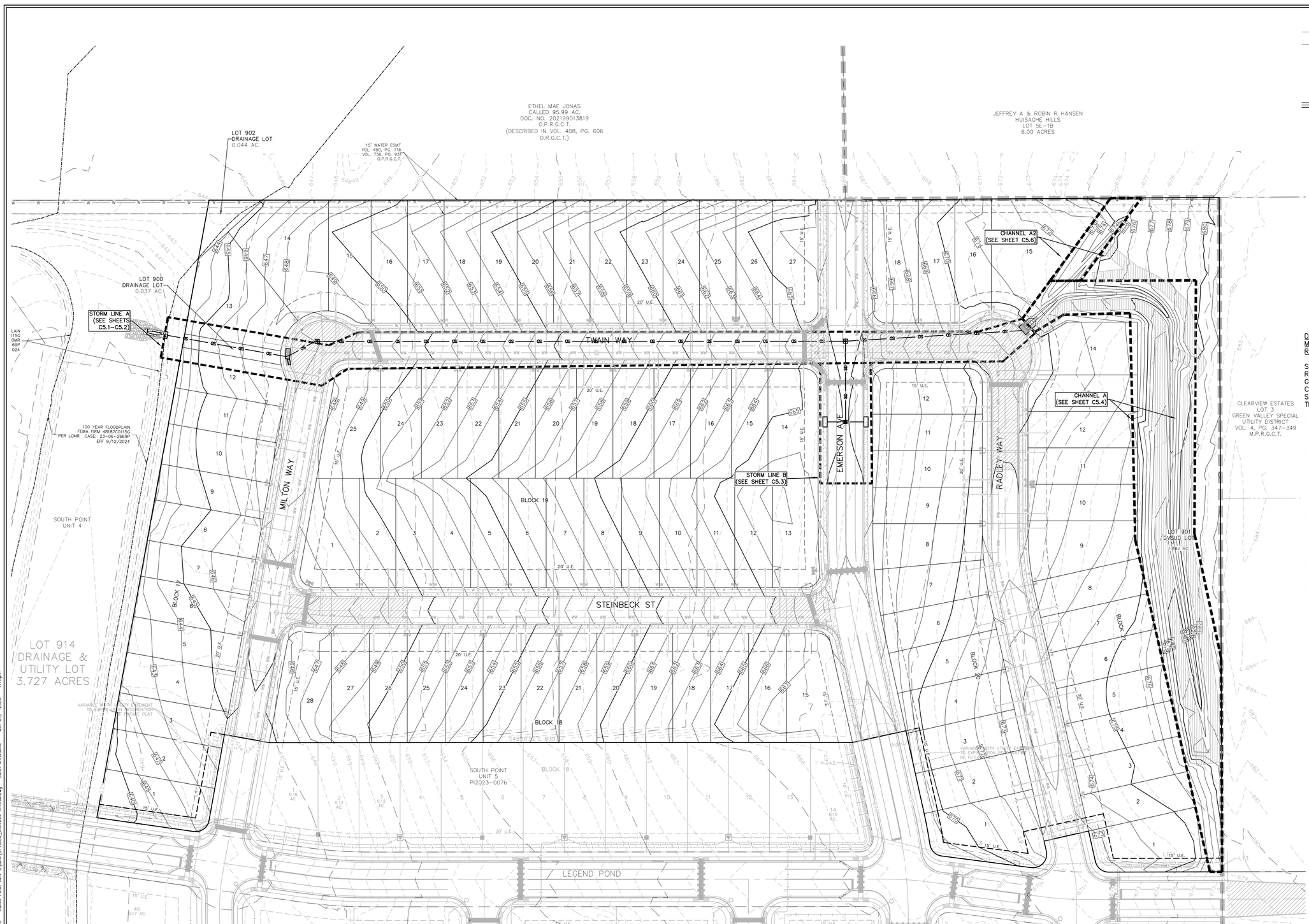
NO.	REVISION DESCRIPTION	REVISION DATE

DATE: OCTOBER 2025
DRAWN BY: RR
DESIGNED BY: JK
REVIEWED BY: ZJ
HMT PROJECT NO.: 011.039

SHEET

C4.11

Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\CDs\011.039_STREET DETAILS.dwg User: chrisllano Oct 01, 2025 - 1:13pm



DRAINAGE FEATURES, DETENTION BASIN MAINTENANCE AND EQUIPMENT ACCESS REQUIREMENTS:

SILT SHALL BE REMOVED AND THE BASIN RETURNED TO ORIGINAL LINES AND GRADES WHEN STANDING WATER CONDITIONS OCCUR OR THE BASIN STORAGE VOLUME IS REDUCED BY MORE THAN 10%.

A. TO LIMIT EROSION, NO UNVEGETATED AREA SHALL EXCEED 10 SQ. FT. IN EXTENT.

B. ACCUMULATED PAPER, TRASH, AND DEBRIS SHALL BE REMOVED EVERY 6 MONTHS OR AS NECESSARY TO MAINTAIN PROPER OPERATION.

C. BASINS SHALL BE MOWED ANNUALLY BETWEEN THE MONTHS OF JUNE AND SEPTEMBER.

D. CORRECTIVE MAINTENANCE IS REQUIRED ANY TIME A BASIN DOES NOT DRAIN COMPLETELY WITHIN 60 HOURS OR CESSATION OF INFLOW (IE: NO STANDING WATER IS ALLOWED).

E. STRUCTURAL INTEGRITY OF BASINS SHALL BE MAINTAINED AT ALL TIMES.

F. MAINTENANCE VEHICLE FOR POND ACCESS SHOULD BE A BOBCAT S175 SKID STEER LOADER OR VEHICLE OF EQUAL TO LESSER SIZE.

REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

STATE OF TEXAS
ZOE F. JASSO
131984
LICENSED
PROFESSIONAL ENGINEER
10/02/2025

OVERALL STORM

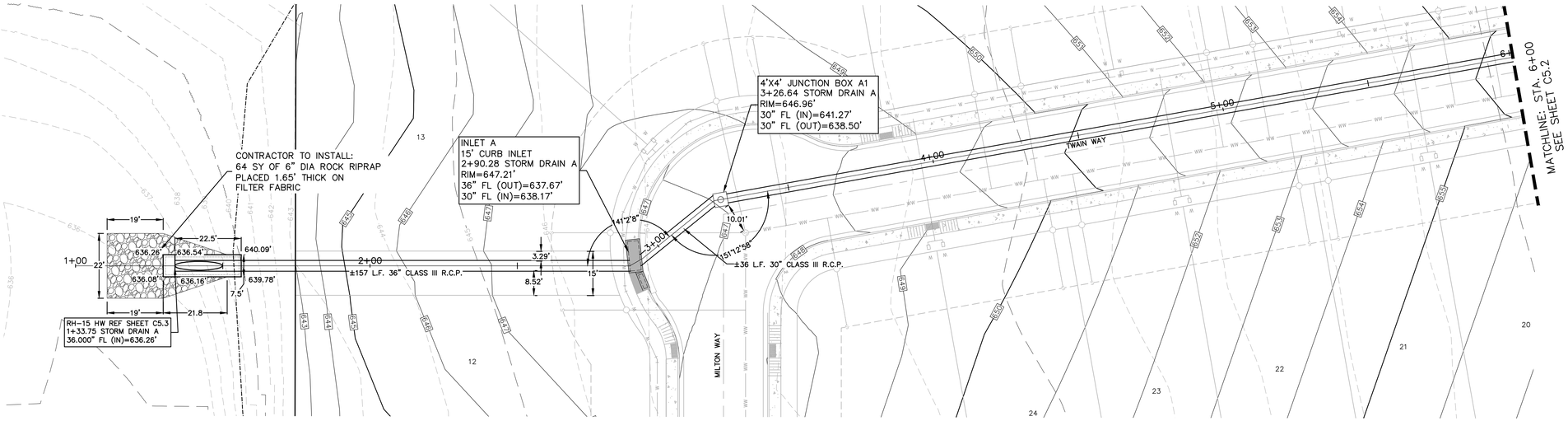
SOUTH POINT UNIT 6

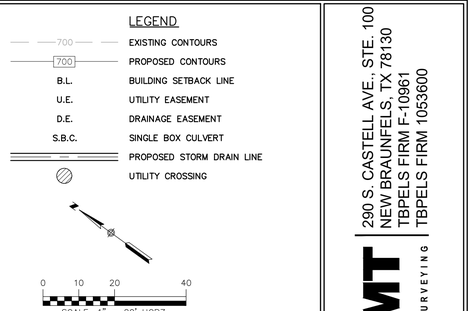
NO.	REVISION DESCRIPTION	REVISION DATE

DATE: OCTOBER 2025
DRAWN BY: RR
DESIGNED BY: JK
REVIEWED BY: ZJ
HMT PROJECT NO.: 011.039

SHEET
C5.0

Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\Cds\011.039_OVERALL STORM.dwg User: christianc Oct 01, 2025 - 1:13pm





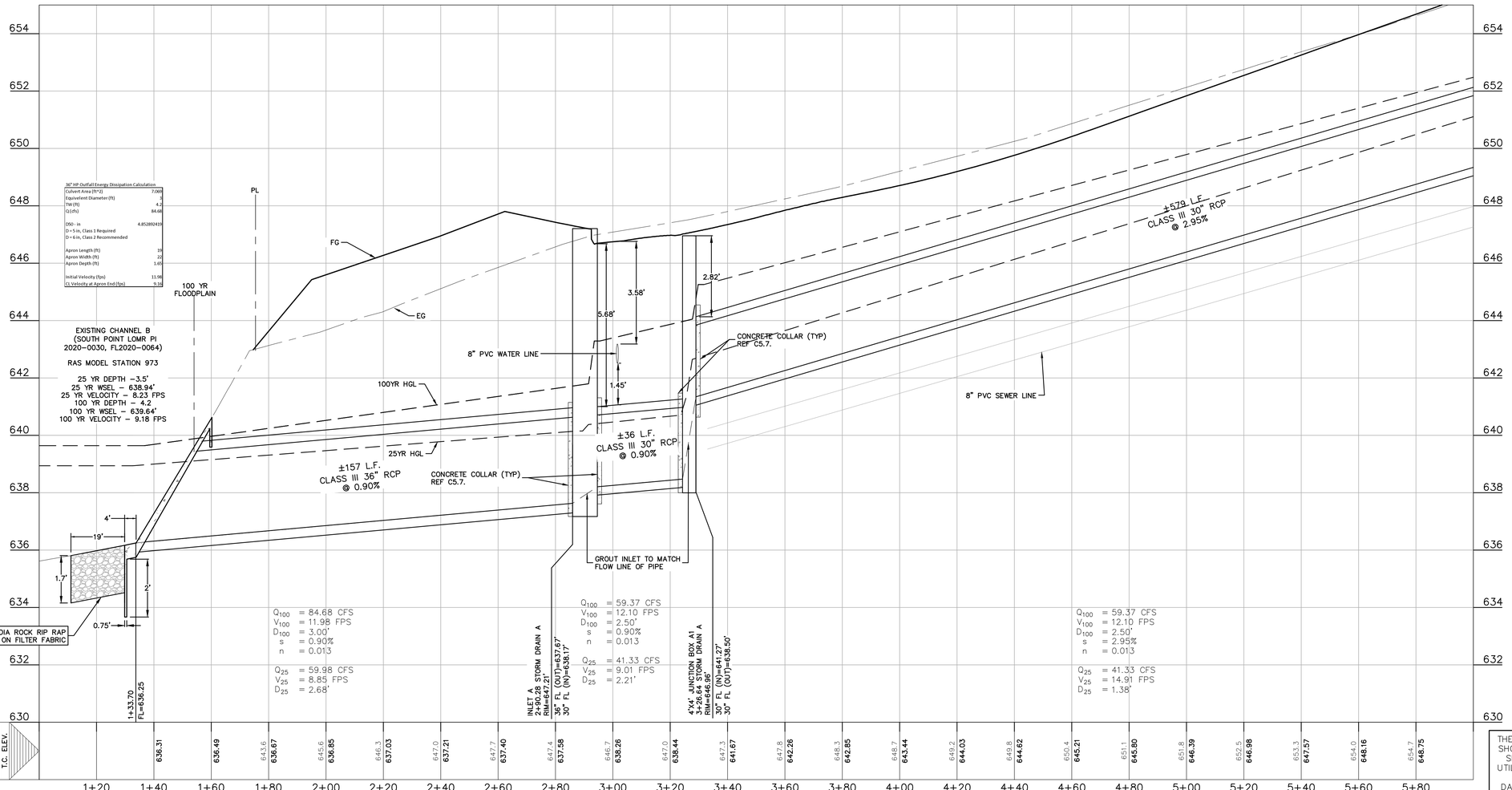
TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) 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 CONTRACTORS 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 EXCAVATIONS.

UTILITY TRENCH COMPACTION

ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEO-TECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. 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 100LF FOR EACH LIFT. UPON COMPLETION OF TESTING THE GEO-TECHNICAL 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.

STORM DRAIN A (1 OF 2)
1+00 – 6+00



REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600
HMT ENGINEERING & SURVEYING

STATE OF TEXAS
ZOE F. JASSO
103964
LICENSED PROFESSIONAL ENGINEER
11/12/2025

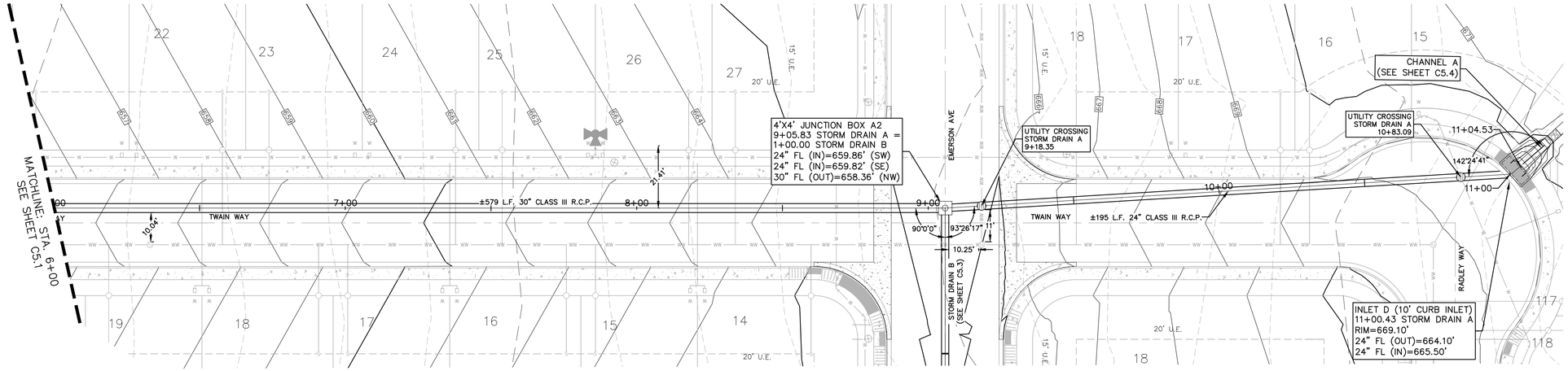
NO.	REVISION DESCRIPTION	REVISION DATE

DATE:	NOVEMBER 2025
DRAWN BY:	RR
DESIGNED BY:	JK
REVIEWED BY:	ZJ
HMT PROJECT NO.:	011.039

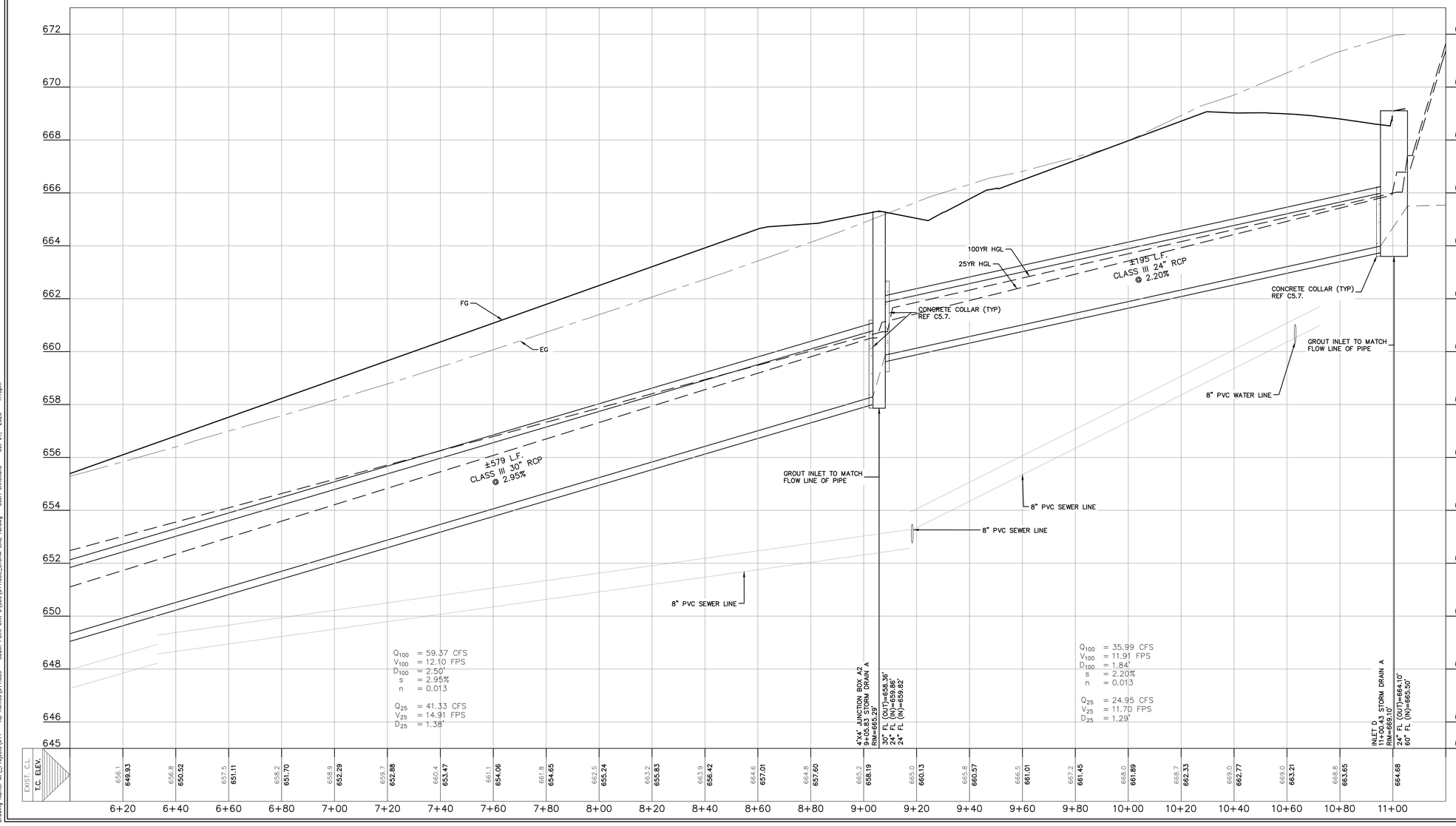
SHEET
C5.1

STORM DRAIN A (1 OF 2)
SOUTH POINT UNIT 6

Drawing Name: M:_projects\011 - kb homes\011.039 - south point unit 6\03a\011.039_STORM LINE A8.dwg User: joshuok Nov 12, 2025 - 11:06am



STORM DRAIN A (2 OF 2)
6+00 – 11+20



REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24–HOURS PRIOR TO COMMENCING CONSTRUCTION.

LEGEND

700	EXISTING CONTOURS
700	PROPOSED CONTOURS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.B.C.	SINGLE BOX CULVERT
	PROPOSED STORM DRAIN LINE
	UTILITY CROSSING

0 10 20 40
SCALE: 1" = 20' HORZ.
1" = 2' VERT.

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) 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 CONTRACTORS 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 EXCAVATIONS.

UTILITY TRENCH COMPACTION

ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEO–TECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. 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 100LF FOR EACH LIFT. UPON COMPLETION OF TESTING THE GEO–TECHNICAL 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.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

HMT
ENGINEERING & SURVEYING

STATE OF TEXAS
ZOE F. JASSO
134984
LICENSED
PROFESSIONAL ENGINEER
10/02/2025

STORM DRAIN A (2 OF 2)

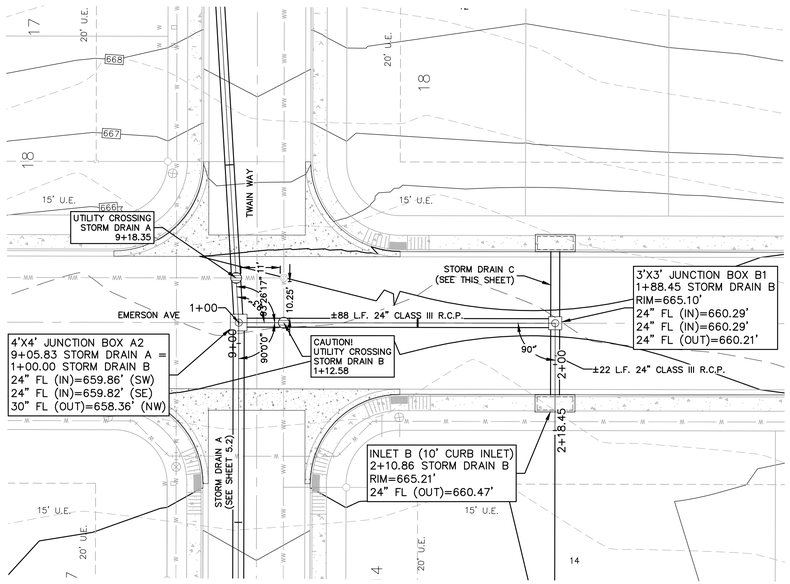
SOUTH POINT UNIT 6

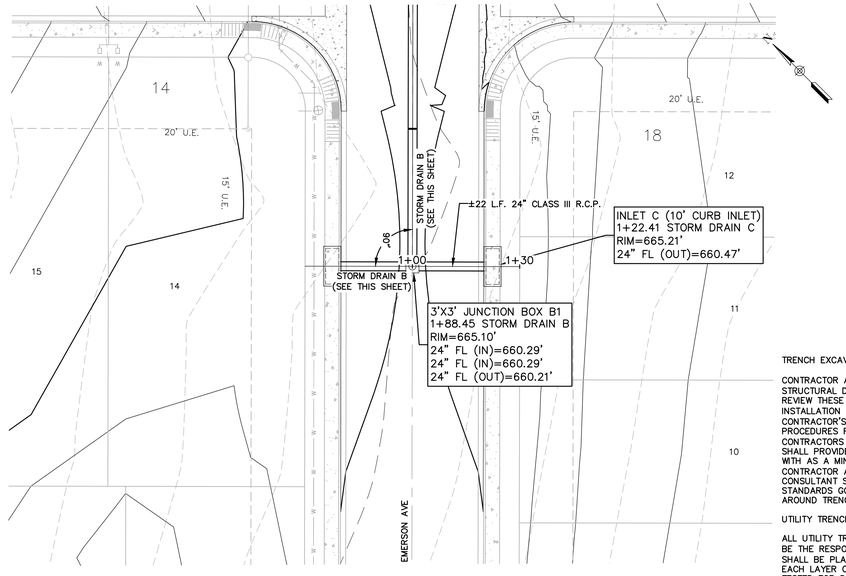
NO.	REVISION DESCRIPTION	REVISION DATE

DATE: OCTOBER 2025
DRAWN BY: RR
DESIGNED BY: JK
REVIEWED BY: ZJ
HMT PROJECT NO.: 011.039

SHEET
C5.2

Drawing Name: M:_Projects\011 – KB Homes\011.039 – South Point Unit 6\C5s\011.039_STORM LINE A8.dwg User: christonc Oct 01, 2025 – 1:13pm





LEGEND

700	EXISTING CONTOURS
700	PROPOSED CONTOURS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.B.C.	SINGLE BOX CULVERT
	PROPOSED STORM DRAIN LINE
	UTILITY CROSSING

SCALE: 1" = 20' HORZ.
1" = 2' VERT.

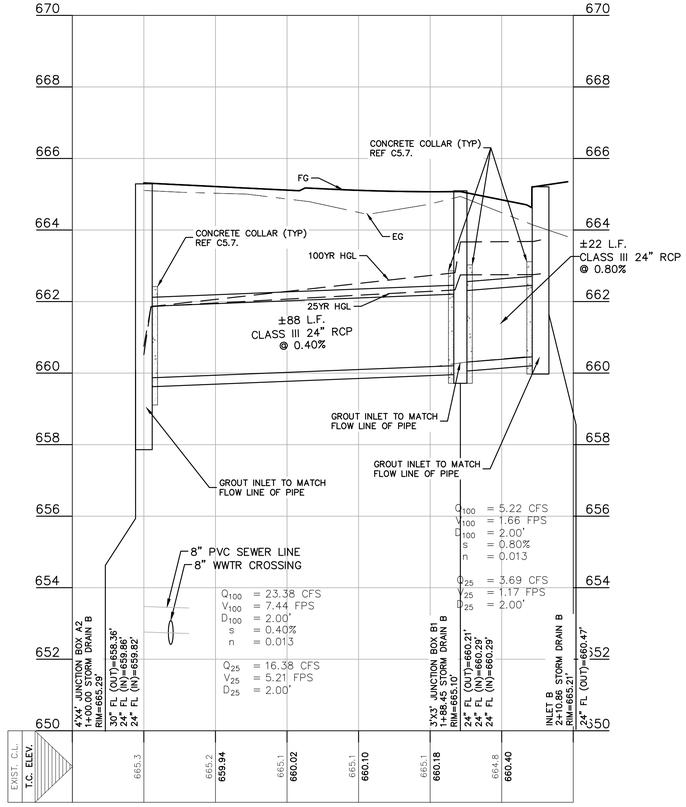
TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) 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 CONTRACTORS 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 EXCAVATIONS.

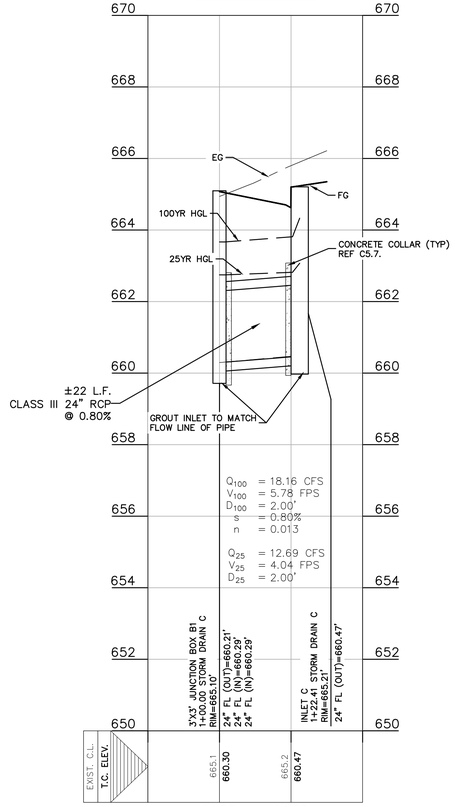
UTILITY TRENCH COMPACTION

ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEO-TECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. 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 100LF FOR EACH LIFT. UPON COMPLETION OF TESTING THE GEO-TECHNICAL 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.

STROM DRAIN B
0+80 – 2+20



STORM DRAIN C
0+80 – 1+40



REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

HMT
ENGINEERING & SURVEYING

STATE OF TEXAS
ZOE F. JASSO
134984
LICENSED
PROFESSIONAL ENGINEER
10/02/2025

STORM DRAINS B & C

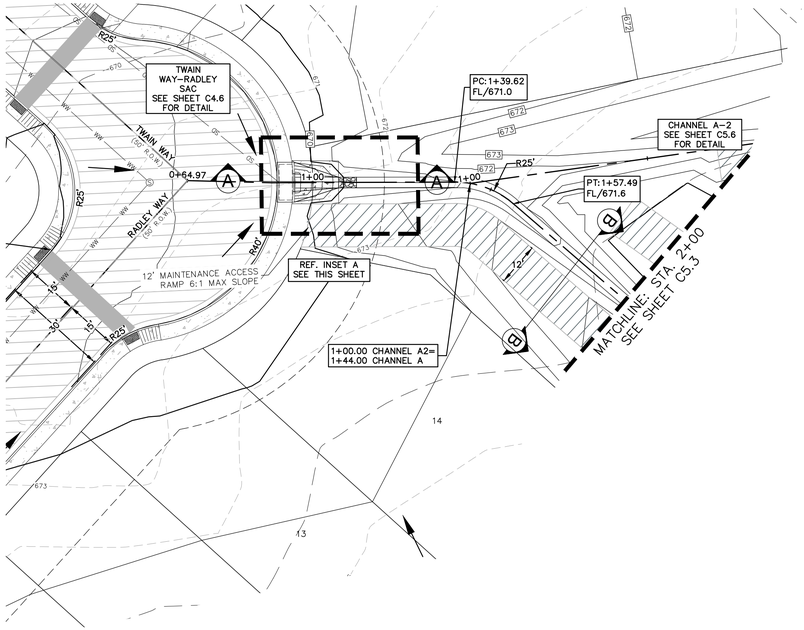
SOUTH POINT UNIT 6

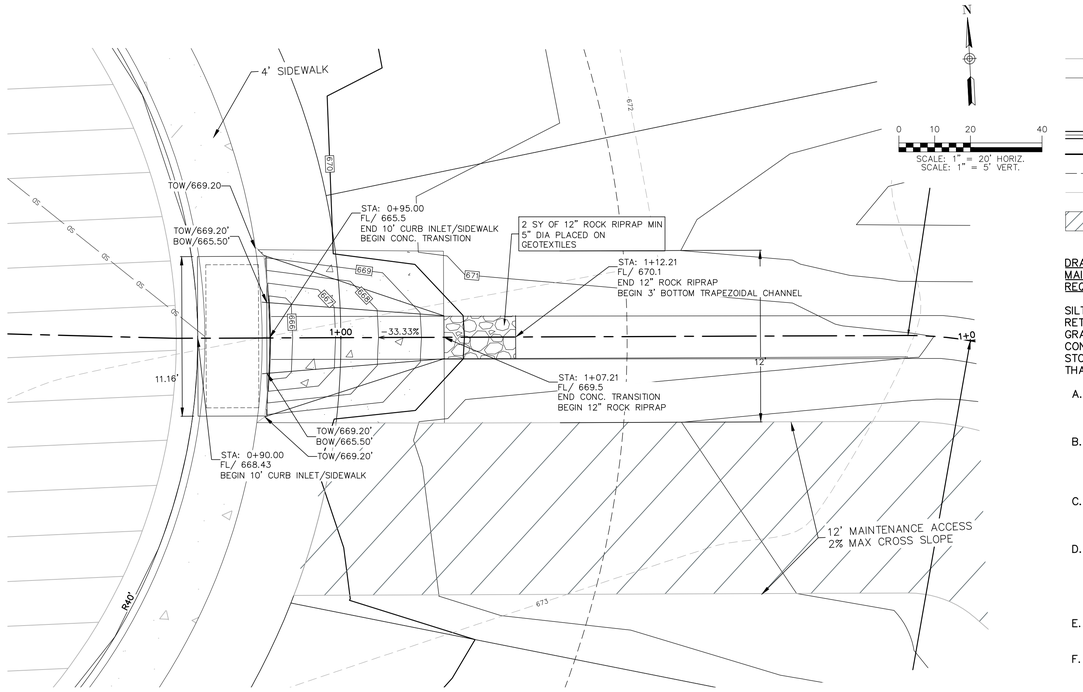
NO.	REVISION DESCRIPTION	REVISION DATE

DATE: OCTOBER 2025
DRAWN BY: RR
DESIGNED BY: JK
REVIEWED BY: ZJ
HMT PROJECT NO.: 011.039

SHEET
C5.3

Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\Cds\011.039_STORM LINE_A8.dwg User: chrisfonc Oct 01, 2025 - 1:13pm





LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- PROPOSED STORM DRAIN LINE
- PROPERTY BOUNDARY
- EASEMENT
- EXISTING FENCE
- 12' MAINTENANCE ACCESS

DRAINAGE FEATURES, DETENTION BASIN MAINTENANCE AND EQUIPMENT ACCESS REQUIREMENTS:

SILT SHALL BE REMOVED AND THE BASIN RETURNED TO ORIGINAL LINES AND GRADES WHEN STANDING WATER CONDITIONS OCCUR OR THE BASIN STORAGE VOLUME IS REDUCED BY MORE THAN 10%.

A. TO LIMIT EROSION, NO UNVEGETATED AREA SHALL EXCEED 10 SQ. FT. IN EXTENT.

B. ACCUMULATED PAPER, TRASH, AND DEBRIS SHALL BE REMOVED EVERY 6 MONTHS OR AS NECESSARY TO MAINTAIN PROPER OPERATION.

C. BASINS SHALL BE MOWED ANNUALLY BETWEEN THE MONTHS OF JUNE AND SEPTEMBER.

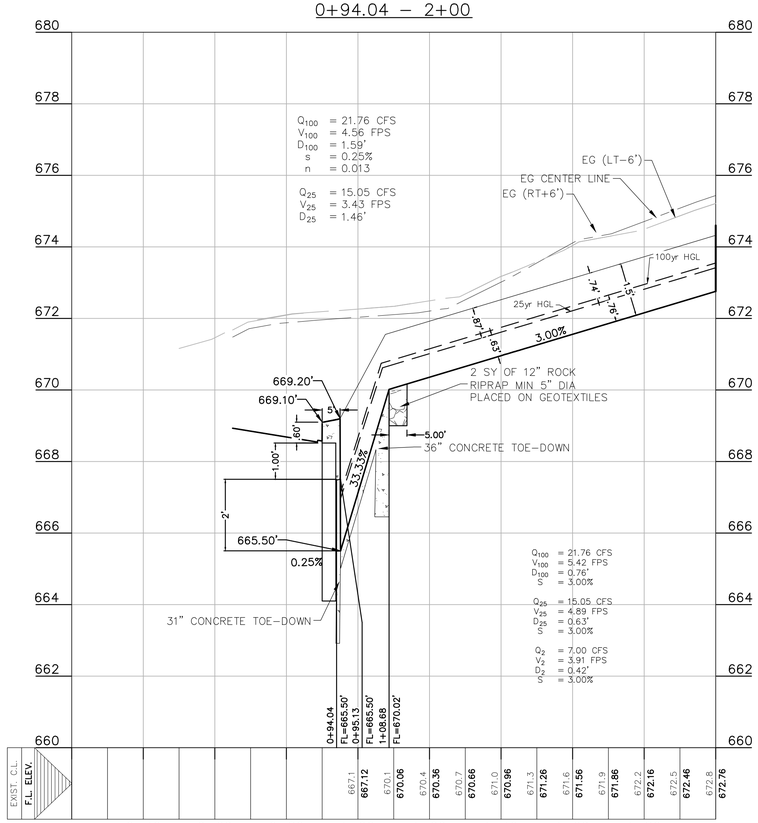
D. CORRECTIVE MAINTENANCE IS REQUIRED ANY TIME A BASIN DOES NOT DRAIN COMPLETELY WITHIN 60 HOURS OR CESSATION OF INFLOW (IE: NO STANDING WATER IS ALLOWED).

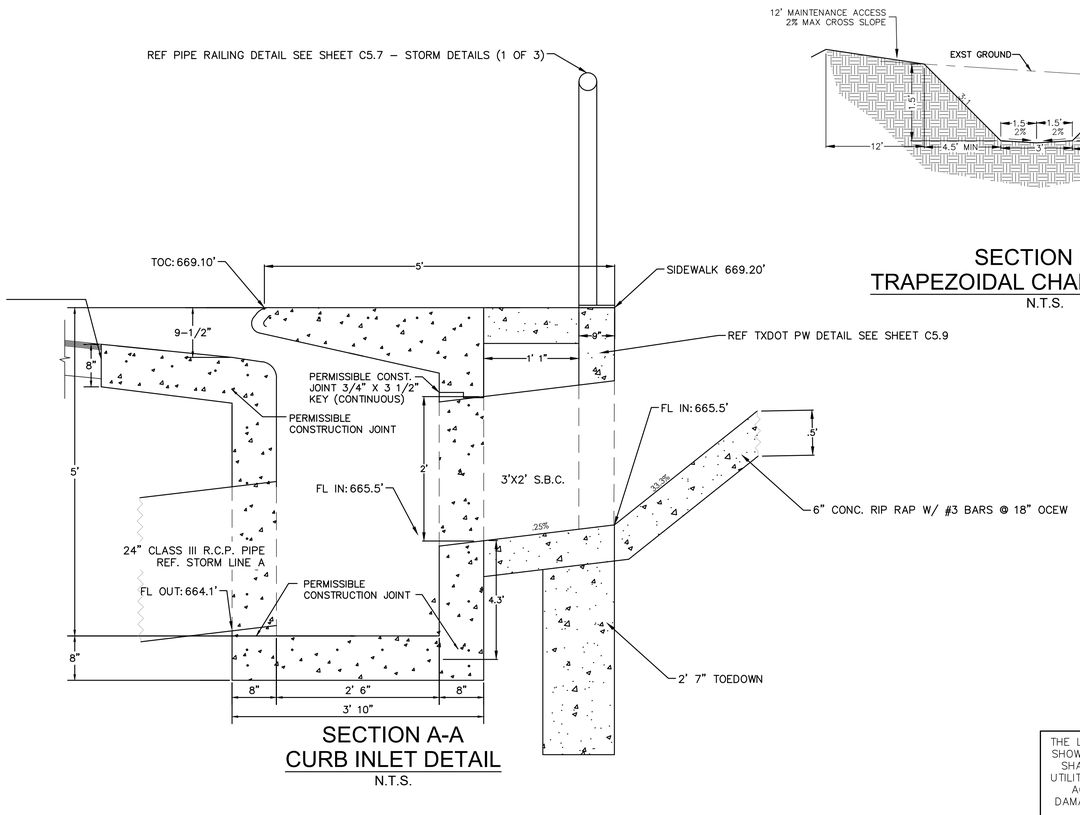
E. STRUCTURAL INTEGRITY OF BASINS SHALL BE MAINTAINED AT ALL TIMES.

F. MAINTENANCE VEHICLE FOR POND ACCESS SHOULD BE A BOBCAT S175 SKID STEER LOADER OR VEHICLE OF EQUAL TO LESSER SIZE.

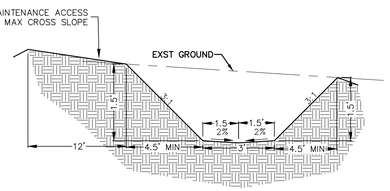
INSET A
1:5

CHANNEL A (1 of 2)
0+94.04 – 2+00





SECTION A-A
CURB INLET DETAIL
N.T.S.



SECTION B-B
TRAPEZOIDAL CHANNEL DETAIL
N.T.S.

REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24–HOURS PRIOR TO COMMENCING CONSTRUCTION.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

HMT
ENGINEERING & SURVEYING

STATE OF TEXAS
ZOE F. JASSO
NO. 131964
LICENSED PROFESSIONAL ENGINEER
11/12/2025

CHANNEL A PLAN AND PROFILE (1 OF 2)

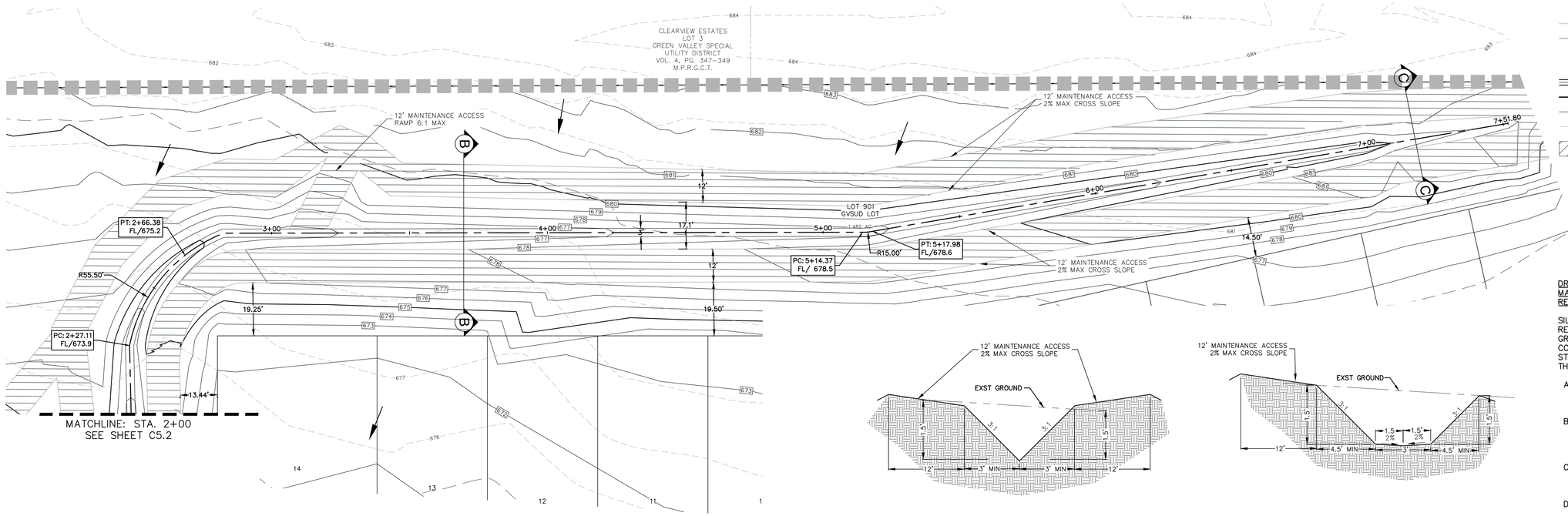
SOUTH POINT UNIT 6

NO.	REVISION DESCRIPTION	REVISION DATE

DATE:	NOVEMBER 2025
DRAWN BY:	RR
DESIGNED BY:	JK
REVIEWED BY:	ZJ
HMT PROJECT NO.:	011.039

SHEET
C5.4

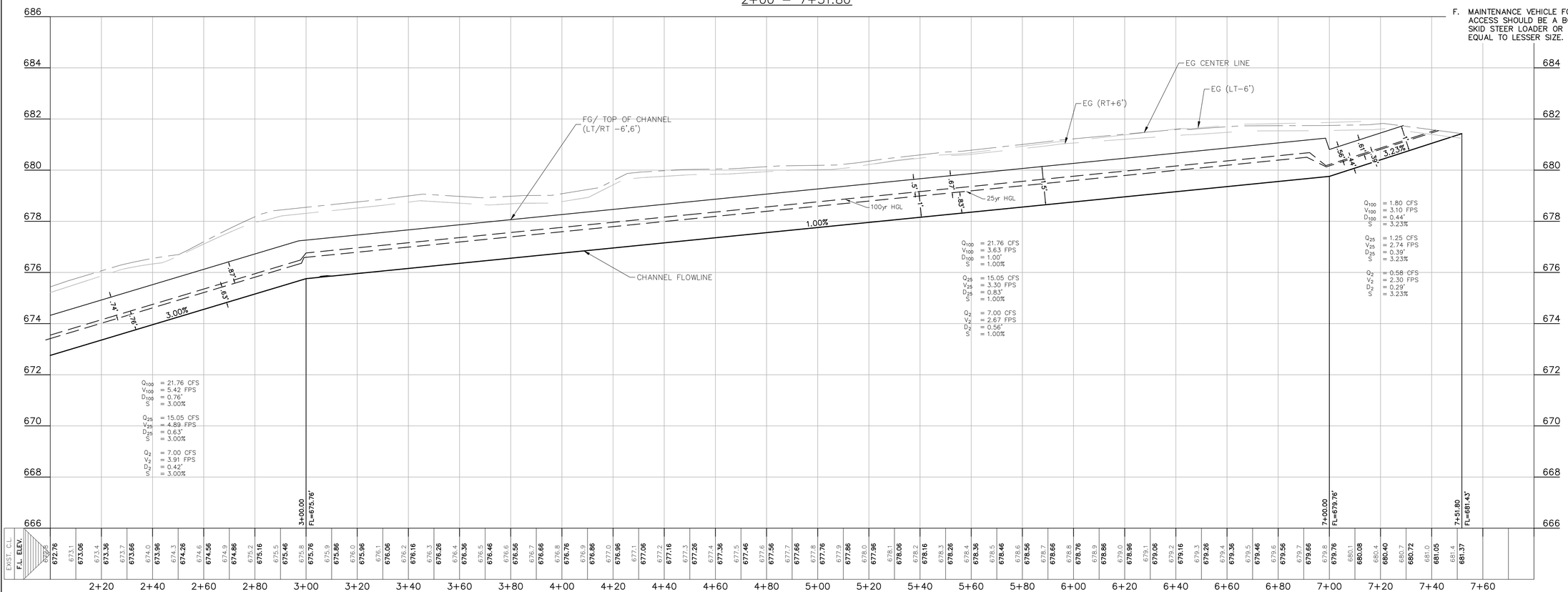
Drawing Name: M:_Projects\011 – KB Homes\011.039 – South Point Unit 6\CDs\011.039 SWALE.dwg User: joshuck Nov 12, 2025 – 3:28pm



SECTION C-C
V- CHANNEL DETAIL
N.T.S.

SECTION B-B
TRAPEZOIDAL CHANNEL DETAIL
N.T.S.

CHANNEL A (2 of 2)
2+00 – 7+51.80



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- PROPOSED STORM DRAIN LINE
- PROPERTY BOUNDARY
- EASEMENT
- EXISTING FENCE
- 12' MAINTENANCE ACCESS

SCALE: 1" = 20' HORIZ.
SCALE: 1" = 5' VERT.

DRAINAGE FEATURES, DETENTION BASIN MAINTENANCE AND EQUIPMENT ACCESS REQUIREMENTS:

SILT SHALL BE REMOVED AND THE BASIN RETURNED TO ORIGINAL LINES AND GRADES WHEN STANDING WATER CONDITIONS OCCUR OR THE BASIN STORAGE VOLUME IS REDUCED BY MORE THAN 10%.

A. TO LIMIT EROSION, NO UNVEGETATED AREA SHALL EXCEED 10 SQ. FT. IN EXTENT.

B. ACCUMULATED PAPER, TRASH, AND DEBRIS SHALL BE REMOVED EVERY 6 MONTHS OR AS NECESSARY TO MAINTAIN PROPER OPERATION.

C. BASINS SHALL BE MOWED ANNUALLY BETWEEN THE MONTHS OF JUNE AND SEPTEMBER.

D. CORRECTIVE MAINTENANCE IS REQUIRED ANY TIME A BASIN DOES NOT DRAIN COMPLETELY WITHIN 60 HOURS OR CESSATION OF INFLOW (IE: NO STANDING WATER IS ALLOWED).

E. STRUCTURAL INTEGRITY OF BASINS SHALL BE MAINTAINED AT ALL TIMES.

F. MAINTENANCE VEHICLE FOR POND ACCESS SHOULD BE A BOBCAT S175 SKID STEER LOADER OR VEHICLE OF EQUAL TO LESSER SIZE.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

HMT
ENGINEERING & SURVEYING

STATE OF TEXAS
ZOE F. JASSO
131984
LICENSED
PROFESSIONAL ENGINEER
10/02/2025

CHANNEL A PLAN AND PROFILE (2 OF 2)

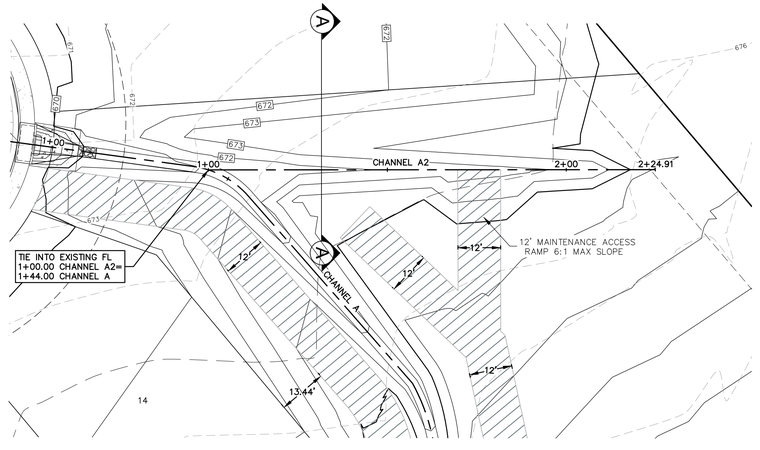
SOUTH POINT UNIT 6

NO.	REVISION DESCRIPTION	REVISION DATE

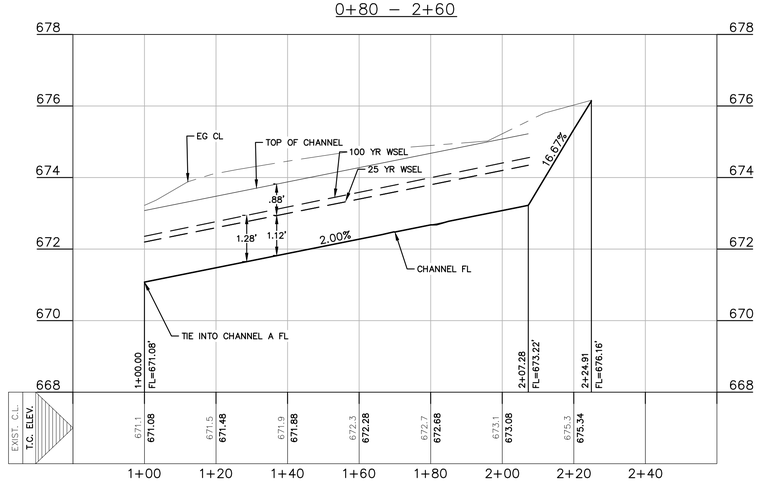
DATE: OCTOBER 2025
DRAWN BY: RR
DESIGNED BY: JK
REVIEWED BY: ZJ
HMT PROJECT NO.: 011.039

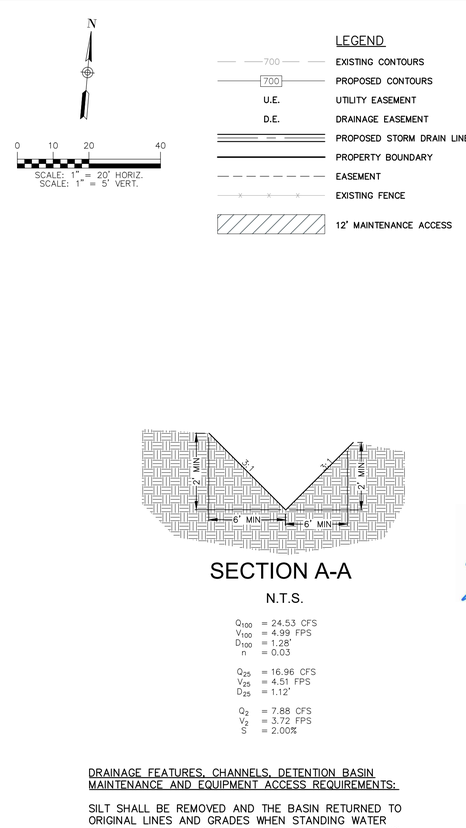
SHEET
C5.5

Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\CDs\011.039 SWALE.dwg User: chrisfonc Oct 01, 2025 - 1:14pm



CHANNEL A2
0+80 – 2+60





SECTION A-A

N.T.S.

Q_{100} = 24.53 CFS
V_{100} = 4.99 FPS
D_{100} = 1.28'
n = 0.03

Q_{25} = 16.96 CFS
V_{25} = 4.51 FPS
D_{25} = 1.12'

Q_2 = 7.88 CFS
V_2 = 3.72 FPS
S = 2.00%

DRAINAGE FEATURES, CHANNELS, DETENTION BASIN MAINTENANCE AND EQUIPMENT ACCESS REQUIREMENTS:

SILT SHALL BE REMOVED AND THE BASIN RETURNED TO ORIGINAL LINES AND GRADES WHEN STANDING WATER CONDITIONS OCCUR OR THE BASIN STORAGE VOLUME IS REDUCED BY MORE THAN 10%.

A. TO LIMIT EROSION, NO UNVEGETATED AREA SHALL EXCEED 10 SQ. FT. IN EXTENT.

B. ACCUMULATED PAPER, TRASH, AND DEBRIS SHALL BE REMOVED FROM CHANNELS AND STORM SEWERS EVERY 6 MONTHS OR AS NECESSARY TO MAINTAIN PROPER OPERATION.

C. BASINS AND CHANNELS SHALL BE MOWED ANNUALLY BETWEEN THE MONTHS OF JUNE AND SEPTEMBER.

D. CORRECTIVE MAINTENANCE IS REQUIRED ANY TIME A BASIN DOES NOT DRAIN COMPLETELY WITHIN 60 HOURS OR CESSATION OF INFLOW (IE: NO STANDING WATER IS ALLOWED).

E. STRUCTURAL INTEGRITY OF BASINS AND CHANNELS SHALL BE MAINTAINED AT ALL TIMES.

F. MAINTENANCE VEHICLE FOR POND AND CHANNEL ACCESS SHOULD BE A BOBCAT S175 SKID STEER LOADER OR VEHICLE OF EQUAL TO LESSER SIZE.

REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

HMT
ENGINEERING & SURVEYING

STATE OF TEXAS
ZOE F. JASSO
131984
LICENSED
PROFESSIONAL ENGINEER
10/02/2025

CHANNEL A2

SOUTH POINT UNIT 6

NO.	REVISION DESCRIPTION	REVISION DATE

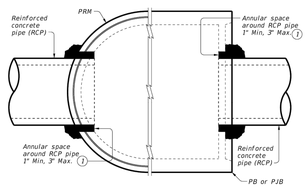
DATE: OCTOBER 2025
DRAWN BY: RR
DESIGNED BY: JK
REVIEWED BY: ZJ
HMT PROJECT NO.: 011.039

SHEET
C5.6

Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\03a\011.039 CHANNEL A2.dwg User: christianc Oct 01, 2025 - 1:14pm

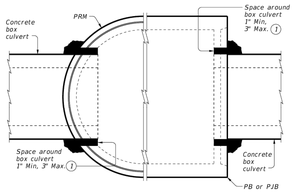
DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE:
FILE:



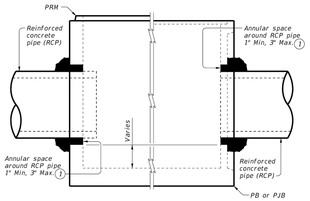
PRECAST ROUND MANHOLE (PRM) WITH THROUGH-HOLE | PRECAST BASE (PB) OR PRECAST JUNCTION BOX (PJB) WITH THIN-WALL KNOCK-OUT

TYPICAL HALF PLAN



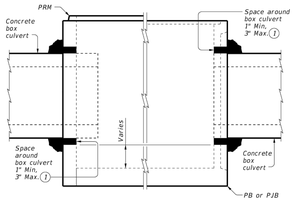
PRECAST ROUND MANHOLE (PRM) WITH THROUGH-HOLE | PRECAST BASE (PB) OR PRECAST JUNCTION BOX (PJB) WITH THIN-WALL KNOCK-OUT

TYPICAL HALF PLAN



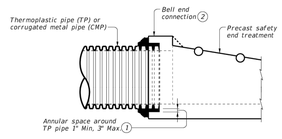
PRECAST ROUND MANHOLE (PRM) WITH THROUGH-HOLE | PRECAST BASE (PB) OR PRECAST JUNCTION BOX (PJB) WITH THIN-WALL KNOCK-OUT

TYPICAL HALF ELEVATION



PRECAST ROUND MANHOLE (PRM) WITH THROUGH-HOLE | PRECAST BASE (PB) OR PRECAST JUNCTION BOX (PJB) WITH THIN-WALL KNOCK-OUT

TYPICAL HALF ELEVATION



TYPICAL PARTIAL ELEVATION OF PRECAST SAFETY END TREATMENTS

Showing square PSET for parallel drainage, cross drainage shown similar.

CONSTRUCTION NOTES:
Do not grout rubber gasket joints without Manufacturer's recommendations.
Do not use bricks, masonry blocks, native stone, or similar materials in conjunction with grouted connections when filling void spaces around pipes or box culverts.

MATERIAL NOTES:
Provide grouted connections in accordance with DMS-4675, "Cementitious Grouts and Mortars for Miscellaneous Application."

GENERAL NOTES:
See applicable standards for notes and details not shown:
Precast Base (PB)
Precast Junction Box (PJB)
Precast Round Manhole (PRM)
Precast Safety End Treatments C/D Square (PSET-SC)
Precast Safety End Treatments P/D Square (PSET-SP)
Provide Concrete Box Culverts in accordance with Item 462, "Concrete Box Culverts and Drains".
Provide Reinforced Concrete Pipe (RCP) in accordance with Item 464, "Reinforced Concrete Pipe."
Provide Thermoplastic Pipe (TP) in accordance with Item 468, "Thermoplastic Pipe Culverts and Drains".
Payment for grouted connections is considered subsidiary to other bid items.

(1) Completely fill the void between the precast structure and the connecting pipe or box with cementitious grouts and mortars in accordance with DMS-4675 "Cementitious Grouts and Mortars for Miscellaneous Application."

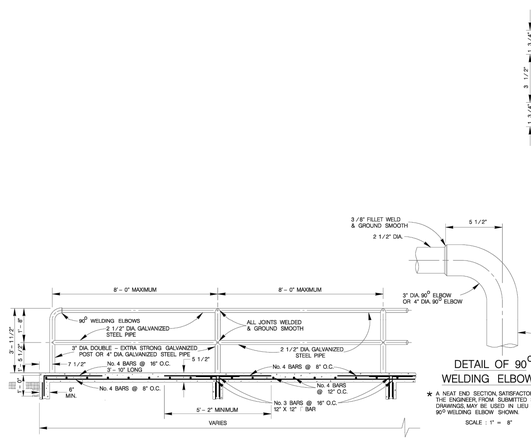
(2) For thermoplastic pipe, do not use bell or spigot for grouted connections. Remove the bell or spigot from the pipe by cutting between two exterior corrugations of the pipe before connecting and grouting the thermoplastic pipe to the structure.

Texas Department of Transportation | Bridge Division Standard

PIPE AND BOX GROUTED CONNECTIONS FOR PRECAST STRUCTURES

PBGC

FILE: CD-PBGC-24.dgn	DN: TxDOT	CK: TAK	DW: JTR	CK: TAK
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS				
09-2024: Updated notes.	DIST	COUNTY		SHEET NO.



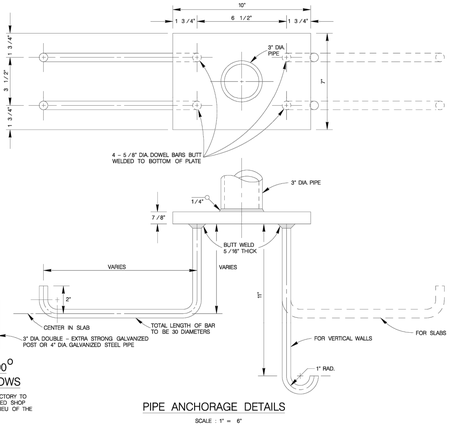
TYPICAL SIDEWALK BRIDGE & SIDEWALK PIPE RAILING SECTION

SCALE : 1" = 4"

DETAIL OF 90° WELDING ELBOWS

★ A NEAT END SECTION, SATISFACTORY TO THE ENGINEER, FROM SUBMITTED SHOP DRAWINGS, MAY BE USED IN LIEU OF THE 90° WELDING ELBOW SHOWN.

SCALE : 1" = 8"



PIPE ANCHORAGE DETAILS

SCALE : 1" = 6"

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

HMT ENGINEERING & SURVEYING



STORM DETAILS (1 OF 2)

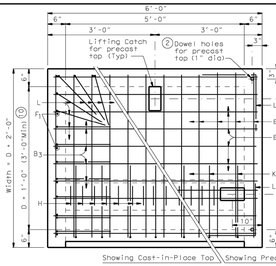
SOUTH POINT UNIT 6

NO.	REVISION DESCRIPTION	REVISION DATE

DATE:	OCTOBER 2025
DRAWN BY:	RR
DESIGNED BY:	JK
REVIEWED BY:	ZJ
HMT PROJECT NO.:	011.039

SHEET

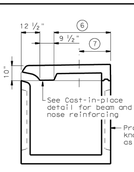
C5.7



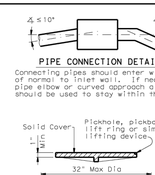
PLAN

(6) For reinforcing steel and dimensions not shown, see fabricators shop drawings. Structure shall be of the size required to accommodate size of pipe shown elsewhere in the plans. Length of Inlet = 6'-0"

(2) If precast top is used, provide 4 – ⅝" dia x 1'-6" smooth bars in inlet walls for 1" dia holes

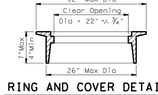


PREFABRICATED INLET



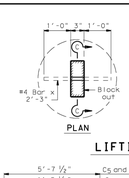
PIPE CONNECTION DETAIL

Connecting pipes should enter within 10° of normal to inlet wall. If necessary, pipe elbow or curved approach alignment should be used to stay within this limit.

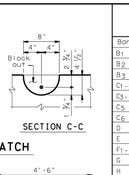


RING AND COVER DETAILS

EJIW No V-1814 or Neenah No R5900-FTX

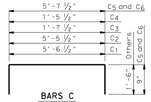


PLAN

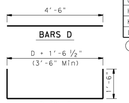


SECTION C-C

LIFTING CATCH



BARS C

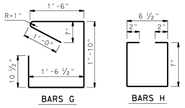


BARS D

BARS E

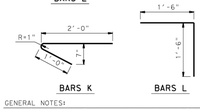
REINF STEEL		
Bar	Size	Spacing
B1	#4	6"
B2	#5	6"
B3	#4	6"
C1-2	#4	12"
C3-4	#4	(9)
C5	#6	(9)
C6	#4	(9)
D	#4	(9)
E	#4	12"
F1-3	#4	12"
G	#4	6"
H	#3	4"
K	#4	9"
L	#4	6"

(9) As shown



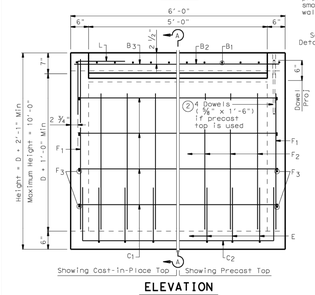
BARS G

BARS H



BARS K

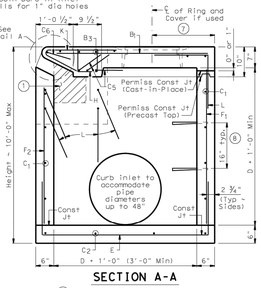
BARS L



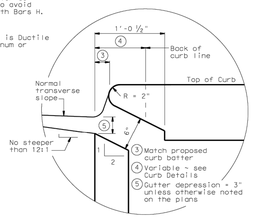
ELEVATION

(7) 1'-6" Min, 1'-9" Max Adjust placement of Ring and Cover as necessary to avoid conflict with Bars H.

(8) Ladder rung is Ductile Iron, Aluminum or Cast Iron.

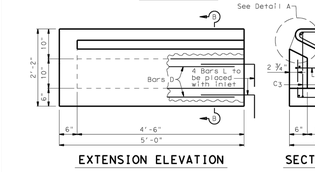


SECTION A-A

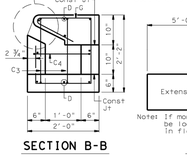


DETAIL A

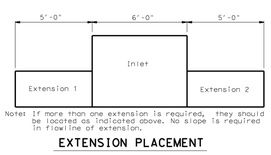
GENERAL NOTES:
No alternate designs nor alternate details shall be permitted for precast or cast in place inlets.
Quantities shown herein are for Contractor's information only. Unless otherwise shown in the plans, payment will be made for each inlet of the type specified and for each extension. Each five foot curb opening of extension is considered "one extension" regardless of whether placed monolithically or precast. Extension length shall be in multiples of 5 feet.
Engineer has the option of specifying cast-in-place top with ring and cover or removable precast top as specified elsewhere in plans. Shop drawings are required for Precast Inlets.
In areas of conflict between reinforcing steel, blockouts, pipes, anchor bolts or other reinforcing steel, the reinforcement shall be bent or adjusted to clear as directed by the Engineer.
Ring and cover shall conform to the requirements of AASHTO M306, "Standard Specification for Drainage Structure Castings". Materials shall conform to ASTM A48, Class 35B for gray iron castings or ASTM A536, Grade 65-45-12 for ductile iron castings. Aluminum alloy castings shall not be permitted.



EXTENSION ELEVATION



SECTION B-B



Note: If more than one extension is required, they should be located as indicated above. No slope is required in flowline of extension.

EXTENSION PLACEMENT

(1) Block out to accommodate extension if used and to place 4 Bars L

INSTALL A 3 FT. (HORIZ.) x 6 IN. (VERT.) OPENING ON THE BACK OF THE INLET WHEN SPECIFIED ELSEWHERE IN THE PLANS. MOVE STEPS AS NEEDED. NO REINFORCING ON OPENING.ON 2 IN. ADJACENT TO OPENING.

DESIGNERS: CLARIFY FLOWLINE OF OPENING AND INCLUDE OPENING IN HYDRAULIC CALCULATIONS.

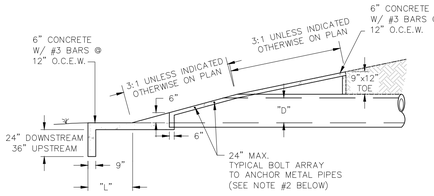
D = Diameter
R = Radius

Texas Department of Transportation
Houston District

CURB INLET TYPE C
(WITH OR WITHOUT EXTENSION)

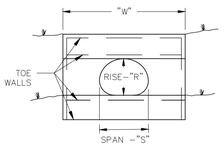
HIL-C

FILE: S1001_SGN	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT	STR
©TxDOT Feb 2010	DIST	REG NO.	PROJECT NO.		SHEET
REVISIONS	HOUS	6			
10-2014: Removed Note 10	COUNTY		CONTROL	SECT	JOB	HIGHWAY



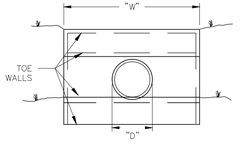
LONGITUDINAL SECTION FOR CIRCULAR & ARCH PIPES

NOT-TO-SCALE



SINGLE C.M.P. ARCH PIPE CULVERT

NOT-TO-SCALE



SINGLE CIRCULAR PIPE CULVERT

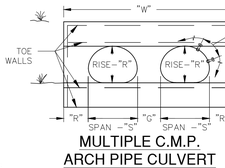
(CMP OR RCP)

NOT-TO-SCALE

DIMENSIONS FOR CIRCULAR (CMP AND RCP) PIPE CULVERT

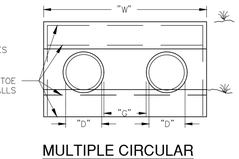
"D" INSIDE DIA. OF PIPE	"L"	"G"		SINGLE	DOUBLE	TRIPLE	QUADRUPLE
		CGM	RCP	"W"			
18"	2'-0"	1'-2"	0'-9"	4'-6"	7'-2"	9'-10"	12'-6"
21"	2'-6"	1'-3"	0'-10"	5'-3"	8'-4"	11'-4"	13'-4"
24"	3'-0"	1'-5"	0'-11"	6'-0"	9'-5"	12'-10"	16'-3"
30"	4'-0"	1'-7"	1'-2"	7'-6"	11'-8"	15'-10"	20'-0"
36"	5'-0"	1'-11"	1'-3"	9'-0"	13'-11"	18'-10"	23'-9"
42"	6'-0"	2'-2"	1'-5"	10'-6"	16'-2"	21'-10"	27'-6"
48"	7'-0"	2'-5"	1'-7"	12'-0"	18'-5"	24'-10"	31'-3"
54"	8'-0"	2'-10"	1'-11"	13'-6"	20'-10"	28'-2"	35'-6"
60"	9'-0"	3'-2"	2'-1"	15'-0"	23'-2"	31'-4"	39'-6"

"G" IS MEASURED BETWEEN THE OTHER SURFACES OF THE PIPES.



MULTIPLE C.M.P. ARCH PIPE CULVERT

NOT-TO-SCALE



MULTIPLE CIRCULAR PIPE CULVERT

(CMP OR RCP)

NOT-TO-SCALE

DIMENSIONS FOR C.M.P. ARCH PIPE CULVERTS

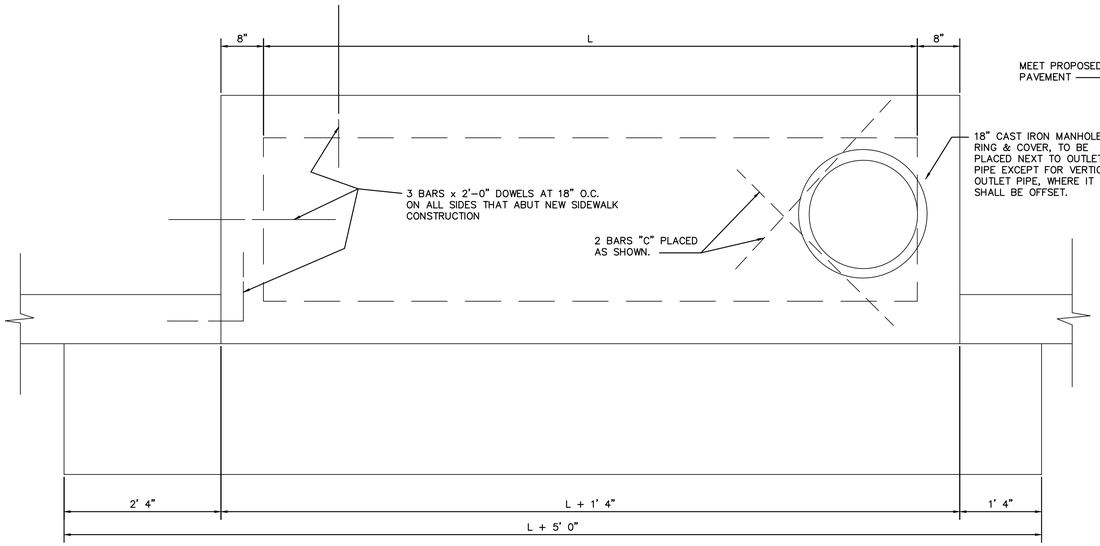
DESIGN SIZE	APPROX. ARCH DIM.		"L"	"G"	SINGLE	DOUBLE	TRIPLE	QUADRUPLE
	RISE "R"	SPAN "S"			"W"			
2	21"	15"	2'-0"	1'-2"	4'-3"	7'-2"	10'-1"	13'-0"
3	28"	20"	3'-0"	1'-5"	5'-8"	9'-5"	13'-2"	16'-11"
4	35"	24"	4'-0"	1'-8"	6'-11"	11'-6"	16'-1"	20'-8"
5	42"	29"	5'-0"	1'-11"	8'-4"	13'-9"	19'-2"	24'-7"
6	49"	33"	6'-0"	2'-2"	9'-7"	15'-10"	22'-1"	28'-4"
7	57"	38"	7'-0"	2'-5"	11'-1"	18'-3"	25'-5"	32'-7"
8	64"	43"	8'-0"	2'-10"	12'-5"	20'-8"	28'-10"	37'-0"
9	71"	47"	9'-0"	3'-2"	13'-9"	22'-10"	31'-11"	41'-0"

BASED ON 2-2/3" X 1/2" CORRUGATION.
"G" IS MEASURED BETWEEN THE OTHER SURFACES OF THE PIPES.

NOTES:
1. CONCRETE SHALL BE CLASS "A" 3000 PSI
2. ALL METAL PIPES (CIRCULAR AND/OR ARCH) SHALL HAVE 5/8" X 6" GALVANIZED BOLTS WITH 2 HEX NUTS AT 24" CENTERS TO ANCHOR THE PIPE TO THE CONCRETE. THIS WILL BE SUBSIDIARY TO THE RIPRAP HEADWALL.
3. FOR CONCRETE ARCH PIPES THE CMP ARCH PIPE CULVERT DIMENSIONS WILL HAVE TO BE ADJUSTED FOR THE PIPE WALL THICKNESS.
4. FOR PIPES LARGER THAN SHOWN, USE THE CLEAR DISTANCE BETWEEN PIPES SHOWN IN TXDOT ITEMS 460 AND/OR 464.
5. IF THE SIDES OF THE HEADWALL IS ADJACENT TO A RIPRAP SLOPE AND IF THE TOP OF THE HEADWALL IS ADJACENT TO THE ROADWAY FOUNDATION OR RIPRAP SLOPE, THE SIDE AND TOP TOE WALLS MAY BE ELIMINATED IF APPROVED BY THE ENGINEER.

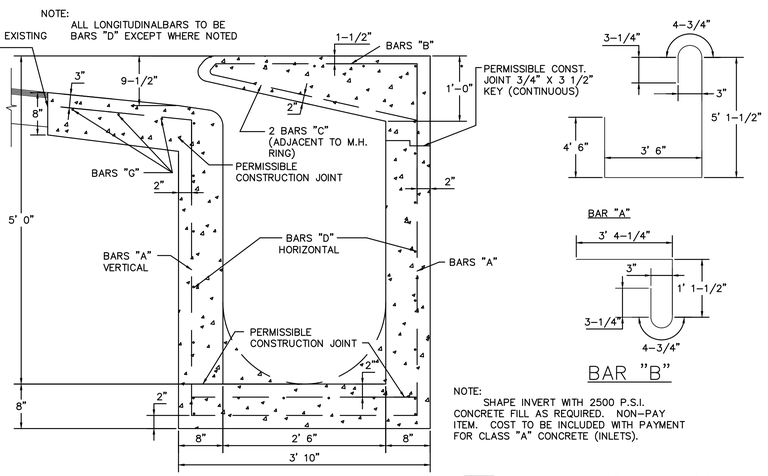
RH-15 HEADWALL

Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\C5\011.039_STORM DETAILS.dwg User: cholonc Oct 01, 2025 - 1:14pm



PLAN VIEW

SCALE: N.T.S.

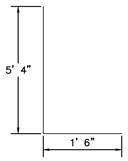


SECTION A-A

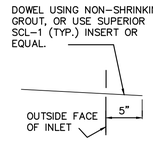
SCALE: N.T.S.

BAR "B"

NOTE:
SHAPE INVERT WITH 2500 P.S.I. CONCRETE FILL AS REQUIRED. NON-PAY ITEM. COST TO BE INCLUDED WITH PAYMENT FOR CLASS "A" CONCRETE (INLETS).

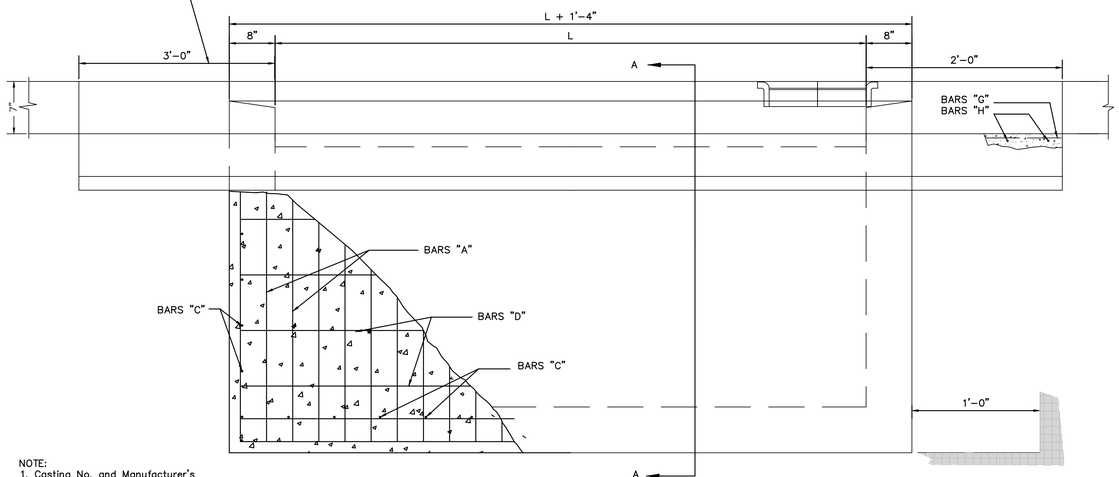


BAR "E"



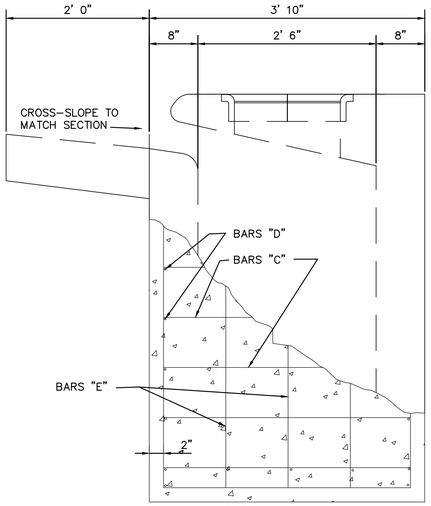
BAR "F"

3'-0" SHALL BE FOR UPSTREAM END OF ON-GRADE INLET: FOR INLETS IN SUMP CONDITUION, THIS DIMENSION SHALL BE 2'-0"



FRONT VIEW

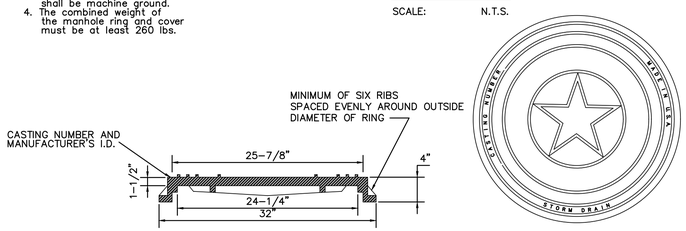
SCALE: N.T.S.



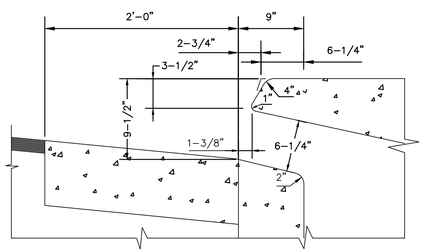
SIDE VIEW

SCALE: N.T.S.

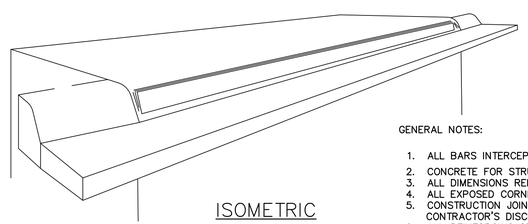
NOTE:
1. Casting No. and Manufacturer's I.D. on lid and ring.
2. Load bearing capability of N-20 minimum.
3. The load bearing surface shall be machine ground.
4. The combined weight of the manhole ring and cover must be at least 260 lbs.



MANHOLE RING & COVER DETAILS



OPENING DETAIL FOR CURB SECTION



ISOMETRIC

GENERAL NOTES:

1. ALL BARS INTERCEPTING MANHOLE RING & REINFORCING CONCRETE PIPE SHALL BE FIELD CUT.
2. CONCRETE FOR STRUCTURES SHALL BE CLASS "A", 3000 P.S.I. IN 28 DAYS.
3. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS.
4. ALL EXPOSED CORNERS SHALL BE CHAMFERED TO 3/4"
5. CONSTRUCTION JOINT SHOWN AT FLOWLINE MAY BE RAISED A MAXIMUM OF 6" AT THE CONTRACTOR'S DISCRESION. ADJUST LENGTH OF VERTICAL STEEL AS REQUIRED.
6. ALL REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF A.S.T.M. A-615, GRADE 60.

Reinforcing Steel Schedule

	BAR	NO.	SIZE	SPA.	LENGTH	WEIGHT
L=5'-00"	A	15	4	5"OC	13"-9 1/2"	138
	B	15	4	5"	5'-1"	52
	C	23	4	9"	3'-6"	54
	D	22	4	10"	6'-1"	89
	E	10	4	10 1/2"	6'-10"	46
	F	6	5	12"	2'-3"	14
	G	3	4	12"	9'-8"	20
	H	5	5	12"	1'-8"	9
*CONCRETE TOTAL=353 CY. MANHOLE CASTING=100 LBS. STEEL TOTAL=422 LBS.						
10'	A	27	4	5"OC	13"-9 1/2"	249
	B	27	4	5"	5'-1"	93
	C	30	4	9"	3'-6"	70
	D	22	4	10"	11'-1"	163
	E	10	4	10 1/2"	6'-10"	46
	F	12	5	12"	2'-3"	27
	G	3	4	12"	14'-8"	30
	H	5	5	12"	1'-8"	9
*CONCRETE TOTAL=5.75CY MANHOLE CASTING=100LBS. STEEL TOTAL=687LBS						
15'	A	39	4	5"OC	13"-9 1/2"	359
	B	39	4	5"	5'-1"	134
	C	36	4	9"	3'-6"	84
	D	22	4	10"	16'-1"	236
	E	10	4	10 1/2"	6'-10"	46
	F	17	5	12"	2'-3"	38
	G	3	4	12"	19'-8"	40
	H	5	5	12"	1'-8"	9
*CONCRETE TOTAL=7.97CY. MANHOLE CASTING=100LBS STEEL TOTAL=946LBS						
20'	A	51	4	5"OC	13"-9 1/2"	470
	B	51	4	5"	5'-1"	175
	C	43	4	9"	3'-6"	101
	D	22	4	10"	6'-1"	310
	E	10	4	10 1/2"	6'-10"	46
	F	22	5	12"	2'-3"	50
	G	3	4	12"	9'-8"	50
	H	5	5	12"	1'-8"	9
*CONCRETE TOTAL=10.19CY MANHOLE CASTING=100LBS STEEL TOTAL=1211LBS						
25'	A	63	4	5"OC	13"-9 1/2"	580
	B	63	4	5"	5'-1"	217
	C	50	4	9"	3'-6"	117
	D	22	4	10"	6'-1"	383
	E	10	4	10 1/2"	6'-10"	46
	F	27	5	12"	2'-3"	61
	G	3	4	12"	9'-8"	60
	H	5	5	12"	1'-8"	9
*CONCRETE TOTAL=12.41CY. MANHOLE CASTING=100LBS STEEL TOTAL=1473LB						
30'	A	75	4	5"OC	13"-9 1/2"	691
	B	75	4	5"	5'-1"	258
	C	56	4	9"	3'-6"	131
	D	22	4	10"	6'-1"	457
	E	10	4	10 1/2"	6'-10"	46
	F	32	5	12"	2'-3"	72
	G	3	4	12"	9'-8"	70
	H	5	5	12"	1'-8"	9
*CONCRETE TOTAL=14.63CY MANHOLE CASTING=100LBS STEEL TOTAL=1734LB						

*These figures do not exclude concrete and steel intercepted by Manhole and Reinforced Concrete Pipe.
*Includes concrete gutter for on-grade inlet. Reduce by .05 cy for inlets in sump.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

HMT ENGINEERING & SURVEYING

STATE OF TEXAS
ZOE F. JASSO
131984
LICENSED PROFESSIONAL ENGINEER
10/02/2025

STORM DETAILS (2 OF 2)

SOUTH POINT UNIT 6

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: OCTOBER 2025
DRAWN BY: RR
DESIGNED BY: JK
REVIEWED BY: ZJ
HMT PROJECT NO.: 011.039

SHEET
C5.8

Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\Cds\011.039_STORM DETAILS.dwg User: christianc Oct 01, 2025 - 1:14pm

THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES 48 HOURS PRIOR TO EXCAVATION

GVSUD (WATER)	(830) 914-2331
GUADALUPE-BLANCO RIVER AUTHORITY (SEWER)	(830) 379-5822
GVEC (ELECTRIC)	(830) 223-4832
TIME WARNER CABLE	(830) 625-3408
CENTERPOINT ENERGY (GAS)	(830) 643-6434
AT&T	(830) 303-1333
TEXAS ONE CALL SYSTEM	(800) 245-4545
ENERGY TRANSFER (PETROLEUM PIPELINE)	(210) 262-2486

CONTRACTOR SHALL REFERENCE GVEC PLANS FOR FINAL ELECTRICAL LINE DESIGNS AND LAYOUT.

C.P.E. LOCATOR

CALL CENTER POINT ENERGY LOCATOR AT 1-800-545-6005, 48HRS BEFORE BEGINNING ANY EXCAVATION. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CENTER POINT ENERGY MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.

TELEPHONE LOCATOR

THE EXISTENCE AND LOCATION OF UNDERGROUND CABLE INDICATED ON THE PLANS ARE TAKEN FROM THE BEST RECORDS AVAILABLE AND ARE NOT GUARANTEED TO BE ACCURATE. CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48HRS PRIOR TO EXCAVATION AT 1-800-545-6005,, CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT AND SUPPORT TELEPHONE COMPANY DURING CONSTRUCTION.

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) 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 CONTRACTORS 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 EXCAVATIONS.

UTILITY TRENCH COMPACTION

ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEO-TECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. 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 100LF FOR EACH LIFT. UPON COMPLETION OF TESTING THE GEO-TECHNICAL 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.

DEEP TRENCH COMPACTION TESTING

CITY REQUIREMENTS FOR TESTING SHALL BE ADHERED TO, IN CASES WHERE TRENCH DEPTHS DO NOT ALLOW TECHNICIANS ACCESS, METHODS FOR TESTING SHALL BE PROPOSED AND APPROVED PRIOR TO CONSTRUCTION COMMENCING.

THIS PROJECT INCLUDES UTILITY INSTALLATIONS GREATER THAN 5-FEET IN DEPTH LOCATED IN PUBLIC RIGHT-OF-WAY OR EASEMENTS. DEEP TRENCHES POSE COMPACTION TESTING AND CONSTRUCTION CHALLENGES AND CITY METHODS FOR TESTING AND COMPACTION MAY NOT BE ACHIEVABLE.

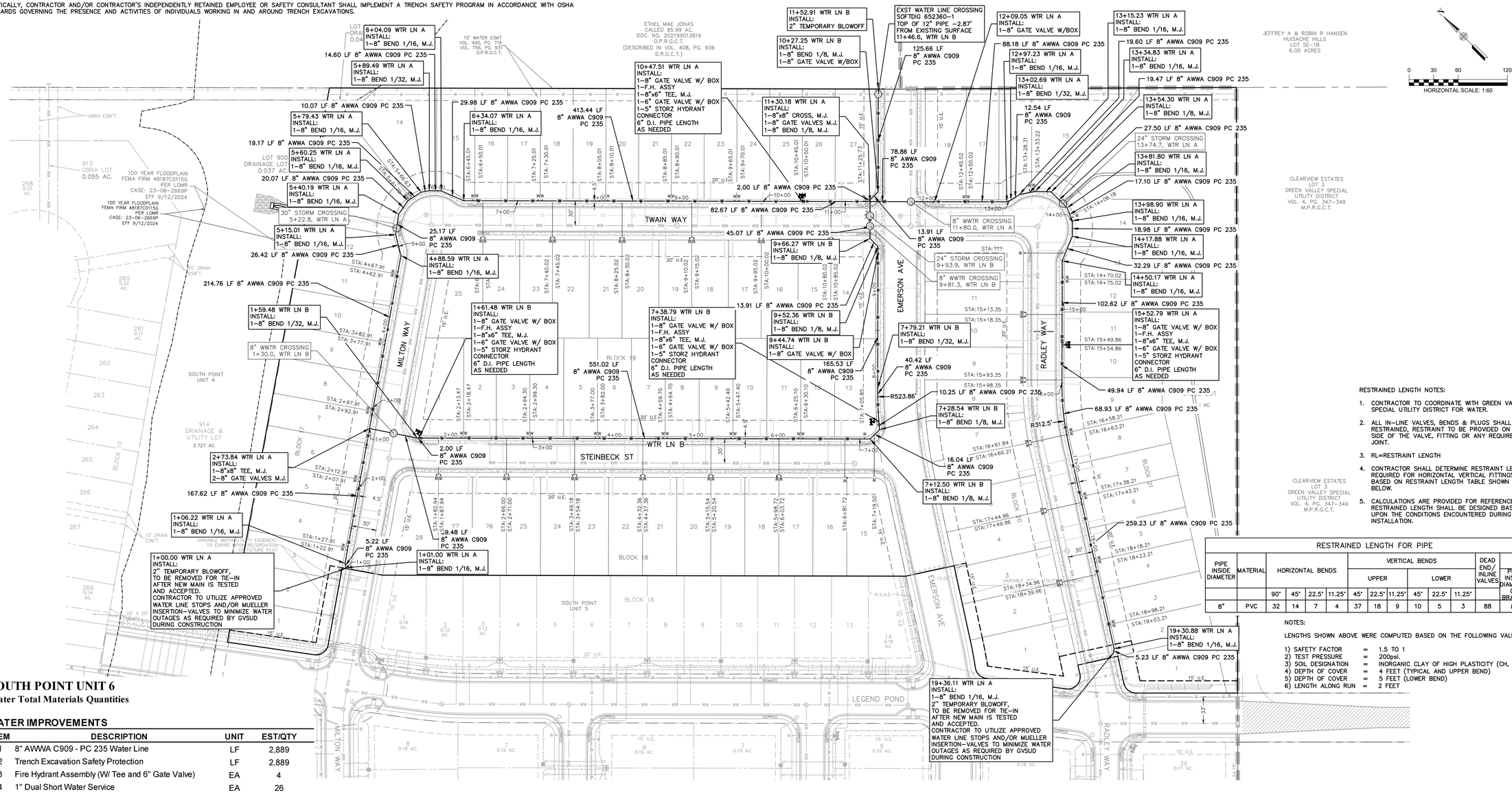
A UTILITY COMPACTION PLAN WILL BE REQUIRED AND MUST BE SUBMITTED FOR APPROVAL TO CITY PRIOR TO UTILITY INSTALLATION.

UTILITY NOTES:

1. ALL UTILITIES TO BE CONSTRUCTED PRIOR TO THE STREETS.
2. NO VALVES, HYDRANTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS OR DRIVEWAYS.
3. ALL WATER SERVICES ARE TO BE 1-INCH SERVICES AND METERS LOCATED 1-FOOT FROM THE PROPERTY LINE.
4. ALL DIMENSIONS ARE FROM FACE OF CURB.
5. REFER TO COVER SHEET FOR BENCHMARK INFORMATION.
6. THIS PROJECT INCLUDES UTILITY INSTALLATIONS GREATER THAN 5-FEET IN DEPTH LOCATED IN PUBLIC RIGHT-OF-WAY OR EASEMENTS. DEEP TRENCHES POSE COMPACTION TESTING AND CONSTRUCTION CHALLENGES AND CITY METHODS FOR TESTING AND COMPACTION MAY NOT BE ACHIEVABLE. A UTILITY COMPACTION PLAN WILL BE REQUIRED AND MUST BE SUBMITTED FOR APPROVAL TO THE CITY PRIOR TO UTILITY INSTALLATION.
7. ALL DUCTILE PIPE TO BE AMERICAN, ZINC COATED, AWWA/ANSI C-151
8. FIRE HYDRANTS SHALL BE MUELLER OR EJ TYPE AND SHALL BE 1' MINIMUM AND 7' MAXIMUM FROM BACK OF CURB.
9. MOISTURE DENSITY COMPACTION FREQUENCY - WATER MAIN TRENCHES REQUIRED EVERY 300 LF FOR EACH VERTICAL FOOT OF COMPACTED BACKFILL. SERVICES RANDOMLY SELECTED AS REQUIRED BY GVSUD INSPECTOR.
10. WHERE TIE-INS TO EXISTING INFRASTRUCTURE EXIST: CONTRACTOR TO UTILIZE APPROVED WATER LINE STOPS AND/OR MUELLER INSERTION-VALVES TO MINIMIZE WATER OUTAGES AS REQUIRED BY GVSUD DURING CONSTRUCTION.
11. DISINFECTION SHALL BE BY MACHINE CHLORINATION
12. ALL TESTING AND TEST REPORTS SHALL BE COORDINATED WITH GVSUD INSPECTOR BY THE CONTRACTOR.

LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WATER SERVICE
- UTILITY CROSSING



RESTRAINED LENGTH NOTES:

1. CONTRACTOR TO COORDINATE WITH GREEN VALLEY SPECIAL UTILITY DISTRICT FOR WATER.
2. ALL IN-LINE VALVES, BENDS & PLUGS SHALL BE RESTRAINED, RESTRAINT TO BE PROVIDED ON EACH SIDE OF THE VALVE, FITTING OR ANY REQUIRED JOINT.
3. RL=RESTRAINT LENGTH
4. CONTRACTOR SHALL DETERMINE RESTRAINT LENGTH REQUIRED FOR HORIZONTAL VERTICAL FITTINGS BASED ON RESTRAINT LENGTH TABLE SHOWN BELOW.
5. CALCULATIONS ARE PROVIDED FOR REFERENCE. THE RESTRAINED LENGTH SHALL BE DESIGNED BASED UPON THE CONDITIONS ENCOUNTERED DURING THE INSTALLATION.

RESTRAINED LENGTH FOR PIPE

PIPE INSIDE DIAMETER	MATERIAL	HORIZONTAL BENDS				VERTICAL BENDS						DEAD END / INLINE VALVES	TEE	
						UPPER			LOWER				PIPE INSIDE DIAMETER OF BRANCH	FT.
		90°	45°	22.5°	11.25°	45°	22.5°	11.25°	45°	22.5°	11.25°			
8"	PVC	32	14	7	4	37	18	9	10	5	3	88	8"	77

NOTES:

LENGTHS SHOWN ABOVE WERE COMPUTED BASED ON THE FOLLOWING VALUES:

1) SAFETY FACTOR = 1.5 TO 1
2) TEST PRESSURE = 200psi.
3) SOIL DESIGNATION = INORGANIC CLAY OF HIGH PLASTICITY (CH, GRAN. FILL)
4) DEPTH OF COVER = 4 FEET (TYPICAL AND UPPER BEND)
5) DEPTH OF COVER = 5 FEET (LOWER BEND)
6) LENGTH ALONG RUN = 2 FEET

SOUTH POINT UNIT 6
Water Total Materials Quantities

WATER IMPROVEMENTS

ITEM	DESCRIPTION	UNIT	EST/QTY
1	8" AWWA C909 - PC 235 Water Line	LF	2,889
2	Trench Excavation Safety Protection	LF	2,889
3	Fire Hydrant Assembly (W/ Tee and 6" Gate Valve)	EA	4
4	1" Dual Short Water Service	EA	26
5	1" Single Short Water Service	EA	3
6	1" Dual Long Water Service	EA	18
7	1" Single Long Water Service	EA	1
8	Domestic Meter Boxes	EA	92
9	Pipe Fittings	TN	2.87
10	8" Gate Valve MJ w/ box	EA	10
11	Total E.D.U. COUNT	EA	96

REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

STATE OF TEXAS
ZOE F. JASSO
131964
LICENSED PROFESSIONAL ENGINEER
10/29/2025

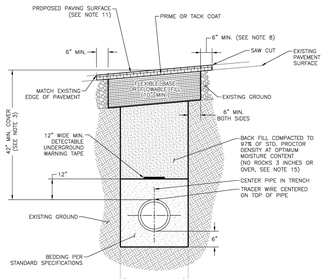
OVERALL WATER PLAN
SOUTH POINT UNIT 6

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: OCTOBER 2025
DRAWN BY: RR
DESIGNED BY: JK
REVIEWED BY: ZJ
HMT PROJECT NO.: 011.039

SHEET
C6.0

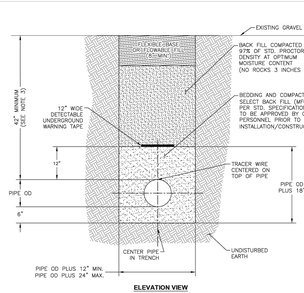
Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\Cds\011039_OVERALL WATER.dwg User: christianc Oct 27, 2025 - 5:45pm



NOTES:

1. ALL WASTEWATER PVC PIPING SHALL BE GREEN IN COLOR. NO WATER DESIGNATED PIPE SHALL BE USED IN WASTEWATER WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
2. ALL WATER PIPING SHALL HAVE A MINIMUM PRESSURE CLASS OF 235 PSI WATER PVC PIPING SHALL BE BLUE IN COLOR.
3. ALL WATER LINES AND WASTEWATER FORCEMAIN SHALL HAVE 42 INCH MINIMUM COVER AND 72 INCH MAXIMUM COVER. WASTEWATER GRAVITY LINES SHALL HAVE 42 INCH MINIMUM COVER AND 15 FOOT MAXIMUM COVER.
4. GENERAL CONTRACTOR SHALL CONTACT THE APPROPRIATE STREET OWNER AND PROCESS, POST FISCAL SURETY, AND HAVE STREET CUT PERMIT ISSUED IN THEIR NAME.
5. CONTRACTOR TO REPAIR PAVED AREA TO STREET OWNER'S ROAD STANDARDS FOR ALL DISTURBED AREA. GREEN VALLEY SPECIAL UTILITY DISTRICT PAYS FOR QUANTITY OF REPAIR SHOWN IN DETAIL
6. CONTRACTOR SHALL NOT EXCEED THE MAXIMUM TRENCH ALLOWED AS INDICATED IN THE PLANS AND SPECIFICATIONS.
7. THE EXISTING PAVED SURFACE SHALL BE SAW CUT IN A STRAIGHT LINE, A MINIMUM OF 12 INCHES WIDER THAN UNDISTURBED SIDES OF THE TRENCH AND SYMMETRICAL ABOUT THE CENTER LINE OF THE EXCAVATION.
8. ANY CONCRETE PAVING SHALL BE CUT 6 INCHES WIDER THAN UNDISTURBED SIDES OF EXCAVATION.
9. IF EXCAVATION AREA IS OPEN FOR TEMPORARY PUBLIC USE, THE SURFACE SHALL BE MAINTAINED LEVEL WITH ADJACENT RIDING SURFACE WITH TEMPORARY COLD MIX ASPHALT CONCRETE OR TEMPORARY HOT MIXED ASPHALT CONCRETE. TEMPORARY MIX SHALL BE PLACED OVER FLEXIBLE BASE.
10. FLEXIBLE BASE SHALL BE REPLACED IN KIND WITH BASE AND PAVEMENT THICKNESS WITH BASE EQUAL TO EXISTING BASE THICKNESS PLUS 3 INCHES, BUT IN NO CASE LESS THAN 10 INCHES
11. DAMAGED PAVEMENT OUTSIDE THE TRENCH CUT SHALL BE REMOVED AND REPLACED WITH A MINIMUM OF 2 INCHES HOT MIXED ASPHALT CONCRETE AND A BASE OF 10 INCHES OR A THICKNESS MATCHING EXISTING, WHICHEVER IS GREATER.
12. TACK COAT ALL EXPOSED EDGES AND SURFACES.
13. TYPE AND THICKNESS OF PROPOSED PAVING SURFACE SHALL BE AS FOLLOWS:
    - TWO COURSE SURFACE TREATMENT: SHALL MATCH EXISTING SURFACE AND SHALL BE IN ACCORDANCE WITH SPECIFICATION 02709.
    - ASPHALT PAVING: SHALL BE IN ACCORDANCE WITH SPECIFICATION 02740. HOT MIXED ASPHALT CONCRETE TYPE 'D' SHALL BE USED FOR LIFT THICKNESS UP TO 2 INCHES, AND TYPE 'C' FOR LIFT THICKNESS OVER 2 INCHES AND UP TO 3 INCHES. LIFT THICKNESS SHALL NOT BE MORE THAN 3 INCHES.
14. DETECTABLE UNDERGROUND WARNING TAPE SHALL BE PLACED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND ABOVE BEDDING, IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. THE DETECTABLE UNDERGROUND WARNING TAPE SHALL CONFORM TO THE SPECIFICATIONS AND COLOR CODED IN ACCORDANCE WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UNIFORM COLOR CODE.
15. PIPE BEDDING SHALL BE PLACED BEFORE PIPING IS LAID, UP TO BOTTOM OF PIPE, AND COMPACTED TO 97% STANDARD PROCTOR DENSITY.
16. PLACE PIPE BEDDING IN 12 INCH LIFTS AFTER PIPE IS LAID TO 12 INCHES ABOVE THE PIPE.
17. SELECT BACKFILL MATERIAL PLACED TO REQUIRED HEIGHT IN 6 INCH LIFTS.

GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS	TRENCH DETAIL FOR PAVED AREAS (1 OF 2)	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO. W-1

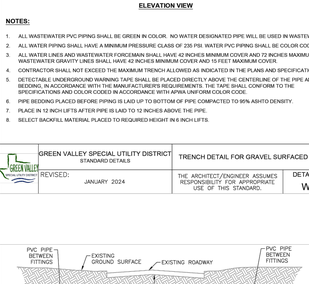


ELEVATION VIEW

NOTES:

1. ALL WASTEWATER PVC PIPING SHALL BE GREEN IN COLOR. NO WATER DESIGNATED PIPE WILL BE USED IN WASTEWATER.
2. ALL WATER PIPING SHALL HAVE A MINIMUM PRESSURE CLASS OF 235 PSI. WATER PVC PIPING SHALL BE COLOR CODED BLUE.
3. ALL WATER LINES AND WASTEWATER FORCEMAIN SHALL HAVE 42 INCHES MINIMUM COVER AND 72 INCHES MAXIMUM COVER. WASTEWATER GRAVITY LINES SHALL HAVE 42 INCHES MINIMUM COVER AND 15 FEET MAXIMUM COVER.
4. CONTRACTOR SHALL NOT EXCEED THE MAXIMUM TRENCH ALLOWED AS INDICATED IN THE PLANS AND SPECIFICATIONS.
5. DETECTABLE UNDERGROUND WARNING TAPE SHALL BE PLACED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND ABOVE BEDDING, IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. THE TAPE SHALL CONFORM TO THE SPECIFICATIONS AND COLOR CODED IN ACCORDANCE WITH APWA UNIFORM COLOR CODE.
6. PIPE BEDDING PLACED BEFORE PIPING IS LAID UP TO BOTTOM OF PIPE COMPACTED TO 95% ASHTO DENSITY.
7. PLACE IN 12 INCH LIFTS AFTER PIPE IS LAID TO 12 INCHES ABOVE THE PIPE.
8. SELECT BACKFILL MATERIAL PLACED TO REQUIRED HEIGHT IN 6 INCH LIFTS.

GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS	TRENCH DETAIL FOR PAVED AREAS (2 OF 2)	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO. W-1

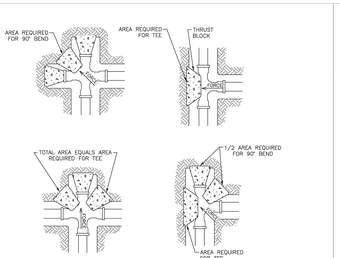


ELEVATION VIEW

NOTES:

1. ALL WASTEWATER PVC PIPING SHALL BE GREEN IN COLOR. NO WATER DESIGNATED PIPE WILL BE USED IN WASTEWATER.
2. ALL WATER PIPING SHALL HAVE A MINIMUM PRESSURE CLASS OF 235 PSI WATER PVC PIPING SHALL BE COLOR CODED BLUE.
3. ALL WATER LINES AND WASTEWATER FORCEMAIN SHALL HAVE 42 INCHES MINIMUM COVER AND 72 INCHES MAXIMUM COVER. WASTEWATER GRAVITY LINES SHALL HAVE 42 INCHES MINIMUM COVER AND 15 FEET MAXIMUM COVER.
4. CONTRACTOR SHALL NOT EXCEED THE MAXIMUM TRENCH ALLOWED AS INDICATED IN THE PLANS AND SPECIFICATIONS.
5. DETECTABLE UNDERGROUND WARNING TAPE SHALL BE PLACED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND ABOVE BEDDING, IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. THE TAPE SHALL CONFORM TO THE SPECIFICATIONS AND COLOR CODED IN ACCORDANCE WITH APWA UNIFORM COLOR CODE.
6. PIPE BEDDING PLACED BEFORE PIPING IS LAID UP TO BOTTOM OF PIPE COMPACTED TO 95% ASHTO DENSITY.
7. PLACE IN 12 INCH LIFTS AFTER PIPE IS LAID TO 12 INCHES ABOVE THE PIPE.
8. SELECT BACKFILL MATERIAL PLACED TO REQUIRED HEIGHT IN 6 INCH LIFTS.

GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS	TRENCH DETAIL FOR GRAVEL SURFACED AREAS	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO. W-2

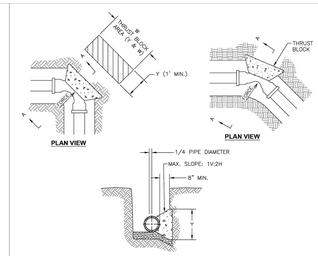


MINIMUM THRUST BLOCK AREA REQUIRED (Y AND W)		
PIPE SIZE	WATER PIPE	
	TEE, DEAD END, 90° BEND	45° AND 22.5° BENDS
4" & LESS	3 SQ. FEET	3 SQ. FEET
6"	4 SQ. FEET	3 SQ. FEET
8"	6 SQ. FEET	3 SQ. FEET
10"	9 SQ. FEET	5 SQ. FEET
12"	13 SQ. FEET	7 SQ. FEET
16"	23 SQ. FEET	12 SQ. FEET
18"	29 SQ. FEET	15 SQ. FEET

NOTES:

1. TABLE IS BASED ON SOILS WITH A MINIMUM BEARING CAPACITY OF 3,000 PSF. IF CONDITIONS ARE FOUND TO INDICATE SOIL BEARING IS LESS, THE AREAS SHALL BE INCREASED ACCORDINGLY.
2. AREAS FOR PIPE LARGER THAN 18 INCHES SHALL BE RESTRAINED.
3. THRUST BLOCKS SHALL EXTEND TO UNDISTURBED GROUND. CONCRETE SHALL BE CLASS "C" (MIN. 2,500 PSI).
4. FITTINGS SHALL BE DUCTILE IRON MECHANICAL JOINT WITH A MINIMUM PRESSURE RATING OF 250 PSI AND SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA A21.10/C110 OR A21.53/C153.

GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS	CONCRETE THRUST BLOCKING (1 OF 2)	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO. W-4

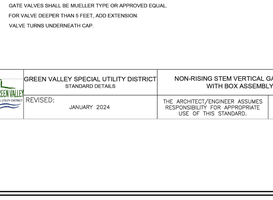


MINIMUM THRUST BLOCK AREA REQUIRED (Y AND W)		
PIPE SIZE	WATER PIPE	
	TEE, DEAD END, 90° BEND	45° AND 22.5° BENDS
4" & LESS	3 SQ. FEET	3 SQ. FEET
6"	4 SQ. FEET	3 SQ. FEET
8"	6 SQ. FEET	3 SQ. FEET
10"	9 SQ. FEET	5 SQ. FEET
12"	13 SQ. FEET	7 SQ. FEET
16"	23 SQ. FEET	12 SQ. FEET
18"	29 SQ. FEET	15 SQ. FEET

NOTES:

1. TABLE IS BASED ON SOILS WITH A MINIMUM BEARING CAPACITY OF 3,000 PSF. IF CONDITIONS ARE FOUND TO INDICATE SOIL BEARING IS LESS, THE AREAS SHALL BE INCREASED ACCORDINGLY.
2. AREAS FOR PIPE LARGER THAN 18 INCHES SHALL BE RESTRAINED.
3. THRUST BLOCKS SHALL EXTEND TO UNDISTURBED GROUND. CONCRETE SHALL BE CLASS "C" (MIN. 2,500 PSI).
4. FITTINGS SHALL BE DUCTILE IRON MECHANICAL JOINT WITH A MINIMUM PRESSURE RATING OF 250 PSI AND SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA A21.10/C110 OR A21.53/C153.

GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS	CONCRETE THRUST BLOCKING (2 OF 2)	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO. W-4



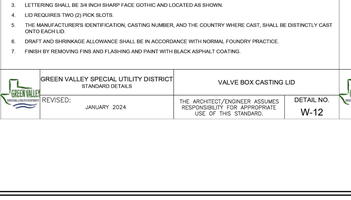
PLAN VIEW

ELEVATION VIEW

NOTES:

1. TO BE PLACED ON SLOPES GREATER THAN 10% WITH MAXIMUM SPACING OF 20 FEET.
2. WHEN TRENCHING IN ROCK CONDITIONS, WIDTH MAY BE REDUCED FROM 12 INCHES DOWN TO 6 INCHES.

GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS	CONCRETE RETARD	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO. W-5

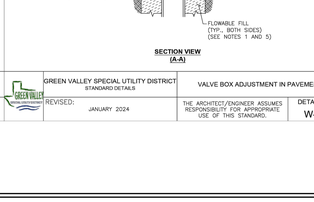


NOTE:
NUMBER OF RUNNERS AND CONFIGURATION SHALL COMPLY WITH TCEQ RULES AND REGULATIONS

NOTES:

1. TCEQ RULES AND REGULATIONS ON SANITARY SEWER, STORM SEWER AND WATER MAIN CROSSING AND SEPARATIONS WILL BE STRICTLY ENFORCED TO TAC, CHAPTER 290, SUBCHAPTER O.
2. ALL PIPE IN ENCASEMENT PIPE SHALL BE RESTRAINED AT JOINTS FOR ENTIRE LENGTH OF THE ENCASEMENT PIPE PLUS 10 FEET ON EACH SIDE.
3. AT ANY CREEK CROSSING OR DRAINAGE DITCH THE PIPE SHALL BE ENCASED IN STEEL PIPE AND HAVE A MINIMUM OF 3 FEET OF COVER FROM THE BOTTOM OF THE CREEK/STREAM.
4. AT ANY ROADWAY CROSSING THE MAIN SHALL BE STEEL ENCASED AND HAVE A MINIMUM OF 5 FEET OF COVER FROM THE BOTTOM OF THE BASE MATERIAL.
5. BORE SHALL HAVE SUFFICIENT ROOM FOR 2" PVC O.D. (MIN) FOR FORCE GROUTING AS REQUIRED.

GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS	ENCASEMENT DETAIL WITH ENCASEMENT SPACERS	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO. W-6



ROADWAY BORE DETAIL

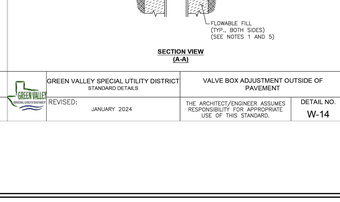
NOTES:

1. ALL PIPE IN ENCASEMENT PIPE SHALL BE RESTRAINED WITH AN APPROVED METHOD FOR ENTIRE LENGTH OF THE ENCASEMENT PIPE PLUS 10 FEET ON EACH SIDE.
2. FOR A PIPE 20 FEET IN LENGTH, A MINIMUM OF 4 SPACERS ARE REQUIRED. FOR A PIPE 13 FEET IN LENGTH, A MINIMUM OF 3 SPACERS ARE REQUIRED.
3. FOR ENCASED PIPE LOCATED IN PROXIMITY TO SANITARY SEWERS, SPACERS SHALL CONFORM TO TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 290, SUBCHAPTER D.
4. AT ANY ROADWAY CROSSING THE PIPE SHALL BE STEEL ENCASED AND HAVE A MINIMUM OF 5 FEET OF COVER FROM THE BOTTOM OF THE BASE MATERIAL.
5. FOR ROAD WAY CROSSINGS, THE ENDS OF THE CASING PIPE SHALL EXTEND TO THE RIGHT OF WAY LINES.
6. ALL PIPE FITTINGS, VALVES, AND APPURTENANCES SHALL MATCH OR EXCEED CLASS RATING OF PIPE AS SHOWN ON THE PLANS.
7. SEE ENCASEMENT DETAIL WITH ENCASEMENT SPACER DETAIL W-6.
8. DUCTILE IRON PIPE AMERICAN ZINC COATED AWWA/ANSI C-151 MAY BE USED IN LIEU OF STEEL CASING WHEN APPROVED BY GVSUD.

WATER LINE IN ENCASEMENT PIPE

WATER LINE SIZE (INCHES)	NOM. DIA. STEEL (INCHES)	ENCASEMENT PIPE THICKNESS (INCHES)	PIPE WEIGHT (LBS./FT.)
6	18	0.375	70.59
8	24	0.375	94.62
12	24	0.375	94.62
16	30	0.375	118.65
20	36	0.438	166.19
24	42	0.438	194.02
30	48	0.50	259.02
36	54	0.50	291.07

GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS	INSTALLATION OF PIPE IN STEEL ENCASEMENT UNDER ROADS	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO. W-7



STREAM / STORM SEWER DETAIL

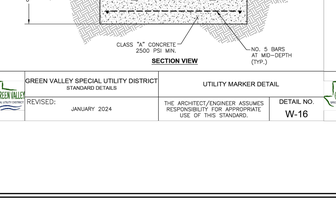
NOTES:

1. ALL PIPE IN ENCASEMENT PIPE SHALL BE RESTRAINED WITH AN APPROVED METHOD FOR ENTIRE LENGTH OF THE ENCASEMENT PIPE PLUS 10 FEET ON EACH SIDE.
2. FOR A PIPE 20 FEET IN LENGTH, A MINIMUM OF 4 SPACERS ARE REQUIRED. FOR A PIPE 13 FEET IN LENGTH, A MINIMUM OF 3 SPACERS ARE REQUIRED.
3. FOR ENCASED PIPE LOCATED IN PROXIMITY TO SANITARY SEWERS, SPACERS SHALL CONFORM TO TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 290, SUBCHAPTER D.
4. AT ANY CREEK CROSSING OR DRAINAGE DITCH THE PIPE SHALL BE STEEL ENCASED AND HAVE A MINIMUM OF 3 FEET OF COVER FROM THE BOTTOM OF THE CREEK/STREAM.
5. SEE ENCASEMENT DETAIL WITH ENCASEMENT SPACER DETAIL W-6.
6. ANNULAR SPACE TO BE FILLED WITH SAND-CEMENT SLURRY.
7. MINIMUM DEPTH BETWEEN CASING PIPE AND BOX CULVERTS OR STORM SEWER PIPE IS 2 FEET.

WATER LINE IN ENCASEMENT PIPE

WATER LINE SIZE (INCHES)	NOM. DIA. STEEL (INCHES)	ENCASEMENT PIPE THICKNESS (INCHES)	PIPE WEIGHT (LBS./FT.)
6	18	0.375	70.59
8	24	0.375	94.62
12	24	0.375	94.62
16	30	0.375	118.65
20	36	0.438	166.19
24	42	0.438	194.02
30	48	0.50	259.02
36	54	0.50	291.07

GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS	INSTALLATION OF PIPE IN STEEL ENCASEMENT UNDER STREAMS / STORM SEWERS	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO. W-8



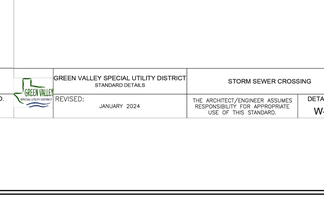
PLAN VIEW

SECTION VIEW (1-1)

NOTES:

1. ENCASEMENT PIPE SHALL BE NEW STEEL PIPE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C200, LATEST EDITION.
2. ALL PIPE JOINTS WITHIN THE CASING ARE TO BE RESTRAINED WITH AN APPROVED METHOD FOR ENTIRE LENGTH OF THE ENCASEMENT PIPE PLUS 10 FEET ON EACH SIDE.
3. FOR ROADWAY CROSSINGS, THE ENDS OF THE CASING PIPE SHALL EXTEND TO THE RIGHT OF WAY LINES.
4. ALL PIPE FITTINGS, VALVES, AND APPURTENANCES SHALL MATCH OR EXCEED PIPE CLASS RATING AS SHOWN ON THE PLANS.
5. REFER TO SPECIFICATION 02300 FOR CASING PIPE THICKNESS.

GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS	TYPICAL JACKING, BORING, AND TUNNELING DETAIL	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO. W-9



TYPICAL SECTION

NOTES:

1. MAINTAIN A MINIMUM 5 FOOT HORIZONTAL AND 2 FOOT VERTICAL SEPARATION FROM BETWEEN UTILITIES AND WATER AND WASTEWATER PIPES AND SERVICES: GAS, ELECTRIC, CABLE, ETC. TO BE LOCATED OPPOSITE SIDES OF PROPERTIES.
2. UTILITY CROSSINGS SEPARATED BY LESS THAN 5 FEET SHALL BE ENCASED WITH A MINIMUM OF 6 INCHES OF CONCRETE.
3. SPECIFICATIONS: BEDDING MATERIAL MUST BE APPROVED BY AUTHORIZED GVSUD PERSONNEL, BEFORE START OF JOB.
4. AT ANY CREEK CROSSING OR DRAINAGE DITCH THE MAIN SHALL BE ENCASED WITH STEEL PIPE AND/OR 6 INCHES CONCRETE ENCASEMENT TO WITHIN 10 FEET OUTSIDE OF CREEK OR DRAINAGE DITCH AREA.
5. PIPE JOINTS SHALL BE AT LEAST 5 FEET HORIZONTALLY FROM CROSSINGS.

GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS	UTILITIES CROSSING DETAIL	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO. W-10

NOTES:

1. WELD 2 1/2 INCH X 2 INCH DEEP SOCKET TO 1 INCH (SCHEDULE 40) ROUND STEM EXTENSION AND ON OPERATING NUT. FOR PIPE EXTENSIONS OVER 10 FEET, STEM EXTENSION SHALL BE A SCHEDULE 80 PIPE.
2. VALVE EXTENSIONS ARE REQUIRED ON ALL VALVES THAT EXCEED 3 FEET DEEP FROM FINISHED GRADE. VALVE EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 16 TO 24 INCHES FROM FINISHED GRADE.
3. CONCRETE COLLARS TO BE INSTALLED ON ALL VALVE BOXES LOCATED OUTSIDE PAVEMENT. SEE APPROPRIATE VALVE BOX ADJUSTMENT DETAILS.
4. GATE VALVES SHALL BE MUELLER TYPE OR APPROVED EQUAL.
5. FOR VALVE DEEPER THAN 5 FEET, ADD EXTENSION
6. VALVE TURNS UNDERNEATH CAP.

GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS	NON-RISING STEM VERTICAL GATE VALVE WITH BOX ASSEMBLY	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO. W-11

NOTES:

1. VALVE BOX COVER SHALL BE EJ GROUP, INC. 971 VALVE BOX COVER PRODUCT NUMBER 33171011, OR APPROVED EQUIVALENT WITH GVSUD LOGO.
2. TYPICAL FILLET IS 3/16 INCH RADIUS.
3. LETTERING SHALL BE 3/4 INCH SHARP FACE GOTHIC AND LOCATED AS SHOWN.
4. LID REQUIRES TWO (2) PICK SLOTS.
5. THE MANUFACTURER'S IDENTIFICATION, CASTING NUMBER, AND THE COUNTRY WHERE CAST, SHALL BE DISTINCTLY CAST ONTO EACH LID.
6. DRAFT AND SHRINKAGE ALLOWANCE SHALL BE IN ACCORDANCE WITH NORMAL FOUNDRY PRACTICE.
7. FINISH BY REMOVING FINS AND FLASHING AND PAINT WITH BLACK ASPHALT COATING.

GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS	VALVE BOX CASTING LID	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO. W-12

PLAN VIEW

NOTES:

1. SUBGRADE SHALL BE COMPACTED PER SPECIFICATIONS, SUBGRADE PREPARATION.
2. VALVE BOXES SHALL BE ADJUSTED TO GRADE AFTER FINAL LIFT OF OVERLAY IS IN PLACE.
3. CLEAN VALVE BOX OF ALL DEBRIS DOWN TO BASE OF THE VALVE.
4. CONTRACTOR TO USE VALVE BOX ADJUSTING RISER TO ADJUST VALVE BOX TO GRADE.
5. WHERE CAST IRON CASTINGS ARE TO BE REMOVED IN EXCAVATION GREATER THAN 20 INCHES DEEP, CONTRACTOR MAY ELECT TO FILL EXCAVATION WITH CONTROLLED LOW STRENGTH MATERIAL TO THE UNDERSIDE OF THE CONCRETE PAVEMENT PATCH IN LIEU OF COMPACTED BACKFILL.
6. REINFORCING STEEL SHALL MEET SPECIFICATIONS FOR REINFORCING STEEL.

GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS	VALVE BOX ADJUSTMENT IN PAVEMENT	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO. W-13

NO. 4 BAR AT MID-DEPTH (TYP. BOTH SIDES)
LID
6" (TYP)
IF LOCATED IN CONCRETE: THE VALVE CONCRETE COLLAR SHOWN SHALL BE BLOCKED OUT TO FULL DEPTH WITH 3/4" REDWOOD EXPANS



RESTRAINED LENGTH FOR BENDS

PIPE SIZE (INCHES)	BEND ANGLE (DEG)	RESTRAINED LENGTH IN FEET, WHEN TEST PRESSURE = 200 PSI
6	90	23
6	45	9
6	22.5	5
6	11.25	2
8	90	30
8	45	12
8	22.5	6
8	11.25	3
12	90	43
12	45	18
12	22.5	8
12	11.25	4
16	90	63
16	45	26
16	22.5	13
16	11.25	7
24	90	85
24	45	35
24	22.5	17
24	11.25	9

NOTES:

1. RESTRAINED LENGTH CALCULATIONS FOR P.V.C PIPE BEDDED IN COMPACTED GRANULAR MATERIAL EXTENDING TO THE TOP OF THE PIPE. NATIVE SOIL MATERIAL IS ASSUMED TO BE INORGANIC CLAY OF HIGH PLASTICITY, DEPTH OF BURY IS ASSUMED TO BE 4 FEET.
2. THESE CALCULATIONS ARE PROVIDED FOR REFERENCE. THE RESTRAINED LENGTH SHALL BE DESIGNED BASED UPON THE CONDITIONS ENCOUNTERED DURING INSTALLATION.
3. CONTRACTOR SHALL RESTRAIN ALL JOINTS WITHIN THE REQUIRED RESTRAINT DISTANCE PLUS THE NEXT JOINT OUTSIDE THE REQUIRED RESTRAINT DISTANCE.

GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS		BEND RESTRAINED LENGTH DESIGN	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO.	W-18



RESTRAINED LENGTH FOR REDUCERS

PIPE SIZE (INCHES)	SMALL SIZE (INCHES)	RESTRAINED LENGTH IN FEET, WHEN TEST PRESSURE = 200 PSI
6	4	30
6	4	55
8	6	32
12	4	95
12	6	80
12	8	58
16	4	131
16	6	120
16	8	104
16	12	60
24	16	110

NOTES:

1. RESTRAINED LENGTH CALCULATIONS FOR P.V.C PIPE BEDDED IN COMPACTED GRANULAR MATERIAL EXTENDING TO THE TOP OF THE PIPE. NATIVE SOIL MATERIAL IS ASSUMED TO BE INORGANIC CLAY OF HIGH PLASTICITY. DEPTH OF BURY IS ASSUMED TO BE 4 FEET.
2. THESE CALCULATIONS ARE PROVIDED FOR REFERENCE. THE RESTRAINED LENGTH SHALL BE DESIGNED BASED UPON THE CONDITIONS ENCOUNTERED DURING INSTALLATION.
3. CONTRACTOR SHALL RESTRAIN ALL JOINTS WITHIN THE REQUIRED RESTRAINT DISTANCE PLUS THE NEXT JOINT OUTSIDE THE REQUIRED RESTRAINT DISTANCE.

GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS		REDUCER RESTRAINED LENGTH DESIGN	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO.	W-19



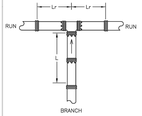
RESTRAINED LENGTH FOR DEAD ENDS/INLINE VALVES

PIPE SIZE (INCHES)	RESTRAINED LENGTH IN FEET, WHEN TEST PRESSURE = 200 PSI
4	42
6	59
8	77
12	109
16	142
24	202

NOTES:

1. RESTRAINED LENGTH CALCULATIONS FOR P.V.C PIPE BEDDED IN COMPACTED GRANULAR MATERIAL EXTENDING TO THE TOP OF THE PIPE. NATIVE SOIL MATERIAL IS ASSUMED TO BE INORGANIC CLAY OF HIGH PLASTICITY. DEPTH OF BURY IS ASSUMED TO BE 4 FEET.
2. THESE CALCULATIONS ARE PROVIDED FOR REFERENCE. THE RESTRAINED LENGTH SHALL BE DESIGNED BASED UPON THE CONDITIONS ENCOUNTERED DURING INSTALLATION.
3. CONTRACTOR SHALL RESTRAIN ALL JOINTS WITHIN THE REQUIRED RESTRAINT DISTANCE PLUS THE NEXT JOINT OUTSIDE THE REQUIRED RESTRAINT DISTANCE.

GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS		VALVE AND DEAD END RESTRAINED LENGTH DESIGN	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO.	W-20



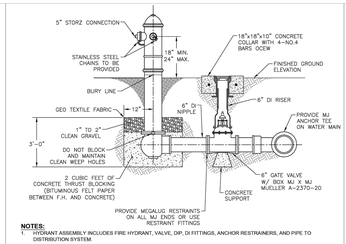
NOTES:

1. RESTRAINED LENGTH CALCULATIONS FOR P.V.C PIPE BEDDED IN COMPACTED GRANULAR MATERIAL EXTENDING TO THE TOP OF THE PIPE. NATIVE SOIL MATERIAL IS ASSUMED TO BE INORGANIC CLAY OF HIGH PLASTICITY. DEPTH OF BURY IS ASSUMED TO BE 4 FEET.
2. THESE CALCULATIONS ARE PROVIDED FOR REFERENCE. THE RESTRAINED LENGTH SHALL BE DESIGNED BASED UPON THE CONDITIONS ENCOUNTERED DURING INSTALLATION.
3. CONTRACTOR SHALL RESTRAIN ALL JOINTS WITHIN THE REQUIRED RESTRAINT DISTANCE PLUS THE NEXT JOINT OUTSIDE THE REQUIRED RESTRAINT DISTANCE.

RESTRAINED LENGTH FOR TEES

PIPE SIZE (INCHES)	BRANCH SIZE (INCHES)	LENGTH OF RUN (FEET)	RESTRAINED LENGTH IN FEET, WHEN TEST PRESSURE = 200 PSI
6	4	0	42
6	4	5	7
6	4	10	1
6	6	0	59
6	6	5	35
6	6	10	11
8	4	0	42
8	4	5	1
8	4	10	1
8	6	0	59
8	6	5	28
8	6	10	1
8	8	0	77
8	8	5	53
8	8	10	30
8	8	15	6
12	4	0	42
12	4	5	1
12	6	0	59
12	6	5	13
12	6	10	1
12	8	0	77
12	8	5	42
12	8	10	7
12	8	15	1
12	12	0	109
12	12	5	86
12	12	10	63
12	12	15	39
16	4	0	42
16	4	5	1
16	6	0	59
16	6	5	1
16	8	0	78
16	8	5	39
16	8	10	1
16	12	0	110
16	12	5	84
16	12	10	59
16	12	15	33
16	12	20	7
16	16	0	142
16	16	5	123
16	16	10	104
16	16	15	85
24	24	0	65
24	24	5	169
24	24	10	136
24	24	15	103
24	24	20	70

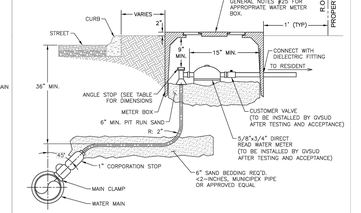
GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS		TEE RESTRAINED LENGTH DESIGN	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO.	W-21



NOTES:

1. HYDRANT ASSEMBLY INCLUDES FIRE HYDRANT, VALVE, DIP, DI FITTINGS, ANCHOR RESTRAINERS, AND PIPE TO DISTRIBUTION SYSTEM.
2. FIRE HYDRANTS SHALL HAVE A MINIMUM OF 3 FEET OF CLEARANCE SURROUNDING HYDRANT.
3. HYDRANTS SHALL BE A MINIMUM DISTANCE OF 3 FEET BEHIND THE CURB OR 3 FEET FROM THE R.O.W. UNDER NO CIRCUMSTANCES SHALL VALVES OR HYDRANTS BE PLACED IN A CURB OR SIDEWALK. IN AREAS WITHOUT CURBS OR SIDEWALKS, HYDRANT SHALL BE PLACED 3-6 FEET FROM THE DISTRIBUTION SYSTEM.
4. FOR BURY DEPTHS GREATER THAN 5 FEET, ONE BARREL EXTENSION NOT EXCEEDING 3 FEET IN LENGTH SHALL BE INSTALLED DIRECTLY BELOW THE FIRE HYDRANT.
5. 1 CU.FOOT (MIN) OF CRUSHED STONE OR GRAVEL SHALL BE PLACED AROUND WEEP HOLE FOR A RADIUS OF 12 INCHES AND EXTEND 12 INCHES ABOVE THE OUTLET.
6. VALVE, DUCTILE IRON PIPE, AND STANDARD FIRE HYDRANT SYSTEM SHALL BE RESTRAINT JOINT CONTINUOUSLY TOGETHER.
7. FIRE HYDRANT SHALL BE 4 INCH (2) WAY HYDRANT WITH BREAK AWAY BOLTS (SHOE TYPES) PROVIDED WITH STORZ CONNECTION. DEPTH OF BURY SHALL BE 42 INCHES MINIMUM. FIRE HYDRANTS MUST BE SET PLUMB. HOSE CONNECTION MUST FACE ROADWAY.
8. HYDRANT ASSEMBLY SHALL BE RESTRAINED FROM TEE TO HYDRANT.
9. IN THE CITY OF CIBOLO'S CITY LIMITS, FIRE HYDRANTS SHALL BE MUELLER TYPE AND SHALL BE 1 FOOT MINIMUM AND 7 FEET MAXIMUM FROM THE BACK OF CURB.
10. HYDRANTS UPPER BARREL SHALL BE FACTORY PAINTED RED WITH BONNET AND CAPS COATED PER CURRENT NFPA 291 STANDARDS.
11. HYDRANTS LOCATED IN RURAL AREAS SHALL HAVE 6" TALL POLLARD WATER FLEXIFLAG #PP968802.

GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS		STANDARD HYDRANT ASSEMBLY INSTALLATION	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO.	W-22

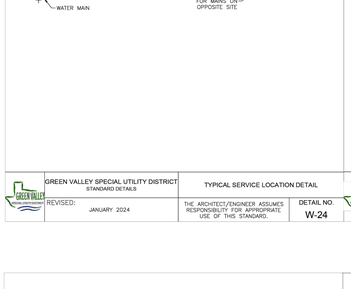


MAIN SIZE	METER SIZE	MAIN SADDLE	CORPORATION	ANGLE STOP
<12"	5/8" OR 3/4"	S-91804 IP	H-15028 IP 1"	B-24258N 1"X 3/4"
<12"	1"	S-91804 IP	H-15028 IP 1"	B-24258N 1"X1"

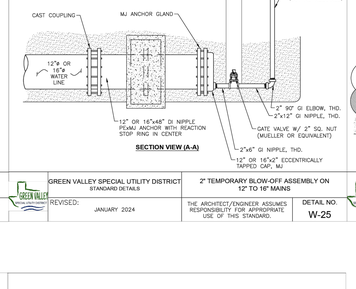
NOTES:

1. FITTINGS SHALL BE MUELLER OR APPROVED EQUAL.
2. A TRACER WIRE SHALL BE INSTALLED ON THE SERVICE LINE TAPED AT 10-INCH INCREMENTS.

GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS		STANDARD SERVICE CONNECTION	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO.	W-23



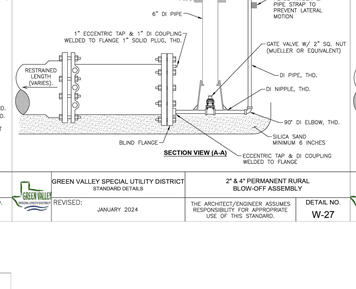
GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS		TYPICAL SERVICE LOCATION DETAIL	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO.	W-24



NOTES:

1. BACKFILL ALL EXTERIOR METAL SURFACES IN SILICA SAND
2. ALL REINFORCING BARS IN THE REACTION BLOCK SHALL BE NO. 4

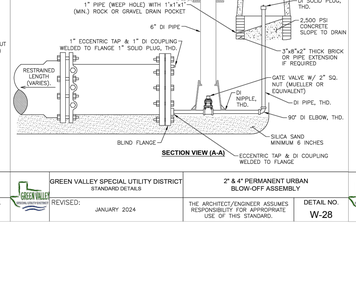
GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS		2" TEMPORARY BLOW-OFF ASSEMBLY ON 12" TO 16" MAINS	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO.	W-25



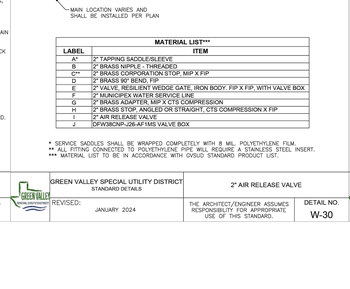
NOTES:

1. EMBED ALL EXTERIOR METAL SURFACES IN SILICA SAND.
2. ALL REINFORCING BARS IN THE REACTION BLOCK SHALL BE NO. 5.

GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS		2" & 4" PERMANENT RURAL BLOW-OFF ASSEMBLY	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO.	W-27



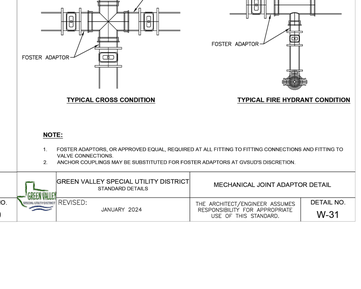
GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS		2" & 4" PERMANENT URBAN BLOW-OFF ASSEMBLY	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO.	W-28



MATERIAL LIST***	
LABEL	ITEM
A*	2" TAPPING SADDLE/SLEEVE
B	2" BRASS NIPPLE - THREADED
C**	2" BRASS CORPORATION STOP, MIP X FIP
D	2" BRASS 90° BEND, FIP
E	2" VALVE, RESILIENT WEDGE GATE, IRON BODY, FIP X FIP, WITH VALVE BOX
F	2" MUNICIPEX WATER SERVICE LINE
G	2" BRASS ADAPTER, MIP X CTS COMPRESSION
H	2" BRASS STOP, ANGLED OR STRAIGHT, CTS COMPRESSION X FIP
I	2" AIR RELEASE VALVE
J	DFWSBOAP--26-AF TMS VALVE BOX

* SERVICE SADDLES SHALL BE WRAPPED COMPLETELY WITH 8 MIL POLYETHYLENE FILM.
** ALL FITTING CONNECTED TO POLYETHYLENE PIPE WILL REQUIRE A STAINLESS STEEL INSERT.
*** MATERIAL LIST TO BE IN ACCORDANCE WITH GVSUD STANDARD PRODUCT LIST.

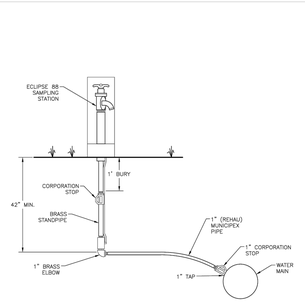
GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS		2" AIR RELEASE VALVE	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO.	W-30



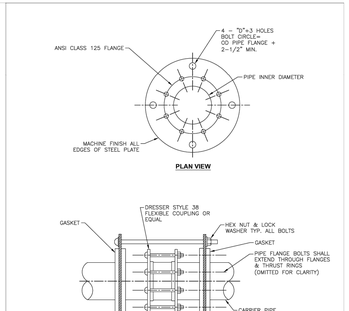
NOTE:

1. FOSTER ADAPTORS, OR APPROVED EQUAL, REQUIRED AT ALL FITTING TO FITTING CONNECTIONS AND FITTING TO VALVE CONNECTIONS.
2. ANCHOR COUPLINGS MAY BE SUBSTITUTED FOR FOSTER ADAPTORS AT GVSUD'S DISCRETION.

GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS		MECHANICAL JOINT ADAPTOR DETAIL	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO.	W-31



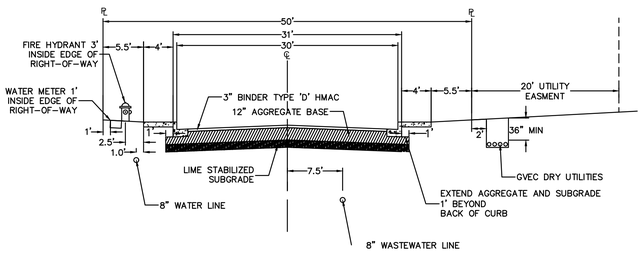
GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS		WATER SAMPLING STATION DETAIL	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO.	W-33

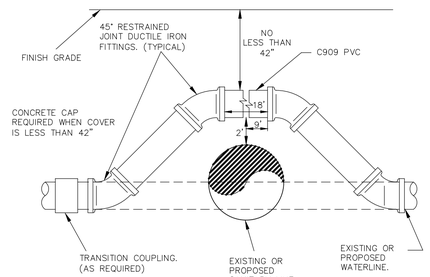


NOTES:

1. A MINIMUM OF 2 TIE RODS SHALL BE USED FOR CARRIER PIPES 6 INCHES OR LESS. PIPES GREATER THAN 6 INCHES SHALL HAVE A MINIMUM OF 4 TIE RODS.
2. TIE RODS SHALL HAVE MINIMUM DIAMETER OF 3/4 INCH FOR PIPES 6 INCHES OR LESS, AND 1 INCH FOR PIPES GREATER THAN 6 INCHES.

GREEN VALLEY SPECIAL UTILITY DISTRICT STANDARD DETAILS		FLEXIBLE COUPLING AND THRUST RESTRAINT HARNESS DETAIL	
REVISED: JANUARY 2024	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	DETAIL NO.	W-34





A WATERLINE ADJUSTMENT DETAIL
N.T.S

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

HMT
ENGINEERING & SURVEYING

STATE OF TEXAS
ZOE F. JASSO
131984
LICENSED PROFESSIONAL ENGINEER
10/02/2025

WATER DETAILS (2 OF 2)

SOUTH POINT UNIT 6

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: OCTOBER 2025
DRAWN BY: RR
DESIGNED BY: JK
REVIEWED BY: ZJ
HMT PROJECT NO.: 011.039

SHEET
C6.2

Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\C0s\011.039_WATER DETAILS.dwg User: chrisfonc Oct 01, 2025 - 1:15pm

CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES 48 HOURS PRIOR TO EXCAVATION:

GVSUD(Water)	830-914-2331
Time Warner Cable	830-625-3408
Centerpoint Gas	830-643-6434
Robert Sanders	830-643-6903
Damaged Lines	888-876-5786
AT&T Telephone	830-303-1333
GVEC(Electric)	830-223-4832
Guadalupe-Blanco River Authority(Sewer)	830-379-5822
Texas One Call	830-545-6005

C.P.E. LOCATOR

CALL CENTER POINT ENERGY LOCATOR AT 1-800-545-6005, 48HRS BEFORE BEGINNING ANY EXCAVATION. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CENTER POINT ENERGY MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.

TELEPHONE LOCATOR

THE EXISTENCE AND LOCATION OF UNDERGROUND CABLE INDICATED ON THE PLANS ARE TAKEN FROM THE BEST RECORDS AVAILABLE AND ARE NOT GUARANTEED TO BE ACCURATE. CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48HRS PRIOR TO EXCAVATION AT 1-800-545-6005,, CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT AND SUPPORT TELEPHONE COMPANY DURING CONSTRUCTION.

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) 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 CONTRACTORS 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 EXCAVATIONS.

UTILITY TRENCH COMPACTION

ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEO-TECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. 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 100LF FOR EACH LIFT. UPON COMPLETION OF TESTING THE GEO-TECHNICAL 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.

DEEP TRENCH COMPACTION TESTING

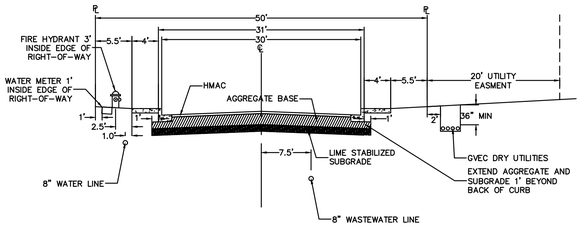
CITY REQUIREMENTS FOR TESTING SHALL BE ADHERED TO, IN CASES WHERE TRENCH DEPTHS DO NOT ALLOW TECHNICIANS ACCESS, METHODS FOR TESTING SHALL BE PROPOSED AND APPROVED PRIOR TO CONSTRUCTION COMMENCING.

THIS PROJECT INCLUDES UTILITY INSTALLATIONS GREATER THAN 5-FEET IN DEPTH LOCATED IN PUBLIC RIGHT-OF-WAY OR EASEMENTS. DEEP TRENCHES POSE COMPACTION TESTING AND CONSTRUCTION CHALLENGES AND CITY METHODS FOR TESTING AND COMPACTION MAY NOT BE ACHIEVABLE.

A UTILITY COMPACTION PLAN WILL BE REQUIRED AND MUST BE SUBMITTED FRO APPROVAL TO CITY PRIOR TO UTILITY INSTALLATION.

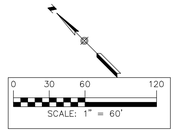
UTILITY NOTES:

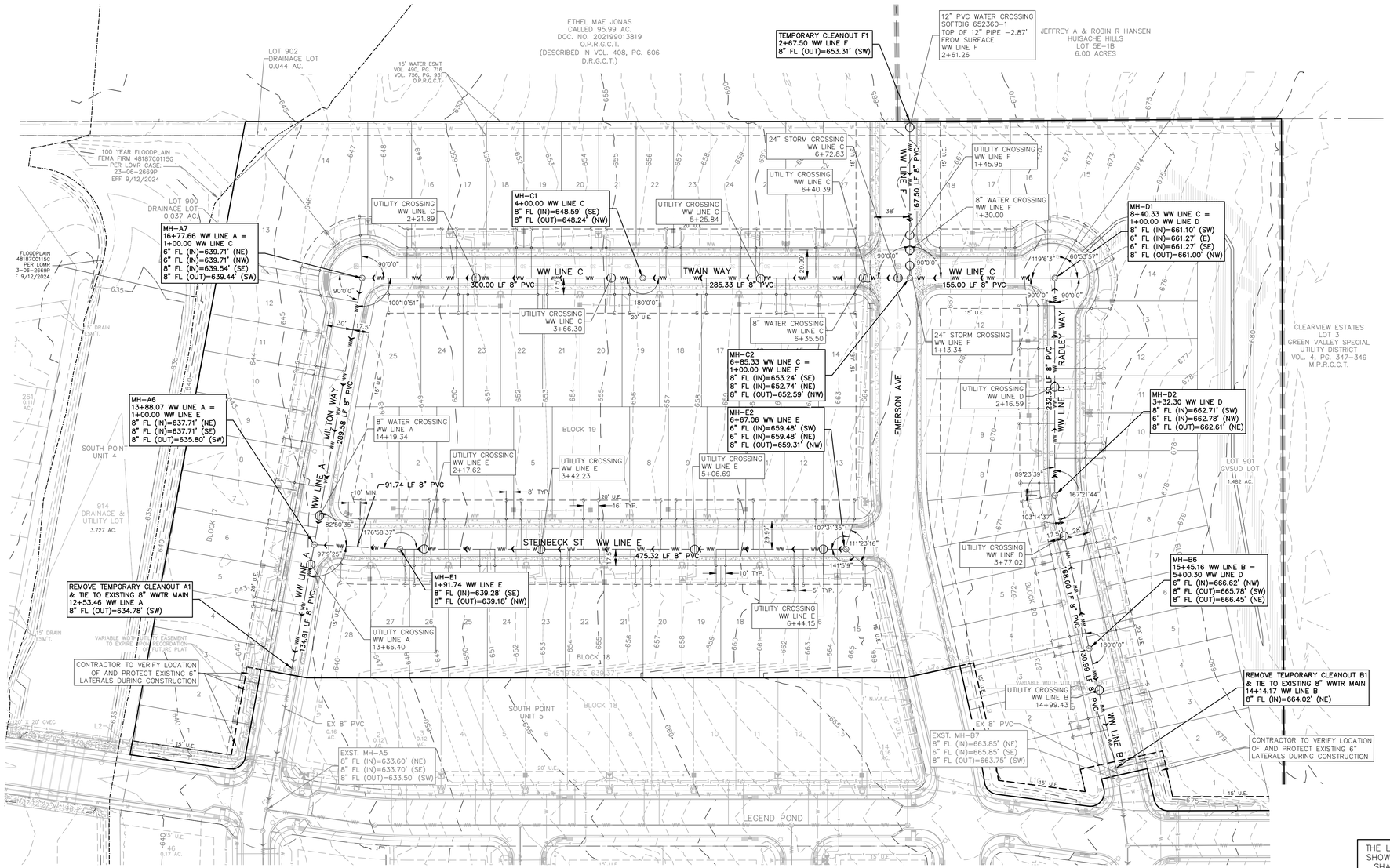
1. ALL UTILITIES TO BE CONSTRUCTED PRIOR TO THE STREETS.
2. NO VALVES, HYDRANTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS OR DRIVEWAYS.
3. ALL SEWER PIPE ASTM D3034 (115 PSI) SDR 26 UNLESS CALLED OUT OTHERWISE.
4. REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.
5. AT WATER CROSSING INCLUDING FIRE HYDRANT LEADS, WHITE COLOR GASKETED ASTM D2241 SDR 26 PIPE AND FITTINGS SHALL BE USED FOR MAINS AND LATERALS.
6. REFER TO ALL GBRA NOTES ON SHEET C0.1.
7. THIS PROJECT INCLUDES UTILITY INSTALLATIONS GREATER THAN 5-FEET IN DEPTH LOCATED IN PUBLIC RIGHT-OF-WAY OR EASEMENTS. DEEP TRENCHES POSE COMPACTION TESTING AND CONSTRUCTION CHALLENGES AND CITY METHODS FOR TESTING AND COMPACTION MAY NOT BE ACHIEVABLE. A UTILITY COMPACTION PLAN WILL BE REQUIRED AND MUST BE SUBMITTED FOR APPROVAL TO THE CITY PRIOR TO UTILITY INSTALLATION.



LEGEND

700	EXISTING CONTOURS
U.E.	UTILITY EASEMENT
WW WW	EXISTING WASTEWATER LINE
	PROPOSED WASTEWATER MANHOLE
WW WW	PROPOSED WASTEWATER LINE
	PROPOSED WASTEWATER SERVICE
	UTILITY CROSSING





REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

STATE OF TEXAS
ZOE F. JASSO
131984
LICENSED
PROFESSIONAL ENGINEER
12/16/2025

OVERALL WASTEWATER

SOUTH POINT UNIT 6

NO.	REVISION DESCRIPTION	REVISION DATE

DATE:	DECEMBER 2025
DRAWN BY:	RR
DESIGNED BY:	JK
REVIEWED BY:	ZJ
HMT PROJECT NO.:	011.039

SHEET

C7.0

Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\C0x\011.039_OVERALL WASTEWATER.dwg User: adrionr Dec 15, 2025 - 9:31am

CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES 48 HOURS PRIOR TO EXCAVATION:

GVSUD(Water)	830-914-2331
Time Warner Cable	830-625-3408
Centerpoint Gas	830-643-6434
Robert Sanders	830-643-6903
Damaged Lines	888-876-5786
AT&T Telephone	830-303-1333
GVEC(Electric)	830-223-4832
Guadalupe-Blanco River Authority(Sewer)	830-379-5822
Texas One Call	830-545-6005

C.P.E. LOCATOR

CALL CENTER POINT ENERGY LOCATOR AT 1-800-545-6005, 48HRS BEFORE BEGINNING ANY EXCAVATION. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CENTER POINT ENERGY MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.

TELEPHONE LOCATOR

THE EXISTENCE AND LOCATION OF UNDERGROUND CABLE INDICATED ON THE PLANS ARE TAKEN FROM THE BEST RECORDS AVAILABLE AND ARE NOT GUARANTEED TO BE ACCURATE. CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48HRS PRIOR TO EXCAVATION AT 1-800-545-6005,, CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT AND SUPPORT TELEPHONE COMPANY DURING CONSTRUCTION.

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) 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 CONTRACTORS 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 EXCAVATIONS.

UTILITY TRENCH COMPACTION

ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEO-TECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. 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 100LF FOR EACH LIFT. UPON COMPLETION OF TESTING THE GEO-TECHNICAL 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.

DEEP TRENCH COMPACTION TESTING

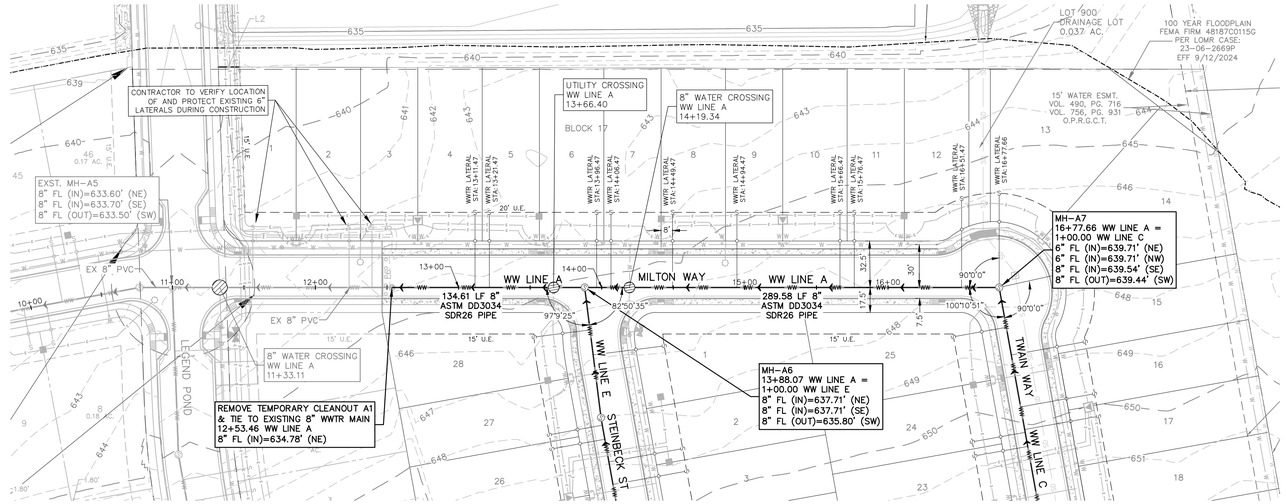
CITY REQUIREMENTS FOR TESTING SHALL BE ADHERED TO, IN CASES WHERE TRENCH DEPTHS DO NOT ALLOW TECHNICIANS ACCESS, METHODS FOR TESTING SHALL BE PROPOSED AND APPROVED PRIOR TO CONSTRUCTION COMMENCING.

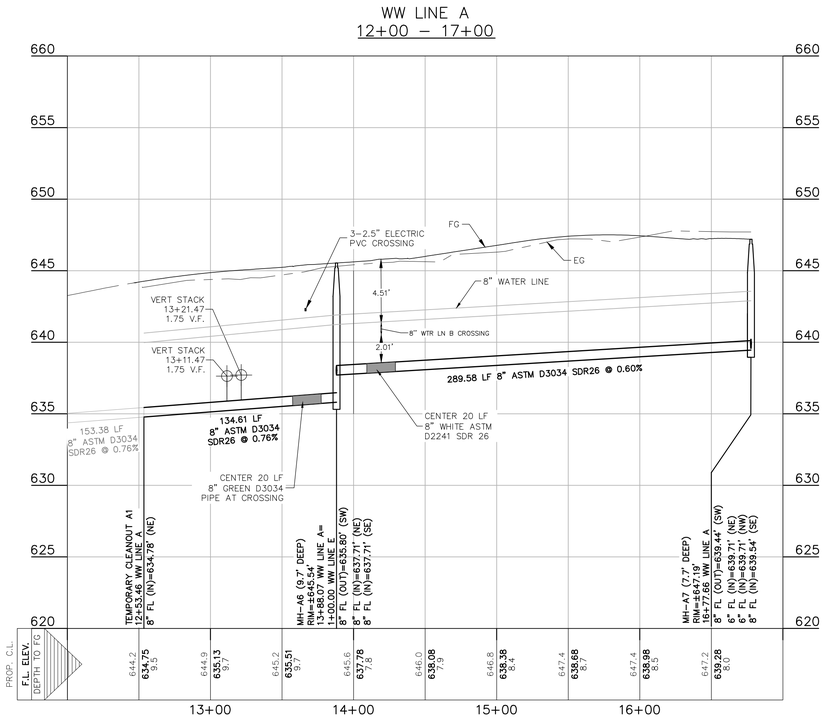
THIS PROJECT INCLUDES UTILITY INSTALLATIONS GREATER THAN 5-FEET IN DEPTH LOCATED IN PUBLIC RIGHT-OF-WAY OR EASEMENTS. DEEP TRENCHES POSE COMPACTION TESTING AND CONSTRUCTION CHALLENGES AND CITY METHODS FOR TESTING AND COMPACTION MAY NOT BE ACHIEVABLE.

A UTILITY COMPACTION PLAN WILL BE REQUIRED AND MUST BE SUBMITTED FRO APPROVAL TO CITY PRIOR TO UTILITY INSTALLATION.

UTILITY NOTES:

1. ALL UTILITIES TO BE CONSTRUCTED PRIOR TO THE STREETS.
2. NO VALVES, HYDRANTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS OR DRIVEWAYS.
3. ALL SEWER PIPE ASTM D3034 (115 PSI) SDR 26 UNLESS CALLED OUT OTHERWISE.
4. REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.
5. AT WATER CROSSING INCLUDING FIRE HYDRANT LEADS, WHITE COLOR GASKETED ASTM D2241 SDR 26 PIPE AND FITTINGS SHALL BE USED FOR MAINS AND LATERALS.
6. REFER TO ALL GBRA NOTES ON SHEET C0.1.





REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.



0 25 50 100
SCALE: 1" = 50' HORIZ.
SCALE: 1" = 5' VERT.

LEGEND

700	EXISTING CONTOURS
U.E.	UTILITY EASEMENT
WW WW	EXISTING WASTEWATER LINE
S	PROPOSED WASTEWATER MANHOLE
WW WW	PROPOSED WASTEWATER LINE
	PROPOSED WASTEWATER SERVICE
	UTILITY CROSSING

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

STATE OF TEXAS
ZOE F. JASSO
131984
LICENSED PROFESSIONAL ENGINEER
12/16/2025

WWTR LINE A PLAN & PROFILE

SOUTH POINT UNIT 6

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: DECEMBER 2025
DRAWN BY: RR
DESIGNED BY: JK
REVIEWED BY: ZJ
HMT PROJECT NO.: 011.039

SHEET
C7.1

Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\C3d\011.039_WWTR LINE A.dwg User: adrianr Dec 15, 2025 - 10:08am

CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES 48 HOURS PRIOR TO EXCAVATION:

GVSU(Water)	830-914-2331
Time Warner Cable	830-625-3408
Centerpoint Gas	830-643-6434
Robert Sanders	830-643-6903
Damaged Lines	888-876-5786
AT&T Telephone	830-303-1333
GVEC(Electric)	830-223-4832
Guadalupe-Blanco River Authority(Sewer)	830-379-5822
Texas One Call	830-545-6005

C.P.E. LOCATOR

CALL CENTER POINT ENERGY LOCATOR AT 1-800-545-6005, 48HRS BEFORE BEGINNING ANY EXCAVATION. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CENTER POINT ENERGY MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.

TELEPHONE LOCATOR

THE EXISTENCE AND LOCATION OF UNDERGROUND CABLE INDICATED ON THE PLANS ARE TAKEN FROM THE BEST RECORDS AVAILABLE AND ARE NOT GUARANTEED TO BE ACCURATE. CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48HRS PRIOR TO EXCAVATION AT 1-800-545-6005,, CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT AND SUPPORT TELEPHONE COMPANY DURING CONSTRUCTION.

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) 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 CONTRACTORS 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 EXCAVATIONS.

UTILITY TRENCH COMPACTION

ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEO-TECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. 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 100LF FOR EACH LIFT. UPON COMPLETION OF TESTING THE GEO-TECHNICAL 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.

DEEP TRENCH COMPACTION TESTING

CITY REQUIREMENTS FOR TESTING SHALL BE ADHERED TO, IN CASES WHERE TRENCH DEPTHS DO NOT ALLOW TECHNICIANS ACCESS, METHODS FOR TESTING SHALL BE PROPOSED AND APPROVED PRIOR TO CONSTRUCTION COMMENCING.

THIS PROJECT INCLUDES UTILITY INSTALLATIONS GREATER THAN 5-FEET IN DEPTH LOCATED IN PUBLIC RIGHT-OF-WAY OR EASEMENTS. DEEP TRENCHES POSE COMPACTION TESTING AND CONSTRUCTION CHALLENGES AND CITY METHODS FOR TESTING AND COMPACTION MAY NOT BE ACHIEVABLE.

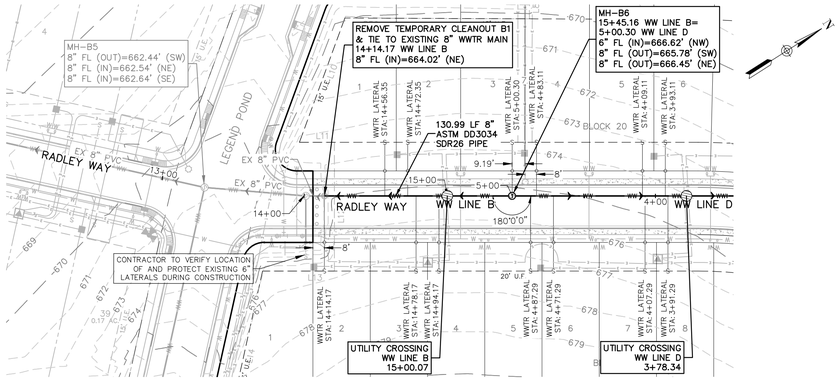
A UTILITY COMPACTION PLAN WILL BE REQUIRED AND MUST BE SUBMITTED FRO APPROVAL TO CITY PRIOR TO UTILITY INSTALLATION.

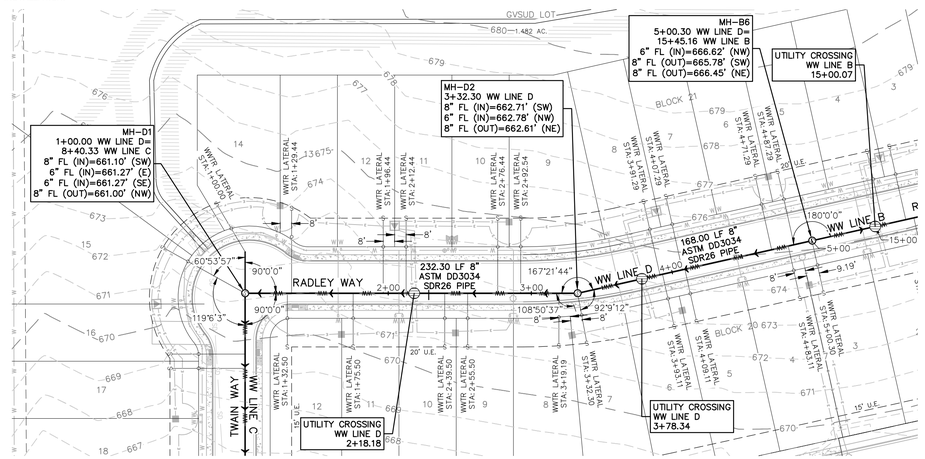
UTILITY NOTES:

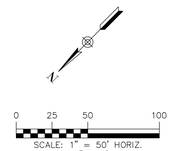
1. ALL UTILITIES TO BE CONSTRUCTED PRIOR TO THE STREETS.
2. NO VALVES, HYDRANTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS OR DRIVEWAYS.
3. ALL SEWER PIPE ASTM D3034 (115 PSI) SDR 26 UNLESS CALLED OUT OTHERWISE.
4. REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.
5. AT WATER CROSSING INCLUDING FIRE HYDRANT LEADS, WHITE COLOR GASKETED ASTM D2241 SDR 26 PIPE AND FITTINGS SHALL BE USED FOR MAINS AND LATERALS.
6. REFER TO ALL GBRA NOTES ON SHEET C0.1.

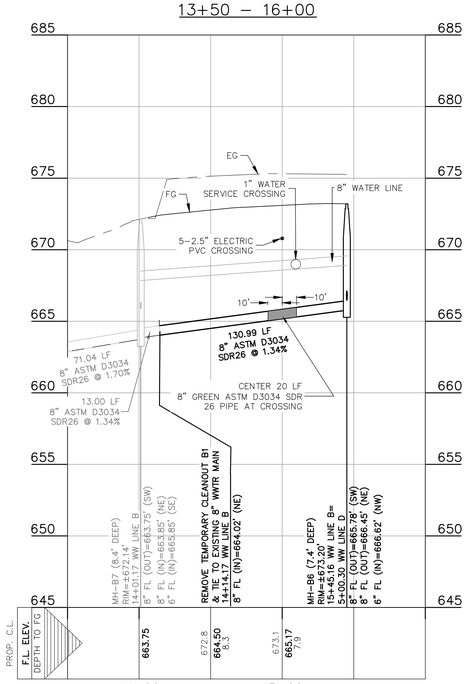
LEGEND

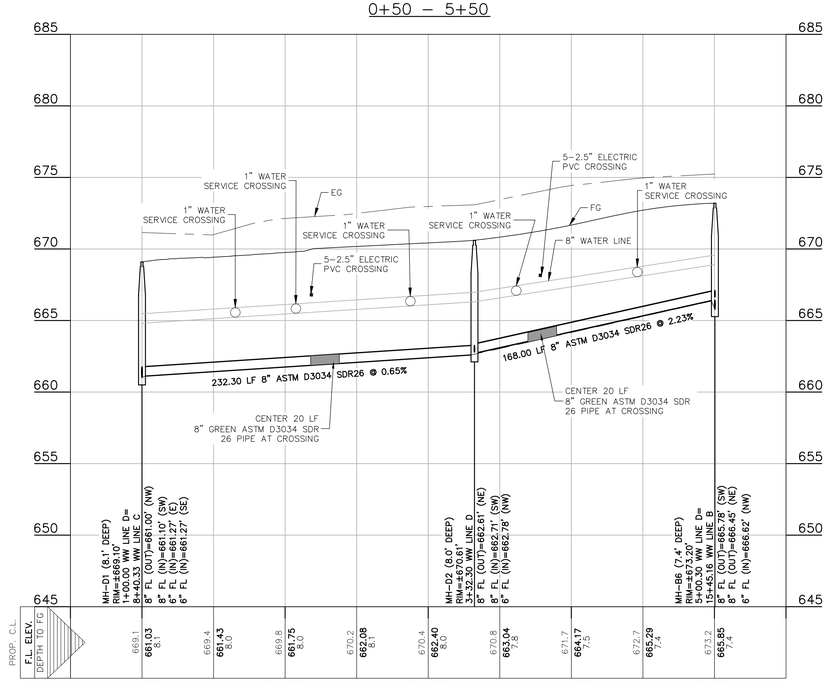
- 700 — EXISTING CONTOURS
- U.E. — UTILITY EASEMENT
- WW — WW — EXISTING WASTEWATER LINE
- Ⓢ — PROPOSED WASTEWATER MANHOLE
- WW — WW — PROPOSED WASTEWATER LINE
- PROPOSED WASTEWATER SERVICE
- UTILITY CROSSING











REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

STATE OF TEXAS
ZOE F. JASSO
131984
LICENSED PROFESSIONAL ENGINEER
12/16/2025

WWTR LINES B & D PLAN & PROFILE

SOUTH POINT UNIT 6

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: DECEMBER 2025
DRAWN BY: RR
DESIGNED BY: JK
REVIEWED BY: ZJ
HMT PROJECT NO.: 011.039

SHEET
C7.2

Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\Cds\011.039_WWTR LINE B & D.dwg User: cdriorr Dec 15, 2025 - 10:18am

CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES 48 HOURS PRIOR TO EXCAVATION:

GVSUD(Water)	830-914-2331
Time Warner Cable	830-625-3408
Centerpoint Gas	830-643-6434
Robert Sanders	830-643-6903
Damaged Lines	888-876-5786
AT&T Telephone	830-303-1333
GVEC(Electric)	830-223-4832
Guadalupe-Blanco River Authority(Sewer)	830-379-5822
Texas One Call	830-545-6005

C.P.E. LOCATOR

CALL CENTER POINT ENERGY LOCATOR AT 1-800-545-6005, 48HRS BEFORE BEGINNING ANY EXCAVATION. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CENTER POINT ENERGY MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.

TELEPHONE LOCATOR

THE EXISTENCE AND LOCATION OF UNDERGROUND CABLE INDICATED ON THE PLANS ARE TAKEN FROM THE BEST RECORDS AVAILABLE AND ARE NOT GUARANTEED TO BE ACCURATE. CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48HRS PRIOR TO EXCAVATION AT 1-800-545-6005,, CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT AND SUPPORT TELEPHONE COMPANY DURING CONSTRUCTION.

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) 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 CONTRACTORS 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 EXCAVATIONS.

UTILITY TRENCH COMPACTION

ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEO-TECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. 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 100LF FOR EACH LIFT. UPON COMPLETION OF TESTING THE GEO-TECHNICAL 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.

DEEP TRENCH COMPACTION TESTING

CITY REQUIREMENTS FOR TESTING SHALL BE ADHERED TO, IN CASES WHERE TRENCH DEPTHS DO NOT ALLOW TECHNICIANS ACCESS, METHODS FOR TESTING SHALL BE PROPOSED AND APPROVED PRIOR TO CONSTRUCTION COMMENCING.

THIS PROJECT INCLUDES UTILITY INSTALLATIONS GREATER THAN 5-FEET IN DEPTH LOCATED IN PUBLIC RIGHT-OF-WAY OR EASEMENTS. DEEP TRENCHES POSE COMPACTION TESTING AND CONSTRUCTION CHALLENGES AND CITY METHODS FOR TESTING AND COMPACTION MAY NOT BE ACHIEVABLE.

A UTILITY COMPACTION PLAN WILL BE REQUIRED AND MUST BE SUBMITTED FRO APPROVAL TO CITY PRIOR TO UTILITY INSTALLATION.

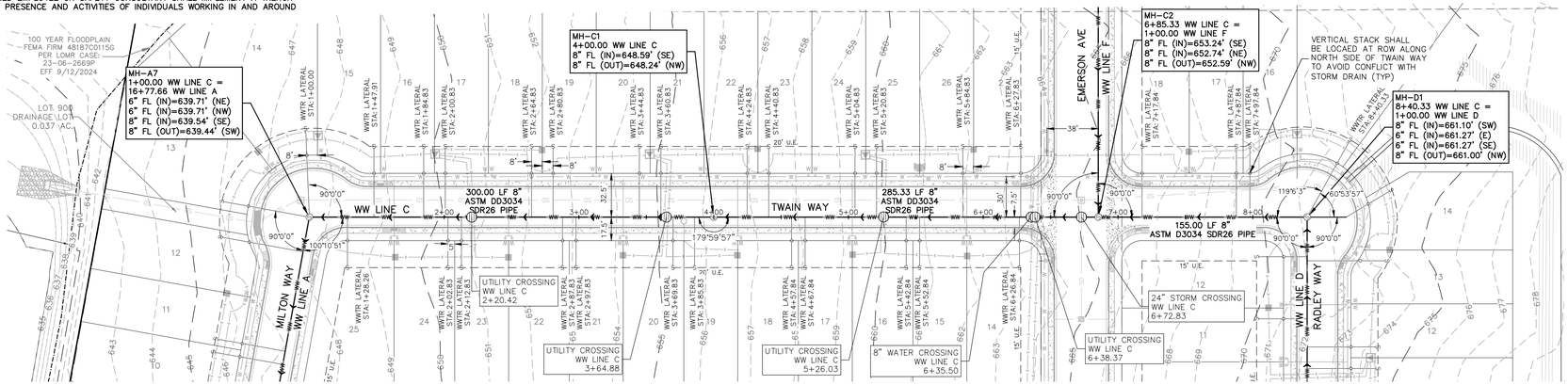
UTILITY NOTES:

1. ALL UTILITIES TO BE CONSTRUCTED PRIOR TO THE STREETS.
2. NO VALVES, HYDRANTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS OR DRIVEWAYS.
3. ALL SEWER PIPE ASTM D3034 (115 PSI) SDR 26 UNLESS CALLED OUT OTHERWISE.
4. REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.
5. AT WATER CROSSING INCLUDING FIRE HYDRANT LEADS, WHITE COLOR GASKETED ASTM D2241 SDR 26 PIPE AND FITTINGS SHALL BE USED FOR MAINS AND LATERALS.
6. REFER TO ALL GBRA NOTES ON SHEET C0.1.

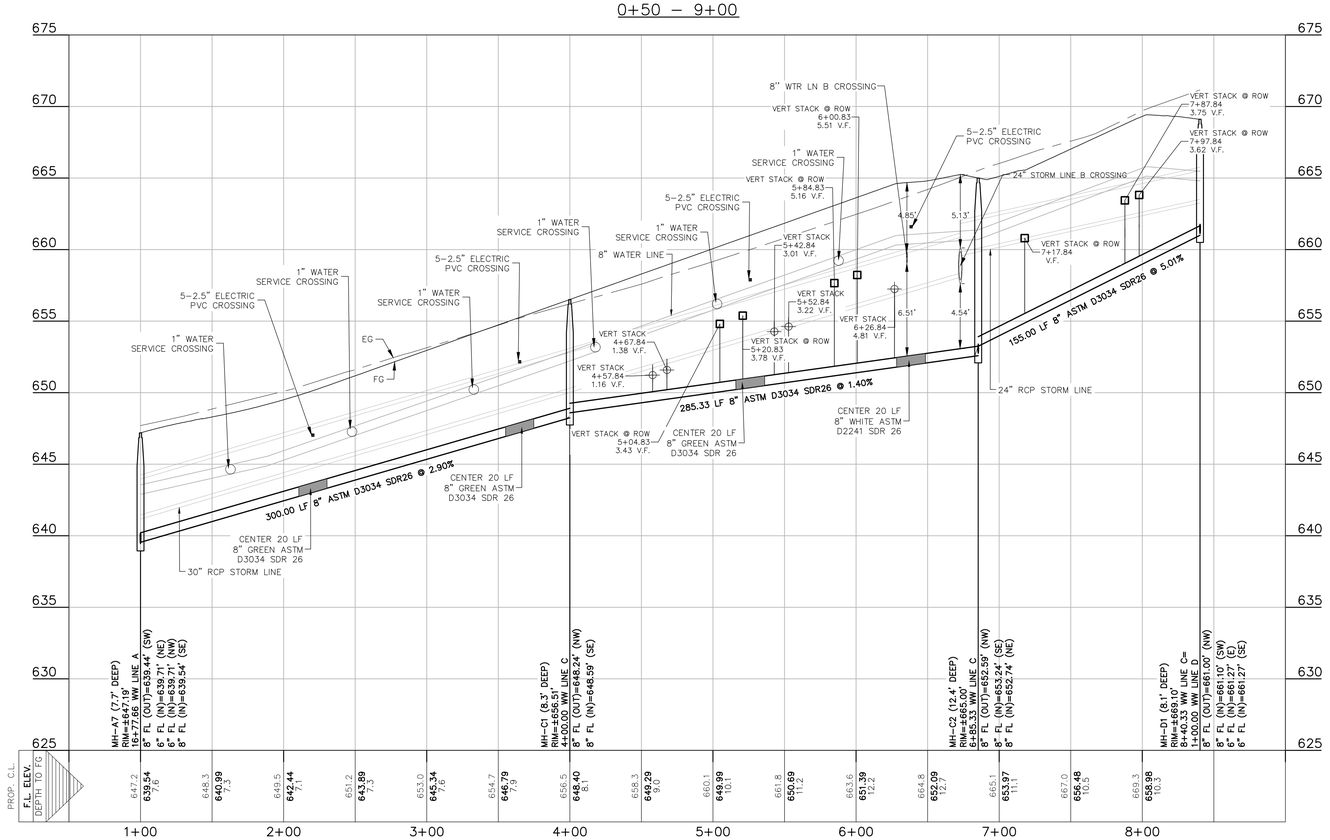
SCALE: 1" = 50' HORIZ.
SCALE: 1" = 5' VERT.

LEGEND

- 700 — EXISTING CONTOURS
- U.E. — UTILITY EASEMENT
- WW — EXISTING WASTEWATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER LINE
- PROPOSED WASTEWATER SERVICE
- UTILITY CROSSING



WW LINE C
0+50 – 9+00



REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

STATE OF TEXAS
ZOE F. JASSO
131984
LICENSED PROFESSIONAL ENGINEER
12/16/2025

WWTR LINE C PLAN & PROFILE

SOUTH POINT UNIT 6

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: DECEMBER 2025
DRAWN BY: RR
DESIGNED BY: JK
REVIEWED BY: ZJ
HMT PROJECT NO.: 011.039

SHEET
C7.3

Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\C0s\011.039_WWTR LINE C.dwg User: adrianr Dec 12, 2025 - 12:05pm

CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES 48 HOURS PRIOR TO EXCAVATION:

GVSUD(Water)	830-914-2331
Time Warner Cable	830-625-3408
Centerpoint Gas	830-643-6434
Robert Sanders	830-643-6903
Damaged Lines	888-876-5786
AT&T Telephone	830-303-1333
GVEC(Electric)	830-223-4832
Guadalupe-Blanco River Authority(Sewer)	830-379-5822
Texas One Call	830-545-6005

C.P.E. LOCATOR

CALL CENTER POINT ENERGY LOCATOR AT 1-800-545-6005, 48HRS BEFORE BEGINNING ANY EXCAVATION. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CENTER POINT ENERGY MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.

TELEPHONE LOCATOR

THE EXISTENCE AND LOCATION OF UNDERGROUND CABLE INDICATED ON THE PLANS ARE TAKEN FROM THE BEST RECORDS AVAILABLE AND ARE NOT GUARANTEED TO BE ACCURATE. CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48HRS PRIOR TO EXCAVATION AT 1-800-545-6005,, CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT AND SUPPORT TELEPHONE COMPANY DURING CONSTRUCTION.

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) 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 CONTRACTORS 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 EXCAVATIONS.

UTILITY TRENCH COMPACTION

ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEO-TECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. 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 100LF FOR EACH LIFT. UPON COMPLETION OF TESTING THE GEO-TECHNICAL 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.

DEEP TRENCH COMPACTION TESTING

CITY REQUIREMENTS FOR TESTING SHALL BE ADHERED TO, IN CASES WHERE TRENCH DEPTHS DO NOT ALLOW TECHNICIANS ACCESS, METHODS FOR TESTING SHALL BE PROPOSED AND APPROVED PRIOR TO CONSTRUCTION COMMENCING.

THIS PROJECT INCLUDES UTILITY INSTALLATIONS GREATER THAN 5-FEET IN DEPTH LOCATED IN PUBLIC RIGHT-OF-WAY OR EASEMENTS. DEEP TRENCHES POSE COMPACTION TESTING AND CONSTRUCTION CHALLENGES AND CITY METHODS FOR TESTING AND COMPACTION MAY NOT BE ACHIEVABLE.

A UTILITY COMPACTION PLAN WILL BE REQUIRED AND MUST BE SUBMITTED FRO APPROVAL TO CITY PRIOR TO UTILITY INSTALLATION.

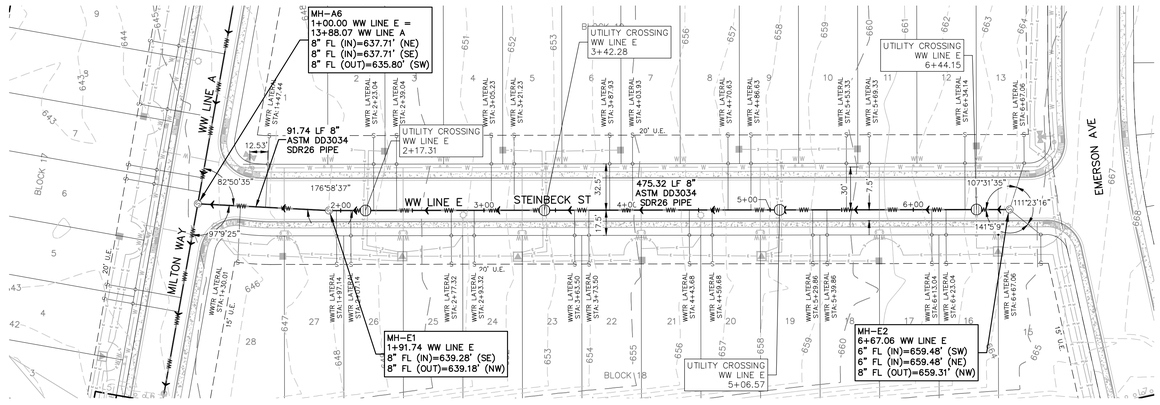
UTILITY NOTES:

1. ALL UTILITIES TO BE CONSTRUCTED PRIOR TO THE STREETS.
2. NO VALVES, HYDRANTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS OR DRIVEWAYS.
3. ALL SEWER PIPE ASTM D3034 (115 PSI) SDR 26 UNLESS CALLED OUT OTHERWISE.
4. REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.
5. AT WATER CROSSING INCLUDING FIRE HYDRANT LEADS, WHITE COLOR GASKETED ASTM D2241 SDR 26 PIPE AND FITTINGS SHALL BE USED FOR MAINS AND LATERALS.
6. REFER TO ALL GBRA NOTES ON SHEET C0.1.

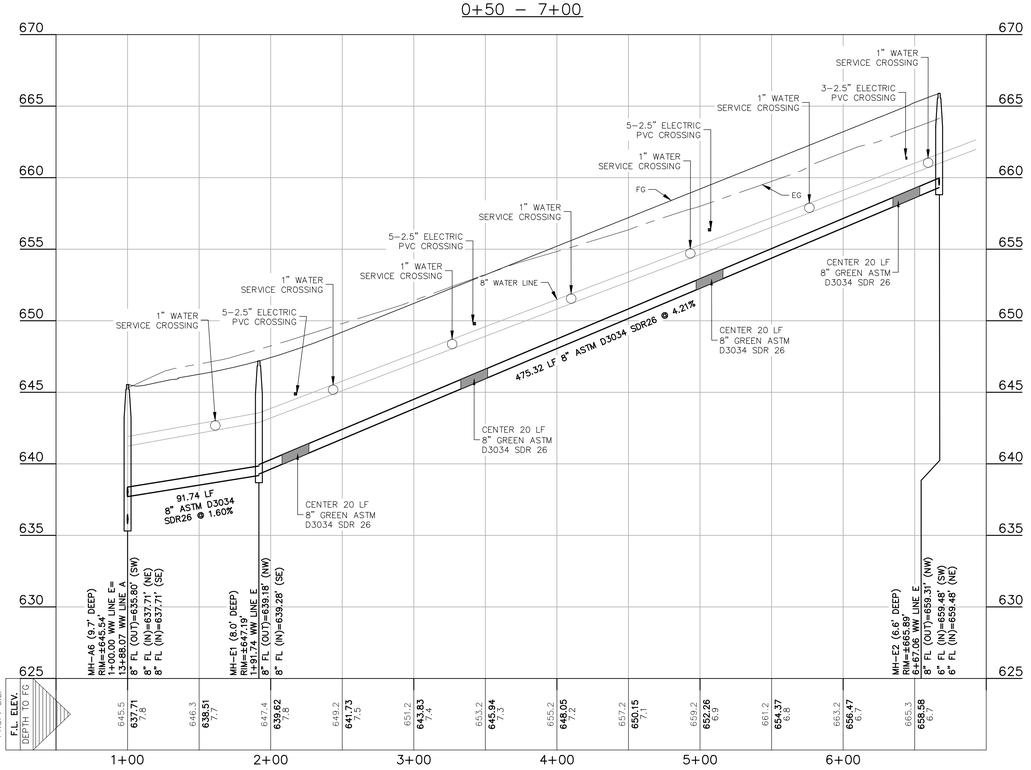
SCALE: 1" = 50' HORIZ.
SCALE: 1" = 5' VERT.

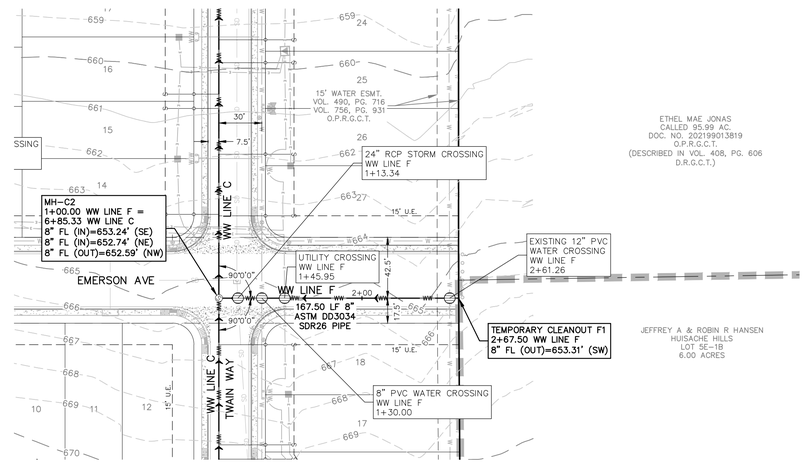
LEGEND

- 700 — EXISTING CONTOURS
- U.E. — UTILITY EASEMENT
- WW — EXISTING WASTEWATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER LINE
- PROPOSED WASTEWATER SERVICE
- UTILITY CROSSING

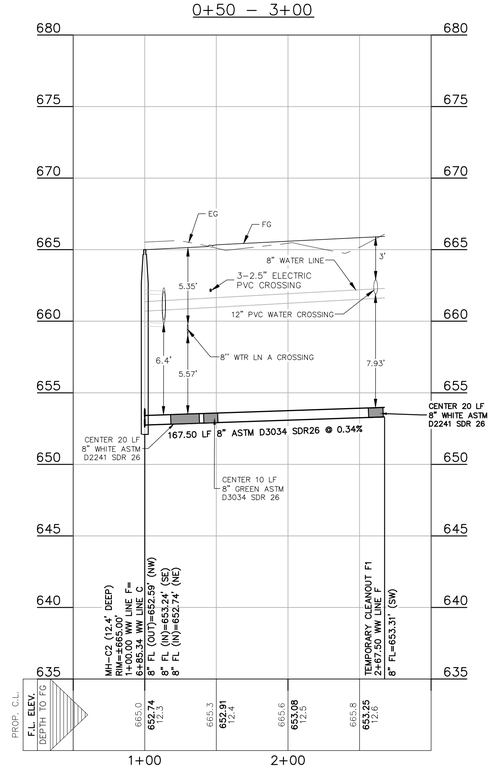


WW LINE E
0+50 – 7+00





WW LINE F
0+50 – 3+00



REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

HMT
ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

STATE OF TEXAS
ZOE F. JASSO
131984
LICENSED
PROFESSIONAL ENGINEER
12/16/2025

WWTR LINE E & F PLAN & PROFILE

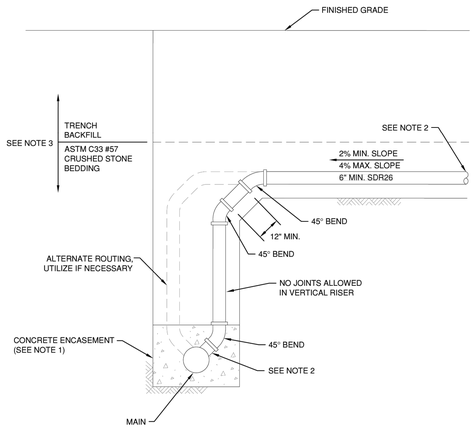
SOUTH POINT UNIT 6

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: DECEMBER 2025
DRAWN BY: RR
DESIGNED BY: JK
REVIEWED BY: ZJ
HMT PROJECT NO.: 011.039

SHEET
C7.4

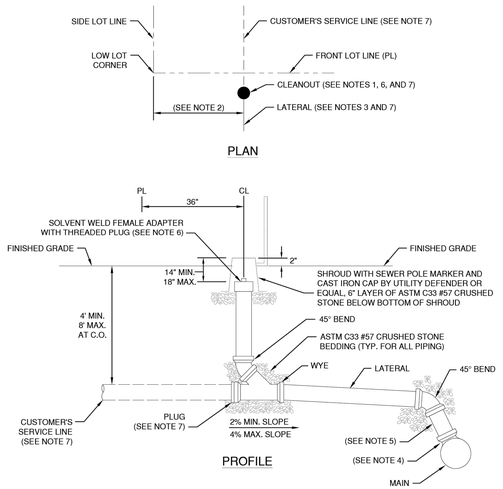
Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\C0s\011.039_WWTR LINE E & F.dwg User: adhorr Dec 12, 2025 - 12:19pm



NOTES:
1. CONCRETE ENCASEMENT SHALL BE PLACED, UPON AND AGAINST UNDISTURBED EARTH.
2. REFERENCE DETAIL 570 FOR ADDITIONAL REQUIREMENTS.
3. REFERENCE DETAIL 420 FOR ADDITIONAL REQUIREMENTS.
4. UNLESS INDICATED OTHERWISE, INSTALL COMPONENTS PLUMB/LEVEL.

GBRA Guadalupe-Blanco River Authority	WASTEWATER LATERAL VERTICAL STACK	REVISED	SCALE
		JUL. 28, 2025	NONE
		DETAIL NO. 580	

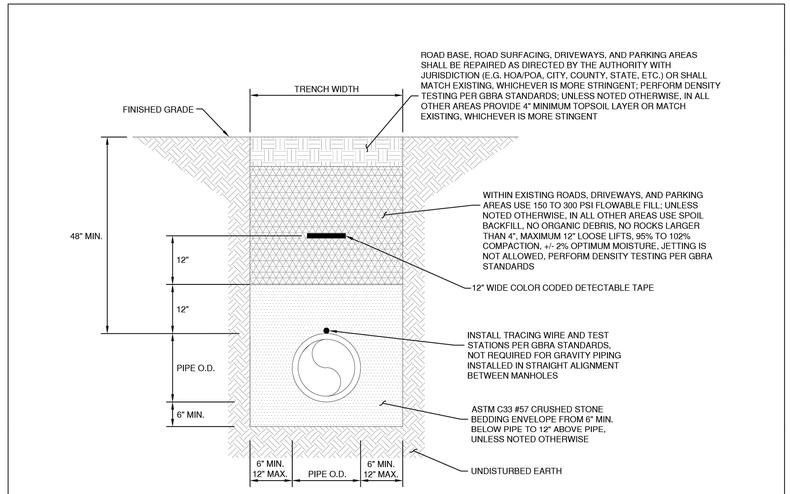
Page 167



NOTES:
1. CLEANOUTS (C.O.) ARE NOT ALLOWED WITHIN DRIVEWAYS.
2. PROVIDE SINGLE WASTEWATER SERVICES 5 FT FROM LOW LOT CORNER (TYPICAL). PROVIDE 8 FT WHERE LOT CORNER IS SHARED WITH DRY UTILITIES AND 10 FT WHERE LOT CORNER IS SHARED WITH A FIRE HYDRANT OR AIR RELEASE VALVE.
3. PIPE AND FITTINGS SHALL BE 6" DIAMETER, GREEN COLOR, GASKETED ASTM D3034 SDR26, UNLESS NOTED OTHERWISE. AT WATER CROSSINGS PIPE AND FITTINGS SHALL BE WHITE COLOR, GASKETED, AND 150 PSI MINIMUM PRESSURE RATED.
4. UTILIZE SANITARY TEES FOR NEW CONSTRUCTION. UTILIZE TAPPING SADDLES FOR EXISTING MAINS (NAPCO PART H4308-6R OR EQUAL, ADJUST PART NUMBER FOR SIZE REQUIRED). TAPPING SADDLES ARE NOT ALLOWED FOR NEW CONSTRUCTION.
5. INSTALL PIPE BETWEEN FITTINGS IF NECESSARY. INSTALL PER VERTICAL STACK DETAIL 580 IF NECESSARY OR WHERE SHOWN.
6. CLEANOUT RISER AND SHROUD SHALL BE INSTALLED PLUMB/LEVEL. CENTERLINE (CL) OF CLEANOUT RISER SHALL BE 3 FT FROM PROPERTY LINE (PL).
7. ENTIRE ASSEMBLY SHALL BE FURNISHED AND INSTALLED BY THE STREET UTILITY CONTRACTOR, WITH EXCEPTION OF CUSTOMER'S SERVICE LINE. CUSTOMER'S PLUMBER SHALL REMOVE PLUG, INSTALL CUSTOMER'S SERVICE LINE, VERIFY ANY FINISHED GRADE MODIFICATIONS AND ADJUST ASSEMBLY ACCORDINGLY, AND RESTORE ANY DISTURBED WORK.

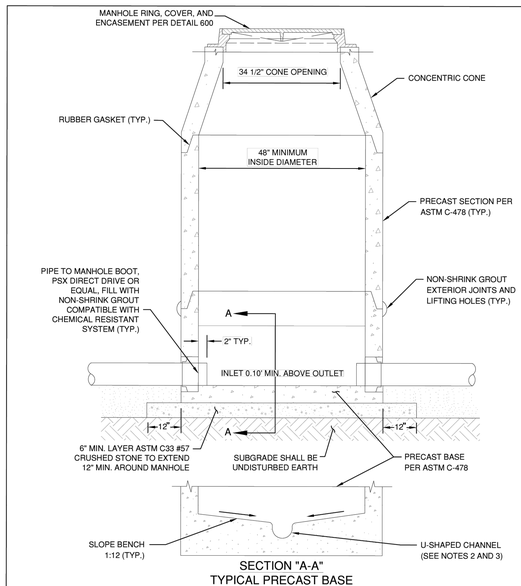
GBRA Guadalupe-Blanco River Authority	WASTEWATER LATERAL AND CLEANOUT	REVISED	SCALE
		JUL. 28, 2025	NONE
		DETAIL NO. 570	

Page 166



GBRA Guadalupe-Blanco River Authority	PIPE TRENCH	REVISED	SCALE
		JUL. 28, 2025	NONE
		DETAIL NO. 420	

Page 151

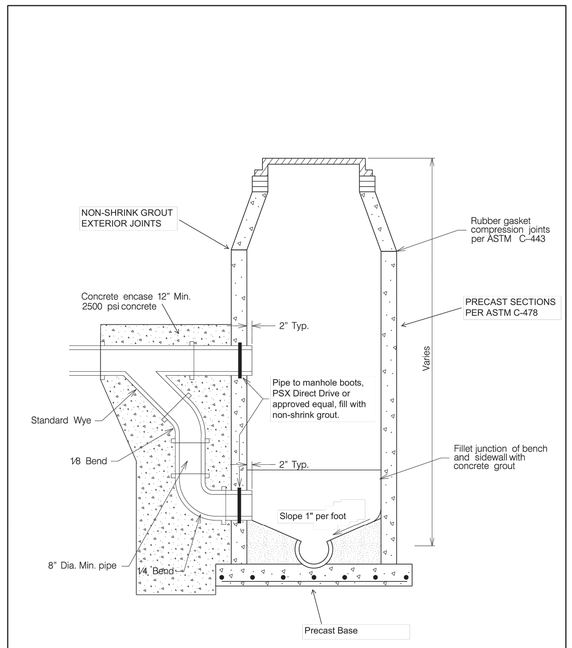


SECTION "A-A"
TYPICAL PRECAST BASE

NOTES:
1. UNLESS INDICATED OTHERWISE, INSTALL COMPONENTS PLUMB/LEVEL.
2. ALL INTERIOR SURFACES SHALL BE CHEMICAL RESISTANT INCLUDING THROAT RINGS, BENCH, AND CHANNEL INVERTS. REFERENCE GBRA STANDARDS FOR CHEMICAL RESISTANT MATERIAL REQUIREMENTS.
3. IF CHEMICAL RESISTANT LINING IS UTILIZED, ADJUST CHANNEL INVERTS TO ACCOMMODATE THICKNESS OF LINING SUCH THAT CHANNEL INVERTS, AFTER LINING, MATCH PIPE INVERTS.
4. PROVIDE 6" MINIMUM CLEARANCE BETWEEN CONCRETE PENETRATIONS, AND BETWEEN CONCRETE PENETRATIONS AND CONCRETE JOINTS, AS MEASURED FROM NEAREST EDGE TO NEAREST EDGE.

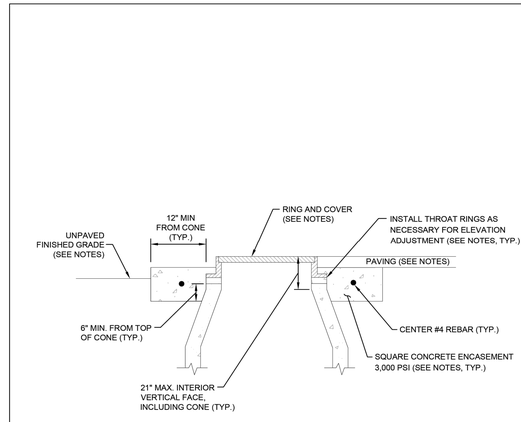
GBRA Guadalupe-Blanco River Authority	WASTEWATER PRECAST MANHOLE	REVISED	SCALE
		JUL. 28, 2025	NONE
		DETAIL NO. 620	

Page 171



NOTES:
1) A wastewater collection system pipe, including service laterals, entering a manhole more than 24" above the manhole out invert must have an external drop pipe. Internal drops are not allowed.
2) Reference standard precast manhole detail for additional requirements.

Guadalupe-Blanco River Authority	DROP MANHOLE	APPROVED	REVISED
		C. LEWIS	JAN. 28, 2018
			SHEET



NOTES:
1. MANHOLE RING CONCRETE ENCASEMENT IS REQUIRED FOR ALL MANHOLES.
2. INSTALL CONCRETE ENCASEMENT SQUARE WITH CURB.
3. MANHOLE RIM ELEVATIONS SHOWN IN PLAN AND PROFILE VIEWS ARE APPROXIMATE.
4. IN UNPAVED AREAS, ASSEMBLY SHALL BE INSTALLED PLUMB/LEVEL, TOP OF CONCRETE ENCASEMENT SHALL BE 2" ABOVE FINISHED GRADE, COVERS SHALL BE 2" ABOVE TOP OF CONCRETE ENCASEMENT, ALL EXPOSED VERTICAL AND HORIZONTAL CONCRETE EDGES SHALL BE FORMED WITH 3/4" CHAMFER STRIPS.
5. IN PAVED AREAS, RINGS AND COVERS SHALL BE FLUSH WITH PAVING AND SLOPED TO MATCH PAVING.
6. THROAT RINGS SHALL BE PRECAST CONCRETE. ALL INTERIOR SURFACES OF MANHOLES SHALL BE CHEMICAL RESISTANT INCLUDING THROAT. UTILIZE NON-SHRINK GROUT FOR INSTALLATION OF THROAT RINGS. GROUT SHALL BE COMPATIBLE WITH THE CHEMICAL RESISTANT SYSTEM.
7. MANHOLE RINGS AND COVERS SHALL BE EJCO PRODUCT NUMBER 42432109W01, SIP INDUSTRIES ITEM NUMBER 4087, OR EQUAL.
8. SCHEDULE GBRA INSPECTOR TO WITNESS FINAL BOLTING OF MANHOLE COVERS.

GBRA Guadalupe-Blanco River Authority	WASTEWATER MANHOLE RING ENCASEMENT	REVISED	SCALE
		JUL. 28, 2025	NONE
		DETAIL NO. 600	

Page 169

UTILITY NOTES:
1. ALL UTILITIES TO BE CONSTRUCTED & TESTED PRIOR TO THE STREETS.
2. NO VALVES, HYDRANTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS OR DRIVEWAYS.
3. ALL SEWER PIPE ATSM D3034(TYPICAL OF OTHER SHEETS) (115 PSI) SDR 26 UNLESS CALLED OUT OTHERWISE.
4. REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.
5. AT WATER CROSSINGS INCLUDING FIRE HYDRANT LEADS, WHITE COLOR GASKETED ASTM D2241 SDR 26 PIPE AND FITTINGS SHALL BE USED FOR MAINS AND LATERALS.
6. REFER TO ALL GBRA NOTES ON SHEET C0.1.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600
HMT ENGINEERING & SURVEYING

STATE OF TEXAS
ZOE F. JASSO
131984
LICENSED PROFESSIONAL ENGINEER
12/16/2025

WASTEWATER DETAILS

SOUTH POINT UNIT 6

NO.	REVISION DESCRIPTION	REVISION DATE

DATE:	DECEMBER 2025
DRAWN BY:	RR
DESIGNED BY:	JK
REVIEWED BY:	ZJ
HMT PROJECT NO.:	011.039

SHEET
C7.5

Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\CDs\011.039_WASTEWATER DETAILS.dwg User: odhorr Dec 11, 2025 - 3:42pm

CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES 48 HOURS PRIOR TO EXCAVATION:

GVSUD(Water)	830-914-2331
Time Warner Cable	830-625-3408
Centerpoint Gas	830-643-6434
Robert Sanders	830-643-6903
Damaged Lines	888-876-5786
AT&T Telephone	830-303-1333
GVEC(Electric)	830-223-4832
Guadalupe-Blanco River Authority(Sewer)	830-379-5822
Texas One Call	830-545-6005

C.P.E. LOCATOR

CALL CENTER POINT ENERGY LOCATOR AT 1-800-545-6005, 48HRS BEFORE BEGINNING ANY EXCAVATION. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CENTER POINT ENERGY MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.

TELEPHONE LOCATOR

THE EXISTENCE AND LOCATION OF UNDERGROUND CABLE INDICATED ON THE PLANS ARE TAKEN FROM THE BEST RECORDS AVAILABLE AND ARE NOT GUARANTEED TO BE ACCURATE. CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48HRS PRIOR TO EXCAVATION AT 1-800-545-6005,. CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT AND SUPPORT TELEPHONE COMPANY DURING CONSTRUCTION.

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) 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 CONTRACTORS 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 EXCAVATIONS.

UTILITY TRENCH COMPACTION

ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEO-TECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. 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 100LF FOR EACH LIFT. UPON COMPLETION OF TESTING THE GEO-TECHNICAL 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.

DEEP TRENCH COMPACTION TESTING

CITY REQUIREMENTS FOR TESTING SHALL BE ADHERED TO, IN CASES WHERE TRENCH DEPTHS DO NOT ALLOW TECHNICIANS ACCESS, METHODS FOR TESTING SHALL BE PROPOSED AND APPROVED PRIOR TO CONSTRUCTION COMMENCING.

THIS PROJECT INCLUDES UTILITY INSTALLATIONS GREATER THAN 5-FEET IN DEPTH LOCATED IN PUBLIC RIGHT-OF-WAY OR EASEMENTS. DEEP TRENCHES POSE COMPACTION TESTING AND CONSTRUCTION CHALLENGES AND CITY METHODS FOR TESTING AND COMPACTION MAY NOT BE ACHIEVABLE.

A UTILITY COMPACTION PLAN WILL BE REQUIRED AND MUST BE SUBMITTED FRO APPROVAL TO CITY PRIOR TO UTILITY INSTALLATION.

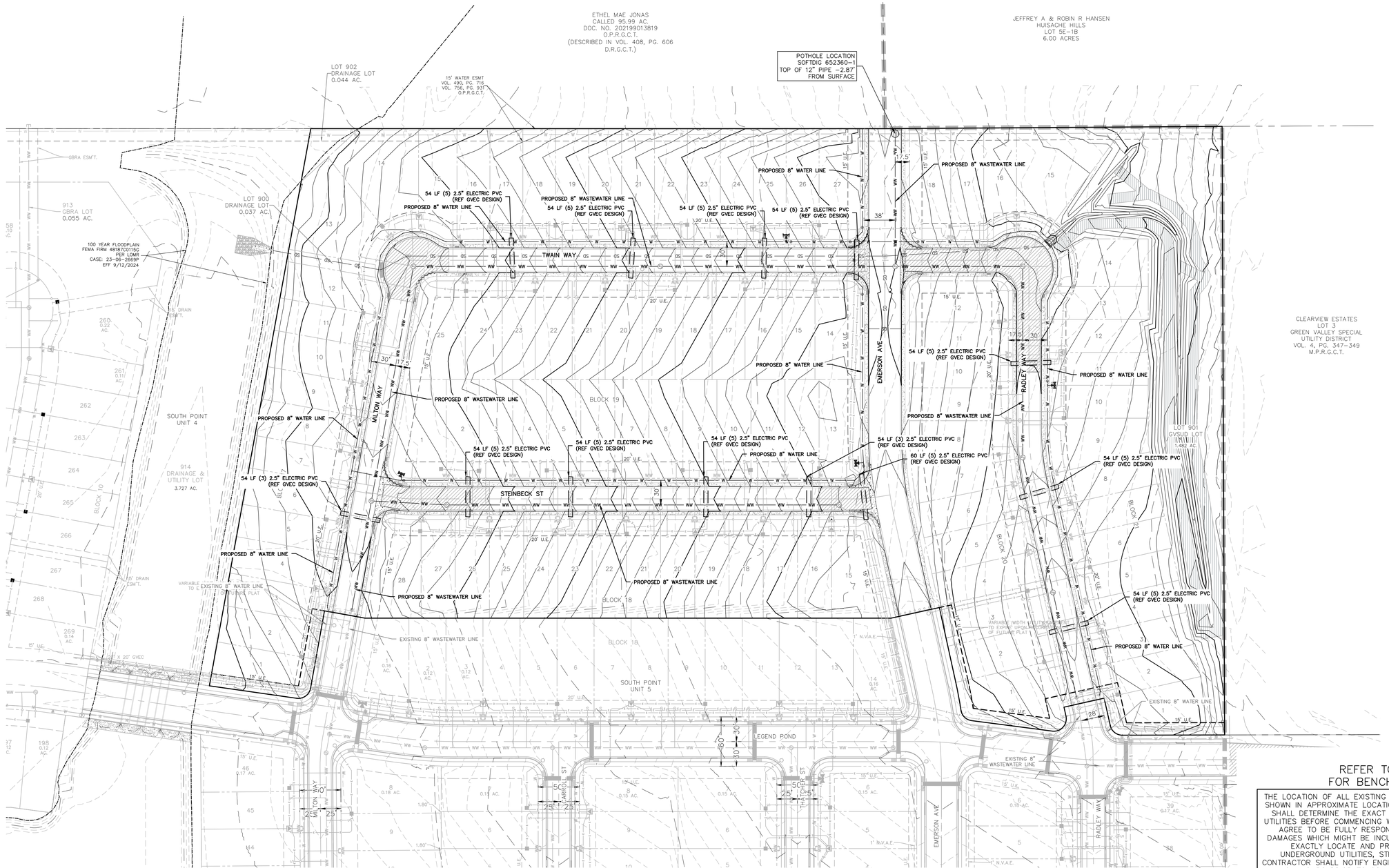
UTILITY NOTES:

1. ALL UTILITIES TO BE CONSTRUCTED PRIOR TO THE STREETS.
2. NO VALVES, HYDRANTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS OR DRIVEWAYS.
3. ALL WATER SERVICES ARE TO BE 1-INCH SERVICES AND METERS LOCATED 2-FEET FROM THE PROPERTY LINE.
4. ALL DIMENSIONS ARE FROM FACE OF CURB.
5. REFER TO COVER SHEET FOR BENCHMARK INFORMATION.
6. CONTRACTOR TO CURB CUT V'S FOR VALUES AND X'S FOR METERS.
7. CONTRACTOR TO VERIFY LOCATION OF EXISTING WATER MAIN A MINIMUM OF 300 LF AHEAD OF NEW MAIN INSTALLATION AT ALL TIE-IN LOCATIONS OR CROSSINGS, AND NOTIFY GVSUD INSPECTOR.
8. CONTRACTOR MUST PROTECT ALL UNATTENDED TRENCHES AND EXCAVATIONS WITH TEMPORARY FENCING OR OTHER APPROVED MEANS.
9. CONTRACTOR TO UTILIZE APPROVED WATER LINE STOPS AND/OR MUELLER INSERTION-VALVES TO MINIMIZE WATER OUTAGES AS REQUIRED BY GVSUD DURING CONSTRUCTION.
10. FIRE HYDRANTS TO BE LOCATED IN ROW AND PER DETAILS.

0 30 60 120
SCALE: 1" = 60'

LEGEND

B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
WW WW	WASTEWATER LINE
W W	WATER LINE
	ELECTRIC LINE
	UTILITY CROSSING
	TRANSFORMER
	SECONDARY PEDESTAL
	STREET LIGHT
	CONDUIT CROSSING



REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 1053600

STATE OF TEXAS
ZOE F. JASSO
131984
LICENSED
PROFESSIONAL ENGINEER
12/16/2025

OVERALL UTILITY PLAN

SOUTH POINT UNIT 6

NO.	REVISION DESCRIPTION	REVISION DATE

DATE:	DECEMBER 2025
DRAWN BY:	RR
DESIGNED BY:	JK
REVIEWED BY:	ZJ
HMT PROJECT NO.:	011.039

SHEET

C8.0

Drawing Name: M:_Projects\011 - KB Homes\011.039 - South Point Unit 6\Cds\011.039_OVERALL UTILITY.dwg User: ddonor Dec 11, 2025 - 3:42pm