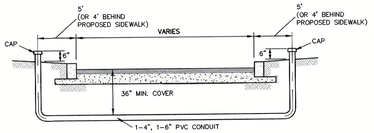
WATER (NBU JOB NO. W-209398)		
ITEM	UNIT	QUANTITY
12" WATER LINE	LF	701
8" WATER LINE	LF	5,176
1" SINGLE SERVICE & 5/8" METER	EA	213
LUEs	EA	219
FIRE HYDRANT	EA	12
1" IRRIGATION SERVICE & 3/4" METER	EA	4
6" Gate Valve	EA	12
8" Gate Valve	EA	18
12" Gate Valve	EA	1

WASTEWATER (NBU JOB NO. WW-209399)		
ITEM	UNIT	QUANTITY
8" SANITARY SEWER PIPE	LF	4,691
10" SANITARY SEWER PIPE	LF	691
LUEs	EA	213
6" WASTEWATER SERVICE	EA	209
48" MANHOLES	EA	15
CAPS	EA	-

CONDUIT NOTES:

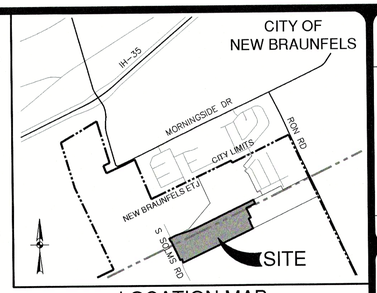
1. CONTRACTOR SHALL INSTALL PERMANENT MARKERS IN PROPOSED CURB WHERE CONDUITS CROSS THE ROADWAY (BOTH SIDES).
2. CONDUITS SHALL BE PVC WITH MINIMUM BURY OF 30 INCHES. SCHEDULE 80 TO BE USED FOR CPS CONDUITS, ALL OTHER CONDUITS ARE SCHEDULE 40.
3. ALL CONDUITS SHALL BE EXTENDED BEHIND CURBS OR PROPOSED SIDEWALKS A MINIMUM OF 3 FEET AND CAPPED FOR FUTURE USE.



TYPICAL CONDUIT DETAIL
NOT TO SCALE

NOTE:

1. 1-4", 1-6" P.V.C. SCHEDULE 40 WILL BE REQUIRED FOR IRRIGATION UTILITIES CROSSING.



LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 50'
0' 50' 100' 150'

FLOW #1
FLOW #2
FLOW #3
FLOW #4
FLOW #5
FLOW #6
FLOW #7
FLOW #8

59
NBU FIRE HYDRANT
707.59
N: 13787915.43
E: 2234517.158

70
NBU FIRE HYDRANT
702.48
N: 13787712.6
E: 2234621.92

34
NBU FIRE HYDRANT
709.582
N: 13787409.063
E: 2234763.000

1
NBU FIRE HYDRANT
709.27
N: 13787556.77
E: 2235025.095

51
NBU FIRE HYDRANT
710.94
N: 13787918.23
E: 2234967.833

12
NBU FIRE HYDRANT
710.91
N: 13787752.15
E: 2235411.882

52
NBU FIRE HYDRANT
715.37
N: 13788138.31
E: 2235421.377

22
NBU FIRE HYDRANT
715.01
N: 1378791356
E: 2235789.363

MORNINGSIDE TRAILS UNIT 3A
(DOC NO 202106050093, MPR)

STEELWOOD TRAIL – UNIT 3
(CONCURRENT PLATTING)

REMAINDER OF 148.80 ACRE TRACT SA GIVEN TO FLY, LLC (DOC. NO. 201999003956 OPRGC) (DOC. NO. 201906006911 OPRCC)

50' GAS RIGHT-OF-WAY (VOL. 97, PG. 400, DR)

50' GAS RIGHT-OF-WAY (VOL 97, PG 400, DRCC)

S SOLMS RD (60' R.O.W.)

VARIABLE WIDTH DRAINAGE EASEMENT

VARIABLE WIDTH WASTEWATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (DOC. 202106021369, OPRC)

VARIABLE WIDTH DRAINAGE EASEMENT (DOC. NO _____ OPR)

20' UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PUBLIC STREET ROW

10' GAS/FIBER UTILITY EASEMENT (DOC 202199018340, OPR)

15' UTILITY EASEMENT

20' SANITARY SEWER EASEMENT

20' UTILITY EASEMENT

1.519 ACRE NBU EASEMENT (VOL 816, PG 944, OPRGC)

WENTZ HILL DR
(50' R.O.W.)

FOGGY PASS DR
(50' R.O.W.)

MOON HILL RD
(R.O.W. VARIES)

CORN FIELD LN
(50' R.O.W.)

PROPOSED WATER QUALITY POND
(STEELWOOD TRAIL UNIT 3)
(CONCURRENT PLATTING)

CALLED 37.8 AC
THE HAGGARD COMPANY
(VOL. 1293, PG. 769 DRGC)

MATCHLINE "A"
SEE SHEET C6.01

CAUTION!
SANITARY SEWER/ GAS/FIBER CROSSING

CAUTION!
WATER/GAS/ FIBER CROSSING

CAUTION!
SANITARY SEWER/ GAS CROSSING

CAUTION!
WATER/GAS CROSSING

CAUTION!
SANITARY SEWER/ STORM DRAIN CROSSING

CAUTION!
STORM DRAIN/ WATER CROSSING

CAUTION!
SANITARY SEWER/ WATER CROSSING

CAUTION!
STORM DRAIN/ WATER CROSSING

UTILITY LEGEND

- PROJECT LIMITS
- EXISTING FIRE HYDRANT
- EXISTING WATER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS
- EXISTING SEWER
- PROPOSED SEWER
- MANHOLE
- PROPOSED WATER
- FIRE HYDRANT
- PROPOSED WYE & LATERAL
- SINGLE WATER SERVICE
- STREET LIGHTS
- PROPOSED STORM DRAIN
- PROPOSED GAS
- PROPOSED UNDERGROUND ELECTRIC

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2. ALL UTILITIES TO BE CONSTRUCTED PRIOR TO STREETS.
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4. UTILITY TRENCH COMPACTION – 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.

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CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT "TEXAS 811" A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

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NO.	REVISION	DATE
1	WATER/SEWER DESIGN REVISED.	06/20/24

6-20-2024
STATE OF TEXAS
TODD W. BLACKMON
89208
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5563
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

STEELWOOD TRAIL UNIT 4
NEW BRAUNFELS, TEXAS

OVERALL UTILITY PLAN

PLAT NO. _____
JOB NO. 30034-07
DATE MAY 2022
DESIGNER HF
CHECKED HF DRAWN BH
SHEET C6.00

FOR PERMIT

WATER (NBU JOB NO. W-209398)		
ITEM	UNIT	QUANTITY
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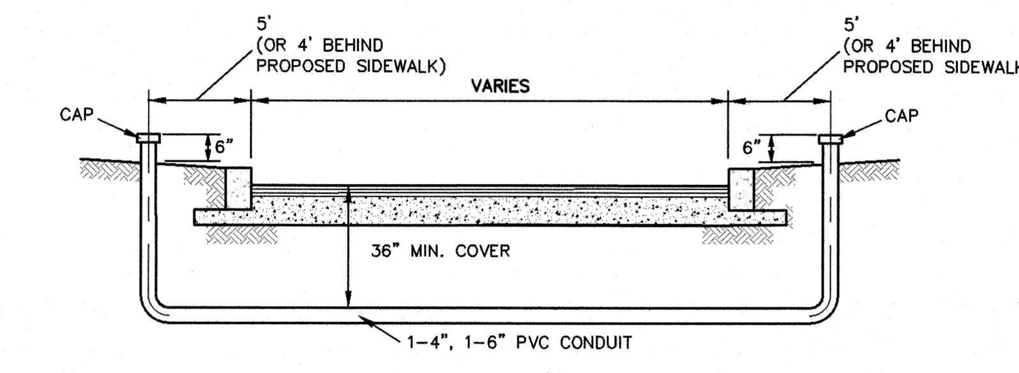

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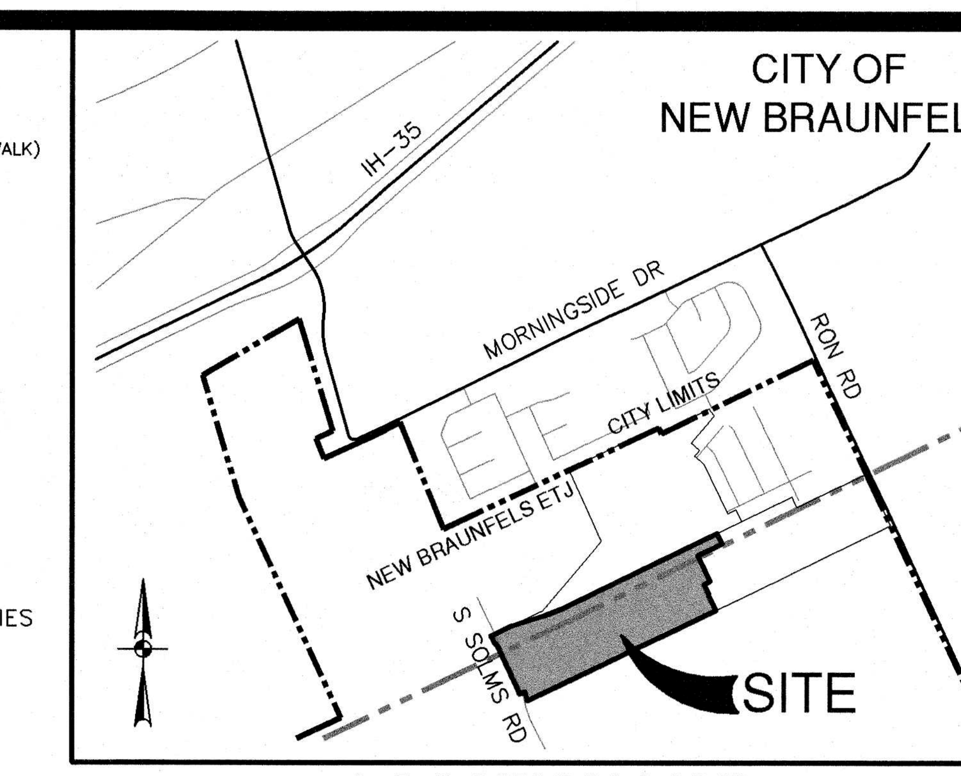

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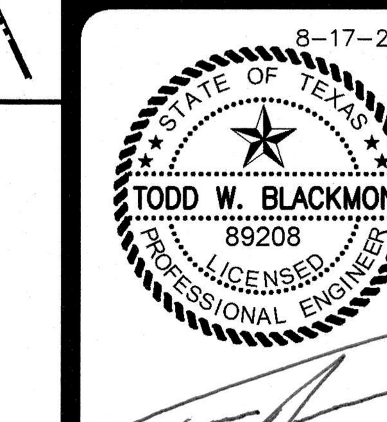

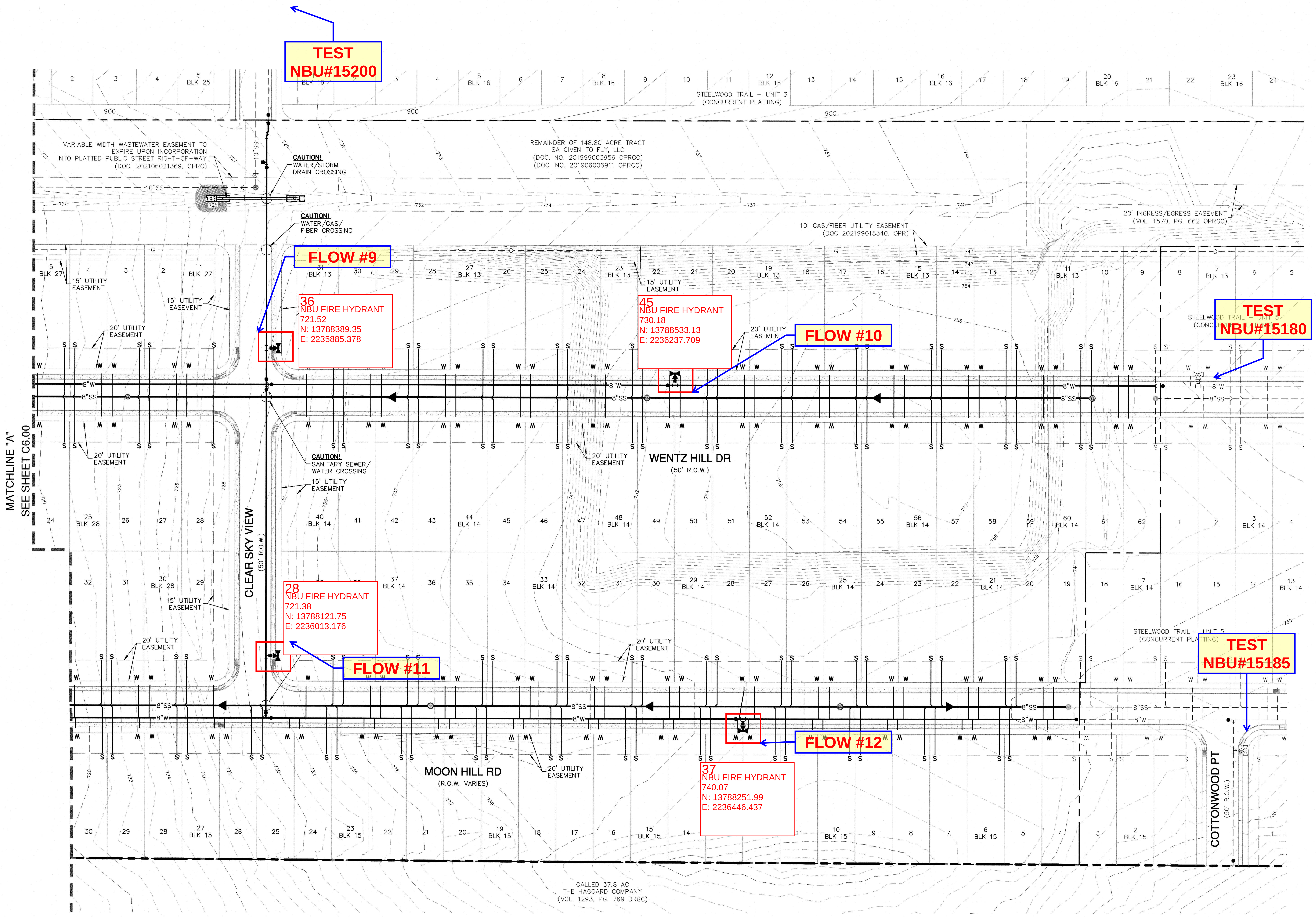

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- PROJECT LIMITS
- EXISTING WATER
- EXISTING FIRE HYDRANT
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- EXISTING GAS
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NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS

STEELWOOD TRAIL UNIT 4

NEW BRAUNFELS, TEXAS

OVERALL UTILITY PLAN

PLAT NO.	
JOB NO.	30034-07
DATE	MAY 2022
DESIGNER	HF
CHECKED	HF DRAWN BH
SHEET	C6.01

FOR PERMIT