
PUBLIC INFRASTRUCTURE DRAWINGS FAQ

- Q.** What are the requirements for the **preliminary water and sewer layout** included with the **development plat or preliminary plat for a subdivision**?
- A.** Three copies of a preliminary water distribution and sanitary sewer plan bound together with the preliminary plat, including proposed pipe sizes and sewer slopes.
Subdivision Ordinance 2.02.001(B)
- Q.** What should be included with the **infrastructure drawings submittal package**?
- A.** Letter of compliance; three sets of infrastructure drawings bound with the preliminary plat; drawings drainage including design for streets, drainage, water, sanitary sewer, electric, gas (optional) and reclaimed water (optional); erosion control and construction phasing plan; detailed cost estimate of all improvements; two drainage studies; and a geotechnical report per Subdivision Ordinance 5.05.002.
Subdivision Ordinance 8.01.003
- Q.** Does the City of Boerne have **general construction notes**?
- A.** The City of Boerne does not have general construction notes at this time. The only note required by ordinance to be included in the plans is the following: "Construction of all facilities to be dedicated to the public shall be performed per the requirements of the City of Boerne Standard Specifications for Public Works Construction, latest edition."
Subdivision Ordinance 8.01.003(B)
- Q.** When can I **begin construction**?
- A.** Construction can begin when the final plat is approved by the Planning and Zoning Commission and the pre-construction meeting is held between the City, contractor, owner, and/or design
Subdivision Ordinance 2.05.006
- Q.** Are **stormwater management facilities** required for my project?
- A.** Stormwater management facilities (detention ponds) are required for all proposed impervious cover unless the development meets the exemption requirements provided in the Subdivision
Subdivision Ordinances 6.01.002 & 6.01.003
- Q.** Can I build the **stormwater management facilities** concurrently with the streets and utilities?
- A.** Detention ponds must be constructed prior to site construction or clearing. Additionally, a construction sequencing and erosion control phasing plan must be included on the infrastructure drawings.
Subdivision Ordinance 6.01.003 & 6.01.004

Q. What is the required width of **drainage easements** for enclosed systems and open channels?

A. The width of drainage easements for enclosed systems must equal five feet plus two times the depth of soil cover over the pipe or box structure plus the diameter or width of the box structure. The width of drainage easements for open channels must equal the width of the channel plus 15 feet on one side (20 feet with utilities) plus two feet on the opposite side.
Subdivision Ordinances 6.03.002 and 6.03.003

Q. What type of **channel lining** is required for certain velocities?

A. The type of lining required is provided in Table 6-11 below. Stormwater outfall may require flow attenuation with backup calculations to prevent erosion.
Subdivision Ordinance 6.04.007

Maximum velocity	Type of Channel Lining Required
Less than 3 feet per second	Vegetated earth or sod lined
3 – 5 feet per second	Sod lined
More than 5 feet per second	Concrete lined

Q. Is **waterline looping** required for each phase of development in a master planned community?

A. Waterline looping is required in all areas except dead end mains in cul-de-sacs up to 600 feet.
Subdivision Ordinance 7.03.004

Q. Can I include **tree removal** in the infrastructure drawings?

A. The Development Services department does not review or approve tree removal. Infrastructure drawings should either (1) not include any tree removal in the infrastructure drawings or (2) include an exhibit submitted with the Tree Removal Permit approved by Code Enforcement. Please also include the following note in the plans: "Tree Removal Permit required prior to the removal of any trees." This requirement only applies to development inside the City Limits.

These requirements are based on Subdivision Ordinance 2007-56, updated February 11, 2020. Refer to the Subdivision Ordinance for additional information. Additional or different requirements may apply to developments vested to a different Subdivision Ordinance.