



February 2, 2021

Ms. Melissa Reynolds, P.E., CFM
City of New Braunfels-Engineering Division
550 Landa Street
New Braunfels, TX 78130

Re: Veramendi Precinct 16 Unit 1
Final Plat Review Request

Dear Ms. Reynolds:

Please consider this letter a request to review the final plat for Veramendi Precinct 16 Unit 1. Veramendi Precinct 16 Unit 1 is an unplatted portion of the approved Veramendi Sector Plan 3. The proposed layout is consistent with Veramendi Sector Plan 3 approved on December 18, 2019.


The Public Improvements Permit for Veramendi Precinct 16 Unit 1 is currently in review.

This application will also include a petition to escrow the proposed cost of the extension of Pamplona Lane to the northern boundary of Veramendi Precinct 16 Unit 1 in lieu of construction based on the following:

- Construction of the stubout will drain towards the adjacent property creating a point discharge onto that property.
- The site is on the EARZ requiring stormwater collection and water quality treatment.
- Collecting and treating runoff from the street projection would likely require drainage improvements on the adjacent property.
- A high point at the Pamplona Lane and Steerhead Trl intersection has been designed to direct street runoff away from the street projection.

If you have questions or require any additional information, please do not hesitate to contact our office.

Sincerely,
Pape-Dawson Engineers, Inc.



Todd Blackmon, P.E.
Managing Vice President

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VERAMENDI
PRECINCT 16 UNIT 1 - FUTURE PAMPLONA LANE IMPROVEMENTS
OPINION OF PROBABLE CONSTRUCTION COST

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
STREET IMPROVEMENTS					
1.	Future Pamplona Lane (52' ROW) (Rock Subgrade)				
	a. 2.0" Type D HMA	SY	512	\$12.00	\$6,144.00
	b. 6.0" Aggregate Base	SY	512	\$10.00	\$5,120.00
2.	7" Concrete Curb and Gutter	LF	330	\$16.00	\$5,280.00
3.	4' Sidewalk	SY	155	\$60.00	\$9,300.00
4.	Hydromulch	SY	300	\$2.00	\$600.00
5.	Remove Header Curb and Boulders	LS	1	\$500.00	\$500.00
SUBTOTAL STREET IMPROVEMENTS:					\$26,944.00
ONSITE WATER DISTRIBUTION IMPROVEMENTS					
1.	8" PVC Waterline	LF	165	\$45.00	\$7,425.00
2.	8" Gate Valve, MJ w/Valve Box	EA	1	\$1,800.00	\$1,800.00
3.	Joint Restraints	LS	1	\$500.00	\$500.00
4.	Ductile Iron Fittings	TON	0.30	\$5,700.00	\$1,710.00
5.	2" Blowoff Temporary	EA	1	\$1,000.00	\$1,000.00
6.	2" Blowoff Permanent	EA	1	\$1,200.00	\$1,200.00
7.	Hydrostatic Testing	LS	1	\$300.00	\$300.00
8.	Trench Excavation Protection	LF	165	\$1.00	\$165.00
SUBTOTAL WATER IMPROVEMENTS:					\$14,100.00
TOTAL FUTURE PAMPLONA LANE IMPROVEMENTS:					\$41,044.00

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