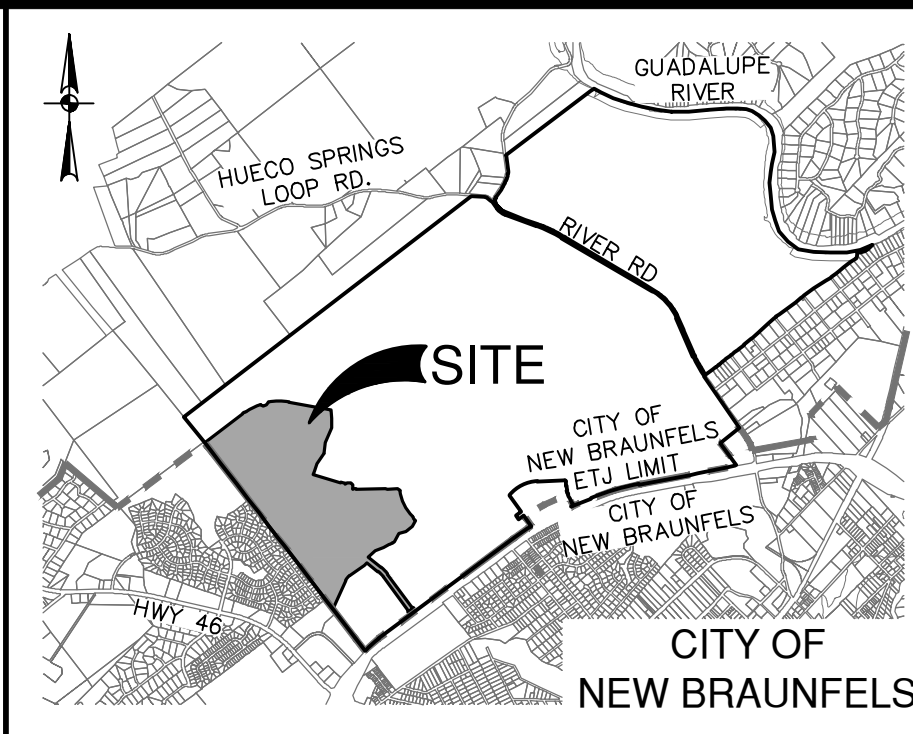
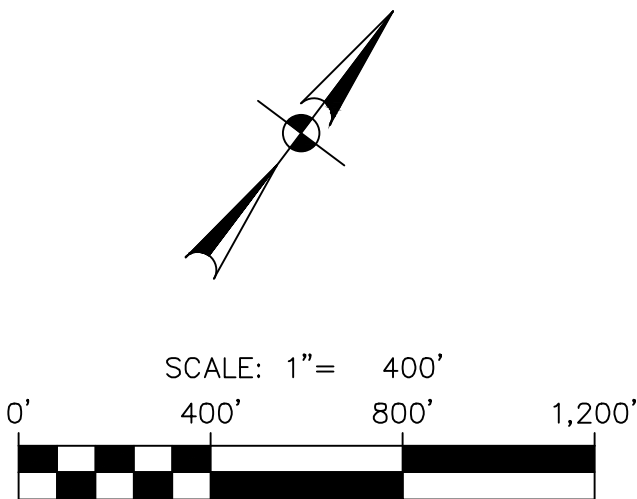


DEVELOPMENT STATISTICS	
ACREAGE SUMMARY	PROPOSED SECTOR PLAN
SECTOR GROSS ACREAGE	273.37 AC*
PLANNING AREA GROSS ACREAGE	
	ACREAGE (AC)
TOWN CENTER PLANNING AREA	0
LARGE FORMAT RETAIL PLANNING SUB AREA	0
MIXED USE EMPLOYMENT PLANNING SUB AREA	0
NEIGHBORHOOD CENTER PLANNING AREA	6.10
RESORT PLANNING AREA	0
HIGH DENSITY RESIDENTIAL PLANNING AREA	0
NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL PLANNING AREA	217.85
PARK PLANNING AREA	32.90
RIGHT OF WAY	16.52
TOTAL PLANNING AREA GROSS ACREAGE	273.37
PLANNING AREA POD GROSS ACREAGE	
POD 7	159.14
POD 8	97.71
*SECTOR PLAN 1A IS A MAJOR AMENDMENT OF SECTOR PLAN 1 AND ALL CALCULATIONS INCLUDE THE APPROVED SECTOR PLAN 1 ACREAGE.	
PRECINCT GROSS ACREAGE	
PRECINCT 12	45.47
PRECINCT 13	113.67
PRECINCT 15A	52.92
PRECINCT 15B	44.79
TOTAL PRECINCT ACREAGE	256.85
RESIDENTIAL DWELLING UNITS	
AVERAGE RESIDENTIAL DENSITY	
PRECINCT 12	6-25 DWELLINGS/AC
PRECINCT 13	3.3-6 DWELLINGS/AC
PRECINCT 15A	3.3-6 DWELLINGS/AC
PRECINCT 15B (EXCLUDING SCHOOL)	1.3-6 DWELLINGS/AC
TOTAL NO. OF DWELLING UNITS	
NO. OF RESIDENTIAL LOTS	545-991
NO. OF MULTI-FAMILY DWELLING UNITS	592-888

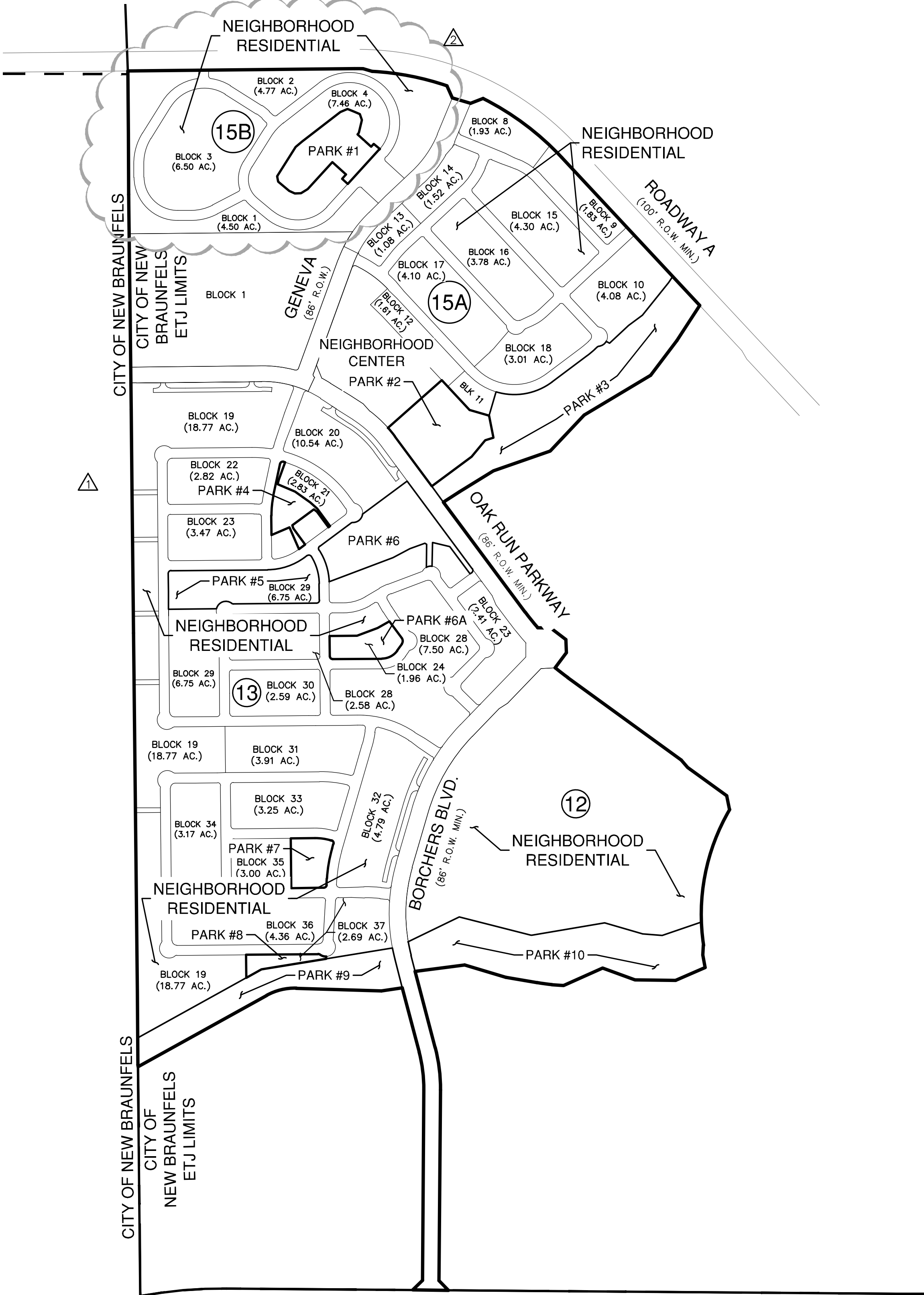
BLOCK	LAND USE	ACREAGE (AC)	MAXIMUM IMPERVIOUS COVER (AC)	MAXIMUM IMPERVIOUS COVER (%)
PRECINCT 12	HIGH DENSITY RESIDENTIAL	37.00	33.30	90%
PRECINCT 13	NEIGHBORHOOD RESIDENTIAL	98.06	58.84	60%
PRECINCT 15A	NEIGHBORHOOD CENTER	6.10	5.80	95%
	NEIGHBORHOOD RESIDENTIAL	38.00	22.80	60%
PRECINCT 15B	NEIGHBORHOOD RESIDENTIAL	28.73	17.24	60%
	SCHOOL*	16.06	9.96	62%
RIGHT OF WAY	-	16.52	14.87	90%
OPEN SPACE/DRAINAGE AREA	-	32.90	1.65	5%
SECTOR TOTAL		273.37	164.44	65%
DRAINAGE AND WATER QUALITY				
	ACREAGE (AC)			
DEVELOPED AREA WITHIN SECTOR PLAN PROVIDING ONE BMP	27			
TOTAL DEVELOPED AREA WITHIN VERAMENDI PROVIDING ONE BMP	27			
DEVELOPED AREA WITHIN SECTOR PLAN PROVIDING TWO BMPs	246			
TOTAL DEVELOPED AREA WITHIN VERAMENDI PROVIDING TWO BMPs	246			
PARK SUMMARY				
	ACREAGE (AC)			
REGIONAL PARK GROSS ACREAGE	0			
COMMUNITY PARK GROSS ACREAGE	0			
ALL OTHER PARKS (POCKET, NEIGHBORHOOD, ETC.)	38.07			
TOTAL PARK ACREAGE	38.07			

NOTES:

1. 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.
2. 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.
3. 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.
4. A PORTION OF THIS PROJECT LIES WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE FEMA FIRM MAP NO. 48091C0435F EFFECTIVE DATE 9/2/2009.
5. NO PROTECTED SPECIES HABITAT BOUNDARIES ARE LOCATED WITHIN THE LIMITS OF THE SECTOR PLAN.
6. AN ESPLANADE ROAD WILL BE REQUIRED ADJACENT TO PARKS 3,9 AND 10 WITH FUTURE SECTOR PLANS.



LOCATION MAP
NOT-TO-SCALE



LOOP 337 / HIGHWAY 46



Exhibit H - Plan 1 of 5
Master Framework Plan

July 2015 | Project No 21983_85j



PAPE-DAWSON
ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028800

VERAMENDI
NEW BRAUNFELS, TEXAS
SECTOR PLAN 1A
COVER SHEET

PLAT NO. _____
JOB NO. 7620-34
DATE OCTOBER 2016
DESIGNER JP
CHECKED DRAWN ML
SHEET 1 OF 8

NO.	REVISION	DATE
1	REVISE PARK AND STREET LAYOUT TO SAVE TREES	09/04/18
2	REVISE 15B LAYOUT	11/15/18