

DEVELOPMENT STATISTICS	
PROPOSED SECTOR PLAN	
ACREAGE SUMMARY	ACREAGE
SECTOR GROSS ACREAGE	221.53
PLANNING AREA GROSS ACREAGE	
TOWN CENTER PLANNING AREA	0
LARGE FORMAT RETAIL PLANNING SUB AREA	0
MIXED USE EMPLOYMENT PLANNING SUB AREA	3.52
NEIGHBORHOOD CENTER PLANNING AREA	0
RESORT PLANNING AREA	0
HIGH DENSITY RESIDENTIAL PLANNING AREA	0
NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL PLANNING AREA	194.85
COMMUNITY FACILITY	0
PARK PLANNING AREA	0
RIGHT OF WAY	23.16
TOTAL PLANNING AREA GROSS ACREAGE	221.53
PLANNING AREA POD GROSS ACREAGE	
POD 8	17
POD 10	5
POD 11	127
POD 13	40
PRECINCT GROSS ACREAGE	
PRECINCT 4	26.65
PRECINCT 14-S	17.08
PRECINCT 17	4.69
PRECINCT 18	107.18
PRECINCT 19-1	39.25
PRECINCT 19-2	3.52
TOTAL PRECINCT ACREAGE	198.37

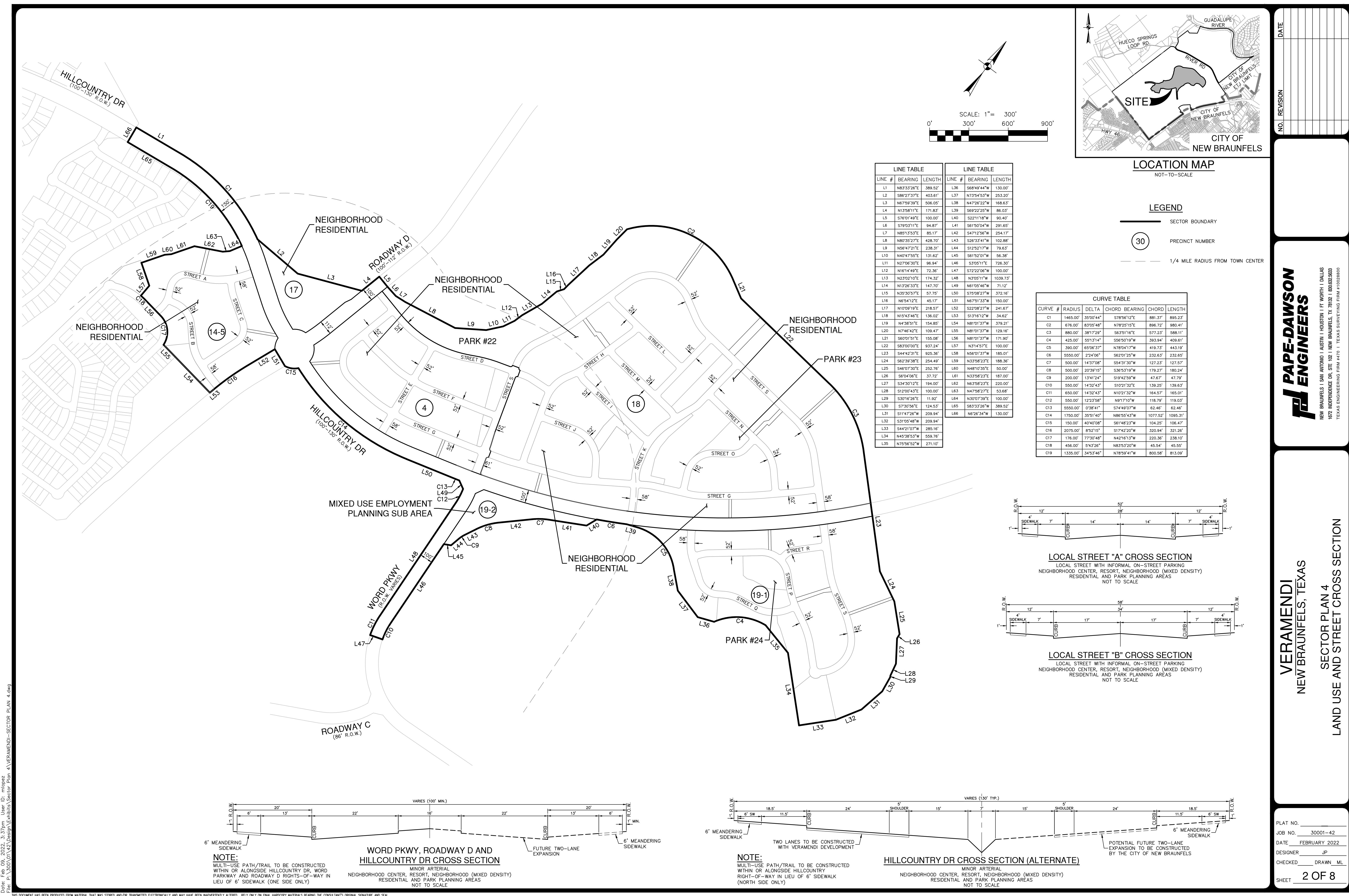
RESIDENTIAL DWELLING UNITS	
AVERAGE RESIDENTIAL DENSITY	
PRECINCT 4	2.5-5 DWELLINGS/AC
PRECINCT 14-S	2.5-5 DWELLINGS/AC
PRECINCT 18	2.5-5 DWELLINGS/AC
PRECINCT 19-1	2.5-5 DWELLINGS/AC
TOTAL NO. OF DWELLING UNITS	
NO. OF RESIDENTIAL LOTS	496-991

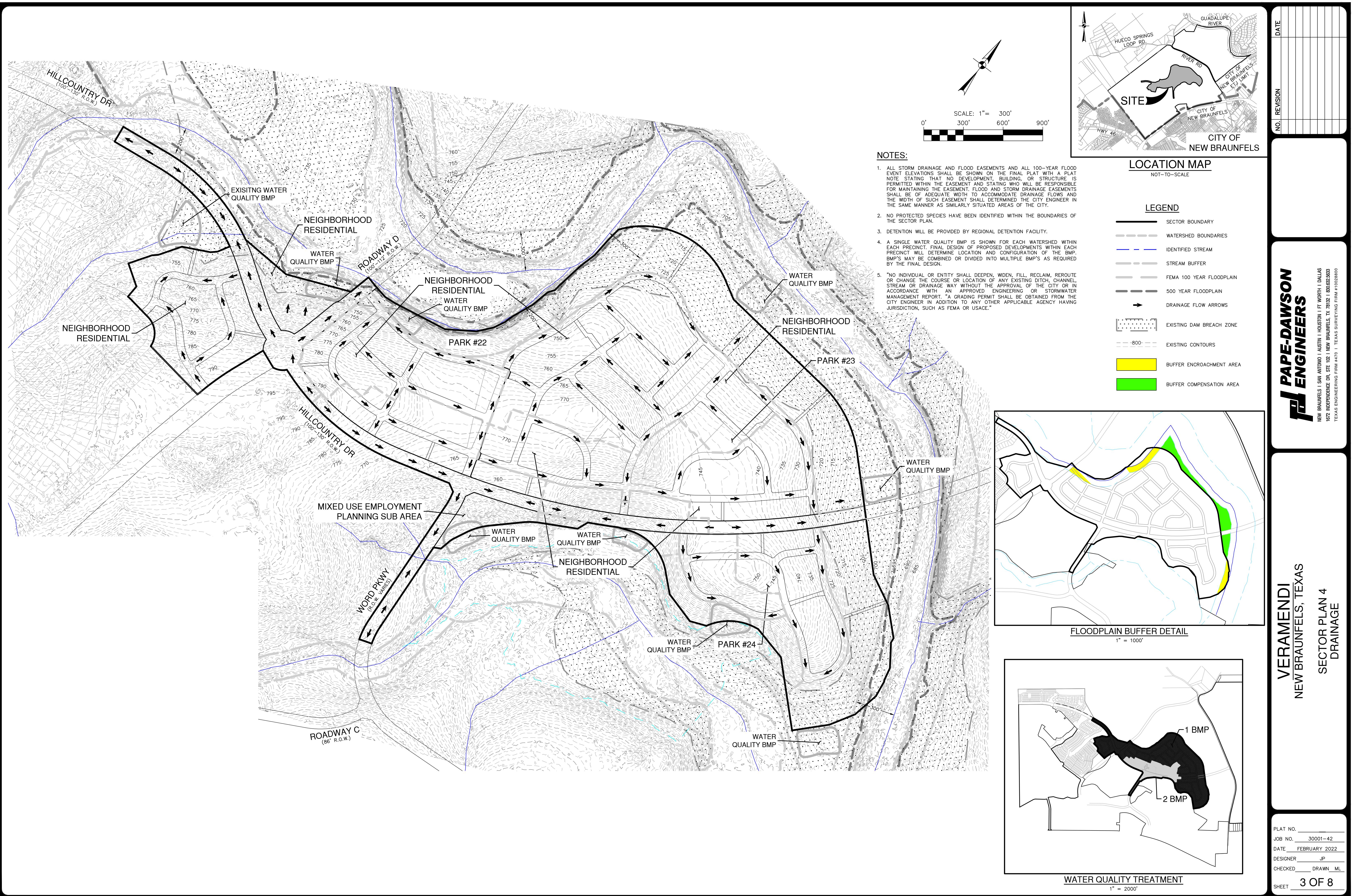
IMPERVIOUS COVER				
BLOCK	LAND USE	ACREAGE (AC)	MAXIMUM IMPERVIOUS COVER (AC)	MAXIMUM IMPERVIOUS COVER (%)
PRECINCT 4	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL	26.65	16.26	61%
PRECINCT 14-S	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL	17.08	10.42	61%
PRECINCT 17	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL	4.69	3.28	70%
PRECINCT 18	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL	107.18	65.38	61%
PRECINCT 19-1	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL	39.25	23.94	61%
PRECINCT 19-2	MIXED USE EMPLOYMENT	3.52	3.17	90%
RIGHT OF WAY	-	23.16	20.84	90%
OPEN SPACE/DRAINAGE AREA	-	0.00	0.00	5%
SECTOR TOTAL		221.53	143.29	65%

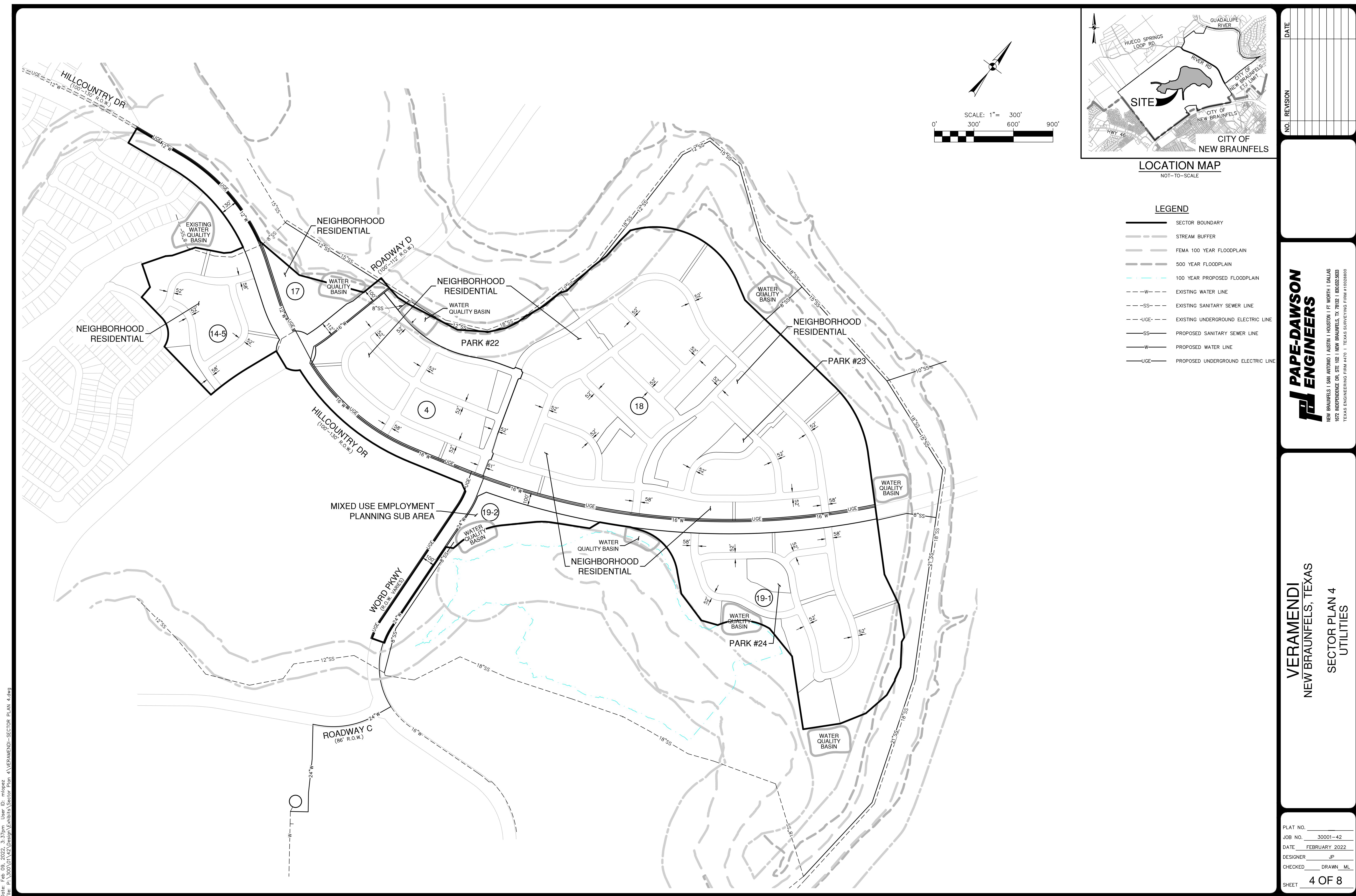
DRAINAGE AND WATER QUALITY	
	ACREAGE (AC)
DEVELOPED AREA WITHIN SECTOR PLAN PROVIDING ONE BMP	176.21
DEVELOPED AREA WITHIN SECTOR PLAN PROVIDING TWO BMPs	45.31

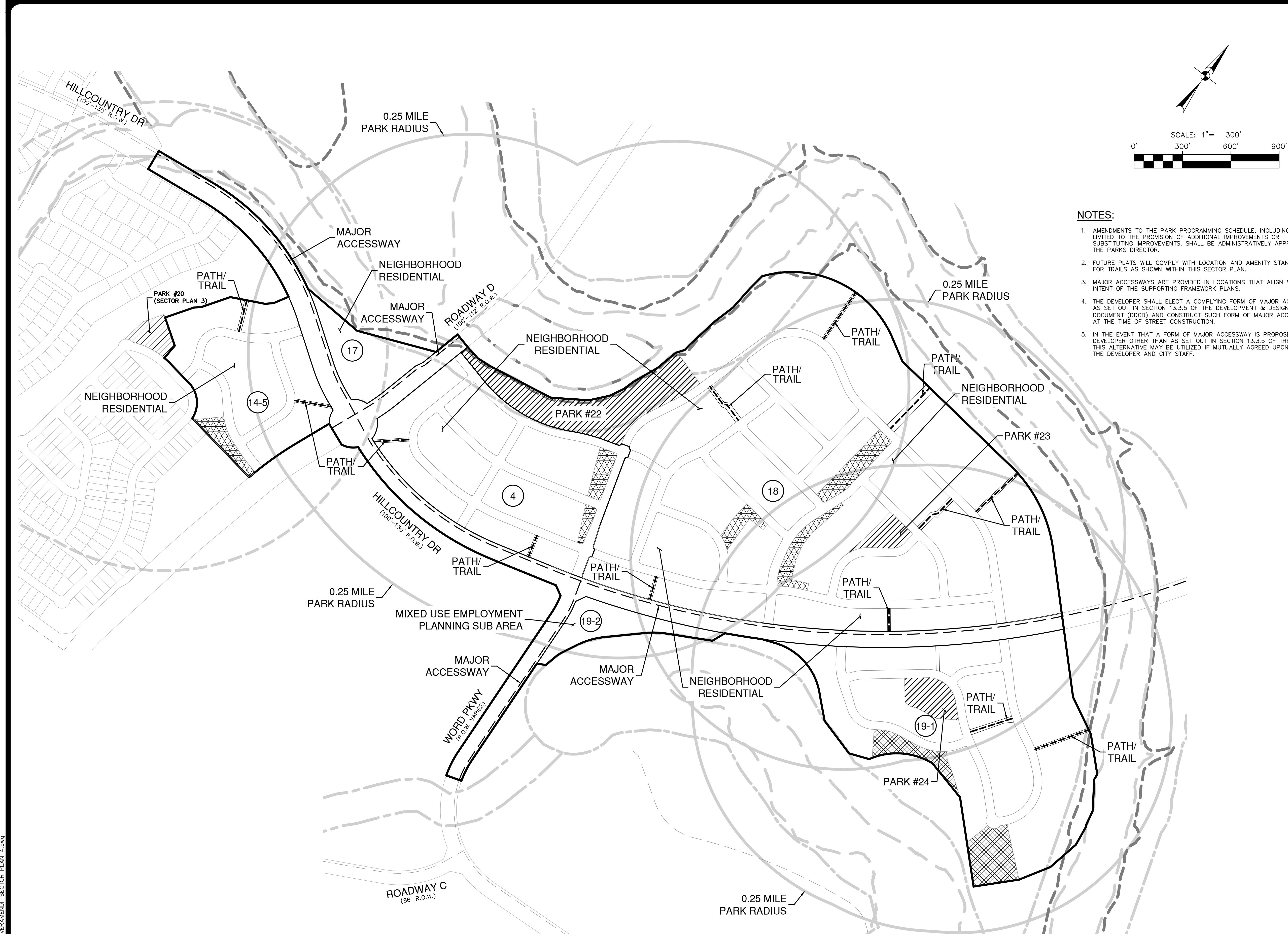
PARK SUMMARY	
	ACREAGE (AC)
REGIONAL PARK GROSS ACREAGE	
COMMUNITY PARK GROSS ACREAGE	
ALL OTHER PARKS (POCKET, NEIGHBORHOOD, ETC.)	9.31
TOTAL PARK ACREAGE	9.31



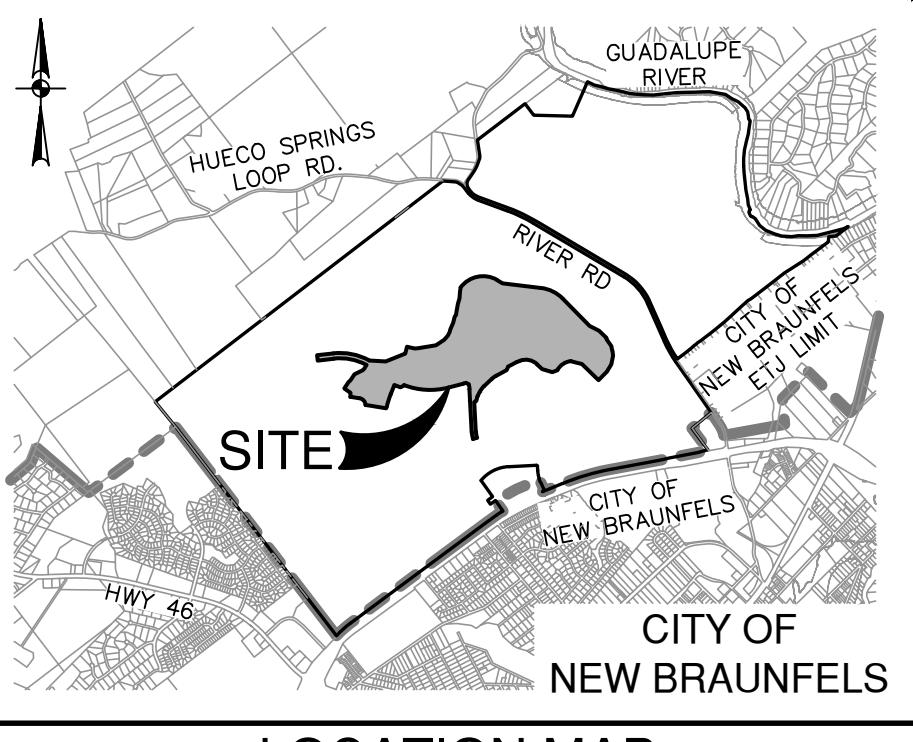








SCALE: 1" = 300'  
0' 300' 600' 900'



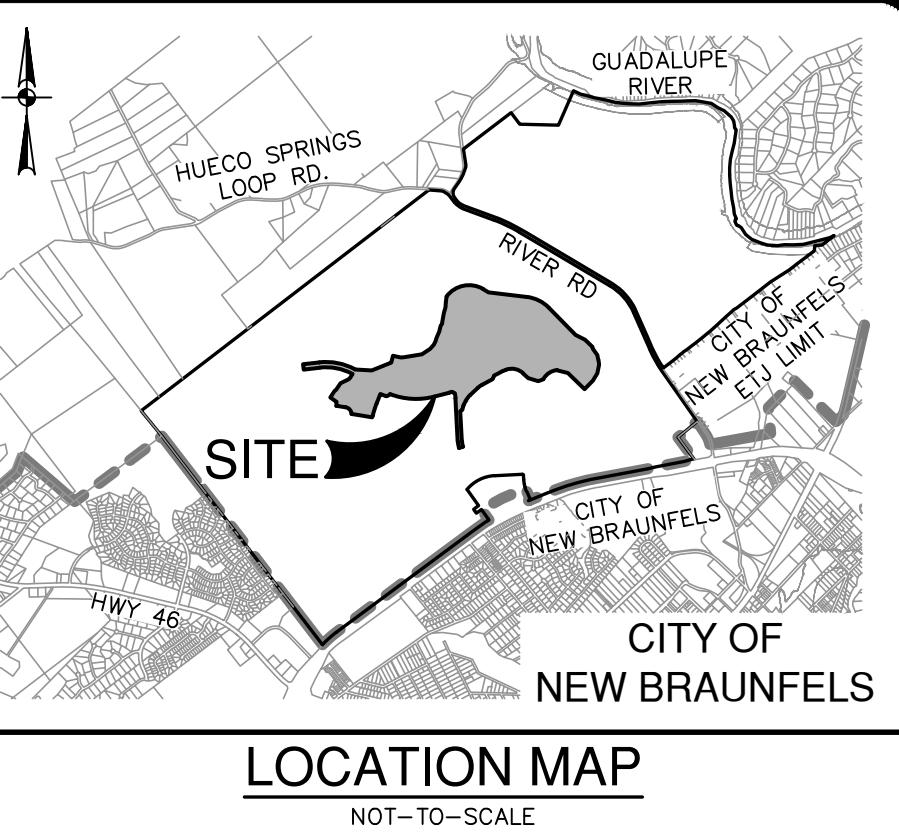
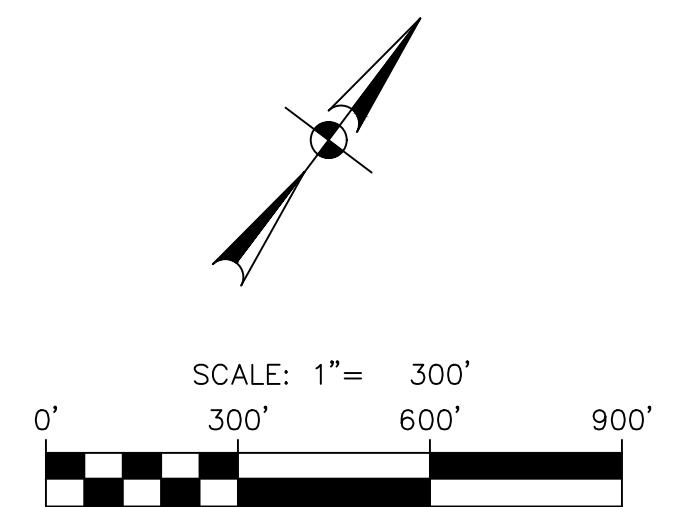
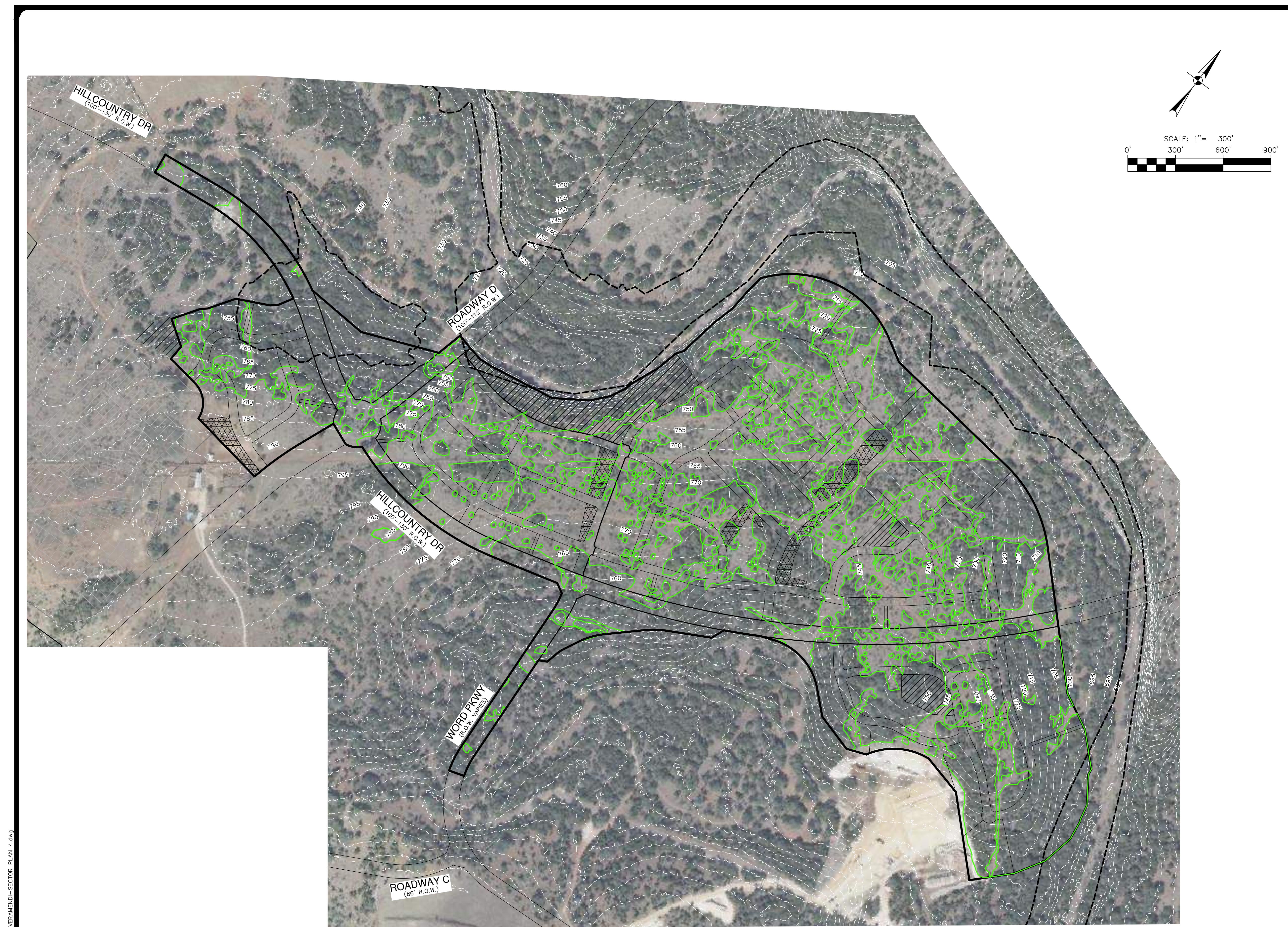
NO. REVISION	DATE

**PAPE-DAWSON  
ENGINEERS**

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT. WORTH | DALLAS  
1612 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 830.625.2533  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

**VERAMENDI  
NEW BRAUNFELS, TEXAS**  
SECTOR PLAN 4  
PARKLAND

PLAT NO. _____
JOB NO. _____
DATE _____
DESIGNER _____
CHECKED _____ DRAWN _____
SHEET 5 OF 8



LEGEND

- SECTOR BOUNDARY
- EXISTING TREE CANOPY
- POTENTIAL GOLDEN-CHEEKED WARBLER HABITAT
- NEIGHBORHOOD PARK
- LANDSCAPE AMENITY PARK
- LINEAR OPEN SPACE PARK

**PAPE-DAWSON  
ENGINEERS**

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT. WORTH | DALLAS  
1612 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78122 | 800.652.5633  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

**VERAMENDI**  
NEW BRAUNFELS, TEXAS  
SECTOR PLAN 4  
TREE CANOPY

PLAT NO. \_\_\_\_\_  
JOB NO. 30001-42  
DATE FEBRUARY 2022  
DESIGNER JP  
CHECKED DRAWN ML  
SHEET 6 OF 8

