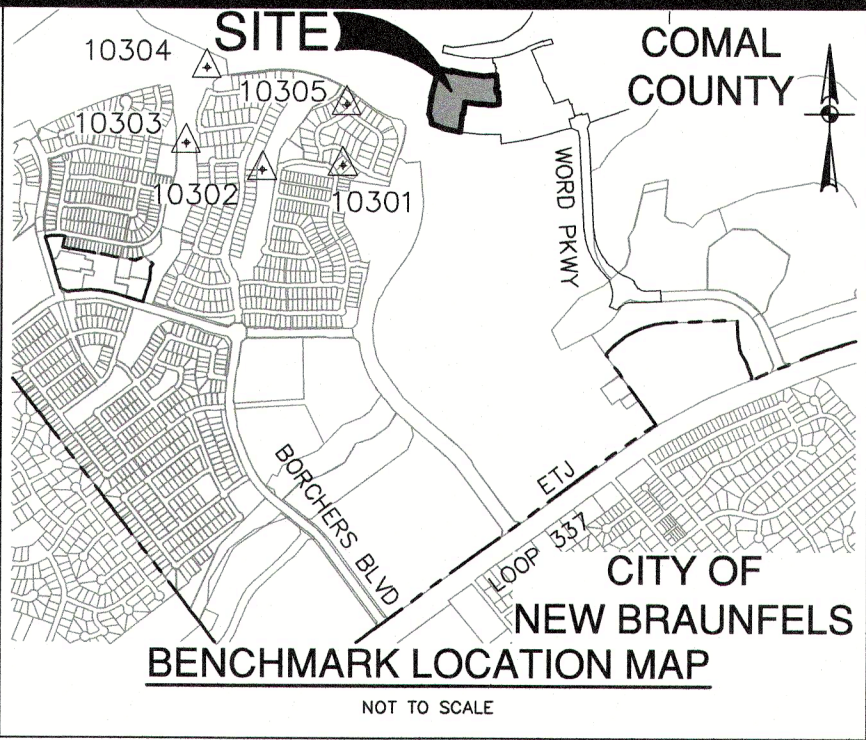
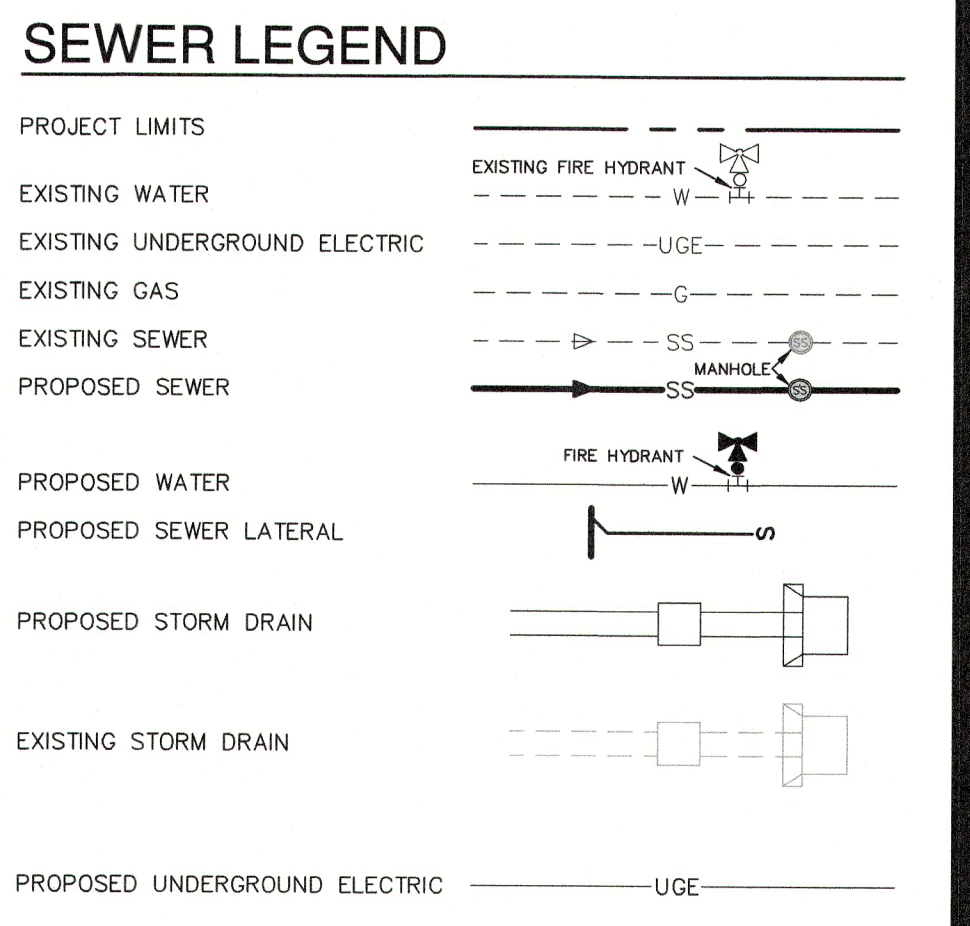
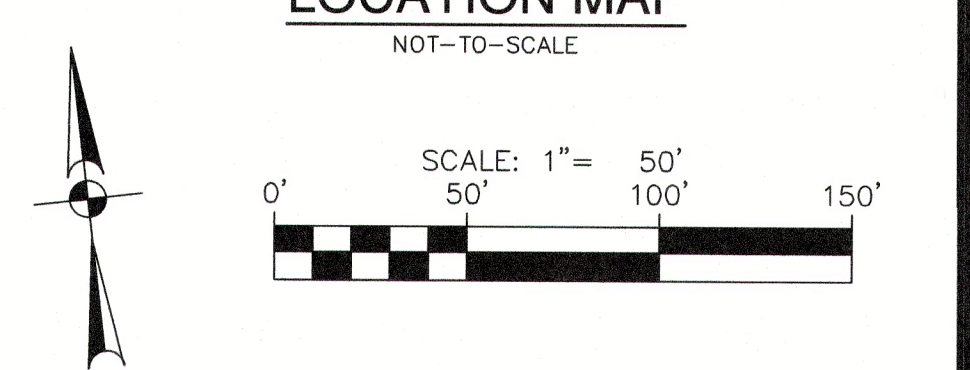
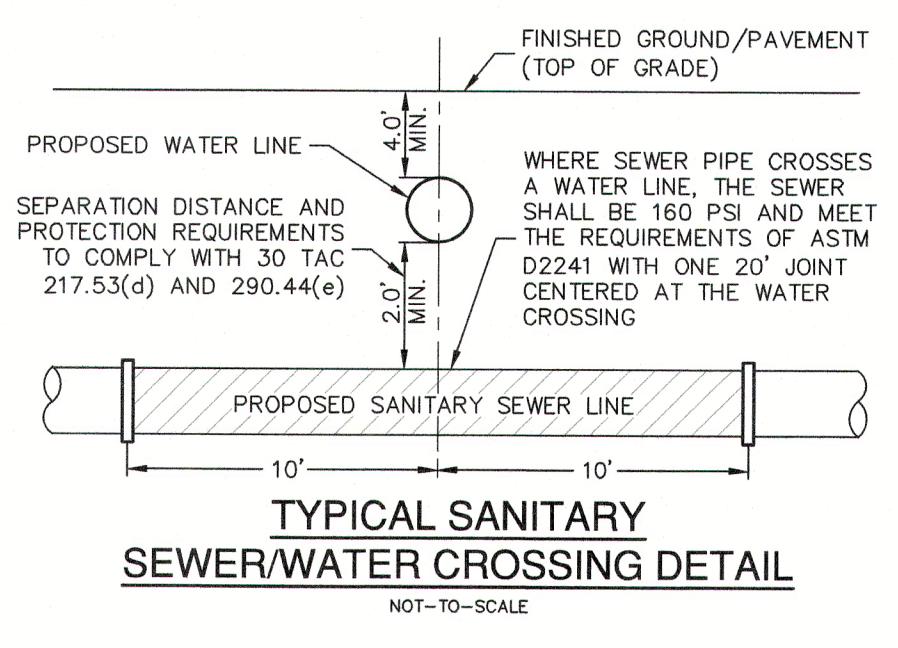
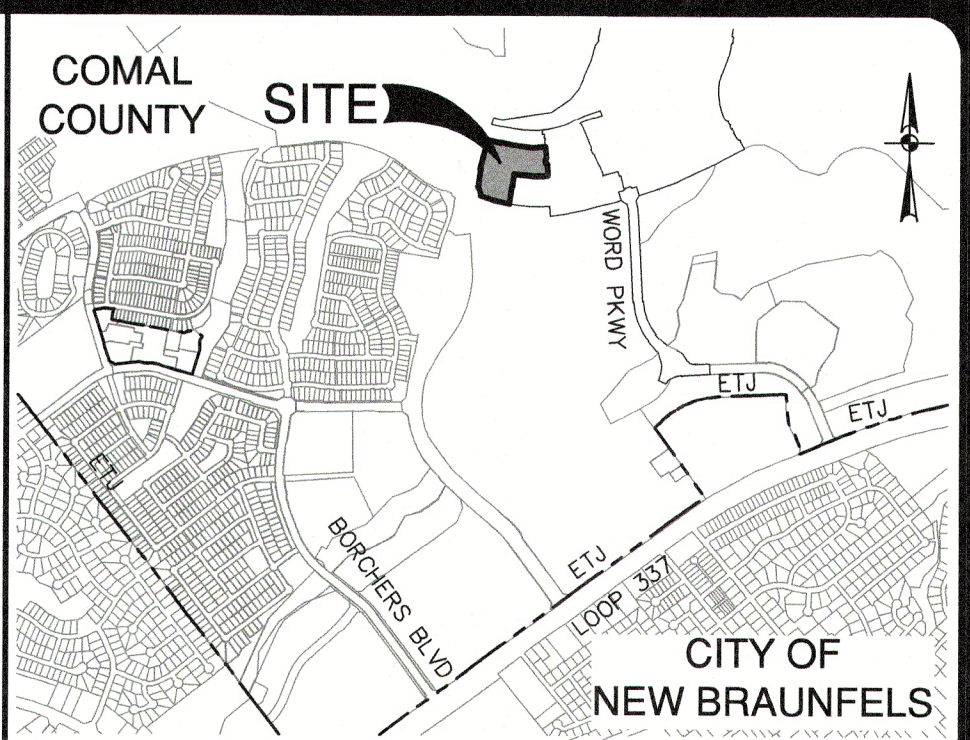


WASTEWATER (NBU JOB NO. WW-231567)		
ITEM	UNIT	QUANTITY
8" SANITARY SEWER PIPE	LF	1,297
LUES	EA	34
6" WASTEWATER SERVICE	EA	35*
48" MANHOLES	EA	10

*Additional services included for future residential lot associated with Precinct 4 Unit 3



BENCHMARKS			
HORIZONTAL AND VERTICAL CONTROL POINTS			
Point #	Northing	Easting	Full Description
10300	13815253.70	2237967.00	SET I.R. REDCAP (TRAV)
10301	13816937.43	2237678.90	SET I.R. REDCAP (TRAV)
10302	13816887.26	2236841.89	SET I.R. REDCAP (TRAV)
10303	13817166.65	2236050.01	SET MAG NAIL (TRAV)
10304	13817949.35	2236263.15	SET MAG NAIL (TRAV)
10305	13817569.78	2237717.86	SET MAG NAIL (TRAV)



FLOODPLAIN NOTE

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

CITY OF NEW BRAUNFELS NOTES

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

2. ALL UTILITIES TO BE CONSTRUCTED PRIOR TO STREETS.

3. THIS PROJECT INCLUDES UTILITY INSTALLATIONS GREATER THAN 5- FEET IN DEPTH. DEEP TRENCHES POSE COMPACTION TESTING AND CONSTRUCTION CHALLENGES AND CITY METHODS FOR TESTING AND COMPACTION MAY NOT BE ACHIEVABLE. A UTILITY COMPACTION PLAN WILL BE REQUIRED AND MUST BE SUBMITTED FOR APPROVAL TO CITY PRIOR TO UTILITY INSTALLATION.

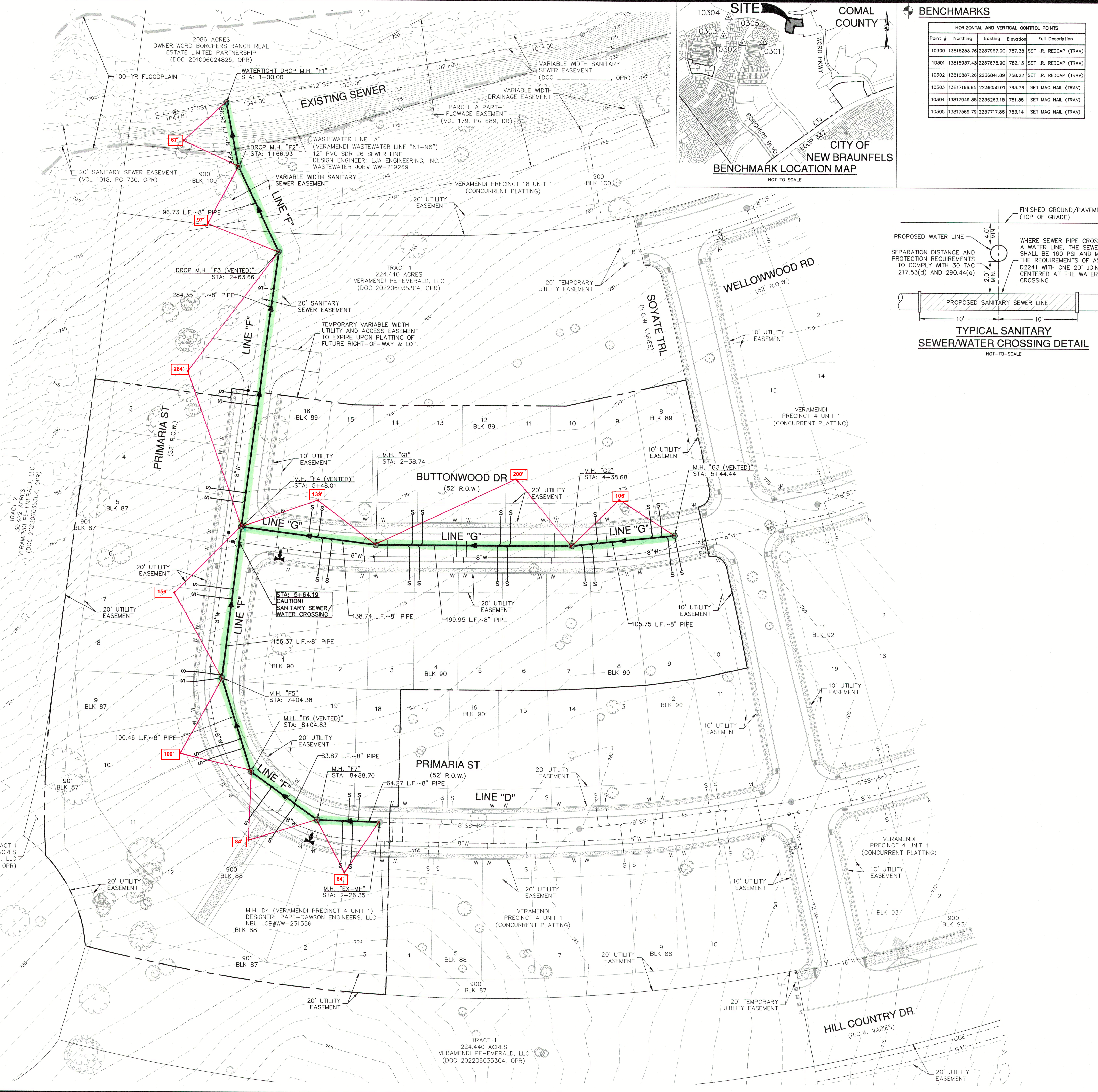
4. UTILITY TRENCH COMPACTION - ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT/SIDEWALK SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEOTECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. DETERMINE THE MAXIMUM LIFT THICKNESS BASED ON THE ABILITY OF THE COMPACTING OPERATION AND EQUIPMENT USED TO MEET THE REQUIRED DENSITY. EACH LAYER OF MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY AND TESTED FOR DENSITY AND MOISTURE IN ACCORDANCE WITH TEST METHODS TEX-113-E, TEX-114-E, TEX-115-E. THE NUMBER AND LOCATION OF REQUIRED TESTS SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY OF NEW BRAUNFELS STREET INSPECTOR. AT A MINIMUM, TESTS SHALL BE TAKEN EVERY 200 LF FOR EACH LIFT AND EVERY OTHER SERVICE LINE UPON COMPLETION OF TESTING THE GEOTECHNICAL ENGINEER SHALL PROVIDE THE CITY OF NEW BRAUNFELS STREET INSPECTOR WITH ALL TESTING DOCUMENTATION AND A CERTIFICATION STATING THAT THE PLACEMENT OF FILL MATERIAL HAS BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. ADDITIONAL DENSITY TESTS MAY BE REQUESTED BY THE CITY OF NEW BRAUNFELS INSPECTOR.

CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT "TEXAS 811" A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE 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.



OWNER: WORD BORCHERS RANCH REAL ESTATE LIMITED PARTNERSHIP (DOC 201006024825, OPR)

2086 ACRES

TRACT 1: 224,440 ACRES, VERAMENDI PE-EMERALD, LLC (DOC 202206035304, OPR)

TRACT 2: 30,422 ACRES, VERAMENDI PE-EMERALD, LLC (DOC 202206035304, OPR)

TRACT 3: 224,440 ACRES, VERAMENDI PE-EMERALD, LLC (DOC 202206035304, OPR)

DESIGNER: PAPE-DAWSON ENGINEERS, LLC (NBU JOB# WW-231566)

DATE: March 8, 2023, 3:11 PM - User: D:\vch

FILE: F:\3000\01\65\Design\Civil\PA4 U2\SS04-30001-65-P4-U2.dwg

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

DATE: _____

NO. REVISION: _____

11-28-2023

JOCELYN PEREZ
198367
REGISTERED PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
1022 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78130 | 800.822.5663
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10262650

VERAMENDI PRECINCT 4 - UNIT 2
NEW BRAUNFELS, TEXAS

OVERALL SANITARY SEWER PLAN

PLAT NO. _____
JOB NO. 30001-65
DATE 09-05-2023
DESIGNER GDL
CHECKED CA DRAWN CA
SHEET **C5.00**

FOR PERMIT