

VERAMENDI PRECINCT 4 - UNIT 3

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.

NBU AS-BUILT REQUIREMENTS:

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

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

REQUIRED MEASUREMENTS FOR THE WATER SYSTEM INCLUDE:

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

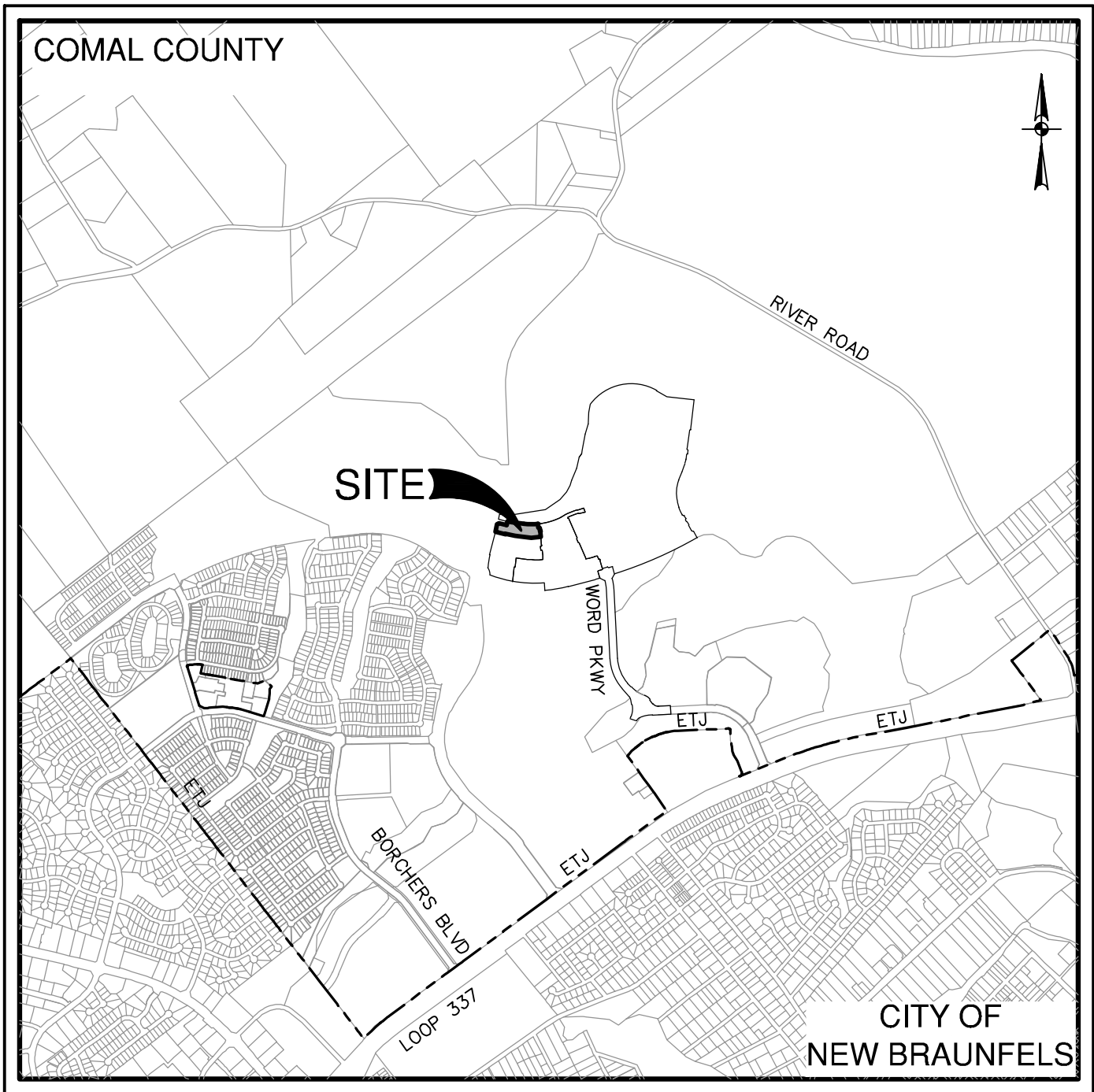
NOTES:

- 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 JURISDICTIONAL ZONES.
- NO PORTION OF THIS PROJECT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE FEMA FIRM MAP NO. 48091C0435F EFFECTIVE DATE 9/2/2009.
- GAS UTILITIES ARE NOT INCLUDED IN THE CIVIL CONSTRUCTION PLANS. FINAL GAS UTILITY DESIGN SHALL BE APPROVED BY THE CITY FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- FOLLOWING PERMITS ARE REQUIRED PRIOR TO START OF CONSTRUCTION:
 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 2.118 ACRES OF LAND, OUT OF THE 244.440 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 202206035304, IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, IN THE JUAN MARTIN DE VERAMENDI SURVEY NO. 2, ABSTRACT 3, COMAL COUNTY, TEXAS.

NBU NO. W-237653 / WW-237654



LOCATION MAP

NOT-TO-SCALE

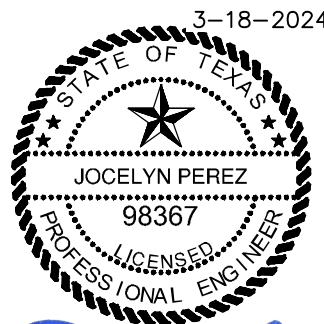
PREPARED FOR:

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

OCTOBER 2023

**PAPE-DAWSON
ENGINEERS**

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



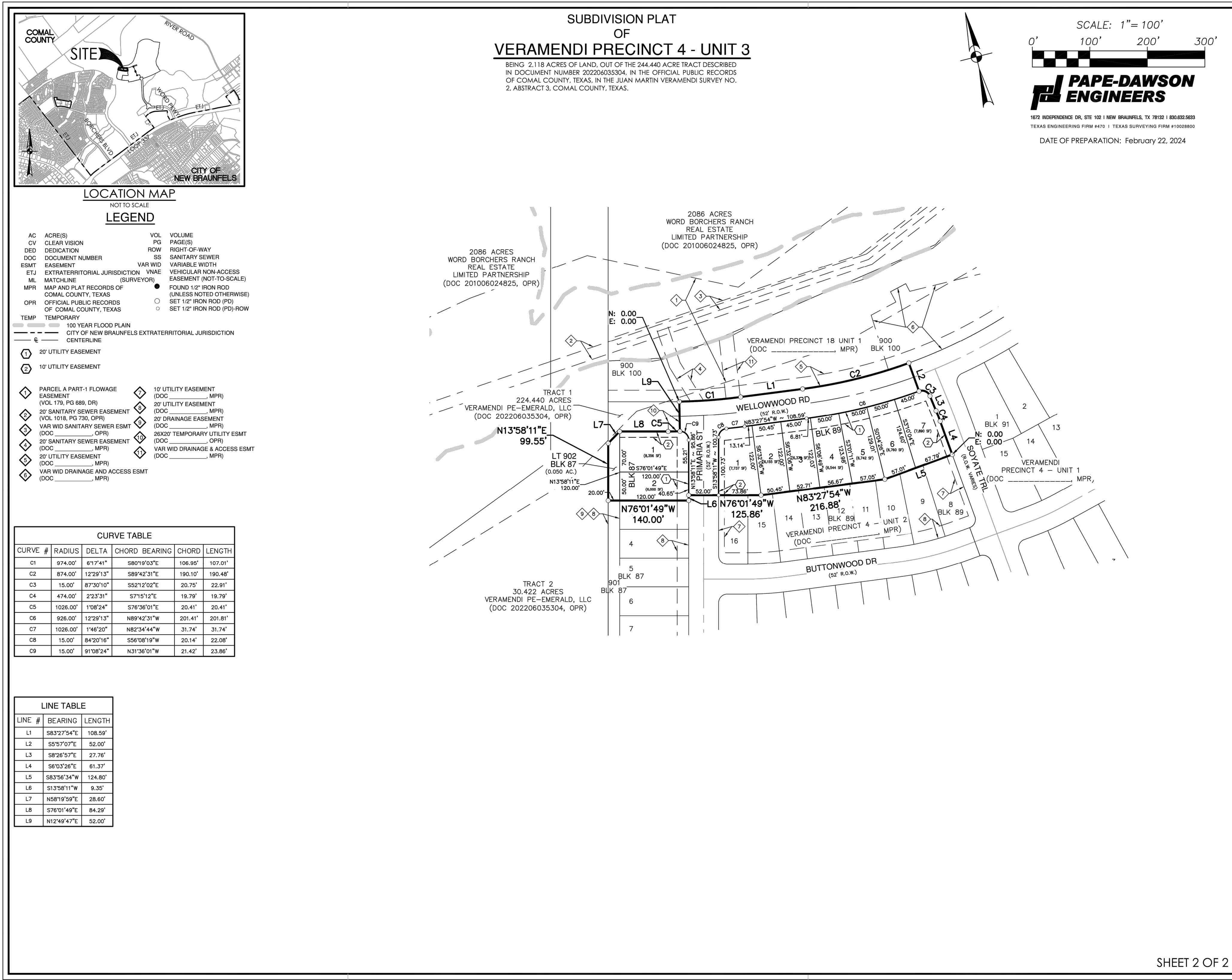
Jocelyn Perez

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STORM WATER POLLUTION PREVENTION PLAN	C8.01

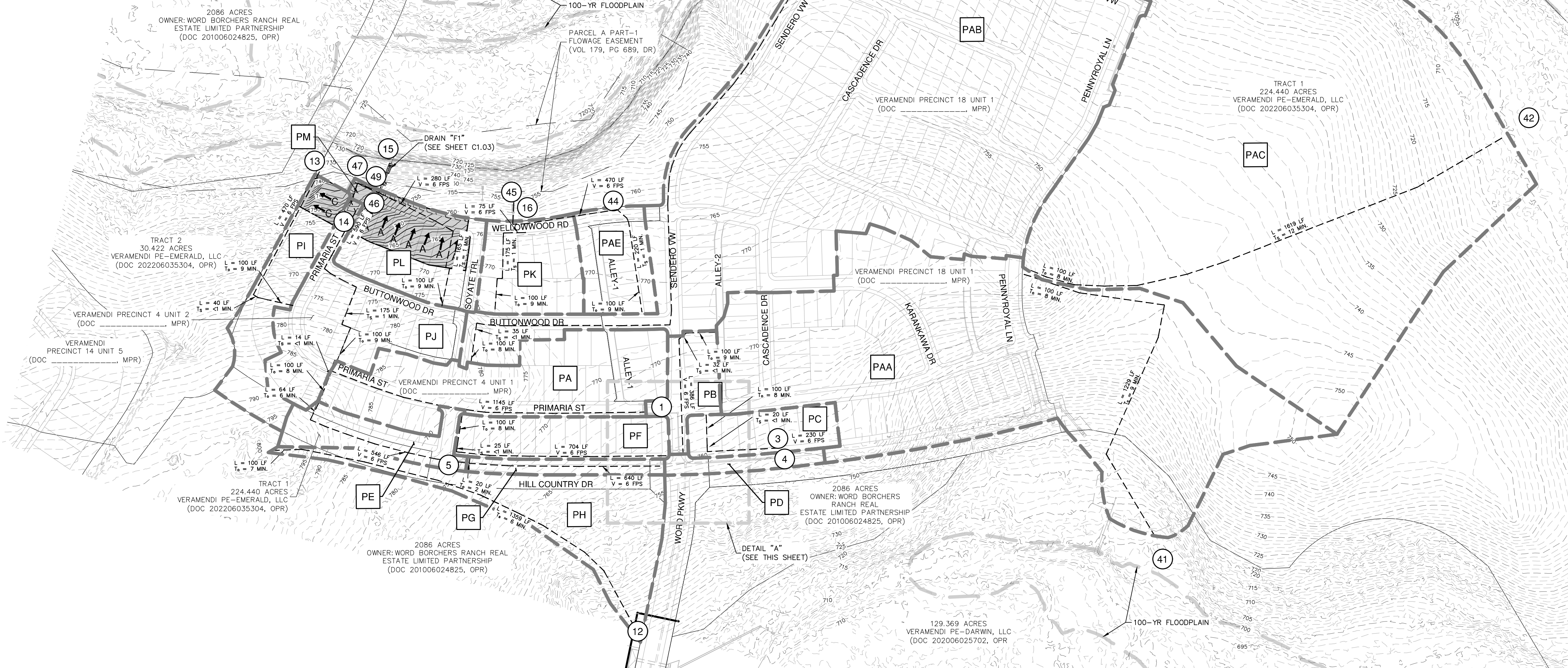
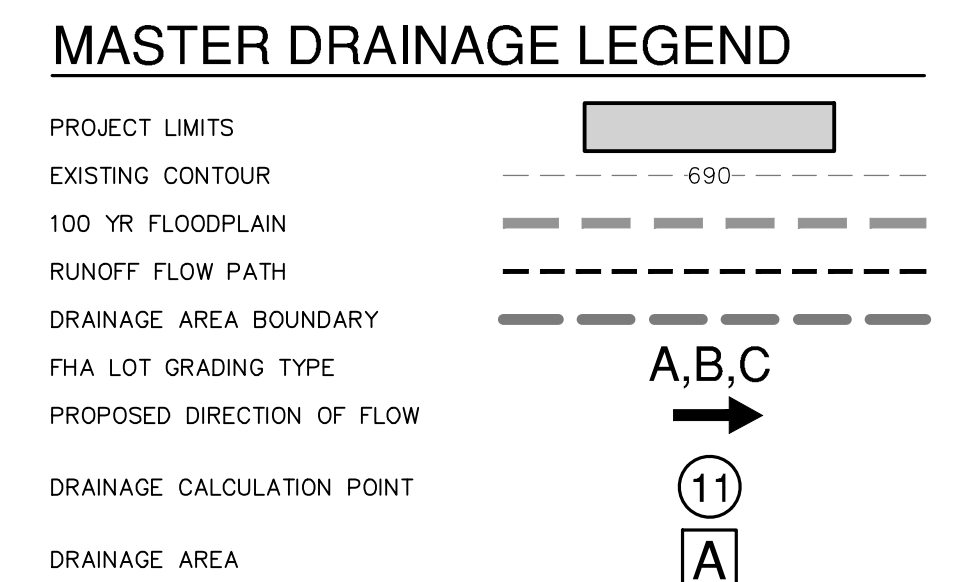
SHEET C0.00

FOR PERMIT




NOTE
THE VERAMENDI PRECINCT 4 – UNIT 3 PLAT WAS APPROVED WITH CONDITIONS
AT THE CITY OF NEW BRAUNFELS PLANNING COMMISSION ON 12/05/2023.

ID	DESCRIPTION	Discharge Area		Time of Conc. (hrs)	Inflow (cfs)		Outflow (cfs)		Frequency (hrs)	Total Q (cfs)	Drains on Grade	
		Area (sq ft)	Active		Intensity (in/hr)	Volume (cu ft)	Intensity (in/hr)	Volume (cu ft)			Percent	Drains
13	CEPST FLOW	PI	2.81	10.00	250	9.73	13	10				
					8.97	119	28	10				
					11.59	104	28	10				
14	ON GRADE PAULT, DRAIN "1"	PI	4.41	11.00	270	10.67	21	10			10	8
					9.76	112	28	28			13	13
					11.20	100	40	100			18	22
15	WATER QUALITY OUTFALL, DRAIN "1"	PI+P&H	7.51	11.00	270	11.23	0.43	10				
					4.81	55.6	11	2				
					11.28	67.5	83	100				
					10.01	100	7	2				
16	SUMP INFLETS	PI	2.49	10.00	250	7.50	4.67	12	10			
					9.32	112	16	16				
					11.00	100	21	100				
17	SEW FLOW	PIA	24.18	11.00	270	9.57	0.43	14	2			
41	SEW FLOW OUTFALL	PIA				9.34	0.13	72	10			
					10.01	0.55	14	10				
					8.88	10.43	107	100				
42	FUTURE BASIN OUTFALL	PIAC	39.19	10.00	250	1.35	0.30	80	10			
					1.45	0.21	10	10				
					8.27	10.49	108	100				
43	SEW FLOW OUTFALL	PIAB	13.36	17.00	380	1.81	0.39	177	10			
					1.91	0.21	10	10				
					8.95	0.72	390	100				
44	SEW INFLETT	PIB	1.93	11.00	270	1.24	0.42	9	10			
					9.76	112	10	10				
					11.25	97.5	15	100				
45	SEW OUTFALL	PI+P&H	4.41	11.00	270	4.87	0.58	20	10			
					11.27	0.65	20	20				
					11.25	97.5	15	100				
46	ON GRADE PAULT, DRAIN "1"	PI	3.11	10.00	250	9.73	0.40	16	10			1
					9.12	111	20	20				13
					11.25	100	20	100				13
47	ON GRADE PAULT, DRAIN "1"	PI+P&H+PIB	0.13	10.00	250	1.03	0.03	0	2			1
					9.76	112	10	10				13
					11.25	97.5	1	20	19	16	5	1
					11.25	10.84	100	100				14
48	PIR FLOW	PI+P&H+PI+P&H				2	13					
						10	20					
						20	20					



11-29-2023



JOCELYN PEREZ
98367
LICENSED
PROFESSIONAL ENGINEER

Jocelyn Perez

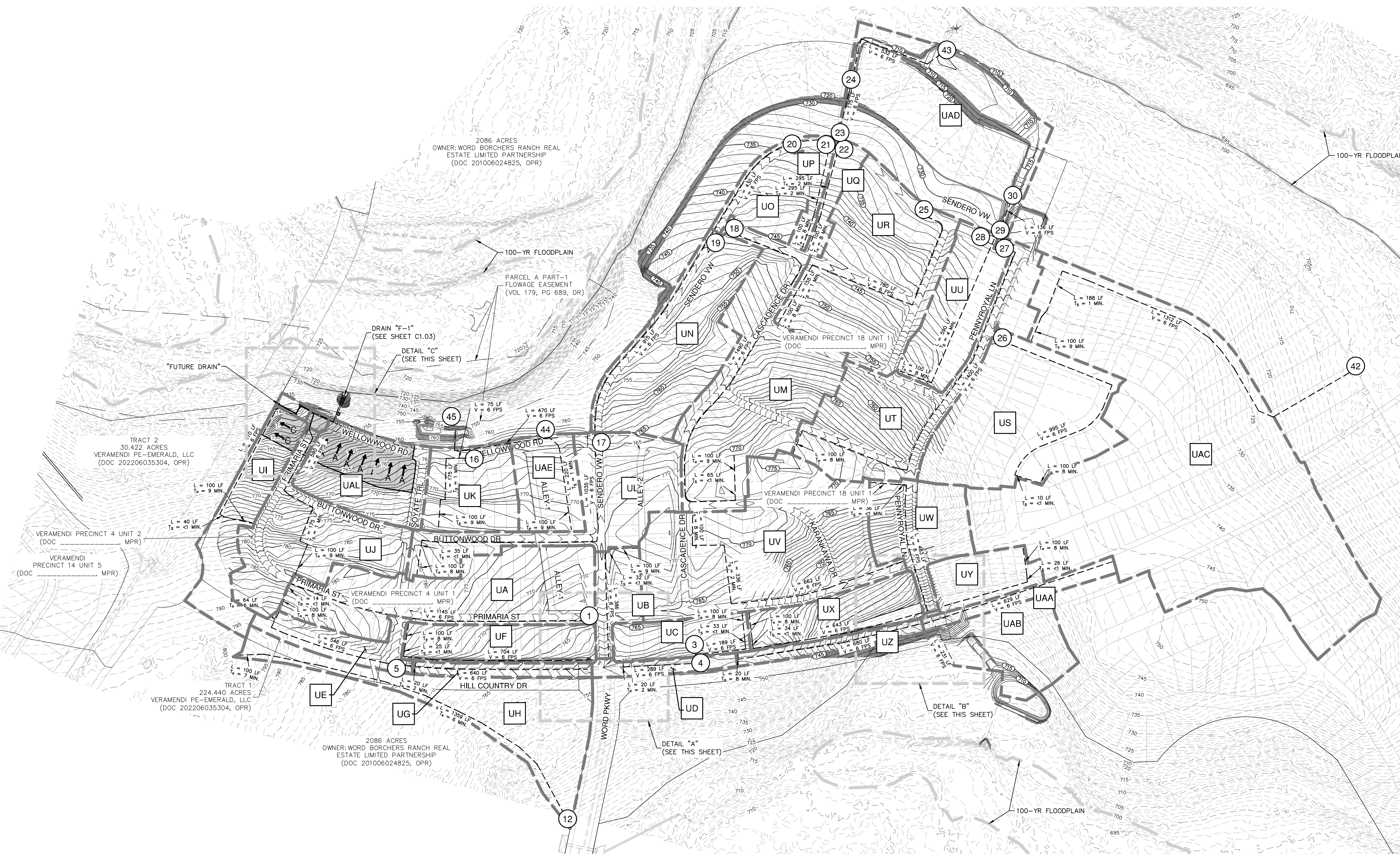
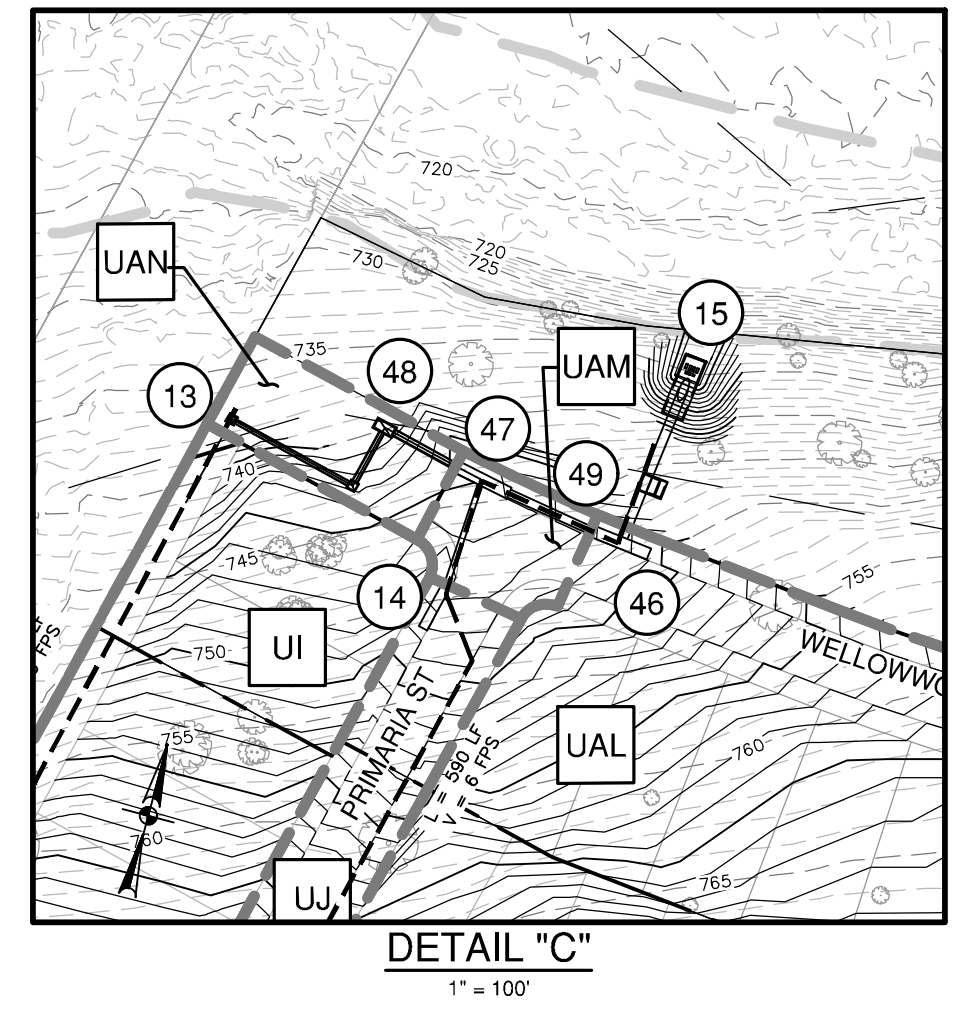
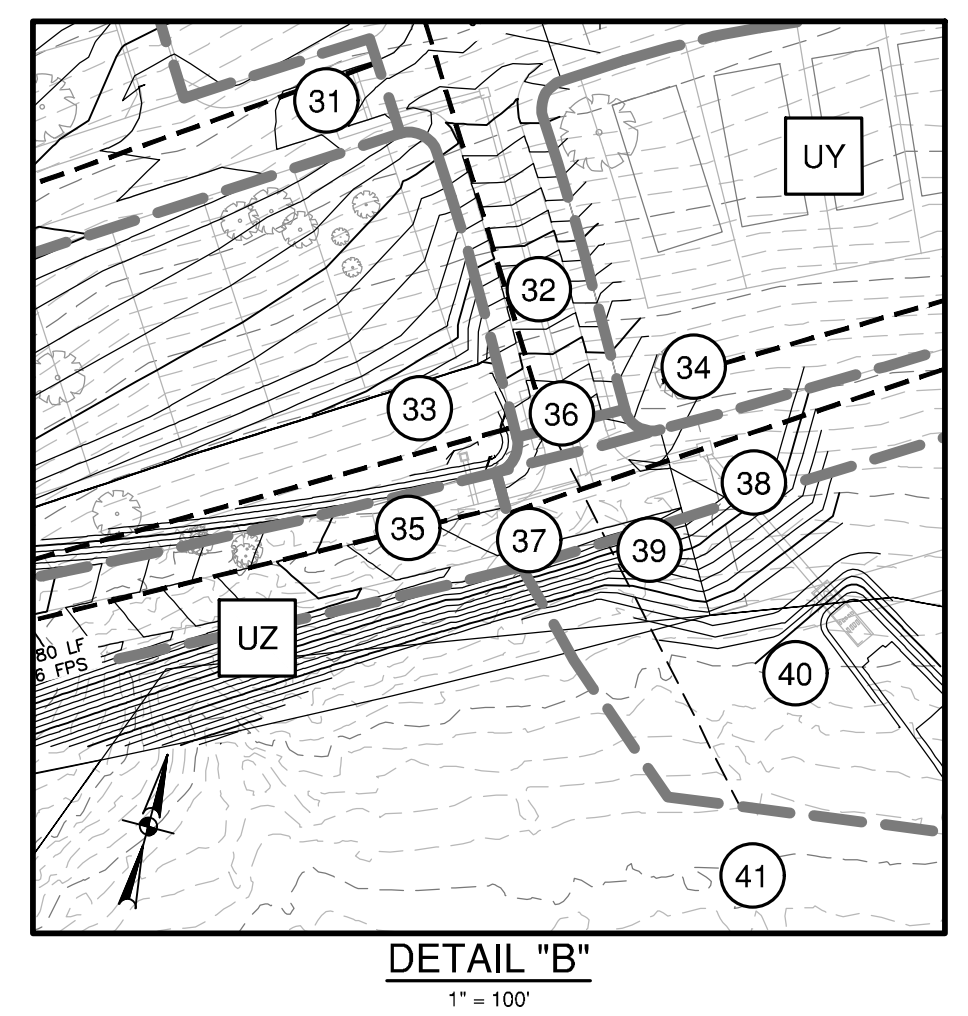
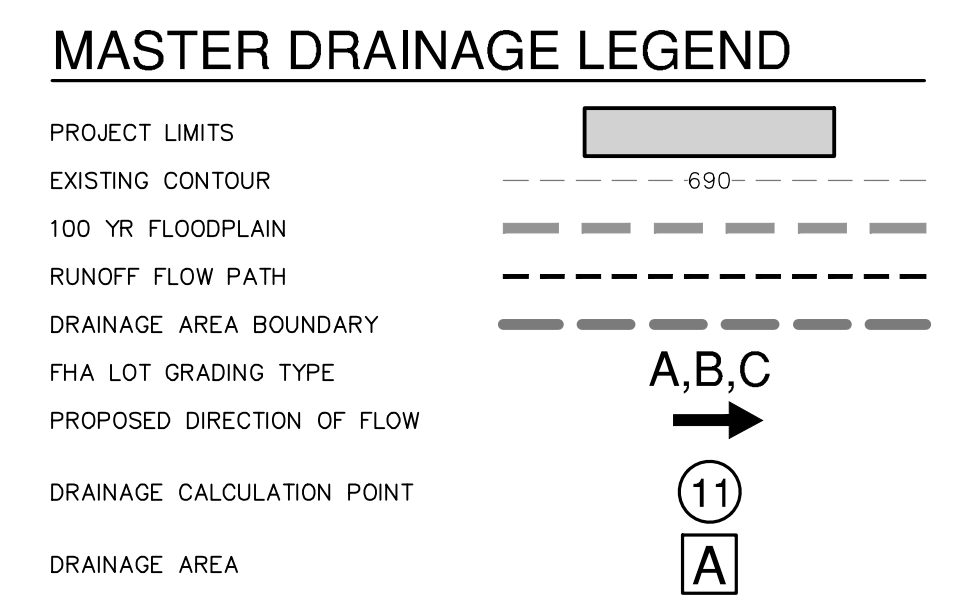
VERAMENDI PRECINCT 4 - UNIT 3
NEW BRAUNFELS, TEXAS

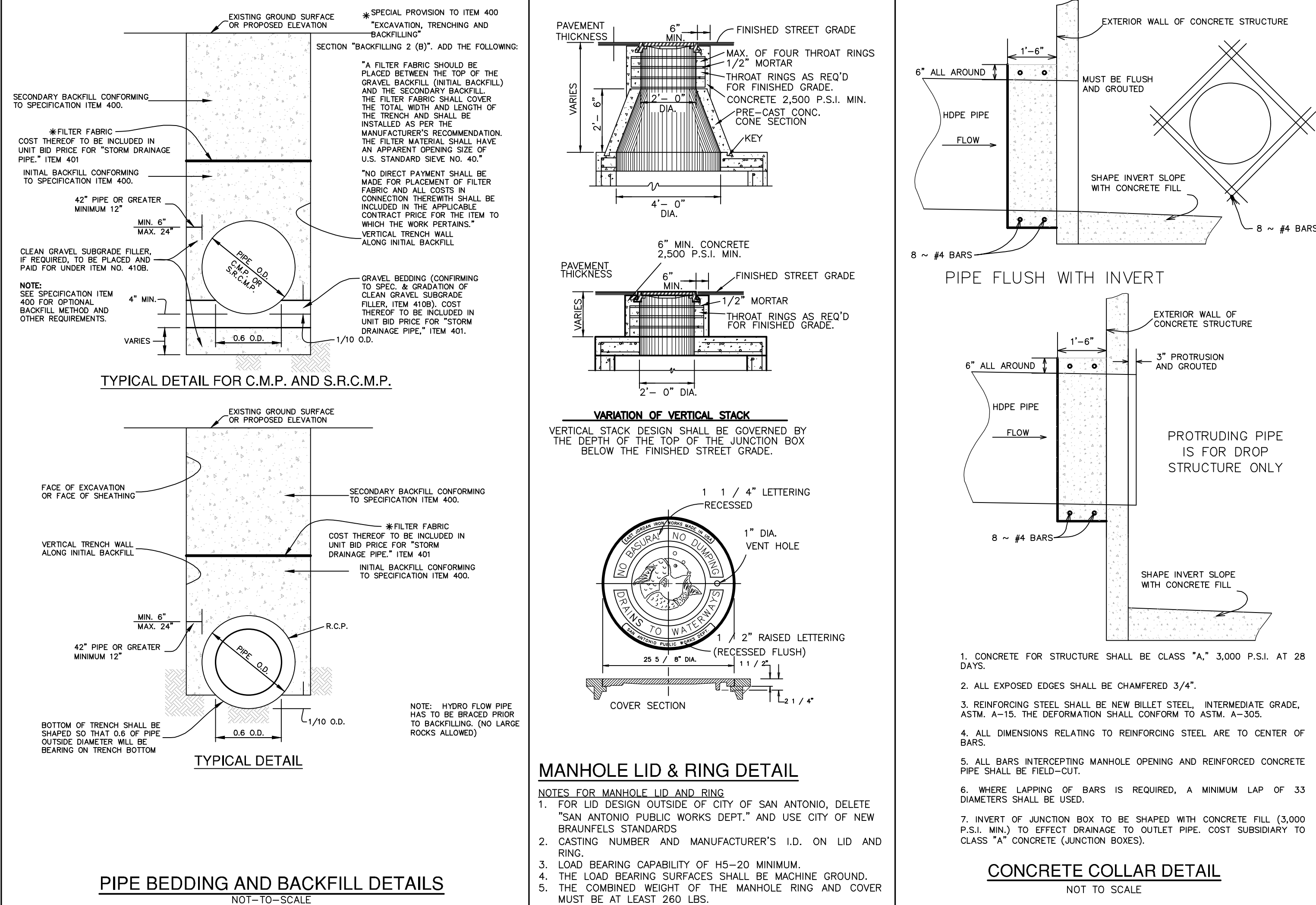
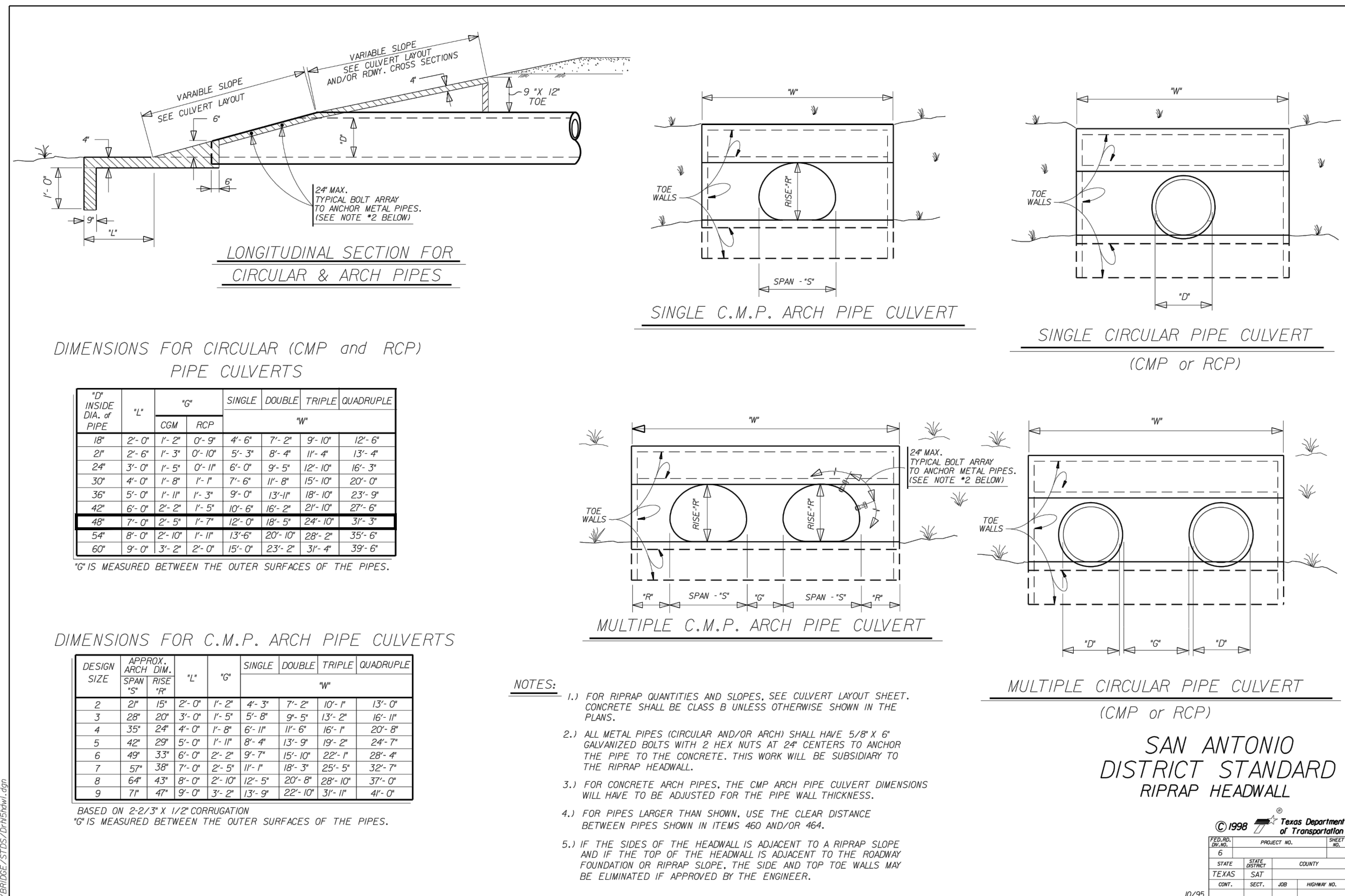
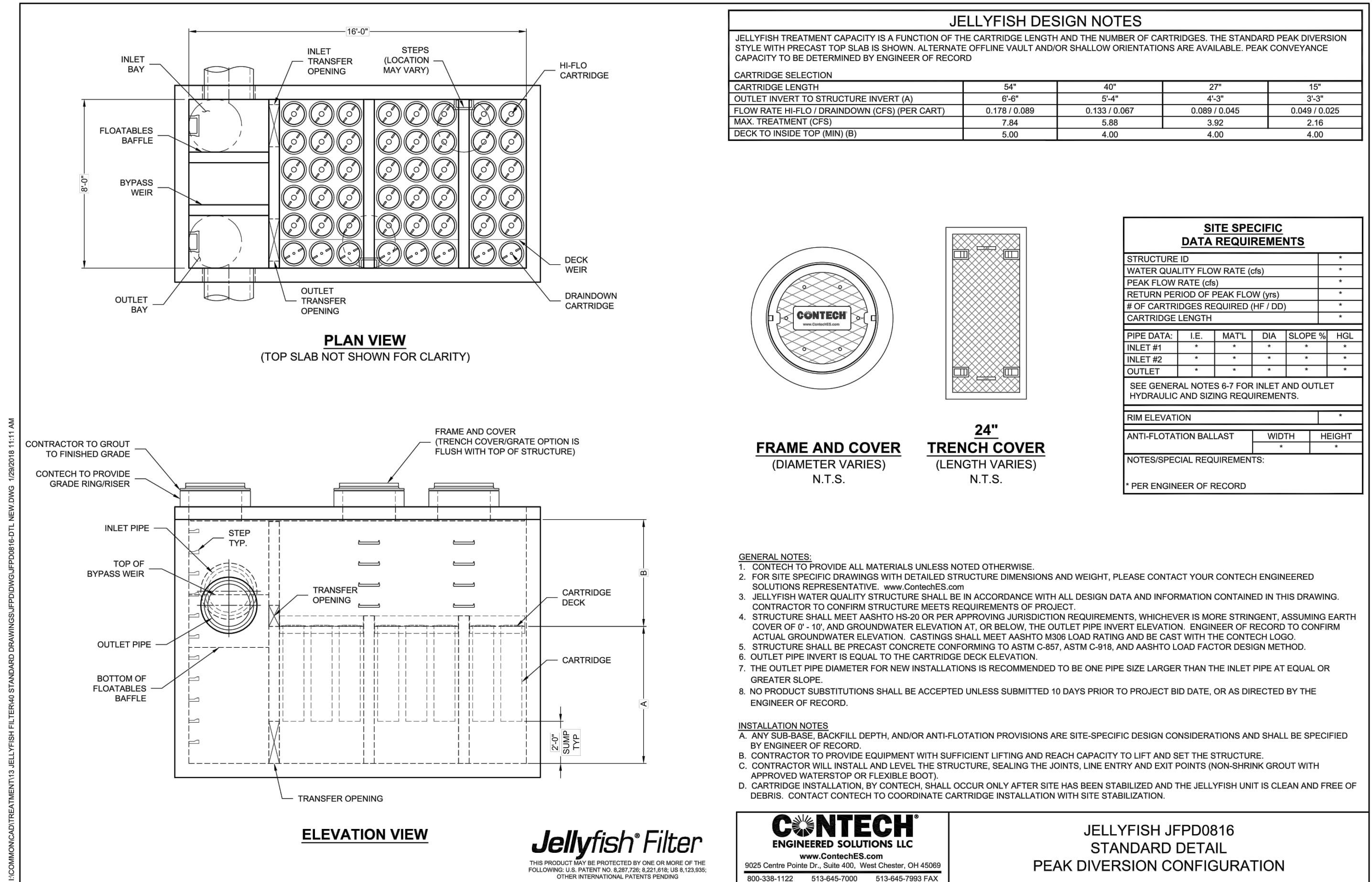
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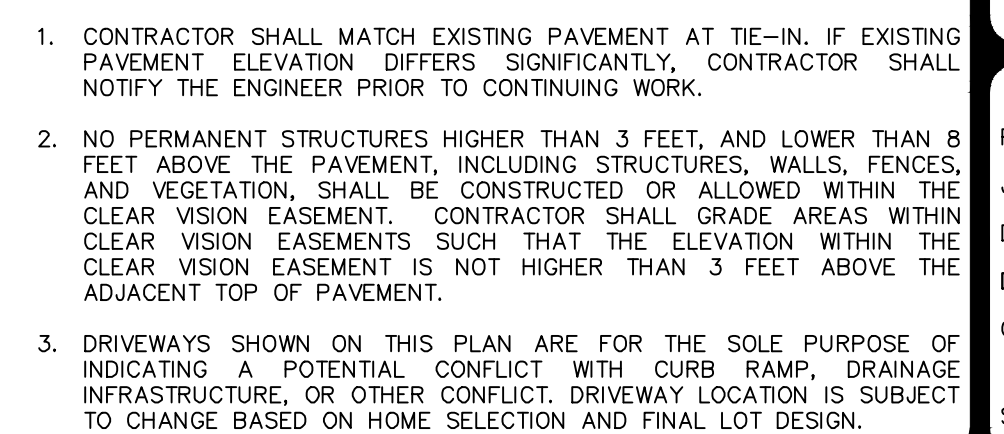
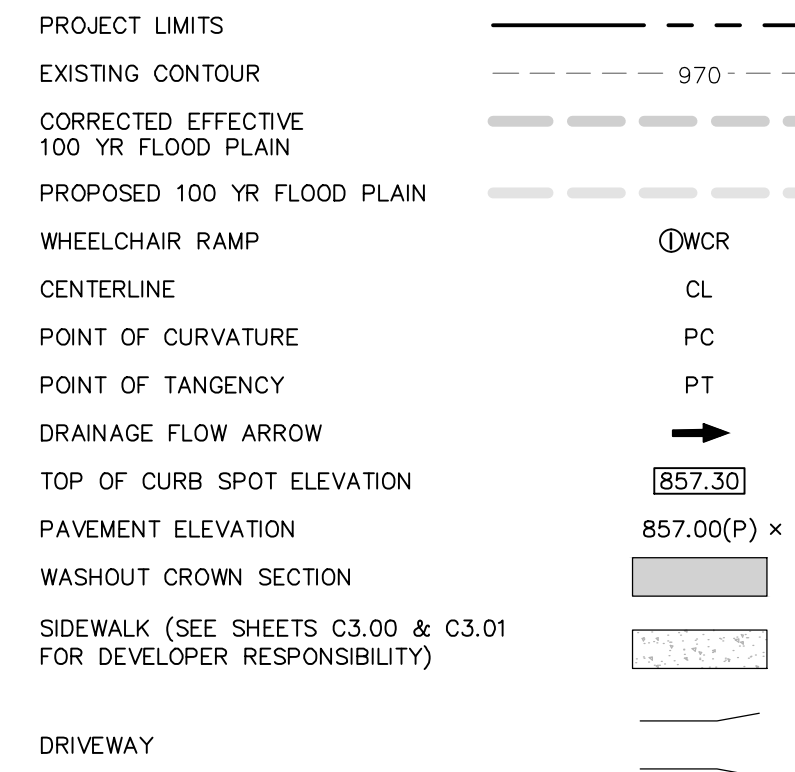
Topographic map detail showing a road intersection. The map includes contour lines, a dashed line labeled "UB", and various annotations. Numbered points 1 through 11 are marked on the map. Key annotations include:

- $L = 20 \text{ LF}$
- $V = 6 \text{ FPS}$
- $L = 20 \text{ LF}$
- $R = 2 \text{ MN.}$

The map also shows a north arrow and a scale of $1" = 100'$.

[illegible]



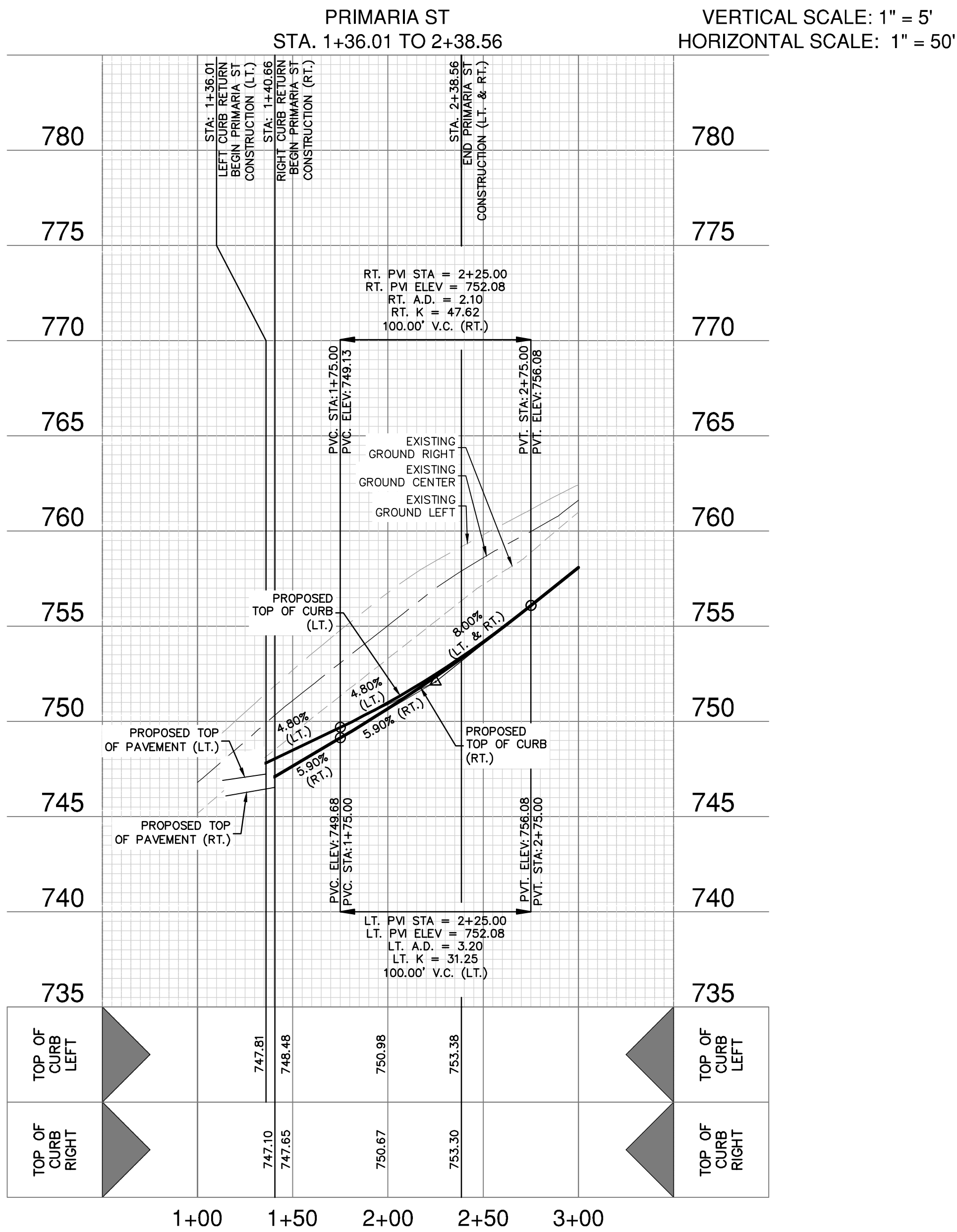
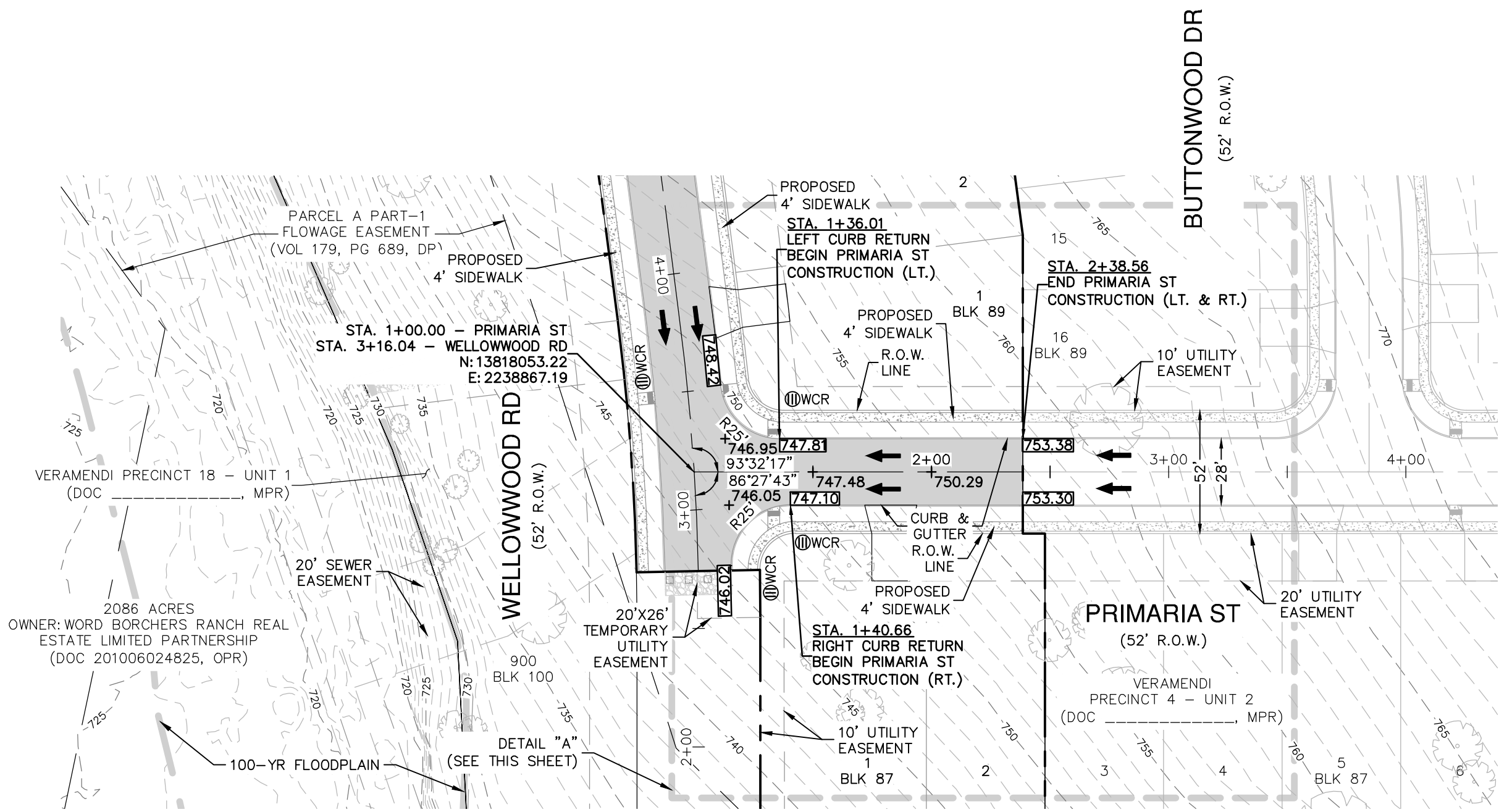


PLAT NO. _____
 JOB NO. 30001-65
 DATE 10-09-2023
 DESIGNER GDL
 CHECKED GL DRAWN CA
 SHEET C2.00

FOR PERMIT

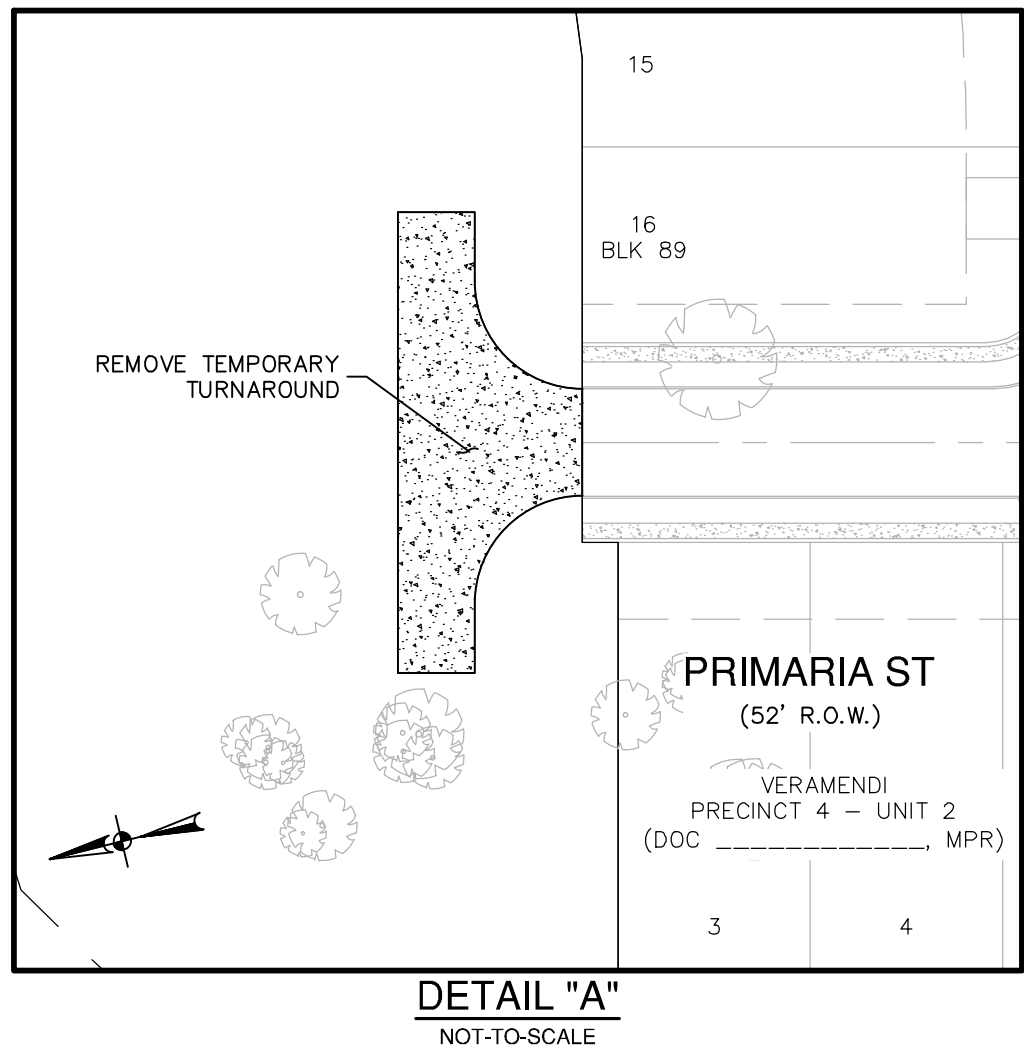
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STREET LEGEND

PROJECT LIMITS	---
EXISTING CONTOUR	--- 970 ---
CORRECTED EFFECTIVE 100 YR FLOOD PLAIN	---
PROPOSED 100 YR FLOOD PLAIN	---
WHEELCHAIR RAMP	ⓈWCR
CENTERLINE	CL
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
DRAINAGE FLOW ARROW	→
TOP OF CURB SPOT ELEVATION	[857.30]
PAVEMENT ELEVATION	857.00(P) x
WASHOUT CROWN SECTION	[WASHOUT]
SIDEWALK (SEE SHEETS C3.00 & C3.01 FOR DEVELOPER RESPONSIBILITY)	[SIDEWALK]
DRIVEWAY	---



STREET NOTES:

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

**PAPE-DAWSON
ENGINEERS**
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028900

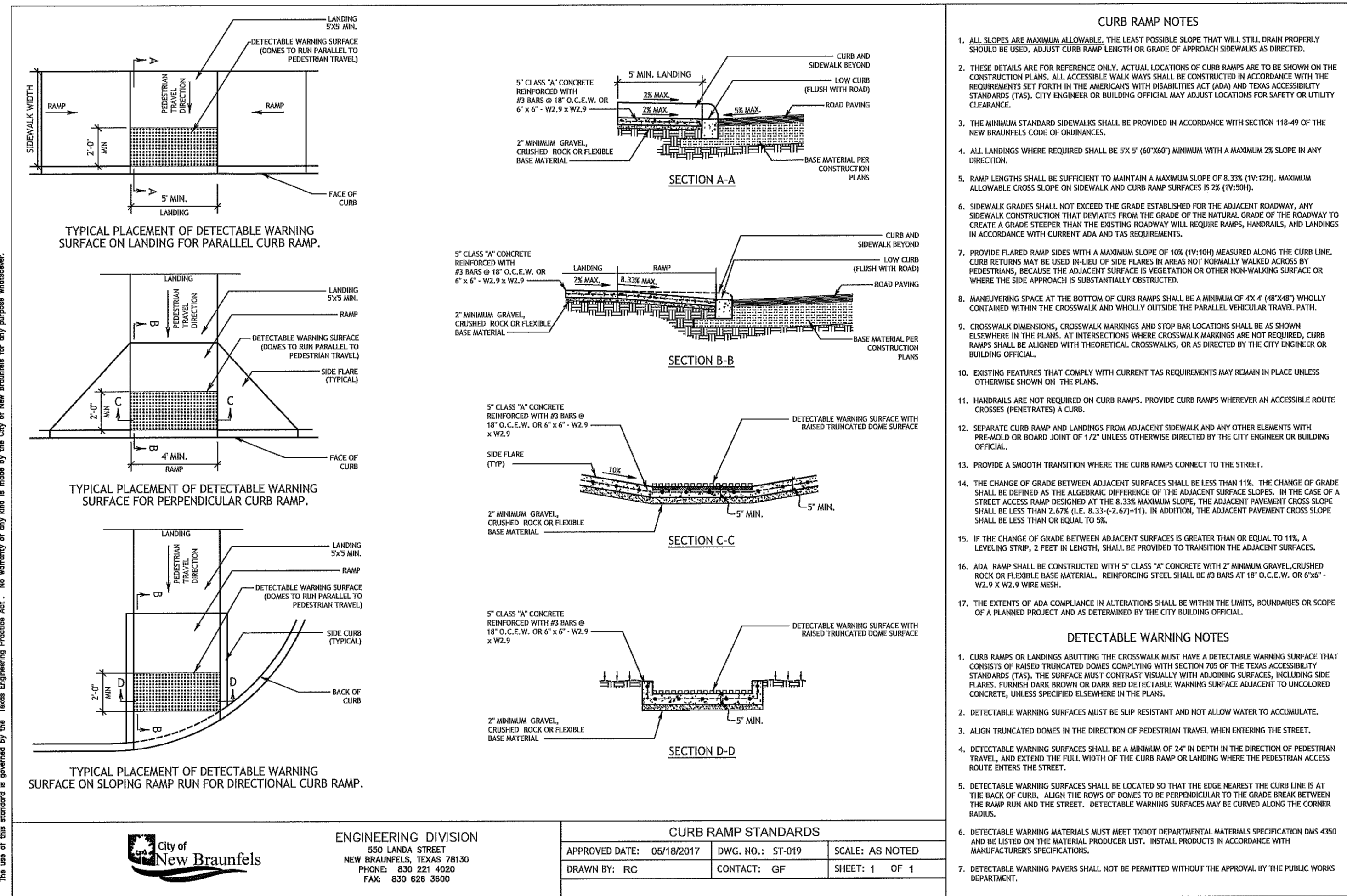
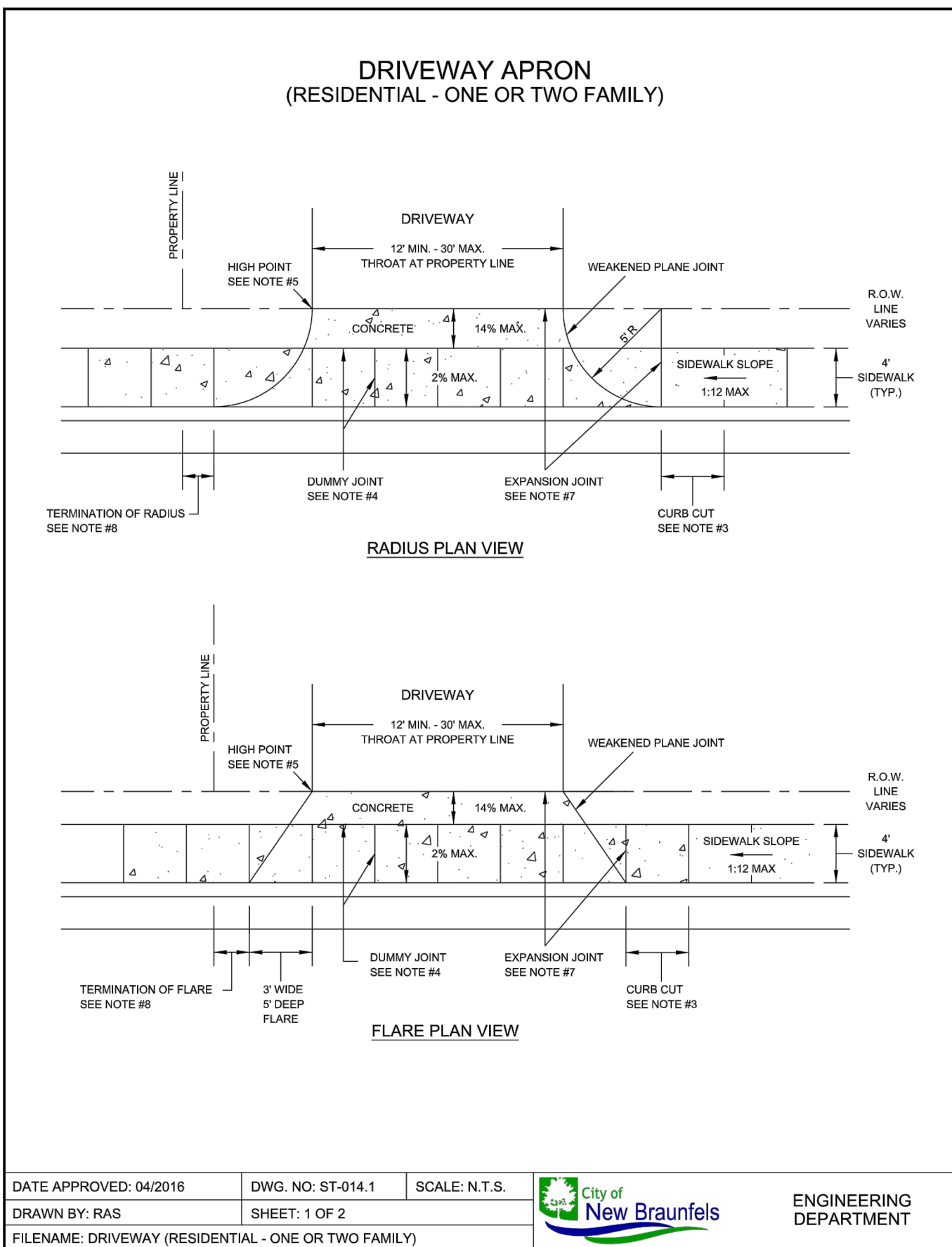
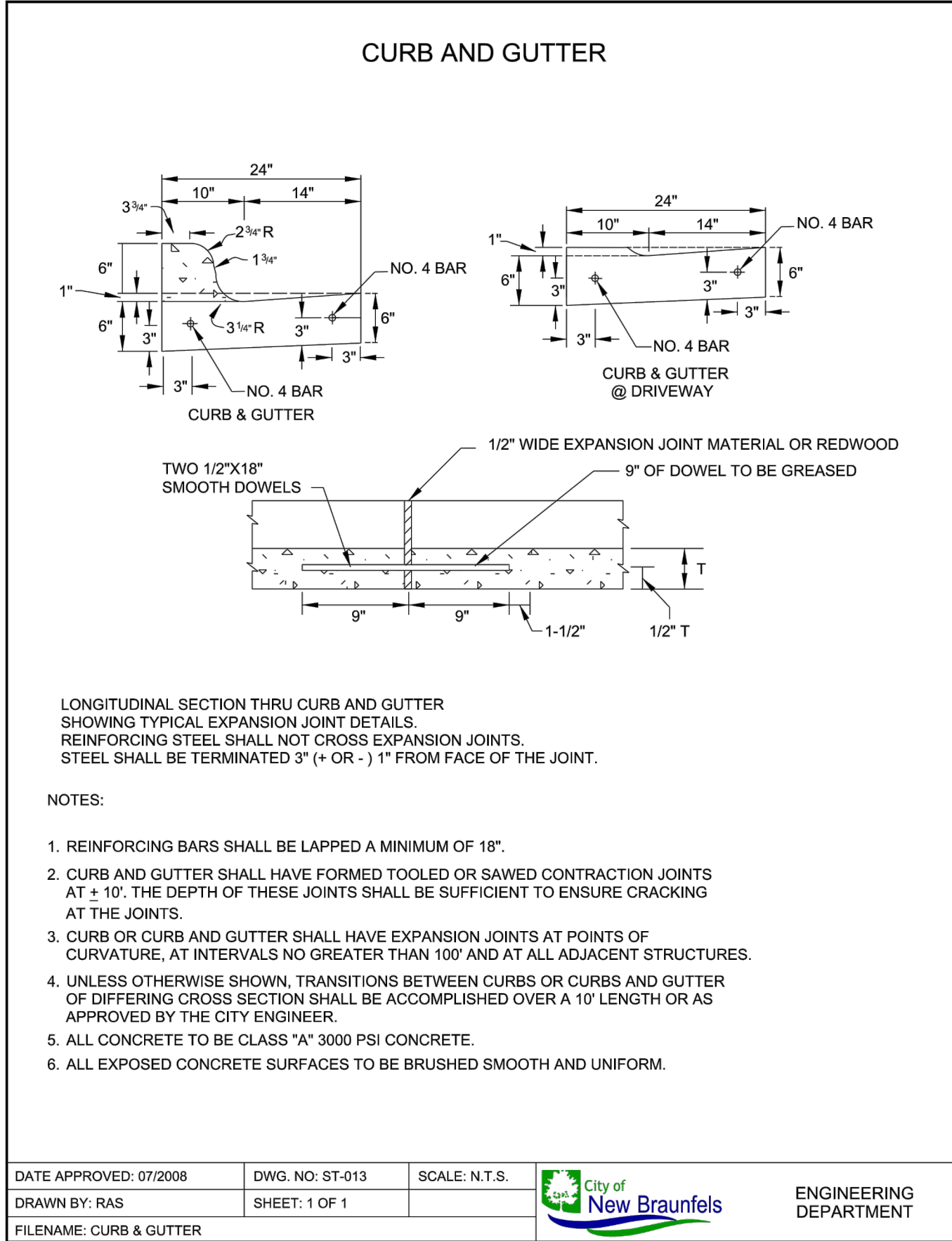
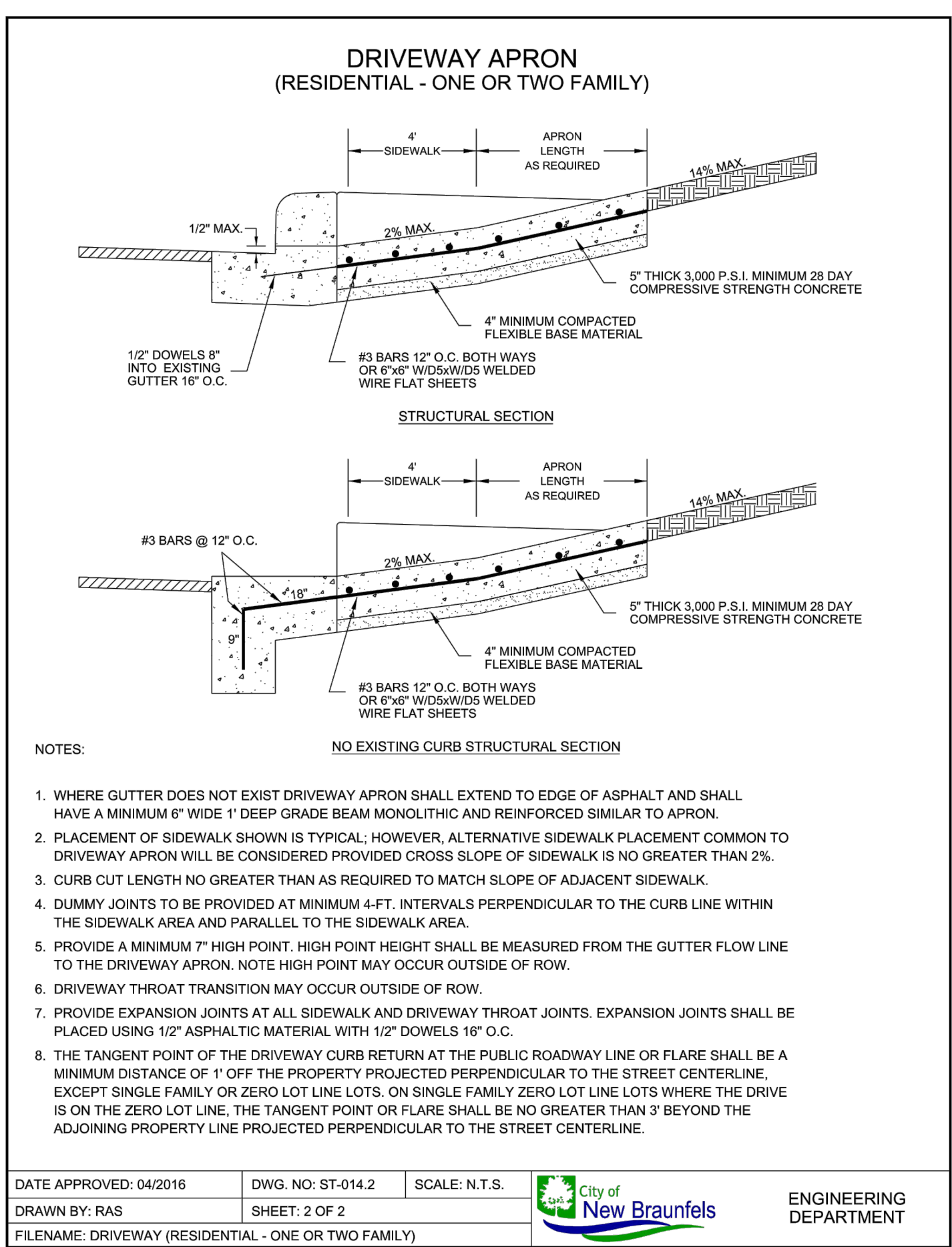
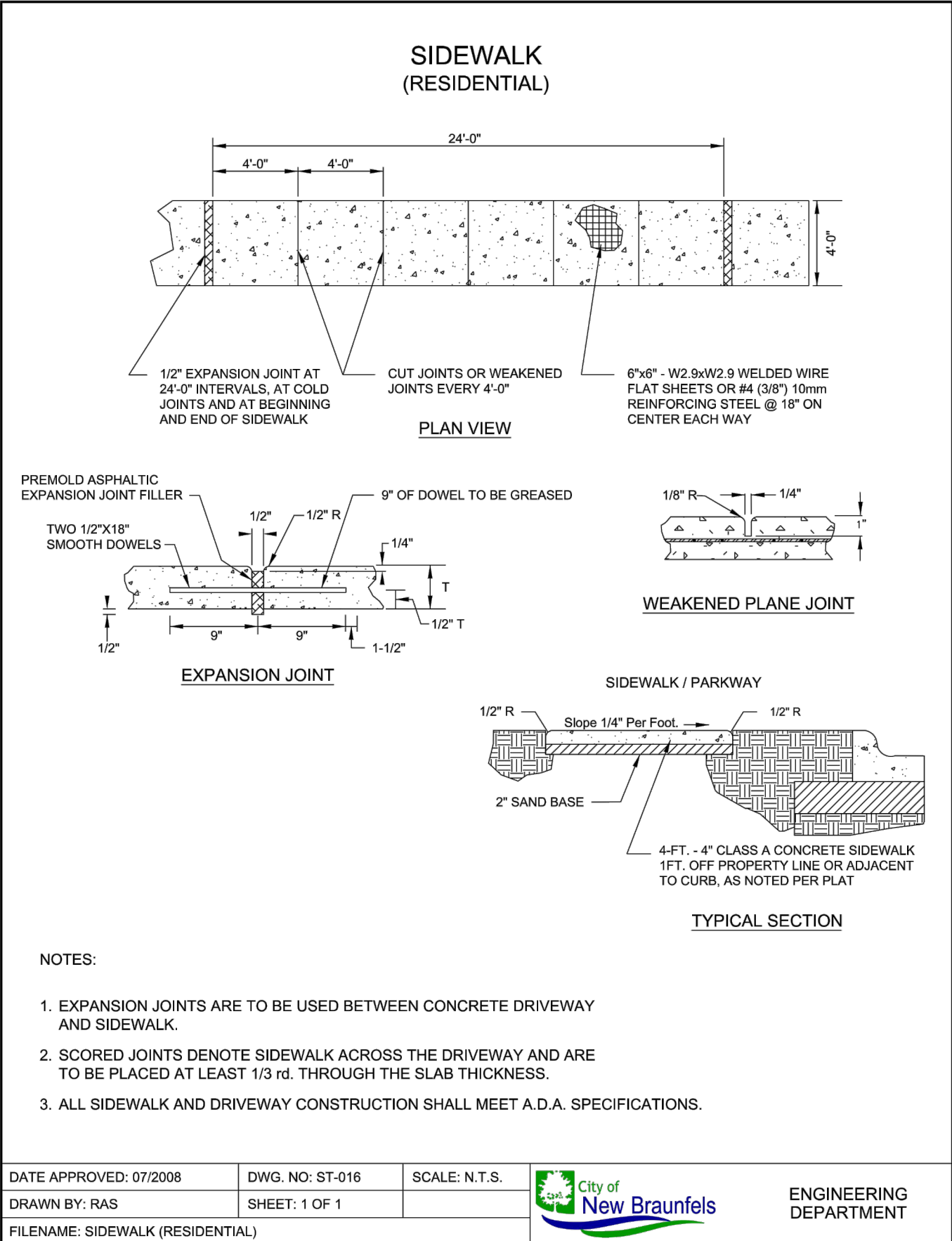
VERAMENDI PRECINCT 4 - UNIT 3
NEW BRAUNFELS, TEXAS
PRIMARIA ST - PLAN & PROFILE
STA. 1+36.01 TO 2+38.56

PLAT NO.
JOB NO. 30001-65
DATE 10-09-2023
DESIGNER GDL
CHECKED ☒ DRAWN CA
SHEET C2.01

FOR PERMIT

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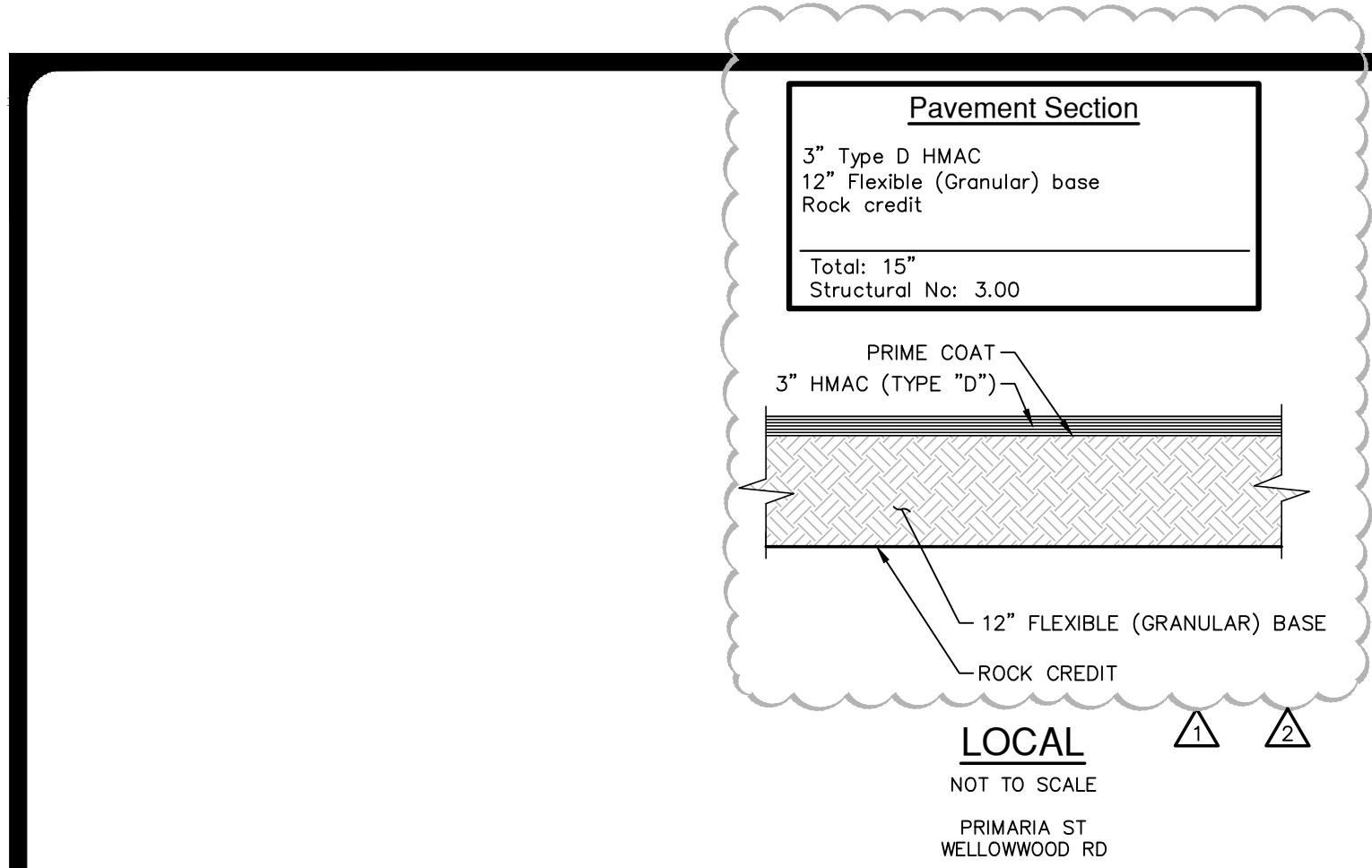
VERAMENDI PRECINCT 4 - UNIT 3
NEW BRAUNFELS, TEXAS

TYPICAL STREET DETAILS

PLAT NO. 30001-65
JOB NO. 30001-65
DATE 10-09-2023
DESIGNER GDL
CHECKED GDL
DRAWN CA
SHEET C2.10

FOR PERMIT

Date: July 31, 2024, 8:37 AM - User ID: bhugley
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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 REPORT BY RABA KISTNER CONSULTANTS, INC. PROJECT NO. ANA23-022-00, DATED AUGUST 2, 2023.

NOTES:

- PAVEMENT DESIGN THICKNESS BASED ON GEOTECHNICAL REPORT BY RABA KISTNER CONSULTANTS, INC. DATED AUGUST 2, 2023, PROJECT NO. ANA23-022-00.
- REFERENCE PROJECT GEOTECHNICAL REPORT, PROJECT SPECIFICATIONS AND CITY OF NEW BRAUNFELS SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND ALTERNATE PAVEMENT SECTIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING MATERIAL TESTING. TESTING TO BE PAID BY OWNER.

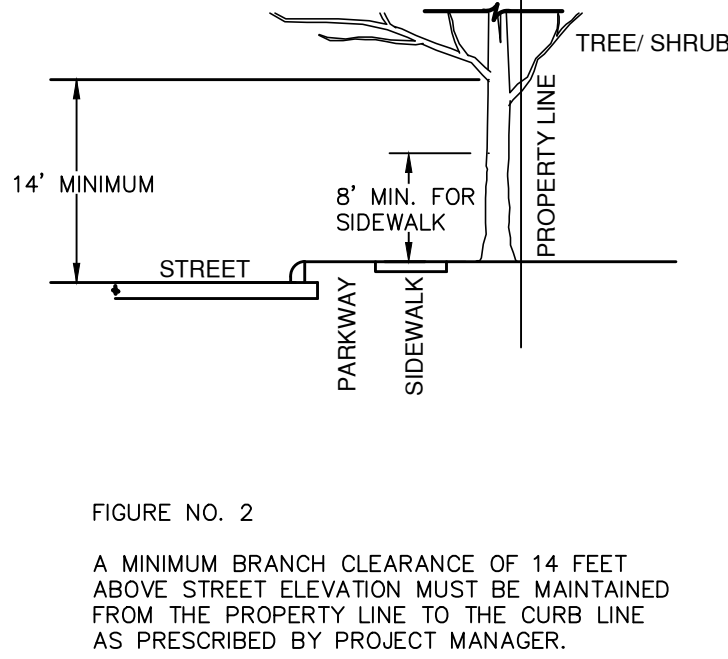
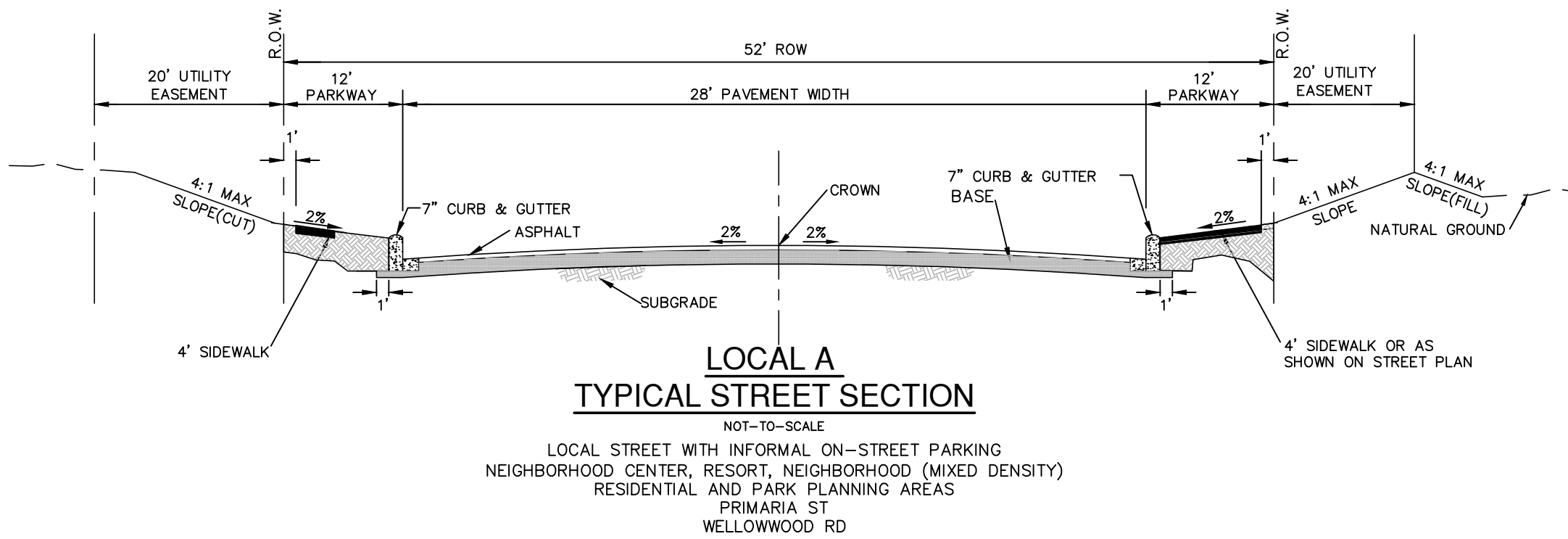
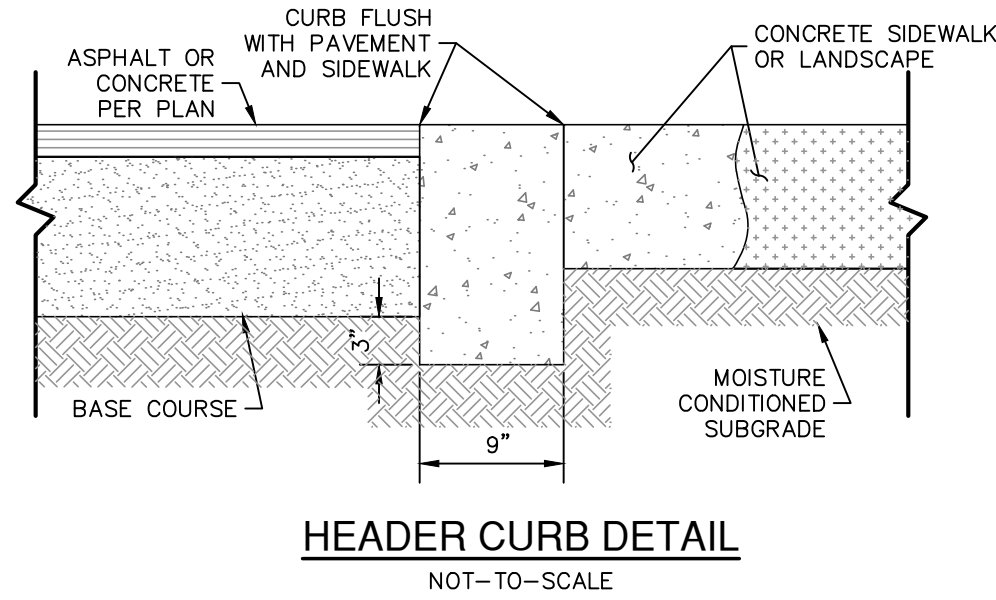
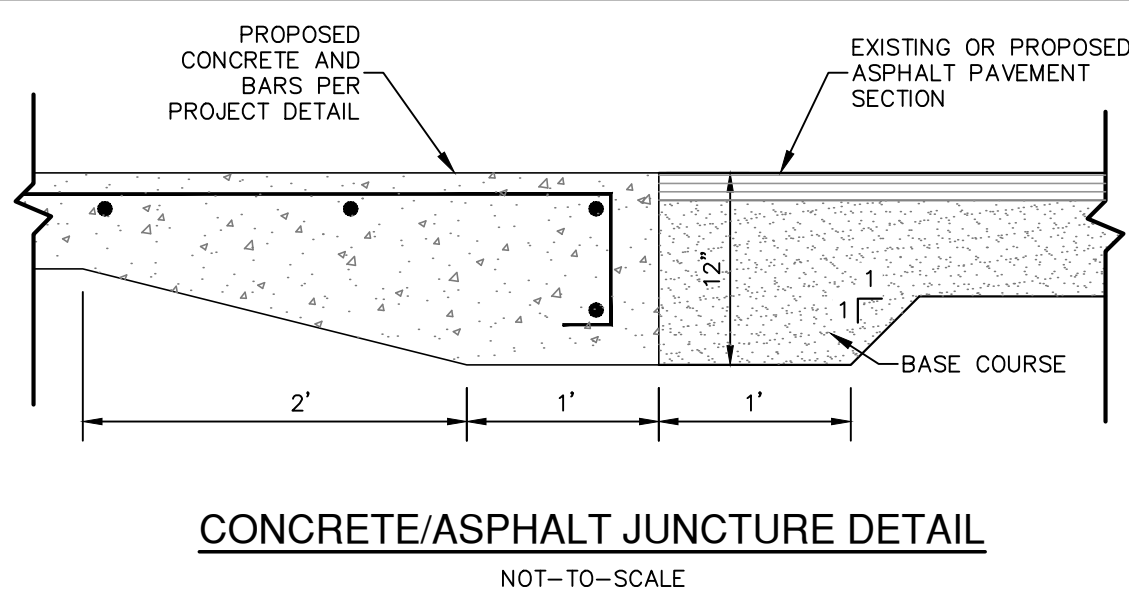
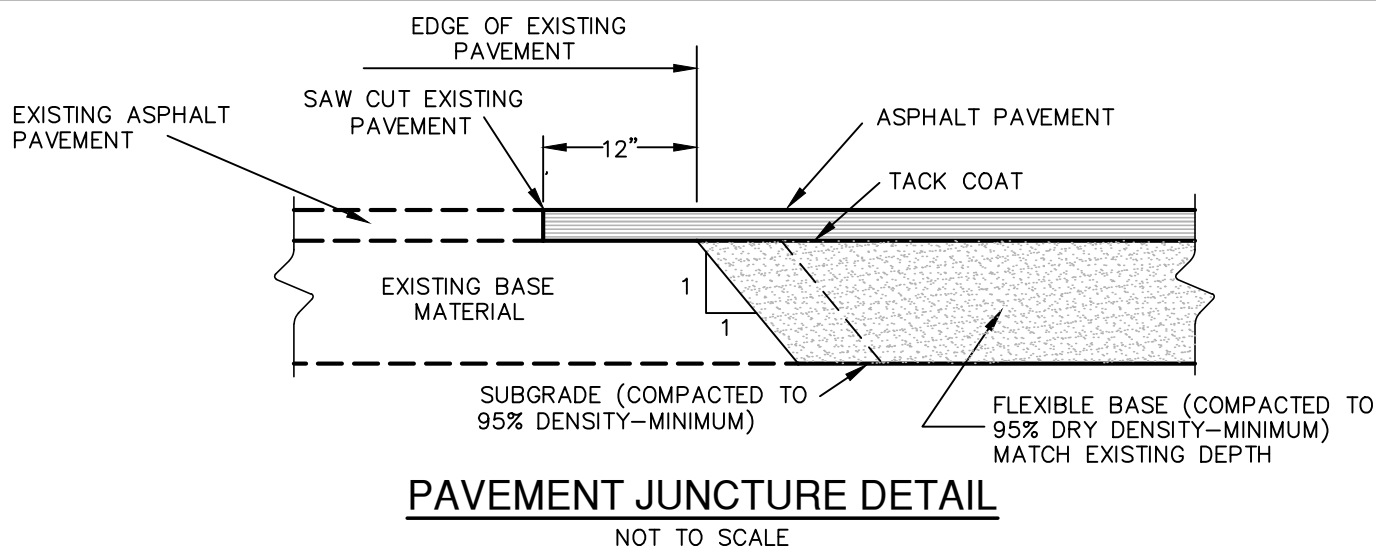
THE FOLLOWING IS AN EXCERPT FROM THE PROJECT GEOTECHNICAL REPORT BY RABA KISTNER CONSULTANTS, INC. DATED AUGUST 31, 2021, PROJECT NO. ANA21-034-00.

"ON-SITE SOILS SHOULD BE PLACED TO CONFORM TO THE 2014 TxDOT STANDARD SPECIFICATIONS, ITEM 132 - EMBANKMENT, TYPE B, AND SHOULD BE PLACED IN COMPACTED LIFTS NOT EXCEEDING 6" IN THICKNESS AND COMPACTED TO THE REQUIREMENTS OF TABLE 2 IN ITEM 132 BASED ON THE MAXIMUM DENSITY AND OPTIMUM MOISTURE CONTENT AS DETERMINED BY TxDOT, TEX-114-E. THE MOISTURE CONTENT OF THE FILL SHOULD BE MAINTAINED TO BE AT LEAST EQUAL

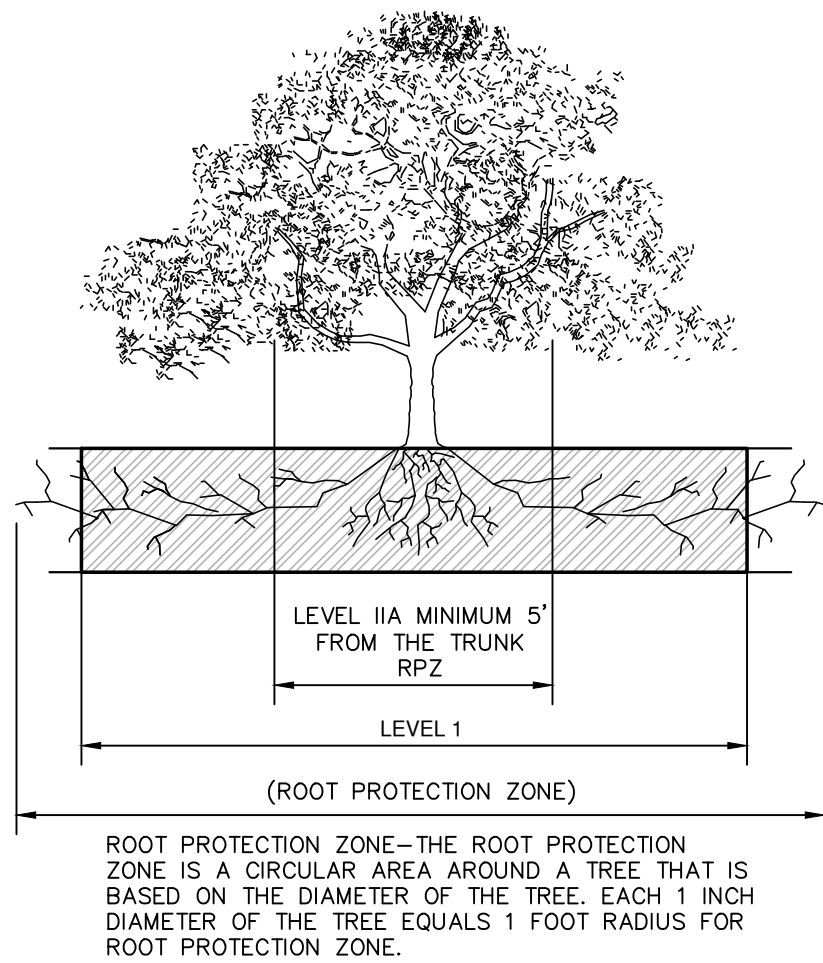
TO THE OPTIMUM WATER CONTENT, BUT NOT EXCEED 3 PERCENTAGE POINTS ABOVE THE OPTIMUM WATER CONTENT UNTIL PERMANENTLY COVERED.

WE RECOMMEND THAT THE MAXIMUM PARTICLE SIZE NOT EXCEED 3" OR ONE HALF OF THE COMPACTED LIFT THICKNESS, WHICHEVER IS SMALLER. IF OTHER IMPORT FILL MATERIALS ARE UTILIZED, RKCI SHOULD BE NOTIFIED, AS ADDITIONAL CBR TESTING ND THICKER PAVEMENT SECTIONS MAY BE REQUIRED."

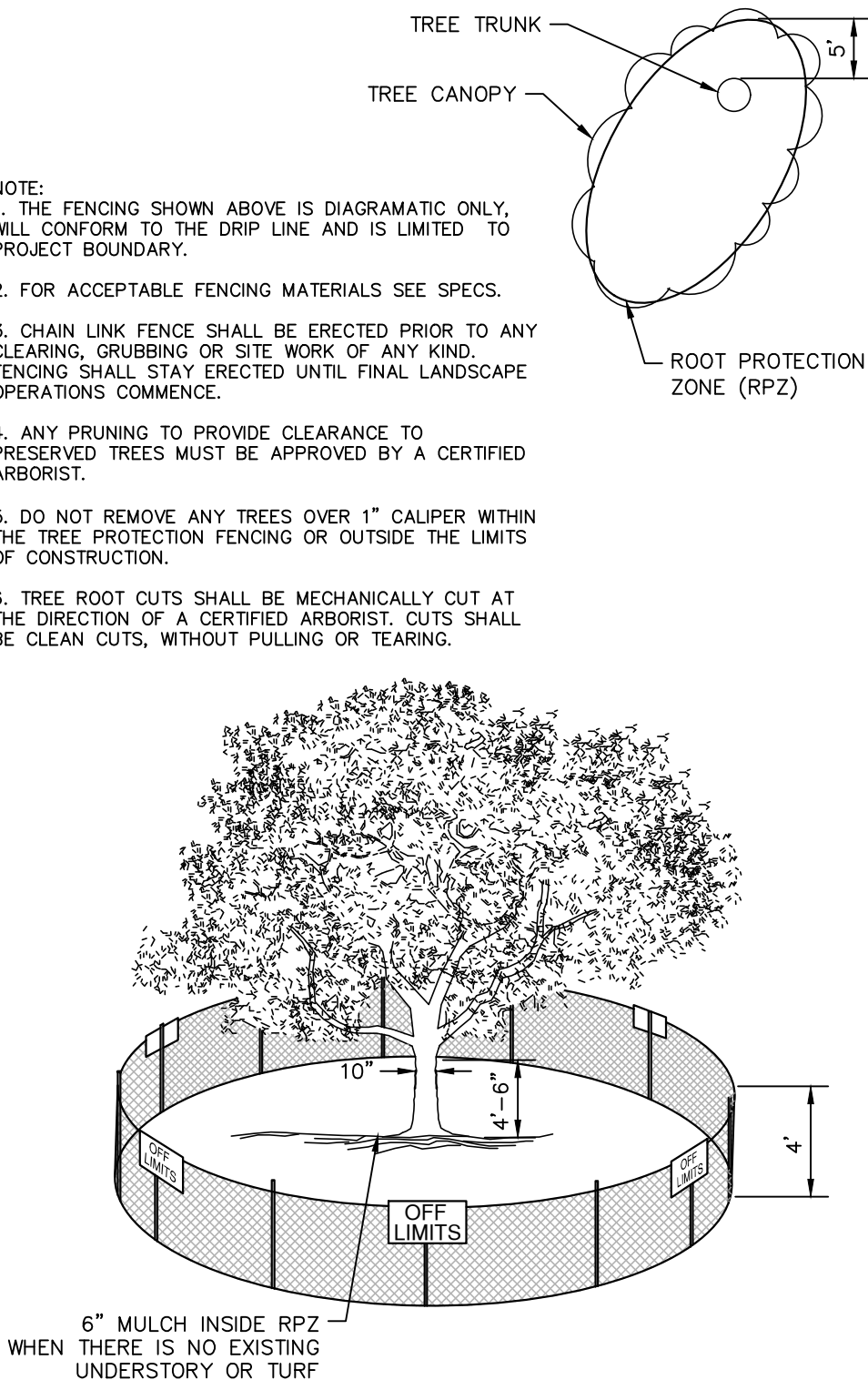
"WE RECOMMEND THAT DURING SITE GRADING OPERATIONS, ADDITIONAL LABORATORY TESTING BE PERFORMED TO DETERMINE THE CONCENTRATION OF SOLUBLE SULFATES IN THE SUBGRADE SOILS. IF PRESENT, THE SULFATE IN THE SOIL MAY REACT WITH CALCIUM-BASED STABILIZERS SUCH AS LIME OR CEMENT."



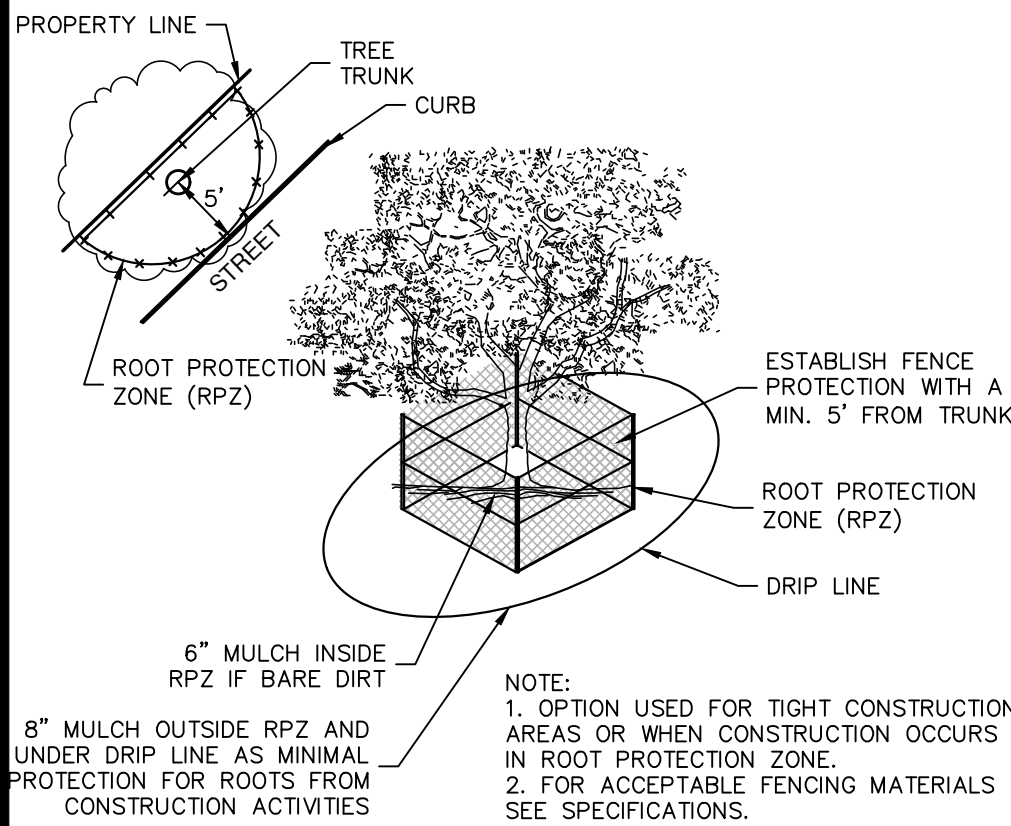
BRANCH CLEARANCE DETAIL
NOT TO SCALE



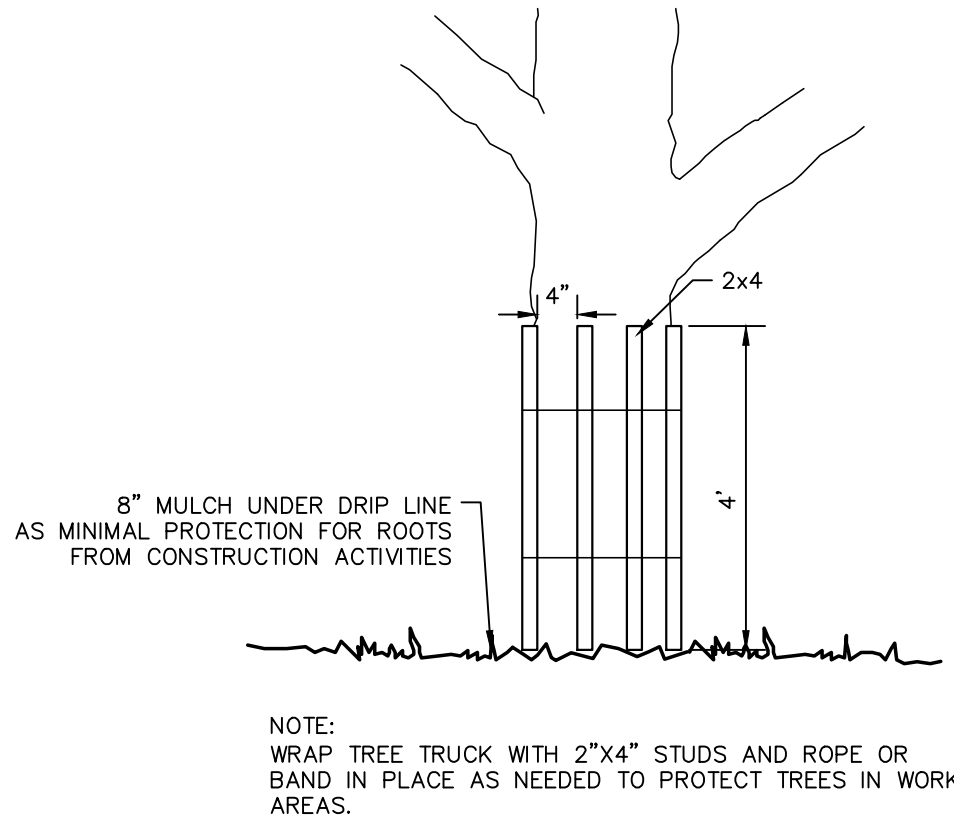
ELEVATION
NOT TO SCALE



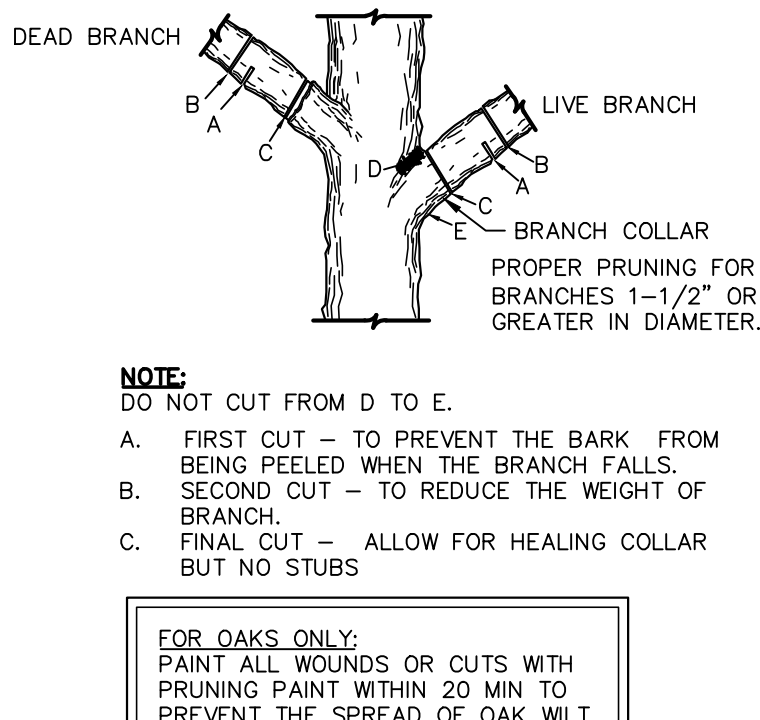
TREE PROTECTION ZONE
NOT TO SCALE



LEVEL II A FENCE PROTECTION
NOT TO SCALE

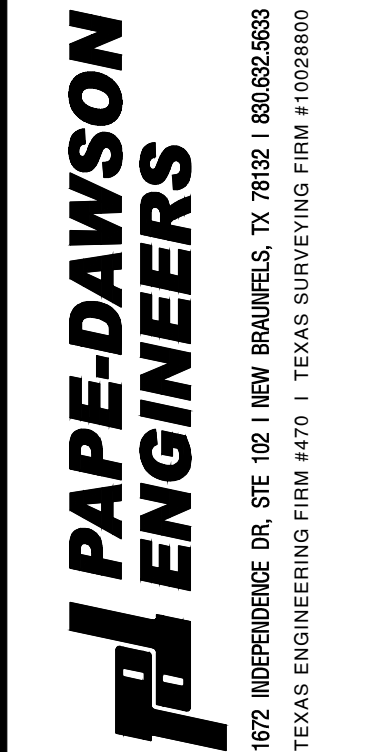
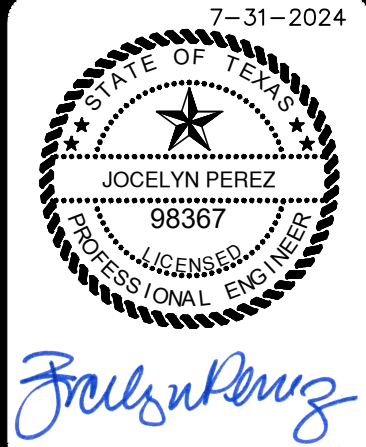


LEVEL II B FENCE PROTECTION
NOT TO SCALE



BRANCH PRUNING
NOT TO SCALE

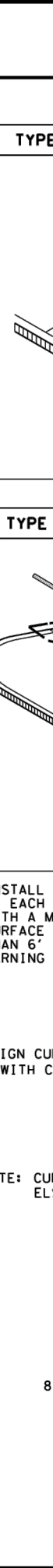
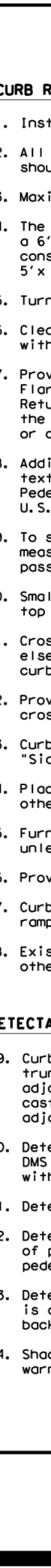
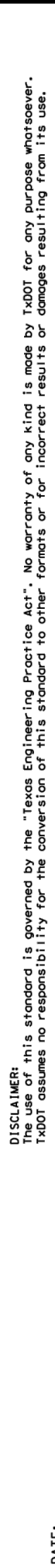
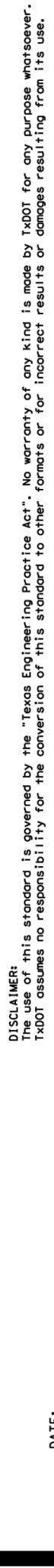
NO.	REVISION	DATE
1	INCREASE LOCAL STREET SECTION	03/29/24
2	INCREASE LOCAL STREET SECTION	07/31/24

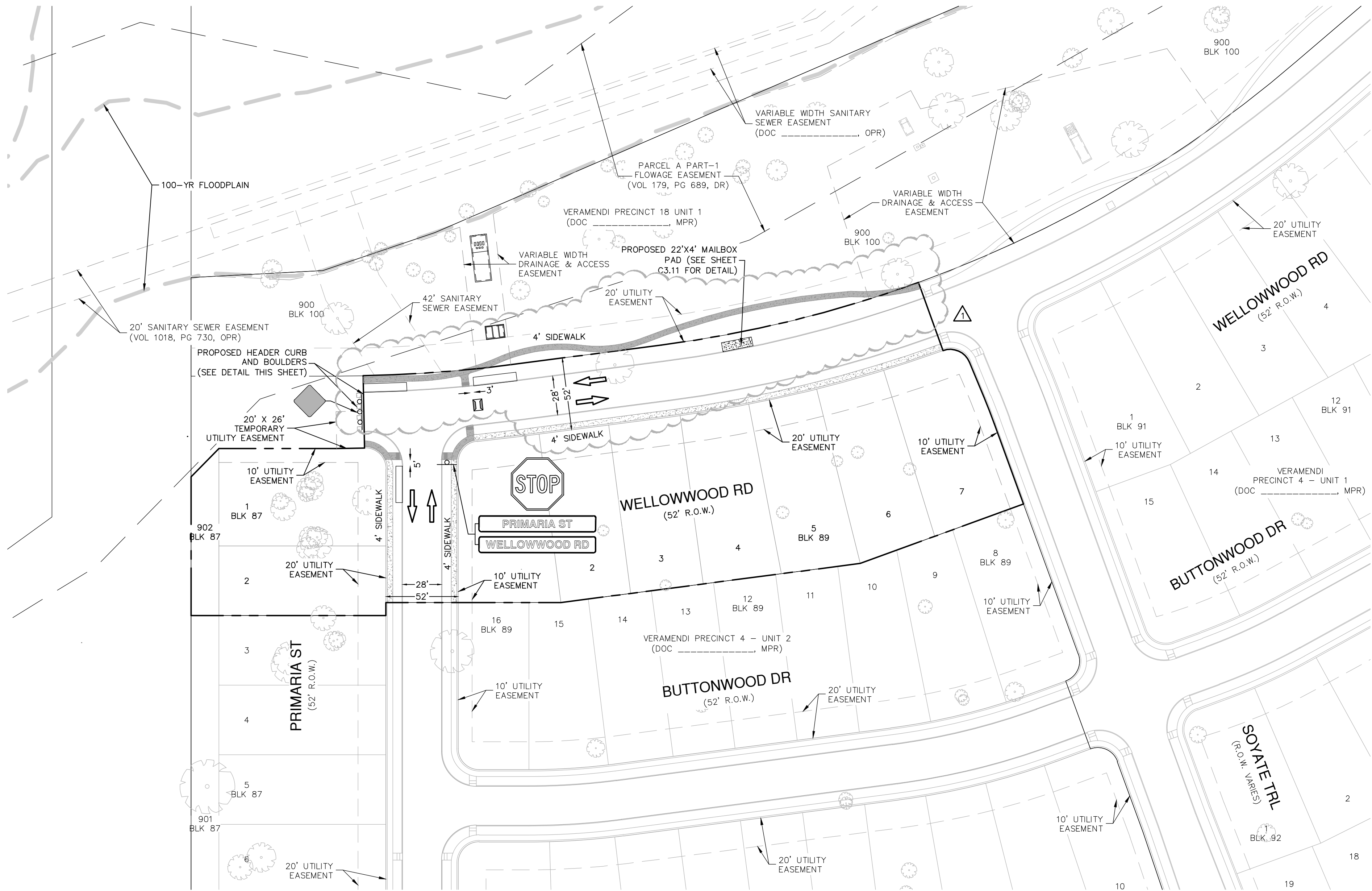


VERAMENDI PRECINCT 4 - UNIT 3
NEW BRAUNFELS, TEXAS

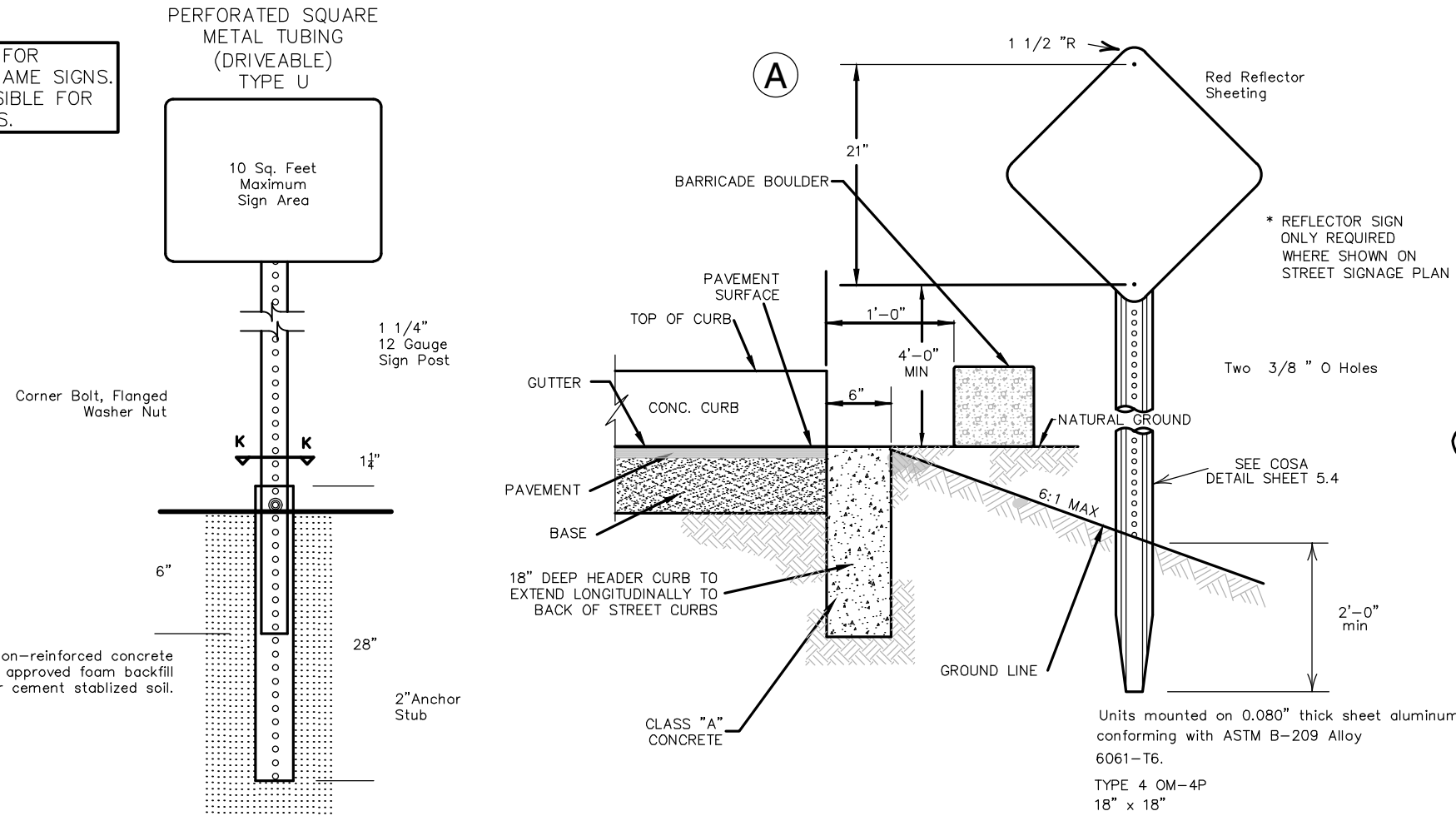
TYPICAL STREET DETAILS

PLAT NO.	
JOB NO.	30001-65
DATE	10-09-2023
DESIGNER	GDL
CHECKED	4/
DRAWN	CA
SHEET	C2.11





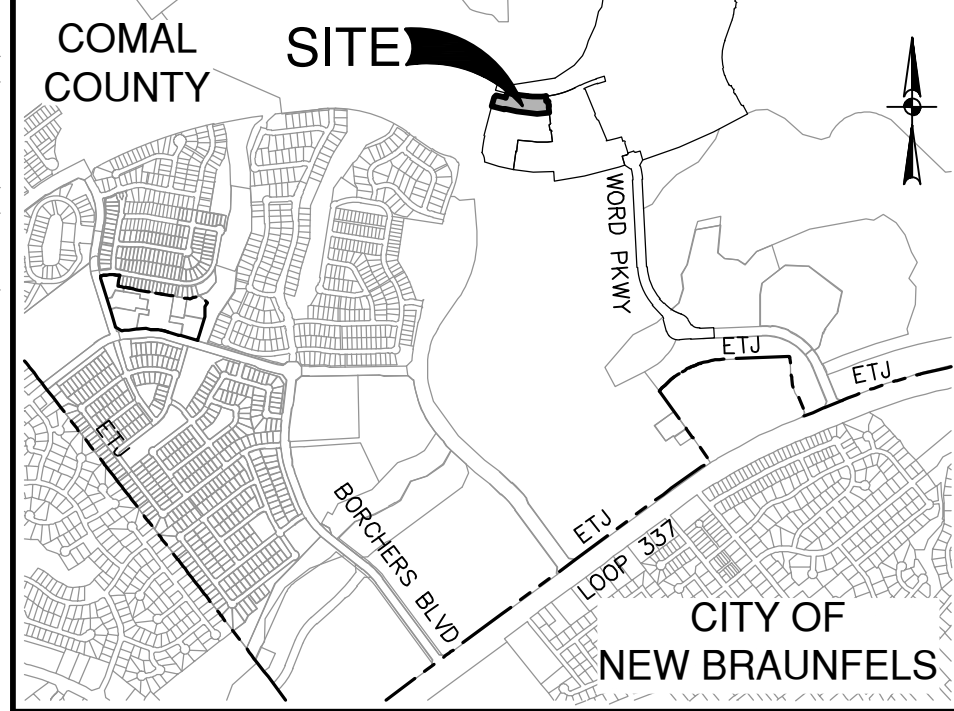
NOTE: CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING STREET NAME SIGNS. CITY OF NEW BRAUNFELS IS RESPONSIBLE FOR REGULATORY SIGNS AND OTHER SIGNS.



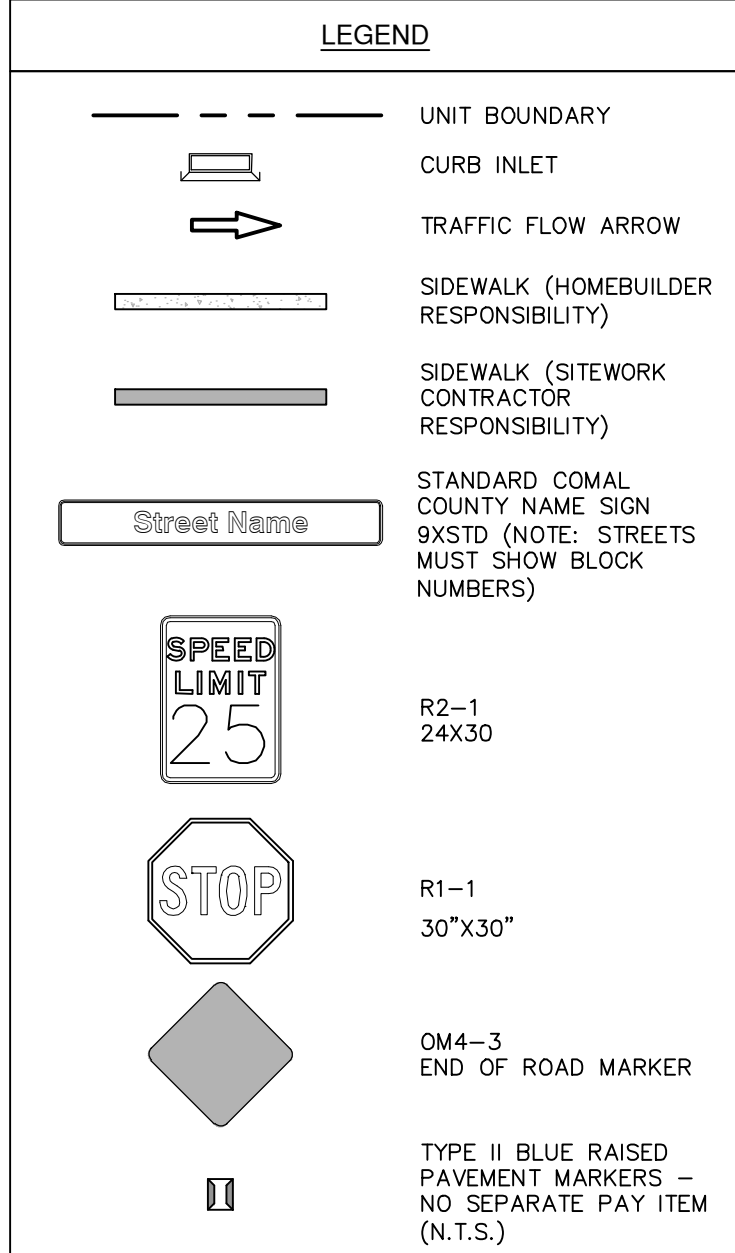
BARRICADE BOULDER AND HEADER CURB DETAIL
NOT TO SCALE

SIDEWALK NOTES:

- FOUR (4) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE HOME BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:
a. PRIMARIA ST
b. BUTTONWOOD DR
- FOUR (4) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
a. PRIMARIA ST - LOT 900, BLOCK 100
- ALL PEDESTRIAN CROSSING RAMPS ARE REQUIRED AT STREET CONSTRUCTION.



LOCATION MAP
NOT-TO-SCALE



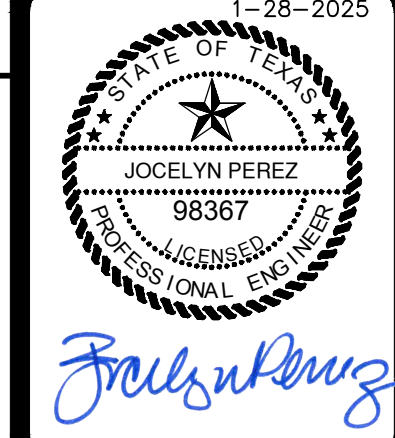
SIGNAGE NOTES

- UNDERGROUND UTILITIES EXIST WITHIN THE PROJECT. CONTRACTOR SHALL HAVE THE UTILITIES MARKED PRIOR TO INSTALLATION OF THE SIGN POST. SIGN LOCATIONS ILLUSTRATED ON THE PLANS ARE APPROXIMATE. CONTRACTOR SHALL LOCATE SIGNS TO AVOID UTILITIES. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES BEFORE COMMENCING WORK.
- 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.
- 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.
- 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.
- 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.
- 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.
- MATERIALS FURNISHED BY THE CONTRACTOR SHALL BE NEW, UN-DEPRECIATED STOCK. ALL EQUIPMENT SHALL BE NEW, UNLESS NOTED OTHERWISE ON THE PLANS.
- 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)).
- 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.
- 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.
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AS PER TXDOT ITEM NO. 666.
- 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.
- THE CONTRACTOR SHALL INSTALL ALL PAVEMENT MARKINGS IN ACCORDANCE WITH APPROVED ENGINEERING PLANS. THE CONTRACTOR SHALL NOTIFY THE COUNTY AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF ALL SEALER AND FINAL MARKINGS. THE COUNTY WILL INSPECT ALL MARKINGS AT FINAL APPLICATION.

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
1	SIDEWALK REVISION	07/28/25



PAPE-DAWSON ENGINEERS
1672 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008800

VERAMENDI PRECINCT 4 - UNIT 3
NEW BRAUNFELS, TEXAS
OVERALL SIGNAGE PLAN

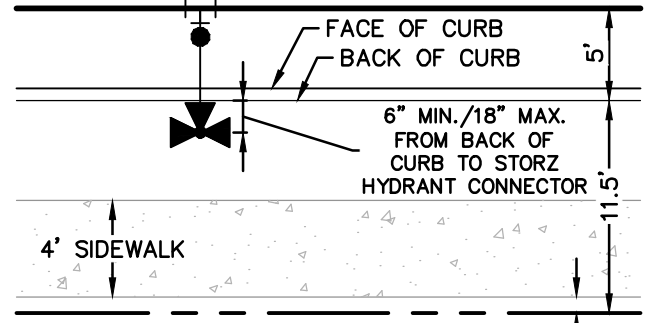
PLAT NO.	
JOB NO.	30001-65
DATE	10-09-2023
DESIGNER	GDL
CHECKED	DRAWN CA
SHEET	C3.00

FOR PERMIT

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.

NBU PRESSURE ZONE:
PROPOSED WATER MAIN IS WITHIN NBU PRESSURE ZONE 4.

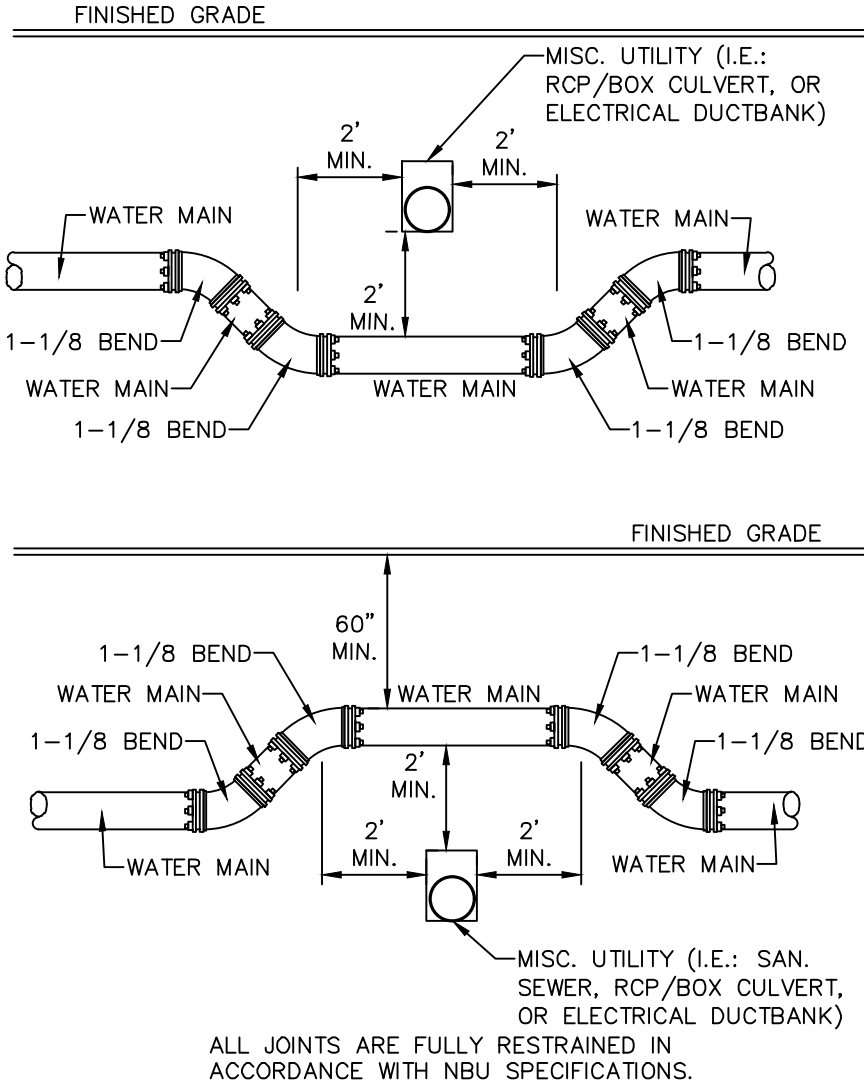
NOTE:
FOR PAVEMENT DESIGN SECTION SEE GEOTECHNICAL ENGINEERING REPORT.



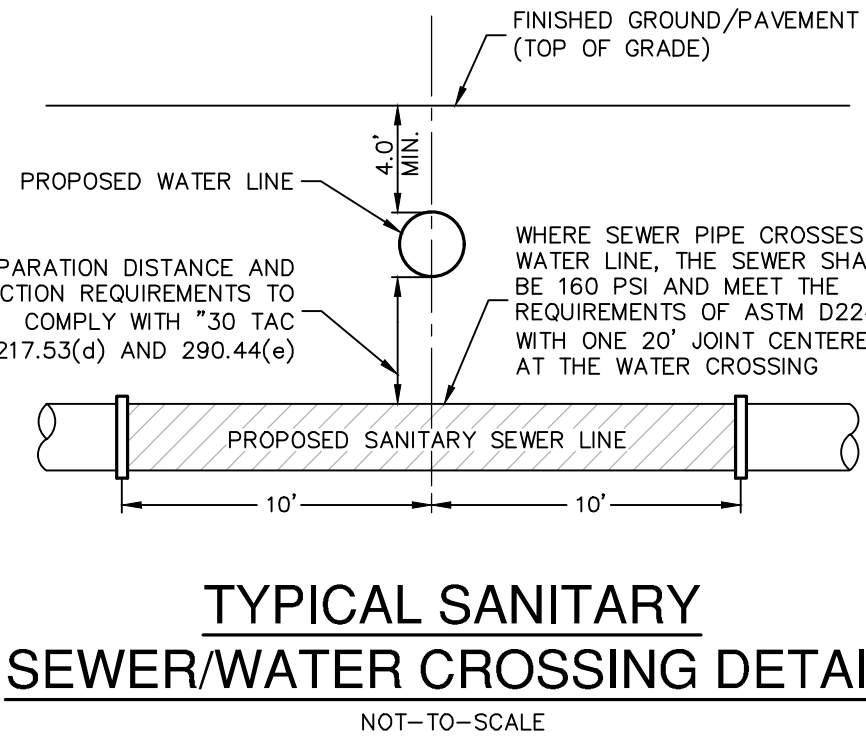
FIRE HYDRANT DETAIL
NOT-TO-SCALE

WATER (NBU JOB NO. W-237653)		
ITEM	UNIT	QUANTITY
8" WATER LINE	LF	537
1" SINGLE SERVICE & 5/8" METER	EA	9
1" IRRIGATION SERVICE METER	EA	X
LUES	EA	9
FIRE HYDRANT	EA	1
6" GATE VALVE	EA	1
8" GATE VALVE	EA	2

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

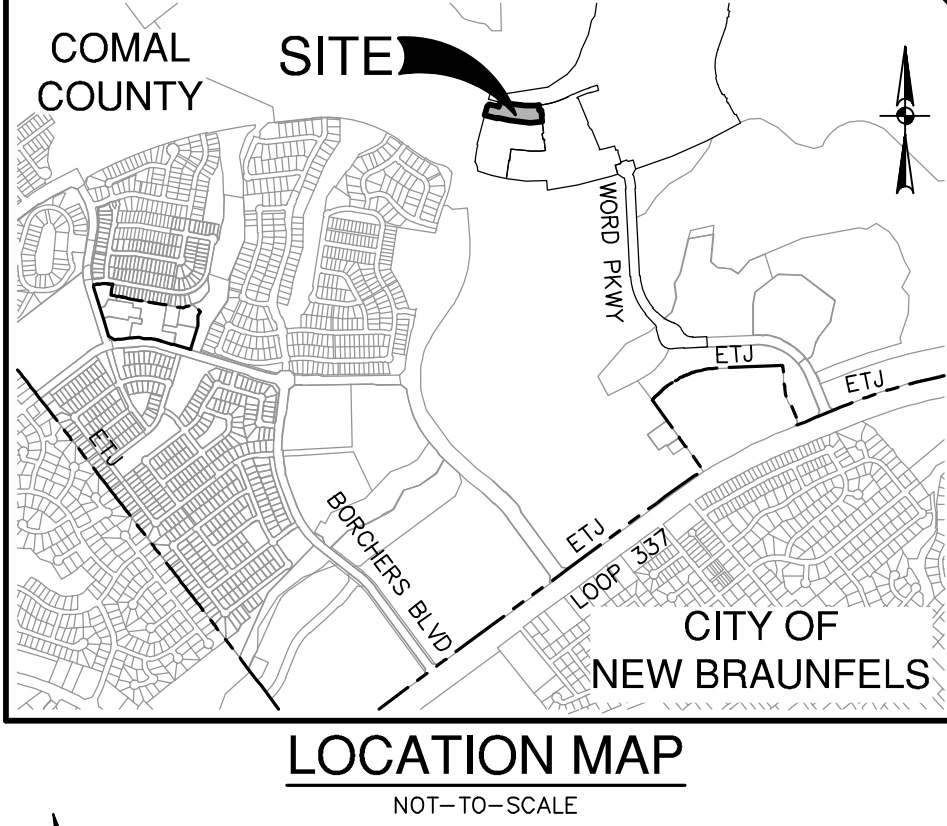


TYPICAL UTILITY/WATER CROSSING DETAIL
NOT-TO-SCALE

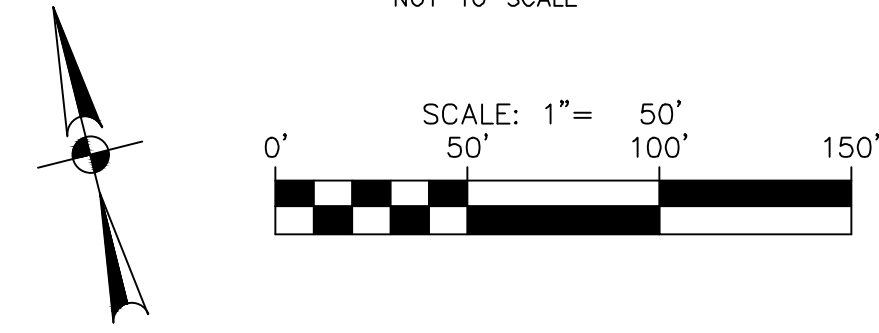


TYPICAL SANITARY SEWER/WATER CROSSING DETAIL
NOT-TO-SCALE

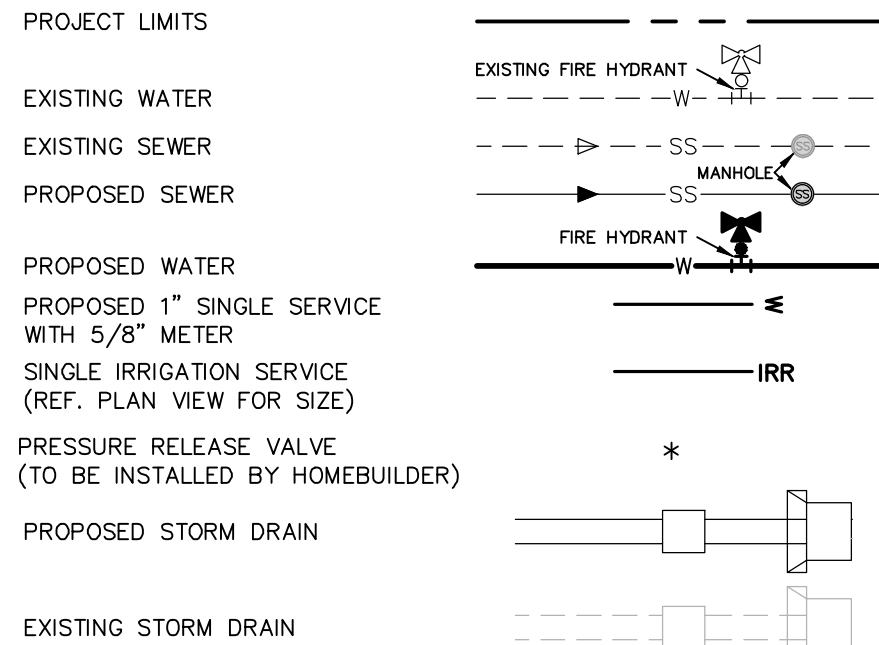
- FOR CHLORINATION INJECTION
2 - 1" CORPORATION STOP, C.C.M.P.
1 - 1" COPPER TUBING, CUT AS REQUIRED
2 - 1" COMP. 1 1/4 COUPLING, CORP. STOP
2 - 1 1/4" THD. SOLID CAPS, THR.
- 8" VALVE SHALL REMAIN CLOSED UNTIL NEW MAINS HAVE BEEN DISINFECTED BY CONTRACTOR AND ACCEPTED BY NBU
- CONTRACTOR SHALL TIE PROPOSED 8" MAIN TO EXISTING 8" PVC C-900 DR 18 MAIN AFTER DISINFECTION BY CONTRACTOR AND ACCEPTANCE BY NBU
- 2" TEMPORARY BLOWOFF ASSEMBLY
- 2" PERMANENT BLOWOFF ASSEMBLY (SEE NBU ST. DETAIL 253)
- 1-8" GATE VALVE, M.J.
1-6" VALVE BOX, COMPLETE.



LOCATION MAP
NOT-TO-SCALE



WATER LEGEND



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:

- ALL IRRIGATION SERVICES WITHIN RESIDENTIAL AREAS SHALL HAVE A REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY (R/P) INSTALLED PRIOR TO PLACEMENT OF METER. ALL NEW FACILITIES ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE LATEST NBU BACKFLOW POLICY.
- ALL GATE VALVES 16" AND SMALLER SHALL BE RESILIENT SEATED GATE VALVES.

CITY OF NEW BRAUNFELS NOTES

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

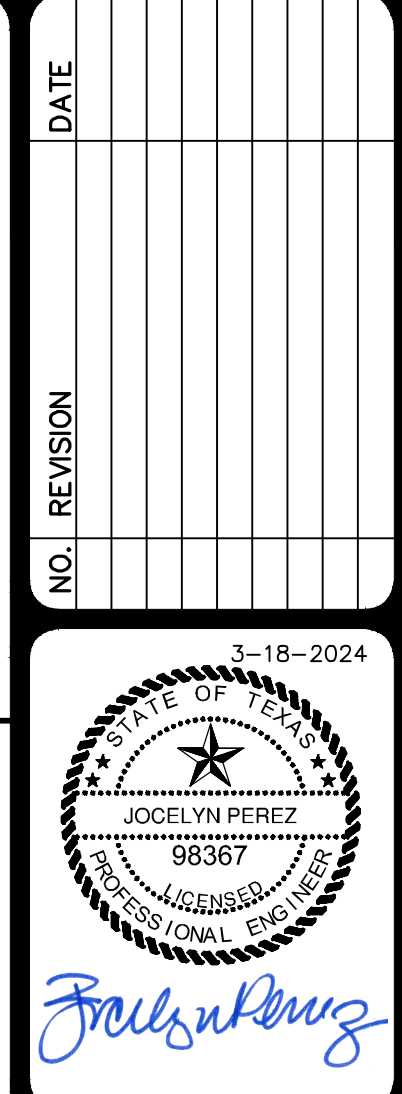
CAUTION!!!

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 DUCTS, 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.

FOR PERMIT

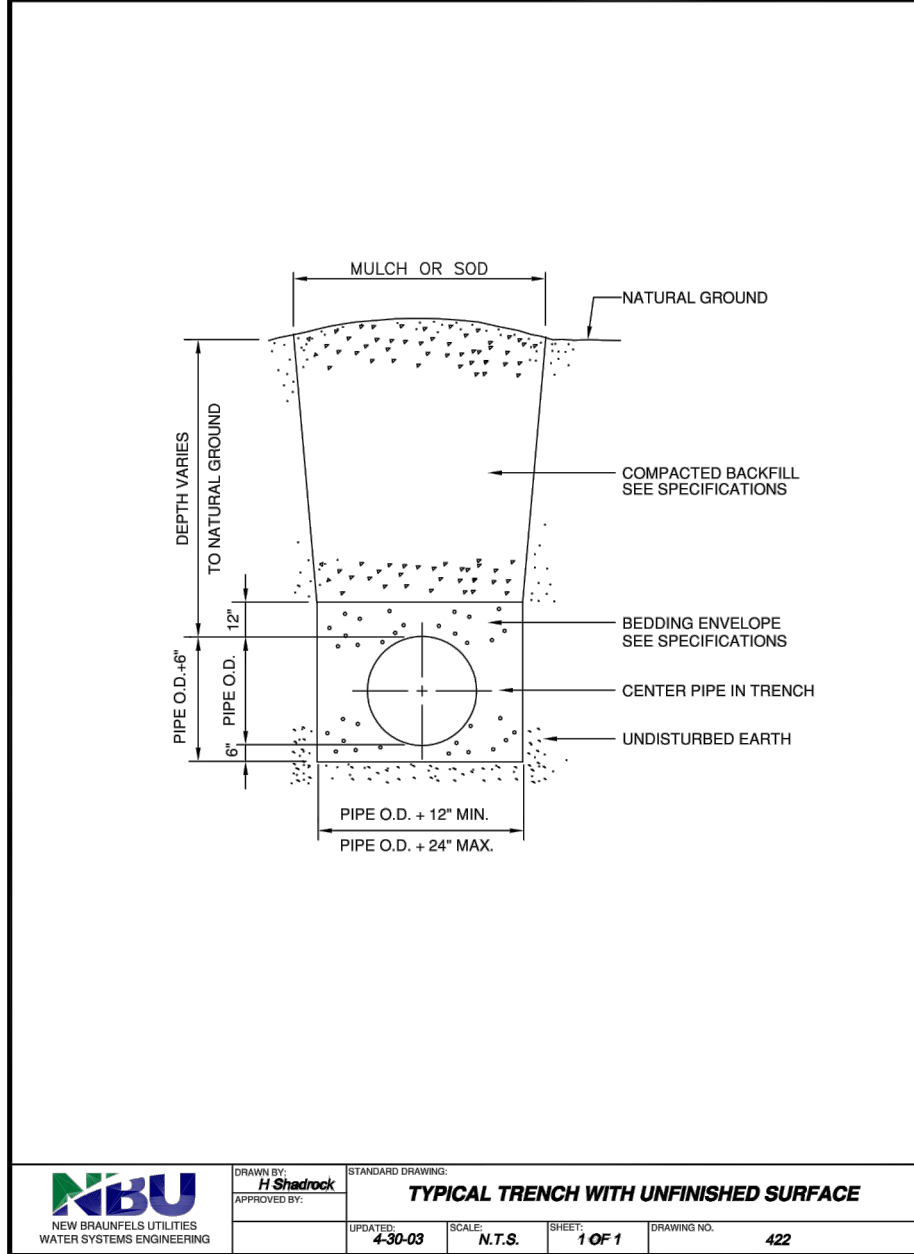


PAPE-DAWSON ENGINEERS
1672 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS SURVEYING FIRM #1008890

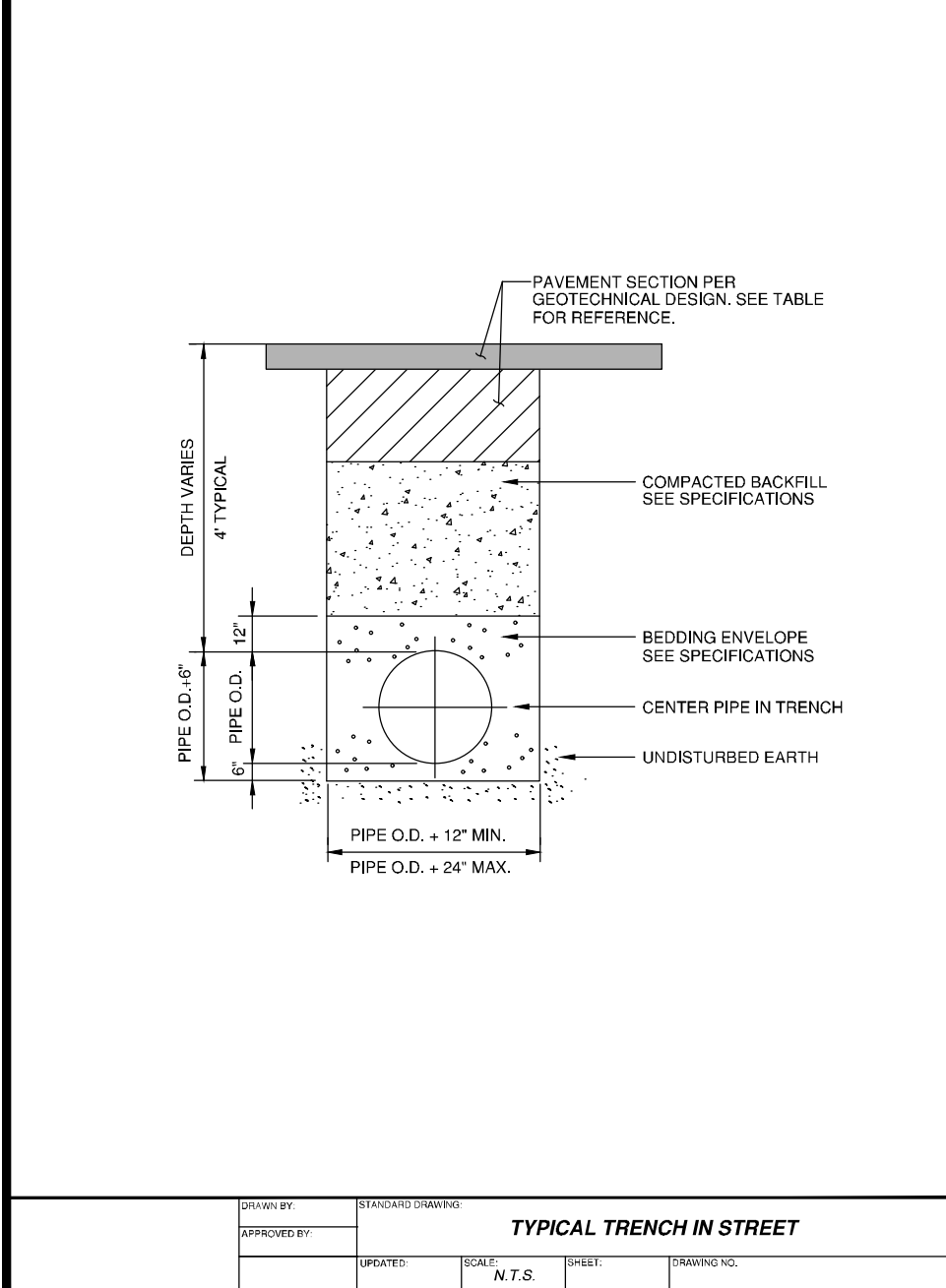
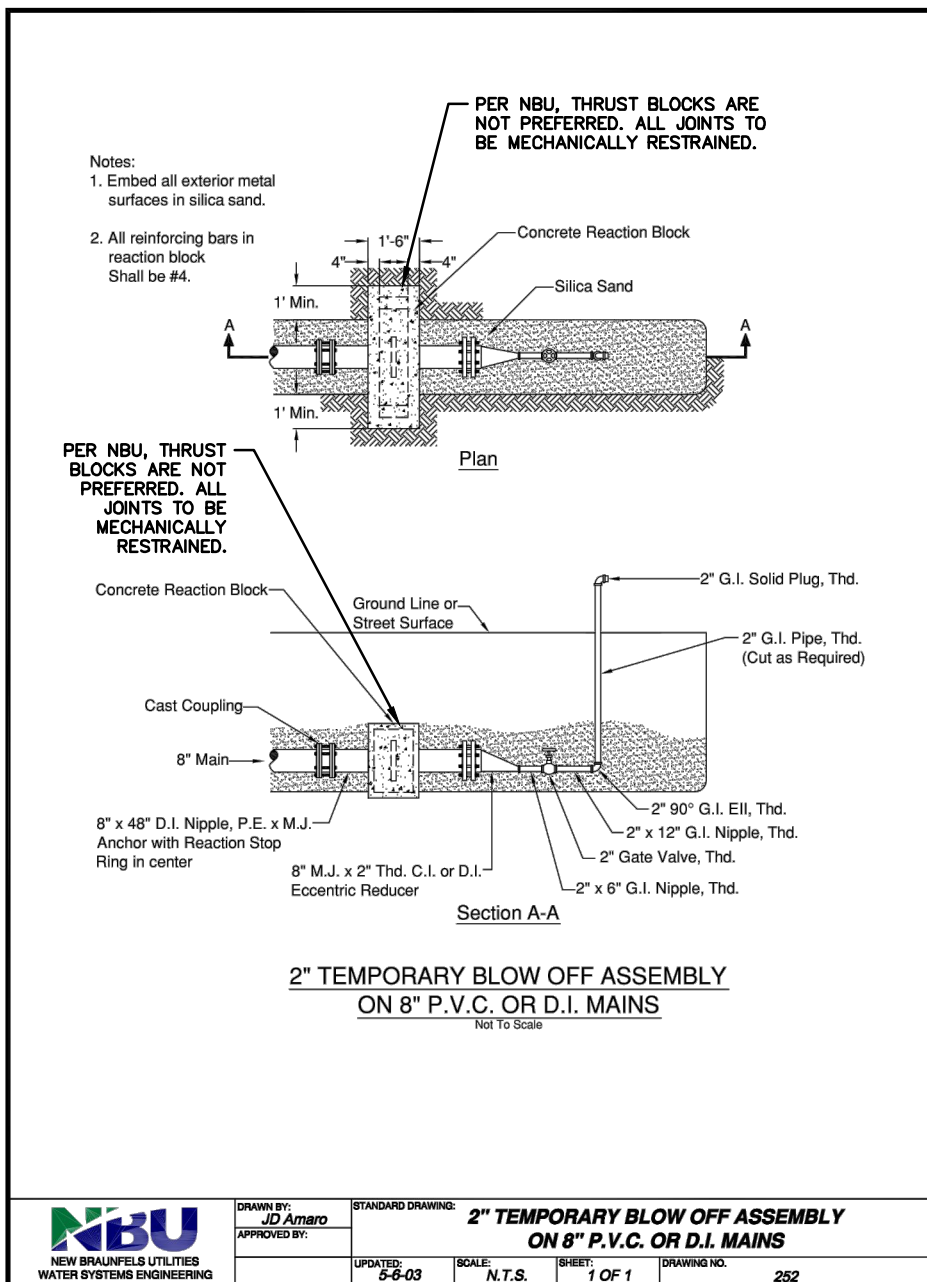
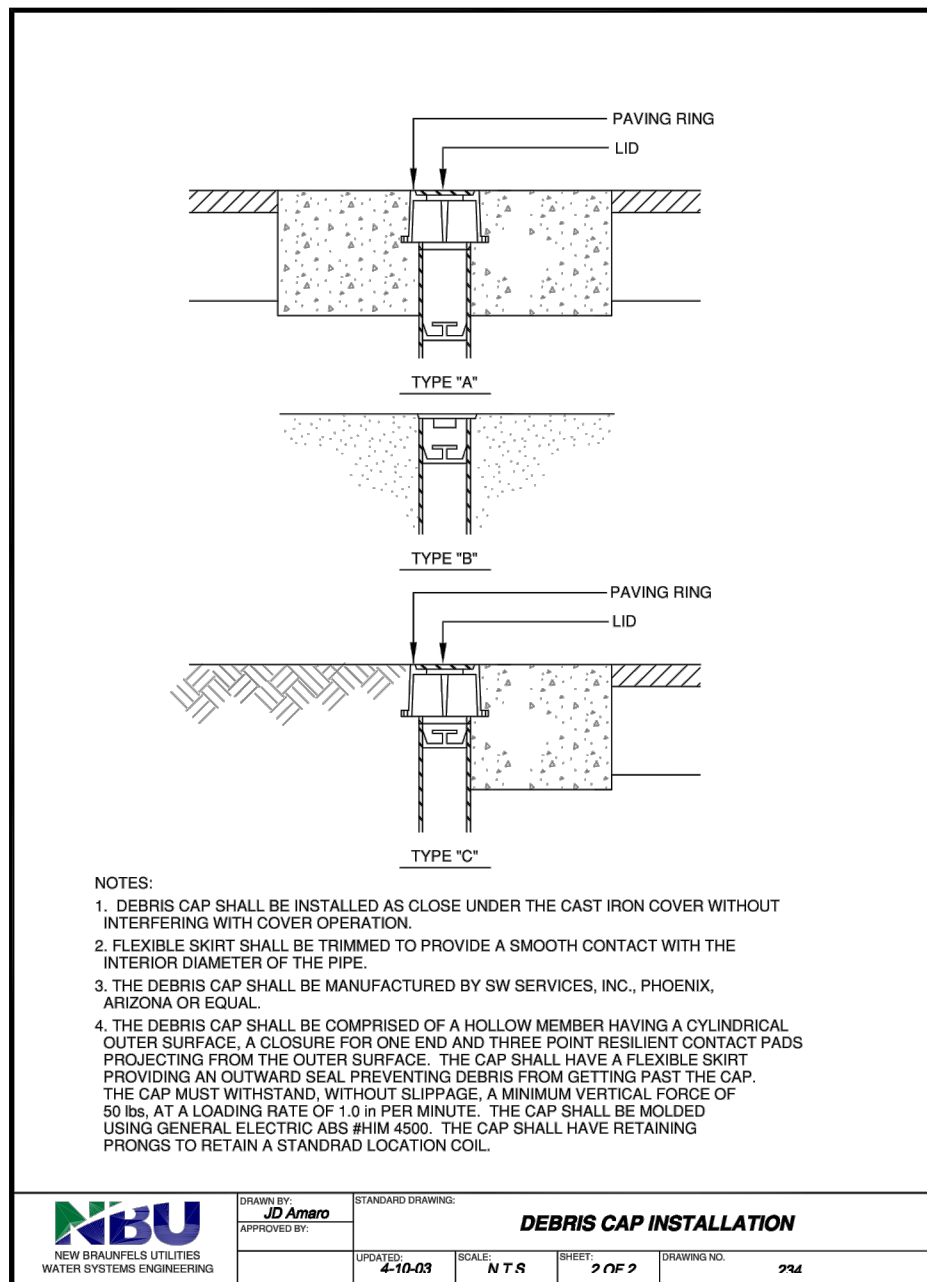
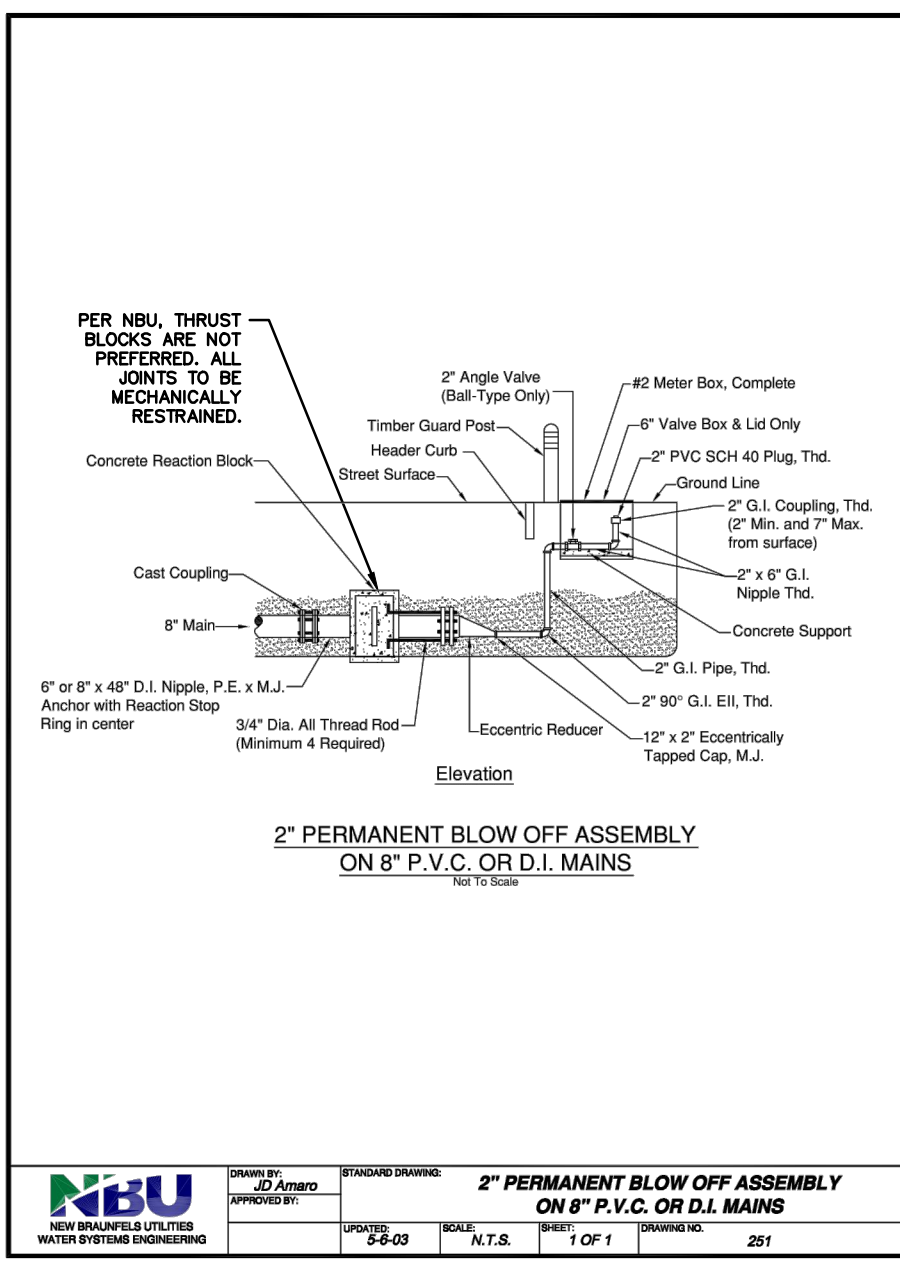
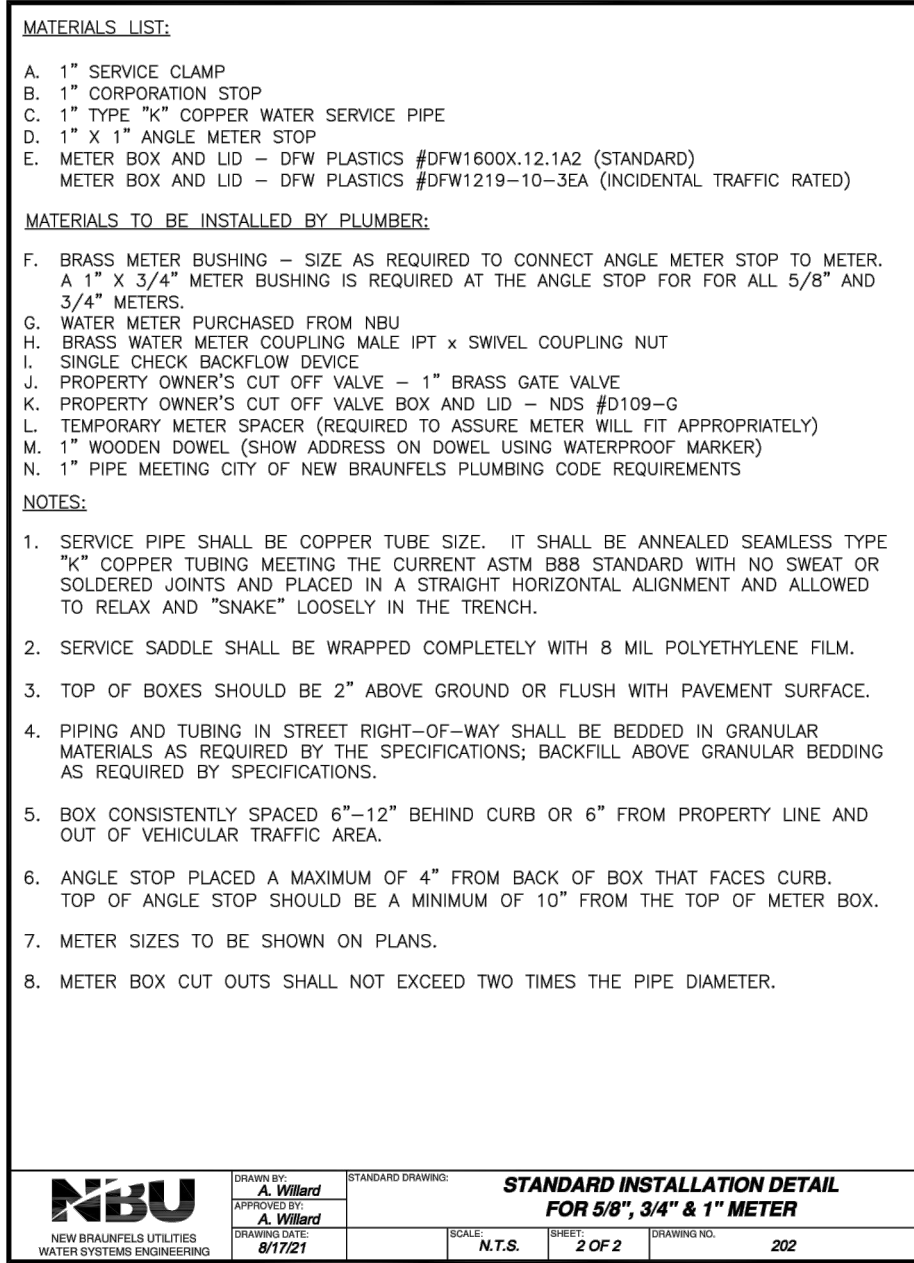
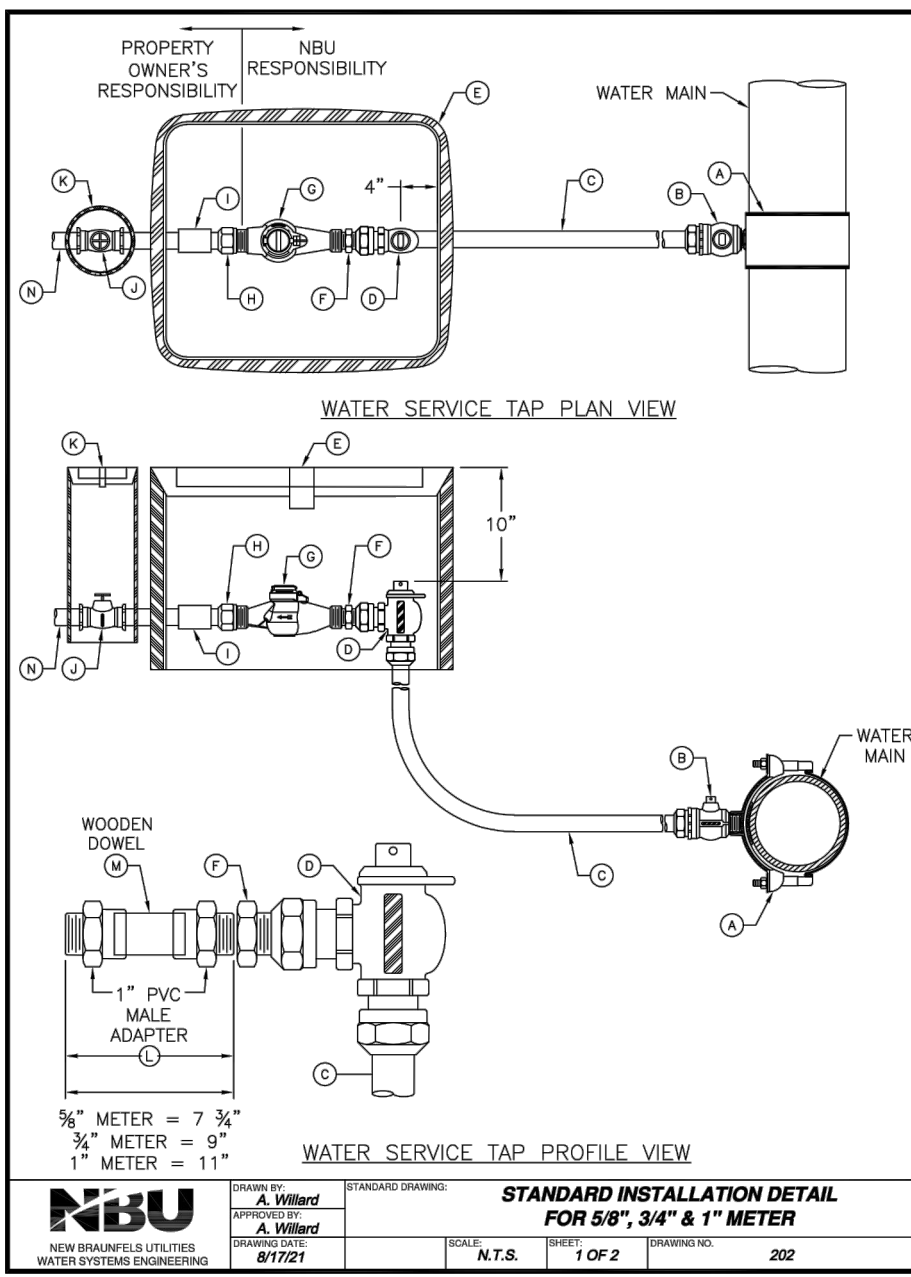
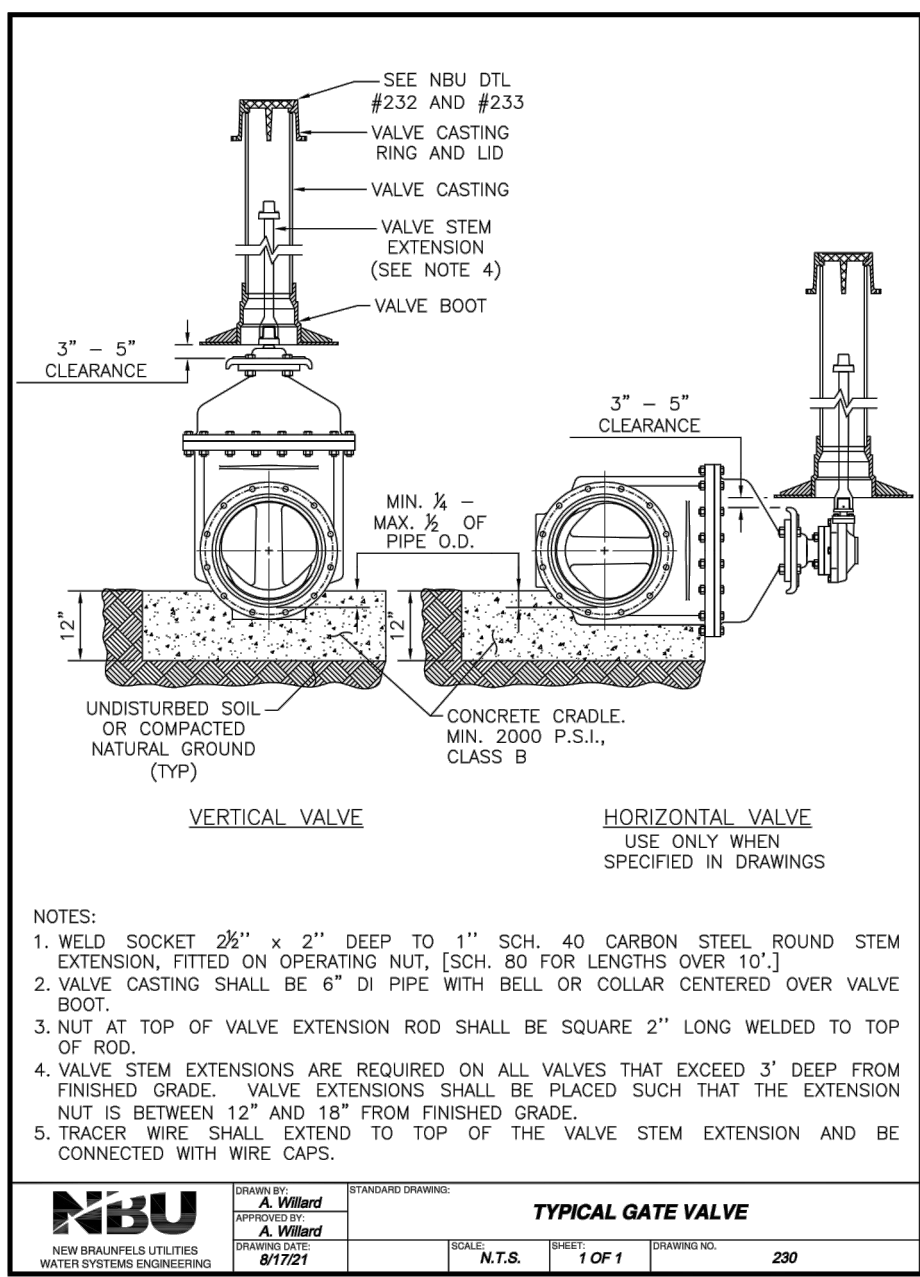
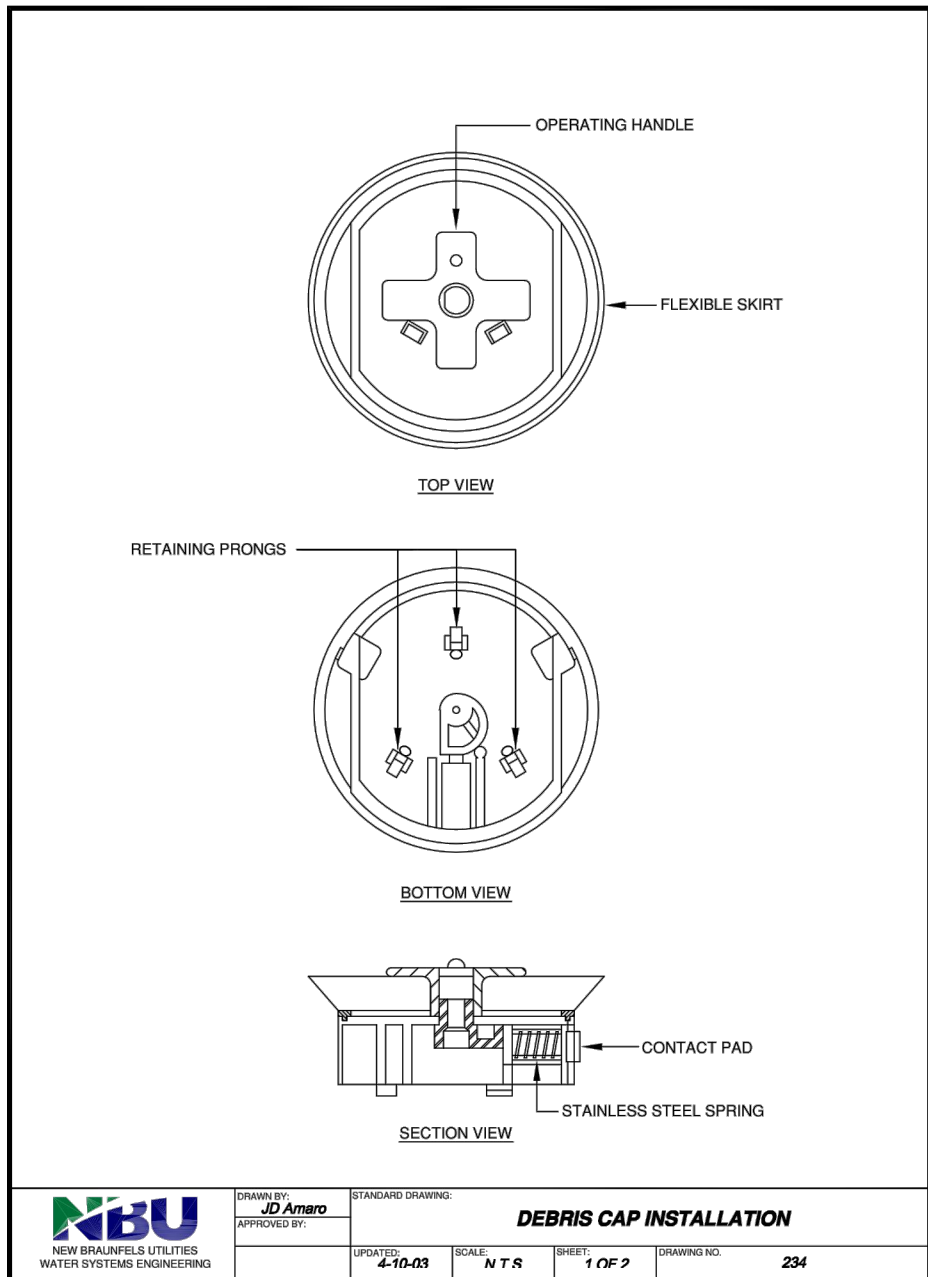
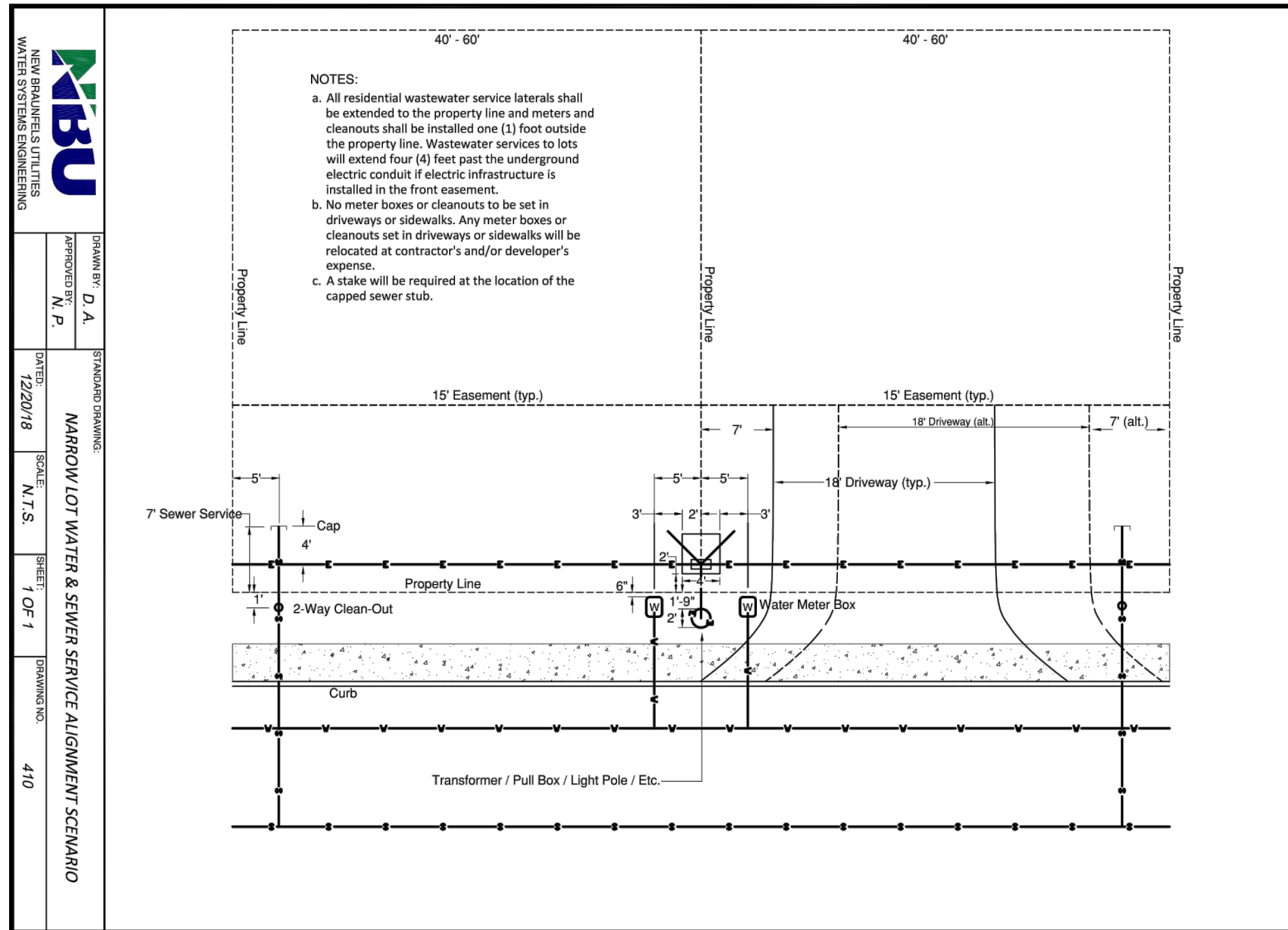
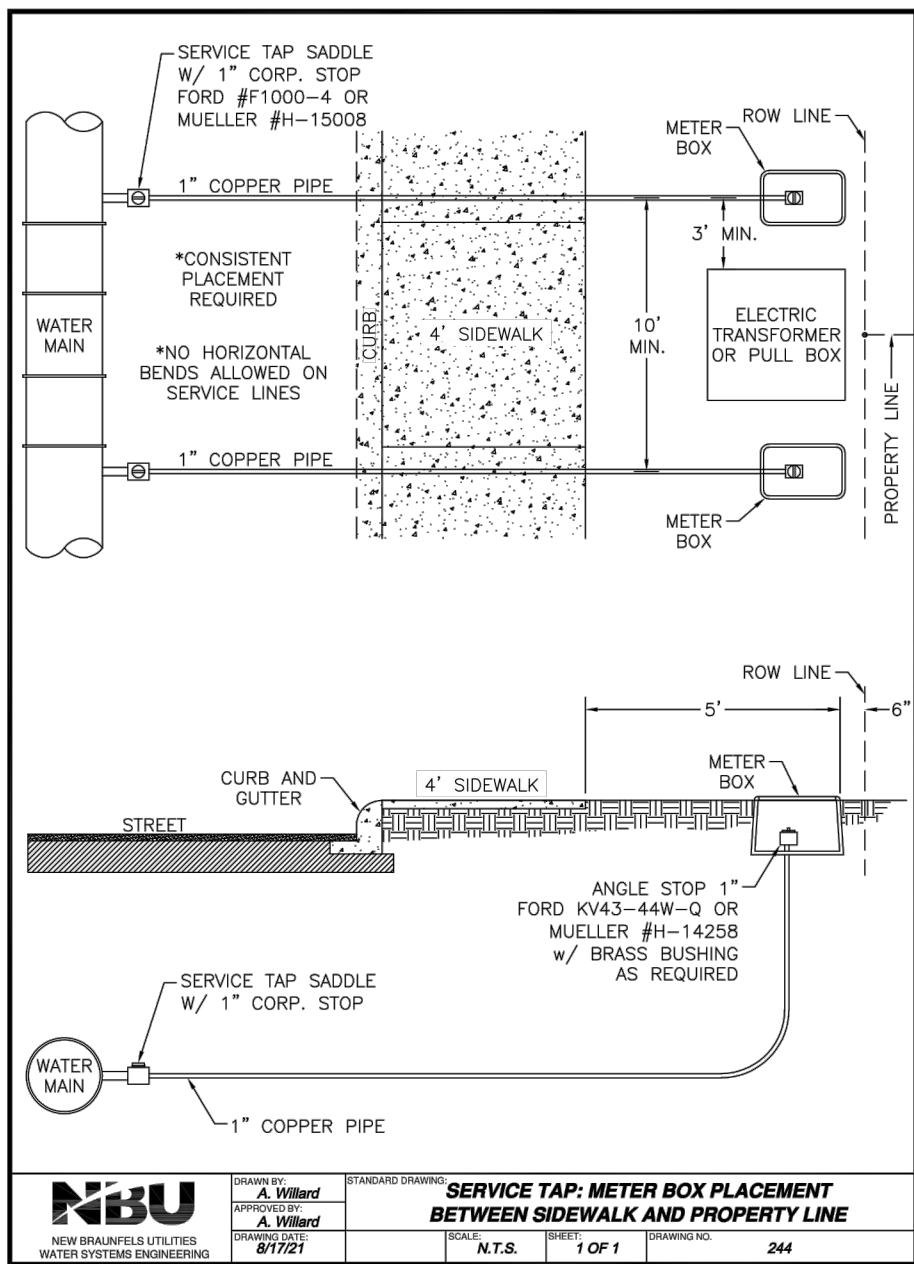
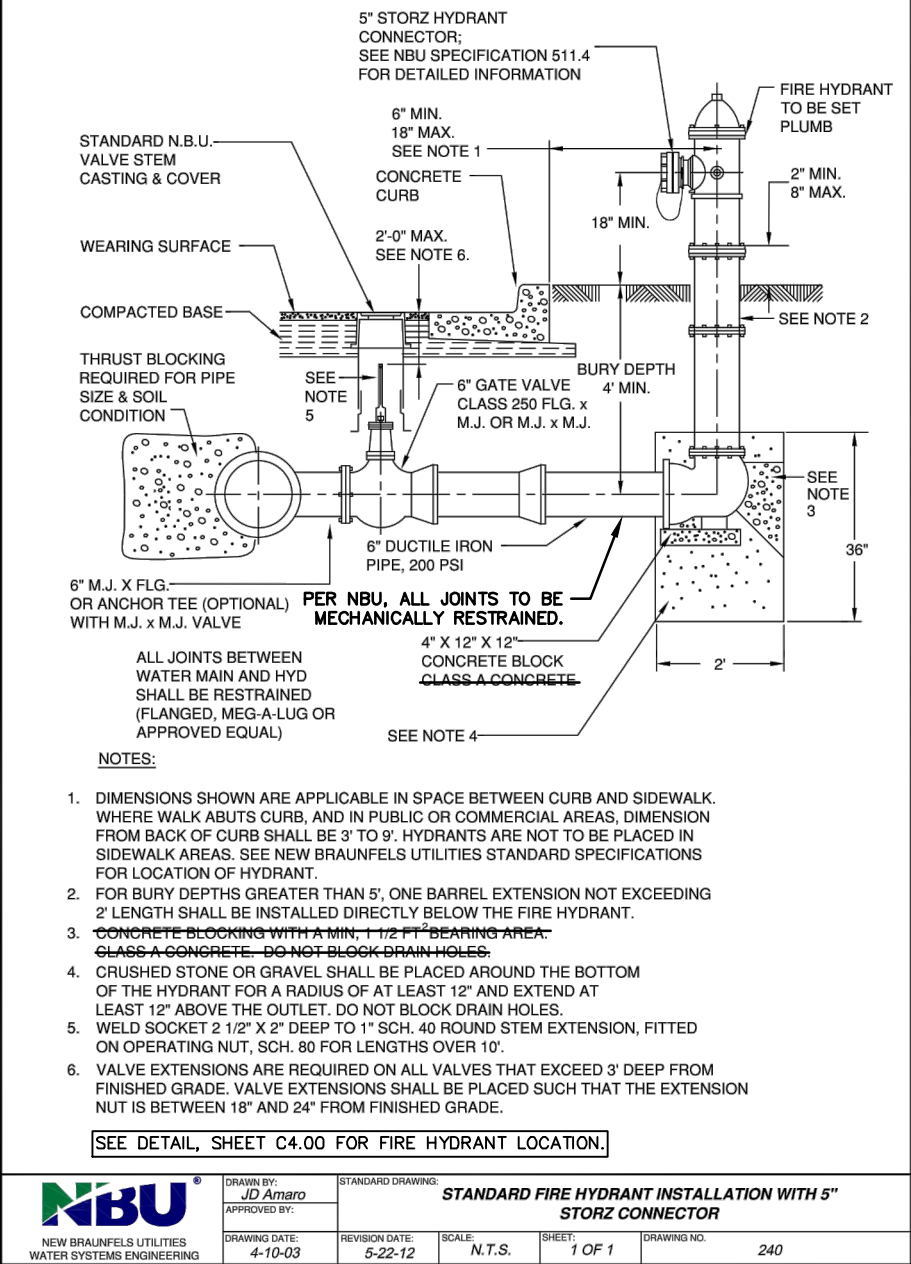
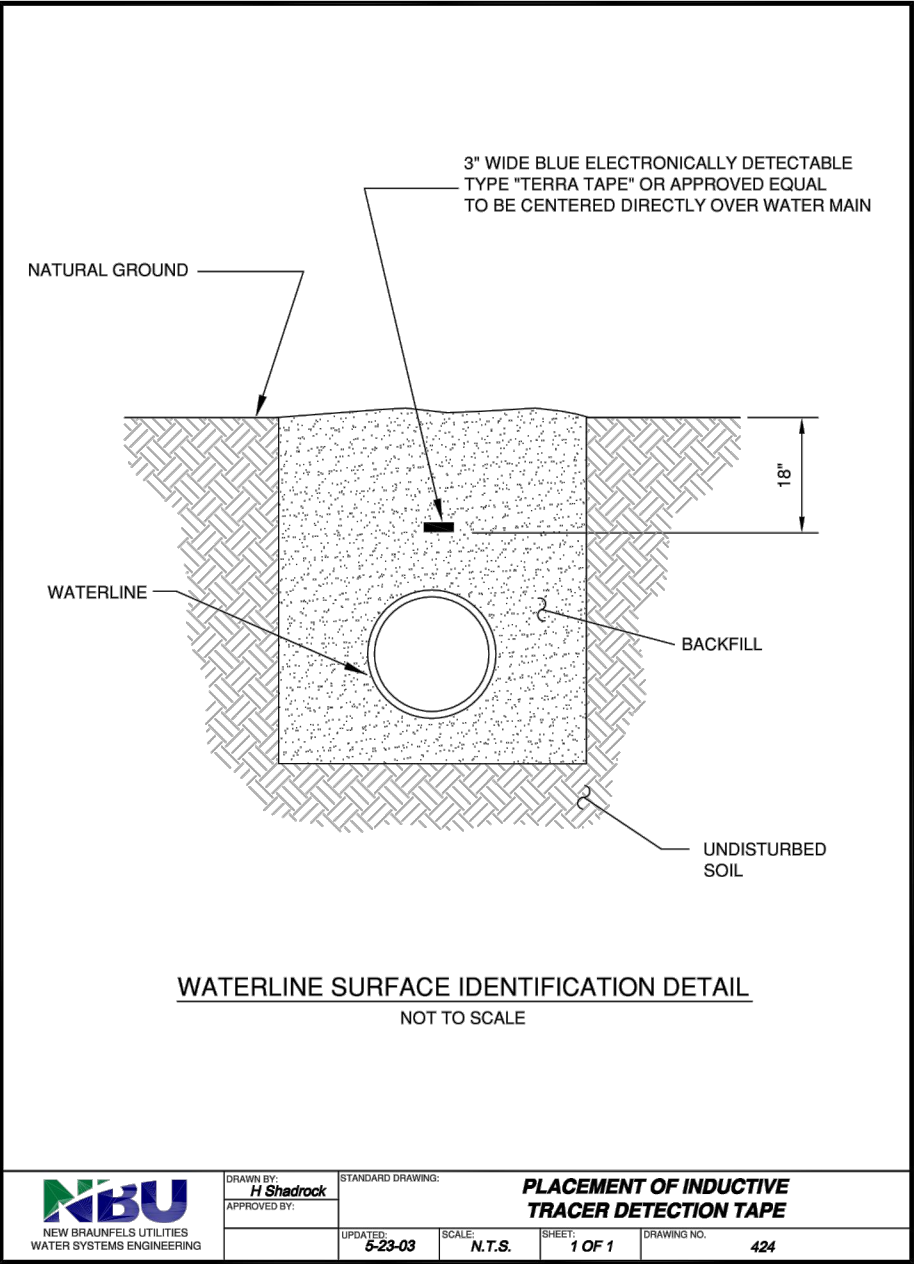
VERAMENDI PRECINCT 4 - UNIT 3
NEW BRAUNFELS, TEXAS

OVERALL WATER DISTRIBUTION PLAN

PLAT NO.	
JOB NO.	30001-65
DATE	10-09-2023
DESIGNER	GDL
CHECKED	DRAWN CA
SHEET	C4.00



WATER PIPE LAID IN TRENCH
(OUTSIDE OF PAVEMENT)



PAVEMENT SECTION	
LOCAL "A"	
2" TYPE D HMAC	
6" FLEXIBLE (GRANULAR) BASE	
ROCK CREDIT	
TOTAL = 8"	

- NOTES:
- PER NBV WATER NOTES (DATED 5/16/19)
 - INITIAL BACKFILL OF WATER LINES SHALL BE MANUFACTURED SAND OR PEA GRAVEL AS PER NBV SYSTEMS CONNECTION & CONSTRUCTION POLICY.
 - SECONDARY BACKFILL OF WATER LINES SHALL GENERALLY CONSIST OF MATERIALS REMOVED FROM THE TRENCH AND SHALL BE FREE FROM BRUSH, DEBRIS AND TRASH AND ROCKS OR STONES HAVING ANY DIMENSION LARGER THAN 6 INCHES AT THE LARGEST DIMENSION.

- CITY OF NEW BRAUNFELS NOTES
- NO VALVES, HYDRANTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS, OR DRIVEWAYS.
 - ALL UTILITIES TO BE CONSTRUCTED PRIOR TO STREETS.
 - THIS PROJECT INCLUDES UTILITY INSTALLATIONS GREATER THAN 5- FEET IN DEPTH. DEEP TRENCHES POSE COMPACTION TESTING AND CONSTRUCTION CHALLENGES AND CITY METHODS FOR TESTING AND COMPACTION MAY NOT BE ACHIEVABLE. A UTILITY COMPACTION PLAN WILL BE REQUIRED AND MUST BE SUBMITTED FOR APPROVAL TO CITY PRIOR TO UTILITY INSTALLATION.
 - UTILITY TRENCH COMPACTION - ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT/SIDEWALK SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEOTECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") THICK. DETERMINE THE MAXIMUM LIFT THICKNESS BASED ON THE ABILITY OF THE COMPACTION OPERATION AND EQUIPMENT USED TO MEET THE REQUIRED DENSITY. EACH LAYER OF MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY AND TESTED FOR DENSITY AND MOISTURE IN ACCORDANCE WITH TEST METHODS TEX-113-E, TEX-114-E, 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 UTILITY. THE GEOTECHNICAL ENGINEER, 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
- 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.

PAPE-DAWSON
ENGINEERS

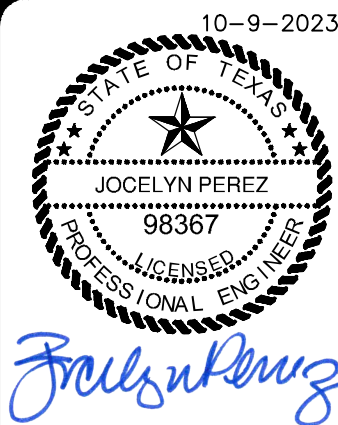
VERAMENDI PRECINCT 4 - UNIT 3
NEW BRAUNFELS, TEXAS

WATER DISTRIBUTION DETAILS

PLAT NO. _____
JOB NO. 30001-65
DATE 10-09-2023
DESIGNER GDL
CHECKED ☒ DRAWN CA
SHEET C4.10

FOR PERMIT

PLAT NO. _____
JOB NO. 30001-65
DATE 10-09-2023
DESIGNER GDL
CHECKED GL DRAWN CA
SHEET **C4.11**

[illegible]

1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100298800

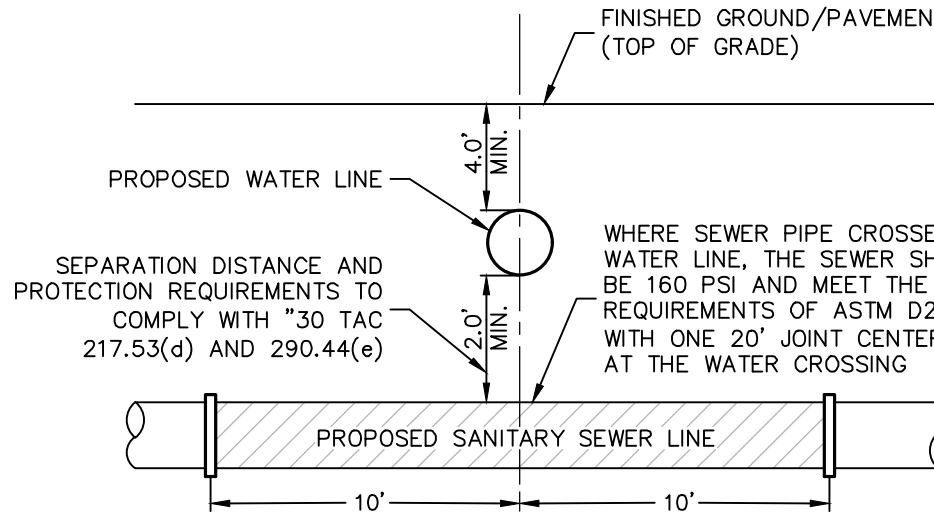
VERAMENDI PRECINCT 4 - UNIT 3
NEW BRAUNFELS, TEXAS
WATER DISTRIBUTION NOTES

PLAT NO. _____
JOB NO. 30001-65
DATE 10-09-2023
DESIGNER GDL
CHECKED GL DRAWN CA
SHEET **C4.11**

FOR PERMIT

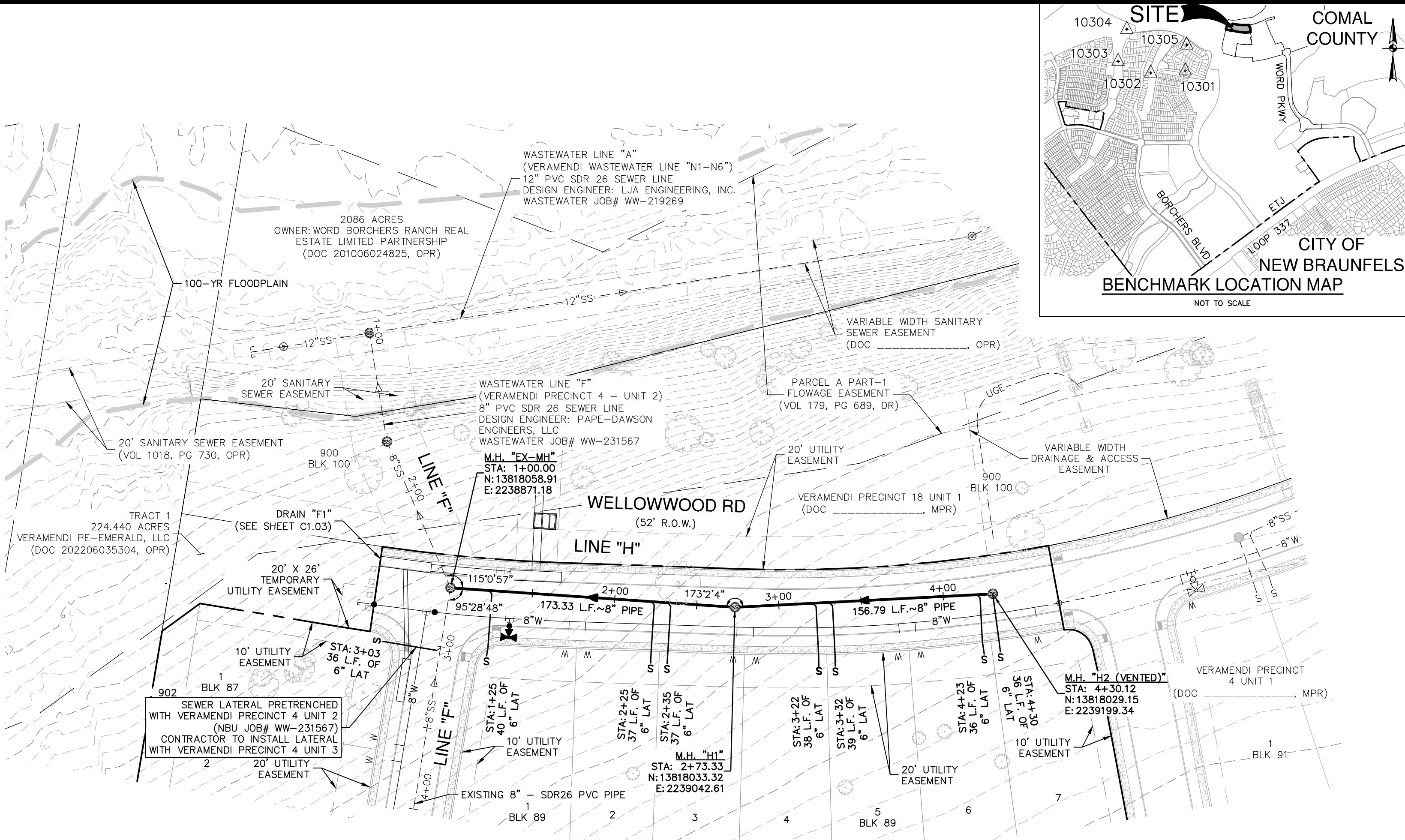
CITY OF NEW BRAUNFELS NOTES

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

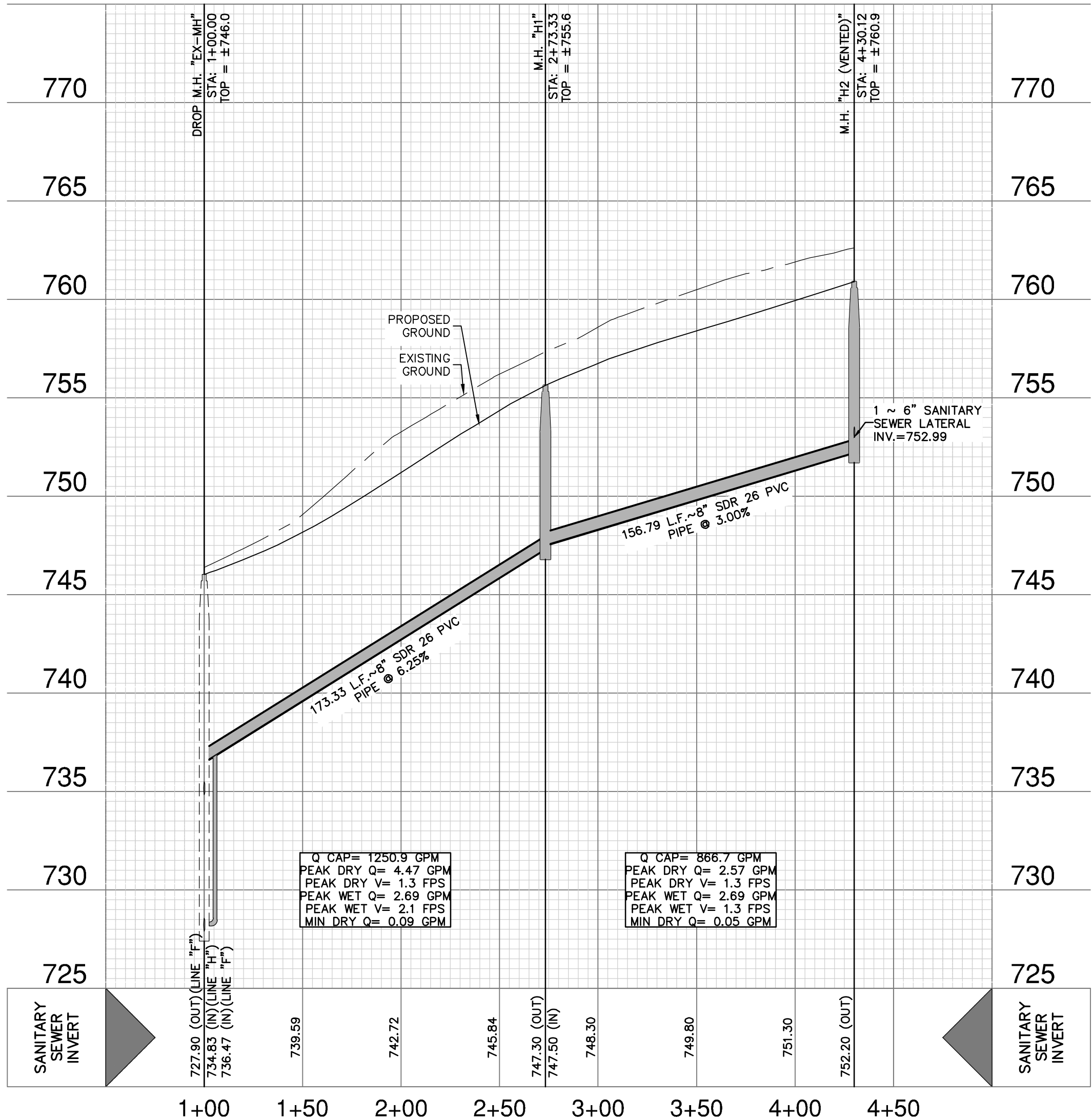


TYPICAL SANITARY SEWER/WATER CROSSING DETAIL
NOT-TO-SCALE

WASTEWATER (NBU JOB NO. WW-237654)			
ITEM	UNIT	QUANTITY	
8" SANITARY SEWER PIPE	LF	330	
LUES	EA	9	
6" WASTEWATER SERVICE	EA	9	
48" MANHOLES	EA	2	

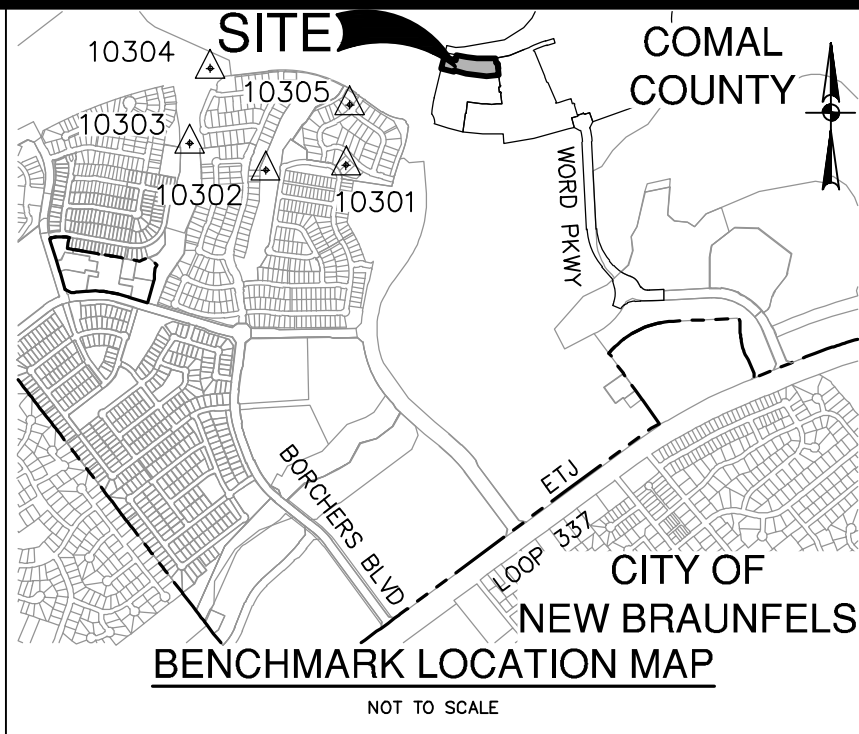


SANITARY SEWER LINE "H"
STA. 1+00.00 TO 4+30.52
VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'

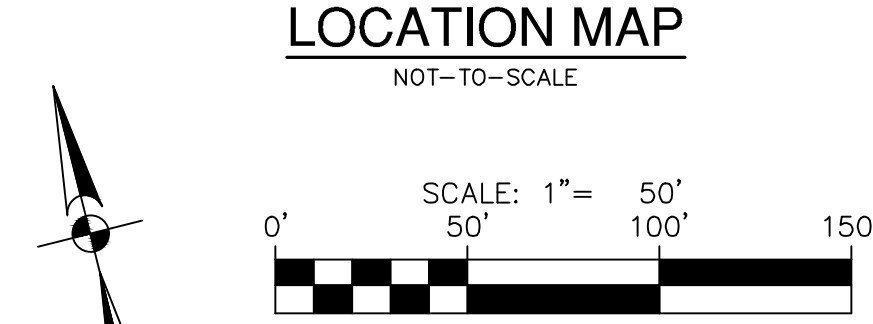
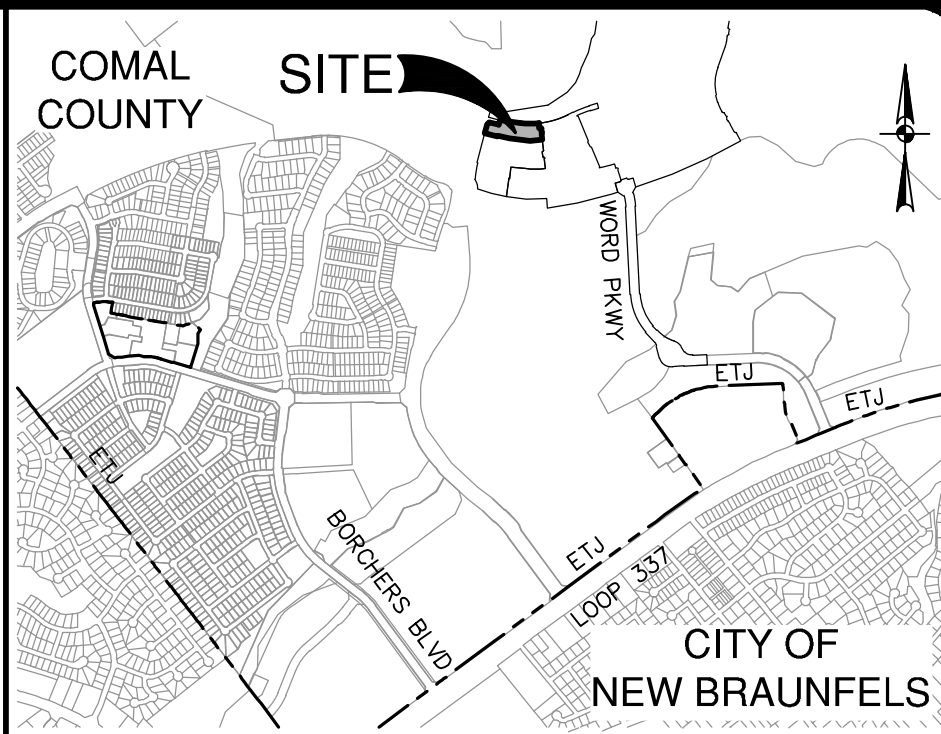


Q CAP= 1250.9 GPM
PEAK DRY Q= 4.47 GPM
PEAK DRY V= 1.3 FPS
PEAK WET Q= 2.69 GPM
PEAK WET V= 2.1 FPS
MIN DRY Q= 0.09 GPM

Q CAP= 866.7 GPM
PEAK DRY Q= 2.57 GPM
PEAK DRY V= 1.3 FPS
PEAK WET Q= 2.69 GPM
PEAK WET V= 1.3 FPS
MIN DRY Q= 0.05 GPM



BENCHMARKS				
HORIZONTAL AND VERTICAL CONTROL POINTS				
Point #	Northing	Easting	Elevation	Full Description
10300	13815253.76	2237967.00	787.38	SET I.R. REDCAP (TRAV)
10301	13816937.43	2237678.90	782.13	SET I.R. REDCAP (TRAV)
10302	13816887.26	2236841.89	758.22	SET I.R. REDCAP (TRAV)
10303	13817166.65	2236050.01	763.76	SET MAG NAIL (TRAV)
10304	13817949.35	2236263.15	751.35	SET MAG NAIL (TRAV)
10305	13817569.79	2237717.86	753.14	SET MAG NAIL (TRAV)



SEWER LEGEND

- PROJECT LIMITS
- EXISTING WATER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS
- EXISTING SEWER
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED SEWER LATERAL
- FINISHED FLOOR ELEVATION FOR SEWER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED GAS
- PROPOSED UNDERGROUND ELECTRIC

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.
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, PROJECT 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 LF. 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.

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.

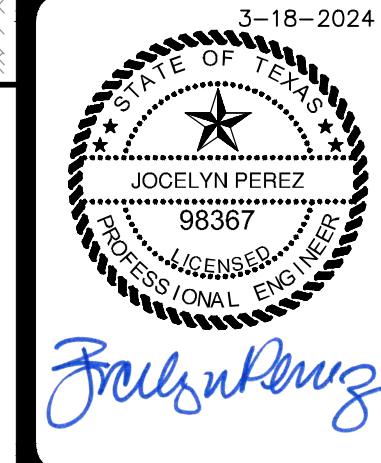
NOTE:

FOR PAVEMENT DESIGN SECTION SEE GEOTECHNICAL ENGINEERING REPORT.

TRENCH EXCAVATION SAFETY PROTECTION:

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

DATE	
NO.	
REVISION	



PAPE-DAWSON ENGINEERS

1672 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008890

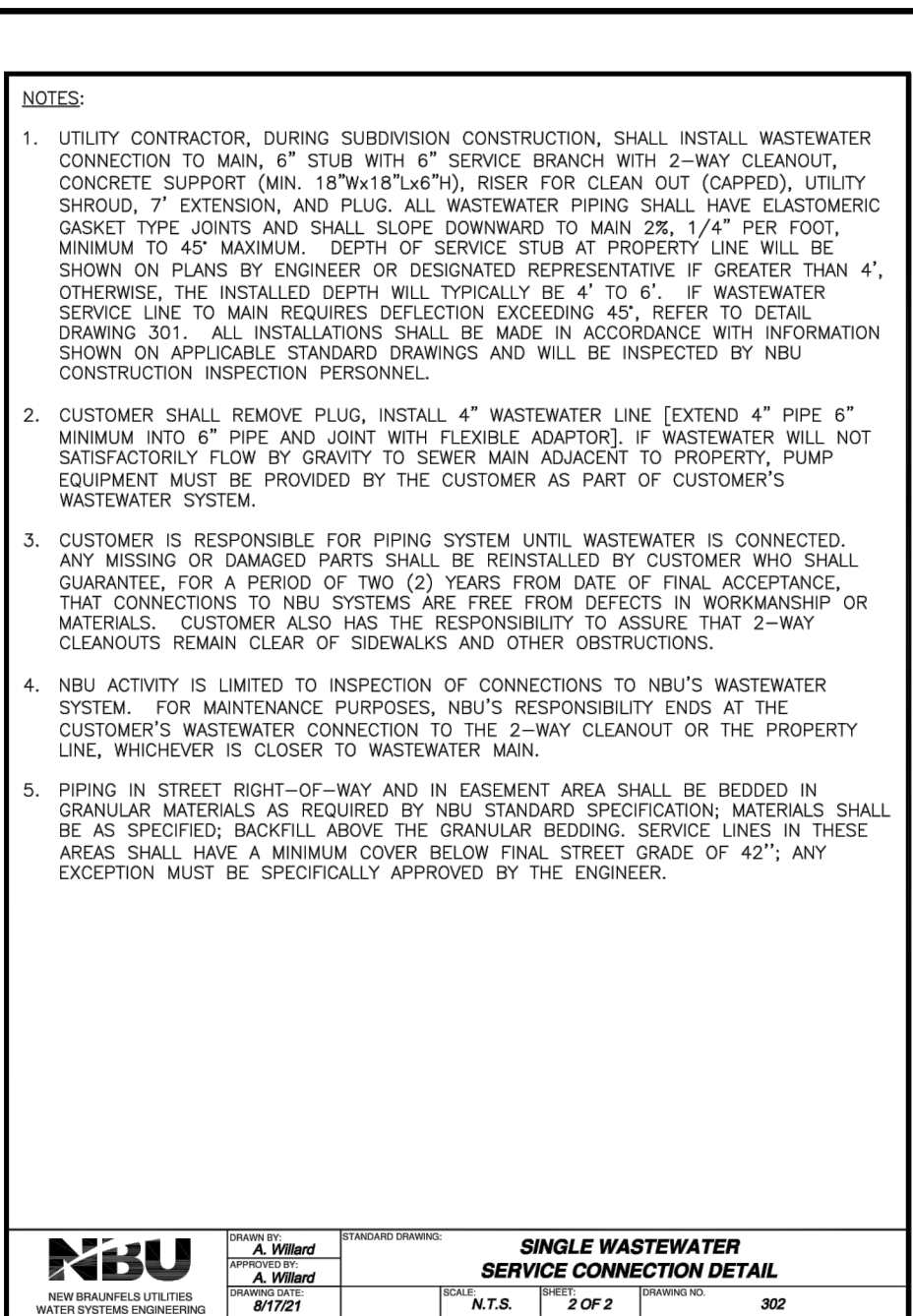
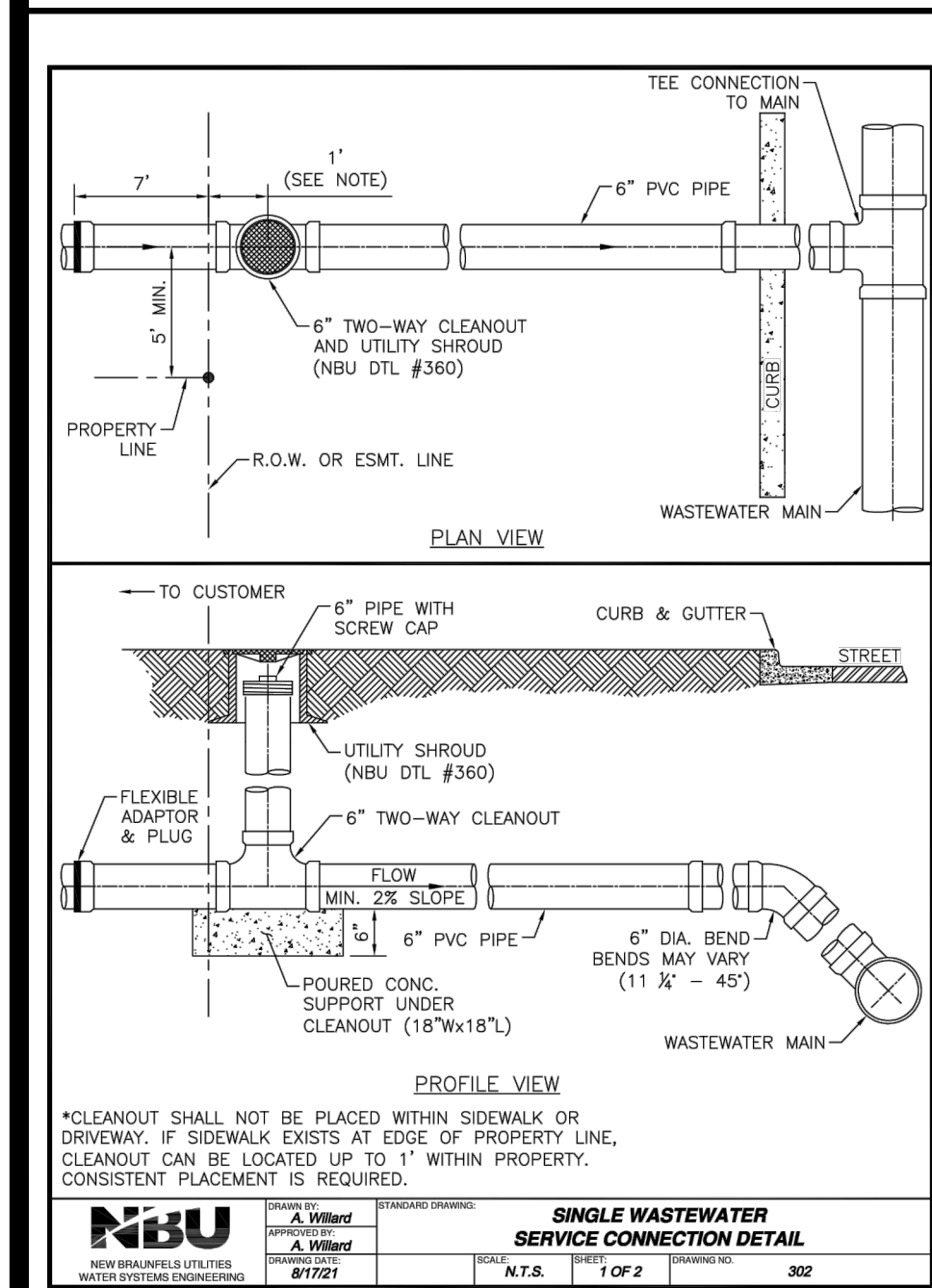
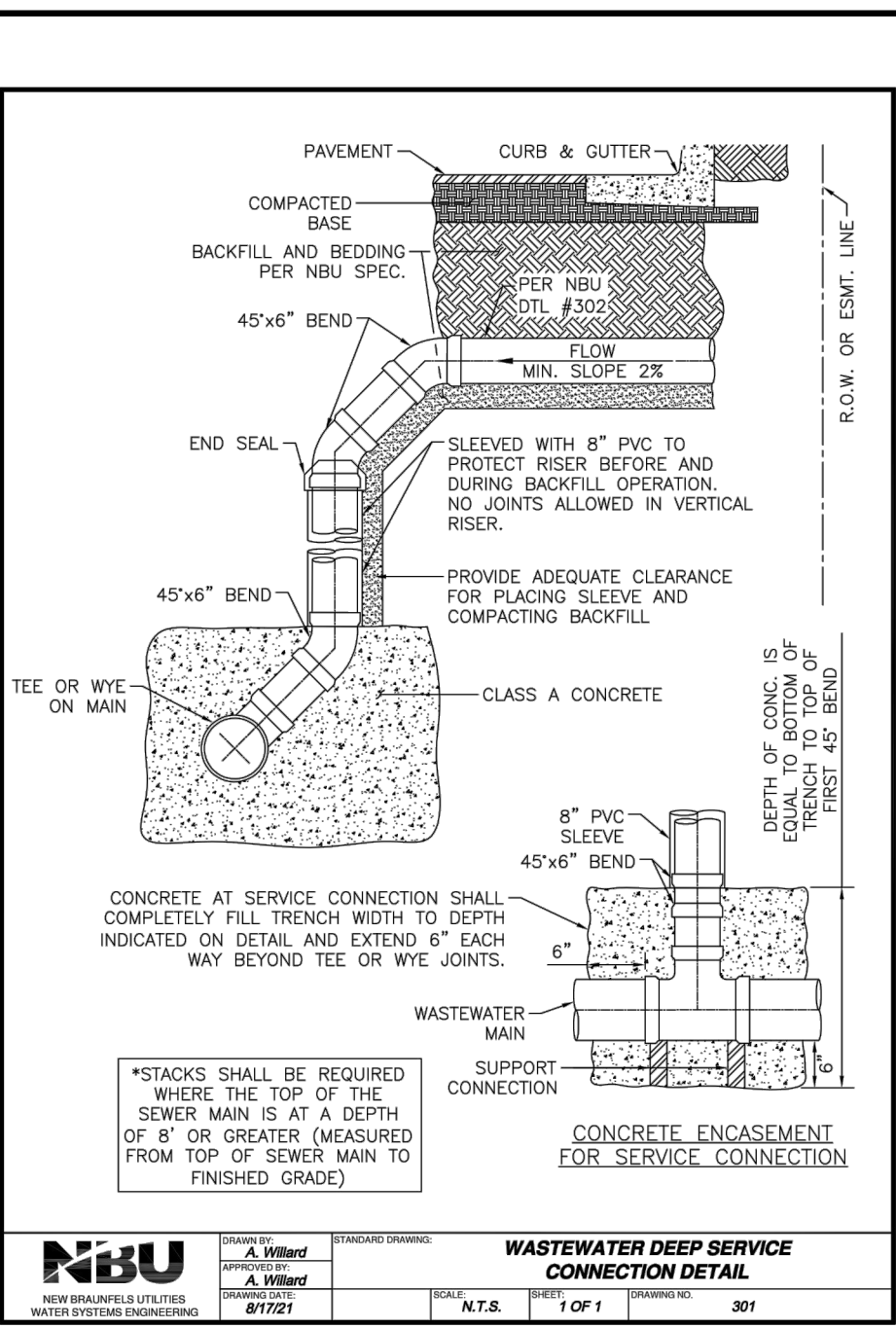
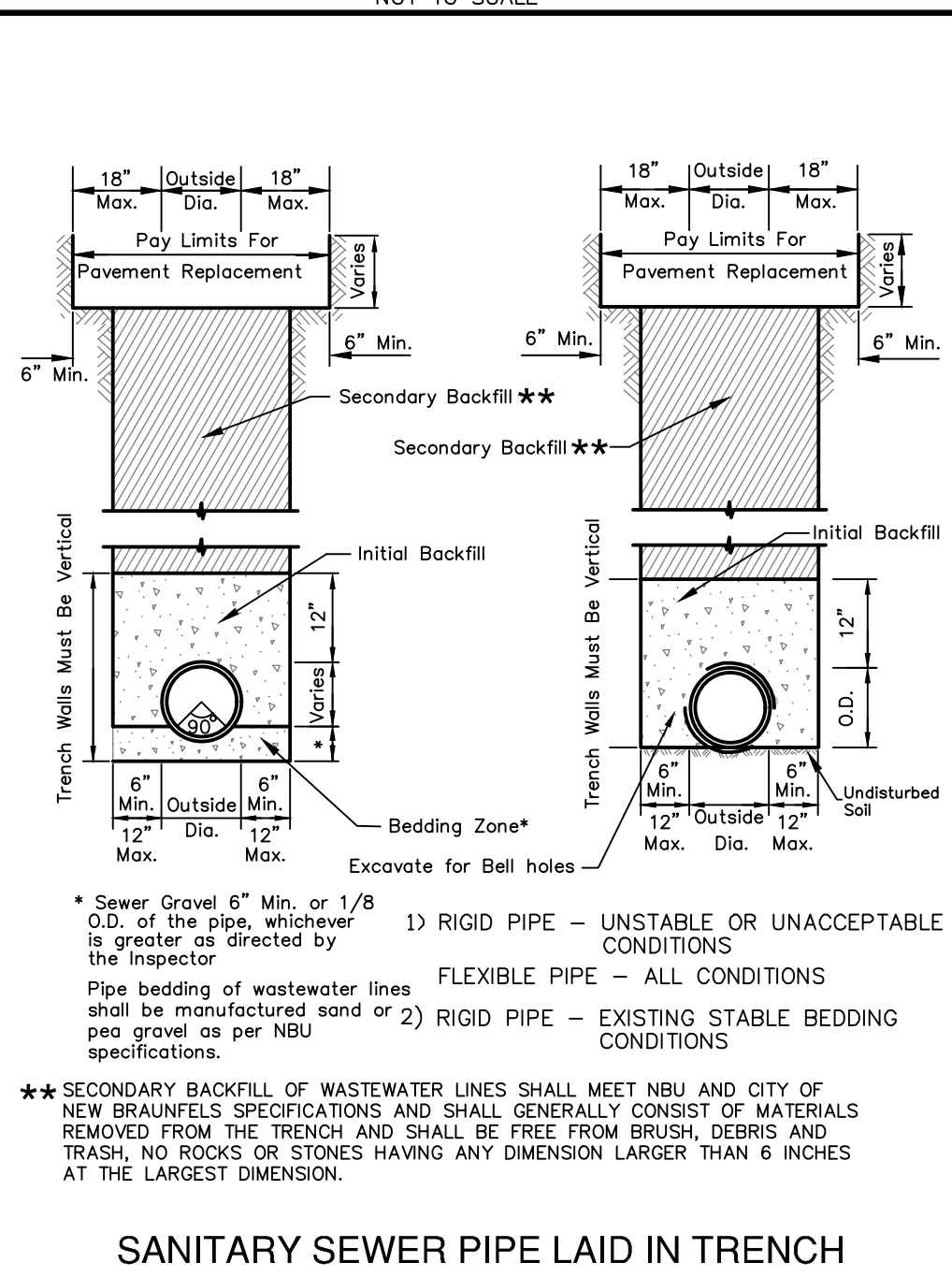
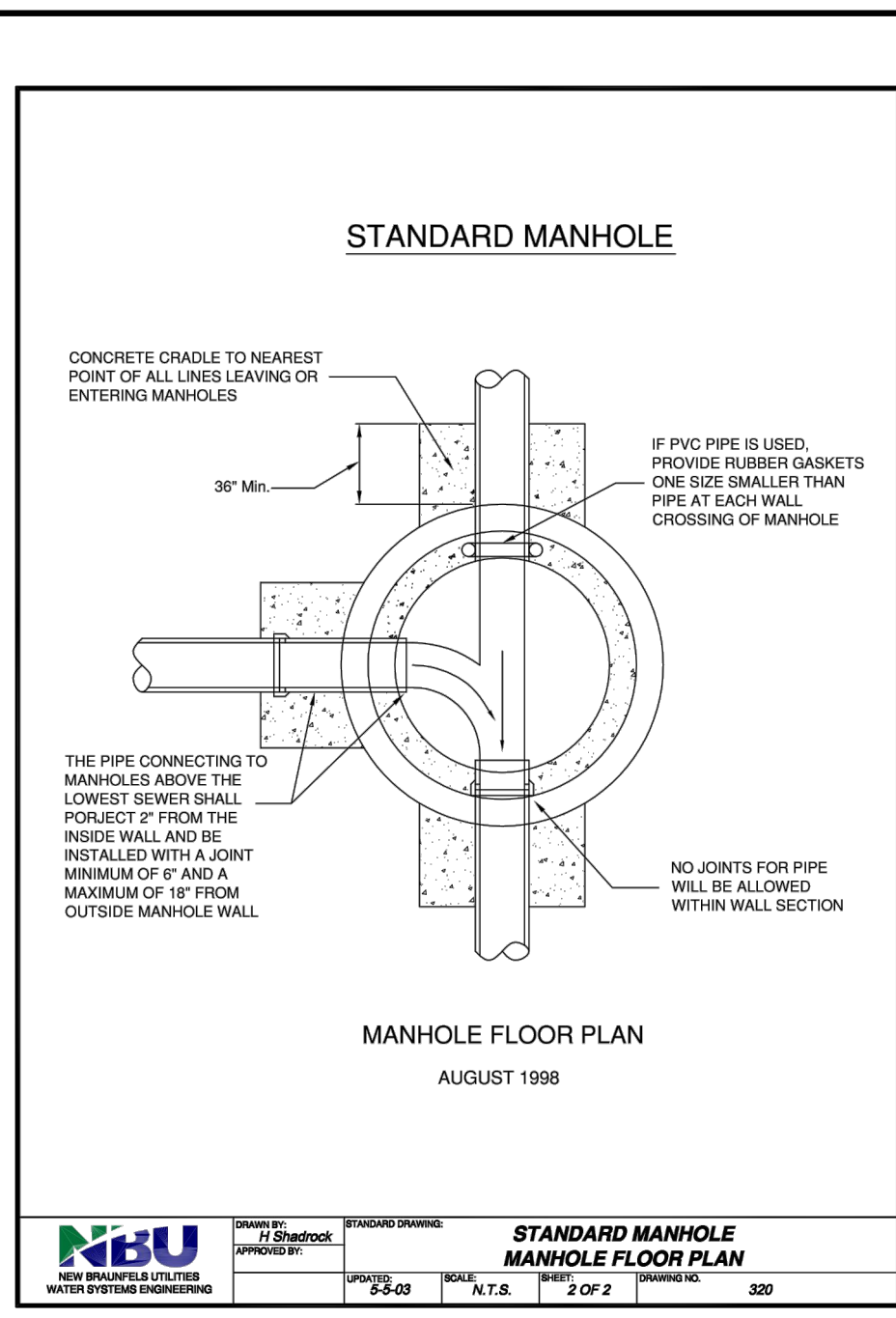
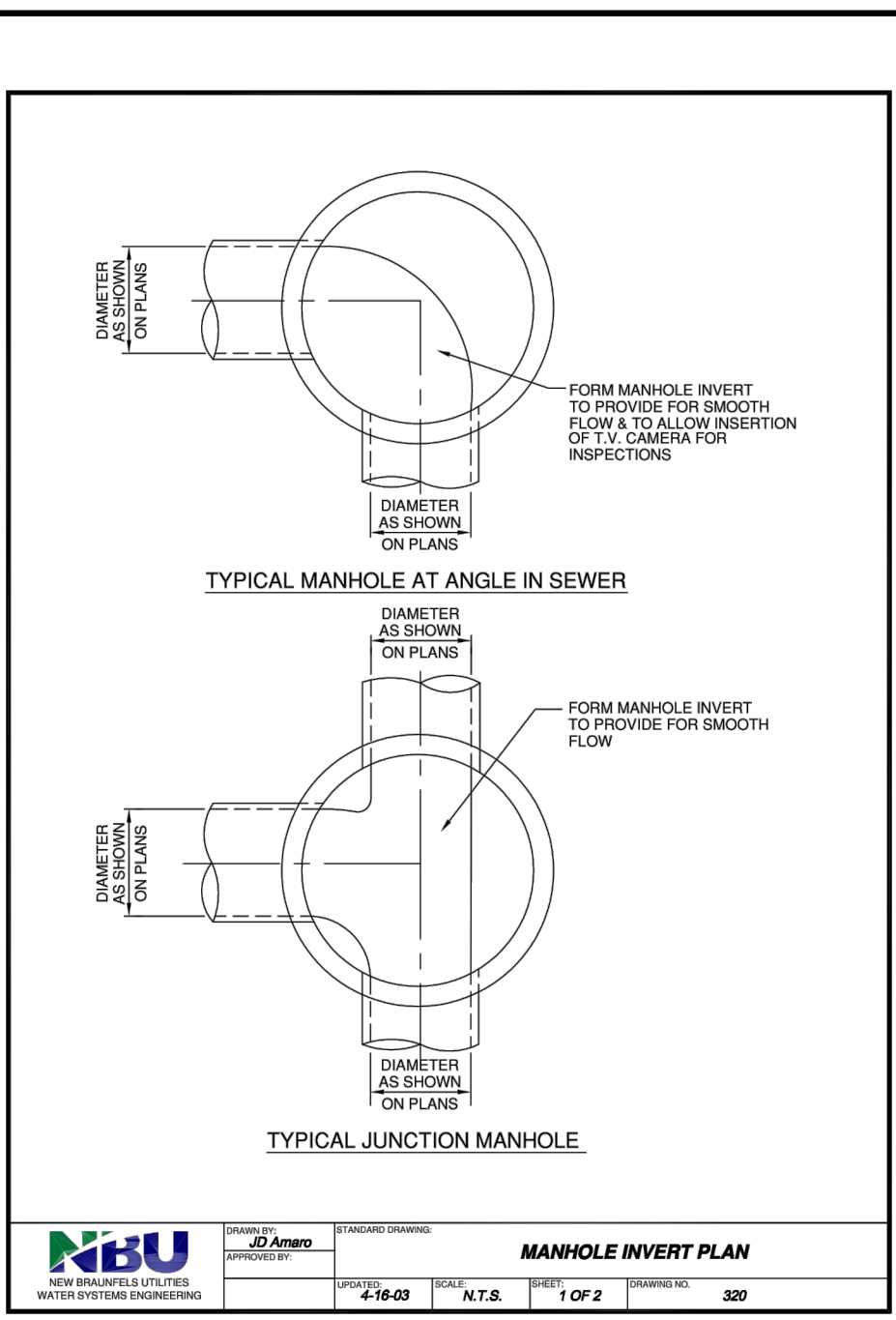
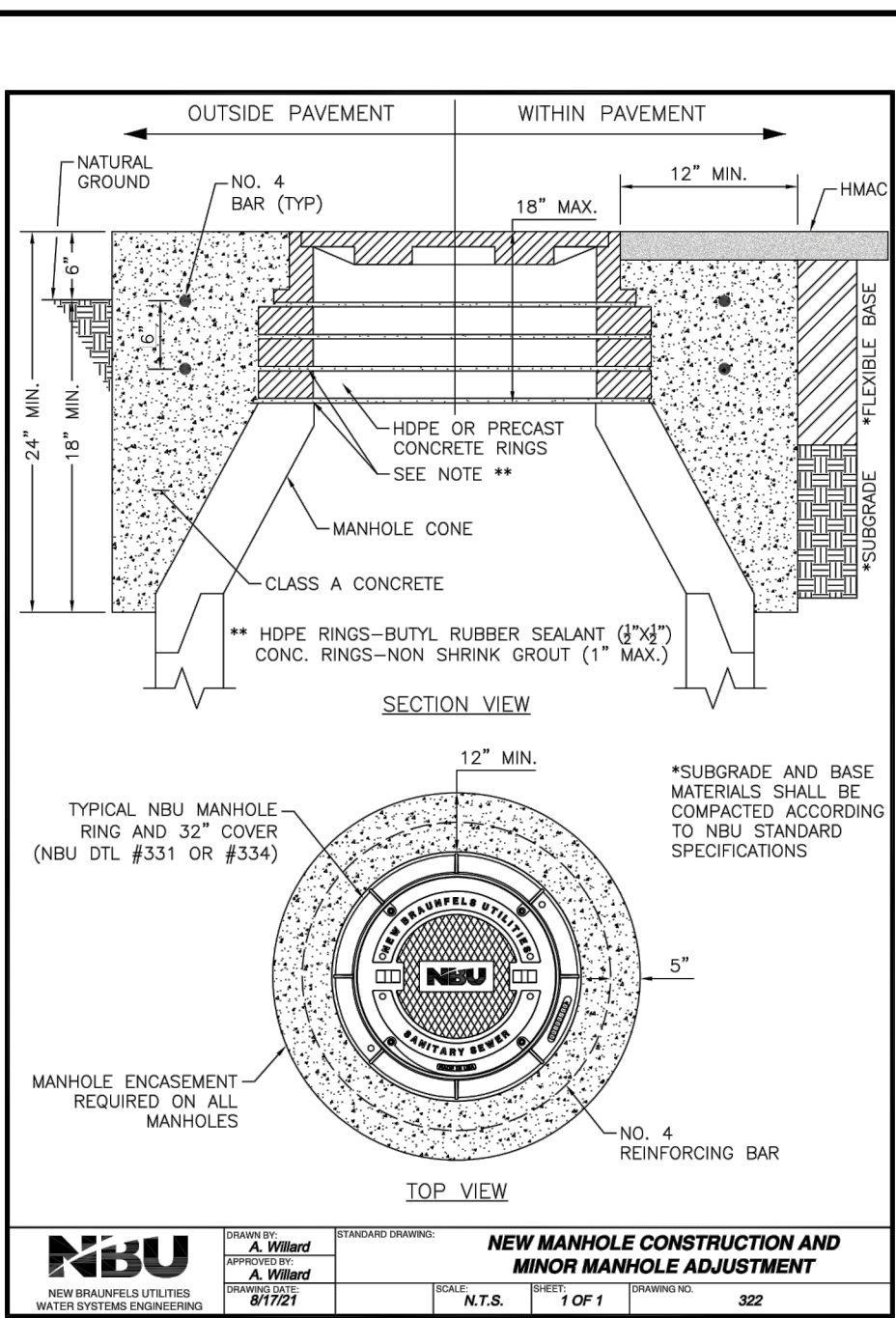
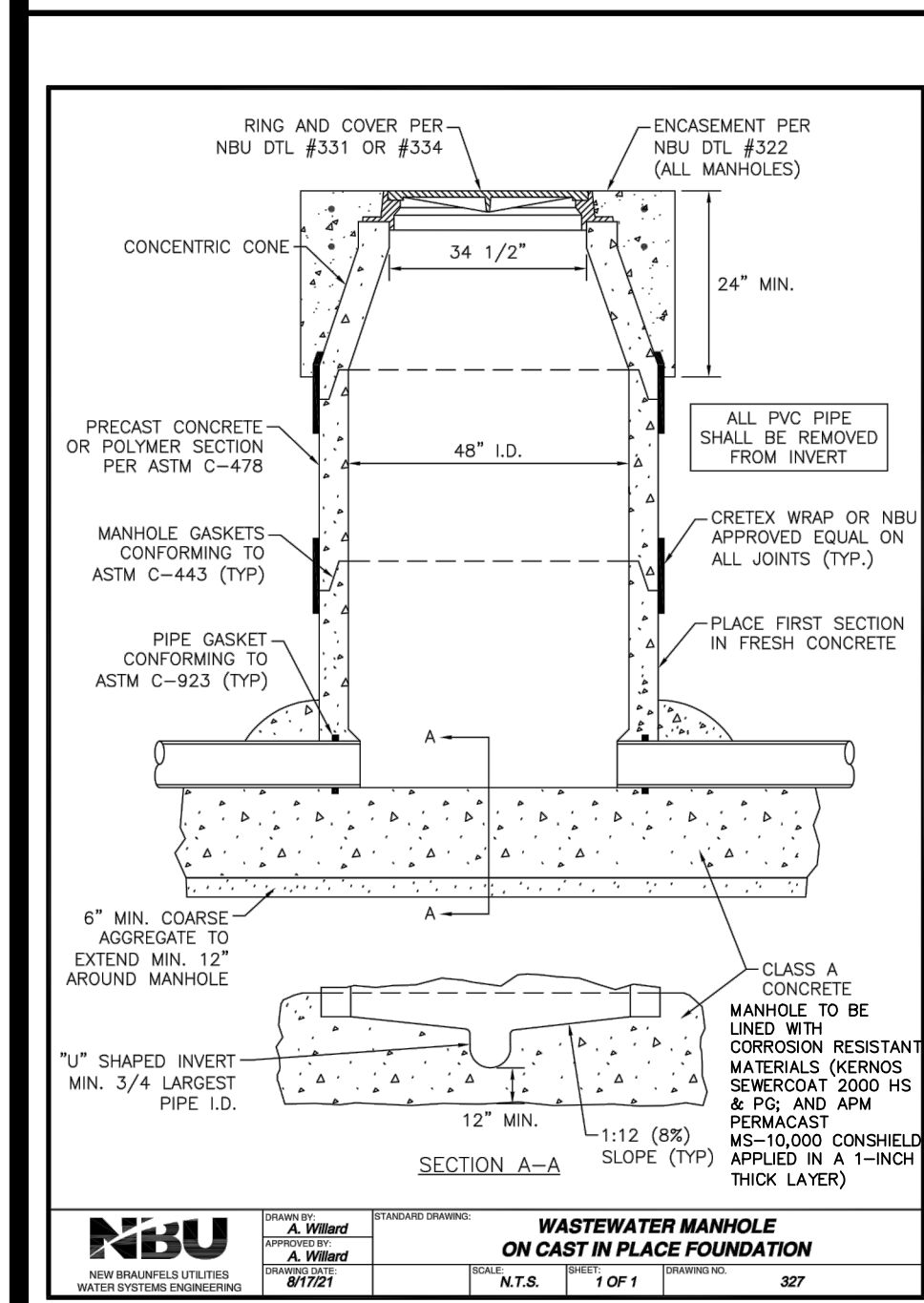
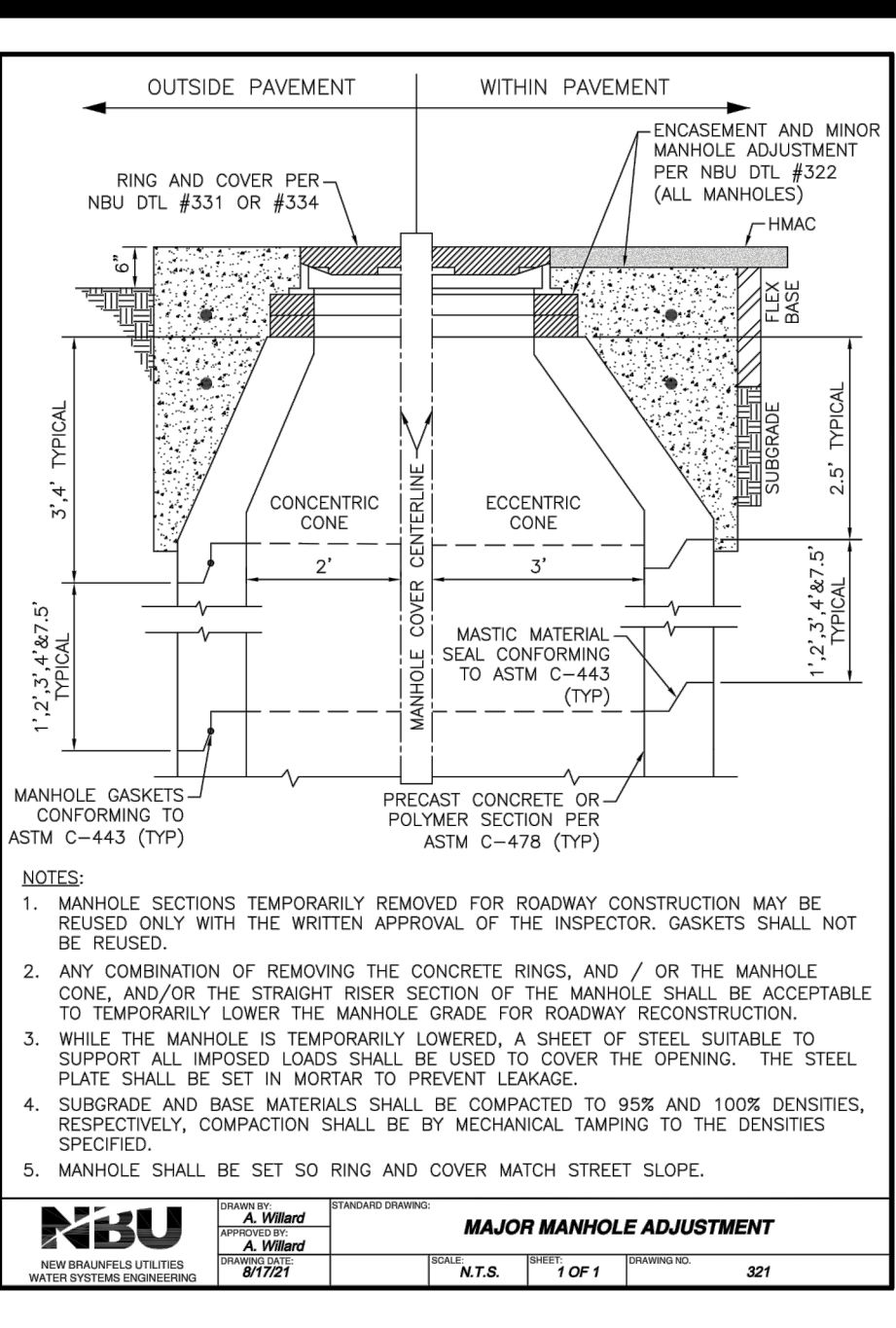
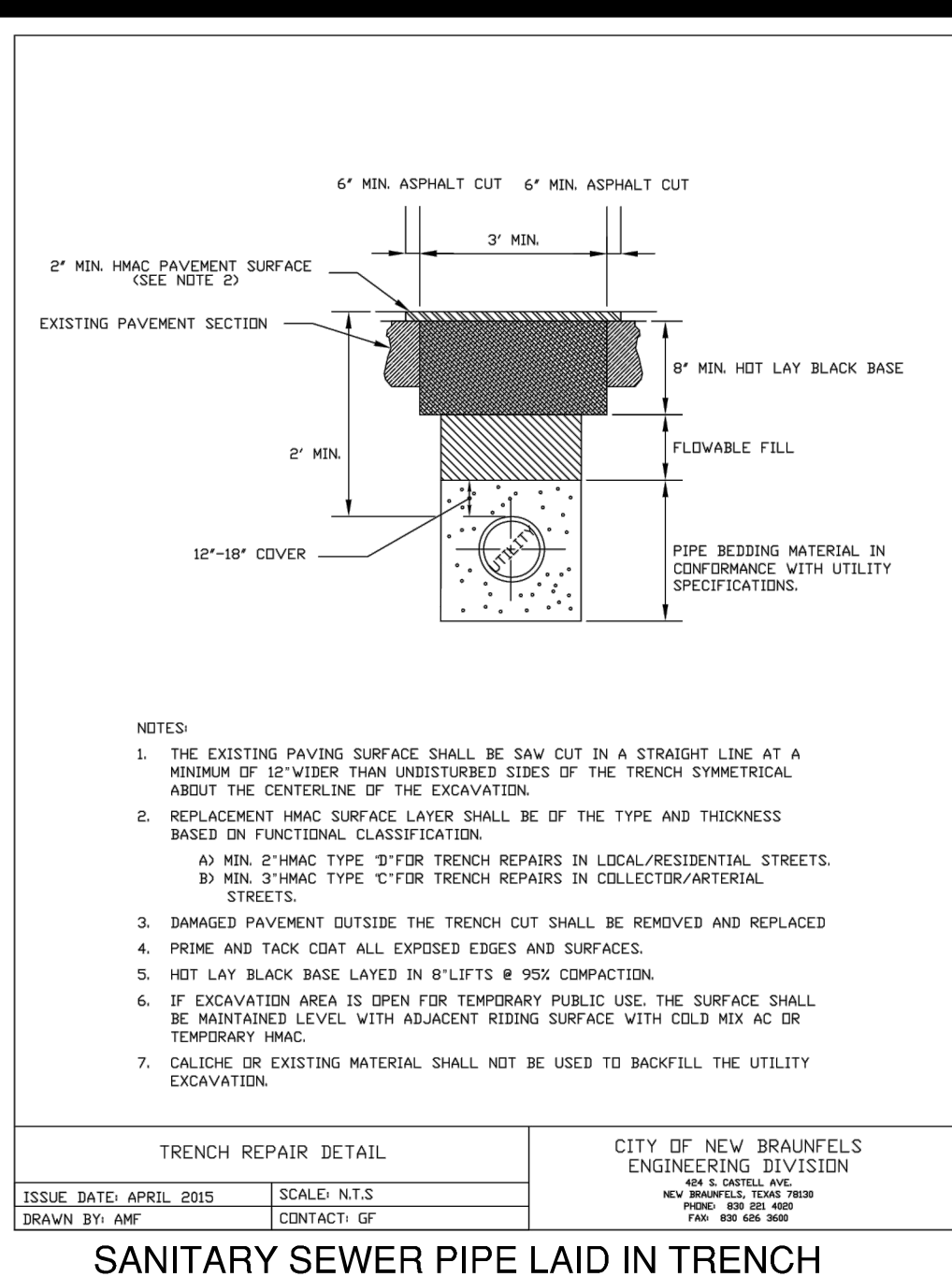
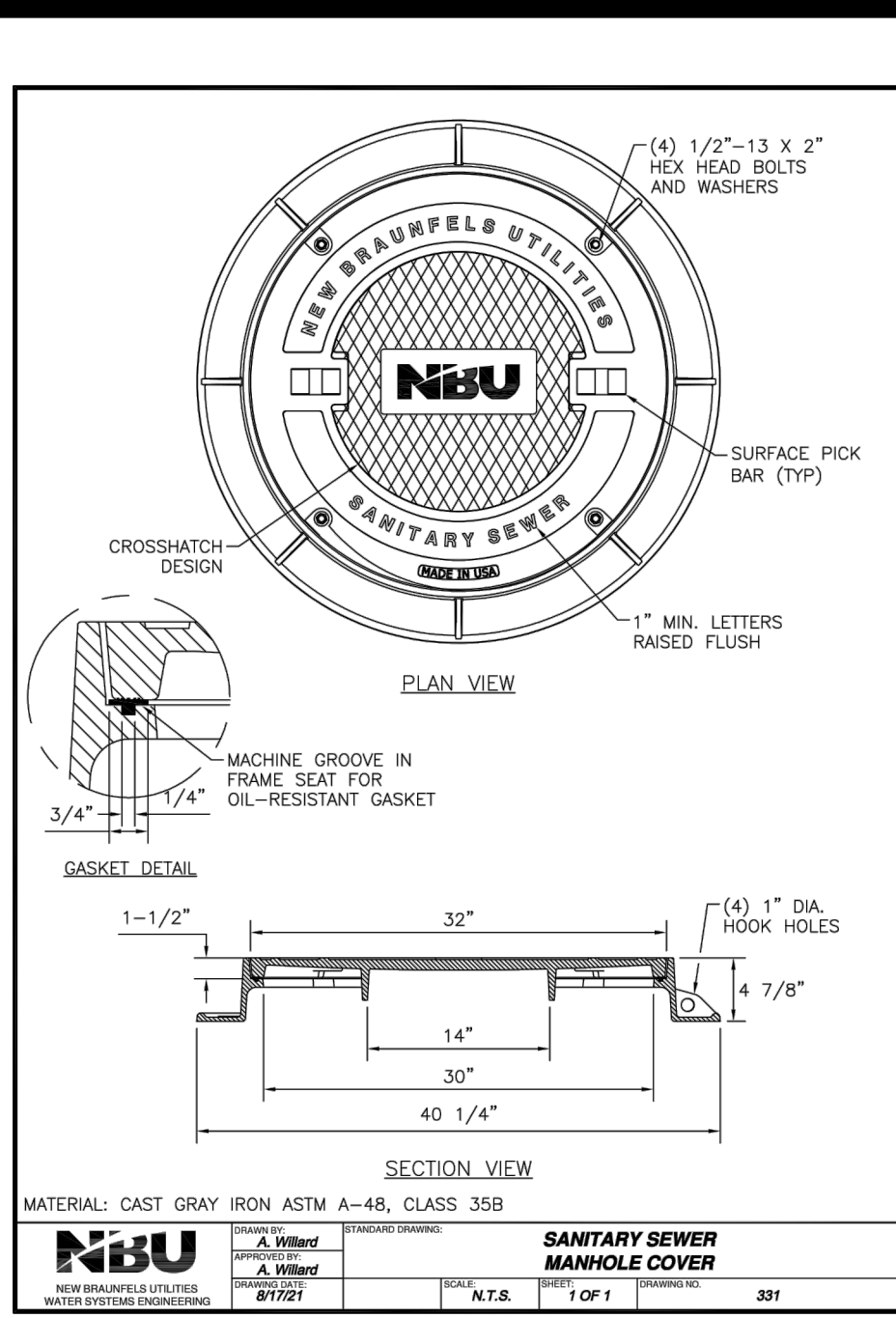
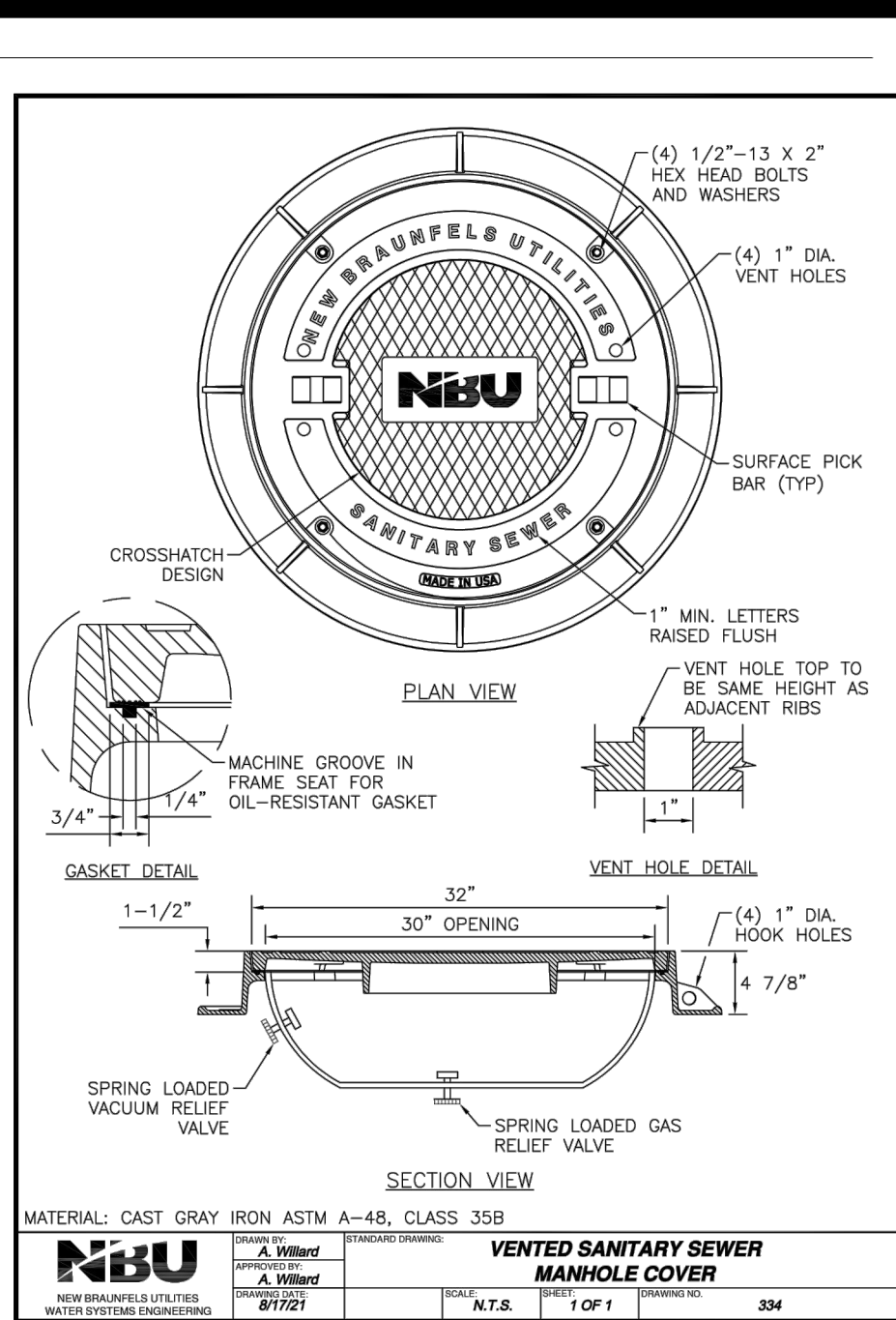
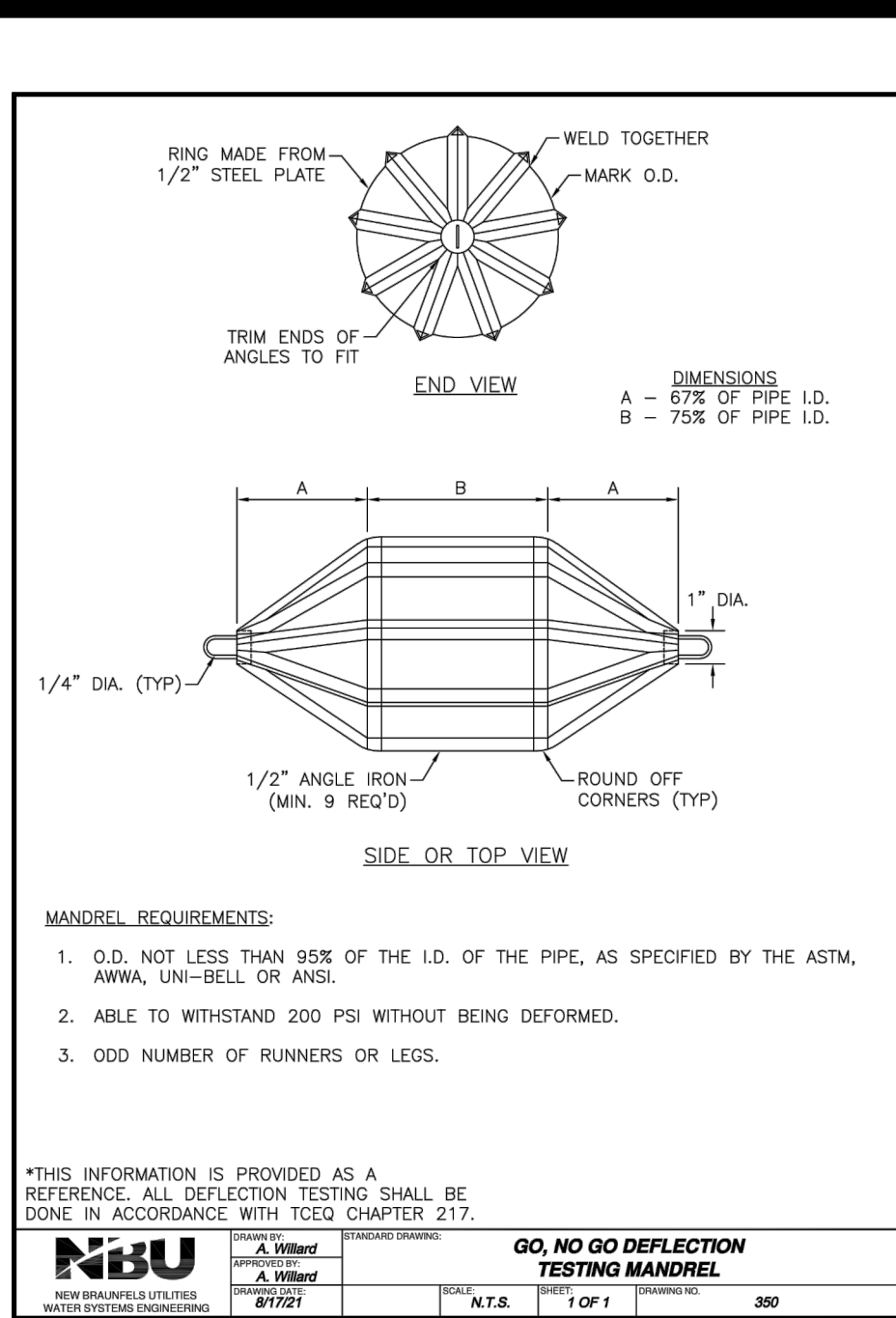
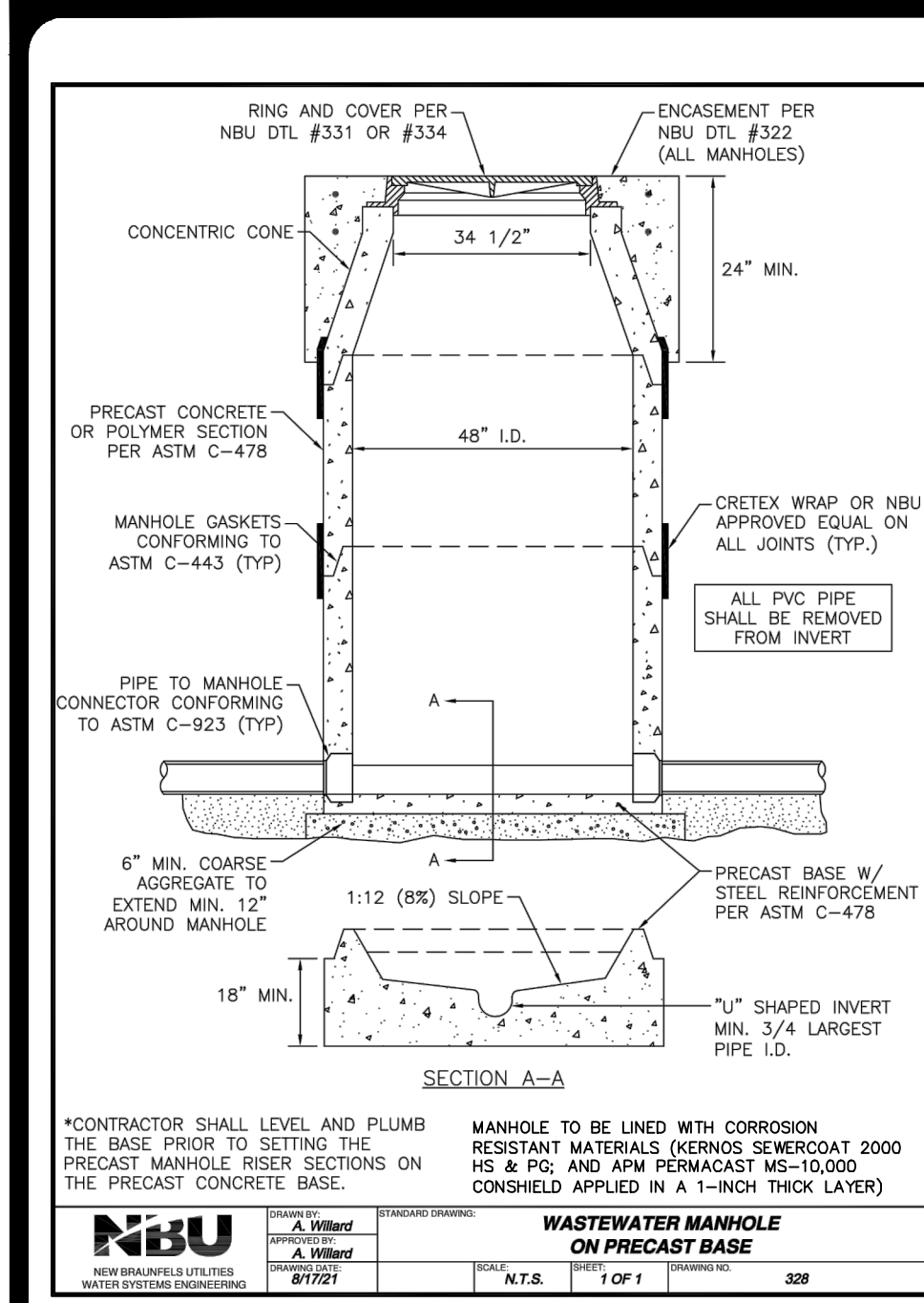
VERAMENDI PRECINCT 4 - UNIT 3
NEW BRAUNFELS, TEXAS

OVERALL SANITARY SEWER PLAN
STA. 1+00.00 TO 4+30.52

PLAT NO.	
JOB NO.	30001-65
DATE	10-09-2023
DESIGNER	GDL
CHECKED	DRAWN CA
SHEET	C5.00

FOR PERMIT

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CITY OF NEW BRAUNFELS NOTES

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DATE

NO. REVISION

10-9-2023

JOCELYN PEREZ

98367

PROFESSIONAL ENGINEER

VERAMENDI PRECINCT 4 - UNIT 3

NEW BRAUNFELS, TEXAS

SANITARY SEWER DETAILS

PLAT NO.

JOB NO.

DATE

DESIGNER

CHECKED

DRAWN

SHEET

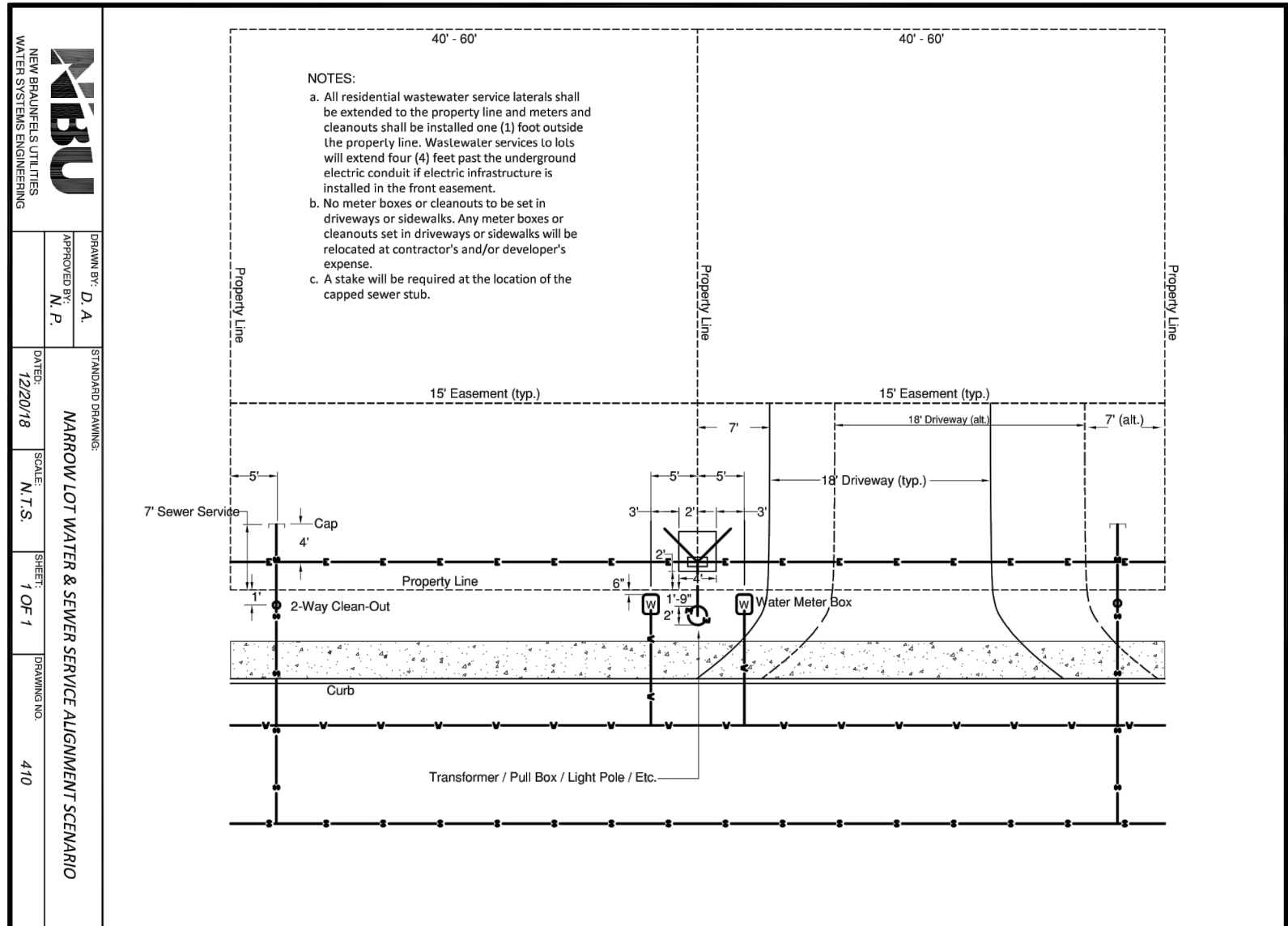
30001-65

10-09-2023

GDL

C5.10

FOR PERMIT



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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 the 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.

TCEQ-0596 (Rev. July 15, 2015) Page 1 of 6

TCEQ-0596 (Rev. July 15, 2015) Page 2 of 6

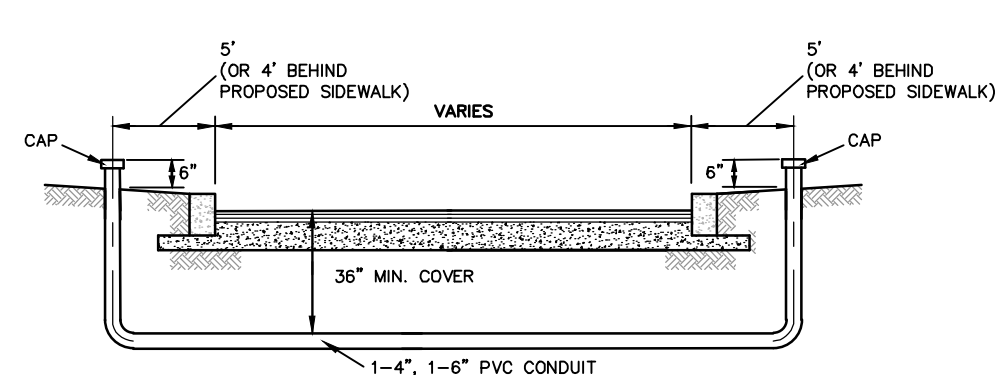
TCEQ-0596 (Rev. July 15, 2015) Page 4 of 6

Appendix/Appendix B Approved 12/9/03; Rev 3/2/20 Page 2 of 2

FOR PERMIT

WASTEWATER (NBU JOB NO. WW-XXXXXX)		
ITEM	UNIT	QUANTITY
8" SANITARY SEWER PIPE	LF	330
LUEs	EA	8
6" WASTEWATER SERVICE	EA	8
48" MANHOLES	EA	2

WATER (NBU JOB NO. W-XXXXXX)	UNIT	QUANTITY
ITEM	LF	537
8" WATER LINE		
1" SINGLE SERVICE & 5/8" METER	EA	11
1" IRRIGATION SERVICE & 3/4" METER	EA	X
LUES	EA	9
FIRE HYDRANT	EA	1
6" GATE VALVE	EA	11
8" GATE VALVE	EA	11



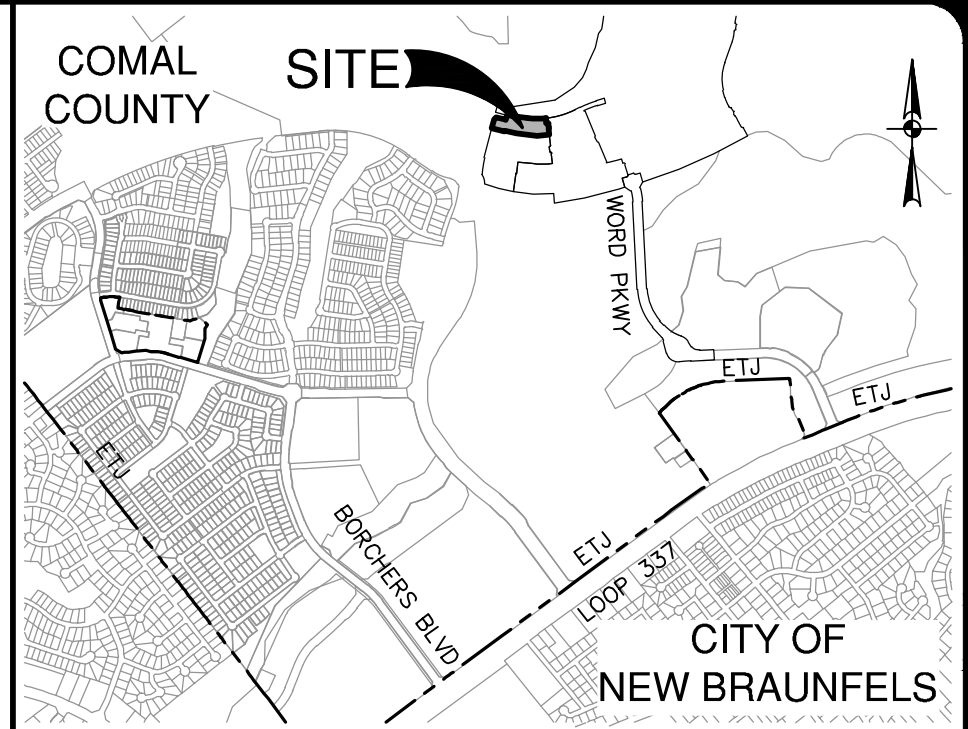
TYPICAL CONDUIT DETAIL
NOT TO SCALE

NOTE:

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

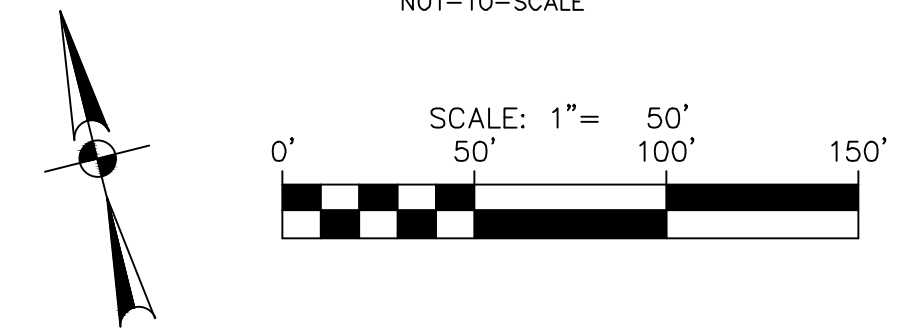
CONDUIT NOTES:

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.



LOCATION MAP

NOT-TO-SCALE



UTILITY LEGEND

PROJECT LIMITS

EXISTING FIRE HYDRANT

EXISTING WATER

EXISTING UNDERGROUND ELECTRIC

EXISTING GAS

EXISTING SEWER

PROPOSED SEWER

PROPOSED WATER

PROPOSED WYE & LATERAL

SINGLE WATER SERVICE

STREET LIGHTS

PROPOSED STORM DRAIN

EXISTING STORM DRAIN

PROPOSED GAS

PROPOSED UNDERGROUND ELECTRIC

MANHOLE

FIRE HYDRANT

STREET LIGHT

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CITY OF NEW BRAUNFELS NOTES

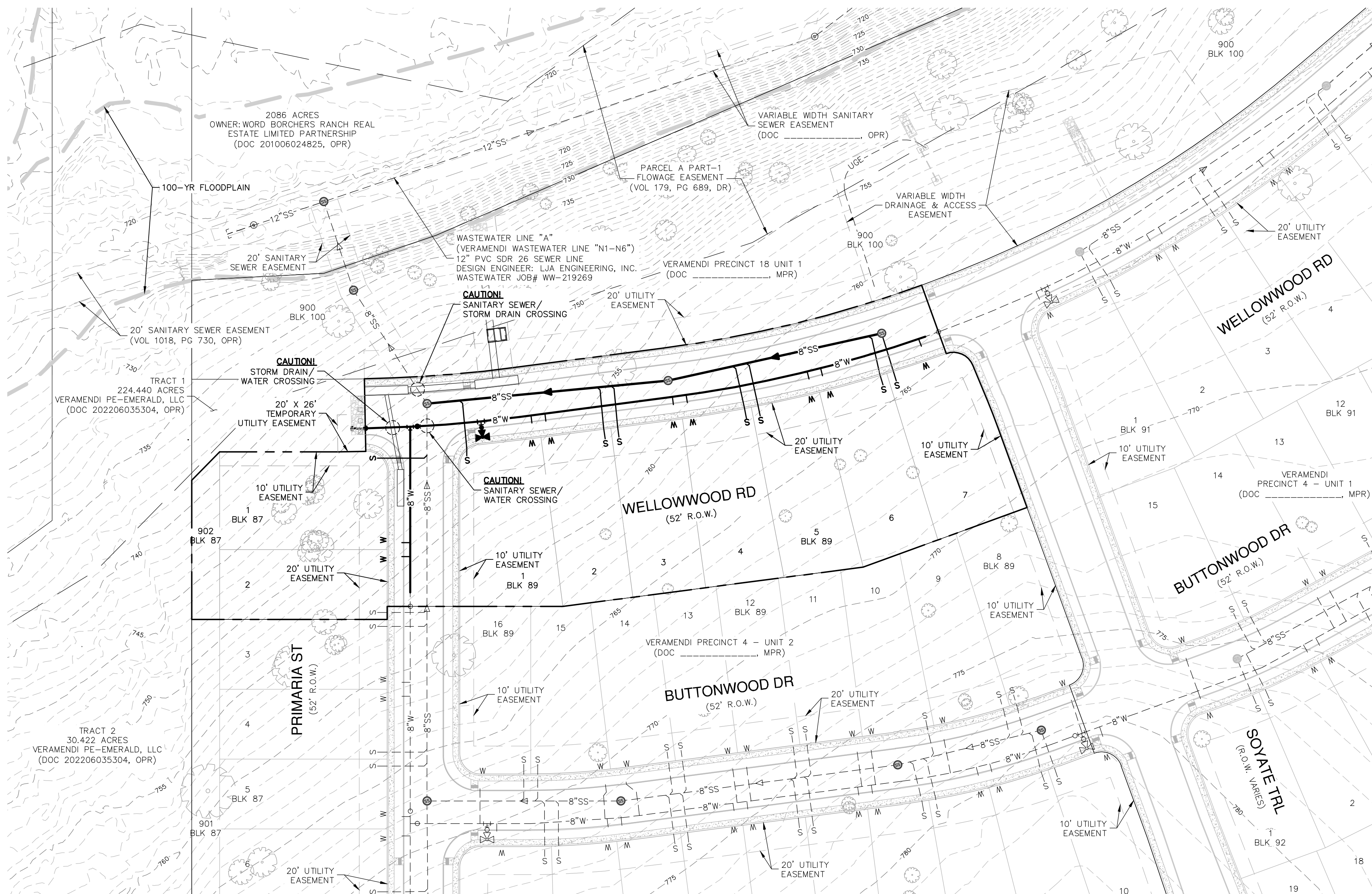
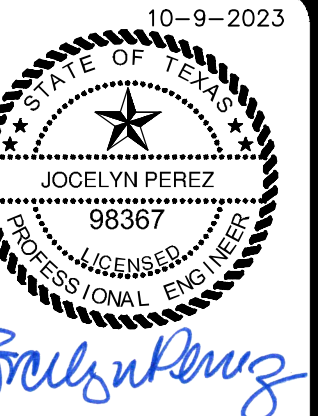
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4. UTILITY TRENCH COMPACTION - ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT/SIDEWALK SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEOTECHNICAL ENGINEER. FILL MATERIAL SHALL BE LOOSELY TAMPED TO A MINIMUM 95% DENSITY. TWELVE INCHES (12") LOOSE. DETERMINE THE MAXIMUM LIFT THICKNESS BASED ON THE ABILITY OF THE COMPACTING OPERATION AND MATERIAL USED TO MEET THE REQUIRED DENSITY. THE MAXIMUM LIFT OF MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY AND TESTED FOR DENSITY AND MOISTURE IN ACCORDANCE WITH TEST METHOD TEX-113. THE LOCATION OF REQUIRED DENSITY TESTS AND THE LOCATION OF REQUIRED TESTS SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY OF NEW BRUNSWICK. A MAXIMUM OF ONE (1) DENSITY TEST SHALL BE REQUIRED EVERY 200 LF FOR EACH LIFT AND EVERY OTHER SERVICE LINE. UPON COMPLETION OF TESTING THE GEOTECHNICAL ENGINEER SHALL PROVIDE THE CITY OF NEW BRUNSWICK WITH A COPY OF THE TESTING DOCUMENTATION AND A CERTIFICATION STATING THAT THE PLACEMENT OF FILL MATERIAL HAS BEEN COMPLETED IN ACCORDANCE WITH THE CITY OF NEW BRUNSWICK'S SPECIFICATIONS. ADDITIONAL TESTING MAY BE REQUESTED BY THE CITY OF NEW BRUNSWICK 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 BE REQUIRED TO BEAT THE MINIMUM 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 WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE 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 COMPLY WITH ALL FEDERAL, STATE AND LOCAL SAFETY PROTECTION THAT COMPLY WITH AS MINIMUM, THE 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 FOR TRENCHING, SHIELDING AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

[illegible]

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ENGINEERS**

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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

VERAMENDI PRECINCT 4 - UNIT 3
NEW BRAUNFELS, TEXAS

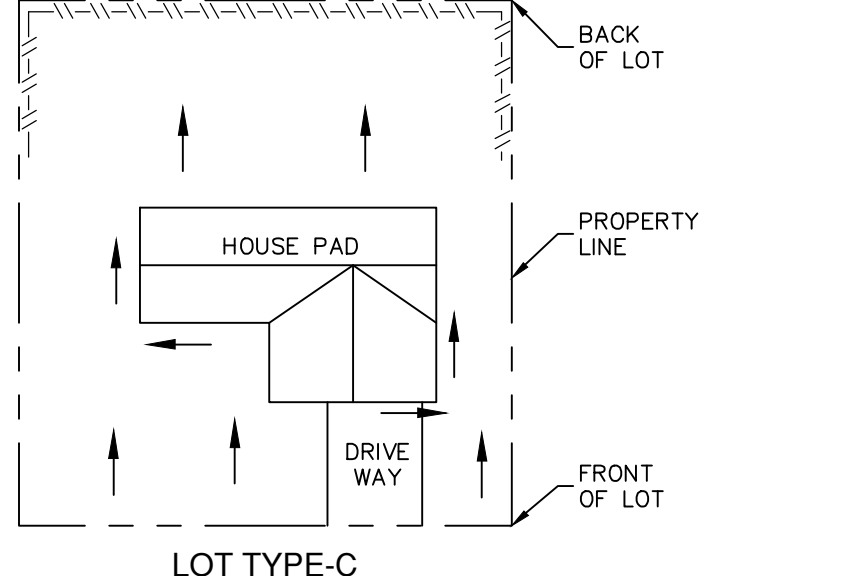
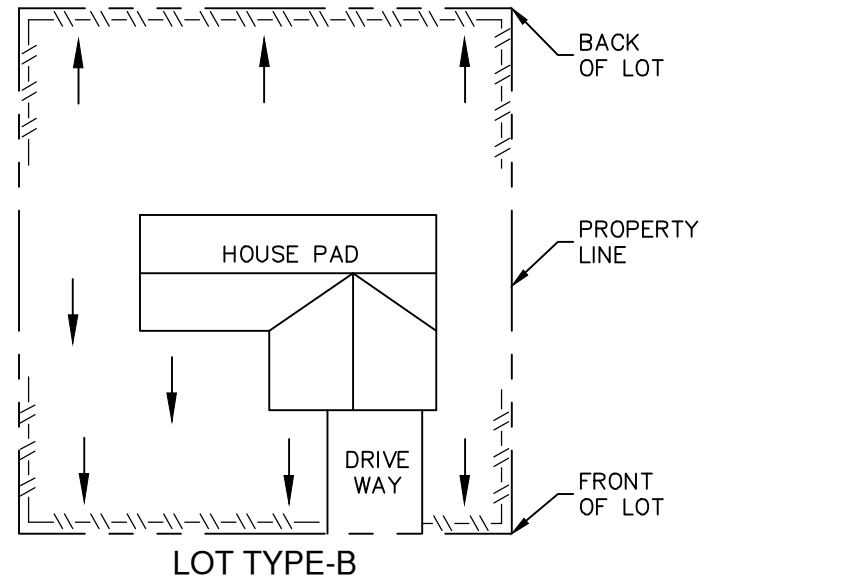
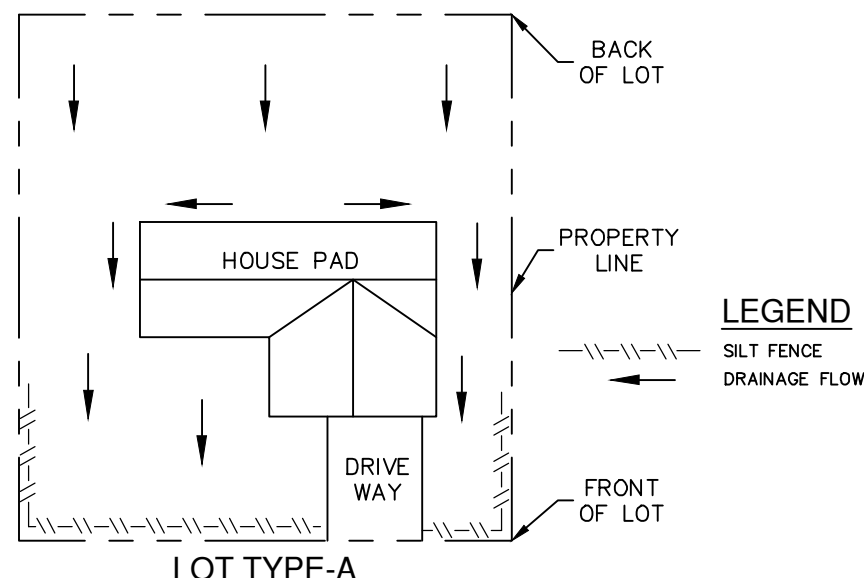
OVERALL UTILITY PLAN

PLAT NO. _____
 JOB NO. 30001-65
 DATE 10-09-2023
 DESIGNER GDL
 CHECKED GL DRAWN CA
 SHEET C6.00

FOR PERMIT

Date: November 29, 2023, 9:39 AM - User ID: Dlynch
File: P:\300\01\65\Design\Civil\p4_U3\GROA-30001-65-p4-U3.dwg

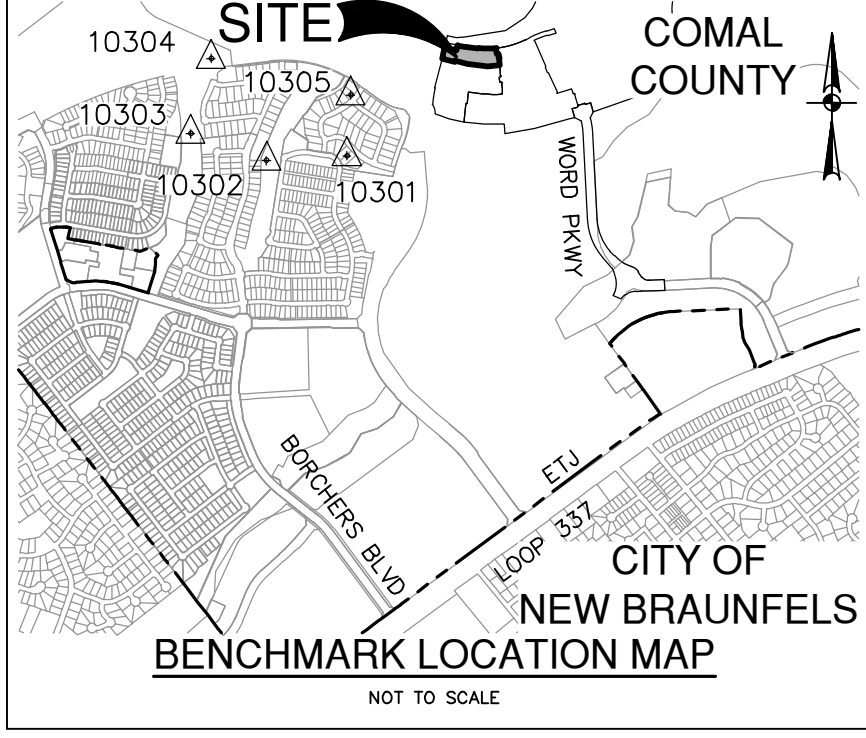
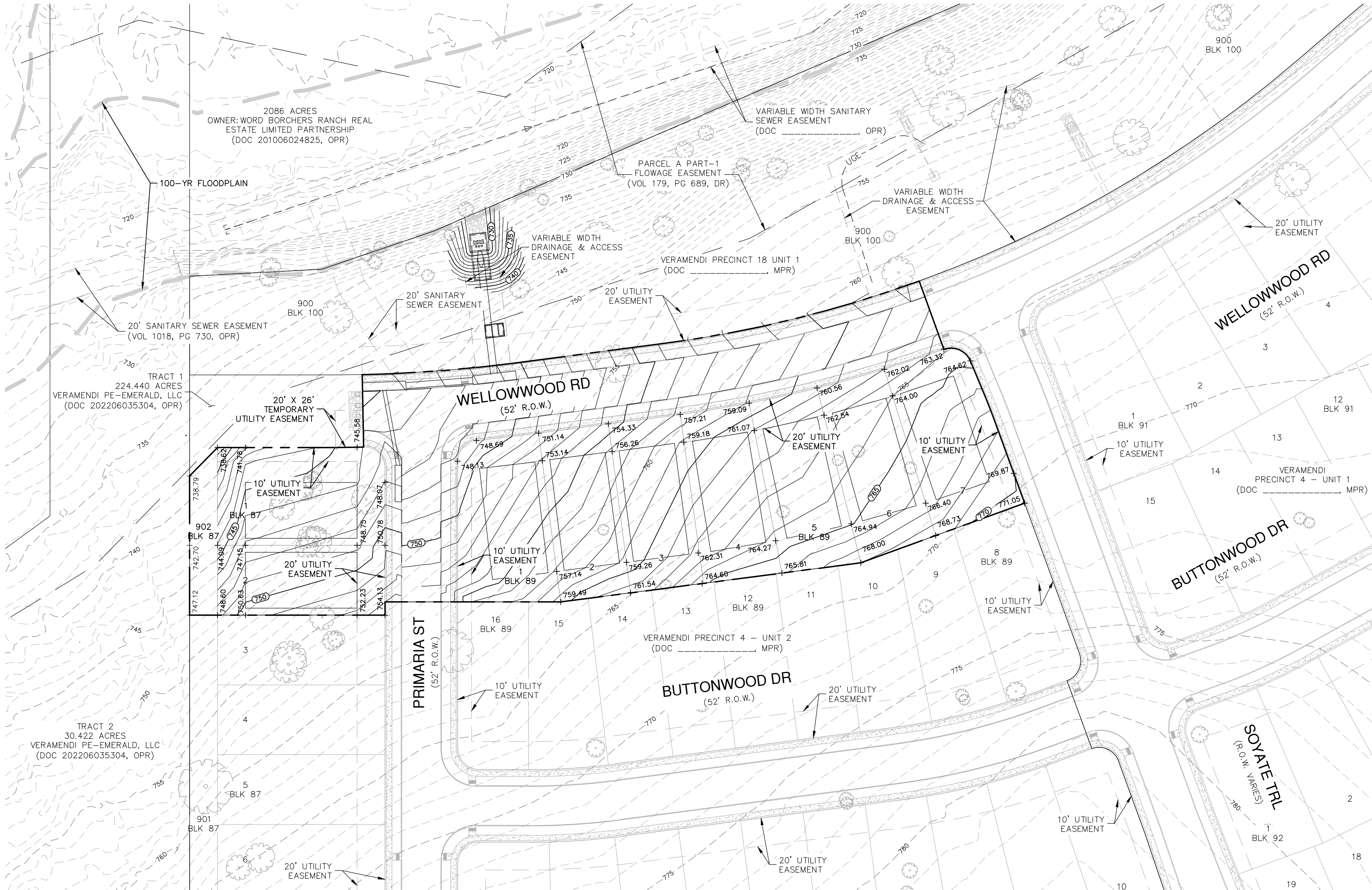
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE'S UNLESS OTHERWISE NOTED. Imagery © 2016,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



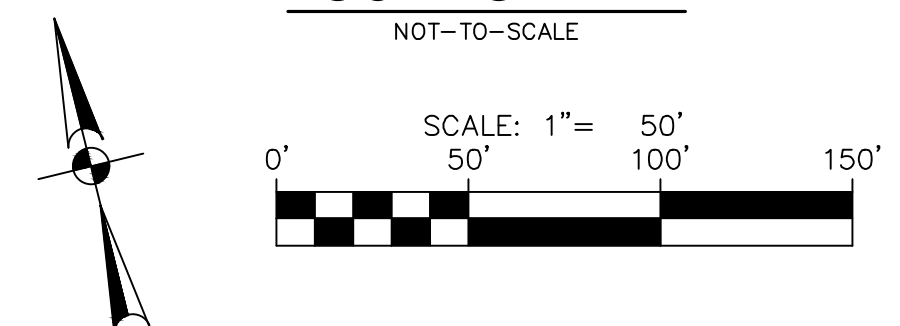
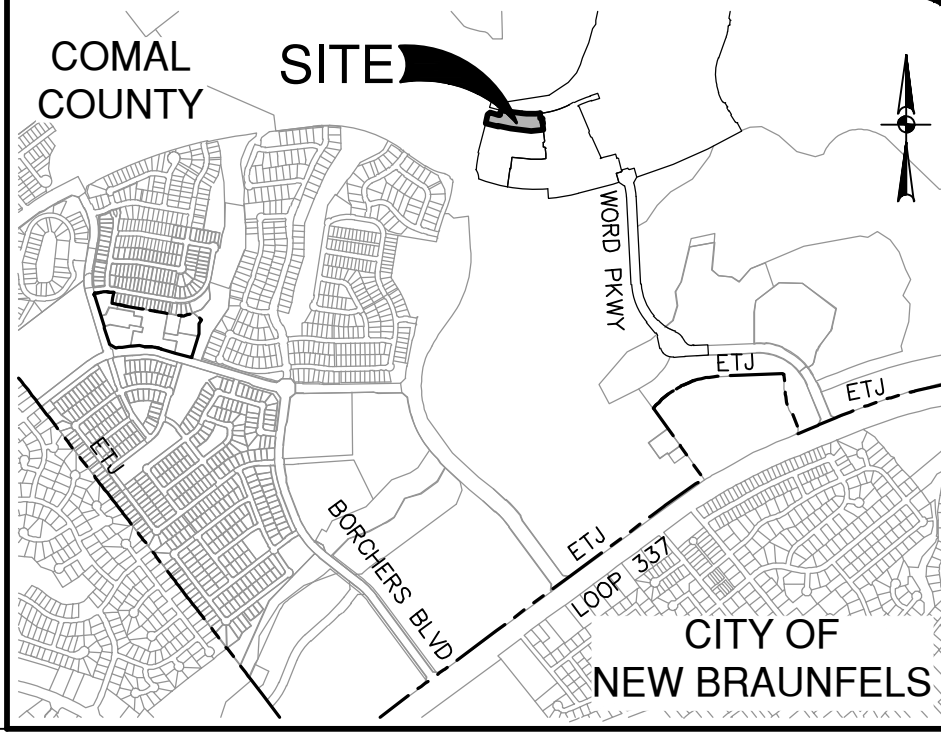
NOTE: SILT FENCE TO BE INSTALLED PER THESE DETAILS AND LOCATED ON THE DOWNGRADIENT SIDE OF EACH LOT LINE OR LIMITS OF CLEARING AS GENERALLY SHOWN ON THE OVERALL SITE PLAN.

TYPICAL HOUSE LOT LAYOUTS

NOT-TO-SCALE



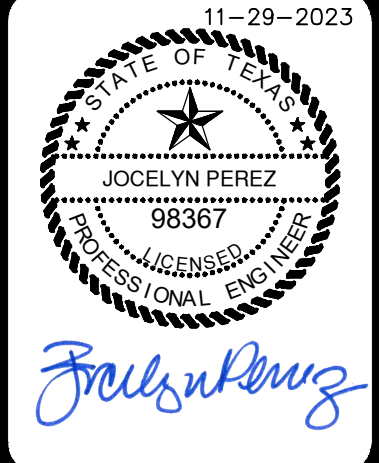
BENCHMARKS				
HORIZONTAL AND VERTICAL CONTROL POINTS				
Point #	Northing	Easting	Elevation	Full Description
10300	13815253.76	2237967.00	787.38	SET I.R. REDCAP (TRAV)
10301	13816937.43	2237678.90	782.13	SET I.R. REDCAP (TRAV)
10302	13816887.26	2236841.89	758.22	SET I.R. REDCAP (TRAV)
10303	13817166.65	2236050.01	763.76	SET MAG NAIL (TRAV)
10304	13817949.35	2236263.15	751.35	SET MAG NAIL (TRAV)
10305	13817569.79	2237717.86	753.14	SET MAG NAIL (TRAV)



GRADING NOTES:

- 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).
- SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.
- ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OFF OF THOSE MATERIALS NOT SUITABLE FOR DRAINBANKMENT AND TOPSOIL. CLEAN STRIPPINGS AND TOPSOIL MAY BE STOCKPILED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.
- 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.
- 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 REPORT TO THE ENGINEER ANY SILT WASHES OFF-SITE OR INTO EXISTING STORM DRAIN SYSTEMS. (SEE SWPPP PLANS & TPDES BOOK).
- THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HEREON WITHIN +/- ONE-TENTH (0.10) FOOT.
- 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.
- THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING SITE AND PROPOSED IMPROVEMENTS.
- 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).
- 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.
- 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.
- POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE SCOPE OF THE PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY FLOODING OF WATER.
- 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.
- NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.
- 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).

DATE	
NO.	
REVISION	



PAPE-DAWSON ENGINEERS

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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008800

VERAMENDI PRECINCT 4 - UNIT 3

NEW BRAUNFELS, TEXAS

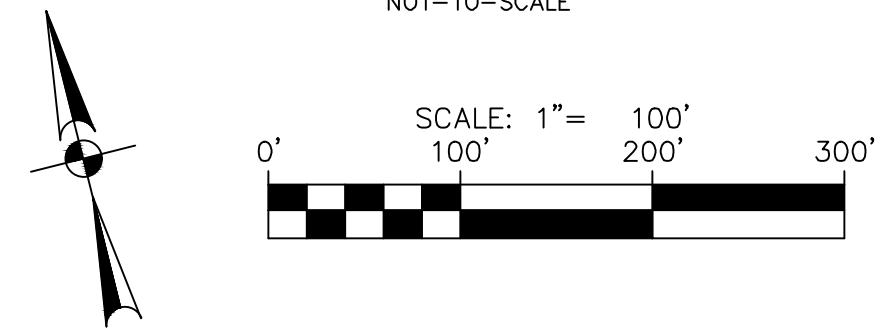
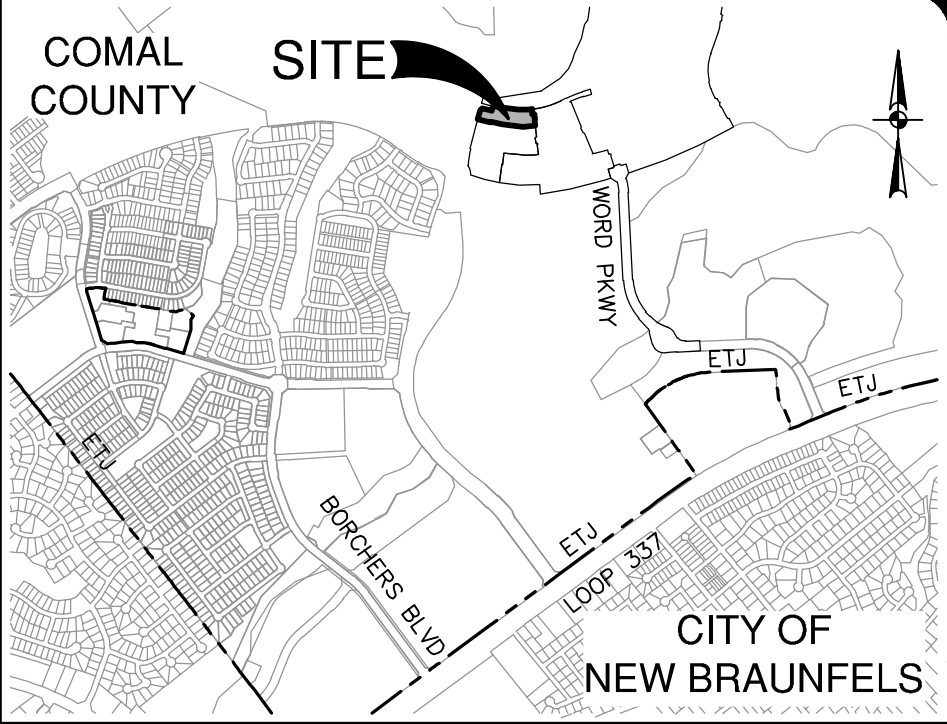
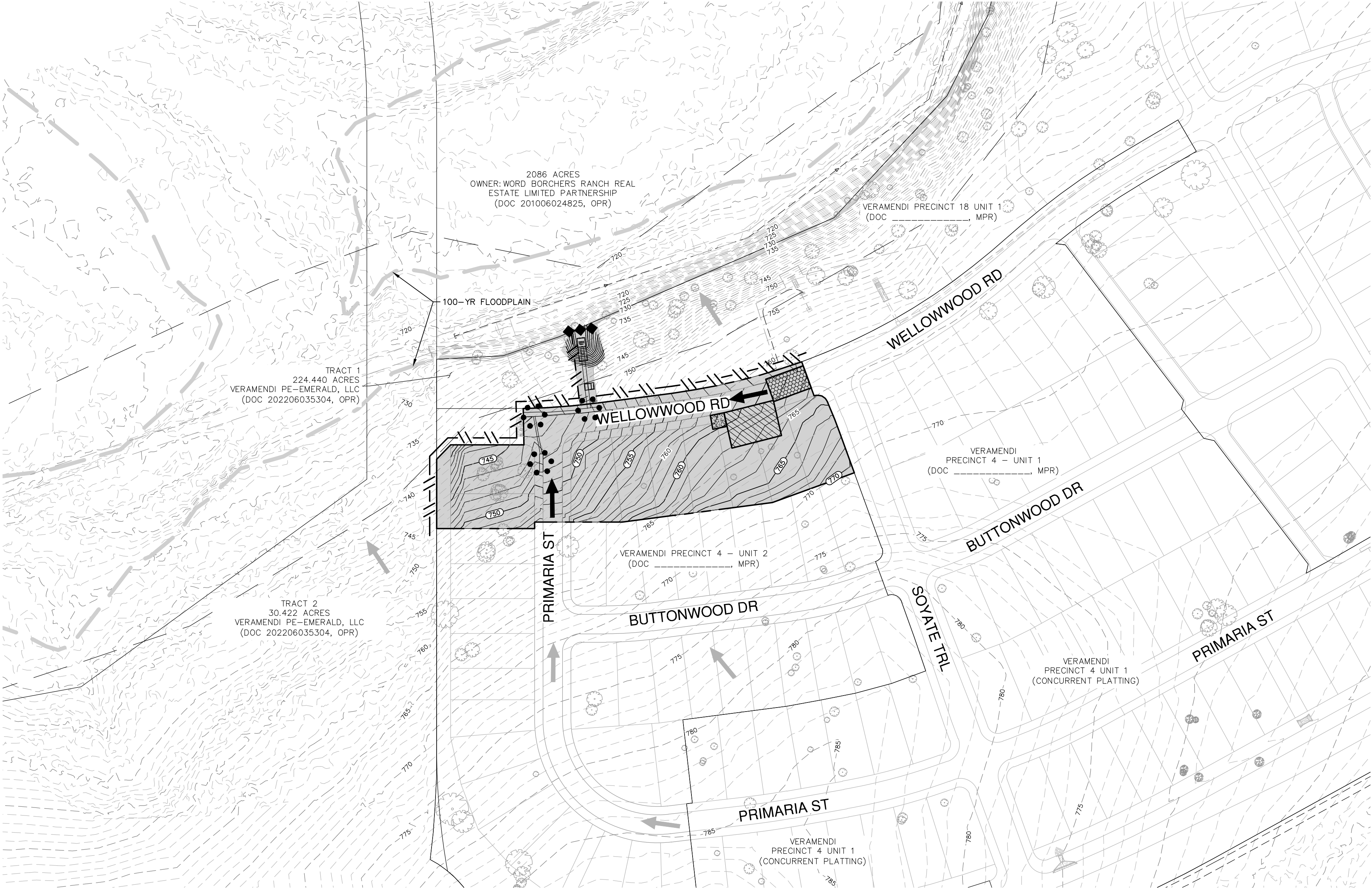
OVERALL GRADING PLAN

PLAT NO.	
JOB NO.	30001-65
DATE	10-09-2023
DRAWN BY	GDL
CHECKED BY	GDL
DATE	10-09-2023
PLAT NO.	C7.00

FOR PERMIT

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 UPGRADE 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 [Symbol] 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.



SWPPP LEGEND	
PROJECT LIMITS	---
EXISTING CONTOUR	---976---
PROPOSED CONTOUR	---970---
FLOW ARROW (EXISTING)	→
FLOW ARROW (PROPOSED)	→
SILT FENCE	- - - - -
LEVEL SPREADER BERM	---
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)	---

DATE

NO. REVISION

10-9-2023

JOCELYN PEREZ
98367
PROFESSIONAL ENGINEER
TEXAS

PAPE-DAWSON
ENGINEERS

1672 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008800

VERAMENDI PRECINCT 4 - UNIT 3
NEW BRAUNFELS, TEXAS

STORM WATER POLLUTION PREVENTION PLAN

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

PLAT NO.	
JOB NO.	30001-65
DATE	10-09-2023
DESIGNER	GDL
CHECKED	✓ DRAWN CA
SHEET	C8.00

Date: October 6, 2023, 10:41 AM - User ID: carcher
File: P:\300\01\65\Design\Civil\p4_U3\SWPPP-30001-65-P4-U3.dwg

