

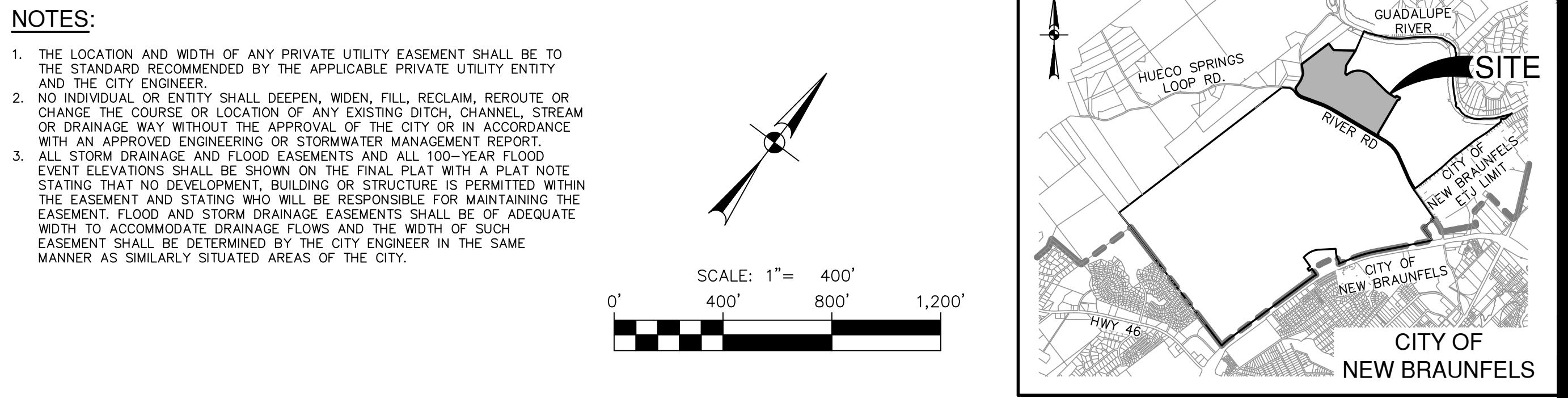
DEVELOPMENT STATISTICS	
PROPOSED SECTOR PLAN	
ACREAGE SUMMARY	
SECTOR GROSS ACREAGE	193.74
PLANNING AREA GROSS ACREAGE	
TOWN CENTER PLANNING AREA	0
ACREAGE (AC)	
LARGE FORMAT RETAIL PLANNING SUB AREA	0
MIXED USE EMPLOYMENT PLANNING SUB AREA	0
NEIGHBORHOOD CENTER PLANNING AREA	0
RESORT PLANNING AREA	0
HIGH DENSITY RESIDENTIAL PLANNING AREA	0
NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL PLANNING AREA	186.22
COMMUNITY FACILITY	0
PARK PLANNING AREA	0
RIGHT OF WAY	7.52
TOTAL PLANNING AREA GROSS ACREAGE	193.74
PLANNING AREA POD GROSS ACREAGE	
POD 21	193.74
PRECINCT GROSS ACREAGE	
PRECINCT 27	109.71
PRECINCT 30	76.51
TOTAL PRECINCT ACREAGE	186.22

RESIDENTIAL DWELLING UNITS	
AVERAGE RESIDENTIAL DENSITY	
PRECINCT 27	2.5-5 DWELLINGS/AC
PRECINCT 30	2.5-5 DWELLINGS/AC
TOTAL NO. OF DWELLING UNITS	
NO. OF RESIDENTIAL LOTS	466-931

IMPERVIOUS COVER					
BLOCK	LAND USE	ACREAGE (AC)	MAXIMUM IMPERVIOUS COVER (AC)	MAXIMUM IMPERVIOUS COVER (%)	
PRECINCT 27	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL	109.71	70.21	64%	
PRECINCT 30	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL	76.51	48.97	64%	
RIGHT OF WAY	-	7.52	6.77	90%	
OPEN SPACE/DRAINAGE AREA	-	0.00	0.00	5%	
SECTOR TOTAL		193.74	125.95	65%	

DRAINAGE AND WATER QUALITY	
	ACREAGE (AC)
DEVELOPED AREA WITHIN SECTOR PLAN PROVIDING ONE BMP	0.0
DEVELOPED AREA WITHIN SECTOR PLAN PROVIDING TWO BMPs	193.74

PARK SUMMARY	
	ACREAGE (AC)
REGIONAL PARK GROSS ACREAGE	
COMMUNITY PARK GROSS ACREAGE	
ALL OTHER PARKS (POCKET, NEIGHBORHOOD, ETC.)	4.22
TOTAL PARK ACREAGE	4.22



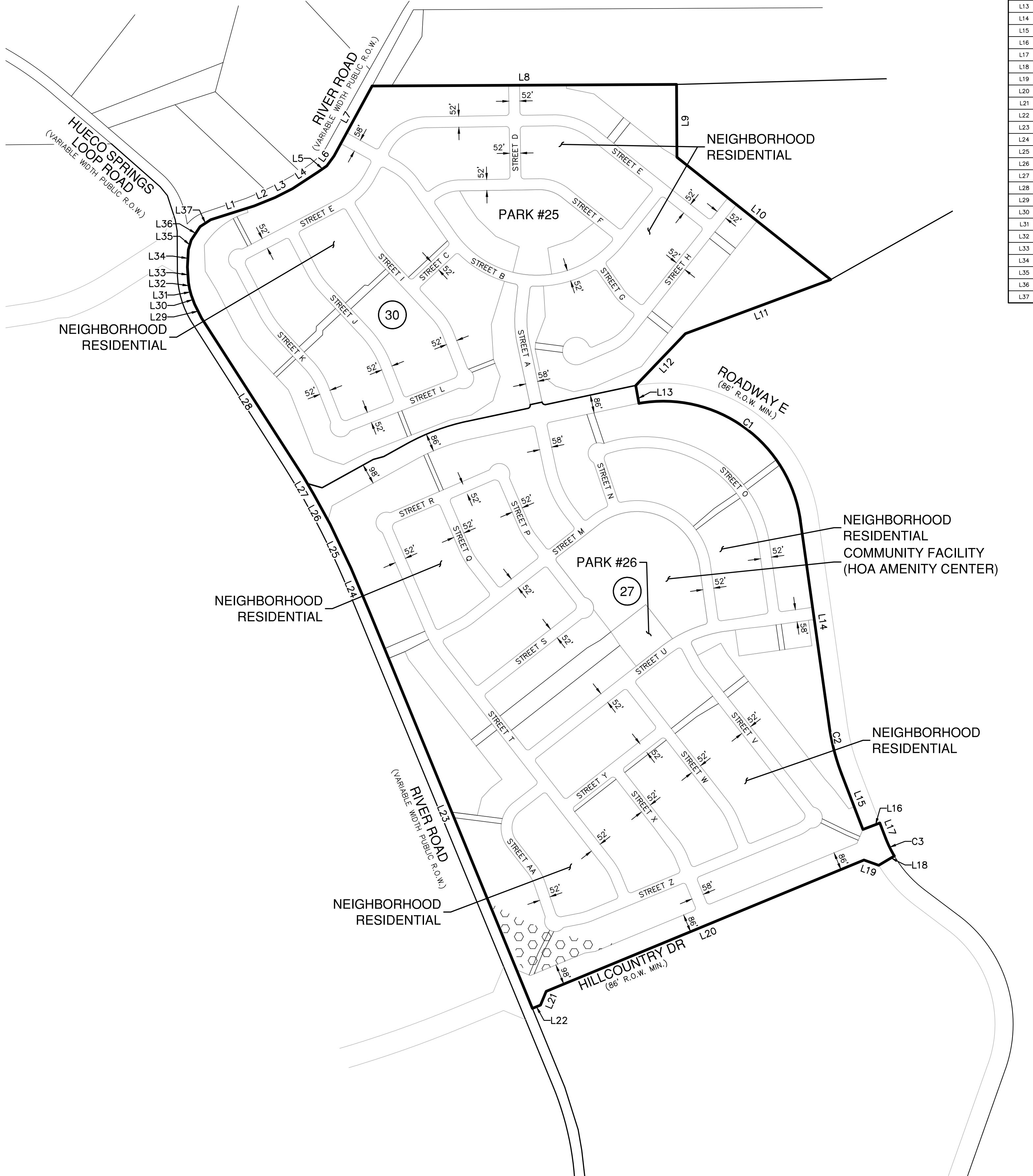
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ENGINEERS**

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INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78122 | 800.625.5833
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

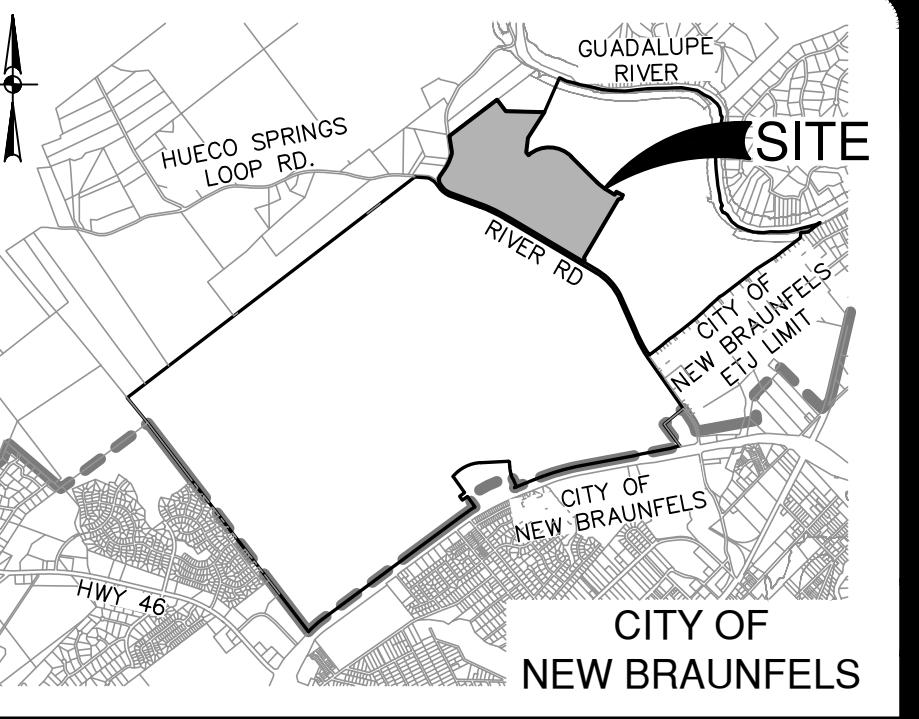
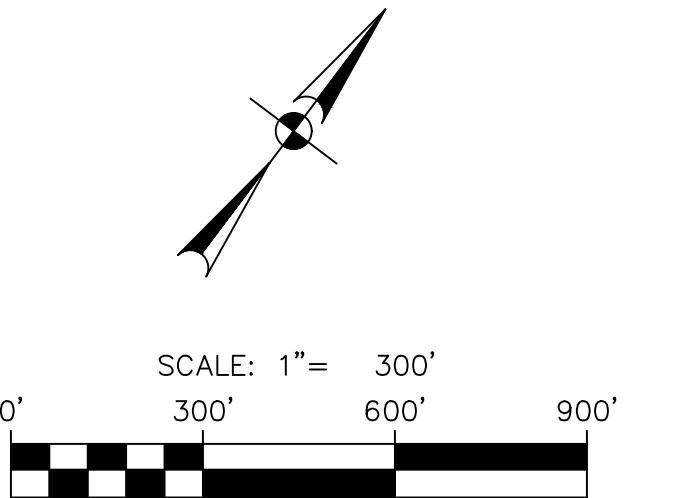
**VERAMENDI
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SECTOR PLAN 5
COVER SHEET

PLAT NO. _____
JOB NO. 30001-43
DATE JANUARY 2022
DESIGNER JP
CHECKED DRAWN ML
SHEET 1 OF 8



LINE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	657.00'	92°07'48"	N88°56'08"E	946.25'
C2	1043.00'	13°00'00"	S51°30'00"E	236.14'
C3	557.00'	94°28'	S62°51'14"E	94.26'



LEGEND

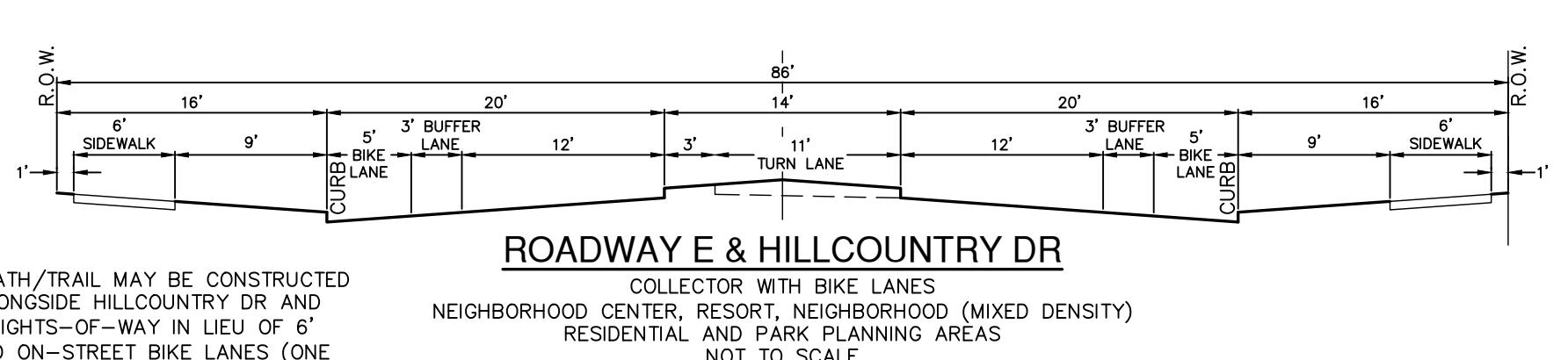
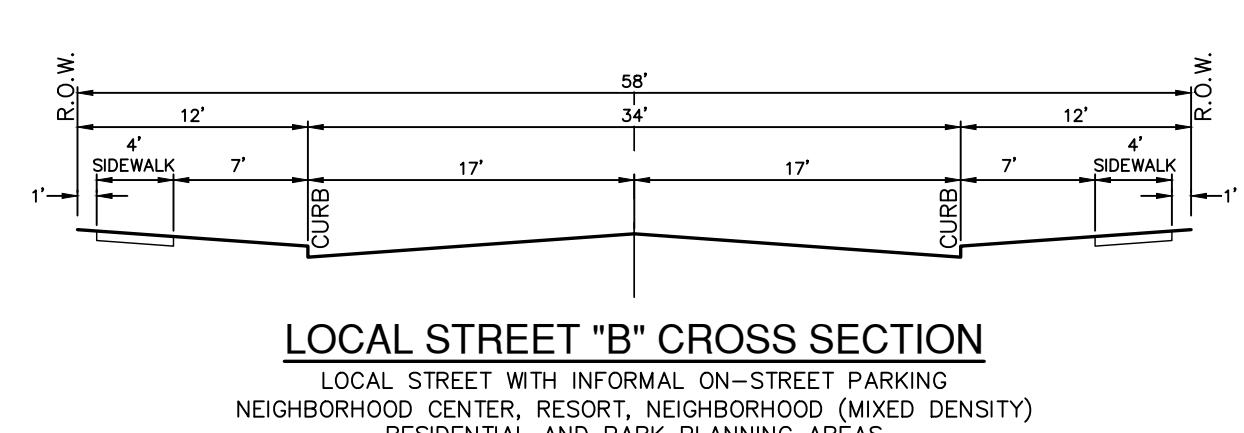
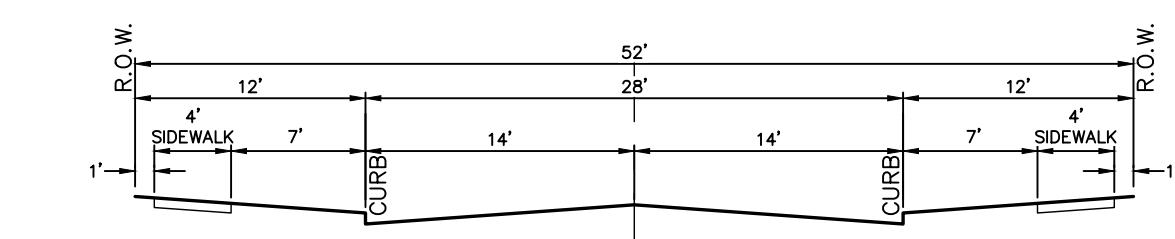
— SECTOR BOUNDARY
○ PRECINCT NUMBER
30

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TEXAS ENGINEERING FIRM #4701 TEXAS SURVEYING FIRM #10028800

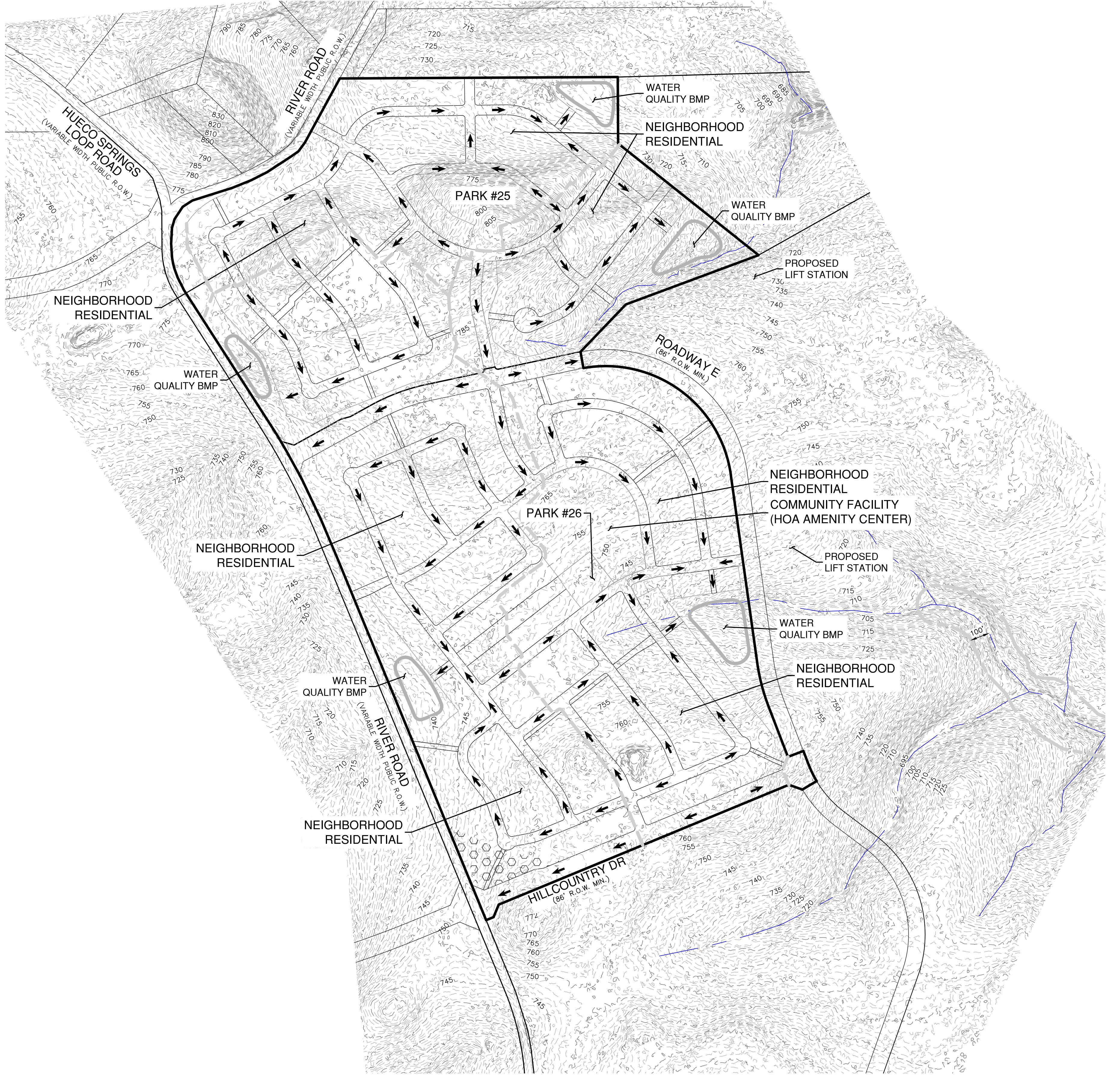
**VERAMENDI
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**SECTOR PLAN 5
LAND USE AND STREET CROSS SECTION**

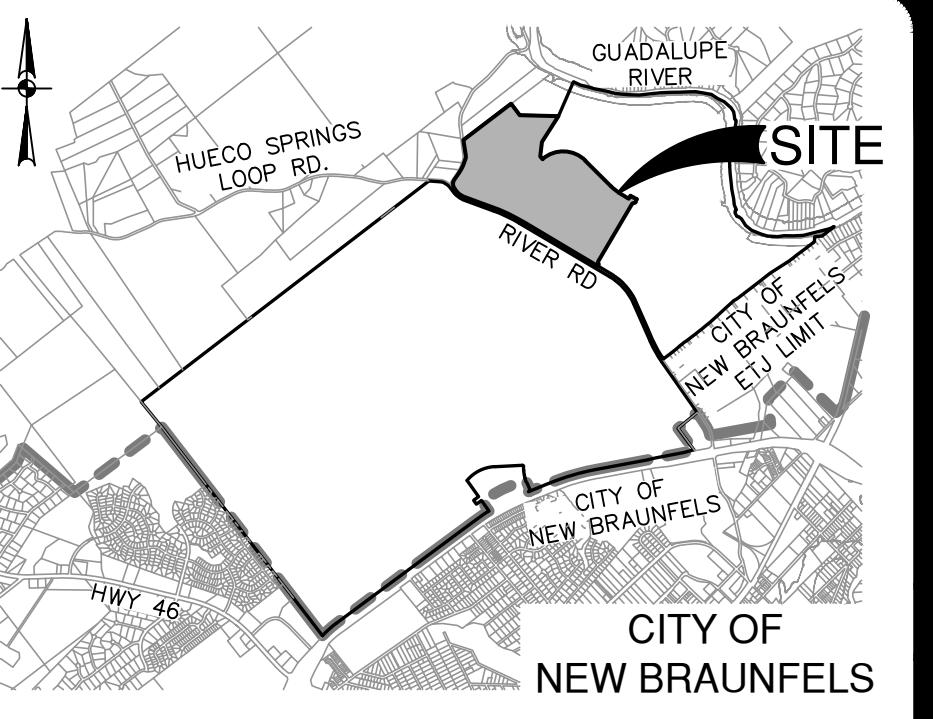


NOTE:
PATH/TRAIL MAY BE CONSTRUCTED
WITHIN OR ALONGSIDE HILLCOUNTRY DR. AND
ROADWAY E RIGHTS-OF-WAY IN LIEU OF 6'
SIDEWALK AND ON-STREET BIKE LANES (ONE
SIDE ONLY)

PLAT NO. _____
JOB NO. 30001-43
DATE JANUARY 2022
DESIGNER JP
CHECKED DRAWN ML
SHEET 2 OF 8



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



LOCATION MAP
NOT-TO-SCALE

LEGEND

- SECTOR BOUNDARY
- WATERSHED BOUNDARIES
- IDENTIFIED STREAM
- STREAM BUFFER
- DRAINAGE FLOW ARROWS
- 800 — EXISTING CONTOURS

NOTES:

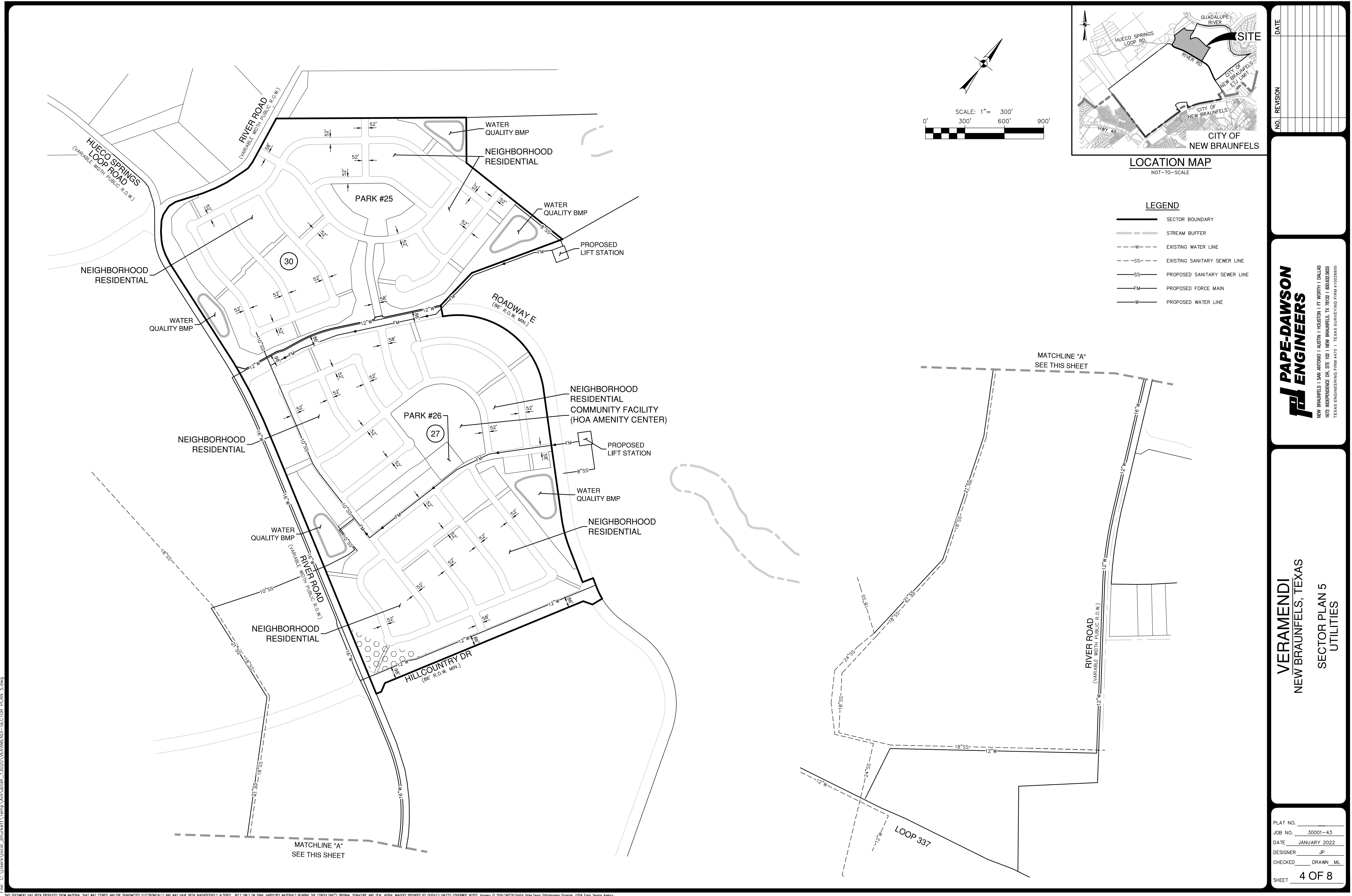
1. ALL STORM DRAINAGE AND FLOOD EASEMENTS AND ALL 100-YEAR FLOOD ELEVATIONS SHALL BE SHOWN ON THE FINAL PLAT WITH A PLAT NOTE STATING THAT NO DEVELOPMENT, BUILDING, OR STRUCTURE IS PERMITTED WITHIN THE EASEMENT AND STATING WHO WILL BE RESPONSIBLE FOR MAINTAINING THE EASEMENT. FLOOD AND STORM DRAINAGE EASEMENTS SHALL BE OF ADEQUATE WIDTH TO ACCOMMODATE DRAINAGE FLOWS AND THE WIDTH OF SUCH EASEMENT SHALL DETERMINED BY THE CITY ENGINEER IN THE SAME MANNER AS SIMILARLY SITUATED AREAS OF THE CITY.
2. NO PROTECTED SPECIES HABITAT IDENTIFIED ON THE FRAMEWORK PLAN (4-1) ARE LOCATED WITHIN THE BOUNDARIES OF THE SECTOR PLAN.
3. DETENTION WILL BE PROVIDED BY THE VERAMENDI REGIONAL STORMWATER FACILITY FOR THE PORTION OF SECTOR 5 DRAINING TO BLEIDER'S CREEK. THE REMAINDER OF SECTOR 5 DRAINS TOWARD THE GUADALUPE RIVER AND WILL BE DISCHARGED INTO THE RIVER WITHOUT DETENTION.
4. A SINGLE WATER QUALITY BMP IS SHOWN FOR EACH WATERSHED WITHIN THE SECTOR. THE DESIGN OF PROPOSED DEVELOPMENT IS WHICH PRECIPITATION 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 LOCATE 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 GRADING PERMIT SHALL BE OBTAINED FROM THE CITY ENGINEER IN ADDITION TO ANY OTHER APPLICABLE AGENCY HAVING JURISDICTION, SUCH AS FEMA OR USACE."

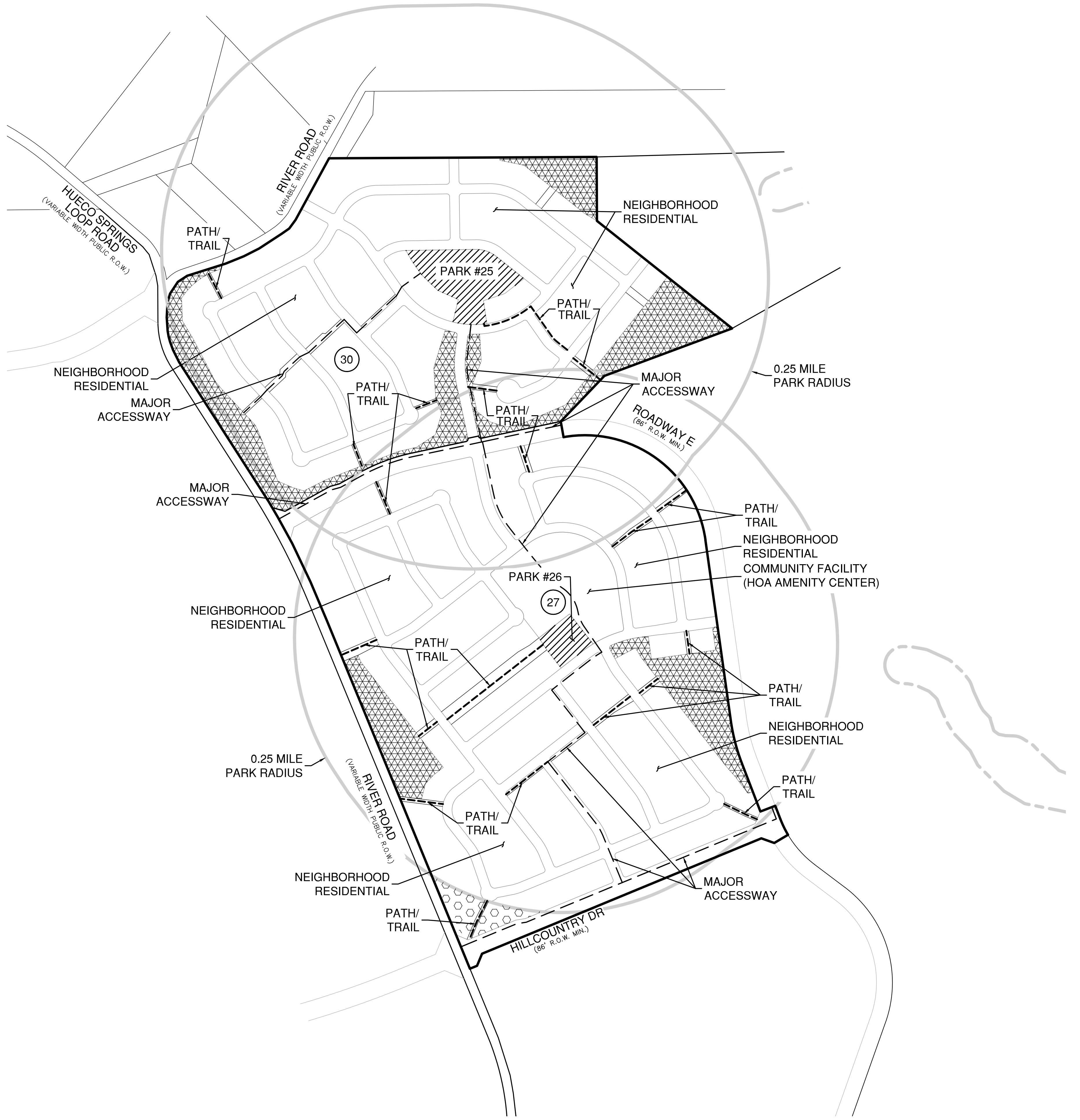
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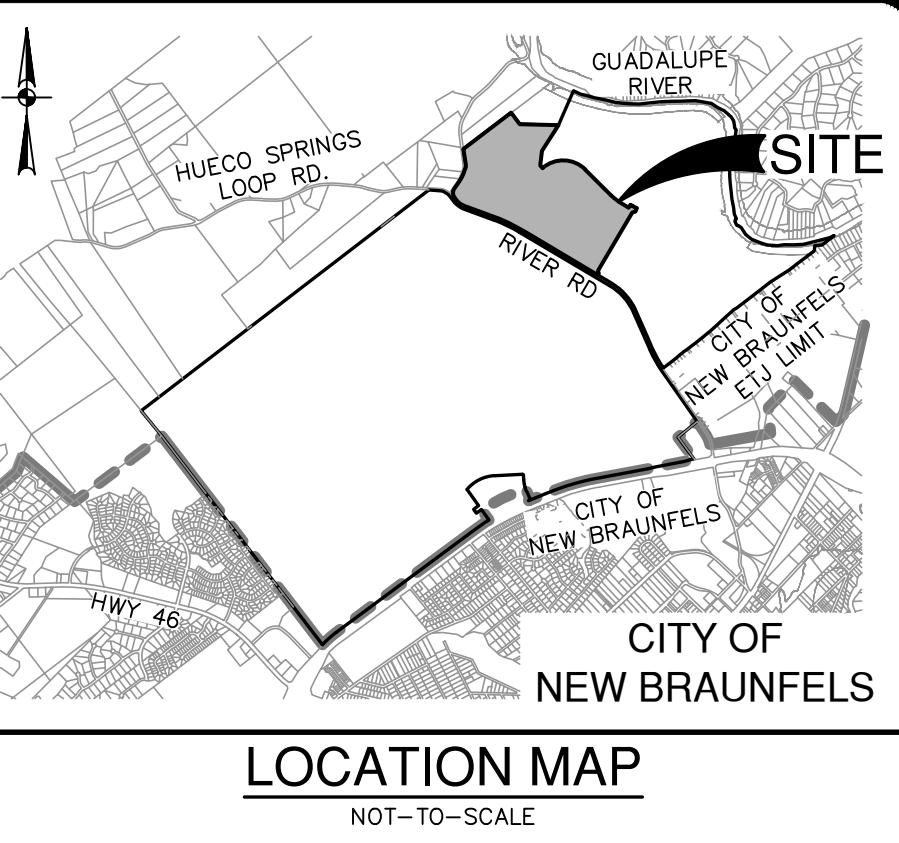
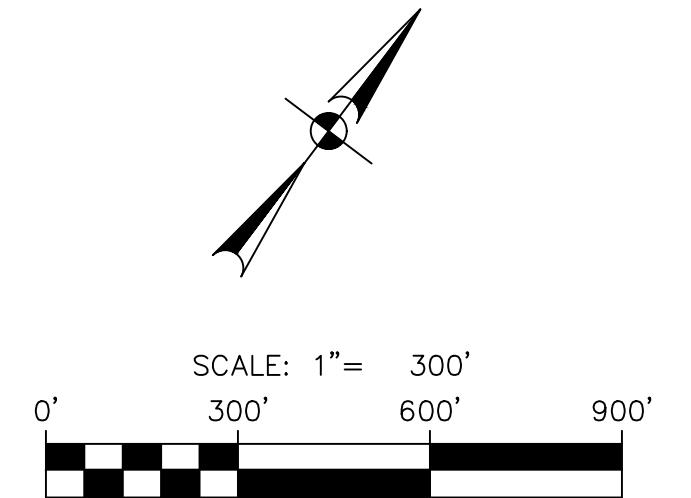
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

**VERAMENDI
NEW BRAUNFELS, TEXAS**
SECTOR PLAN 5
DRAINAGE

PLAT NO. _____
JOB NO. 30001-43
DATE JANUARY 2022
DESIGNER JP
CHECKED DRAWN ML
SHEET 3 OF 8







LOCATION MAP
NOT-TO-SCALE

LEGEND

- SECTOR BOUNDARY
- EXISTING TREE CANOPY
- ▨ NEIGHBORHOOD PARK
- ▨ LANDSCAPE AMENITY PARK

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VERAMENDI
NEW BRAUNFELS, TEXAS
SECTOR PLAN 5
TREE CANOPY

PLAT NO. _____
JOB NO. 30001-43
DATE JANUARY 2022
DESIGNER JP
CHECKED DRAWN ML
SHEET 6 OF 8

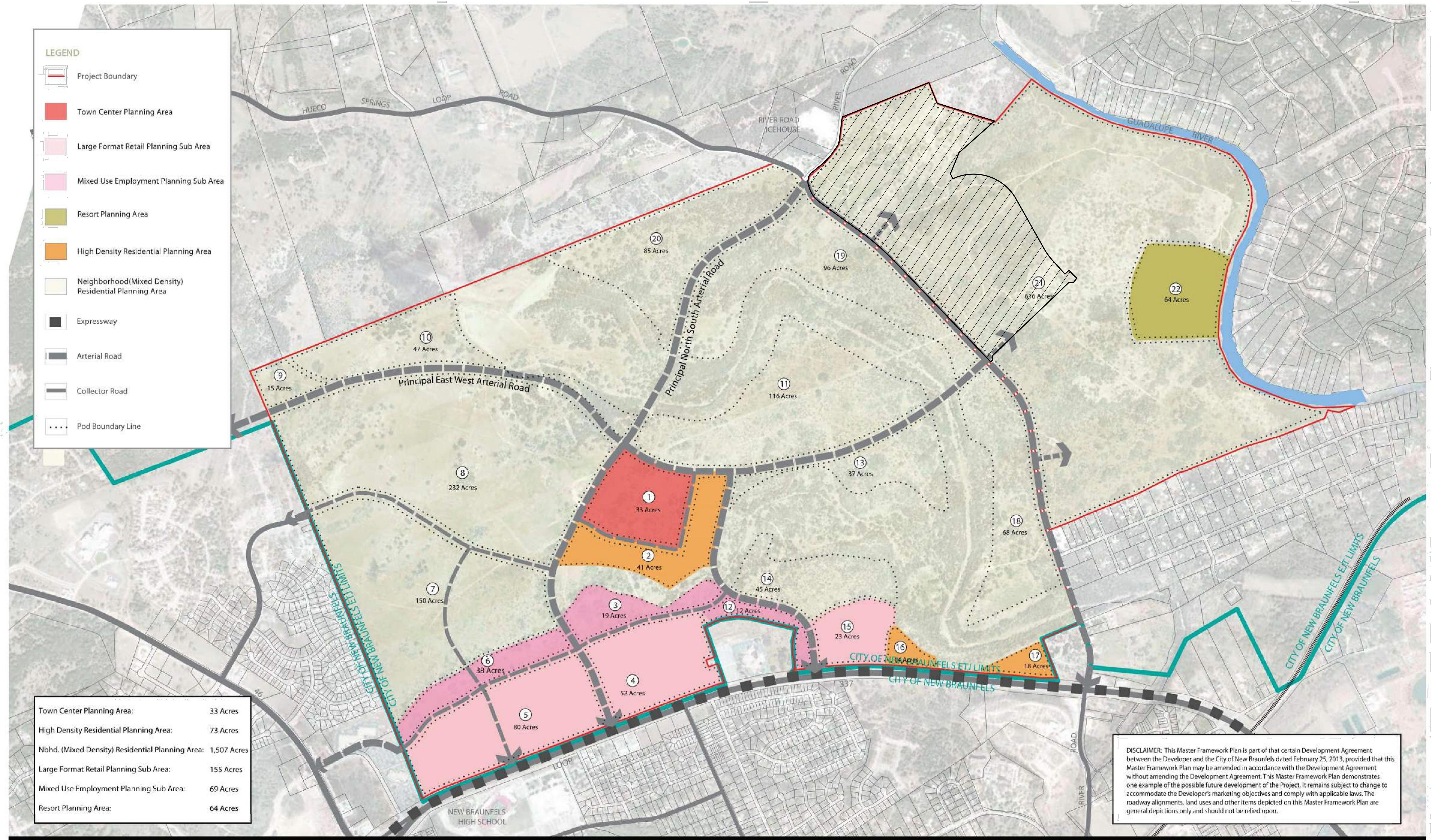


Exhibit H - Plan 3 of 5
Master Framework Plan - Planning Pod Areas

September 2019

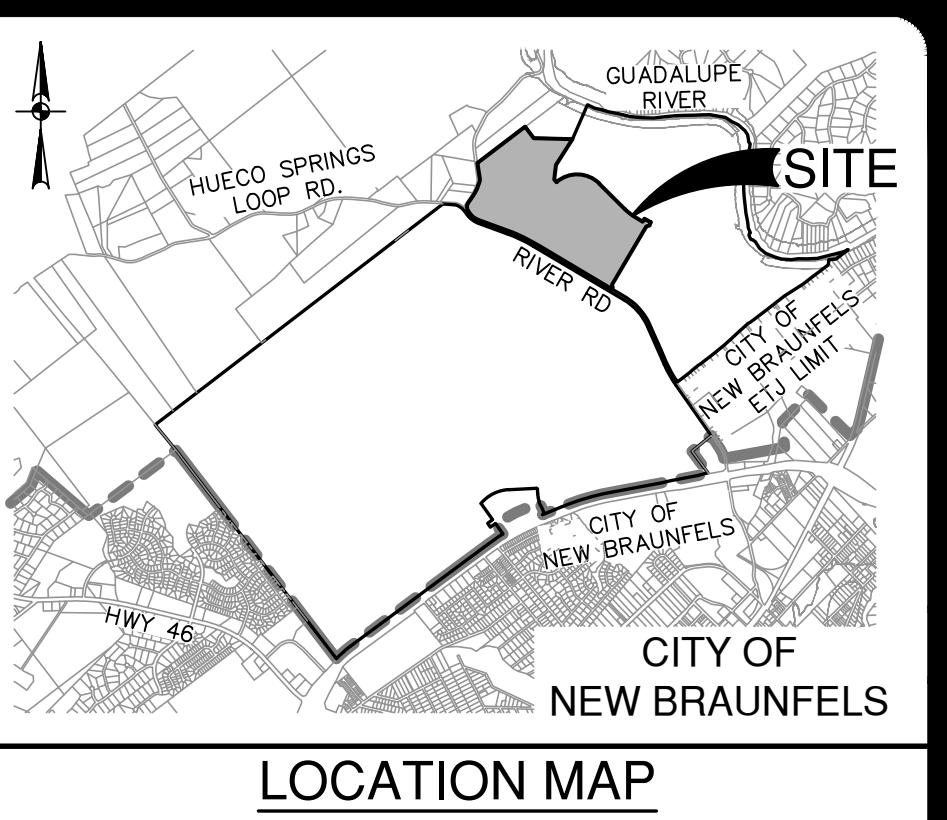
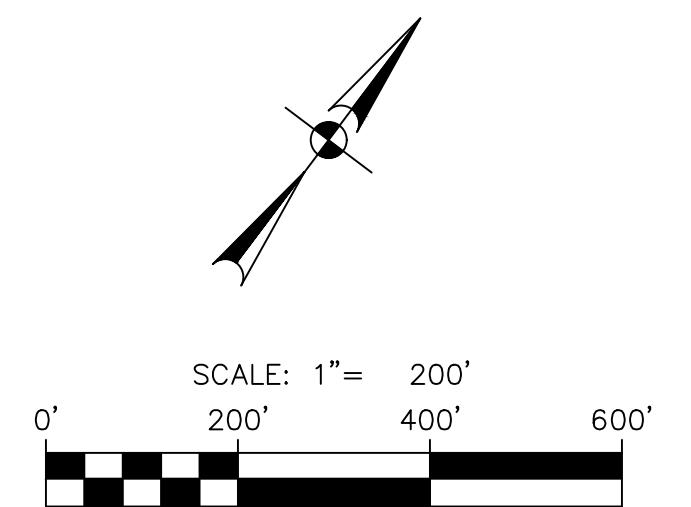


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TRUE TEXAS HILL COUNTRY LIVING

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SECTOR PLAN 5
FRAMEWORK

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PLAT NO. _____
JOB NO. 30001-43
DATE JANUARY 2022
DESIGNER JP
CHECKED DRAWN ML
SHEET 7 OF 8



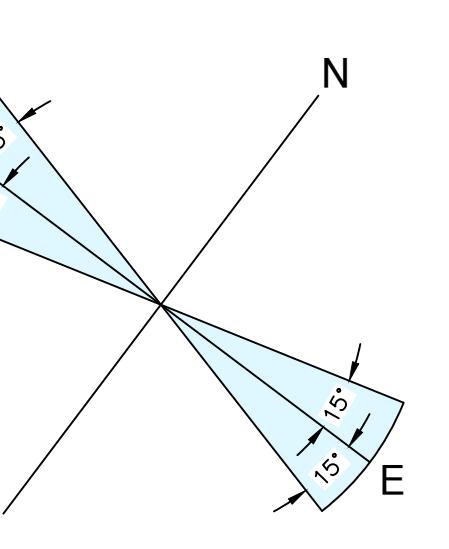
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ENGINEERS**

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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1022890

**VERAMENDI
NEW BRAUNFELS, TEXAS
SECTOR PLAN 5
SOLAR ORIENTATION**

PLAT NO. _____
JOB NO. 30001-43
DATE JANUARY 2022
DESIGNER JP
CHECKED DRAWN ML
SHEET 8 OF 8

DATE _____
NO. REVISION _____



LEGEND

- SECTOR BOUNDARY
- PRECINCT NUMBER
- COMPLIANT AXIS
- COMPLIANT BLOCK

COMPLIANT BLOCKS 16
COMPLIANT BLOCKS 33%