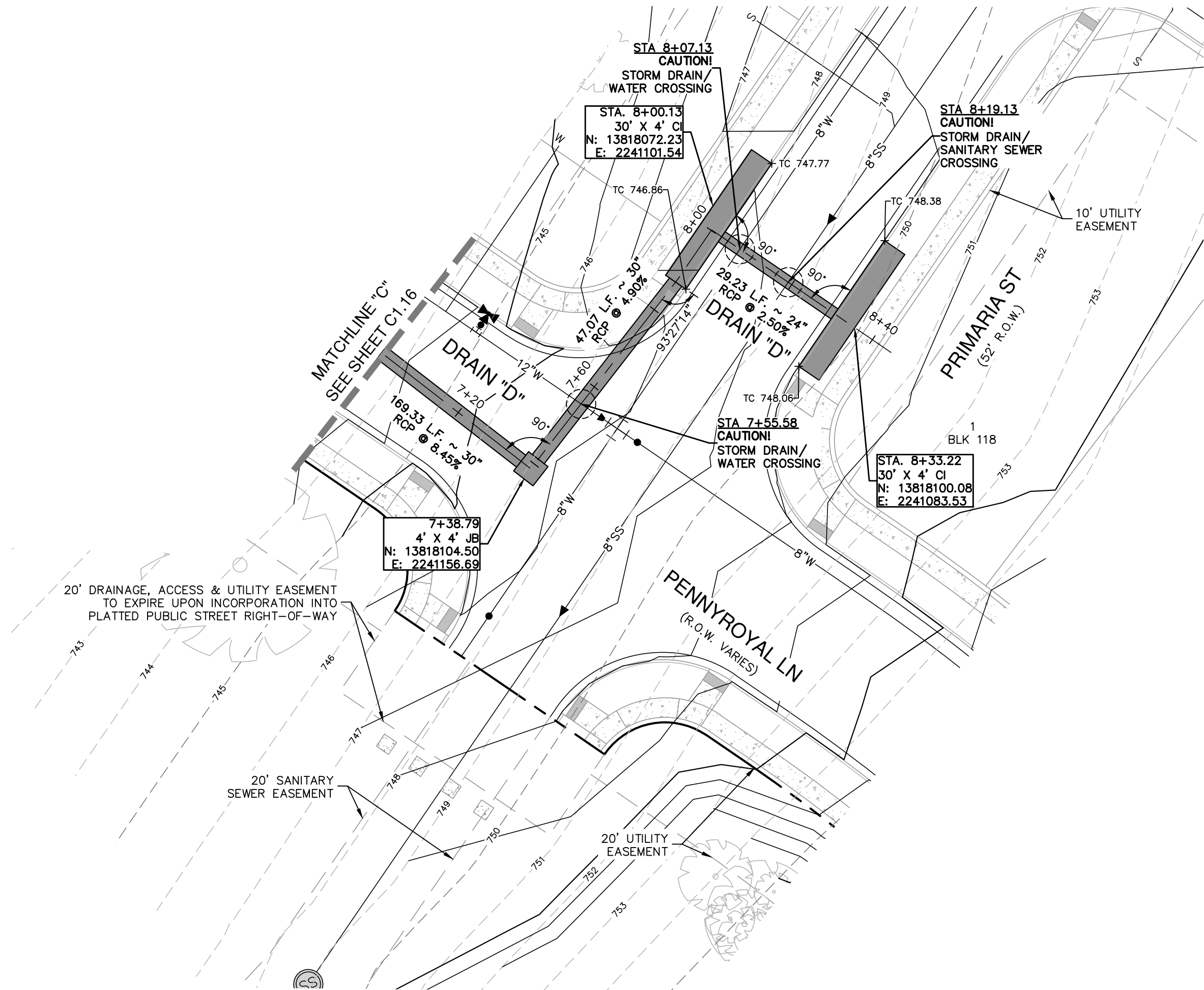
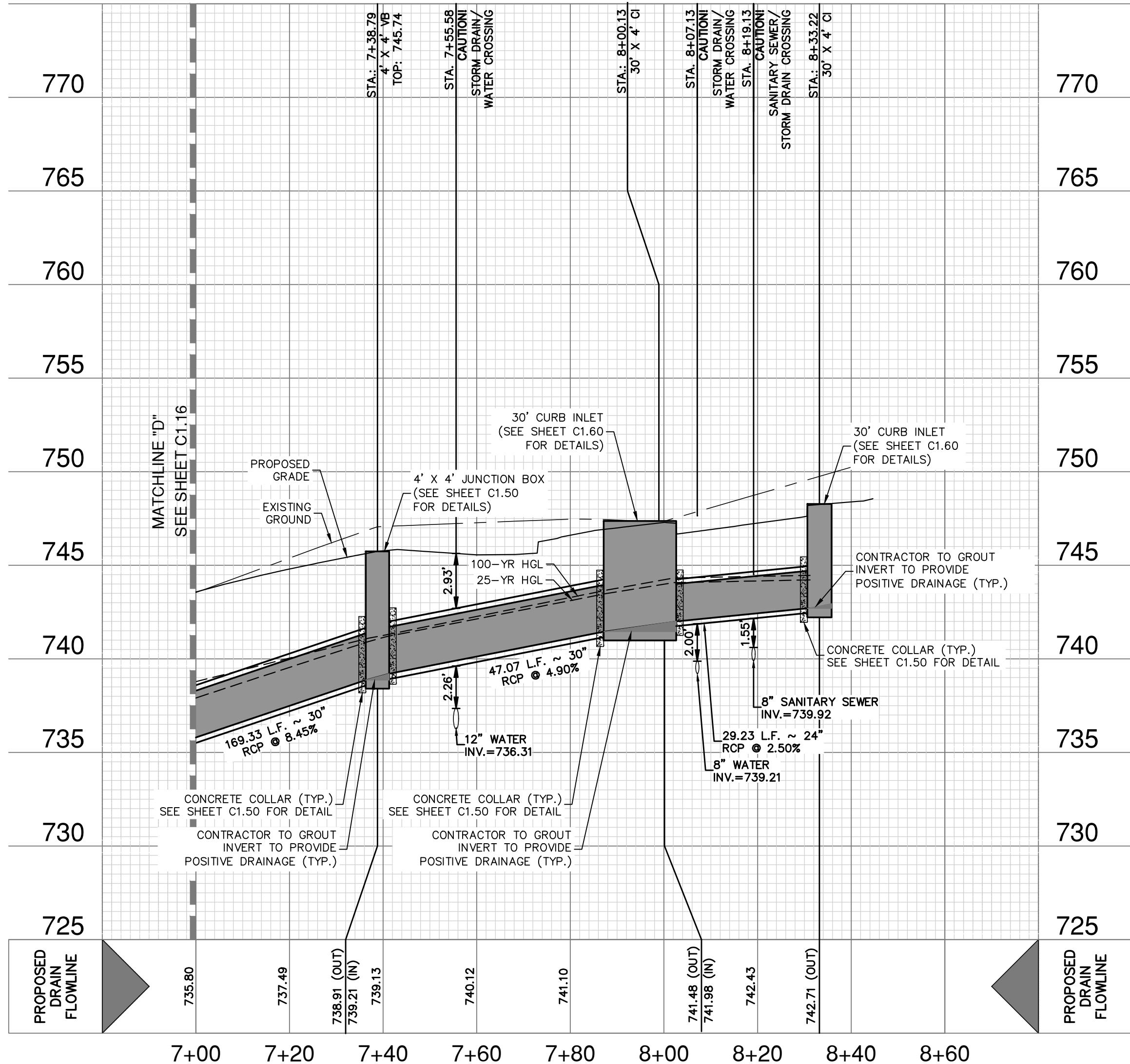


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STORM DRAIN "D"  
STA. 7+00.00 TO 8+33.22  
VERTICAL SCALE: 1" = 5'  
HORIZONTAL SCALE: 1" = 20'

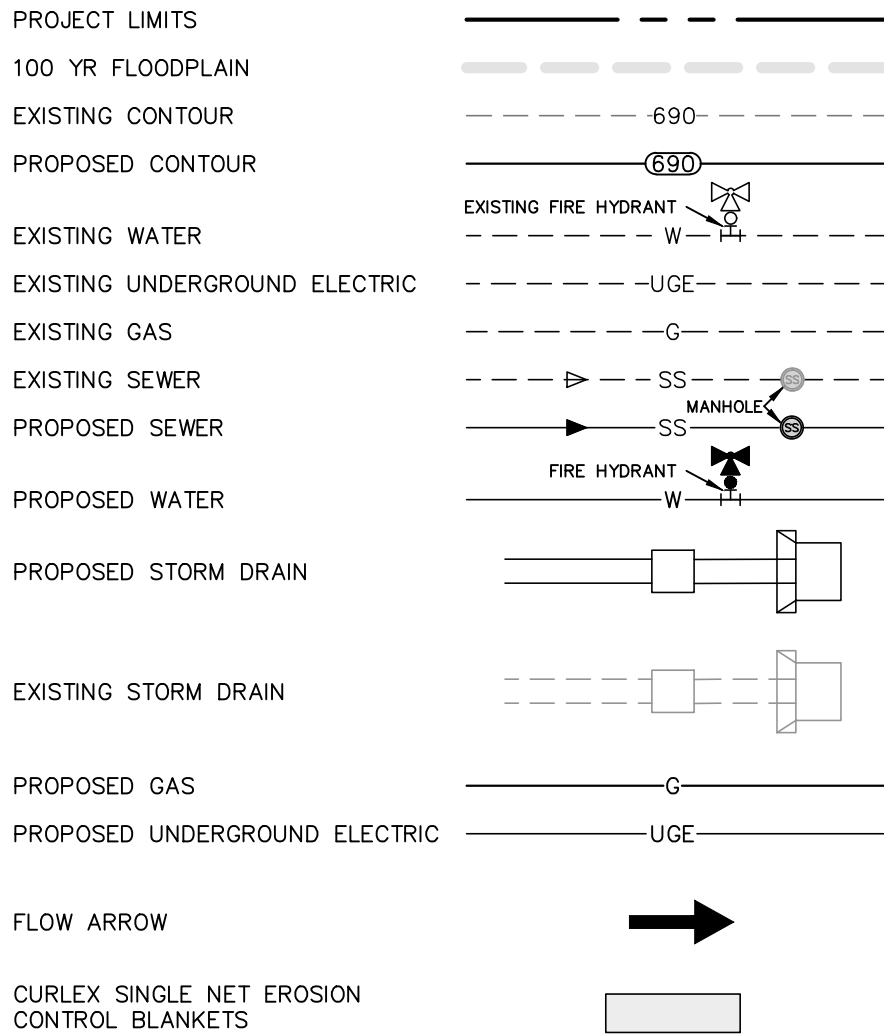


HYDRAULIC CALCULATIONS STORM DRAIN "D"	
STA. 5+65.22 TO 7+38.79	
Q25 = 35 CFS	
S = 8.45%	
Sf = 0.73%	
D = 2.50'	
V25 = 7.14 FPS	
n = 0.013	
Q100 = 43 CFS	
V100 = 8.76 FPS	

HYDRAULIC CALCULATIONS STORM DRAIN "D"	
STA. 7+38.79 TO 8+00.13	
Q25 = 35 CFS	
S = 4.90%	
Sf = 0.73%	
D = 2.50'	
V25 = 8.26 FPS	
n = 0.013	
Q100 = 43 CFS	
V100 = 9.73 FPS	

HYDRAULIC CALCULATIONS STORM DRAIN "D"	
STA. 8+00.13 TO 8+33.32	
Q25 = 17.5 CFS	
S = 2.50%	
Sf = 0.90%	
D = 2.00'	
V25 = 5.57 FPS	
n = 0.013	
Q100 = 21.5 CFS	
V100 = 6.84 FPS	

### DRAINAGE LEGEND



### DRAINAGE & GRADING NOTES:

1. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
2. ALL CONCRETE FOR TXDOT DRAINAGE STRUCTURES SHALL MEET TXDOT SPECIFICATIONS. ALL OTHER CONCRETE SHALL BE CLASS "A" 3000 PSI CYLINDER STRENGTH IN 28 DAYS.
3. REFERENCE DRAINAGE DETAILS FOR PIPE TRENCH DETAILS, BOX CULVERT, HEADWALL, AND WINGWALL CONSTRUCTION DETAILS, AND BOX CULVERT BEDDING AND EXCAVATION LIMITS.
4. CONTRACTOR SHALL GROUT ALL CURB INLETS AND JUNCTION BOXES TO PROVIDE FOR POSITIVE DRAINAGE.
5. EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. 85% OF THE CHANNEL SURFACE MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF NEW BRAUNFELS WILL ACCEPT.
6. CONTRACTOR SHALL MATCH TOP OF CHANNEL TO NATURAL GROUND AND MAINTAIN A MINIMUM CHANNEL DEPTH OF "D" AS SHOWN IN THE PROFILE.
7. ALL RCP SHALL BE AASHTO M170 CLASS III RCP.

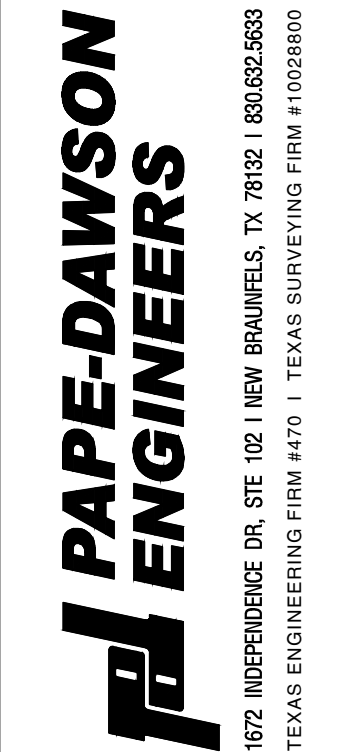
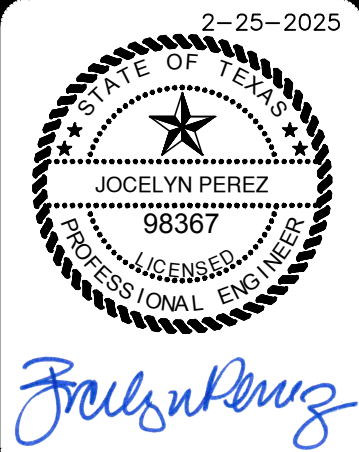
### CAUTION!!

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

DATE	
NO.	
REVISION	



VERAMENDI PRECINCT 18 UNIT 1  
NEW BRAUNFELS, TEXAS  
STORM DRAIN D - PLAN & PROFILE  
STA. 7+00.00 TO 8+33.22

PLAT NO.	
JOB NO.	30001-66
DATE	07-03-2023
DRAWN	GDL
CHECKED	✓
SHEET	C1.17

FOR PERMIT



SIGNAGE NOTES:

1. UNDERGROUND UTILITIES EXIST WITHIN THE PROJECT. CONTRACTOR SHALL HAVE THE UTILITIES MARKED PRIOR TO INSTALLATION OF THE SIGN POST. SIGN LOCATIONS ILLUSTRATED ON THE PLANS ARE APPROXIMATE. CONTRACTOR SHALL LOCATE SIGNS TO AVOID UTILITIES. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES BEFORE COMMENCING WORK.
2. IN ACCORDANCE WITH THE UNDERGROUND FACILITY DAMAGE PREVENTION ACT THE TELEPHONE NUMBER FOR A UTILITY LOCATOR IS 1-800-545-6005. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR UTILITY LOCATORS, AS NEEDED.
3. WHEN PREPARING HOLES FOR POSTS, CARE SHALL BE TAKEN SO AS NOT TO RUPTURE EXISTING DRAINAGE STRUCTURES, SPRINKLER SYSTEMS, TELECOMMUNICATIONS FACILITIES, ELECTRICAL CONDUITS AND PUBLIC UTILITIES.
4. ALL SIGNS SHALL COMPLY WITH THE SIGN DESIGNS PRESENTED IN STANDARD HIGHWAY SIGN DESIGNS FOR TEXAS OR THE MILLENNIUM STANDARD HIGHWAY SIGN DESIGNS, IF A MILLENNIUM SIGN IS SPECIFIED ON THE PLANS.
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6. CONTRACTOR SHALL FURNISH AND MAINTAIN ALL TRAFFIC CONTROL DEVICES, LIGHTING, OR WARNING DEVICES REQUIRED TO COMPLETE THE WORK. ALL CONSTRUCTION SIGNS AND TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
7. MATERIALS FURNISHED BY THE CONTRACTOR SHALL BE NEW, UN-DEPRECIATED STOCK. ALL EQUIPMENT SHALL BE NEW, UNLESS NOTED OTHERWISE ON THE PLANS.

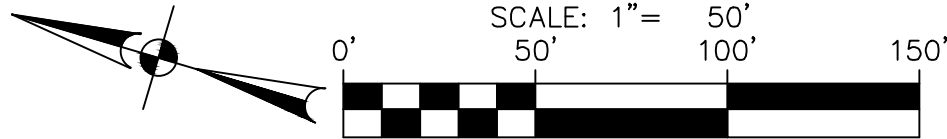
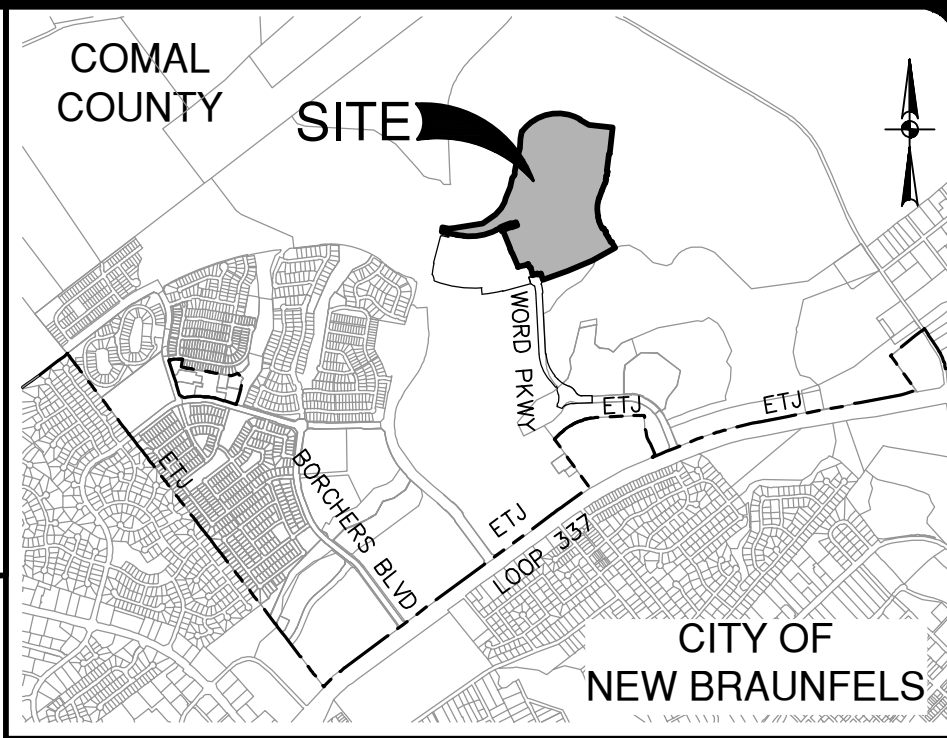
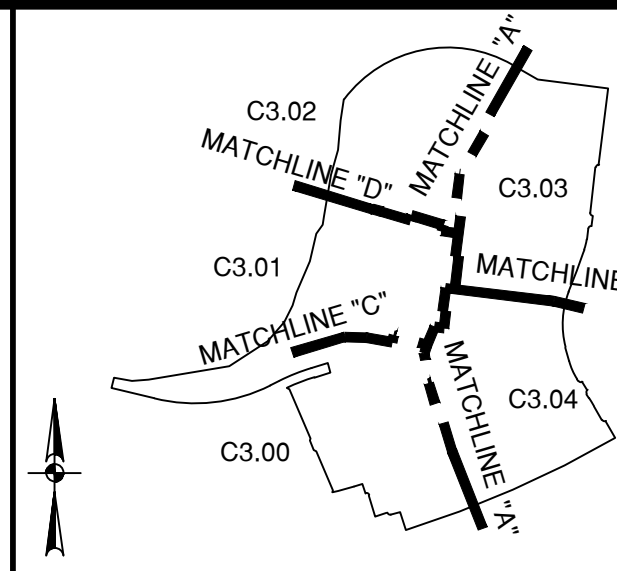
8. ALL SIGNS WITH A WHITE BACKGROUND SHALL BE FABRICATED WITH ENGINEER GRADE REFLECTIVE SHEETING (TxDOT TYPE A). ALL SIGNS WITH NON-WHITE BACKGROUNDS SHALL BE FABRICATED WITH HIGH SPECIFIC INTENSITY REFLECTIVE SHEETING (ALL TYPE C TxDOT TSP-(4)-(08)).
9. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION, OR BETTER, ANY DAMAGE DONE TO EXISTING BUILDINGS, RETAINING WALLS, UTILITIES, FENCES, PAVEMENT, CURBS OR DRIVEWAYS (NO SEPARATE PAY ITEM). CONTRACTOR SHALL RESTORE THE CONSTRUCTION AREA TO ORIGINAL CONDITION, OR BETTER, PRIOR TO FINAL INSPECTION.
10. ANY CONFLICT BETWEEN ANY DEFINITION, MATERIAL SPECIFICATION, CONSTRUCTION SPECIFICATION, MEASUREMENT AND PAYMENT PROCEDURE, ETC., SHOWN IN THIS PLAN SET AND ANY TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS SHALL BE RESOLVED ONLY BY THE ENGINEER AND THE ENGINEER'S DECISION SHALL BE FINAL AND BINDING.
11. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AS PER TxDOT ITEM NO. 666.
12. COMAL COUNTY WILL INSTALL COUNTY ROAD SIGNS AND INVOICE THE OWNER, THE CONTRACTOR IS TO INSTALL PAVEMENT MARKINGS. ALL ROAD SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED ENGINEERING PLANS. THE COUNTY WILL INSPECT ALL SIGNS AT FINAL INSPECTION.
13. THE CONTRACTOR SHALL INSTALL ALL PAVEMENT MARKINGS IN ACCORDANCE WITH APPROVED ENGINEERING PLANS. THE CONTRACTOR SHALL NOTIFY THE COUNTY AT LEAST 24 HOUR PRIOR TO THE INSTALLATION OF ALL SEALER AND FINAL MARKINGS. THE COUNTY WILL INSPECT ALL MARKINGS AT FINAL APPLICATION.

SIDEWALK NOTES:

1. FOUR (4) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE HOME BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:
- a. PRIMARIA ST  
b. BUTTUNWOOD DR  
c. WELLOWOOD RD  
d. SENDERO VW  
e. CASCADENCE DR  
f. KARANKAWA DR  
g. PENNYROYAL LN  
h. AMOLE AVE  
i. LLUVIA LN  
j. CHIPMUNK AVE  
k. MINK TRL
2. FOUR (4) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
- a. SENDERO VW - LOT 900, BLOCK 93; LOT 900, BLK 95; LOT 900, BLK 99; LOT 900, BLK 100; LOT 900, BLK 102; LOT 900, BLK 103; LOT 900, BLK 104; LOT 900, BLK 106; LOT 900, BLK 109; LOT 900, BLK 112.  
b. BUTTUNWOOD DR - LOT 900, BLOCK 95; LOT 900, BLOCK 99.  
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d. CASCADENCE DR - LOT 900, BLK 109.  
e. PENNYROYAL LN - LOT 900, BLK 104; LOT 900, BLK 112; LOT 900, BLK 115.  
f. CHIPMUNK AVE - LOT 900, BLK 115; LOT 900, BLK 118.  
g. KARANKAWA DR - LOT 900, BLK 115.  
3. TEN (10) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION CONSTRUCTION WITHIN:
- a. HILL COUNTRY DR LOT 900, BLOCK 104.

DRIVEWAY NOTE:

DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON THE HOME SELECTION AND FINAL LOT DESIGN.



LEGEND	
	UNIT BOUNDARY
	TRAFFIC FLOW ARROW
	SIDEWALK (HOMEBUILDER RESPONSIBILITY)
	SIDEWALK (SITEWORK CONTRACTOR RESPONSIBILITY)
	STANDARD COMAL COUNTY NAME SIGN 9XSTD (NOTE: STREETS MUST SHOW BLOCK NUMBERS)
	R2-1 24X30
	R1-1 30"x30"
	OM4-3 END OF ROAD MARKER
	TYPE II BLUE RAISED PAVEMENT MARKERS - NO SEPARATE PAY ITEM (N.T.S.)

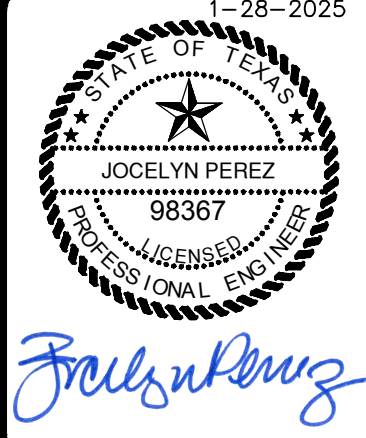
KEYED NOTES:

- 1 8" SOLID WHITE LINE WITH TYPE I-C REFL. MARKERS AT 20' O.C.
- 2 4" SOLID YELLOW LINE
- 3 LEFT WHITE ARROW ITEM 536.09
- 4 DOUBLE 4" SOLID YELLOW WITH II A-A REFL. MARKERS AT 20' O.C.
- 5 24" YELLOW DIAGONALS

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NO.	REVISION	DATE
1	SIDEWALK REVISION	07/28/25



**PAPE-DAWSON ENGINEERS**

1672 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008900

VERAMENDI PRECINCT 18 UNIT 1  
NEW BRAUNFELS, TEXAS  
OVERALL SIGNAGE PLAN

PLAT NO.	
JOB NO.	30001-66
DATE	07-03-2023
DRAWN	GDL
CHECKED	DRWN BH
SHEET	C3.00

FOR PERMIT



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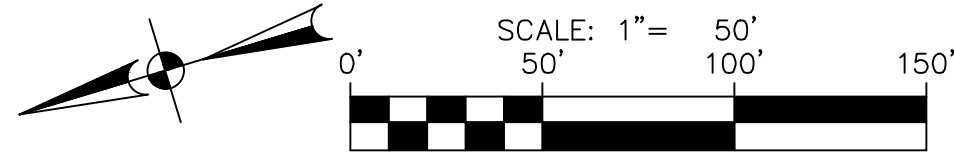
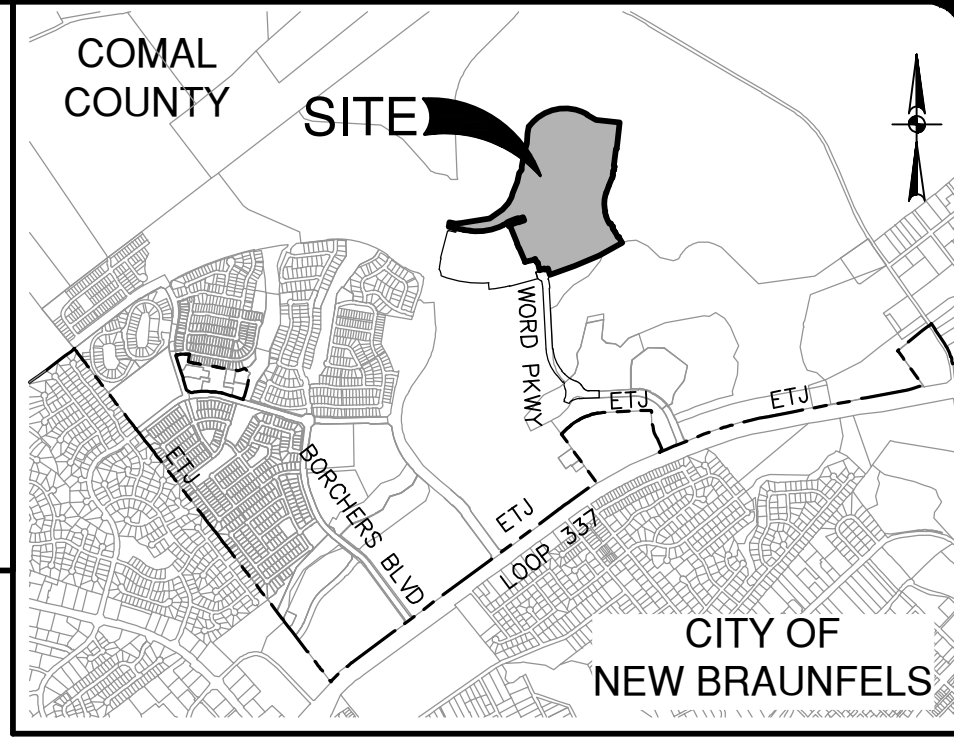
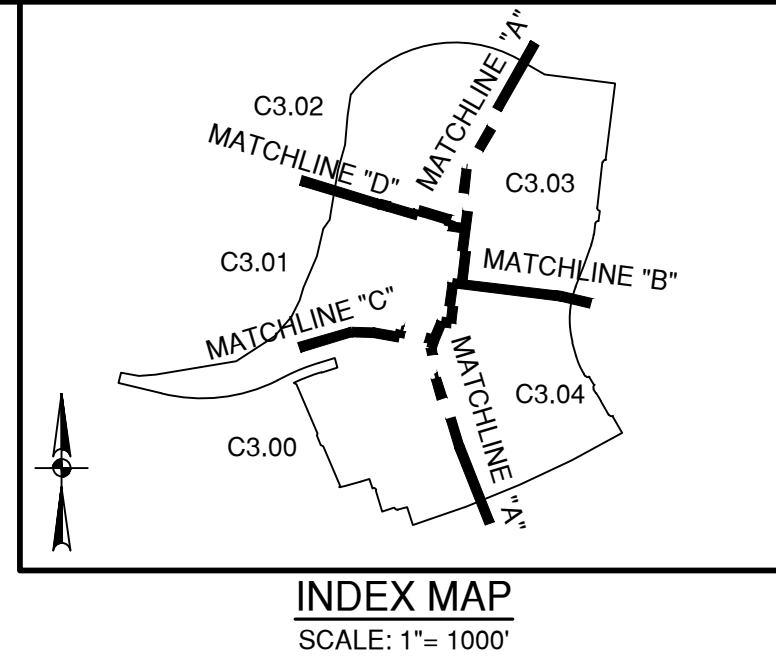
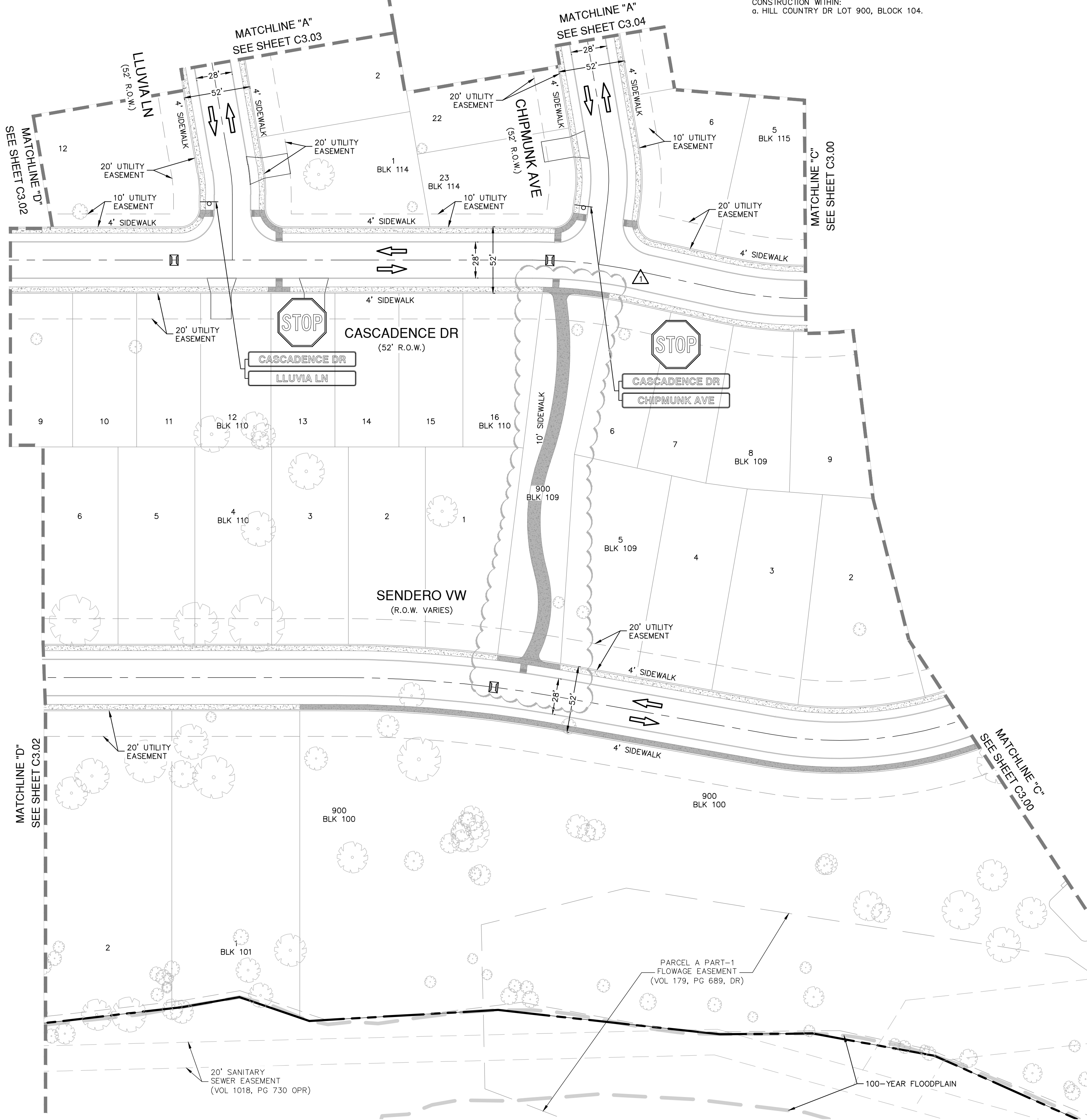
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c. WELLSWOOD DR  
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LEGEND	
	UNIT BOUNDARY
	CURB INLET
	TRAFFIC FLOW ARROW
	SIDEWALK (HOMEBUILDER RESPONSIBILITY)
	SIDEWALK (SITEWORK CONTRACTOR RESPONSIBILITY)
	STANDARD COMAL COUNTY NAME SIGN 9XSTD (NOTE: STREETS MUST SHOW BLOCK NUMBERS)
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**PAPE-DAWSON**  
**ENGINEERS**

**VERAMENDI PRECINCT 18 UNIT 1**  
**NEW BRAUNFELS, TEXAS**  
**OVERALL SIGNAGE PLAN**

PLAT NO.	
JOB NO.	30001-66
DATE	07-03-2023
DESIGNER	GDL
CHECKED	DRAWN BH
SHEET	C3.01

FOR PERMIT



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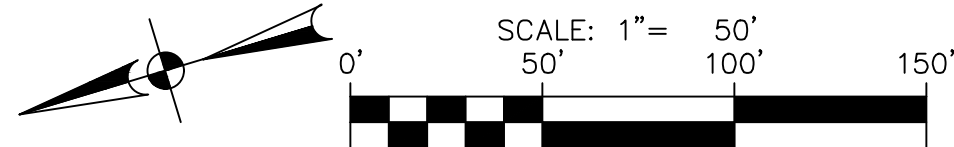
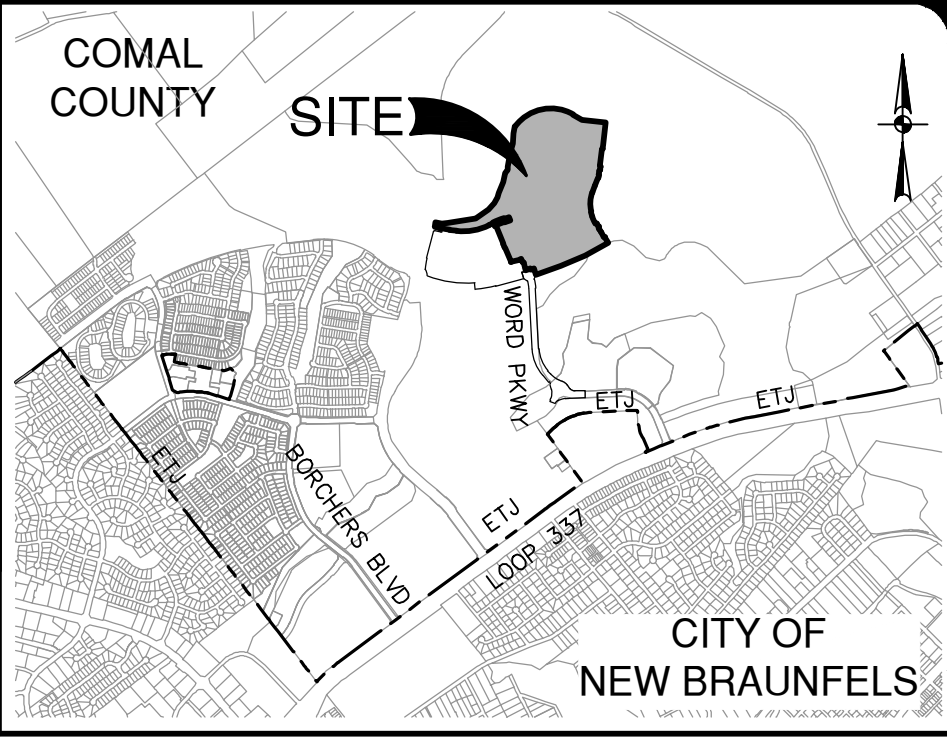
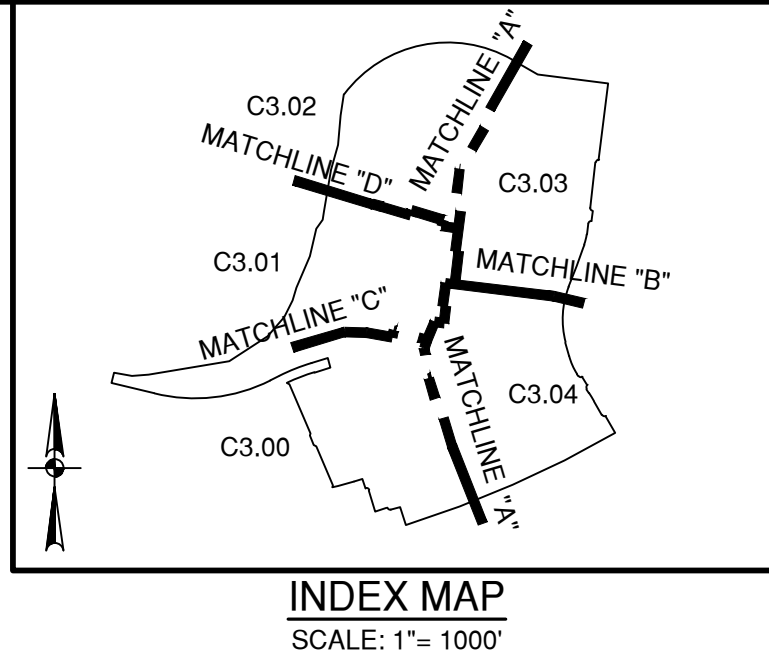
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SIDEWALK NOTES:

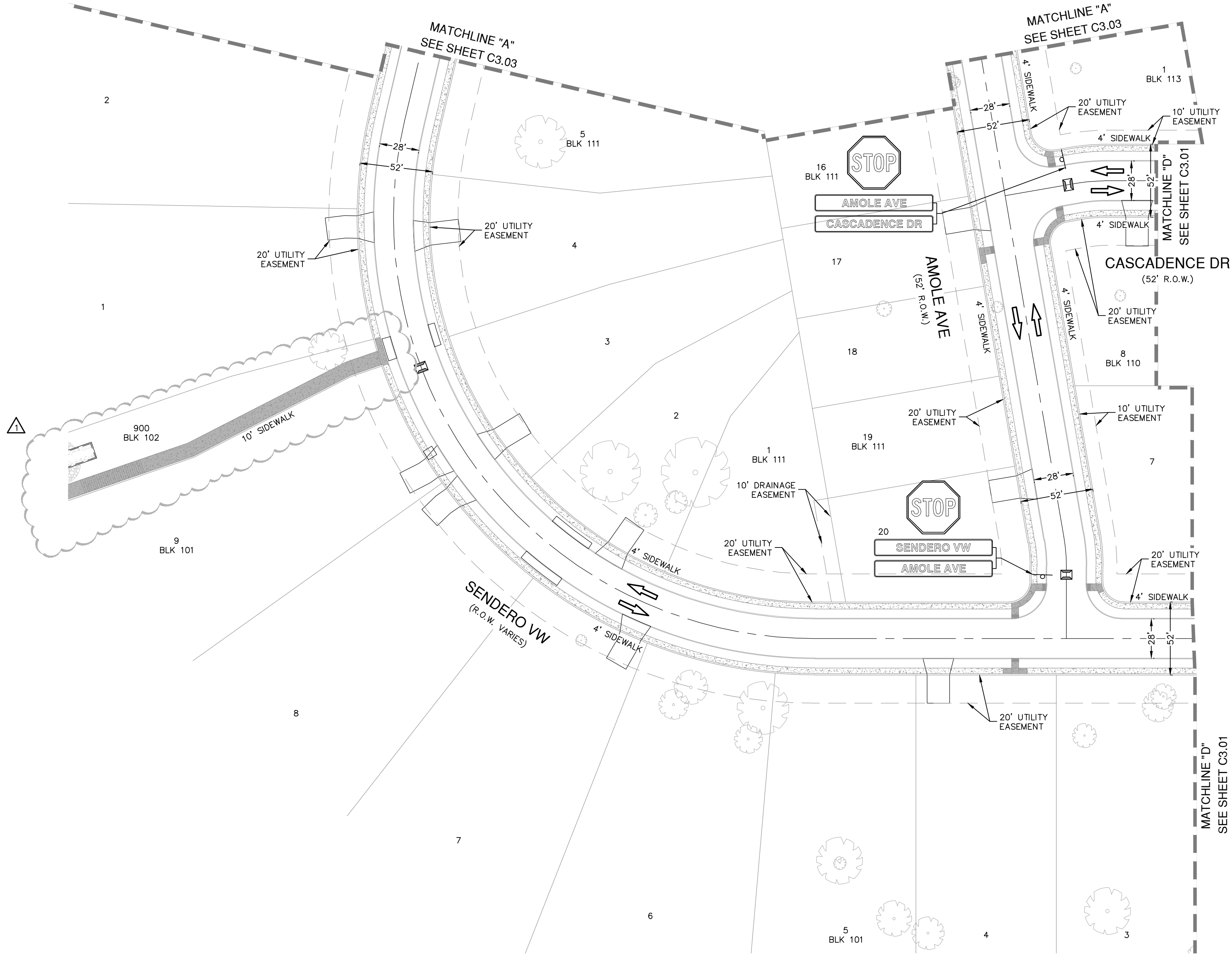
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c. WELLMWOOD RD  
d. SENDERO VW  
e. CASCADENCE DR  
f. KARANKAWA LN  
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h. AMOLE AVE  
i. LLUVIA LN  
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a. HILL COUNTRY DR LOT 900, BLOCK 104.

DRIVEWAY NOTE:

DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON THE HOME SELECTION AND FINAL LOT DESIGN.



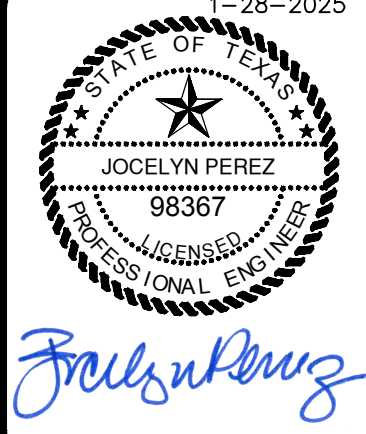
LEGEND	
	UNIT BOUNDARY
	CURB INLET
	TRAFFIC FLOW ARROW
	SIDEWALK (HOMEBUILDER RESPONSIBILITY)
	SIDEWALK (SITEWORK CONTRACTOR RESPONSIBILITY)
	STANDARD COMAL COUNTY NAME SIGN
	9XSTD (NOTE: STREETS MUST SHOW BLOCK NUMBERS)
	R2-1 24X30
	R1-1 30"X30"
	OM4-3 END OF ROAD MARKER
	TYPE II BLUE RAISED PAVEMENT MARKERS - NO SEPARATE PAY ITEM (N.T.S.)



TRENCH EXCAVATION SAFETY PROTECTION:

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NO.	REVISION	DATE
1	SIDEWALK REVISION	07/28/23



**PAPE-DAWSON ENGINEERS**  
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028900

**VERAMENDI PRECINCT 18 UNIT 1**  
NEW BRAUNFELS, TEXAS  
OVERALL SIGNAGE PLAN

PLAT NO.	
JOB NO.	30001-66
DATE	07-03-2023
DESIGNER	GDL
CHECKED	DRAWN BH
SHEET	C3.02

FOR PERMIT



SIGNAGE NOTES

- UNDERGROUND UTILITIES EXIST WITHIN THE PROJECT. CONTRACTOR SHALL HAVE THE UTILITIES MARKED PRIOR TO INSTALLATION OF THE SIGN POST. SIGN LOCATIONS ILLUSTRATED ON THE PLANS ARE APPROXIMATE. CONTRACTOR SHALL LOCATE SIGNS TO AVOID UTILITIES. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES BEFORE COMMENCING WORK.
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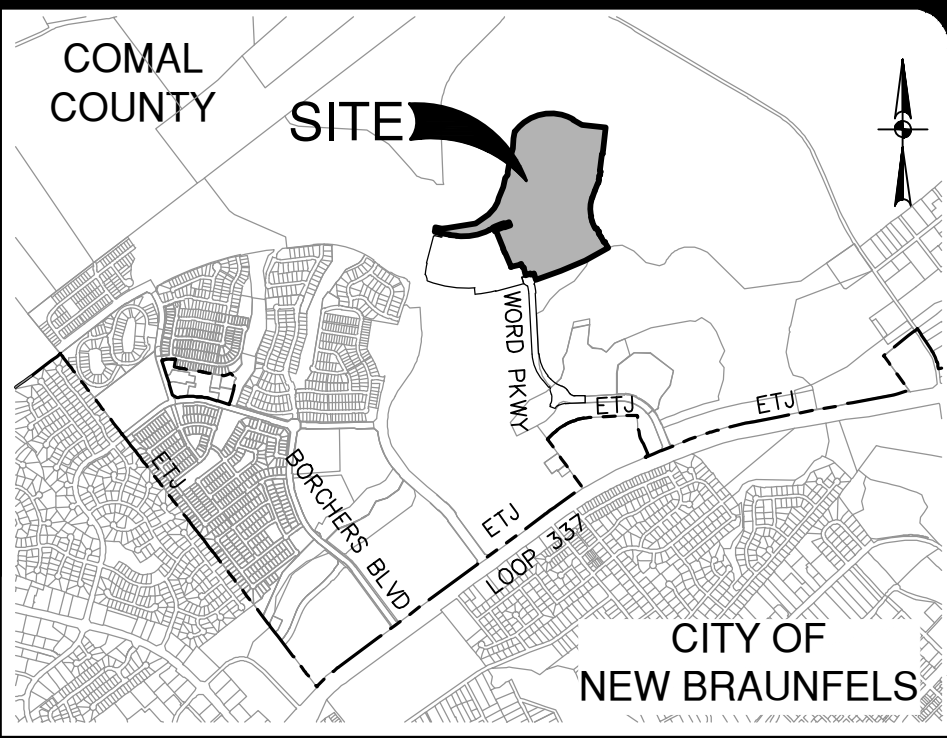
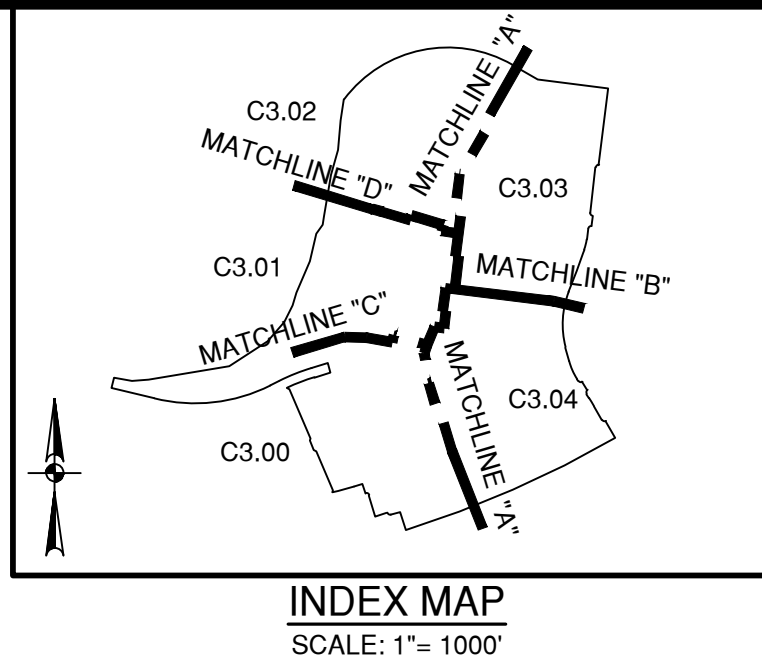
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LEGEND	
	UNIT BOUNDARY
	CURB INLET
	TRAFFIC FLOW ARROW
	SIDEWALK (HOMEBUILDER RESPONSIBILITY)
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**PAPE-DAWSON ENGINEERS**  
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**VERAMENDI PRECINCT 18 UNIT 1**  
NEW BRAUNFELS, TEXAS  
OVERALL SIGNAGE PLAN

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PLAT NO.	
JOB NO.	30001-66
DATE	07-03-2023
DESIGNER	GDL
CHECKED	DRAWN BH
SHEET	C3.03

FOR PERMIT



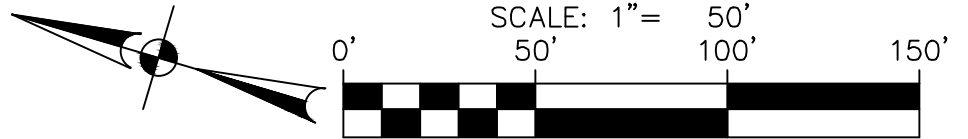
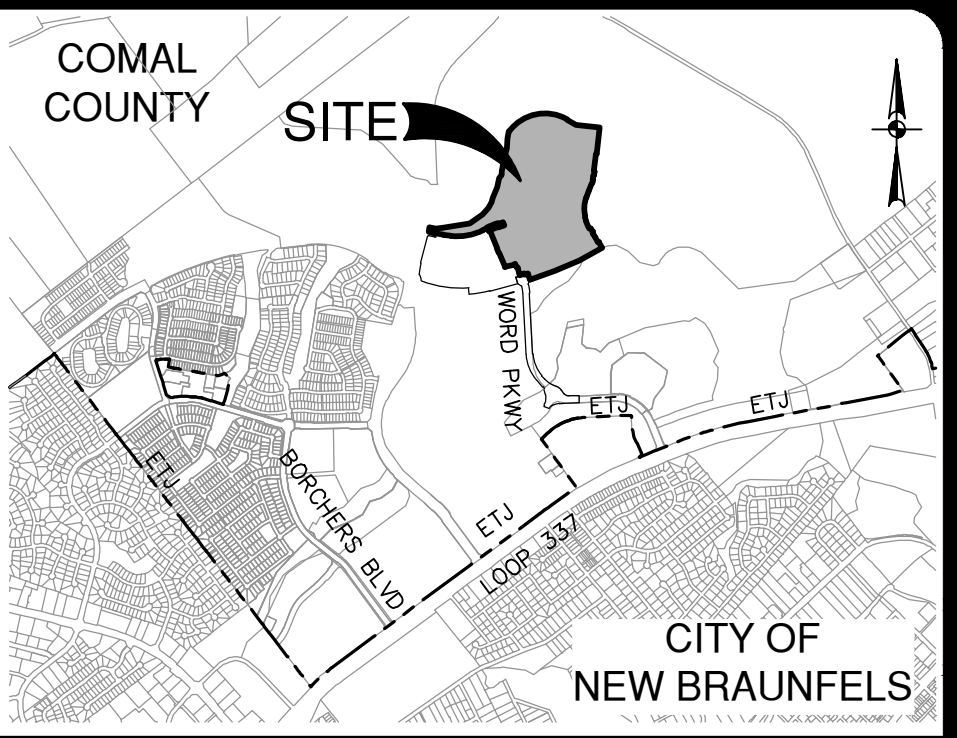
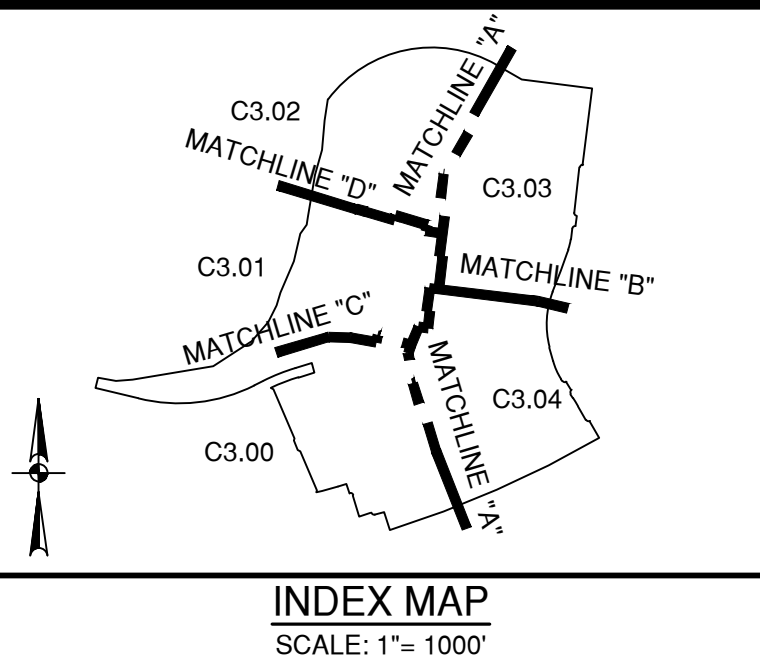
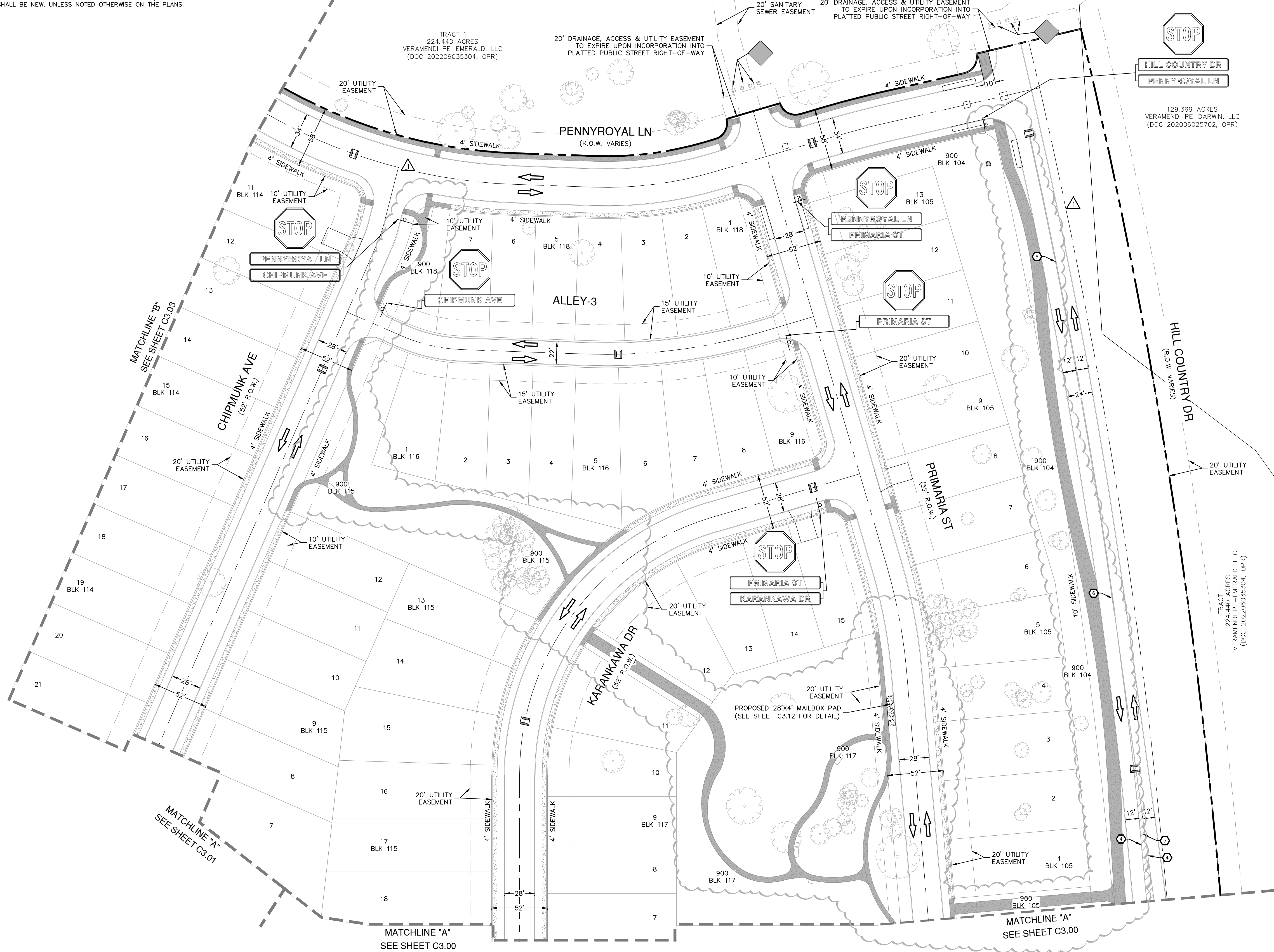
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LEGEND	
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	SIDEWALK (HOMEBUILDER RESPONSIBILITY)
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	STANDARD COMAL COUNTY NAME SIGN 9XSTD (NOTE: STREETS MUST SHOW BLOCK NUMBERS)
	R2-1 24X30
	R1-1 30"X30"
	OM4-3 END OF ROAD MARKER
	TYPE II BLUE RAISED PAVEMENT MARKERS - NO SEPARATE PAY ITEM (N.T.S.)

KEYED NOTES:

- DOUBLE 4" SOLID YELLOW WITH II A-A REFL. MARKERS AT 20' O.C.
- 24" YELLOW DIAGONALS
- 4" WDE DOUBLE YELLOW LINE WITH TYPE II AA RPMs

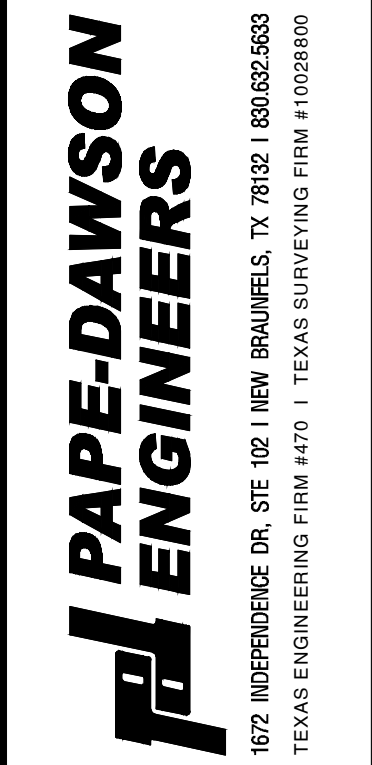
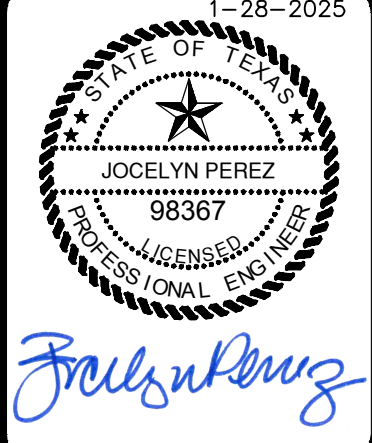
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NO.	REVISION	DATE
1	SIDEWALK REVISION	07/28/25



VERAMENDI PRECINCT 18 UNIT 1  
NEW BRAUNFELS, TEXAS  
OVERALL SIGNAGE PLAN

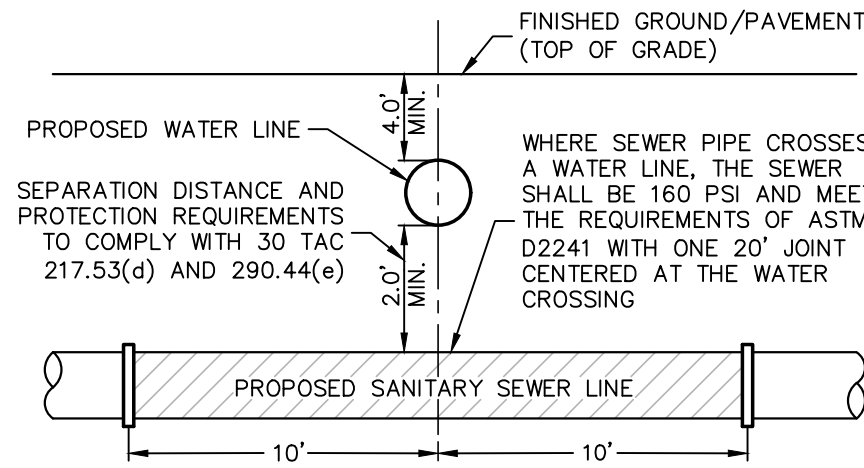
PLAT NO.	
JOB NO.	30001-66
DATE	07-03-2023
DESIGNER	GDL
CHECKED	DRAWN BH
SHEET	C3.04

FOR PERMIT

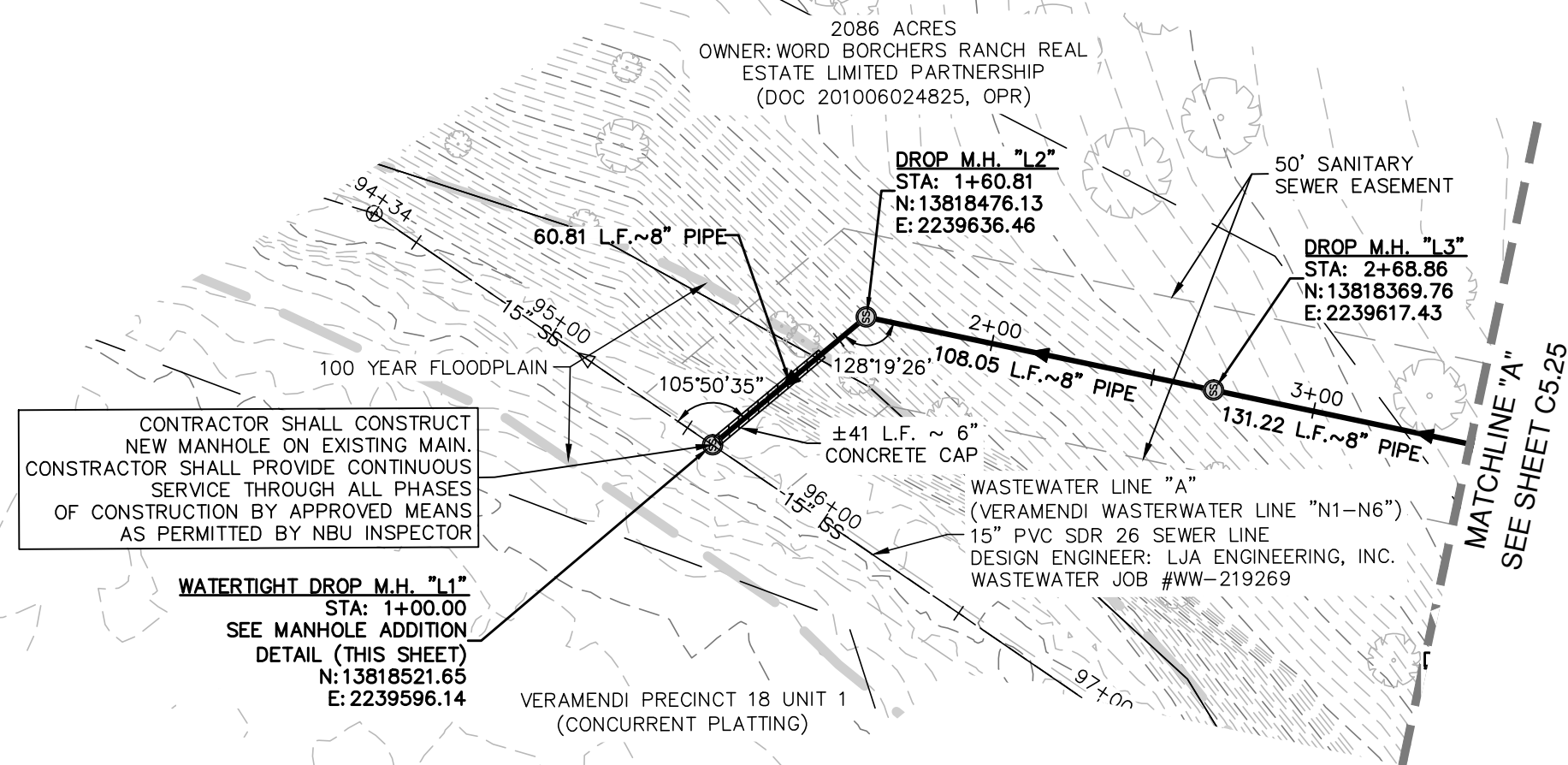


CITY OF NEW BRAUNFELS NOTES

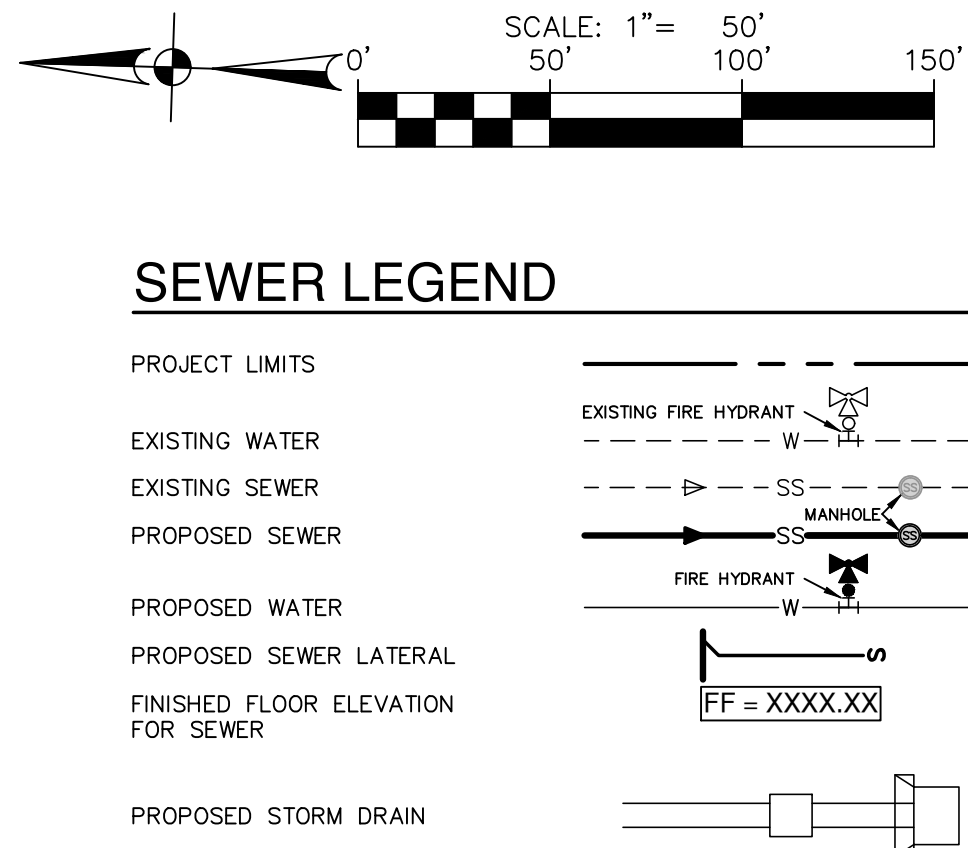
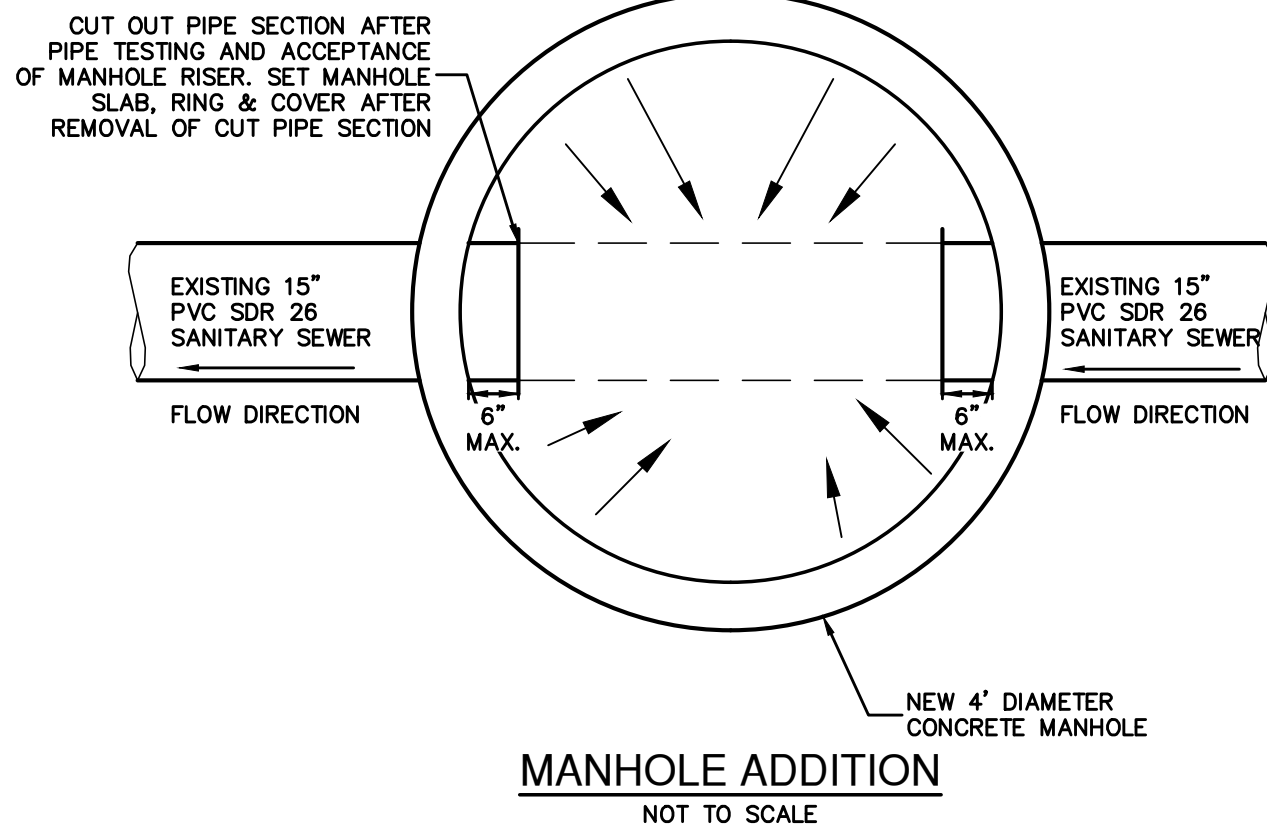
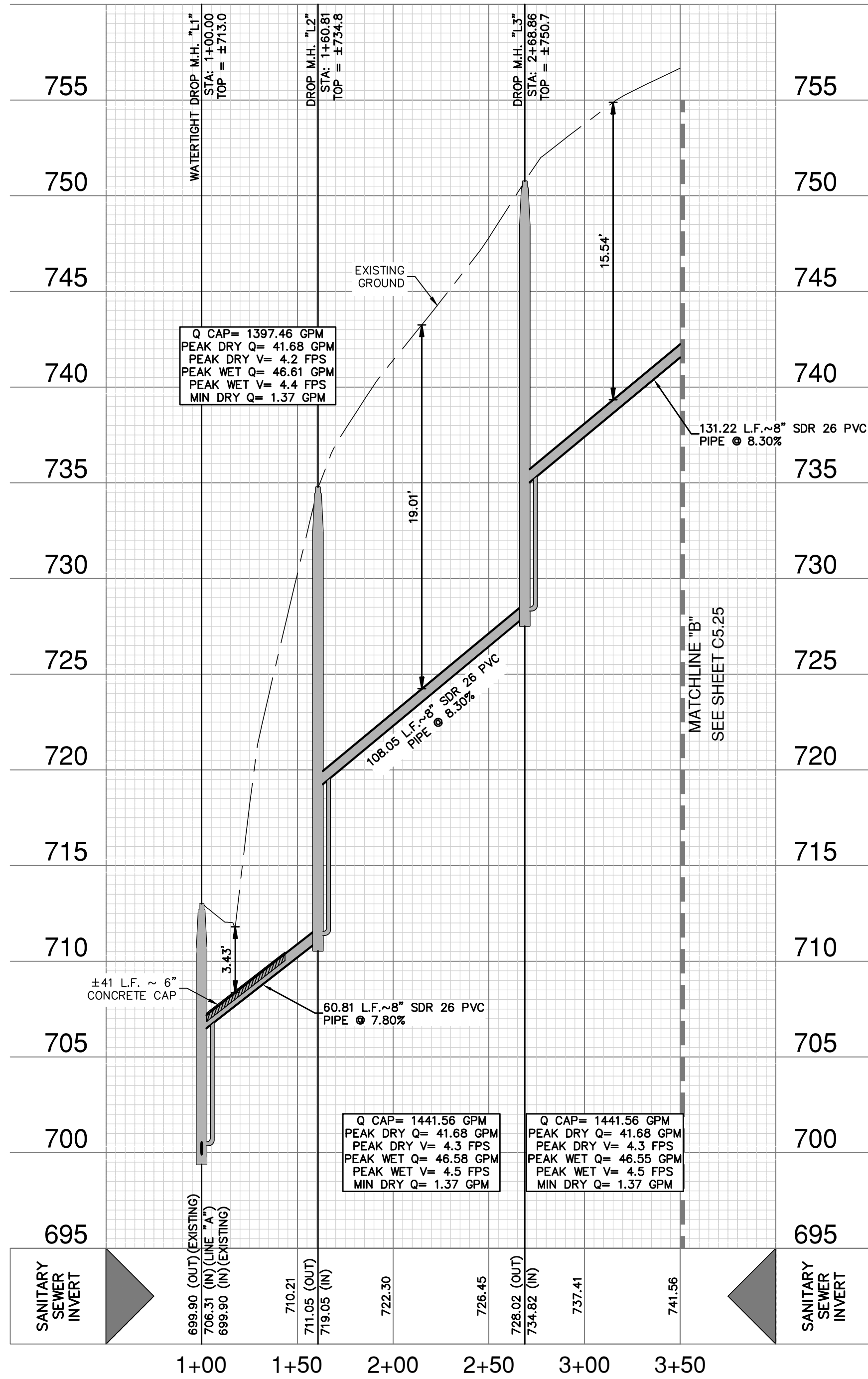
1. NO VALVES, HYDRANTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS, OR DRIVEWAYS.
2. ALL UTILITIES TO BE CONSTRUCTED PRIOR TO STREETS.
3. THIS PROJECT INCLUDES UTILITY INSTALLATIONS GREATER THAN 5- FEET IN DEPTH. DEEP TRENCHES POSE COMPACTION TESTING AND CONSTRUCTION CHALLENGES AND CITY METHODS 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.
4. UTILITY TRENCH COMPACTION - ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT/SIDEWALK SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEOTECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. DETERMINE THE MAXIMUM LIFT THICKNESS BASED ON THE ABILITY OF THE COMPACTING OPERATION AND EQUIPMENT USED TO MEET THE REQUIRED DENSITY. EACH LAYER OF MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY AND TESTED FOR DENSITY AND MOISTURE IN ACCORDANCE WITH TEST METHODS TEX-113-E, TEX-114-E, TEX-115-E. THE NUMBER AND LOCATION OF REQUIRED TESTS SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY OF NEW BRAUNFELS STREET INSPECTOR. AT A MINIMUM, TESTS SHALL BE TAKEN EVERY 200 LF FOR EACH LIFT AND EVERY OTHER SERVICE LINE. UPON COMPLETION OF TESTING THE GEOTECHNICAL ENGINEER SHALL PROVIDE THE CITY OF NEW BRAUNFELS STREET INSPECTOR WITH ALL TESTING DOCUMENTATION AND A CERTIFICATION STATING THAT THE PLACEMENT OF FILL MATERIAL HAS BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. ADDITIONAL DENSITY TESTS MAY BE REQUESTED BY THE CITY OF NEW BRAUNFELS INSPECTOR.



TYPICAL SANITARY SEWER/WATER CROSSING DETAIL  
NOT-TO-SCALE



SANITARY SEWER LINE "L"  
STA. 1+00.00 TO 3+50.00  
VERTICAL SCALE: 1" = 5'  
HORIZONTAL SCALE: 1" = 50'



- NOTES
1. SEWER PIPE WHERE WATER LINE CROSSES SHALL BE 160 P.S.I. AND MEET THE REQUIREMENTS OF ASTM D2241 WITH ONE 20' JOINT CENTERED AT WATER MAIN.
  2. NO VERTICAL STACKS ALLOWED FOR ANY LOTS UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.
  3. WHEN HORIZONTAL DISTANCE BETWEEN SEWER PIPES AND WATER MAIN IS LESS THAN 9 FOOT OF SEPARATION, SEWER MAIN SHALL BE INSTALLED WITH 150 PSI (MIN) PRESSURE PIPE AND FITTINGS IN ACCORDANCE WITH NBU'S WATER CONNECTION POLICY IN THE VICINITY OF WATER MAINS. (SEE SEWER NOTES SHEET C5.30)
  4. CONTRACTOR SHALL ENSURE THAT MANHOLES OUTSIDE OF PAVED AREAS ARE SET WITH TOP ELEVATIONS 2" ABOVE FINISHED GRADE WITH CONCRETE RING ENCASEMENT. CONTRACTOR SHALL ENSURE THAT MANHOLES IN PAVED AREAS ARE SET TO MATCH TOP OF FINISHED GRADE.
  5. ALL SEWER PIPES SHALL BE 8" PVC (SDR 26), UNLESS OTHERWISE NOTED.
  6. CONTRACTOR IS TO VERIFY EXISTING INVERT OF SANITARY SEWER MAIN AND ALERT ENGINEER IMMEDIATELY OF ANY DIFFERENCE FROM INVERT SHOWN ON PLANS.
  7. CONTRACTOR SHALL PROTECT ALL EXISTING FENCES. ANY FENCE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
  8. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
  9. SEE THIS SHEET FOR TYPICAL SANITARY SEWER/WATER CROSSING DETAIL.
  10. IF A CONFLICT EXISTS BETWEEN THE VARIOUS SUBMITTED DOCUMENTS (ENGINEERING CALCULATIONS, PROJECTED SPECIFICATIONS, PROJECTED PLANS, ADDENDUMS, ETC.), THE FOLLOWING DOCUMENTS TAKE PRECEDENCE: SPECIFICATIONS GOVERN OVER PLANS. SPECIAL CONDITIONS GOVERN OVER SPECIFICATIONS AND PLANS. ADDENDUMS TAKE PRECEDENCE OVER ALL.
  11. LAST 20 L.F. OF 8" STUB-OUT SHALL BE CONSTRUCTED OF P.V.C. SDR 26 (160 P.S.I.) PRESSURE PIPE.
  12. ALL SEWER PIPE LATERALS SHALL BE SDR 26 (CLASS 160) PVC PIPE.
  13. SERVICES SHALL HAVE A MINIMUM OF THIRTY SIX (36) INCHES OF COVER.

NOTE:  
FOR PAVEMENT DESIGN SECTION SEE GEOTECHNICAL ENGINEERING REPORT.

**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.

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

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

1-3-2025

JOCelyn PEREZ  
98367  
PROFESSIONAL ENGINEER

*Jocelyn Perez*

**PAPE-DAWSON  
ENGINEERS**

1672 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5593  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008800

**VERAMENDI PRECINCT 18 UNIT 1**  
NEW BRAUNFELS, TEXAS

**SANITARY SEWER LINE L - PLAN & PROFILE**  
STA. 1+00.00 TO 3+50.00

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

JOB NO. 30001-66

DATE 07-03-2023

DESIGNER GDL

CHECKED *[Signature]* DRAWN CA

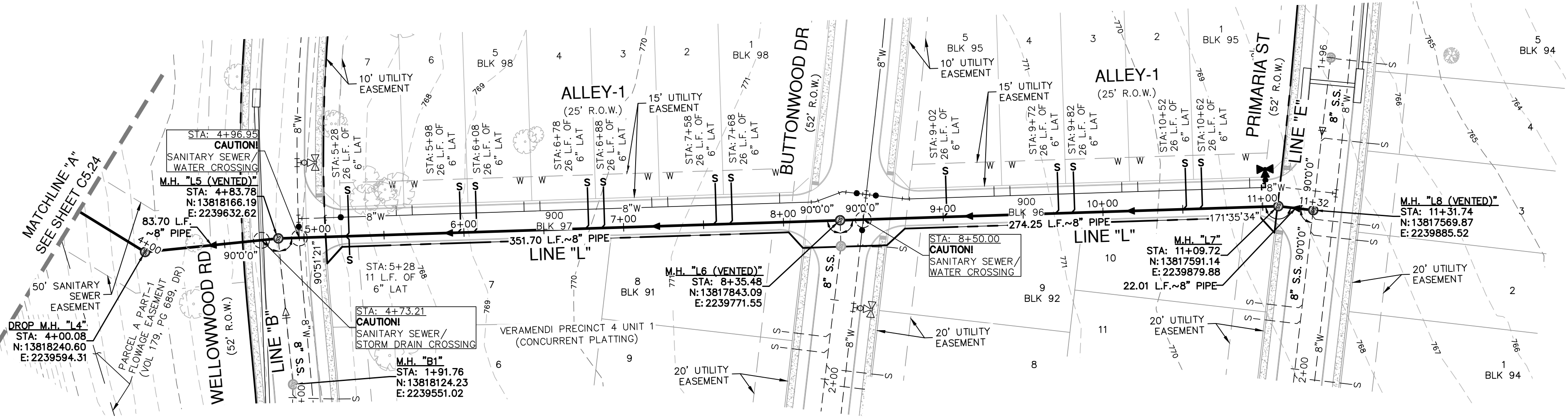
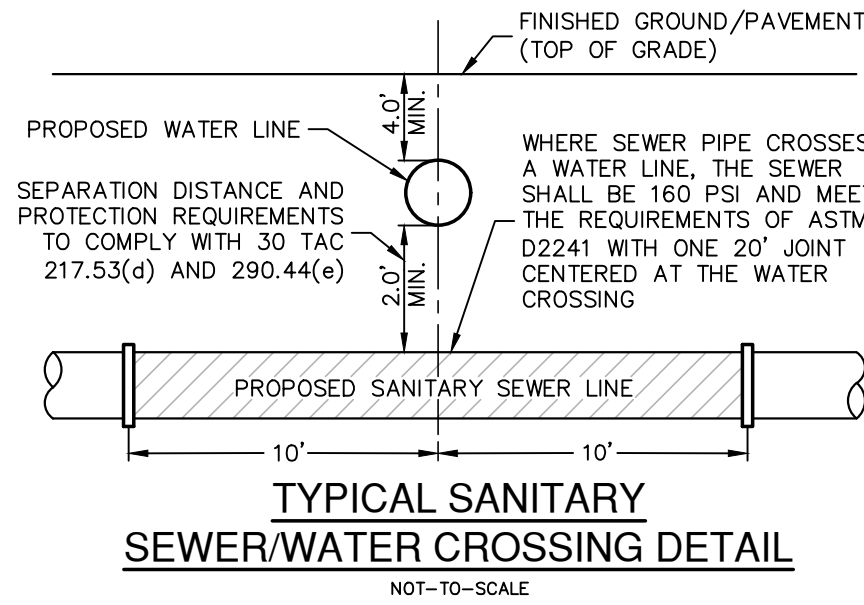
SHEET C5.24

FOR PERMIT



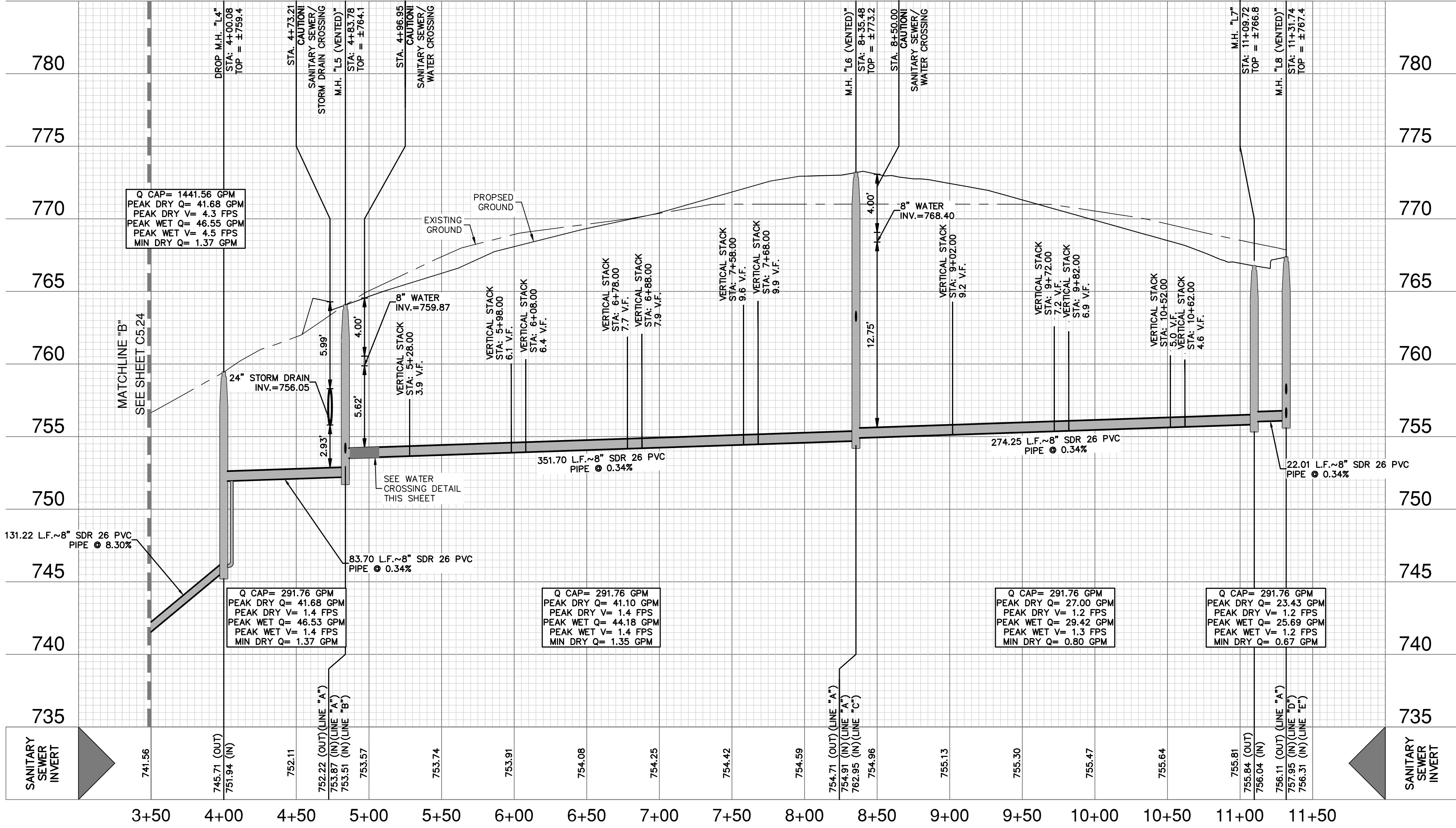
CITY OF NEW BRAUNFELS NOTES

- NO VALVES, HYDRANTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS, OR DRIVEWAYS.
- ALL UTILITIES TO BE CONSTRUCTED PRIOR TO STREETS.
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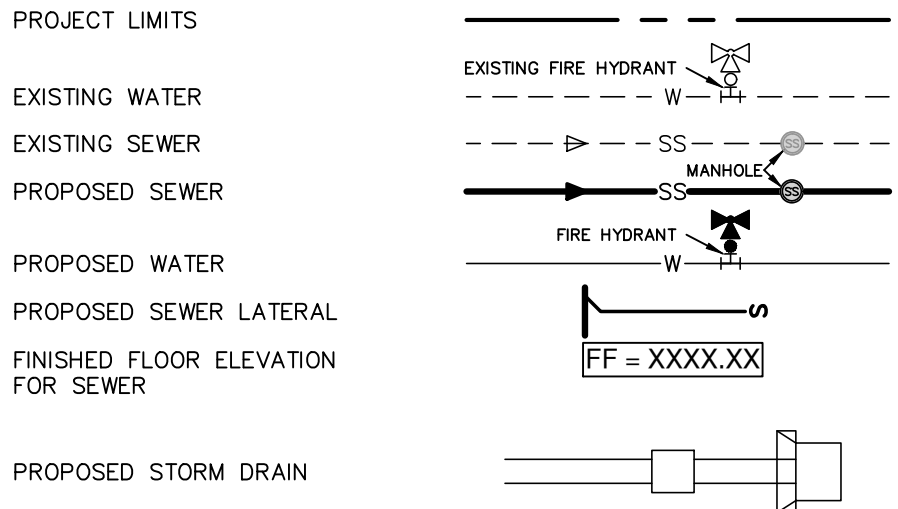


SANITARY SEWER LINE "L"  
STA. 3+50.00 TO 11+31.74

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



SEWER LEGEND



NOTES

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- SEE THIS SHEET FOR TYPICAL SANITARY SEWER/WATER CROSSING DETAIL.
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NOTE:  
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CAUTION!!

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TRENCH EXCAVATION SAFETY PROTECTION:

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FOR PERMIT

DATE	
NO.	REVISION
1	3-2025
JOCELYN PEREZ 98367 PROFESSIONAL ENGINEER	
Fallsburg	

**PAPE-DAWSON**  
**ENGINEERS**

1672 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5533  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008890

**VERAMENDI PRECINCT 18 UNIT 1**  
**NEW BRAUNFELS, TEXAS**

**SANITARY SEWER LINE L - PLAN & PROFILE**  
**STA. 3+50.00 TO 11+31.74**

PLAT NO.	
JOB NO.	30001-66
DATE	07-03-2023
DESIGNER	GDL
CHECKED	DL
DRAWN	CA
SHEET	C5.25

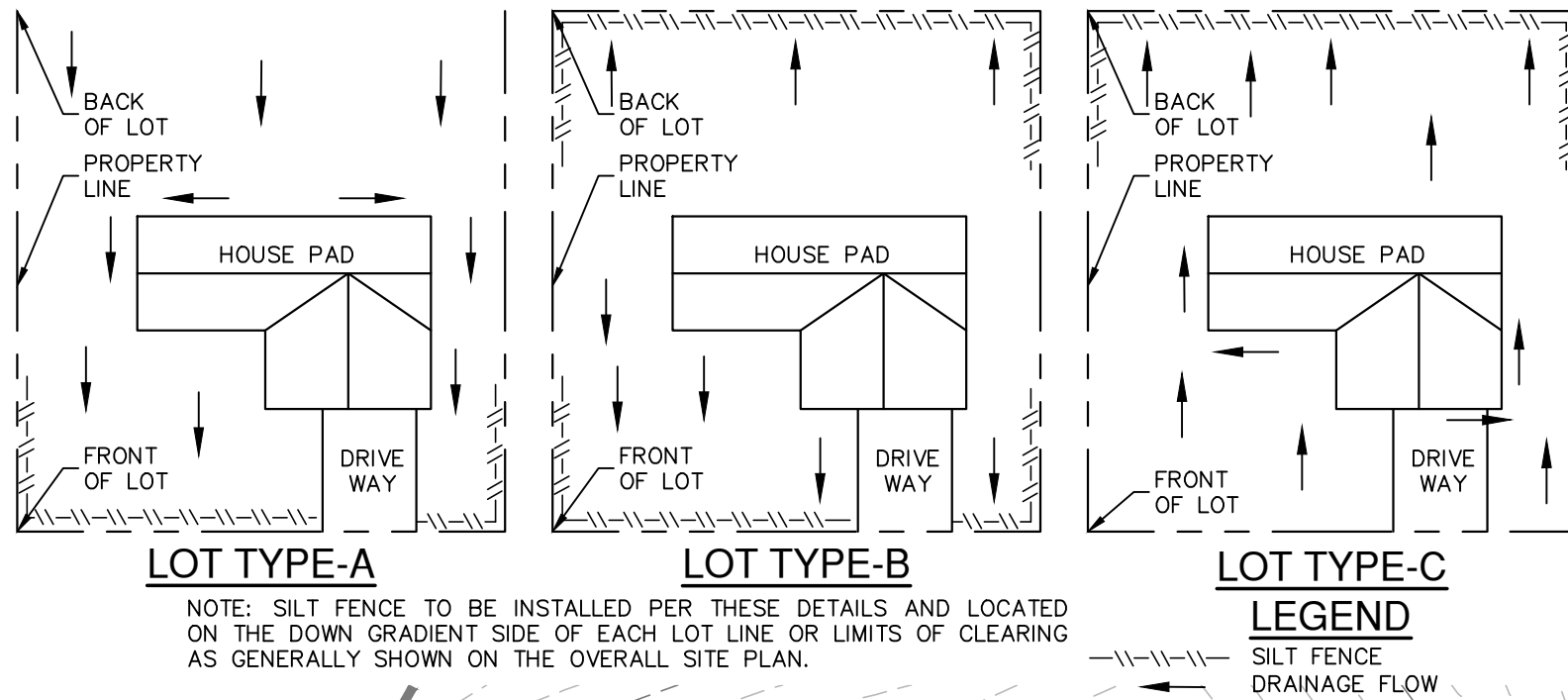


RETAINING WALL NOTE:

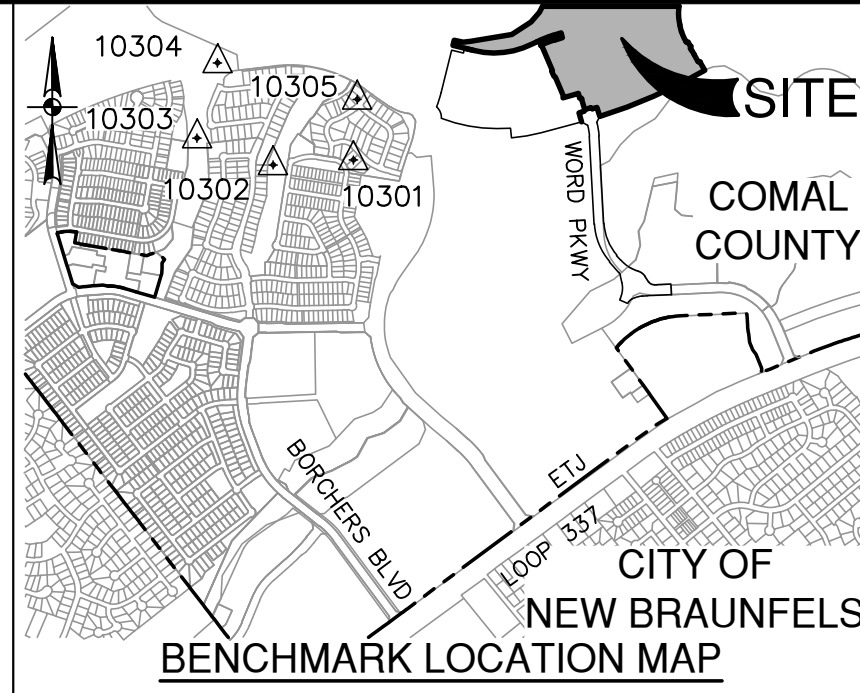
1. CONTRACTOR SHALL HIRE A STRUCTURAL ENGINEER FOR THE DESIGN AND PERMITTING OF RETAINING WALLS INCLUDED WITHIN THIS PROJECT.

RESIDENTIAL GRADING NOTES:

1. DRIVEWAYS MAY BE LOCATED ON EITHER SIDE OF THE LOT UNLESS OTHERWISE SHOWN ON THIS PLAN OR STREET PLANS.
2. REFERENCE GRADING NOTES AND GEOTECHNICAL ENGINEERING SPECIFICATIONS PROVIDED BY THE OWNER.
3. LOT GRADING PATTERNS (A, B, OR C) MUST BE FOLLOWED.
4. ALL LOTS SHALL BE GRADED SO THAT NO DRAINAGE SHALL BE ALLOWED TO FLOW ONTO ADJACENT SIDE LOTS.
5. BUILDER TO VERIFY INVERTS OF ALL SANITARY SEWER LATERALS WHEN ESTABLISHING THE APPROPRIATE FINISHED FLOOR ELEVATIONS IN ORDER TO ENSURE ADEQUATE DRAINAGE OF HOUSE LATERALS.
6. EXISTING CONTOURS SHOWN ONSITE ARE FROM LIDAR TOPOGRAPHY & FIELD SURVEY.
7. GRADES, SLOPES, AND ELEVATIONS SHOWN ARE MASS GRADES ONLY. BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF SIDE YARD SWALES AND DETAILED GRADING AROUND EACH INDIVIDUAL HOUSE ENSURING POSITIVE DRAINAGE IN EACH CASE.

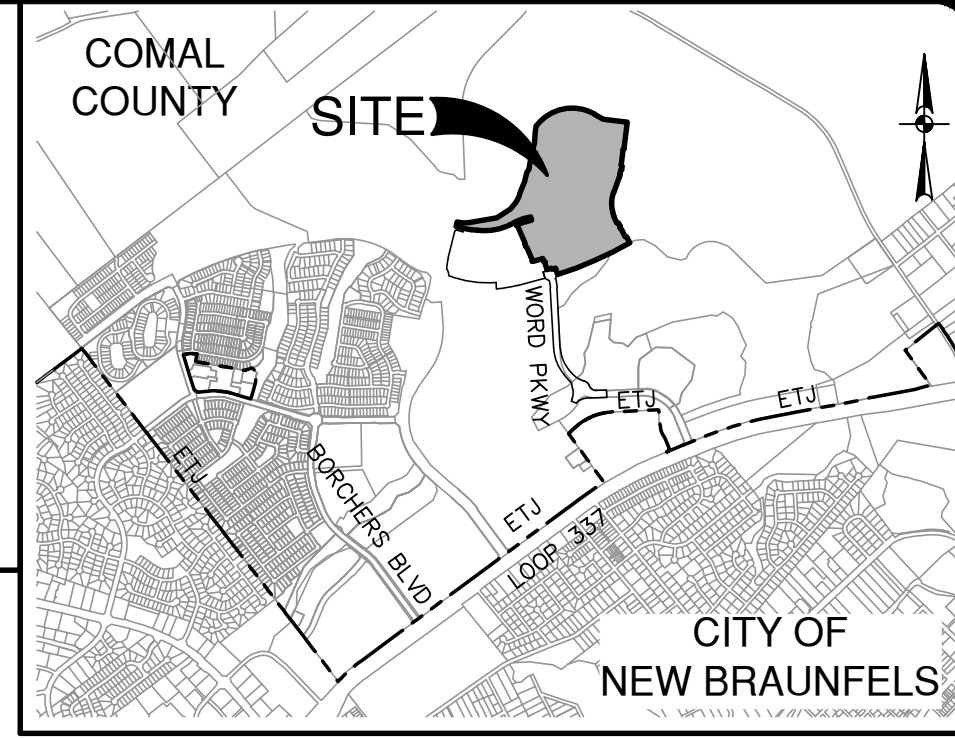
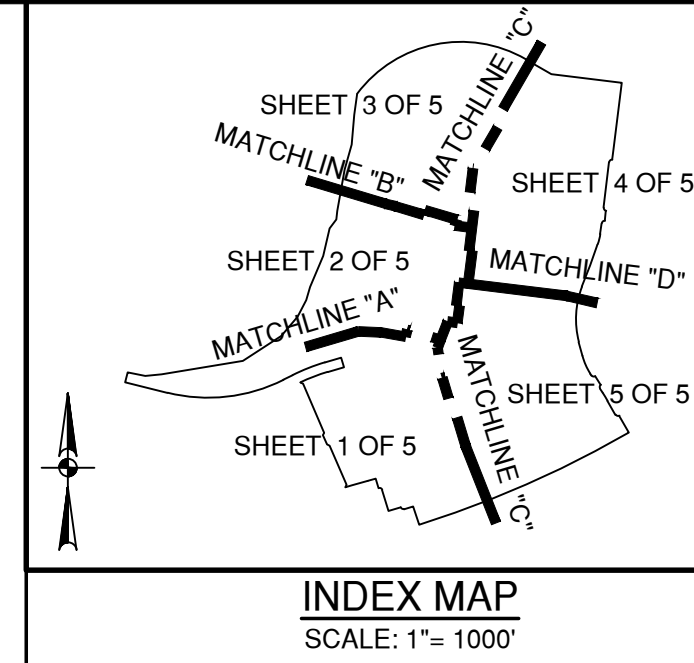


TYPICAL HOUSE LOT LAYOUTS



BENCHMARKS

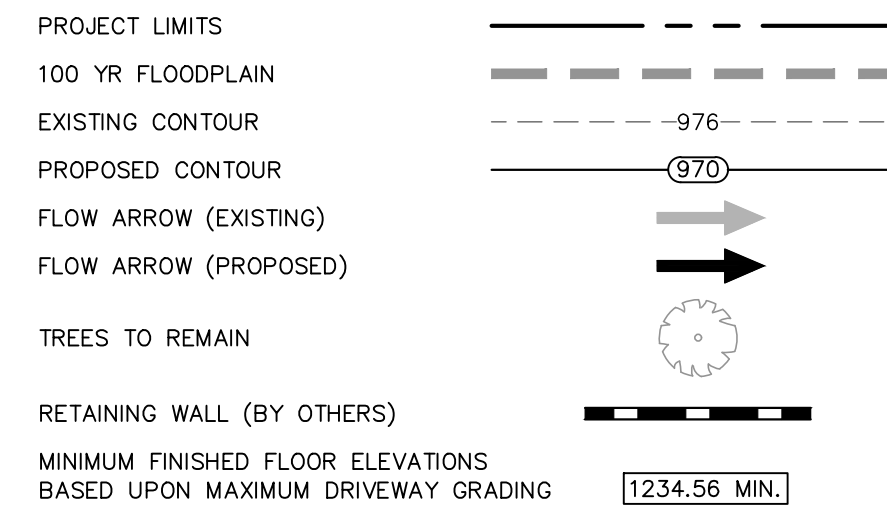
Point #	Northing	Easting	Elevation	Full Description
10300	13815253.76	2237967.00	787.38	SET I.R. REDCAP (TRAV)
10301	13816937.43	2237678.90	782.13	SET I.R. REDCAP (TRAV)
10302	13816887.26	2236841.89	758.22	SET I.R. REDCAP (TRAV)
10303	13817166.65	2236050.01	763.76	SET MAG NAIL (TRAV)
10304	13817849.35	2236263.15	751.35	SET MAG NAIL (TRAV)
10305	13817568.78	2237717.86	753.14	SET MAG NAIL (TRAV)



LOCATION MAP



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 FLOODING 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.
20. STRIPPING OF VEGETATION FROM PROJECT SITES SHALL BE PHASED SO AS TO EXPOSE THE MINIMUM AMOUNT OF AREA TO SOIL EROSION FOR THE SHORTEST POSSIBLE PERIOD OF TIME PER THE NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL SEC.12.2(N).

VERAMENDI PRECINCT 18 UNIT 1  
NEW BRAUNFELS, TEXAS  
OVERALL GRADING PLAN

VERAMENDI PRECINCT 18 UNIT 1  
NEW BRAUNFELS, TEXAS  
OVERALL GRADING PLAN

PLAT NO. 30001-66  
JOB NO. 07-03-2023  
DATE 07-03-2023  
DESIGNER GDL  
CHECKED GDL DRAWN CA  
SHEET C7.04

FOR PERMIT