- 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.
- 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
- WATER IS A PRECIOUS COMMODITY IN THE STATE OF TEXAS AND NEW BRAUNFELS UTILITIES 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:

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

REQUIRED MEASUREMENTS FOR THE WASTEWATER SYSTEM INCLUDE:

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

REQUIRED MEASUREMENTS FOR THE ELECTRIC SYSTEM:

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

COORDINATE GPS REQUIREMENTS WITH NBU INSPECTOR

NOTES:

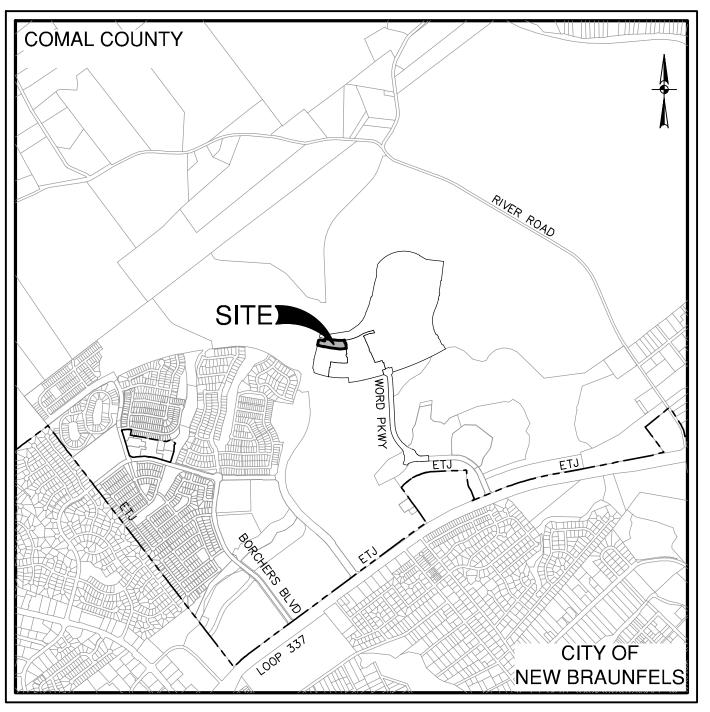
- TYPE 3 DEVELOPMENT.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD. IN ACCEPTING THESE PLANS, THE CITY OF NEW BRAUNFELS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE ENGINEER RECORD
- IF CONSTRUCTION HAS NOT COMMENCED WITHIN ONE YEAR OF CITY APPROVAL FOR CONSTRUCTION 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.

NEW BRAUNFELS, TEXAS CIVIL CONSTRUCTION PLANS

NBU NO. W-237653 / WW-237654



LOCATION MAP

PREPARED FOR:

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

OCTOBER 2023





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Revised 03/2020

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

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
- 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.

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.

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

Contractor 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 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.

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.

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 The designated "Responsible party" is responsible to insure that erosion control measures and stormwater control sufficient to mitigate off site impacts are in place at all stages of construction.

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.

<u>Utility Trench Compaction</u> (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. Rightof-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

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

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

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

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.

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 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

QUALITY WATER POLLUTION ABATEMENT PLAN CONSTRUCTION SITE MUST BE COLLECTED GENERAL CONSTRUCTION NOTES

1. A WRITTEN NOTICE OF CONSTRUCTION FEATURES, ETC. MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE NOTICE MUST INCLUDE:

PRIME CONTRACTOR.

ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS 9. ALL SPOILS (EXCAVATED MATERIAL) SAN ANTONIO REGIONAL OFFICE AND APPROVAL LETTER.

3. IF ANY SENSITIVE FEATURE(S) (CAVES, SOLUTION CAVITY, SINK HOLE, ETC.) IS 10. IF PORTIONS OF THE SITE WILL HAVE A DISCOVERED DURING CONSTRUCTION, ALL TEMPORARY OR PERMANENT CEASE IN REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY. THE APPROPRIATE TCEQ REGIONAL OFFICE AREAS SHALL BE INITIATED AS SOON AS MUST BE IMMEDIATELY NOTIFIED OF ANY POSSIBLE PRIOR TO THE 14TH DAY OF SENSITIVE FEATURES ENCOUNTERED DURING INACTIVITY. IF ACTIVITY WILL RESUME PRIOR CONSTRUCTION. CONSTRUCTION ACTIVITIES TO THE 21ST DAY, STABILIZATION MEASURES MAY NOT BE RESUMED UNTIL THE TCEQ HAS ARE NOT REQUIRED. IF DROUGHT CONDITIONS REVIEWED AND APPROVED THE APPROPRIATE OR INCLEMENT WEATHER PREVENT ACTION BY PROTECTIVE MEASURES IN ORDER TO THE 14TH DAY, STABILIZATION MEASURES PROTECT ANY SENSITIVE FEATURE AND THE SHALL BE INITIATED AS SOON AS POSSIBLE. 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 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.

TEXAS COMMISSION ON ENVIRONMENTAL 6. ANY SEDIMENT THAT ESCAPES THE AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE

SEDIMENT MUST BE REMOVED FROM THE START OF ANY REGULATED ACTIVITIES. THIS SEDIMENT TRAPS OR SEDIMENTATION BASINS NOT LATER THAN WHEN IT OCCUPIES 50% OF - THE NAME OF THE APPROVED THE BASIN'S DESIGN CAPACITY.

- THE ACTIVITY START DATE; AND 8. LITTER, CONSTRUCTION DEBRIS, AND - THE CONTACT INFORMATION OF THE CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.

PROJECT MUST BE PROVIDED WITH COMPLETE GENERATED FROM THE PROJECT SITE MUST COPIES OF THE APPROVED WATER POLLUTION BE STORED ON-SITE WITH PROPER E&S SAN ANTONIO, TEXAS 78233-4480 ABATEMENT PLAN (WPAP) AND THE TCEQ CONTROLS. FOR STORAGE OR DISPOSAL OF PHONE (210) 490-3096 LETTER INDICATING THE SPECIFIC CONDITIONS SPOILS AT ANOTHER SITE ON THE EDWARDS FAX (210) 545-4329 OF ITS APPROVAL. DURING THE COURSE OF AQUIFER RECHARGE ZONE, THE OWNER OF THESE REGULATED ACTIVITIES, THE THE SITE MUST RECEIVE APPROVAL OF A CONTRACTORS ARE REQUIRED TO KEEP WATER POLLUTION ABATEMENT PLAN FOR THE ON-SITE COPIES OF THE APPROVED PLAN PLACEMENT OF FILL MATERIAL OR MASS GRADING PRIOR TO THE PLACEMENT OF SPOILS AT THE OTHER SITE.

> CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE

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 SPECIFICATIONS. IF INSPECTIONS INDICATE A 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),

PONDS, DAMS, BERMS, SEWAGE DIVERSIONARY STRUCTURES; B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED

INCLUDING BUT NOT LIMITED TO

ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED OR A CHANG WHICH WOULD SIGNIFICANTLY IMPACT THE ABILITY OF THE PLAN TO PREVENT POLLUTION OF THE EDWARDS

ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED UNDEVELOPED IN THE ORIGINAL WATER POLIUTION ABATEMENT PLAN.

14250 JUDSON ROAD

AREAS AND STABILIZED CONSTRUCTION ENTRANCES/EXITS.

PROPOSED CONSTRUCTION SEQUENCE

- 1. INSTALL TEMPORARY STORMWATER EROSION CONTROL MEASURES IN AFFECTED CONSTRUCTION
- 2. INSTALL TREE PRESERVATION MEASURES, IF REQUIRED.
- 3. EXCAVATE STREETS.
- CONSTRUCT WASTEWATER SYSTEM CONSTRUCT WATER SYSTEM.
- 6. CONSTRUCT SUBGRADE AND BASE FOR STREETS. 7. CONSTRUCT CURBS FOR STREETS.
- 8. CONSTRUCT ASPHALT PAVEMENT FOR STREETS.
- 9. ESTABLISH SITE STABILIZATION.
- 10. 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.

INSPECTION AND MAINTENANCE SCHEDULE PERMANENT POLLUTION ABATEMENT MEASURES

Task to be Performed

 $\sqrt{}$ Indicates maintenance procedure that applies to this specific site. See description of maintenance task to be performed on the following pages. Frequency of maintenance tasks may vary depending on amount of rainfall and other weather-related conditions but

*Inspections to occur quarterly during the first year of operation.

may not be altered without TCEQ approval. Inspection frequency in subsequent years is based on the

A written record will be kept of inspection results and maintenance performed

maintenance plan developed in the first year but must occur annually at a minimum.

<u>Task</u>	No. & Description	Included in this project	
1.	Cleaning	Yes #	Vo
2.	Manual Backflush / Flow Rate Test	Yes ₽	Vo
3.	External Rinsing	Yes ₽	Vo

drain capacity then the pipes can be flushed with a high-pressure water flushing process. occurs, the addition of rock rubble to disperse the flow should be accomplished.

*

JOCELYN PEREZ

98367

/SO/ S

E-DAW

4 INCT LS, TE) PR **D** N N N N RAMEI

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NBU NOTES:

I. 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 BRALINFELS LITILITIES. ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY BEING 2.118 ACRES OF LAND, OUT OF THE 244.440 ACRE TRACT DESCRIBED WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART

- 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. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
- EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE **OWNER/DEVELOPERS EXPENSE** DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.

NBU IS NOT RESPONSIBLE FOR LANDSCAPING OR IRRIGATION IN UE/LE.

FLOOD ZONE NOTE:
NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA (100 YR. FLOOD), AS DEFINED BY THE COMAL COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NO. 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."

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 SIDEWALK WILL BE CONSTRUCTED BY THE HOME BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG: a. PRIMARIA ST b. WELLOWWOOD RD

3. ALL PEDESTRIAN CROSSING RAMPS ARE REQUIRED AT STREET CONSTRUCTION.

2. FOUR (4) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG: a. WELLOWWOOD RD - LOT 900 BLK 100

SUBDIVISION PLAT

AS DOCUMENT NO. 201506029547 AND AS AMENDED. NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT, MUST NOT VERAMENDI PRECINCT 4 - UNIT 3 PRODUCE OF INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW VERAMENDI PRECINCT 4 - UNIT 3 PRODUCE OF INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW VERAMENDI PRECINCT 4 - UNIT 3 PRODUCE OF INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW VERAMENDI PRECINCT 4 - UNIT 3 PRODUCE OF INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW VERAMENDI PRECINCT 4 - UNIT 3 PRODUCE OF INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW VERAMENDI PRECINCT 4 - UNIT 3 PRODUCE OF INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW VERAMENDI PRECINCT 4 - UNIT 3 PRODUCE OF INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW VERAMENDI PRECINCT 4 - UNIT 3 PRODUCE OF INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW VERAMENDI PRECINCT 4 - UNIT 3 PRODUCE OF INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW VERAMENDI PRECINCT 4 - UNIT 3 PRODUCE OF INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW VERAMEND BY THE EASEMENT TO NEW VERAM THIS PLAT IS LOCATED WITHIN THE NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL PLANNING AREA. STANDARDS FOR PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE

PLAT NOTES:

1. THIS PLAT IS SUBJECT TO THE REQUIREMENTS AND REGULATIONS OF THE

VERAMENDI DEVELOPMENT COMPANY DEVELOPMENT AGREEMENT, RECORDED

LATEST EDITION OF THE AMERICAN NATIONAL STANDARD A300 PLANTING AND

TRANSPLANTING NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF

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

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

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

HAND OR UNDER THE SUPERVISION OF A CERTIFIED ARBORIST. NO ATTACHMENTS

BUILDING ENVELOPE WAS NOT APPROVED AS PART OF A FINAL PLAT, THE

LOCATION OF A BUILDING ENVELOPE SHALL BE APPROVED BY THE PLANNING

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

9. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND

12. THIS PLAT WILL COMPLY WITH LOCATION AND AMENITY STANDARDS FOR TRAILS

LOT 902, BLOCK 87 IS A LANDSCAPE, PEDESTRIAN, DRAINAGE, & ACCESS EASEMENT

ALL AFOREMENTIONED LOTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION

OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.

6. DURING CONSTRUCTION, THE CLEANING OF EQUIPMENT OR MATERIALS AND/OR

4. TREE REPLACEMENT SHALL OCCUR WITHIN 12 MONTHS OF REMOVAL OF THE HIGH

DURING OCTOBER - FEBRUARY, UNTIL THE TREE SURVIVES A 12-MONTH PERIOD.

5. SHOULD ANY TREE DESIGNATED FOR RETENTION IN AN APPROVED TREE

HAND OR UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.

DIRECTOR PRIOR TO A BUILDING PERMIT BEING ISSUED.

SHALL NOT EXCEED SIXTY-FIVE PERCENT (65%).

AS SHOWN IN THE SECTOR PLAN.

COMMON SPACE NOTE:

13. 9 RESIDENTIAL LOTS, 1 COMMON SPACE LOT.

OR PROPERTY OWNER AND NOT THE CITY OF NEW BRAUNFELS.

DIRECTOR.

ATTACHED TO ANY HIGH VALUE TREE.

OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, IN DOCUMENT NUMBER 202206035304, IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, IN THE JUAN MARTIN VERAMENDI SURVEY NO. 2, ABSTRACT 3, COMAL COUNTY, TEXAS.

PAPE-DAWSON **ENGINEERS**

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

DATE OF PREPARATION: February 22, 2024

COUNTY OF COMAL

(WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE <u>VERAMENDI PRECINCT 4 - UNIT 3 SUBDIVISION</u> TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED IDENTIFIED IN THE ROOT PROTECTION ZONE. ALL WORK SHALL BE PERFORMED BY HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. 7. LOTS TO BE HELD IN COMMON PROPERTY BY A HOMEOWNERS' OR PROPERTY

> OWNER/DEVELOPER: PETER JAMES VERAMENDI PE - EMERALD, LLC 387 W. MILL STREET, SUITE 200 NEW BRAUNFELS, TEXAS 78130

10. IMPERVIOUS COVER THE MAXIMUM CUMULATIVE IMPERVIOUS COVER PERCENTAGE FOR THE PROPERTY AS A WHOLE AND FOR EACH SECTOR PLAN STATE OF TEXAS COUNTY OF COMAI 1. AMENDMENTS TO THE PARK PROGRAMMING SCHEDULE, INCLUDING BUT NOT THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF LIMITED TO THE PROVISION OF ADDITIONAL IMPROVEMENTS OR SUBSTITUTING IMPROVEMENTS, SHALL BE ADMINISTRATIVELY APPROVED BY THE PARKS _, 20____, BY _____.

> NOTARY PUBLIC STATE OF TEXAS MY COMMISSION EXPIRES: __

STATE OF TEXAS

(WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS VERAMENDI PRECINCT 4 - UNIT 3 SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: COMAL COUNTY WCID 1D 14755 PRESTON ROAD, SUITE 600

DALLAS, TEXAS 75254

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

NOTARY PUBLIC

STATE OF TEXAS MY COMMISSION EXPIRES: _

, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, _ OF COMAL COUNTY ON WITNESS MY HAND OFFICIAL SEAL, THIS THE ______ DAY OF _____, 20___

COUNTY CLERK, COMAL COUNTY, TEXAS

THE _____ DAY OF ___

SHEET 1 OF 2 DEPUTY

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:

MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1 IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE. . COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (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. DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR = 1.00014) BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE

STATE OF TEXAS

COUNTY OF COMAL

I, THE UNDERSIGNED <u>KEITH</u> <u>W. WOOLEY</u>, 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.

REGISTERED PROFESSIONAL LAND SURVEYOR #5463 PAPE-DAWSON ENGINEERS, INC.

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

JOCELYN PEREZ

 \mathfrak{C} RAMENDI PRECINCT 4
NEW BRAUNFELS, TEXAS

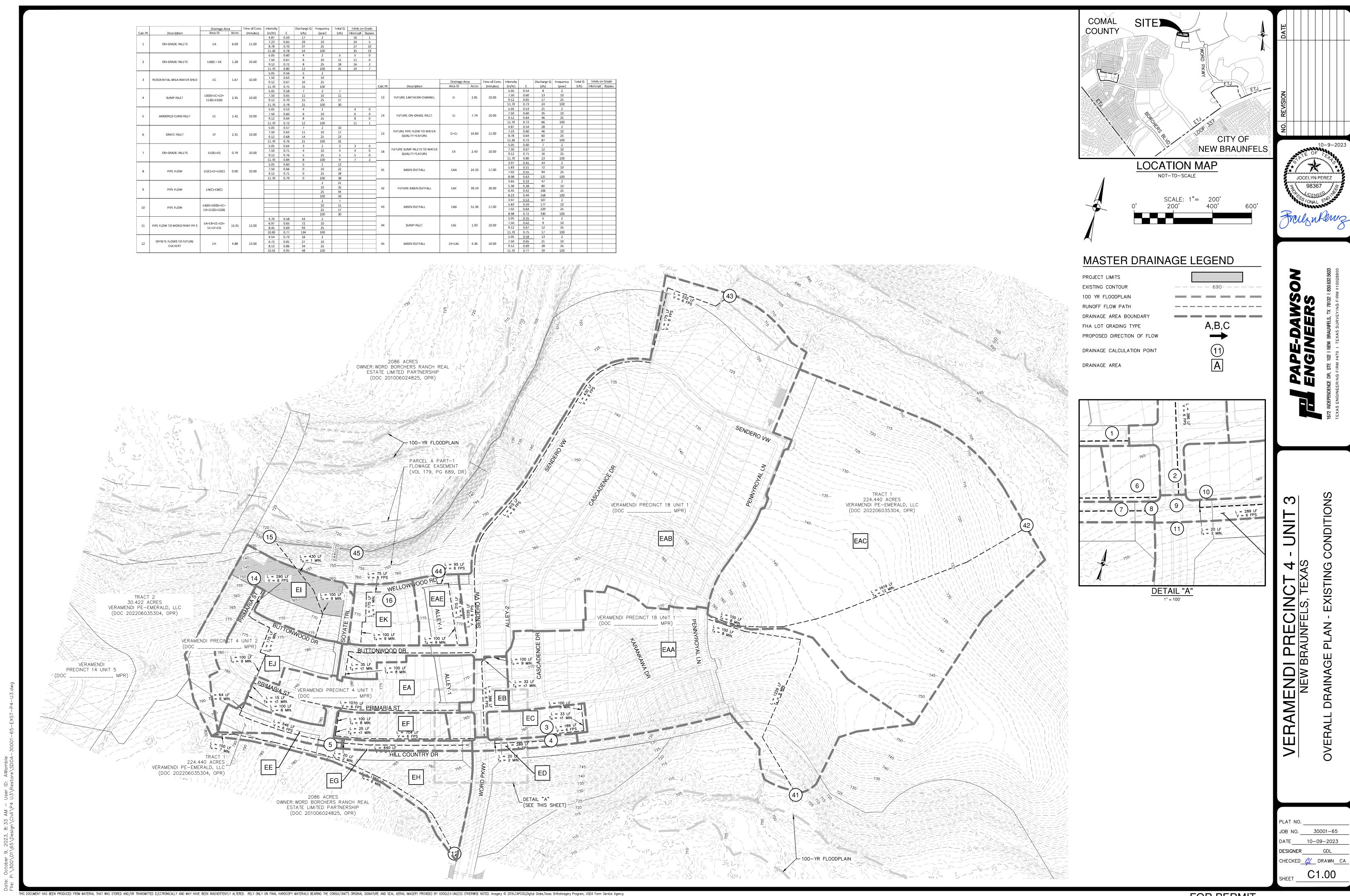
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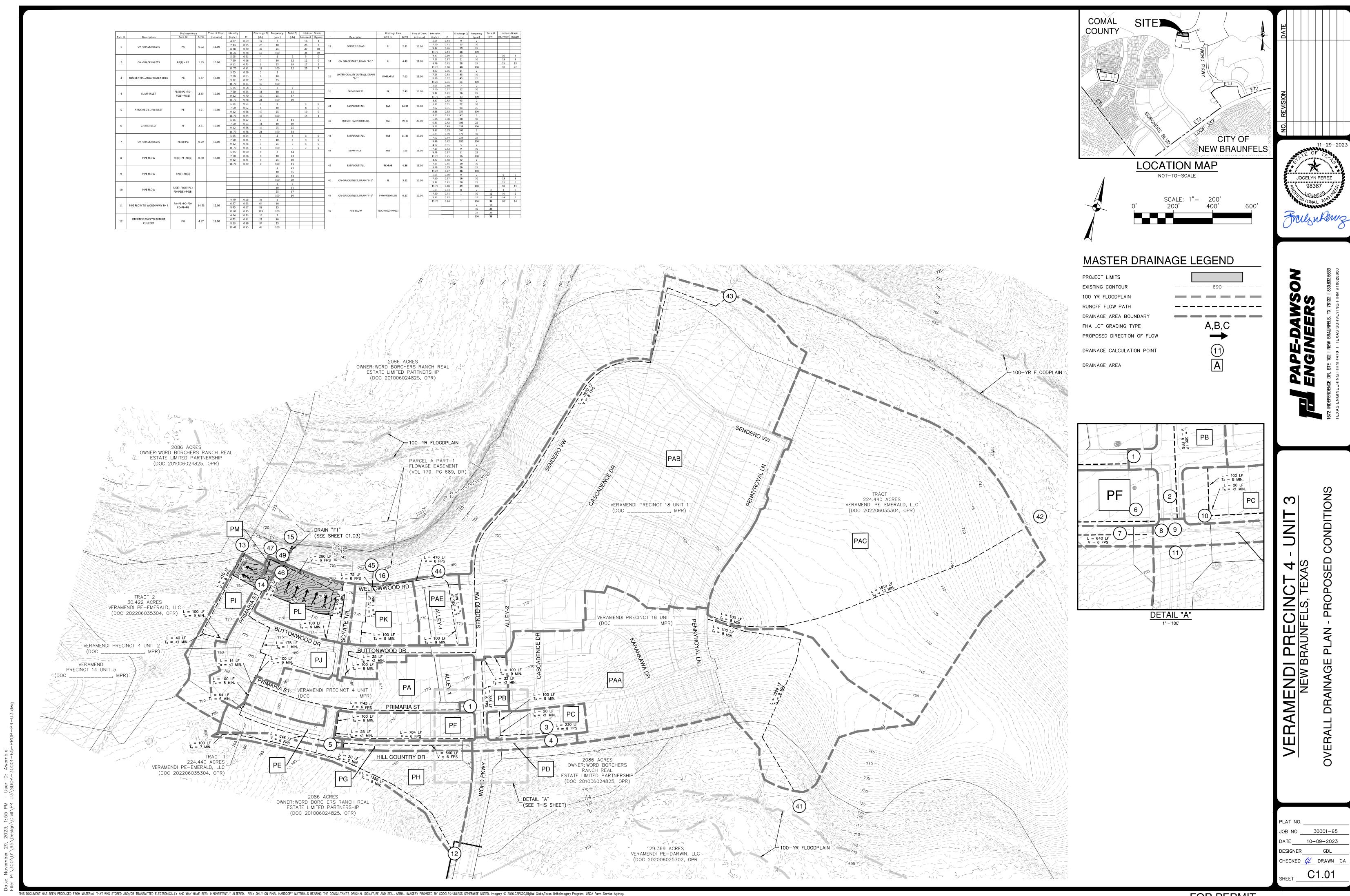
PLAT NO. JOB NO. 30001-65 DATE 10-09-2023 DESIGNER GDL SHEET C0.02

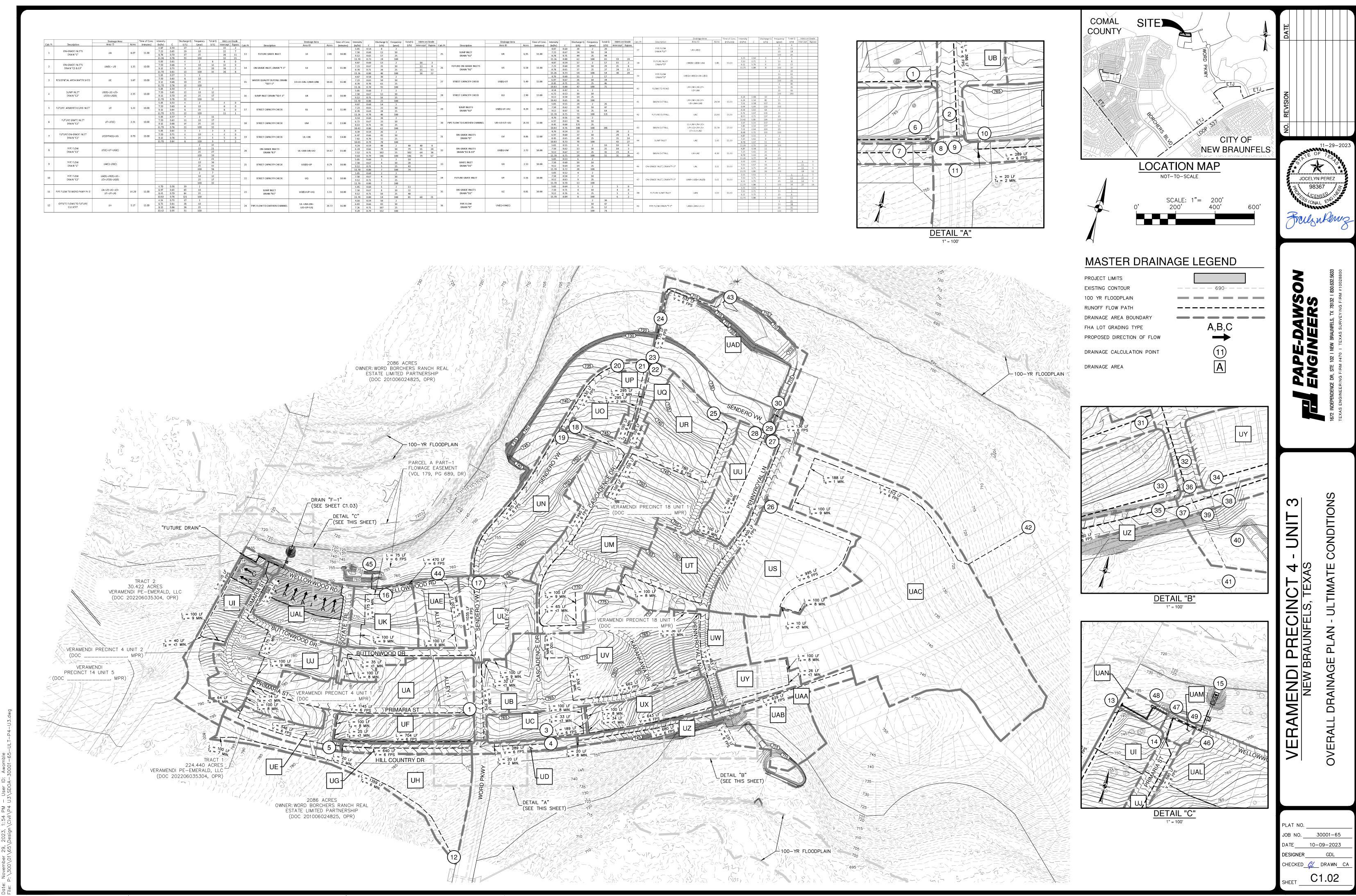


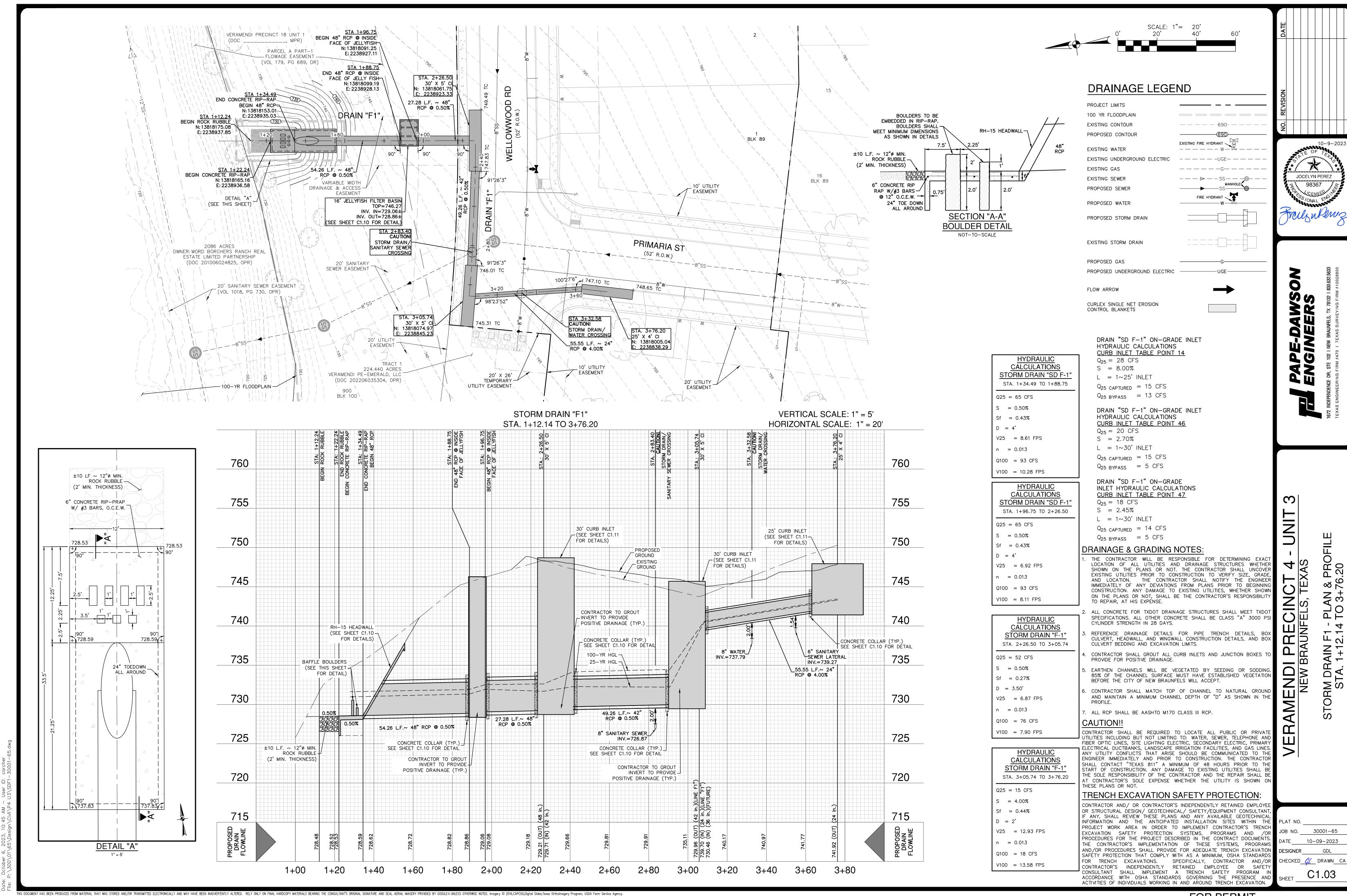
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NEW BRAUNFELS, TEXAS

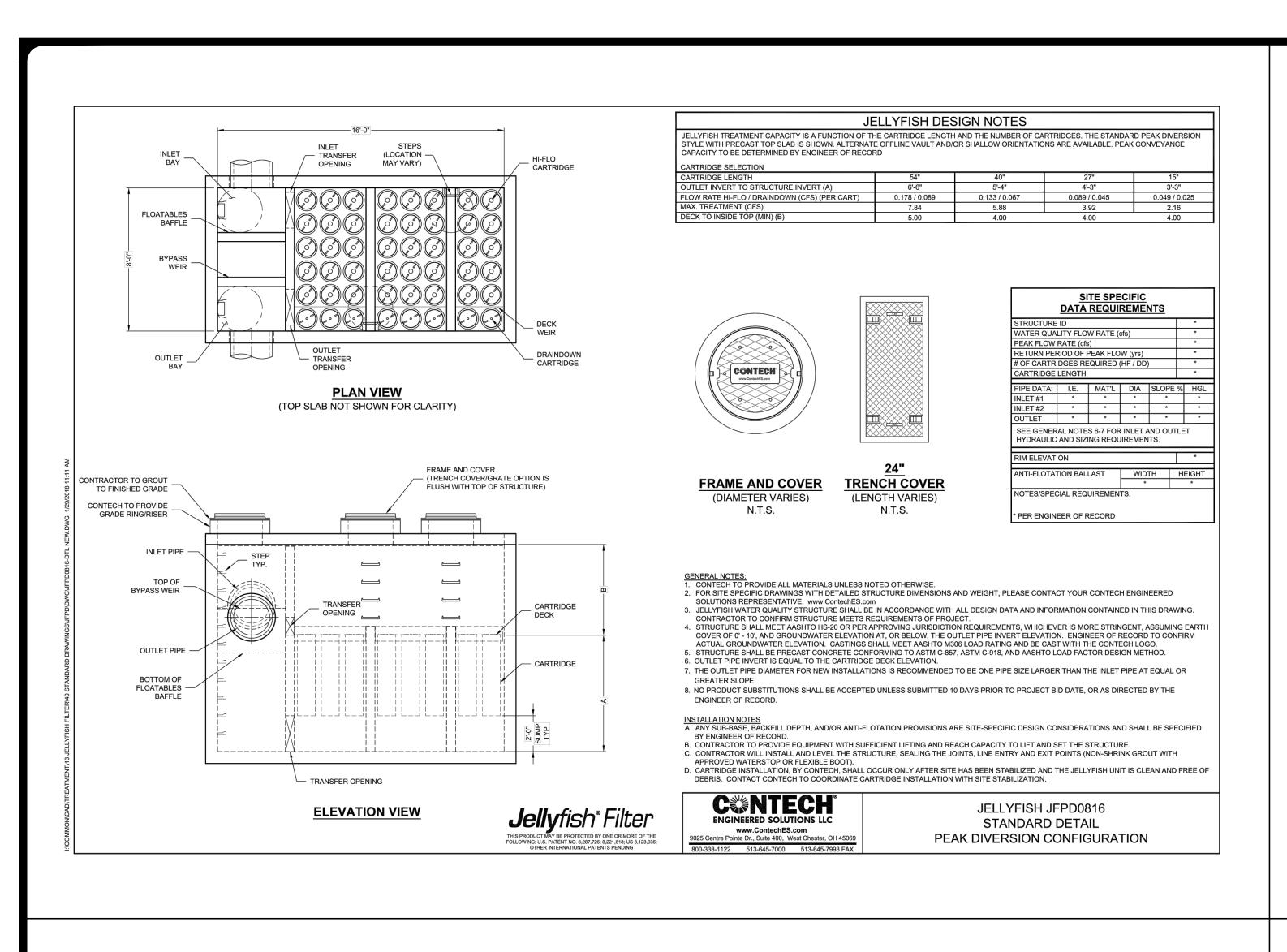
JOB NO. 30001-65 DATE 10-09-2023 DESIGNER_ CHECKED<u>G/</u> DRAWN<u>CA</u>

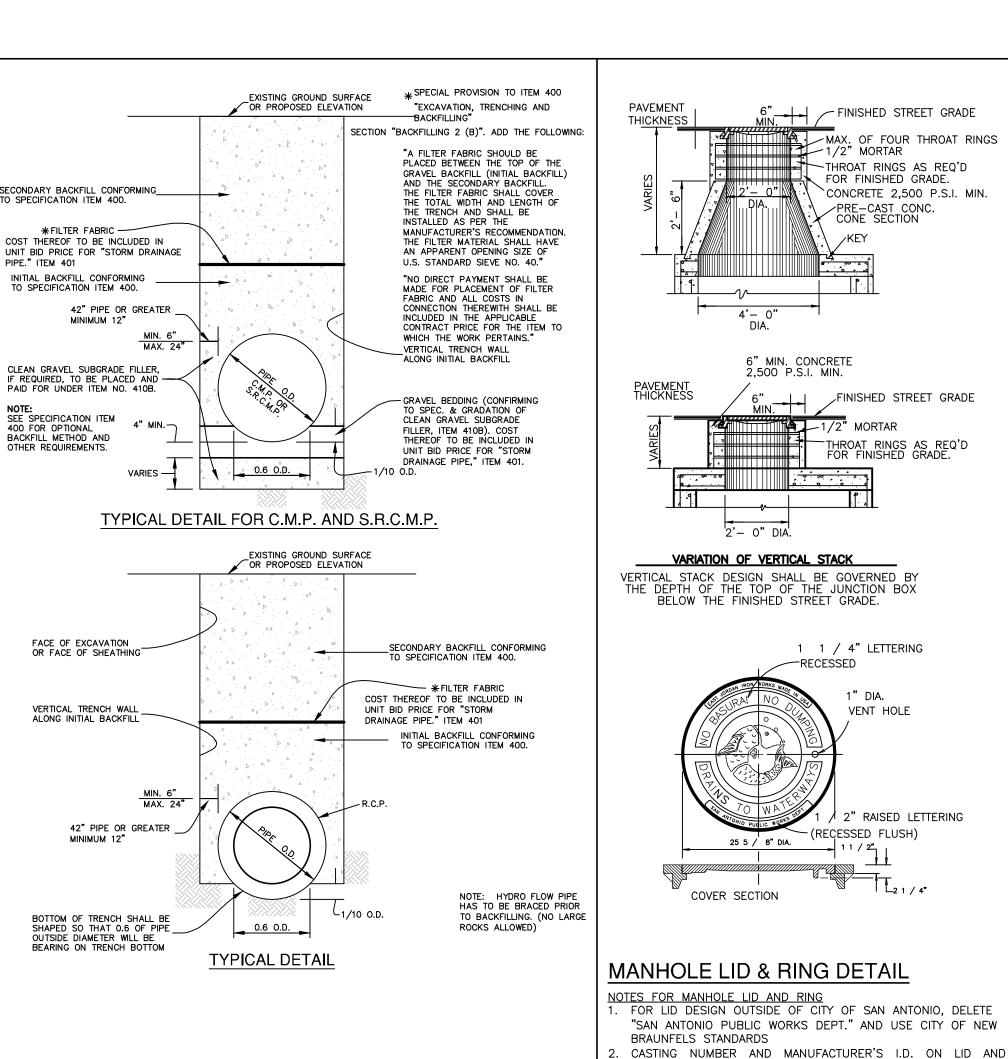










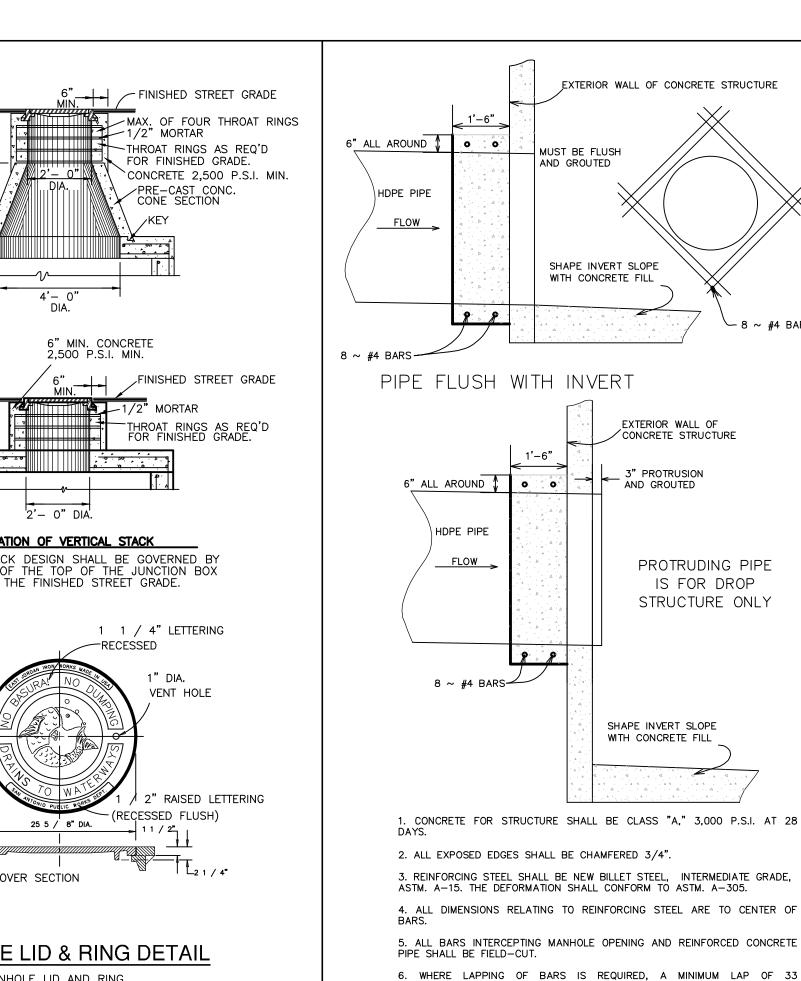


PIPE BEDDING AND BACKFILL DETAILS

SAN ANTONIO

C 1998 Texas Department of Transportation

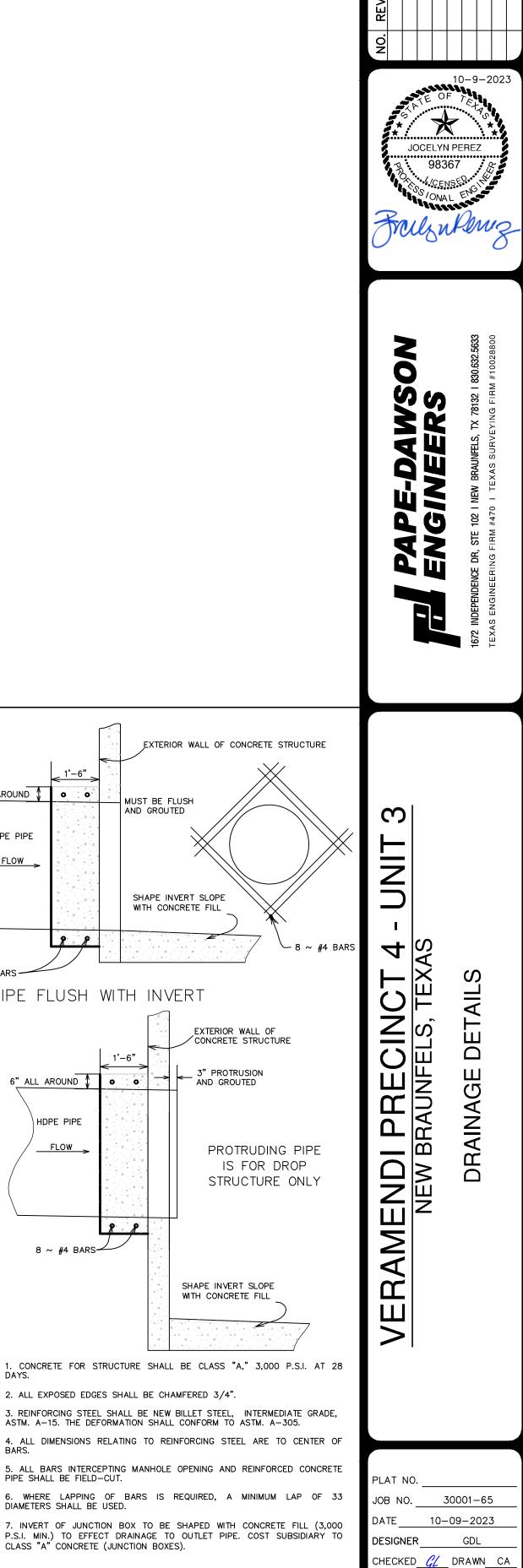
FED.RD. PROJECT NO. SHEET NO.



DIAMETERS SHALL BE USED.

CONCRETE COLLAR DETAIL

NOT TO SCALE



HIS 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.

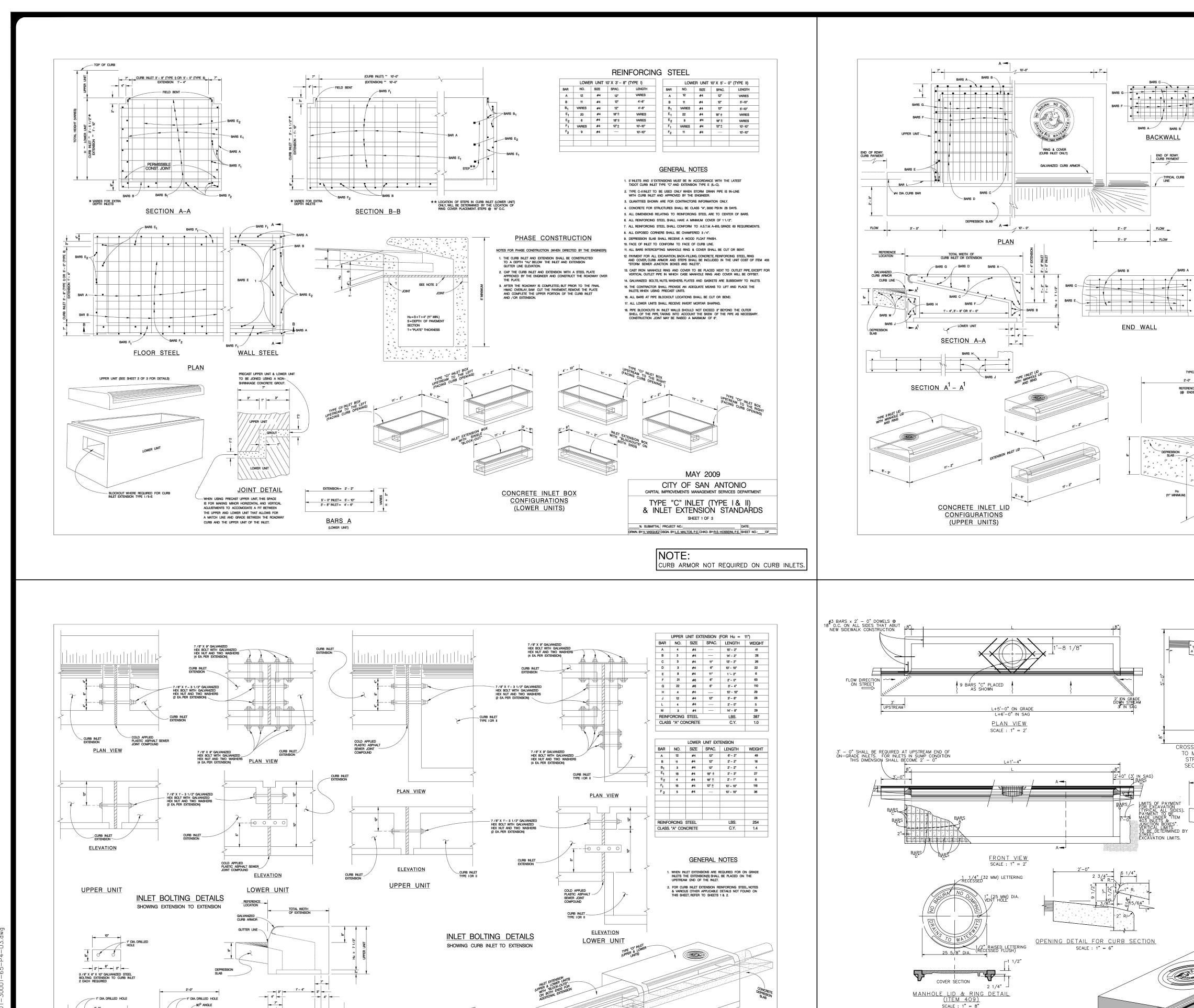
MUST BE AT LEAST 260 LBS.

. LOAD BEARING CAPABILITY OF H5-20 MINIMUM.

. THE LOAD BEARING SURFACES SHALL BE MACHINE GROUND.

5. THE COMBINED WEIGHT OF THE MANHOLE RING AND COVER

C1.10



MAY 2009
CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

TYPE "C" INLET (TYPE I & II)

SHEET 3 OF 3

DRWN. BY:<u>V. VASQUEZ</u> DSGN. BY:<u>L.E. MALTOS, P.E.</u> CHKD. BY:<u>R.S. HOSSEINI, P.E.</u> SHEET NO.:____OF__

% SUBMITTAL PROJECT NO.:

TYPE "CI" INLET WITH

INLET EXTENSION BOXES

& INLET EXTENSION STANDARDS

10000

2" | 6" | 8" | 6" | 2" |

3 /8" X 6" X 24" GALVANIZED STEEL BOLTING EXTENSION TO CURB INLET 2 EACH REQUIRED BOLTING EXTENSION TO EXTENSION 4 EACH REQUIRED 0 0 0

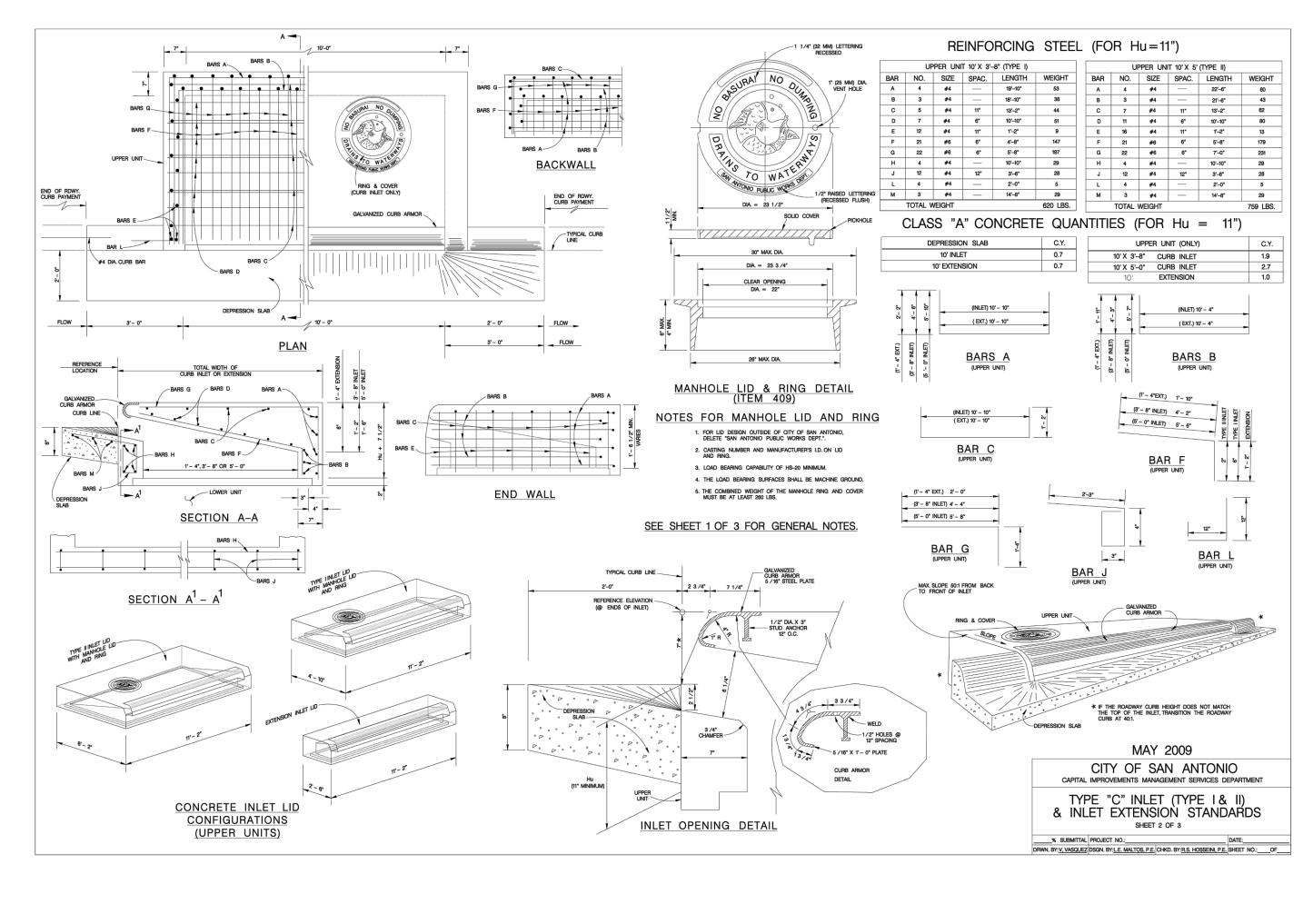
SECTION A-A CURB INLET

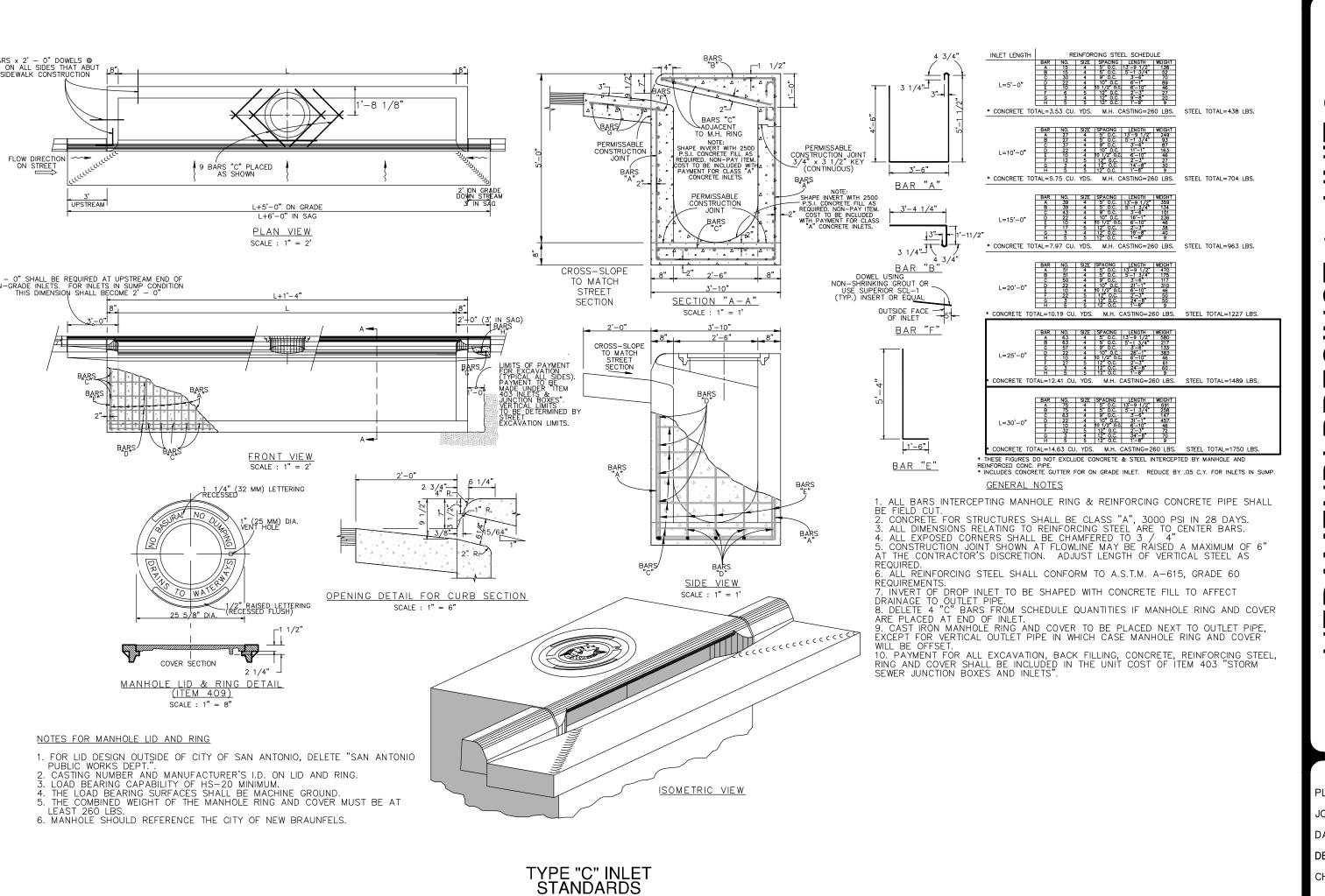
EXTENSION TYPE E

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2" | - 6" | - 8" | - 6" | 2" | -

3 /8" X 6" X 24" GALVANIZED STEEL BOLTING EXTENSION TO CURB INLET 1 EACH REQUIRED



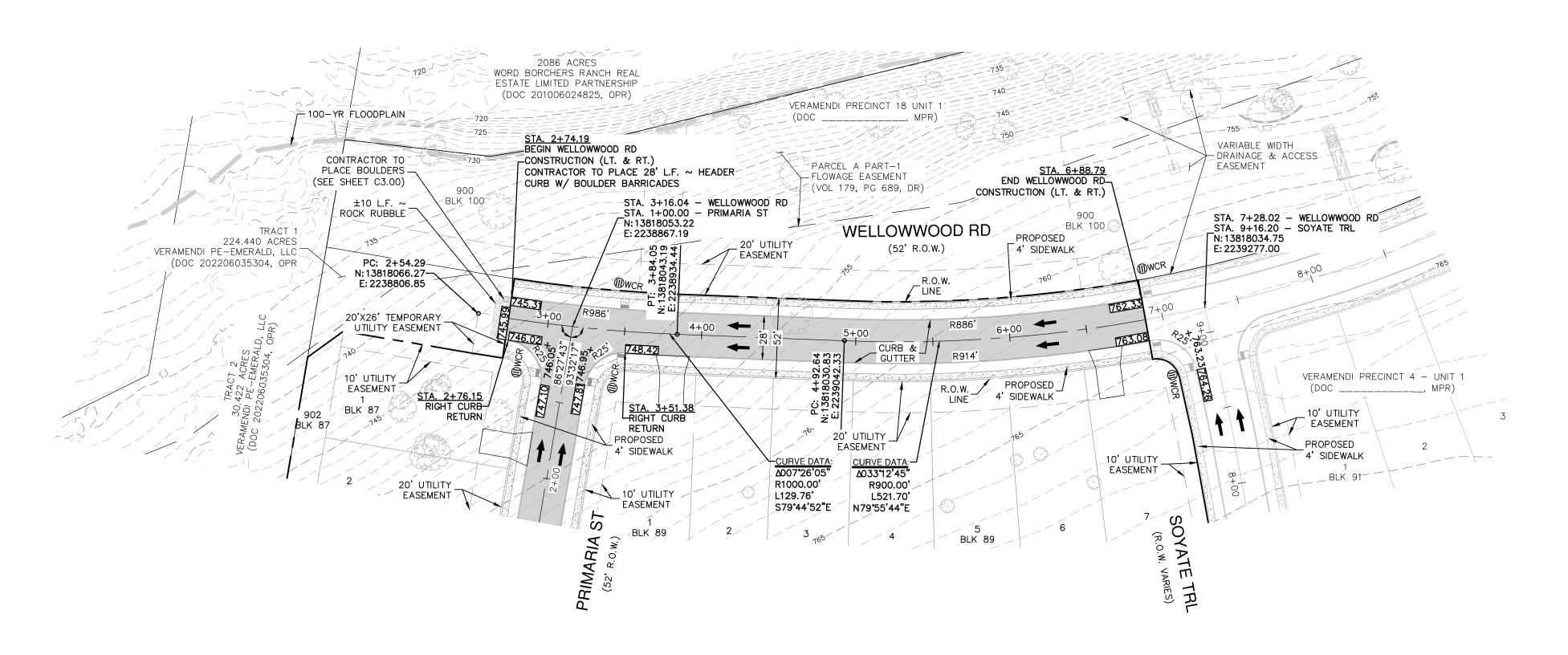


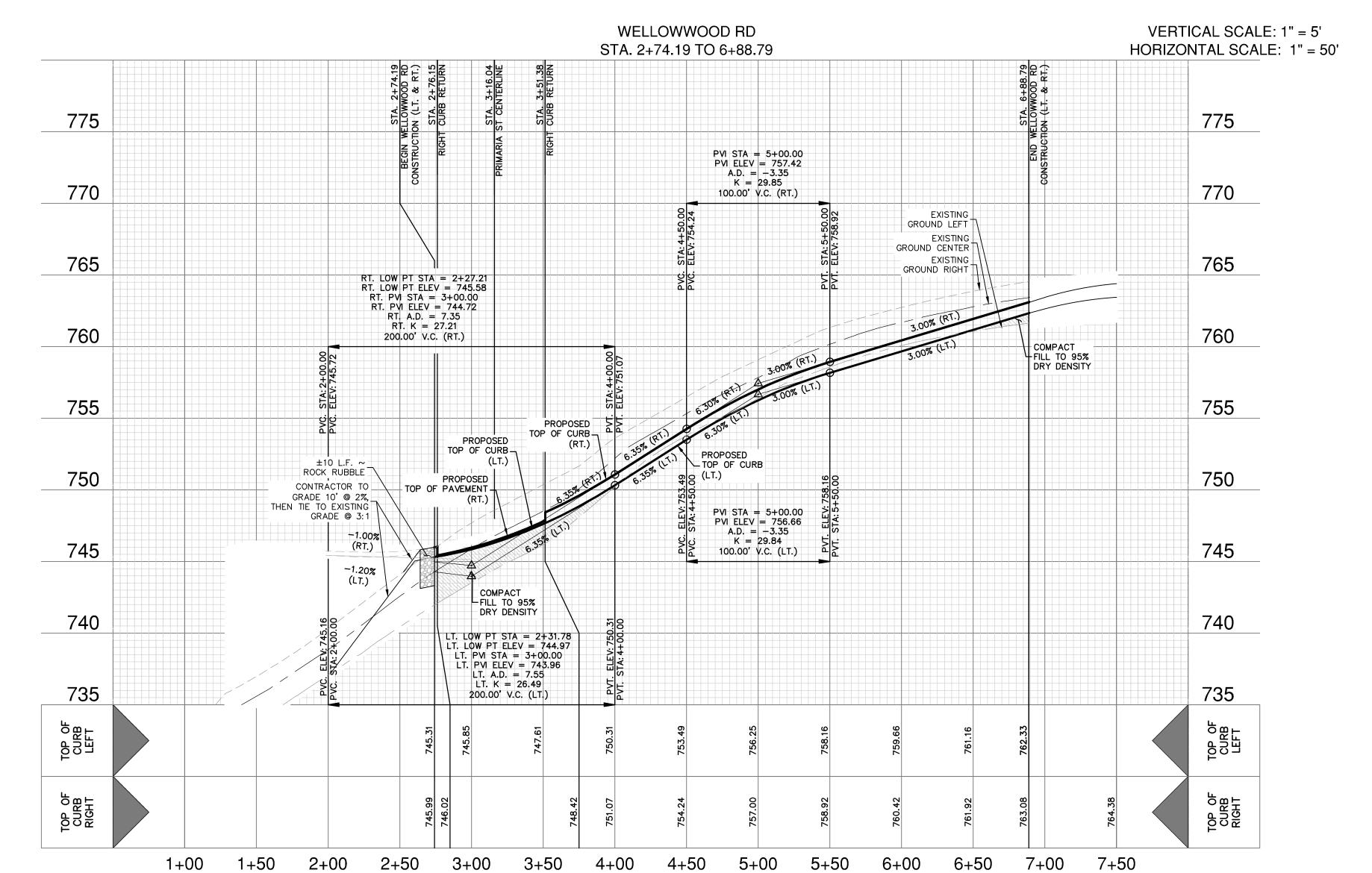


JOCELYN PEREZ

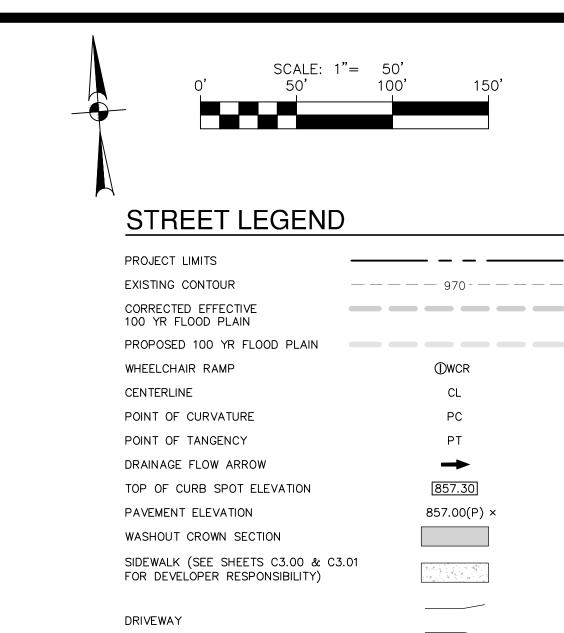
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JOCELYN PEREZ

-AN & 6+88. RAMENDI PRECINCT NEW BRAUNFELS, TE 그 OOD RD 2+74.19

VE

STREET NOTES:

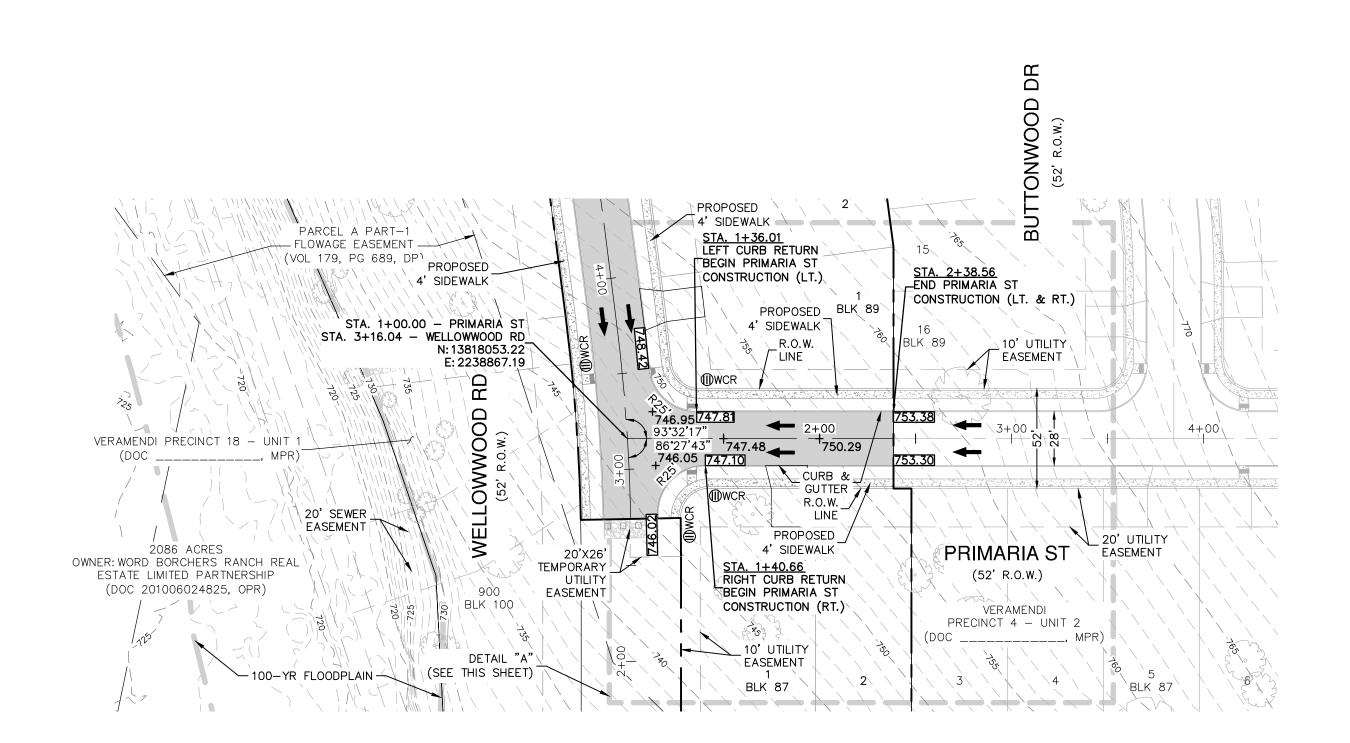
CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE—IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.

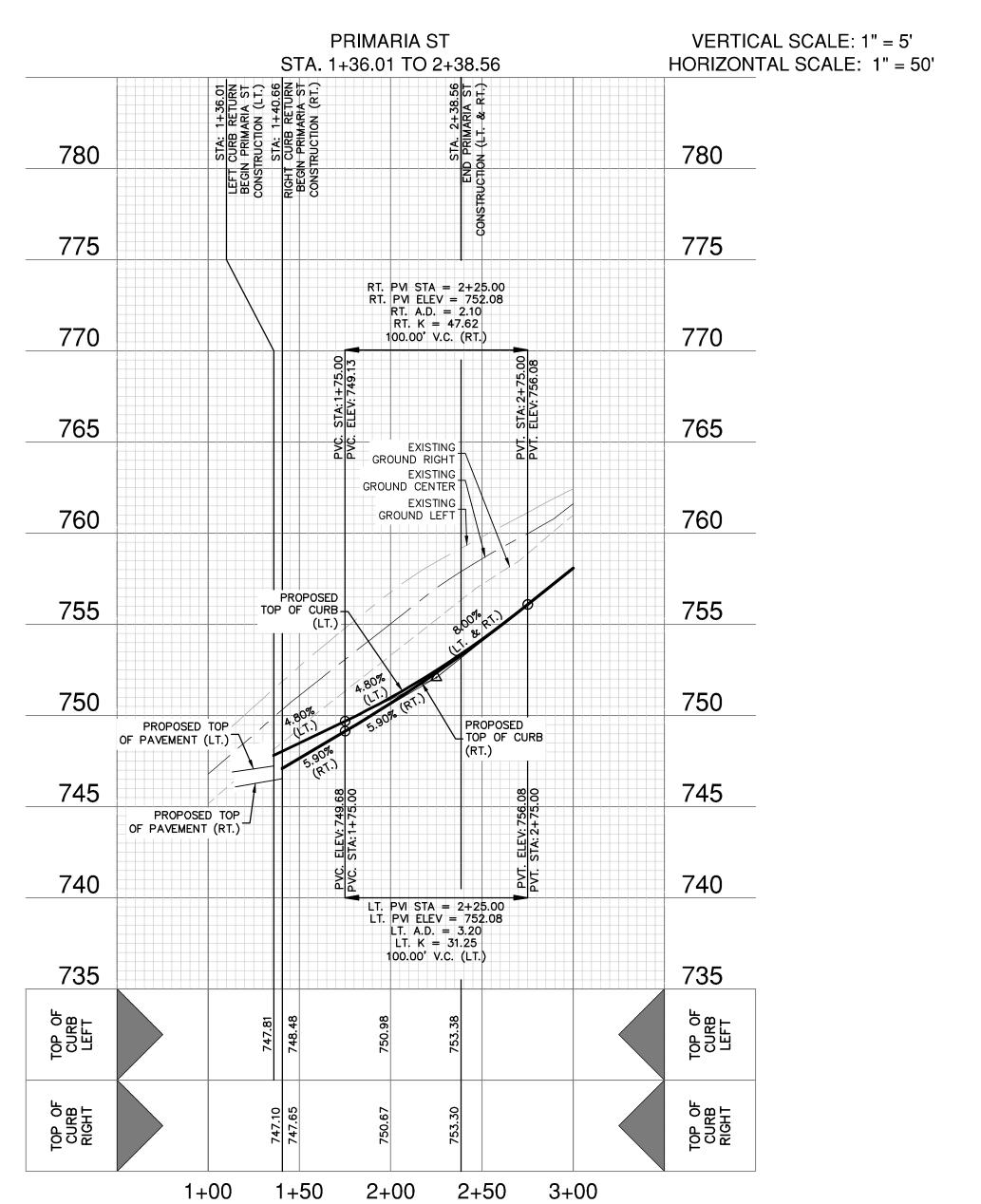
2. NO PERMANENT STRUCTURES HIGHER THAN 3 FEET, AND LOWER THAN 8 FEET ABOVE THE PAVEMENT, INCLUDING STRUCTURES, WALLS, FENCES, AND VEGETATION, SHALL BE CONSTRUCTED OR ALLOWED WITHIN THE CLEAR VISION EASEMENT. CONTRACTOR SHALL GRADE AREAS WITHIN CLEAR VISION EASEMENTS SUCH THAT THE ELEVATION WITHIN THE 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 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.

JOB NO. 30001-65 10-09-2023 DESIGNER GDL HECKED<u> //</u> DRAWN<u>CA</u>

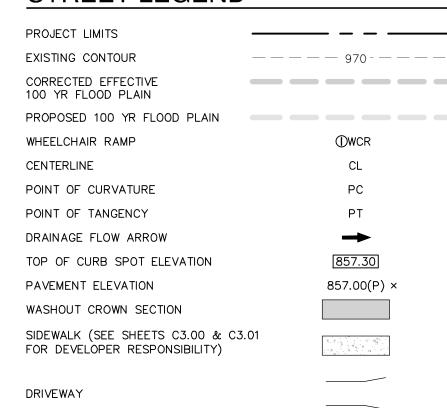
C2.00







STREET LEGEND





JOCELYN PEREZ

REMOVE TEMPORARY TURNAROUND PRIMARIA ST (52' R.O.W.) VERAMENDI

PRECINCT 4 - UNIT 2

DETAIL "A"

NOT-TO-SCALE

VERAMENDI PRECINCT NEW BRAUNFELS, TE

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.
- 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.

PLAT NO.

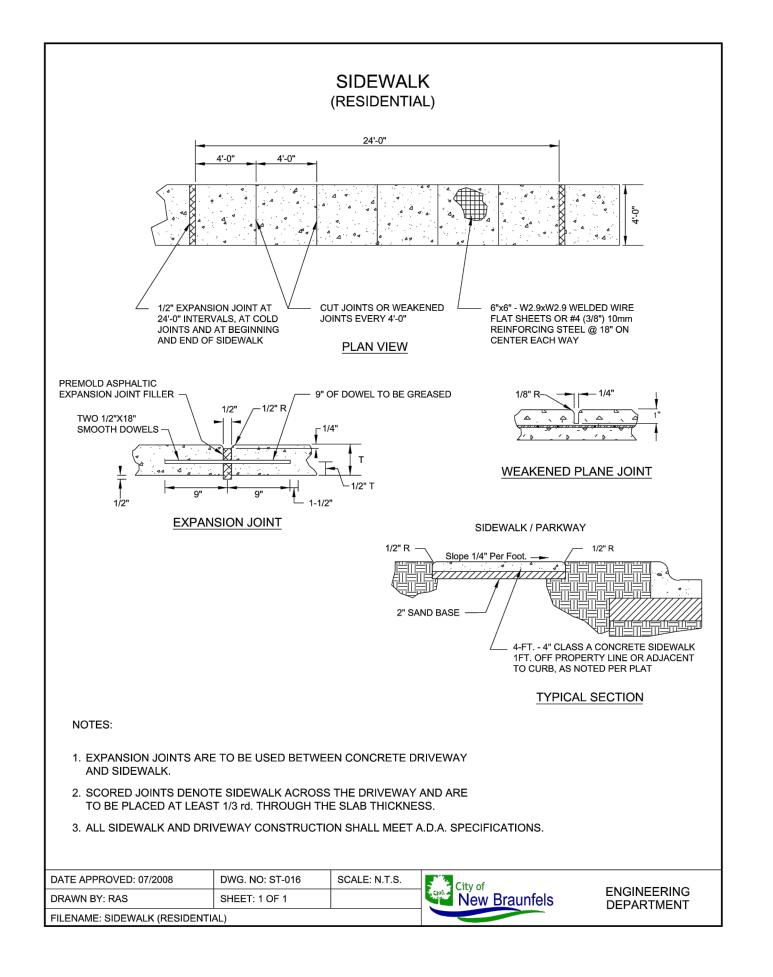
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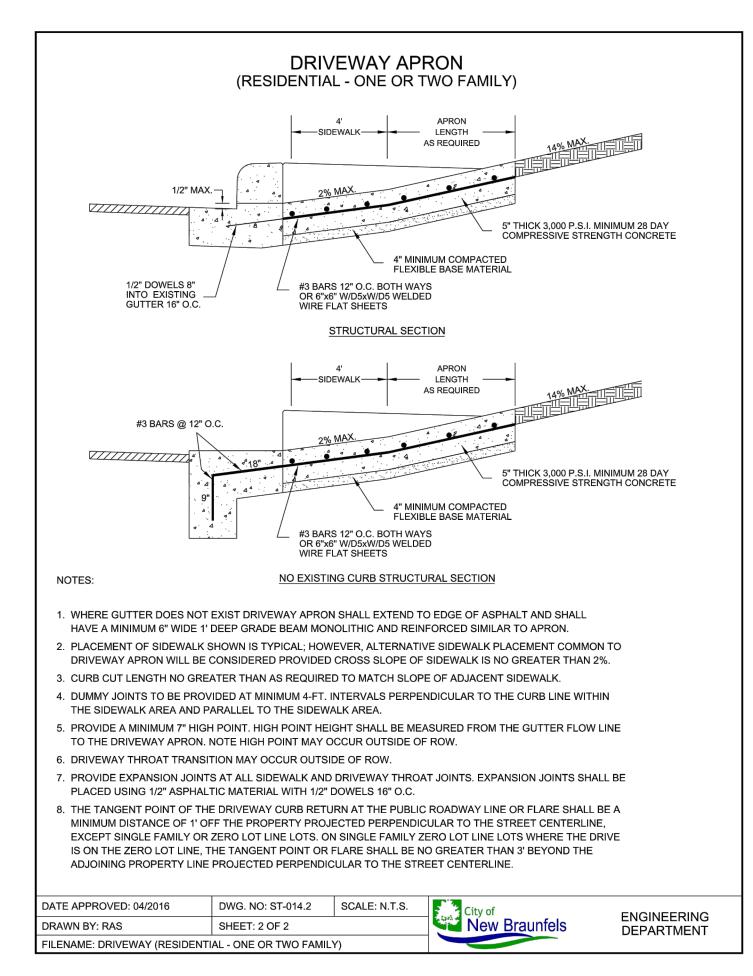
DATE 10-09-2023

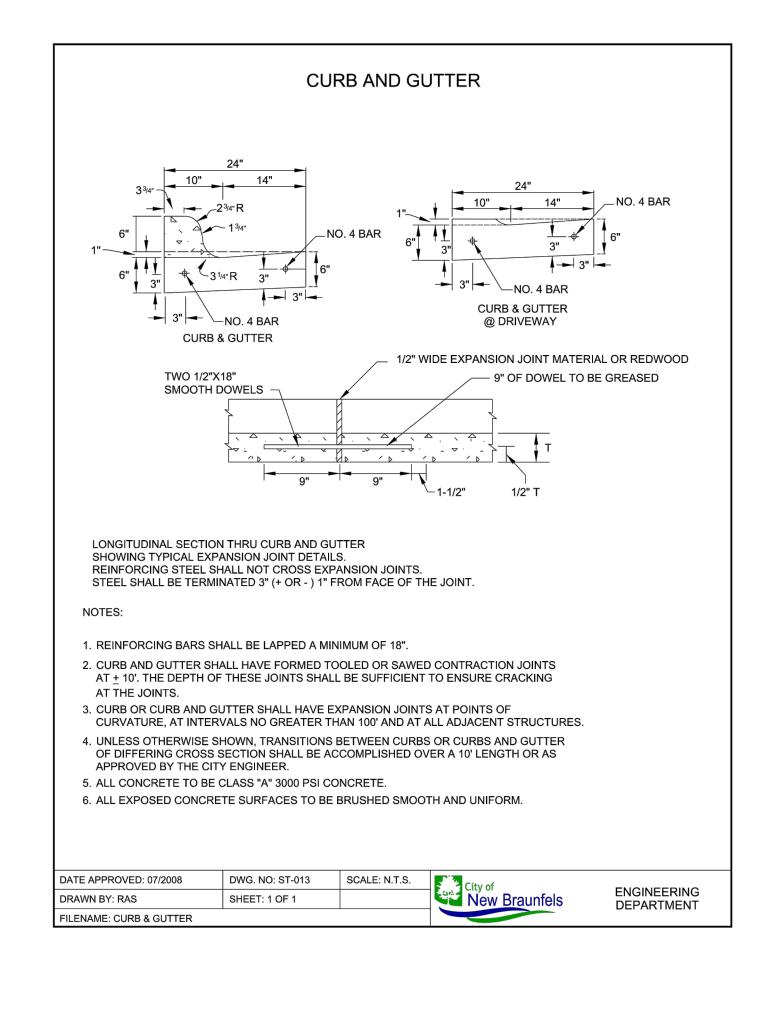
DESIGNER GDL

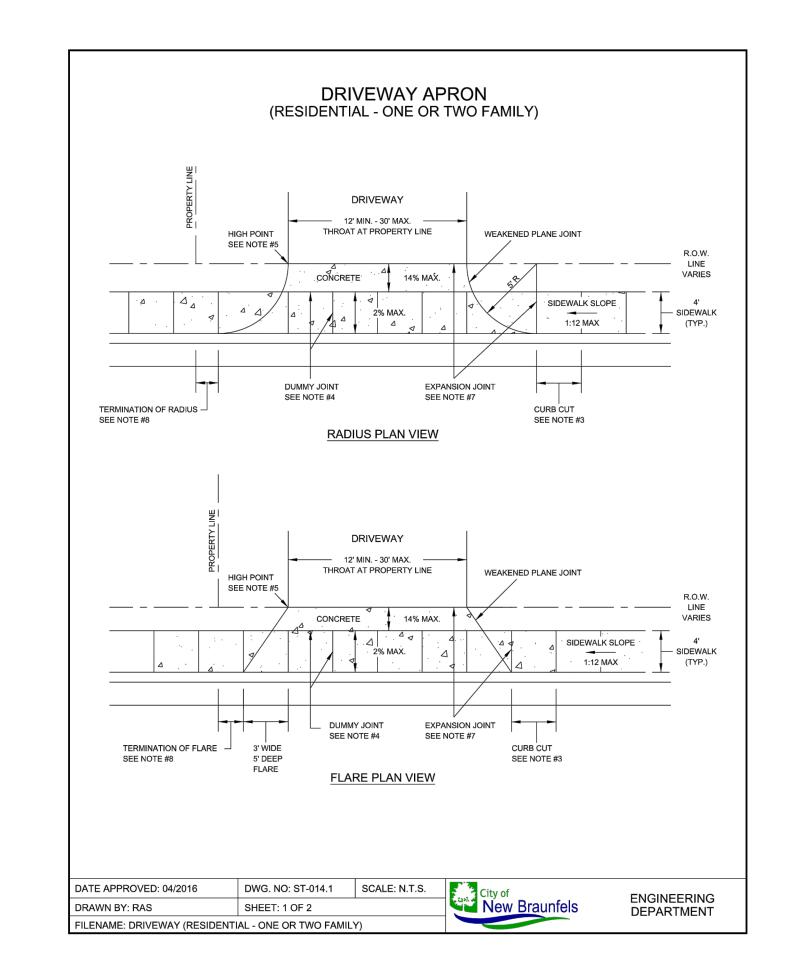
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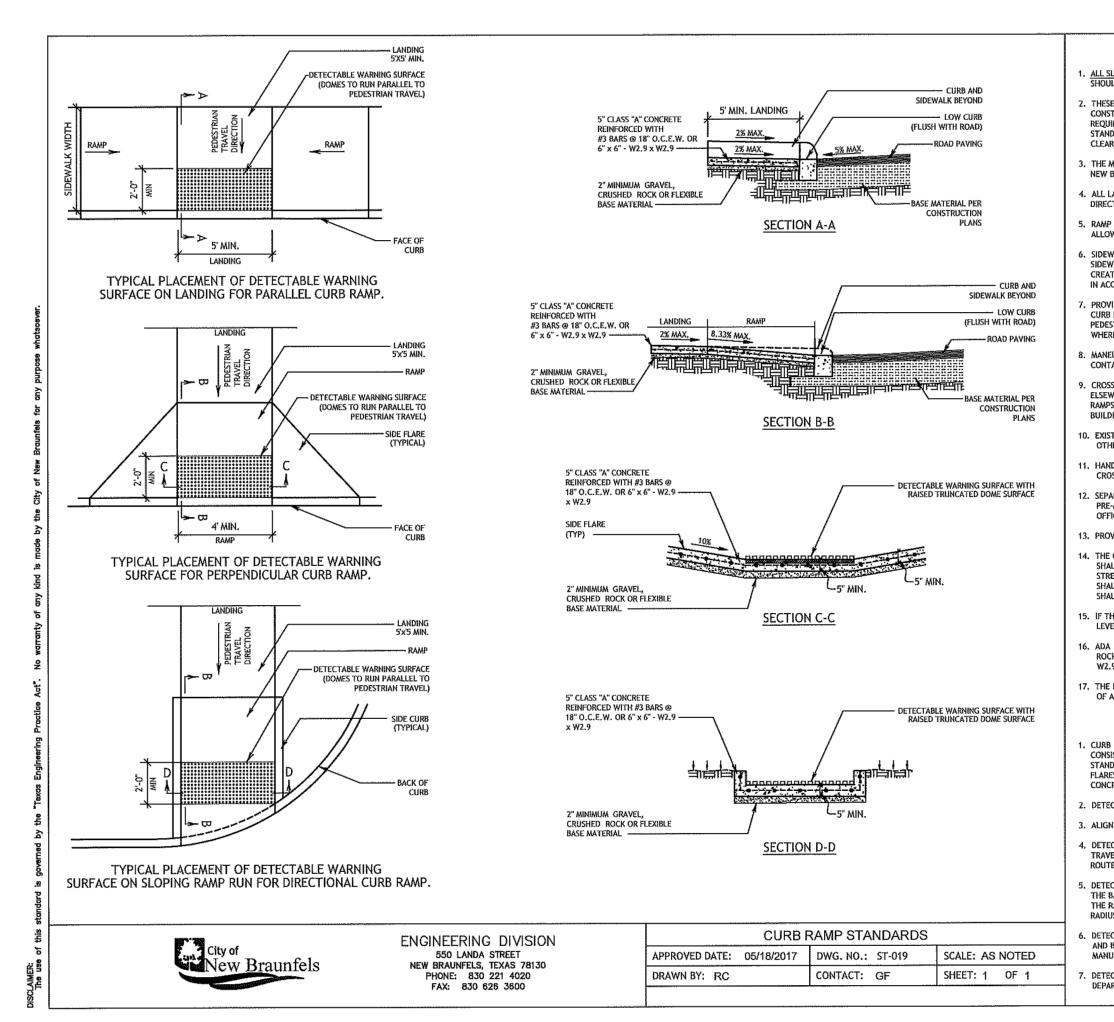
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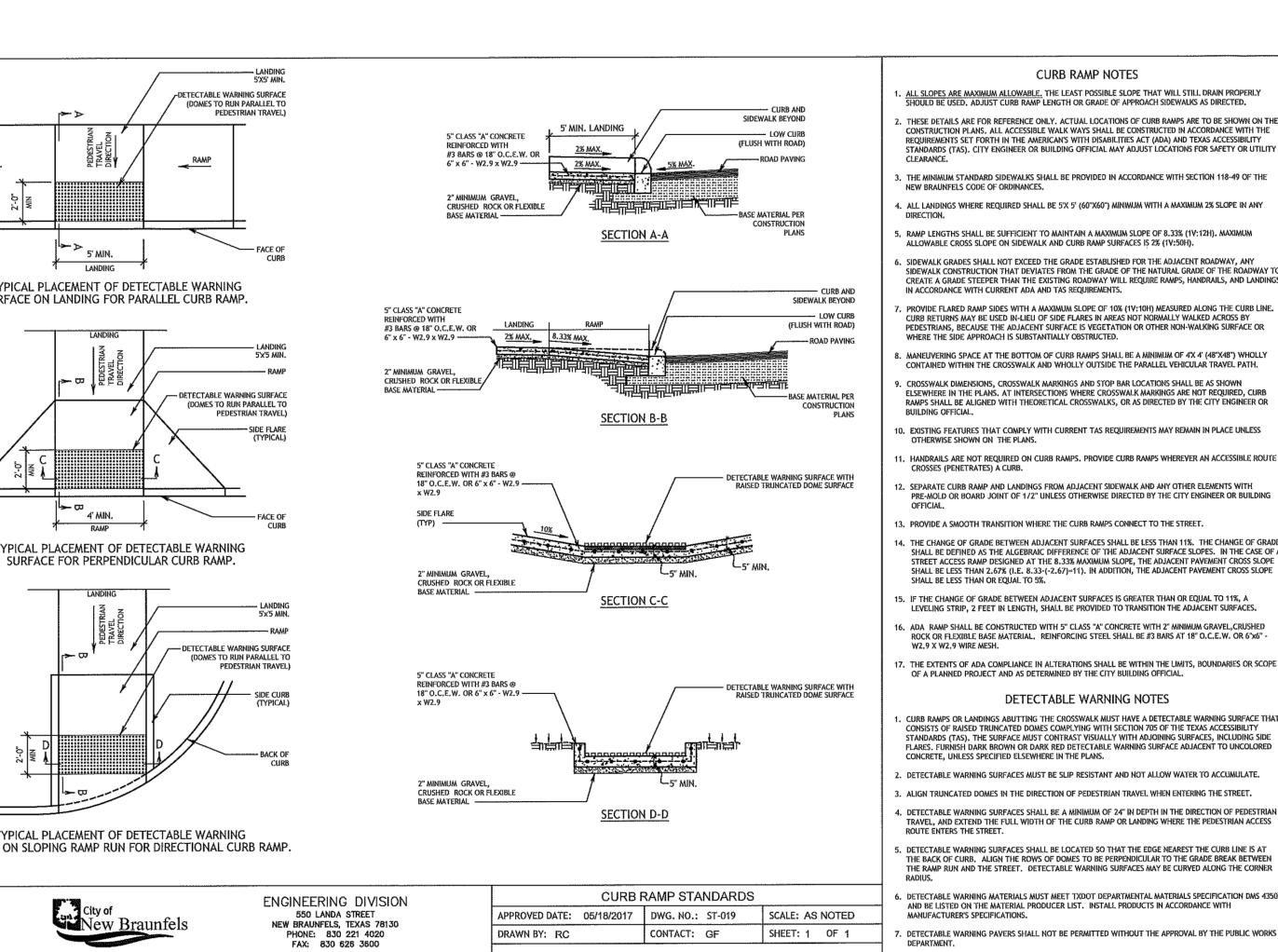












CURB RAMP NOTES

- 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, . 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 AMERICAN'S WITH DISABILITIES ACT (ADA) AND TEXAS ACCESSIBILITY
- 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
- 5. RAMP LENGTHS SHALL BE SUFFICIENT TO MAINTAIN A MAXIMUM SLOPE OF 8.33% (1Y:12H). MAXIMUM
- ALLOWABLE CROSS SLOPE ON SIDEWALK AND CURB RAMP SURFACES IS 2% (1V:50H). S. 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 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. 3. MANEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 4'X 4' (48"X48") WHOLLY
- . 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
- O. EXISTING FEATURES THAT COMPLY WITH CURRENT TAS REQUIREMENTS MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.
- , HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. PROVIDE CURB RAMPS WHEREYER AN ACCESSIBLE ROUTE
- 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
- 3. PROYIDE 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%.
- 5. IF THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES IS GREATER THAN OR EQUAL TO 11%, A LEYELING STRIP, 2 FEET IN LENGTH, SHALL BE PROVIDED TO TRANSITION THE ADJACENT SURFACES.
- 6. 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.
- 7. 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

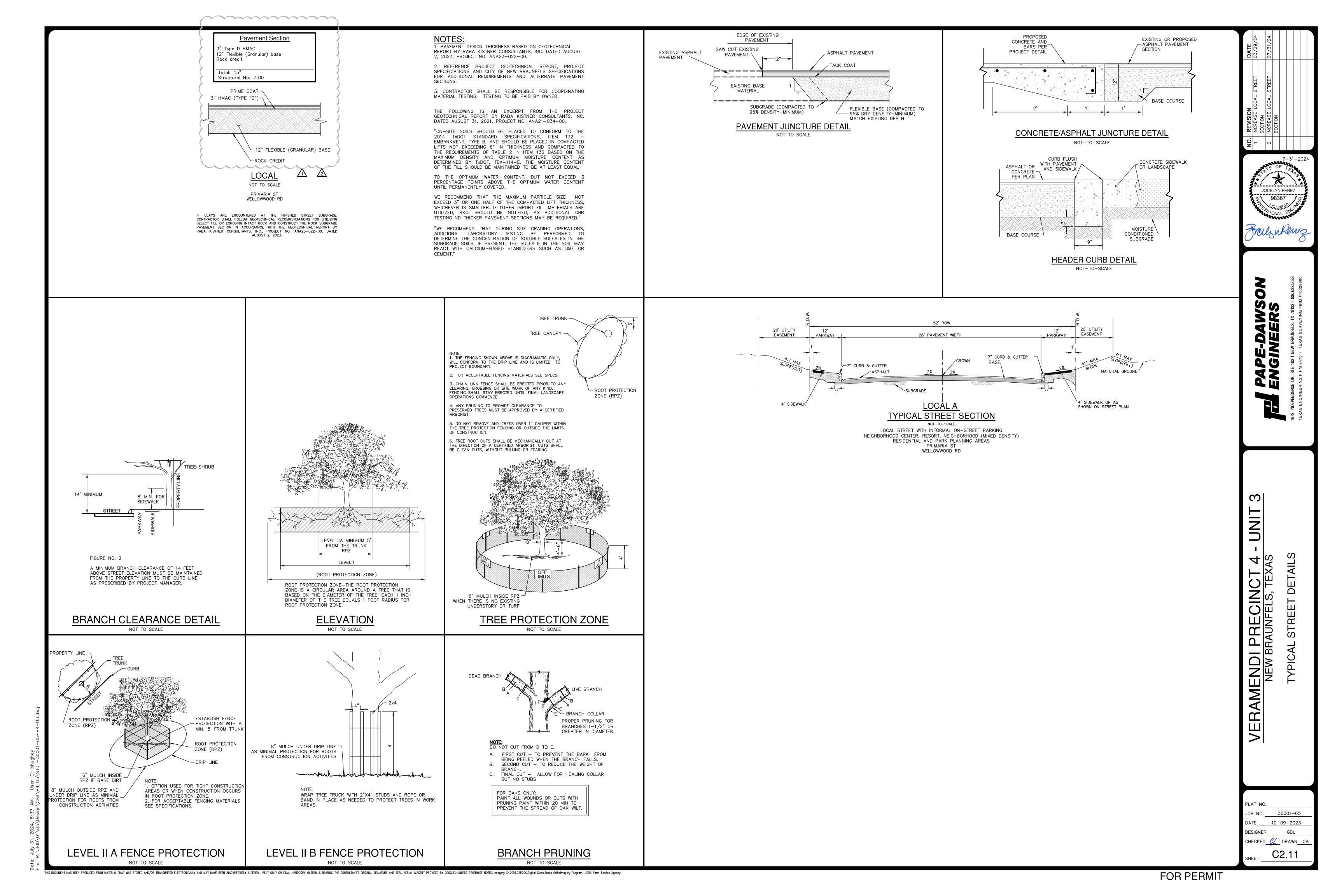
- CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 705 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES, FURNISH DARK BROWN OR DARK RED DETECTABLE WARNING SURFACE ADJACENT TO UNCOLORED CONCRETE, UNLESS SPECIFIED ELSEWHERE 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.
- 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 CURYED ALONG THE CORNER
- 5. DETECTABLE WARNING MATERIALS MUST MEET TXDOT DEPARTMENTAL MATERIALS SPECIFICATION DMS 4350 AND BE LISTED ON THE MATERIAL PRODUCER LIST. INSTALL PRODUCTS IN ACCORDANCE WITH 7. DETECTABLE WARNING PAVERS SHALL NOT BE PERMITTED WITHOUT THE APPROVAL BY THE PUBLIC WORKS

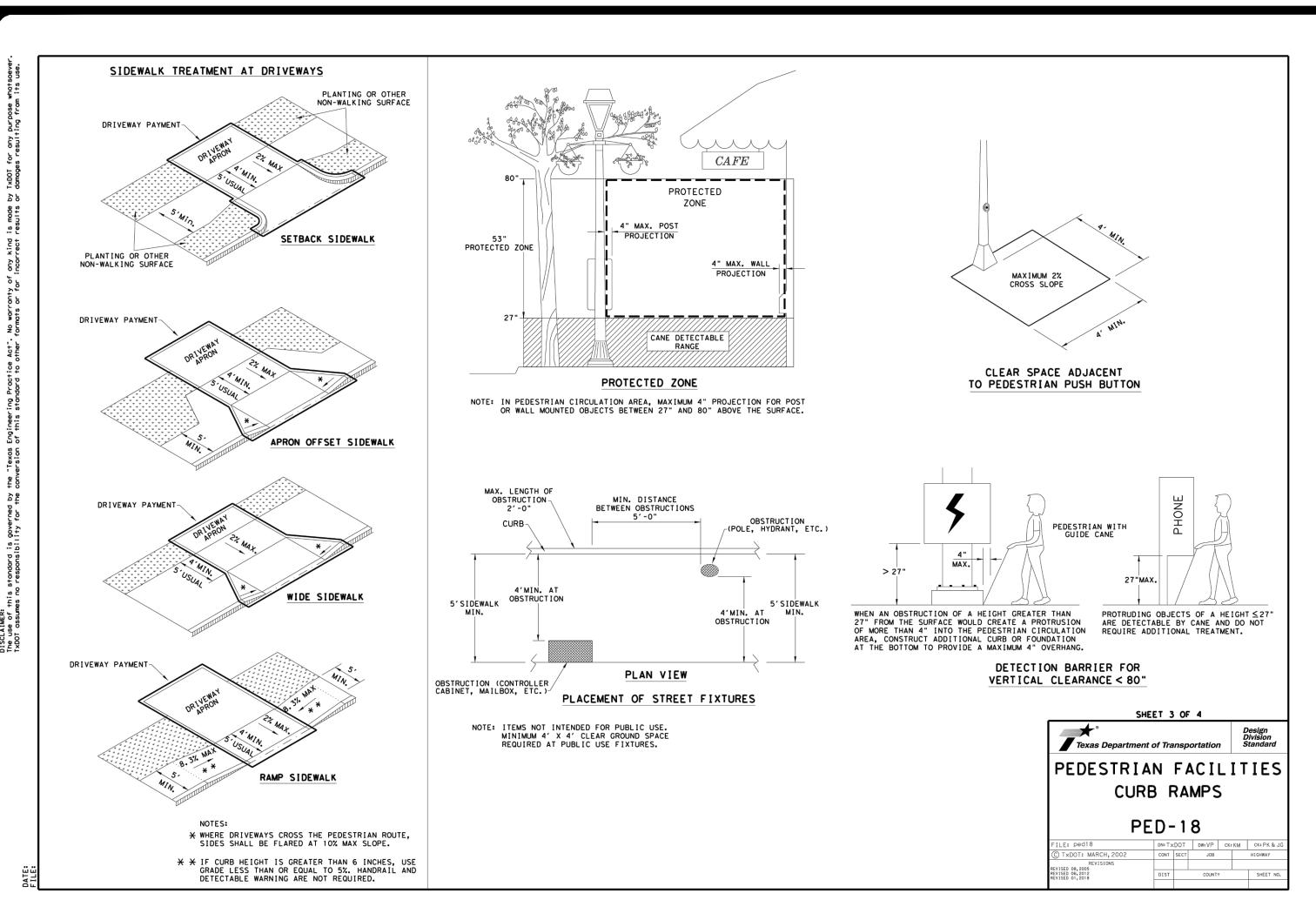
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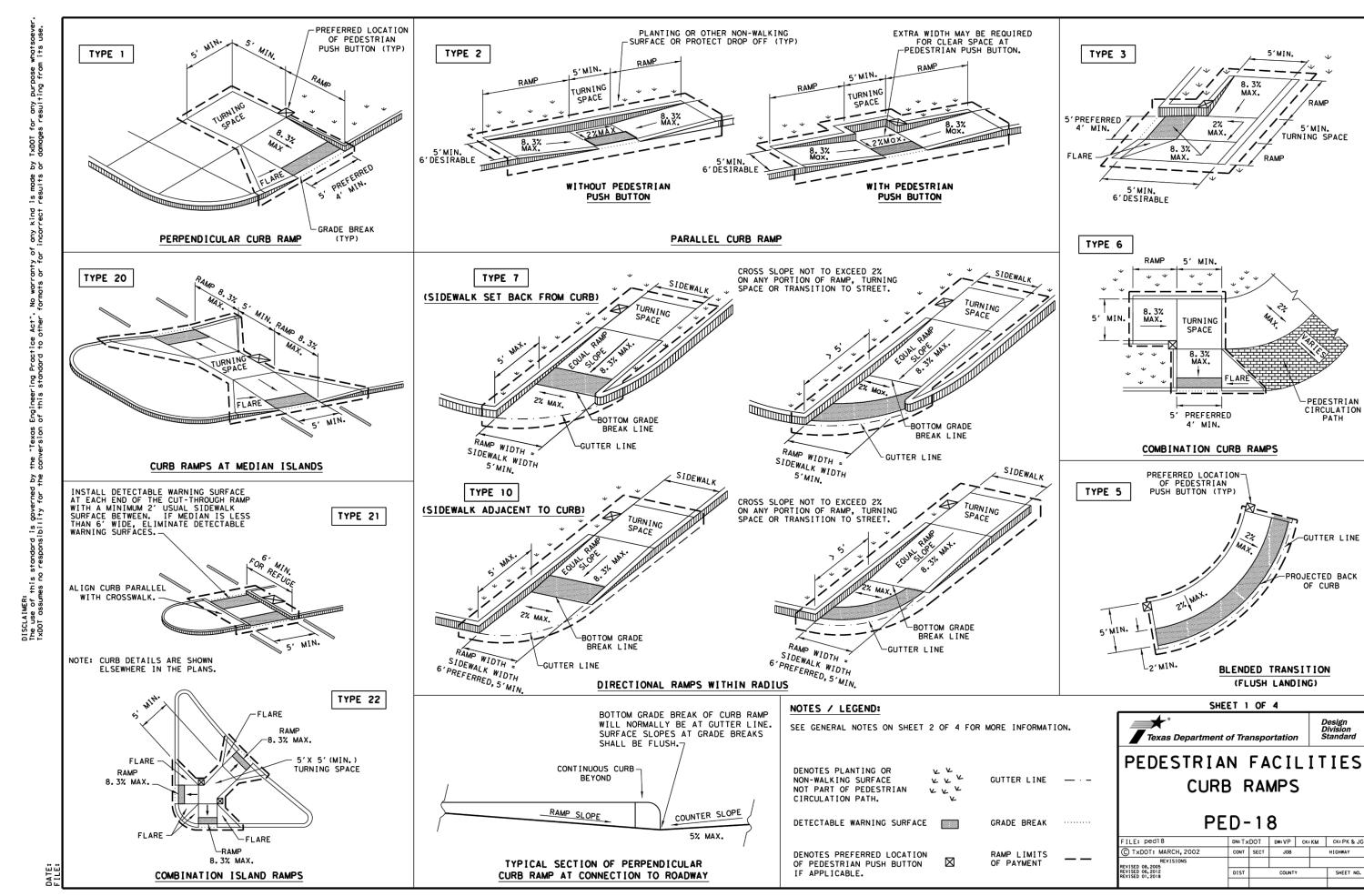
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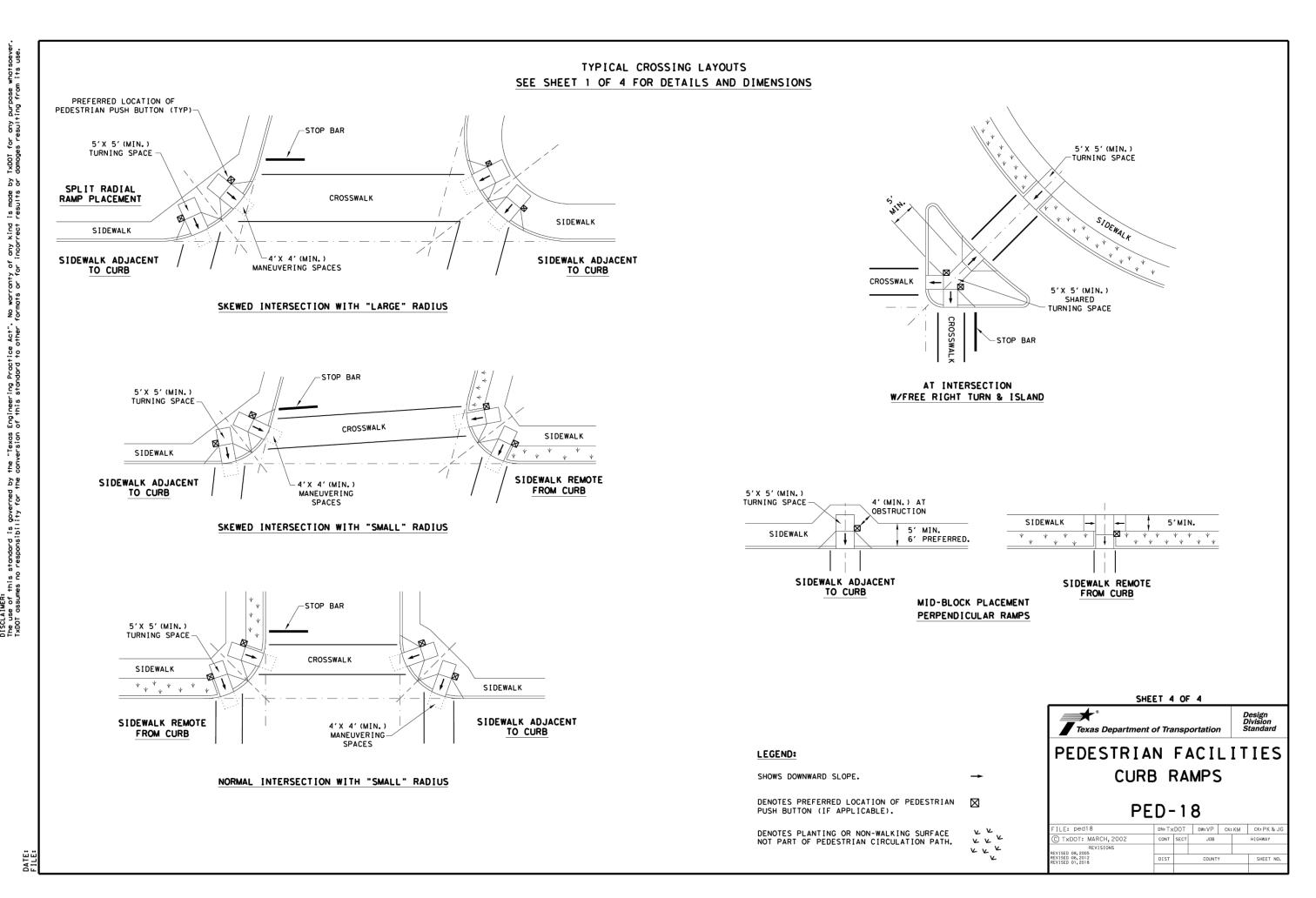
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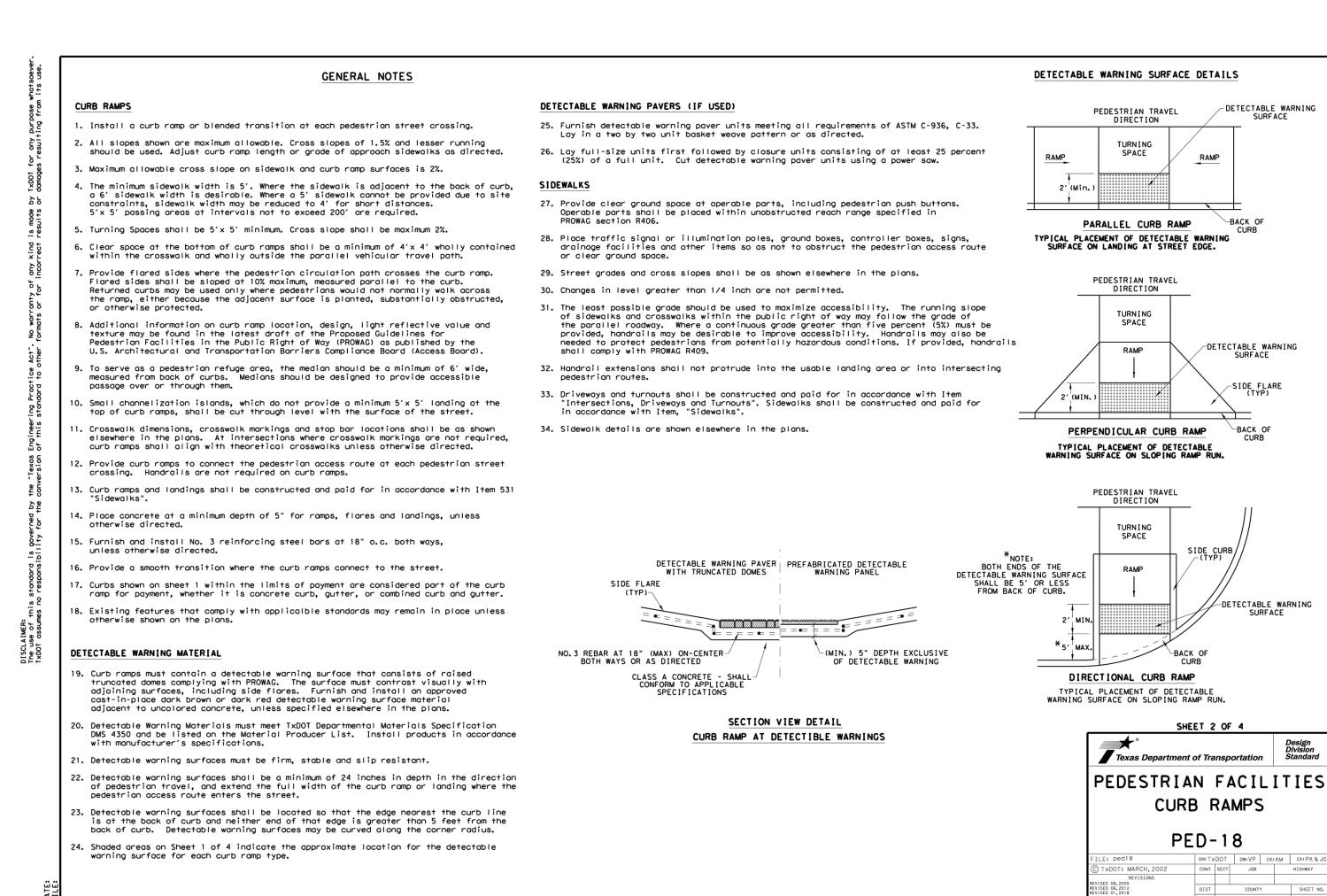


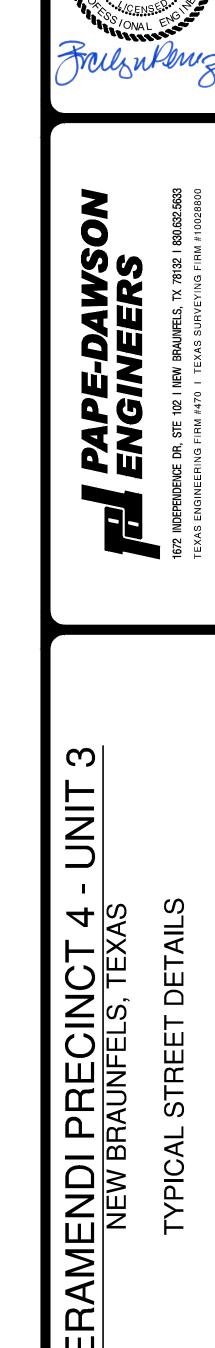






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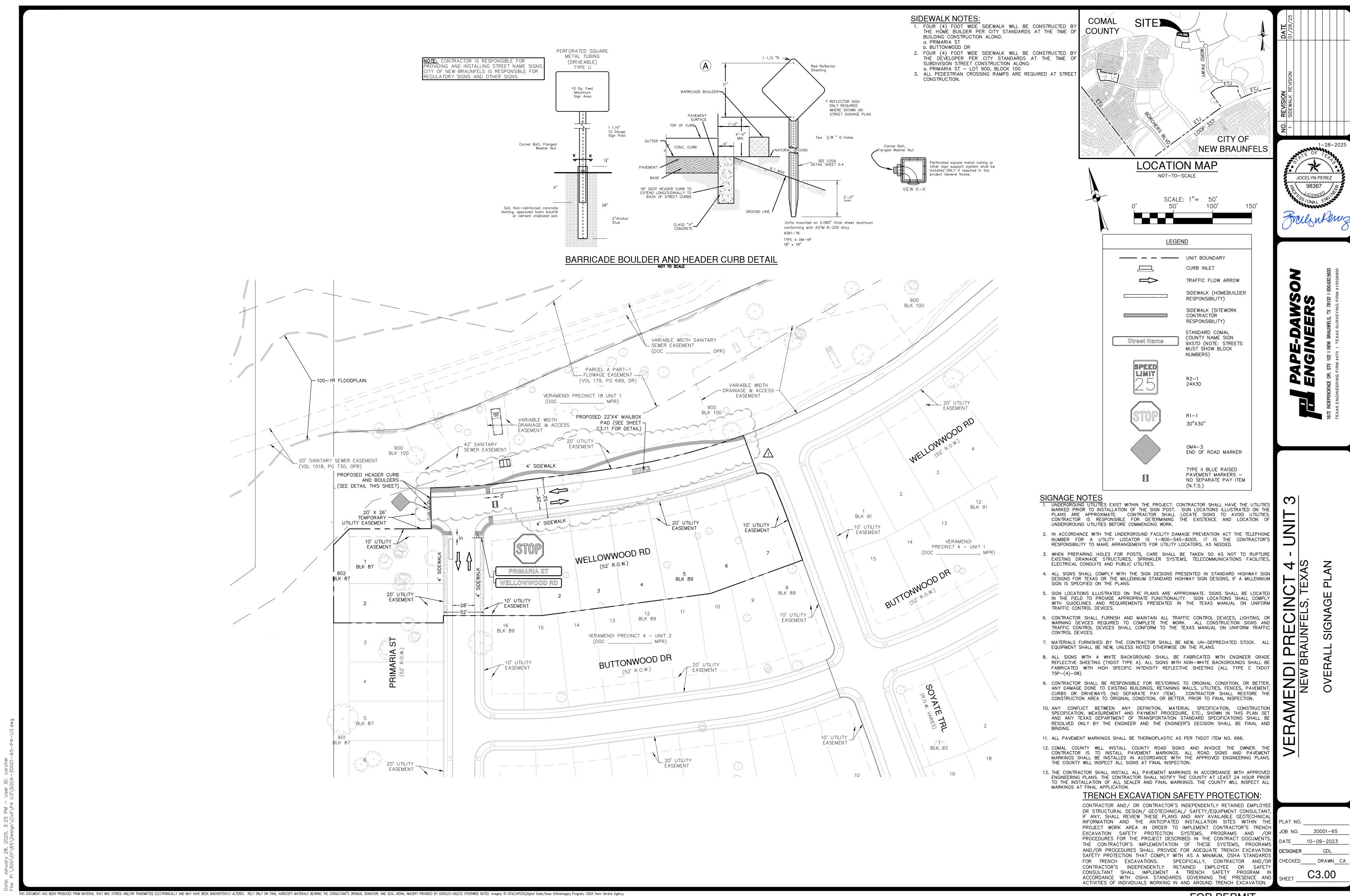
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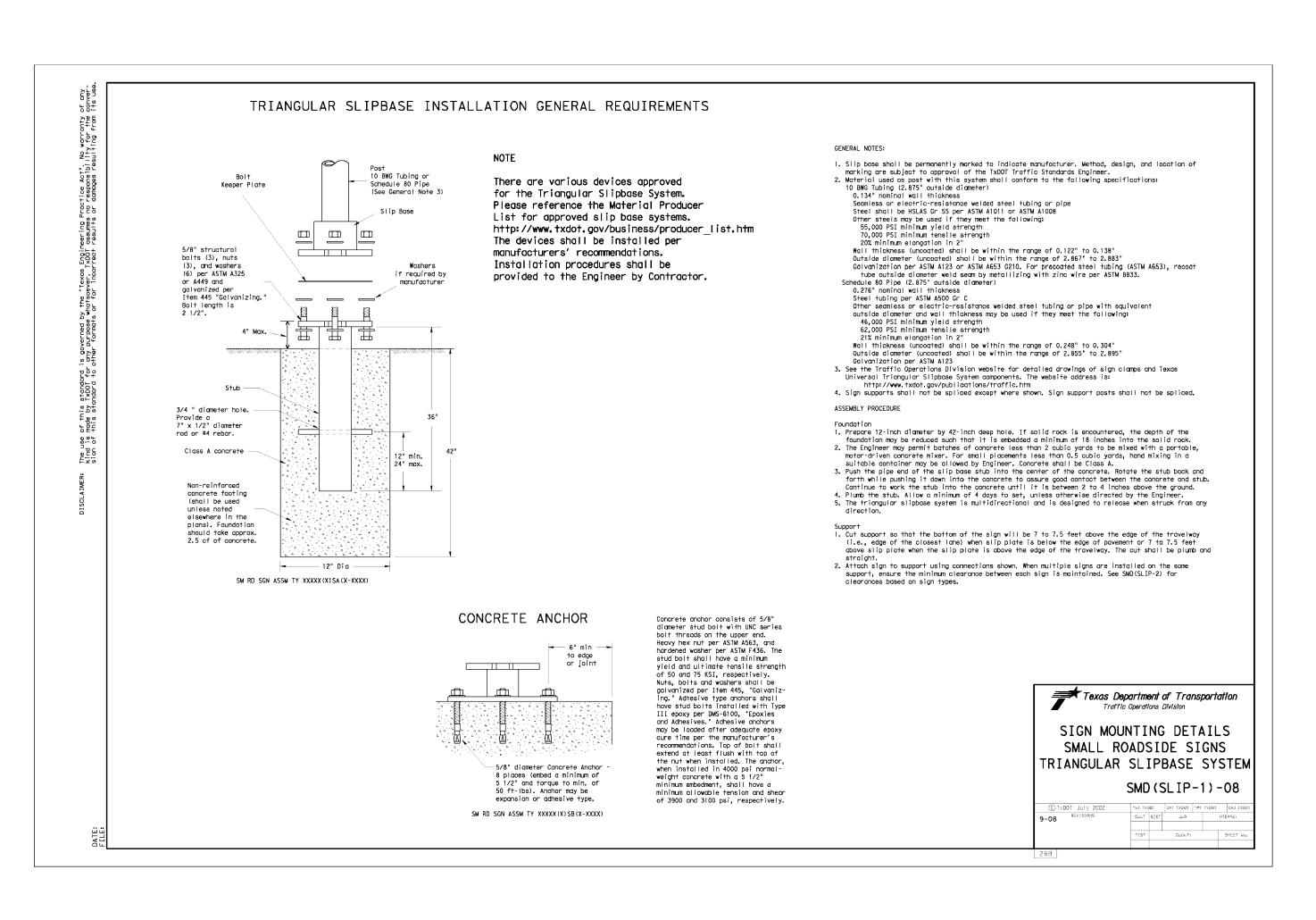
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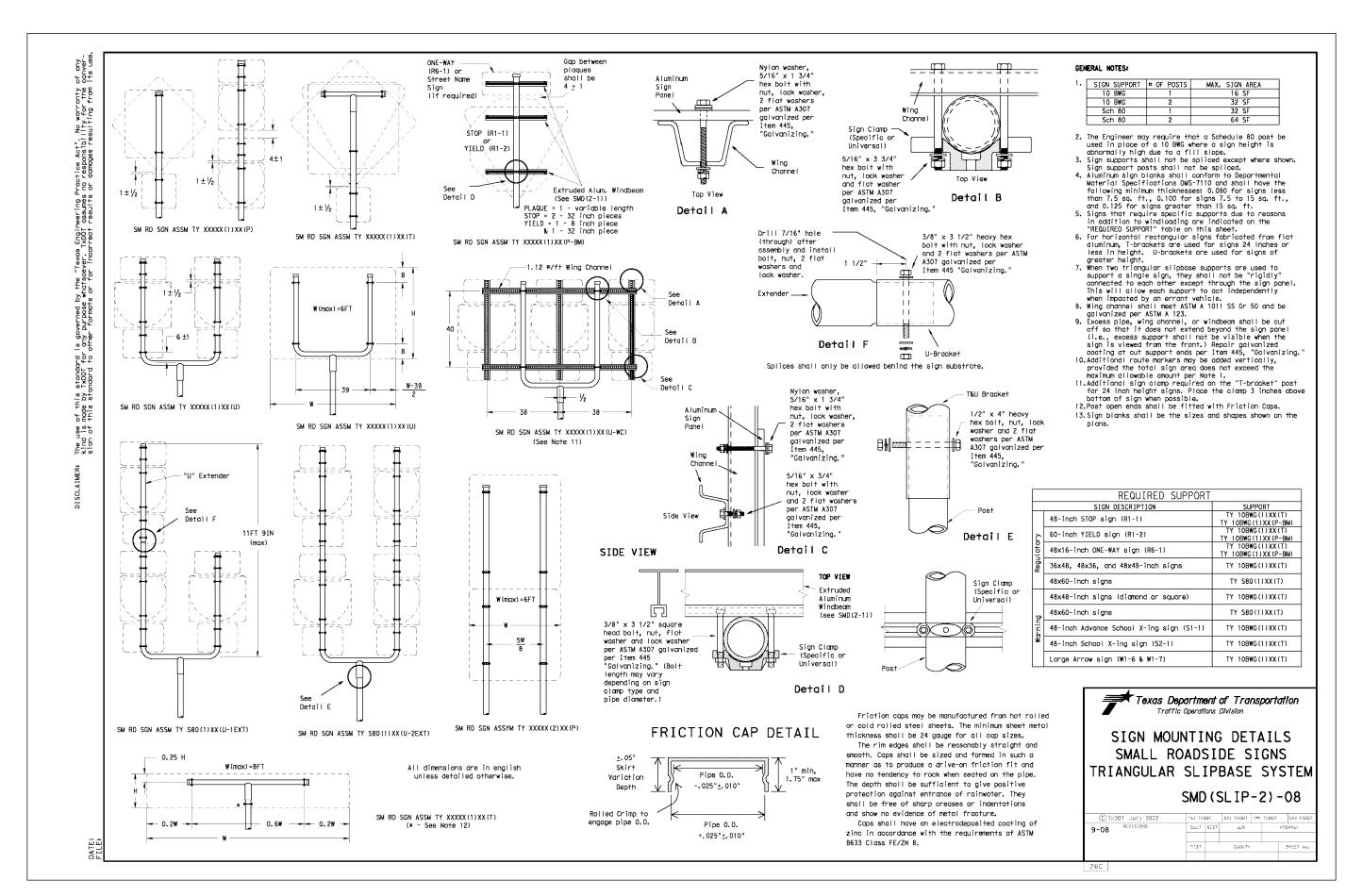
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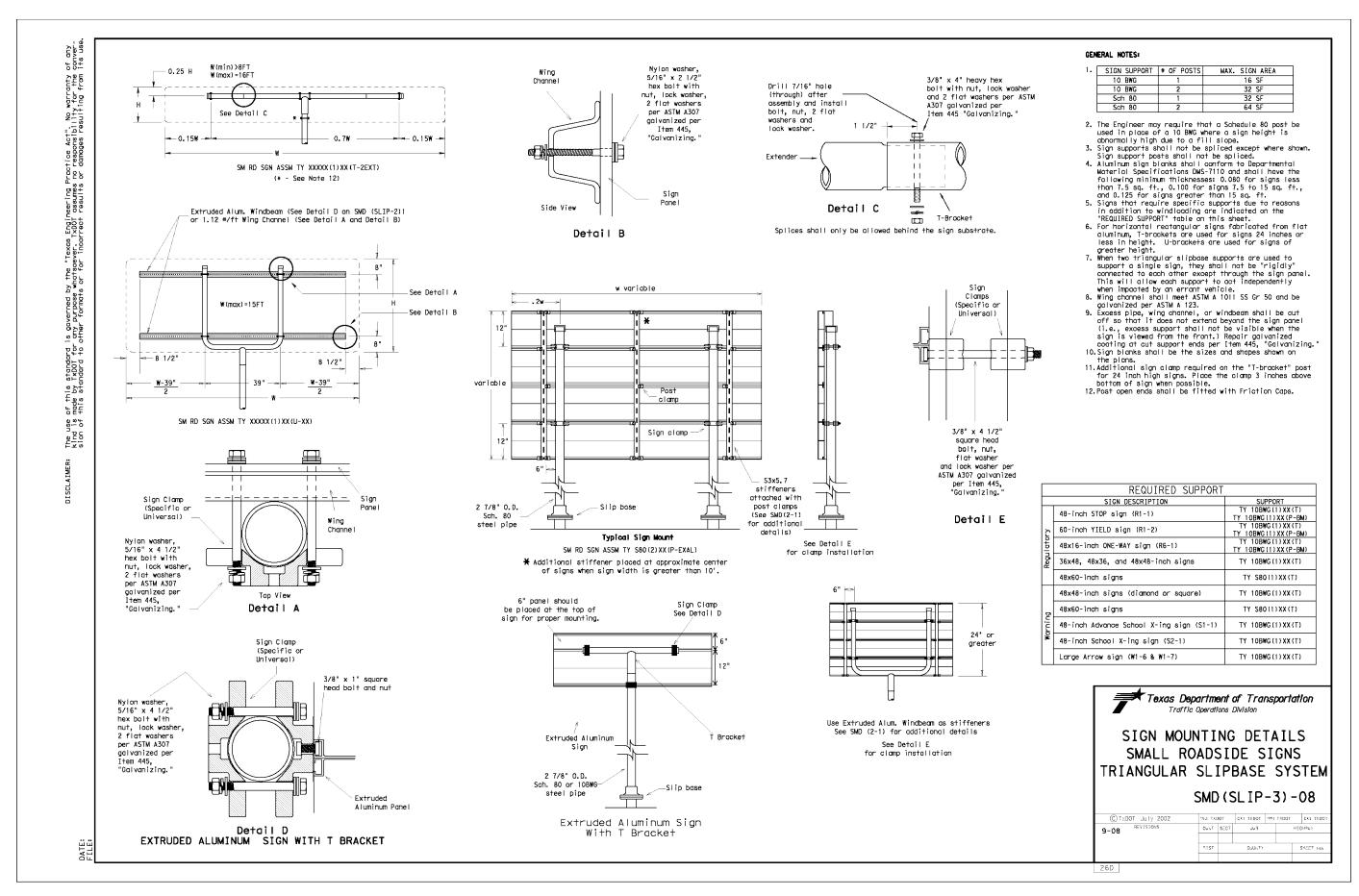
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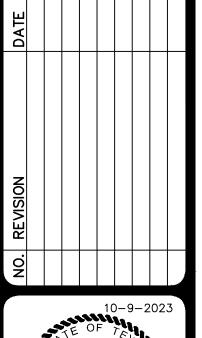
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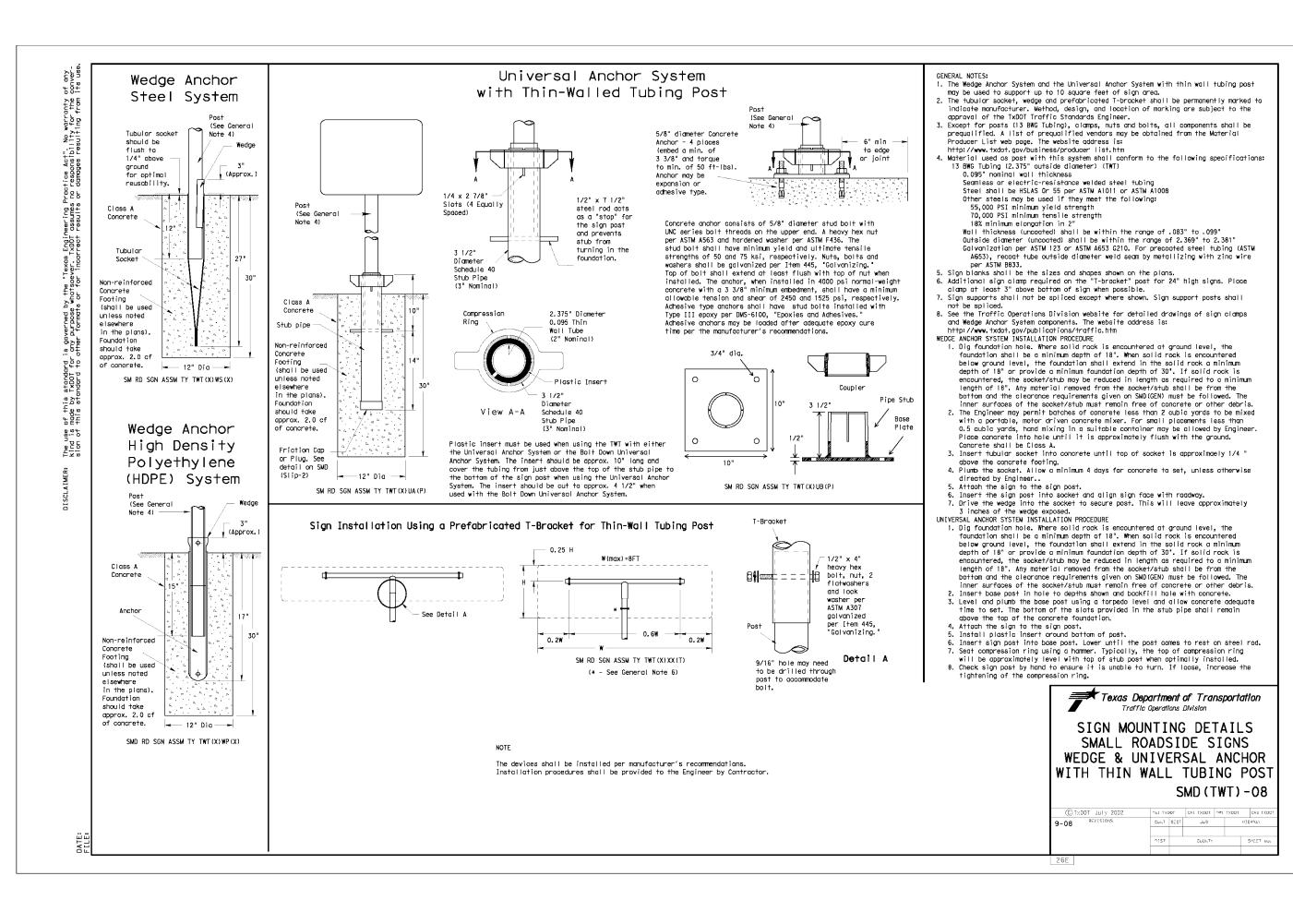


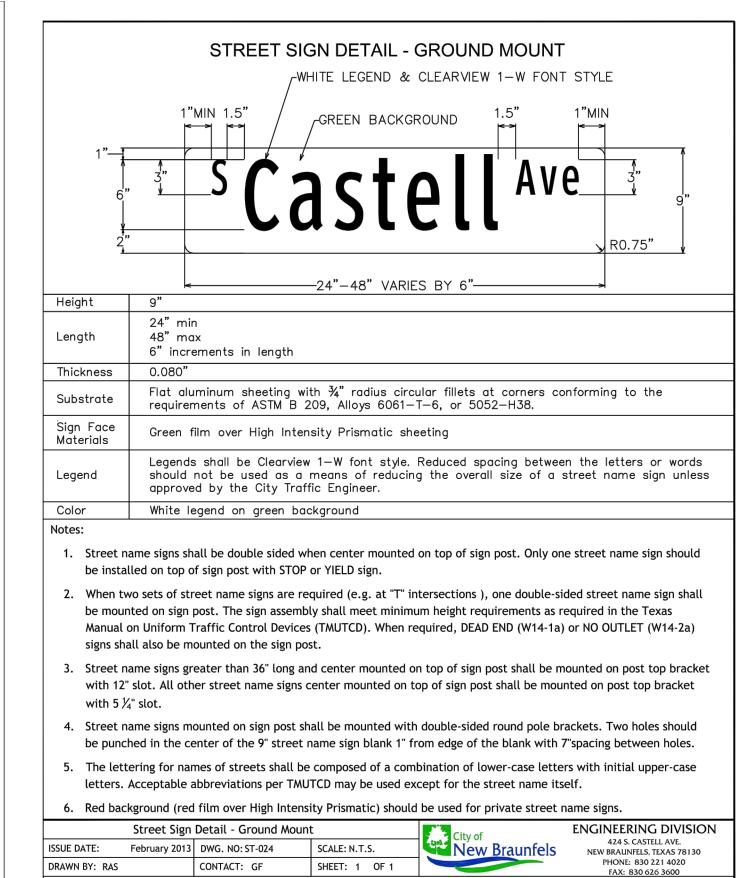




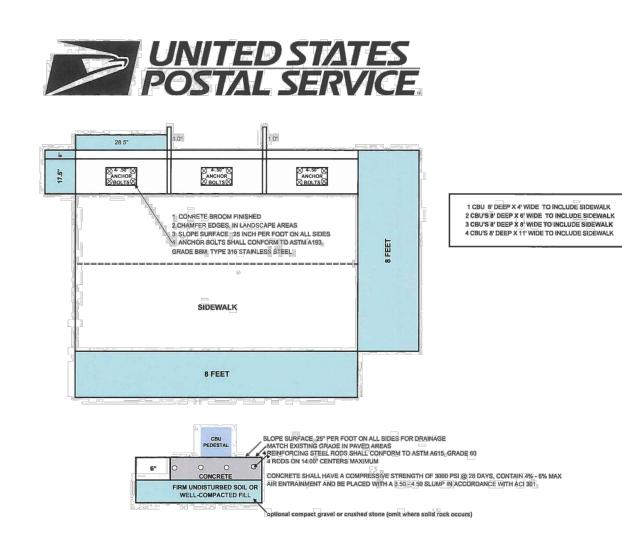
PAPE-DAMSON
INDEPENDENCE DR, STE 102 I NEW BRAUNFELS, TX 78132 I 830.632.5633

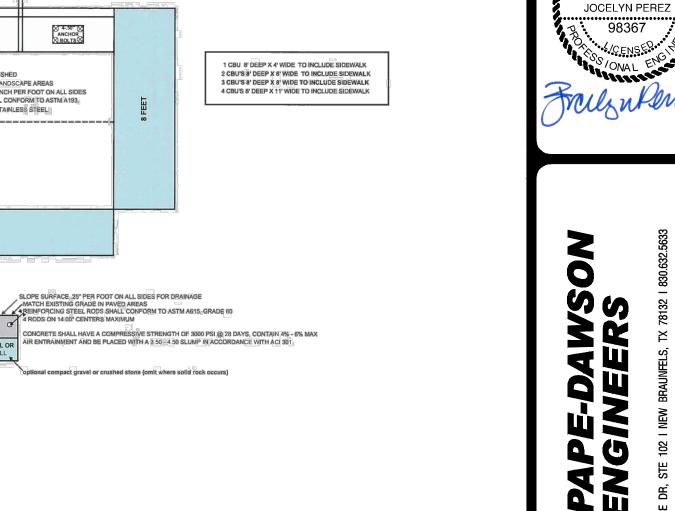
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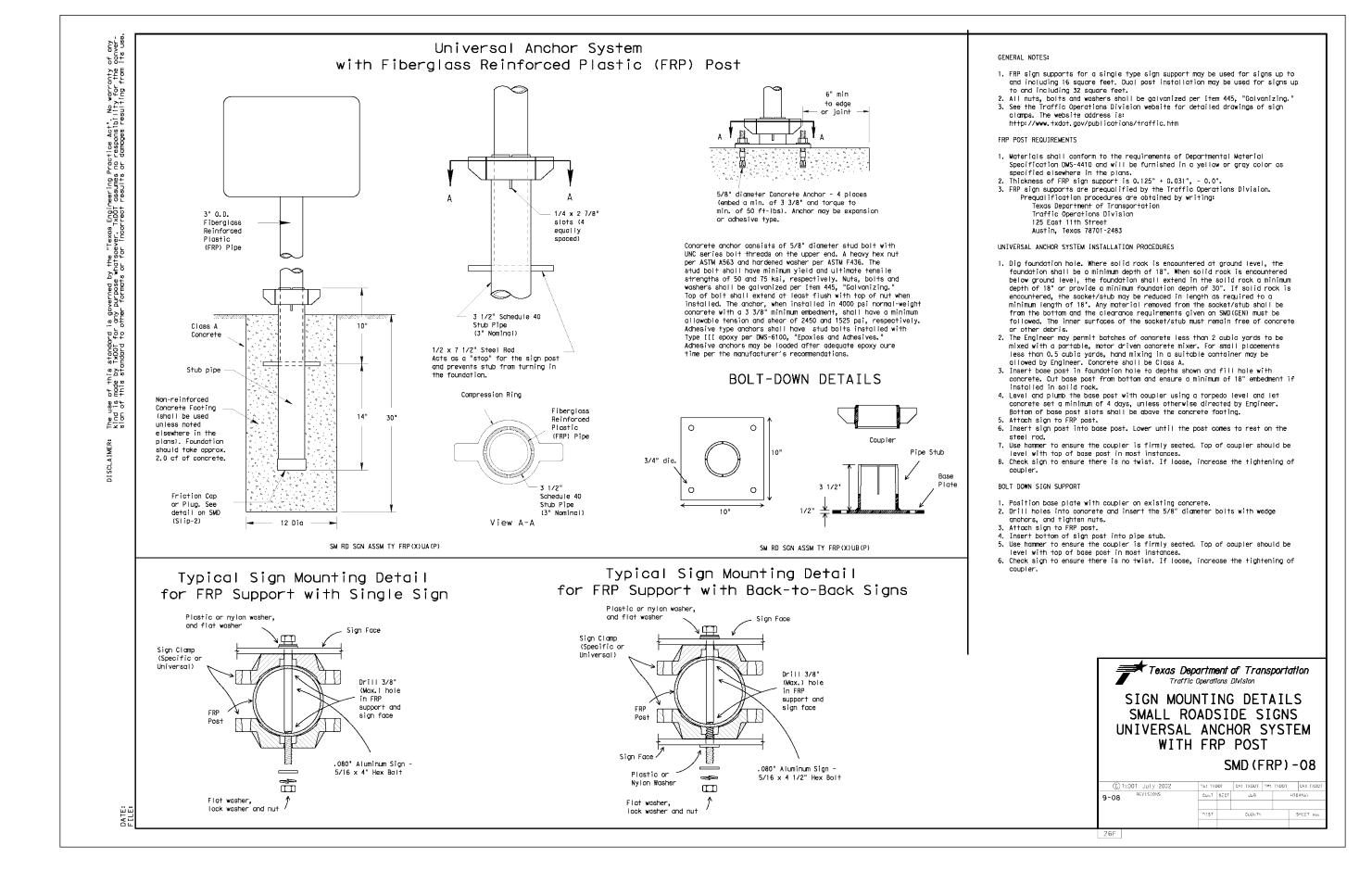


:010 ENGINEERING-AUTOCAD\DETAILS\NB-PUBLIC WORKS DETAILS\NB-UNAPPROVED DETAILS-2013\ST-2013.024 STREET SIGN DETAIL - GROUND MOUNT.DWG









6" MIN./18" MAX.

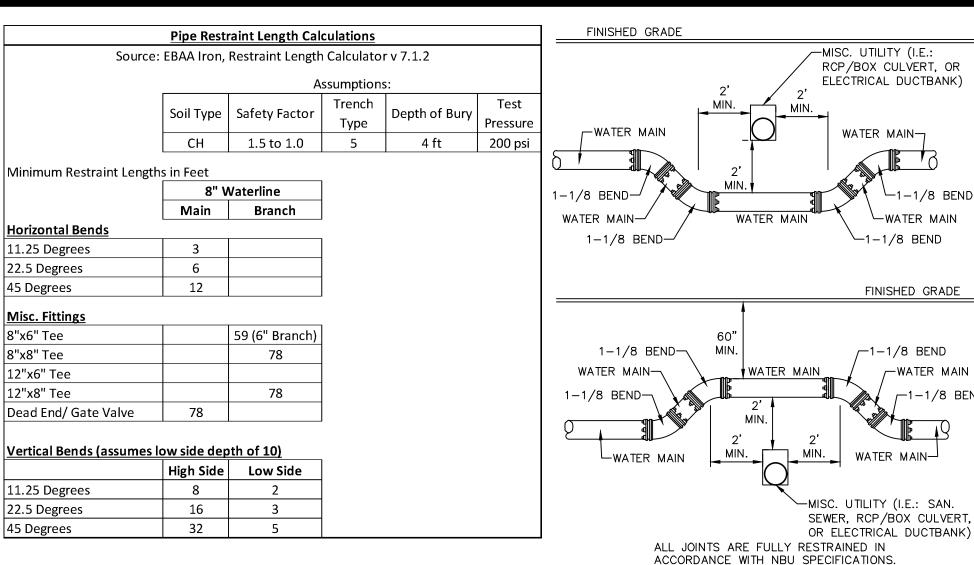
FROM BACK OF

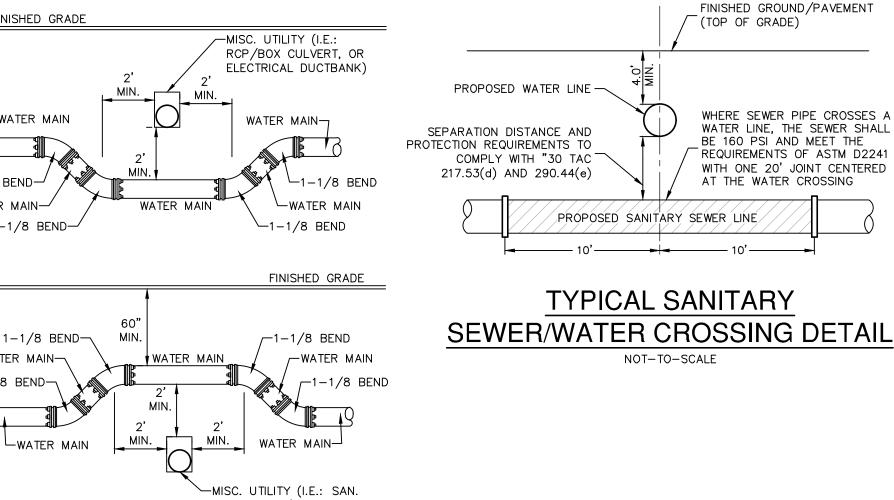
CURB TO STORZ

FIRE HYDRANT DETAIL NOT-TO-SCALE

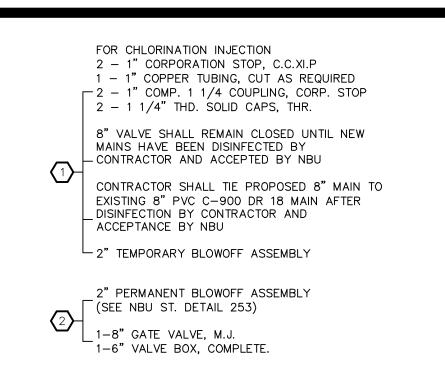
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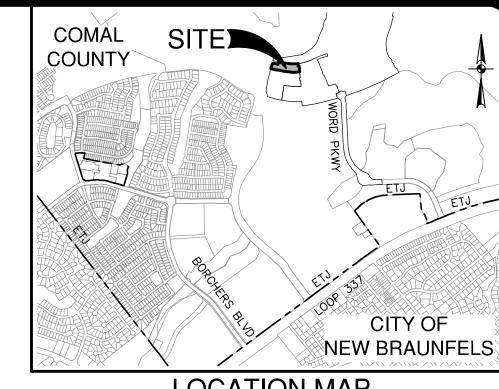
WATER (NBU JOB NO. W-237653)		
ITEM	UNIT	QUANTITY
8" WATER LINE	LF	537
1" SINGLE SERVICE & 5/8" METER	EA	9
1" IRRIGATION SERVICE METER	EA	Х
LUEs	EA	9
FIRE HYDRANT	EA	1
6" GATE VALVE	EA	1
8" GATE VALVE	EA	2

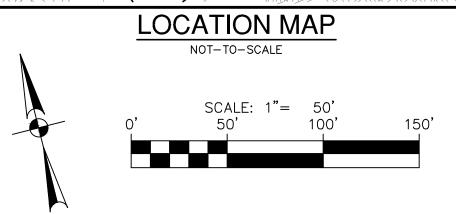


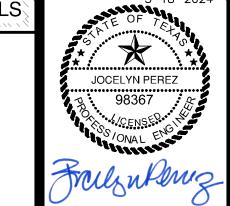


TYPICAL UTILITY/WATER

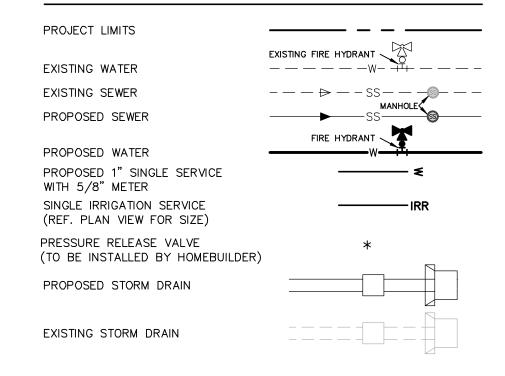








WATER LEGEND



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 TH CONTRACTOR'S RESPONSIBILITY TO COORDINATE JOINT RESTRAINTS WITH THE DEVELOPER'S ENGINEER.

GATE VALVES.

1. 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 AR REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE LATEST NBU BACKFLOW POLICY.

2. ALL GATE VALVES 16" AND SMALLER SHALL BE RESILIENT SEATED

CITY OF NEW BRAUNFELS NOTES

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.

1. NO VALVES, HYDRANTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS

4. UTILITY TRENCH COMPACTION - ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT/SIDEWALK SECTION SHALL BE TH RESPONSIBILITY OF THE DEVELOPER'S GEOTECHNICAL ENGINEER. FILI 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 AN TESTED FOR DENSITY AND MOISTURE IN ACCORDANCE WITH TEST METHODS TEX-113-E, TEX-114-E, TEX-115-E. THE NUMBER AN LOCATION OF REQUIRED TESTS SHALL BE DETERMINED BY 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 TH PLANS. ADDITIONAL DENSITY TESTS MAY BE REQUESTED BY THE CIT

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 CONTRACTO SHALL CONTACT "TEXAS 811" A MINIMUM OF 48 HOURS PRIOR TO TI START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL B THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL B AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN C THESE PLANS OR NOT.

TRENCH EXCAVATION SAFETY PROTECTION:

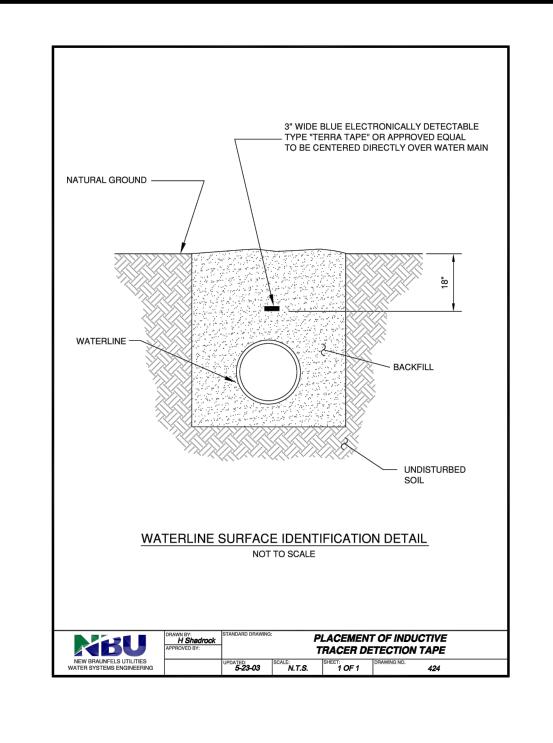
CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN TH PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND /OI 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 SAFÉTY 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 ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE ANI ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

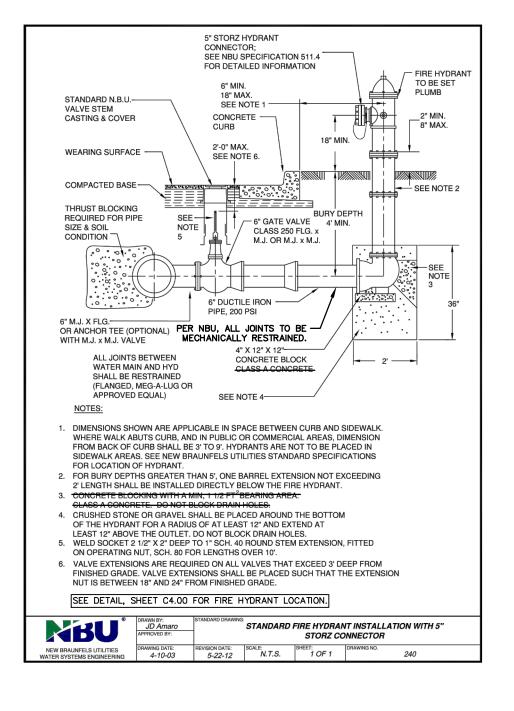
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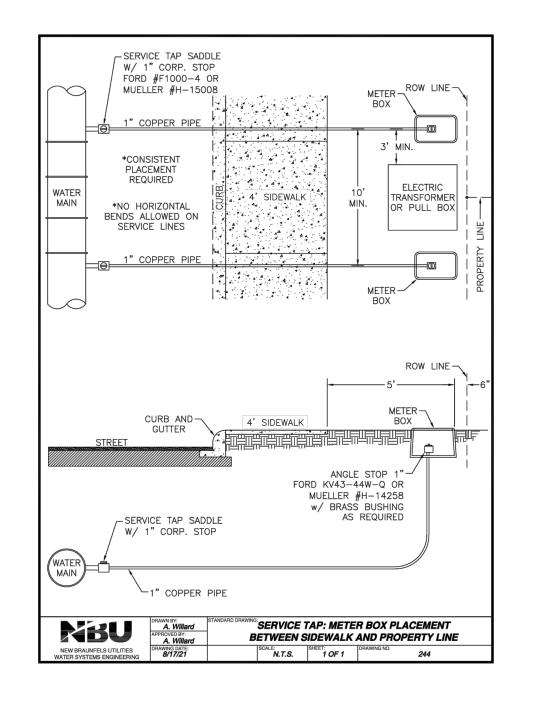
JOB NO. 30001-65 10-09-2023 DESIGNER

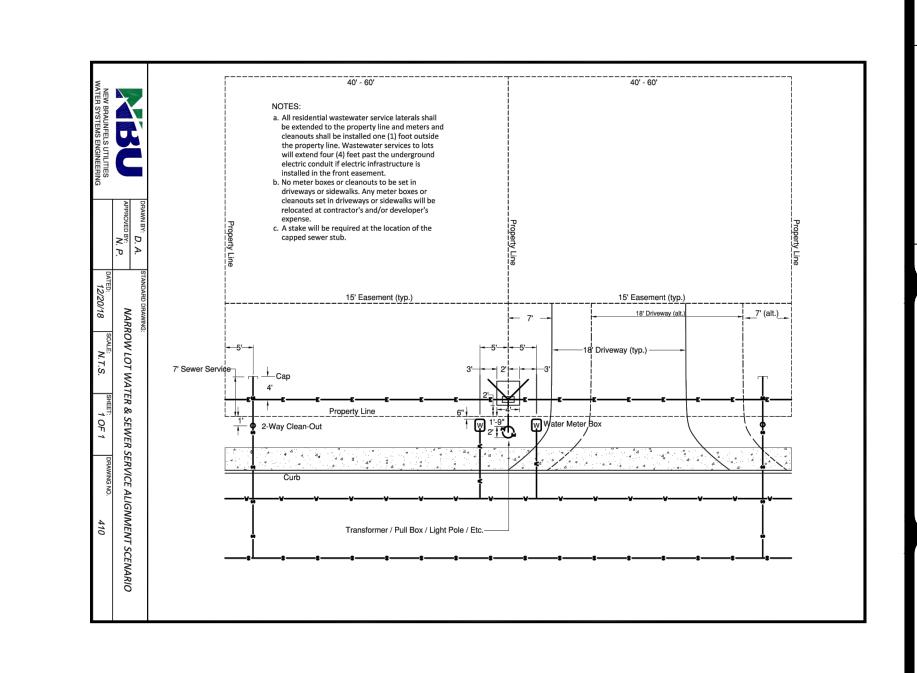
CROSSING DETAIL
NOT-TO-SCALE 100 900 BLK 100 BLK 100
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SEWER EASEMENT (VOL 1018, PG 730, OPR) STA. 19+45.02 - W-03 STA. 11+35.80 - W-05 STA. 19+45.02 - W-03 STA. 11+35.80 - W-05 CAUTION WATER /STORM WATER LINE "W-05"
BRAIN CROSSING 12
10' UTILITY
EASEMENT S S S S S S S S S S S S S
TRACT 2 30.422 ACRES VERAMENDI PE-EMERALD, LLC (DOC 202206035304, OPR) (VERAMENDI PECINCT 4 - UNIT 2) NBU JOB# W-231566 NBU JOB# W-231566 NBU JOB# W-231566
20' UTILITY BLK 87 BLK 92 ABO 10' UTILITY EASEMENT BLK 92 10' UTILITY EASEMENT 10' UTILITY 18 18 10' UTILITY 19 10' UTILITY

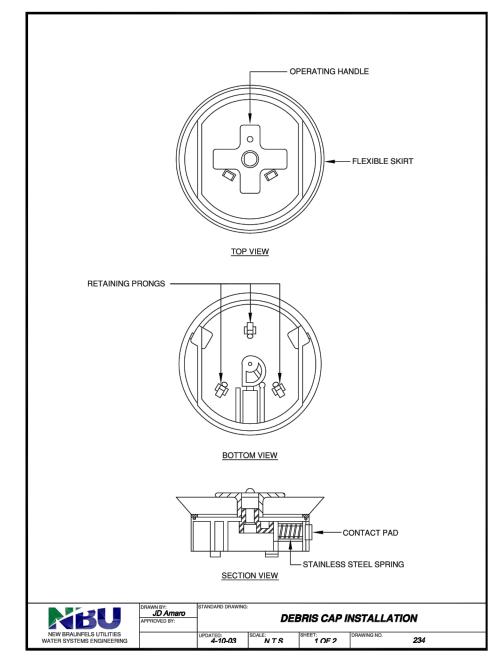
(OUTSIDE OF PAVEMENT)

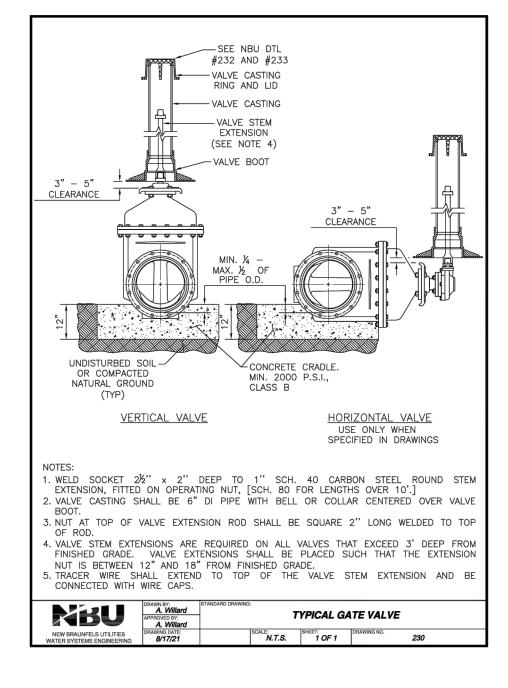


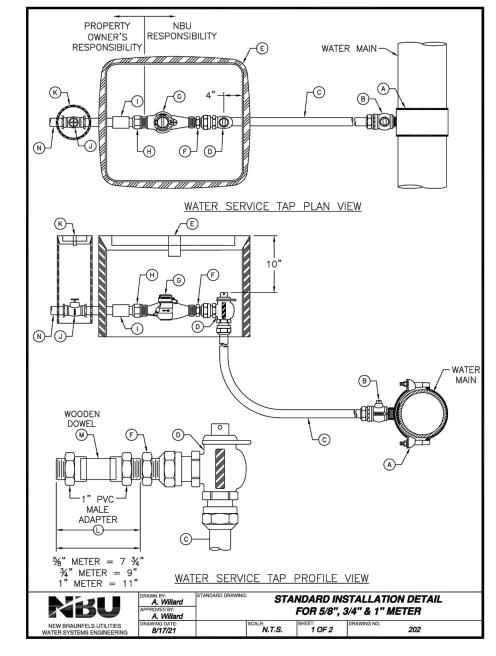


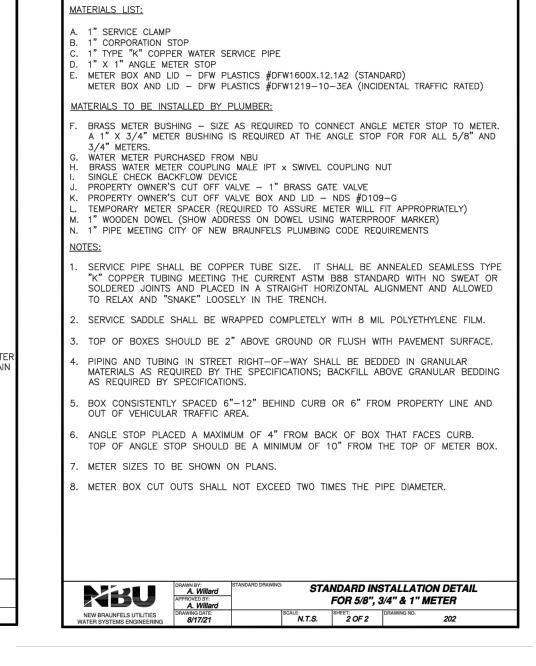


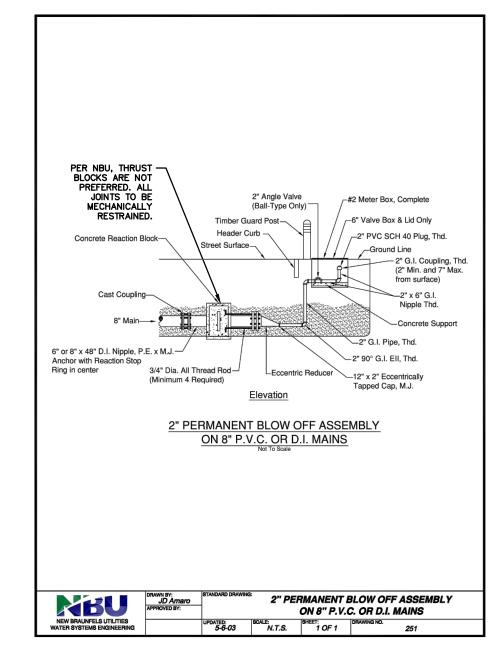


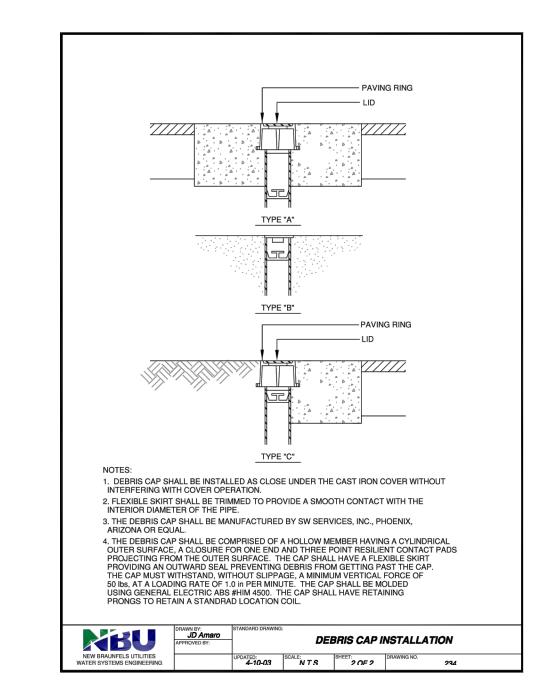


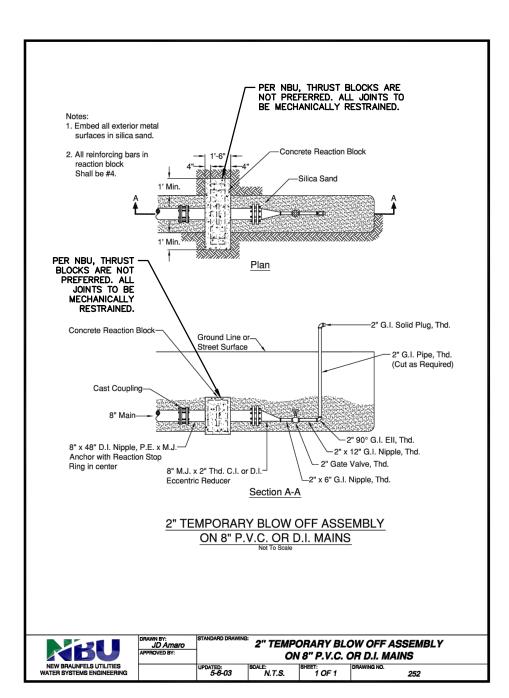


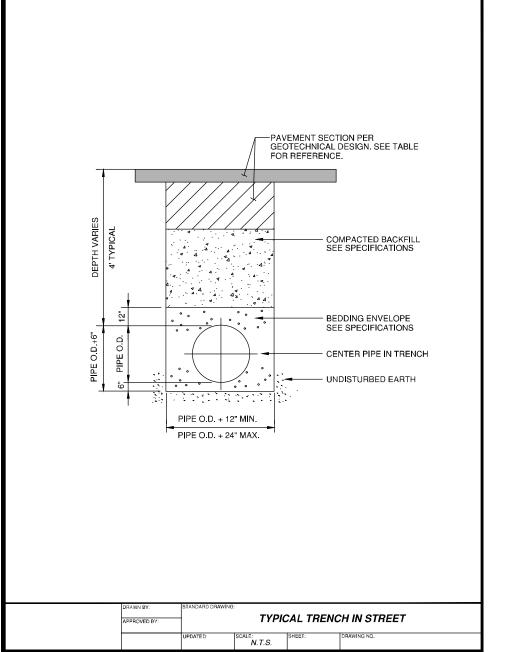


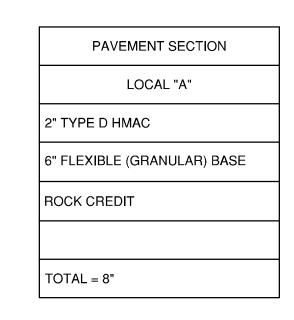












- PER NBU WATER NOTES (DATED 5/16/19) 7. INITIAL BACKFILL OF WATER LÍNES SHALL BE MANUFACTURED SAND OR PEA GRAVEL AS PER NBU SYSTEMS CONNECTION & CONSTRUCTION
- 8. SECONDARY BACKFILL OF WATER LINES SHALL GENERALLY CONSIST OF MATERIALS REMOVED FROM THE TRENCH AND SHALL BE FREE FROM BRUSH, DEBRIS AND TRASH, NO ROCKS OR STONES HAVING ANY DIMENSION LARGER THAN 6 INCHES AT THE LARGEST DIMENSION.



- 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.
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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.

30001-65 10-09-2023 DESIGNER GDL CHECKED<u> *GL*</u> DRAWN<u>C</u>A

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Page 1 of 3

Page 2 of 3

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

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

Approved 12/9/03; Rev 3/31/11

each workday.

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. <u>Utility Trench Compaction with street R.O.W.</u>
- 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
- 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 Geotechnical Engineer and approved by the City of New Braunfels Street
- 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.

Approved 12/9/03; Rev 3/31/11 Page 3 of 3 Appendix/Appendix E

Water Notes

WATER NOTES:

All water mains shall be AWWA C900 (class 150 or greater).

- Water services shall be single 1" copper tubing. Water line is to be constructed in accordance with the NBU Systems Connection & Construction Policy.
- Water main shall have a minimum of 42 inches of cover, otherwise concrete encasement will be required.
- 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. 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. 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 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 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

Approved 12/9/03; Rev 5/16/19 Page 2 of 2



4

JOB NO. 30001-65

DESIGNER

10-09-2023

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.

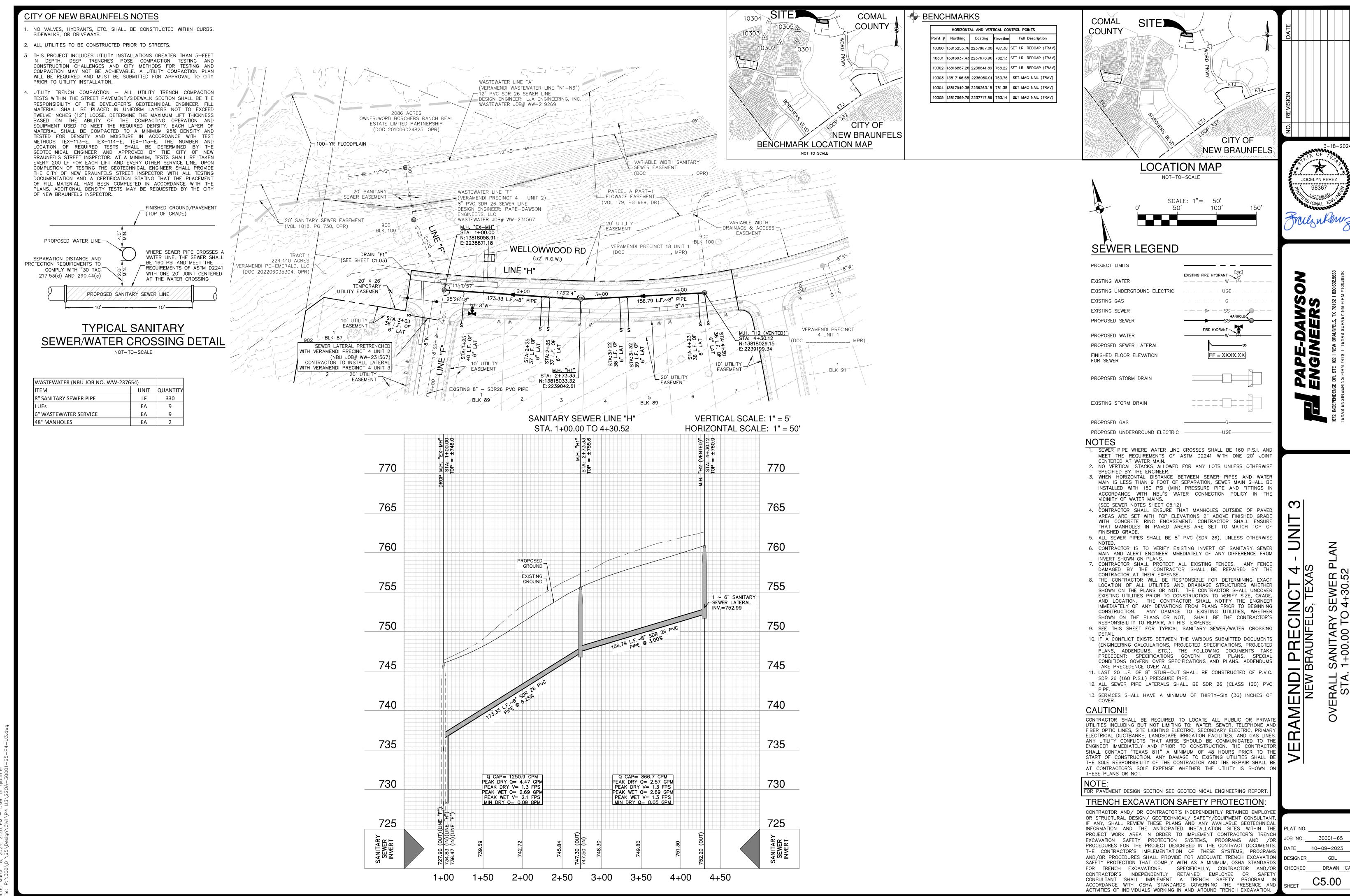
- 2. ALL UTILITIES TO BE CONSTRUCTED PRIOR TO STREETS.
- 3. THIS PROJECT INCLUDES UTILITY INSTALLATIONS GREATER THAN 5-FEE IN DEPTH. DEEP TRENCHES POSE COMPACTION TESTING PRIOR TO UTILITY INSTALLATION.

4. UTILITY TRENCH COMPACTION - ALL UTILITY TRENCH COMPACTION TESTS

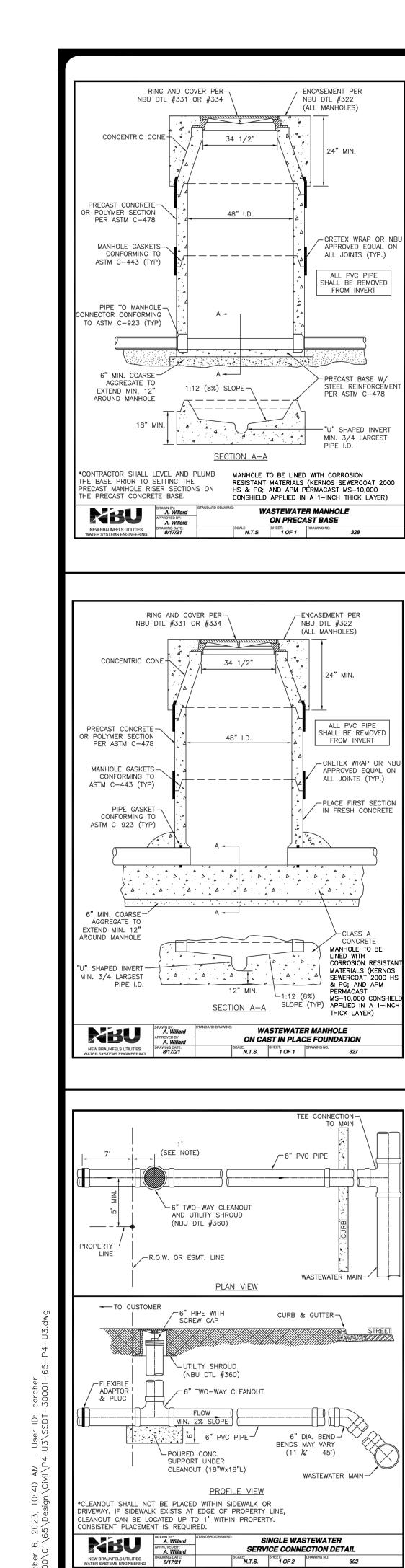
WITHIN THE STREET PAVEMENT/SIDEWALK SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEOTECHNICAL ENGINEER. FIL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. DETERMINE THE MAXIMUM LIFT THICKNESS BASED ON THE ABILITY OF THE COMPACTING OPERATION AND EQUIPMENT USED TO MEET THE REQUIRED DENSITY. EACH LAYER OF MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY AN TESTED FOR DENSITY AND MOISTURE IN ACCORDANCE WITH TES METHODS TEX-113-E. TEX-114-E. TEX-115-E. THE NUMBER AN 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

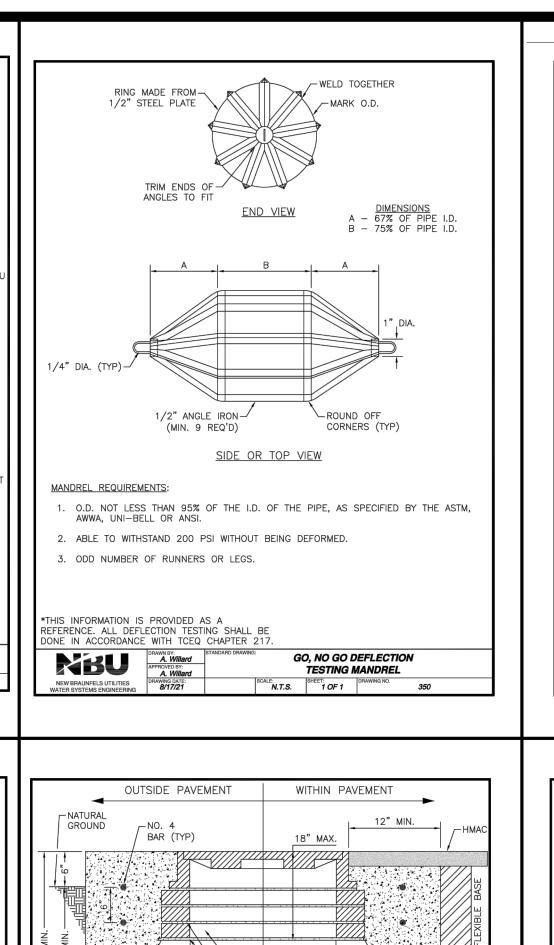
CITY OF NEW BRAUNFELS NOTES NO VALVES, HYDRANTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS SIDEWALKS, OR DRIVEWAYS.

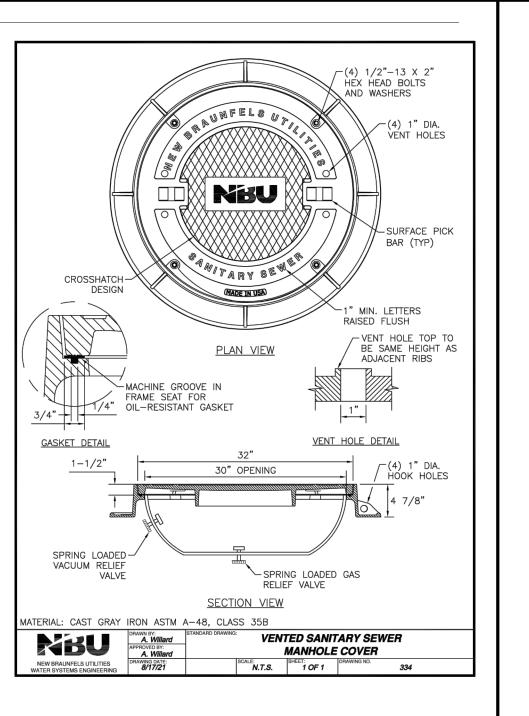
- CONSTRUCTION CHALLENGES AND CITY METHODS FOR TESTING AND COMPACTION MAY NOT BE ACHIEVABLE. A UTILITY COMPACTION PLAN WILL BE REQUIRED AND MUST BE SUBMITTED FOR APPROVAL TO CITY
- OF NEW BRAUNFELS INSPECTOR.

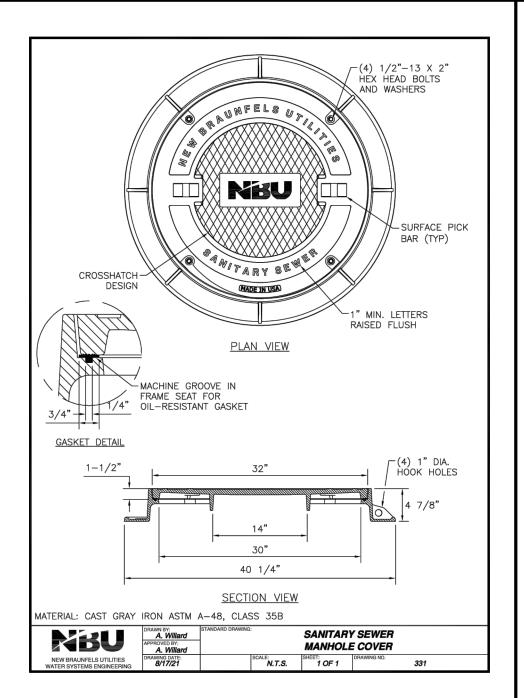


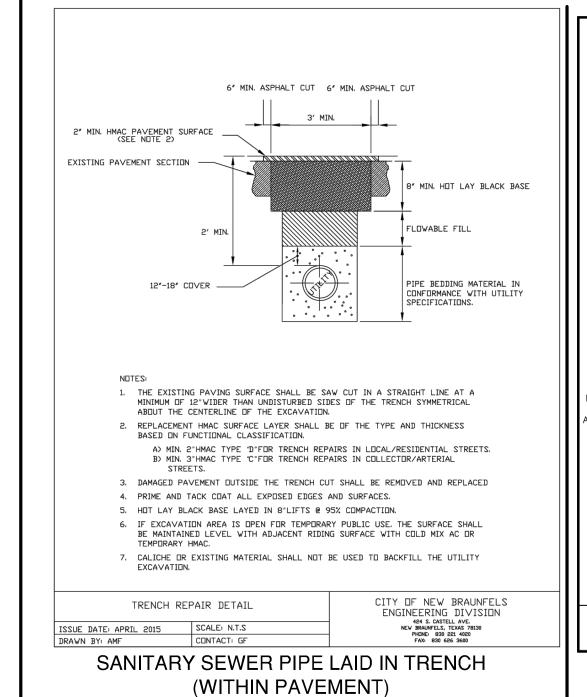
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NOT TO SCALE

- Secondary Backfill **

- Initial Backfill

Secondary Backfill **

18" Outside 18"

Pay Limits For

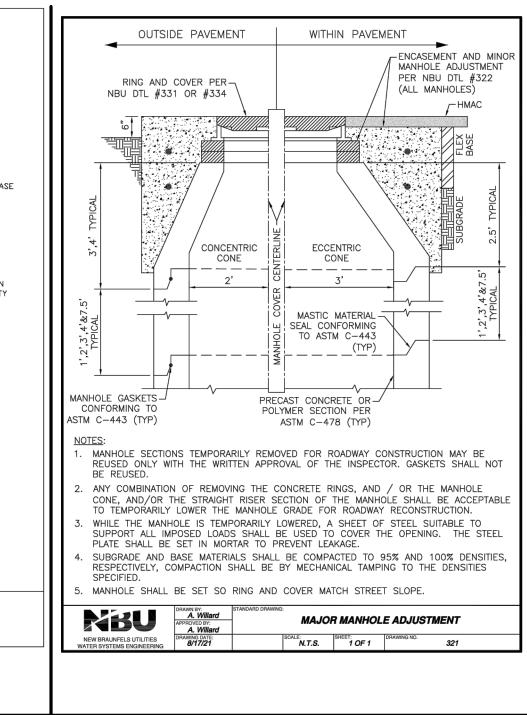
Pavement Replacement

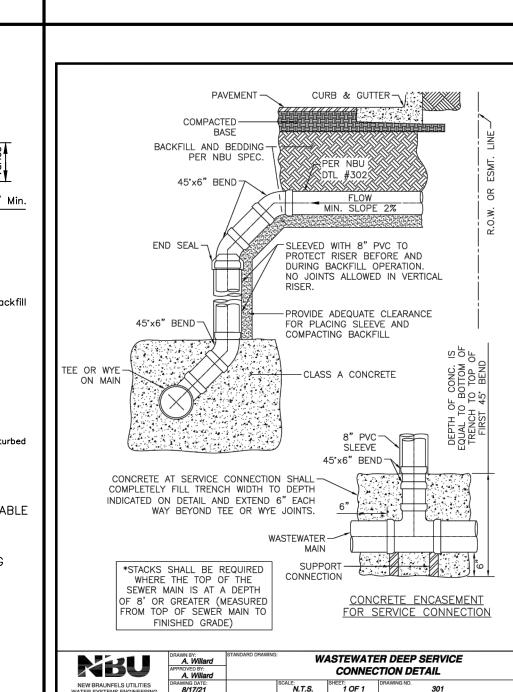
18" |Outside| 18"

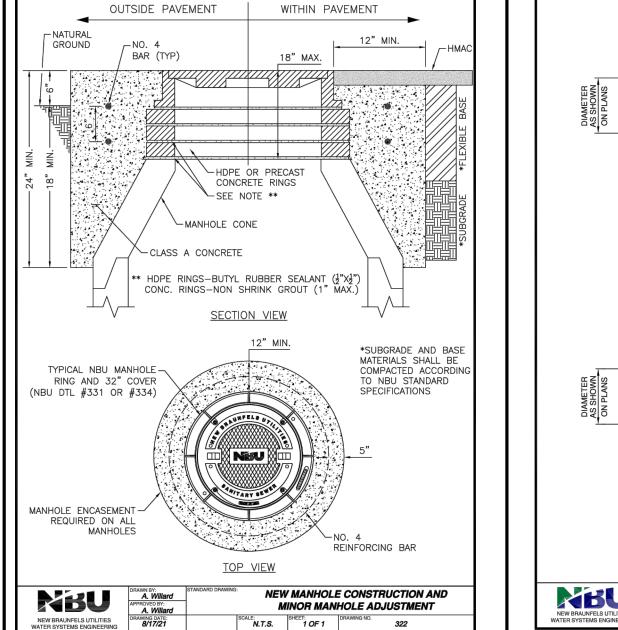
Max. Dia. Max.

Pay Limits For

Pavement Replacement







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

DRAWING 301. ALL INSTALLATIONS SHALL BE MADE IN ACCORDANCE WITH INFORMATION SHOWN ON APPLICABLE STANDARD DRAWINGS AND WILL BE INSPECTED BY NBU

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

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

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

PIPING IN STREET RIGHT-OF-WAY AND IN EASEMENT AREA SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY NBU STANDARD SPECIFICATION; MATERIALS SHAL BE AS SPECIFIED; BACKFILL ABOVE THE GRANULAR BEDDING. SERVICE LINES IN THESE

SINGLE WASTEWATER

N.T.S. SHEET: DRAWING NO.

SERVICE CONNECTION DETAIL

AREAS SHALL HAVE A MINIMUM COVER BELOW FINAL STREET GRADE OF 42"; ANY

CLEANOUTS REMAIN CLEAR OF SIDEWALKS AND OTHER OBSTRUCTIONS.

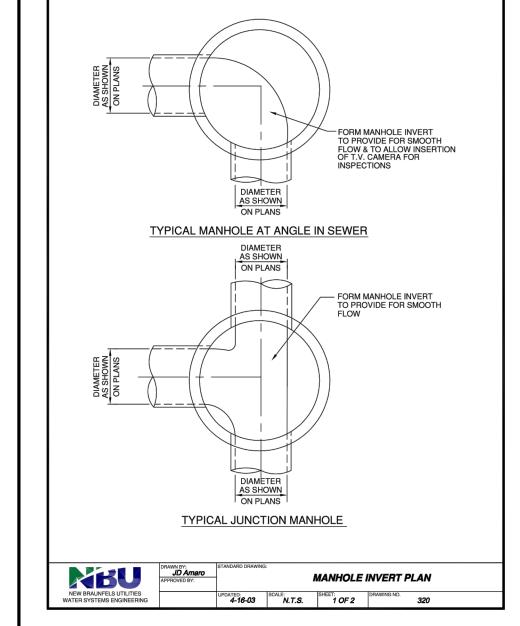
EXCEPTION MUST BE SPECIFICALLY APPROVED BY THE ENGINEER.

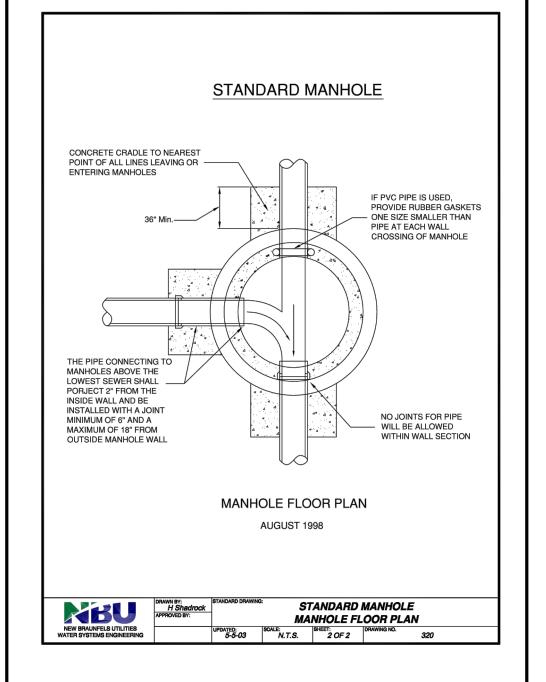
LINE, WHICHEVER IS CLOSER TO WASTEWATER MAIN.

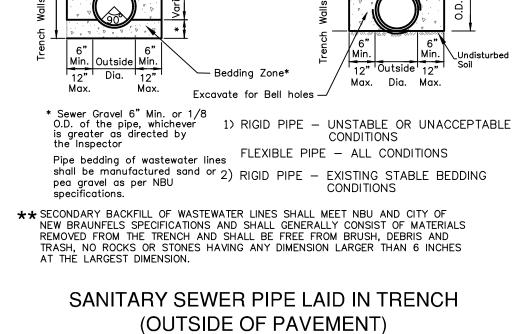
EQUIPMENT MUST BE PROVIDED BY THE CUSTOMER AS PART OF CUSTOMER'S

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

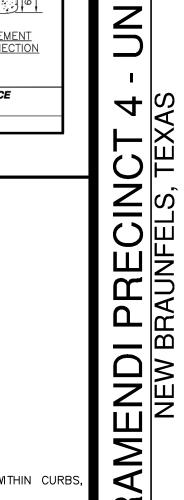
CONSTRUCTION INSPECTION PERSONNEL.













- 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 AN 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 TH RESPONSIBILITY OF THE DEVELOPER'S GEOTECHNICAL ENGINEER. FIL 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 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 TH PLANS. ADDITIONAL DENSITY TESTS MAY BE REQUESTED BY THE CIT OF NEW BRAUNFELS INSPECTOR.

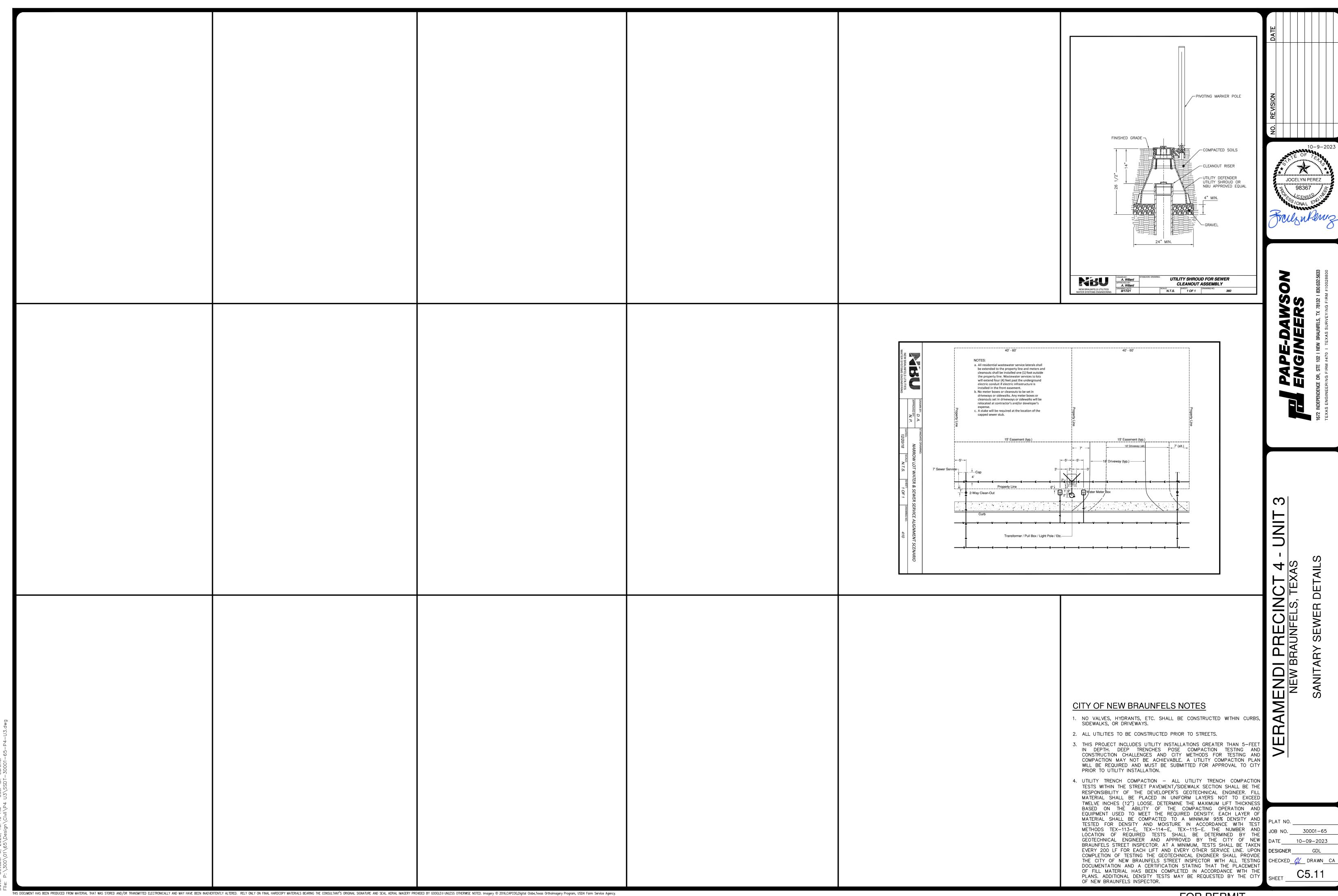
JOB NO. 30001-65 10-09-2023 DESIGNER CHECKED 갩 DRAWN CA

JOCELYN PEREZ

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FOR PERMIT

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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 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, 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.

- 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.
- 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.
- 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.
- 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
- 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.
- 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

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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.

- 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.
- 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 pro

- 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).
- 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

properly bedded in accordance with 30 TAC §217.54.

accordance with accepted plumbing techniques.

If pipe flexure is proposed, the following method of preventing deflection of the joint must be

Specific care must be taken to ensure that the joint is placed in the center of the trench and

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

specified, an owner shall undertake remedial action in order to reduce TCEQ-0596 (Rev. July 15, 2015) Page 2 of 6 TCEQ-0596 (Rev. July 15, 2015)

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

- 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
- 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
 - 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 $0.085 \times D \times K$

- T = time for pressure to drop 1.0 pound per square inch gauge in
- K = 0.000419 X D X L, but not less than 1.0

D = average inside pipe diameter in inches

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length of line of same size being tested, in feet rate of loss, 0.0015 cubic feet per minute per square foot internal (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:

Page 3 of 6

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. 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. A testing procedure for pipe with an inside diameter greater than 33
- inches must be approved by the executive director. 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. 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
- (E) If the quantity of infiltration or exfiltration exceeds the maximum quantity

WASTEWATER NOTES:

the infiltration or exfiltration to an amount within the limits specified. An

A rigid mandrel must have an outside diameter (OD) not less

National Standards Institute, or any related appendix.

(ii) If a mandrel sizing diameter is not specified in the appropriate

controlled pipe and the average inside diameter for ID

(iii) All dimensions must meet the appropriate standard.

(iv) Each size mandrel must use a separate proving ring.

An adjustable or flexible mandrel is prohibited.

(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.

A deflection test method must be accurate to within plus or minus 0.2%

(4) An owner shall not conduct a deflection test until at least 30 days after the final

An owner shall test each manhole (after assembly and backfilling) for leakage,

testing, vacuum testing, or other method approved by the executive director.

testing to allow saturation of the concrete.

movement while a vacuum is drawn.

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

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION

PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

recommendations.

perform a valid test.

separate and independent of the collection system pipes, by hydrostatic exfiltration

Gravity collection system pipe deflection must not exceed five percent (5%).

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.

(A) The maximum leakage for hydrostatic testing or any alternative test

To perform a hydrostatic exfiltration test, an owner shall seal all

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

(A) To perform a vacuum test, an owner shall plug all lift holes and exterior

external clamps that secure a test cover to the top of a manhole.

A manhole passes the test if after 2.0 minutes and with all valves

and the seal inflated in accordance with the manufacturer's

A test does not begin until after the vacuum pump is off.

(213.5(c)(3)(1). 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

No grout must be placed in horizontal joints before testing.

joints with a non-shrink grout and plug all pipes entering a manhole.

Stub-outs, manhole boots, and pipe plugs must be secured to prevent

An owner shall use a minimum 60 inch/lb torque wrench to tighten the

A test head must be placed at the inside of the top of a cone section,

There must be a vacuum of 10 inches of mercury inside a manhole to

San Antonio Regional Office

San Antonio, Texas 78233-4480

Page 6 of 6

14250 Judson Road

Phone (210) 490-3096

Fax (210) 545-4329

methods is 0.025 gallons per foot diameter per foot of manhole depth

wastewater pipes coming into a manhole with an internal pipe plug, fill

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

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

A rigid mandrel must be constructed of a metal or a rigid plastic

A mandrel must have nine or more odd number of runners or

A test may not use television inspection as a substitute for a

If requested, the executive director may approve the use of a

deflectometer or a mandrel with removable legs or runners on a

material that can withstand 200 psi without being deformed.

(iii) A barrel section length must equal at least 75% of the inside

outside diameter minus two minimum wall thicknesses for OD

owner shall retest a pipe following a remediation action.

(1) For a collection pipe with inside diameter less than 27 inches, deflection

(b) If a gravity collection pipe is composed of flexible pipe, deflection testing is also

required. The following procedures must be followed:

measurement requires a rigid mandrel.

controlled pipe.

diameter of a pipe.

deflection test.

case-by-case basis.

16. All manholes must be tested to meet or exceed the requirements of 30 TAC §217.58.

Mandrel Design.

Method Options.

(C)

backfill.

(1) Hydrostatic Testing.

(2) Vacuum Testing.

sewage collection system.

Austin Regional Office

Phone (512) 339-2929

Fax (512) 339-3795

TCEQ-0596 (Rev. July 15, 2015)

12100 Park 35 Circle, Building A

Austin, Texas 78753-1808

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All manholes must pass a leakage test.

(A) Mandrel Sizing.

- 1. The contractor shall maintain service to existing wastewater system at all times during construction.
- 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.
- 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.
- Pipe bedding of wastewater lines shall be manufactured sand or pea gravel as per NBU specifications.
- 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
- 6. All wastewater pipes shall have compression or mechanical joints as per 30 TAC §217.53 (c) (2).
- 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
- 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. 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). 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. Wastewater pipe connections to pre-cast manholes will be compression joints or mechanical "boot type" joint as approved by NBU.
- 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) 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.
- 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
- 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.
- 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.

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

CITY OF NEW BRAUNFELS UTILITY NOTES NO VALVES, HYDRANTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS, OR DRIVEWAYS.

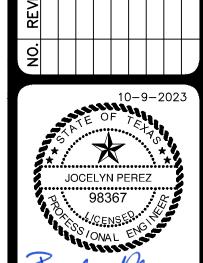
Page 2 of 2

- 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 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.

NBU WATER CONNECTION POLICY GENERAL

- . 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
- 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
- 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 FOUIPMENT WITHIN 10 FEFT 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 FACH 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
- 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
- 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
- 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.

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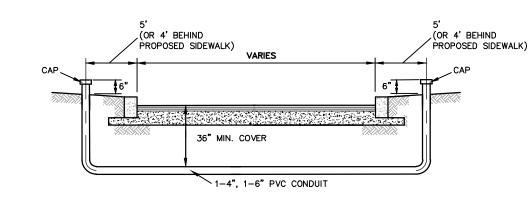
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OB NO. 30001-65 10-09-2023 DESIGNER GDL HECKED 갩 DRAWN CA

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)		
ITEM	UNIT	QUANTITY
8" WATER LINE	LF	537
1" SINGLE SERVICE & 5/8" METER	EA	11
1" IRRIGATION SERVICE & 3/4" METER	EA	Х
LUEs	EA	9
FIRE HYDRANT	EA	1
6" GATE VALVE	EA	11
8" GATE VALVE	EA	11



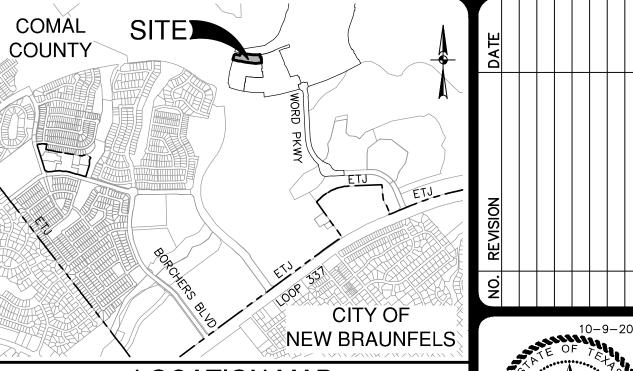
TYPICAL CONDUIT DETAIL

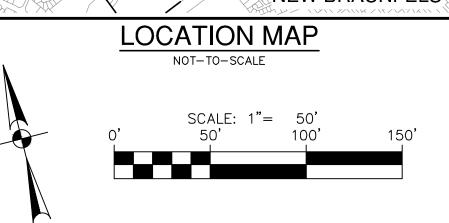
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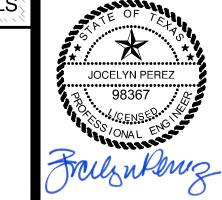
1. 1-4", 1-6" P.V.C. SCHEDULE 40 WILL BE REQUIRED FOR IRRIGATION UTILITIES CROSSING.

CONDUIT NOTES:

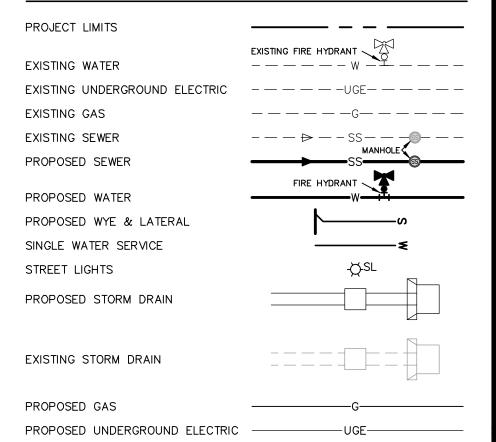
- 1. CONTRACTOR SHALL INSTALL PERMANENT MARKERS IN PROPOSED CURB WHERE CONDUITS CROSS THE ROADWAY (BOTH SIDES).
- 2. CONDUITS SHALL BE PVC WITH MINIMUM BURY OF 30 INCHES. SCHEDULE 80 TO BE USED FOR CPS CONDUITS, ALL OTHER CONDUITS ARE SCHEDULE 40.
- 3. ALL CONDUITS SHALL BE EXTENDED BEHIND CURBS OR PROPOSED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







UTILITY LEGEND



CITY OF NEW BRAUNFELS NOTES

- 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 TH RESPONSIBILITY OF THE DEVELOPER'S GEOTECHNICAL ENGINEER. FIL 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 AN TESTED FOR DENSITY AND MOISTURE IN ACCORDANCE WITH TES METHODS TEX-113-E, TEX-114-E, TEX-115-E. THE NUMBER LOCATION OF REQUIRED TESTS SHALL BE DETERMINED BY GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY OF BRAUNFELS STREET INSPECTOR. AT A MINIMUM, TESTS SHALL BE TAKEN EVERY 200 LF FOR EACH LIFT AND EVERY OTHER SERVICE LINE. UPO COMPLETION OF TESTING THE GEOTECHNICAL ENGINEER SHALL PROVIDE THE CITY OF NEW BRAUNFELS STREET INSPECTOR WITH ALL TESTIN DOCUMENTATION AND A CERTIFICATION STATING THAT THE PLACEMENT OF FILL MATERIAL HAS BEEN COMPLETED IN ACCORDANCE WITH TH PLANS. ADDITIONAL DENSITY TESTS MAY BE REQUESTED BY THE CIT 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.

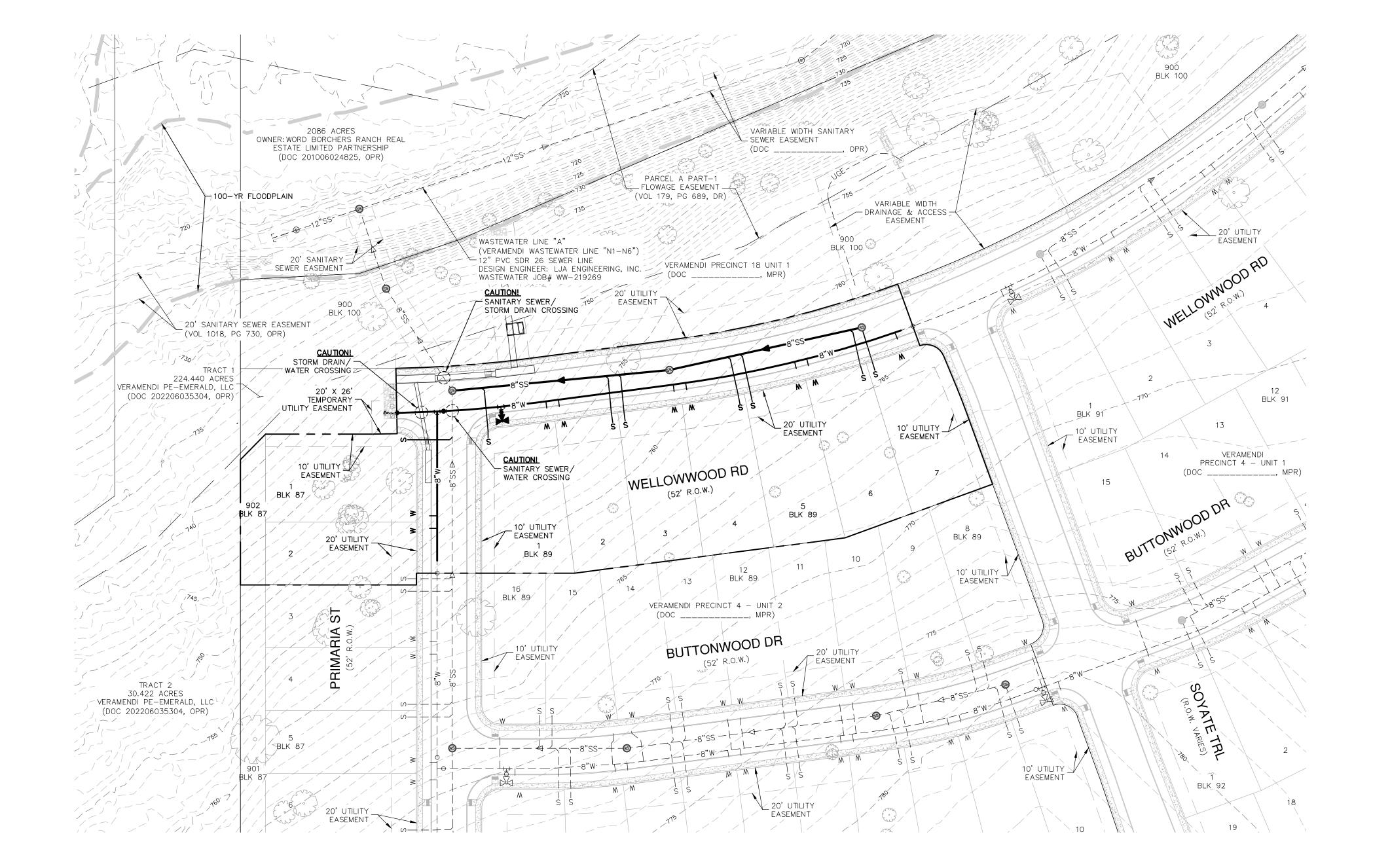
TRENCH EXCAVATION SAFETY PROTECTION:

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.

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BENCHMARKS

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ENGINDEPENDENCE DR, STE 102 I NEW BRAUNFELS, TX

JOCELYN PEREZ

DI PRECINCT 4 - UN BRAUNFELS, TEXAS

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 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 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 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.



SHEET IN THE CIVIL IMPROVEMENT PLANS.

SCHEMATIC OF TEMPORARY CONSTRUCTION ENTRANCE/EXIT

MATERIALS 1. THE AGGREGATE SHOULD CONSIST OF 4-INCH TO 8-INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.

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.

2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF

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 OF

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.

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

2. PIECES OF SOD SHOULD BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND

STANDARD SIZE SECTIONS OF SOD SHOULD BE STRONG ENOUGH TO

SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN

4. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD

PRIOR TO SOIL PREPARATION, AREAS TO BE SODDED SHOULD BE BROUGHT

THE SURFACE SHOULD BE CLEARED OF ALL TRASH, DEBRIS AND OF ALL

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,

FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE CONTOUR.

SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. ON SLOPING LAND, THE

SOD STRIPS IN WATERWAYS SHOULD BE LAID PERPENDICULAR TO THE

DIRECTION OF FLOW. CARE SHOULD BE TAKEN TO BUTT ENDS OF STRIPS

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

ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD

TORN OR UNEVEN PADS SHOULD NOT BE ACCEPTABLE.

SUSPENDED FROM A FIRM GRASP ON ONE END OF THE SECTION.

TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED PLAN.

INSTALLATION IN CHANNELS

TIGHTLY (SEE FIGURE ABOVE).

INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.

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

AUTOMATIC SOD CUTTER MUST BE MATCHED

ANGLED ENDS CAUSED BY THE

ENDS AND TRIMMING PIECES.

LAY SOD ACROSS THE DIRECTION OF FLOW

MATERIALS

OF 36 HOURS.

SHOOT GROWTH AND THATCH.

SITE PREPARATION

PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD

SHEATHING

WOVEN WIRE

ISOMETRIC PLAN VIEW

ROCK BERMS

STABILIZE FOUNDATION

SECTION "A-A" OF A

CONSTRUCTION ENTRANCE/EXIT

. STONE TOO SMALL OR GEOTEXTILE FABRIC ABSENT, RESULTS IN MUDDY

. PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC—EXTEND PAD BEYOND

4. PAD NOT FLARED SUFFICIENTLY AT ROAD SURFACE, RESULTS IN MUD BEING

5. UNSTABLE FOUNDATION - USE GEOTEXTILE FABRIC UNDER PAD AND/OR

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

2. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC

3. WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT

4. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED

WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR

5. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN,

RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.

INSPECTION AND MAINTENANCE GUIDELINES

1. INADEQUATE RUNOFF CONTROL-SEDIMENT WASHES ONTO PUBLIC ROAD.

COMMON TROUBLE POINTS

CONDITION AS STONE IS PRESSED INTO SOIL.

IMPROVE FOUNDATION DRAINAGE.

USED TO TRAP SEDIMENT.

SHOOTS OR GRASS BLADES.

HEALTHY: MOWED AT A 2"-3"

-ROOT ZONE - SOIL AND ROOTS.

GRASS SHOULD BE GREEN AND

SEDIMENT BASIN

STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT-TO-SCALE

APPEARANCE OF GOOD SOD

SOON AS THE SOD IS LAID.

THE MOWER HIGH (2"-3").

ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE

3. MOW WHEN THE SOD IS ESTABLISHED - IN 2-3 WEEKS. SET

2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS

THE MINIMUM 50-FOOT LENGTH AS NECESSARY.

TRACKED ON TO ROAD AND POSSIBLE DAMAGE TO ROAD.

PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

DITCH OR WATER COURSE BY USING APPROVED METHODS.

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 . 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 THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE

DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT 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

SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE

SECTION "A-A"

WOVEN WIRE SHEATHING

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

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

. 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

STEEL FENCE POST MAX. 6' SPACING, SILT FENCE MIN. EMBEDMENT = 1'(MIN. HEIGHT 24" (SEE INSTALLATION NOTE 1) ABOVE EXISTING GROUND) WIRE MESH BACKING COMPACTED EARTH 4X4~W1.4×W1.4 MIN. OR ROCK BACKFILL - ALLOWABLE TYPICAL CHAIN LINK FENCE FABRIC IS ACCEPTABLE

- THATCH- GRASS CLIPPINGS AND DEAD LEAVES, UP TO 1/2" THICK. SHOULD BE 1/2"-3/4" THICK, WITH DENSE ROOT MAT FOR STRENGTH. INCORRECT 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

MOW, DRIVE PEGS OR STAPLES FLUSH

THE STRIPS ARE LONG. WHEN READY TO

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

GENERAL INSTALLATION (VA. DEPT. OF CONSERVATION, 1992

REDUCE ROOT BURNING AND DIEBACK.

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 LENGTH. WITH A MAXIMUM ALLOWABLE DEVIATION IN ANY DIMENSION OF 5%. IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOD, TO COOL THE SOIL AND

WITH THE GROUND.

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 OF 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 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

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 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

ISOMETRIC PLAN VIEW

SILT FENCE

STAPLE

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.

I. 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.

. 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

3. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12 GAUGE MINIMUM.

1. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 1-FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET.

2. LAY OUT FENCING DOWN-SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS 1/4 ACRE/100 FEET OF FENCE.

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.

TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL. 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

4. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE

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 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

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.

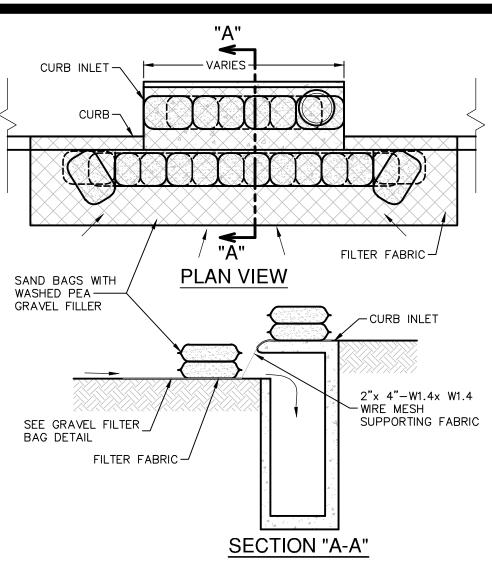
2. REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.

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.

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

NOT-TO-SCALE



GENERAL NOTES

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 . INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE

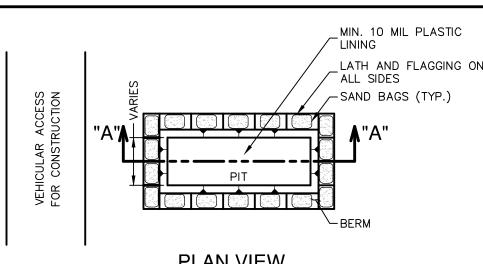
2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND 4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.

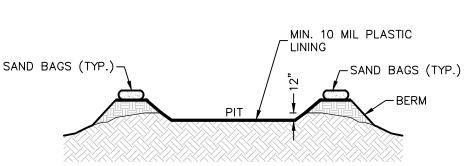
. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED

BAGGED GRAVEL CURB INLET PROTECTION DETAIL

NOT-TO-SCALE



PLAN VIEW



SECTION "A-A'

GENERAL NOTES

. 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.

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.

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.

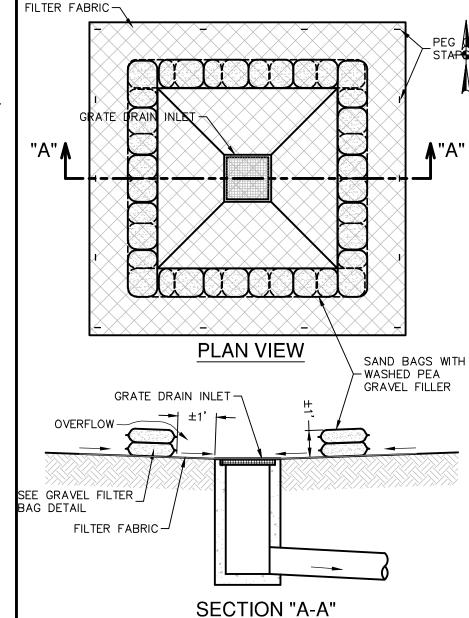
MAINTENANCE

WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED

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



GENERAL NOTES

. THE SANDBAGS SHOULD BE FILLED WITH WASHED PEA GRAVEL AND STACKED TO FORM A CONTINUOUS BARRIER ABOUT 1 FOOT HIGH AROUND

2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO

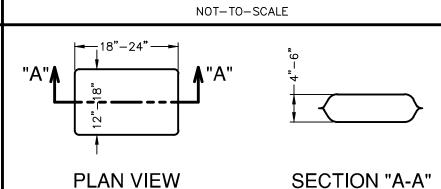
PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS. INSPECTION AND MAINTENANCE GUIDELINES . INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFAL REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR

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

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

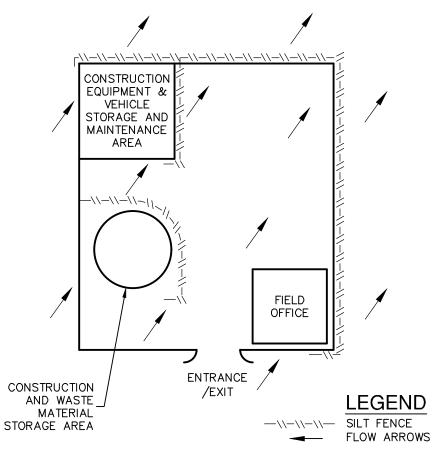


THE FILTER BAG MATERIAL SHALL BE MADE OF POLYPROPYLENE. POLYETHYLENE OR POLYAMIDE WOVEN FABRIC, MIN. UNIT WEIGHT OF 4 OUNCES/SY, HAVE A MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.

THE FILTER BAG SHALL BE FILLED WITH CLEAN, MEDIUM WASHED PEA GRAVEL TO COARSE GRAVEL (0.31 TO 0.75 INCH DIAMETER).

SAND SHALL <u>NOT</u> 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.

SILT FENCE DETAIL

10-09-2023 ESIGNER HECKED 갩 DRAWN CA

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