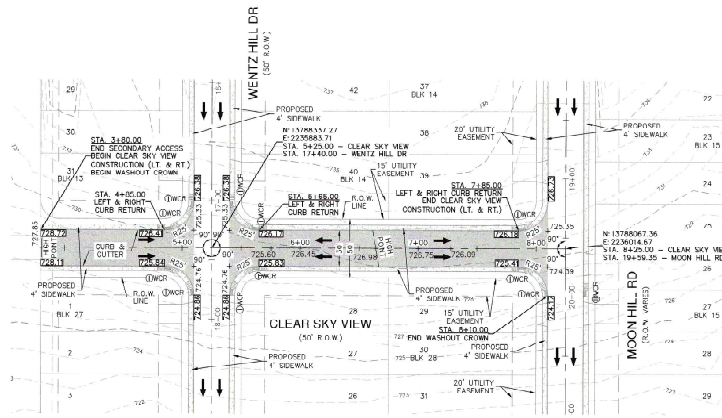
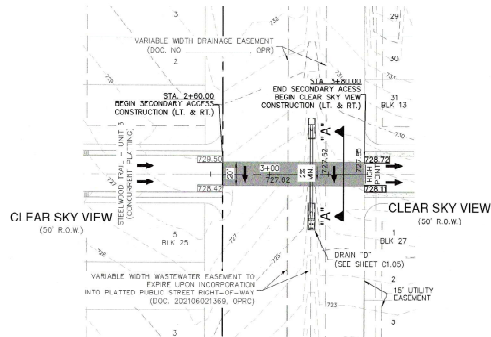
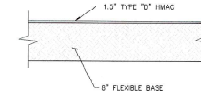


STREET LEGEND

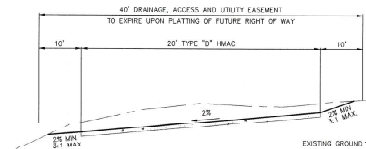
PROJECT LIMITS	---
EXISTING CONTOUR	---
CORRECTED ELEVATION	---
100 YR FLOOD PLAIN	---
PROPOSED 100 YR FLOOD PLAIN	---
WHEELCHAIR RAMP	---
CENTERLINE	CL
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
DRAINAGE FLOW ARROW	---
TOP OF CURB SPOT ELEVATION	---
PAVEMENT ELEVATION	---
WASHOUT CROWN SECTION	---
SIDEWALK (SEE SHEETS C3.00 & C3.01 FOR DEVELOPER RESPONSIBILITY)	---
DRIVEWAY	---



SECONDARY ACCESS

STREET NOTES:

- CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT 16'-IN. IF EXISTING PAVEMENT IS AVAILABLE. DRAWING NOTWITHSTANDING, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.



SECTION "A-A"

NOT TO SCALE

STREET NOTES:

- CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT 16'-IN. IF EXISTING PAVEMENT IS AVAILABLE. DRAWING NOTWITHSTANDING, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
- NO PERMANENT STRUCTURES HIGHER THAN 3 FEET, AND LOWER THAN 8 FEET ABOVE THE PAVEMENT, INCLUDING STRUCTURES, WALLS, FENCES, AND VEGETATION, SHALL BE CONSTRUCTED OR ALLOWED WITHIN THE CLEAR VISION EASEMENTS. CONTRACTOR SHALL BRUSH AREAS WITHIN CLEAR VISION EASEMENTS SUCH THAT THE ELEVATION WITHIN THE CLEAR VISION EASEMENT IS NOT HIGHER THAN 2 FEET ABOVE THE ADJACENT TOP OF PAVEMENT.
- DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH EXISTING PAVEMENT. INFRASTRUCTURE, OR OTHER CONFLICT INFRASTRUCTURE IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.

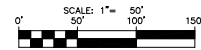
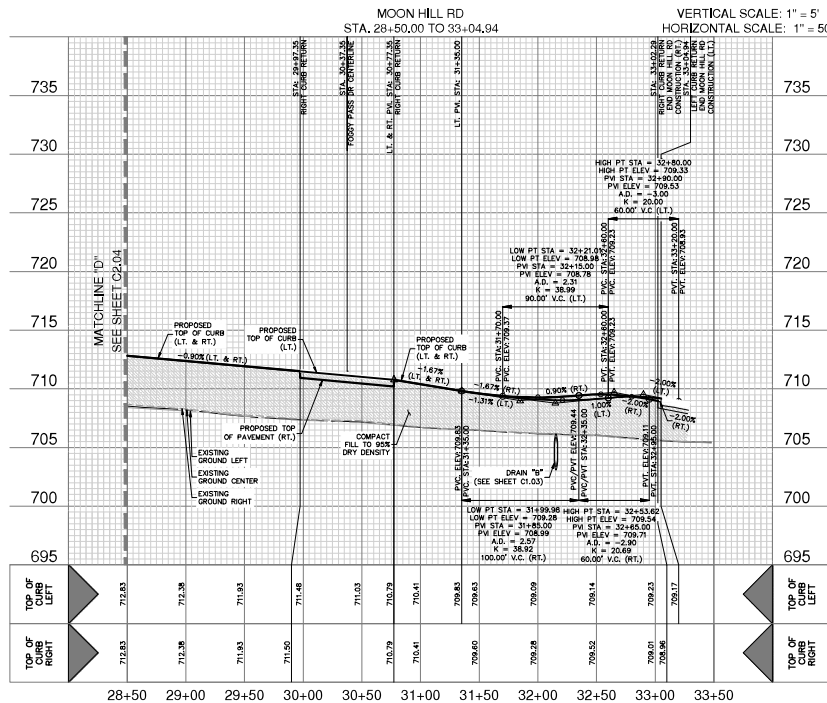
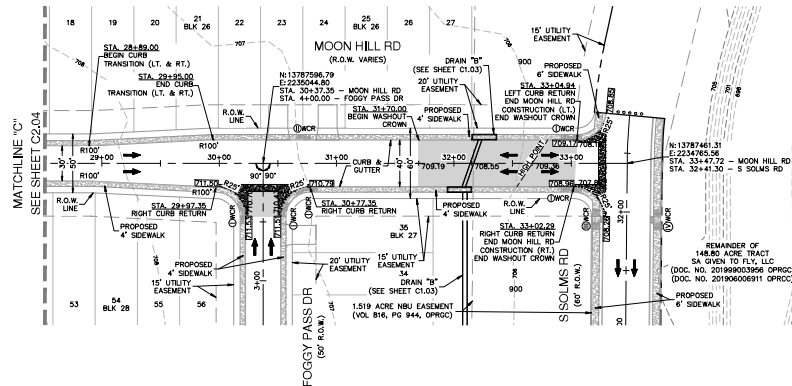
STEELWOOD TRAIL UNIT 4
 NEW BRAUNFELS, TEXAS
 CLEAR SKY VIEW & SECONDARY ACCESS - PLAN & PROFILE
 SEE SHEET FOR STATIONING

PLAT NO.
 JOB NO. 30034-07
 DATE MAY 2022
 DRAWN BY
 CHECKED BY
 SHEET C2.00

FOR PERMIT

Date: Jun 16, 2022, 11:52am User: C:\Users\j...
File: H:\3300\3300-00\Drawings\3300-00-001.dwg Plot: 3300-00-001.dwg

This drawing has been prepared from data that has been provided electronically and may have been modified without notice. ANY MODIFICATION TO THIS DRAWING SHALL BE MADE BY THE DESIGNER OR HIS EMPLOYEES. ANY MODIFICATION TO THIS DRAWING SHALL BE MADE BY THE DESIGNER OR HIS EMPLOYEES.



STREET LEGEND

PROJECT LIMITS	---
EXISTING CONTOUR	---
CORRECTED EFFECTIVE 100 YR FLOOD PLAIN	---
PROPOSED 100 YR FLOOD PLAIN	---
WHEELCHAIR RAMP	---
CENTERLINE	---
POINT OF CURVATURE	---
POINT OF TANGENCY	---
DRAINAGE FLOW ARROW	---
TOP OF CURB SPOT ELEVATION	---
PAVEMENT ELEVATION	---
WASHOUT CROWN SECTION	---
SIDEWALK (SEE SHEETS C3.00 & C3.01 FOR DEVELOPER RESPONSIBILITY)	---
DRIVEWAY	---

DATE	
NO.	
REVISION	



PAPE-DAWSON ENGINEERS
NEW BRAUNFELS, TEXAS
1000 W. BLACKMON
SUITE 100
NEW BRAUNFELS, TEXAS 78130
TEL: 361-220-0000
WWW.PAPE-DAWSON.COM

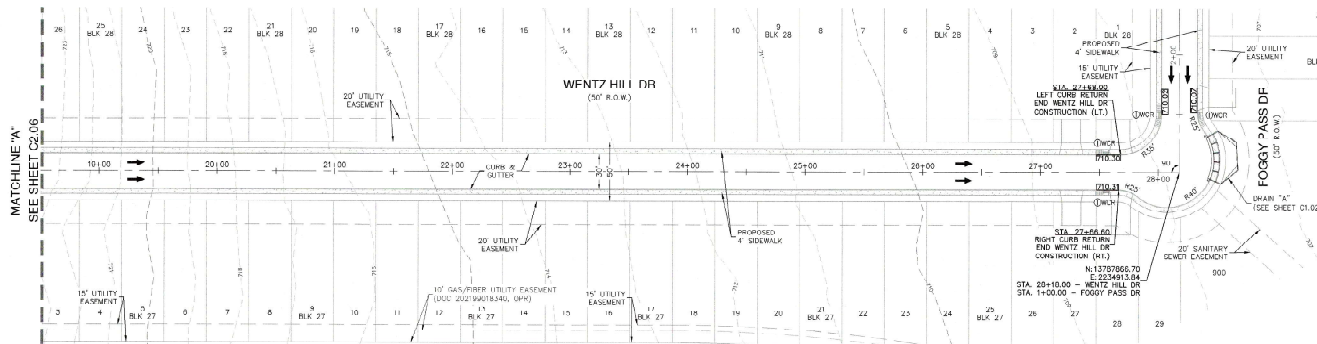
STEELWOOD TRAIL UNIT 4
NEW BRAUNFELS, TEXAS
MOON HILL RD - PLAN & PROFILE
STA. 28-50.00 TO 33-04.94

STREET NOTES:

- CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE-IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
- NO PERMANENT STRUCTURES HIGHER THAN 3 FEET, AND LOWER THAN 8 FEET ABOVE THE PAVEMENT, INCLUDING STRUCTURES, WALLS, FENCES, AND VEGETATION, SHALL BE CONSTRUCTED OR ALLOWED WITHIN THE CLEAR VISION EASEMENT. CONTRACTOR SHALL GRADE AREAS WITHIN THE CLEAR VISION EASEMENT SUCH THAT THE ELEVATION WITHIN THE CLEAR VISION EASEMENT IS NOT HIGHER THAN 3 FEET ABOVE THE ADJACENT TOP OF PAVEMENT.
- DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.

PLAT NO.	30034-07
JOB NO.	
DATE	MAY 2022
DRAWN BY	HF
CHECKED BY	HF
SHEET	C2.05

FOR PERMIT

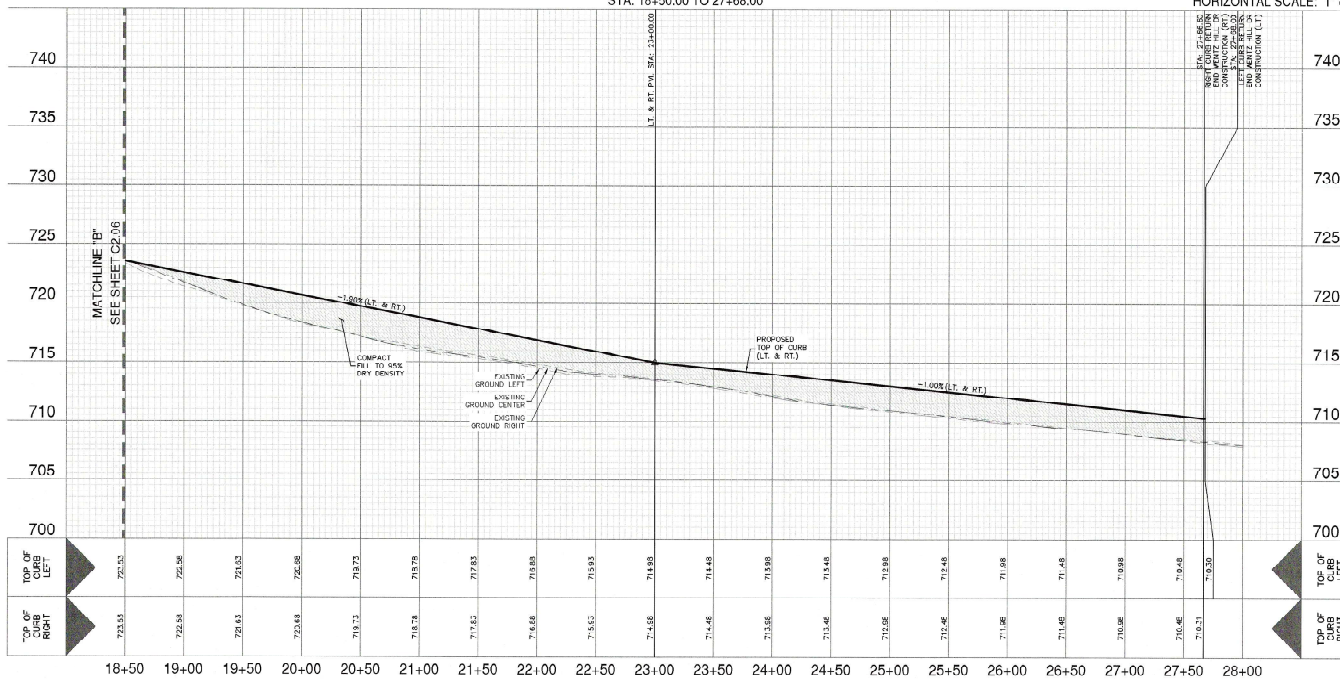


STREET LEGEND

PROJECT LIMITS	---
EXISTING CONTOUR	---
CORRECTED EFFECTIVE 100 YR FLOOD PLAIN	---
PROPOSED 100 YR FLOOD PLAIN	---
WHEEL CHAIR RAMP	⬇
CENTERLINE	CL
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
DRAINAGE FLOW ARROW	➔
TOP OF CURB SPOT ELEVATION	(857.30)
PAVEMENT ELEVATION	(857.00) ✓
WASHOUT CROWN SECTION	---
SIDEWALK (SEE SHEETS C3.00 & C3.01 FOR DEVELOPER RESPONSIBILITY)	---
DRIVEWAY	---

WENTZ HILL DR
 STA. 18+50.00 TO 27+68.00

VERTICAL SCALE: 1" = 5'
 HORIZONTAL SCALE: 1" = 50'



STREET NOTES:

- CONTRACTOR SHALL MAINTAIN EXISTING PAVEMENT AT 1% MIN. PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY. CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
- NO PERMANENT STRUCTURES HIGHER THAN 4 FEET, AND LOWER THAN 4 FEET ABOVE THE PAVEMENT, INCLUDING STRUCTURES, WALLS, FENCES, AND VEGETATION, SHALL BE CONSTRUCTED OR ALLOWED WITHIN THE CLEAR VISION EASEMENT. CONTRACTOR SHALL GRADE AREAS WITHIN CLEAR VISION EASEMENTS SUCH THAT THE ELEVATION WITHIN THE CLEAR VISION EASEMENT IS NOT HIGHER THAN 4 FEET ABOVE THE ADJACENT TOP OF PAVEMENT.
- DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.

DATE	
NO. REVISION	



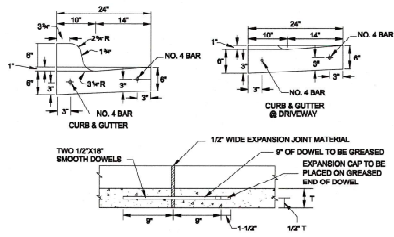
PAPE-DAWSON ENGINEERS
 NEW BRAUNFELS, TEXAS
 NEW BRAUNFELS, TEXAS
 1000 W. BLACKMON
 77808
 1000 W. BLACKMON
 77808
 1000 W. BLACKMON
 77808

STEELWOOD TRAIL UNIT 4
 NEW BRAUNFELS, TEXAS
 WENTZ HILL DR - PLAN & PROFILE
 STA. 18+50.00 TO 27+68.00

PLAT NO. 2002-07
 JPR NO. MAY 2022
 DATE MAY 2022
 DECISION 1F
 CHECKED BY DAWSON BH
 SHEET C2.07

FOR PERMIT

CURB AND GUTTER

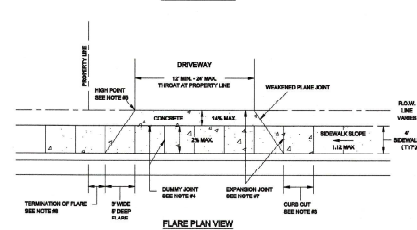
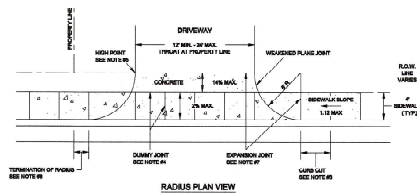


LONGITUDINAL SECTION THRU CURB AND GUTTER SHOWING TYPICAL EXPANSION JOINT DETAILS. REINFORCING STEEL SHALL NOT CROSS EXPANSION JOINTS. STEEL SHALL BE TERMINATED 3" (4" - 5") FROM FACE OF THE JOINT.

- NOTES:
1. REINFORCING BARS SHALL BE FORMED A MINIMUM OF 18".
 2. CURB AND GUTTER SHALL HAVE FORMED TOGGED OR SAWN CONTRACTION JOINTS AT 12'-0". THE DEPTH OF THESE JOINTS SHALL BE SUFFICIENT TO BRIDGE OVER JOINTS AT THE JOINTS.
 3. CURB OR CURB AND GUTTER SHALL HAVE EXPANSION JOINTS AT POINTS OF CURVATURE, AT INTERVALS NO GREATER THAN 100' AND AT ALL ADJACENT STRUCTURES.
 4. UNLESS OTHERWISE SHOWN, TRANSITIONS BETWEEN CURBS OR CURBS AND GUTTER OF DIFFERING CROSS SECTION SHALL BE ACCOMPLISHED OVER A LENGTH OF 10' APPROVED BY THE CITY ENGINEER.
 5. ALL CONCRETE TO BE CLASS "A" 3000 PSI CONCRETE.
 6. ALL EXPOSED CONCRETE SURFACES TO BE FINISHED SMOOTH AND UNIFORM.

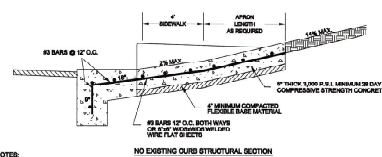
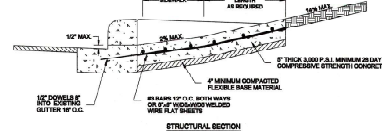
DATE APPROVED FOR: DWG. NO. ST-013 SCALE: N.T.S. CITY OF NEW BRAUNFELS ENGINEERING DEPARTMENT
DRAWN BY: RAB SHEET: 1 OF 1
FILENAME: CURB & GUTTER
PICURRENT NEW BRAUNFELS DETAILS 2008

DRIVEWAY APRON (RESIDENTIAL - RADIAL/FLARED)



DATE APPROVED FOR: DWG. NO. ST-014 SCALE: N.T.S. CITY OF NEW BRAUNFELS ENGINEERING DEPARTMENT
DRAWN BY: RAB SHEET: 1 OF 1
FILENAME: DRIVEWAY (RADIAL/FLARED)
PICURRENT NEW BRAUNFELS DETAILS 2008

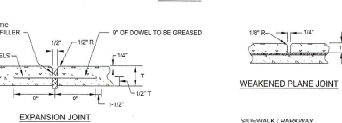
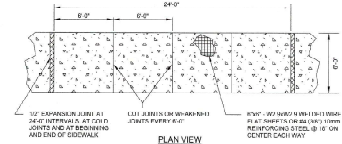
DRIVEWAY APRON (ONE OR TWO FAMILY RESIDENTIAL)



- NOTES:
1. WHERE GUTTER DOES NOT EXIST DRIVEWAY APRON SHALL EXTEND TO EDGE OF ASPHALT AND SHALL HAVE A MINIMUM 1" WIDE 1" DEEP GROSS BRIM MONOLITHIC AND REINFORCED REBAR TO APRON.
 2. PLACEMENT OF SIDEWALK SHOWS IS TYPICAL HOWEVER, ALTERNATIVE SIDEWALK PLACEMENT TO DRIVEWAY APRON WILL BE CONSIDERED PROVIDED CROSS SLOPE OF SIDEWALK IS NO GREATER THAN 2%.
 3. CURB OUT LENGTH NO GREATER THAN AS REQUIRED TO MATCH SLOPE OF ADJACENT SIDEWALK.
 4. DUNNY JOINTS TO BE PROVIDED AT MINIMUM 4'-0" INTERVALS PERPENDICULAR TO THE CURB LINE WITHIN THE SIDEWALK AREA AND PARALLEL TO THE DRIVEWAY APRON.
 5. PROVIDE A MINIMUM 7" HIGH POINT. HIGH POINT HEIGHT SHALL BE MEASURED FROM THE GUTTER FLOW LINE TO THE DRIVEWAY APRON. NOTE HIGH POINT MAY OCCUR OUTSIDE OF ROW.
 6. DRIVEWAY THROAT TRANSITION MAY OCCUR OUTSIDE OF ROW.
 7. PROVIDE EXPANSION JOINTS AT ALL SIDEWALK AND DRIVEWAY THROAT JOINTS. EXPANSION JOINTS SHALL BE PLACED USING 12" ASPHALT MATERIAL WITH 12" DOWELS 18" O.C.
 8. THE TANGENT POINT OF THE DRIVEWAY CURB RETURN AT THE PUBLIC ROADWAY LINE OR FLARE SHALL BE A MINIMUM DISTANCE OF 1' OFF THE PROPERTY LINE PERPENDICULAR TO THE STREET CENTERLINE EXCEPT SINGLE FAMILY OR ZONED LOT LINE LOTS OR SINGLE FAMILY ZONED LOT LINE LOTS WHERE THE DRIVE IS ON THE ZONED LOT LINE. THE TANGENT POINT OR FLARE SHALL BE NO GREATER THAN 1' BEYOND THE ADJACENT PROPERTY LINE PERPENDICULAR TO THE STREET CENTERLINE.
 9. ALL SIDEWALK AND DRIVEWAY CONSTRUCTION SHALL MEET A.D.A. SPECIFICATIONS.

DATE APPROVED FOR: DWG. NO. ST-043 SCALE: N.T.S. CITY OF NEW BRAUNFELS ENGINEERING DEPARTMENT
DRAWN BY: RAB SHEET: 2 OF 2
FILENAME: DRIVEWAY (ONE OR TWO FAMILY)
PICURRENT NEW BRAUNFELS DETAILS 2008

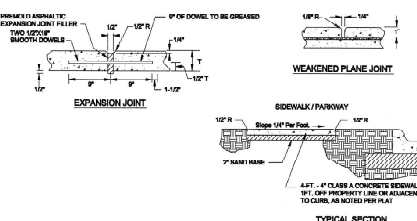
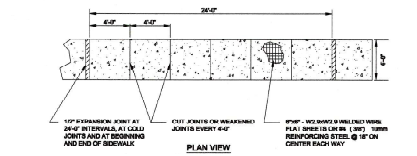
SIDEWALK (COMMERCIAL - INDUSTRIAL)



- NOTES:
1. EXPANSION JOINTS ARE TO BE USED BETWEEN CONCRETE DRIVEWAY AND SIDEWALK.
 2. SCORED JOINTS DENOTE SIDEWALK JOINTS. THE DRIVEWAY AND ARE TO BE PLACED AT LEAST 10' IN THROUGH THE SLAB THICKNESS.
 3. ALL SIDEWALK AND DRIVEWAY CONSTRUCTION SHALL MEET A.D.A. SPECIFICATIONS.

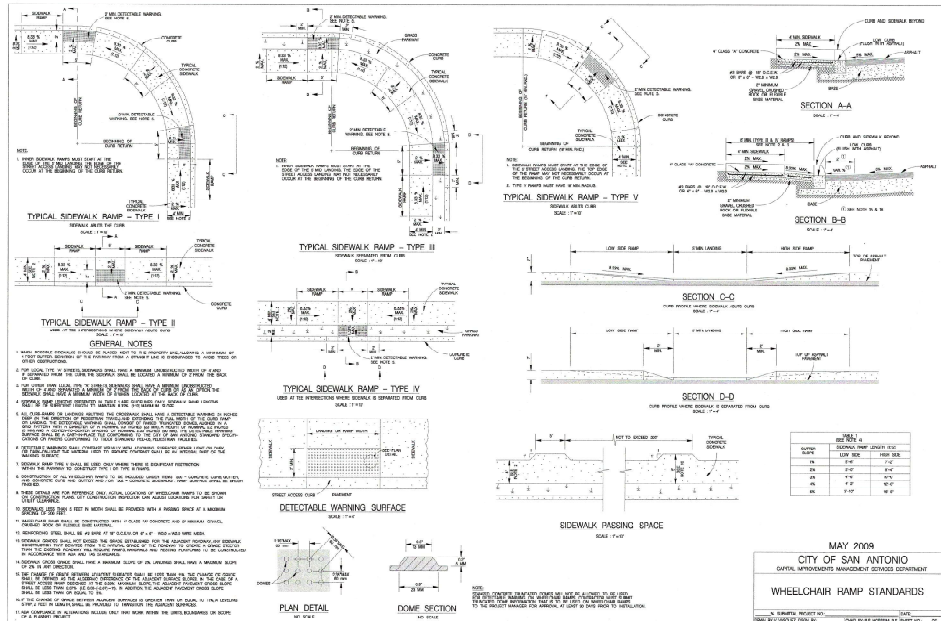
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DRAWN BY: RAB SHEET: 1 OF 1
FILENAME: SIDEWALK (COMMERCIAL - INDUSTRIAL)
PICURRENT NEW BRAUNFELS DETAILS 2008

SIDEWALK (RESIDENTIAL)



- NOTES:
1. EXPANSION JOINTS ARE TO BE USED BETWEEN CONCRETE DRIVEWAY AND SIDEWALK.
 2. SCORED JOINTS DENOTE SIDEWALK JOINTS. THE DRIVEWAY AND ARE TO BE PLACED AT LEAST 10' IN THROUGH THE SLAB THICKNESS.
 3. ALL SIDEWALK AND DRIVEWAY CONSTRUCTION SHALL MEET A.D.A. SPECIFICATIONS.

DATE APPROVED FOR: DWG. NO. ST-013 SCALE: N.T.S. CITY OF NEW BRAUNFELS ENGINEERING DEPARTMENT
DRAWN BY: RAB SHEET: 1 OF 1
FILENAME: SIDEWALK (RESIDENTIAL)
PICURRENT NEW BRAUNFELS DETAILS 2008



MAY 2008
CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT DIVISION
WHEELCHAIR RAMP STANDARDS
DATE: MAY 2008
DESIGNED BY: RAB
CHECKED BY: RAB
DATE: MAY 2008

STEELWOOD TRAIL UNIT 4 NEW BRAUNFELS, TEXAS TYPICAL STREET DETAILS

PLAT NO.:
JOB NO.: 20034-07
DATE: MAY 2002
DESIGNER: HF
CHECKED: RAB
DATE: MAY 2008
SHEET: C2.10

FOR PERMIT

Date: Jun 16, 2022, 11:56am User: C:\Users\j...
Job: 200334-07 Steelwood Trail Unit 4
Sheet: 200334-07-01 Typical Street Details

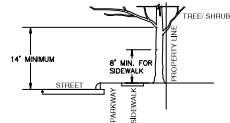
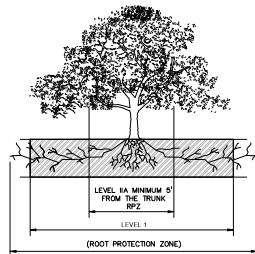


FIGURE NO. 2

A MINIMUM BRANCH CLEARANCE OF 14 FEET ABOVE STREET ELEVATION MUST BE MAINTAINED FROM THE PROPERTY LINE TO THE CURB LINE AS PRESCRIBED BY PROJECT MANAGER.

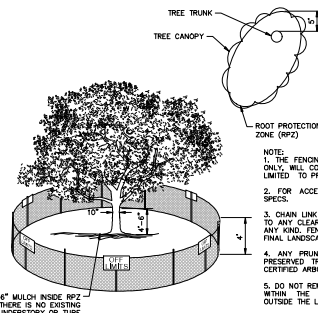
BRANCH CLEARANCE DETAIL

NOT TO SCALE



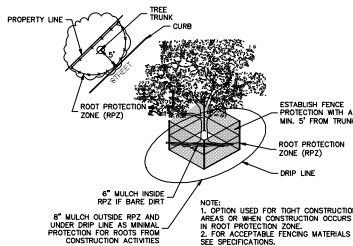
ELEVATION

NOT TO SCALE



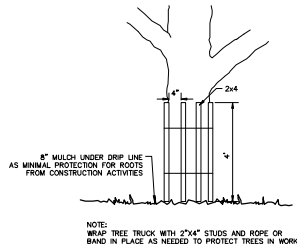
TREE PROTECTION ZONE

NOT TO SCALE



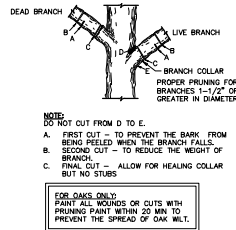
LEVEL II A FENCE PROTECTION

NOT TO SCALE



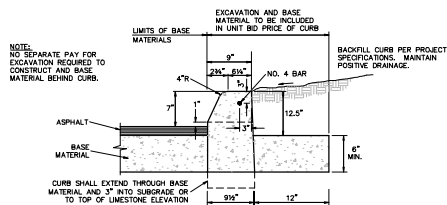
LEVEL II B FENCE PROTECTION

NOT TO SCALE



BRANCH PRUNING

NOT TO SCALE



STANDARD CURB DETAIL

NOT TO SCALE

DATE	
NO. REVISION	
E-15-2022	
TODD W. BLACKMON	
2020	
REGISTERED PROFESSIONAL ENGINEER	
STATE OF TEXAS	

PAPE-DAWSON
ENGINEERS

NEW BRAUNFELS 1 SAM ANTONIO 1 AUSTIN 1 DALLAS 1 FORT WORTH 1 DALLAS
1007 BENTLEY BLVD STE 100 NEW BRAUNFELS, TX 78130
TELEPHONE: 361-4444 FAX: 361-4445

STEELWOOD TRAIL UNIT 4
NEW BRAUNFELS, TEXAS
TYPICAL STREET DETAILS

PLAT NO.	30034-07
JOB NO.	30034-07
DATE	MAY 2022
DESIGNER	HF
CHECKED	HF
DRAWN	BH

SHEET C2.12

FOR PERMIT

SIGNAGE NOTES

- UNDERGROUND UTILITIES EAST WITHIN THE PROJECT CONTRACTOR SHALL HAVE THE UTILITIES MARKED PRIOR TO INSTALLATION OF THE SIGN POST. SIGN LOCATIONS INDICATED ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL LOCATE SIGNS TO AVOID UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES BEFORE COMMENCING WORK.
- IN ACCORDANCE WITH THE UNDERGROUND FACILITY DAMAGE PREVENTION ACT, THE TELEPHONE NUMBER FOR A UTILITY LOCATOR IS 1-800-445-8025. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR UTILITY LOCATING, AS REQUESTED.
- WHEN PREPARING HOLES FOR POSTS, CARE SHALL BE TAKEN SO AS NOT TO DAMAGE EXISTING DRAINAGE, STRUCTURAL, ELECTRICAL, OR TELECOMMUNICATIONS FACILITIES, ELECTRICAL CONDUITS AND PUBLIC UTILITIES.
- ALL SIGNS SHALL COMPLY WITH THE NEW SPECIFICATIONS FOR STANDARD HIGHWAY SIGN DESIGN FOR TEXAS OR THE MINIMUM STANDARD HIGHWAY SIGN DESIGN, IF A MILLIUM SIGN IS SPECIFIED ON THE PLANS.
- NEW UTILITIES FURNISHED ON THE PLAN MAY BE SHOWN WITH SIGN LOCATIONS LOCATED IN THE FIELD TO PROVIDE APPROPRIATE FUNCTIONALITY. SIGN LOCATIONS SHALL COMPLY WITH REGULATORY AND REQUIREMENTS PRESENTED IN THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- CONTRACTOR SHALL FURNISH AND MAINTAIN ALL TRAFFIC CONTROL DEVICES, LIGHTING, OR WARNING DEVICES REQUIRED TO COMPLETE THE WORK. ALL DEVICES SHALL BE USED IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THINK (3) CONES OF EQUIPMENT SUBMITTALS FOR ALL TRAFFIC CONTROL DEVICES SHALL BE SENT TO THE ENGINEER. SUBMITTALS MUST INCLUDE THE APPROPRIATE COMBINATION OF CATALOG SHEETS, MATERIAL LISTS, MANUFACTURER'S SPECIFICATIONS, TECHNICAL DRAWINGS, SPECIFICATIONS, DIAGRAMS, OR PRODUCT CATALOGS NECESSARY TO REPRODUCE A SPECIFIC PRODUCT OR ITEM. SPECIFIC ITEM NUMBERS AND PRODUCT CODES MUST BE CLEARLY IDENTIFIED WHEN MULTIPLE PRODUCTS ARE LISTED ON THE SAME SHEET.
- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL CONFORM TO APPLICABLE CITY OF NEW BRAUNFELS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), TEXAS DOT STANDARD SPECIFICATIONS, CITY BUILDING CODE AND RELATED AS WELL AS ANY ORDINANCES APPLICABLE TO THE PROJECT AND AS OTHER SAFETY CODES AND INSPECTION REQUIREMENTS OF THE AND ENFORCEMENT.
- MATERIALS FURNISHED BY THE CONTRACTOR SHALL BE NEW, UN-DEGRADED STOCK. ALL EQUIPMENT SHALL BE NEW, UNLESS NOTED OTHERWISE ON THE PLANS.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS FOR THE WORK. ALL SIGNS SHALL BE FABRICATED WITH HIGH SPECIFIC INTENSITY REFLECTIVE SHEETING (ALL TYPE C TYPED TOP (4-10)).
- CONTRACTOR SHALL BE RESPONSIBLE FOR RETURNING TO ORIGINAL CONDITION, OR BETTER, ANY DAMAGE DONE TO EXISTING BUILDINGS, FENCES, WALLS, UTILITIES, FENCES, FURNITURE, TREES, OR LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AREA TO REMAIN CLEAR OF ALL OBSTRUCTIONS PRIOR TO FINAL INSPECTION.
- ANY CONFLICT BETWEEN ANY DEFINITION, MATERIAL SPECIFICATION, CONSTRUCTION SPECIFICATION, MATERIAL LIST, OR STANDARD SPECIFICATION, SHALL BE THE CITY OF NEW BRAUNFELS STANDARD SPECIFICATIONS SHALL BE USED. ONLY IF THE ENGINEER AND THE CONTRACTOR AGREE SHALL BE FINAL AND SHOWN.
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AS PER TYPED ITEM NO. 666.

INSTALLATION

THE CONTRACTOR SHALL FURNISH AND INSTALL ALL REGULATORY AND WARNING SIGNS, STREET NAME SIGNS AND SIGN MOUNTS IN ACCORDANCE WITH APPROVED ENGINEERING PLANS. THE CITY WILL INSPECT ALL SIGNS AT FINAL INSPECTION.

THE CONTRACTOR SHALL INSTALL ALL PAVEMENT MARKINGS IN ACCORDANCE WITH APPROVED ENGINEERING PLANS. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THE INSTALLATION OF ALL SEALER AND FINAL MARKINGS. THE CITY WILL INSPECT ALL MARKINGS AT FINAL APPLICATION.

MOUNTING

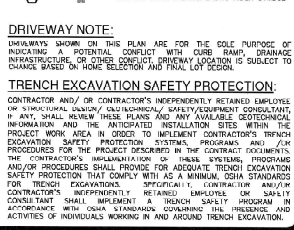
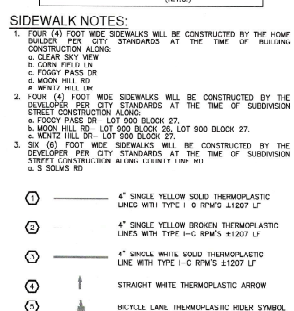
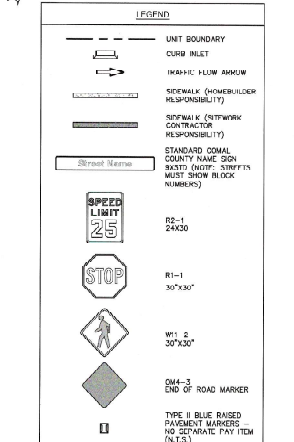
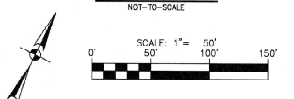
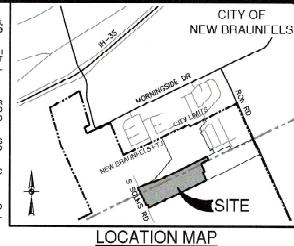
THE CONTRACTOR SHALL FURNISH AND INSTALL ALL REGULATORY AND WARNING SIGNS WITHIN UP TO 10 SQUARE FEET OF SIGN AREA. MATERIALS AND INSTALLATION SHOULD FOLLOW THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) TRAFFIC STANDARDS (SMD) (08) AND (09) (TYP) (08).

THE TRIANGULAR SIGN BASE SYSTEM AND 15 BING TUBING POST SHALL BE USED FOR SIGNS THAT HAVE UP TO 10 SQUARE FEET OF SIGN AREA. MATERIALS AND INSTALLATION SHOULD FOLLOW THE TxDOT TRAFFIC STANDARDS (SMD) (08) AND (09) (TYP) (08).

MATERIALS

SIGN MATERIALS INCLUDING ALUMINUM SIGN BLANKS AND SIGN FACE MATERIALS SHOULD FOLLOW THE TxDOT TRAFFIC STANDARDS (SMD) (08) AND (09) (TYP) (08).

1. THE CITY OF NEW BRAUNFELS WILL INSPECT ALL SIGNS AT FINAL INSPECTION.



DATE: AUG. 2, 2022, 11:45 AM, UNIT 3, P. 17

THE CITY OF NEW BRAUNFELS, TEXAS

STEELWOOD TRAIL UNIT 4

NEW BRAUNFELS, TEXAS

OVERALL SIGNAGE PLAN

PLAT NO. 30234-07

JOB NO. 30234-07

DATE: MAY 2022

DRAWN BY: DR

CHECKED BY: DR

SHEET C3.00

FOR PERMIT

THE CONTRACTOR SHALL FURNISH AND INSTALL ALL REGULATORY AND WARNING SIGNS, STREET NAME SIGNS AND SIGN MOUNTS IN ACCORDANCE WITH APPROVED ENGINEERING PLANS. THE CITY WILL INSPECT ALL SIGNS AT FINAL INSPECTION.

THE CONTRACTOR SHALL INSTALL ALL PAYMENT MARKINGS IN ACCORDANCE WITH APPROVED ENGINEERING PLANS. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THE INSTALLATION OF ALL SEALER AND FINAL MARKINGS. THE CITY WILL INSPECT ALL MARKINGS AT FINAL APPLICATION.

THE BRICK ANCHOR, 1000 TUBING POST AND THIN-WALLED TUBING POST SHALL BE USED FOR SIGNS WITH 10 TO 16 SQUARE FEET OF SIGN AREA. MATERIALS AND INSTALLATION SHOULD FOLLOW THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) TRAFFIC STANDARDS SMD (CEN) - CB AND SMD (TWT) - CB.

THE TRIANGULAR SIGN BASE SYSTEM AND 10 BWG TUBING POST SHALL BE USED FOR SIGNS THAT HAVE 10 TO 16 SQUARE FEET OF SIGN AREA. MATERIALS AND INSTALLATION SHOULD FOLLOW THE TxDOT TRAFFIC STANDARDS SMD (CEN) - CB AND SMD (SLP-1 - 3) - CB.

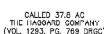
MATERIALS
SIGN MATERIALS INCLUDING ALUMINUM SIGN BLANKS AND SIGN FACE MATERIALS SHOULD FOLLOW THE TxDOT TRAFFIC STANDARDS TSR (1 - 5) - 06 AND DEPARTMENTAL MATERIAL SPECIFICATIONS DMS-7110 AND DMS-8300.

1. THE CITY OF NEW BRAUNFELS WILL INSPECT ALL SIGNS AT FINAL INSPECTION

7. UNDERGROUND UTILITIES EXIST WITHIN THE PROJECT. CONTRACTOR SHALL HAVE THE UTILITIES MARKED PRIOR TO INSTALLATION OF THE SIGN POST. SIGN LOCATIONS ILLUSTRATED ON THE PLANS ARE APPROXIMATE. CONTRACTOR SHALL LOCATE SIGNS TO AVOID UTILITIES. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES BEFORE COMMENCING WORK.

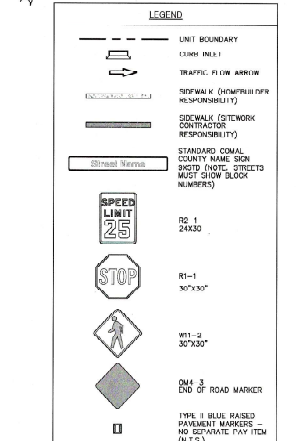
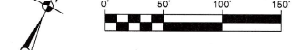
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NOT-TO-SCALE

SCALE: 1"= 50'



SIDEWALK NOTES:

1. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE HOMEOWNER AT THE TIME OF SUBDIVISION CONSTRUCTION ALONG:
 - a. CLEAR SKY VIEW
 - b. CORN FLD 11.0N
 - c. FOGGY PASS RD
 - d. MOON HILL RD
 - e. RENOIT 7TH DR
2. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION CONSTRUCTION ALONG:
 - a. FOGGY PASS DR - LOT 500 BLOCK 27
 - b. MOON HILL RD - LOT 600 BLOCK 26, LOT 900 BLOCK 27
 - c. RENOIT DR - LOT 100 BLOCK 27
3. SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION CONSTRUCTION ALONG CLIMAX DR

U.S. 50/MS RD

- | | | |
|---|---|--|
|  |  | 4" SINGLE YELLOW SOLID THERMOPLASTIC LINE WITH TYPE I-C RPM'S ± 1207 LF |
|  |  | 4" SINGLE YELLOW DASHED THERMOPLASTIC LINE WITH TYPE I-C RPM'S ± 1207 LF |
|  |  | 4" SINGLE WHITE SOLID THERMOPLASTIC LINE WITH TYPE I-C RPM'S ± 1207 LF |
|  |  | Straight WHITE THERMOPLASTIC ARROW |
|  |  | MULTI-LINE THERMOPLASTIC MARK SYMBOL |

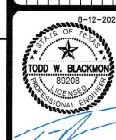
DRIVEWAY NOTE:
DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE
INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE
INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY LOCATION IS SUBJECT

TRENCH EXCAVATION SAFETY PROTECTION:
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOY
OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT

PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRFN
EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND /
PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENT
THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS

FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/ CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFE CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM ACCORDANCE WITH OSHA STANDARDS CONCERNING THE PRESENCE A

FOR PERMIT

[illegible]

**PAPE-DAWSON
ENGINEERS**

NEW ORLEANS • SAN ANTONIO • AUSTIN • HOUSTON • FT. WORTH • DALLAS
1602 ALBUQUERQUE BLVD., STE. 100 • NEW ORLEANS, LA 70115 • 504-582-5660
TELEFAX 504-582-5660 • FAX 504-582-5660

STEELWOOD TRAIL UNIT 4
NEW BRAUNFELS, TEXAS
OVERALL SIGNAGE PLAN

PLAT NO. _____
JOB NO. 50034-07
DATE MAY 2002
DESIGNER HF
CHECKED HF DRAWN BH
SHEET C3.01

FOR PERMIT