

# VERAMENDI PRECINCT 8 - UNIT 1

## NEW BRAUNFELS, TEXAS

### CIVIL CONSTRUCTION PLANS

NBU JOB NO. W-XXXXXX

SHEET LIST

**NBU NOTES:**

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD. IN ACCEPTING THESE PLANS, NEW BRAUNFELS UTILITIES MUST RELY UPON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD.
- THE ENGINEER OF RECORD ACKNOWLEDGES THAT ALL PROPOSED WATER OR WASTEWATER IMPROVEMENTS MUST COMPLY WITH TCEQ, CITY OF NEW BRAUNFELS, W&WW DESIGN CRITERIA, SOUND ENGINEERING JUDGEMENT, AND OTHER GOVERNING ENTITY ORDINANCES OR CODES.
- THE ENGINEER OF RECORD ACKNOWLEDGES THAT THE POINT OF DELIVERY FOR AN NBU-OWNED AND MAINTAINED WATER SERVICE LATERAL IS THE LINE SIDE FROM THE WATER MAIN TO THE WATER METER. THE CUSTOMER IS RESPONSIBLE FOR THE LINE FROM THE METER TO THE PRIVATE PLUMBING WHICH INCLUDES, BUT MAY NOT ALWAYS BE THE CASE, A CUSTOMER YARD CUT-OFF. THE CUSTOMER IS RESPONSIBLE FOR DESIGN, CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE CUSTOMER'S INSTALLATION BEYOND THE POINT OF DELIVERY AND HAS SOLE CONTROL AND SUPERVISION OVER CUSTOMER'S INSTALLATION, INCLUDING COMPLIANCE WITH ALL CITY PLUMBING CODES.
- THE ENGINEER OF RECORD ACKNOWLEDGES THAT THE POINT OF DELIVERY FOR AN NBU-OWNED AND MAINTAINED WASTEWATER SERVICE LATERAL IS THE LINE SIDE FROM THE WASTEWATER MAIN TO THE CLEANOUT OR PROPERTY LINE (IN CASES WHERE CLEANOUT IS NOT INSTALLED OR INSTALLED PROPERLY NEAR THE PROPERTY LINE). THE CUSTOMER IS RESPONSIBLE FOR THE LINE FROM THE CLEANOUT/PROPERTY LINE TO THE PRIVATE PLUMBING. THE CUSTOMER IS RESPONSIBLE FOR DESIGN, CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE CUSTOMER'S INSTALLATION BEYOND THE POINT OF DELIVERY AND HAS SOLE CONTROL AND SUPERVISION OVER CUSTOMER'S INSTALLATION, INCLUDING COMPLIANCE WITH ALL CITY PLUMBING CODES.
- WATER IS A PRECIOUS COMMODITY IN THE STATE OF TEXAS AND NEW BRAUNFELS UTILITIES (NBU) IS PASSIONATE ABOUT PROTECTING THE LOCAL RESOURCE. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ACQUIRING A FIRE HYDRANT METER SO THAT ALL WATER USED FOR CONSTRUCTION OR TESTING PURPOSES ARE PROPERLY ACCOUNTED FOR. NBU WILL NOT TOLERATE ANY WATER THEFT, REGARDLESS OF THE AMOUNT. IF WATER THEFT IS DISCOVERED THE CONTRACTOR SHALL BE SUBJECT TO MONETARY PENALTIES, CRIMINAL CHARGES, AND STOPPAGE OF ALL CONSTRUCTION ACTIVITIES RELATED TO THE PROJECT. COSTS ASSOCIATED WITH ANY WORK STOPPAGE RESULTING FROM WATER THEFT SHALL BE AT THE FULL EXPENSE OF THE CONTRACTOR.

**NBU AS-BUILT REQUIREMENTS:**

NBU REQUIRES GPS POINTS FOR CERTAIN ELECTRIC, WATER AND WASTEWATER ATTRIBUTES, SOME OF WHICH MUST BE MEASURED PRIOR TO BACKFILL, DURING CONSTRUCTION.

GPS POINTS ARE REQUIRED FROM THE DEVELOPER'S CONTRACTOR OR ENGINEER. A MINIMUM OF THREE (3) COORDINATE POINTS FOR GEOREFERENCING ARE REQUIRED. THE WATER AND WASTEWATER GPS POINTS SHALL BE TO SURVEY GRADE AND ELECTRIC GPS POINTS SHALL BE MEASURED TO MAP GRADE. PLEASE REFERENCE NBU'S WATER CONNECTION POLICY FOR ADDITIONAL CAD DELIVERABLE REQUIREMENTS.

**REQUIRED MEASUREMENTS FOR THE WATER SYSTEM INCLUDE:**

- VERTICAL BENDS AND EDGES OF STEEL CASINGS (IF APPLICABLE) PRIOR TO BACKFILL.
- HORIZONTAL BENDS PRIOR TO BACKFILL.
- TEES PRIOR TO BACKFILL.
- FITTINGS (REDUCERS AND COUPLINGS) PRIOR TO BACKFILL.
- FIRE HYDRANTS (TOP FLANGE).
- VALVES.
- METERS (TOP CENTER OF BOX).
- BLOW OFF ASSEMBLIES.
- CORNER SLAB OF ALL WATER TANKS AND THE ISOLATION GATE VALVE ON THE WATER TANK.

**REQUIRED MEASUREMENTS FOR THE WASTEWATER SYSTEM INCLUDE:**

- MANHOLES.
- CLEANOUTS.
- CORNER SLAB OF ALL LIFT STATIONS.

**REQUIRED MEASUREMENTS FOR THE ELECTRIC SYSTEM:**

- POLES.
- TRANSFORMERS, BOTH ABOVE AND UNDERGROUND (FRONT LOCK).
- PULL BOXES.
- STREET LIGHTS.

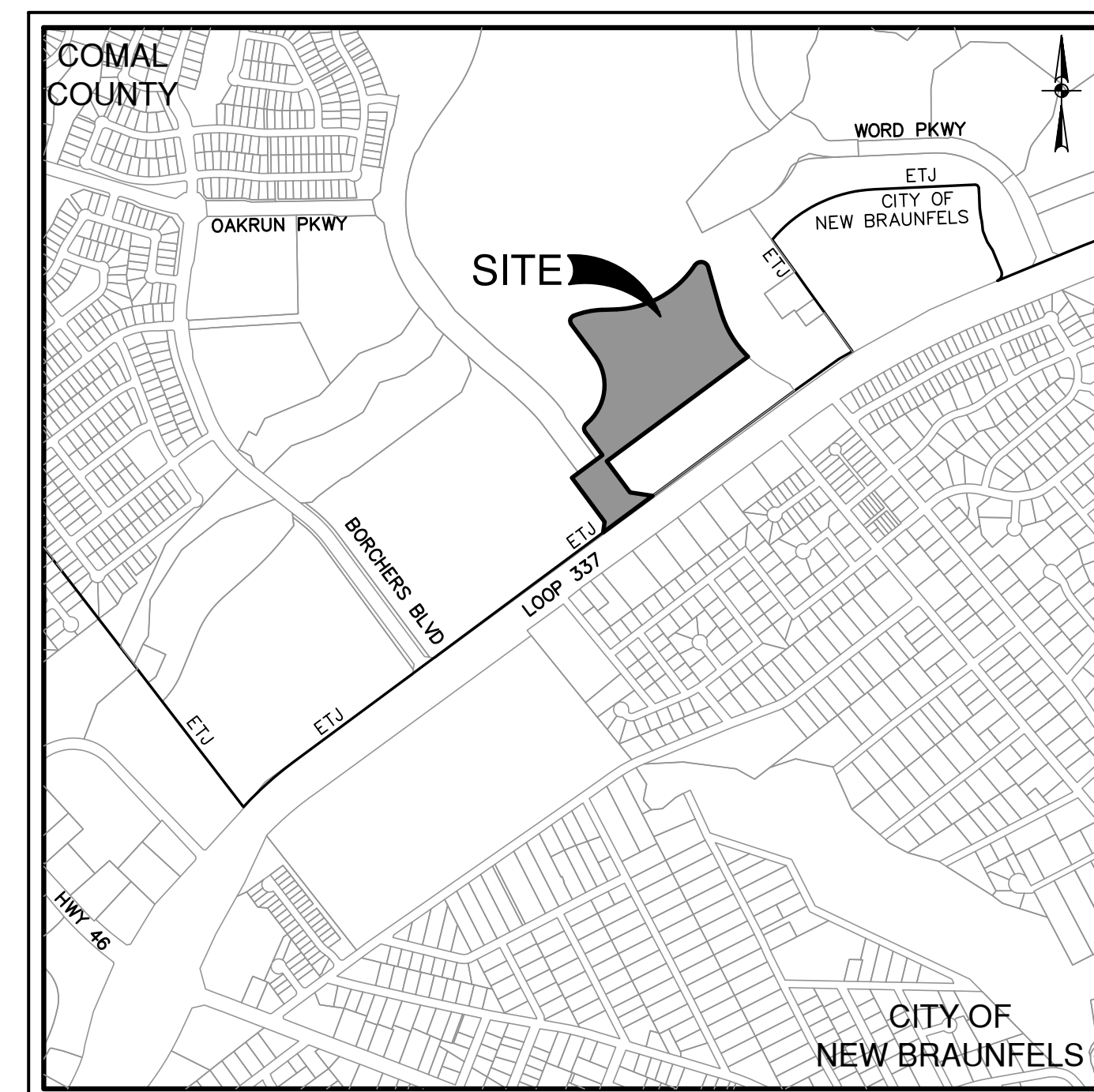
COORDINATE GPS REQUIREMENTS WITH NBU INSPECTOR

**NOTES:**

- TYPE 3 DEVELOPMENT.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD. IN ACCEPTING THESE PLANS, THE CITY OF NEW BRAUNFELS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD.
- IF CONSTRUCTION HAS NOT COMMENCED WITHIN ONE YEAR OF CITY APPROVAL FOR CONSTRUCTION INSPECTION, THAT APPROVAL IS NO LONGER VALID.
- THIS PROJECT IS WITHIN THE EDWARDS AQUIFER JURISDICTIONAL ZONES.
- NO PORTION OF THIS PROJECT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE FEMA FIRM MAP NO. 48091C0435F EFFECTIVE DATE 9/2/2009.
- GAS UTILITIES ARE NOT INCLUDED IN THE CIVIL CONSTRUCTION PLANS. FINAL GAS UTILITY DESIGN SHALL BE APPROVED BY THE CITY FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- FOLLOWING PERMITS ARE REQUIRED PRIOR TO START OF CONSTRUCTION:
  - CITY OF NEW BRAUNFELS PUBLIC INFRASTRUCTURE PERMIT
  - NEW BRAUNFELS UTILITY APPROVAL
  - TCEQ WATER POLLUTION ABATEMENT PLAN APPROVAL

**LEGAL DESCRIPTION:**

BEING A TOTAL OF 19.847 ACRE TRACT OF LAND, SITUATED IN THE JUAN MARTIN DE VERAMENDI SURVEY NUMBER 2, ABSTRACT 3, IN COMAL COUNTY, TEXAS, COMPRISED OF A 104.40 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 201706024562, AND A 2086 ACRE TRACT OF LAND RECORDED IN VOLUME DOCUMENT NUMBER 201006024825, BOTH OF THE OFFICIAL PUBLIC RECORD OF COMAL COUNTY, TEXAS.



LOCATION MAP  
NOT-TO-SCALE

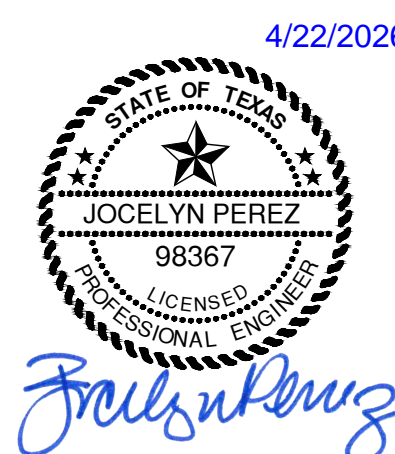
PREPARED FOR:

VERAMENDI PE-HOBART, LLC.  
2168 OAK RUN PKWY, SUITE 101  
NEW BRAUNFELS, TX 78132

APRIL 2026

**PAPE-DAWSON**

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



SHEET TITLE	SHEET NO.
COVER SHEET	C0.00
CONSTRUCTION NOTES	C0.01
PLAT	C0.02
PLAT	C0.03
OVERALL DRAINAGE PLAN - EXISTING CONDITIONS	C1.00
OVERALL DRAINAGE PLAN - ULTIMATE CONDITIONS	C1.01
VERAMENDI PKWY - PLAN & PROFILE	STA. 2+20.00 TO 6+32.84 C2.00
STREET DETAILS	C2.10
STREET DETAILS	C2.11
OVERALL SIGNAGE PLAN	C3.00
SIGNAGE AT LOOP 337	C3.01
SIGNAGE DETAILS	C3.10
SIGNAGE DETAILS	C3.11
SIGNAGE DETAILS	C3.12
16 INCH WATER LINE W-01 - PLAN & PROFILE	STA. 1+00.00 TO 5+13.59 C4.00
WATER DISTRIBUTION DETAILS	C4.10
WATER DISTRIBUTION NOTES	C4.11
OVERALL GRADING PLAN	C7.00
STORM WATER POLLUTION PREVENTION PLAN	C8.00
STORM WATER POLLUTION PREVENTION DETAILS	C8.10

**CONSTRUCTION PLAN NOTES**

*Revised 03/20/20*

**These notes must appear on the cover and/or "notes" sheet of all subdivision construction plans and on commercial plans where applicable:**

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 830-692-2117 or,
- E-mailed at [inspections@nbcas.com](mailto:inspections@nbcas.com).

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. 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 Planning 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 allowing 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 collection systems shall 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 property sized cross slope 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

when it occupies 50% of the basin's design capacity.

8. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.

9. All spoils (excavated material) generated from the project site must be stored on-site with proper E&S controls. For storage or disposal of spoils at another site on the Edwards Aquifer Recharge Zone, the owner of the site must receive approval of a water pollution abatement plan for the placement of fill material or mass grading prior to the placement of spoils at the other site.

10. If portions of the site will have a temporary or permanent cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14<sup>th</sup> day of inactivity. If activity will resume prior to the 21<sup>st</sup> day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14<sup>th</sup> day, stabilization measures shall be initiated as soon as possible.

11. The following records shall be maintained and made available to the TCEQ upon request:  
- the dates when major grading activities occur;  
- the dates when construction activities temporarily or permanently cease on a portion of the site; and  
- the dates when stabilization measures are initiated.

12. The holder of any approved Edwards Aquifer protection plan must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:  
A. any physical or operational modification of any water pollution abatement structure(s), including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;  
B. any change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;  
C. any development of land previously identified as undeveloped in the original water pollution abatement plan.

Austin Regional Office 2100 Park 25 Circle, Building A Austin, Texas 78753-1806 Phone (512) 339-9222 Fax (512) 339-3795	San Antonio Regional Office 14250 Jackson Road San Antonio, Texas 78233-4480 Phone (210) 490-3096 Fax (210) 545-4329
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**THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.**

TCEQ 0992 (Rev. July 15, 2015) Page 2 of 2

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-217-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.

**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 curb 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. Right-of-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.

**Signage 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 scale 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 166, 161 and 166 of TxDOT's Standard Specifications manual, respectively.  
Areas requiring permanent vegetation (earthen channels, ponds, etc.) are required to meet TxDOT Specifications for Item 160 Topsoil. Testing per Tex-128-E will be required at the City's request.  
Watering may also be necessary to facilitate and expedite the sprouting and growth of vegetation. Item 168 of TxDOT's Standard Specifications manual shall be adhered to for vegetative watering.  
If extended drought conditions exist that hinder or prohibit the growth and establishment of vegetation, the contractor/ developer shall provide a plan to the City of New Braunfels describing the measures that will be taken to stabilize earthen drainage infrastructure until a time when growing conditions become more favorable.

**PROPOSED CONSTRUCTION SEQUENCE**

- INSTALL TEMPORARY STORMWATER EROSION CONTROL MEASURES IN AFFECTED CONSTRUCTION AREAS AND STABILIZED CONSTRUCTION ENTRANCES/EXITS.
- INSTALL TREE PRESERVATION MEASURES, IF REQUIRED.
- EXCAVATE STREET.
- CONSTRUCT WATER SYSTEM.
- CONSTRUCT SUBGRADE AND BASE FOR STREETS.
- CONSTRUCT CURBS FOR STREET.
- CONSTRUCT ASPHALT PAVEMENT FOR STREET.
- ESTABLISH SITE STABILIZATION.
- REMOVE ALL TEMPORARY STORMWATER EROSION CONTROL MEASURES.

**NOTES**

- SOME ITEMS ABOVE WILL OCCUR SIMULTANEOUSLY OR MAY OCCUR OUT OF SEQUENCE INDICATED.
- ALL SEQUENCES SUBJECT TO CHANGE.

**INSPECTION AND MAINTENANCE SCHEDULE FOR PERMANENT POLLUTION ABATEMENT MEASURES**

Recommended Frequency	Task to be Performed	
	1	2
After Rainfall	✓	✓
Biannually*	✓	✓
Annually*	✓	✓

\*At least one biannual inspection must occur during or immediately after a rainfall event. Inspections to occur quarterly during the first year of operation.  
\*Indicates a maintenance procedure that applies to this specific site.

See description of maintenance tasks to be performed on the following pages. Frequency of maintenance tasks may vary depending on amount of rainfall and other weather-related conditions. A written record will be kept of inspection results and maintenance performed.

Task No. & Description	Included in this project
1. Vegetated Filter Strips	Yes No
2. Recycled/berg for Inspections, Maintenance, and Repairs	Yes No

DATE \_\_\_\_\_

NO. \_\_\_\_\_

REVISION \_\_\_\_\_

4/22/2026

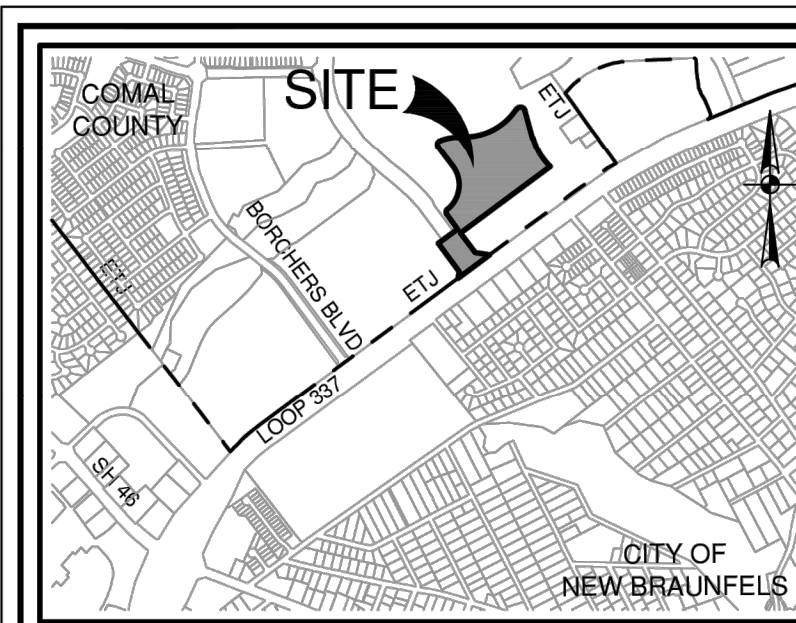
Jocelyn Perez

**PAPE--DAWSON**  
1677 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 830.672.5533  
TEXAS SURVEYING FIRM #470 | TEXAS SURVEYING FIRM # 10028800

**VERAMENDI PRECINCT 8 - UNIT 1**  
NEW BRAUNFELS, TEXAS  
CONSTRUCTION NOTES

PLAT NO. N/A  
JOB NO. 30101-04  
DATE NOVEMBER 2025  
DESIGNER GDL  
CHECKED  DRAWN CA  
SHEET C0.01

Date: April 21, 2026, 4:48 PM - User ID: kmarow  
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LOCATION MAP  
NOT-TO-SCALE

- NBU NOTES:**
- MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OF DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT. MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS OR ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
  - UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE METER ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.
  - UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
  - EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER/DEVELOPER'S EXPENSE.
  - DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
  - NBU IS NOT RESPONSIBLE FOR LANDSCAPING OR IRRIGATION IN UE/LE.

**FLOOD ZONE NOTE:**  
NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA (100 YR. FLOOD), AS DEFINED BY THE COMAL COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NO. 48091C0435G EFFECTIVE DATE 5/8/2024 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**RECHARGE ZONE NOTE:**  
THIS PLAT LIES WITHIN THE RECHARGE ZONE OF THE EDWARDS AQUIFER.

**UTILITY PROVIDER NOTE:**  
THE PROPERTY WILL BE SERVED BY THE FOLLOWING:  
NEW BRAUNFELS UTILITIES (WATER, SEWER, ELECTRIC)  
AT&T (TELECOMMUNICATIONS)  
SPECTRUM (TELECOMMUNICATIONS)

- DRAINAGE EASEMENT NOTES:**
- DRAINAGE EASEMENTS SHALL REMAIN FREE OF ALL OBSTRUCTIONS.
  - MAINTENANCE OF DRAINAGE EASEMENT SHOWN OUTSIDE OF LOT LINES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF NEW BRAUNFELS OR COMAL COUNTY.
  - NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS AND COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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.

- SIDEWALK AND ACCESS WAY NOTES:**
- SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED DURING THE LATER OF BUILDING PERMIT OR STREET CONSTRUCTION ALONG:
    - SOUTHWEST SIDE OF VERAMENDI PKWY
  - TEN (10) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED DURING THE LATER OF BUILDING PERMIT OR STREET CONSTRUCTION ALONG:
    - NORTHEAST SIDE OF VERAMENDI PKWY
  - TEN (10) FOOT WIDE MULTI-USE TRAIL WILL BE CONSTRUCTED BY THE SITE BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION WITHIN THE LANDSCAPE AND BUFFER EASEMENT ALONG LOOP 337.

**COMMON SPACE NOTE:**  
LOT 900 BLOCK 1 IS A LANDSCAPE, PEDESTRIAN, & ACCESS EASEMENT.  
LOT 900 BLOCK 2 IS A LANDSCAPE, PEDESTRIAN, & ACCESS EASEMENT.

THE AFOREMENTIONED LOT IS TO BE MAINTAINED BY THE DEVELOPER AND NOT THE CITY OF NEW BRAUNFELS.

APPROVED THIS THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_ BY THE CITY OF NEW BRAUNFELS, TEXAS.

APPROVED FOR ACCEPTANCE

\_\_\_\_\_  
DATE PLANNING AND DEVELOPMENT SERVICES DIRECTOR

\_\_\_\_\_  
DATE CITY ENGINEER

- SURVEYOR'S NOTES:**
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
  - COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, U.S. SURVEY FEET, DISPLAYED IN GRID VALUES.
  - DIMENSIONS SHOWN ARE SURFACE (SURFACE ADJUSTMENT FACTOR = 1.00014).
  - BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

KNOW ALL MEN BY THESE PRESENTS

I, THE UNDERSIGNED KEITH W. WOOLEY, 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 AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

KEITH W. WOOLEY  
REGISTERED PROFESSIONAL LAND SURVEYOR #5463  
PAPE-DAWSON

**SUBDIVISION PLAT OF  
VERAMENDI PRECINCT 8 - UNIT 1**

BEING A TOTAL OF 19.847 ACRE TRACT OF LAND, ESTABLISHING LOTS 1 & 900 BLOCK 1 & LOT 900 BLOCK 2, SITUATED IN THE JUAN MARTIN DE VERAMENDI SURVEY NUMBER 2, ABSTRACT 3, IN COMAL COUNTY, TEXAS, OUT OF A 84.657 ACRE TRACT OF LAND RECORDED IN VOLUME DOCUMENT NUMBER XXXXXXXXXXXX OF THE OFFICIAL PUBLIC RECORD OF COMAL COUNTY, TEXAS.

- INDOT NOTES:**
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SEEBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE ROSS MITIGATION.
  - THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. CRITERIA FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCRoACH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
  - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TDDOT'S "ACCESS MANAGEMENT MANUAL". WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
  - IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TDDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TDDOT.
  - ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

- PLAT NOTES:**
- THIS PLAT IS SUBJECT TO THE REQUIREMENTS AND REGULATIONS OF THE VERAMENDI DEVELOPMENT COMPANY DEVELOPMENT AGREEMENT, RECORDED AS DOCUMENT NO. 20190629247 AND AS AMENDED.
  - THIS PLAT IS LOCATED WITHIN THE LARGE FORMAT RETAIL PLANNING SUB AREA.
  - STANDARDS FOR PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS A300 PLANTING AND TRANSPLANTING NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
  - TREE REPLACEMENT SHALL OCCUR WITHIN 12 MONTHS OF REMOVAL OF THE HIGH VALUE TREE UNLESS DEFERRED TO AN ADJACENT UNIT, WHERE A REPLACEMENT TREE DOES NOT SURVIVE FOR A PERIOD OF AT LEAST 24 MONTHS. THE ORIGINAL APPLICANT OR CURRENT LANDOWNER SHALL REPLACE THE TREE, PREFERABLY DURING OCTOBER - FEBRUARY, UNTIL THE TREE SURVIVES A 12-MONTH PERIOD.
  - SHOULD ANY TREE DESIGNATED FOR RETENTION IN AN APPROVED TREE PROTECTION PLAN DIE PRIOR TO, OR WITHIN 12 MONTHS OF THE COMPLETION OF CONSTRUCTION WORKS, THE APPLICANT SHALL REPLACE THE DEAD TREE WITH A REPLACEMENT TREE EQUAL TO THE TOTAL CALIPER INCHES OF THE DEAD TREE. NO GRADING, TRENCHING OR EQUIPMENT SHALL BE CONDUCTED IN THE AREA IDENTIFIED IN THE ROOT PROTECTION ZONE. ALL WORK TO BE PERFORMED BY HAND OR UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
  - DURING CONSTRUCTION, THE CLEANING OF EQUIPMENT OR MATERIALS AND/OR THE DISPOSAL OF ANY WASTE MATERIAL, INCLUDING, BUT NOT LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC. UNDER THE CANOPY OR DRIP LINE OF ANY HIGH VALUE TREE SHALL BE PROHIBITED. NO GRADING, TRENCHING OR EQUIPMENT SHALL BE CONDUCTED OR USED IN THE AREA IDENTIFIED IN THE ROOT PROTECTION ZONE. ALL WORK SHALL BE PERFORMED BY HAND OR UNDER THE SUPERVISION OF A CERTIFIED ARBORIST. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY HIGH VALUE TREE.
  - LOTS TO BE HELD IN COMMON PROPERTY BY A HOMEOWNERS' OR PROPERTY OWNERS ASSOCIATION SHALL BE SHOWN ON THE PLAT AS A SEPARATE LOT.
  - NO BUILDING SHALL BE SITED WITHIN THE EXTENT OF A SENSITIVE FEATURE AND ASSOCIATED BUFFER. FOR ANY LOT WHICH CONTAINS A HIGH VALUE TREE, AND A BUILDING ENVELOPE WAS NOT APPROVED AS PART OF A FINAL PLAT, THE LOCATION OF A BUILDING ENVELOPE SHALL BE APPROVED BY THE PLANNING DIRECTOR PRIOR TO A BUILDING PERMIT BEING ISSUED.
  - FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
  - IMPERVIOUS COVER THE MAXIMUM CUMULATIVE IMPERVIOUS COVER PERCENTAGE FOR THE PROPERTY AS A WHOLE AND FOR EACH SECTOR PLAN SHALL NOT EXCEED SIXTY-FIVE PERCENT (65%).
  - AMENDMENTS TO THE PARK PROGRAMMING SCHEDULE, INCLUDING BUT NOT LIMITED TO THE PROVISION OF ADDITIONAL IMPROVEMENTS OR SUBSTITUTING IMPROVEMENTS, SHALL BE ADMINISTRATIVELY APPROVED BY THE PARKS DIRECTOR.
  - THIS PLAT WILL COMPLY WITH LOCATION AND AMENITY STANDARDS FOR TRAILS AS SHOWN IN THE SECTOR PLAN.
  - TOTAL NUMBER OF LOTS = 3.
  - ROADS, FACILITIES, STRUCTURES AND IMPROVEMENTS SUCH AS SIDEWALKS, PATHS, TRAILS, TRAILHEADS, PARK IDENTIFICATION AND WAY FINDING SIGNAGE, SEATING, PICNIC TABLES, DRINKING FOUNTAINS, PET DRINKING FOUNTAINS, TRASH RECEPTACLES, PET WASTE RECEPTACLES, SHADE STRUCTURES, OUTLOOKS, RETAINING WALL, PUBLIC UTILITIES, STORMWATER MANAGEMENT FACILITIES, WATER QUALITY MEASURES AND SIGNAGE ARE PERMITTED WITHIN THE GREEN RIBBON. ALL OTHER DEVELOPMENT SHALL BE PROHIBITED WITHIN THE GREEN RIBBON.
  - FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF TEN INCHES ABOVE FINAL ADJACENT GRADE AND THE LOT BE GRADED IN ACCORDANCE WITH THE APPROVED GRADING PLAN.

STATE OF TEXAS  
COUNTY OF COMAL

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VERAMENDI PRECINCT 8 - UNIT 1 SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: DEAN WORD III  
MANAGER  
P.O. BOX 310330  
NEW BRAUNFELS, TEXAS 78131-0330

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_ BY \_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF COMAL

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VERAMENDI PRECINCT 8 - UNIT 1 SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: GARRETT MECHLER  
VERAMENDI PE-HOBART, LLC  
2148 OAK RUN PKWY  
NEW BRAUNFELS, TEXAS 78132

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_ BY \_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF COMAL

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VERAMENDI PRECINCT 8 - UNIT 1 SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: GARRETT MECHLER  
VERAMENDI PE-DARWIN, LLC  
2148 OAK RUN PKWY  
NEW BRAUNFELS, TEXAS 78132

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_ BY \_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF COMAL

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VERAMENDI PRECINCT 8 - UNIT 1 SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: COMAL COUNTY WCID 18  
1108 LAVACA, SUITE 510  
AUSTIN, TX 78701

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_ BY \_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS.

DOC # \_\_\_\_\_ OF COMAL COUNTY ON THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_ AT \_\_\_\_ M.

WITNESS MY HAND OFFICIAL SEAL, THIS THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
COUNTY CLERK, COMAL COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

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

DATE OF PREPARATION: March 30, 2026

SHEET 1 OF 2

**NOTE**  
THE VERAMENDI PRECINCT 8 - UNIT 1 PLAT WAS ADMINISTRATIVELY APPROVED WITH CONDITIONS BY THE CITY OF NEW BRAUNFELS PLANNING DIRECTOR ON XX/XX/XXXX.

**VERAMENDI PRECINCT 8 - UNIT 1**  
NEW BRAUNFELS, TEXAS

PLAT

PLAT NO. N/A  
JOB NO. 30101-04  
DATE NOVEMBER 2025  
DESIGNER GDL  
CHECKED  DRAWN CA  
SHEET C0.02

NO.	REVISION	DATE

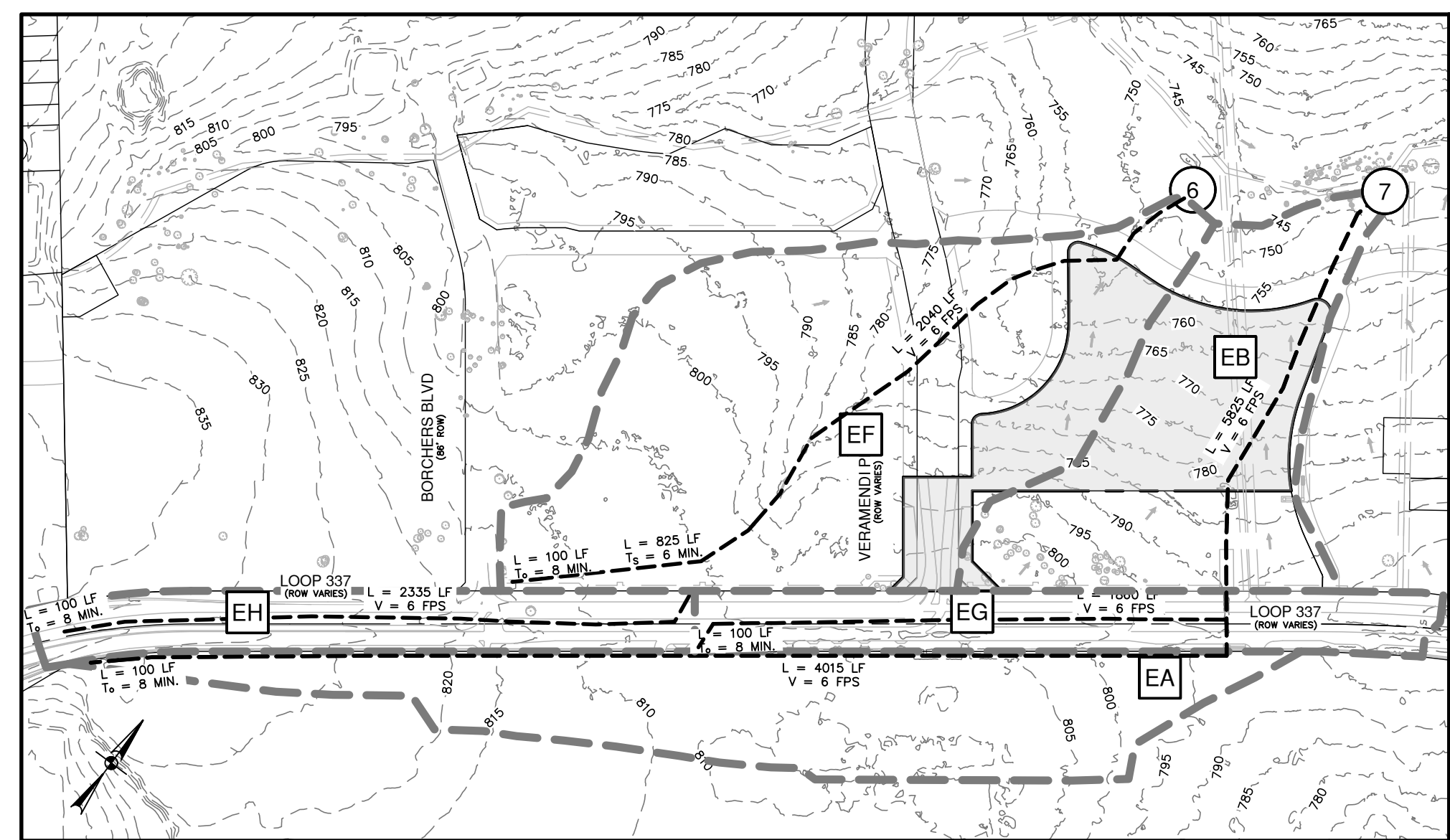
4/22/2026  
STATE OF TEXAS  
JOCELYN PEREZ  
98367  
LICENSED PROFESSIONAL ENGINEER  
Frederickburg

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

VERAMENDI PRECINCT 8 - UNIT 1  
Civil Job No. 30101-04 Survey Job No. 9273-22

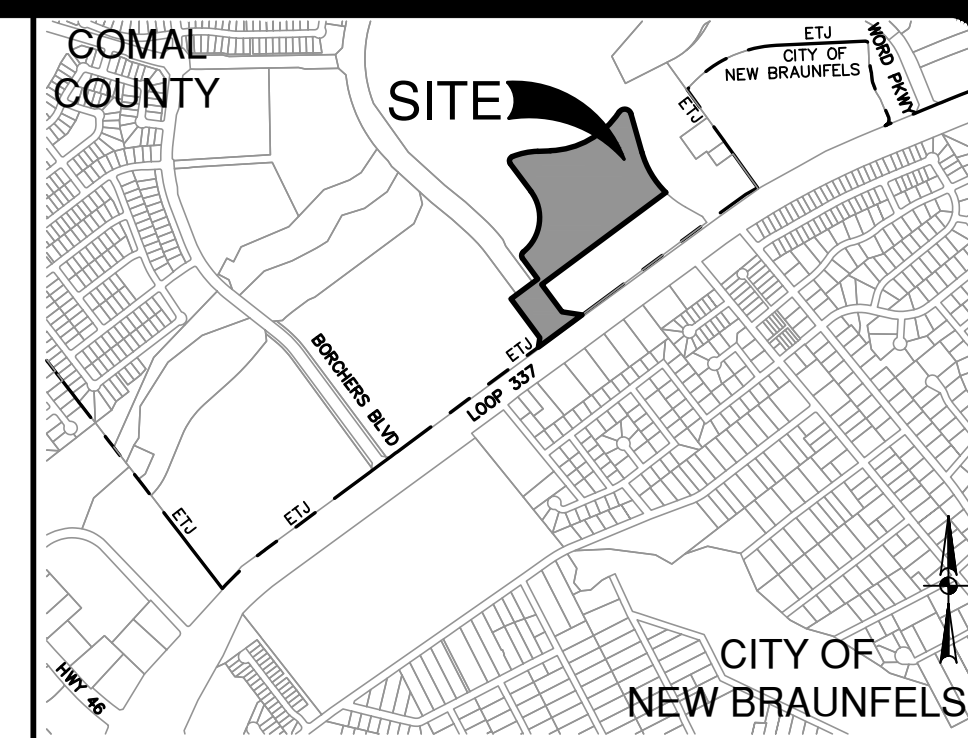
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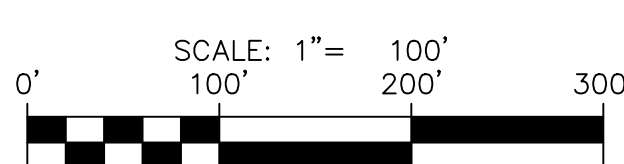


Calc Pt	Description	Drainage Area		Time of Conc. (minutes)	Intensity (in/hr)	C	Discharge Q1 (cfs)	Frequency (year)
		Area ID	Acres					
1	TXDOT OUTFALL	EA+EG	43.74	20.00	3.65	0.69	110	2
					5.36	0.77	181	10
					6.45	0.82	231	25
6	VERAMENDI PRECINCT 9 UNIT 2 OUTFALL	EH+EF	65.00	21.00	8.23	0.91	328	100
					3.57	0.40	92	2
					5.23	0.45	154	10
7	VERAMENDI PRECINCT 9 UNIT 2 OUTFALL	EA+EB+EG	70.26	24.00	6.29	0.49	202	25
					8.01	0.57	276	100
					3.34	0.56	131	2
					4.88	0.62	214	10
					5.87	0.67	276	25
					7.47	0.75	394	100

Notes:  
 Calc Pt 1: Areas EA and EG are assumed at existing fully developed conditions.  
 Calc Pt 6: Area EH is assumed at existing fully developed conditions.



LOCATION MAP  
NOT-TO-SCALE



DATE: \_\_\_\_\_  
 NO. REVISION: \_\_\_\_\_

4/22/2026

STATE OF TEXAS  
 JOCELYN PEREZ  
 98367  
 LICENSED PROFESSIONAL ENGINEER

*Frederickburg*



MASTER DRAINAGE LEGEND

- PROJECT LIMITS [Symbol]
- EXISTING CONTOUR [Symbol]
- RUNOFF FLOW PATH [Symbol]
- DRAINAGE AREA BOUNDARY [Symbol]
- PROPOSED DIRECTION OF FLOW [Symbol]
- EXISTING DIRECTION OF FLOW [Symbol]
- DRAINAGE CALCULATION POINT [Symbol]
- DRAINAGE AREA [Symbol]

**PAPE-DAWSON**  
 1677 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 832.632.5533  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM # 10028800

**VERAMENDI PRECINCT 8 - UNIT 1**  
 NEW BRAUNFELS, TEXAS

OVERALL DRAINAGE PLAN - EXISTING CONDITIONS

PLAT NO.	N/A
JOB NO.	30101-04
DATE	NOVEMBER 2025
DESIGNER	GDL
CHECKED	CA
DRAWN	CA
SHEET	C1.00

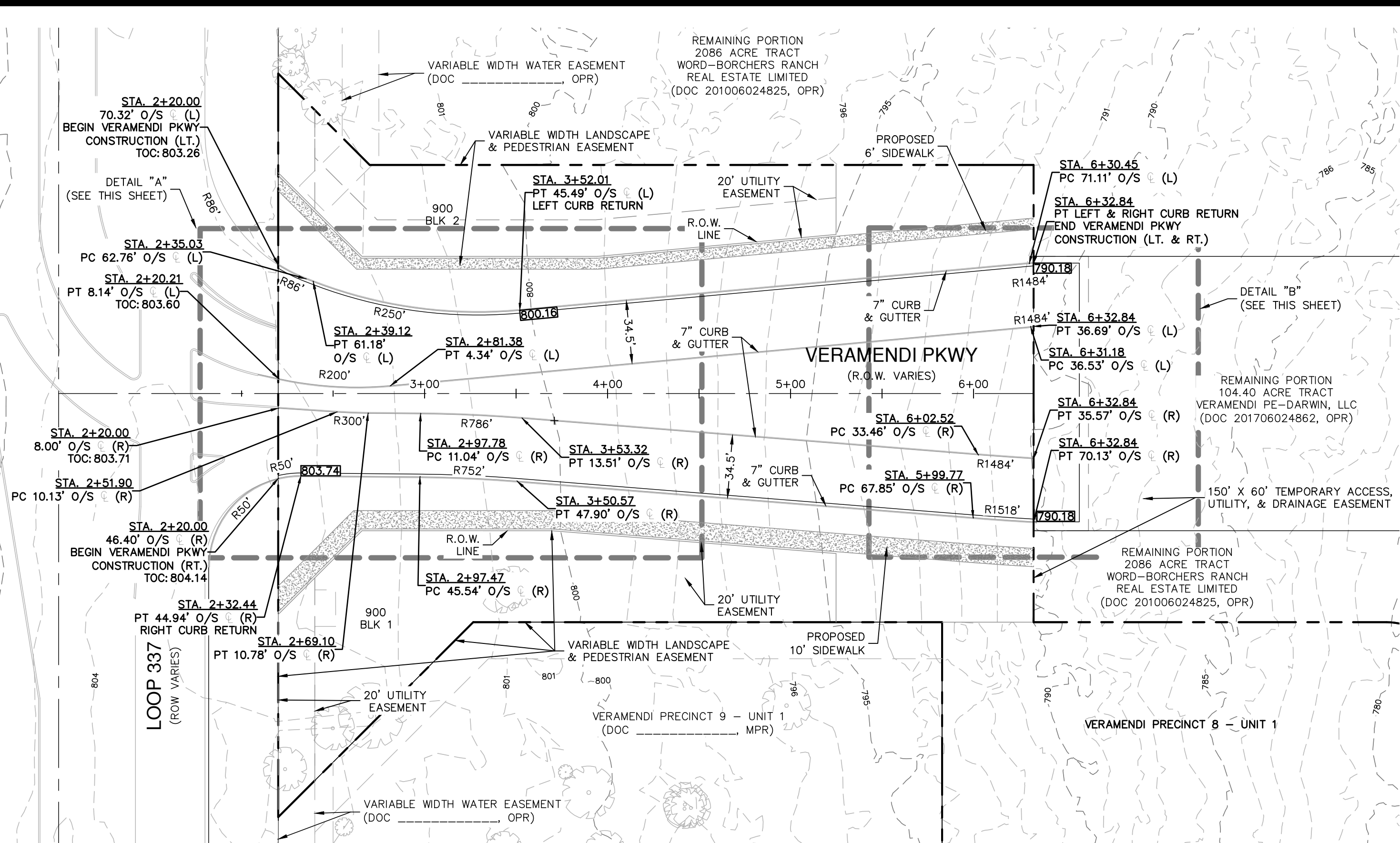
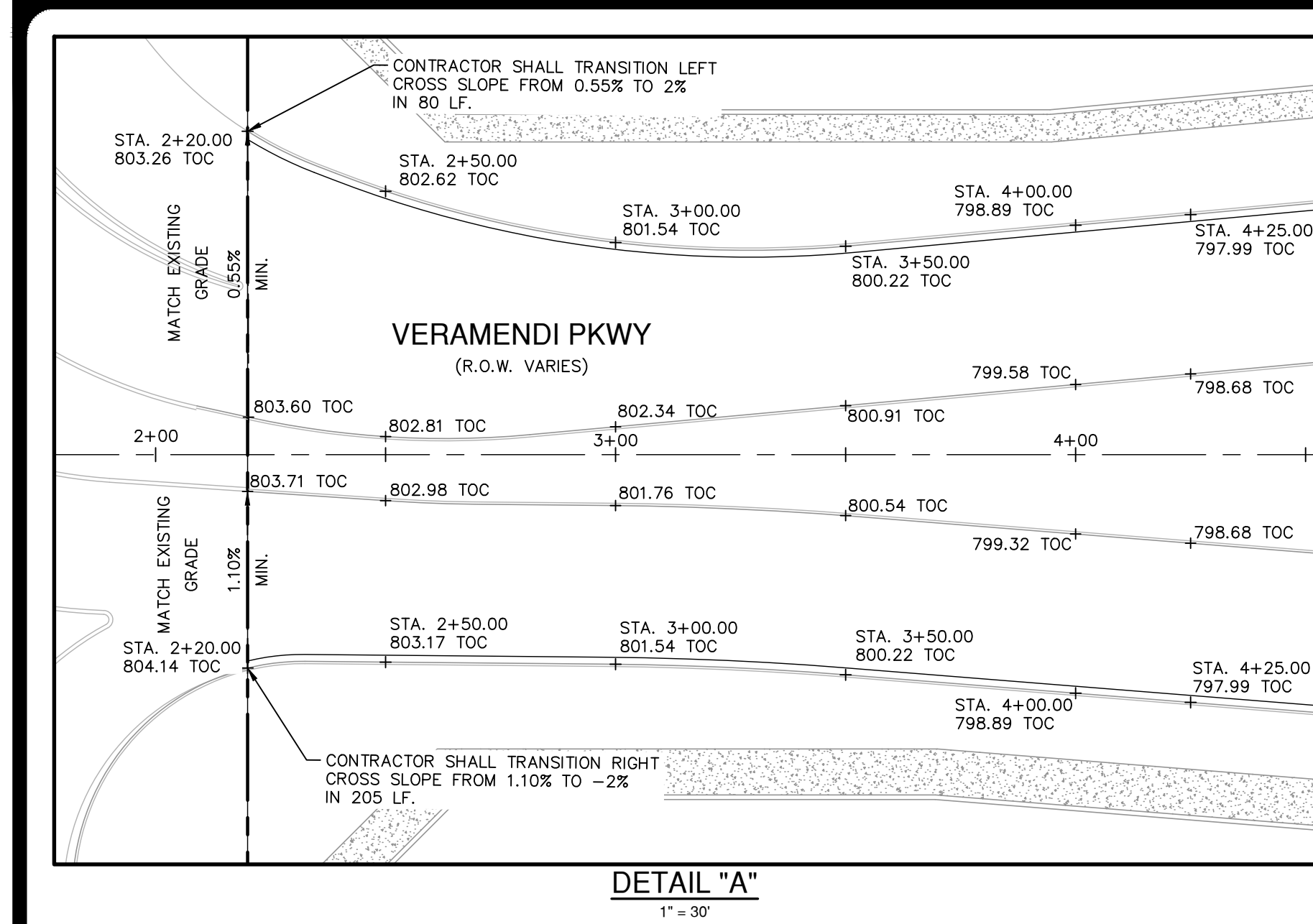
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FOR PERMIT

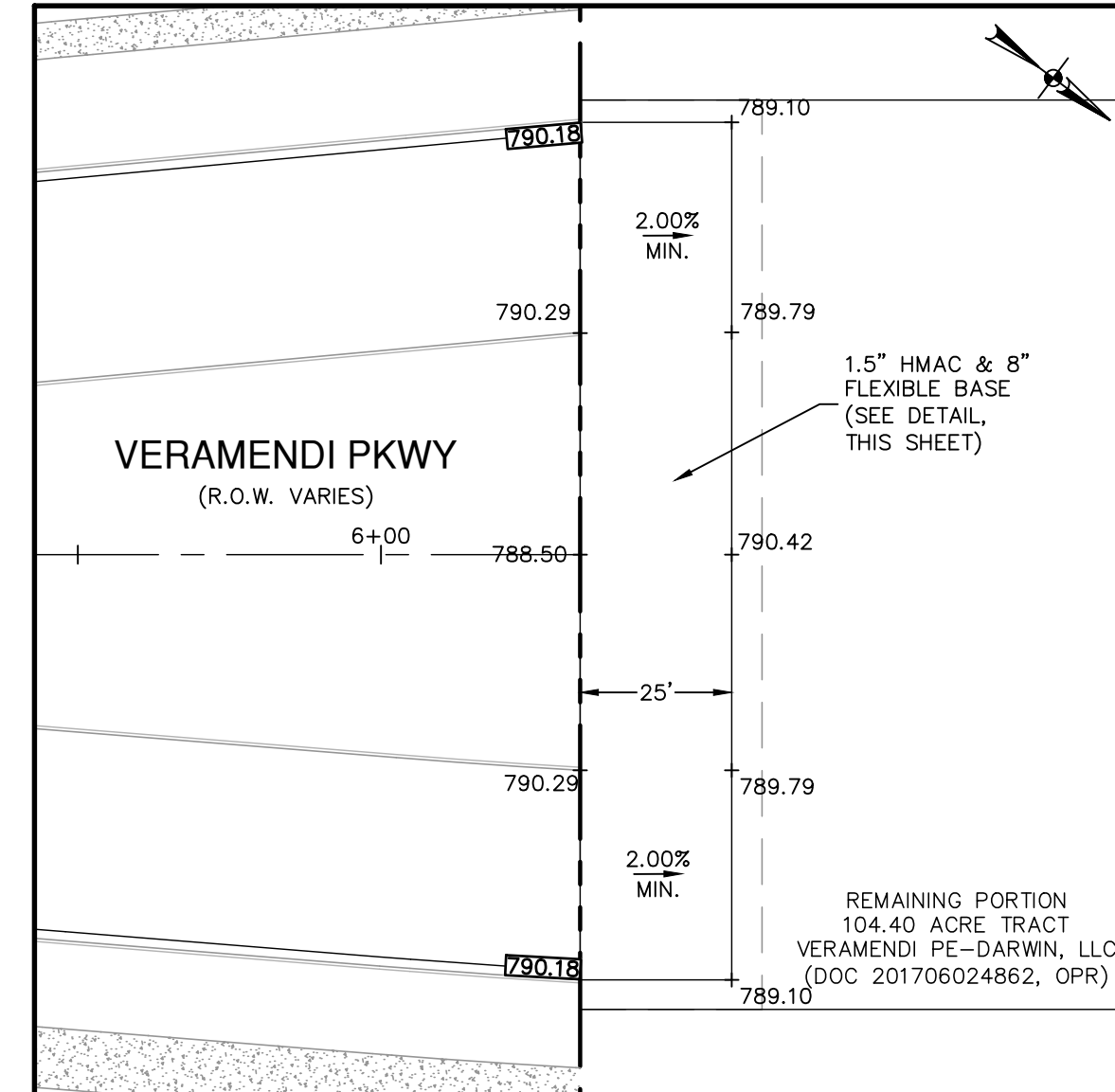


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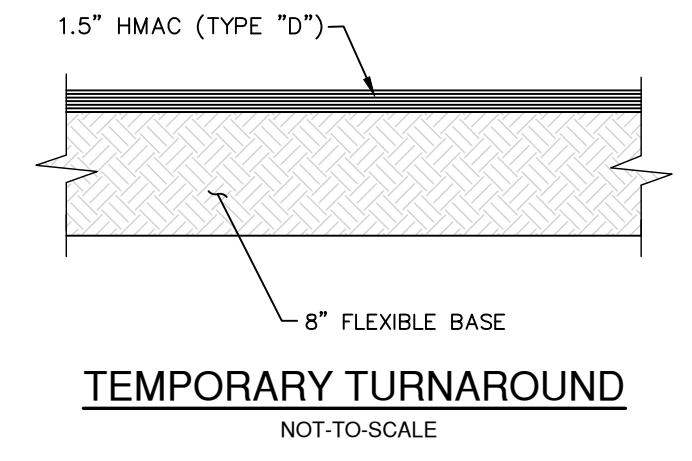
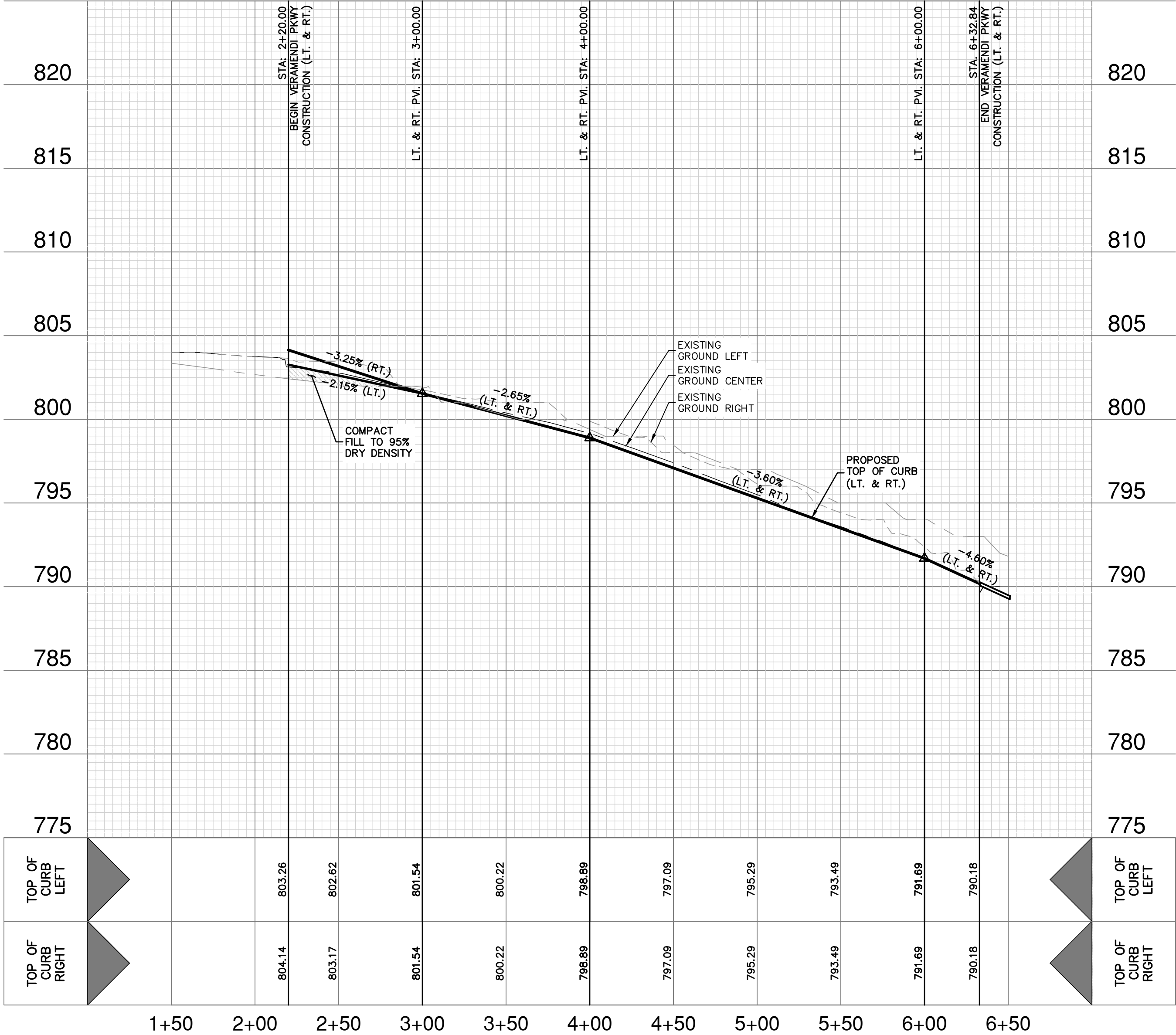


**STREET LEGEND**

PROJECT LIMITS	---
EXISTING CONTOUR	970
CORRECTED EFFECTIVE 100 YR FLOOD PLAIN	---
PROPOSED 100 YR FLOOD PLAIN	---
WHEELCHAIR RAMP	⊕WCR
CENTERLINE	CL
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
DRAINAGE FLOW ARROW	→
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) x
WASHOUT CROWN SECTION	---
SIDEWALK (SEE SHEET C3.00 FOR DEVELOPER RESPONSIBILITY)	---
DRIVEWAY	---



VERAMENDI PKWY  
 STA. 2+20.00 TO 6+32.84  
 VERTICAL SCALE: 1" = 5'  
 HORIZONTAL SCALE: 1" = 50'



**STREET NOTES:**

- CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE-IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
- NO PERMANENT STRUCTURES HIGHER THAN 3 FEET, AND LOWER THAN 8 FEET ABOVE THE PAVEMENT, INCLUDING STRUCTURES, WALLS, FENCES, AND VEGETATION, SHALL BE CONSTRUCTED OR ALLOWED WITHIN THE CLEAR VISION EASEMENT. CONTRACTOR SHALL GRADE AREAS WITHIN THE CLEAR VISION EASEMENT SUCH THAT THE ELEVATION WITHIN THE CLEAR VISION EASEMENT IS NOT HIGHER THAN 3 FEET ABOVE THE ADJACENT TOP OF PAVEMENT

DATE: \_\_\_\_\_  
 NO. REVISION: \_\_\_\_\_  
  
 JOCELYN PEREZ  
 98367  
 LICENSED PROFESSIONAL ENGINEER  
 JOCELYN PEREZ

**PAPE-DAWSON**  
 1677 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5533  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028890

**VERAMENDI PRECINCT 8 - UNIT 1**  
 NEW BRAUNFELS, TEXAS  
**VERAMENDI PKWY - PLAN & PROFILE**  
 STA. 2+20.00 TO 6+32.84

PLAT NO. N/A  
 JOB NO. 30101-04  
 DATE NOVEMBER 2025  
 DESIGNER GDL  
 CHECKED [initials] DRAWN CA  
 SHEET C2.00

FOR PERMIT







### SIGN SUPPORT DESCRIPTIVE CODES

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

**Post Type**  
 FRP = Fiberglass Reinforced Plastic (FRP) (see SMD(SLP-1))  
 TH = Thin Wall Tubing (see SMD(SLP-1))  
 SBR = Schedule 80 Pipe (see SMD(SLP-1)) to (SLIP-3)

**Number of Posts (1 or 2)**

**Anchor Type**  
 UA = Universal Anchor - Concrete (see SMD(SLP-1)) and (TW3)  
 UB = Universal Anchor - Bolted down (see SMD(SLP-1)) and (TW3)  
 WA = Wedge Anchor Steel - (see SMD(SLP-1))  
 SA = Sill Stud - Concrete (see SMD(SLP-1)) to (SLIP-3)  
 SI = Sill Stud - Bolted down (see SMD(SLP-1)) to (SLIP-3)

**Sign Mounting Description**  
 P = Post  
 T = Traffic  
 L = Light  
 W = Wind  
 N = Noise  
 R = Road  
 S = Sign  
 C = Concrete  
 G = Guardrail  
 B = Barrier  
 H = Highway  
 I = Island  
 O = Other

**REQUIRED CLEARANCE FOR BREAKAWAY SUPPORT**

**SIGN LOCATION**

**T-INTERSECTION**

**PAVED SHOULDERS**

**BEHIND BARRIER**

**BEHIND GUARDRAIL**

**BEHIND CONCRETE BARRIER**

**RESTRICTED RIGHT-OF-WAY**

**CURB & GUTTER OR RAISED ISLAND**

**NO MORE THAN 2 SIGN POSTS SHOULD BE LOCATED WITHIN 0.7 FT. CIRCLE.**

**ACCEPTABLE**

**NOT ACCEPTABLE**

**TYPICAL SIGN ATTACHMENT DETAIL**

**Single Signs**

**Back-to-Back Signs**

**Signs with Plaques**

**CONCRETE ANCHOR**

**GENERAL NOTES**

**There are various devices approved for the Triangular Slipbase System. Please reference the Material Producer List for approved slip base systems. Installation procedures shall be provided to the Engineer by Contractor.**

**GENERAL NOTES:**

- Slip base shall be permanently marked to indicate manufacturer, method, design, and location of marking are subject to approval of the local Traffic Operations Engineer.
- Material used in slip base shall conform to the following specifications:  
 0.34" nominal wall thickness  
 50,000 PSI minimum tensile strength  
 20% minimum elongation in 2"  
 70,000 PSI minimum tensile strength  
 25% minimum elongation in 2"  
 Wall thickness (uncoated) shall be within the range of 0.312" to 0.331"  
 Outside diameter (uncoated) shall be within the range of 2.867" to 2.895"  
 Galvanization per ASTM A153 or ASTM A653. For protected structures use ASTM A653, recoat schedule 80 pipe per ASTM A153 or A653.  
 Tube outside diameter shall be galvanized with zinc wire per ASTM A835.  
 Other seamless or electric-resistance welded steel tubing or pipe with equivalent outside diameter and wall thickness may be used if they meet the following:  
 46,000 PSI minimum yield strength  
 50,000 PSI minimum tensile strength  
 21% minimum elongation in 2"  
 Wall thickness (uncoated) shall be within the range of 0.248" to 0.304"  
 Outside diameter (uncoated) shall be within the range of 2.855" to 2.895"  
 Galvanization per ASTM A153
- See the Traffic Operations Division website for detailed drawings of sign classes and Texas Universal Traffic Signage System components. The website address is: [http://www.txdot.gov/business/producer\\_list.htm](http://www.txdot.gov/business/producer_list.htm)
- Sign supports shall not be applied except where shown. Sign supports shall not be applied.

**ASSEMBLY PROCEDURE**

**Foundation**

- Prepare 12-in. diameter by 48-in. deep hole. If solid rock is encountered, the depth of the foundation may be reduced such that it is embedded a minimum of 18 inches into the solid rock.
- The Engineer may permit sockets of concrete less than 2 cubic yards to be placed with a portable, motor or hand operated mixer. For small quantities less than 1.5 cubic yards, hand mixing in a suitable container may be allowed by the Engineer. Concrete shall be Class A.
- Push the slip base into the concrete to ensure good contact between the concrete and slip base. Continue to work the slip base into the concrete until it is between 2 to 4 inches above the ground.
- Place the slip base in a minimum of 4 days to set, unless otherwise directed by the Engineer.
- The triangular slipbase system is multi-directional and is designed to release when struck from any direction.

**Signpost**

- Cut support to the bottom of the sign post. If solid rock is encountered, the depth of the foundation may be reduced such that it is embedded a minimum of 18 inches into the solid rock.
- The Engineer may permit sockets of concrete less than 2 cubic yards to be placed with a portable, motor or hand operated mixer. For small quantities less than 1.5 cubic yards, hand mixing in a suitable container may be allowed by the Engineer. Concrete shall be Class A.
- Push the slip base into the concrete to ensure good contact between the concrete and slip base. Continue to work the slip base into the concrete until it is between 2 to 4 inches above the ground.
- Place the slip base in a minimum of 4 days to set, unless otherwise directed by the Engineer.
- The triangular slipbase system is multi-directional and is designed to release when struck from any direction.

**Concrete Anchor**

Concrete anchor consists of 5/8" diameter steel bolt with UNC surface bolt threads on the upper end. Heavy nut per ASTM A307, and hardened washer per ASTM F436. The steel bolt shall have a minimum yield and ultimate tensile strength of 50 and 75 KSI, respectively. Nuts, bolts and washers shall be galvanized per Item 445, "Galvanizing." Adhesive type anchors shall have studs installed with Type III epoxy per SMD-500, "Epoxy and Adhesives." Adhesive anchors may be used where the manufacturer's recommendations. Top of bolt shall extend at least flush with top of the nut when installed. The anchor, when installed in 4000 psi normal weight concrete with a 1/2" minimum embedment, shall have a minimum ultimate tensile load of 3500 and 3100 psi, respectively.

**TEXAS DEPARTMENT OF TRANSPORTATION**  
 Traffic Operations Division

**SIGN MOUNTING DETAILS**  
 SMALL ROADSIDE SIGNS  
 TRIANGULAR SLIPBASE SYSTEM  
 SMD (SLIP-1) - 08

01/1001 JULY 2022  
 9-08  
 2022

**GENERAL NOTES:**

- Slip support shall be permanently marked to indicate manufacturer, method, design, and location of marking are subject to approval of the local Traffic Operations Engineer.
- Material used in slip base shall conform to the following specifications:  
 0.34" nominal wall thickness  
 50,000 PSI minimum tensile strength  
 20% minimum elongation in 2"  
 70,000 PSI minimum tensile strength  
 25% minimum elongation in 2"  
 Wall thickness (uncoated) shall be within the range of 0.312" to 0.331"  
 Outside diameter (uncoated) shall be within the range of 2.867" to 2.895"  
 Galvanization per ASTM A153 or ASTM A653. For protected structures use ASTM A653, recoat schedule 80 pipe per ASTM A153 or A653.  
 Tube outside diameter shall be galvanized with zinc wire per ASTM A835.  
 Other seamless or electric-resistance welded steel tubing or pipe with equivalent outside diameter and wall thickness may be used if they meet the following:  
 46,000 PSI minimum yield strength  
 50,000 PSI minimum tensile strength  
 21% minimum elongation in 2"  
 Wall thickness (uncoated) shall be within the range of 0.248" to 0.304"  
 Outside diameter (uncoated) shall be within the range of 2.855" to 2.895"  
 Galvanization per ASTM A153
- See the Traffic Operations Division website for detailed drawings of sign classes and Texas Universal Traffic Signage System components. The website address is: [http://www.txdot.gov/business/producer\\_list.htm](http://www.txdot.gov/business/producer_list.htm)
- Sign supports shall not be applied except where shown. Sign supports shall not be applied.

**REQUIRED SUPPORT**

SIGN DESCRIPTION	SUPPORT
48-inch STOP sign (R1-1)	TY 108MG11XX(1)
60-inch YIELD sign (R1-2)	TY 108MG11XX(2)
48x16-inch ONE-WAY sign (R1-3)	TY 108MG11XX(3)
36x48, 48x36, and 48x48-inch signs	TY 108MG11XX(4)
48x48-inch signs (diamond or square)	TY 108MG11XX(5)
48x48-inch signs (diamond or square)	TY 108MG11XX(6)
48x48-inch School X-ing sign (S1-1)	TY 108MG11XX(7)
48-inch School X-ing sign (S2-1)	TY 108MG11XX(8)
Large Arrow sign (W1-6 & W1-7)	TY 108MG11XX(9)

**SIGN MOUNTING DETAILS**  
 SMALL ROADSIDE SIGNS  
 TRIANGULAR SLIPBASE SYSTEM  
 SMD (SLIP-2) - 08

01/1001 JULY 2022  
 9-08  
 2022

### TRIANGULAR SLIPBASE INSTALLATION GENERAL REQUIREMENTS

**NOTE**

There are various devices approved for the Triangular Slipbase System. Please reference the Material Producer List for approved slip base systems. Installation procedures shall be provided to the Engineer by Contractor.

**GENERAL NOTES:**

- Slip base shall be permanently marked to indicate manufacturer, method, design, and location of marking are subject to approval of the local Traffic Operations Engineer.
- Material used in slip base shall conform to the following specifications:  
 0.34" nominal wall thickness  
 50,000 PSI minimum tensile strength  
 20% minimum elongation in 2"  
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 25% minimum elongation in 2"  
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 Galvanization per ASTM A153 or ASTM A653. For protected structures use ASTM A653, recoat schedule 80 pipe per ASTM A153 or A653.  
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 50,000 PSI minimum tensile strength  
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- See the Traffic Operations Division website for detailed drawings of sign classes and Texas Universal Traffic Signage System components. The website address is: [http://www.txdot.gov/business/producer\\_list.htm](http://www.txdot.gov/business/producer_list.htm)
- Sign supports shall not be applied except where shown. Sign supports shall not be applied.

**ASSEMBLY PROCEDURE**

**Foundation**

- Prepare 12-in. diameter by 48-in. deep hole. If solid rock is encountered, the depth of the foundation may be reduced such that it is embedded a minimum of 18 inches into the solid rock.
- The Engineer may permit sockets of concrete less than 2 cubic yards to be placed with a portable, motor or hand operated mixer. For small quantities less than 1.5 cubic yards, hand mixing in a suitable container may be allowed by the Engineer. Concrete shall be Class A.
- Push the slip base into the concrete to ensure good contact between the concrete and slip base. Continue to work the slip base into the concrete until it is between 2 to 4 inches above the ground.
- Place the slip base in a minimum of 4 days to set, unless otherwise directed by the Engineer.
- The triangular slipbase system is multi-directional and is designed to release when struck from any direction.

**Signpost**

- Cut support to the bottom of the sign post. If solid rock is encountered, the depth of the foundation may be reduced such that it is embedded a minimum of 18 inches into the solid rock.
- The Engineer may permit sockets of concrete less than 2 cubic yards to be placed with a portable, motor or hand operated mixer. For small quantities less than 1.5 cubic yards, hand mixing in a suitable container may be allowed by the Engineer. Concrete shall be Class A.
- Push the slip base into the concrete to ensure good contact between the concrete and slip base. Continue to work the slip base into the concrete until it is between 2 to 4 inches above the ground.
- Place the slip base in a minimum of 4 days to set, unless otherwise directed by the Engineer.
- The triangular slipbase system is multi-directional and is designed to release when struck from any direction.

**Concrete Anchor**

Concrete anchor consists of 5/8" diameter steel bolt with UNC surface bolt threads on the upper end. Heavy nut per ASTM A307, and hardened washer per ASTM F436. The steel bolt shall have a minimum yield and ultimate tensile strength of 50 and 75 KSI, respectively. Nuts, bolts and washers shall be galvanized per Item 445, "Galvanizing." Adhesive type anchors shall have studs installed with Type III epoxy per SMD-500, "Epoxy and Adhesives." Adhesive anchors may be used where the manufacturer's recommendations. Top of bolt shall extend at least flush with top of the nut when installed. The anchor, when installed in 4000 psi normal weight concrete with a 1/2" minimum embedment, shall have a minimum ultimate tensile load of 3500 and 3100 psi, respectively.

**TEXAS DEPARTMENT OF TRANSPORTATION**  
 Traffic Operations Division

**SIGN MOUNTING DETAILS**  
 SMALL ROADSIDE SIGNS  
 TRIANGULAR SLIPBASE SYSTEM  
 SMD (SLIP-1) - 08

01/1001 JULY 2022  
 9-08  
 2022

**GENERAL NOTES:**

- Slip support shall be permanently marked to indicate manufacturer, method, design, and location of marking are subject to approval of the local Traffic Operations Engineer.
- Material used in slip base shall conform to the following specifications:  
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- Sign supports shall not be applied except where shown. Sign supports shall not be applied.

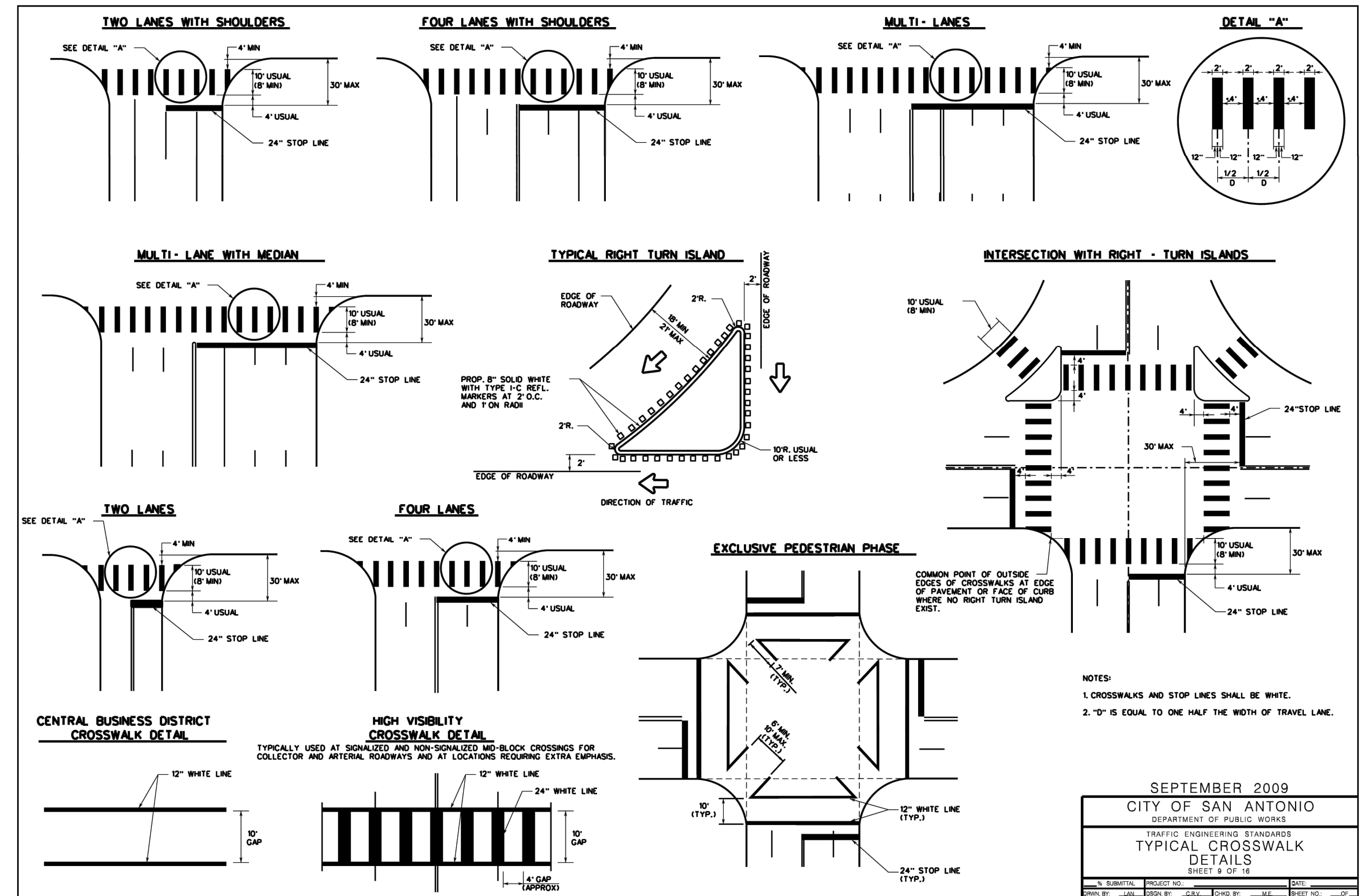
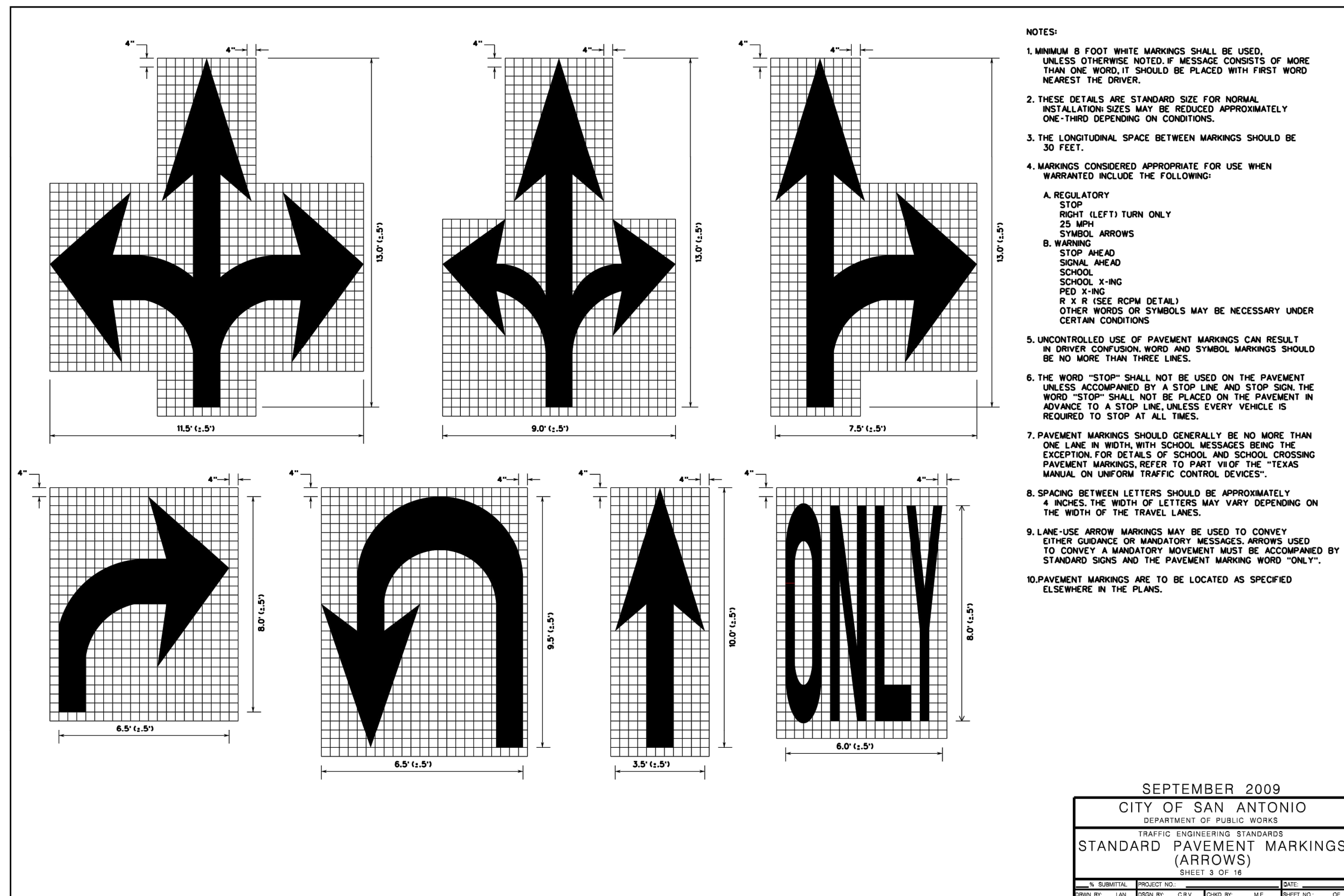
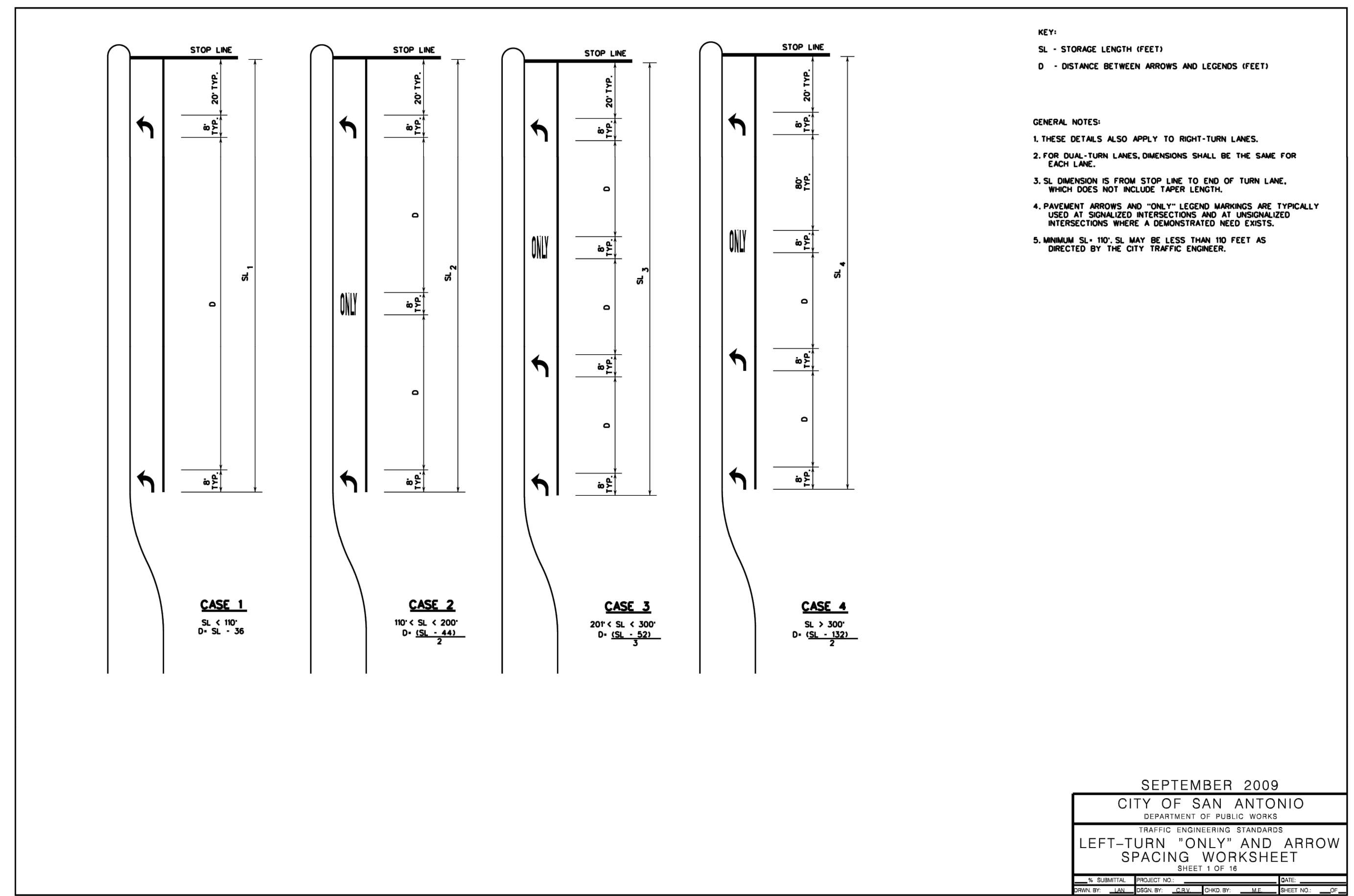
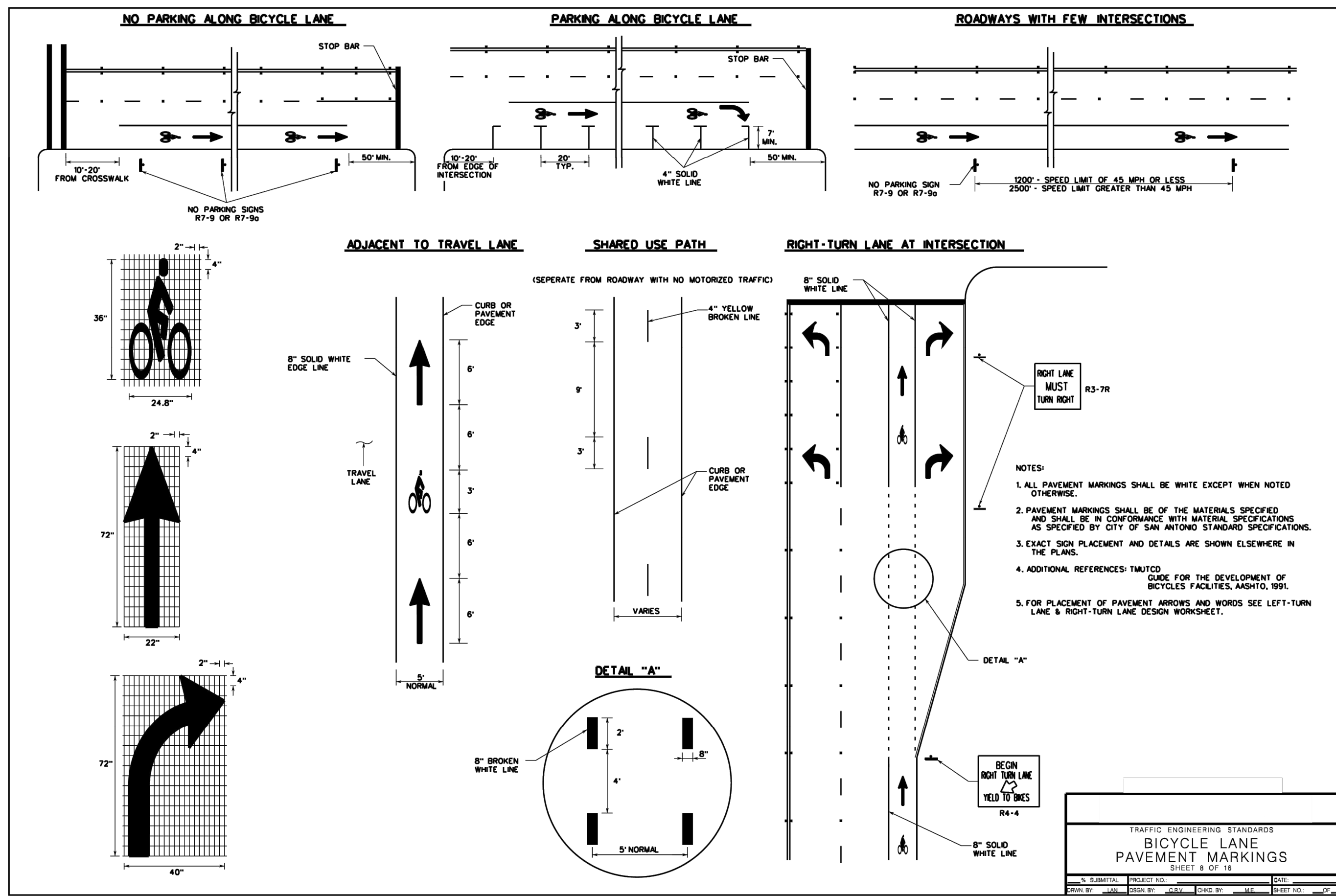
**REQUIRED SUPPORT**

SIGN DESCRIPTION	SUPPORT
48-inch STOP sign (R1-1)	TY 108MG11XX(1)
60-inch YIELD sign (R1-2)	TY 108MG11XX(2)
48x16-inch ONE-WAY sign (R1-3)	TY 108MG11XX(3)
36x48, 48x36, and 48x48-inch signs	TY 108MG11XX(4)
48x48-inch signs (diamond or square)	TY 108MG11XX(5)
48x48-inch signs (diamond or square)	TY 108MG11XX(6)
48x48-inch School X-ing sign (S1-1)	TY 108MG11XX(7)
48-inch School X-ing sign (S2-1)	TY 108MG11XX(8)
Large Arrow sign (W1-6 & W1-7)	TY 108MG11XX(9)

**SIGN MOUNTING DETAILS**  
 SMALL ROADSIDE SIGNS  
 TRIANGULAR SLIPBASE SYSTEM  
 SMD (SLIP-3) - 08

01/1001 JULY 2022  
 9-08  
 2022





DATE \_\_\_\_\_

NO. REVISION \_\_\_\_\_

4/22/2026

JOCELYN PEREZ  
98367  
LICENSED PROFESSIONAL ENGINEER

*Frederickburg*

**PAPE-DAWSON**  
1677 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5533  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028890

**VERAMENDI PRECINCT 8 - UNIT 1**  
NEW BRAUNFELS, TEXAS

SIGNAGE DETAILS

PLAT NO. N/A

JOB NO. 30101-04

DATE NOVEMBER 2025

DESIGNER GDL

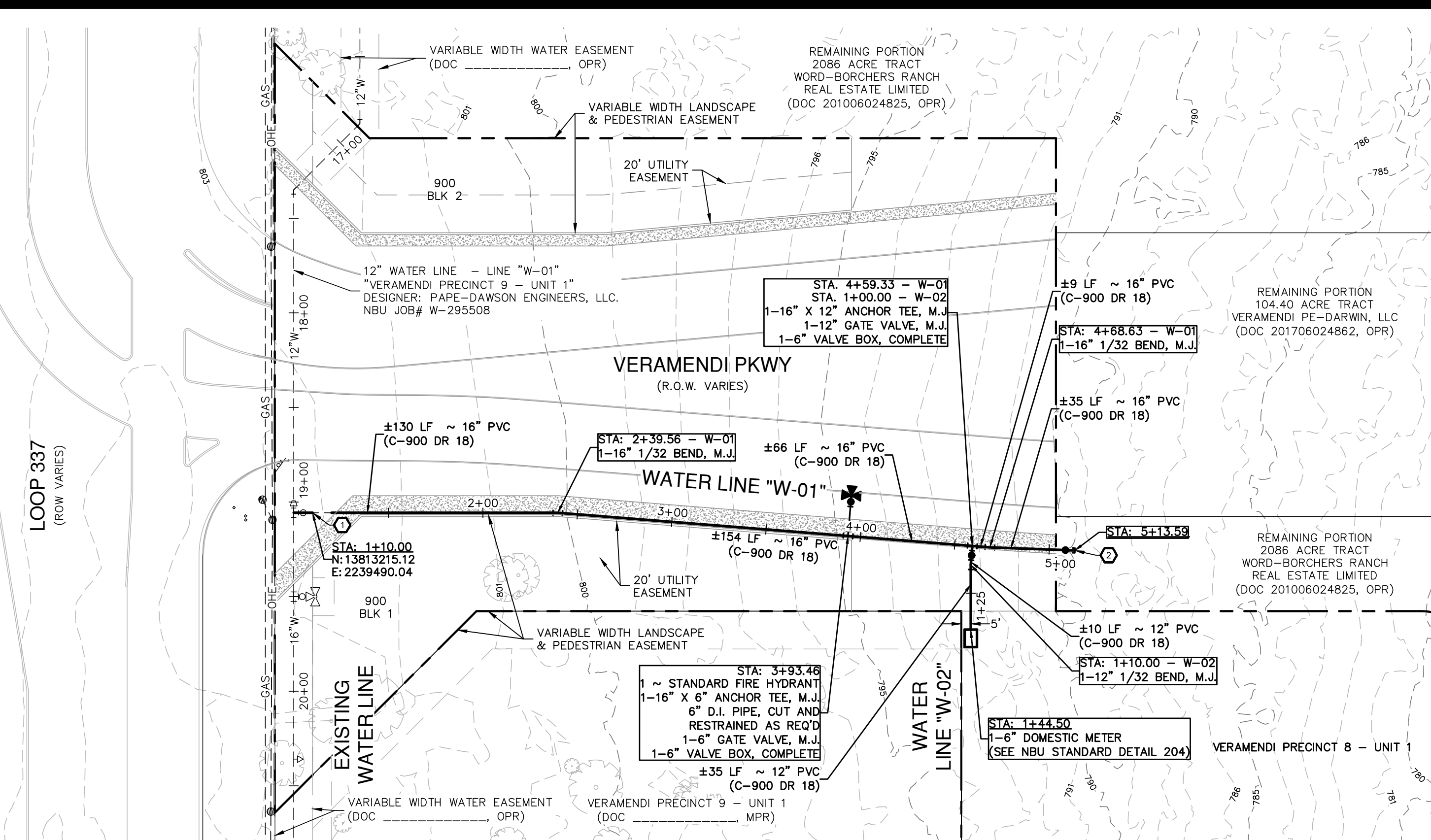
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SHEET C3.12

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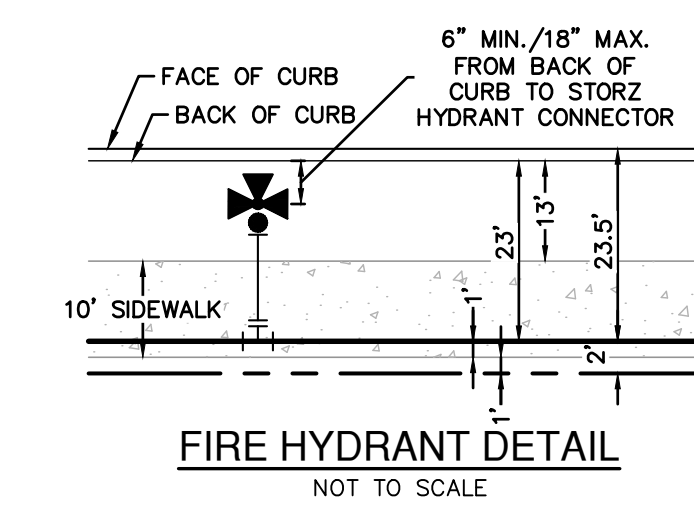
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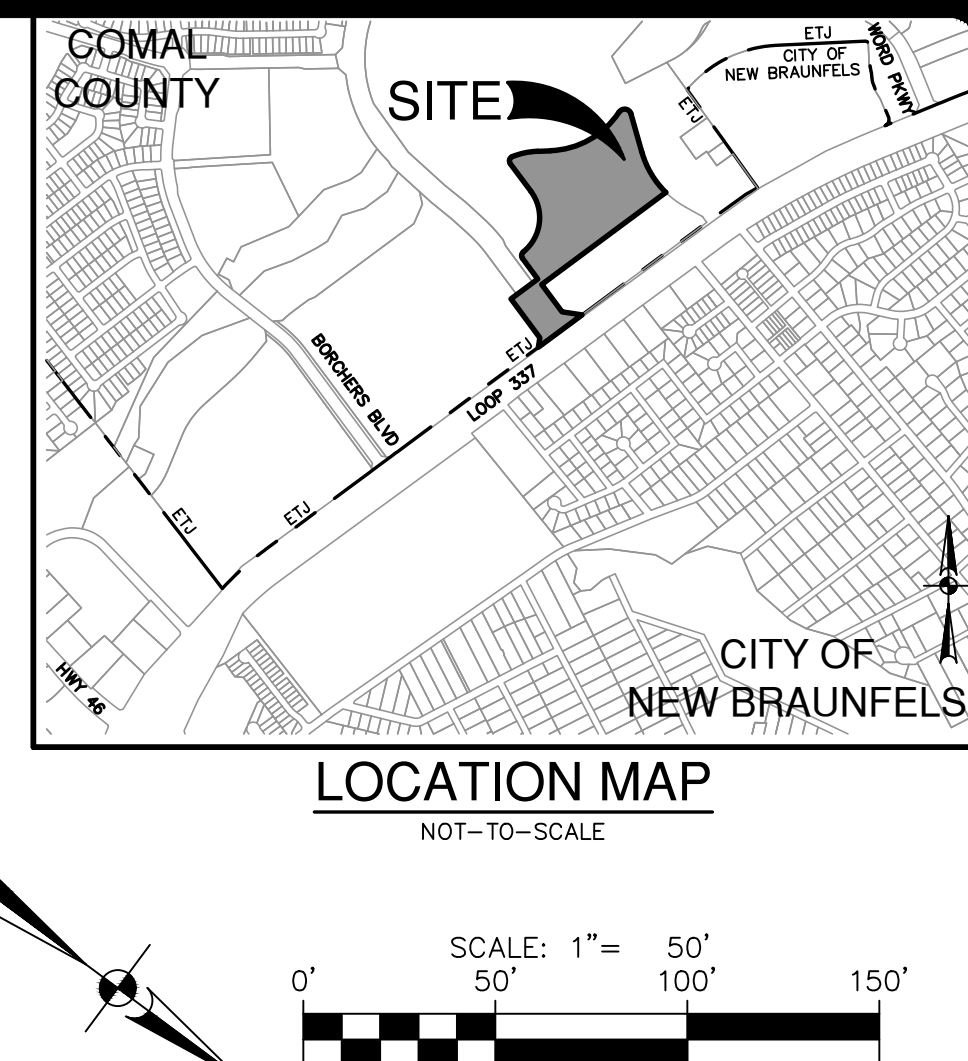


**WATER (NBU JOB. W-XXXXXX)**

ITEM	UNIT	QUANTITY
16" WATER MAIN	LF	404
12" WATER MAIN	LF	45
6" WATER MAIN	LF	22
16" GATE VALVES	EA	1
12" GATE VALVES	EA	1
FIRE HYDRANTS	EA	1
LUES	EA	87
6" METER	EA	1



- FIRE HYDRANT DETAIL**  
NOT TO SCALE
- FOR CHLORINATION INJECTION
    - 2 - 1" CORPORATION STOP, C.C.XI.P
    - 1 - 1" COPPER TUBING, CUT AS REQUIRED
    - 2 - 1" COMP. 1 1/4 COUPLING, CORP. STOP
    - 2 - 1 1/4" THD. SOLID CAPS, THR.
  - 16" VALVE SHALL REMAIN CLOSED UNTIL NEW MAINS HAVE BEEN DISINFECTED BY CONTRACTOR AND ACCEPTED BY NBU
  - CONTRACTOR SHALL TIE PROPOSED 16" MAIN TO EXISTING 16" MAIN AFTER DISINFECTION BY CONTRACTOR AND ACCEPTANCE BY NBU
  - 2" TEMPORARY BLOWOFF ASSEMBLY (SEE NBU DETAIL 251)
  - CONTRACTOR SHALL PERFORM HYDROSTATIC TEST PER NBU REQUIREMENTS.
  - 1 - 16" GATE VALVE, M.J.
  - 1 - 6" VALVE BOX, COMPLETE
  - 1 - 2" PERMANENT BLOWOFF (SEE NBU STANDARD DETAIL 251)

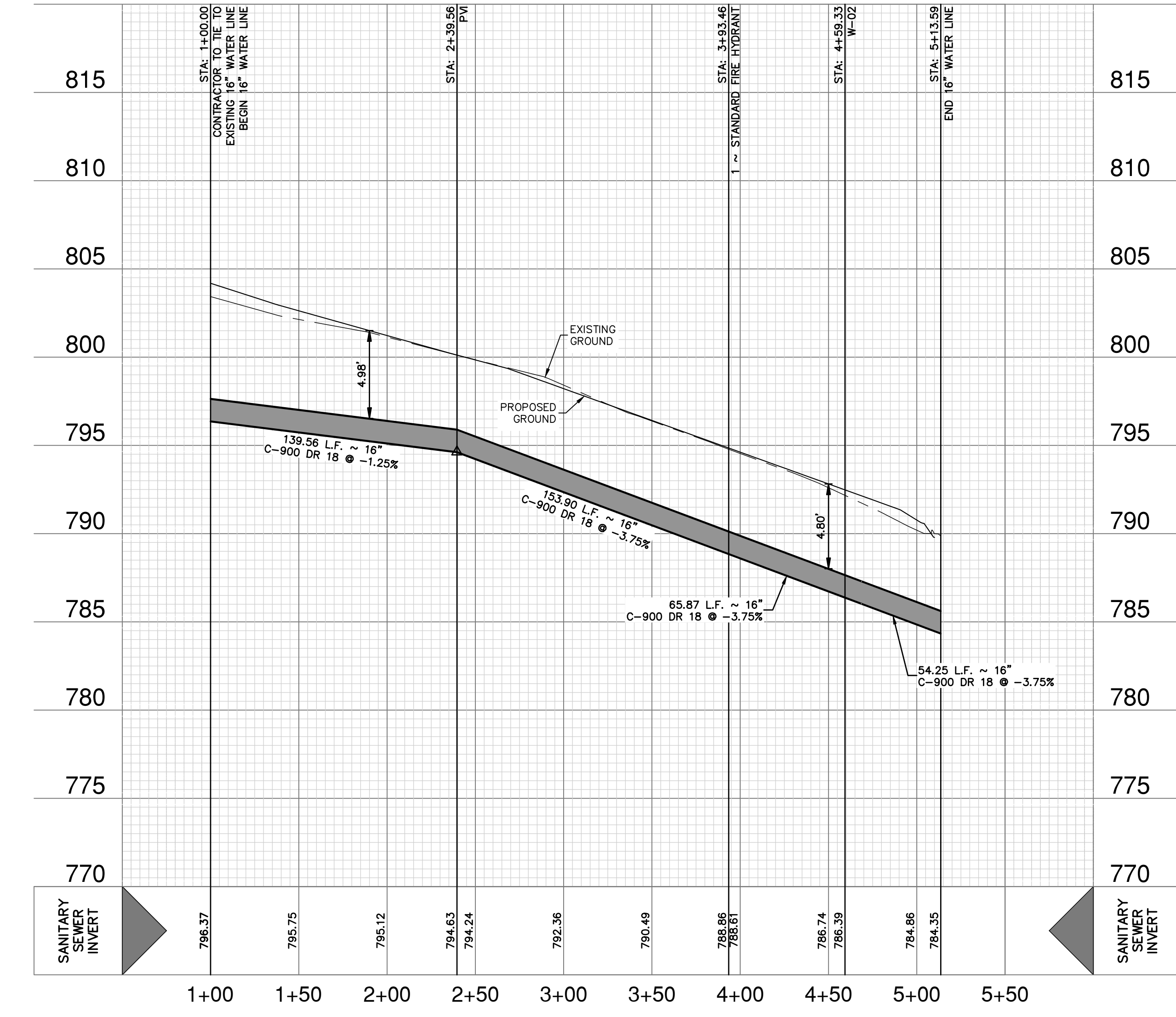


DATE: \_\_\_\_\_  
 NO. REVISION: \_\_\_\_\_

4/22/2026  
 JOCELYN PEREZ  
 98367  
 LICENSED PROFESSIONAL ENGINEER  
 Freilburg

**16 INCH WATER LINE W-01**  
 STA. 1+00.00 TO 5+13.59

VERTICAL SCALE: 1" = 5'  
 HORIZONTAL SCALE: 1" = 50'



**Pipe Restraint Length Calculations**  
 Source: EBAA Iron, Restraint Length Calculator v 7.1.2

Assumptions:

Soil Type	Safety Factor	Trench Type	Depth of Bury	Test Pressure
CH	1.5 to 1.0	5	4 ft	200 psi

Minimum Restraint Lengths in Feet

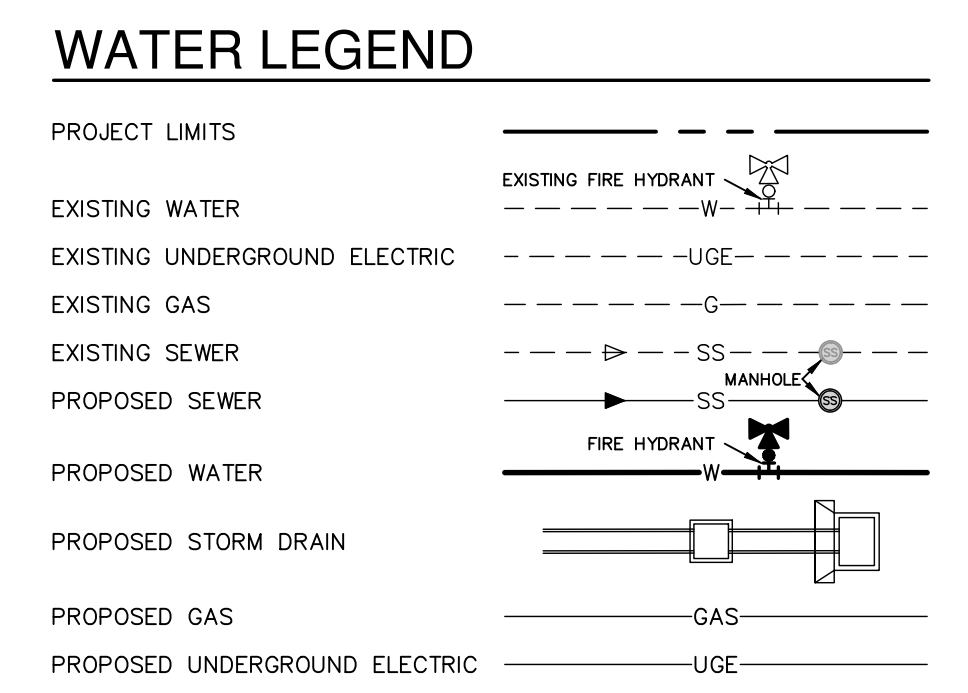
	16" Waterline		12" Waterline	
	Main	Branch	Main	Branch
11.25 Degrees	5		4	
22.5 Degrees	11		8	
45 Degrees	21		17	

Misc. Fittings

Fitting	Quantity
12"x6" Tee	
16"x6" Tee	59 (6" Branch)
16"x12" Tee	110 (12" Branch)
16"x16" Tee	
Dead End/ Gate Valve	142
	110

Vertical Bends (assumes low side depth of 10)

	High Side		Low Side	
	High Side	Low Side	High Side	Low Side
11.25 Degrees	14	3	11	2
22.5 Degrees	29	5	22	4
45 Degrees	59	10	46	7



**JOINT RESTRAINT NOTE:**  
 CONTRACTOR SHALL INSTALL RETAINER GLANDS AT ALL FITTINGS AND PROVIDE JOINT RESTRAINING HARNESSES OR FIELD LOCK GASKETS AT ALL JOINTS WITHIN THE LENGTH SHOWN. CONTRACTOR SHALL INSURE THAT ALL TEES, BENDS, VALVES, ETC. HAVE A MINIMUM OF 5 FT OF PIPE WITH NO JOINTS ON EACH SIDE OF THE FITTING. JOINT RESTRAINTS AND RETAINER GLANDS SHALL BE CALCULATED BY THE DEVELOPER'S ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE JOINT RESTRAINTS WITH THE DEVELOPER'S ENGINEER.

**NBU BACKFLOW PREVENTION NOTE**  
 TCEQ (CS) CUSTOMER SERVICE INSPECTION WILL BE COMPLETED BY NBU WATER PROTECTION SPECIALIST PERSONNEL WHERE ADDITIONAL BACKFLOW PREVENTION ASSEMBLIES MAY BE REQUIRED TO BE INSTALLED PER WATER SERVICE(S) AND/OR WATER USING EQUIPMENT. ANY QUESTIONS REGARDING BACKFLOW PREVENTION AND CROSS CONNECTION CONTROL CONTACT NBU BACKFLOW PREVENTION SPECIALIST AT 830.608.8880.

**CITY OF NEW BRAUNFELS UTILITY NOTES**

- NO VALVES, HYDRANTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS, OR DRIVEWAYS.
- ALL UTILITIES TO BE CONSTRUCTED PRIOR TO STREETS.
- THIS PROJECT INCLUDES UTILITY INSTALLATIONS GREATER THAN 5- FEET IN DEPTH. 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 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") THICK. DETERMINE THE MAXIMUM LIFT THICKNESS BASED ON THE ABILITY OF THE COMPACTION 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, 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.

**CAUTION!!!**  
 CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT "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.

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

**NOTE:**  
 FOR PAVEMENT DESIGN SECTION SEE GEOTECHNICAL ENGINEERING REPORT.

**CAUTION!!!**  
 THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. ONLY ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.

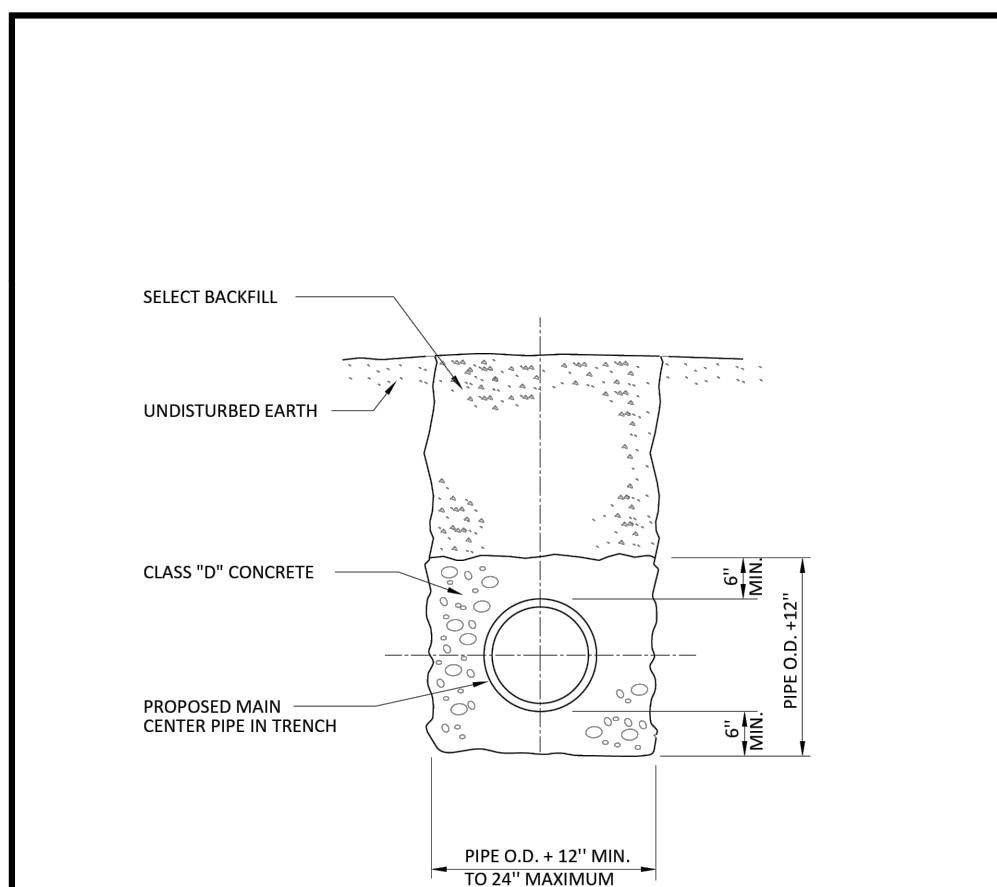
**PAPE-DAWSON**  
 1677 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 830.672.5633  
 TEXAS SURVEYING FIRM # 10028800  
 TEXAS ENGINEERING FIRM #470 |

**VERAMENDI PRECINCT 8 - UNIT 1**  
 NEW BRAUNFELS, TEXAS

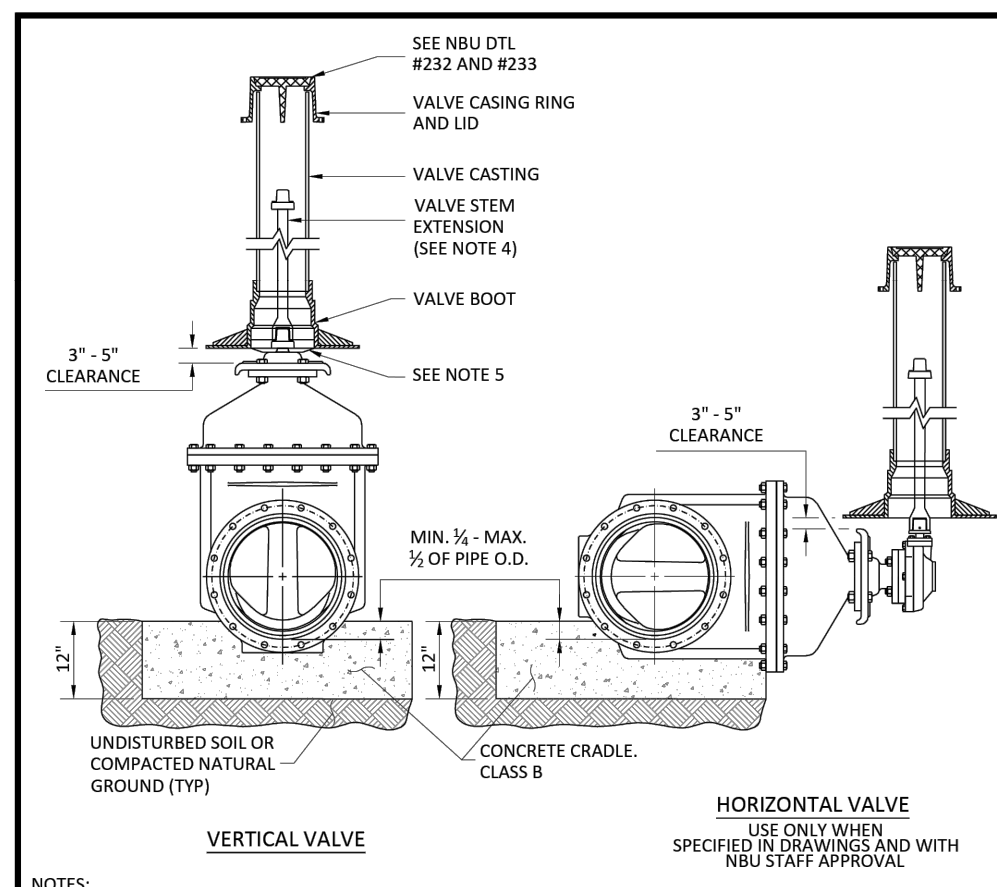
**16 INCH WATER LINE W-01 - PLAN & PROFILE**  
 STA. 1+00.00 TO 5+13.59

JOB NO.	N/A
JOB NO.	30101-04
DATE	NOVEMBER 2025
DESIGNER	GDL
CHECKED	✓ DRAWN CA
SHEET	C4.00

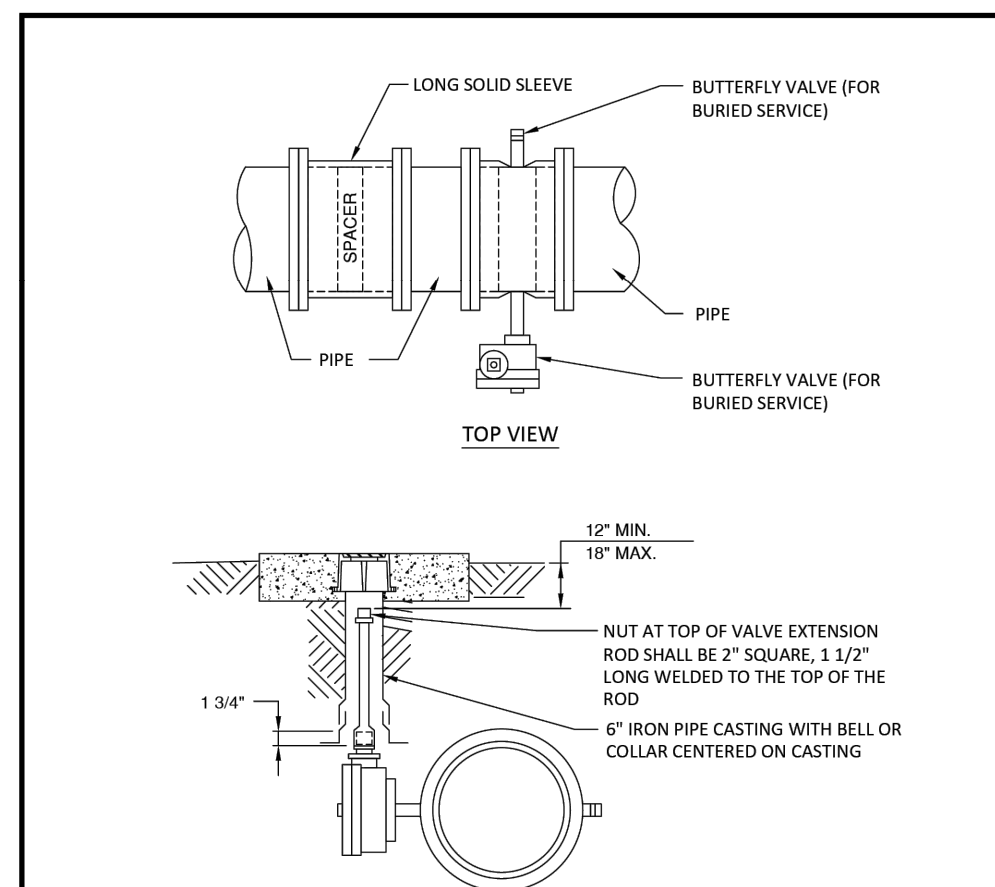
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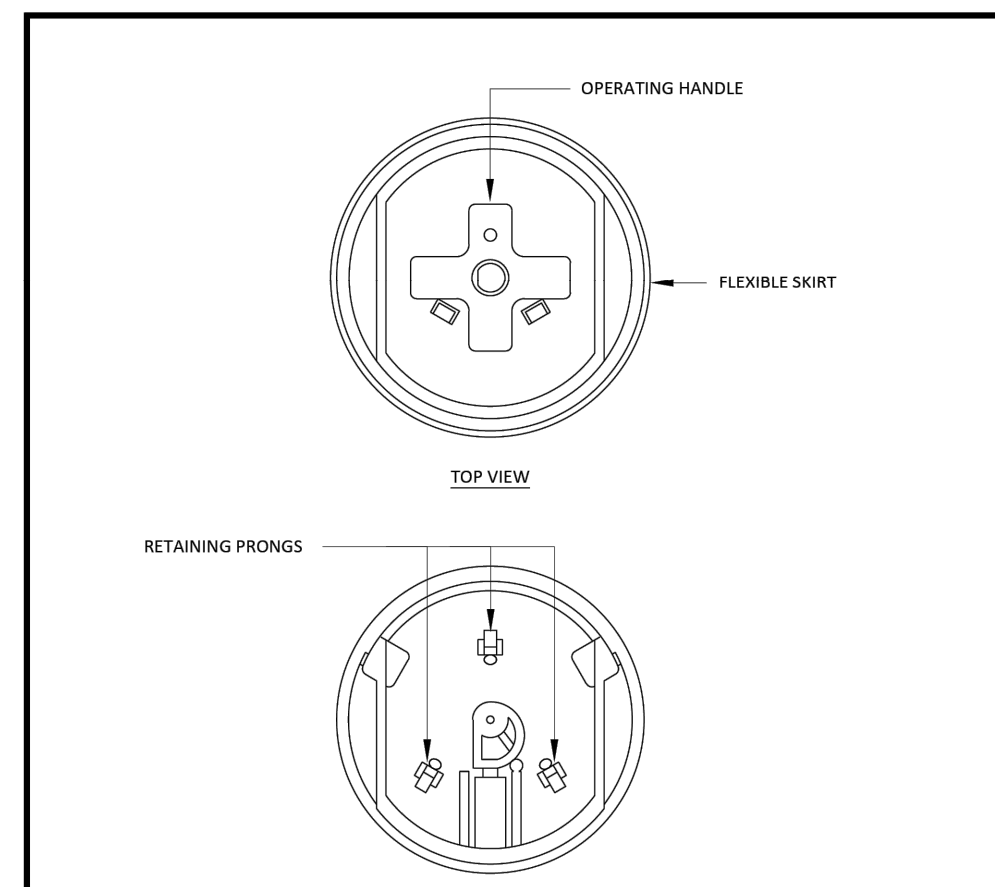
<b>NBU</b>	DESIGNED BY: <b>W. W. WILLARD</b>	DATE: 2/1/24	SCALE: N.T.S.	SHEET: 1 OF 1	PROJECT NO.: 220
CONCRETE ENCASEMENT-WATER					



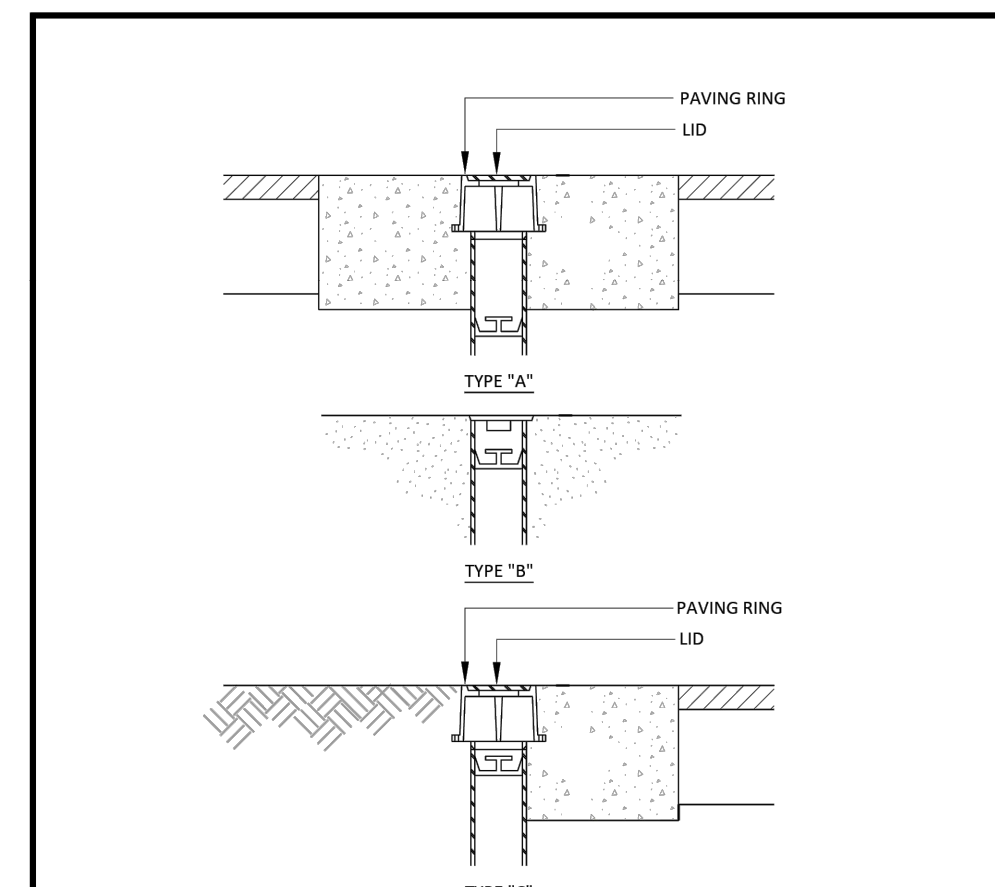
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TYPICAL GATE VALVE					



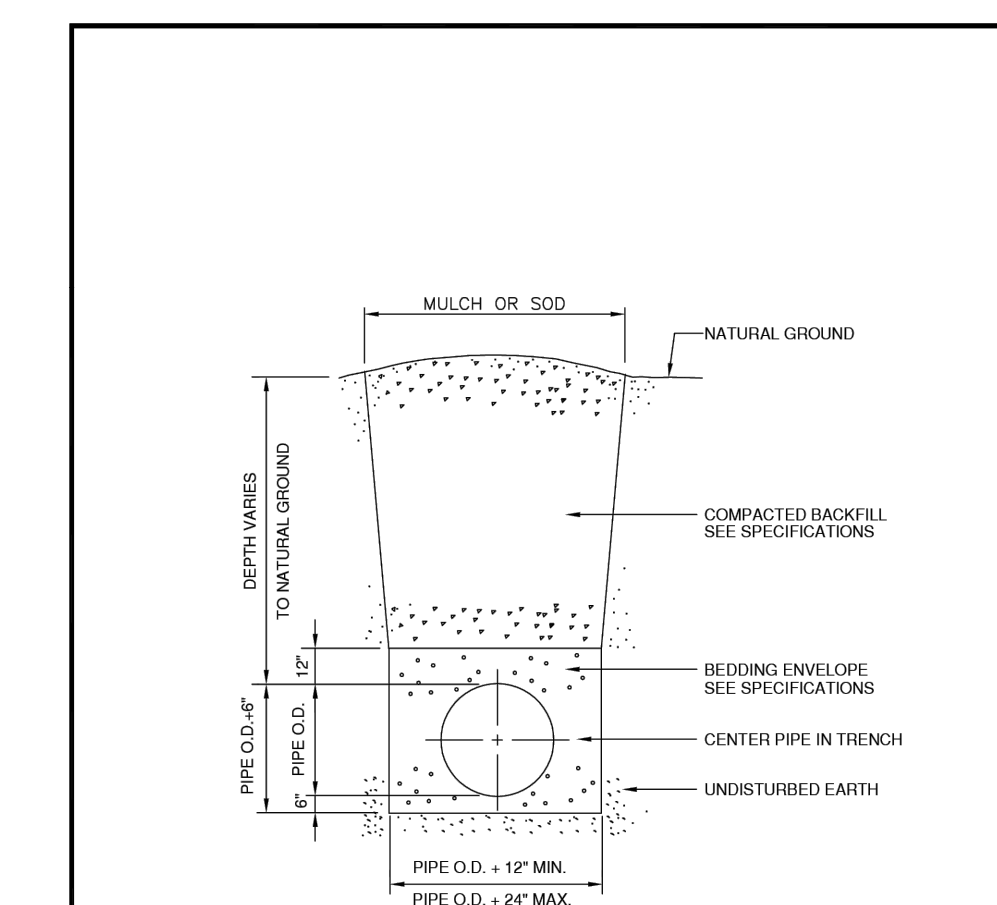
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TYPICAL BUTTERFLY VALVE					



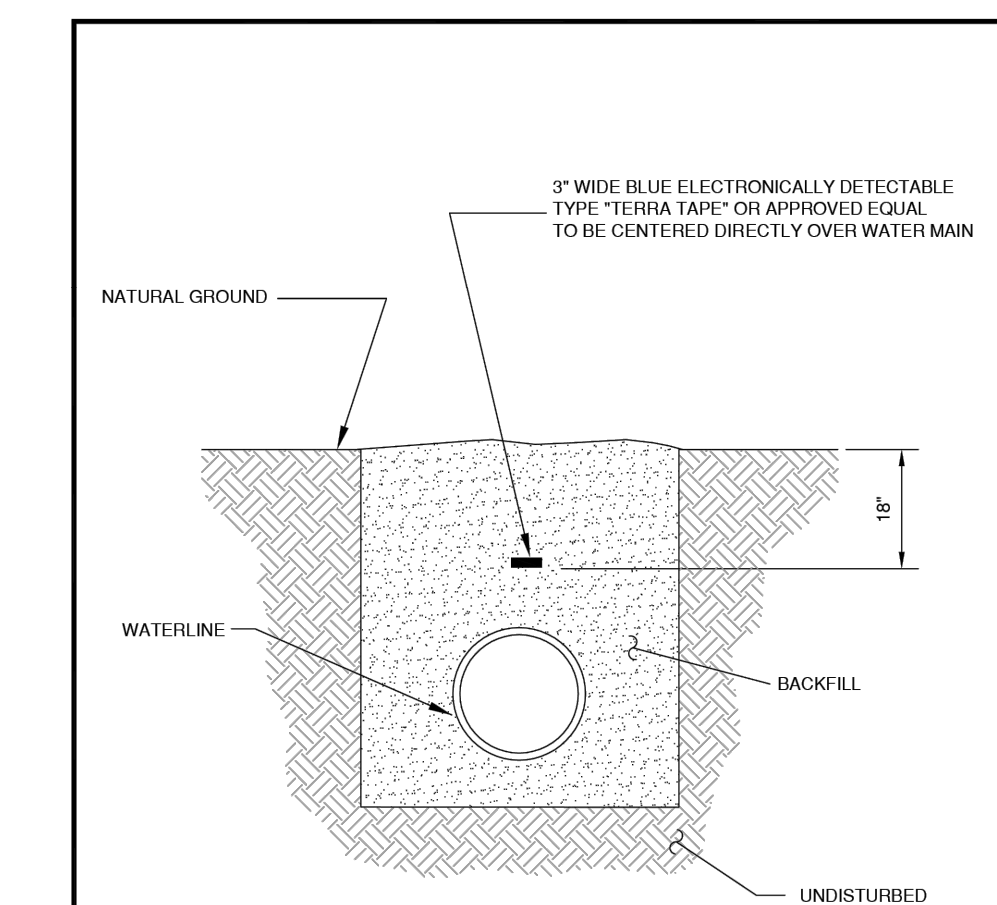
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DEBRIS CAP INSTALLATION					



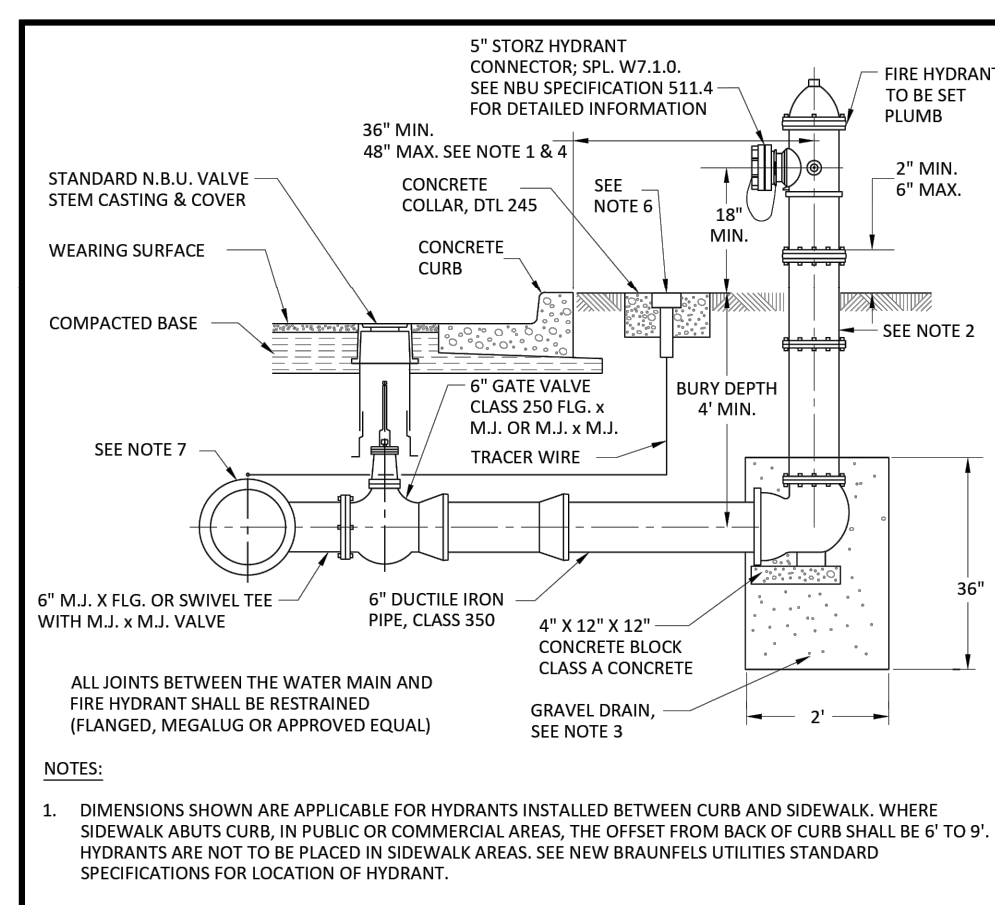
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DEBRIS CAP INSTALLATION					



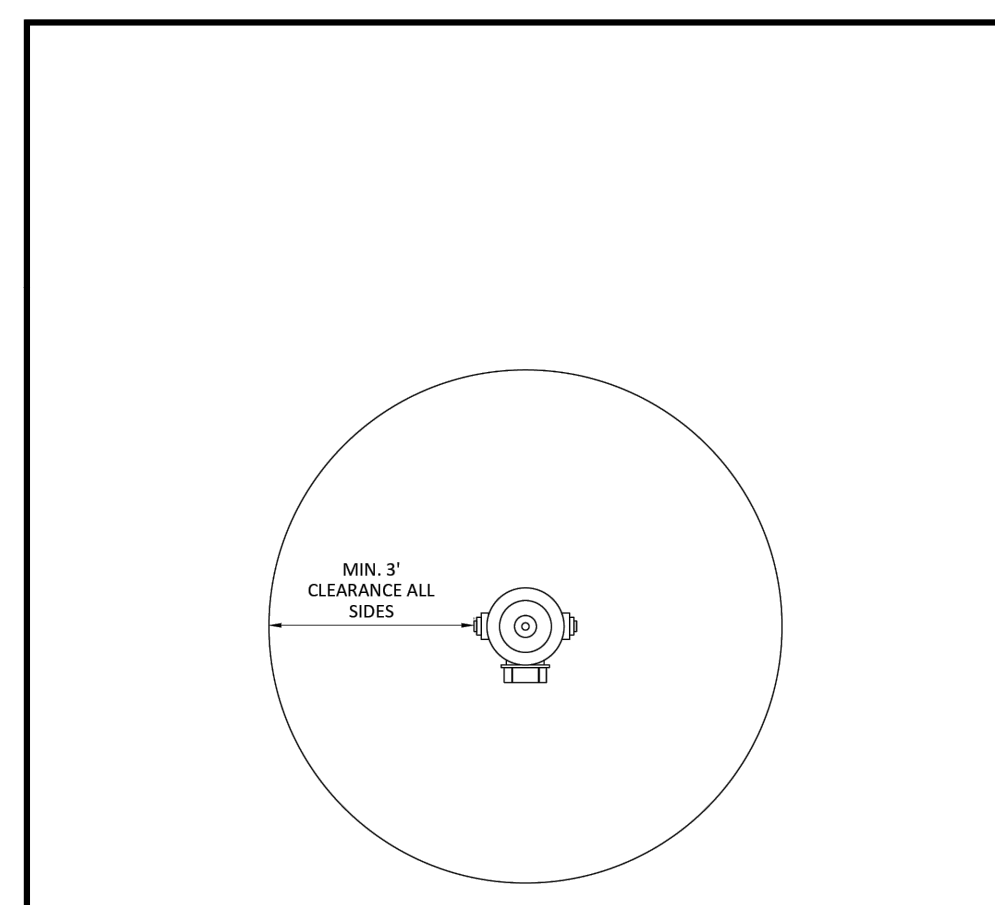
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TYPICAL TRENCH WITH UNFINISHED SURFACE					



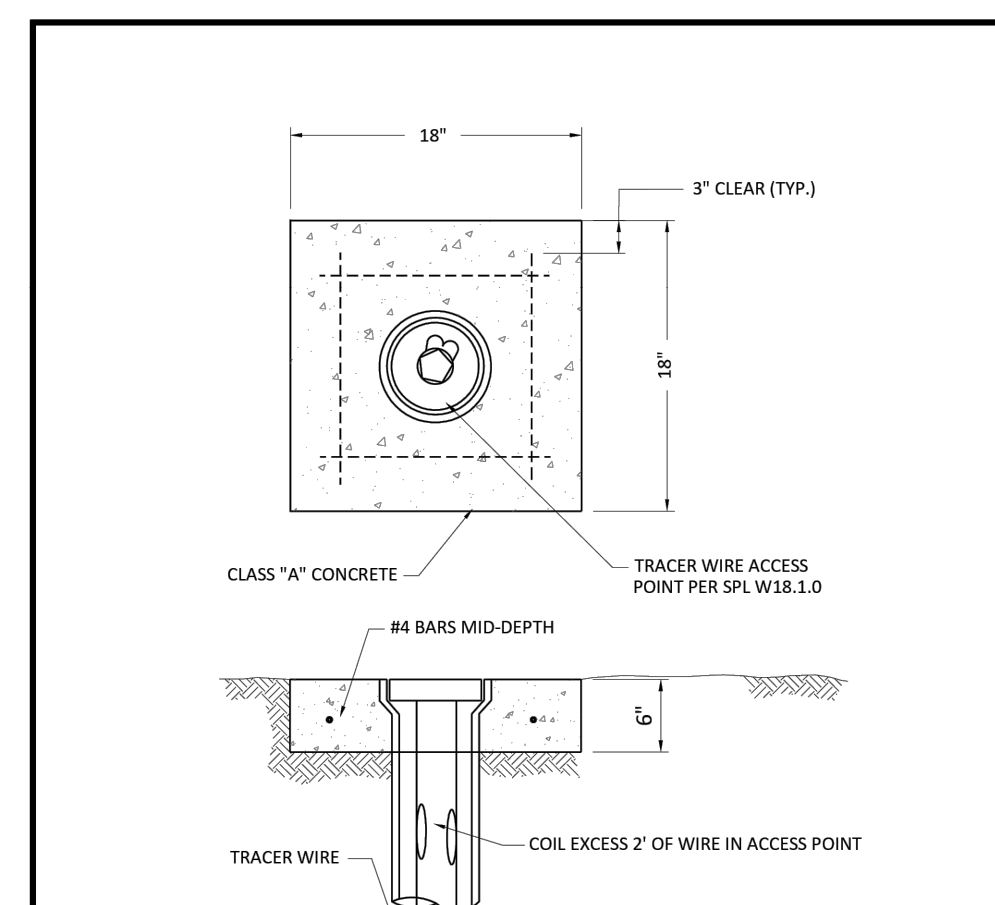
<b>NBU</b>	DESIGNED BY: <b>W. W. WILLARD</b>	DATE: 9-29-03	SCALE: N.T.S.	SHEET: 1 OF 1	PROJECT NO.: 424
PLACEMENT OF INDUCTIVE TRACER DETECTION TAPE					



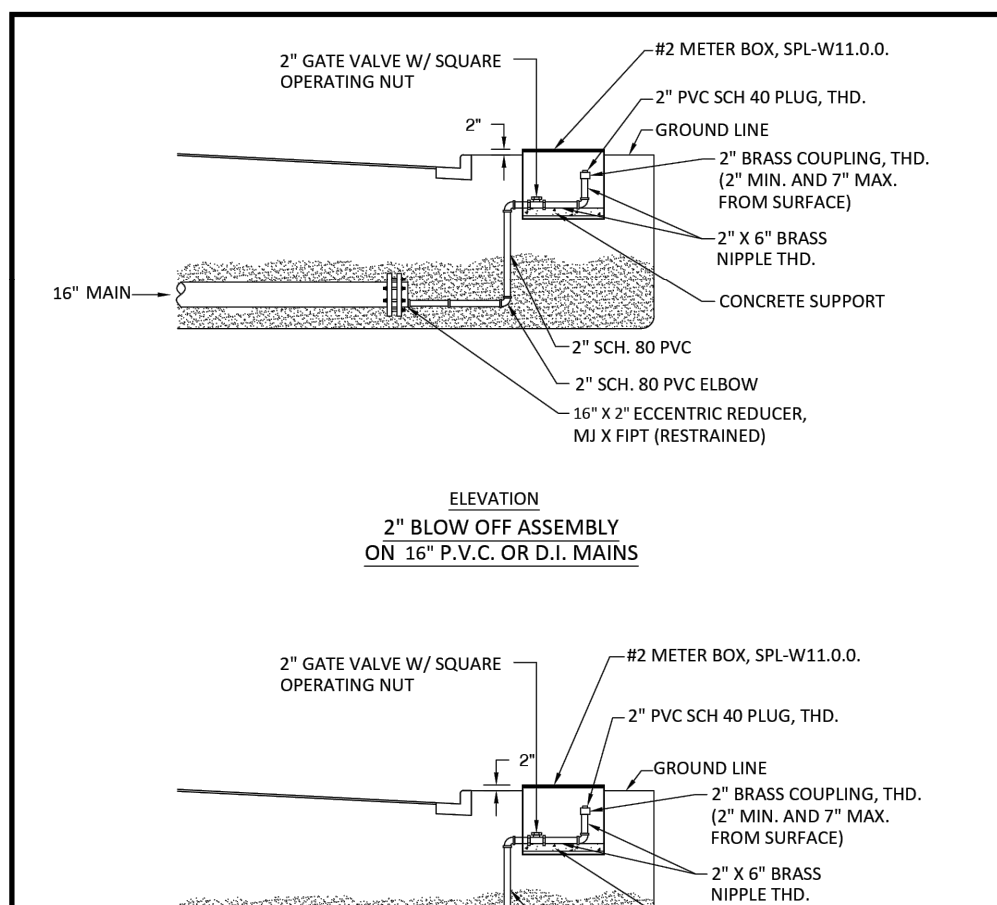
<b>NBU</b>	DESIGNED BY: <b>W. W. WILLARD</b>	DATE: 2/1/24	SCALE: N.T.S.	SHEET: 1 OF 1	PROJECT NO.: 240
STANDARD FIRE HYDRANT INSTALLATION WITH 5" STORZ CONNECTOR					



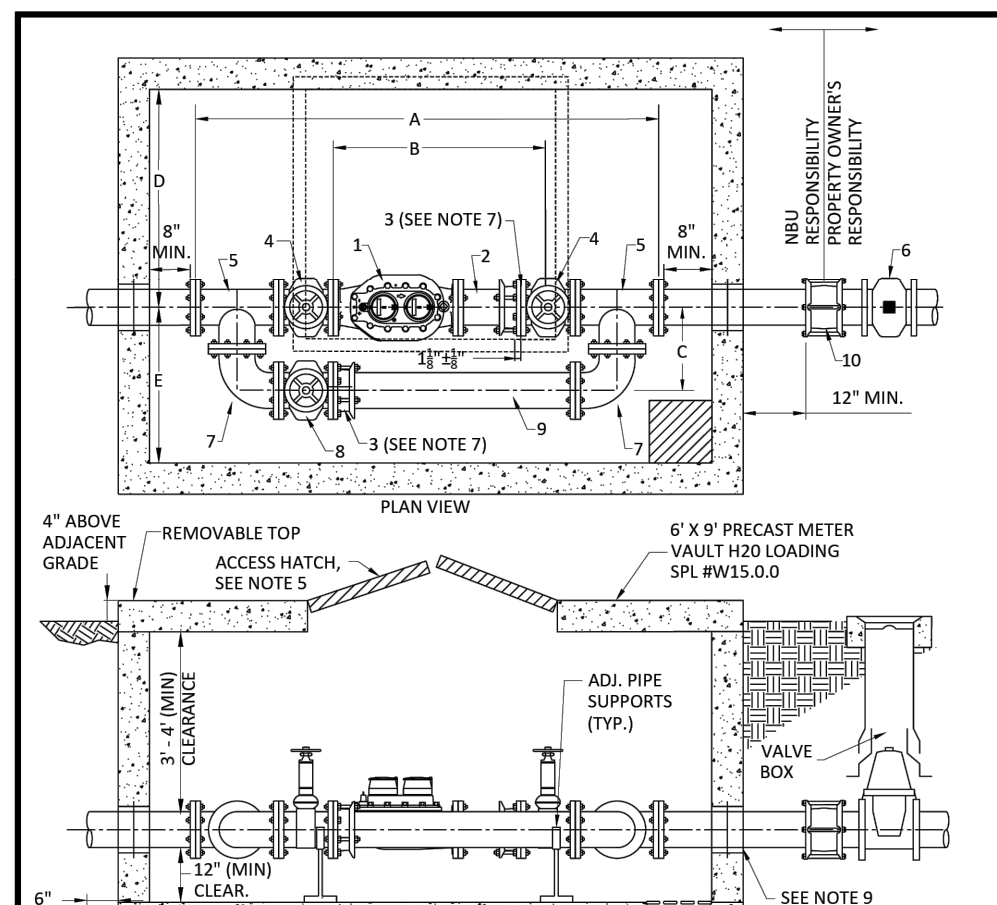
<b>NBU</b>	DESIGNED BY: <b>W. W. WILLARD</b>	DATE: 2/1/24	SCALE: N.T.S.	SHEET: 1 OF 1	PROJECT NO.: 242
STANDARD FIRE HYDRANT CLEARANCE					



<b>NBU</b>	DESIGNED BY: <b>W. W. WILLARD</b>	DATE: 2/1/24	SCALE: N.T.S.	SHEET: 1 OF 1	PROJECT NO.: 245
TRACER WIRE ACCESS POINT					



<b>NBU</b>	DESIGNED BY: <b>W. W. WILLARD</b>	DATE: 2/1/24	SCALE: N.T.S.	SHEET: 1 OF 1	PROJECT NO.: 251
2" BLOW OFF ASSEMBLY ON 8" & 16" P.V.C. OR D.I. MAINS					



<b>NBU</b>	DESIGNED BY: <b>W. W. WILLARD</b>	DATE: 2/1/24	SCALE: N.T.S.	SHEET: 1 OF 2	PROJECT NO.: 206
COMPOUND METER INSTALLATION 6" SIZE					

NO.	NAME	LAY LENGTH
1	6" COMPOUND METER	24"
2	6" FLANGED x PLAIN END	9"
3	6" FLANGED COUPLING ADAPTER	4-1/8"
4	6" GATE VALVE WITH HANDWHEEL	10-3/2"
5	6" X 4" FLANGED TEE	16"
6	PROPERTY OWNER'S 6" GATE VALVE SQUARE NUT	10-3/2"
7	6" FLANGED ELBOW 90°	8"
8	6" BYPASS GATE VALVE WITH HANDWHEEL	10-3/2"
9	6" BYPASS DUCTILE IRON PIPE	42"
10	6" RESTRAINED FLEXIBLE COUPLING	5"

\*DIMENSIONS- SUBJECT TO CHANGE, CONFIRM WITH NBU WATER ENGINEERING

<b>NBU</b>	DESIGNED BY: <b>W. W. WILLARD</b>	DATE: 2/1/24	SCALE: N.T.S.	SHEET: 2 OF 2	PROJECT NO.: 206
COMPOUND METER INSTALLATION 6" SIZE					

DATE: \_\_\_\_\_

NO. REVISION: \_\_\_\_\_

4/22/2026

JOCELYN PEREZ  
98367  
LICENSED PROFESSIONAL ENGINEER

*Frederickburg*

**PAPE-DAWSON**

1677 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 832.672.5633

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM # 10028890

**VERAMENDI PRECINCT 8 - UNIT 1**

NEW BRAUNFELS, TEXAS

WATER DISTRIBUTION DETAILS

PLAT NO. N/A

JOB NO. 30101-04

DATE NOVEMBER 2025

DESIGNER GDL

CHECKED *[Signature]* DRAWN CA

SHEET C4.10

Date: April 21, 2026, 4:52 PM - User ID: kmarow  
File: P:\30101\04\Design\Chal\UNIT 2 CAD FILES\WTD1-30101-04-UNIT 2.dwg


NBU General Notes

**General Notes**

- All materials and construction procedures within the scope of the project shall be approved by New Braunfels Utilities and comply with the current "New Braunfels Utilities Water Systems Connection/Construction Policy".
- Contractor shall not proceed with any pipe installation work until they obtain a copy of the plans from the Consultant or Engineer and notify NBU Water Systems Engineering at 530-608-8971 with at least two (2) working days (48 hours) notice. **WORK COMPLETED BY THE CONTRACTOR, WHICH HAS NOT RECEIVED A NOTICE TO PROCEED FROM NEW BRAUNFELS UTILITIES WATER SYSTEMS ENGINEERING WILL BE SUBJECT TO REMOVAL AND REPLACEMENT BY AND AT THE EXPENSE OF THE CONTRACTOR.**
- The Developer dedicates the water / wastewater mains upon completion by the Contractor and acceptance by the New Braunfels Utilities Water System. NBU will own and maintain said water / wastewater mains which are located within platted utility easements or public ROW of proposed developments. (As applicable).
- 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. This requirement shall apply continuously and not be limited to normal working hours. The contractor shall defend, indemnify and hold the owners and the engineer and his employees, partners, officers, 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.
- Contractor to contact the engineer-of-record (EOR) for any field changes. Any revisions or changes to the approved construction plans will require additional approval by NBU in writing.
- 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.
- Contractor shall be responsible for restoring to its original or better condition, any damage to existing fences, curbs, streets, driveways, landscaping and structures, and existing utilities (not adjusted on plans). Cost of Restoration, if any, shall be the Contractor's entire expense.
- The Contractor shall avoid cutting roots larger than one (1) inch in diameter when excavating near existing trees. Excavation in vicinity of trees shall proceed with caution.
- Contractor shall procure all permits and licenses, pay all charges, fees and taxes and give all notices necessary and incidental to the due and lawful prosecution of the work.
- No extra payment shall be allowed for work called for on the plans but not included on the bid schedule. This incidental work will be required and shall be included under the pay items to which it relates.
- Contractor is responsible for removal of all waste materials upon project completion. The contractor shall not permanently place any waste materials in the 100 year flood plain without first obtaining an approved flood plain development permit.

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NBU General Notes

- The contractor shall not place any materials on the recharge zone of the Edwards aquifer without an approved water pollution abatement plan from the TCEQ 31 TAC 31.14 and 31 TAC 31.19
- Barricades and warning signs shall conform to the "Texas Manual on Uniform Traffic Control Devices" (TMUTCD) 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.
- The location of utilities, either underground or overhead, shown within the right of way are approximate and shall be verified by the contractor before beginning construction operations.
- OSHA regulations prohibit operations that will bring persons or equipment within 10 feet of an energized line. Where workmen and/or equipment must work close to an energized electrical line, the contractor shall notify the electrical power company involved and make whatever adjustments necessary to ensure the safety of those workmen.
- It shall be the contractor's responsibility to locate utility service lines as required for construction. Contractors shall call the One Call System for water/wastewater location.
- Due to federal regulations Title 49, part 192 (b), Gas companies 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.
- The contractor is fully responsible for the traffic control and will be responsible for furnishing all traffic control devices, and flaggers. The construction methods shall be conducted to provide the least possible interference to traffic. The continuous movement of the traffic in one direction, at minimum, shall be maintained at all times. The contractor shall clean up and remove from the work area any loose material resulting from contract operations at the end of each workday.
- Prior to ordering materials to be used in construction, contractor shall provide the engineer with four (4) copies of the source, type, gradation, material specification data and / or shop drawings, as applicable, to satisfy the requirements of the following items and all material items referred to in these listed items:
  - Water mains and services
  - Wastewater mains and services
- Watering the backfill within a street will not be permitted. Wastewater trenches subject to traffic shall conform to NBU Connection and Construction Policy Manual.
- 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. The Contractor's implementation of the systems, programs and/or procedures shall provide for adequate trench excavation safety protection that complies 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

Appendix/Appendix B Approved 12/09/03, Rev 1/01/24 Page 2 of 3

NBU General Notes

- Standards governing the presence and activities of individuals working in and around trench excavation.
  - Utility Trench Compaction with street ROW.
    - All utility trench compaction test 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 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 Geo-technical Engineer and approved by the City of New Braunfels Street Inspector.
    - 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.

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NBU Water Notes

**NBU Water Notes**

- The point of delivery for an owned and maintained water line is typically the domestic or irrigation water meter, fire line up to the containment backflow device, or hydrant meter or as determined by NBU.
- Water infrastructure must be constructed in accordance with the NBU Water Connection Policy.
- All water mains shall be constructed of AWWA C900 DR 14 PVC, AWWA C900 DR 18 PVC or minimum CL 250 Ductile Iron Pipe.
- All residential water services shall be single services constructed of 1-inch ASTM B88 Type K Copper tubing, 1-inch AWWA C901 SDR9 CTS polyethylene tubing may be permitted with special approval from NBU only.
- All 2-inch service lines shall be constructed of AWWA C901 SDR9 CTS polyethylene tubing.
- Water mains shall have a minimum of 48 inches of cover to finished grade. Concrete encasement will be required if minimum cover cannot be met.
- Pipe bedding of water lines shall be compliant with NBU specification No. 120, "Utility Trenching and Backfill".
- Contractor shall install line stoppers at their cost for an outage during construction if system valves are not available or the existing valves do not function. Line stoppers will be required based on the following criteria:
  - If the number of residential customers affected is greater than 20 and expected to last more than 4 hours.
  - If any commercial customers are affected by the outage then the use of line stoppers will be determined on a case by case basis.
  - If any critical care customers are affected by the outage then the use of line stoppers will be determined on a case by case basis.
  - System conditions may require a line stopper and may not be known until construction commences.
- Contractor will keep the area on top of, around, and within the water meter box free of all objects and debris.
- Placement of meter boxes or vaults in sidewalks, driveways, drive aisles, parking areas, or other areas exposed to vehicular traffic is not permitted. Any meter boxes or vaults set in these areas will be relocated at the contractor's and/or developer's expense.
- Meter boxes or vaults must be set at proposed grade. Any meter boxes that are not set at the final grade will be adjusted at contractor's and/or developer's expense.
- Meter boxes for 0.5-inch and 1-inch meters must be DWV Plastics DFWS38C-14-AF-1MP.
- Meter boxes for 1.5" meters must be DWV Plastics DFWS38C-14-AF-1MP
- Meter boxes for 2" meters must be DWV Plastics DFW120F-12-AF-1MP.
- Thrust blocks are not permitted without special approval. Joints must be restrained with restraining systems approved by NBU and restraint length shall be submitted to NBU at the time of plan submittal.
- Contractor shall install tracer wire on top of non-ferrous water mains in accordance with NBU specifications. Tracer wire should run from valve to valve and exit at a tracer wire access point. The tracer wire should be attached to the top of the pipe using tape. Excess wire should be coiled within the tracer wire access point riser.

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NBU Water Notes

- Contractor shall coordinate with the assigned water/wastewater inspector for completion of the Field Acceptance Checklist. All testing and acceptance shall conform to NBU Specifications, including but not limited to:
  - Bacteriological Testing
  - Hydrostatic Testing (performed valve to valve)
- The NBU water system shall be protected from hazards with appropriate backflow prevention assemblies installed on all irrigation systems, fire suppression systems and multi-unit complexes along with multi-level properties on the domestic meter containment. NBU can assist with the decision on appropriate backflow assemblies on a case-by-case basis. Contact NBU backflow prevention specialist for more details. Email questions to crossconnection@buteexas.com
- All backflow prevention assemblies shall be tested upon installation and reports sent to NBU via the online tracking system. Contact an NBU backflow prevention specialist for more details. Email questions to crossconnection@buteexas.com
- All residential and commercial properties shall have a Customer Service Inspection certificate (CSI Inspection) completed upon completion of the building or home structure. Contact an NBU backflow prevention specialist for more details. Email questions to crossconnection@buteexas.com

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**CITY OF NEW BRAUNFELS NOTES**

- NO VALVES, HYDRANTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS, OR DRIVEWAYS.
- ALL UTILITIES TO BE CONSTRUCTED PRIOR TO STREETS.
- THIS PROJECT INCLUDES UTILITY INSTALLATIONS GREATER THAN 5- FEET IN DEPTH. 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 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.

DATE	
NO.	
REVISION	

4/22/2026

STATE OF TEXAS  
JOCELYN PEREZ  
98367  
LICENSED PROFESSIONAL ENGINEER

*J. Perez*

**PAPE - DAWSON**  
1677 INDEPENDENCE DR. STE 102 NEW BRAUNFELS, TX 78132 | 830.632.5633  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM # 10028800

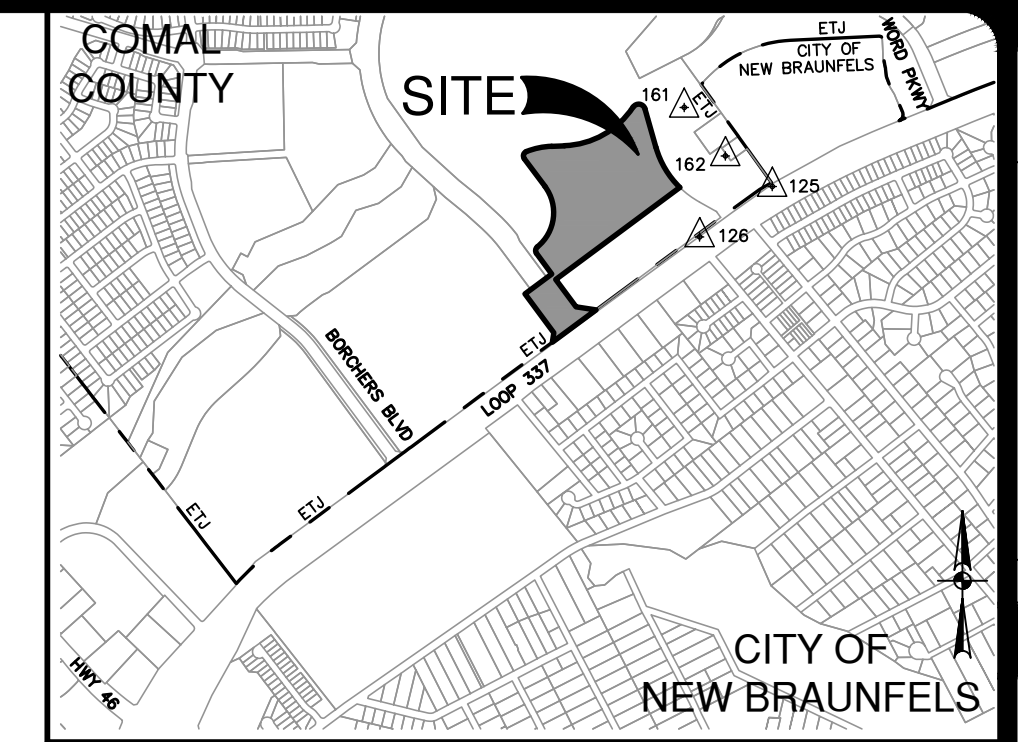
**VERAMENDI PRECINCT 8 - UNIT 1**  
NEW BRAUNFELS, TEXAS  
WATER DISTRIBUTION NOTES

PLAT NO.	N/A
JOB NO.	30101-04
DATE	NOVEMBER 2025
DESIGNER	GDL
CHECKED	<input checked="" type="checkbox"/> DRAWN CA
SHEET	C4.11

FOR PERMIT

**BENCHMARKS**

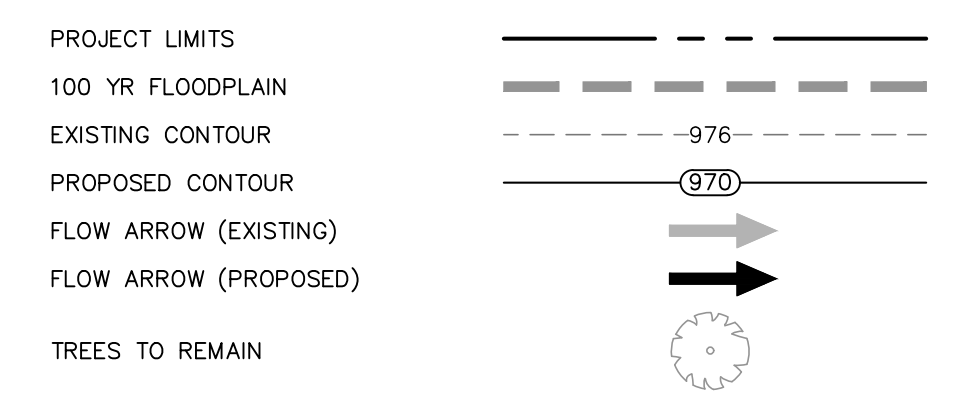
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BM #126	793.55	13813840.14	2240406.71	SET LR. REDCAP (TRAV)
BM #161	766.61	13814811.30	2240290.55	SET LR. REDCAP (TRAV)
BM #162	787.88	13814448.07	2240599.47	SET LR. REDCAP (TRAV)



NO.	REVISION	DATE

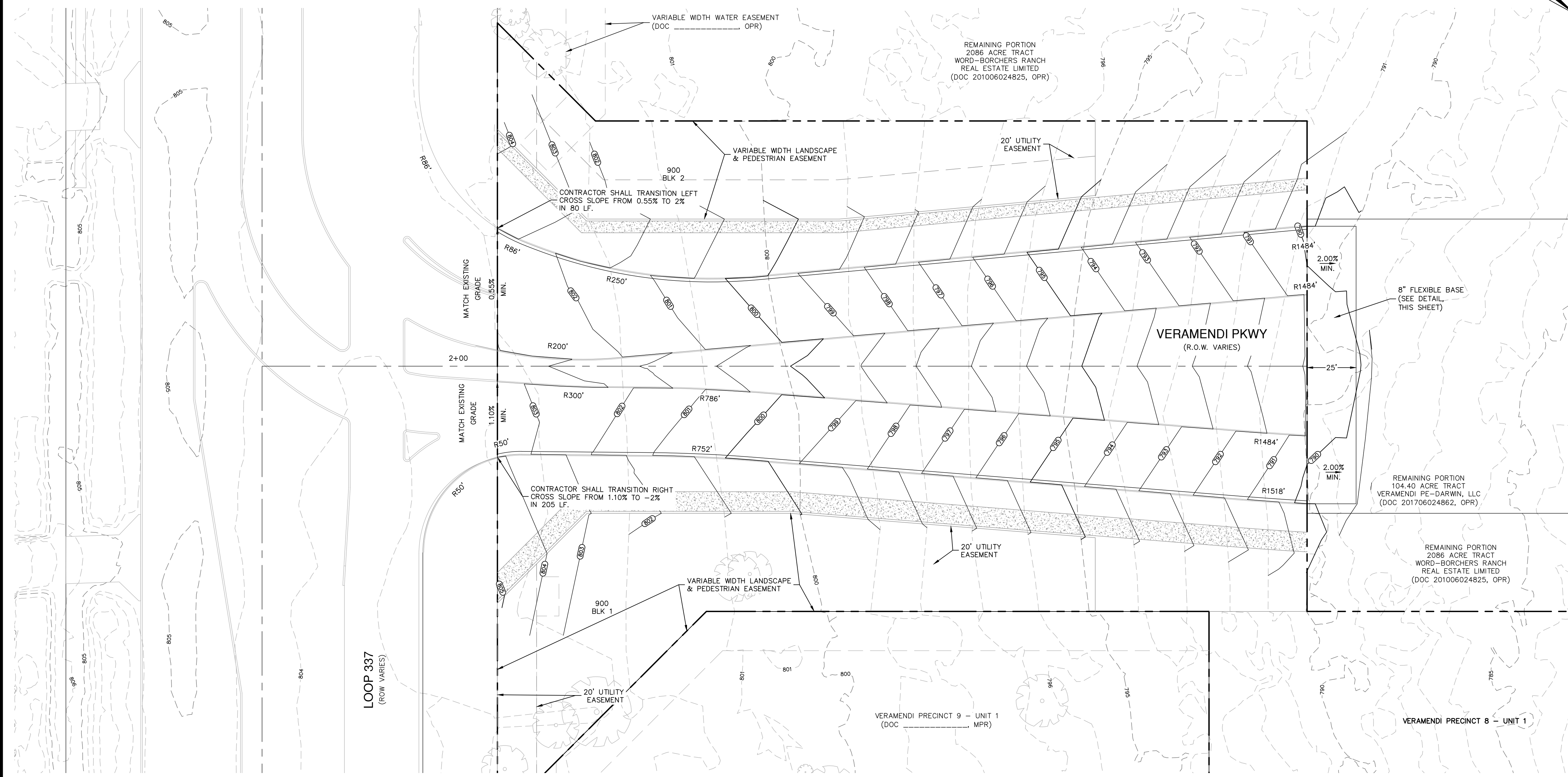


**GRADING LEGEND**



**GRADING NOTES:**

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY AND TxDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.
3. ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
4. ALL ELEVATIONS AND PROPOSED CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVING, BASE, GRASS, TOPSOIL, AND MULCH MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
8. THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OFF SITE THOSE MATERIALS NOT SUITABLE FOR EMBANKMENT AND TOPSOIL. CLEAN STRIPPINGS AND TOPSOIL MAY BE STOCKPILED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.
9. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STABILIZATION. ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND TPDES/SWPPP REQUIREMENTS. REFERENCE THE LANDSCAPE ARCHITECT'S PLAN, IF APPLICABLE.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS (USE OF SILT FENCES, ETC.) TO KEEP DRAINAGE AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGE WAYS. CONTRACTOR SHALL IMMEDIATELY REMOVE SILT/DEBRIS WHICH WASHES OFFSITE OR INTO EXISTING STORM DRAIN SYSTEMS. (SEE SWPPP PLANS & TPDES BOOK).
11. THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HEREON WITHIN +/- ONE-TENTH (0.10) FOOT.
12. IN PROPOSED PAVING AREAS, STREET DESIGN PLANS SHALL CONTROL. ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 1.0% UNLESS OTHERWISE SHOWN.
13. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING SITE AND PROPOSED IMPROVEMENTS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL, OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).
15. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN WORKING NEAR UTILITIES, GAS LINES, SEWER, OR EXISTING APPURTENANCES. PRIOR TO PERFORMING ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND ASSURE HIMSELF THAT ALL UTILITIES HAVE BEEN ADEQUATELY LOCATED AND IDENTIFIED. THE ENGINEER SHALL BE NOTIFIED IF ANY UTILITY CONFLICTS ARE DISCOVERED.
16. UTILITIES SHOWN ON THE PLANS ARE FROM INFORMATION SOURCES AVAILABLE AT THE TIME OF DESIGN BUT MAY NOT REPRESENT ALL EXISTING UTILITIES ON SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION AND VERIFY SIZE, GRADE AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS OWN EXPENSE.
17. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE SCOPE OF THE PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
18. FOR FILL PLACEMENT ON HILL SIDES OR STEEP SLOPE AREAS, THE CONTRACTOR SHALL REFERENCE THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTIONS REGARDING BENCHING.
19. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.



Date: April 21, 2026, 4:53 PM - User ID: kmorow  
 File: P:\30101\01\Design\Chal\UNIT 2 CAD FILES\GROA-VERAMENDI PKWY.dwg

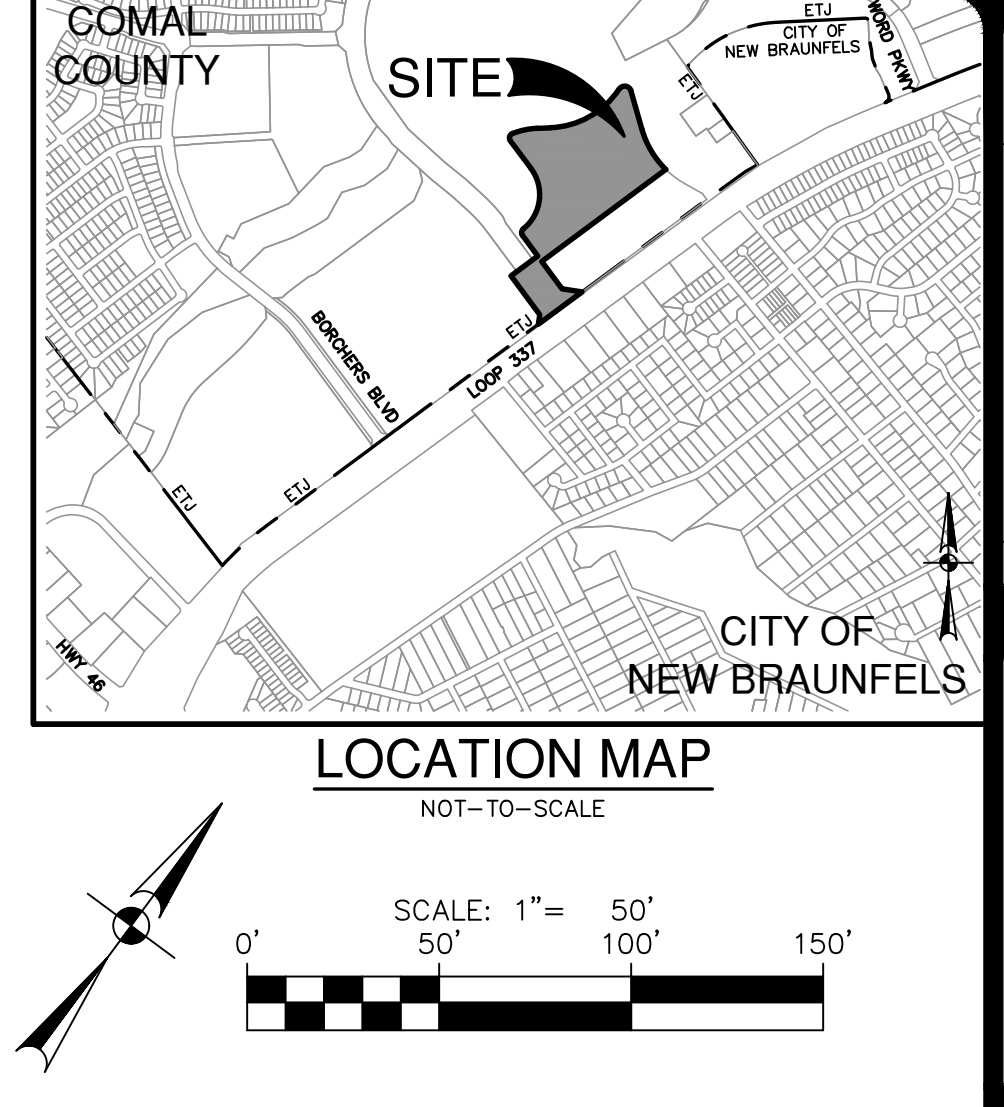
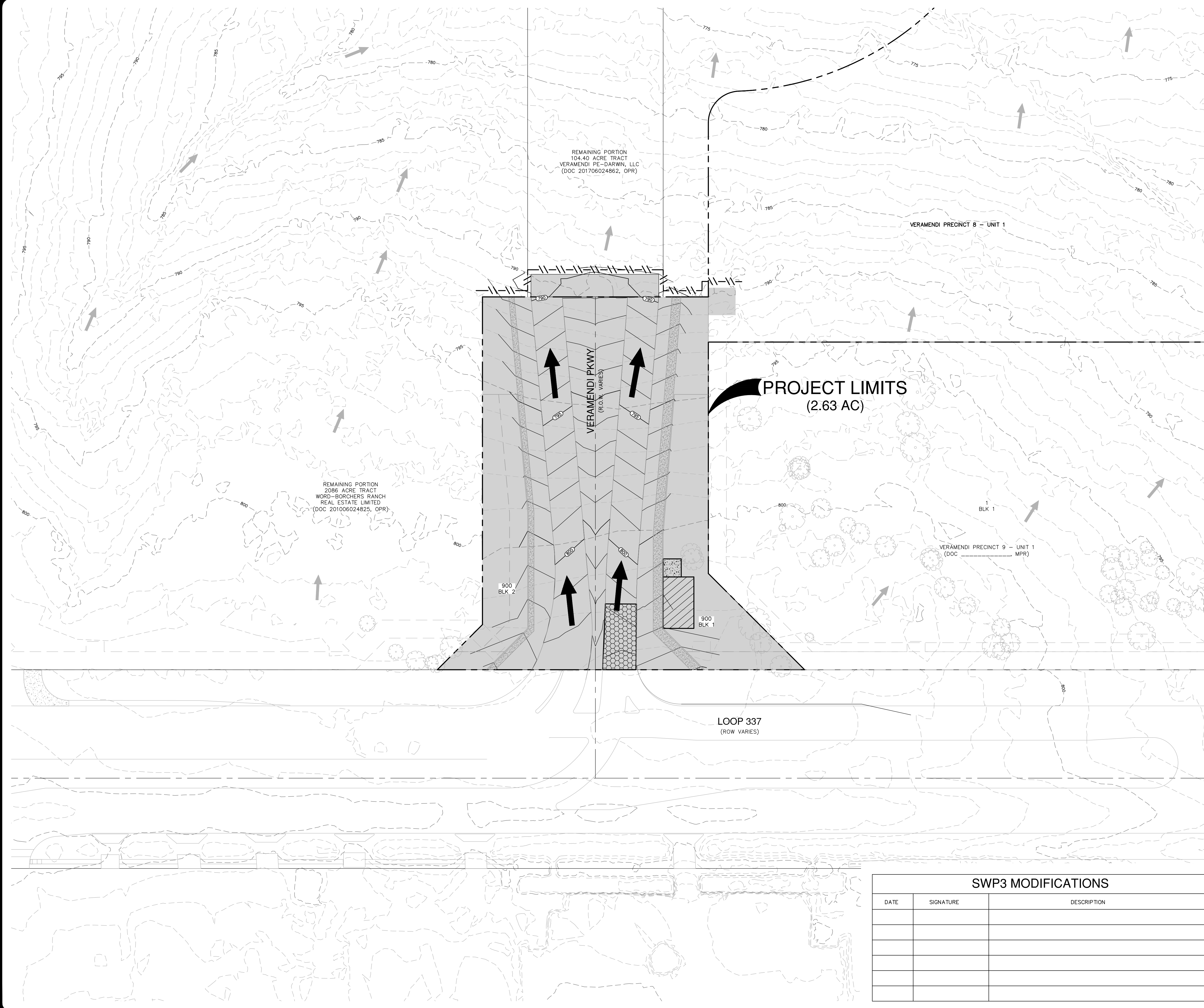
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**PAPE-DAWSON**  
 1677 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 832.632.5633  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1028890

**VERAMENDI PRECINCT 8 - UNIT 1**  
 NEW BRAUNFELS, TEXAS  
**OVERALL GRADING PLAN**

PLAT NO.	N/A
JOB NO.	30101-04
DATE	NOVEMBER 2025
DESIGNER	GDL
CHECKED	✓ DRAWN CA
SHEET	C7.00

**FOR PERMIT**



**SWPPP LEGEND**

PROJECT LIMITS	---
EXISTING CONTOUR	-----976-----
PROPOSED CONTOUR	-----970-----
FLOW ARROW (EXISTING)	→
SILT FENCE	
ROCK BERM	◆◆◆
LIMITS OF DISTURBED AREA	▒
STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)	▒
CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA (FIELD LOCATE)	▒
CONCRETE TRUCK WASH-OUT PIT (FIELD LOCATE)	▒

- GENERAL NOTES**
- DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.
  - CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.
  - STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.
  - RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.
  - ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.
  - FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.
  - STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.
  - AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.
  - BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.
  - BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.
  - UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.
  - WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS. OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.
  - SHADED AREA ▒ DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES. HOUSE CONSTRUCTION ACTIVITIES WILL REQUIRE A SEPARATE STORM WATER POLLUTION PREVENTION PLAN.
  - ANY SLURRY AND CUTTINGS GENERATED FROM SAWCUTTING OPERATIONS SHALL NOT BE ALLOWED TO DRAIN TO THE STORM DRAIN SYSTEM, SWALE, STREAM OR OTHER WATER BODY AND SHALL NOT BE ALLOWED TO REMAIN ON THE PAVEMENT TO DRY OUT.
  - PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL COORDINATE PLACEMENT OF TEMPORARY BEST MANAGEMENT PRACTICES WITHIN TxDOT RIGHT-OF-WAY WITH TxDOT.
  - NEW BRAUNFELS UTILITY WILL FUNCTION AS A SECONDARY OPERATOR ON THIS PROJECT AND WILL BE INSTALLING ELECTRIC UTILITIES FOR ON-SITE CONSTRUCTION AND OFF-SITE FEED TO THE PROJECT.
  - A COMAL COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN ANY COMAL COUNTY ROW.
  - 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.

**SWP3 MODIFICATIONS**

DATE	SIGNATURE	DESCRIPTION

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

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

**EXHIBIT 1**

DATE	4/22/2026
NO.	
REVISION	

**PAPE-DAWSON**  
 1677 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 832.672.5533  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM # 10028800

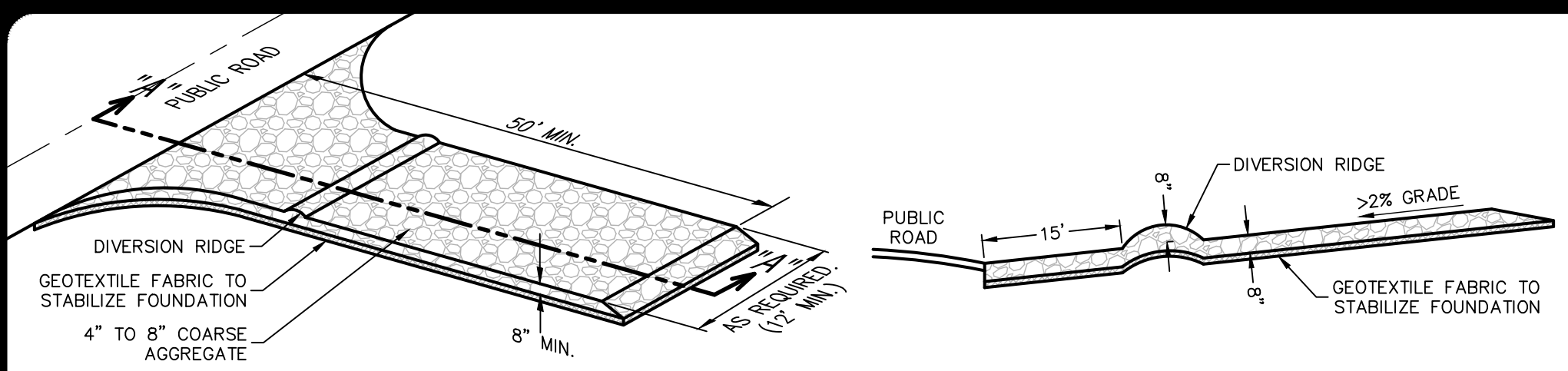
*Frederickburg*

**VERAMENDI PRECINCT 8 - UNIT 1**  
 NEW BRAUNFELS, TEXAS

**STORM WATER POLLUTION PREVENTION PLAN**

PLAT NO.	N/A
JOB NO.	30101-04
DATE	NOVEMBER 2025
DESIGNER	GDL
CHECKED	✓ DRAWN CA
SHEET	C8.00

Date: April 21, 2026, 4:53 PM - User ID: kmarrow  
 File: P:\30101\01\Design\Civil\UNIT 2 CAD FILES\SWPPP-30101-04-UNIT 2.dwg



**SCHEMATIC OF TEMPORARY CONSTRUCTION ENTRANCE/EXIT**

**MATERIALS**

1. THE AGGREGATE SHOULD CONSIST OF 4-INCH TO 8-INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.
2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8-INCHES.
3. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/YD<sup>2</sup>, A MULLEN BURST RATING OF 140 LB/IN<sup>2</sup>, AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.
4. IF A WASHING FACILITY IS REQUIRED, A LEVEL AREA WITH A MINIMUM OF 4-INCH DIAMETER WASHED STONE OR COMMERCIAL ROCK SHOULD BE INCLUDED IN THE PLANS. DIVERT WASTEWATER TO A SEDIMENT TRAP OR BASIN.

**INSTALLATION**

1. AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBSTRUCTIVE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.
2. THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.
3. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.
4. IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE, 6-INCHES TO 8-INCHES HIGH WITH 3:1 (H:V) SIDE SLOPES, ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.
5. PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.
6. PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.
7. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.
8. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

**STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL**

NOT-TO-SCALE



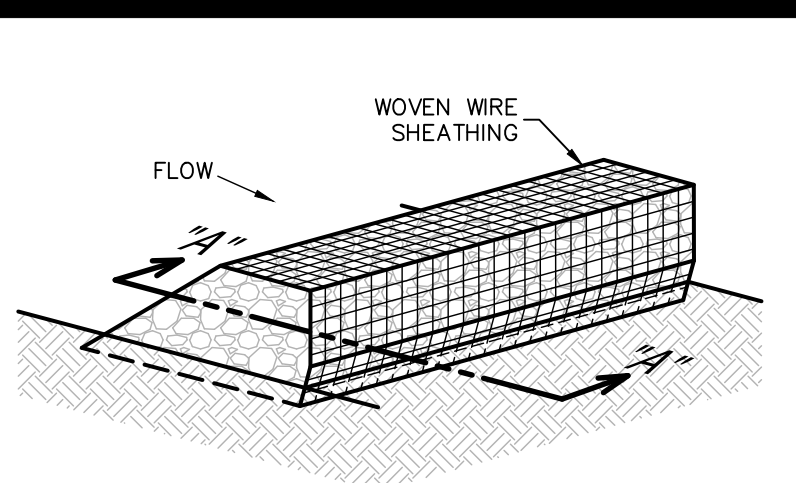
**SECTION "A-A" OF A CONSTRUCTION ENTRANCE/EXIT**

**COMMON TROUBLE POINTS**

1. INADEQUATE RUNOFF CONTROL—SEDIMENT WASHES ONTO PUBLIC ROAD.
2. STONE TOO SMALL OR GEOTEXTILE FABRIC ABSENT, RESULTS IN MUDDY CONDITION AS STONE IS PRESSED INTO SOIL.
3. PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC—EXTEND PAD BEYOND THE MINIMUM 50-FOOT LENGTH AS NECESSARY.
4. PAD NOT FLARED SUFFICIENTLY AT ROAD SURFACE, RESULTS IN MUD BEING TRACKED ON TO ROAD AND POSSIBLE DAMAGE TO ROAD.
5. UNSTABLE FOUNDATION—USE GEOTEXTILE FABRIC UNDER PAD AND/OR IMPROVE FOUNDATION DRAINAGE.

**INSPECTION AND MAINTENANCE GUIDELINES**

1. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.
3. WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
4. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
5. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.



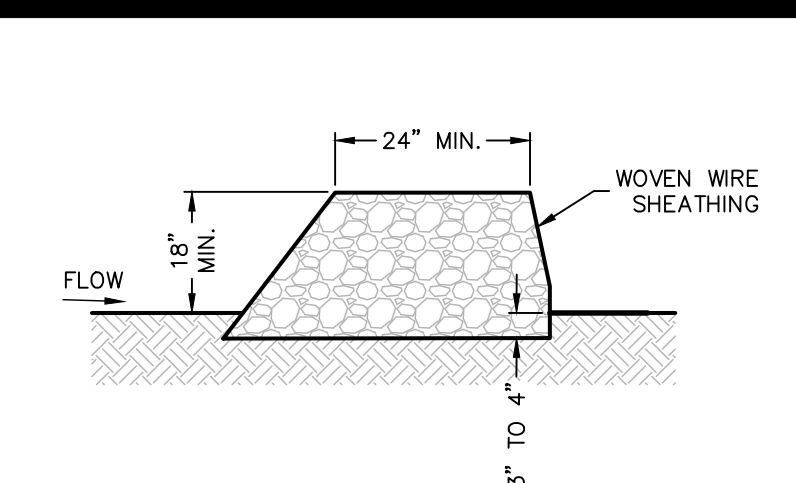
**ISOMETRIC PLAN VIEW**

**ROCK BERMS**

THE PURPOSE OF A ROCK BERM IS TO SERVE AS A CHECK DAM IN AREAS OF CONCENTRATED FLOW, TO INTERCEPT SEDIMENT-LADEN RUNOFF, DETAIN THE SEDIMENT AND RELEASE THE WATER IN SHEET FLOW. THE ROCK BERM SHOULD BE USED WHEN THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 5 ACRES. ROCK BERMS ARE USED IN AREAS WHERE THE VOLUME OF RUNOFF IS TOO GREAT FOR A SILT FENCE TO CONTAIN. THEY ARE LESS EFFECTIVE FOR SEDIMENT REMOVAL THAN SILT FENCES, PARTICULARLY FOR FINE PARTICLES, BUT ARE ABLE TO WITHSTAND HIGHER FLOWS THAN A SILT FENCE AS SUCH. ROCK BERMS ARE OFTEN USED IN AREAS OF CHANNEL FLOWS (DITCHES, GULLIES, ETC.). ROCK BERMS ARE MOST EFFECTIVE AT REDUCING BED LOAD IN CHANNELS AND SHOULD NOT BE SUBSTITUTED FOR OTHER EROSION AND SEDIMENT CONTROL MEASURES FURTHER UP THE WATERSHED.

**INSPECTION AND MAINTENANCE GUIDELINES**

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.
2. REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER THAT WILL NOT CAUSE ANY ADDITIONAL SILTATION.
3. REPAIR ANY LOOSE WIRE SHEATHING.
4. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.
5. THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
6. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.



**SECTION "A-A"**

**MATERIALS**

1. THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOT RINGS.
2. CLEAN, OPEN GRADED 3-INCH TO 5-INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5-INCH TO 8-INCH DIAMETER ROCKS MAY BE USED.

**INSTALLATION**

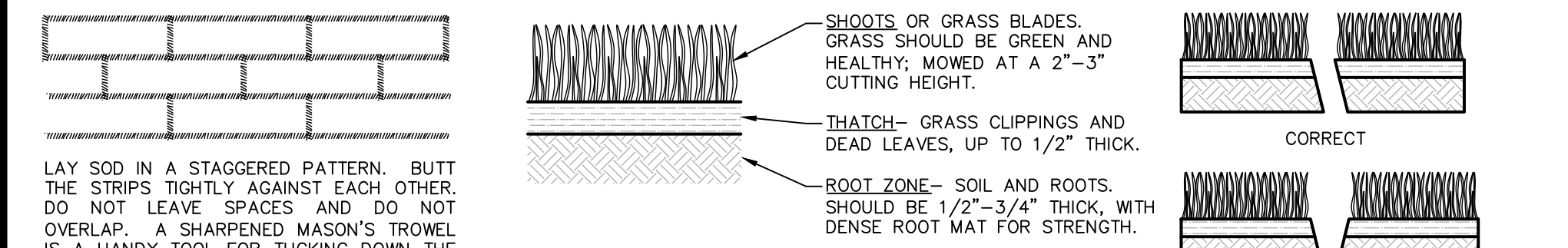
1. LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1 INCH OPENINGS.
2. BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.
3. PLACE THE ROCK ALONG THE SHEATHING AS SHOWN IN THE DIAGRAM TO A HEIGHT NOT LESS THAN 18".
4. WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH THE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.
5. BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE.
6. THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.

**COMMON TROUBLE POINTS**

1. INSUFFICIENT BERM HEIGHT OR LENGTH (RUNOFF QUICKLY ESCAPES OVER THE TOP OR AROUND THE SIDES OF BERM).
2. BERM NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND ONE SIDE).

**ROCK BERM DETAIL**

NOT-TO-SCALE



**SOD INSTALLATION**

**APPEARANCE OF GOOD SOD**

SHOOTS OR GRASS BLADES. GRASS SHOULD BE GREEN AND HEALTHY. MOWED AT A 2"-3" CUTTING HEIGHT.

THATCH—GRASS CLIPPINGS AND DEAD LEAVES, UP TO 1/2" THICK.

ROOT ZONE—SOIL AND ROOTS. SHOULD BE 1/2"-3/4" THICK, WITH DENSE ROOT MAT FOR STRENGTH.

**NOTES:**

1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.
2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.
3. MOW WHEN THE SOD IS ESTABLISHED—IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").

LAY SOD ACROSS THE DIRECTION OF FLOW

USE PEGS OR STAPLES TO FASTEN SOD FIRMLY—AT THE ENDS OF STRIPS AND IN THE CENTER, OR EVERY 3-4 FEET IF THE STRIPS ARE LONG. WHEN READY TO MOW, DRIVE PEGS OR STAPLES FLUSH WITH THE GROUND.

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

**GENERAL INSTALLATION (VA. DEPT. OF CONSERVATION, 1992)**

1. SOD SHOULD NOT BE CUT OR LAID IN EXCESSIVELY WET OR DRY WEATHER. SOD ALSO SHOULD NOT BE LAID ON SOIL SURFACES THAT ARE FROZEN.
2. DURING PERIODS OF HIGH TEMPERATURE, THE SOIL SHOULD BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOD, TO COOL THE SOIL AND REDUCE ROOT BURNING AND DIEBACK.
3. THE FIRST ROW OF SOD SHOULD BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND BUTTING TIGHTLY AGAINST EACH OTHER. LATERAL JOINTS SHOULD BE STAGGERED TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. CARE SHOULD BE EXERCISED TO ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS (SEE FIGURE ABOVE).
4. ON SLOPES 3:1 OR GREATER, OR WHEREVER EROSION MAY BE A PROBLEM, SOD SHOULD BE LAID WITH STAGGERED JOINTS AND SECURED BY STAPLING OR OTHER APPROVED METHODS. SOD SHOULD BE INSTALLED WITH THE LENGTH PERPENDICULAR TO THE SLOPE (ON CONTOUR).
5. AS SODDING OF CLEARLY DEFINED AREAS IS COMPLETED, SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE FIRM CONTACT BETWEEN ROOTS AND SOIL.
6. AFTER ROLLING, SOD SHOULD BE IRRIGATED TO A DEPTH SUFFICIENT THAT THE UNDERSIDE OF THE SOD PAD AND THE SOIL 4 INCHES BELOW THE SOD IS THOROUGHLY WET.
7. UNTIL SUCH TIME A GOOD ROOT SYSTEM BECOMES DEVELOPED, IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHOULD BE PERFORMED AS OFTEN AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF AT LEAST 4 INCHES.
8. THE FIRST MOWING SHOULD NOT BE ATTEMPTED UNTIL THE SOD IS FIRMLY ROOTED, USUALLY 2-3 WEEKS. NOT MORE THAN ONE THIRD OF THE GRASS LEAF SHOULD BE REMOVED AT ANY ONE CUTTING.

**SOD INSTALLATION DETAIL**

NOT-TO-SCALE

**MATERIALS**

1. SOD SHOULD BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4" INCH (± 1/4" INCH) AT THE TIME OF CUTTING. THIS THICKNESS SHOULD EXCLUDE SHOOT GROWTH AND THATCH.
2. PIECES OF SOD SHOULD BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH, WITH A MAXIMUM ALLOWABLE DEVIATION IN ANY DIMENSION OF 5%. TORN OR UNEVEN PADS SHOULD NOT BE ACCEPTABLE.
3. STANDARD SIZE SECTIONS OF SOD SHOULD BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED FROM A FIRM GRASP ON ONE END OF THE SECTION.
4. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

**SITE PREPARATION**

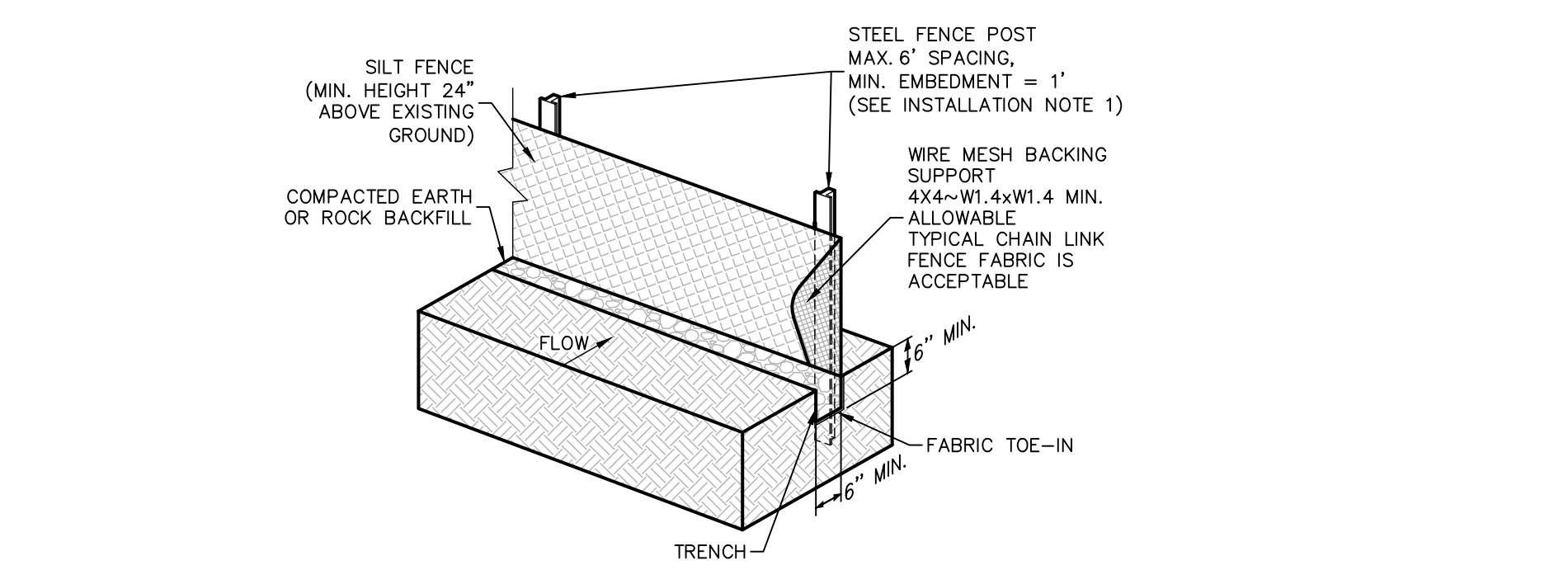
1. PRIOR TO SOD PREPARATION, AREAS TO BE SODDED SHOULD BE BROUGHT TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED PLAN.
2. THE SURFACE SHOULD BE CLEARED OF ALL TRASH, DEBRIS AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.
3. FERTILIZE ACCORDING TO SOIL TESTS. FERTILIZER NEEDS CAN BE DETERMINED BY A SOIL TESTING LABORATORY OR REGIONAL RECOMMENDATIONS CAN BE MADE BY COUNTY AGRICULTURAL EXTENSION AGENTS. FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 3 INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. ON SLOPING LAND, THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE CONTOUR.

**INSTALLATION IN CHANNELS**

1. SOD STRIPS IN WATERWAYS SHOULD BE LAID PERPENDICULAR TO THE DIRECTION OF FLOW. CARE SHOULD BE TAKEN TO BUTT ENDS OF STRIPS TIGHTLY (SEE FIGURE ABOVE).
2. AFTER ROLLING OR TAMPING, SOD SHOULD BE PEGGED OR STAPLED TO RESIST WASHOUT DURING THE ESTABLISHMENT PERIOD. MESH OR OTHER NETTING MAY BE USED OVER THE SOD FOR EXTRA PROTECTION IN CRITICAL AREAS.

**CONCRETE TRUCK WASHOUT PIT DETAIL**

NOT-TO-SCALE



**ISOMETRIC PLAN VIEW**

**SILT FENCE**

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

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

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

**MATERIALS**

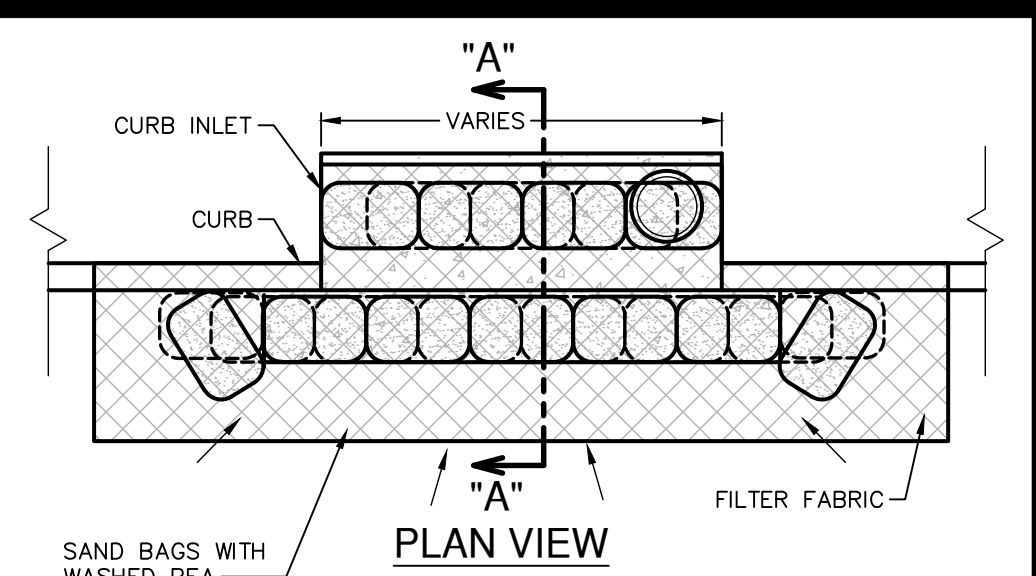
1. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN<sup>2</sup>, ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NUMBER 30.
2. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y-BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM WEIGHT 1.25 LB/FT, AND BRINDELL HARDNESS EXCEEDING 140.
3. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12 GAUGE MINIMUM.

**INSTALLATION**

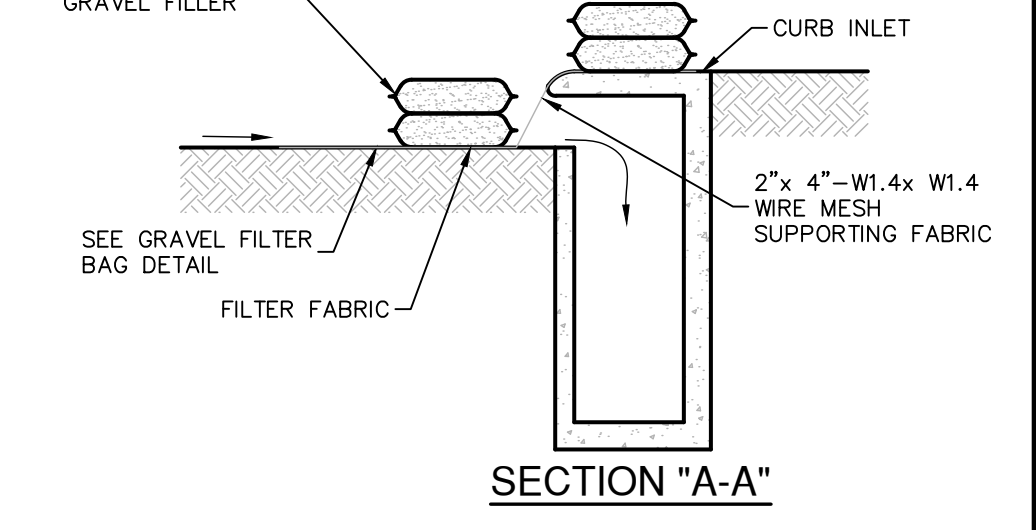
1. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 1-FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER, WHERE WATER CONCENTRATES. THE MAXIMUM SPACING SHOULD BE 6 FEET.
2. LAY OUT FENCING DOWN-SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS 1/4 ACRE/100 FEET OF FENCE.

**SILT FENCE DETAIL**

NOT-TO-SCALE



**PLAN VIEW**



**SECTION "A-A"**

**GENERAL NOTES**

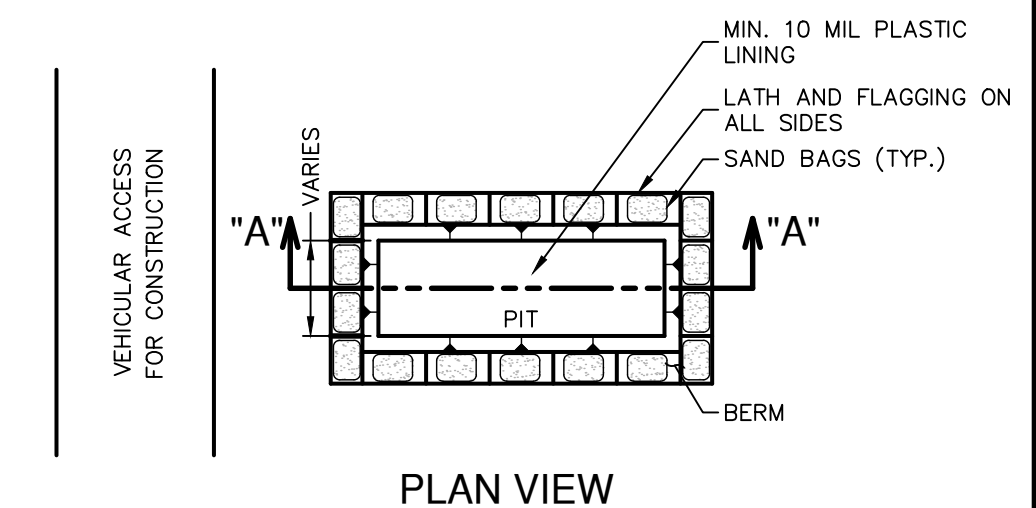
1. CONTRACTOR TO INSTALL 2"x4"-W1.4xW1.4 WIRE MESH SUPPORTING FILTER FABRIC OVER THE INLET OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR WIRE TIES AT THIS LOCATION. SAND BAGS FILLED WITH WASHED PEA GRAVEL SHOULD BE PLACED ON TOP OF WIRE MESH ON TOP OF THE INLET AS SHOWN ON THIS DETAIL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

**INSPECTION AND MAINTENANCE GUIDELINES**

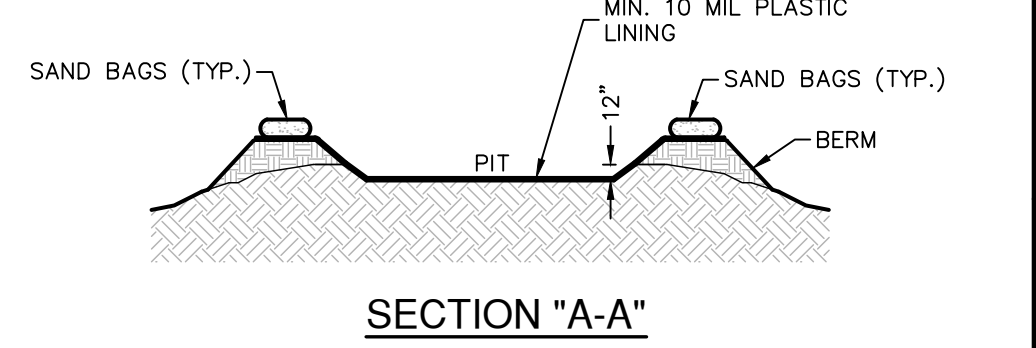
1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.
4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.
5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

**BAGGED GRAVEL CURB INLET PROTECTION DETAIL**

NOT-TO-SCALE



**PLAN VIEW**



**SECTION "A-A"**

**GENERAL NOTES**

1. DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.
4. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES OR WATER BODIES.
5. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

**MATERIALS**

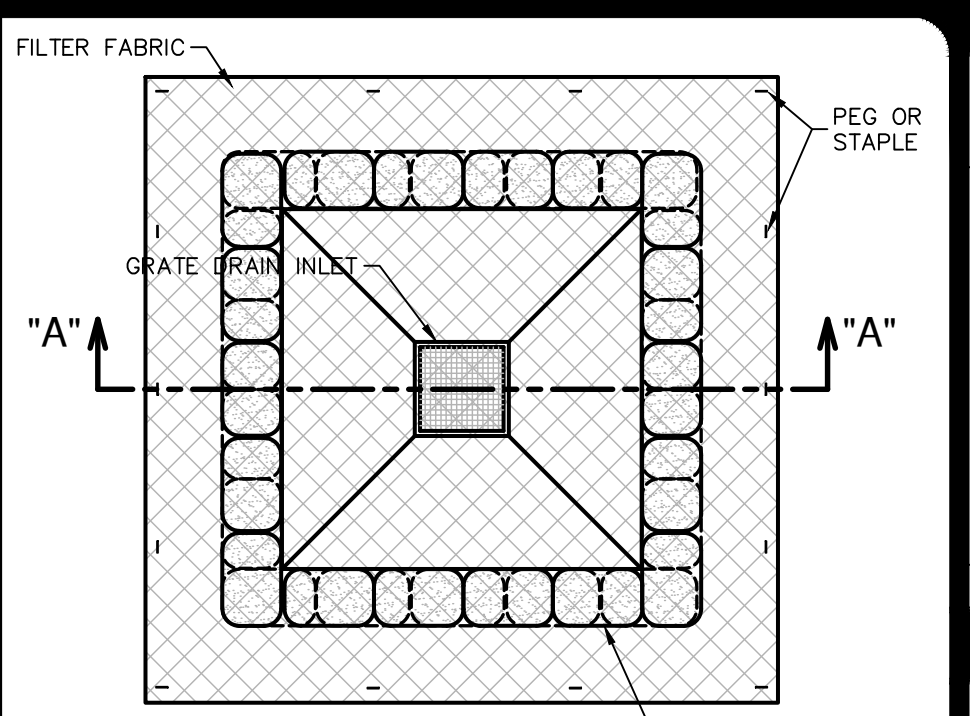
PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

**MAINTENANCE**

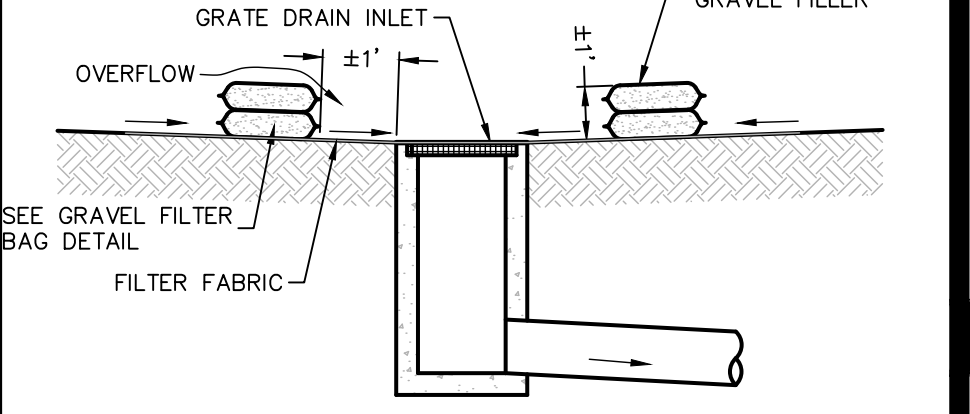
1. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF.
2. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.
3. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.

**CONCRETE TRUCK WASHOUT PIT DETAIL**

NOT-TO-SCALE



**PLAN VIEW**



**SECTION "A-A"**

**GENERAL NOTES**

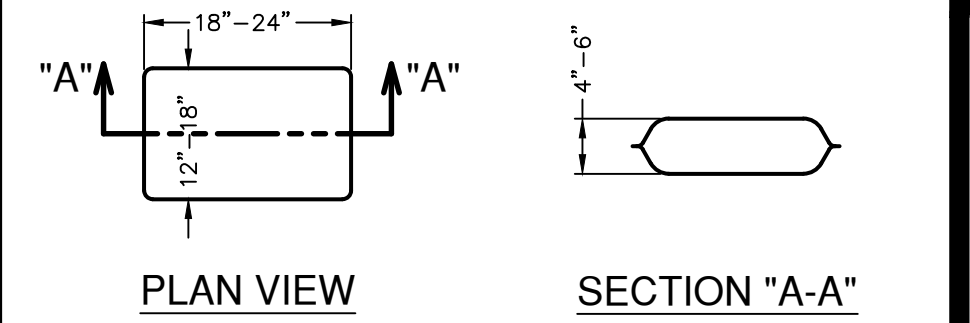
1. THE SANDBAGS SHOULD BE FILLED WITH WASHED PEA GRAVEL AND STACKED TO FORM A CONTINUOUS BARRIER ABOUT 1 FOOT HIGH AROUND INLETS.
2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.

**INSPECTION AND MAINTENANCE GUIDELINES**

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.
4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.
5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

**BAGGED GRAVEL GRATE INLET PROTECTION DETAIL**

NOT-TO-SCALE



**PLAN VIEW**

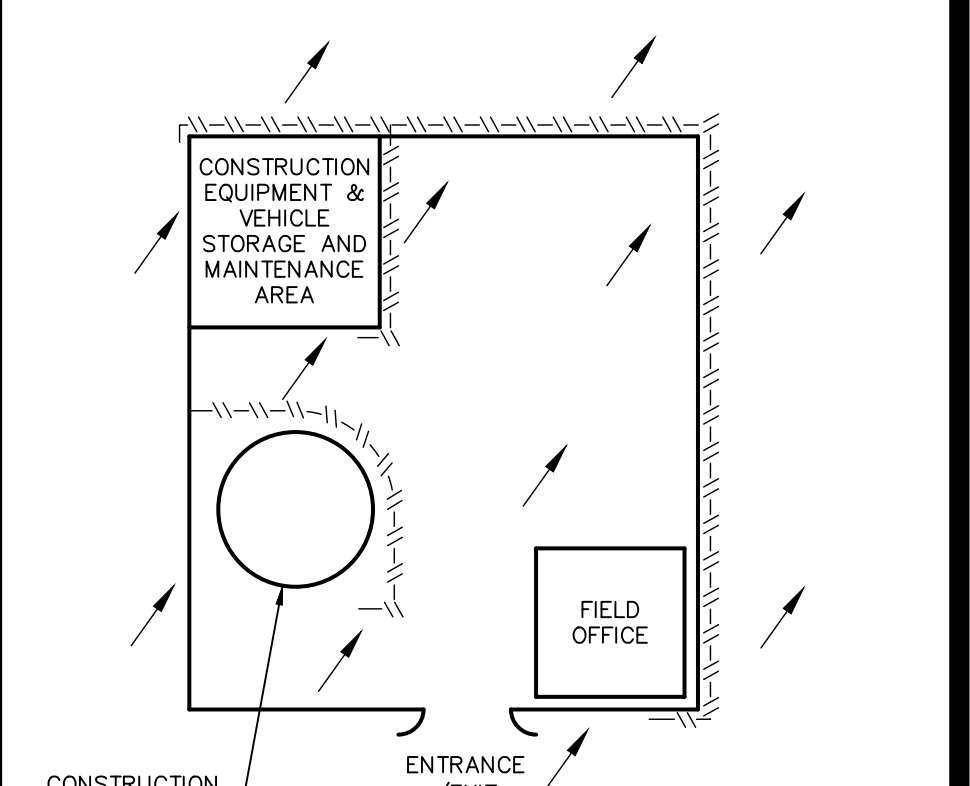
**SECTION "A-A"**

**NOTES:**

1. THE FILTER BAG MATERIAL SHALL BE MADE OF POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN FABRIC, MIN. UNIT WEIGHT OF 4 OUNCES/SY, HAVE A MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.
2. THE FILTER BAG SHALL BE FILLED WITH CLEAN, MEDIUM WASHED PEA GRAVEL TO COARSE GRAVEL (0.31 TO 0.75 INCH DIAMETER).
3. SAND SHALL NOT BE USED TO FILL THE FILTER BAGS.

**GRAVEL FILTER BAG DETAIL**

NOT-TO-SCALE



**CONSTRUCTION STAGING AREA**

**LEGEND**

- CONSTRUCTION AND WASTE MATERIAL STORAGE AREA
- CONSTRUCTION EQUIPMENT & VEHICLE STORAGE AND MAINTENANCE AREA
- FIELD OFFICE
- ENTRANCE / EXIT
- SILT FENCE
- FLOW ARROWS

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

DATE	4/22/2026
NO.	
REVISION	



**PAPE-DAWSON**

1677 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78133 | 832.652.5633  
TEXAS SURVEYING FIRM # 10028800

**VERAMENDI PRECINCT 8 - UNIT 1**

NEW BRAUNFELS, TEXAS

STORM WATER POLLUTION PREVENTION DETAILS

PLAT NO.	N/A
JOB NO.	30101-04
DATE	NOVEMBER 2025
DESIGNER	GDL
CHECKED	CA
DRAWN	CA
SHEET	C8.10

FOR PERMIT

April 21, 2026, 4:53 PM - User ID: kmoraw  
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