VERAMENDI PRECINCT 30 - UNIT 2

NEW BRAUNFELS, TEXAS

CIVIL CONSTRUCTION PLANS

NBU NOTES:

1. 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.
2. THE ENGINEER OF RECORD ACKNOWLEDGES THAT ALL PROPOSED WATER OR WASTEWATER IMPROVEMENTS MUST COMPLY WITH CRITERIA FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, THE CITY OF NEW BRAUNFELS, NBU W&WW DESIGN CRITERIA, ANY OTHER GOVERNING ENTITY ORDINANCES OR CODES, AND SOUND ENGINEERING JUDGEMENT.
3. THE ENGINEER OF RECORD ACKNOWLEDGES THAT THE POINT OF DELIVERY FOR THE NBU WATER SYSTEM IS THE MAIN SIDE OF THE SERVICE/LATERAL/LEAD FROM THE CUSTOMER'S METER, BACKFLOW PREVENTER, OR EASEMENT EDGE. THE CUSTOMER IS RESPONSIBLE FOR THE DESIGN, PERMITTING, CONSTRUCTION, OPERATION AND MAINTENANCE BEYOND THE POINT OF DELIVERY AND HAS SOLE CONTROL AND SUPERVISION OVER THE IT'S INSTALLATION.
4. THE ENGINEER OF RECORD ACKNOWLEDGES THAT THE POINT OF DELIVERY FOR A NBU WASTEWATER SYSTEM IS THE MAIN SIDE OF THE SERVICE LATERAL FROM THE CUSTOMER'S CLEAN OUT OR PROPERTY LINE, WHICHEVER IS NEARER. THE CUSTOMER IS RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION AND MAINTENANCE BEYOND THE POINT OF DELIVERY AND HAS SOLE CONTROL AND SUPERVISION OVER ITS INSTALLATION.
5. WATER IS A PRECIOUS COMMODITY IN THE STATE OF TEXAS AND NEW BRAUNFELS UTILITIES (NBU) IS PASSIONATE ABOUT PROTECTING THE LOCAL RESOURCE. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ACQUIRING A FIRE HYDRANT METER SO THAT ALL WATER USED FOR CONSTRUCTION OR TESTING PURPOSES IS 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.
6. 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.

WATER:
1. VERTICAL BENDS AND EDGES OF STEEL CASINGS (IF APPLICABLE) PRIOR TO BACKFILL.
2. HORIZONTAL BENDS PRIOR TO BACKFILL.
3. TEES PRIOR TO BACKFILL.
4. FITTINGS (REDUCERS AND COUPLINGS) PRIOR TO BACKFILL.
5. FIRE HYDRANTS (TOP FLANGE).
6. VALVES.
7. METERS (TOP CENTER OF BOX).
8. BLOW OFF ASSEMBLIES.
9. CORNER SLAB OF ALL WATER TANKS AND THE ISOLATION GATE VALVE ON THE WATER TANK.

REQUIRED MEASUREMENTS FOR THE WASTEWATER SYSTEM INCLUDE:
1. MANHOLES.
2. CLEANOUTS.
3. CORNER SLAB OF ALL LIFT STATIONS.

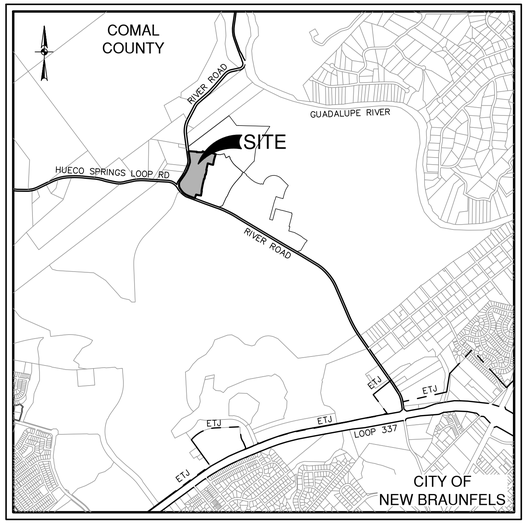
REQUIRED MEASUREMENTS FOR THE ELECTRIC SYSTEM:
1. POLES.
2. TRANSFORMERS, BOTH ABOVE AND UNDERGROUND (FRONT LOCK).
3. PULL BOXES.
4. STREET LIGHTS.

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 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 RECHARGE ZONE.
- NO PORTION OF ANY LOT ON 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:
  1. CITY OF NEW BRAUNFELS PUBLIC INFRASTRUCTURE PERMIT
  2. NEW BRAUNFELS UTILITY APPROVAL
  3. TCEQ WATER POLLUTION ABATEMENT PLAN APPROVAL
  4. TCEQ SEWAGE COLLECTION SYSTEM APPROVAL

LEGAL DESCRIPTION:
BEING 17.144 ACRES OF LAND, OUT OF THE 193.732 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 202206035177 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, IN THE JUAN MARTIN VERAMENDI SURVEY NO. 2, ABSTRACT 3, COMAL COUNTY, TEXAS.

NBU NO. W-244157 / WW-244158



LOCATION MAP
NOT-TO-SCALE

PREPARED FOR:

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

APRIL 2024

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS I SAN ANTONIO I AUSTIN I HOUSTON I FT WORTH I DALLAS
1672 INDEPENDENCE DR, STE 102 I NEW BRAUNFELS, TX 78132 I 830.632.5633
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

7/24/2024
STATE OF TEXAS
JOCELYN PEREZ
96367
LICENSED
PROFESSIONAL ENGINEER

SHEET INDEX

Sheet Title		Sheet No.
COVER SHEET		C0.00
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OVERALL DRAINAGE PLAN - PROPOSED CONDITIONS		C1.01
OVERALL DRAINAGE PLAN - ULTIMATE CONDITIONS		C1.02
STORM DRAIN A-3 - PLAN & PROFILE	STA. 3+18.77 TO 6+02.88	C1.03
STORM DRAIN A-5 - PLAN & PROFILE	STA. 1+00.00 TO 1+56.03	C1.04
DRAINAGE DETAILS		C1.10
DRAINAGE DETAILS		C1.11
SALT CEDAR VW - PLAN & PROFILE	STA. 1+25.08 TO 8+22.73	C2.00
CALIZA LN - PLAN & PROFILE	STA. 1+39.00 TO 1+95.07	C2.01
GREY WOLF TRL - PLAN & PROFILE	STA. 1+49.00 TO 5+50.00	C2.02
GREY WOLF TRL - PLAN & PROFILE	STA. 5+50.00 TO 10+72.95	C2.03
TASAJILLO DR - PLAN & PROFILE	STA. 8+21.32 TO 10+94.73	C2.04
DOGBANE ST - PLAN & PROFILE	STA. 7+21.07 TO 10+54.37	C2.05
HORNBEAM DR - PLAN & PROFILE	STA. 6+14.11 TO 10+07.53	C2.06
STREET DETAILS		C2.10
STREET DETAILS		C2.11
STREET DETAILS		C2.12
OVERALL SIGNAGE PLAN		C3.00
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SIGNAGE DETAILS		C3.11
OVERALL WATER DISTRIBUTION PLAN		C4.00
WATER DISTRIBUTION DETAILS		C4.10
WATER DISTRIBUTION NOTES		C4.11
OVERALL SANITARY SEWER PLAN		C5.00
SANITARY SEWER LINE A - PLAN & PROFILE	STA. 30+60.24 TO 38+50.00	C5.01
SANITARY SEWER LINE A - PLAN & PROFILE	STA. 38+50.00 TO 44+12.37	C5.02
SANITARY SEWER LINE F - PLAN & PROFILE	STA. 1+00.00 TO 5+54.79	C5.03
SANITARY SEWER LINE G - PLAN & PROFILE	STA. 1+00.00 TO 3+98.30	C5.04
SANITARY SEWER LINE H - PLAN & PROFILE	STA. 1+00.00 TO 4+61.05	C5.05
SANITARY SEWER DETAILS		C5.10
SANITARY SEWER DETAILS		C5.11
SANITARY SEWER NOTES		C5.12
OVERALL UTILITY PLAN		C6.00
OVERALL GRADING PLAN		C7.00
STORM WATER POLLUTION PREVENTION PLAN		C8.00
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SHEET C0.00

PD JOB NO. 30001-72 VERAMENDI PRECINCT 30 - UNIT 2

FOR PERMIT

Date: Jul 24, 2024, 4:34pm User ID: bhughey
File: P:\3001\01\72\Design\Civil\CV-30001-72.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2015,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.

CONSTRUCTION PLAN NOTES

Revised 03/2020

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 830-608-2117 or,
- E-mailed at inspections@nbtexas.org.

It is the Contractor's responsibility to see that all temporary and permanent traffic control devices are properly installed and maintained in accordance with the plans and latest edition of the Texas Manual on Uniform Traffic Control Devices. If, in the opinion of the engineering representative and the construction inspector, the barricades and signs do not conform to established standards or are incorrectly placed or are insufficient in quantity to protect the general public, the construction inspector shall have the option to stop operations until such time as the conditions are corrected. If the need arises, additional temporary traffic control devices may be ordered by the Engineering representative at the Contractor's expense.

A TxDOT Type II B-B blue reflective raised pavement marker shall be installed in the center of the roadway adjacent to all fire hydrants. In locations where hydrants are situated on corners, blue reflective raised pavement markers shall be installed on both approaches which front the hydrant. The raised pavement marker shall meet TxDOT material, epoxy and adhesive specifications.

Groundwater
It shall be the responsibility of the developer, contractor, subcontractors, builders, Geo-technical engineer, and project engineer to immediately notify the Office of the City Engineer and project engineer if the presence of groundwater within the site is evident. Upon notification the project engineer shall respond with plan revisions for the mitigation of the groundwater issue. The City Engineer shall respond within two (2) business days upon receipt of the mitigation plan. All construction activity, impacted by the discovery of groundwater, shall be suspended until the City Engineer grants a written approval of the groundwater mitigation plan.

Record Drawings
As per Platting Ordinance Section 118-38m.: When all of the improvements are found to be constructed and completed in accordance with the approved plans and specifications and with the City's standards, and upon receipt of one set of "Record Drawing" plans, and a digital copy of all plans (PDF copy) the City Engineer shall accept such improvements for the City of New Braunfels, subject to the guaranty of material and workmanship provisions in this Section.

Construction Note
Engineer of Record is responsible to ensure that erosion control measures and stormwater control sufficient to mitigate off site impacts are in place at all stages of construction.

Drainage Note
Drainage improvements sufficient to mitigate the impact of construction shall be installed prior to adding impervious cover.

Finished Floor Elevations
The elevation of the lowest floor shall be at least 10 inches above the finished grade of the surrounding ground, which shall be sloped in a fashion so as to direct stormwater away from the structure. Properties adjacent to stormwater conveyance structures must have floor slab elevation or bottom of floor joists a minimum of one foot above the 100-year water flow elevation in the structure. Driveways serving houses on the downhill side of the street shall have a properly sized cross swale preventing runoff from entering the garage.

Soils Testing
Proctors shall be sampled from on-site material (on-site is defined as limits of construction for this -plan set) and a copy of the proctor results shall be delivered to the City of New Braunfels Street Inspector prior to any density tests.

Roadway
All roadway compaction tests shall be the responsibility of the developer's Geotechnical Engineer. Flexible base or fill/embankment material shall be placed in uniform layers not to exceed eight inches (8") loose. The required density for the fill/embankment material shall meet the requirements of TxDOT's Specification Item 132. The required density for the flexible base material shall meet the requirements of TxDOT's Specification Item 247. Each layer of material, inclusive of subgrade, shall be compacted as specified and tested for density and moisture in accordance with Test Methods TEX-113-E, TEX-114-E, TEX-115-E. The number and location of required tests shall be determined by the Geotechnical Engineer and approved by the City of New Braunfels Street Inspector. At a minimum, tests shall be taken every 200 LF for each lift. Upon completion of testing, the Geotechnical Engineer will provide the City of New Braunfels Street Inspector with all testing documentation and a certification stating that the placement of flexible base, and fill material, and subgrade, has been completed in accordance with the plans. Additional density tests may be requested by the City of New Braunfels Inspector.

Item 340
Asphaltic concrete pavement shall be the type of hot mix asphalt as defined in TxDOT's standard specifications for current TxDOT Standard Specifications for Construction of Highways, Street and Bridges.

The City of New Braunfels will not accept the use of Recycled Asphalt Pavement (RAP) or Recycled Asphalt Shingles (RAS) in asphalt mixtures for new roadways. Any debris inclusions within new asphalt pavements will result in asphalt removal and replacement from curb to curb for limits to be determined by the City of New Braunfels.

The asphaltic concrete pavement surface course shall be plant mixed, hot laid type "D" meeting the specification requirements of TxDOT Item 340. The asphaltic concrete pavement sub-surface courses shall be plant mixed, hot laid type "B" meeting the specification requirements of TxDOT Item 340. The mixture shall be designed per the design requirements specified in TxDOT Item 340 and shall be compacted to between 91 and 95 percent of the maximum theoretical density as determined by TxDOT test method TEX-227-F. Place the mixture when the roadway surface temperature is at or above 60°F. Complete all compaction operations before the pavement temperature drops below 160°F. The asphalt cement content by percent of total mixture weight shall fall within a tolerance of ±0.5 percent from a specific mix design.

Utility Trench Compaction (added to the construction plans on All Utility Plan Sheets).
All utility trench compaction tests within the street pavement/sidewalk section shall be the responsibility of the developer's Geotechnical Engineer. Fill material shall be placed in uniform layers not to exceed twelve inches (12") loose. Determine the maximum lift thickness based on the ability of the compacting operation and equipment used to meet the required density. Each layer of material shall be compacted to a minimum 95% density and tested for density and moisture in accordance with Test Methods TEX-113-E, TEX-114-E, TEX-115-E. The number and location of required tests shall be determined by the Geotechnical Engineer and approved by the City of New Braunfels Street Inspector. At a minimum, tests shall be taken every 200 LF for each lift and every other service line. Upon completion of testing the Geotechnical Engineer shall provide the City of New Braunfels Street Inspector with all testing documentation and a certification stating that the placement of fill material has been completed in accordance with the plans. Additional density tests may be requested by the City of New Braunfels Inspector.

Curb Cut Due to Construction of New Right-Of-Way Construction
(Indicate the 2 Options on the construction plans).
1. Sawcut existing street and match to new construction.
2. Sawcut existing curb to tie into existing construction.

Construction Stabilized Entrance
Sawcut curb for construction entrance.

Stabilized construction area shall be constructed of 3"x5" rock to be placed a minimum length of 25-ft. and maintained so that construction debris does not fall within the city right-of-way. 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.

Signing and Pavement Marking Plan Notes
The Contractor shall furnish and install all regulatory and warning signs, streets name signs and sign mounts in accordance with approved engineering plans. The City will inspect all signs at final inspection.

The Contractor shall install all pavement markings in accordance with approved engineering plans. The Contractor shall notify the City at least twenty-four (24 hours prior to the installation of all sealer and final markings. The City will inspect all markings at final application.

Seeding and Establishment of Vegetation within Earthen Channels, Stormwater Basins and Disturbed Areas
Seeding for the purpose of establishing vegetation within constructed earthen channels, basins and disturbed areas shall be conducted in accordance with Item 164 (Seeding for Erosion Control of TxDOT's Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges manual. Only seed types and mixes specified for the San Antonio District (District 15 in Tables 1 and 2 under Item 164 shall be utilized. During the Cool Season (Sept 1-Nov 30, Cereal Rye and seed species specified for the San Antonio District in Table 3 may be used. For Cool Season seeding applications, cool season seed mixes shall be used in conjunction with seed mixes for the San Antonio District as specified in Table 1 and 2 under Item 164.

It may be deemed necessary to incorporate topsoil and soil amendments (i.e. compost/ fertilizer into existing soil in order to facilitate vegetation growth. Topsoil, compost and fertilizer additions shall be conducted according to Items 160, 161 and 166 of TxDOT's Standard Specifications manual, respectively.

Areas requiring permanent vegetation (earthen channels, ponds, etc.) are required to meet TxDOT Specifications for Item 160 Topsoil. Testing per Tex-128-E will be required at the City's request.

Watering may also be necessary to facilitate and expedite the sprouting and growth of vegetation. Item 168 of TxDOT's Standard Specifications manual shall be adhered to for vegetative watering.

If extended drought conditions exist that hinder or prohibit the growth and establishment of vegetation, the contractor/ developer shall provide a plan to the City of New Braunfels describing the measures that will be taken to stabilize earthen drainage infrastructure until a time when growing conditions become more favorable.

PROPOSED CONSTRUCTION SEQUENCE

1. INSTALL TEMPORARY STORMWATER EROSION CONTROL MEASURES IN AFFECTED CONSTRUCTION AREAS AND STABILIZED CONSTRUCTION ENTRANCES/EXITS.
2. INSTALL TREE PRESERVATION MEASURES, IF REQUIRED.
3. EXCAVATE STREETS.
4. CONSTRUCT DRAINAGE.
5. CONSTRUCT WASTEWATER SYSTEM.
6. CONSTRUCT WATER SYSTEM.
7. CONSTRUCT SUBGRADE AND BASE FOR STREETS.
8. CONSTRUCT CURBS FOR STREETS.
9. CONSTRUCT ASPHALT PAVEMENT FOR STREETS.
10. ESTABLISH SITE STABILIZATION.
11. REMOVE ALL TEMPORARY STORMWATER EROSION CONTROL MEASURES.

NOTES

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

CHANNEL MAINTENANCE PLAN

The following are guidelines for the overall maintenance of the channel system and drainage easement by the designated maintenance entity as defined by the executed drainage agreement. The designated maintenance entity will be responsible for the operation, maintenance, and repair of the system and easement to ensure that it operates as designed.

- *Inspections*. The channel should be inspected to assure proper operation at least 4 times annually. One of these inspections should occur during or immediately following wet weather.

- *Mowing*. The side slopes and bottom of the channel that are covered with grass must be mowed regularly to discourage woody growth and control weeds. Grass areas in and around the channel must be mowed at least four times annually to limit vegetation height to 12 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. When mowing is performed, a mulching mower should be used, or grass clippings should be caught and removed. Vegetation shall be maintained so as to match the intent of the original design of the channel and preserve the flow conveyance capacity. Any woody vegetation which becomes established shall be periodically removed or mulched to ground level. Any removal of brush which results in disturbance of established grades shall be repaired/re-graded and revegetated.

- *Debris, Litter, and Obstruction Removal*. Debris and litter may accumulate in the channel and/or near the drop structure and outfall and should be removed during regular mowing operations and inspections or after large rainfall events. Any other obstructions that impede flow as intended by the original design shall be removed in a timely manner.

- *Erosion Control*. The channel side slopes and embankment may periodically suffer from slumping and erosion. Regrading and re-establishment of vegetation may be required to correct the problems. Vegetation should be re-established to the original design standards. Inspection of sediment deposits along the length of the channel should occur during the stated intervals. All sediment deposits exceeding 12" in depth or which are preventing positive drainage should be removed from the channel at least once annually. All sediment should be removed and disposed of properly.

DRAINAGE MAINTENANCE PLAN

The storm drain pipe shall be checked for accumulation of silt, debris or other obstructions which could block flow. When silt deposits have accumulated to the point of reducing the drain capacity then the pipes can be flushed with a high-pressure water flushing process. Soil accumulations, vegetative overgrowth and other blockages should be cleared from the pipe discharge point. Erosion at the point of discharge shall be monitored. If erosion occurs, the addition of rock rubble to disperse the flow should be accomplished.

Texas Commission on Environmental Quality
Water Pollution Abatement Plan
General Construction Notes

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

The following/listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director (ED), nor do they constitute a comprehensive listing of rules or conditions to be followed during construction. Further actions may be required to achieve compliance with TCEQ regulations found in Title 30, Texas Administrative Code (TAC), Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following/listed "construction notes" restricts the powers of the ED, the commission or any other governmental entity to prevent, correct, or curtail activities that result or may result in pollution of the Edwards Aquifer or hydrologically connected surface waters. The holder of any Edwards Aquifer Protection Plan containing "construction notes" is still responsible for compliance with Title 30, TAC, Chapters 213 or any other applicable TCEQ regulation, as well as all conditions of an Edwards Aquifer Protection Plan through all phases of plan implementation. Failure to comply with any condition of the ED's approval, whether or not in contradiction of any "construction notes," is a violation of TCEQ regulations and any violation is subject to administrative rules, orders, and penalties as provided under Title 30, TAC § 213.10 (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. The following/listed "construction notes" in no way represent an approved exception by the ED to any part of Title 30 TAC, Chapters 213 and 217, or any other TCEQ applicable regulation

1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any regulated activities. This notice must include:
   - the name of the approved project;
   - the activity start date; and
   - the contact information of the prime contractor.

2. All contractors conducting regulated activities associated with this project must be provided with complete copies of the approved Water Pollution Abatement Plan (WPAP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors are required to keep on-site copies of the approved plan and approval letter.

3. If any sensitive feature(s) (caves, solution cavity, sink hole, etc.) is discovered during construction, all regulated activities near the sensitive feature must be suspended immediately. The appropriate TCEQ regional office must be immediately notified of any sensitive features encountered during construction. Construction activities may not be resumed until the TCEQ has reviewed and approved the appropriate protective measures in order to protect any sensitive feature and the Edwards Aquifer from potentially adverse impacts to water quality.

4. No temporary or permanent hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.

5. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the approved plans and manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.

6. Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.

7. Sediment must be removed from the sediment traps or sedimentation basins not later than 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 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th 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 Edward 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 12100 Park 35 Circle, Building A Austin, Texas 78753-1808 Phone (512) 339-2929 Fax (512) 339-3795	San Antonio Regional Office 14250 Judson Road San Antonio, Texas 78233-4480 Phone (210) 490-3096 Fax (210) 545-4329

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

NO.	REVISION	DATE

7-25-2024

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5533
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2
NEW BRAUNFELS, TEXAS
CONSTRUCTION NOTES

PLAT NO.
JOB NO. 30001-72
DATE 5-1-2024
DESIGNER GDL
CHECKED GL DRAWN CA
SHEET C0.01

Date: Jul 23, 2024, 11:01am User ID: bhughey
File: P:\300\01\72\Design\Civil\CN-30001-72.dwg

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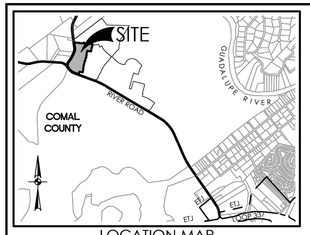
FOR PERMIT



LOCATION MAP
NOT-TO-SCALE

NBU NOTES:

1. 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 AND 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.
2. UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.
3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
4. EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER/DEVELOPERS EXPENSE.
5. 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.
6. NBU IS NOT RESPONSIBLE FOR LANDSCAPING OR IRRIGATION IN UE/LE.
7. A PRIVATE BOOSTER PUMP WILL BE REQUIRED WITH HOME CONSTRUCTION ON THE CUSTOMER SIDE OF THE METER FOR ANY LOT HAVING DOMESTIC WATER PRESSURE LESS THAN 50 PSI AND DESIGNATED WITH AN " * " ON THIS SUBDIVISION PLAT.

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. 48091C0435F EFFECTIVE DATE 9/2/2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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:

1. DRAINAGE EASEMENTS SHALL "REMAIN FREE OF ALL OBSTRUCTIONS."
2. MAINTENANCE OF DRAINAGE EASEMENT SHOWN OUTSIDE OF LOT LINES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF NEW BRAUNFELS OR COMAL COUNTY.
3. 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 NOTES:

1. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE HOME BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:
   a. GREY WOLF TRL
   b. SALT CEDAR VW
   c. TASAJILLO DR
   d. DOGBANE ST
   e. HORNBEAM DR
   f. CAUZA LN
2. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
   a. GREY WOLF TRL - LOT 901, BLOCK 130
   b. SALT CEDAR VW - LOT 900, BLOCK 137; LOT 900 BLOCK 130; LOT 900, BLOCK 141
3. TEN (10) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
   a. SALT CEDAR VW - LOT 900, BLOCK 137
4. A TEN (10) FOOT WIDE SIDEWALK FOR MULTI-USE TRAIL WILL BE CONSTRUCTED BY THE DEVELOPER AT THE TIME OF SUBDIVISION CONSTRUCTION WITHIN:
   a. LOT 901, BLOCK 130

CERTIFICATE OF APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20 ____, BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

_____
PLANNING COMMISSION CHAIRPERSON

APPROVED FOR ACCEPTANCE

_____	_____
DATE	DIRECTOR OF PLANNING
_____	_____
DATE	CITY ENGINEER
_____	_____
DATE	NEW BRAUNFELS UTILITIES

SURVEYOR'S NOTES:

1. 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 ½" 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.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR = 0.00014)
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

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 ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

SUBDIVISION PLAT OF
VERAMENDI PRECINCT 30 - UNIT 2

BEING 17.144 ACRES OF LAND, OUT OF THE 193.732 ACRE TRACT DRESCRIBED IN DOCUMENT NUMBER 202206035177 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, IN THE JUAN MARTIN VERAMENDI SURVEY NO. 2, ABSTRACT 3, COMAL COUNTY, TEXAS.

PLAT NOTES:

1. THIS PLAT IS SUBJECT TO THE REQUIREMENTS AND REGULATIONS OF THE VERAMENDI DEVELOPMENT COMPANY DEVELOPMENT AGREEMENT, RECORDED AS DOCUMENT NO. 201506029547 AND AS AMENDED.
2. THIS PLAT IS LOCATED WITHIN THE NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL PLANNING AREA.
3. STANDARDS FOR PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE LATEST EDITION OF THE *AMERICAN NATIONAL STANDARD A300 PLANTING AND TRANSPLANTING NURSERY STOCK* PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. 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.
5. 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/S 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.
6. 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.
7. LOTS TO BE HELD IN COMMON PROPERTY BY A HOMEOWNERS' OR PROPERTY OWNERS' ASSOCIATION SHALL BE SHOWN ON THE PLAT AS A SEPARATE LOT.
8. 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.
9. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
10. 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%).
11. 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.
12. THIS PLAT WILL COMPLY WITH LOCATION AND AMENITY STANDARDS FOR TRAILS AS SHOWN IN THE SECTOR PLAN.
13. 76 RESIDENTIAL LOTS, 4 COMMON SPACE LOTS.

COMMON SPACE NOTE:

LOT 900, BLOCK 130, IS A LANDSCAPE, PEDESTRIAN, & ACCESS EASEMENT.
LOT 901, BLOCK 130, IS A LANDSCAPE, PEDESTRIAN, & ACCESS EASEMENT.
LOT 900, BLOCK 137, IS A LANDSCAPE, PEDESTRIAN, & ACCESS EASEMENT.
LOT 900, BLOCK 141, IS A LANDSCAPE, PEDESTRIAN, & ACCESS EASEMENT.

ALL AFOREMENTIONED LOTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR PROPERTY OWNER AND NOT THE CITY OF NEW BRAUNFELS.

PAPE-DAWSON ENGINEERS
1672 INDEPENDENCE DR, STE 102 I NEW BRAUNFELS, TX 78132 I 830.632.5833
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: January 10, 2024

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 30 - UNIT 2 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: SEAN MILLER
PULTE HOMES OF TEXAS, L.P.
1718 DRY CREEK WAY, STE 120
SAN ANTONIO, TEXAS 78259
(210) 496-1985

STATE OF TEXAS
COUNTY OF COMAL
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20_____, BY _____.

_____
NOTARY PUBLIC
STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF COMAL

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS VERAMENDI PRECINCT 30 - UNIT 2 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: DATE

COMAL COUNTY WCID 1F
14755 PRESTON ROAD, SUITE 600
DALLAS, TEXAS 75254

STATE OF TEXAS
COUNTY OF COMAL
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20_____, BY _____.

_____
NOTARY PUBLIC
STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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

SHEET 1 OF 2

NOTE
THE VERAMENDI PRECINCT 30 – UNIT 2 PLAT WAS APPROVED WITH CONDITIONS AT THE CITY OF NEW BRAUNFELS PLANNING COMMISSION ON XX/XX/XXXX.

NO.	REVISION	DATE

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER
7–25–2024

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS I SAN ANTONIO I AUSTIN I HOUSTON I FT WORTH I DALLAS
1672 INDEPENDENCE DR, STE 102 I NEW BRAUNFELS, TX 78132 I 830.632.5833
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2
NEW BRAUNFELS, TEXAS
PLAT

PLAT NO. _____
JOB NO. 30001–72
DATE 5–1–2024
DESIGNER GDL
CHECKED JL DRAWN CA
SHEET C0.02

VERAMENDI PRECINCT 30 - UNIT 2
Civil Job No. 30001-72; Survey Job No. XXXXX-XX

Date: Jul 23, 2024, 10:51am User ID: bhughey
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FOR PERMIT

SUBDIVISION PLAT OF
VERAMENDI PRECINCT 30 - UNIT 2

BEING 17.144 ACRES OF LAND, OUT OF THE 193.732 ACRE TRACT DRESCRIBED IN DOCUMENT NUMBER 202206035177 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, IN THE JUAN MARTIN VERAMENDI SURVEY NO. 2, ABSTRACT 3, COMAL COUNTY, TEXAS.

SCALE: 1"= 100'

0' 100' 200' 300'

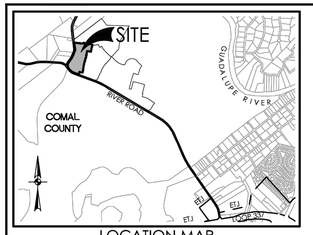
PAPE-DAWSON ENGINEERS

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: August 21, 2024



LOCATION MAP
NOT-TO-SCALE

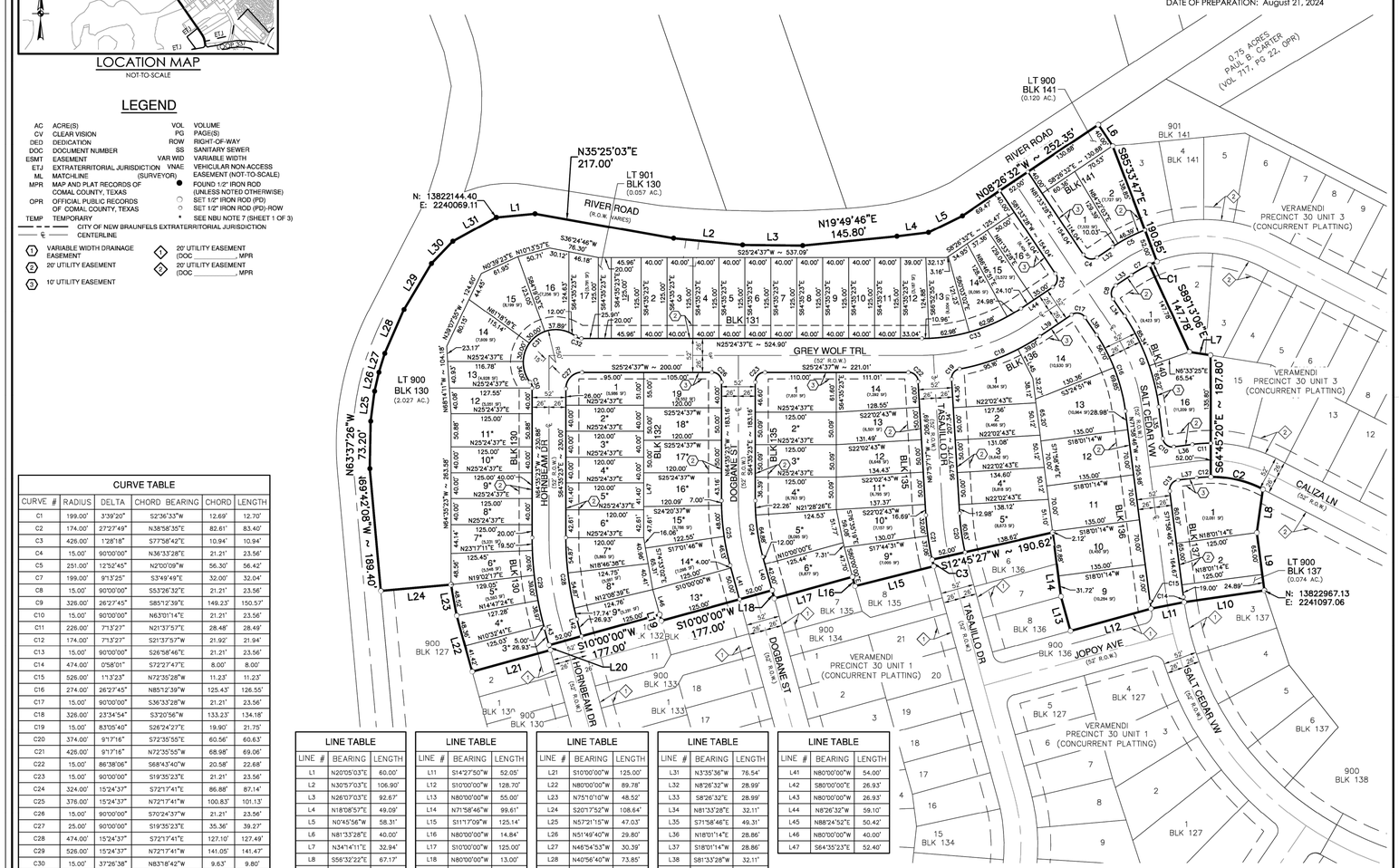
LEGEND

AC	ACRE(S)	VOL	VOLUME
CV	CLEAR VISION	PG	PAGE(S)
DED	DEDICATION	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	SS	SANITARY SEWER
ESMT	EASEMENT	VAR WID	VARIABLE WIDTH
ETJ	EXTRATERRITORIAL JURISDICTION	VNAE	VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
ML	MATCHLINE (SURVEYOR)		
MPR	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD)-ROW
TEMP	TEMPORARY	*	SEE NBU NOTE 7 (SHEET 1 OF 3)

CITY OF NEW BRAUNFELS EXTRATERRITORIAL JURISDICTION

CENTERLINE

1. VARIABLE WIDTH DRAINAGE EASEMENT
2. 20' UTILITY EASEMENT
3. 10' UTILITY EASEMENT
4. 20' UTILITY EASEMENT (DOC _____, MPR)
5. 20' UTILITY EASEMENT (DOC _____, MPR)



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	199.00'	3°39'20"	S2°36'33"W	12.69'	12.70'
C2	174.00'	27°27'49"	N38°58'35"E	82.61'	83.40'
C3	426.00'	1°28'18"	S77°58'42"E	10.94'	10.94'
C4	15.00'	90°00'00"	N36°33'28"E	21.21'	23.56'
C5	251.00'	12°52'45"	N2°00'09"W	56.30'	56.42'
C7	199.00'	9°13'25"	S3°49'49"E	32.00'	32.04'
C8	15.00'	90°00'00"	S53°26'32"E	21.21'	23.56'
C9	326.00'	26°27'45"	S85°12'39"E	149.23'	150.57'
C10	15.00'	90°00'00"	N63°01'14"E	21.21'	23.56'
C11	226.00'	7°13'27"	N21°37'57"E	28.48'	28.49'
C12	174.00'	7°13'27"	S21°37'57"W	21.92'	21.94'
C13	15.00'	90°00'00"	S26°58'46"E	21.21'	23.56'
C14	474.00'	0°58'01"	S72°27'47"E	8.00'	8.00'
C15	526.00'	1°13'23"	N72°35'28"W	11.23'	11.23'
C16	274.00'	26°27'45"	N85°12'39"W	125.43'	126.55'
C17	15.00'	90°00'00"	S36°33'28"W	21.21'	23.56'
C18	326.00'	23°34'54"	S3°20'56"W	133.23'	134.18'
C19	15.00'	83°05'40"	S26°24'27"E	19.90'	21.75'
C20	374.00'	9°17'16"	S72°35'55"E	60.56'	60.63'
C21	426.00'	9°17'16"	N72°35'55"W	68.98'	69.06'
C22	15.00'	86°38'06"	S68°43'40"W	20.58'	22.68'
C23	15.00'	90°00'00"	S19°35'23"E	21.21'	23.56'
C24	324.00'	15°24'37"	S72°17'41"E	86.88'	87.14'
C25	376.00'	15°24'37"	N72°17'41"W	100.83'	101.13'
C26	15.00'	90°00'00"	S70°24'37"W	21.21'	23.56'
C27	25.00'	90°00'00"	S19°35'23"E	35.36'	39.27'
C28	474.00'	15°24'37"	S72°17'41"E	127.10'	127.49'
C29	526.00'	15°24'37"	N72°17'41"W	141.05'	141.47'
C30	15.00'	37°26'38"	N83°18'42"W	9.63'	9.80'
C31	50.00'	164°53'17"	N19°35'23"W	99.13'	143.89'
C32	15.00'	37°26'38"	N44°07'57"E	9.63'	9.80'
C33	274.00'	33°51'09"	N8°29'03"E	159.55'	161.89'
C34	15.00'	90°00'00"	N53°26'32"W	21.21'	23.56'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N20°05'03"E	60.00'
L2	N30°57'03"E	106.90'
L3	N26°07'03"E	92.67'
L4	N18°08'57"E	49.09'
L5	N0°45'56"W	58.31'
L6	N81°33'28"E	40.00'
L7	N34°14'11"E	32.94'
L8	S56°32'22"E	67.17'
L9	S71°58'46"E	89.89'
L10	S17°03'12"W	124.95'

LINE TABLE		
LINE #	BEARING	LENGTH
L11	S14°27'50"W	52.05'
L12	S10°00'00"W	128.70'
L13	N80°00'00"W	55.00'
L14	N71°58'46"W	99.61'
L15	S11°17'09"W	125.14'
L16	N80°00'00"W	14.84'
L17	S10°00'00"W	125.00'
L18	N80°00'00"W	13.00'
L19	N80°00'00"W	10.00'
L20	S80°00'00"E	8.29'

LINE TABLE		
LINE #	BEARING	LENGTH
L21	S10°00'00"W	125.00'
L22	N80°00'00"W	89.78'
L23	N75°10'10"W	48.52'
L24	S20°17'52"W	108.64'
L25	N57°21'15"W	47.03'
L26	N51°49'40"W	29.80'
L27	N46°54'53"W	30.39'
L28	N40°56'40"W	73.85'
L29	N33°50'03"W	82.47'
L30	N20°29'14"W	47.57'

LINE TABLE		
LINE #	BEARING	LENGTH
L31	N3°35'36"W	76.54'
L32	N8°26'32"W	28.99'
L33	S8°26'32"E	28.99'
L34	N81°33'28"E	32.11'
L35	S71°58'46"E	49.31'
L36	N18°01'14"E	28.86'
L37	S18°01'14"W	28.86'
L38	S81°33'28"W	32.11'
L39	S8°26'32"E	59.10'
L40	S80°00'00"E	54.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L41	N80°00'00"W	54.00'
L42	S80°00'00"E	26.93'
L43	N80°00'00"W	26.93'
L44	N8°26'32"W	59.10'
L45	N88°24'52"E	50.42'
L46	N80°00'00"W	40.00'
L47	S64°35'23"E	52.40'

CURVE AND LINE DATA ON THIS SHEET

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 2

NOTE
THE VERAMENDI PRECINCT 30 – UNIT 2 PLAT WAS APPROVED WITH CONDITIONS AT THE CITY OF NEW BRAUNFELS PLANNING COMMISSION ON XX/XX/XXXX.

NO.	REVISION	DATE

8-21-2024

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS

1672 NIDERFRENCHEK DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5533

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2

NEW BRAUNFELS, TEXAS

PLAT

PLAT NO. _____
JOB NO. 30001-72
DATE 5-1-2024
DESIGNER GDL
CHECKED JL DRAWN CA
SHEET C0.03

FOR PERMIT

Civil Job No. 30001-72; Survey Job No. 9093-21

Date: Aug 21, 2024, 2:41pm User ID: jacquinel
File: P:\300\01\72\Design\Civil\PLAT-30001-72.dwg

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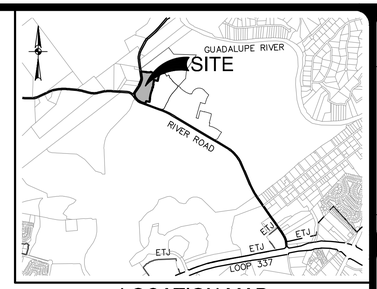
Calc Pt	Description	Drainage Area ID	Acres	Time of Conc. (minutes)	Intensity (in/hr)	C	Discharge Q (cfs)	Frequency (year)
11	SITE OUTFALL	EA	32.47	16.00	4.10	0.38	51	2
					6.03	0.44	86	10
					7.26	0.48	113	25
					9.29	0.55	167	100
12	SITE OUTFALL (PRIOR TO PRECINCT 30 UNIT 1 DEVELOPMENT)	ED	42.75	19.00	3.75	0.25	40	2
					5.50	0.30	71	10
					6.62	0.34	96	25
					8.46	0.41	148	100
20	SITE OUTFALL	EC	31.48	14.00	4.39	0.36	50	2
					6.47	0.41	84	10
					7.82	0.46	112	25
					10.03	0.53	166	100
21	SITE OUTFALL	EB	5.09	10.00	5.05	0.33	8	2
					7.50	0.38	15	10
					9.12	0.42	19	25
					11.70	0.49	29	100
22	SITE OUTFALL	EE	4.51	11.00	4.87	0.33	7	2
					7.23	0.38	12	10
					8.78	0.42	17	25
					11.26	0.49	25	100

POINT 12 SITE OUTFALL
1" = 400'



LOCATION MAP

SCALE: 1"= 200'
0' 200' 400' 600'

MASTER DRAINAGE LEGEND

- PROJECT LIMITS
- EXISTING CONTOUR — 690 —
- 100 YR FLOODPLAIN
- RUNOFF FLOW PATH
- DRAINAGE AREA BOUNDARY
- FHA LOT GRADING TYPE — A,B,C
- PROPOSED DIRECTION OF FLOW
- DRAINAGE CALCULATION POINT — (11)
- DRAINAGE AREA — [A]

NO.	REVISION	DATE

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER
6-3-2024

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.3553
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2

NEW BRAUNFELS, TEXAS

OVERALL DRAINAGE PLAN - EXISTING CONDITIONS

PLAT NO.
JOB NO. 30001-72
DATE 5-1-2024
DESIGNER GDL
CHECKED JL DRAWN CA
SHEET C1.00

FOR PERMIT

Date: Jun 03, 2024, 11:43am User ID: gtstimer
File: P:\300\01\72\Design\Civil\SDOA-EXST-30001-72.dwg
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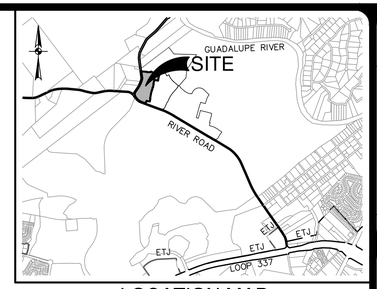
Calc Pt	Description	Drainage Area Area ID	Acres	Time of Conc (minutes)	Intensity (in/hr)	C	Discharge Q (cfs)	Frequency (year)	Total Q (cfs)	Inlets on Grade Intercept	Inlets on Grade Bypass
1	ON-GRADE INLETS (DRAIN A-3)	PA	11.02	12.00	4.70	0.60	31	2		27	4
					6.97	0.67	51	10		38	13
					8.45	0.71	66	25		44	22
					10.83	0.80	95	100		55	40
2	PIPE FLOW (DRAIN A-3)	PA(C)	1.00	10.00	5.05	0.60	3	2	27		
					7.5	0.67	5	10	38		
					9.12	0.71	7	25	44		
					11.7	0.80	9	100	55		
3	PRIVATE INTECEPTOR CHANNEL	PAA	1.71	10.00	5.05	0.50	4	2			
					7.50	0.56	7	10			
					9.12	0.61	10	25			
					11.70	0.68	14	100			
4	ON-GRADE INLET (DRAIN A-5)	PB	9.50	13.00	4.54	0.57	25	2		21	4
					6.72	0.64	41	10		29	12
					8.13	0.68	53	25		34	19
					10.42	0.77	76	100		42	34
5	ON-GRADE INLET (DRAIN A-3)	PA(B)+PB(B)+PAA+PAB	0.85	10.00	5.05	0.38	2	2	10	9	1
					7.50	0.43	3	10	28	18	10
					9.12	0.48	4	25	45	24	21
					11.70	0.55	5	100	79	33	46
6	PIPE FLOW	PA(C)+PB(C)+PAA(C)+PAB(C)	1.00	10.00	5.05	0.60	3	2	56		
					7.5	0.67	5	10	85		
					9.12	0.71	7	25	102		
					11.7	0.80	9	100	130		
7	SUMP INLETS	PA(B)+PB(B)+PAA+PAB+PC	2.39	10.00	5.05	0.58	7	2	8		
					7.50	0.64	12	10	22		
					9.12	0.69	15	25	36		
					11.70	0.77	22	100	68	57	11
8	PIPE FLOW	PA+PB+PAA+PAB+PC	25.47	14.00	4.39	0.58	65	2			
					6.47	0.65	107	10			
					7.82	0.69	138	25			
					10.03	0.77	198	100	187		
9	SUMP INLETS	PD	9.00	12.00	4.70	0.54	23	2			
					6.97	0.60	38	10			
					8.45	0.65	49	25			
					10.83	0.73	71	100	82		
10	PIPE FLOW	PA+PB+PAA+PAB+PC+PD	34.47	16.00	4.1	0.57	80	2			
					6.03	0.64	132	10			
					7.26	0.68	170	25			
					9.29	0.76	244	100			
11	POND OUTFALL	PA+PB+PAA+PAB+PC+PD+PF	38.80	17.00	3.97	0.56	86	2			
					5.83	0.62	141	10			
					7.02	0.67	182	25			
					8.98	0.75	262	100			
12	SITE OUTFALL	PE	2.18	11.00	4.87	0.53	6	2			
					7.23	0.59	9	10			
					8.78	0.64	12	25			
					11.26	0.72	18	100			

Calc Pt	Description	Drainage Area Area ID	Acres	Time of Conc (minutes)	Intensity (in/hr)	C	Discharge Q (cfs)	Frequency (year)	Total Q (cfs)	Inlets on Grade Intercept	Inlets on Grade Bypass
13	EARTHEN CHANNEL PRECINCT 30 UNIT 1	PH	3.65	12.00	4.70	0.47	8	2			
					6.97	0.54	14	10			
					8.45	0.58	18	25			
					10.83	0.66	26	100			
15	SUMP INLET	PJ	3.80	11.00	4.87	0.56	10	2			
					7.23	0.63	17	10			
					8.78	0.68	23	25			
					11.26	0.76	33	100			
16	EARTHEN CHANNEL PRECINCT 30 UNIT 3	PH+PI+PJ	16.35	13.00	4.54	0.48	35	2			
					6.72	0.54	59	10			
					8.13	0.58	77	25			
					10.42	0.66	112	100			
17	EARTHEN CHANNEL PRECINCT 30 UNIT 3	PH+PI+PJ+PK	21.24	14.00	4.39	0.45	42	2			
					6.47	0.51	70	10			
					7.82	0.55	92	25			
					10.03	0.63	134	100			
18	SUMP INLET	PAC	2.80	11.00	4.87	0.60	8	2			
					7.23	0.67	14	10			
					8.78	0.71	18	25			
					11.26	0.80	25	100	25	19	6
19	ON-GRADE INLET	PL	4.39	10.00	5.05	0.60	13	2		10	3
					7.50	0.67	22	10		13	9
					9.12	0.71	29	25		16	13
					11.70	0.80	41	100		19	22
20	POND OUTFALL	PH+PI+PJ+PK+PAC+PL(C)+PN	28.57	15.00	4.24	0.43	52	2			
					6.24	0.49	87	10			
					7.52	0.53	113	25			
					9.64	0.60	166	100			
21	SITE OUTFALL	PM	1.22	10.00	5.05	0.60	4	2	7		
					7.50	0.67	6	10	15		
					9.12	0.71	8	25	21		
					11.70	0.80	11	100	39		
22	SITE OUTFALL	PO	2.13	10.00	5.05	0.42	5	2			
					7.50	0.48	8	10			
					9.12	0.52	10	25			
					11.70	0.60	15	100			



LOCATION MAP

SCALE: 1"= 200'
0' 200' 400' 600'

MASTER DRAINAGE LEGEND

- PROJECT LIMITS
- EXISTING CONTOUR — 690
- 100 YR FLOODPLAIN
- RUNOFF FLOW PATH
- DRAINAGE AREA BOUNDARY
- FHA LOT GRADING TYPE — A,B,C
- PROPOSED DIRECTION OF FLOW
- DRAINAGE CALCULATION POINT — (11)
- DRAINAGE AREA — [A]

NO.	REVISION	DATE

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER
6-4-2024

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2

NEW BRAUNFELS, TEXAS

OVERALL DRAINAGE PLAN - PROPOSED CONDITIONS

PLAT NO. _____
JOB NO. 30001-72
DATE 5-1-2024
DESIGNER GDL
CHECKED JL DRAWN CA
SHEET C1.01

FOR PERMIT

Date: Jun 04, 2024, 1:46pm User ID: bhughey
File: P:\300\01\72\Design\Civil\SDDA-PROP-30001-72.dwg

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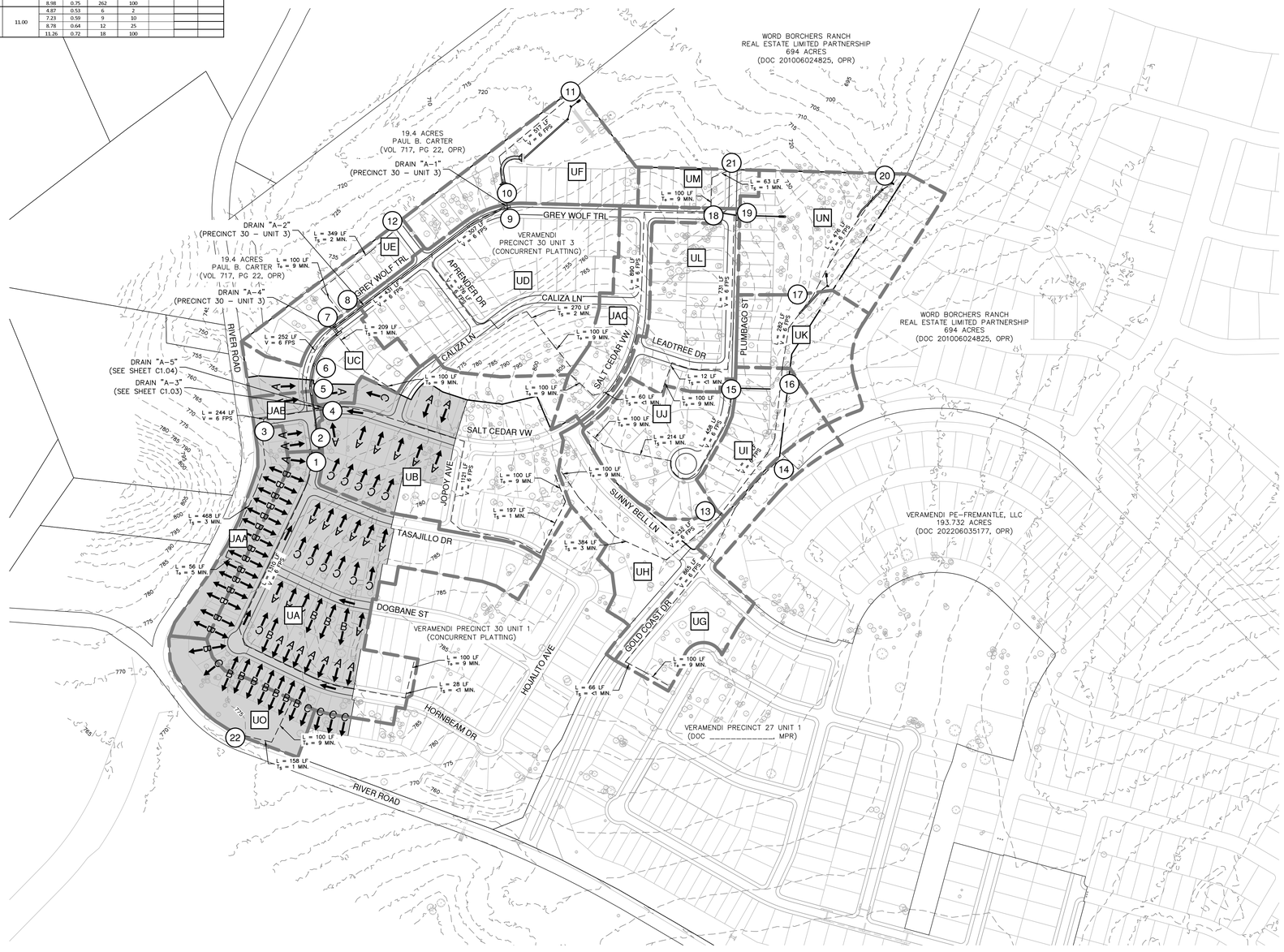
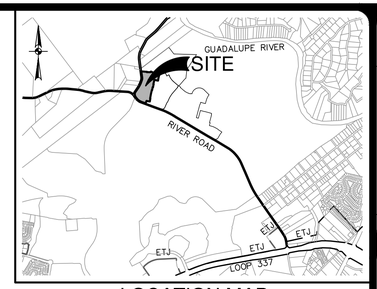
Calc Pt	Description	Drainage Area Area ID	Acres	Time of Conc. (minutes)	Intensity (in/hr)	C	Discharge Q (cfs)	Frequency (year)	Total Q (cfs)	Inlets on Grade Intercept	Inlets on Grade Bypass
1	ON-GRADE INLETS (DRAIN A-3)	UA	11.02	12.00	4.70	0.60	31	2		27	4
					6.97	0.67	51	10		38	13
					8.45	0.71	66	25		44	22
					10.83	0.80	95	100		55	40
2	PIPE FLOW (DRAIN A-3)	UA(C)	1.00	10.00	5.05	0.60	3	2	27		
					7.50	0.67	5	10	38		
					9.12	0.71	7	25	44		
					11.70	0.80	9	100	55		
3	PRIVATE INTECEPTOR CHANNEL	UAA	1.71	10.00	5.05	0.50	4	2		2	
					7.50	0.56	7	10			
					9.12	0.61	10	25			
					11.70	0.68	14	100			
4	ON-GRADE INLET (DRAIN A-5)	UB	9.50	13.00	4.54	0.57	25	2		21	4
					6.72	0.64	41	10		29	12
					8.13	0.68	53	25		34	19
					10.42	0.77	76	100		42	34
5	ON-GRADE INLET	UA(B)+UB(B)+UAA+UAB	0.85	10.00	5.05	0.38	2	2	10	9	1
					7.50	0.43	3	10	28	18	10
					9.12	0.48	4	25	45	24	21
					11.70	0.55	5	100	79	33	46
6	PIPE FLOW	UA(C)+UB(C)+UAA(C)+UAB(C)	1.00	10.00	5.05	0.60	3	2	56		
					7.50	0.67	5	10	85		
					9.12	0.71	7	25	102		
					11.70	0.80	9	100	130		
7	SUMP INLETS	UA+UB+UAA+UAB+UC	2.39	10.00	5.05	0.58	7	2	8		
					7.50	0.64	12	10	22		
					9.12	0.69	15	25	36		
					11.70	0.77	22	100	68	57	11
8	PIPE FLOW	UA+UB+UAA+UAB+UC	25.47	14.00	4.39	0.58	65	2			
					6.47	0.65	107	10			
					7.82	0.69	138	25			
					10.03	0.77	198	100	187		
9	SUMP INLETS	UD	9.00	12.00	4.70	0.54	23	2			
					6.97	0.60	38	10			
					8.45	0.65	49	25			
					10.83	0.73	71	100	82		
10	PIPE FLOW	UA+UB+UAA+UAB+UC+UD	34.47	16.00	4.10	0.57	80	2			
					6.03	0.64	132	10			
					7.26	0.68	170	25			
					9.29	0.76	244	100			
11	POND OUTFALL	UA+UB+UAA+UAB+UC+UD+UF	38.80	17.00	3.97	0.56	86	2			
					5.83	0.62	141	10			
					7.02	0.67	182	25			
					8.98	0.75	262	100			
12	SITE OUTFALL	UE	2.18	11.00	4.87	0.53	6	2			
					7.23	0.59	9	10			
					8.78	0.64	12	25			
					11.26	0.72	18	100			

Calc Pt	Description	Drainage Area Area ID	Acres	Time of Conc. (minutes)	Intensity (in/hr)	C	Discharge Q (cfs)	Frequency (year)	Total Q (cfs)	Inlets on Grade Intercept	Inlets on Grade Bypass
13	EARTHEN CHANNEL PHASE 1	UH	3.65	12.00	4.70	0.47	8	2			
					6.97	0.54	14	10			
					8.45	0.58	18	25			
					10.83	0.66	26	100			
14	SUMP INLET	UG	3.46	11.00	4.87	0.61	10	2			
					7.23	0.68	17	10			
					8.78	0.73	22	25			
					11.26	0.81	32	100			
15	SUMP INLET	UJ	3.80	11.00	4.87	0.56	10	2			
					7.23	0.63	17	10			
					8.78	0.68	23	25			
					11.26	0.76	33	100			
16	EARTHEN CHANNEL PHASE 2	UG+UH+UI+UJ	13.47	13.00	4.54	0.54	33	2			
					6.72	0.60	54	10			
					8.13	0.65	71	25			
					10.42	0.73	102	100			
17	EARTHEN CHANNEL PHASE 3	UG+UH+UI+UJ+UK	16.55	14.00	4.39	0.53	39	2			
					6.47	0.60	64	10			
					7.82	0.64	83	25			
					10.03	0.72	120	100			
18	SUMP INLET	UAC	2.80	11.00	4.87	0.60	8	2	8		
					7.23	0.67	14	10	14		
					8.78	0.71	18	25	18		
					11.26	0.80	25	100	25	19	6
19	ON-GRADE INLET	UL	4.39	10.00	5.05	0.60	13	2		10	3
					7.50	0.67	22	10		13	9
					9.12	0.71	29	25		16	13
					11.70	0.80	41	100		19	22
20	POND OUTFALL	UG+UH+UI+UJ+UK+UAC+UL(C)+UN	25.20	15.00	4.24	0.52	56	2			
					6.24	0.59	92	10			
					7.52	0.63	119	25			
					9.64	0.71	172	100			
21	SITE OUTFALL	UM	1.22	10.00	5.05	0.60	4	2	7		
					7.50	0.67	6	10	15		
					9.12	0.71	8	25	21		
					11.70	0.80	11	100	39		
22	SITE OUTFALL	UO	2.13	10.00	5.05	0.42	5	2			
					7.50	0.48	8	10			
					9.12	0.52	10	25			
					11.70	0.60	15	100			





LOCATION MAP

SCALE: 1"= 200'
0' 200' 400' 600'

MASTER DRAINAGE LEGEND

- PROJECT LIMITS
- EXISTING CONTOUR — 690
- 100 YR FLOODPLAIN
- RUNOFF FLOW PATH
- DRAINAGE AREA BOUNDARY
- FHA LOT GRADING TYPE — A,B,C
- PROPOSED DIRECTION OF FLOW
- DRAINAGE CALCULATION POINT — 11
- DRAINAGE AREA — A

NO.	REVISION	DATE

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER
6-4-2024

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2

NEW BRAUNFELS, TEXAS

OVERALL DRAINAGE PLAN - ULTIMATE CONDITIONS

PLAT NO. _____
JOB NO. 30001-72
DATE 5-1-2024
DESIGNER GDL
CHECKED JC DRAWN CA
SHEET C1.02

FOR PERMIT

Date: Jun 04, 2024, 1:47pm User ID: bhughey
File: P:\300\01\72\Design\Civil\SDOA-ult-30001-72.dwg

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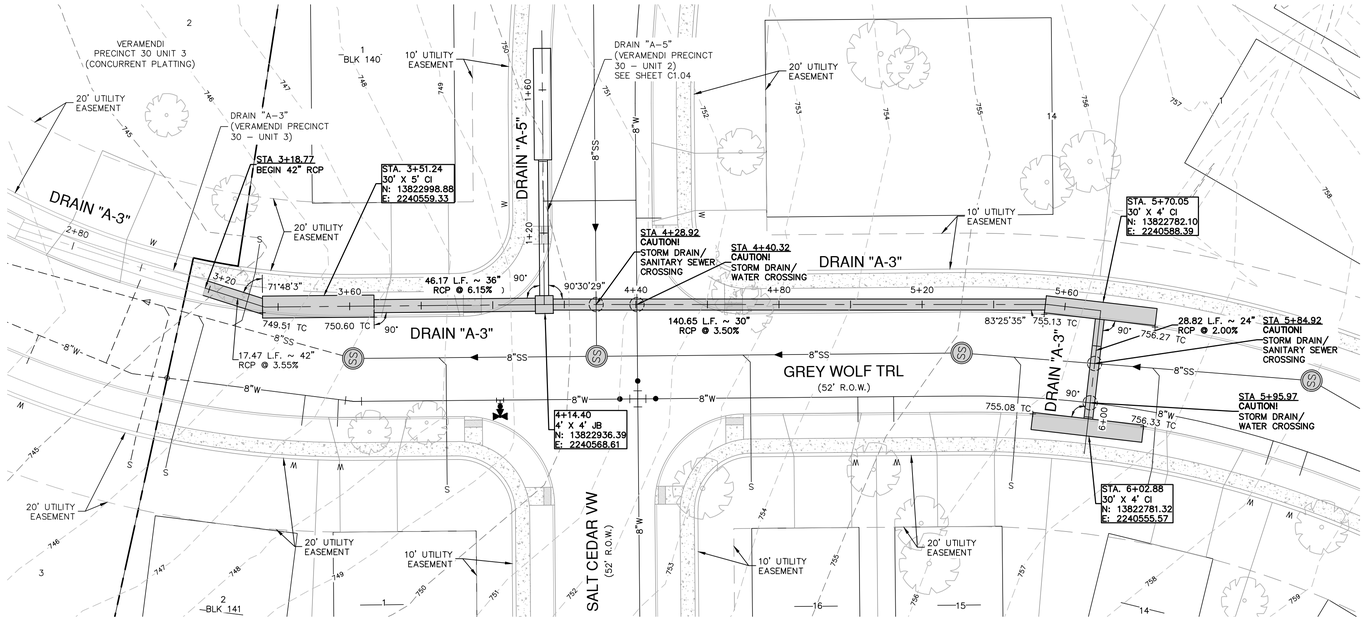


SCALE: 1"= 20'

0' 20' 40' 60'

DRAINAGE LEGEND

- PROJECT LIMITS
- 100 YR FLOODPLAIN
- EXISTING CONTOUR — 690 —
- PROPOSED CONTOUR — 690 —
- EXISTING FIRE HYDRANT
- EXISTING WATER — W —
- EXISTING UNDERGROUND ELECTRIC — UGE —
- EXISTING GAS — G —
- EXISTING SEWER — SS —
- PROPOSED SEWER — SS —
- MANHOLE
- PROPOSED WATER — W —
- FIRE HYDRANT
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED GAS — G —
- PROPOSED UNDERGROUND ELECTRIC — UGE —
- FLOW ARROW
- CURLEX SINGLE NET EROSION CONTROL BLANKETS

CONFIRM WITH GDL AGAIN

DRAIN "A-3" ON-GRADE INLET HYDRAULIC CALCULATIONS

STA. 5+70.05 & 6+02.88

Q25	= 66 CFS
S	= 2.00%
L	= 2 ~ 30" INLET
Q25 CAPTURED	= 44 CFS
Q25 BYPASS	= 22 CFS

DRAIN "A-3" ON-GRADE INLET HYDRAULIC CALCULATIONS

STA. 3+51.24

Q25	= 45 CFS
S	= 3.3%
L	= 1 ~ 30" INLET
Q25 CAPTURED	= 24 CFS
Q25 BYPASS	= 21 CFS

HYDRAULIC CALCULATIONS STORM DRAIN "A-3"

STA. 3+18.77 TO 3+51.24

Q25	= 105 CFS
S	= 3.55%
Sf	= 1.09%
D	= 3.5'
V25	= 10.92 FPS
n	= 0.013
Q100	= 133 CFS
V100	= 13.83 FPS

HYDRAULIC CALCULATIONS STORM DRAIN "A-3"

STA. 3+51.24 TO 4+14.40

Q25	= 78 CFS
S	= 6.15%
Sf	= 1.37%
D	= 3.0'
V25	= 11.32 FPS
n	= 0.013
Q100	= 97 CFS
V100	= 13.73 FPS

HYDRAULIC CALCULATIONS STORM DRAIN "A-3"

STA. 4+14.40 TO 5+70.05

Q25	= 44 CFS
S	= 3.50%
Sf	= 1.15%
D	= 2.5'
V25	= 8.97 FPS
n	= 0.013
Q100	= 55 CFS
V100	= 11.21 FPS

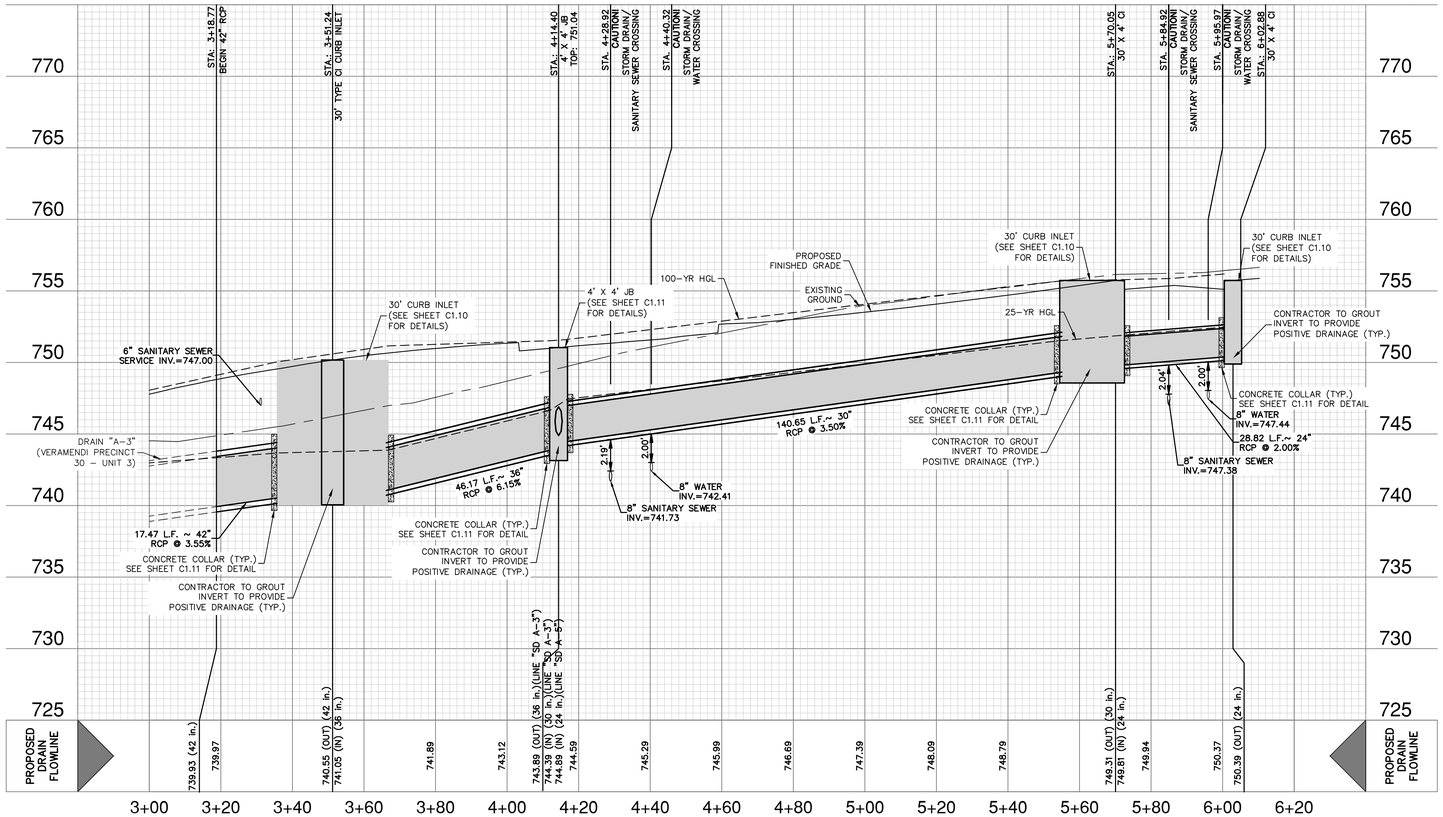
HYDRAULIC CALCULATIONS STORM DRAIN "A-3"

STA. 5+70.05 TO 6+02.88

Q25	= 22 CFS
S	= 2.00%
Sf	= 0.95%
D	= 2.0'
V25	= 7.00 FPS
n	= 0.013
Q100	= 27.5 CFS
V100	= 8.76 FPS

STORM DRAIN "A-3"
STA. 3+18.77 TO 6+02.88

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 20'



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.

NO.	REVISION	DATE

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED PROFESSIONAL ENGINEER
6-5-2024

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5533
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2

NEW BRAUNFELS, TEXAS

STORM DRAIN A-3 - PLAN & PROFILE
STA. 3+18.77 TO 6+02.88

PLAT NO.
JOB NO. 30001-72
DATE 5-1-2024
DESIGNER GDL
CHECKED JL DRAWN CA
SHEET C1.03

Date: Jun 05, 2024, 5:11pm User ID: glattimer
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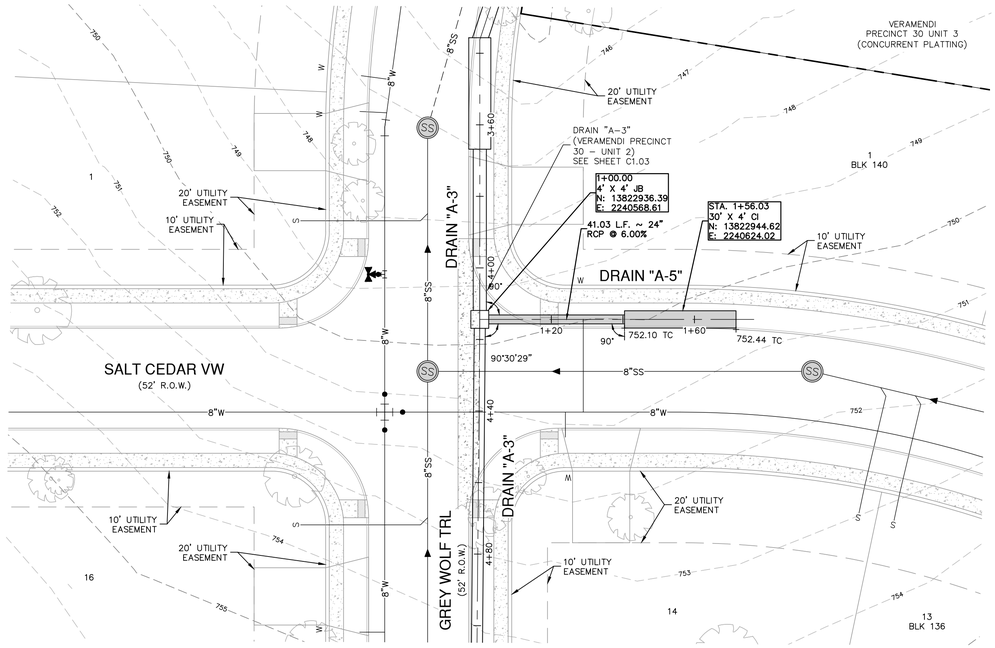
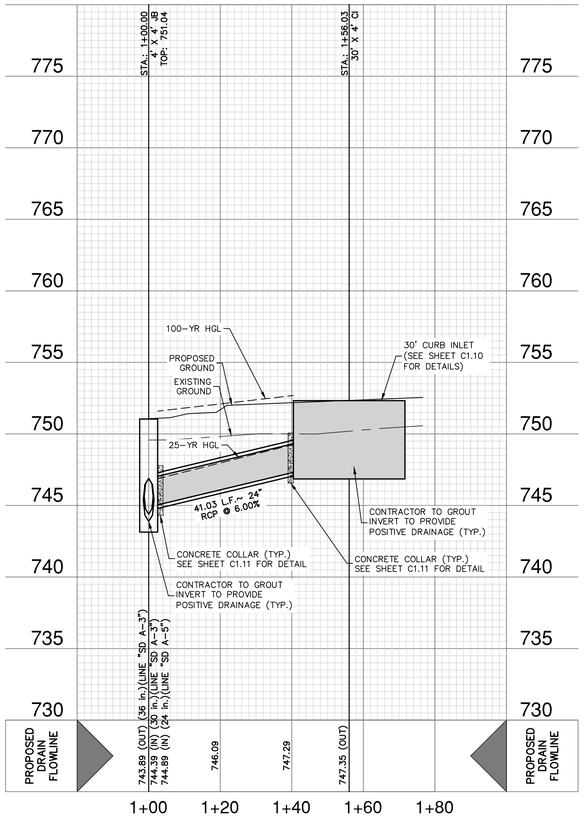
FOR PERMIT





DRAIN "A-5" ON-GRADE INLET HYDRAULIC CALCULATIONS
STA. 1+56.03
Q_{25} = 53 CFS
S = 1.00%
L = 1 ~ 30' INLET
Q25 CAPTURED = 34 CFS
Q25 BYPASS = 19 CFS

HYDRAULIC CALCULATIONS STORM DRAIN "A-5"
STA. 1+00.00 TO 1+56.03
Q25 = 34 CFS
S = 6.00%
Sf = 2.25%
D = 2.0'
V25 = 10.84 FPS
n = 0.013
Q100 = 42 CFS
V100 = 13.37 FPS

SCALE: 1"= 20'
0' 20' 40' 60'

DRAINAGE LEGEND

- PROJECT LIMITS
- 100 YR FLOODPLAIN
- EXISTING CONTOUR (690)
- PROPOSED CONTOUR (690)
- EXISTING FIRE HYDRANT
- EXISTING WATER (W)
- EXISTING UNDERGROUND ELECTRIC (UGE)
- EXISTING GAS (G)
- EXISTING SEWER (SS)
- PROPOSED SEWER (SS) MANHOLE
- PROPOSED WATER (W) FIRE HYDRANT
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED GAS (G)
- PROPOSED UNDERGROUND ELECTRIC (UGE)
- FLOW ARROW
- CURLEX SINGLE NET EROSION CONTROL BLANKETS

DRAINAGE & GRADING NOTES:

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CAUTION!!

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NO.	REVISION	DATE

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER
6-4-2024

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2
NEW BRAUNFELS, TEXAS

STORM DRAIN A-5 - PLAN & PROFILE
STA. 1+00.00 TO 1+56.03

PLAT NO.
JOB NO. 30001-72
DATE 5-1-2024
DESIGNER GDL
CHECKED GL DRAWN CA
SHEET C1.04

FOR PERMIT

Date: Jun 04, 2024, 1:52pm User ID: bhughey
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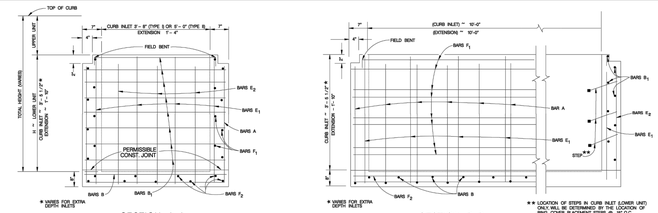


SECTION A–A

SECTION B–B

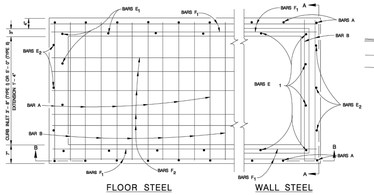
REINFORCING STEEL

LOWER UNIT 10' X 3' – 8" (TYPE I)				
BAR	NO.	SIZE	SPAC.	LENGTH
A	12	#4	12"	VARIES
B	11	#4	12"	4'-4"
B_1	VARIES	#4	12"	4'-4"
E_1	20	#4	9"±	VARIES
E_2	6	#4	9"±	VARIES
F_1	VARIES	#4	12"±	10'-10"
F_2	9	#4	—	10'-10"

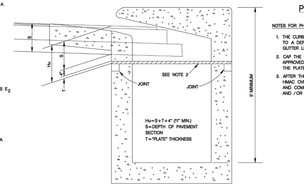
LOWER UNIT 10' X 5' – 0" (TYPE II)				
BAR	NO.	SIZE	SPAC.	LENGTH
A	12	#4	12"	VARIES
B	11	#4	12"	5'-10"
B_1	VARIES	#4	12"	5'-10"
E_1	22	#4	9"±	VARIES
E_2	8	#4	9"±	VARIES
F_1	VARIES	#4	12"±	10'-10"
F_2	11	#4	—	10'-10"

GENERAL NOTES

1. 5' INLETS AND 5' EXTENSIONS MUST BE IN ACCORDANCE WITH THE LATEST TXDOT CURB INLET TYPE "C" AND EXTENSION TYPE E (S–C).
2. TYPE C-6 INLET TO BE USED ONLY WHEN STORM DRAIN PIPE IS IN-LINE WITH CURB INLET AND APPROVED BY THE ENGINEER.
3. QUANTITIES SHOWN ARE FOR CONTRACTORS INFORMATION ONLY.
4. CONCRETE FOR STRUCTURES SHALL BE CLASS "A", 3000 PSI IN 28 DAYS.
5. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS.
6. ALL REINFORCING STEEL SHALL HAVE A MINIMUM COVER OF 1"–1½".
7. ALL REINFORCING STEEL SHALL CONFORM TO A.S.T.M. A-615, GRADE 60 REQUIREMENTS.
8. ALL EXPOSED CORNERS SHALL BE CHAMFERED TO 3 / 4".
9. DEPRESSION SLAB SHALL RECEIVE A WOOD FLOAT FINISH.
10. FACE OF INLET TO CONFORM TO FACE OF CURB LINE.
11. ALL BARS INTERCEPTING MANHOLE RING & COVER SHALL BE CUT OR BENT.
12. PAYMENT FOR ALL EXCAVATION, BACK-FILLING, CONCRETE, REINFORCING STEEL, RING AND COVER, CURB ARMOR AND STEPS SHALL BE INCLUDED IN THE UNIT COST OF ITEM 403 "STORM SEWER JUNCTION BOXES AND INLETS".
13. CAST IRON MANHOLE RING AND COVER TO BE PLACED NEXT TO OUTLET PIPE, EXCEPT FOR VERTICAL OUTLET PIPE IN WHICH CASE MANHOLE RING AND COVER WILL BE OFFSET.
14. GALVANIZED BOLTS, NUTS, WASHERS, PLATES AND GASKETS ARE SUBSIDIARY TO INLETS.
15. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MEANS TO LIFT AND PLACE THE INLETS WHEN USING PRECAST UNITS.
16. ALL BARS AT PIPE BLOCKOUT LOCATIONS SHALL BE CUT OR BEND.
17. ALL LOWER UNITS SHALL RECEIVE INVERT MORTAR SHAPING.
18. PIPE BLOCKOUTS IN INLET WALLS SHOULD NOT EXCEED 3' BEYOND THE OUTER SHELL OF THE PIPE, TAKING INTO ACCOUNT THE SWOW OF THE PIPE AS NECESSARY. CONSTRUCTION JOINT MAY BE PLACED A MINIMUM OF 6".



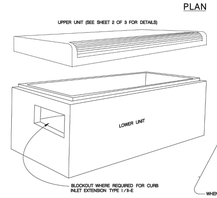
FLOOR STEEL WALL STEEL



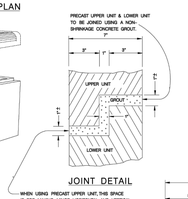
PHASE CONSTRUCTION

NOTES FOR PHASE CONSTRUCTION (WHEN DIRECTED BY THE ENGINEER):

1. THE CURB INLET AND EXTENSION SHALL BE CONSTRUCTED TO A DEPTH "H2" BELOW THE INLET AND EXTENSION OUTTER LINE ELEVATION.
2. CAP THE CURB INLET AND EXTENSION WITH A STEEL PLATE. AS DIRECTED BY THE ENGINEER AND CONSTRUCT THE ROADWAY OVER THE PLATE.
3. AFTER THE ROADWAY IS COMPLETED, BUT PRIOR TO THE FINAL HMAC OVERLAY, SAW CUT THE PAVEMENT, REMOVE THE PLATE AND COMPLETE THE UPPER PORTION OF THE CURB INLET AND /OR EXTENSION.

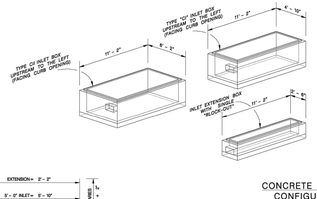


PLAN



JOINT DETAIL

WHEN USING PRECAST UPPER UNIT, THIS SPACE IS FOR MAKING MINOR HORIZONTAL AND VERTICAL ADJUSTMENTS TO ACCOMODATE A FIT BETWEEN THE UPPER AND LOWER UNIT THAT ALLOWS FOR A MATCH LINE AND GRADE BETWEEN THE ROADWAY CURB AND THE UPPER UNIT OF THE INLET.



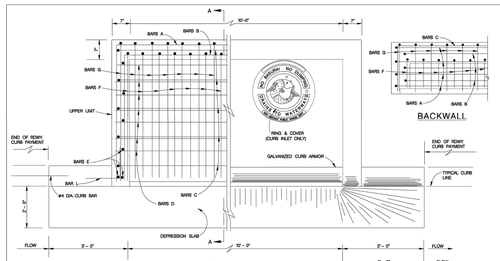
BARS A
(LOWER UNIT)

CONCRETE INLET BOX CONFIGURATIONS (LOWER UNITS)

NOTE:
CURB ARMOR NOT REQUIRED ON CURB INLETS.

MAY 2009
CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

TYPE "C" INLET (TYPE I & II)
& INLET EXTENSION STANDARDS
SHEET 1 OF 3



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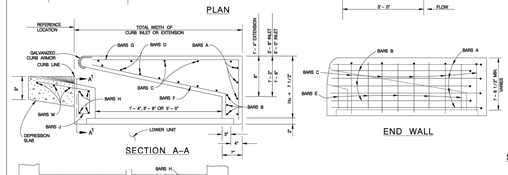
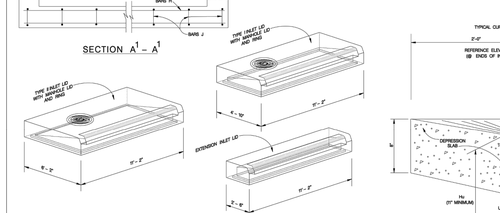
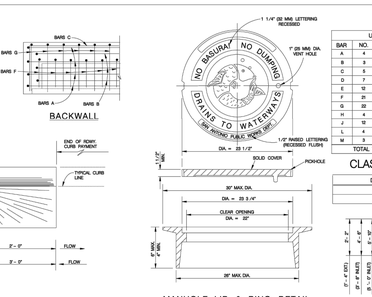


SECTION A–A



SECTION A^1 – A^1

CONCRETE INLET LID CONFIGURATIONS (UPPER UNITS)

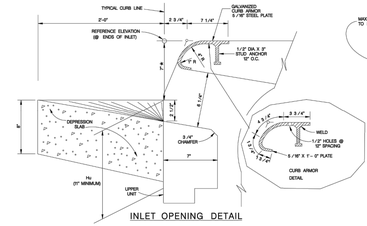


MANHOLE LID & RING DETAIL (ITEM 409)

NOTES FOR MANHOLE LID AND RING

1. FOR LID DESIGN OUTSIDE OF CITY OF SAN ANTONIO, DELETE "SAN ANTONIO PUBLIC WORKS DEPT."
2. CASTING NUMBER AND MANUFACTURER'S I.D. ON LID AND RING.
3. LOAD BEARING CAPABILITY OF HS–20 MINIMUM.
4. THE LOAD BEARING SURFACES SHALL BE MACHINE GROUND.
5. THE COMBINED WEIGHT OF THE MANHOLE RING AND COVER MUST BE AT LEAST 280 LBS.

SEE SHEET 1 OF 3 FOR GENERAL NOTES.



INLET OPENING DETAIL

REINFORCING STEEL (FOR Hu = 11")

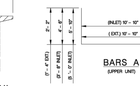
UPPER UNIT 10' X 3'-8" (TYPE I)					
BAR	NO.	SIZE	SPAC.	LENGTH	WEIGHT
A	5	#4	—	10'-10"	33
B	3	#4	—	10'-10"	38
C	5	#4	11"	13'-2"	44
D	7	#4	6"	10'-10"	51
E	18	#4	11"	1'-2"	9
F	21	#6	6"	4'-8"	147
G	22	#6	6"	5'-8"	187
H	4	#4	—	10'-10"	29
J	12	#4	—	2'-4"	28
L	4	#4	—	2'-0"	5
M	3	#4	—	14'-4"	29
TOTAL WEIGHT					620 LBS.

UPPER UNIT 10' X 5'-0" (TYPE II)					
BAR	NO.	SIZE	SPAC.	LENGTH	WEIGHT
A	4	#4	—	10'-10"	29
B	3	#4	—	11'-6"	43
C	7	#4	11"	13'-2"	62
D	11	#4	6"	10'-10"	80
E	18	#4	11"	1'-2"	13
F	21	#6	6"	5'-8"	179
G	22	#6	6"	7'-0"	229
H	4	#4	—	10'-10"	29
J	12	#4	—	2'-4"	28
L	4	#4	—	2'-0"	5
M	3	#4	—	14'-4"	39
TOTAL WEIGHT					759 LBS.

CLASS "A" CONCRETE QUANTITIES (FOR Hu = 11")

DEPRESSION SLAB	C.Y.
10' INLET	0.7
10' EXTENSION	0.7

UPPER UNIT (ONLY)	C.Y.
10' X 3'-8" CURB INLET	1.9
10' X 5'-0" CURB INLET	2.7
10' EXTENSION	1.0



BARS A
(UPPER UNIT)

BAR C
(UPPER UNIT)

BAR G
(UPPER UNIT)

BARS B
(UPPER UNIT)

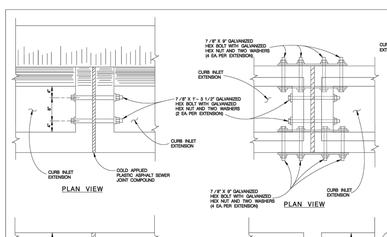
BAR F
(UPPER UNIT)

BAR J
(UPPER UNIT)

BAR L
(UPPER UNIT)

MAY 2009
CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

TYPE "C" INLET (TYPE I & II)
& INLET EXTENSION STANDARDS
SHEET 2 OF 3



INLET BOLTING DETAILS
SHOWING EXTENSION TO EXTENSION

INLET BOLTING DETAILS
SHOWING CURB INLET TO EXTENSION

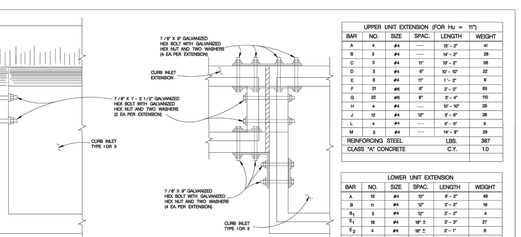
UPPER UNIT EXTENSION (FOR H_U = 11")					
BAR	NO.	SIZE	SPAC.	LENGTH	WEIGHT
A	4	#4	—	9'– 2"	27
B	3	#4	—	9'– 2"	25
C	3	#4	11"	10'– 2"	26
D	3	#4	6"	10'– 10"	22
E	6	#4	11"	1'– 2"	4
F	21	#6	6"	5'– 0"	63
G	22	#6	6"	5'– 8"	110
H	4	#4	—	10'– 10"	29
J	12	#4	12"	3'– 6"	28
L	4	#4	—	2'– 0"	5
M	3	#4	—	14'– 4"	29
REINFORCING STEEL				LBS.	387
CLASS "A" CONCRETE				C.Y.	1.0

LOWER UNIT EXTENSION					
BAR	NO.	SIZE	SPAC.	LENGTH	WEIGHT
A	12	#4	12"	9'– 2"	49
B	11	#4	12"	9'– 2"	16
B1	3	#4	12"	9'– 2"	4
E_1	16	#4	9"±	2'– 9"	27
E_2	4	#4	9"±	2'– 1"	6
F_1	16	#4	9"±	10'– 10"	116
F_2	5	#4	—	10'– 10"	36
REINFORCING STEEL				LBS.	254
CLASS "A" CONCRETE				C.Y.	1.4

GENERAL NOTES

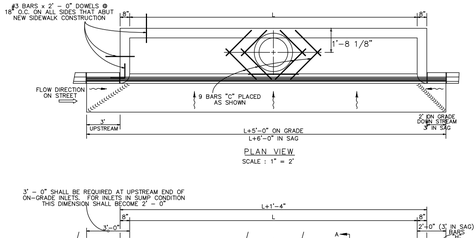
1. WHEN INLET EXTENSIONS ARE REQUIRED FOR ON GRADE INLETS THE EXTENSIONS SHALL BE PLACED ON THE UPSTREAM END OF THE INLET.
2. FOR CURB INLET EXTENSION REINFORCING STEEL NOTES & VARIOUS OTHER APPLICABLE DETAILS NOT FOUND ON THIS SHEET, REFER TO SHEETS 1 & 2.

INLET BOLTING DETAILS
SHOWING CURB INLET TO EXTENSION



MAY 2009
CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

TYPE "C" INLET (TYPE I & II)
& INLET EXTENSION STANDARDS
SHEET 3 OF 3

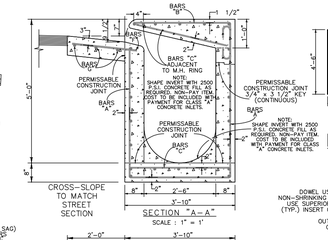


3'– 0" SHALL BE REQUIRED AT UPSTREAM END OF ON–GRADE INLETS. FOR INLETS IN SUMP CONDITION THIS DIMENSION SHALL BECOME 2'– 0"

FRONT VIEW
SCALE : 1" = 2"

MANHOLE LID & RING DETAIL (ITEM 403)
SCALE : 1" = 8"

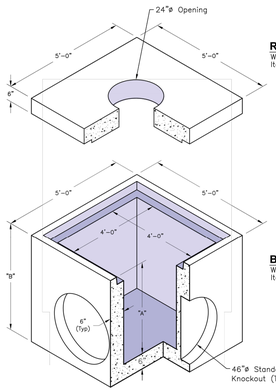
OPENING DETAIL FOR CURB SECTION
SCALE : 1" = 6"


BARS "B"
1/2"
4"
2"
BARS "C" ADJACENT TO M.H. RING
NOTE: SHAPE INVERT WITH 2500 PSI CONCRETE AT ITEM REQUIRED FOR THIS ITEM, COST TO BE INCLUDED WITH PAYMENT FOR CLASS "A" CONCRETE INLETS.
PERMISSABLE CONSTRUCTION JOINT
PERMISSABLE CONSTRUCTION JOINT
BARS "A"
BARS "C"
3"
3"
3

Oldcastle Precast®

Water

4'-0"x4'-0" I.D. Junction Box
Model: JB-440



Roof Slab
Weight – 2,200 Lbs.
Item# – 1208240

GENERAL NOTES:
1. Different Height of Bodies are Available by Request.
2. Frames and Covers Also Available.

SPECIFICATIONS:
1. Concrete has a design strength of 5000 PSI at 28 days.
2. Steel reinforcement: ASTM A-615 Grade 60 or ASTM A-497 Welded wire fabric.
3. Loading: Designed for H20 Loading.
4. C.I. Castings: ASTM A-48, Class 30/35.

Bottom
Weight – See Table
Item# – See Table

Bottom Section

A	B	Weight	Item #
18"	24"	3900 Lbs.	1204800
24"	30"	4575 Lbs.	1204820
30"	36"	5250 Lbs.	1204880
36"	42"	5925 Lbs.	1204920
42"	48"	6600 Lbs.	1204960
48"	54"	7425 Lbs.	1205060
54"	60"	7950 Lbs.	1205150
60"	66"	8625 Lbs.	1205140

Texas Region

For more information about our products please visit us on the web at:
oldcastleprecast.com
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JB-9

888-9 Oldcastle
(888-965-3227)

TYPICAL DETAIL FOR C.M.P. AND S.R.C.M.P.

TYPICAL DETAIL

PIPE BEDDING AND BACKFILL DETAILS
NOT-TO-SCALE

VARIATION OF VERTICAL STACK

VERTICAL STACK DESIGN SHALL BE GOVERNED BY THE DEPTH OF THE TOP OF THE JUNCTION BOX BELOW THE FINISHED STREET GRADE.

MANHOLE LID & RING DETAIL

NOTES FOR MANHOLE LID AND RING
1. FOR LID DESIGN OUTSIDE OF CITY OF SAN ANTONIO, DELETE "SAN ANTONIO PUBLIC WORKS DEPT." AND USE CITY OF NEW BRAUNFELS STANDARDS
2. CASTING NUMBER AND MANUFACTURER'S I.D. ON LID AND RING.
3. LOAD BEARING CAPABILITY OF H5–20 MINIMUM.
4. THE LOAD BEARING SURFACES SHALL BE MACHINE GROUND.
5. THE COMBINED WEIGHT OF THE MANHOLE RING AND COVER MUST BE AT LEAST 260 LBS.

PIPE FLUSH WITH INVERT

1. CONCRETE FOR STRUCTURE SHALL BE CLASS "A," 3,000 P.S.I. AT 28 DAYS.

2. ALL EXPOSED EDGES SHALL BE CHAMFERED 3/4".

3. REINFORCING STEEL SHALL BE NEW BILLET STEEL, INTERMEDIATE GRADE, ASTM. A–15. THE DEFORMATION SHALL CONFORM TO ASTM. A–305.

4. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS.

5. ALL BARS INTERCEPTING MANHOLE OPENING AND REINFORCED CONCRETE PIPE SHALL BE FIELD–CUT.

6. WHERE LAPPING OF BARS IS REQUIRED, A MINIMUM LAP OF 33 DIAMETERS SHALL BE USED.

7. INVERT OF JUNCTION BOX TO BE SHAPED WITH CONCRETE FILL (3,000 P.S.I. MIN.) TO EFFECT DRAINAGE TO OUTLET PIPE. COST SUBSIDIARY TO CLASS "A" CONCRETE (JUNCTION BOXES).

CONCRETE COLLAR DETAIL
NOT TO SCALE

NO. | REVISION | DATE

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER
6–4–2024

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2
NEW BRAUNFELS, TEXAS

DRAINAGE DETAILS

PLAT NO.
JOB NO. 30001–72
DATE 5–1–2024
DESIGNER GDL
CHECKED CA DRAWN CA
SHEET C1.11

FOR PERMIT

Date: Jun 04, 2024, 1:52pm User ID: bhughey
File: P:\3001\01\72\Design\Civil\SDDT-30001-72.dwg

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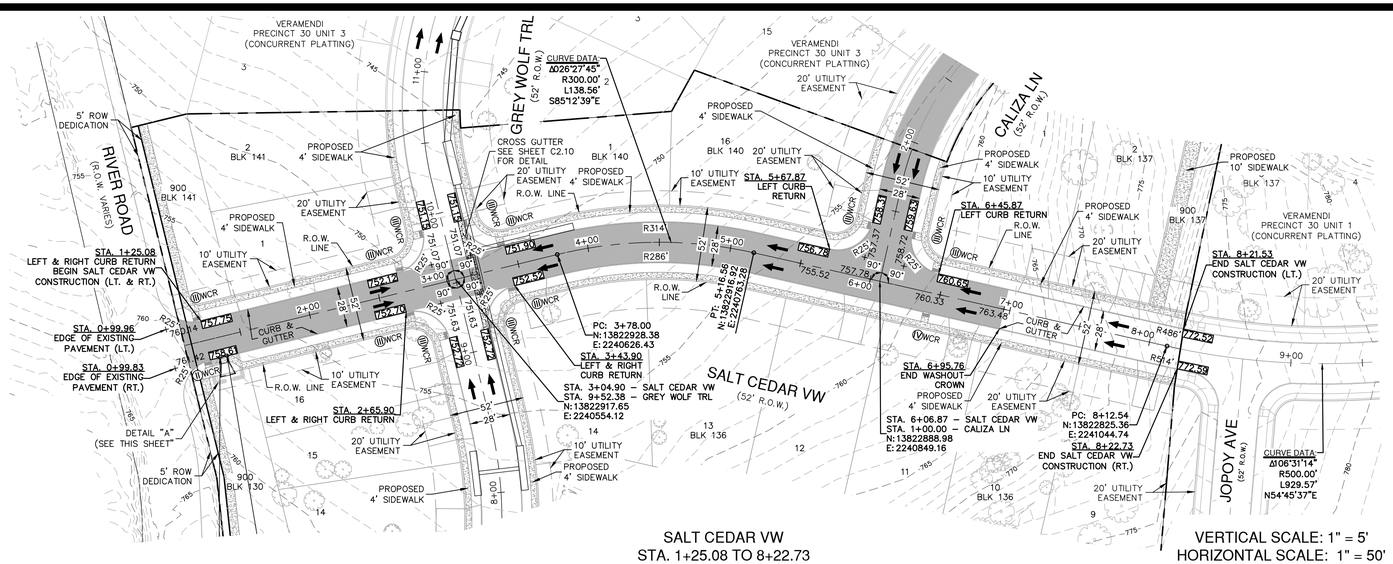


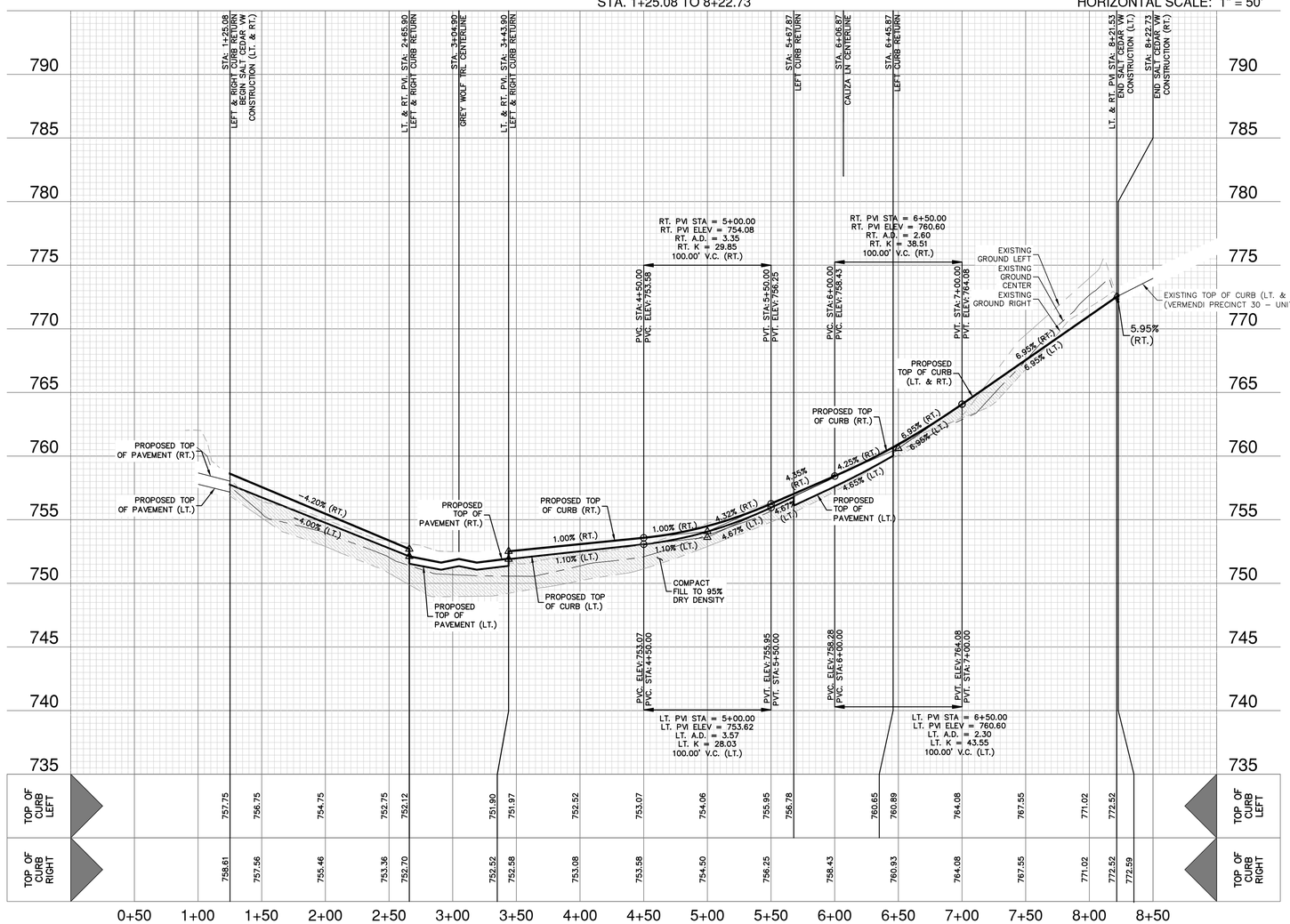
SCALE: 1"= 50'
0' 50' 100' 150'

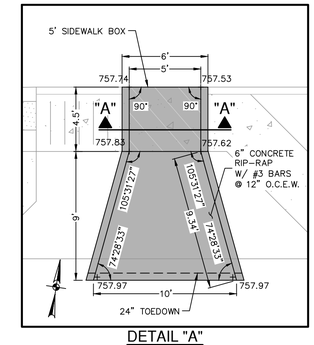
STREET LEGEND

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) ×
WASHOUT CROWN SECTION	
SIDEWALK (SEE SHEETS C3.00 & C3.01 FOR DEVELOPER RESPONSIBILITY)	
DRIVEWAY	

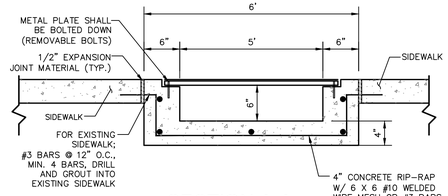
SALT CEDAR VW
STA. 1+25.08 TO 8+22.73

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





DETAIL "A"
1" = 5'



SECTION A-A
5' SIDEWALK BOX
NOT-TO-SCALE

STREET NOTES:

1. CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE-IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
2. 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 CLEAR VISION EASEMENTS SUCH THAT THE ELEVATION WITHIN THE CLEAR VISION EASEMENT IS NOT HIGHER THAN 3 FEET ABOVE THE ADJACENT TOP OF PAVEMENT.
3. DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.
4. PER THE VERAMENDI DEVELOPMENT & DESIGN CONTROL DOCUMENT, SECTION 13.3.4, TABLE 13-2, LOCAL STREETS WERE DESIGNED FOR 25 MPH.

NO.	REVISION	DATE

11-18-2024

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2
NEW BRAUNFELS, TEXAS

SALT CEDAR VW - PLAN & PROFILE
STA. 1+25.08 TO 8+22.73

PLAT NO.
JOB NO. 30001-72
DATE 5-1-2024
DESIGNER GDL
CHECKED GL DRAWN CA
SHEET C2.00

FOR PERMIT

Date: Nov 18, 2024, 11:46am User ID: bhenke
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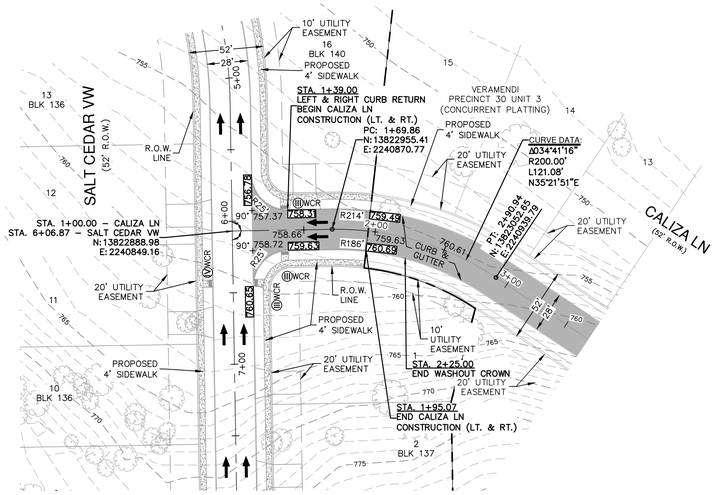

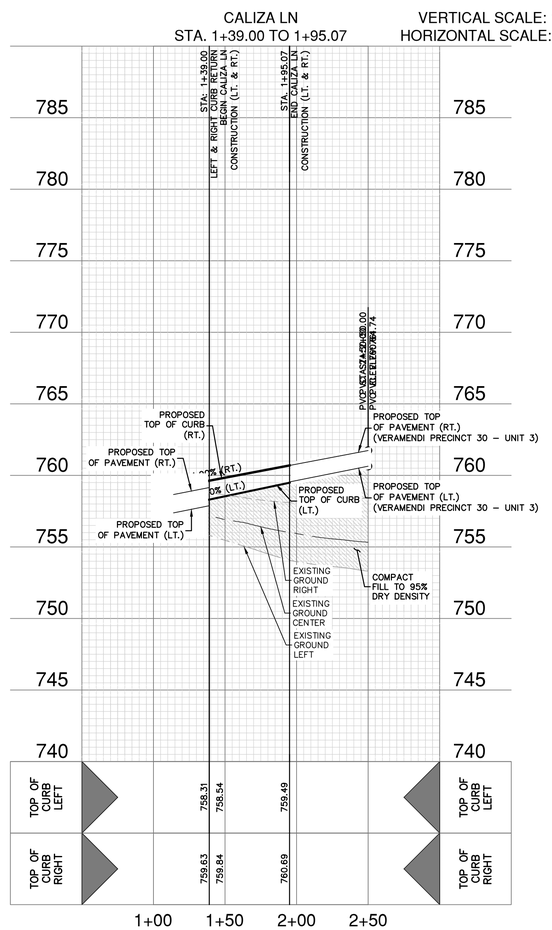

STREET LEGEND

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) ×
WASHOUT CROWN SECTION	
SIDEWALK (SEE SHEETS C3.00 & C3.01 FOR DEVELOPER RESPONSIBILITY)	
DRIVEWAY	

STREET NOTES:

1. CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE–IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
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NO.	REVISION	DATE

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER
6–4–2024

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2

NEW BRAUNFELS, TEXAS

CALIZA LN - PLAN & PROFILE
STA. 1+39.00 TO 1+95.07

PLAT NO.
JOB NO. 30001–72
DATE 5–1–2024
DESIGNER GDL
CHECKED CA DRAWN CA
SHEET C2.01

FOR PERMIT

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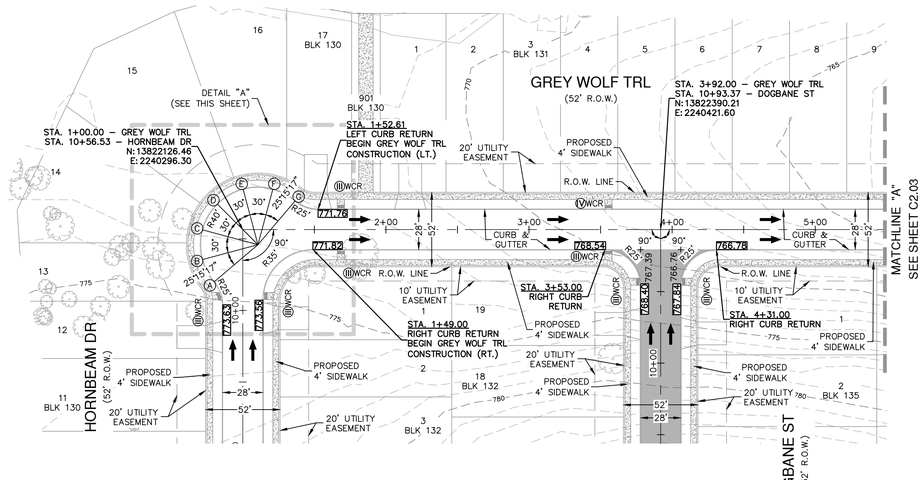
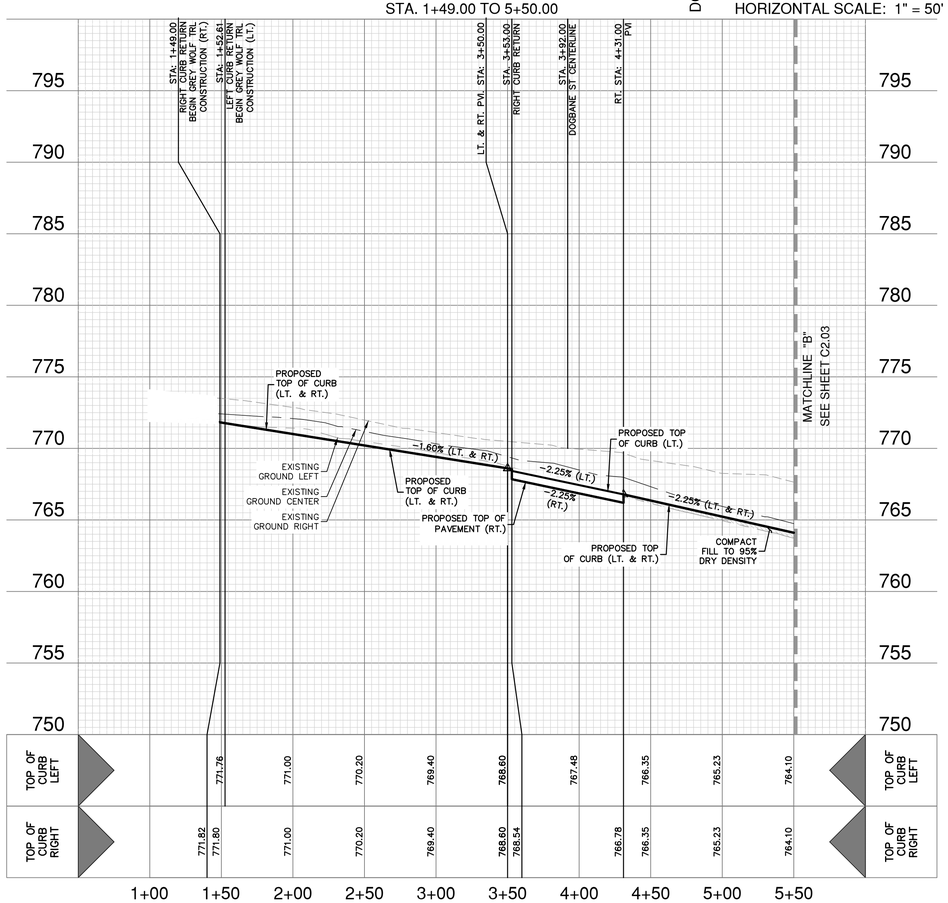
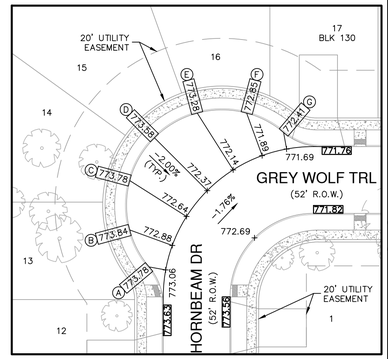


GREY WOLF TRL
STA. 1+49.00 TO 5+50.00

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





DETAIL "A"
SCALE: 1" = 30'

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

STREET LEGEND

PROJECT LIMITS	
EXISTING CONTOUR	970
CORRECTED EFFECTIVE 100 YR FLOOD PLAIN	
PROPOSED 100 YR FLOOD PLAIN	
WHEELCHAIR RAMP	(I)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) ×
WASHOUT CROWN SECTION	
SIDEWALK (SEE SHEETS C3.00 & C3.01 FOR DEVELOPER RESPONSIBILITY)	
DRIVEWAY	

STREET NOTES:

1. CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE-IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
2. 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 CLEAR VISION EASEMENTS SUCH THAT THE ELEVATION WITHIN THE CLEAR VISION EASEMENT IS NOT HIGHER THAN 3 FEET ABOVE THE ADJACENT TOP OF PAVEMENT.
3. DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.

NO.	REVISION	DATE

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER
6-4-2024

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5533
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2
NEW BRAUNFELS, TEXAS

GREY WOLF TRL - PLAN & PROFILE
STA. 1+49.00 TO 5+50.00

PLAT NO.
JOB NO. 30001-72
DATE 5-1-2024
DESIGNER GDL
CHECKED GL DRAWN CA
SHEET C2.02

FOR PERMIT

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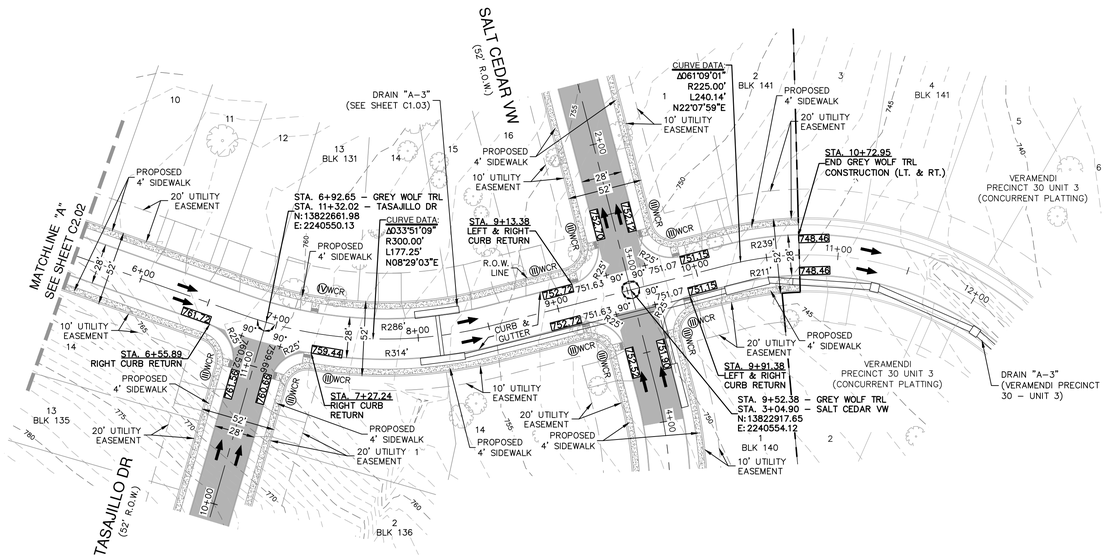

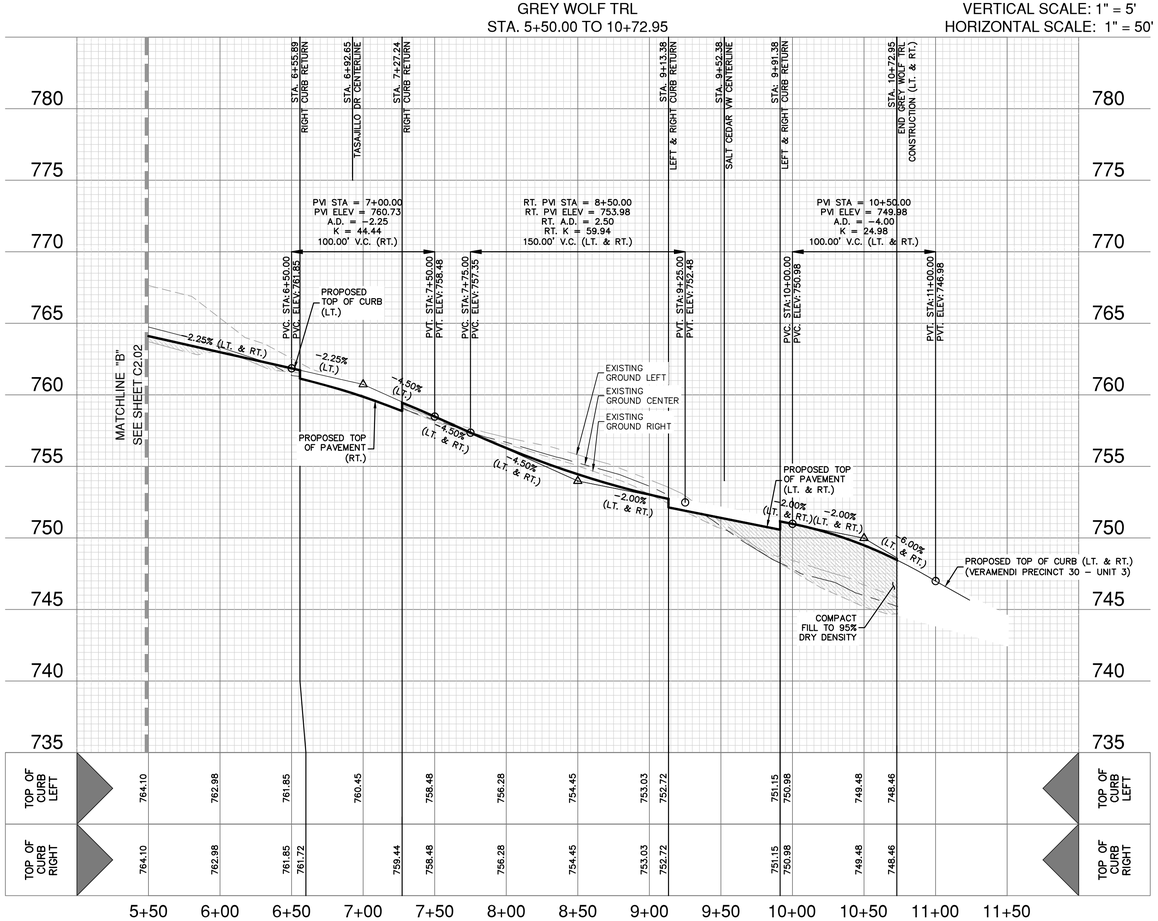

SCALE: 1"= 50'
0' 50' 100' 150'

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) ×
WASHOUT CROWN SECTION	
SIDEWALK (SEE SHEETS C3.00 & C3.01 FOR DEVELOPER RESPONSIBILITY)	
DRIVEWAY	

STREET NOTES:

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NO.	REVISION	DATE

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED PROFESSIONAL ENGINEER
6-4-2024

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5533
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2
NEW BRAUNFELS, TEXAS

GREY WOLF TRL - PLAN & PROFILE
STA. 5+50.00 TO 10+72.95

PLAT NO.
JOB NO. 30001-72
DATE 5-1-2024
DESIGNER GDL
CHECKED GL DRAWN CA
SHEET C2.03

FOR PERMIT

Date: Jun 04, 2024, 1:55pm User ID: bhughey
File: P:\300\01\72\Design\Civil\ST-30001-72-GREY WOLF TRL-.dwg
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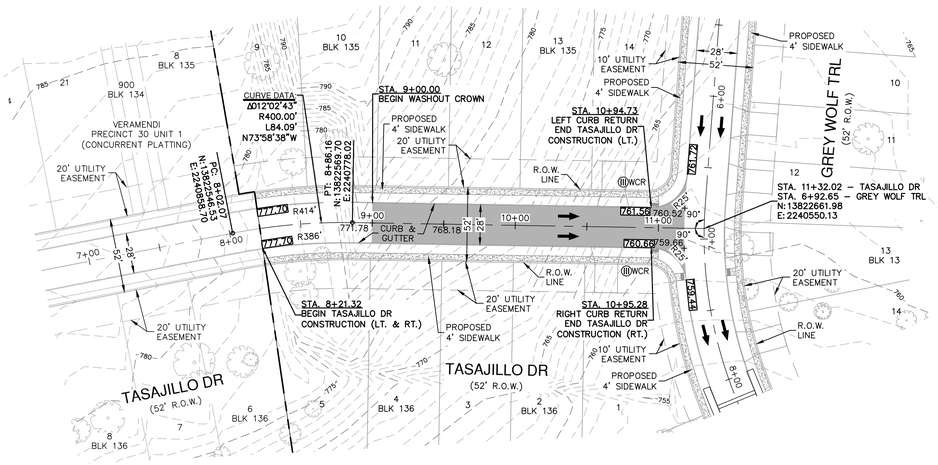

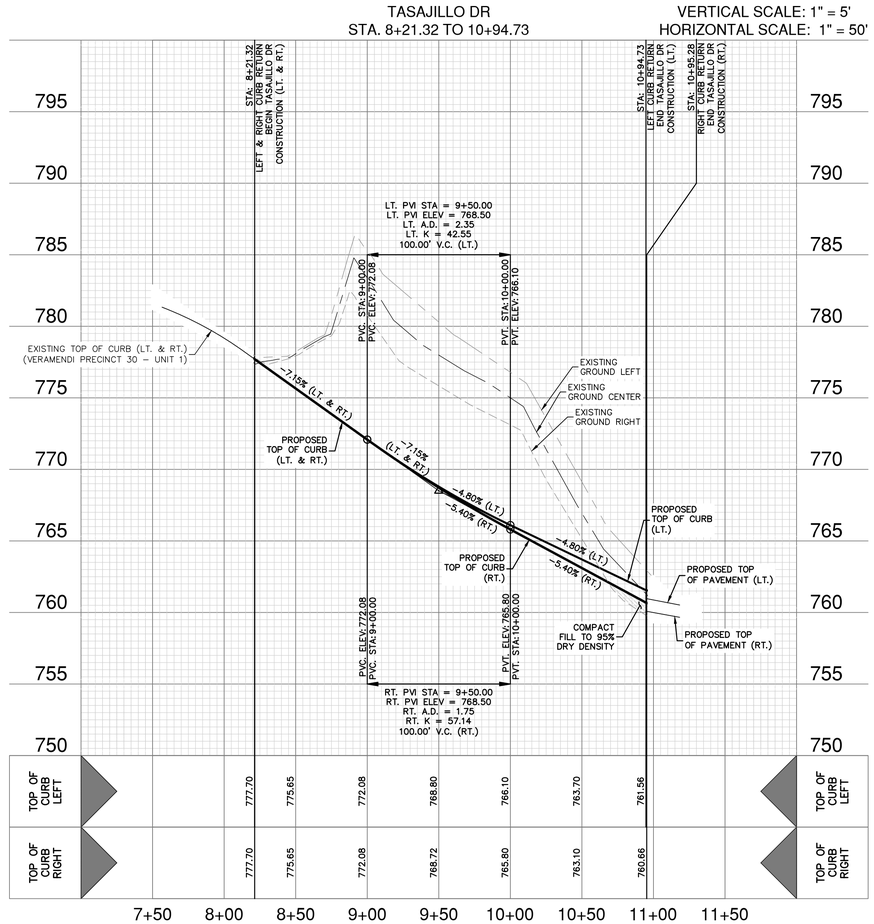

SCALE: 1"= 50'
0' 50' 100' 150'

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) ×
WASHOUT CROWN SECTION	
SIDEWALK (SEE SHEETS C3.00 & C3.01 FOR DEVELOPER RESPONSIBILITY)	
DRIVEWAY	

STREET NOTES:

1. CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE–IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
2. 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 CLEAR VISION EASEMENTS SUCH THAT THE ELEVATION WITHIN THE CLEAR VISION EASEMENT IS NOT HIGHER THAN 3 FEET ABOVE THE ADJACENT TOP OF PAVEMENT.
3. DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.

NO.	REVISION	DATE

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER
6–4–2024

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2

NEW BRAUNFELS, TEXAS

TASAJILLO DR - PLAN & PROFILE
STA. 8+21.32 TO 10+94.73

PLAT NO.
JOB NO. 30001–72
DATE 5–1–2024
DESIGNER GDL
CHECKED JP DRAWN CA
SHEET C2.04

FOR PERMIT

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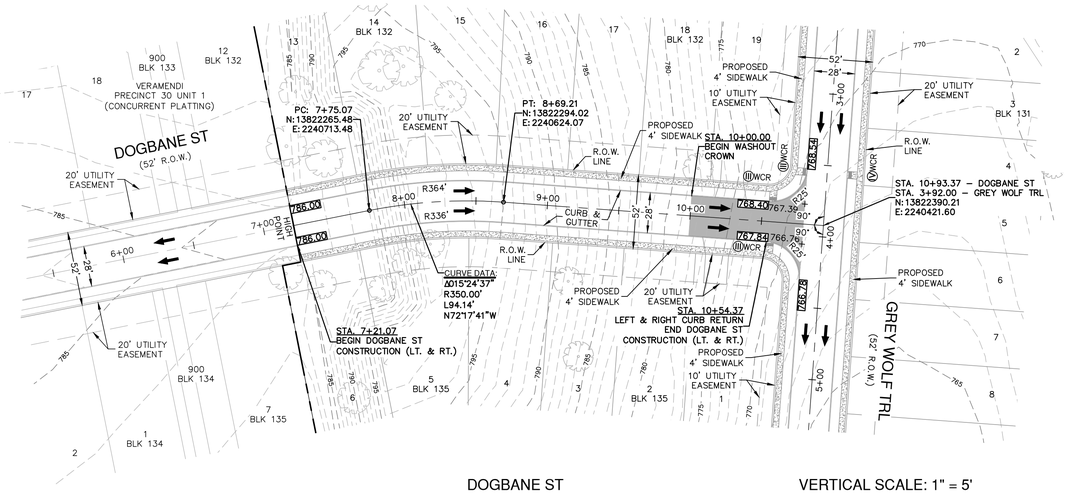
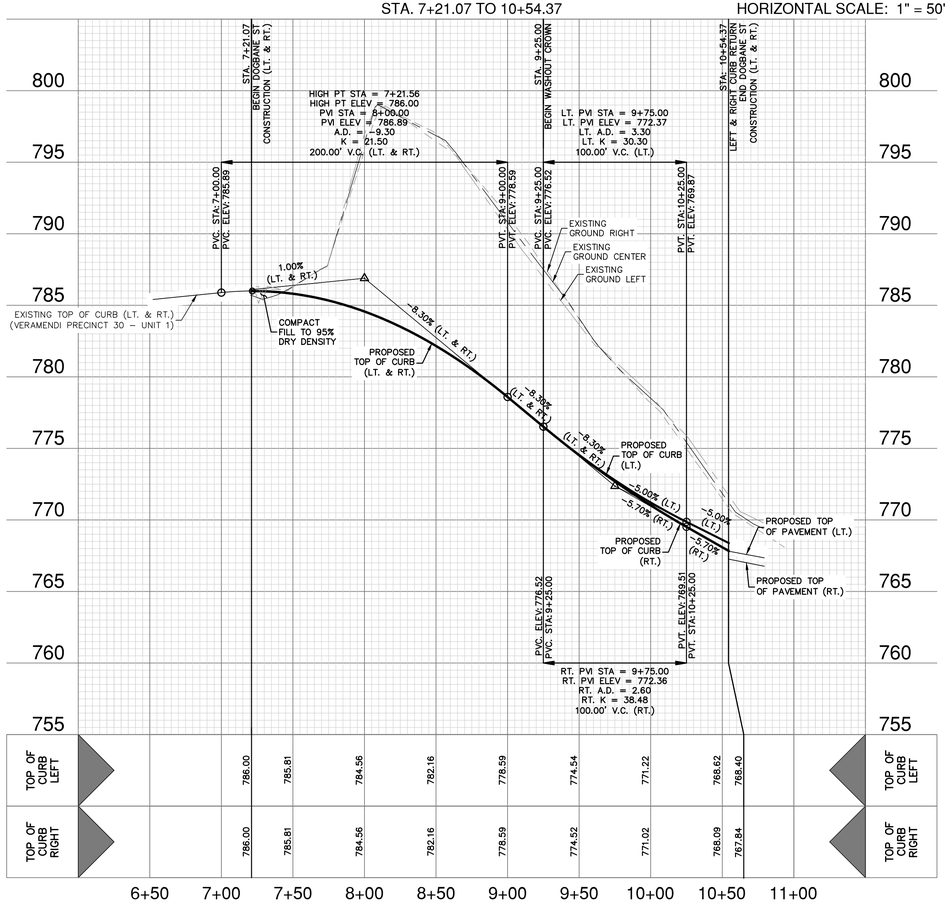


DOGBANE ST
STA. 7+21.07 TO 10+54.37

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



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) ×
WASHOUT CROWN SECTION	
SIDEWALK (SEE SHEETS C3.00 & C3.01 FOR DEVELOPER RESPONSIBILITY)	
DRIVEWAY	

STREET NOTES:

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NO.	REVISION	DATE

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER
6–4–2024

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5533
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2

NEW BRAUNFELS, TEXAS

DOGBANE ST - PLAN & PROFILE
STA. 7+21.07 TO 10+54.37

PLAT NO.
JOB NO. 30001–72
DATE 5–1–2024
DESIGNER GDL
CHECKED CA DRAWN CA
SHEET C2.05

FOR PERMIT

Date: Jun 04, 2024, 1:56pm User ID: bhughey
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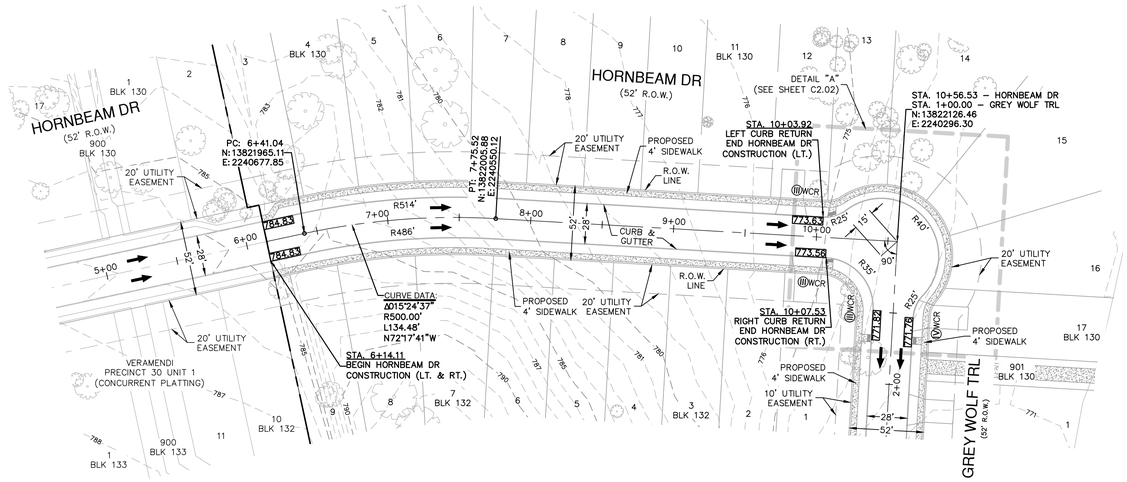
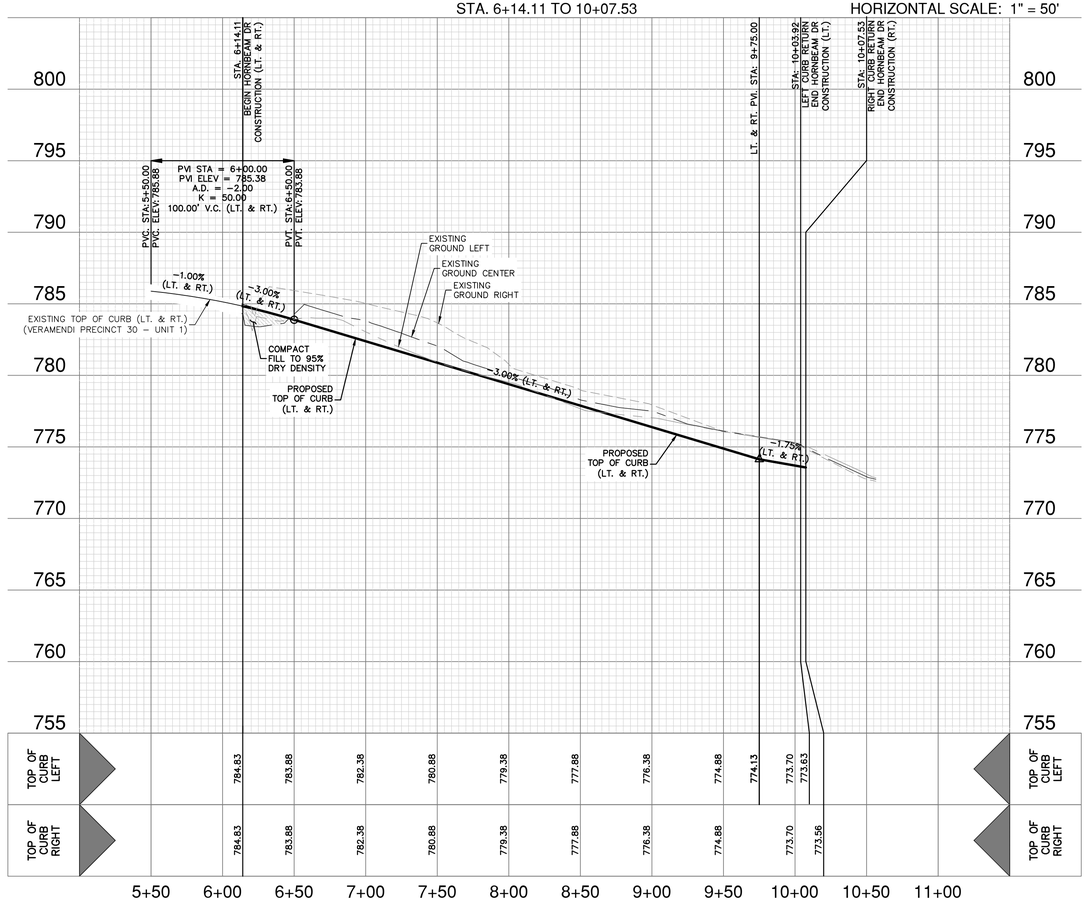


HORNBEAM DR
STA. 6+14.11 TO 10+07.53

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



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

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) ×
WASHOUT CROWN SECTION	
SIDEWALK (SEE SHEETS C3.00 & C3.01 FOR DEVELOPER RESPONSIBILITY)	
DRIVEWAY	

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NO.	REVISION	DATE

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER
6-4-2024

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2
NEW BRAUNFELS, TEXAS

HORNBEAM DR - PLAN & PROFILE
STA. 6+14.11 TO 10+07.53

PLAT NO.
JOB NO. 30001-72
DATE 5-1-2024
DESIGNER GDL
CHECKED JC DRAWN CA
SHEET C2.06

FOR PERMIT

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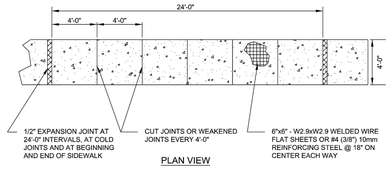
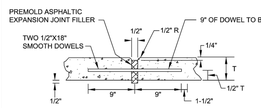
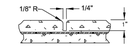
SIDEWALK
(RESIDENTIAL)



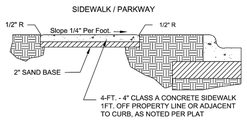
PLAN VIEW



EXPANSION JOINT



WEAKENED PLANE JOINT



TYPICAL SECTION

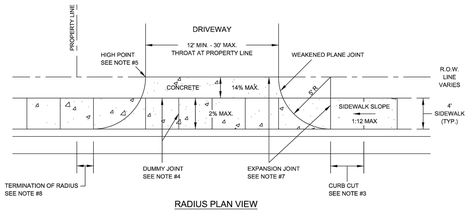
NOTES:

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

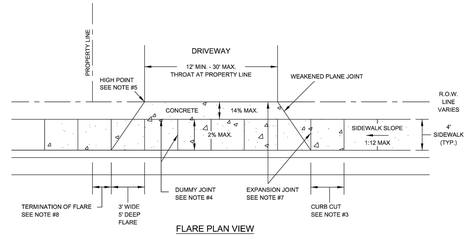
DATE APPROVED: 07/2008	DWG. NO: ST-016	SCALE: N.T.S.
DRAWN BY: RAS	SHEET: 1 OF 1	
FILENAME: SIDEWALK (RESIDENTIAL)		

City of New Braunfels ENGINEERING DEPARTMENT

DRIVEWAY APRON
(RESIDENTIAL - ONE OR TWO FAMILY)



RADIUS PLAN VIEW

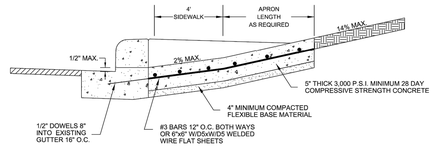


FLARE PLAN VIEW

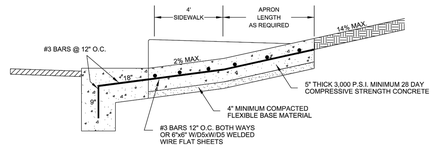
DATE APPROVED: 04/2016	DWG. NO: ST-014.1	SCALE: N.T.S.
DRAWN BY: RAS	SHEET: 1 OF 2	
FILENAME: DRIVEWAY (RESIDENTIAL - ONE OR TWO FAMILY)		

City of New Braunfels ENGINEERING DEPARTMENT

DRIVEWAY APRON
(RESIDENTIAL - ONE OR TWO FAMILY)



STRUCTURAL SECTION



NO EXISTING CURB STRUCTURAL SECTION

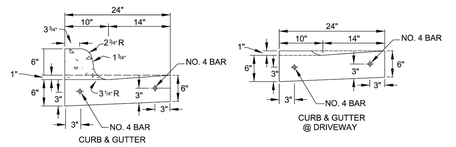
NOTES:

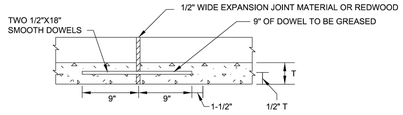
1. WHERE GUTTER DOES NOT EXIST DRIVEWAY APRON SHALL EXTEND TO EDGE OF ASPHALT AND SHALL HAVE A MINIMUM 6" WIDE 1' DEEP GRADE BEAM MONOLITHIC AND REINFORCED SIMILAR TO APRON.
2. PLACEMENT OF SIDEWALK SHOWN IS TYPICAL; HOWEVER, ALTERNATIVE SIDEWALK PLACEMENT COMMON TO DRIVEWAY APRON WILL BE CONSIDERED PROVIDED CROSS SLOPE OF SIDEWALK IS NO GREATER THAN 2%.
3. CURB CUT LENGTH NO GREATER THAN AS REQUIRED TO MATCH SLOPE OF ADJACENT SIDEWALK.
4. DUMMY JOINTS TO BE PROVIDED AT MINIMUM 4-FT. INTERVALS PERPENDICULAR TO THE CURB LINE WITHIN THE SIDEWALK AREA AND PARALLEL TO THE SIDEWALK AREA.
5. PROVIDE A MINIMUM 7" HIGH POINT. HIGH POINT HEIGHT SHALL BE MEASURED FROM THE GUTTER FLOW LINE TO THE DRIVEWAY APRON. NOTE HIGH POINT MAY OCCUR OUTSIDE OF ROW.
6. DRIVEWAY THROAT TRANSITION MAY OCCUR OUTSIDE OF ROW.
7. PROVIDE EXPANSION JOINTS AT ALL SIDEWALK AND DRIVEWAY THROAT JOINTS. EXPANSION JOINTS SHALL BE PLACED USING 1/2" ASPHALTIC MATERIAL WITH 1/2" DOWELS 16" O.C.
8. THE TANGENT POINT OF THE DRIVEWAY CURB RETURN AT THE PUBLIC ROADWAY LINE OR FLARE SHALL BE A MINIMUM DISTANCE OF 1' OFF THE PROPERTY PROJECTED PERPENDICULAR TO THE STREET CENTERLINE, EXCEPT SINGLE FAMILY OR ZERO LOT LINE LOTS. ON SINGLE FAMILY ZERO LOT LINE LOTS WHERE THE DRIVE IS ON THE ZERO LOT LINE, THE TANGENT POINT OR FLARE SHALL BE NO GREATER THAN 3' BEYOND THE ADJOINING PROPERTY LINE PROJECTED PERPENDICULAR TO THE STREET CENTERLINE.

DATE APPROVED: 04/2016	DWG. NO: ST-014.2	SCALE: N.T.S.
DRAWN BY: RAS	SHEET: 2 OF 2	
FILENAME: DRIVEWAY (RESIDENTIAL - ONE OR TWO FAMILY)		

City of New Braunfels ENGINEERING DEPARTMENT

CURB AND GUTTER





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

NOTES:

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

DATE APPROVED: 07/2008	DWG. NO: ST-013	SCALE: N.T.S.
DRAWN BY: RAS	SHEET: 1 OF 1	
FILENAME: CURB & GUTTER		

City of New Braunfels ENGINEERING DEPARTMENT

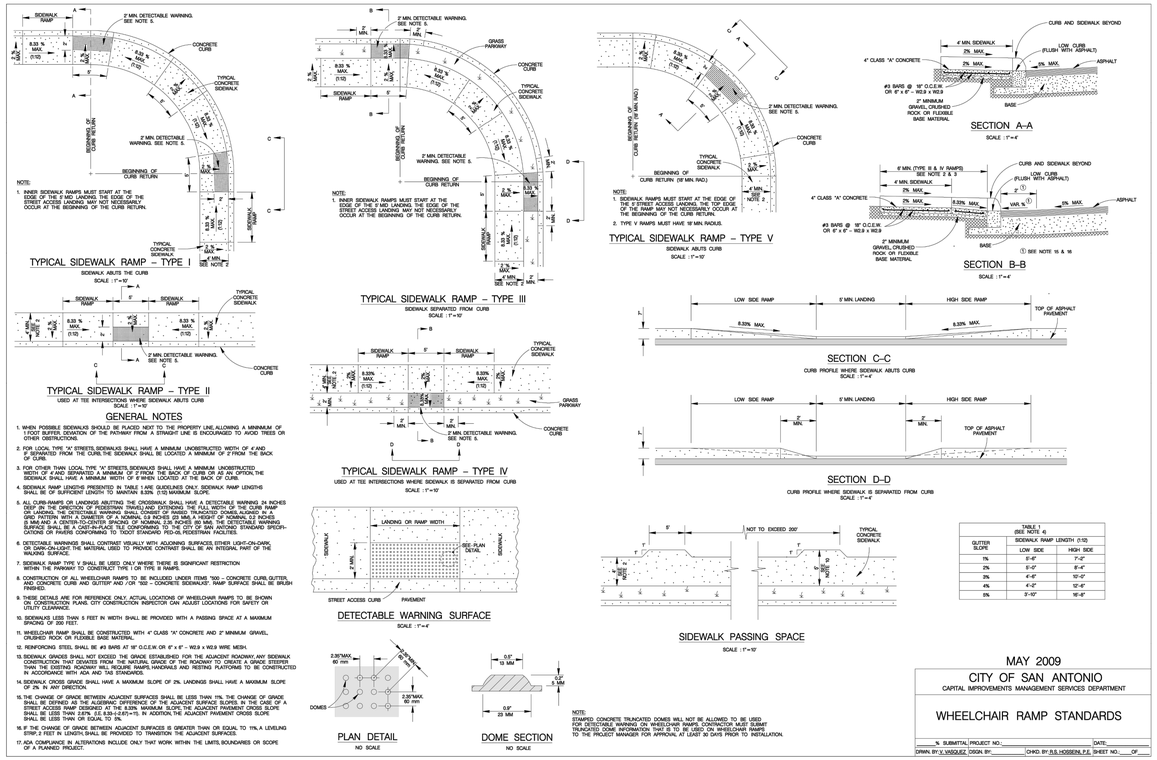


TABLE 1
(SEE NOTE 4)

GUTTER SLOPE	SIDEWALK RAMP LENGTH (1:12)	
	LOW SIDE	HIGH SIDE
1%	5'-8"	7'-2"
2%	5'-0"	8'-4"
3%	4'-8"	10'-0"
4%	4'-2"	12'-6"
5%	3'-10"	16'-8"

MAY 2009

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

WHEELCHAIR RAMP STANDARDS

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

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5533
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2
NEW BRAUNFELS, TEXAS
STREET DETAILS

PLAT NO.
JOB NO. 30001-72
DATE 5-1-2024
DESIGNER GDL
CHECKED GL DRAWN CA
SHEET C2.10

FOR PERMIT

Date: Jun 04, 2024, 1:57pm User ID: bhughey
File: P:\3001\01\72\Design\Civil\STD-30001-72.dwg

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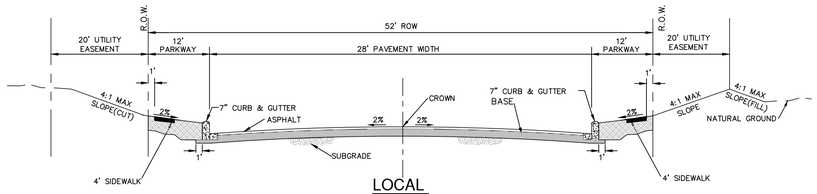


LOCAL
TYPICAL STREET SECTION

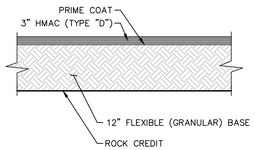
NOT-TO-SCALE

LOCAL STREET WITH INFORMAL ON-STREET PARKING
NEIGHBORHOOD CENTER, RESORT, NEIGHBORHOOD (MIXED DENSITY)
RESIDENTIAL AND PARK PLANNING AREAS
SALT CEDAR VW
DOGBANE ST
HORNBEAM DR
TASAJILLO DR
CALIZA LN
GREY WOLF TRL

Pavement Section

3" Type D HMAC
12" Flexible Granular base
Rock credit

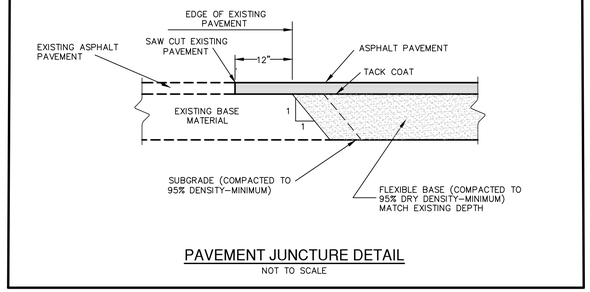
Total: 15"
Structural No: 3.00



LOCAL

NOT TO SCALE
SALT CEDAR VW
DOGBANE ST
HORNBEAM DR
TASAJILLO DR
CALIZA LN
GREY WOLF TRL

IF CLAYS ARE ENCOUNTERED AT THE FINISHED STREET SUBGRADE, CONTRACTOR SHALL FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR UTILIZING SELECT FILL OR EXPOSING INTACT ROCK AND CONSTRUCT THE ROCK SUBGRADE PAVEMENT SECTION IN ACCORDANCE WITH THE GEOTECHNICAL LETTER BY RABA KISTNER CONSULTANTS, INC., PROJECT NO. ANA24-019-00, DATED OCTOBER 1, 2024.



PAVEMENT JUNCTURE DETAIL

NOT TO SCALE

NOTES:

1. PAVEMENT DESIGN THICKNESS BASED ON GEOTECHNICAL REPORTS BY RABA KISTNER CONSULTANTS, INC., PROJECT NO. ANA24-016-00, DATED JUNE 6, 2024.
2. REFERENCE PROJECT GEOTECHNICAL REPORT, PROJECT SPECIFICATIONS AND CITY OF NEW BRAUNFELS SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND ALTERNATE PAVEMENT SECTIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING MATERIAL TESTING. TESTING TO BE PAID BY OWNER.
4. ALL THE CLAYS SHOULD BE REMOVED TO EXPOSE THE MARL TO LIMESTONE SUBGRADE. IF THICKER CLAYS ARE ENCOUNTERED AT THE FINISHED STREET SUBGRADE, THEN THE GEOTECHNICAL RECOMMENDATIONS PRESENTED FOR CLAY SUBGRADES SHOULD BE USED. CONTACT RABA KISTNER FOR FURTHER DIRECTION IF THICKER CLAYS ARE ENCOUNTERED.
5. SUBGRADE SOILS SHALL BE TESTED FOR SOLUBLE SULFATE CONTENT PRIOR TO LIME TREATMENT.
6. THE FOLLOWING IS AN EXCERPT FROM THE PROJECT GEOTECHNICAL REPORT BY RABA KISTNER CONSULTANTS, INC. DATED MAY 8, 2020, PROJECT NO. ANA20-018-00 AND SUPPLEMENTAL LETTER DATED MAY 20, 2020.
   "WE RECOMMEND THAT PAVEMENTS AT THIS SITE INCLUDE A MINIMUM OF 6 IN. OF LIME-TREATED SUBGRADE. WE RECOMMEND THAT THE REQUIRED LIME CONTENT REDUCE THE PI OF THE SUBGRADE SOIL TO LESS THAN 20 AND INCREASES THE pH OF THE SOIL TO 12.4 OR GREATER, IF THE EXPOSED SOIL HAS A NATURAL PI OF LESS THAN 20 OR CONSISTS OF BEDROCK, THEN THE LIME TREATMENT MAY BE WAIVED."

"IF ON-SITE CLAY IS UTILIZED FOR FILL GRADING, IT SHOULD BE PLACED AND COMPACTED AS DISCUSSED IN THE ON-SITE CLAY FILL SECTION OF THIS REPORT. FOR AREAS THAT REQUIRE FILL AND WHERE PAVEMENT SECTIONS WILL UTILIZE THE CLAY SUBGRADE RECOMMENDATIONS, THE FINAL 8IN. OF FILL SHOULD BE LIME TREATED (SEE LIME TREATED SUBGRADE).

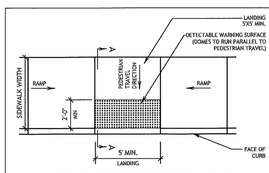
"IF FILL GRADING IS COMPLETED UTILIZING SELECT FILL IN ACCORDANCE WITH THE SELECT FILL SECTION OF THE ORIGINAL REPORT, OR IF NATIVE, INTACT ROCK IS EXPOSED PRIOR TO FILL PLACEMENT (IF NECESSARY), THE LIME TREATED SUBGRADE MAY BE ELIMINATED FROM THE PAVEMENT SECTION AND THE ROCK SUBGRADE RECOMMENDATIONS SHOULD BE UTILIZED. PER APPENDIX 10-A OF THE CITY OF SAN ANTONIO'S DESIGN GUIDANCE MANUAL, A ROCK CREDIT CAN BE GIVEN TO THOSE PAVEMENT SECTIONS OVERLYING A ROCK SUBGRADE. THE ROCK CREDIT PROVIDED SHOULD BE EQUIVALENT TO A 6 IN. STRUCTURAL LAYER FOR STABILIZED SUBGRADE. THE ROCK SUBGRADE MAY ALSO BE UTILIZED FOR THOSE PAVEMENTS THAT ARE PLACED DIRECTLY OVER BOX CULVERTS."

"IF EXCAVATIONS EXTEND TO SIGNIFICANT DEPTHS INTO THE LIMESTONE FORMATION, CONSIDERATION CAN BE GIVEN TO UTILIZING THE EXCAVATED LIMESTONE AS "ALTERNATIVE SELECT FILL." HOWEVER, PROCESSING OF THE EXCAVATED MATERIAL WILL BE REQUIRED TO REDUCE THE MAXIMUM PARTICLE SIZE TO 4 IN. FURTHERMORE, SPECIAL CARE WILL BE REQUIRED DURING EXCAVATION ACTIVITIES TO SEPARATE ORGANICS AND ANY PLASTIC CLAY SEAMS ENCOUNTERED. ALTERNATIVE SELECT FILL MATERIALS SHALL HAVE A MAXIMUM LIQUID LIMIT NOT EXCEEDING 40 AND A PLASTICITY INDEX BETWEEN 7 AND 20. IN ADDITION, IF THESE MATERIALS ARE UTILIZED, GRAIN SIZE ANALYSIS AND ATTERBERG LIMITS MUST BE PERFORMED DURING PLACEMENT AT A RATE OF ONE TEST PER 5,000 CUBIC YARDS OF MATERIAL DUE TO THE HIGH DEGREE OF VARIABILITY ASSOCITED WITH PIT-RUN MATERIALS. IF ON-SITE MATERIALS CANNOT BE PROCESSED TO MEET THE REQUIRED CRITERIA, IMPORTED SELECT FILL MATERIAL SHOULD BE UTILIZED"

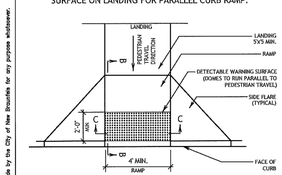
"FOR LIME TREATED SUBGRADE SOILS SHOULD BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DENSITY AT A MOISTURE CONTENT WITHIN THE RANGE OF OPTIMUM MOISTURE CONTENT TO 3 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY TEX-113-E. BASE ON THE RESULT OF THE LIME SERIES CURVE, WE RECOMMEND THAT AT LEAST 3 PERCENT HYDRATED LIME BY WEIGHT BE USED TO REDUCE THE PI OF THE SUBGRADE CLAYS. IF DRY PLACEMENT OF LIME IS USED DURING CONSTRUCTION, AN ADDITIONAL 1 PERCENT OF LIME SHOULD BE ADDED TO ACCOUNT FOR EXPECTED LOSS."

"UPON COMPLETION OF THE PROOFROLLING OPERATIONS AND JUST PRIOR TO FILL PLACEMENT OR FOUNDATION CONSTRUCTION, THE EXPOSED CLAY SUBGRADES SHOULD BE MOISTURE CONDITIONED BY SCARIFYING TO A MINIMUM DEPTH OF 6 IN. AND RECOMPACTING TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DENSITY DETERMINED FROM TXDOT, TEX-114-E OR ASTM D698 COMPACTION TEST."

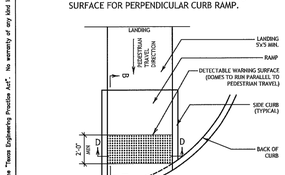
"SELECT FILL SHOULD BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 IN. IN THICKNESS AND COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY TXDOT, TEX-113-E, COMPACTION TEST, OR 98 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698."



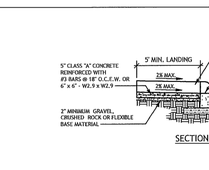
TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON LANDING FOR PARALLEL CURB RAMP.



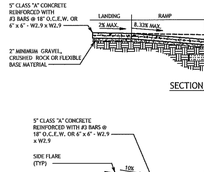
TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE FOR PERPENDICULAR CURB RAMP.



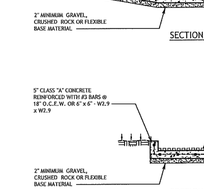
TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN FOR DIRECTIONAL CURB RAMP.



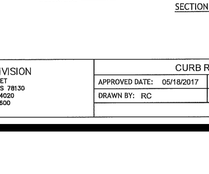
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

CURB RAMP NOTES

1. ALL SLOPES ARE MAXIMUM ALLOWABLE, THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. ADJUST CURB RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS AS DIRECTED.
2. THESE DETAILS ARE FOR REFERENCE ONLY. ACTUAL LOCATIONS OF CURB RAMPS ARE TO BE SHOWN ON THE CONSTRUCTION PLANS. ALL ACCESSIBLE WALK WAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT (ADA) AND TEXAS ACCESSIBILITY STANDARDS (TAS). CITY ENGINEER OR BUILDING OFFICIAL MAY ADJUST LOCATIONS FOR SAFETY OR UTILITY CLEARANCE.
3. THE MINIMUM STANDARD SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 118-49 OF THE NEW BRAUNFELS CODE OF ORDINANCES.
4. ALL LANDINGS WHERE REQUIRED SHALL BE 5'X 5' (60"X60") MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
5. RAMP LENGTHS SHALL BE SUFFICIENT TO MAINTAIN A MAXIMUM SLOPE OF 8.33% (1V:12H), MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND CURB RAMP SURFACES IS 2% (1V:50H).
6. SIDEWALK GRADES SHALL NOT EXCEED THE GRADE ESTABLISHED FOR THE ADJACENT ROADWAY, ANY SIDEWALK CONSTRUCTION THAT DEVIATES FROM THE GRADE OF THE NATURAL GRADE OF THE ROADWAY TO CREATE A GRADE STEEPER THAN THE EXISTING ROADWAY WILL REQUIRE RAMPS, HANDRAILS, AND LANDINGS IN ACCORDANCE WITH CURRENT ADA AND TAS REQUIREMENTS.
7. PROVIDE FLARED RAMP SIDES WITH A MAXIMUM SLOPE OF 10% (1V:10H) MEASURED ALONG THE CURB LINE. CURB RETURNS MAY BE USED IN-LIEU OF SIDE FLARES IN AREAS NOT NORMALLY WALKED ACROSS BY PEDESTRIANS, BECAUSE THE ADJACENT SURFACE IS VEGETATION OR OTHER NON-WALKING SURFACE OR WHERE THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED.
8. MANEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 4'X 4' (48"X48") WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
9. CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN ELSEWHERE IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, CURB RAMPS SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY THE CITY ENGINEER OR BUILDING OFFICIAL.
10. EXISTING FEATURES THAT COMPLY WITH CURRENT TAS REQUIREMENTS MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.
11. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. PROVIDE CURB RAMPS WHEREVER AN ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB.
12. SEPARATE CURB RAMP AND LANDINGS FROM ADJACENT SIDEWALK AND ANY OTHER ELEMENTS WITH PRE-MOLD OR BOARD JOINT OF 1/2" UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER OR BUILDING OFFICIAL.
13. PROVIDE A SMOOTH TRANSITION WHERE THE CURB RAMPS CONNECT TO THE STREET.
14. THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES SHALL BE LESS THAN 11%. THE CHANGE OF GRADE SHALL BE DEFINED AS THE ALGEBRAIC DIFFERENCE OF THE ADJACENT SURFACE SLOPES. IN THE CASE OF A STREET ACCESS RAMP DESIGNED AT THE 8.33% MAXIMUM SLOPE, THE ADJACENT PAVEMENT CROSS SLOPE SHALL BE LESS THAN 2.67% (I.E. 8.33-(-2.67)=11). IN ADDITION, THE ADJACENT PAVEMENT CROSS SLOPE SHALL BE LESS THAN OR EQUAL TO 5%.
15. IF THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES IS GREATER THAN OR EQUAL TO 11%, A LEVELING STRIP, 2 FEET IN LENGTH, SHALL BE PROVIDED TO TRANSITION THE ADJACENT SURFACES.
16. ADA RAMP SHALL BE CONSTRUCTED WITH 5" CLASS "A" CONCRETE WITH 2" MINIMUM GRAVEL/CRUSHED ROCK OR FLEXIBLE BASE MATERIAL, REINFORCING STEEL SHALL BE #3 BARS AT 18" O.C.E.W. OR 6"x6" - W2.9 X W2.9 WIRE MESH.
17. THE EXTENTS OF ADA COMPLIANCE IN ALTERATIONS SHALL BE WITHIN THE LIMITS, BOUNDARIES OR SCOPE OF A PLANNED PROJECT AND AS DETERMINED BY THE CITY BUILDING OFFICIAL.

DETECTABLE WARNING NOTES

1. CURB RAMPS OR LANDINGS ABUTTING THE CROSSWALK MUST HAVE A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 705 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES. FURNISH DARK BROWN OR DARK RED DETECTABLE WARNING SURFACE ADJACENT TO UNCOLORED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.
2. DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
3. ALIGN TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
4. DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
5. DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS AT THE BACK OF CURB. ALIGN THE ROWS OF DOMES TO BE PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP RUN AND THE STREET. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.
6. DETECTABLE WARNING MATERIALS MUST MEET TXDOT DEPARTMENTAL MATERIALS SPECIFICATION DMS-4350 AND BE LISTED ON THE MATERIAL PRODUCER LIST. INSTALL PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
7. DETECTABLE WARNING PAVERS SHALL NOT BE PERMITTED WITHOUT THE APPROVAL BY THE PUBLIC WORKS DEPARTMENT.

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by the City of New Braunfels for any purpose whatsoever.

City of New Braunfels

ENGINEERING DIVISION
550 LANDA STREET
NEW BRAUNFELS, TEXAS 78130
PHONE: 830 221 4020
FAX: 830 626 3600

CURB RAMP STANDARDS		
APPROVED DATE: 05/18/2017	DWG. NO.: ST-019	SCALE: AS NOTED
DRAWN BY: RC	CONTACT: GF	SHEET: 1 OF 1

NO.	REVISION	DATE
1	INCREASE LOCAL STREET SECTION	07/25/24

11-18-2024

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5533
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2
NEW BRAUNFELS, TEXAS

STREET DETAILS

PLAT NO.
JOB NO. 30001-72
DATE 5-1-2024
DESIGNER GDL
CHECKED GL DRAWN CA
SHEET C2.11

FOR PERMIT

Date: Oct 04, 2024, 9:22am User ID: jesquivel
File: P:\3001\01\72\Design\Civil\STD-30001-72.dwg

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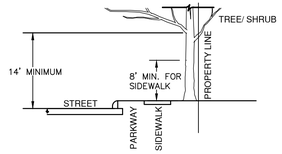
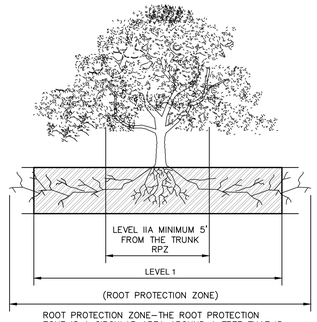


FIGURE NO. 2

A MINIMUM BRANCH CLEARANCE OF 14 FEET ABOVE STREET ELEVATION MUST BE MAINTAINED FROM THE PROPERTY LINE TO THE CURB LINE AS PRESCRIBED BY PROJECT MANAGER.

BRANCH CLEARANCE DETAIL

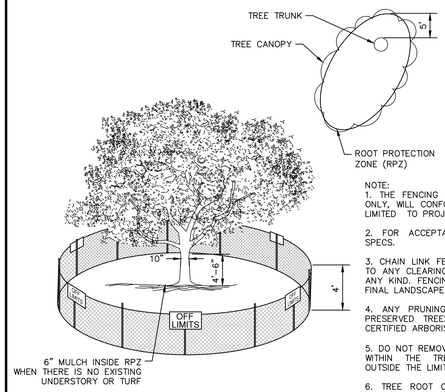
NOT TO SCALE



ROOT PROTECTION ZONE—THE ROOT PROTECTION ZONE IS A CIRCULAR AREA AROUND A TREE THAT IS BASED ON THE DIAMETER OF THE TREE. EACH 1 INCH DIAMETER OF THE TREE EQUALS 1 FOOT RADIUS FOR ROOT PROTECTION ZONE.

ELEVATION

NOT TO SCALE



NOTE:
1. THE FENCING SHOWN ABOVE IS DIAGRAMATIC ONLY, WILL CONFORM TO THE DRIP LINE AND IS LIMITED TO PROJECT BOUNDARY.

2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECS.

3. CHAIN LINK FENCE SHALL BE ERECTED PRIOR TO ANY CLEARING, GRUBBING OR SITE WORK OF ANY KIND. FENCING SHALL STAY ERECTED UNTIL FINAL LANDSCAPE OPERATIONS COMMENCE.

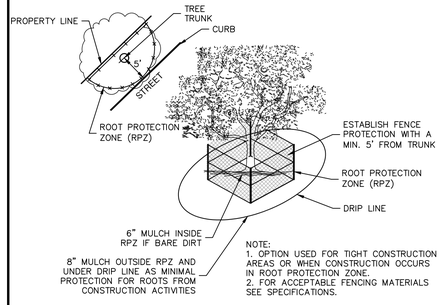
4. ANY PRUNING TO PROVIDE CLEARANCE TO PRESERVED TREES MUST BE APPROVED BY A CERTIFIED ARBORIST.

5. DO NOT REMOVE ANY TREES OVER 1" CALIPER WITHIN THE TREE PROTECTION FENCING OR OUTSIDE THE LIMITS OF CONSTRUCTION.

6. TREE ROOT CUTS SHALL BE MECHANICALLY CUT AT THE DIRECTION OF A CERTIFIED ARBORIST. CUTS SHALL BE CLEAN CUTS, WITHOUT PULLING OR TEARING.

TREE PROTECTION ZONE

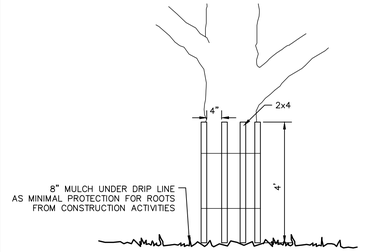
NOT TO SCALE



NOTE:
1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

LEVEL II A FENCE PROTECTION

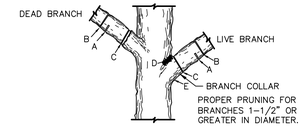
NOT TO SCALE



NOTE:
WRAP TREE TRUCK WITH 2"X4" STUDS AND ROPE OR BAND IN PLACE AS NEEDED TO PROTECT TREES IN WORK AREAS.

LEVEL II B FENCE PROTECTION

NOT TO SCALE



PROPER PRUNING FOR BRANCHES 1-1/2" OR GREATER IN DIAMETER.

NOTE:
DO NOT CUT FROM D TO E.

A. FIRST CUT – TO PREVENT THE BARK FROM BEING PEELED WHEN THE BRANCH FALLS.
B. SECOND CUT – TO REDUCE THE WEIGHT OF BRANCH.
C. FINAL CUT – ALLOW FOR HEALING COLLAR BUT NO STUBS

FOR OAKS ONLY:
PAINT ALL WOUNDS OR CUTS WITH PRUNING PAINT WITHIN 20 MIN TO PREVENT THE SPREAD OF OAK WILT.

BRANCH PRUNING

NOT TO SCALE

NO.	REVISION	DATE

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER
6-4-2024

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5533
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2

NEW BRAUNFELS, TEXAS

STREET DETAILS

PLAT NO.
JOB NO. 30001-72
DATE 5-1-2024
DESIGNER GDL
CHECKED JC DRAWN CA
SHEET C2.12

Date: Jun 04, 2024, 1:57pm User ID: bhughey
File: P:\300\01\72\Design\Civil\STDT-30001-72.dwg

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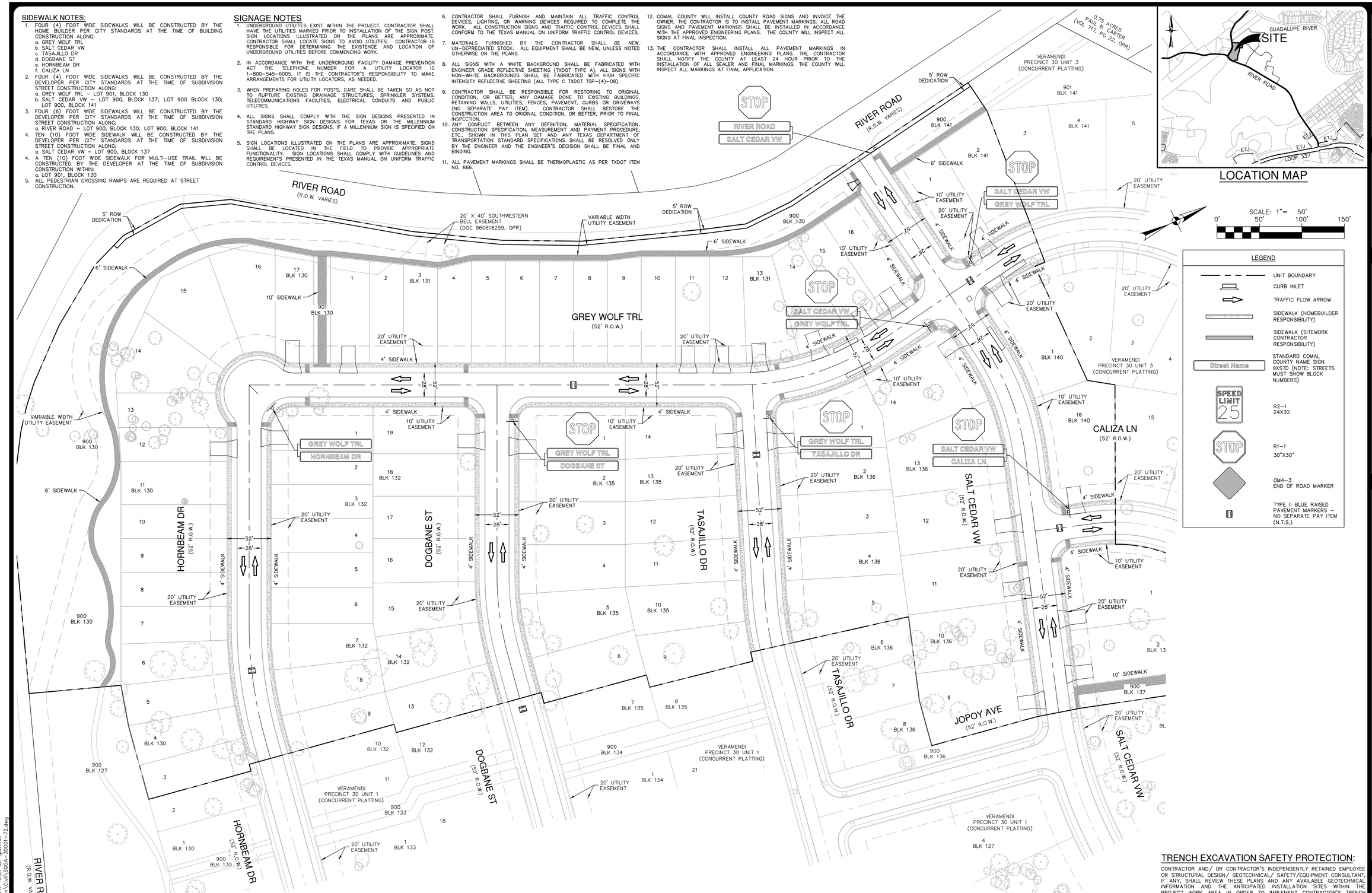
FOR PERMIT

SIDEWALK NOTES:

1. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE HOME BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:
   a. GREY WOLF TRL
   b. SALT CEDAR VW
   c. TASAJILLO DR
   d. DOGBANE ST
   e. HORNBEAM DR
   f. CALIZA LN
2. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
   a. GREY WOLF TRL – LOT 901, BLOCK 130
   b. SALT CEDAR VW – LOT 900, BLOCK 137; LOT 900 BLOCK 130; LOT 900, BLOCK 141
3. FOUR (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
   a. RIVER ROAD – LOT 900, BLOCK 130; LOT 900, BLOCK 141
4. TEN (10) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
   a. SALT CEDAR VW – LOT 900, BLOCK 137
4. A TEN (10) FOOT WIDE SIDEWALK FOR MULTI-USE TRAIL WILL BE CONSTRUCTED BY THE DEVELOPER AT THE TIME OF SUBDIVISION CONSTRUCTION WITHIN:
   a. LOT 901, BLOCK 130
5. ALL PEDESTRIAN CROSSING RAMPS ARE REQUIRED AT STREET CONSTRUCTION.

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.
5. SIGN LOCATIONS ILLUSTRATED ON THE PLANS ARE APPROXIMATE. SIGNS SHALL BE LOCATED IN THE FIELD TO PROVIDE APPROPRIATE FUNCTIONALITY. SIGN LOCATIONS SHALL COMPLY WITH GUIDELINES AND REQUIREMENTS PRESENTED IN THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
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.



LOCATION MAP

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

LEGEND

- UNIT BOUNDARY
- CURB INLET
- TRAFFIC FLOW ARROW
- SIDEWALK (HOMEBUILDER RESPONSIBILITY)
- SIDEWALK (SITEWORK CONTRACTOR RESPONSIBILITY)
- Street Name — STANDARD COMAL COUNTY NAME SIGN 9XSTD (NOTE: STREETS MUST SHOW BLOCK NUMBERS)
- SPEED LIMIT 25 — R2-1 24X30
- STOP — 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:

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.

NO.	REVISION	DATE

7-14-2025
STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5533
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2
NEW BRAUNFELS, TEXAS

OVERALL SIGNAGE PLAN

PLAT NO.
JOB NO. 30001-72
DATE 5-1-2024
DESIGNER GDL
CHECKED GL DRAWN CA
SHEET C3.00

FOR PERMIT

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.

Date: Jul 17, 2025, 3:23pm User ID: gtelmer
File: P:\3001\01\72\Design\Civil\SIGOA-30001-72.dwg

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SIGN SUPPORT DESCRIPTIVE CODES

(Descriptive Codes correspond to project estimate and quantities sheets)

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

Post Type

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

Number of Posts (1 or 2)

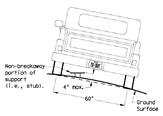
Anchor Type

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

Sign Mounting Designation

P = Prefab. "Plain" (see SMD(SLIP-1) to (SLIP-3), (TWT), (FRP))
T = Prefab. "T" (see SMD(SLIP-1) to (SLIP-3), (TWT))
U = Prefab. "U" (see SMD(SLIP-1) to (SLIP-3))
IF REQUIRED
IEXT or 2EXT = Number of Extensions (see SMD(SLIP-1) to (SLIP-3), (TWT))
EW = Extruded Wind Beam (see SMD(SLIP-1) to (SLIP-3))
WC = 1.12 R/FT Wing Channel (see SMD(SLIP-1) to (SLIP-3))
EXAL = Extruded Aluminum Sign Panels (see SMD(SLIP-3))

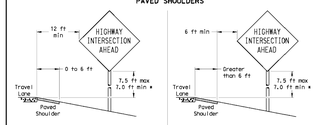
REQUIRED CLEARANCE FOR BREAKAWAY SUPPORT



To avoid vehicle undercarriage snagging, any substantial remains of a breakaway support, more than 4 inches above a 60-inch stand (i.e., typical space between wheel pads).

SIGN LOCATION

PAVED SHOULDERS



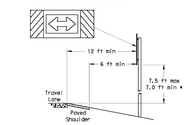
LESS THAN 6 FT. WIDE

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

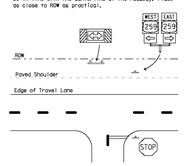
GREATER THAN 6 FT. WIDE

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

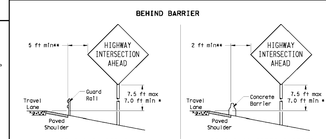
T-INTERSECTION



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



BEHIND BARRIER



BEHIND GUARDRAIL

BEHIND CONCRETE BARRIER

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

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

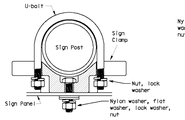
The maximum values may be increased when directed by the Engineer.

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

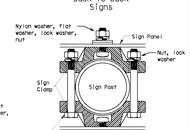
The website address is: https://www.txdot.gov/publications/traffic.htm

TYPICAL SIGN ATTACHMENT DETAIL

Single Signs



Back-to-Back Signs



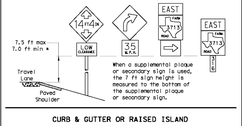
Bolts used to mount sign panels to the clamp are 5/16-18 UNC galvanized square head with nut, nylon washer, flat washer and lock washer. The bolt length is 1 inch for aluminum.

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

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

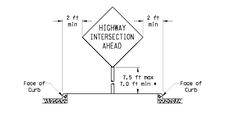
Pipe Diameter	Approximate Bolt Length	
	Specific Clamp	Universal Clamp
2" nominal	3"	5 or 5 1/2"
2 1/2" nominal	3 or 3 1/2"	5 1/2 or 4"
3" nominal	3 1/2 or 4"	4 1/2"

SIGNS WITH PLAQUES

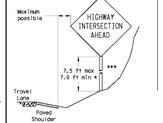


When a supplemental plaque or secondary sign is used, the 7 ft sign height is measured to the bottom of the supplemental plaque or secondary sign.

CURB & GUTTER OR RAISED ISLAND



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



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

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

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

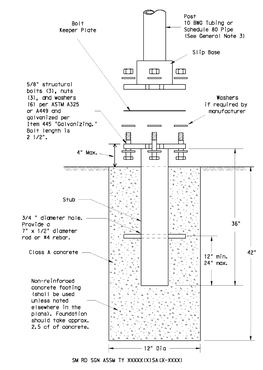
Texas Department of Transportation
Traffic Operations Division

SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS GENERAL NOTES & DETAILS

SMD(GEN)-08

©TxDOT July 2022	TxA TxDOT	DN TxDOT	CK TxDOT	DW TxDOT
9-08 REVISIONS	CONT	SECT	JOB	HIGHWAY
	DIST	COUNTY		SHEET NO.

TRIANGULAR SLIPBASE INSTALLATION GENERAL REQUIREMENTS



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

NOTE

There are various devices approved for the Triangular Slipbase System. Please reference the Material Producer List for approved slip base systems. https://www.txdot.gov/business/producer_list.htm The devices shall be installed per manufacturers' recommendations. Installation procedures shall be provided to the Engineer by Contractor.

GENERAL NOTES:

1. Slip base shall be permanently marked to indicate manufacturer, Method, design, and location of marking are subject to approval of the TxDOT Traffic Standards Engineer.
2. Material used as post with this system shall conform to the following specifications:
   10 BWG Tubing (2.875" outside diameter)
   0.134" nominal wall thickness
   Seamless or electric-resistance welded steel tubing or pipe
   Steel shall be HSLAS Gr 55 per ASTM A1011 or ASTM A1008
   Other steels may be used if they meet the following
   55,000 PSI minimum yield strength
   70,000 PSI minimum tensile strength
   20% minimum elongation in 2"
   Wall thickness (uncoated) shall be within the range of 0.122" to 0.138".
   Outside diameter (uncoated) shall be within the range of 2.867" to 2.883"
   Galvanization per ASTM A123 or ASTM A653 G210. For preacoated steel tubing (ASTM A653), recoat tube outside diameter weld seam by metallizing with zinc wire per ASTM B833.
   Schedule 80 Pipe (2.875" outside diameter)
   0.276" nominal wall thickness
   Steel tubing per ASTM A500 Gr C
   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
   62,000 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 A123
3. See the Traffic Operations Division website for detailed drawings of sign clamps and Texas Universal Triangular Slipbase System components. The website address is: http://www.txdot.gov/publications/traffic.htm
4. Sign supports shall not be spliced except where shown. Sign support posts shall not be spliced.

ASSEMBLY PROCEDURE

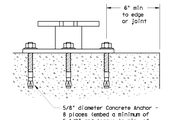
Foundation

1. Prepare 12-inch diameter by 42-inch 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.
2. The Engineer may permit batches of concrete less than 2 cubic yards to be mixed with a portable, motor-driven concrete mixer. For small placements less than 0.5 cubic yards, hand mixing in a suitable container may be allowed by Engineer. Concrete shall be Class A.
3. Push the pipe end of the slip base stub into the center of the concrete. Rotate the stub back and forth while pushing it down into the concrete to assure good contact between the concrete and stub. Continue to work the stub into the concrete until it is between 2 to 4 inches above the ground.
4. Plumb the stub. Allow a minimum of 4 days to set, unless otherwise directed by the Engineer.
5. The triangular slipbase system is multidirectional and is designed to release when struck from any direction.

Support

1. Cut support so that the bottom of the sign will be 7 to 7.5 feet above the edge of the travelway (i.e., edge of the closest lane) when slip plate is below the edge of pavement or 7 to 7.5 feet above slip plate when the slip plate is above the edge of the travelway. The cut shall be plumb and straight.
2. Attach sign to support using connections shown. When multiple signs are installed on the same support, ensure the minimum clearance between each sign is maintained. See SMD(SLIP-2) for clearances based on sign types.

CONCRETE ANCHOR



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

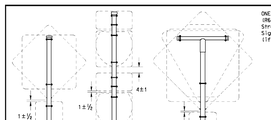
Concrete anchor consists of 5/8" diameter stud bolt with UNC series bolt threads on the upper end. Heavy hex nut per ASTM A563, and hardened washer per ASTM F436. The stud bolt shall have a minimum yield and ultimate tensile strength of 50 and 75 KSI, respectively. Nuts, bolts and washers shall be galvanized per Item 445, "Galvanizing." Adhesive type anchors shall have stud bolts installed with Type III epoxy per DMS-6100, "Epoxies and Adhesives." Adhesive anchors may be loaded after adequate epoxy cure time as per manufacturer's recommendations. The stud 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 5 1/2" minimum embedment, shall have a minimum allowable tension and shear of 3900 and 3100 pai, respectively.

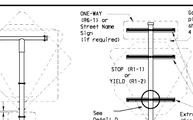
Texas Department of Transportation
Traffic Operations Division

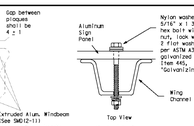
SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS TRIANGULAR SLIPBASE SYSTEM

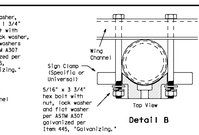
SMD(SLIP-1)-08

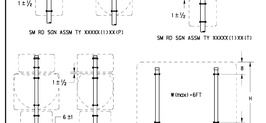
©TxDOT July 2022	TxA TxDOT	DN TxDOT	CK TxDOT	DW TxDOT
9-08 REVISIONS	CONT	SECT	JOB	HIGHWAY
	DIST	COUNTY		SHEET NO.

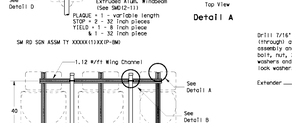


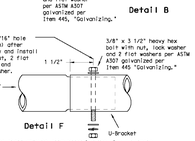




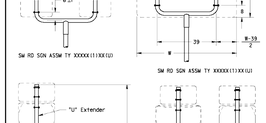


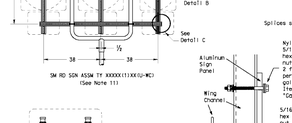


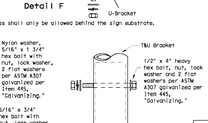




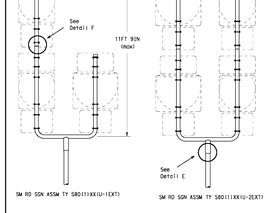
Splices shall only be allowed behind the sign substrate.





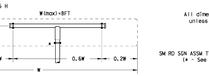


REQUIRED SUPPORT		
	SIGN DESCRIPTION	SUPPORT
Regulatory	48-inch STOP sign (R1-1)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BM)
	60-inch YIELD sign (R1-2)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BM)
	48x16-inch ONE-WAY sign (R6-1)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BM)
Warning	36x48, 48x36, and 48x48-inch signs	TY 10BWG(1)XX(T)
	48x60-inch signs	TY SB01(1)XX(T)
	48x48-inch signs (diamond or square)	TY 10BWG(1)XX(T)
	48x60-inch signs	TY SB01(1)XX(T)
	48-inch Advance School X-ing sign (S1-1)	TY 10BWG(1)XX(T)
	48-inch School X-ing sign (S2-1)	TY 10BWG(1)XX(T)
	Large Arrow sign (W1-6 & W1-7)	TY 10BWG(1)XX(T)



All dimensions are in english unless detailed otherwise.

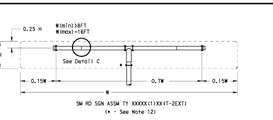
FRICTION CAP DETAIL

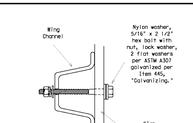


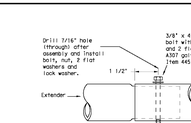
Friction caps may be manufactured from hot rolled or cold rolled steel sheets. The minimum sheet metal thickness shall be 24 gauge for all cap sizes.

The rim edges shall be reasonably straight and smooth. Caps shall be sized and formed in such a manner as to produce a drive-on friction fit and have no tendency to rock when seated on the pipe. The depth shall be sufficient to give positive protection against entrance of rainwater. They shall be free of sharp crosses or indentations and show no evidence of metal fracture.

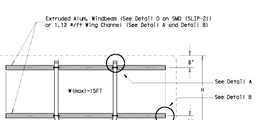
Caps shall have an electrodeposited coating of zinc in accordance with the requirements of ASTM B633 Class FE/ZN 8.

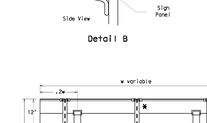


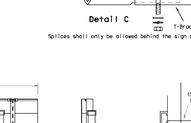




Splices shall only be allowed behind the sign substrate.



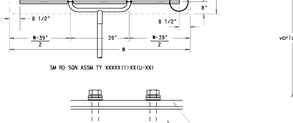


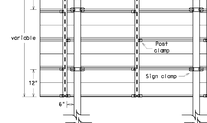


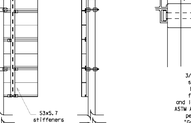
GENERAL NOTES:

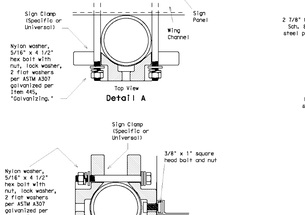
SIGN SUPPORT	# OF POSTS	MAX. SIGN AREA
10 BWG	1	16 SF
10 BWG	2	32 SF
Sch 80	1	32 SF
Sch 80	2	64 SF

1. The Engineer may require that a Schedule 80 post be used in place of a 10 BWG where a sign height is abnormally high due to a fill slope.
2. Sign supports shall not be spliced except where shown. Sign support posts shall not be spliced.
3. Aluminum sign blanks shall conform to Departmental Material Specifications DMS-7110 and shall have the following minimum thicknesses: 0.080 for signs less than 7.5 sq. ft., 0.100 for signs 7.5 to 15 sq. ft., and 0.125 for signs greater than 15 sq. ft.
4. Signs that require specific supports due to reasons in addition to windloading are indicated on the "REQUIRED SUPPORT" table on this sheet.
5. For horizontal rectangular signs fabricated from flat aluminum, T-brackets are used for signs 24 inches or less in height. U-brackets are used for signs of greater height.
6. When two triangular slipbase supports are used to support a single sign, they shall not be "rigidly" connected to each other except through the sign panel. This will allow each support to act independently when impacted by an errant vehicle.
7. Wing channel shall meet ASTM A 1011 SS Gr 50 and be galvanized per ASTM A 123.
8. Excess pipe, wing channel, or windbeam shall be cut off so that it does not extend beyond the sign panel (i.e., excess support shall not be visible when the sign is viewed from the front.) Repair galvanized coating at cut support ends per Item 445, "Galvanizing."
9. Additional route markers may be added vertically, provided the total sign area does not exceed the maximum allowable area for the sign.
10. Additional sign clamp required on the "T-bracket" post for 24 inch height signs. Place the clamp 3 inches above bottom of sign when possible.
11. Post open ends shall be fitted with friction caps.
12. Sign blanks shall be the sizes and shapes shown on the plans.









REQUIRED SUPPORT		
	SIGN DESCRIPTION	SUPPORT
Regulatory	48-inch STOP sign (R1-1)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BM)
	60-inch YIELD sign (R1-2)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BM)
	48x16-inch ONE-WAY sign (R6-1)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BM)
Warning	36x48, 48x36, and 48x48-inch signs	TY 10BWG(1)XX(T)
	48x60-inch signs	TY SB01(1)XX(T)
	48x48-inch signs (diamond or square)	TY 10BWG(1)XX(T)
	48x60-inch signs	TY SB01(1)XX(T)
	48-inch Advance School X-ing sign (S1-1)	TY 10BWG(1)XX(T)
	48-inch School X-ing sign (S2-1)	TY 10BWG(1)XX(T)
	Large Arrow sign (W1-6 & W1-7)	TY 10BWG(1)XX(T)

Texas Department of Transportation
Traffic Operations Division

SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS TRIANGULAR SLIPBASE SYSTEM

SMD(SLIP-3)-08

©TxDOT July 2022	TxA TxDOT	DN TxDOT	CK TxDOT	DW TxDOT
9-08 REVISIONS	CONT	SECT	JOB	HIGHWAY
	DIST	COUNTY		SHEET NO.

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER
6-4-2024

VERAMENDI PRECINCT 30 - UNIT 2

NEW BRAUNFELS, TEXAS

SIGNAGE DETAILS

PLAT NO.
JOB NO. 30001-72
DATE 5-1-2024
DESIGNER GDL
CHECKED GL DRAWN CA
SHEET C3.10

FOR PERMIT

Date: Jun 04, 2024, 1:58pm User ID: bhughey
File: P:\3001\01\72\Design\Civil\SIGDT-30001-72.dwg

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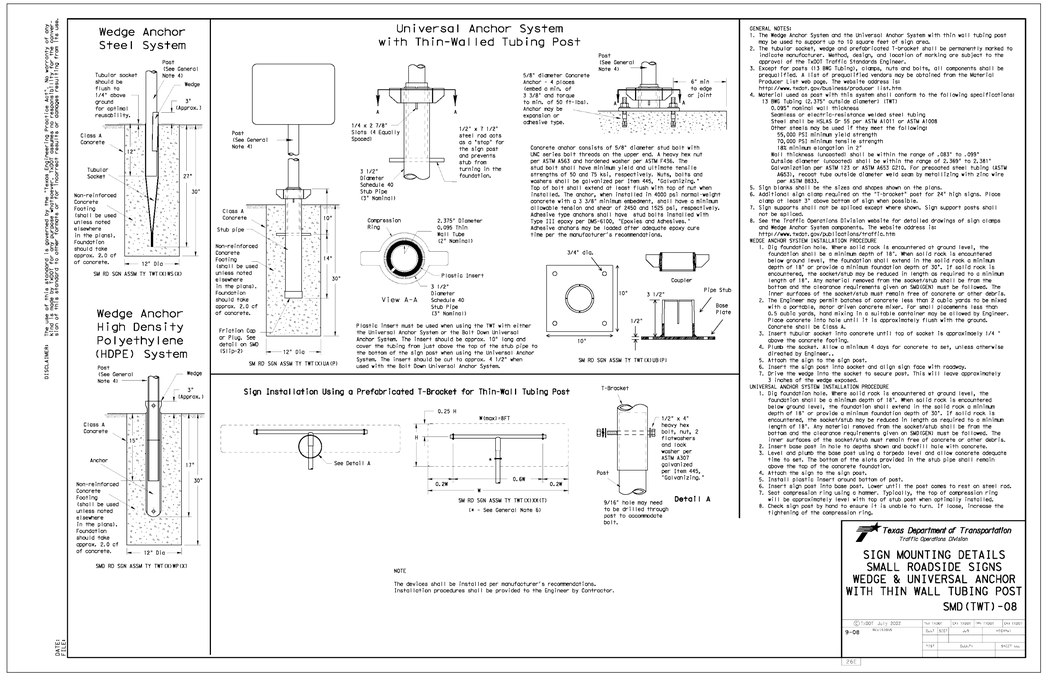
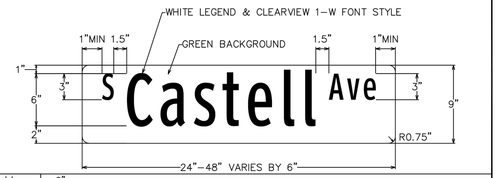


STREET SIGN DETAIL - GROUND MOUNT



Height	9"
Length	24" min 48" max 6" increments in length
Thickness	0.080"
Substrate	Flat aluminum sheeting with ⅜" radius circular fillets at corners conforming to the requirements of ASTM B 209, Alloys 6061—T—6, or 5052—H38.
Sign Face Materials	Green film over High Intensity Prismatic sheeting
Legend	Legends shall be Clearview 1—W font style. Reduced spacing between the letters or words should not be used as a means of reducing the overall size of a street name sign unless approved by the City Traffic Engineer.
Color	White legend on green background

Notes:

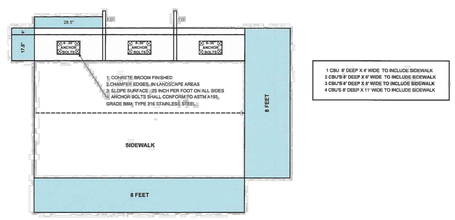
1. Street name signs shall be double sided when center mounted on top of sign post. Only one street name sign should be installed on top of sign post with STOP or YIELD sign.
2. When two sets of street name signs are required (e.g. at "T" intersections), one double-sided street name sign shall be mounted on sign post. The sign assembly shall meet minimum height requirements as required in the Texas Manual on Uniform Traffic Control Devices (TMUTCD). When required, DEAD END (W14-1a) or NO OUTLET (W14-2a) signs shall also be mounted on the sign post.
3. Street name signs greater than 36" long and center mounted on top of sign post shall be mounted on post top bracket with 12" slot. All other street name signs center mounted on top of sign post shall be mounted on post top bracket with 5 ¼" slot.
4. Street name signs mounted on sign post shall be mounted with double-sided round pole brackets. Two holes should be punched in the center of the 9" street name sign blank 1" from edge of the blank with 7"spacing between holes.
5. The lettering for names of streets shall be composed of a combination of lower-case letters with initial upper-case letters. Acceptable abbreviations per TMUTCD may be used except for the street name itself.
6. Red background (red film over High Intensity Prismatic) should be used for private street name signs.

Street Sign Detail - Ground Mount			
ISSUE DATE: February 2013	DWG. NO: ST-024	SCALE: N.T.S.	
DRAWN BY: RAS	CONTACT: GF	SHEET: 1 OF 1	

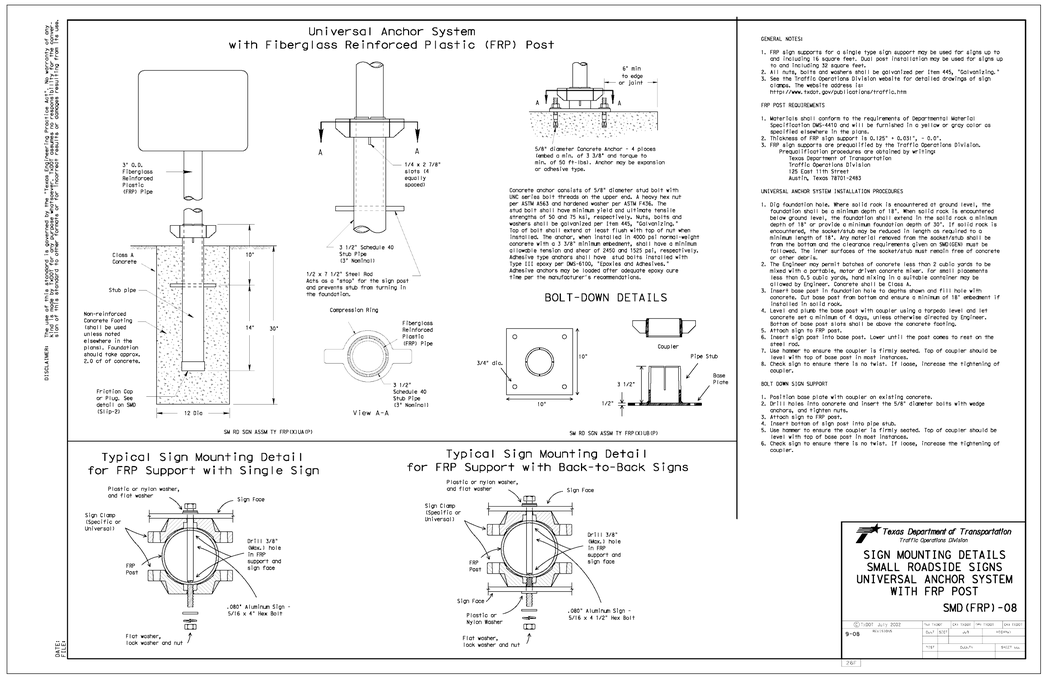
City of New Braunfels

ENGINEERING DIVISION
424 S. CASTELL AVE.
NEW BRAUNFELS, TEXAS 78130
PHONE: 830 221 4020
FAX: 830 626 3600

P:\2010 ENGINEERING-AUTOCAD\DETAILS\NB-PUBLIC WORKS DETAILS\NB-UNAPPROVED DETAILS-2013\ST-2013.024 STREET SIGN DETAIL - GROUND MOUNT.DWG



1 CBU 9" DEEP X 4' WIDE TO INCLUDE SIDEWALK
2 CBU 9" DEEP X 9' WIDE TO INCLUDE SIDEWALK
3 CBU'S 9' DEEP X 9' WIDE TO INCLUDE SIDEWALK
4 CBU'S 9' DEEP X 11' WIDE TO INCLUDE SIDEWALK



NO.	REVISION	DATE

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER
6-4-2024

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
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VERAMENDI PRECINCT 30 - UNIT 2
NEW BRAUNFELS, TEXAS

SIGNAGE DETAILS

PLAT NO.
JOB NO. 30001-72
DATE 5-1-2024
DESIGNER GDL
CHECKED GL DRAWN CA
SHEET C3.11

FOR PERMIT

DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No liability of any kind is assumed by the State of Texas for any purpose accruing from the use of any standard or the data on it when used in electronic form. Persons using this standard by electronic means without executing an agreement with the State of Texas for such use do so at their own risk and assume all liability arising from such use.

Date: Jun 04, 2024, 1:58pm User ID: bhughey
File: P:\3001\01\72\Design\Civil\SGDT-30001-72.dwg

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

Assumptions:

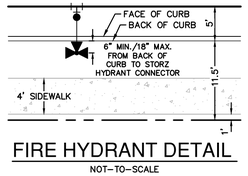
Soil Type	Safety Factor	Trench Type	Depth of Bury	Test Pressure
CH	1.5 to 1.0	5	4 ft	200 psi

Minimum Restraint Lengths in Feet

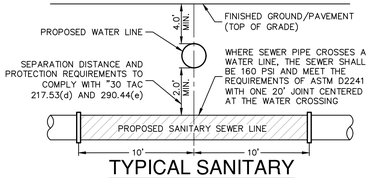
	8" Waterline	
	Main	Branch
Horizontal Bends		
11.25 Degrees	3	
22.5 Degrees	6	
45 Degrees	12	
Misc. Fittings		
8"x6" Tee		59 (6" Branch)
8"x8" Tee		78
12"x6" Tee		
12"x8" Tee		78
Dead End/ Gate Va	78	

Vertical Bends (assumes low side depth of 10)

	High Side	Low Side
11.25 Degrees	8	2
22.5 Degrees	16	3
45 Degrees	32	5



FIRE HYDRANT DETAIL
NOT-TO-SCALE



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

1
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.

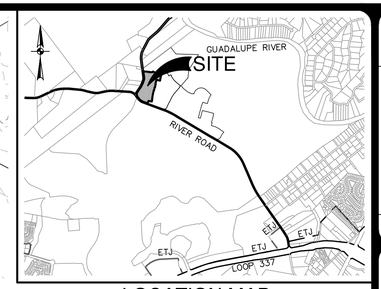
8" VALVE SHALL REMAIN CLOSED UNTIL NEW MAINS HAVE BEEN DISINFECTED BY CONTRACTOR AND ACCEPTED BY NBU

CONTRACTOR SHALL TIE PROPOSED 8" MAIN TO EXISTING 8" MAIN AFTER DISINFECTION BY CONTRACTOR AND ACCEPTANCE BY NBU

2" TEMPORARY BLOWOFF ASSEMBLY

2
2" PERMANENT BLOWOFF ASSEMBLY (SEE NBU STD. DETAIL 251)

1 – 8" GATE VALVE, M.J.
1 – 6" VALVE BOX, COMPLETE
1 – 8" X 2" TAP CAP



LOCATION MAP

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

WATER LEGEND

PROJECT LIMITS
EXISTING WATER (EXISTING FIRE HYDRANT)
EXISTING UNDERGROUND ELECTRIC
EXISTING GAS
EXISTING SEWER
PROPOSED SEWER (MANHOLE)
PROPOSED WATER (FIRE HYDRANT)
PROPOSED 1" SINGLE SERVICE WITH 5/8" METER
SINGLE IRRIGATION SERVICE (REF. PLAN VIEW FOR SIZE) — IRR
BOOSTER PUMP (TO BE INSTALLED BY HOMEBUILDER) — *
JOINT RESTRAINT — ⊠
PROPOSED STORM DRAIN
EXISTING STORM DRAIN
PROPOSED GAS — G
PROPOSED UNDERGROUND ELECTRIC — UGE

FLOODPLAIN NOTE

1. NO PORTION OF ANY LOT ON THIS PROJECT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE FEMA FIRM MAP NO. 48091C0435F EFFECTIVE DATE 9/2/2009.

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.

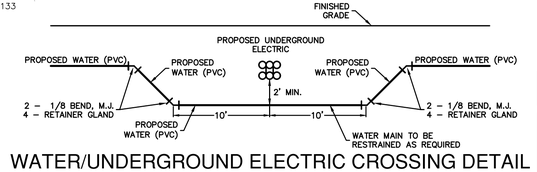
CAUTION!!

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.

WATER (NBU JOB NO. W-246157)		
ITEM	UNIT	QUANTITY
8" WATER LINE	LF	2575
1" SINGLE SERVICE & 5/8" METER	EA	71
1" IRRIGATION SERVICE & 3/4" METER	EA	X
LUEs	EA	76
FIRE HYDRANT	EA	6
6" GATE VALVE	EA	6
8" GATE VALVE	EA	8



WATER/UNDERGROUND ELECTRIC CROSSING DETAIL
NOT-TO-SCALE

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.

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.

NO.	REMSION	DATE
1	MOVED WATER LINE TO UNIT 3	06/26/25

6-26-2025

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5533
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2
NEW BRAUNFELS, TEXAS

OVERALL WATER DISTRIBUTION PLAN

PLAT NO.
JOB NO. 30001-72
DATE 5-1-2024
DESIGNER GDL
CHECKED JP DRAWN CA
SHEET C4.00

FOR PERMIT

Date: Jun 26, 2025, 3:01pm User ID: jespinel
File: P:\3001\01\72\Design\Civil\WTOA-30001-72.dwg

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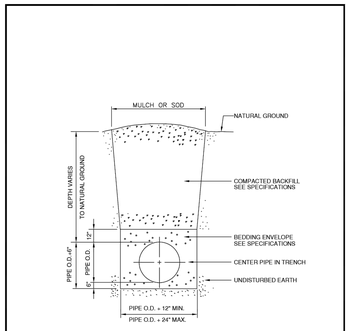
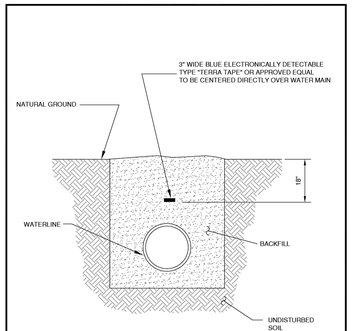


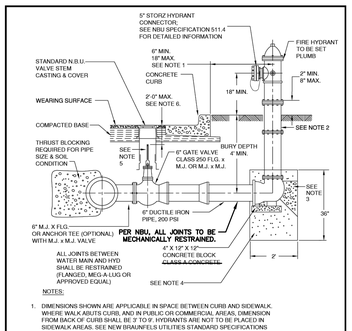
WATER PIPE LAID IN TRENCH
(OUTSIDE OF PAVEMENT)

NBU NEW BRAUNFELS UTILITIES WATER SYSTEMS ENGINEERING | DRAWN BY: H Shadrock | APPROVED BY: | STANDARD DRAWING: | TYPICAL TRENCH WITH UNFINISHED SURFACE | UPDATED: 4-30-03 | SCALE: N.T.S. | SHEET: 1 OF 1 | DRAWING NO.: 422



WATERLINE SURFACE IDENTIFICATION DETAIL
NOT TO SCALE

NBU NEW BRAUNFELS UTILITIES WATER SYSTEMS ENGINEERING | DRAWN BY: H Shadrock | APPROVED BY: | STANDARD DRAWING: | PLACEMENT OF INDUCTIVE TRACER DETECTION TAPE | UPDATED: 5-23-03 | SCALE: N.T.S. | SHEET: 1 OF 1 | DRAWING NO.: 424

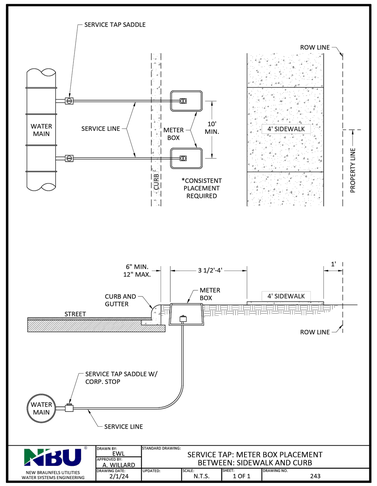


NOTES:

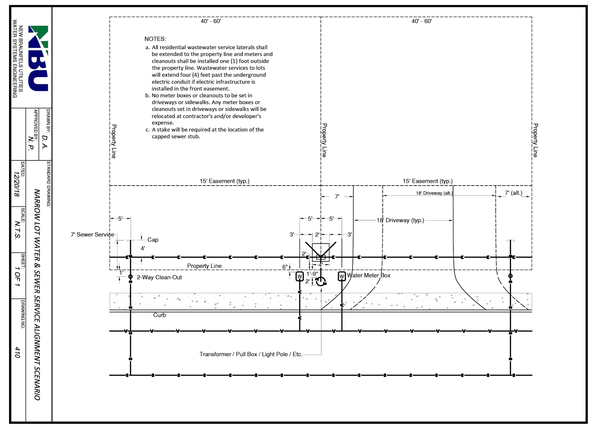
1. DIMENSIONS SHOWN ARE APPLICABLE IN SPACE BETWEEN CURB AND SIDEWALK WHERE WALK ABUTS CURB, AND IN PUBLIC OR COMMERCIAL AREAS. DIMENSION FROM BACK OF CURB SHALL BE 3' TO 9'. HYDRANTS ARE NOT TO BE PLACED IN SIDEWALK AREAS. SEE NEW BRAUNFELS UTILITIES STANDARD SPECIFICATIONS FOR LOCATION OF HYDRANT.
2. FOR BURY DEPTHS GREATER THAN 5', ONE BARREL EXTENSION NOT EXCEEDING 2' LENGTH SHALL BE INSTALLED DIRECTLY BELOW THE FIRE HYDRANT.
3. ~~CONCRETE BLOCKING WITH 4 SQ. FT. OF BEARING AREA.~~ ~~CLASS A CONCRETE. DO NOT BLOCK DRAIN HOLES.~~
4. CRUSHED STONE OR GRAVEL SHALL BE PLACED AROUND THE BOTTOM OF THE HYDRANT FOR A RADIUS OF AT LEAST 12" AND EXTEND AT LEAST 12" ABOVE THE OUTLET. DO NOT BLOCK DRAIN HOLES.
5. WELD SOCKET 2 1/2" X 2" DEEP TO 1" SCH. 40 ROUND STEM EXTENSION, FITTED ON OPERATING NUT, SCH. 80 FOR LENGTHS OVER 10'.
6. VALVE EXTENSIONS ARE REQUIRED ON ALL VALVES THAT EXCEED 3' DEEP FROM FINISHED GRADE. VALVE EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 18" AND 24" FROM FINISHED GRADE.

SEE DETAIL, SHEET C1.20 FOR FIRE HYDRANT LOCATION.

NBU NEW BRAUNFELS UTILITIES WATER SYSTEMS ENGINEERING | DRAWN BY: JO Amaro | APPROVED BY: | STANDARD DRAWING: | STANDARD FIRE HYDRANT INSTALLATION WITH 5" STORZ CONNECTOR | UPDATED: 4-10-03 | SCALE: 5-22-12 | SCALE: N.T.S. | SHEET: 1 OF 1 | DRAWING NO.: 240

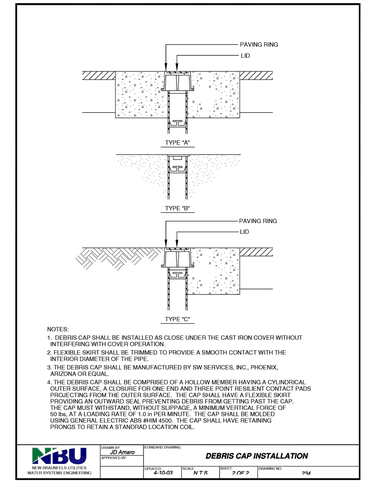


NBU NEW BRAUNFELS UTILITIES WATER SYSTEMS ENGINEERING | DRAWN BY: EWL | APPROVED BY: A. WILLARD | STANDARD DRAWING: | SERVICE TAP: METER BOX PLACEMENT BETWEEN: SIDEWALK AND CURB | DRAWING DATE: 2/1/24 | UPDATED: | SCALE: N.T.S. | SHEET: 1 OF 1 | DRAWING NO.: 243

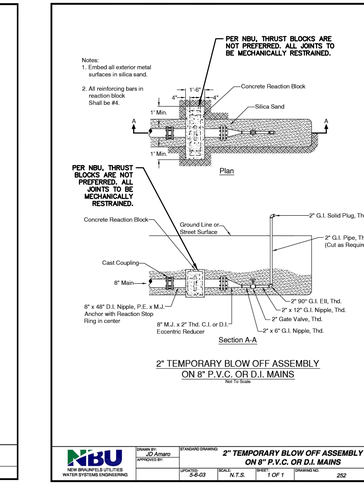


NOTES:

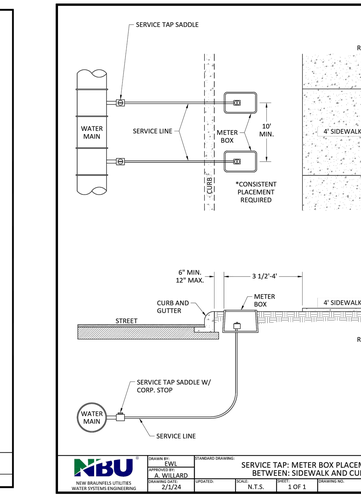
a. All residential wastewater service laterals shall be extended to the property line and meters and cleanouts shall be installed one (1) foot outside the property line. Wastewater services to lots will extend four (4) feet past the underground electric conduit if electric infrastructure is installed in the front easement.
b. No meter boxes or cleanouts to be set in driveways or sidewalks. Any meter boxes or cleanouts set in driveways or sidewalks will be relocated at contractor's and/or developer's expense.
c. A stake will be required at the location of the capped sewer stub.



NBU NEW BRAUNFELS UTILITIES WATER SYSTEMS ENGINEERING | DRAWN BY: JO Amaro | APPROVED BY: | STANDARD DRAWING: | CONCRETE ENCASEMENT-WATER | UPDATED: 4-10-03 | SCALE: N.T.S. | SHEET: 1 OF 1 | DRAWING NO.: 220



NBU NEW BRAUNFELS UTILITIES WATER SYSTEMS ENGINEERING | DRAWN BY: JO Amaro | APPROVED BY: | STANDARD DRAWING: | DEBRIS CAP INSTALLATION | UPDATED: 4-10-03 | SCALE: N.T.S. | SHEET: 1 OF 2 | DRAWING NO.: 234



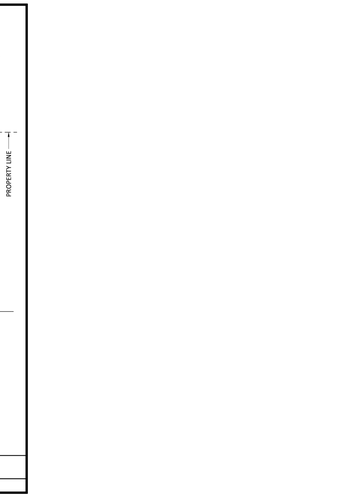
VERTICAL VALVE

HORIZONTAL VALVE
USE ONLY WHEN SPECIFIED IN DRAWINGS

NOTES:

1. WELD SOCKET 2½" x 2" DEEP TO 1" SCH. 40 CARBON STEEL ROUND STEM EXTENSION, FITTED ON OPERATING NUT, [SCH. 80 FOR LENGTHS OVER 10'.]
2. VALVE CASTING SHALL BE 6" DI PIPE WITH BELL OR COLLAR CENTERED OVER VALVE BOOT.
3. NUT AT TOP OF VALVE EXTENSION ROD SHALL BE SQUARE 2" LONG WELDED TO TOP OF ROD.
4. VALVE STEM EXTENSIONS ARE REQUIRED ON ALL VALVES THAT EXCEED 3' DEEP FROM FINISHED GRADE. VALVE EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 12" AND 18" FROM FINISHED GRADE.
5. TRACER WIRE SHALL EXTEND TO TOP OF THE VALVE STEM EXTENSION AND BE CONNECTED WITH WIRE CAPS.

NBU NEW BRAUNFELS UTILITIES WATER SYSTEMS ENGINEERING | DRAWN BY: A. Willard | APPROVED BY: A. Willard | STANDARD DRAWING: | TYPICAL GATE VALVE | UPDATED: 8/17/21 | SCALE: N.T.S. | SHEET: 1 OF 1 | DRAWING NO.: 230



NBU NEW BRAUNFELS UTILITIES WATER SYSTEMS ENGINEERING | DRAWN BY: A. Willard | APPROVED BY: A. Willard | STANDARD DRAWING: | STANDARD INSTALLATION DETAIL FOR 5/8", 3/4" & 1" METER | UPDATED: 8/17/21 | SCALE: N.T.S. | SHEET: 1 OF 2 | DRAWING NO.: 202

MATERIALS LIST:

A. 1" SERVICE CLAMP
B. 1" CORPORATION STOP
C. 1" TYPE "K" COPPER WATER SERVICE PIPE
D. 1" X 1" ANGLE METER STOP
E. METER BOX AND LID – DFW PLASTICS #DFW1600X.12.1A2 (STANDARD)
METER BOX AND LID – DFW PLASTICS #DFW1219–10–3EA (INCIDENTAL TRAFFIC RATED)

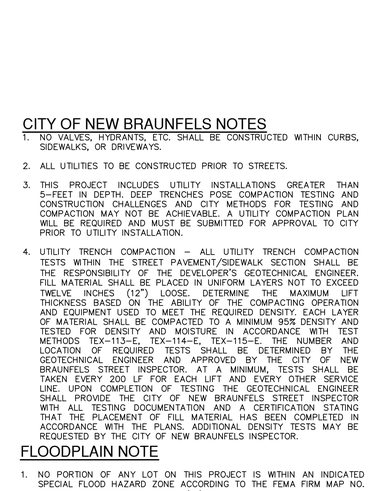
MATERIALS TO BE INSTALLED BY PLUMBER:

F. BRASS METER BUSHING – SIZE AS REQUIRED TO CONNECT ANGLE METER STOP TO METER. A 1" X 3/4" METER BUSHING IS REQUIRED AT THE ANGLE STOP FOR FOR ALL 5/8" AND 3/4" METERS.
G. WATER METER PURCHASED FROM NBU
H. BRASS WATER METER COUPLING MALE IPT x SWIVEL COUPLING NUT
I. SINGLE CHECK BACKFLOW DEVICE
J. PROPERTY OWNER'S CUT OFF VALVE – 1" BRASS GATE VALVE
K. PROPERTY OWNER'S CUT OFF VALVE BOX AND LID – NDS #D109–C
L. TEMPORARY METER SPACER (REQUIRED TO ASSURE METER WILL FIT APPROPRIATELY)
M. 1" WOODEN DOWEL (SHOW ADDRESS ON DOWEL USING WATERPROOF MARKER)
N. 1" PIPE MEETING CITY OF NEW BRAUNFELS PLUMBING CODE REQUIREMENTS

NOTES:

1. SERVICE PIPE SHALL BE COPPER TUBE SIZE. IT SHALL BE ANNEALED SEAMLESS TYPE "K" COPPER TUBING MEETING THE CURRENT ASTM B88 STANDARD WITH NO SWEAT OR SOLDERED JOINTS AND PLACED IN A STRAIGHT HORIZONTAL ALIGNMENT AND ALLOWED TO RELAX AND "SNAKE" LOOSELY IN THE TRENCH.
2. SERVICE SADDLE SHALL BE WRAPPED COMPLETELY WITH 8 MIL POLYETHYLENE FILM.
3. TOP OF BOXES SHOULD BE 2" ABOVE GROUND OR FLUSH WITH PAVEMENT SURFACE.
4. PIPING AND TUBING IN STREET RIGHT–OF–WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY THE SPECIFICATIONS; BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY SPECIFICATIONS.
5. BOX CONSISTENTLY SPACED 6"–12" BEHIND CURB OR 6" FROM PROPERTY LINE AND OUT OF VEHICULAR TRAFFIC AREA.
6. ANGLE STOP PLACED A MAXIMUM OF 4" FROM BACK OF BOX THAT FACES CURB. TOP OF ANGLE STOP SHOULD BE A MINIMUM OF 10" FROM THE TOP OF METER BOX.
7. METER SIZES TO BE SHOWN ON PLANS.
8. METER BOX CUT OUTS SHALL NOT EXCEED TWO TIMES THE PIPE DIAMETER.

NBU NEW BRAUNFELS UTILITIES WATER SYSTEMS ENGINEERING | DRAWN BY: A. Willard | APPROVED BY: A. Willard | STANDARD DRAWING: | STANDARD INSTALLATION DETAIL FOR 5/8", 3/4" & 1" METER | UPDATED: 8/17/21 | SCALE: N.T.S. | SHEET: 2 OF 2 | DRAWING NO.: 202



Elevation

2" PERMANENT BLOW OFF ASSEMBLY
ON 8" P.V.C. OR D.I. MAINS
Not To Scale

NBU NEW BRAUNFELS UTILITIES WATER SYSTEMS ENGINEERING | DRAWN BY: JO Amaro | APPROVED BY: | STANDARD DRAWING: | 2" PERMANENT BLOW OFF ASSEMBLY ON 8" P.V.C. OR D.I. MAINS | UPDATED: 5-8-03 | SCALE: N.T.S. | SHEET: 1 OF 1 | DRAWING NO.: 251

NOTES:

1. DEBRIS CAP SHALL BE INSTALLED AS CLOSE UNDER THE CAST IRON COVER WITHOUT INTERFERING WITH COVER OPERATION.
2. FLEXIBLE SKIRT SHALL BE TRIMMED TO PROVIDE A SMOOTH CONTACT WITH THE INTERIOR DIAMETER OF TYPE PIPE.
3. THE DEBRIS CAP SHALL BE MANUFACTURED BY SW SERVICES, INC., PHOENIX, ARIZONA OR EQUAL.
4. THE DEBRIS CAP SHALL BE COMPRISED OF A HOLLOW MEMBER HAVING A CYLINDRICAL OUTER SURFACE, A CLOSURE FOR ONE END AND THREE POINT RESILIENT CONTACT PADS PROJECTING FROM THE OUTER SURFACE. THE CAP SHALL HAVE A FLEXIBLE SKIRT PROVIDING AN OUTWARD SEAL PREVENTING DEBRIS FROM GETTING PAST THE CAP. THE CAP MUST WITHSTAND, WITHOUT SLIPPAGE, A MINIMUM VERTICAL FORCE OF 50 lbs. AT A LOADING RATE OF 1.0 in PER MINUTE. THE CAP SHALL BE MOLDED USING GENERAL ELECTRIC ABS #HIM 4500. THE CAP SHALL HAVE RETAINING PRONGS TO RETAIN A STANDRAD LOCATION COIL.

NBU NEW BRAUNFELS UTILITIES WATER SYSTEMS ENGINEERING | DRAWN BY: JO Amaro | APPROVED BY: | STANDARD DRAWING: | DEBRIS CAP INSTALLATION | UPDATED: 4-10-03 | SCALE: N.T.S. | SHEET: 2 OF 2 | DRAWING NO.: 234

2" TEMPORARY BLOW OFF ASSEMBLY
ON 8" P.V.C. OR D.I. MAINS
Not To Scale

NBU NEW BRAUNFELS UTILITIES WATER SYSTEMS ENGINEERING | DRAWN BY: JO Amaro | APPROVED BY: | STANDARD DRAWING: | 2" TEMPORARY BLOW OFF ASSEMBLY ON 8" P.V.C. OR D.I. MAINS | UPDATED: 5-8-03 | SCALE: N.T.S. | SHEET: 1 OF 1 | DRAWING NO.: 252

NBU NEW BRAUNFELS UTILITIES WATER SYSTEMS ENGINEERING | DRAWN BY: EWL | APPROVED BY: A. WILLARD | STANDARD DRAWING: | SERVICE TAP: METER BOX PLACEMENT BETWEEN: SIDEWALK AND CURB | DRAWING DATE: 2/1/24 | UPDATED: | SCALE: N.T.S. | SHEET: 1 OF 1 | DRAWING NO.: 243

PAVEMENT SECTION
LOCAL
2" TYPE D HMAC
8" FLEXIBLE BASE, TYPE A, GRADE 1 OR 2
TOTAL = 10"

NOTES:

PER NBU WATER NOTES (DATED 5/16/19)

7. INITIAL BACKFILL OF WATER LINES SHALL BE MANUFACTURED SAND OR PEA GRAVEL AS PER NBU SYSTEMS CONNECTION & CONSTRUCTION POLICY.
8. SECONDARY BACKFILL OF WATER LINES SHALL GENERALLY CONSIST OF MATERIALS REMOVED FROM THE TRENCH AND SHALL BE FREE FROM BRUSH, DEBRIS AND TRASH, NO ROCKS OR STONES HAVING ANY DIMENSION LARGER THAN 6 INCHES AT THE LARGEST DIMENSION.

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.

FLOODPLAIN NOTE

1. NO PORTION OF ANY LOT ON THIS PROJECT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE FEMA FIRM MAP NO. 48091C0435F EFFECTIVE DATE 9/2/2009.

NO.	REVISION	DATE

7–25–2024
STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5533
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2
NEW BRAUNFELS, TEXAS
WATER DISTRIBUTION DETAILS

PLAT NO.
JOB NO. 30001–72
DATE 5–1–2024
DESIGNER GDL
CHECKED GL DRAWN CA
SHEET C4.10

FOR PERMIT

Date: Jul 23, 2024, 4:10pm User ID: bhughey
File: P:\300\01\72\Design\Civil\WTDT–30001–72.dwg

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General Notes:

1. 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".
2. 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 830-608-8971 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.
3. 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).
4. 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.
5. 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.
6. 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.
7. Contractor shall be responsible for restoring to its original or better condition, any damages done to existing fences, curbs, streets, driveways, landscaping and structures, and existing utilities (not adjusted on plans). Cost of Restorations, if any, shall be the contractor's entire expense.
8. The Contractor shall avoid cutting roots larger than one inch in diameter when excavating near existing trees. Excavation in vicinity of trees shall proceed with caution.
9. 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.

10. 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 item to which it relates.
11. 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.
12. 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 313.4 and 31 TAC 313.9.
13. Barricades and warning signs shall conform to the "Texas manual on uniform traffic control devices" and shall be located to provide maximum protection to the public as well as construction personnel and equipment while providing continuous traffic flow at all times during construction. The contractor is responsible for maintaining all devices during construction.
14. Contractor is required to verify project elevations. The term "match existing" shall be understood to signify both horizontal and vertical alignment.
15. 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.
16. OSHA regulations prohibit operations that will bring persons or equipment within 10 feet of an energized line. Where workmen and/or equipment have to 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.
17. 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.
18. Due to federal regulations Title 49, part 192 (8), 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.
19. 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 so as to permit the continuous movement of the traffic in one direction 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.
20. 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:
    a. Water mains and services
    b. Wastewater mains and services

21. Thrust blocks will not be allowed on the system without special approval. Joints will be restrained with restraining systems approved by NBU and restraint length shall be submitted to NBU at the time of plan submittal.
22. Water jetting the backfill within a street will not be permitted. Wastewater trenches subject to traffic shall conform to NBU Connection and Construction Policy Manual.
23. Where the minimum 9 foot separation distance between wastewater lines and water lines / mains cannot be maintained, the installation of wastewater lines shall be in strict accordance with 30 TAC 217.
24. 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 Standards governing the presence and activities of individuals working in and around trench excavation.
25. Utility Trench Compaction with street R.O.W.
    a. All utility trench compaction test within the street pavement section shall be the responsibility of the developer's Geo-technical engineer.
    b. Fill material shall be placed in uniform layers not to exceed twelve inches (12") loose.
    c. Each layer of material shall be compacted as specified and tested for density and moisture in accordance with Text Methods TEX-113-E, TEX-114-E, TEX-115-E.
    d. 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.
    e. 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.

WATER NOTES:

1. All water mains shall be AWWA C900 (class 150 or greater).
2. Water services shall be single 1" copper tubing.
3. Water line is to be constructed in accordance with the NBU Systems Connection & Construction Policy.
4. Water main shall have a minimum of 42 inches of cover, otherwise concrete encasement will be required.
5. Each unit in a duplex, triplex, fourplex, or condominium shall be provided with an individual water meter. A master meter can be considered for separate buildings, however, those buildings must be plumbed to allow separate meters for future consideration.
6. Contractor will keep the area on top of and around the water meter box free of all objects and debris.
7. Initial backfill of water lines shall be manufactured sand or pea gravel as per NBU Systems Connection & Construction Policy.
8. Secondary backfill of water lines shall generally consist of material removed from the trench and shall be free from brush, debris and trash or stones having any dimension larger than 6" inches at the largest dimension.
9. Hydrostatic testing is done from valve to valve.
10. No meter boxes to be set in driveways or sidewalks. Any meter boxes set in driveways or sidewalks will be relocated at contractor's and/or developer's expense.
11. Meter boxes must be set at the proposed grade. Any meter boxes that are not set at the final grade will be adjusted at contractor's and/or developer's expense.
12. Acceptable meter boxes are D13-BAMR and D15-BAMR. New residential lots are required to use the D15-BAMR meter boxes (double AMR). Commercial lots should choose which box applies to the domestic and/or irrigation meter layout.
13. Thrust blocks will not be allowed on the system without special approval. Joints will be restrained with restraining systems approved by NBU and restraint length shall be submitted to NBU at the time of plan submittal.
14. Contractor shall place tracer wire on top of the water mains. Tracer wire should run from valve to valve and exit at the valve box. The tracer wire should be attached to the top of the pipe using tape. Excess wire should be left within valve boxes to be placed within lid of cover.
15. Water quality shall be protected 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@nbutexas.com
16. All backflow prevention assemblies shall be tested upon installation and report sent to NBU via the online tracking system, contact NBU backflow prevention specialist for more details. Email questions to crossconnection@nbutexas.com
17. All residential and commercial properties shall have a Customer Service Inspection certificate (CSI Inspection) completed upon completion of the building or home structure. Contact NBU backflow prevention specialist for more details. Email questions to crossconnection@nbutexas.com

FLOODPLAIN NOTE

1. 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.

CITY OF NEW BRAUNFELS NOTES

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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.
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NO.	REVISION	DATE

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER
4-25-2024

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2
NEW BRAUNFELS, TEXAS

WATER DISTRIBUTION NOTES

PLAT NO.
JOB NO. 30001-72
DATE 5-1-2024
DESIGNER GDL
CHECKED JP DRAWN CA
SHEET C4.11

FOR PERMIT

Date: Apr 25, 2024, 11:11am User ID: jesquivel
File: P:\300\01\72\Design\Civil\WTNT-30001-72.dwg

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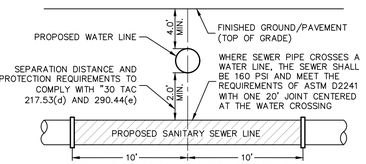
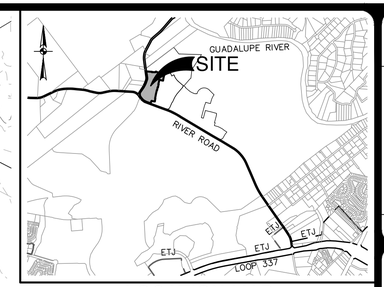
WASTEWATER (NBU JOB NO. WW-246158)		
ITEM	UNIT	QUANTITY
8" SANITARY SEWER PIPE	LF	2,466
LUEs	EA	76
6" WASTEWATER SERVICE	EA	74
48" MANHOLES	EA	12



TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

NOT-TO-SCALE



LOCATION MAP

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

SEWER LEGEND

- PROJECT LIMITS
- EXISTING FIRE HYDRANT
- EXISTING WATER — W —
- EXISTING UNDERGROUND ELECTRIC — UGE —
- EXISTING GAS — G —
- EXISTING SEWER — SS — MANHOLE
- PROPOSED SEWER — SS — MANHOLE
- PROPOSED WATER — FIRE HYDRANT — W —
- PROPOSED SEWER LATERAL — S —
- FINISHED FLOOR ELEVATION FOR SEWER — FF = XXXX.XX
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED GAS — G —
- PROPOSED UNDERGROUND ELECTRIC — UGE —

NOTE

ALL SEWER PIPES SHALL BE 8" PVC (SDR 26), UNLESS OTHERWISE NOTED.

FLOODPLAIN NOTE

1. NO PORTION OF ANY LOT ON THIS PROJECT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE FEMA FIRM MAP NO. 48187C0095F EFFECTIVE DATE 9/2/2009.

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.
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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.

NO.	REMSON	DATE
1	MOVED WATER LINE TO UNIT 3	06/26/25

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED PROFESSIONAL ENGINEER
6-26-2025

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5533
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2

NEW BRAUNFELS, TEXAS

OVERALL SANITARY SEWER PLAN

PLAT NO.
JOB NO. 30001-72
DATE 5-1-2024
DESIGNER GDL
CHECKED DRAWN CA
SHEET C5.00

FOR PERMIT

Date: Jun 26, 2025, 3:01pm User ID: jasquivel
File: P:\300\01\72\Design\Civil\SSOA-30001-72.dwg

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CITY OF NEW BRAUNFELS NOTES

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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.
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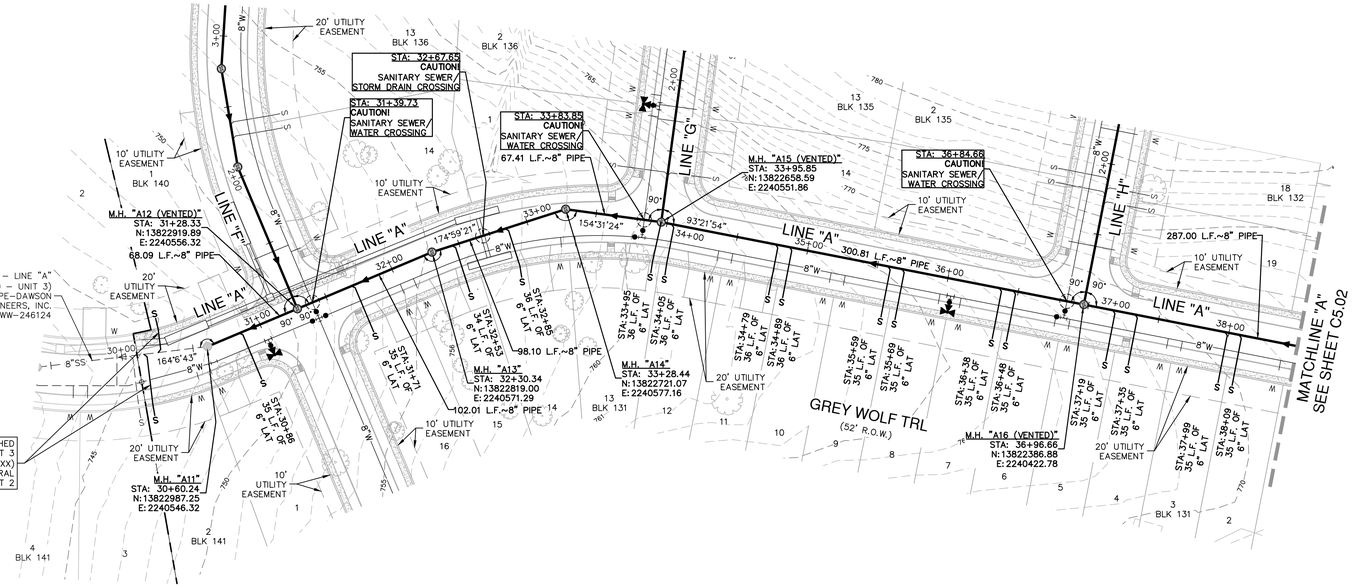
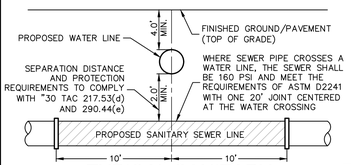
8" SEWER LINE – LINE "A"
(VERAMENDI PRECINCT 30 – UNIT 3)
DESIGN ENGINEER: PAPE–DAWSON ENGINEERS, INC.
NBU JOB# WW–246124





TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

NOT–TO–SCALE

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

SEWER LEGEND

- PROJECT LIMITS
- EXISTING WATER
- EXISTING SEWER
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED SEWER LATERAL
- FINISHED FLOOR ELEVATION FOR SEWER — FF = XXXX.XX
- PROPOSED STORM DRAIN
- EXISTING FIRE HYDRANT
- MANHOLE
- FIRE HYDRANT

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 C5.12)
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 PRECEDENT. 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.

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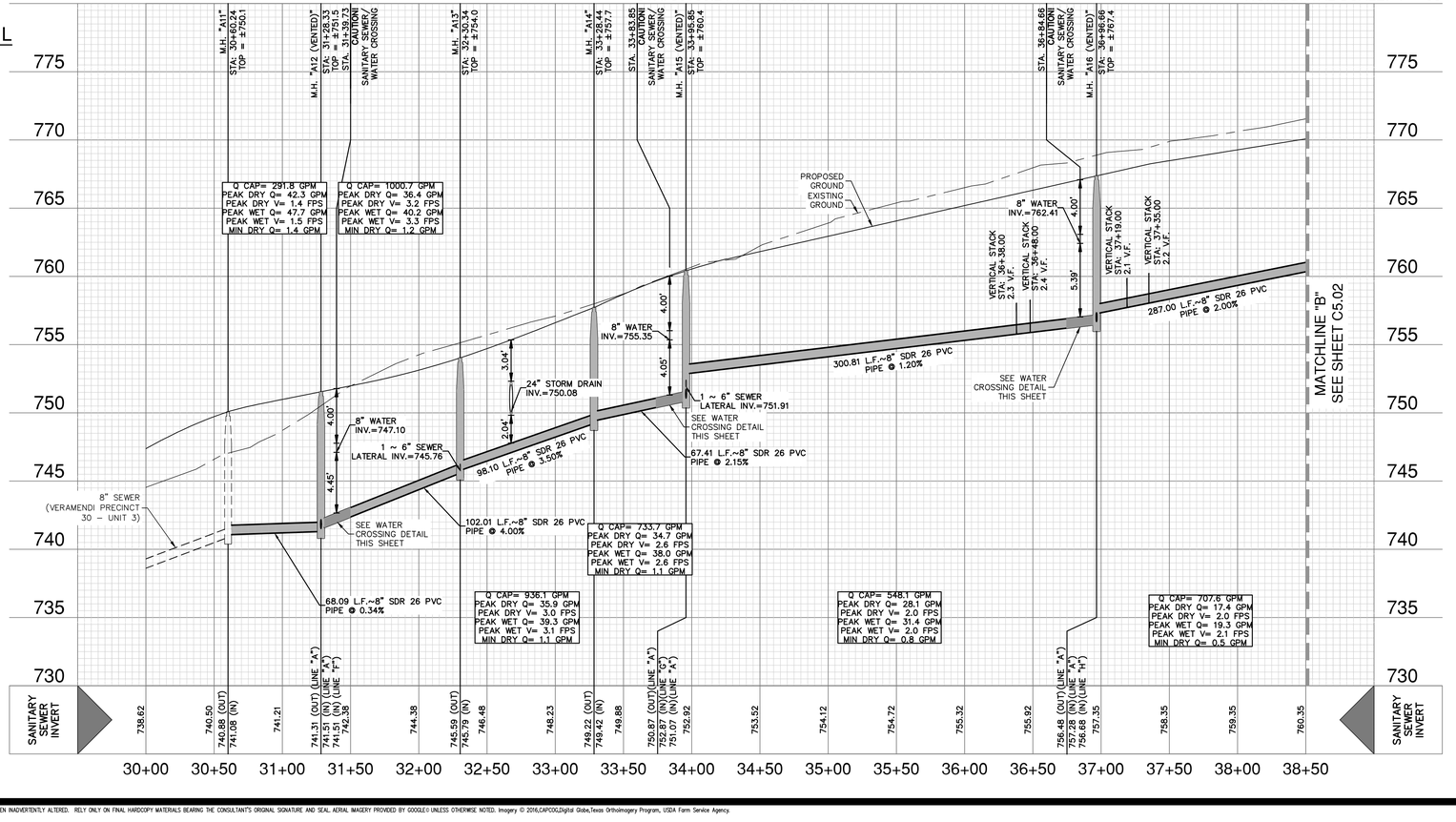
SANITARY SEWER LINE "A"
STA. 30+60.24 TO 38+50.00

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



FOR PERMIT

NO.	REVISION	DATE

STATE OF TEXAS — JOCELYN PEREZ — 98367 — LICENSED PROFESSIONAL ENGINEER — 7–25–2024

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5533
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2
NEW BRAUNFELS, TEXAS

SANITARY SEWER LINE A - PLAN & PROFILE
STA. 30+60.24 TO 38+50.00

PLAT NO.
JOB NO. 30001–72
DATE 5–1–2024
DESIGNER GDL
CHECKED GL DRAWN CA
SHEET C5.01

Date: Jul 24, 2024, 4:37pm User ID: bhughey
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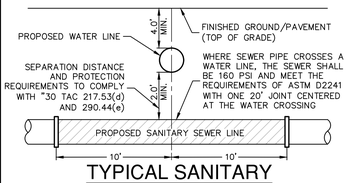
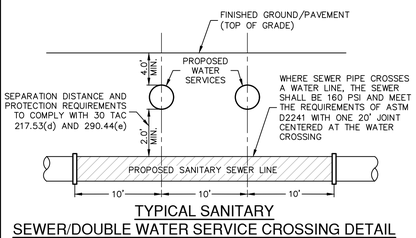


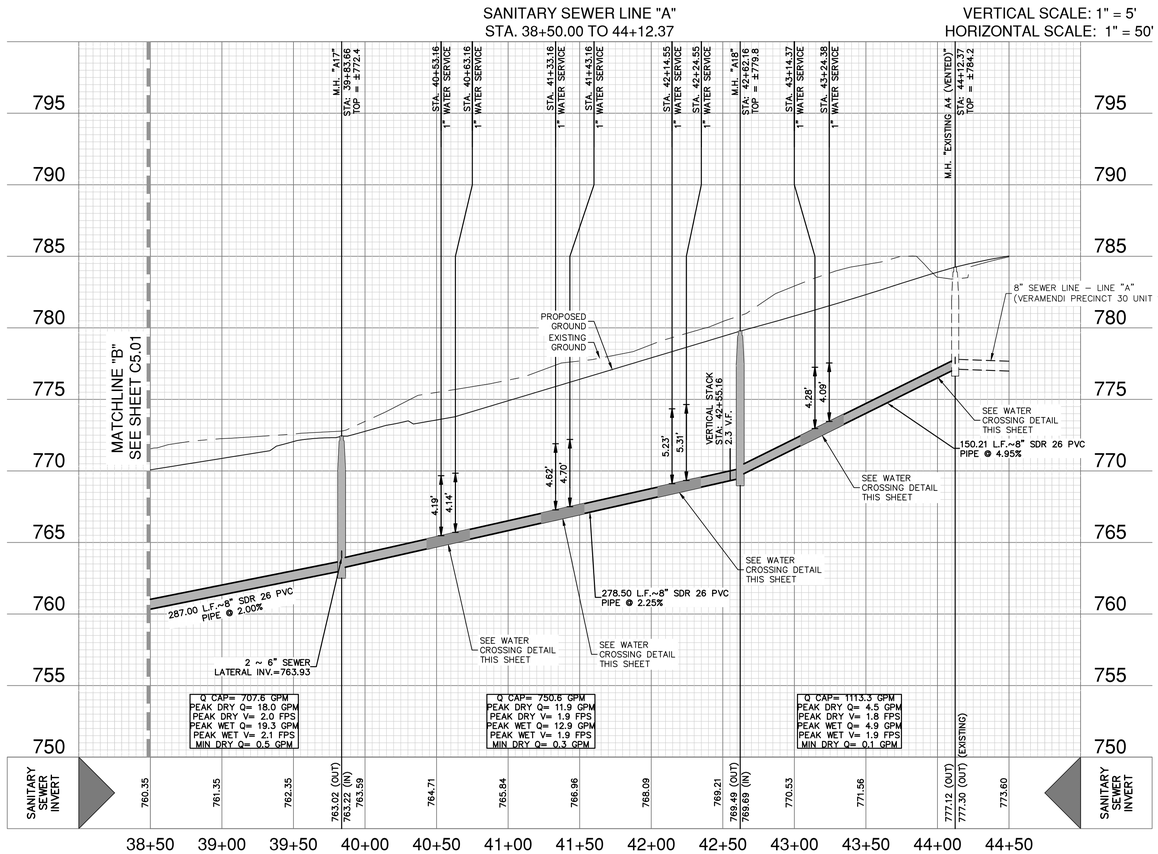
TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

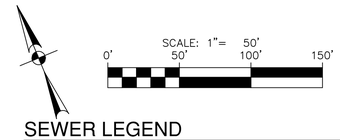
NOT–TO–SCALE



TYPICAL SANITARY SEWER/DOUBLE WATER SERVICE CROSSING DETAIL

NOT–TO–SCALE





SEWER LEGEND

- PROJECT LIMITS
- EXISTING WATER — EXISTING FIRE HYDRANT
- EXISTING SEWER — MANHOLE
- PROPOSED SEWER — FIRE HYDRANT
- PROPOSED WATER
- PROPOSED SEWER LATERAL
- FINISHED FLOOR ELEVATION FOR SEWER — FF = XXXX.XX
- PROPOSED STORM DRAIN

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 C5.12)
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 PRECEDENT: 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:

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NO.	REVISION	DATE

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER
7–25–2024

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5533
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2

NEW BRAUNFELS, TEXAS

SANITARY SEWER LINE A - PLAN & PROFILE
STA. 38+50.00 TO 44+12.37

PLAT NO.
JOB NO. 30001–72
DATE 5–1–2024
DESIGNER GDL
CHECKED CL DRAWN CA
SHEET C5.02

FOR PERMIT

Date: Jul 25, 2024, 8:56am User ID: bhughey
File: P:\300\01\72\Design\Civil\SSA–30001–72.dwg

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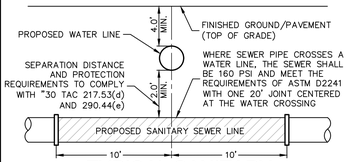
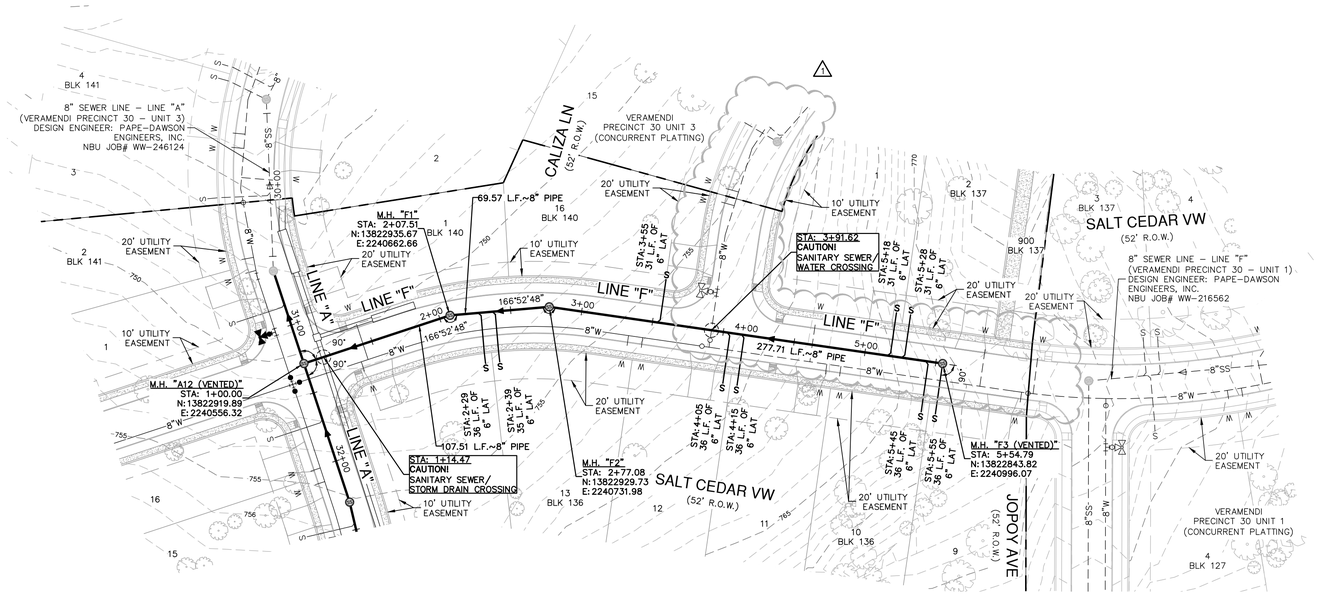
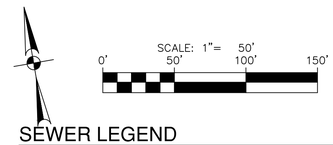


TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

NOT–TO–SCALE





SEWER LEGEND

PROJECT LIMITS

EXISTING WATER — W —

EXISTING SEWER — SS —

PROPOSED SEWER — SS — MANHOLE

PROPOSED WATER — W — FIRE HYDRANT

PROPOSED SEWER LATERAL — S —

FINISHED FLOOR ELEVATION FOR SEWER — FF = XXXX.XX

PROPOSED STORM DRAIN

NOTES

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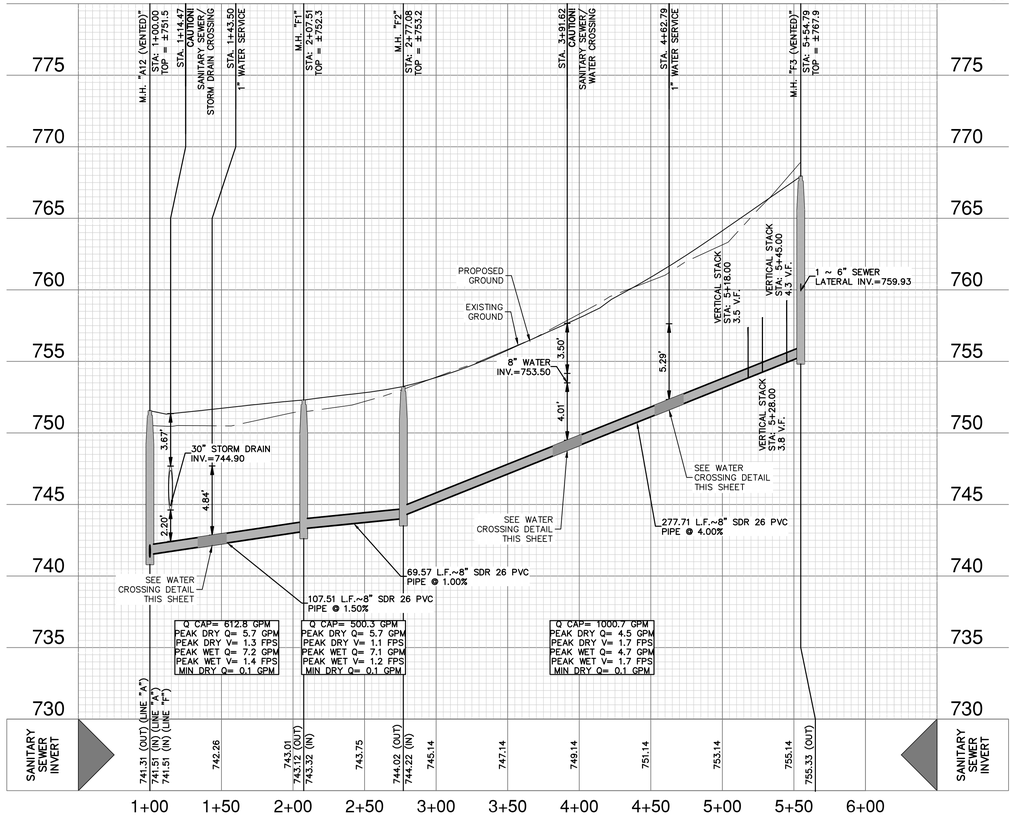
SANITARY SEWER LINE "F" STA. 1+00.00 TO 5+54.79

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



NO.	REVISION	DATE
1	MOVED WATER LINE TO UNIT 3	06/26/25

6–26–2025

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5533
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2

NEW BRAUNFELS, TEXAS

SANITARY SEWER LINE F - PLAN & PROFILE
STA. 1+00.00 TO 5+54.79

PLAT NO. _____
JOB NO. 30001–72
DATE 5–1–2024
DESIGNED GDL
CHECKED _____ DRAWN CA
SHEET C5.03

FOR PERMIT

Date: Jun 26, 2025, 3:01pm User ID: jesquivel
File: P:\300\01\72\Design\Civil\SSF–30001–72.dwg

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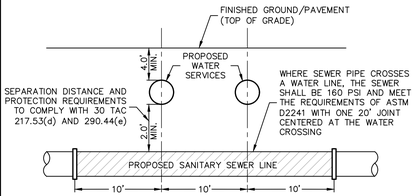
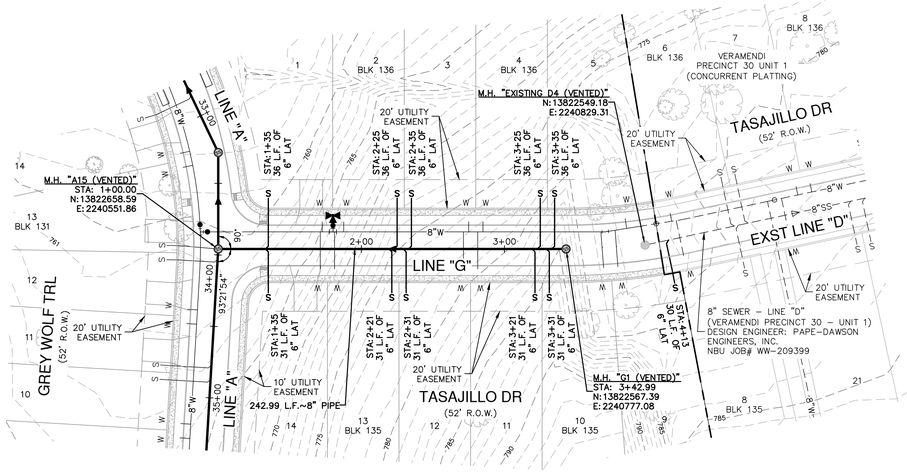
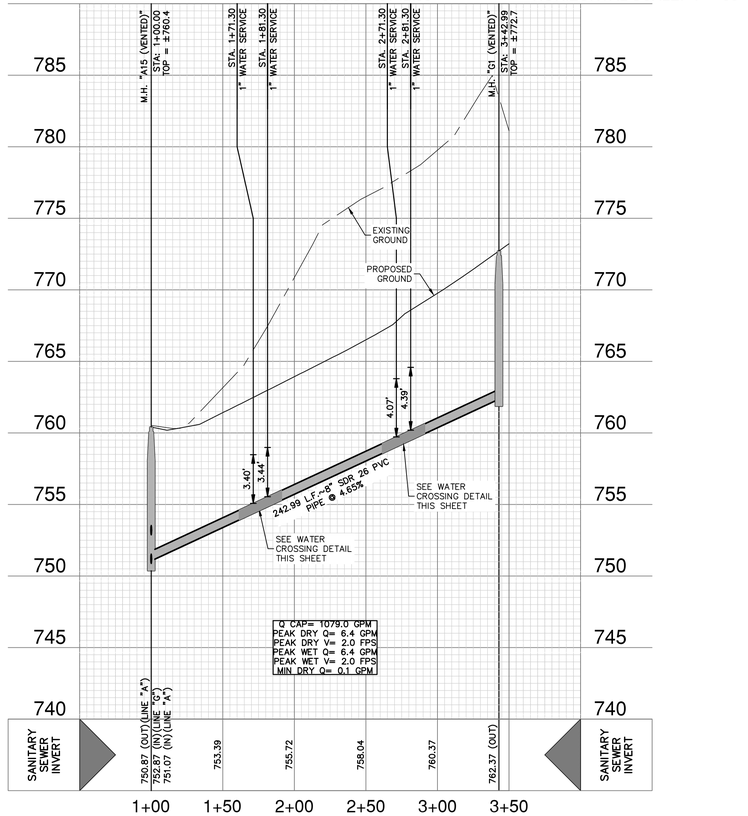


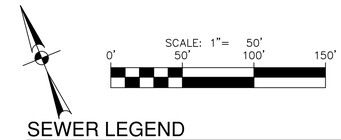
TYPICAL SANITARY
SEWER/DOUBLE WATER SERVICE CROSSING DETAIL
NOT–TO–SCALE



SANITARY SEWER LINE "G"
STA. 1+00.00 TO 3+42.99

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





SEWER LEGEND

PROJECT LIMITS

EXISTING WATER — EXISTING FIRE HYDRANT

EXISTING SEWER — MANHOLE

PROPOSED SEWER — FIRE HYDRANT

PROPOSED WATER

PROPOSED SEWER LATERAL

FINISHED FLOOR ELEVATION FOR SEWER — FF = XXXX.XX

PROPOSED STORM DRAIN

NOTES

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NO.	REVISION	DATE

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER
7–25–2024

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2

NEW BRAUNFELS, TEXAS

SANITARY SEWER LINE G - PLAN & PROFILE
STA. 1+00.00 TO 3+42.99

PLAT NO.
JOB NO. 30001–72
DATE 5–1–2024
DESIGNER GDL
CHECKED JC DRAWN CA
SHEET C5.04

FOR PERMIT

Date: Jul 23, 2024, 2:23pm User ID: bhughey
File: P:\300\01\72\Design\Civil\SSG–30001–72.dwg

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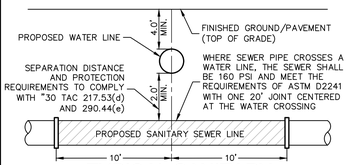
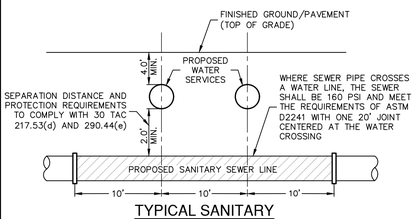
1. NO VALVES, HYDRANTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS, OR DRIVEWAYS.
2. ALL UTILITIES TO BE CONSTRUCTED PRIOR TO STREETS.
3. THIS PROJECT INCLUDES UTILITY INSTALLATIONS GREATER THAN 5-FEET IN DEPTH. DEEP TRENCHES POSE COMPACTION TESTING AND CONSTRUCTION CHALLENGES AND CITY METHODS 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.



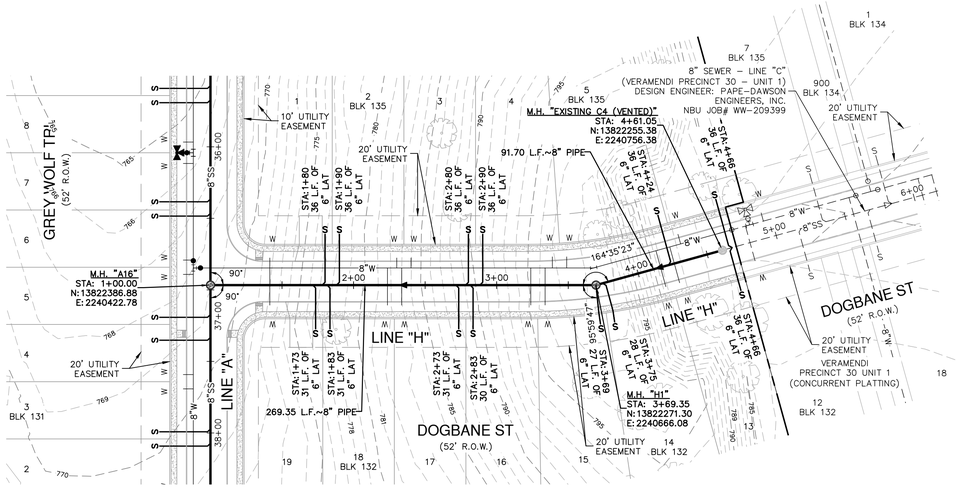
TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

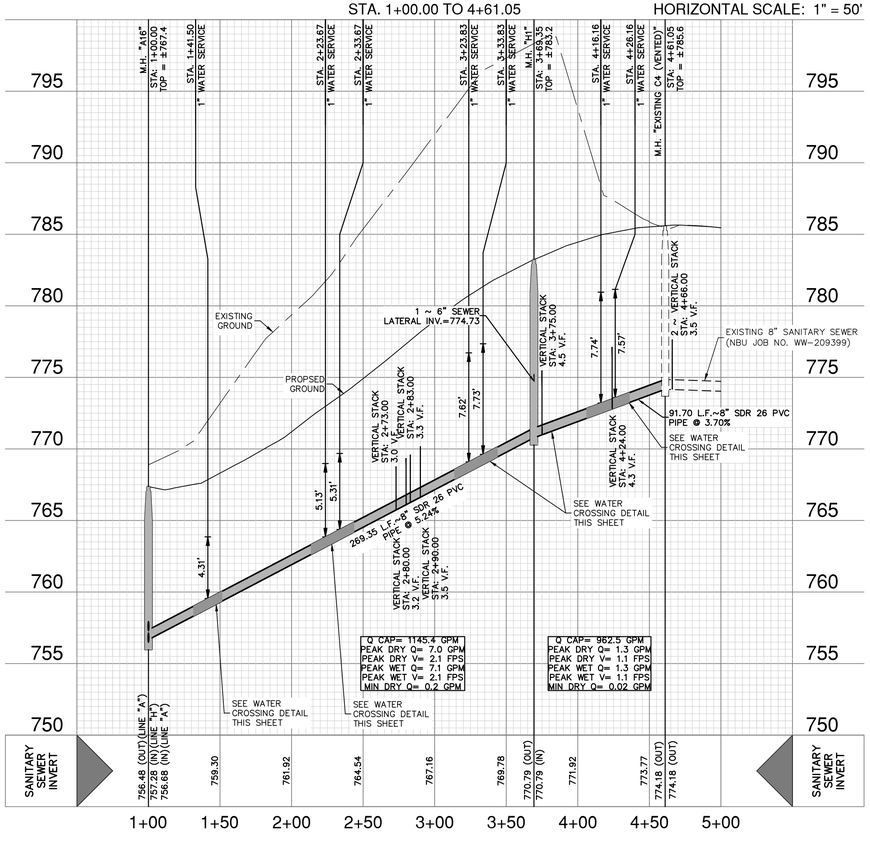
NOT-TO-SCALE

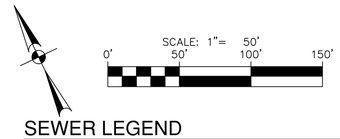


TYPICAL SANITARY SEWER/DOUBLE WATER SERVICE CROSSING DETAIL

NOT-TO-SCALE







SEWER LEGEND

- PROJECT LIMITS
- EXISTING WATER
- EXISTING SEWER
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED SEWER LATERAL
- FINISHED FLOOR ELEVATION FOR SEWER (FF = XXXX.XX)
- PROPOSED STORM DRAIN
- EXISTING FIRE HYDRANT
- MANHOLE

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 PRECEDENT: 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.

NO.	REVISION	DATE

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER
8-21-2024

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5533
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2
NEW BRAUNFELS, TEXAS

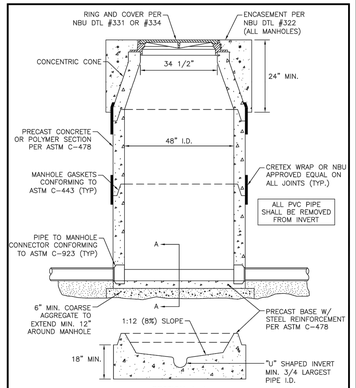
SANITARY SEWER LINE H - PLAN & PROFILE
STA. 1+00.00 TO 4+61.05

PLAT NO.
JOB NO. 30001-72
DATE 5-1-2024
DESIGNER GDL
CHECKED GL DRAWN CA
SHEET C5.05

FOR PERMIT

Date: Aug 21, 2024, 2:43pm User ID: jesquivel
File: P:\300\01\72\Design\Civil\SSH-30001-72.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.



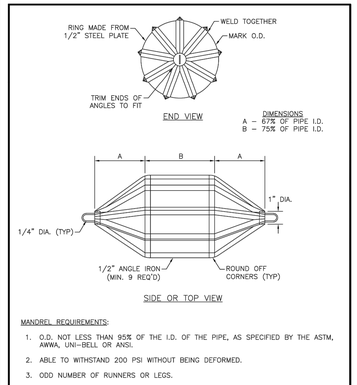
*CONTRACTOR SHALL LEVEL AND PLUMB THE BASE PRIOR TO SETTING THE PRECAST MANHOLE RISER SECTIONS ON THE PRECAST CONCRETE BASE.

MANHOLE TO BE LINED WITH CORROSION RESISTANT MATERIALS (KERNOS SEWERCOAT 2000 HS & PG; AND APM PERMACAST MS-10,000 CONSHIELD APPLIED IN A 1-INCH THICK LAYER)

NBU — NEW BRAUNFELS UTILITIES, WATER SYSTEMS ENGINEERING

DRAWN BY: A. Willard	APPROVED BY: A. Willard	DATE: 8/17/21	STANDARD DRAWING:	SCALE: N.T.S.	SHEET: 1 OF 1	DRAWING NO: 328

WASTEWATER MANHOLE ON PRECAST BASE



MANDREL REQUIREMENTS:

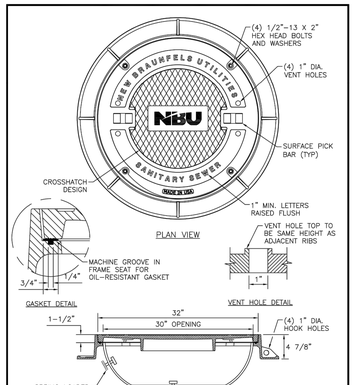
1. O.D. NOT LESS THAN 95% OF THE I.D. OF THE PIPE, AS SPECIFIED BY THE ASTM, AWWA, UNI-BELL OR ANSI.
2. ABLE TO WITHSTAND 200 PSI WITHOUT BEING DEFORMED.
3. ODD NUMBER OF RUNNERS OR LEGS.

*THIS INFORMATION IS PROVIDED AS A REFERENCE. ALL DEFLECTION TESTING SHALL BE DONE IN ACCORDANCE WITH TCEQ CHAPTER 217.

NBU — NEW BRAUNFELS UTILITIES, WATER SYSTEMS ENGINEERING

DRAWN BY: A. Willard	APPROVED BY: A. Willard	DATE: 8/17/21	STANDARD DRAWING:	SCALE: N.T.S.	SHEET: 1 OF 1	DRAWING NO: 350

GO, NO GO DEFLECTION TESTING MANDREL

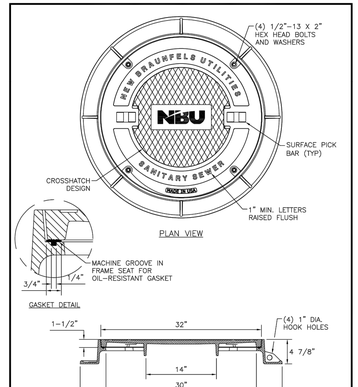


MATERIAL: CAST GRAY IRON ASTM A-48, CLASS 35B

NBU — NEW BRAUNFELS UTILITIES, WATER SYSTEMS ENGINEERING

DRAWN BY: A. Willard	APPROVED BY: A. Willard	DATE: 8/17/21	STANDARD DRAWING:	SCALE: N.T.S.	SHEET: 1 OF 1	DRAWING NO: 334

VENTED SANITARY SEWER MANHOLE COVER

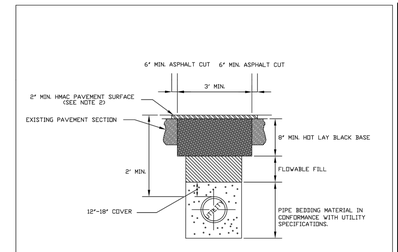


MATERIAL: CAST GRAY IRON ASTM A-48, CLASS 35B

NBU — NEW BRAUNFELS UTILITIES, WATER SYSTEMS ENGINEERING

DRAWN BY: A. Willard	APPROVED BY: A. Willard	DATE: 8/17/21	STANDARD DRAWING:	SCALE: N.T.S.	SHEET: 1 OF 1	DRAWING NO: 331

SANITARY SEWER MANHOLE COVER



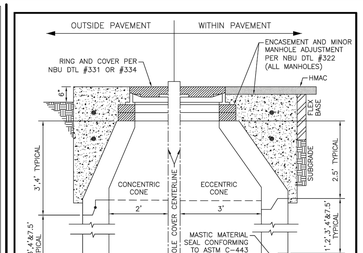
NOTES:

1. THE EXISTING PAVING SURFACE SHALL BE SAW CUT IN A STRAIGHT LINE AT A MINIMUM OF 12" WIDER THAN UNDISTURBED SIDES OF THE TRENCH SYMMETRICAL ABOUT THE CENTERLINE OF THE EXCAVATION.
2. REPLACEMENT HMAC SURFACE LAYER SHALL BE OF THE TYPE AND THICKNESS BASED ON FUNCTIONAL CLASSIFICATION.
   A) MIN. 2"HMAC TYPE "D"FOR TRENCH REPAIRS IN LOCAL/RESIDENTIAL STREETS.
   B) MIN. 3"HMAC TYPE "C"FOR TRENCH REPAIRS IN COLLECTOR/ARTERIAL STREETS.
3. DAMAGED PAVEMENT OUTSIDE THE TRENCH CUT SHALL BE REMOVED AND REPLACED
4. PRIME AND TACK COAT ALL EXPOSED EDGES AND SURFACES.
5. HOT LAY BLACK BASE LAYED IN 8"LIFTS @ 95% COMPACTION.
6. IF EXCAVATION AREA IS OPEN FOR TEMPORARY PUBLIC USE, THE SURFACE SHALL BE MAINTAINED LEVEL WITH ADJACENT RIDING SURFACE WITH COLD MIX AC OR TEMPORARY HMAC.
7. CALICHE OR EXISTING MATERIAL SHALL NOT BE USED TO BACKFILL THE UTILITY EXCAVATION.

TRENCH REPAIR DETAIL	CITY OF NEW BRAUNFELS ENGINEERING DIVISION
ISSUE DATE: APRIL 2015	SCALE: N.T.S
DRAWN BY: AME	CONTACT: GF

SANITARY SEWER PIPE LAID IN TRENCH (WITHIN PAVEMENT)

NOT TO SCALE



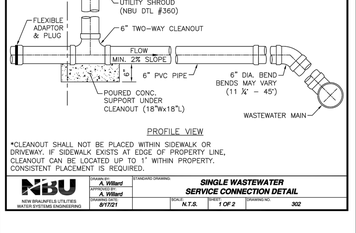
NOTES:

1. MANHOLE SECTIONS TEMPORARILY REMOVED FOR ROADWAY CONSTRUCTION MAY BE REUSED ONLY WITH THE WRITTEN APPROVAL OF THE INSPECTOR. GASKETS SHALL NOT BE REUSED.
2. ANY COMBINATION OF REMOVING THE CONCRETE RINGS, AND / OR THE MANHOLE CONE, AND/OR THE STRAIGHT RISER SECTION OF THE MANHOLE SHALL BE ACCEPTABLE TO TEMPORARILY LOWER THE MANHOLE GRADE FOR ROADWAY RECONSTRUCTION.
3. WHILE THE MANHOLE IS TEMPORARILY LOWERED, A SHEET OF STEEL SUITABLE TO SUPPORT ALL IMPOSED LOADS SHALL BE USED TO COVER THE OPENING. THE STEEL PLATE SHALL BE SET IN MORTAR TO PREVENT LEAKAGE.
4. SUBGRADE AND BASE MATERIALS SHALL BE COMPACTED TO 95% AND 100% DENSITIES, RESPECTIVELY, COMPACTION SHALL BE BY MECHANICAL TAMPING TO THE DENSITIES SPECIFIED.
5. MANHOLE SHALL BE SET SO RING AND COVER MATCH STREET SLOPE.

NBU — NEW BRAUNFELS UTILITIES, WATER SYSTEMS ENGINEERING

DRAWN BY: A. Willard	APPROVED BY: A. Willard	DATE: 8/17/21	STANDARD DRAWING:	SCALE: N.T.S.	SHEET: 1 OF 1	DRAWING NO: 321

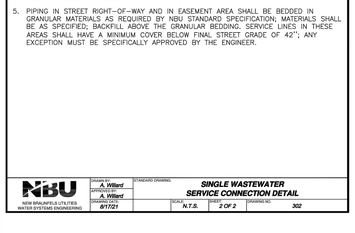
MAJOR MANHOLE ADJUSTMENT



NBU — NEW BRAUNFELS UTILITIES, WATER SYSTEMS ENGINEERING

DRAWN BY: A. Willard	APPROVED BY: A. Willard	DATE: 8/17/21	STANDARD DRAWING:	SCALE: N.T.S.	SHEET: 1 OF 2	DRAWING NO: 327

WASTEWATER MANHOLE ON CAST IN PLACE FOUNDATION



NBU — NEW BRAUNFELS UTILITIES, WATER SYSTEMS ENGINEERING

DRAWN BY: A. Willard	APPROVED BY: A. Willard	DATE: 8/17/21	STANDARD DRAWING:	SCALE: N.T.S.	SHEET: 1 OF 1	DRAWING NO: 322

NEW MANHOLE CONSTRUCTION AND MINOR MANHOLE ADJUSTMENT

NBU — NEW BRAUNFELS UTILITIES, WATER SYSTEMS ENGINEERING

DRAWN BY: JC Amaro	APPROVED BY: A. Willard	DATE: 4/16-03	STANDARD DRAWING:	SCALE: N.T.S.	SHEET: 1 OF 2	DRAWING NO: 320

MANHOLE INVERT PLAN

NBU — NEW BRAUNFELS UTILITIES, WATER SYSTEMS ENGINEERING

DRAWN BY: H.Shadrock	APPROVED BY:	DATE: 8-3-03	STANDARD DRAWING:	SCALE: N.T.S.	SHEET: 2 OF 2	DRAWING NO: 320

STANDARD MANHOLE MANHOLE FLOOR PLAN

* Sewer Gravel 6" Min. or 1/8 O.D. of the pipe, whichever is greater as directed by the Inspector

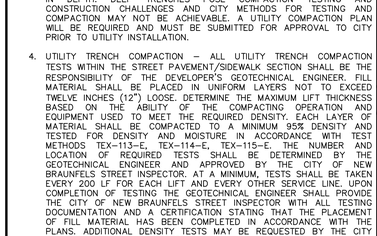
Pipe bedding of wastewater lines shall be manufactured sand or pea gravel as per NBU specifications.

1) RIGID PIPE – UNSTABLE OR UNACCEPTABLE CONDITIONS
   FLEXIBLE PIPE – ALL CONDITIONS
2) RIGID PIPE – EXISTING STABLE BEDDING CONDITIONS

** SECONDARY BACKFILL OF WASTEWATER LINES SHALL MEET NBU AND CITY OF NEW BRAUNFELS SPECIFICATIONS AND SHALL GENERALLY CONSIST OF MATERIALS REMOVED FROM THE TRENCH AND SHALL BE FREE FROM BRUSH, DEBRIS AND TRASH, NO ROCKS OR STONES HAVING ANY DIMENSION LARGER THAN 6 INCHES AT THE LARGEST DIMENSION.

SANITARY SEWER PIPE LAID IN TRENCH (OUTSIDE OF PAVEMENT)

NOT TO SCALE



NBU — NEW BRAUNFELS UTILITIES, WATER SYSTEMS ENGINEERING

DRAWN BY: A. Willard	APPROVED BY: A. Willard	DATE: 8/17/21	STANDARD DRAWING:	SCALE: N.T.S.	SHEET: 1 OF 1	DRAWING NO: 301

WASTEWATER DEEP SERVICE CONNECTION DETAIL

*CLEANOUT SHALL NOT BE PLACED WITHIN SIDEWALK OR DRIVEWAY. IF SIDEWALK EXISTS AT EDGE OF PROPERTY LINE, CLEANOUT CAN BE LOCATED UP TO 1' WITHIN PROPERTY. CONSISTENT PLACEMENT IS REQUIRED.

NBU — NEW BRAUNFELS UTILITIES, WATER SYSTEMS ENGINEERING

DRAWN BY: A. Willard	APPROVED BY: A. Willard	DATE: 8/17/21	STANDARD DRAWING:	SCALE: N.T.S.	SHEET: 1 OF 2	DRAWING NO: 302

SINGLE WASTEWATER SERVICE CONNECTION DETAIL

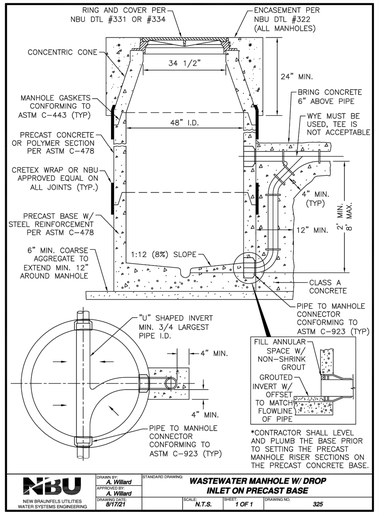
NOTES:

1. UTILITY CONTRACTOR, DURING SUBDIVISION CONSTRUCTION, SHALL INSTALL WASTEWATER CONNECTION TO MAIN, 6" STUB WITH 6" SERVICE BRANCH WITH 2-WAY CLEANOUT, CONCRETE SUPPORT (MIN. 18"Wx18"Lx6"H), RISER FOR CLEAN OUT (CAPPED), UTILITY SHROUD, 7' EXTENSION, AND PLUG. ALL WASTEWATER PIPING SHALL HAVE ELASTOMERIC GASKET TYPE JOINTS AND SHALL SLOPE DOWNWARD TO MAIN 2%, 1/4" PER FOOT, MINIMUM TO 45° MAXIMUM. DEPTH OF SERVICE STUB AT PROPERTY LINE WILL BE SHOWN ON PLANS BY ENGINEER OR DESIGNATED REPRESENTATIVE IF GREATER THAN 4', OTHERWISE, THE INSTALLED DEPTH WILL TYPICALLY BE 4' TO 6'. IF WASTEWATER SERVICE LINE TO MAIN REQUIRES DEFLECTION EXCEEDING 45°, REFER TO DETAIL DRAWING 301. ALL INSTALLATIONS SHALL BE MADE IN ACCORDANCE WITH INFORMATION SHOWN ON APPLICABLE STANDARD DRAWINGS AND WILL BE INSPECTED BY NBU CONSTRUCTION INSPECTION PERSONNEL.
2. CUSTOMER SHALL REMOVE PLUG, INSTALL 4" WASTEWATER LINE [EXTEND 4" PIPE 6" MINIMUM INTO 6" PIPE AND JOINT WITH FLEXIBLE ADAPTOR]. IF WASTEWATER WILL NOT SATISFACTORILY FLOW BY GRAVITY TO SEWER MAIN ADJACENT TO PROPERTY, PUMP EQUIPMENT MUST BE PROVIDED BY THE CUSTOMER AS PART OF CUSTOMER'S WASTEWATER SYSTEM.
3. CUSTOMER IS RESPONSIBLE FOR PIPING SYSTEM UNTIL WASTEWATER IS CONNECTED, ANY MISSING OR DAMAGED PARTS SHALL BE REINSTALLED BY CUSTOMER WHO SHALL GUARANTEE, FOR A PERIOD OF TWO (2) YEARS FROM DATE OF FINAL ACCEPTANCE, THAT CONNECTIONS TO NBU SYSTEMS ARE FREE FROM DEFECTS IN WORKMANSHIP OR MATERIALS. CUSTOMER ALSO HAS THE RESPONSIBILITY TO ASSURE THAT 2-WAY CLEANOUTS REMAIN CLEAR OF SIDEWALKS AND OTHER OBSTRUCTIONS.
4. NBU ACTIVITY IS LIMITED TO INSPECTION OF CONNECTIONS TO NBU'S WASTEWATER SYSTEM. FOR MAINTENANCE PURPOSES, NBU'S RESPONSIBILITY ENDS AT THE CUSTOMER'S WASTEWATER CONNECTION TO THE 2-WAY CLEANOUT OR THE PROPERTY LINE, WHICHEVER IS CLOSER TO WASTEWATER MAIN.
5. PIPING IN STREET RIGHT-OF-WAY AND IN EASEMENT AREA SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY NBU STANDARD SPECIFICATION; MATERIALS SHALL BE AS SPECIFIED; BACKFILL ABOVE THE GRANULAR BEDDING, SERVICE LINES IN THESE AREAS SHALL HAVE A MINIMUM COVER BELOW FINAL STREET GRADE OF 42"; ANY EXCEPTION MUST BE SPECIFICALLY APPROVED BY THE ENGINEER.

NBU — NEW BRAUNFELS UTILITIES, WATER SYSTEMS ENGINEERING

DRAWN BY: A. Willard	APPROVED BY: A. Willard	DATE: 8/17/21	STANDARD DRAWING:	SCALE: N.T.S.	SHEET: 2 OF 2	DRAWING NO: 302

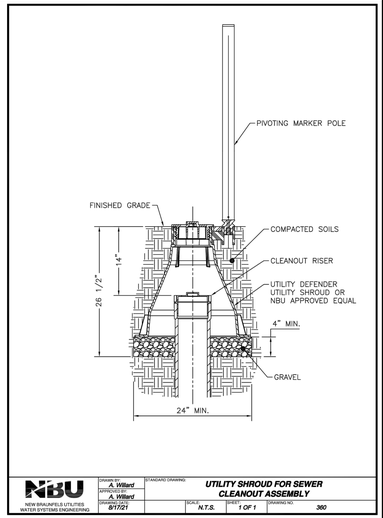
SINGLE WASTEWATER SERVICE CONNECTION DETAIL



NBU — NEW BRAUNFELS UTILITIES, WATER SYSTEMS ENGINEERING

DRAWN BY: A. Willard	APPROVED BY: A. Willard	DATE: 8/17/21	STANDARD DRAWING:	SCALE: N.T.S.	SHEET: 1 OF 1	DRAWING NO: 325

WASTEWATER MANHOLE W/ DROP INLET ON PRECAST BASE



NBU — NEW BRAUNFELS UTILITIES, WATER SYSTEMS ENGINEERING

DRAWN BY: A. Willard	APPROVED BY: A. Willard	DATE: 8/17/21	STANDARD DRAWING:	SCALE: N.T.S.	SHEET: 1 OF 1	DRAWING NO: 360

UTILITY SHROUD FOR SEWER CLEANOUT ASSEMBLY

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.

NO.	REVISION	DATE

4-25-2024

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2
NEW BRAUNFELS, TEXAS

SANITARY SEWER DETAILS

PLAT NO.
JOB NO. 30001-72
DATE 5-1-2024
DESIGNER GDL
CHECKED CA DRAWN CA
SHEET C5.10

Date: Apr 25, 2024, 11:17am User ID: jesquivel
File: P:\300\01\72\Design\Civil\SSDT-30001-72.dwg

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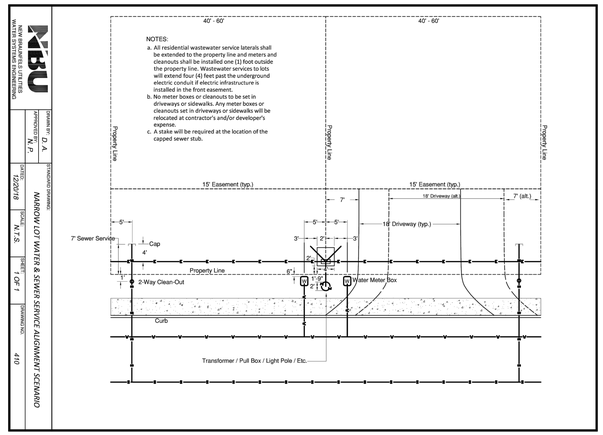
FOR PERMIT



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STATE OF TEXAS
JOCELYN PEREZ
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VERAMENDI PRECINCT 30 - UNIT 2
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SANITARY SEWER DETAILS

PLAT NO.
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CHECKED GL DRAWN CA
SHEET C5.11

FOR PERMIT

Date: Apr 25, 2024, 11:17am User ID: jesquivel
File: P:\3001\01\72\Design\Civil\SSD7-30001-72.dwg

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Texas Commission on Environmental Quality
Organized Sewage Collection System
General Construction Notes

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

The following/listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director, nor do they constitute a comprehensive listing of rules or conditions to be followed during construction. Further actions may be required to achieve compliance with TCEQ regulations found in Title 30, Texas Administrative Code, Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following/listed "construction notes" restricts the powers of the Executive Director, the commission or any other governmental entity to prevent, correct, or curtail activities that pollute or have the potential to pollute the Edwards Aquifer or hydrologically connected surface waters. The holder of any Edwards Aquifer Protection Plan containing "construction notes" is still responsible for compliance with Title 30, Texas Administrative Code, Chapters 213 or any other applicable TCEQ regulation, as well as all conditions of an Edwards Aquifer Protection Plan through all phases of plan implementation. Failure to comply with any condition of the Executive Director's approval, whether or not in contradiction of any "construction notes," is a violation of TCEQ regulations and any violation is subject to administrative rules, orders, and penalties as provided under Title 30, Texas Administrative Code § 213.10 (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. The following/listed "construction notes" in no way represent an approved exception by the Executive Director to any part of Title 30 Texas Administrative Code, Chapters 213 and 217, or any other TCEQ applicable regulation.

1. This Organized Sewage Collection System (SCS) must be constructed in accordance with 30 Texas Administrative Code (TAC) §213.5(c), the Texas Commission on Environmental Quality's (TCEQ) Edwards Aquifer Rules and any local government standard specifications.

2. All contractors conducting regulated activities associated with this proposed regulated project must be provided with copies of the SCS plan and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors must be required to keep on-site copies of the plan and the approval letter.

3. A written notice of construction must be submitted to the presiding TCEQ regional office at least 48 hours prior to the start of any regulated activities. This notice must include:
   - the name of the approved project;
   - the activity start date; and
   - the contact information of the prime contractor.

4. Any modification to the activities described in the referenced SCS application following the date of approval may require the submittal of an SCS application to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval.

5. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the manufacturers specifications. These controls must remain in place until the disturbed areas have been permanently stabilized.

6. If any sensitive features are discovered during the wastewater line trenching activities, all regulated activities near the sensitive feature must be suspended immediately. The applicant must immediately notify the appropriate regional office of the TCEQ of the feature discovered. A geologist's assessment of the location and extent of the feature discovered must be reported to that regional office in writing and the applicant must submit a plan for ensuring the structural integrity of the sewer line or for modifying the proposed collection system alignment around the feature. The regulated activities near the sensitive feature may not proceed until the

executive director has reviewed and approved the methods proposed to protect the sensitive feature and the Edwards Aquifer from any potentially adverse impacts to water quality while maintaining the structural integrity of the line.

7. Sewer lines located within or crossing the 5-year floodplain of a drainage way will be protected from inundation and stream velocities which could cause erosion and scouring of backfill. The trench must be capped with concrete to prevent scouring of backfill, or the sewer lines must be encased in concrete. All concrete shall have a minimum thickness of 6 inches.

8. Blasting procedures for protection of existing sewer lines and other utilities will be in accordance with the National Fire Protection Association criteria. Sand is not allowed as bedding or backfill in trenches that have been blasted. If any existing sewer lines are damaged, the lines must be repaired and retested.

9. All manholes constructed or rehabilitated on this project must have watertight size on size resilient connectors allowing for differential settlement. If manholes are constructed within the 100-year floodplain, the cover must have a gasket and be bolted to the ring. Where gasketed manhole covers are required for more than three manholes in sequence or for more than 1500 feet, alternate means of venting will be provided. Bricks are not an acceptable construction material for any portion of the manhole.

   The diameter of the manholes must be a minimum of four feet and the manhole for entry must have a minimum clear opening diameter of 30 inches. These dimensions and other details showing compliance with the commission's rules concerning manholes and sewer line/manhole inverts described in 30 TAC §217.55 are included on Plan Sheet C4.10.

   It is suggested that entrance into manholes in excess of four feet deep be accomplished by means of a portable ladder. The inclusion of steps in a manhole is prohibited.

10. Where water lines and new sewer line are installed with a separation distance closer than nine feet (i.e., water lines crossing wastewater lines, water lines paralleling wastewater lines, or water lines next to manholes) the installation must meet the requirements of 30 TAC §217.53(d) (Pipe Design) and 30 TAC §290.44(e) (Water Distribution).

11. Where sewers lines deviate from straight alignment and uniform grade all curvature of sewer pipe must be achieved by the following procedure which is recommended by the pipe manufacturer: _____.

    If pipe flexure is proposed, the following method of preventing deflection of the joint must be used: _____.

    Specific care must be taken to ensure that the joint is placed in the center of the trench and properly bedded in accordance with 30 TAC §217.54.

12. New sewage collection system lines must be constructed with stub outs for the connection of anticipated extensions. The location of such stub outs must be marked on the ground such that their location can be easily determined at the time of connection of the extensions. Such stub outs must be manufactured wyes or tees that are compatible in size and material with both the sewer line and the extension. At the time of original construction, new stub-outs must be constructed sufficiently to extend beyond the end of the street pavement. All stub-outs must be sealed with a manufactured cap to prevent leakage. Extensions that were not anticipated at the time of original construction or that are to be connected to an existing sewer line not furnished with stub outs must be connected using a manufactured saddle and in accordance with accepted plumbing techniques.

If no stub-out is present an alternate method of joining laterals is shown in the detail on Plan Sheet __ of __. (For potential future laterals).

The private service lateral stub-outs must be installed as shown on the plan and profile sheets on Plan Sheet __ of __ and marked after backfilling as shown in the detail on Plan Sheet __ of __.

13. Trenching, bedding and backfill must conform with 30 TAC §217.54. The bedding and backfill for flexible pipe must comply with the standards of ASTM D-2321, Classes IA, IB, II or III. Rigid pipe bedding must comply with the requirements of ASTM C 12 (ANSI A 106.2) classes A, B or C.

14. Sewer lines must be tested from manhole to manhole. When a new sewer line is connected to an existing stub or clean-out, it must be tested from existing manhole to new manhole. If a stub or clean-out is used at the end of the proposed sewer line, no private service attachments may be connected between the last manhole and the cleanout unless it can be certified as conforming with the provisions of 30 TAC §213.5(c)(3)(E).

15. All sewer lines must be tested in accordance with 30 TAC §217.57. The engineer must retain copies of all test results which must be made available to the executive director upon request. The engineer must certify in writing that all wastewater lines have passed all required testing to the appropriate regional office within 30 days of test completion and prior to use of the new collection system. Testing method will be:
   (a) For a collection system pipe that will transport wastewater by gravity flow, the design must specify an infiltration and exfiltration test or a low-pressure air test. A test must conform to the following requirements:
      (1) *Low Pressure Air Test.*
         (A) A low pressure air test must follow the procedures described in American Society For Testing And Materials (ASTM) C-828, ASTM C-924, or ASTM F-1417 or other procedure approved by the executive director, except as to testing times as required in Table C.3 in subparagraph (C) of this paragraph or Equation C.3 in subparagraph (B)(ii) of this paragraph.
         (B) For sections of collection system pipe less than 36 inch average inside diameter, the following procedure must apply, unless a pipe is to be tested as required by paragraph (2) of this subsection.
            (i) A pipe must be pressurized to 3.5 pounds per square inch (psi) greater than the pressure exerted by groundwater above the pipe.
            (ii) Once the pressure is stabilized, the minimum time allowable for the pressure to drop from 3.5 psi gauge to 2.5 psi gauge is computed from the following equation:

Equation C.3

$$T = \frac{0.085 \times D \times K}{Q}$$

Where:

T = time for pressure to drop 1.0 pound per square inch gauge in seconds
K = 0.000419 X D X L, but not less than 1.0
D = average inside pipe diameter in inches

L = length of line of same size being tested, in feet
Q = rate of loss, 0.0015 cubic feet per minute per square foot internal surface

(C) Since a K value of less than 1.0 may not be used, the minimum testing time for each pipe diameter is shown in the following Table C.3:

Pipe Diameter *(inches)*	Minimum Time *(seconds)*	Maximum Length for Minimum Time *(feet)*	Time for Longer Length *(seconds/foot)*
6	340	398	0.855
8	454	298	1.520
10	567	239	2.374
12	680	199	3.419
15	850	159	5.342
18	1020	133	7.693
21	1190	114	10.471
24	1360	100	13.676
27	1530	88	17.309
30	1700	80	21.369
33	1870	72	25.856

(D) An owner may stop a test if no pressure loss has occurred during the first 25% of the calculated testing time.
(E) If any pressure loss or leakage has occurred during the first 25% of a testing period, then the test must continue for the entire test duration as outlined above or until failure.
(F) Wastewater collection system pipes with a 27 inch or larger average inside diameter may be air tested at each joint instead of following the procedure outlined in this section.
(G) A testing procedure for pipe with an inside diameter greater than 33 inches must be approved by the executive director.

(2) *Infiltration/Exfiltration Test.*
(A) The total exfiltration, as determined by a hydrostatic head test, must not exceed 50 gallons per inch of diameter per mile of pipe per 24 hours at a minimum test head of 2.0 feet above the crown of a pipe at an upstream manhole.
(B) An owner shall use an infiltration test in lieu of an exfiltration test when pipes are installed below the groundwater level.
(C) The total exfiltration, as determined by a hydrostatic head test, must not exceed 50 gallons per inch diameter per mile of pipe per 24 hours at a minimum test head of two feet above the crown of a pipe at an upstream manhole, or at least two feet above existing groundwater level, whichever is greater.
(D) For construction within a 25-year flood plain, the infiltration or exfiltration must not exceed 10 gallons per inch diameter per mile of pipe per 24 hours at the same minimum test head as in subparagraph (C) of this paragraph.
(E) If the quantity of infiltration or exfiltration exceeds the maximum quantity specified, an owner shall undertake remedial action in order to reduce

the infiltration or exfiltration to an amount within the limits specified. An owner shall retest a pipe following a remediation action.

(b) If a gravity collection pipe is composed of flexible pipe, deflection testing is also required. The following procedures must be followed:
(1) For a collection pipe with inside diameter less than 27 inches, deflection measurement requires a rigid mandrel.
(A) *Mandrel Sizing.*
(i) A rigid mandrel must have an outside diameter (OD) not less than 95% of the base inside diameter (ID) or average ID of a pipe, as specified in the appropriate standard by the ASTMs, American Water Works Association, UNI-BELL, or American National Standards Institute, or any related appendix.
(ii) If a mandrel sizing diameter is not specified in the appropriate standard, the mandrel must have an OD equal to 95% of the ID of a pipe. In this case, the ID of the pipe, for the purpose of determining the OD of the mandrel, must equal be the average outside diameter minus two minimum wall thicknesses for OD controlled pipe and the average inside diameter for ID controlled pipe.
(iii) All dimensions must meet the appropriate standard.
(B) *Mandrel Design.*
(i) A rigid mandrel must be constructed of a metal or a rigid plastic material that can withstand 200 psi without being deformed.
(ii) A mandrel must have nine or more odd number of runners or legs.
(iii) A barrel section length must equal at least 75% of the inside diameter of a pipe.
(iv) Each size mandrel must use a separate proving ring.
(C) *Method Options.*
(i) An adjustable or flexible mandrel is prohibited.
(ii) A test may not use television inspection as a substitute for a deflection test.
(iii) If requested, the executive director may approve the use of a deflectometer or a mandrel with removable legs or runners on a case-by-case basis.
(2) For a gravity collection system pipe with an inside diameter 27 inches and greater, other test methods may be used to determine vertical deflection.
(3) A deflection test method must be accurate to within plus or minus 0.2% deflection.
(4) An owner shall not conduct a deflection test until at least 30 days after the final backfill.
(5) Gravity collection system pipe deflection must not exceed five percent (5%).
(6) If a pipe section fails a deflection test, an owner shall correct the problem and conduct a second test after the final backfill has been in place at least 30 days.

16. All manholes must be tested to meet or exceed the requirements of 30 TAC §217.58.
(a) All manholes must pass a leakage test.
(b) An owner shall test each manhole (after assembly and backfilling) for leakage, separate and independent of the collection system pipes, by hydrostatic exfiltration testing, vacuum testing, or other method approved by the executive director.
(1) Hydrostatic Testing.

(A) The maximum leakage for hydrostatic testing or any alternative test methods is 0.025 gallons per foot diameter per foot of manhole depth per hour.
(B) To perform a hydrostatic exfiltration test, an owner shall seal all wastewater pipes coming into a manhole with an internal pipe plug, fill the manhole with water, and maintain the test for at least one hour.
(C) A test for concrete manholes may use a 24-hour wetting period before testing to allow saturation of the concrete.
(2) Vacuum Testing.
(A) To perform a vacuum test, an owner shall plug all lift holes and exterior joints with a non-shrink grout and plug all pipes entering a manhole.
(B) No grout must be placed in horizontal joints before testing.
(C) Stub-outs, manhole boots, and pipe plugs must be secured to prevent movement while a vacuum is drawn.
(D) An owner shall use a minimum 60 inch/lb torque wrench to tighten the external clamps that secure a test cover to the top of a manhole.
(E) A test head must be placed at the inside of the top of a cone section, and the seal inflated in accordance with the manufacturer's recommendations.
(F) There must be a vacuum of 10 inches of mercury inside a manhole to perform a valid test.
(G) A test does not begin until after the vacuum pump is off.
(H) A manhole passes the test if after 2.0 minutes and with all valves closed, the vacuum is at least 9.0 inches of mercury.

17. All private service laterals must be inspected and certified in accordance with 30 TAC §213.5(c)(3)(I). After installation of and, prior to covering and connecting a private service lateral to an existing organized sewage collection system, a Texas Licensed Professional Engineer, Texas Registered Sanitarian, or appropriate city inspector must visually inspect the private service lateral and the connection to the sewage collection system, and certify that it is constructed in conformity with the applicable provisions of this section. The owner of the collection system must maintain such certifications for five years and forward copies to the appropriate regional office upon request. Connections may only be made to an approved sewage collection system.

Austin Regional Office 12100 Park 35 Circle, Building A Austin, Texas 78753-1808 Phone (512) 339-2929 Fax (512) 339-3795	San Antonio Regional Office 14250 Judson Road San Antonio, Texas 78233-4480 Phone (210) 490-3096 Fax (210) 545-4329

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

WASTEWATER NOTES:

1. The contractor shall maintain service to existing wastewater system at all times during construction.
2. A minimum of 8" wastewater pipe and fittings (P.V.C. SDR-26, ASTM, D-3034, D-3212, F-477) are required on new installation.
3. All residential wastewater service laterals shall be extended to the property line and a cleanout shall be installed at the property line. Services to lots will extend four (4) feet past the underground electric conduit if electric is installed in the front easement. All sewer cleanouts that lead to NBU mains shall be installed with a protective utility shroud and pivoting marker pole during time of construction.
4. Pipe bedding of wastewater lines shall be manufactured sand or pea gravel as per NBU specifications.
5. Secondary backfill of wastewater lines shall generally consist of materials removed from the trench and shall be free from brush, debris and trash, no rocks or stones having any dimension larger than 6 inches at the largest dimension.
6. All wastewater pipes shall have compression or mechanical joints as per 30 TAC §217.53 (c) (2).
7. For wastewater lines less than 24" in diameter, select initial backfill material shall be placed in two lifts.
   a. The first lift shall be spread uniformly and simultaneously on each side and under the shoulders of the pipe to the mid point or spring line of the pipe.
   b. The second lift shall be placed to a depth as shown on the pipe backfill detail. For pipes larger than 24", 12" maximum lifts shall be used.
8. All manholes must be water tight, either monolithic, cast-in-place concrete structures or prefabricated manholes specifically approved by NBU. The manholes shall have water-tight rings and covers. Wherever they are within the 100 year floodplain, the manhole covers shall be bolted. Every third manhole in sequence shall have an alternate means of venting. 30 TAC §213.5 (c) (3) (A) and 30 TAC §217.55 (o).
9. All manholes shall be constructed so that the top of the ring is two inches (2") above surrounding ground except when located in paved area. In paved areas, the manhole ring shall be flush with pavement.
10. All new manholes, unless approved by NBU Engineering, are to have covers with 32" openings.
11. Wastewater pipe connections to pre-cast manholes will be compression joints or mechanical "boot type" joint as approved by NBU.
12. Wastewater lines shall be tested from manhole to manhole.
13. In areas where a new wastewater manhole is to be constructed over an existing wastewater system, it shall be the contactor's responsibility to test the existing manholes before construction. After the proposed manhole(s) has been built, the contractor shall re-test the existing system to the satisfaction of the construction inspector. (no separate pay item).
14. Where the minimum 9 foot separation distance between wastewater lines and water lines / mains cannot be maintained, the installation of wastewater lines shall be in strict accordance with TCEQ. The wastewater line shall be constructed of cast iron, ductile iron or PVC meeting the ASTM specification for both pipes and joints of 150 psi and shall be in accordance with 30 TAC §217.53 (d) (3) (A) (i).
15. No testing will be performed prior to 30 days from complete installation of the wastewater lines. The following sequence will be strictly adhered to:
   a. Pull mandrel
   b. Perform Air test
   c. Cleaning of any debris
   d. Flushing of system
   e. TV Inspection (within 72 hours of flushing)
16. A minimum of 3 feet of cover is to be maintained over the wastewater main and laterals at subgrade, otherwise concrete encasement will be required.
17. Wastewater main connections made directly to existing manholes will require successful testing of the manhole in accordance with NBU Connection & Construction Policy Manual.
18. TCEQ and EPA require erosion and sedimentation control for construction of wastewater collection systems. Developer or authorized representative shall provide erosion and sedimentation control as notes on the project's plan and profile sheets. All temporary erosion and sedimentation controls shall be removed by the Contractor at final acceptance of the project by NBU Water Systems.
19. All manholes not within paved streets shall have locking concrete collar to secure ring and cover to manhole cone per NBU Detail drawing #329.
20. All manholes over the Edwards Aquifer Recharge Zone shall have locking concrete collar to secure ring and cover to manhole cone per NBU detail drawing #329.

CITY OF NEW BRAUNFELS UTILITY NOTES

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NBU WATER CONNECTION POLICY GENERAL NOTES

1. 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 POLICIES WATER SYSTEMS'.
2. 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 830–608–8971 WITH AT LEAST THREE (3) WORKING DAYS (72 HOURS) NOTICE. WORK COMPLETED BY THE CONTRACTOR, WHICH HAS NOT RECEIVED A NOTICE TO PROCEED WITH NEW BRAUNFELS UTILITIES WATER SYSTEMS ENGINEERING WILL BE SUBJECT TO REMOVAL AND REPLACEMENT BY AND AT THE EXPENSE OF THE CONTRACTOR.
3. THE DEVELOPER DEDICATES THE WATER / WASTEWATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE NEW BRAUNFELS UTILITIES WATER SYSTEM. NBU WILL OWN AND MAINTAIN SAID WATER / WASTEWATER MAINS WHICH ARE LOCATED WITHIN SAID PARTICULAR SUBDIVISION. (AS APPLICABLE).
4. 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.
5. 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.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION, ANY DAMAGES DONE TO EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, LANDSCAPING AND STRUCTURES, AND EXISTING UTILITIES (NOT ADJUSTED ON PLANS). COST OF RESTORATIONS, IF ANY, SHALL BE THE CONTRACTOR'S ENTIRE EXPENSE.
7. THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN VICINITY OF TREES SHALL PROCEED WITH CAUTION.
8. 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.
9. 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 ITEM TO WHICH IT RELATES.
10. 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.
11. 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 313.4 AND 31 TAC 313.9.
12. BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND SHALL BE LOCATED TO PROVIDE MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT WHILE PROVIDING CONTINUOUS TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL DEVICES DURING CONSTRUCTION.
13. CONTRACTOR IS REQUIRED TO VERIFY PROJECT ELEVATIONS. THE TERM 'MATCH EXISTING' SHALL BE UNDERSTOOD TO SIGNIFY BOTH HORIZONTAL AND VERTICAL ALIGNMENT.
14. 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.
15. OSHA REGULATIONS PROHIBIT OPERATIONS THAT WILL BRING PERSONS OR EQUIPMENT WITHIN 10 FEET OF AN ENERGIZED LINE. WHERE WORKMEN AND/OR EQUIPMENT HAVE TO 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.
16. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION. UTILITY COMPANIES ARE ALSO PREVIOUSLY MENTIONED IN 'UTILITY COMPANY NOTIFICATION'.
17. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192 (8), 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.
18. 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 SO AS TO PERMIT THE CONTINUOUS MOVEMENT OF THE TRAFFIC IN ONE DIRECTION 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.
19. 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:
    19.1. WATER MAINS AND SERVICES
    19.2. SEWER MAINS AND SERVICES
20. NO METER BOXES TO BE SET IN DRIVEWAYS. ANY METER BOXES SET IN DRIVEWAYS WILL BE RELOCATED AT CONTRACTOR'S AND/OR DEVELOPER'S EXPENSE.
21. WHERE THE MINIMUM 9 FOOT SEPARATION DISTANCE BETWEEN SEWER LINES AND WATER LINES / MAINS CANNOT BE MAINTAINED, THE INSTALLATION OF SEWER LINES SHALL BE IN STRICT ACCORDANCE WITH TCEQ.
22. 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 STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
23. UTILITY TRENCH COMPACTION WITH STREET R.O.W.
    1. ALL UTILITY TRENCH COMPACTION TEST WITHIN THE STREET PAVEMENT SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEO–TECHNICAL ENGINEER.
    2. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12') LOOSE.
    3. EACH LAYER OF MATERIAL SHALL BE COMPACTED AS SPECIFIED AND TESTED FOR DENSITY AND MOISTURE IN ACCORDANCE WITH TEXT METHODS TEX–113–E, TEX–114–E, TEX–115–E.
    4. 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.
    5. 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.

NO.	REVISION	DATE

4–25–2024

TEXAS REGISTERED PROFESSIONAL ENGINEER
JOCELYN PEREZ
98367
LICENSED

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2
NEW BRAUNFELS, TEXAS
SANITARY SEWER NOTES

PLAT NO. _____
JOB NO. 30001-72
DATE 5-1-2024
DESIGNER GDL
CHECKED GL DRAWN CA
SHEET C5.12

Date: Apr 25, 2024, 11:17am User ID: jesquivel
File: P:\300\01\72\Design\Civil\SSNT-30001-72.dwg

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FOR PERMIT

CONDUIT NOTES:

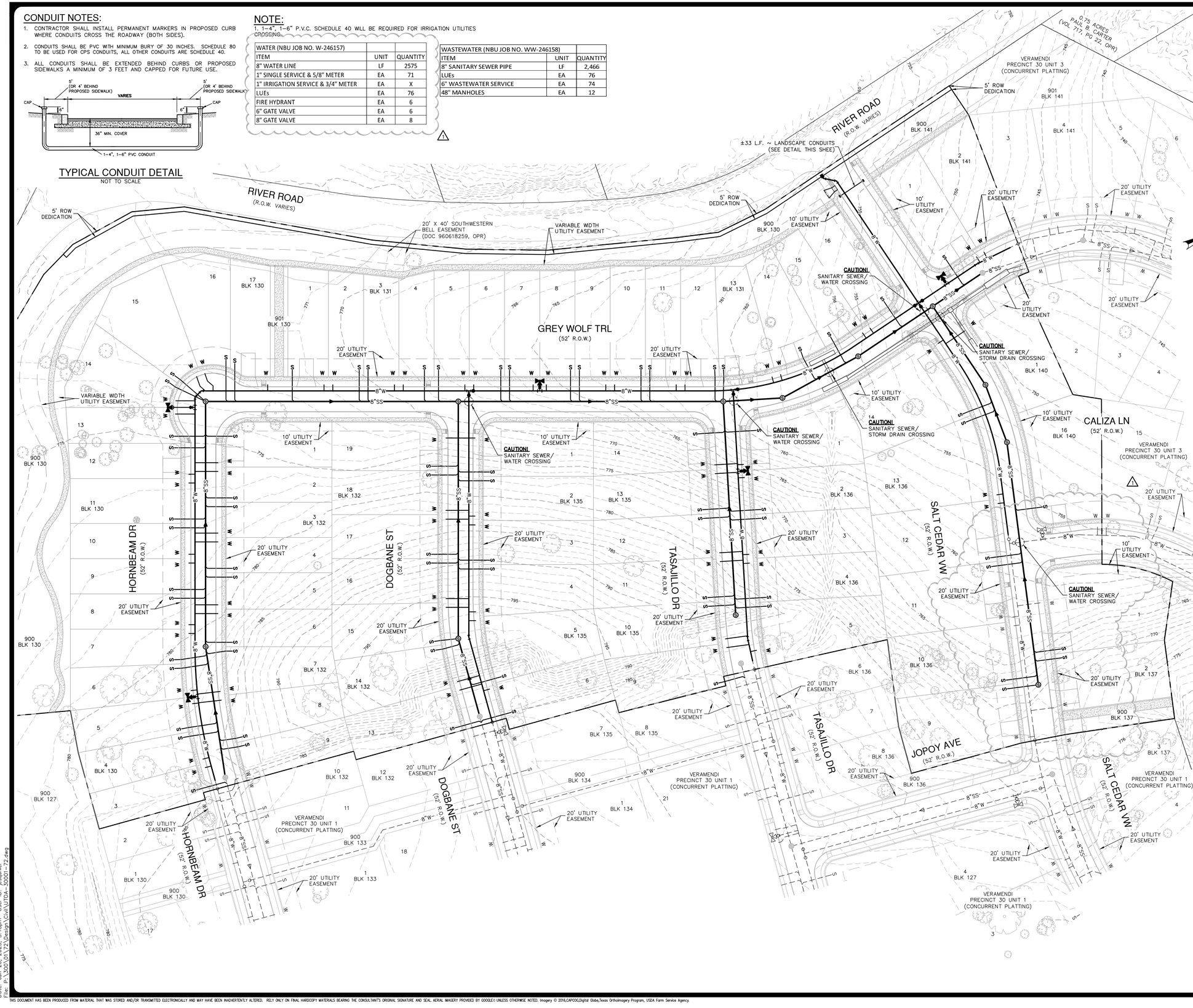
1. CONTRACTOR SHALL INSTALL PERMANENT MARKERS IN PROPOSED CURB WHERE CONDUITS CROSS THE ROADWAY (BOTH SIDES).
2. CONDUITS SHALL BE PVC WITH MINIMUM BURY OF 30 INCHES. SCHEDULE 80 TO BE USED FOR CPS CONDUITS, ALL OTHER CONDUITS ARE SCHEDULE 40.
3. ALL CONDUITS SHALL BE EXTENDED BEHIND CURBS OR PROPOSED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

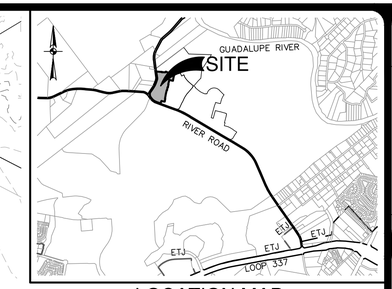
TYPICAL CONDUIT DETAIL
NOT TO SCALE

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

WATER (NBU JOB NO. W-246157)		
ITEM	UNIT	QUANTITY
8" WATER LINE	LF	2575
1" SINGLE SERVICE & 5/8" METER	EA	71
1" IRRIGATION SERVICE & 3/4" METER	EA	X
LUEs	EA	76
FIRE HYDRANT	EA	6
6" GATE VALVE	EA	6
8" GATE VALVE	EA	8

WASTEWATER (NBU JOB NO. WW-246158)		
ITEM	UNIT	QUANTITY
8" SANITARY SEWER PIPE	LF	2,466
LUEs	EA	76
6" WASTEWATER SERVICE	EA	74
48" MANHOLES	EA	12





LOCATION MAP

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

UTILITY LEGEND

- PROJECT LIMITS
- EXISTING WATER (EXISTING FIRE HYDRANT)
- EXISTING UNDERGROUND ELECTRIC (UGE)
- EXISTING GAS (G)
- EXISTING SEWER (SS, MANHOLE)
- PROPOSED SEWER (SS, MANHOLE)
- PROPOSED WATER (FIRE HYDRANT, W)
- PROPOSED WYE & LATERAL (S)
- SINGLE WATER SERVICE
- STREET LIGHTS (SL)
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED GAS (G)
- PROPOSED UNDERGROUND ELECTRIC (UGE)

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.

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.

NO.	REMSON	DATE
1	MOVED WATER LINE TO UNIT 3	06/26/25

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER
6-26-2025

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5533
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2
NEW BRAUNFELS, TEXAS
OVERALL UTILITY PLAN

PLAT NO. _____
JOB NO. 30001-72
DATE 5-1-2024
DESIGNER GDL
CHECKED JP DRAWN CA
SHEET C6.00

FOR PERMIT

Date: Jun 26, 2025, 3:18pm User ID: jesquivel
File: P:\30001\01\72\Design\Civil\U10A-30001-72.dwg
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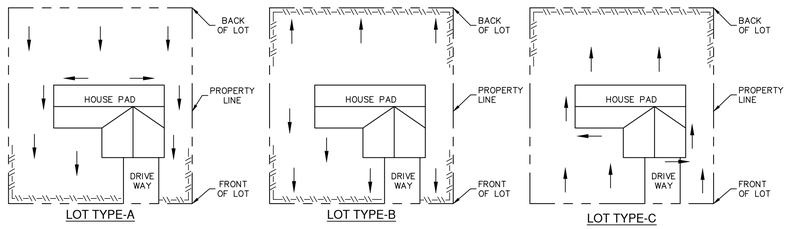
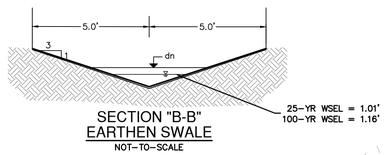


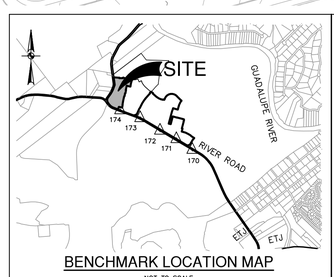
LEGEND
SILT FENCE
DRAINAGE FLOW

NOTE: SILT FENCE TO BE INSTALLED PER THESE DETAILS AND LOCATED ON THE DOWNGRADIENT SIDE OF EACH LOT LINE OR LIMITS OF CLEARING AS GENERALLY SHOWN ON THE OVERALL SITE PLAN.

TYPICAL HOUSE LOT LAYOUTS
NOT-TO-SCALE



SECTION "B-B"
EARTHEN SWALE
NOT-TO-SCALE

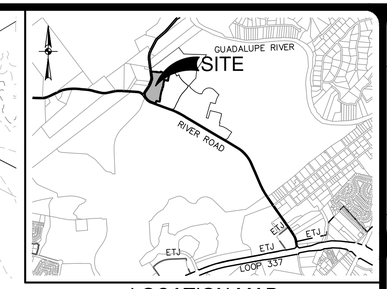


BENCHMARK LOCATION MAP
NOT TO SCALE

BENCHMARKS

HORIZONTAL AND VERTICAL CONTROL POINTS				
Point #	Northing	Easting	Elevation	Full Description
170	13820069.08	2243575.32	753.44	SET I.R. REDCAP (TRAV)
171	13820510.36	2242917.91	738.86	SET I.R. REDCAP (TRAV)
172	13820857.81	2242243.72	736.43	SET I.R. REDCAP (TRAV)
173	13821377.61	2241427.83	761.79	SET I.R. REDCAP (TRAV)
174	13821698.75	2240604.38	777.24	SET I.R. REDCAP (TRAV)

SECTION "A-A"
EARTHEN CHANNEL
NOT-TO-SCALE



LOCATION MAP

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

GRADING LEGEND

- PROJECT LIMITS
- 100 YR FLOODPLAIN
- EXISTING CONTOUR — 976
- PROPOSED CONTOUR — 970
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- MINIMUM FINISHED FLOOR ELEVATION — FF = XXXX.XX
- TREES TO REMAIN

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 CONTRACTORS 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.

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)

NO.	REVISION	DATE

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER
7-14-2025

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5533
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2
NEW BRAUNFELS, TEXAS

OVERALL GRADING PLAN

PLAT NO.
JOB NO. 30001-72
DATE 5-1-2024
DESIGNER GDL
CHECKED JL DRAWN CA
SHEET C7.00

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Date: Jul 17, 2025, 4:46pm User ID: gtelmer
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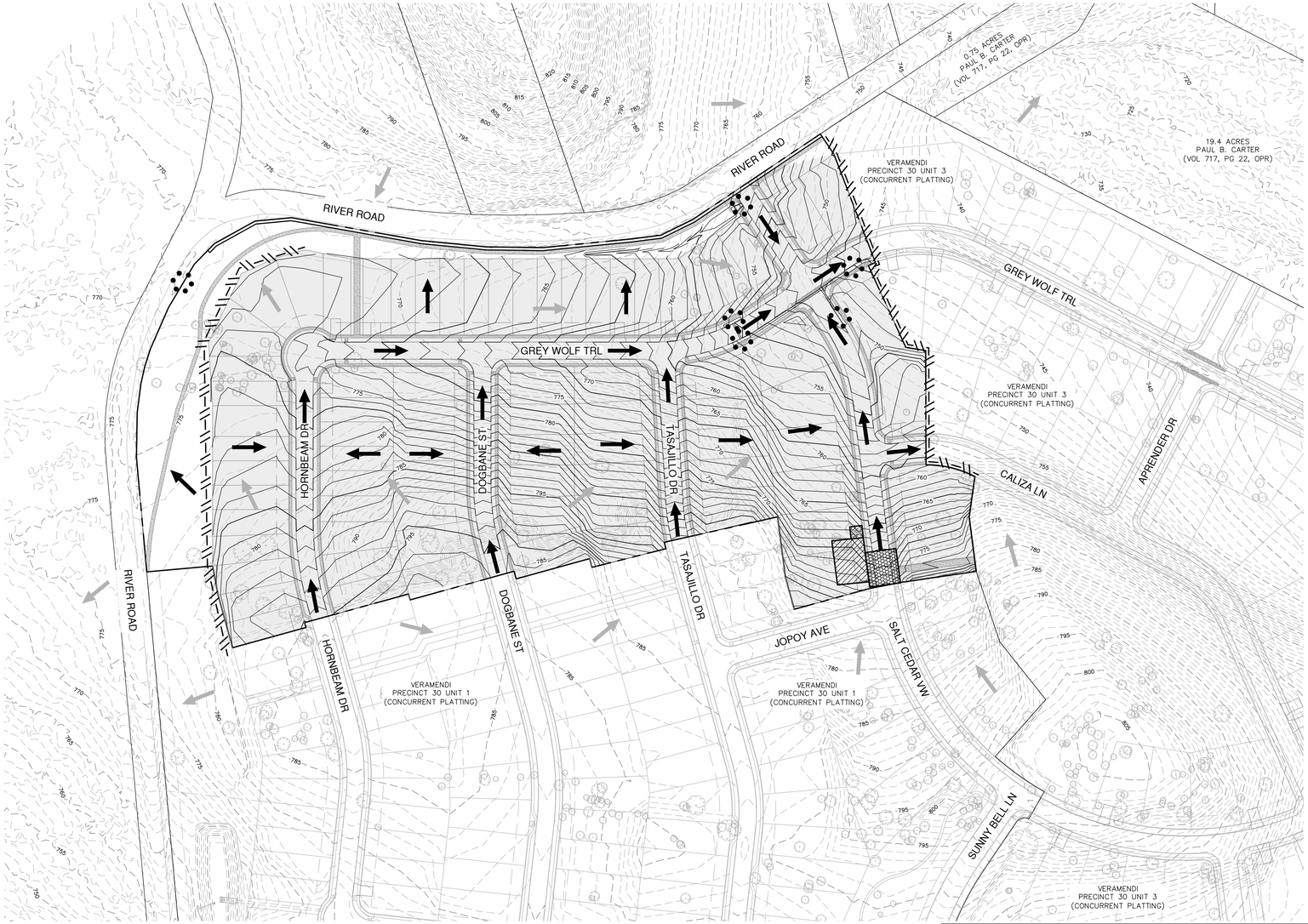

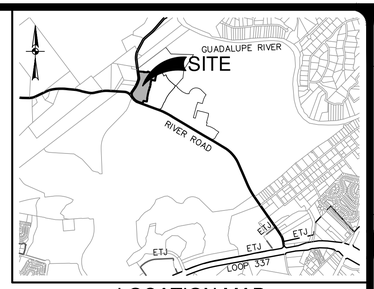

LOCATION MAP

SCALE: 1"= 100'
0' 100' 200' 300'

SWPPP LEGEND

- PROJECT LIMITS
- EXISTING CONTOUR — 976
- PROPOSED CONTOUR — 970
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- SILT FENCE
- ROCK BERM
- GRAVEL FILTER BAGS
- GRATE INLET PROTECTION
- SEDIMENT CONTROL ROLLS
- 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

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.

3. 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.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.

7. 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.

8. 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.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

10. 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.

11. 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.

12. 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.

13. 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.

14. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL COORDINATE PLACEMENT OF TEMPORARY BEST MANAGEMENT PRACTICES WITHIN TXDOT RIGHT-OF-WAY WITH TXDOT.

15. NBU 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.

16. 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.

17. ACCESS TO VERAMENDI VERAMENDI PRECINCT 30 – UNIT 2 WILL BE PROVIDED FROM SALT CEDAR VW.

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 2

NO.	REVISION	DATE

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER
11-18-2024

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2
NEW BRAUNFELS, TEXAS

STORM WATER POLLUTION PREVENTION PLAN

PLAT NO.
JOB NO. 30001-72
DATE 5-1-2024
DESIGNER GDL
CHECKED GL DRAWN CA
SHEET C8.00

FOR PERMIT

Date: Nov 18, 2024, 11:48am User ID: htenke
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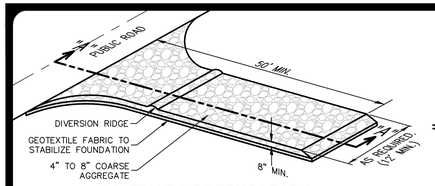
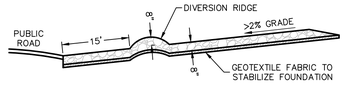


SCHEMATIC OF TEMPORARY CONSTRUCTION ENTRANCE/EXIT



SECTION "A-A" OF A 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/YD², A MULLEN BURST RATING OF 140 LB/IN², 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 OBJECTIONABLE 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.

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.

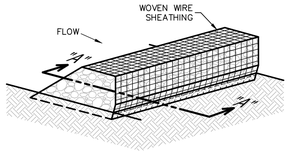
3. WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.

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.

STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT–TO–SCALE



ISOMETRIC PLAN VIEW

SECTION "A-A"

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 FARTHER 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.

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 SHOAT 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 TIE 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.

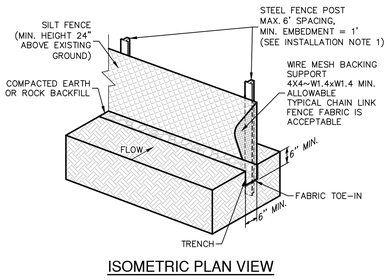
COMMON TROUBLE POINTS

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



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/IN2, 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 ¼ ACRE/100 FEET OF FENCE.

3. THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN–SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

4. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3–FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

6. SILT FENCE SHOULD BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

COMMON TROUBLE POINTS

1. FENCE NOT INSTALLED ALONG THE CONTOUR CAUSING WATER TO CONCENTRATE AND FLOW OVER THE FENCE.

2. FABRIC NOT SEATED SECURELY TO GROUND (RUNOFF PASSING UNDER FENCE).

3. FENCE NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND SIDES).

4. FENCE TREATING TOO LARGE AN AREA, OR EXCESSIVE CHANNEL FLOW (RUNOFF OVERTOPS OR COLLAPSES FENCE).

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECT ALL FENCING WEEKLY, AND AFTER RAINFALL.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.

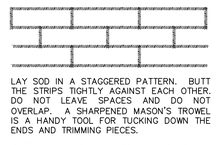
3. REPLACE TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.

4. REPLACE OR REPAIR SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.

5. WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN AN APPROVED LANDFILL.

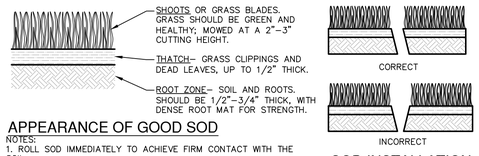
SILT FENCE DETAIL

NOT–TO–SCALE



LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BUTTING – ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.



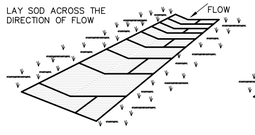
APPEARANCE OF GOOD SOD

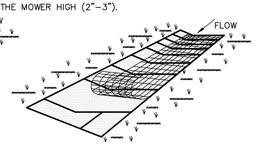
NOTES:
1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.

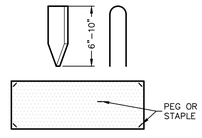
2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

3. MOW WHEN THE SOD IS ESTABLISHED – IN 2–3 WEEKS. SET THE MOWER HIGH (2"–3").

SOD INSTALLATION







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.

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 SOIL 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 PEGGED OVER THE SOD FOR EXTRA PROTECTION IN CRITICAL AREAS.

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.

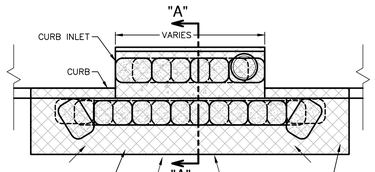
INSPECTION AND MAINTENANCE GUIDELINES

1. SOD SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAIN EVENT TO LOCATE AND REPAIR ANY DAMAGE.

2. DAMAGE FROM STORMS OR NORMAL CONSTRUCTION ACTIVITIES SUCH AS TIRE RUTS OR DISTURBANCE OF SWALE STABILIZATION SHOULD BE REPAIRED AS SOON AS PRACTICAL.

SOD INSTALLATION 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.

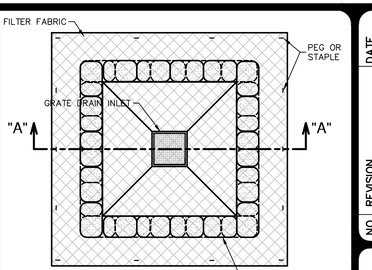
3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.

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. 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 MATTER THAT IT WILL NOT ERODE.

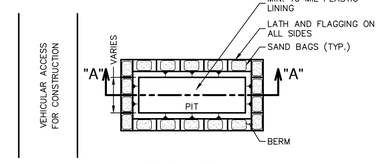
3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.

4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.

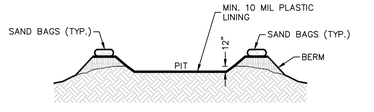
5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

BAGGED GRAVEL GRATE INLET PROTECTION DETAIL

NOT–TO–SCALE



PLAN VIEW



SECTION "A-A"

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

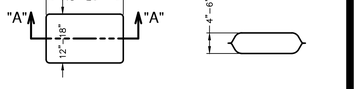
1. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF.

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"

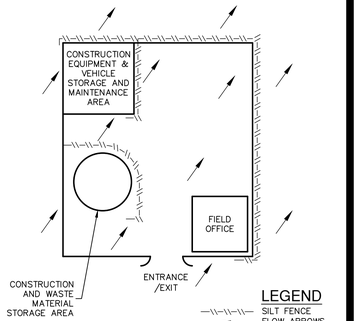
NOTES:
1. THE FILTER BAG MATERIAL SHALL BE MADE OF POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN FABRIC, MIN. UNIT WEIGHT OF 4 OUNCES/SY, HAVE A MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.

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

NOT–TO–SCALE

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 3

NO.	REVISION	DATE

STATE OF TEXAS
JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER
5–1–2024

PAPE-DAWSON ENGINEERS
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.3633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 30 - UNIT 2

NEW BRAUNFELS, TEXAS

STORM WATER POLLUTION PREVENTION DETAILS

PLAT NO. 30001–72
JOB NO. 30001–72
DATE 5–1–2024
DESIGNER GDL
CHECKED JP DRAWN CA
SHEET C8.10

FOR PERMIT

Date: May