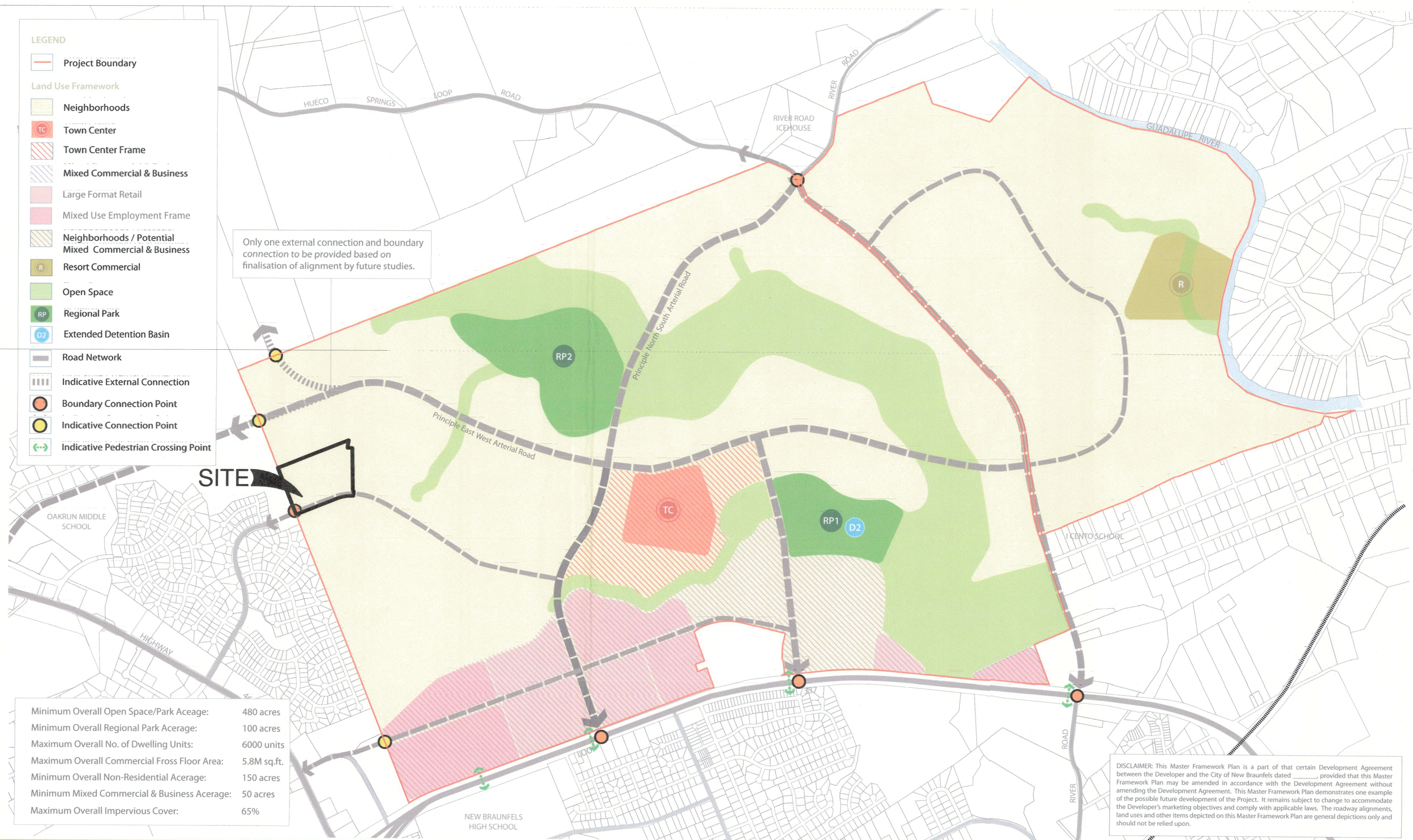
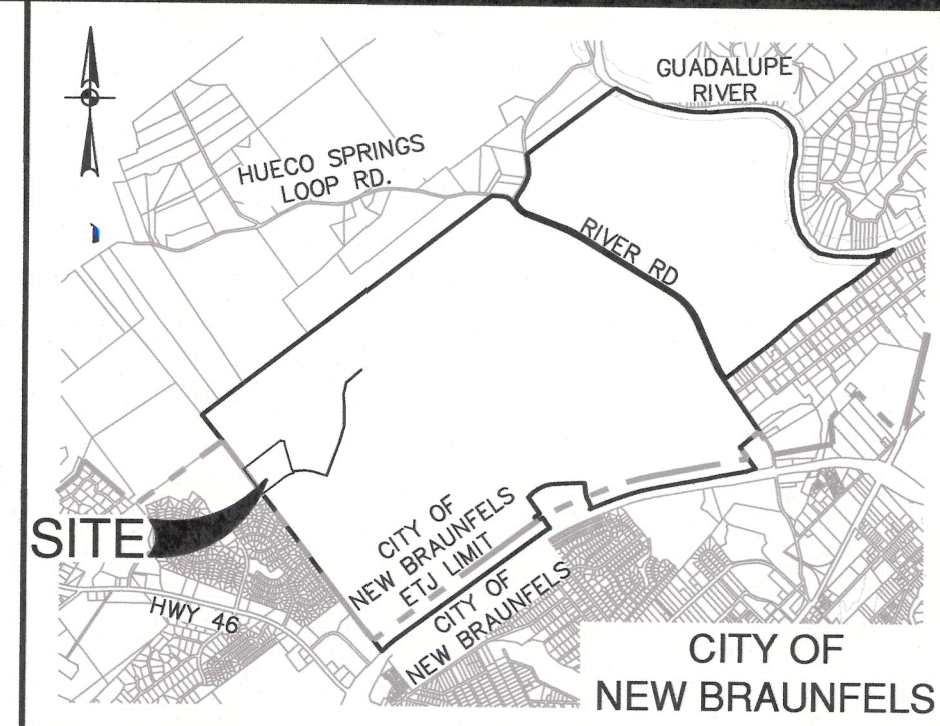
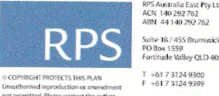


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Scale 1"=500' / 1:6000 @ ANSI E 1 February 2012 | Project No 21983_85b



LOCATION MAP
NOT-TO-SCALE

DEVELOPMENT STATISTICS

ACREAGE SUMMARY

SECTOR GROSS ACREAGE	19.775 AC
PLANNING AREA GROSS ACREAGE	
TOWN CENTER PLANNING AREA	0
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	19.775
PARK PLANNING AREA	0
TOTAL PLANNING AREA GROSS ACREAGE	19.775
PLANNING AREA POD GROSS ACREAGE	
POD 15	19.775

DENSITY SUMMARY

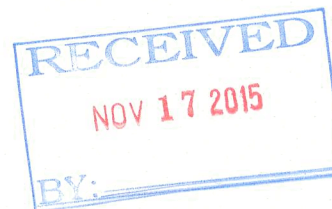
BLOCK	LAND USE	ACREAGE (AC)	NO. OF RESIDENTIAL DWELLINGS	DENSITY (RESIDENTIAL DWELLINGS/AC)	IMPERVIOUS COVER (AC)	IMPERVIOUS COVER (%)	MAX. IMPERVIOUS COVER (AC)
BLOCK 1	SCHOOL	16.064	N/A	N/A	8.87	55%	65%
ROW	ROW	3.711	N/A	N/A	2.34	63%	65%
SECTOR TOTAL		19.775	N/A	N/A	11.21	57%	65%

DRAINAGE AND WATER QUALITY

	ACREAGE (AC)
DEVELOPED AREA WITHIN SECTOR PLAN PROVIDING ONE BMP	9.8
TOTAL DEVELOPED AREA WITHIN VERAMENDI PROVIDING ONE BMP	9.8
DEVELOPED AREA WITHIN SECTOR PLAN PROVIDING TWO BMPs	10
TOTAL DEVELOPED AREA WITHIN VERAMENDI PROVIDING TWO BMPs	10

PARK SUMMARY

REGIONAL PARK GROSS ACREAGE	0 AC
COMMUNITY PARK GROSS ACREAGE	0 AC



NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS

3000 HWY LOOP #10 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.3000
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
FAX: 210.375.3010
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

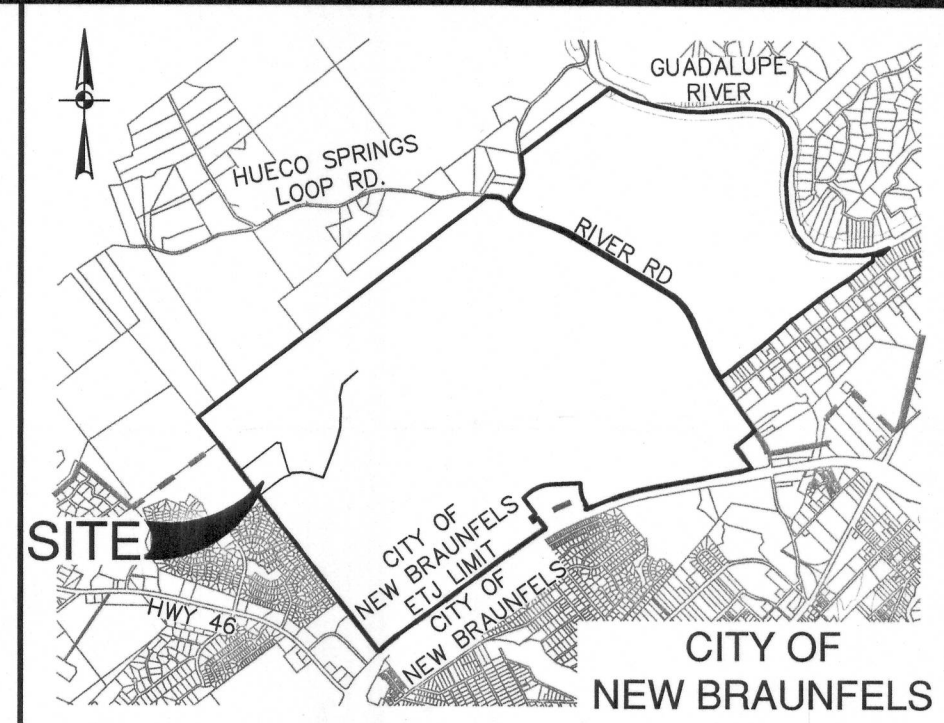
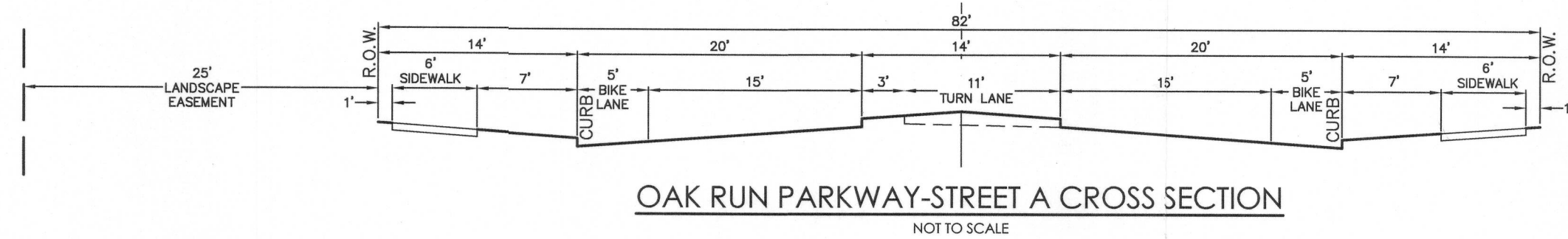
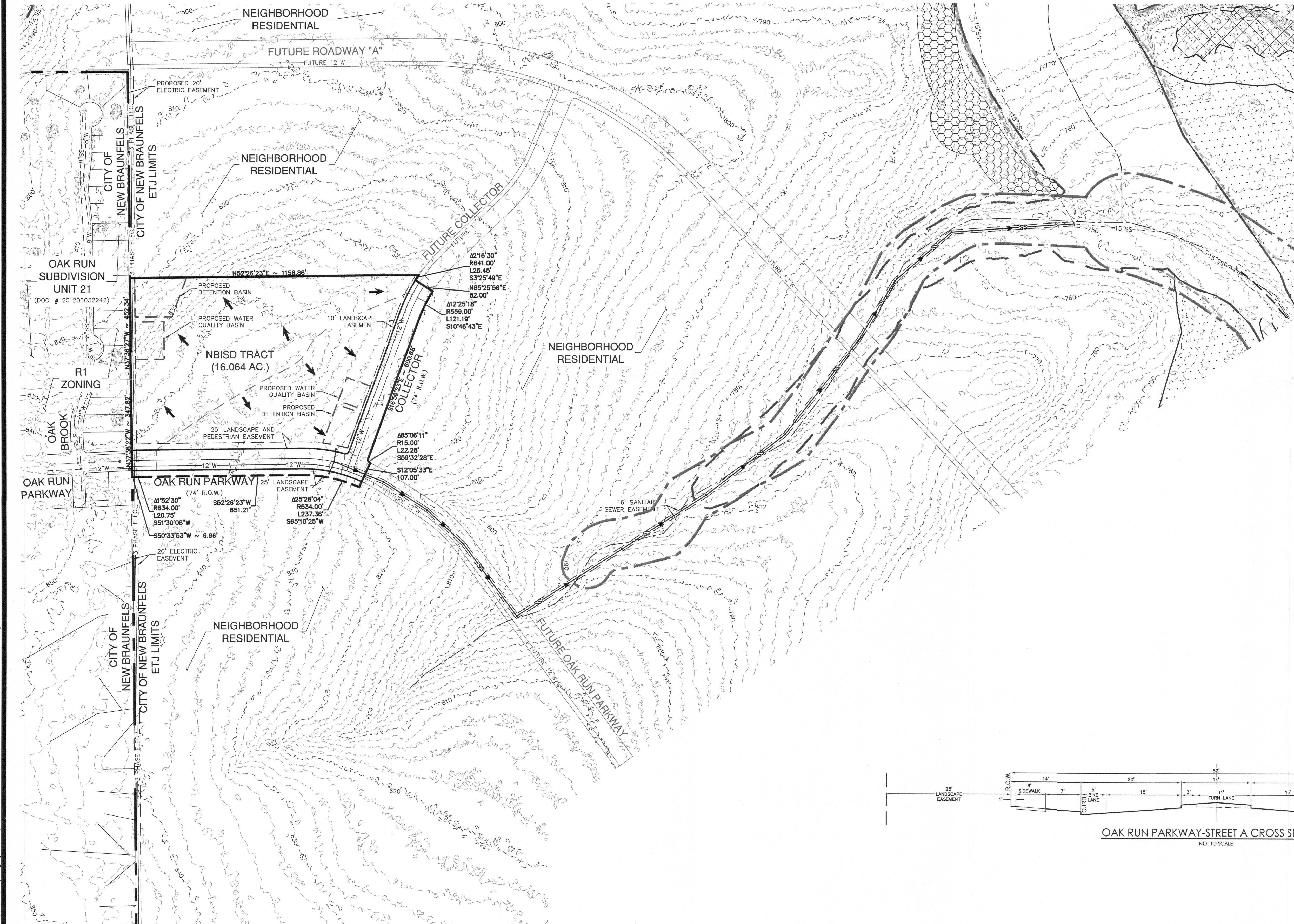
VERAMENDI
NEW BRAUNFELS, TEXAS

SECTOR PLAN 1

PLAT NO.	
JOB NO.	7620-25
DATE	NOVEMBER 2015
DESIGNER	JP
CHECKED	TB
DRAWN	ML
SHEET	1 OF 3

Date: Nov 24, 2015, 1:22pm User ID: zjessio
File: P:\78\20\25\Design\Exhibits\511123-VERAMENDI 1-1 SCHEMATIC LAYOUT & TREE EXHIBIT.dwg

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LOCATION MAP
NOT-TO-SCALE

- LEGEND**
- PROJECT BOUNDARY
 - CITY ETJ LIMITS
 - WATERSHED BOUNDARIES
 - IDENTIFIED STREAM
 - STREAM BUFFER
 - FEMA 100 YEAR FLOODPLAIN
 - 500 YEAR FLOODPLAIN
 - JURISDICTIONAL WATERS
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED WATER LINE
 - PROPOSED 3 PHASE ELECTRIC
 - DRAINAGE FLOW ARROWS
 - KARST IMPACTS/POTENTIAL BUFFERS
 - DAM BREACH ZONE
 - GOLDEN CHEEKED WARBLER HABITAT

VERAMENDI 1-1
NEW BRAUNFELS, TEXAS
SCHEMATIC LAYOUT

**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 10028900
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028900

PLAT NO. _____
JOB NO. 7620-25
DATE NOVEMBER 2015
DESIGNER JP
CHECKED TB DRAWN ML
SHEET 1