

June 30, 2020

Engineering Division  
City of New Braunfels  
550 Landa Street  
New Braunfels, TX 78130

RE: *Permit No. CP2019-1890 Village at Gruene Condominiums (Review 2)*

Please find listed below our responses to your comments in regard to the Village at Gruene Condominiums project.

The following items have been addressed:

**General**

1. Per New Braunfels Ordinance Sec. 118-7, provide a copy of TCEQ permit approval prior to permit issuance. Any changes required per TCEQ must be resubmitted to the City of New Braunfels for acceptance.

**Review 2:** Comment remains. Please include TCEQ SCS approval.

- *The TCEQ SCS approval letter is included with this submittal.*

2. Per New Braunfels Ordinance Sec. 118-31(a), approval by the utility provider is required prior to City of New Braunfels for acceptance. Any changes to the civil site plans must be resubmitted to the City for acceptance.

**Review 2:** Comment remains. Please letter of approval from NBU.

- *The NBU approval letter is included with this submittal.*

3. Cleared.
4. Cleared.

**Cover Sheet**

5. Cleared.

**Drainage**

6. Cleared.
7. Cleared.

8. Per New Braunfels Drainage and Erosion Control Design Manual Sec. 2.4, all private drainage and water quality facilities must have an associated drainage easement, restrictive covenant, or similar recorded instrument that clearly identifies ownership and the party responsible for maintenance.

**Review 2:** Comment remains. Please submit drainage easement metes and bounds.

- *A copy of the recorded drainage easement is included in this submittal.*

### **Drainage Report**

9. Cleared.
10. Cleared.

### **Creeks and Open Channels**

11. Cleared.
12. Per the New Braunfels Drainage and Erosion Control Design Manual Sec. 8.1(B), channels should be contained within dedicated drainage easements.

**Review 2:** Comment remains. The proposed boundaries are noted.

- *Proof of the drainage easement encapsulating channels is provided with this submittal.*

13. Cleared.
14. Cleared.

### **Detention and Retention Facilities**

15. Cleared.
16. Cleared.
17. Per the New Braunfels Drainage and Erosion Control Design Manual Sec. 10.1(G), detention facilities and maintenance access for the facilities should be contained within dedicated drainage easements. Easements will not be dedicated to the City and must be provided prior to a plan approval.

**Review 2:** Comment remains. Please provide proof of approval of drainage easements. Please move the drainage easement label in C6.2 so that it can be clearly seen and read. Sheet C6.1 does not appear to show any drainage easements.

- *Proof of drainage easement recordation is included with this submittal.*

18. Per the New Braunfels Drainage and Erosion Control Design Manual Sec.10.1(l), detention facilities shall be designed with one or more outlet structure to allow the safe passage of the 100- year post development design storm runoff. Provide calculations showing the outlet structure conveyance requirements are met.

**Review 2:** Comment remains. On the stage/storage/discharge for both detention basins, the flow rates and the depths do not match the numbers on the table 3 of sheet C2.2, please explain.

- *Table 2 on Sheet C2.2 has been updated to include peak flow rate outputs for point of concentration C before and after detention. The 'after detention' flow rates are then combined with point of concentrations C1, C2, and C3 for a flow rate comparison with existing drainage area, EX C. This is the comparison carried out on Table 3 of Sheet C2.2. These tables can also be referenced in Attachment E of the drainage report. Flow rate output summary tables can also be referenced within the hydrographs report (pages 36, 55, 71, and 87 of the drainage report pdf).*

19. Cleared.  
20. Cleared.  
21. Cleared.  
22. Cleared.  
23. Cleared.  
24. Cleared.

#### **Erosion Control Plan**

25. Cleared.

#### **Grading Plan**

26. Cleared.

#### **Paving Plan and Profiles**

##### **Paving**

27. Cleared.  
28. Cleared.  
29. Cleared.

##### **Horizontal/Vertical**

30. Cleared.  
31. Cleared.

##### **Drainage**

32. Cleared.

#### **Pavement Marking and Signage**

33. Cleared  
34. Cleared.

35. Per New Braunfels Ordinance Sec. 114-162, provide traffic control plans in accordance with Texas MUTCD for the construction of the driveway on Gruene Road. Associated details must be provided and referenced within the traffic control plans.

**Review 2:** Comment remains. Please include traffic control plans in this CD set.

- *The traffic control layout and detail sheets have been added as Sheets C10.1 and C10.2 of the construction documents. These can also be referenced in The Village at Gruene Public Infrastructure Permit Set.*

#### **Utilities**

36. Cleared.  
37. Cleared.  
38. Cleared.

#### **City of New Braunfels Details**

39. Cleared.

#### **Planning and Plat Compliance**

40. Cleared.  
41. Cleared.

#### **International Fire Code**

42. Cleared.  
43. Cleared  
44. Per International Fire Code Appendix B, provide a signed and sealed certification demonstrating the minimum fire flows are met for the development.  
45. **Review 2:** Comment remains. Please provide a signed and sealed certification demonstrating the minimum fire flows are met for the development.
  - *A fire flow certification letter is included with this submittal.*

#### **Notes**

Please note the following:

- a. Easements recorded by separate instrument must be provided prior to permit approval.
  - *Proof of easement recordation documents are included with this submittal.*
- b. Any excavations within the existing City right of way, including open cuts, street cuts, and/or boring operations require the approval of the Streets and Drainage Division Manager. Such work will also require a ROW Excavation Permit in addition to any building permit.
  - *Acknowledged. This information will be communicated to the contractor.*

**HMT Note (CD revisions):**

*Through efforts in obtaining NBU approval, misplaced sewer sheet callouts were revised to point at correct locations. Easement callouts were also updated to include recordation numbers. These modifications did not have any effect on sewer layout, elevations, grading, basin dimensions, street layout, etc. The construction Plan set Seal Date was revised to 6/22/2020 to match the approved plan set on NBU records.*

*Additionally, a concrete pilot channel detail, specific to the water quality upper basin C was added to sheet C7.3; cross gutter callouts were added to street knuckle sheets (C5.3 and C5.5); a spill curb callout was added to the fire access sheet (C5.9).*

We hope everything here is in order, and if you have any further questions or comments, please contact me at (830) 625-8555.

Sincerely,

A handwritten signature in blue ink that reads "Chris Van Heerde, P.E." The signature is fluid and cursive, with the first name "Chris" and last name "Van Heerde" clearly legible, followed by "P.E." in a slightly more formal script.

Christopher Van Heerde, P.E.  
Managing Partner  
HMT Engineering and Surveying