



July 12, 2024

Mr. Todd Blackmon, P.E.
Pape-Dawson Engineers
1672 Independence Dr., Ste. 102
New Braunfels, TX 78132
tblackmon@pape-dawson.com

RE: Steelwood Trail Unit 4
Approval of Water and Wastewater Construction Plans
Project Number(s): W – 209398, WW – 209399

Dear Mr. Blackmon:

Please be advised that New Braunfels Utilities has reviewed and approved the revised water and wastewater construction plans for Steelwood Trail Unit 4. (Sealed plans and most recent revision dated 6/20/2024 on cover sheet and sheets C5.00 & C5.08)

The approved plans show:

Water:

- 12" Main Extension
- 8" Main Extension
- 12 – Fire Hydrant Assemblies
- 217 – 1" Water Services
 - 213 – 5/8" Domestic Water Meters
 - 4 – 1" Irrigation Water Meters

Sewer:

- 10" Main Extension
- 8" Main Extension
- 15 – Manholes
- 209 – 6" Sewer Services

Final construction acceptance of this project is contingent upon final construction acceptance of the following: (1) Morningside Trails Unit 3A; (2) Morningside Hills Offsite Sewer; and (3) Steelwood Trail Unit 5.

This approval is good for one year from the date of the initial approval, 7/26/2023. If you make any revisions or changes to the referenced plans, you will be required to submit a new Application for Construction Plan Review and Approval prior to construction.

PLEASE NOTE:

- *The construction plan approval by NBU for public improvements associated with Steelwood Trail Unit 4 is not a construction permit. The applicant is required to apply for a public improvement permit to allow for construction through the City of New Braunfels.*
- **APPROVAL OF AN APPLICATION FOR CONSTRUCTION PLAN REVIEW DOES NOT RESERVE WATER CAPACITY. NBU WILL DETERMINE AVAILABILITY OF CAPACITY AT FINAL PLAT APPROVAL.**
- *Coordinate with NBU Easements, at 830.608.8999 or 830.608.8894, regarding any new easements or easement conflicts that may need to be addressed prior to establishing NBU utility services.*
- *Coordinate with NBU New Construction, at 830.608.8992 or 830.608.8919 or email at newconstruction@nbutexas.com, regarding the application process and any applicable fees.*





- A 48-hour notice is required before construction may begin. Please call 830.608.8831 or email wtropsadmin@nbutexas.com to advise the approximate start date and contractor information. A water/wastewater inspector will be assigned at that time.
- Upon completion of any vertical water and/or wastewater infrastructure, please contact our Water Services Planner at waterservicesplanning@nbutexas.com to schedule an inspection. This inspection will be completed within 15 business days of the request.
- GPS points shall be required for certain water and wastewater attributes and some must be acquired **prior to backfill** during construction. For the list of required GPS points, refer to the CAD Deliverables Submission Standards in the NBU Water Systems Connection and Construction Policy at <https://www.nbutexas.com/wp-content/uploads/2020/04/Record-Drawing-CAD-GPS-Deliverables-Standards-7.22.2019.pdf>
- A digital copy and a hardcopy of the Record Drawings must be received from the engineer as part of the project closure submittals for Final Acceptance. The digital copy will be reviewed by NBU's GIS Department for adherence to the CAD Deliverables Submission Standards criteria before Final Acceptance is issued.
- A Signed and Sealed Engineer's Cost Estimate for water and sewer improvements is required as a condition of Final Acceptance. The estimate needs to include line items for these assets: Water Mains, Water Services, Water Valves, Fire Hydrants, Water Storage Tanks, Sewer Mains, Sewer Force Mains, Sewer Services, Manholes, and Sewer Structures.
- Refer to the Water Checklist or the Wastewater Checklist in the NBU Systems Connection and Construction Policy for items that must be completed by the contractor and engineer for Final Acceptance:
 - https://www.nbutexas.com/wp-content/uploads/2020/04/WaterChecklist_20190905.pdf
 - <https://www.nbutexas.com/wp-content/uploads/2020/08/3-2-20-Sewer-Checklist-Utility-defender-addition-1.pdf>
- Refer to the Water Notes in the NBU Systems Connection and Construction Policy for all CSI / Backflow Prevention requirements.
- Water meters will not be issued until the plat has been recorded at the County Clerk's Office.
- Water meters larger than 6" must be provided by the developer at their own expense.
- The issuance of this Approval of Construction shall not be construed to be an approval of violation of any code, ordinance, or design criteria applicable in this jurisdiction.

Water is a precious commodity in the State of Texas and New Braunfels Utilities (NBU) is passionate about protecting the local resource. If water is needed for any aspect of this project, the developer is fully responsible for acquiring a fire hydrant meter so that all water used for construction or testing purposes is accounted for properly. NBU will not tolerate any water theft, regardless of the amount. If water theft is discovered, the developer will be subject to monetary penalties, criminal charges, and stoppage of all construction activities related to the project, to include the release of water meters. Should you have any questions or need any additional information, please do not hesitate to contact me.

Respectfully,

Nick Puckett, P.E.
Senior Development Engineer
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cc: Distribution List
Lennar Homes of Texas Land Construction / Richard Mott, richard.mott@lennar.com

