

July 20, 2020

Corey Rayburn, P.E.  
City of New Braunfels  
550 Landa Street  
New Braunfels, TX 78130

RE: *Parkside Offsite (PI2019-0013) Review 4*

Please find listed below our responses to your comments in regard to the Parkside Offsite project.

The following items have been addressed:

**General**

1. Per New Braunfels Ordinance Sec. 114-92, please provide a copy of TxDOT permit approval prior to permit issuance. Any changes required per TxDOT must be resubmitted to the City of New Braunfels for acceptance.

Review 2: Comment remains.

Review 3: Comment remains until approval is provided.

Review 4: Comment remains until approval is provided.

- *We understand and are in the process of obtaining the TxDOT approval for these improvements within Highway 46 ROW. We respectfully request that these plans be conditionally approved pending the TxDOT approval so that it can be used for land purchase documentation.*

2. Cleared
3. Cleared

**Drainage**

4. Cleared

**Drainage Report**

5. Provide calculations to verify the 100-year storm event is contained within the right-of-way per the New Braunfels Drainage and Erosion Control Manual Sec. 5.1 (A).

Review 2: Comment remains

Review 3: Comment remains. 50-year water surface elevations and peak flows are higher than the 100-year, please explain.

Review 4: Comment remains. Please explain why the 50-year storm event was taken out of the HEC-RAS analysis.

- *There is an instability in the HEC-RAS Model that makes the 50-year storm water surface elevations jump above the 100-year storm upstream of the SH 46 culverts. It is my professional opinion that this water surface jump on the 50-year storm is a program error. Various efforts to remedy this jump were undertaken including addition of a secondary lateral structure, removal of cross sections, and modifications to the SH 46 culverts. This project is in compliance with the city's detention regulations as it has reduced downstream flows with the proposed detention basins both at Pieper Road culverts (by taking water that was going to the area into our detention basin) and at Channel A1 at the outfall to TxDOT's SH 46 channel.*

*Additionally, the area with the 50-year jump is within a TxDOT channel downstream of our detention basin. Therefore, we believe that the approval of the modeling is TxDOT's responsibility.*

6. Cleared
7. Cleared
8. Cleared.
9. Cleared

#### **Culverts**

10. Cleared
11. Cleared
12. Cleared
13. Cleared
14. Cleared
15. Cleared
16. Cleared
17. Cleared

#### **Erosion Control Plan**

18. Cleared

#### **Paving Plan and Profiles**

##### *Paving*

19. Cleared
20. Cleared
21. Cleared
22. Cleared

23. Cleared

#### *Sidewalks*

24. Cleared

#### *Horizontal/Vertical*

25. Cleared

26. Cleared

#### **Pavement Marking and Signage**

27. Cleared

28. Cleared

29. Cleared

#### **City of New Braunfels Details**

30. Cleared

31. Cleared

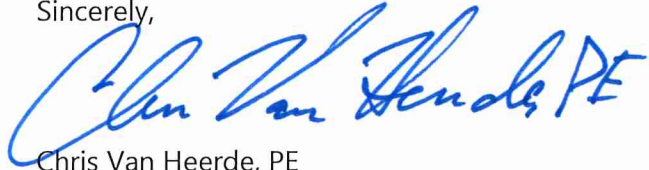
#### **Notes**

Please note the following:

- a. Any revisions required per NBU that change the civil site plans must be resubmitted to the City of New Braunfels for acceptance.
  - *Understood*
- b. Retaining walls are proposed within the development at the Decel Lane. Provide structural details and dimensions for all proposed retaining walls. Confirm railings are not required for walls adjacent to pedestrian facilities. Note the retaining wall must be approved by the building department prior to acceptance of this application.
  - *The retaining walls on the deceleration lane have been removed based on design iterations with TxDOT.*
- c. Any excavations within the existing City right of way, including open cuts, street cuts, and/or boring operations require the approval of the Streets and Drainage Division Manager. Such work will also require a ROW Excavation Permit in addition to any building permit.
  - *Understood*

We hope everything here is in order, and if you have any further questions or comments, please contact me at (830) 625-8555.

Sincerely,

A handwritten signature in blue ink that reads "Chris Van Heerde, PE". The signature is fluid and cursive, with the letters "PE" written in a slightly larger, more distinct font at the end.

Chris Van Heerde, PE  
Managing Partner



7/20/2020