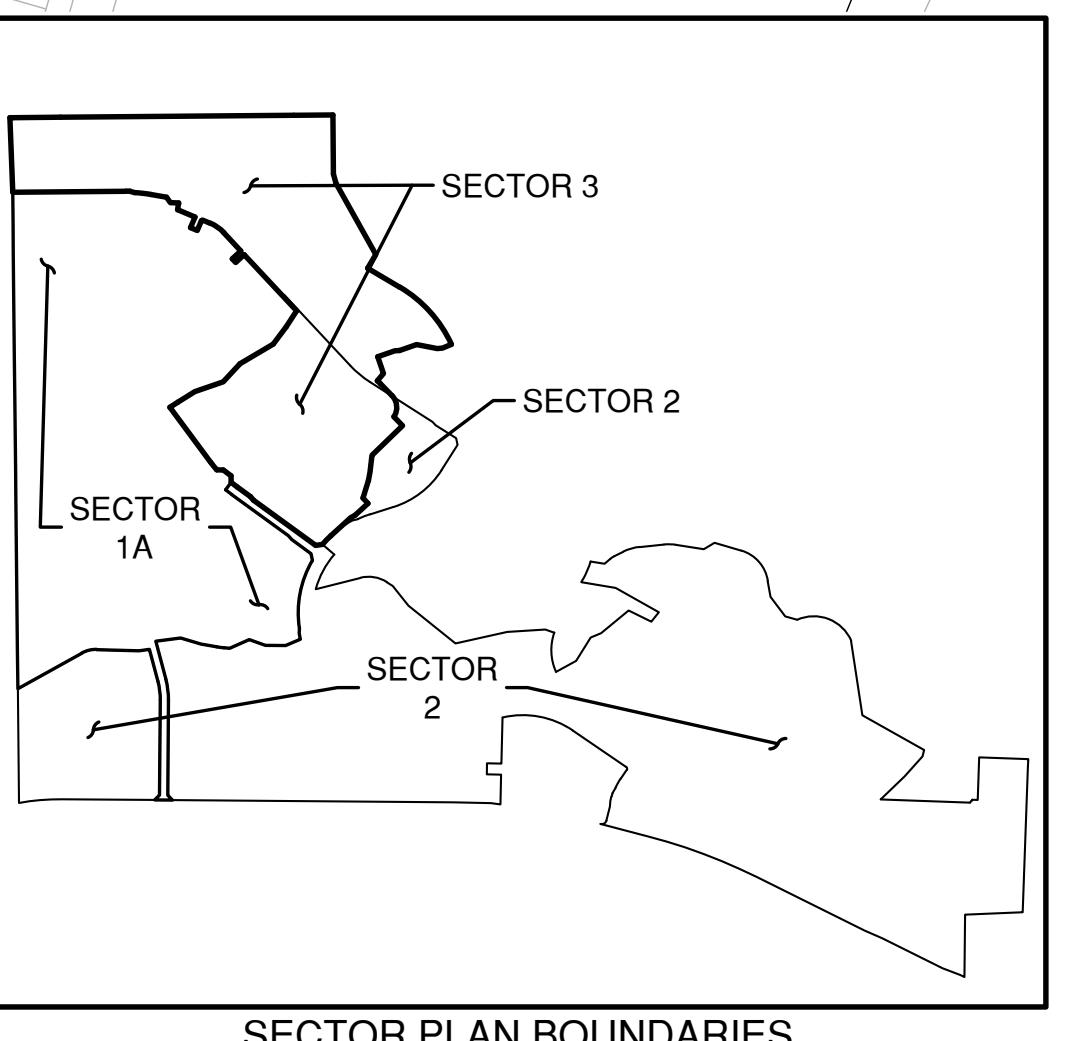
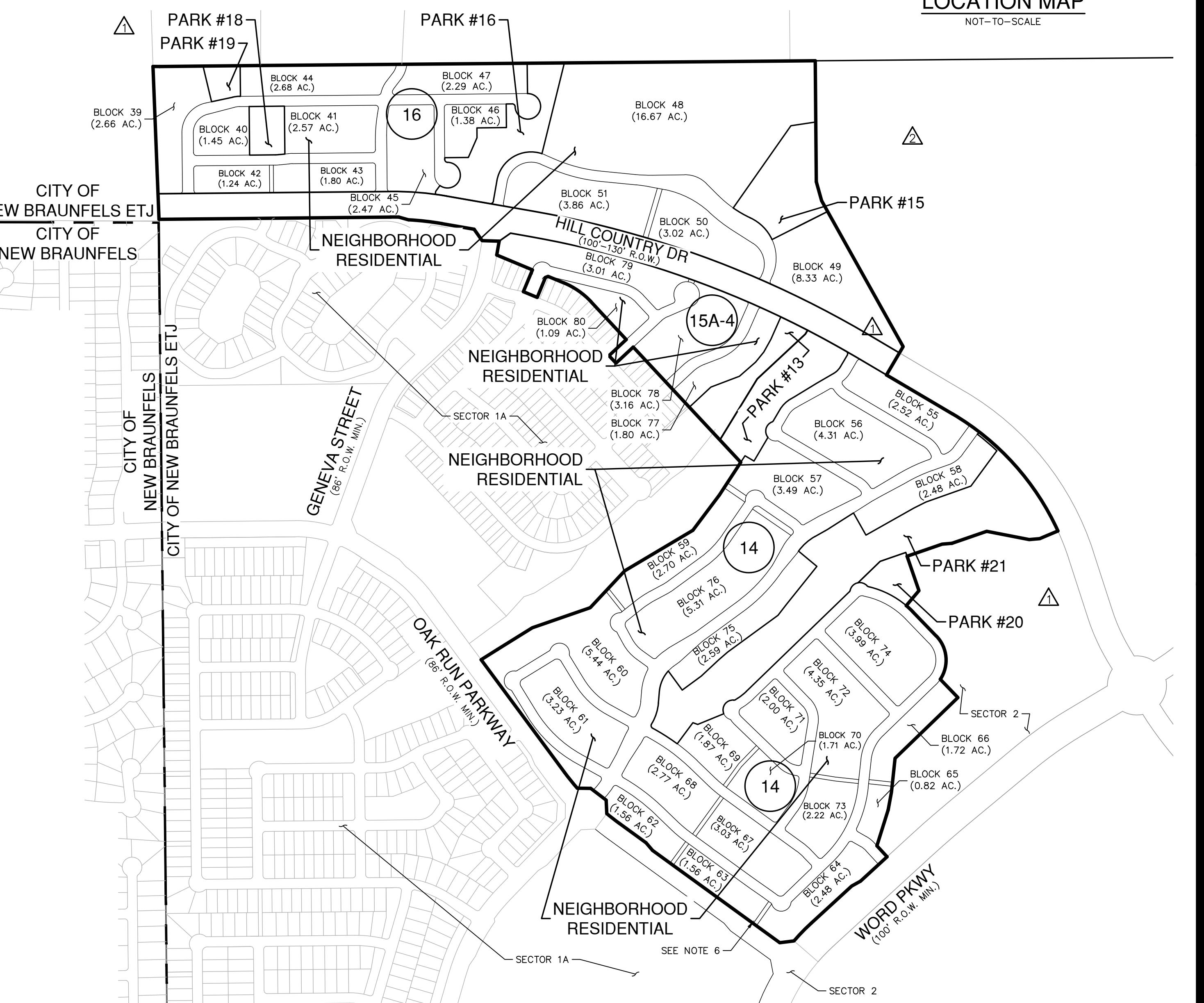
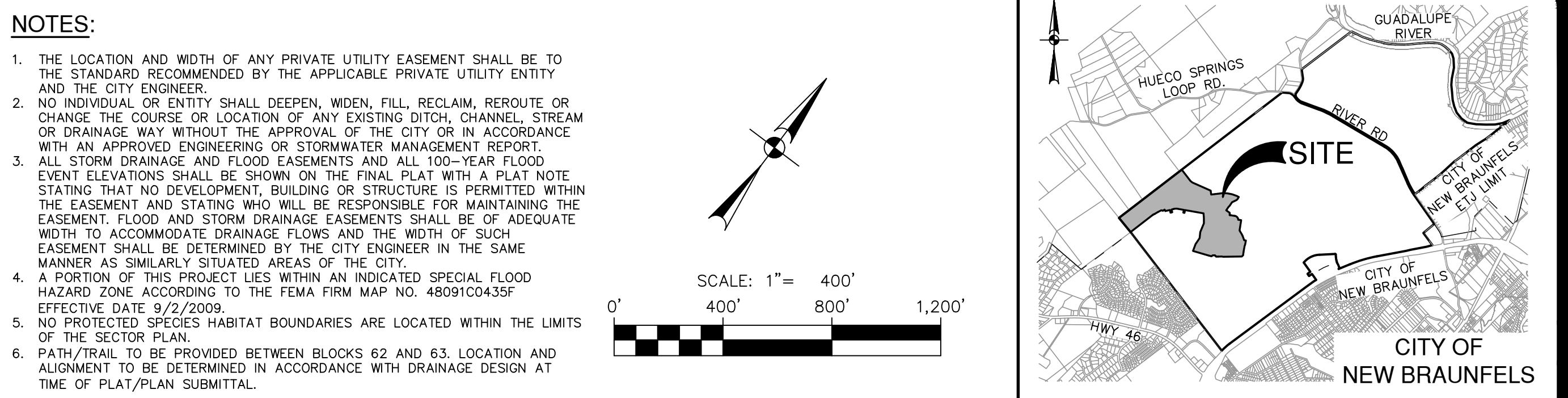


DEVELOPMENT STATISTICS				
PROPOSED SECTOR PLAN				
ACREAGE SUMMARY				
SECTOR GROSS ACREAGE	188.28			
PLANNING AREA GROSS ACREAGE				
TOWN CENTER PLANNING AREA	0			
ACREAGE (AC)				
LARGE FORMAT RETAIL PLANNING SUB AREA	0			
MIXED USE EMPLOYMENT PLANNING SUB AREA	0			
NEIGHBORHOOD CENTER PLANNING AREA	0			
RESORT PLANNING AREA	0			
HIGH DENSITY RESIDENTIAL PLANNING AREA	0			
NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL PLANNING AREA	176.40			
COMMUNITY FACILITY	0			
PARK PLANNING AREA	0			
RIGHT OF WAY	11.88			
TOTAL PLANNING AREA GROSS ACREAGE	188.28			
PLANNING AREA POD GROSS ACREAGE				
POD 8	71			
POD 9	15			
POD 10	94			
PRECINCT GROSS ACREAGE				
PRECINCT 14	98.69			
PRECINCT 15A-4	13.74			
PRECINCT 16	63.97			
TOTAL PRECINCT ACREAGE	176.4			
RESIDENTIAL DWELLING UNITS				
AVERAGE RESIDENTIAL DENSITY				
PRECINCT 14	2.5-5 DWELLINGS/AC			
PRECINCT 15A-4	2.5-5 DWELLINGS/AC			
PRECINCT 16	2.5-5 DWELLINGS/AC			
TOTAL NO. OF DWELLING UNITS				
NO. OF RESIDENTIAL LOTS	440-878			
IMPERVIOUS COVER				
BLOCK	LAND USE	ACREAGE (AC)	MAXIMUM IMPERVIOUS COVER (AC)	MAXIMUM IMPERVIOUS COVER (%)
PRECINCT 14	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL	82.28	49.27	60%
PRECINCT 15A-4	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL	11.71	7.03	60%
PRECINCT 16	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL	55.43	33.26	60%
RIGHT OF WAY	-	11.88	10.69	90%
OPEN SPACE/DRAINAGE AREA	-	26.98	1.35	5%
SECTOR TOTAL		188.28	101.69	54%
DRAINAGE AND WATER QUALITY		ACREAGE (AC)		
DEVELOPED AREA WITHIN SECTOR PLAN PROVIDING ONE BMP	63.5			
TOTAL DEVELOPED AREA WITHIN VERAMENDI PROVIDING ONE BMP	250.5			
DEVELOPED AREA WITHIN SECTOR PLAN PROVIDING TWO BMPs	124.77			
TOTAL DEVELOPED AREA WITHIN VERAMENDI PROVIDING TWO BMP	773.52			
PARK SUMMARY		ACREAGE (AC)		
REGIONAL PARK GROSS ACREAGE				
COMMUNITY PARK GROSS ACREAGE				
ALL OTHER PARKS (POCKET, NEIGHBORHOOD, ETC.)	28.28			
TOTAL PARK ACREAGE		28.28		

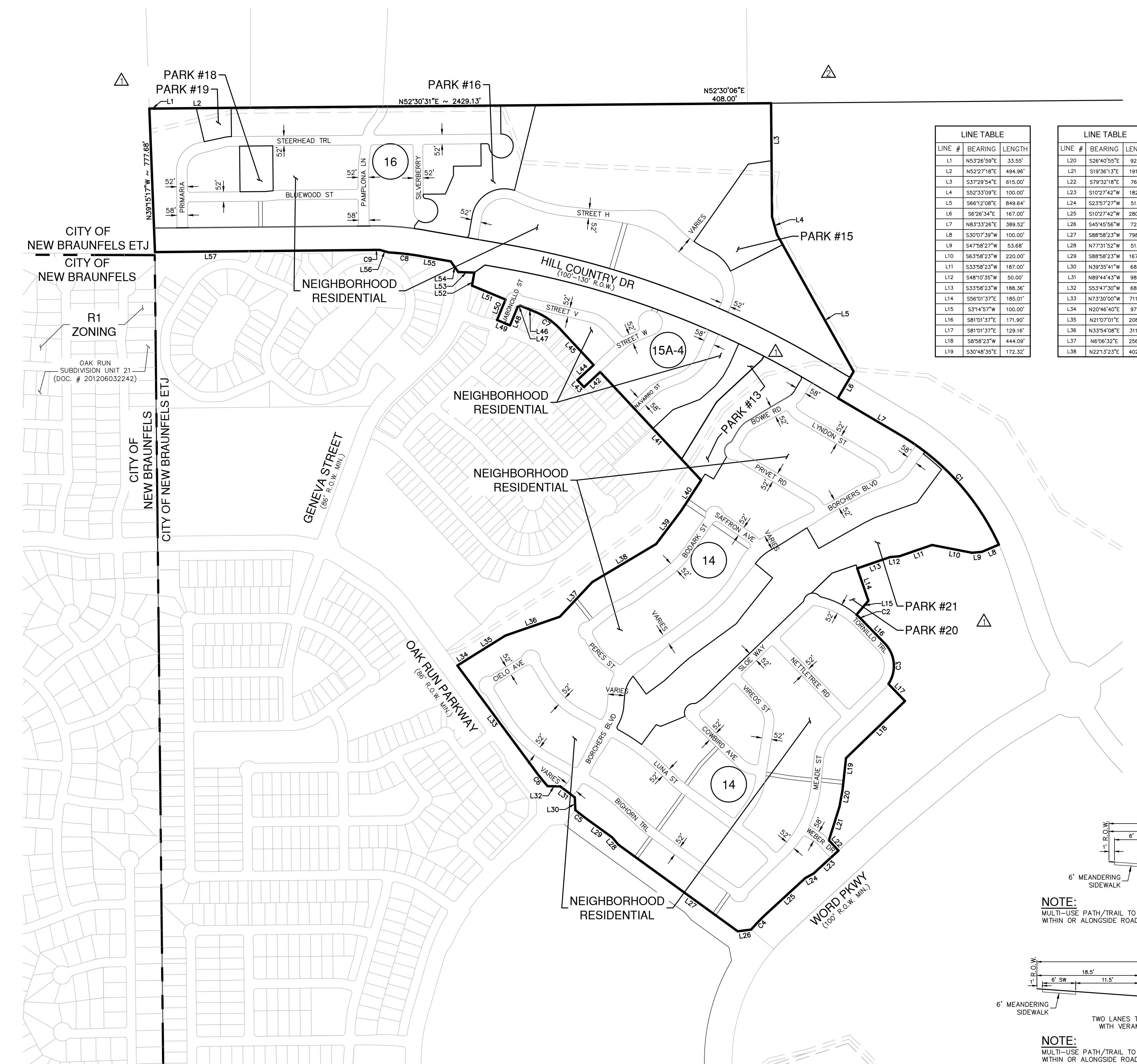


**PAPE-DAWSON  
ENGINEERS**

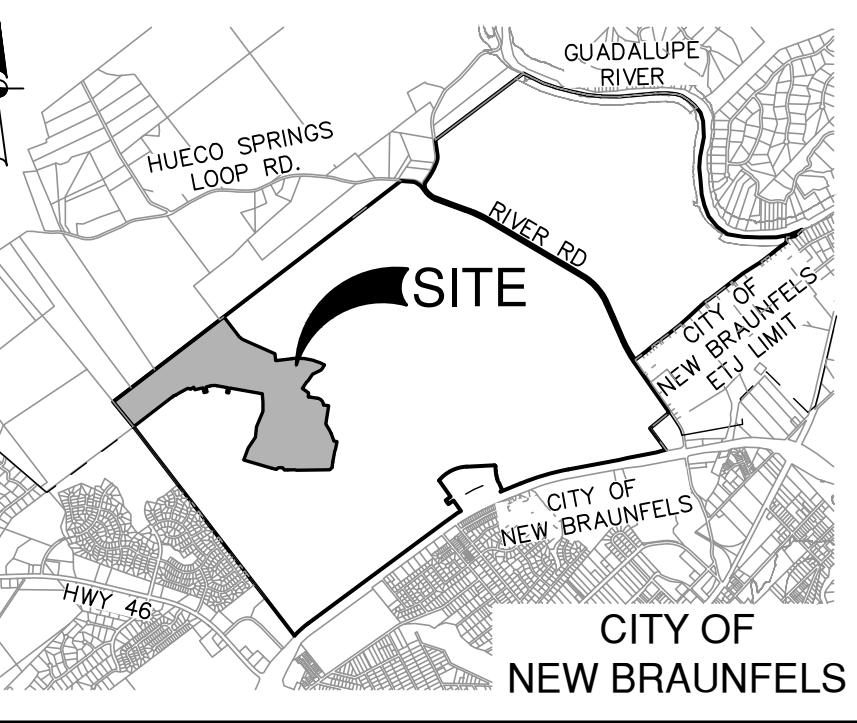
NEW BRAUNFELS, SAN ANTONIO, AUSTIN, HOUSTON, FT. WORTH, DALLAS  
1612 INDEPENDENCE DR., STE 102, NEW BRAUNFELS, TX 78122 830.625.2633  
TBPE FIRM REGISTRATION #470-1 TBPE FIRM REGISTRATION #10228900

**VERAMENDI  
NEW BRAUNFELS, TEXAS**

SECTOR PLAN 3  
COVER SHEET



SCALE: 1" = 300'  
300' 600' 900'



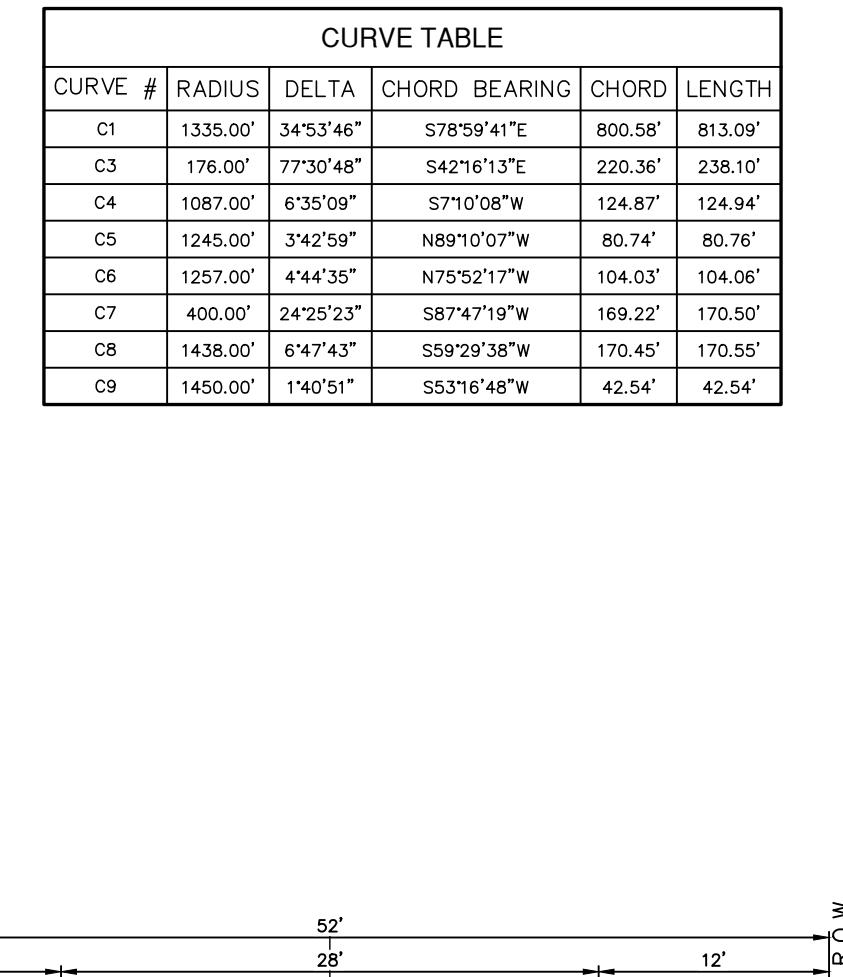
LOCATION MAP  
NOT-TO-SCALE

LEGEND  
 — PROJECT BOUNDARY  
 - - - CITY ETJ LIMITS  
 PRECINCT NUMBER  
 16

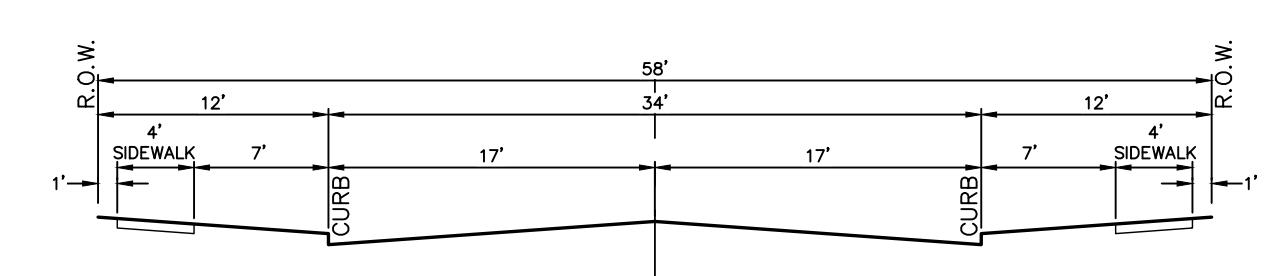
LINE TABLE		
LINE #	BEARING	LENGTH
L1	N52°30'06"E	33.55'
L2	N52°30'31"E	408.00'
L3	N52°30'31"E	2429.13'
L4	S52°30'39"E	100.00'
L5	S62°10'08"E	849.64'
L6	S62°10'34"E	167.00'
L7	N83°32'26"E	389.52'
L8	S30°07'39"W	100.00'
L9	S47°58'27"W	53.68'
L10	S63°58'23"W	220.00'
L11	S88°58'23"W	167.56'
L12	S33°58'23"W	187.00'
L13	S49°10'35"W	50.00'
L14	S33°58'23"W	188.36'
L15	S56°01'37"E	185.01'
L16	S73°30'00"W	100.00'
L17	S81°01'37"E	171.90'
L18	S81°01'37"E	129.16'
L19	S81°01'37"E	444.09'
L20	S30°48'35"E	172.32'
L21	S30°15'17"W	777.68'
L22	S30°31'31"E	2429.13'
L23	S30°31'31"E	408.00'
L24	S23°57'27"W	51.42'
L25	S10°27'42"W	280.06'
L26	S45°45'56"W	72.89'
L27	S88°58'23"W	798.53'
L28	N77°31'52"W	51.42'
L29	S30°34'37"W	14.14'
L30	S88°58'23"W	167.56'
L31	S33°58'23"W	187.00'
L32	S89°44'43"W	98.68'
L33	S53°47'30"W	68.42'
L34	S73°30'00"W	711.37'
L35	S20°46'40"E	97.73'
L36	S33°54'08"W	311.60'
L37	S68°39'25"E	256.94'
L38	S52°26'23"W	402.48'

LINE TABLE		
LINE #	BEARING	LENGTH
L20	S26°40'55"E	92.39'
L21	S19°36'13"E	191.30'
L22	S79°32'18"E	76.15'
L23	S10°27'42"W	182.71'
L24	S23°57'27"W	51.42'
L25	S10°00'00"W	120.00'
L26	S89°44'43"W	52.00'
L27	S73°30'00"W	80.74'
L28	S88°58'23"W	86.40'
L29	S30°34'37"W	104.03'
L30	S88°58'23"W	104.06'
L31	S33°58'23"W	120.00'
L32	S89°44'43"W	124.94'
L33	S53°47'30"W	169.22'
L34	S73°30'00"W	170.50'
L35	S20°46'40"E	170.55'
L36	S33°54'08"W	143.00'
L37	S68°39'25"E	55.31'648"
L38	S52°26'23"W	42.54'

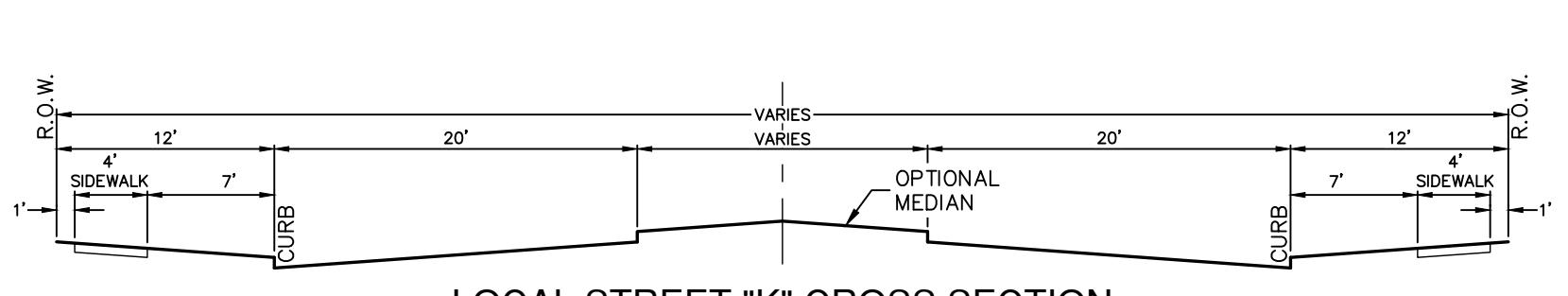
CURVE TABLE		
CURVE #	RADIUS	DELTA
C1	1335.00'	345°34"E
C2	773°30'48"	542°13'E
C3	176.00'	220.36'
C4	1087.00'	238.10'
C5	1245.00'	124.87'
C6	1257.00'	444°35"
C7	400.00'	242°23"
C8	1438.00'	587°47'19"W
C9	1450.00'	170.45'



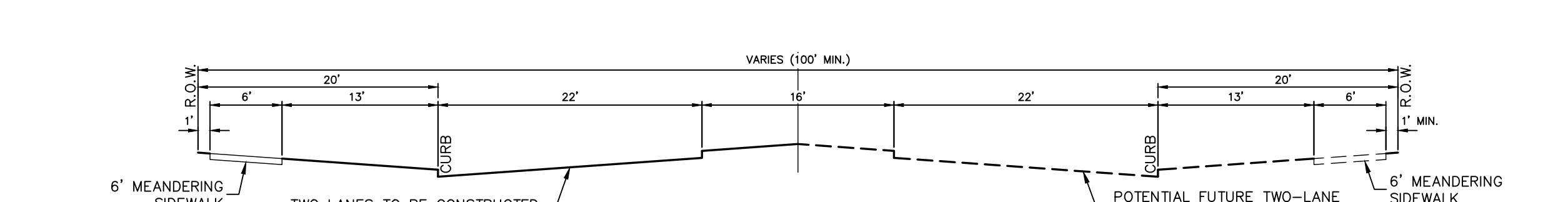
LOCAL STREET "A" CROSS SECTION  
LOCAL STREET WITH INFORMAL ON-STREET PARKING  
NEIGHBORHOOD CENTER, RESORT, NEIGHBORHOOD (MIXED DENSITY)  
RESIDENTIAL AND PARK PLANNING AREAS  
NOT TO SCALE



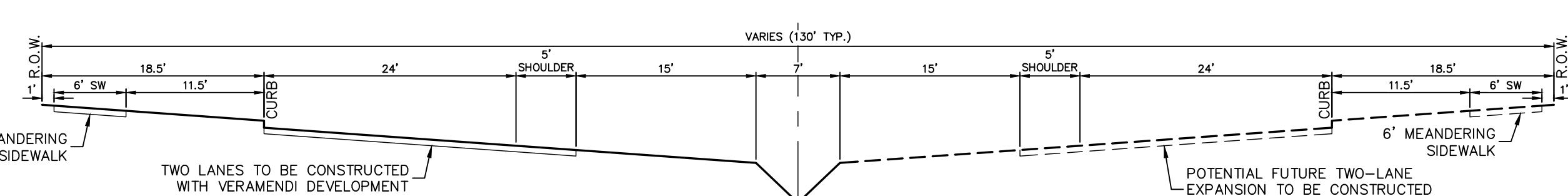
LOCAL STREET "B" CROSS SECTION  
LOCAL STREET WITH INFORMAL ON-STREET PARKING  
NEIGHBORHOOD CENTER, RESORT, NEIGHBORHOOD (MIXED DENSITY)  
RESIDENTIAL AND PARK PLANNING AREAS  
NOT TO SCALE



LOCAL STREET "K" CROSS SECTION  
LOCAL STREET WITH INFORMAL ON-STREET PARKING  
NEIGHBORHOOD CENTER, RESORT, NEIGHBORHOOD (MIXED DENSITY)  
RESIDENTIAL AND PARK PLANNING AREAS  
NOT TO SCALE



HILL COUNTRY DR CROSS SECTION  
MINOR ARTERIAL  
NEIGHBORHOOD CENTER, RESORT, NEIGHBORHOOD (MIXED DENSITY)  
RESIDENTIAL AND PARK PLANNING AREAS  
NOT TO SCALE



HILL COUNTRY DR CROSS SECTION (ALTERNATE)  
MINOR ARTERIAL  
NEIGHBORHOOD CENTER, RESORT, NEIGHBORHOOD (MIXED DENSITY)  
RESIDENTIAL AND PARK PLANNING AREAS  
NOT TO SCALE

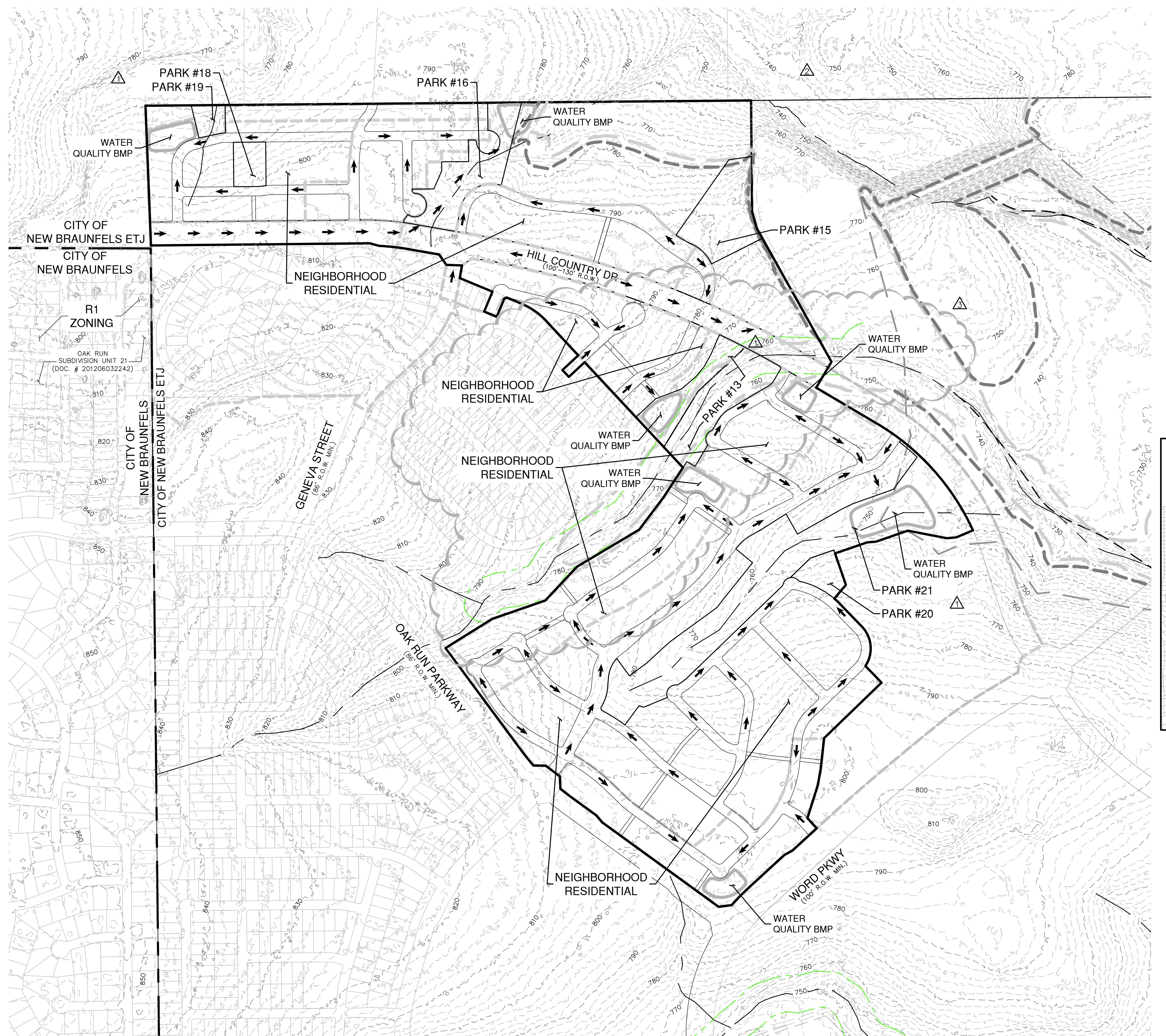
VERAMENDI  
NEW BRAUNFELS, TEXAS  
SECTOR PLAN 3  
LAND USE AND STREET CROSS SECTION

PAPE-DAWSON  
ENGINEERS

NEW BRAUNFELS, SAN ANTONIO, AUSTIN, HOUSTON, FT. WORTH, DALLAS  
1612 INDEPENDENCE DR, STE 102, NEW BRAUNFELS, TX 78132 830.625.8900  
TBPE FIRM REGISTRATION #4701  
TBPE FIRM REGISTRATION #1028900

PLAT NO. \_\_\_\_\_  
JOB NO. 7620-87  
DATE JULY 2020  
DESIGNER JP  
CHECKED DRAWN ML  
SHEET 2 OF 9

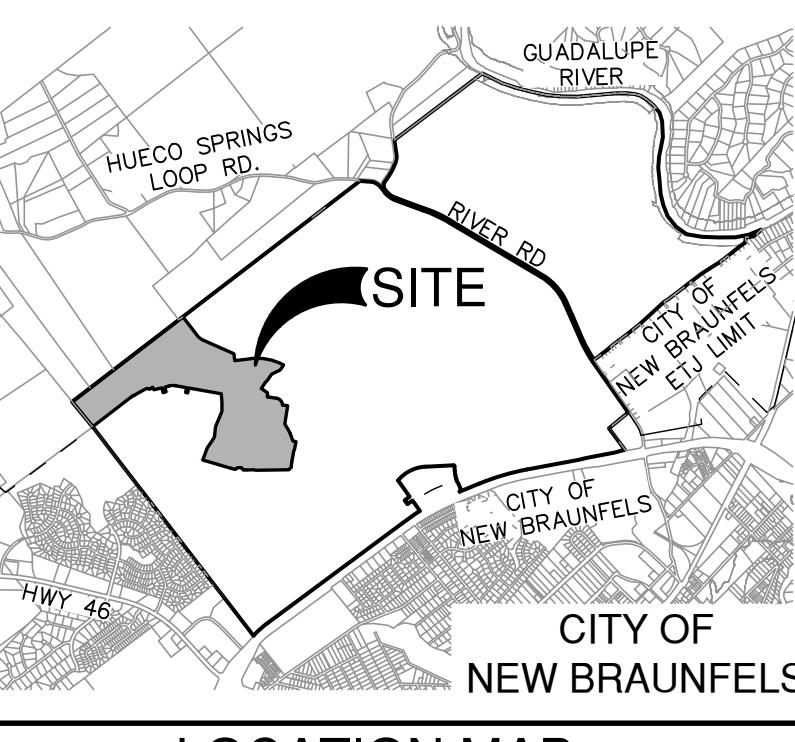
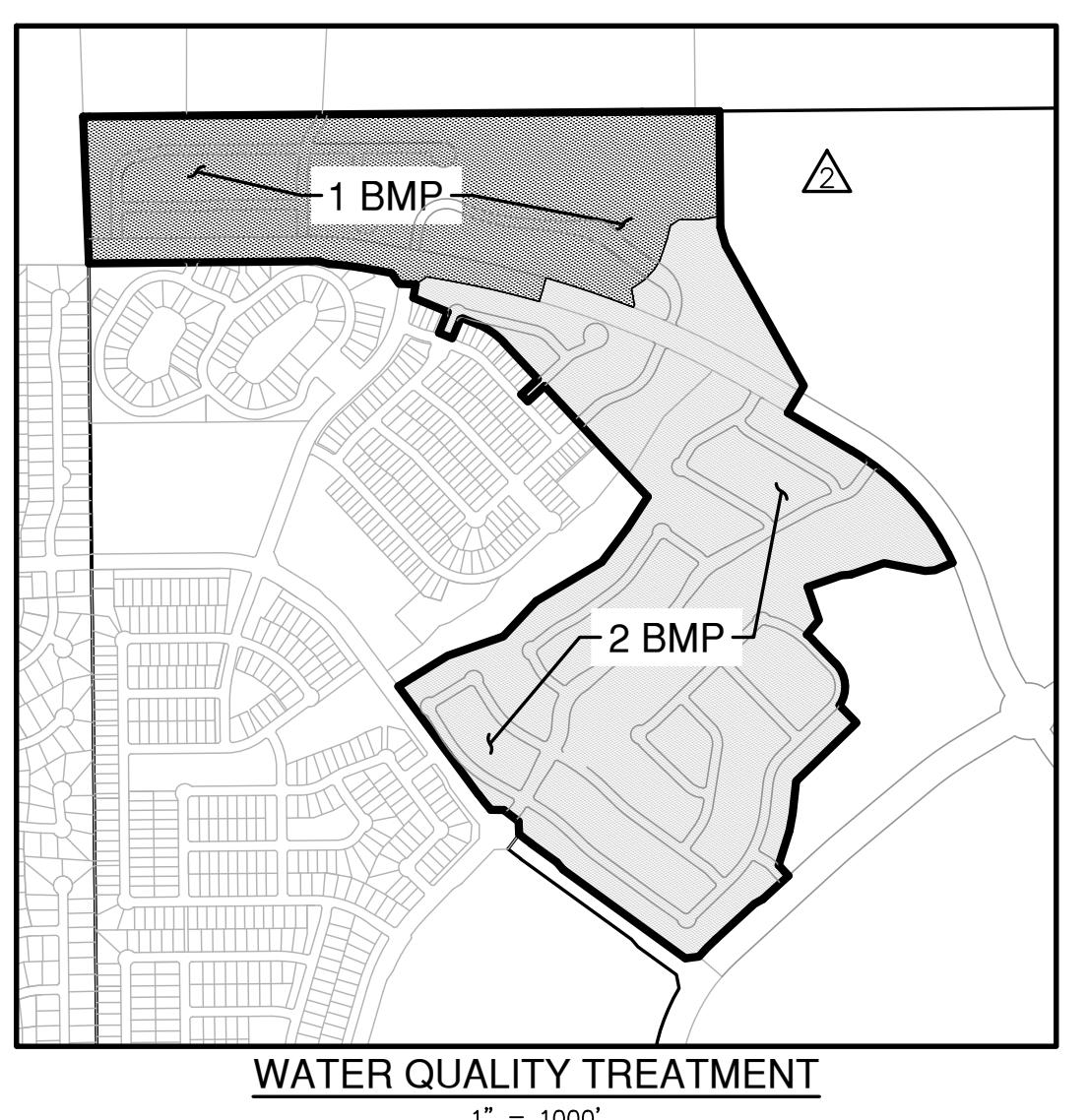
NO. 1 MINOR AMENDMENT #1  
DATE 05/21/20  
RIGHT-OF-WAY REVISION  
NO. 2  
DATE 07/28/24



SCALE: 1" = 300'  
0' 300' 600' 900'

NOTES:

1. ALL STORM DRAINAGE AND FLOOD EASEMENTS AND ALL 100-YEAR FLOOD ELEVATIONS SHALL BE SHOWN ON THE FINAL PLAT WITH A PLAT NOTE STATING THAT NO DEVELOPMENT, BUILDING, OR STRUCTURE IS PERMITTED WITHIN THE EASEMENT AND STATING WHO WILL BE RESPONSIBLE FOR MAINTAINING THE EASEMENT. FLOOD AND STORM DRAINAGE EASEMENTS SHALL BE OF ADEQUATE WIDTH TO ACCOMMODATE DRAINAGE FLOWS AND THE WIDTH OF SUCH EASEMENT SHALL DETERMINE THE CITY ENGINEER IN THE SAME MANNER AS SIMILARLY SITUATED AREAS OF THE CITY.
2. NO PROTECTED SPECIES HAVE BEEN IDENTIFIED WITHIN THE BOUNDARIES OF THE SECTOR PLAN.
3. DETENTION WILL BE PROVIDED BY REGIONAL DETENTION FACILITY.
4. A SINGLE WATER QUALITY BMP IS SHOWN FOR EACH WATERSHED WITHIN EACH PRECINCT. FINAL DESIGN OF PROPOSED DEVELOPMENTS WITHIN EACH PRECINCT WILL DETERMINE LOCATION AND CONFIGURATION OF THE BMP. BMP'S MAY BE COMBINED OR DIVIDED INTO MULTIPLE BMP'S AS REQUIRED BY THE FINAL DESIGN.
5. "NO INDIVIDUAL OR ENTITY SHALL DEEPEN, WIDEN, FILL, RECLAIM, REROUTE OR CHANGE THE COURSE OR LOCATION OF ANY EXISTING DITCH, CHANNEL, STREAM OR DRAINAGE WAY WITHOUT THE APPROVAL OF THE CITY OR IN ACCORDANCE WITH AN APPROVED ENGINEERING OR STORMWATER MANAGEMENT REPORT. A GRANT PERMIT SHALL BE OBTAINED FROM THE CITY ENGINEER IN ADDITION TO ANY OTHER APPLICABLE AGENCY HAVING JURISDICTION, SUCH AS FEMA OR USACE."



LOCATION MAP  
NOT-TO-SCALE

LEGEND

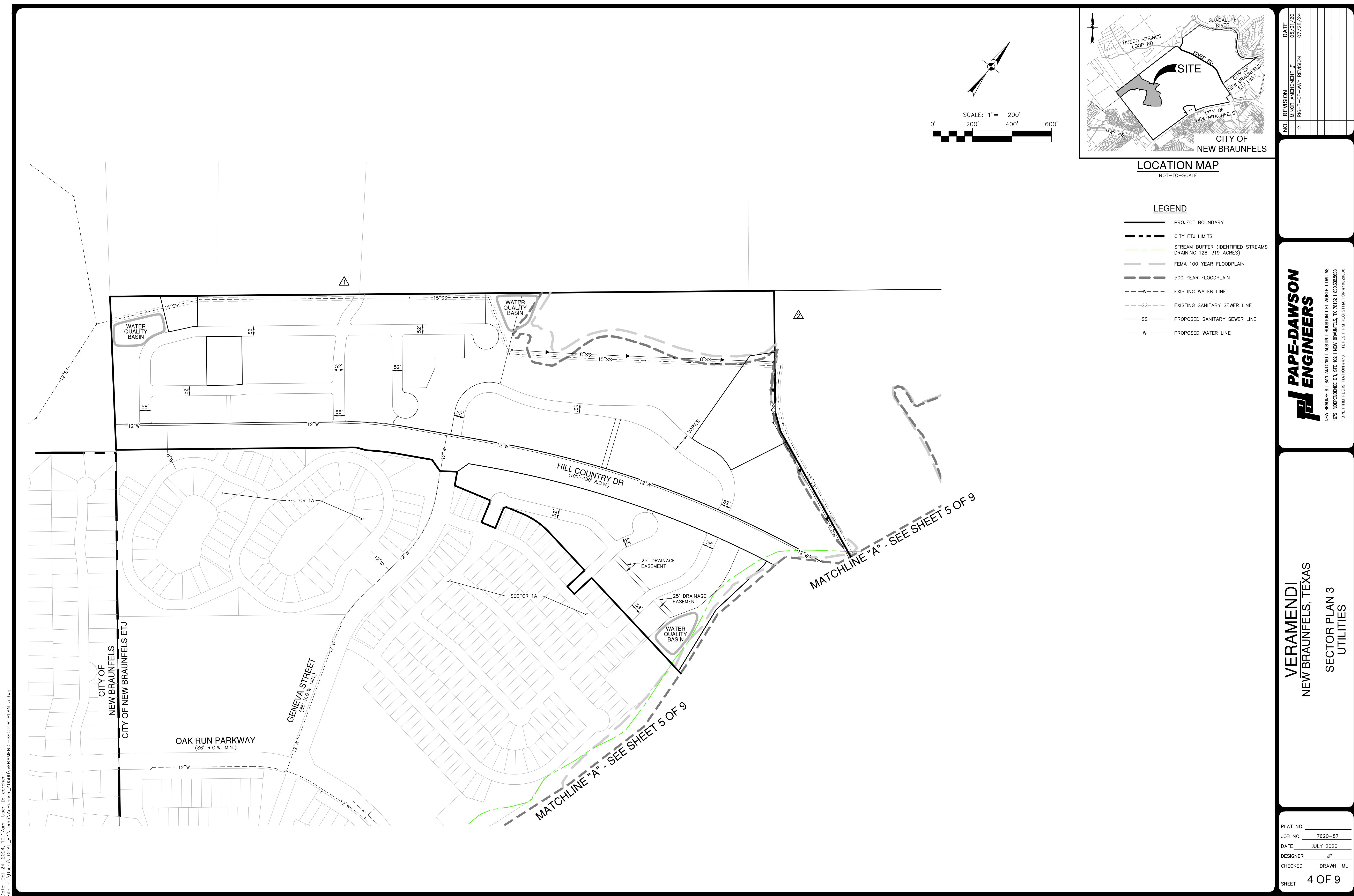
- PROJECT BOUNDARY
- CITY ETJ LIMITS
- WATERSHED BOUNDARIES
- STREAM BUFFER
- IDENTIFIED STREAM
- FEMA 100 YEAR FLOODPLAIN
- 500 YEAR FLOODPLAIN
- DRAINAGE FLOW ARROWS
- DAM BREACH ZONE
- EXISTING CONTOURS

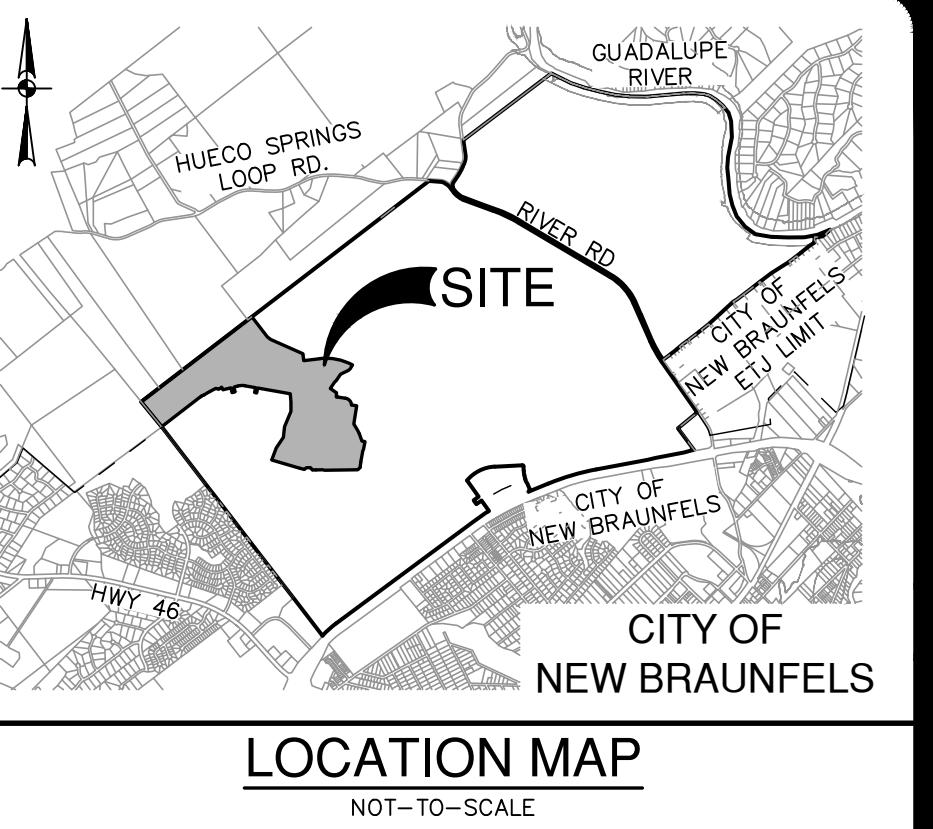
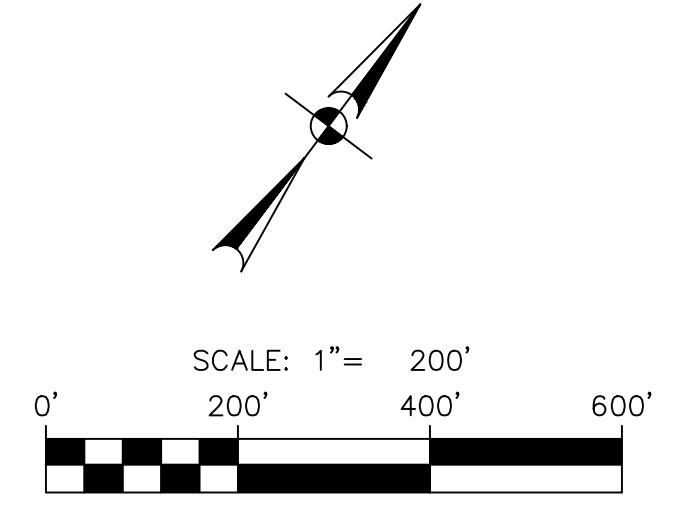
**PAPE-DAWSON  
ENGINEERS**

NEW BRAUNFELS, SAN ANTONIO, AUSTIN, HOUSTON, 1 FT NORTH, DALLAS  
1612 INDEPENDENCE DR, STE 102, NEW BRAUNFELS, TX 78122 830.625.2533  
TBPE FIRM REGISTRATION #42701 TBPE FIRM REGISTRATION #10028990

**VERAMENDI  
NEW BRAUNFELS, TEXAS**  
SECTOR PLAN 3  
DRAINAGE

PLAT NO. \_\_\_\_\_  
JOB NO. 7620-B7  
DATE JULY 2020  
DESIGNER JP  
CHECKED DRAWN ML



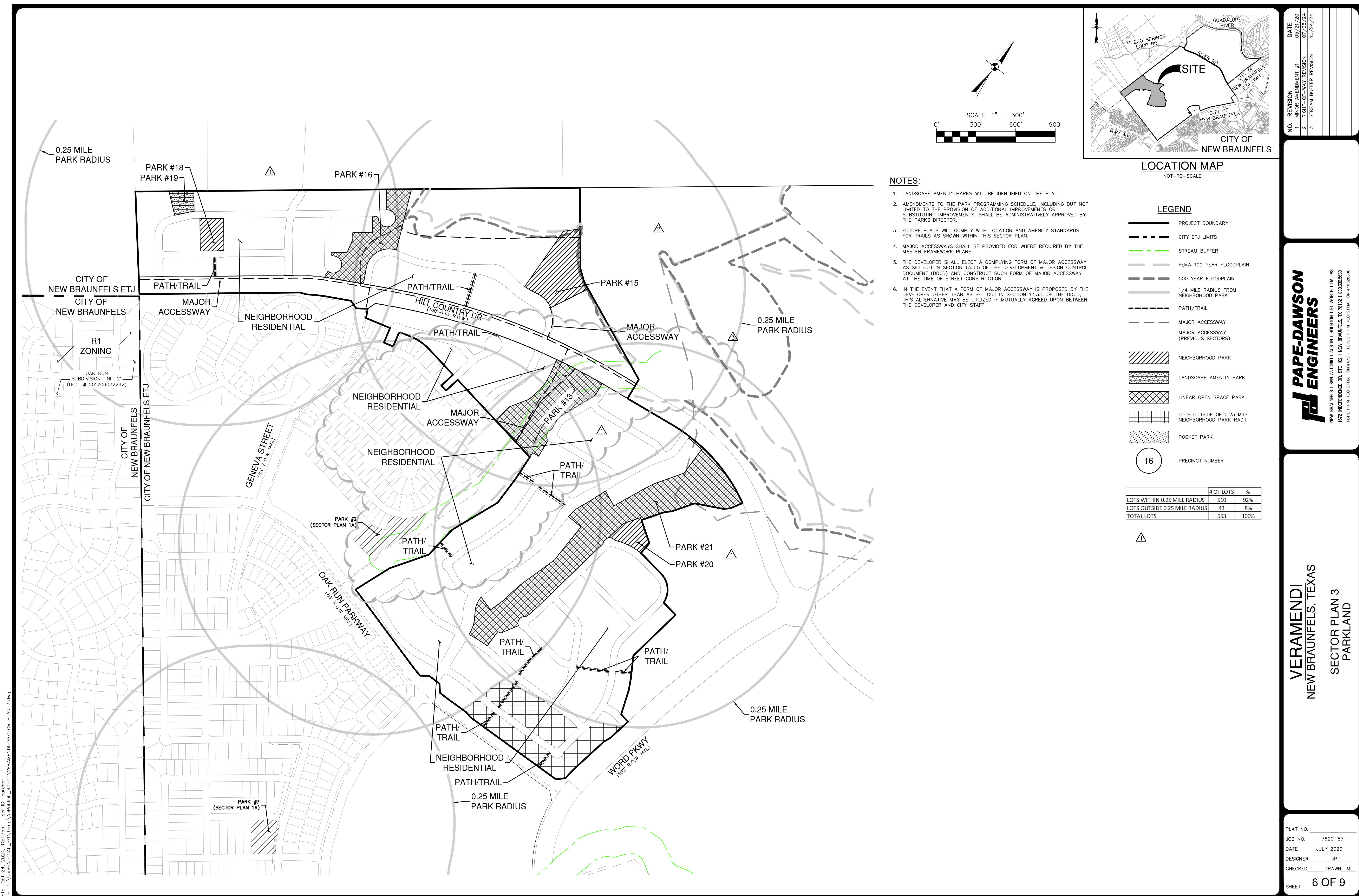


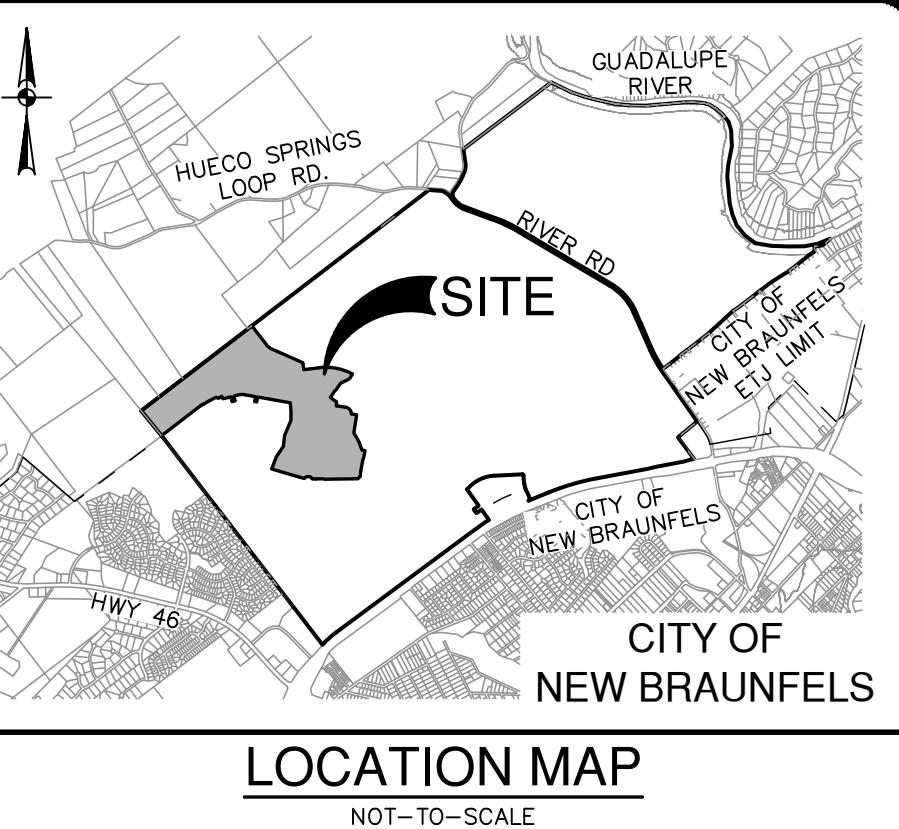
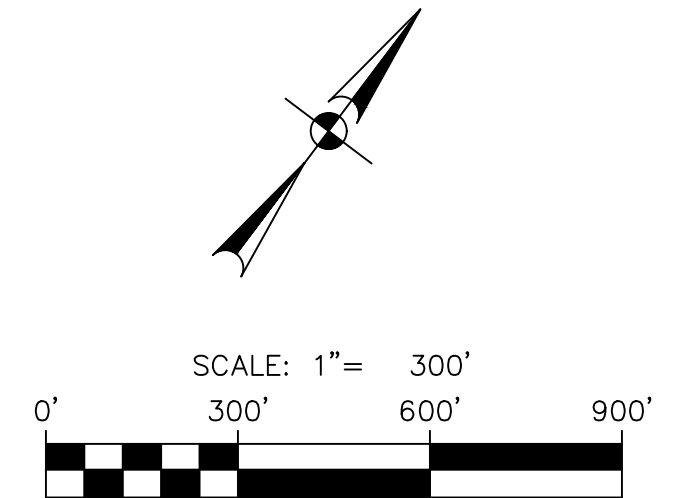
**PAPE-DAWSON  
ENGINEERS**

NEW BRAUNFELS, SAN ANTONIO, AUSTIN, HOUSTON, DALLAS  
1612 INDEPENDENCE DR., STE 102, NEW BRAUNFELS, TX 78122 830.625.2533  
TBPE FIRM REGISTRATION #4270 | TBPLS FIRM REGISTRATION #1028900

**VERAMENDI  
NEW BRAUNFELS, TEXAS  
SECTOR PLAN 3  
UTILITIES**

PLAT NO. \_\_\_\_\_  
JOB NO. \_\_\_\_\_ 7620-87  
DATE \_\_\_\_\_ JULY 2020  
DESIGNER \_\_\_\_\_ JP  
CHECKED \_\_\_\_\_ DRAWN \_\_\_\_\_ ML  
SHEET \_\_\_\_\_ 5 OF 9





**PAPE-DAWSON  
ENGINEERS**

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT. WORTH | DALLAS  
1612 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78122 | 830.625.2533  
TBPLS FIRM REGISTRATION #1470 | TBPLS FIRM REGISTRATION #10028900

**VERAMENDI  
NEW BRAUNFELS, TEXAS**  
SECTOR PLAN 3  
TREE CANOPY

PLAT NO. \_\_\_\_\_  
JOB NO. \_\_\_\_\_ 7620-87  
DATE JULY 2020  
DESIGNER JP  
CHECKED DRAWN ML  
SHEET 7 OF 9

