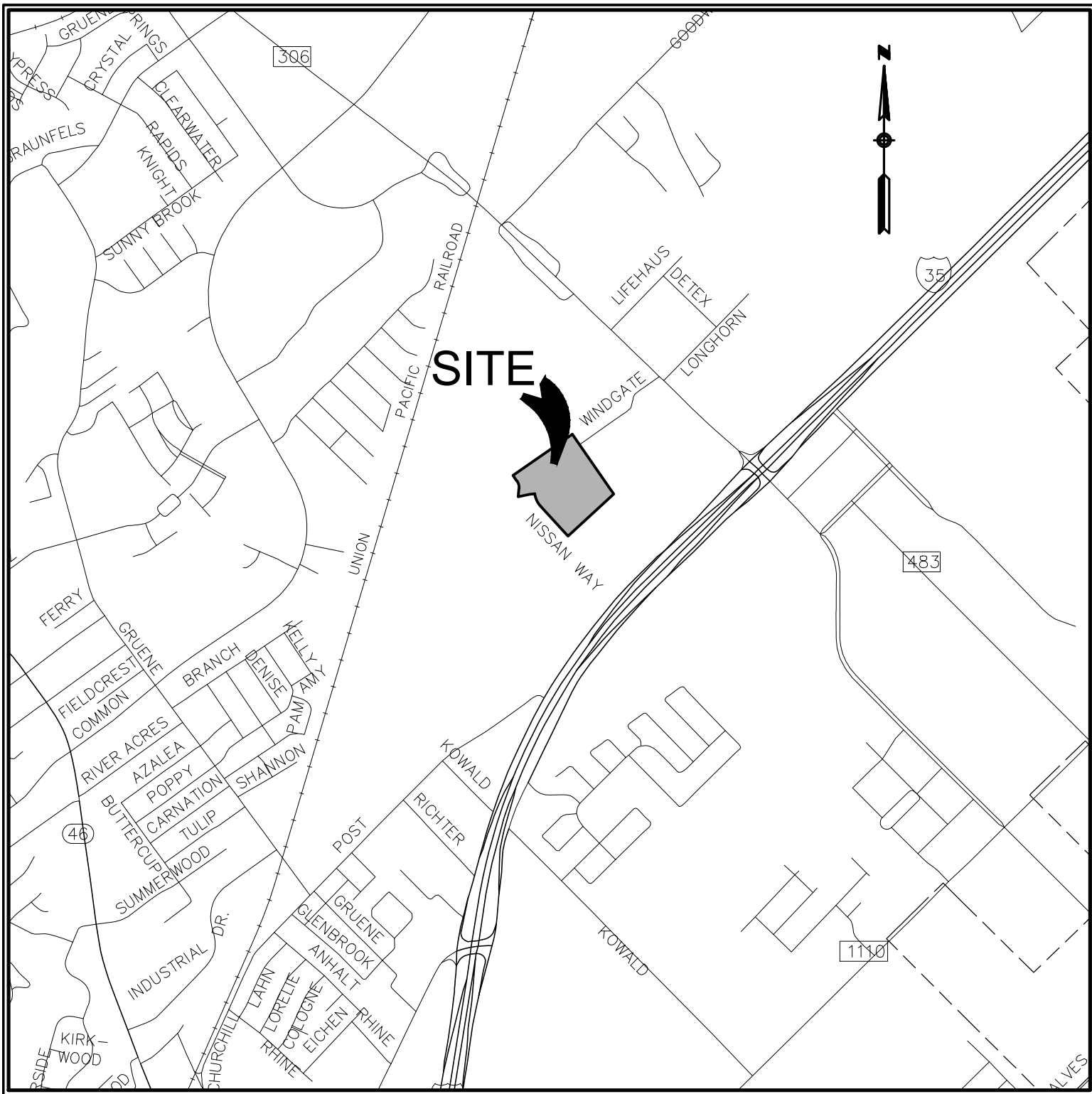


Drawing Name: \\s:\Projects\223 - ULF, LLC\001 - Heather (on Apartments)\0a\Site Project SET\321.001\_C0VR.dwg User: jghm Jul 29, 2020 - 6:03am



PROJECT LOCATION MAP

SCALE: N.T.S.

PROJECT BENCHMARK

SITE TBM #1  
SET COTTON SPINDLE  
N: 13813427.6095'  
E: 2258372.7201'  
ELEV: 674.19'

SITE TBM #2  
SET COTTON SPINDLE  
N: 13812964.8679'  
E: 2258689.3322'  
ELEV: 674.48'

LEGAL DESCRIPTION

BEING A 16.90 ACRE TRACT OF LAND OUT OF THE H. FOSTER SURVEY NO. 34, ABSTRACT NO. 154, COMAL COUNTY, TEXAS, BEING ALL OF THE 16.9012 ACRE TRACT RECORDED IN DOCUMENT NO. 201806026063, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

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

GPS POINTS SHALL BE REQUIRED FROM THE DEVELOPER'S CONTRACTOR OR ENGINEER. A MINIMUM OF THREE COORDINATE POINTS FOR GEOREFERENCING SHALL BE REQUIRED. THE WATER AND WASTEWATER GPS POINTS SHALL BE TO SURVEY GRADE. THE ELECTRIC GPS POINTS SHALL BE TO MAP GRADE.

**WATER**  
VERTICAL BENDS AND EDGE OF STEEL CASING (IF APPLICABLE) PRIOR TO BACKFILL  
HORIZONTAL BENDS PRIOR TO BACKFILL  
TEES PRIOR TO BACKFILL  
FITTINGS (REDUCERS AND COUPLINGS) PRIOR TO BACKFILL  
FIRE HYDRANTS (TOP OF FLANGE)  
VALVES  
METERS (TOP CENTER OF BOX)  
BLOW OFF ASSEMBLY  
CORNER SLAB OF WATER TANK & GATE VALVE ON WATER TANK

**WASTEWATER**  
MANHOLES  
CLEANOUTS  
CORNER SLAB OF LIFT STATION

**ELECTRIC**  
POLES  
TRANSFORMERS, BOTH ABOVE AND UNDERGROUND (FRONT LOCK)  
PULL BOXES  
STREET LIGHTS

COORDINATE GPS REQUIREMENTS WITH NBU INSPECTOR

GENERAL NOTES:

- IF CONSTRUCTION HAS NOT COMMENCED WITHIN ONE-YEAR OF CITY APPROVAL FOR CONSTRUCTION INSPECTION, THAT APPROVAL IS NO LONGER VALID.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 IN RECORD.
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE CITY OF NEW BRAUNFELS TO SET A PRE-CONSTRUCTION MEETING. A 48-HOUR ADVANCED NOTIFICATION IS REQUIRED FOR ALL INSPECTION AND MEETING REQUESTS.

4.1 ALL INSPECTIONS ARE TO BE CALLED IN AT 830-221-4068 OR,

4.2 FAXED IN AT 830-608-2117 OR,

4.3 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 THE NEED ARISES, ADDITIONAL TEMPORARY TRAFFIC CONTROL DEVICES MAY BE ORDERED BY THE ENGINEERING REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- DRAINAGE IMPROVEMENTS SUFFICIENT TO MITIGATE OFFSITE IMPACT OF CONSTRUCTION MUST BE COMPLETED AND IN PLACE PRIOR TO ADDING IMPERVIOUS COVER TO THE SITE.
- THIS DEVELOPMENT IS A TYPE 3 DEVELOPMENT.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA (100 YR. FLOOD), AS DEFINED BY THE COMAL COUNTY, TEXAS, FIRM PANEL NUMBER 48091C0455F, EFFECTIVE DATE SEPTEMBER 2, 2009, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THIS PROJECT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

# VANGUARD FARMS APARTMENTS

## NEW BRAUNFELS, TEXAS CIVIL SITE CONSTRUCTION PLANS

IMPACT DEVELOPERS  
6000 S. CONGRESS AVE, #101  
AUSTIN, TX 78745

REQUIRED PERMITS	NUMBER
1. CITY OF NEW BRAUNFELS	#
2. NEW BRAUNFELS UTILITIES	#

JULY 2020



7/29/2020

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD. IN ACCEPTING THESE PLANS, THE CITY OF NEW BRAUNFELS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD.

*Christopher P. Van Heerde, P.E.*  
Christopher P. Van Heerde  
P.E. Registration No. 93047

PREPARED BY:



290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
HMTNB.COM  
P(830)625-8555\*F(830)625-8556  
TBPE FIRM F-10961  
TBPLS FIRM 1053600

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C1.1	NOTES (1 OF 2)
C1.2	NOTES (2 OF 2)
C2.0	PLAT (1 OF 2)
C2.1	PLAT (2 OF 2)
C3.0	EXISTING DRAINAGE AREA MAP
C3.1	PROPOSED DRAINAGE AREA MAP
C3.2	PROPOSED DRAINAGE AREA MAP INSET
C3.3	ULTIMATE DRAINAGE AREA MAP
C3.4	ULTIMATE DRAINAGE AREA MAP INSET
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C5.0	OVERALL GRADING PLAN
C5.1	DETAIL GRADING (1 OF 4)
C5.2	DETAIL GRADING (2 OF 4)
C5.3	DETAIL GRADING (3 OF 4)
C5.4	DETAIL GRADING (4 OF 4)
C5.5	RAMP GRADING
C6.0	SITE PLAN
C6.1	DIMENSIONAL CONTROL PLAN (1 OF 4)
C6.2	DIMENSIONAL CONTROL PLAN (2 OF 4)
C6.3	DIMENSIONAL CONTROL PLAN (3 OF 4)
C6.4	DIMENSIONAL CONTROL PLAN (4 OF 4)
C6.5	ALIGNMENT PLAN
C6.6	FIRE PROTECTION PLAN
C6.7	SITE DETAILS
C6.8	STREET DETAILS (1 OF 2)
C6.9	STREET DETAILS (2 OF 2)
C7.0	OVERALL STORM PLAN
C7.1	CHANNEL B PLAN & PROFILE (1 OF 2)
C7.2	CHANNEL B PLAN & PROFILE (2 OF 2)
C7.3	SD LNS B2 & B2c PLAN & PROFILE
C7.4	SD LN B3 PLAN & PROFILE
C7.5	SD LNS B3b, B3c, & B3d PLAN & PROFILE
C7.6	STORM DETAILS
C8.0	OVERALL WASTEWATER PLAN
C8.1	WW LN A PLAN & PROFILE
C8.2	WW LN B PLAN & PROFILE
C8.3	WASTEWATER DETAILS
C9.0	OVERALL WATER PLAN
C9.1	WATER DETAILS

NOTE TO CONTRACTOR:

BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.

THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT EACH OF THE INDIVIDUAL UTILITIES FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.