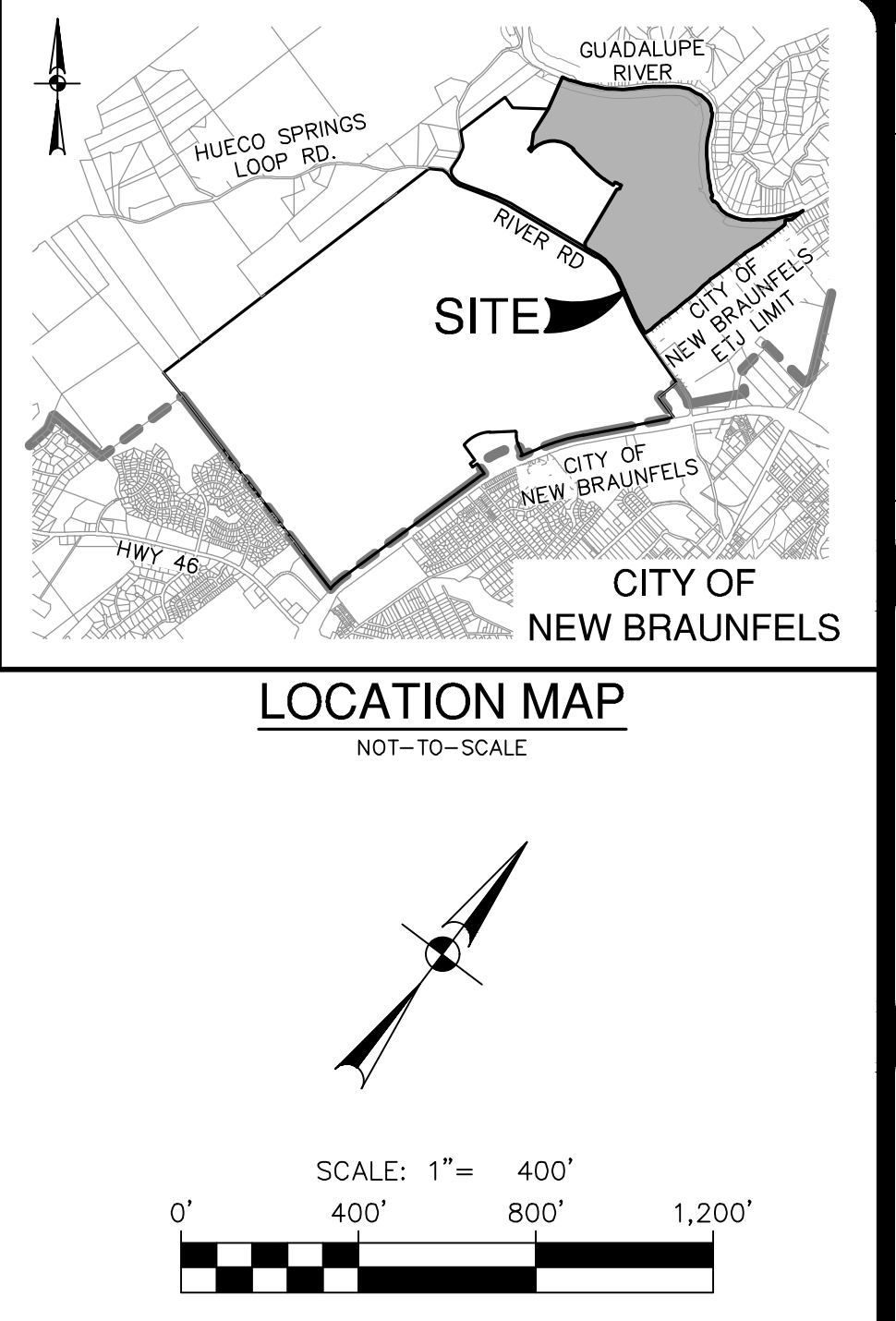
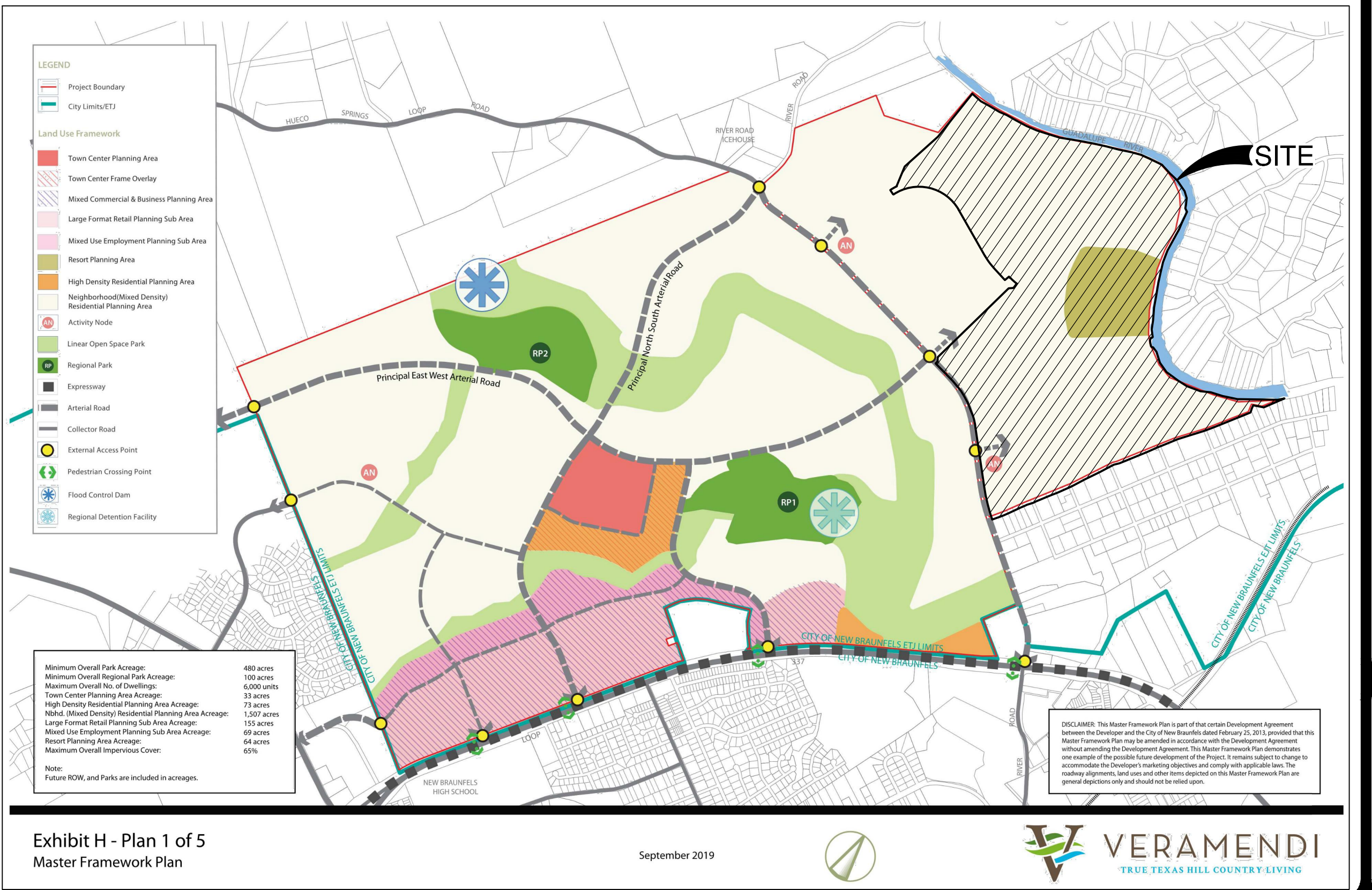


DEVELOPMENT STATISTICS				
ACREAGE SUMMARY	PROPOSED SECTOR PLAN			
SECTOR GROSS ACREAGE	465.54			
PLANNING AREA GROSS ACREAGE				
TOWN CENTER PLANNING AREA	0			
LARGE FORMAT RETAIL PLANNING SUB AREA	0.00			
MIXED USE EMPLOYMENT PLANNING SUB AREA	0.00			
NEIGHBORHOOD CENTER PLANNING AREA	0.00			
RESORT PLANNING AREA	125.22			
HIGH DENSITY RESIDENTIAL PLANNING AREA	0			
NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL PLANNING AREA	255.54			
COMMUNITY FACILITY	3.16			
PARK PLANNING AREA	67.85			
RIGHT OF WAY	13.77			
TOTAL PLANNING AREA GROSS ACREAGE	465.54			
PLANNING AREA POD GROSS ACREAGE				
POD 21	402			
POD 22	64			
PRECINCT GROSS ACREAGE				
PRECINCT 23	36.99			
PRECINCT 24	95.4			
PRECINCT 25	91.88			
PRECINCT 26	125.22			
PRECINCT 29	116.05			
TOTAL PRECINCT ACREAGE	465.54			
RESIDENTIAL DWELLING UNITS				
AVERAGE RESIDENTIAL DENSITY				
PRECINCT 23	2.5-5 DWELLINGS/AC			
PRECINCT 24	2.5-5 DWELLINGS/AC			
PRECINCT 25	2.5-5 DWELLINGS/AC			
PRECINCT 26	1-20 DWELLINGS/AC			
PRECINCT 29	2.5-5 DWELLINGS/AC			
TOTAL NO. OF DWELLING UNITS				
NO. OF RESIDENTIAL LOTS	942-4137			
IMPERVIOUS COVER				
BLOCK	LAND USE	ACREAGE (AC)	MAXIMUM IMPERVIOUS COVER (AC)	MAXIMUM IMPERVIOUS COVER (%)
PRECINCT 23	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL	36.99	24.04	65%
PRECINCT 24	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL	86.96	56.52	65%
PRECINCT 25	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL	91.88	50.53	55%
PRECINCT 26	RESORT	125.22	100.18	80%
PRECINCT 29	NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL	110.72	60.90	55%
RIGHT OF WAY		13.77	12.39	90%
OPEN SPACE/ DRAINAGE AREA		-	0.00	0%
SECTOR TOTAL		465.54	304.57	65%
DRAINAGE AND WATER QUALITY				
	ACREAGE (AC)			
DEVELOPED AREA WITHIN SECTOR PLAN PROVIDING ONE BMP	0.00			
DEVELOPED AREA WITHIN SECTOR PLAN PROVIDING TWO BMPs	465.54			
PARK SUMMARY				
	ACREAGE (AC)			
REGIONAL PARK GROSS ACREAGE	0.00			
COMMUNITY PARK GROSS ACREAGE	19.4			
ALL OTHER PARKS (POCKET, NEIGHBORHOOD, ETC.)	48.45			
TOTAL PARK ACREAGE	67.85			



- NOTES:**
- THE LOCATION AND WIDTH OF ANY PRIVATE UTILITY EASEMENT SHALL BE TO THE STANDARD RECOMMENDED BY THE APPLICABLE PRIVATE UTILITY ENTITY AND THE CITY ENGINEER.
 - NO INDIVIDUAL OR ENTITY SHALL DEEPEEN, 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.
 - ALL STORM DRAINAGE AND FLOOD EASEMENTS AND ALL 100-YEAR FLOOD EVENT 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 BE DETERMINED BY THE CITY ENGINEER IN THE SAME MANNER AS SIMILARLY SITUATED AREAS OF THE CITY.



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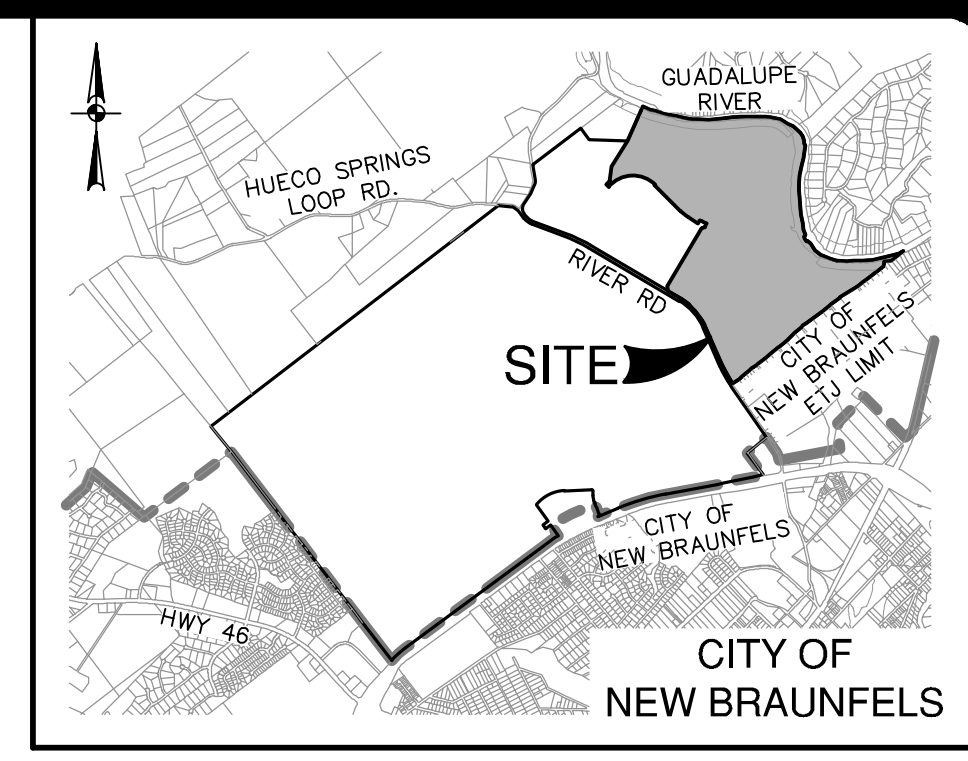
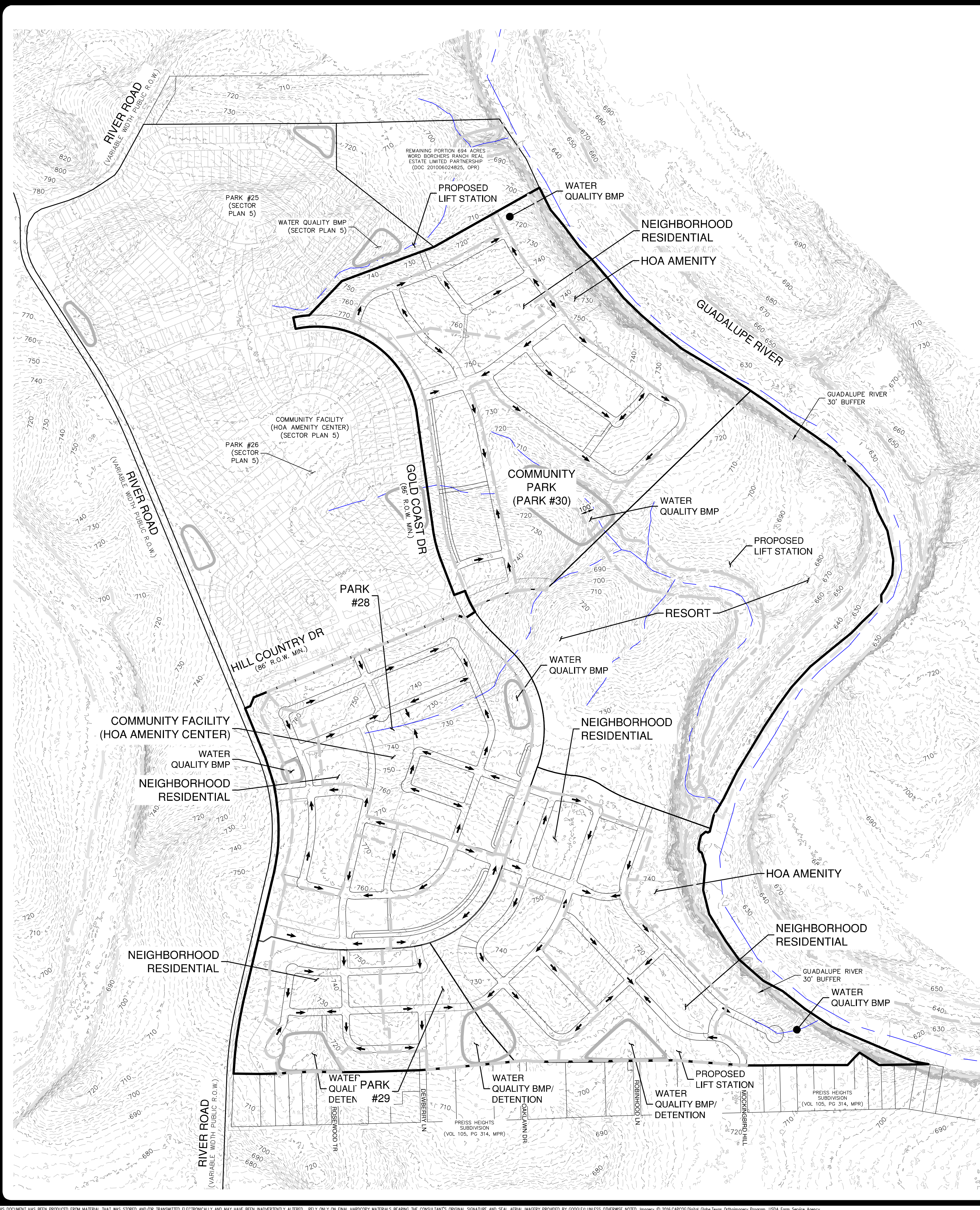
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VERAMENDI
 NEW BRAUNFELS, TEXAS
 SECTOR PLAN 7
 COVER SHEET

PLAT NO.	
JOB NO.	30001-67
DATE	OCTOBER 2023
DESIGNER	JP
CHECKED	DRAWN ML
SHEET	1 OF 8

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NOTES:

1. ALL STORM DRAINAGE AND FLOOD EASEMENTS AND ALL 100-YEAR FLOOD EVENT 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 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. DETENTION WILL BE PROVIDED FOR THE PORTION OF SECTOR PLAN 7 THAT DRAINS SOUTH TO THE EXISTING PREISS HEIGHTS SUBDIVISION. DETENTION WILL NOT BE PROVIDED FOR THE REMAINDER OF SECTOR 7 THAT DRAINS TOWARD THE GUADALUPE RIVER PER THE PREVIOUSLY SUBMITTED AND APPROVED SUPPLEMENTAL STORM WATER REPORT.
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 GRADING PERMIT SHALL BE OBTAINED FROM THE CITY ENGINEER IN ADDITION TO ANY OTHER APPLICABLE AGENCY HAVING JURISDICTION, SUCH AS FEMA OR USACE."

LEGEND

- SECTOR BOUNDARY
- - - WATERSHED BOUNDARIES
- IDENTIFIED STREAM
- - - STREAM BUFFER
- DRAINAGE FLOW ARROWS
- - - 800' EXISTING CONTOURS
- - - 100 YR FLOODPLAIN
- - - 500 YR FLOODPLAIN

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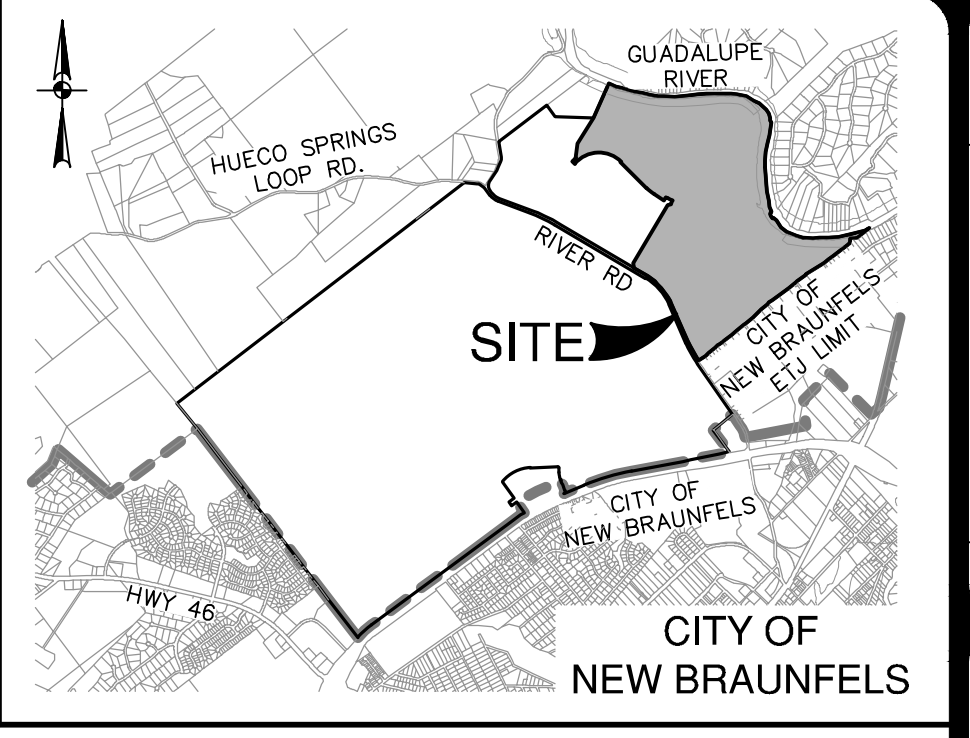
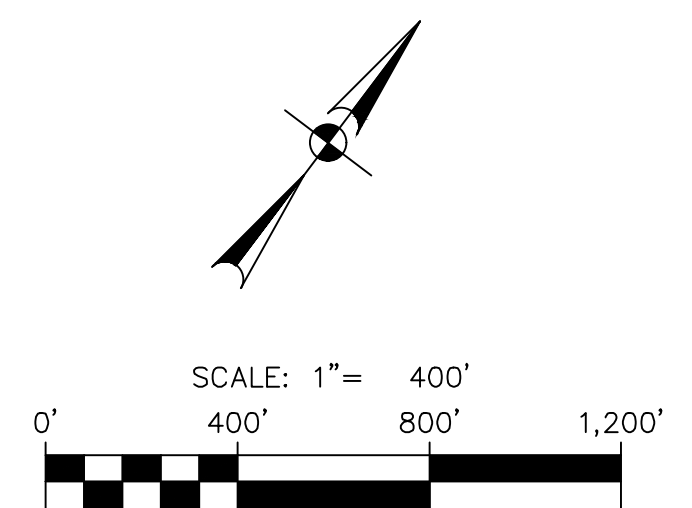
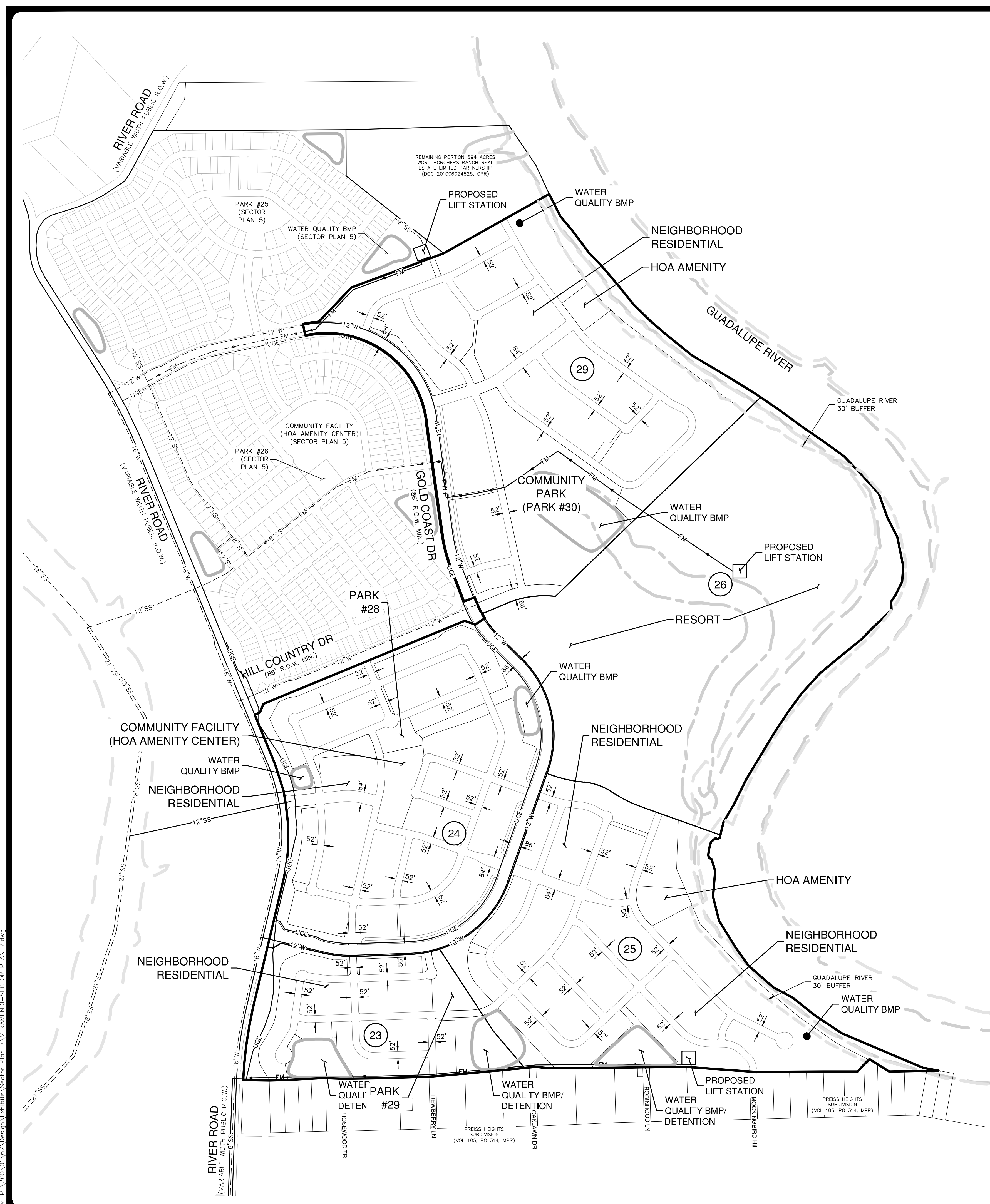
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 SECTOR PLAN 7
 DRAINAGE

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LOCATION MAP
NOT-TO-SCALE

LEGEND

- SECTOR BOUNDARY
- - - - - STREAM BUFFER
- - - - - EXISTING WATER LINE
- - - - - EXISTING SANITARY SEWER LINE
- - - - - PROPOSED SANITARY SEWER LINE
- - - - - PROPOSED FORCE MAIN
- - - - - PROPOSED WATER LINE
- - - - - PROPOSED UNDERGROUND ELECTRIC LINE
- - - - - 100 YR FLOODPLAIN
- - - - - 500 YR FLOODPLAIN

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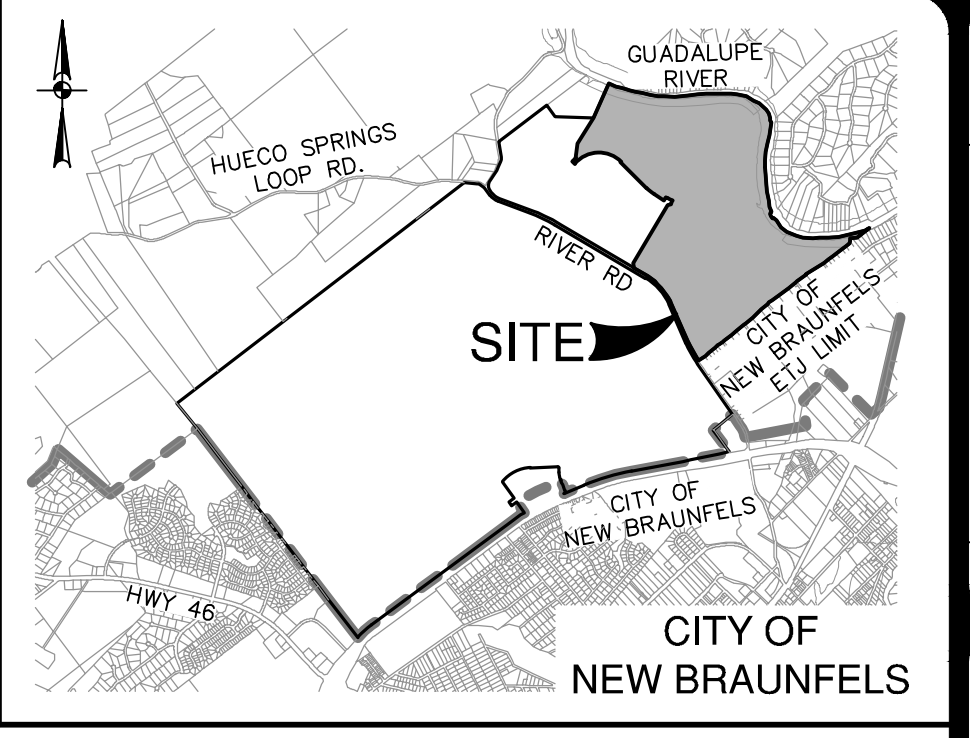
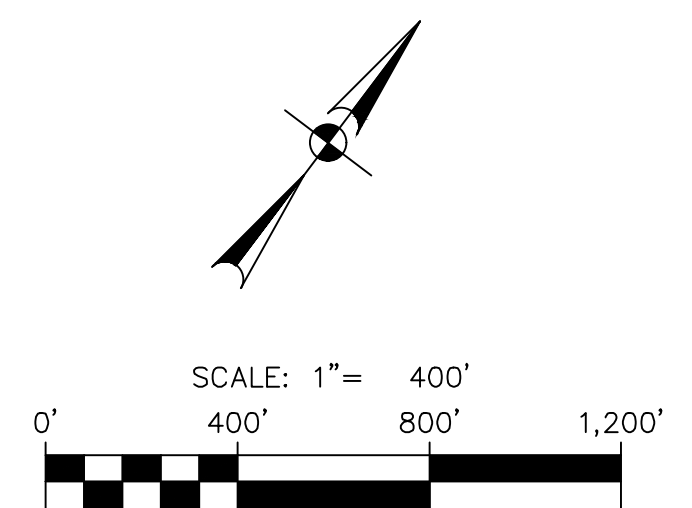
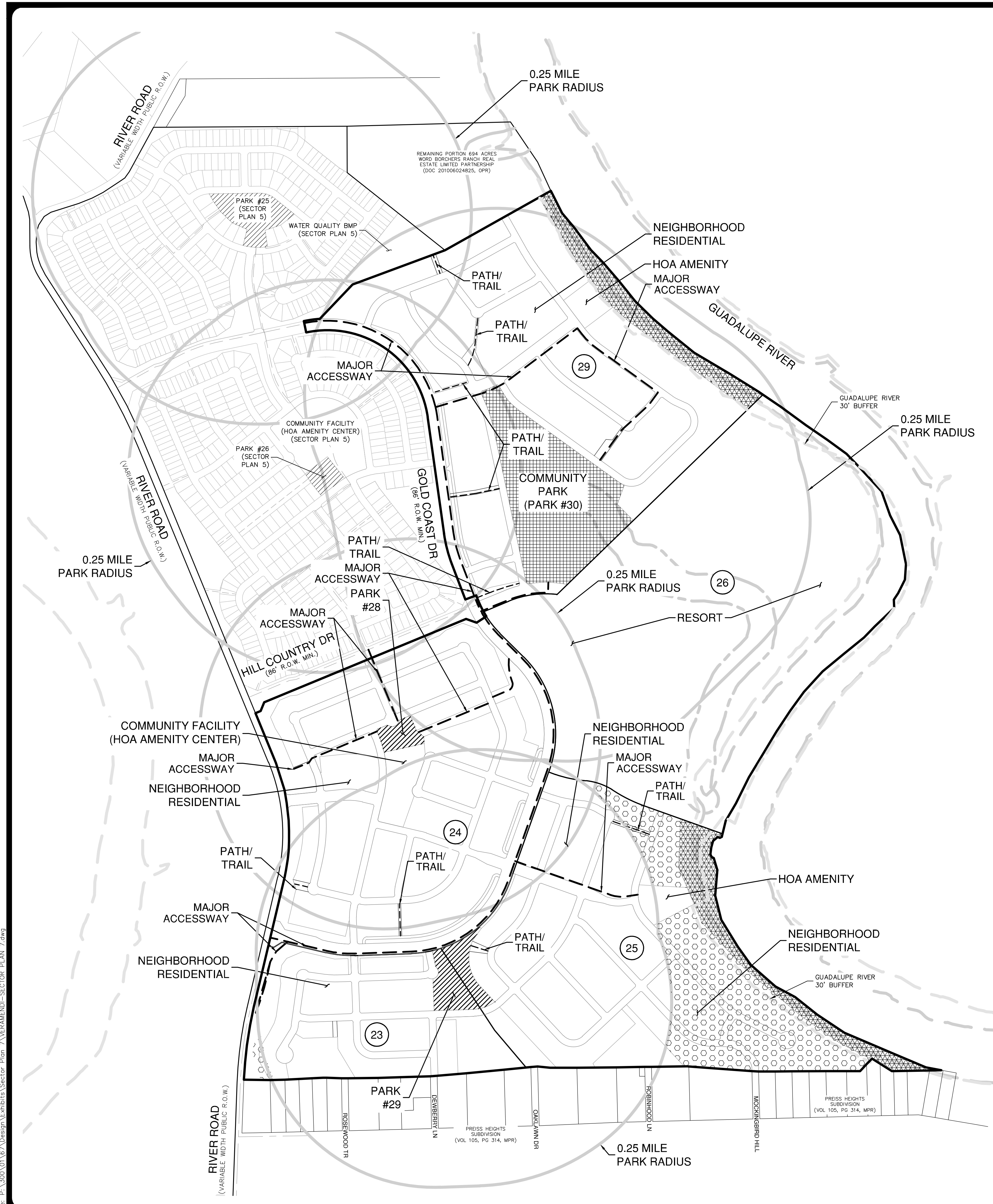
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 SECTOR PLAN 7
 UTILITIES

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LOCATION MAP
NOT-TO-SCALE

NOTES:

1. AMENDMENTS TO THE PARK PROGRAMMING SCHEDULE, INCLUDING BUT NOT LIMITED TO THE PROVISION OF ADDITIONAL IMPROVEMENTS OR SUBSTITUTING IMPROVEMENTS, SHALL BE ADMINISTRATIVELY APPROVED BY THE PARKS DIRECTOR.
2. FUTURE PLATS WILL COMPLY WITH LOCATION AND AMENITY STANDARDS FOR TRAILS AS SHOWN WITHIN THIS SECTOR PLAN.
3. MAJOR ACCESSWAYS ARE PROVIDED IN LOCATIONS THAT ALIGN WITH THE INTENT OF THE SUPPORTING FRAMEWORK PLANS.
4. THE DEVELOPER SHALL ELECT A COMPLYING FORM OF MAJOR ACCESSWAY AS SET OUT IN SECTION 13.3.5 OF THE DEVELOPMENT & DESIGN CONTROL DOCUMENT (DDCD) AND CONSTRUCT SUCH FORM OF MAJOR ACCESSWAY AT THE TIME OF STREET CONSTRUCTION.
5. IN THE EVENT THAT A FORM OF MAJOR ACCESSWAY IS PROPOSED BY THE DEVELOPER OTHER THAN AS SET OUT IN SECTION 13.3.5 OF THE DDCC, THIS ALTERNATIVE MAY BE UTILIZED IF MUTUALLY AGREED UPON BETWEEN THE DEVELOPER AND CITY STAFF.

LEGEND

- SECTOR BOUNDARY
- 30 PRECINCT NUMBER
- - - - - STREAM BUFFER
- - - - - MAJOR ACCESSWAY
- - - - - PATH/TRAIL
- ▨ NEIGHBORHOOD PARK
- ▧ COMMUNITY PARK
- 1/4 MILE RADIUS FROM NEIGHBORHOOD PARK
- ▩ LANDSCAPE AMENITY PARK
- LOTS OUTSIDE OF 0.25 MILE NEIGHBORHOOD PARK RADIUS
- - - - - GUADALUPE RIVER BUFFER
- - - - - 100 YR FLOODPLAIN
- - - - - 500 YR FLOODPLAIN

	# OF LOTS	%
LOTS WITHIN 0.25 MILE RADIUS	724	96%
LOTS OUTSIDE 0.25 MILE RADIUS	34	4%
TOTAL LOTS	758	100%

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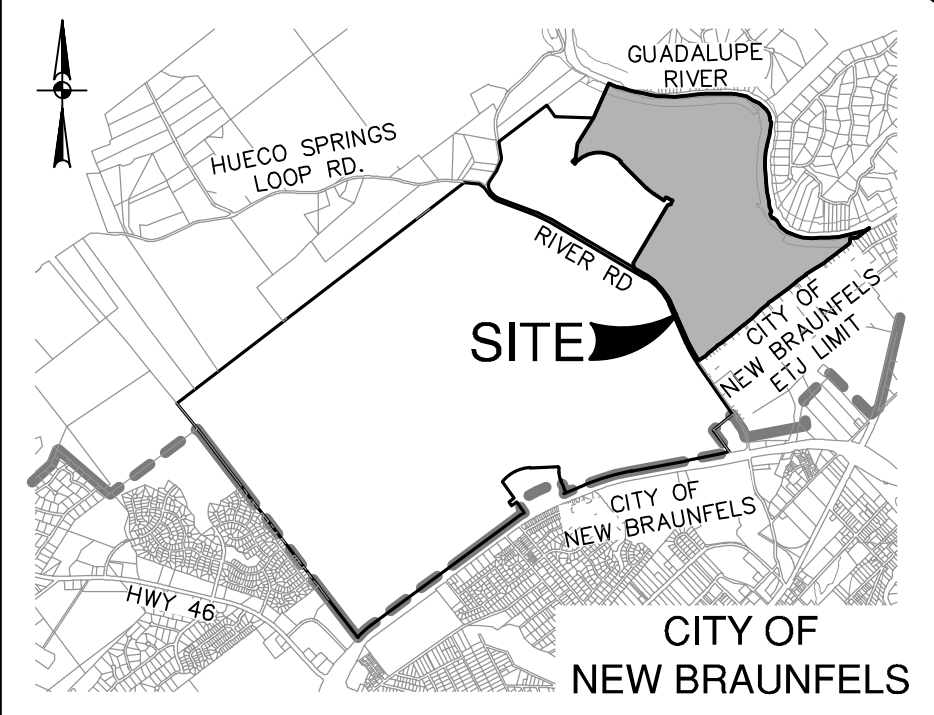
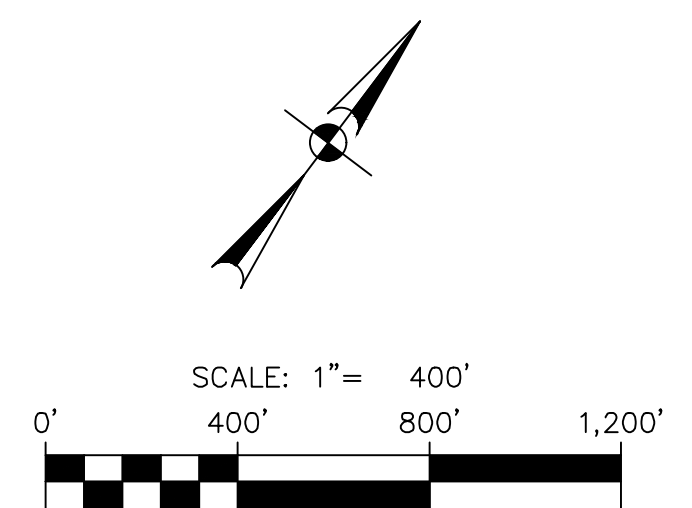
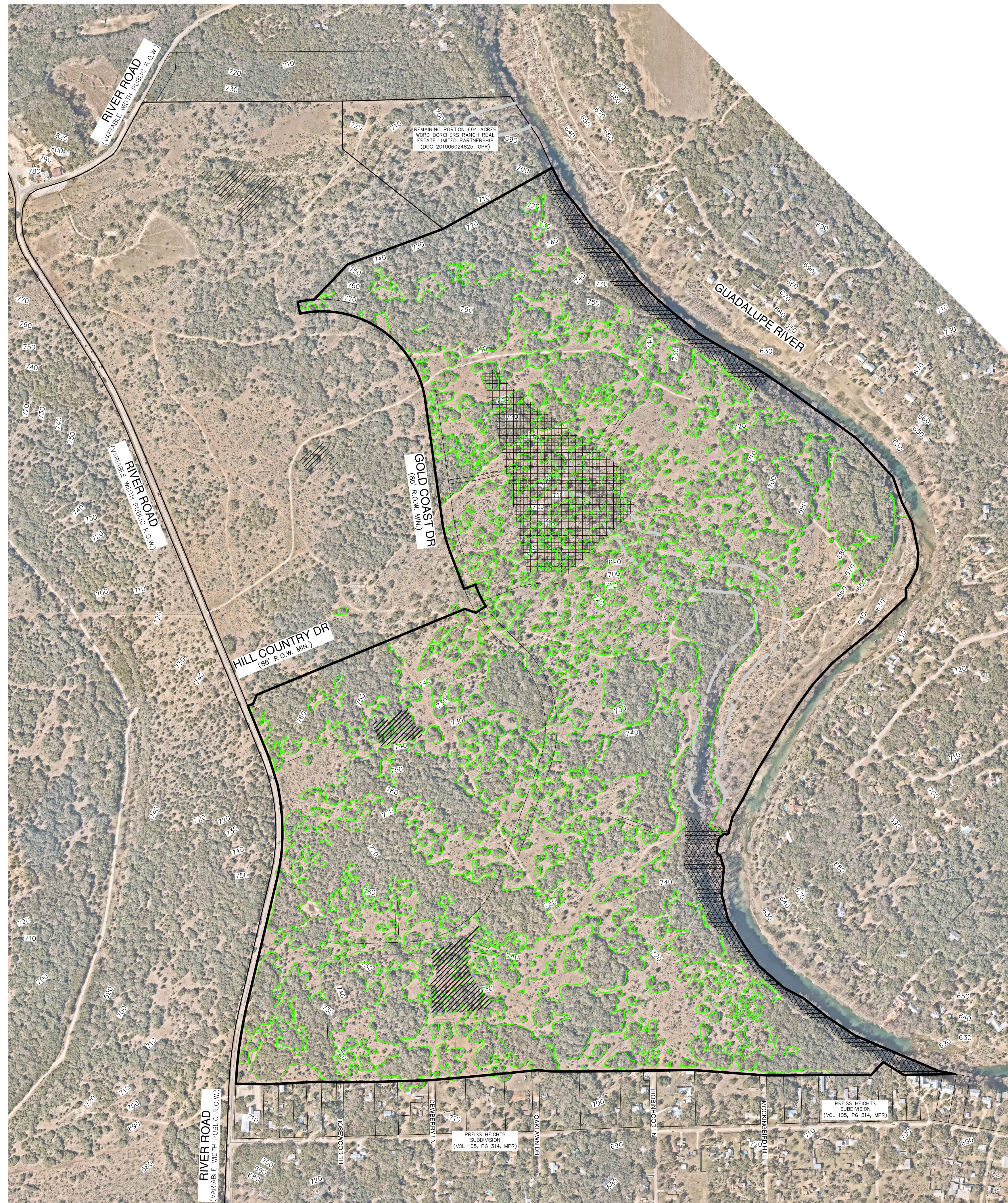
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 SECTOR PLAN 7
 PARKLAND




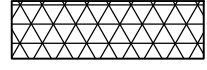
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LOCATION MAP
 NOT-TO-SCALE

- LEGEND**
-  SECTOR BOUNDARY
 -  EXISTING TREE CANOPY
 -  NEIGHBORHOOD PARK
 -  LANDSCAPE AMENITY PARK

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 SECTOR PLAN 7
 TREE CANOPY

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 NEW BRAUNFELS, TEXAS
SECTOR PLAN 7
 FRAMEWORK

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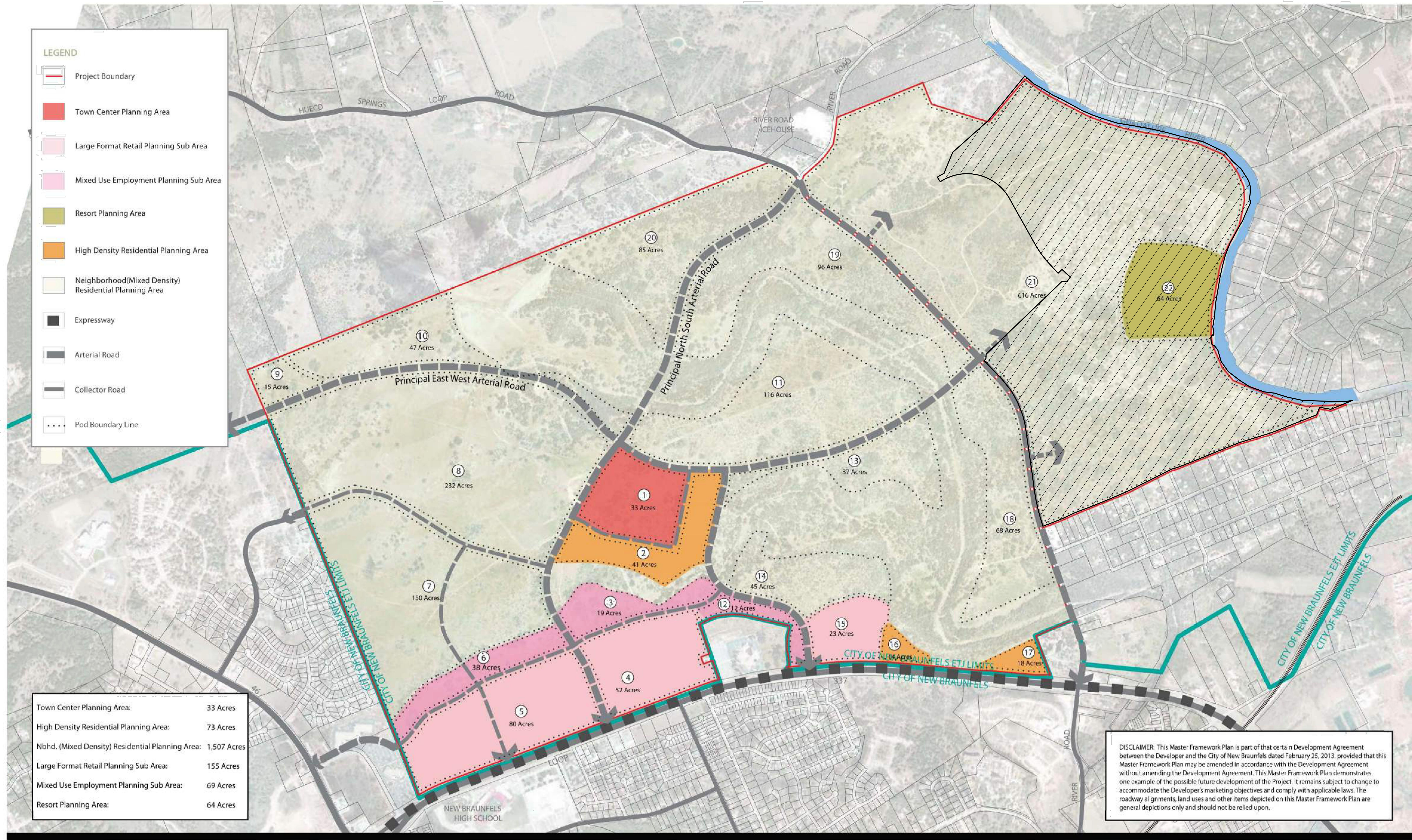


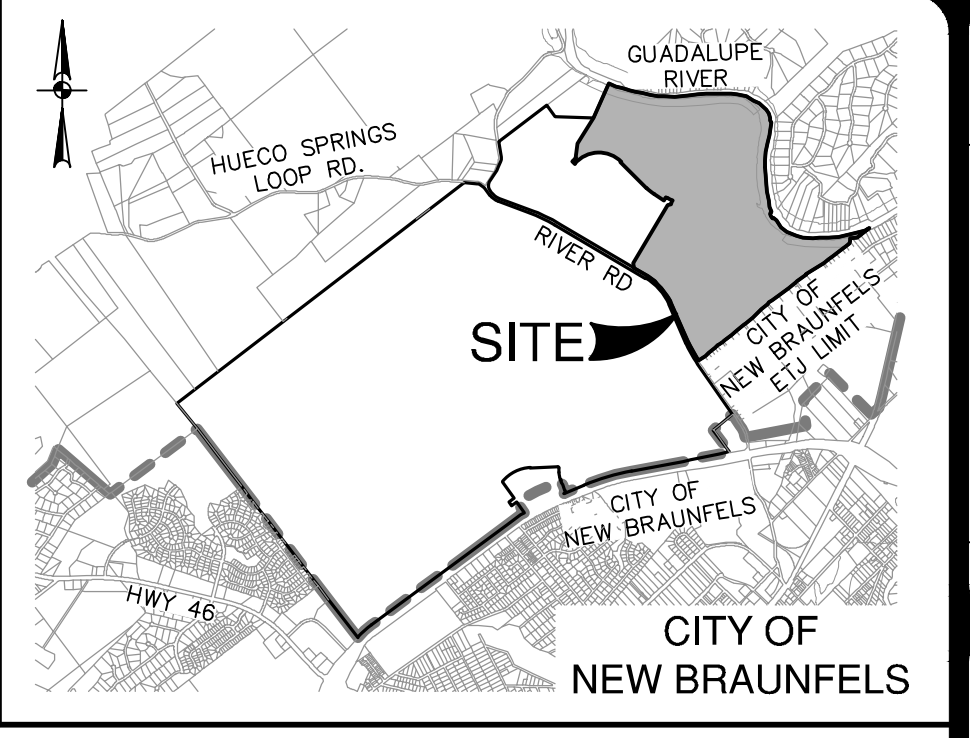
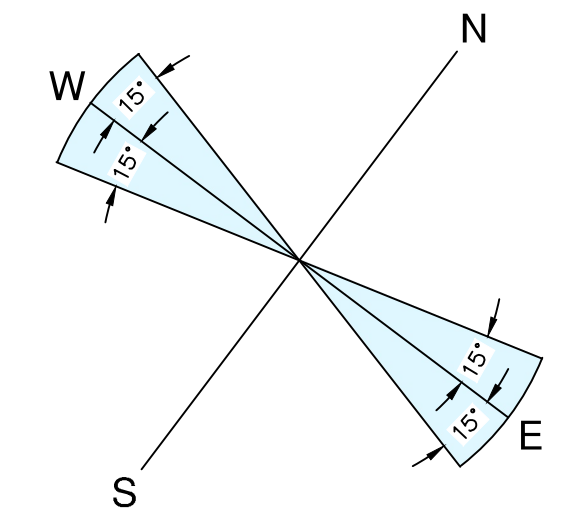
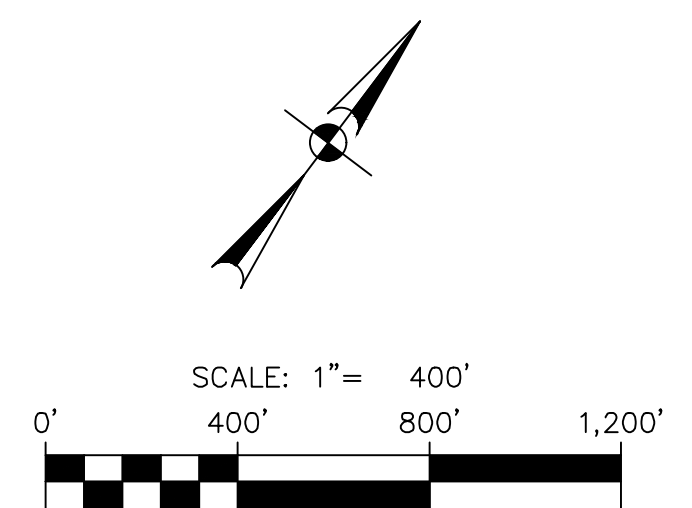
Exhibit H - Plan 3 of 5
 Master Framework Plan - Planning Pod Areas

September 2019



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LOCATION MAP
 NOT-TO-SCALE

- LEGEND**
- SECTOR BOUNDARY
 - PRECINCT NUMBER
 - COMPLIANT AXIS
 - COMPLIANT BLOCK
- | | |
|------------------|-----|
| COMPLIANT BLOCKS | 12 |
| COMPLIANT BLOCKS | 31% |

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 SECTOR PLAN 7
 SOLAR ORIENTATION

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