

SIGNAGE NOTES:

1. 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.
2. IN ACCORDANCE WITH THE UNDERGROUND FACILITY DAMAGE PREVENTION ACT THE TELEPHONE NUMBER FOR A UTILITY LOCATOR IS 1-800-545-6005. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR UTILITY LOCATORS, AS NEEDED.
3. WHEN PREPARING HOLES FOR POSTS, CARE SHALL BE TAKEN SO AS NOT TO RUPTURE EXISTING DRAINAGE STRUCTURES, SPRINKLER SYSTEMS, TELECOMMUNICATIONS FACILITIES, ELECTRICAL CONDUITS AND PUBLIC UTILITIES.
4. ALL SIGNS SHALL COMPLY WITH THE SIGN DESIGNS PRESENTED IN STANDARD HIGHWAY SIGN DESIGNS FOR TEXAS OR THE MILLENNIUM STANDARD HIGHWAY SIGN DESIGNS, IF A MILLENNIUM SIGN IS SPECIFIED ON THE PLANS.
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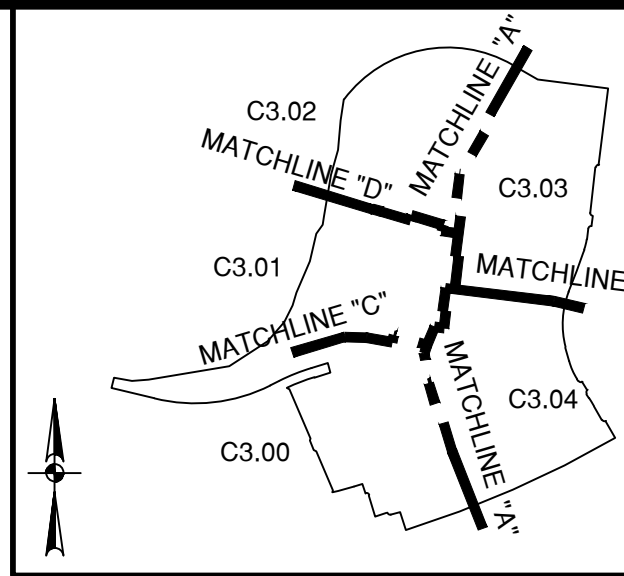
8. ALL SIGNS WITH A WHITE BACKGROUND SHALL BE FABRICATED WITH ENGINEER GRADE REFLECTIVE SHEETING (TxDOT TYPE A). ALL SIGNS WITH NON-WHITE BACKGROUNDS SHALL BE FABRICATED WITH HIGH SPECIFIC INTENSITY REFLECTIVE SHEETING (ALL TYPE C TxDOT TSP-(4)-(08)).
9. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION, OR BETTER, ANY DAMAGE DONE TO EXISTING BUILDINGS, RETAINING WALLS, UTILITIES, FENCES, PAVEMENT, CURBS OR DRIVEWAYS (NO SEPARATE PAY ITEM). CONTRACTOR SHALL RESTORE THE CONSTRUCTION AREA TO ORIGINAL CONDITION, OR BETTER, PRIOR TO FINAL INSPECTION.
10. ANY CONFLICT BETWEEN ANY DEFINITION, MATERIAL SPECIFICATION, CONSTRUCTION SPECIFICATION, MEASUREMENT AND PAYMENT PROCEDURE, ETC., SHOWN IN THIS PLAN SET AND ANY TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS SHALL BE RESOLVED ONLY BY THE ENGINEER AND THE ENGINEER'S DECISION SHALL BE FINAL AND BINDING.
11. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AS PER TxDOT ITEM NO. 666.
12. COMAL COUNTY WILL INSTALL COUNTY ROAD SIGNS AND INVOICE THE OWNER, THE CONTRACTOR IS TO INSTALL PAVEMENT MARKINGS. ALL ROAD SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED ENGINEERING PLANS. THE COUNTY WILL INSPECT ALL SIGNS AT FINAL INSPECTION.
13. THE CONTRACTOR SHALL INSTALL ALL PAVEMENT MARKINGS IN ACCORDANCE WITH APPROVED ENGINEERING PLANS. THE CONTRACTOR SHALL NOTIFY THE COUNTY AT LEAST 24 HOUR PRIOR TO THE INSTALLATION OF ALL SEALER AND FINAL MARKINGS. THE COUNTY WILL INSPECT ALL MARKINGS AT FINAL APPLICATION.

SIDEWALK NOTES:

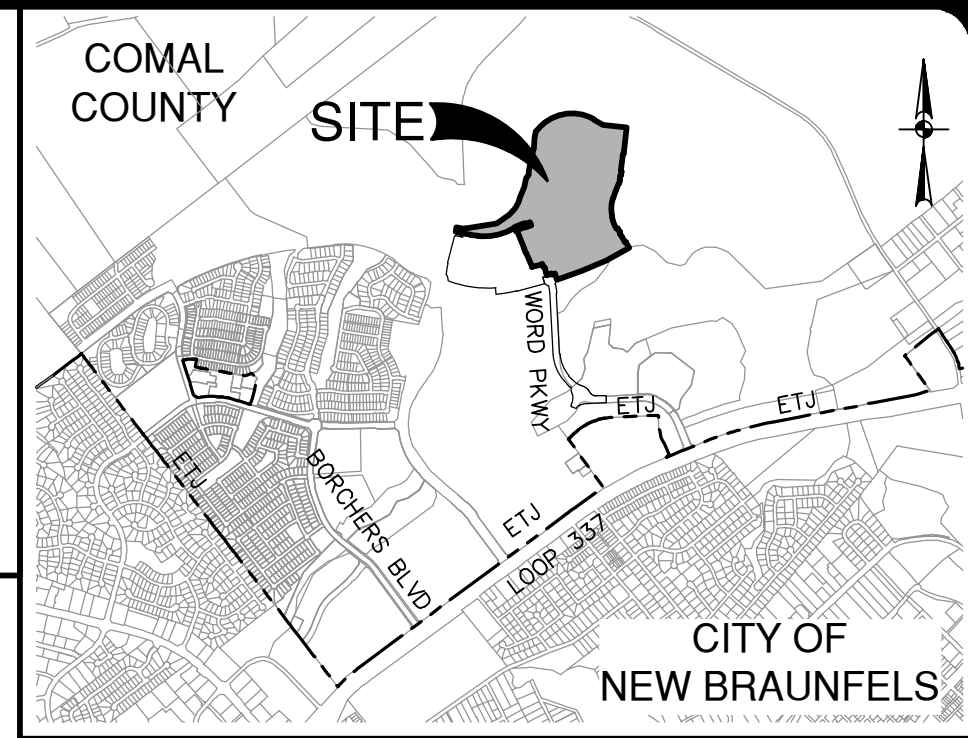
1. FOUR (4) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE HOME BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:
- a. PRIMARIA ST
b. BUTTUNWOOD DR
c. WELLOWOOD RD
d. SENDERO VW
e. CASCADENCE DR
f. KARANKAWA DR
g. PENNYROYAL LN
h. AMOLE AVE
i. LLUVIA LN
j. CHIPMUNK AVE
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2. FOUR (4) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
- a. SENDERO VW - LOT 900, BLOCK 93; LOT 900, BLK 95; LOT 900, BLK 99; LOT 900, BLK 100; LOT 900, BLK 102; LOT 900, BLK 103; LOT 900, BLK 104; LOT 900, BLK 106; LOT 900, BLK 109; LOT 900, BLK 112.
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g. KARANKAWA DR - LOT 900, BLK 115.
3. TEN (10) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION CONSTRUCTION WITHIN:
- a. HILL COUNTRY DR LOT 900, BLOCK 104.

DRIVEWAY NOTE:

DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON THE HOME SELECTION AND FINAL LOT DESIGN.



INDEX MAP
SCALE: 1"= 1000'



LOCATION MAP
NOT-TO-SCALE



LEGEND	
	UNIT BOUNDARY
	CURB INLET
	TRAFFIC FLOW ARROW
	SIDEWALK (HOMEBUILDER RESPONSIBILITY)
	SIDEWALK (SITEWORK CONTRACTOR RESPONSIBILITY)
	STANDARD COMAL COUNTY NAME SIGN 9XSTD (NOTE: STREETS MUST SHOW BLOCK NUMBERS)
	R2-1 24X30
	R1-1 30"x30"
	OM4-3 END OF ROAD MARKER
	TYPE II BLUE RAISED PAVEMENT MARKERS - NO SEPARATE PAY ITEM (N.T.S.)

KEYED NOTES:

- 1 8" SOLID WHITE LINE WITH TYPE I-C REFL. MARKERS AT 20' O.C.
- 2 4" SOLID YELLOW LINE
- 3 LEFT WHITE ARROW ITEM 536.09
- 4 DOUBLE 4" SOLID YELLOW WITH II A-A REFL. MARKERS AT 20' O.C.
- 5 24" YELLOW DIAGONALS

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NO.	REVISION	DATE
1	SIDEWALK REVISION	07/28/25



PAPE-DAWSON ENGINEERS

1672 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008900

VERAMENDI PRECINCT 18 UNIT 1
NEW BRAUNFELS, TEXAS
OVERALL SIGNAGE PLAN

PLAT NO.	30001-66
JOB NO.	07-03-2023
DATE	GDL
DRAWN	BH
CHECKED	C3.00
SHEET	

FOR PERMIT

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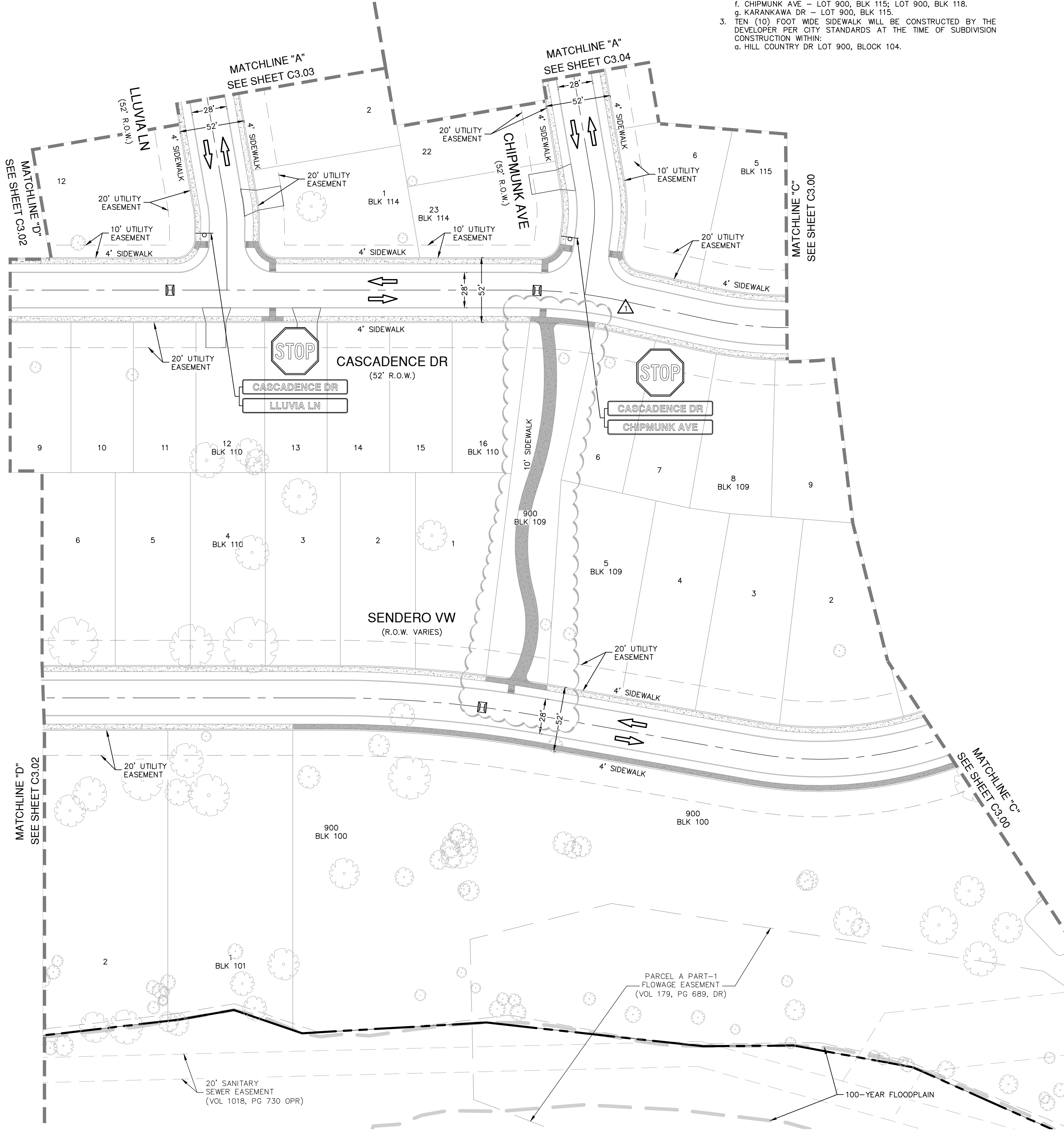
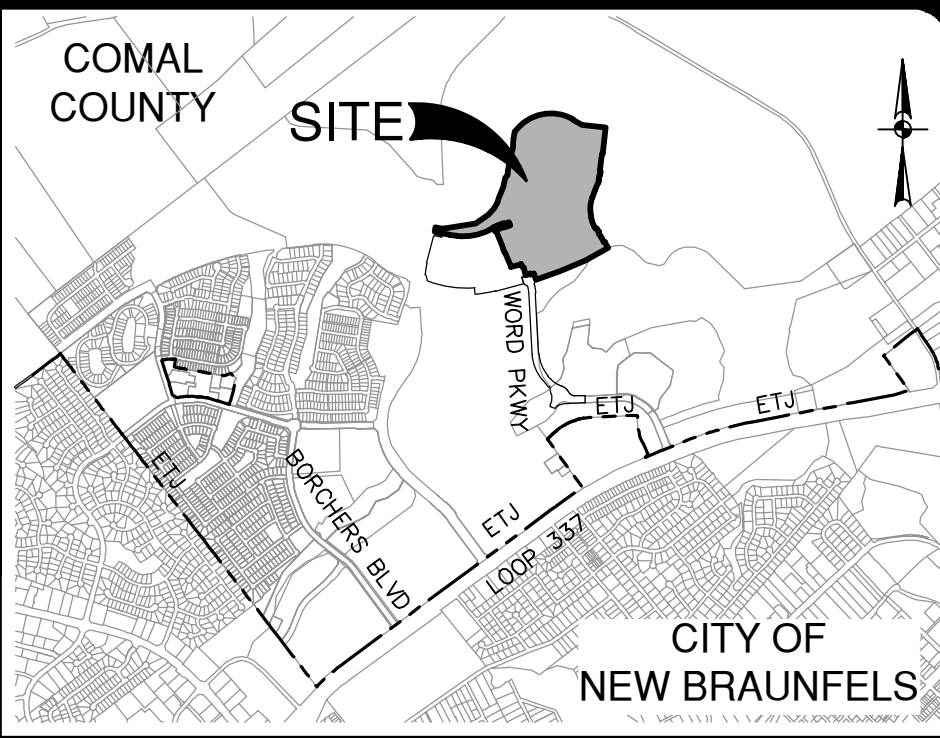
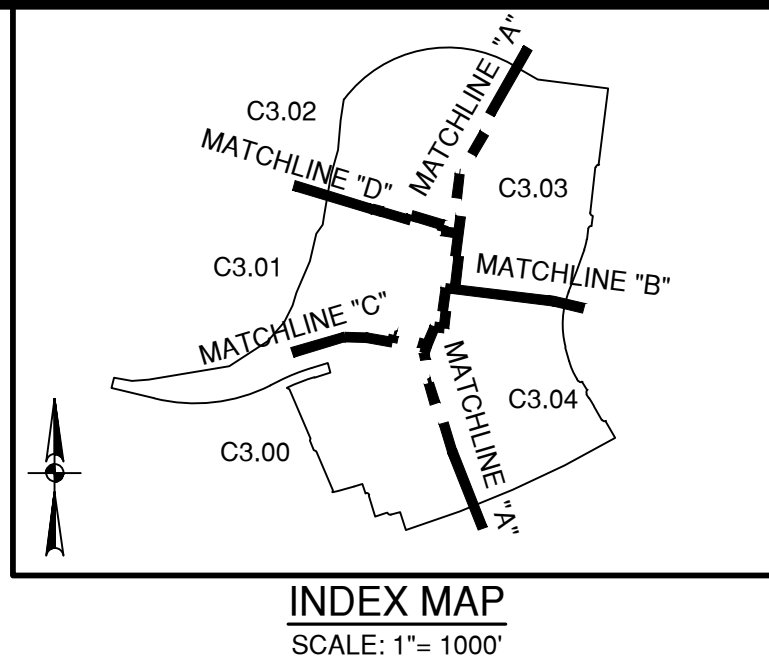
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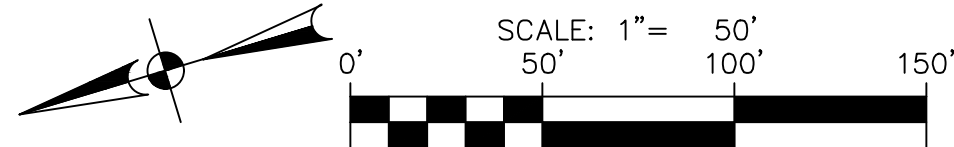
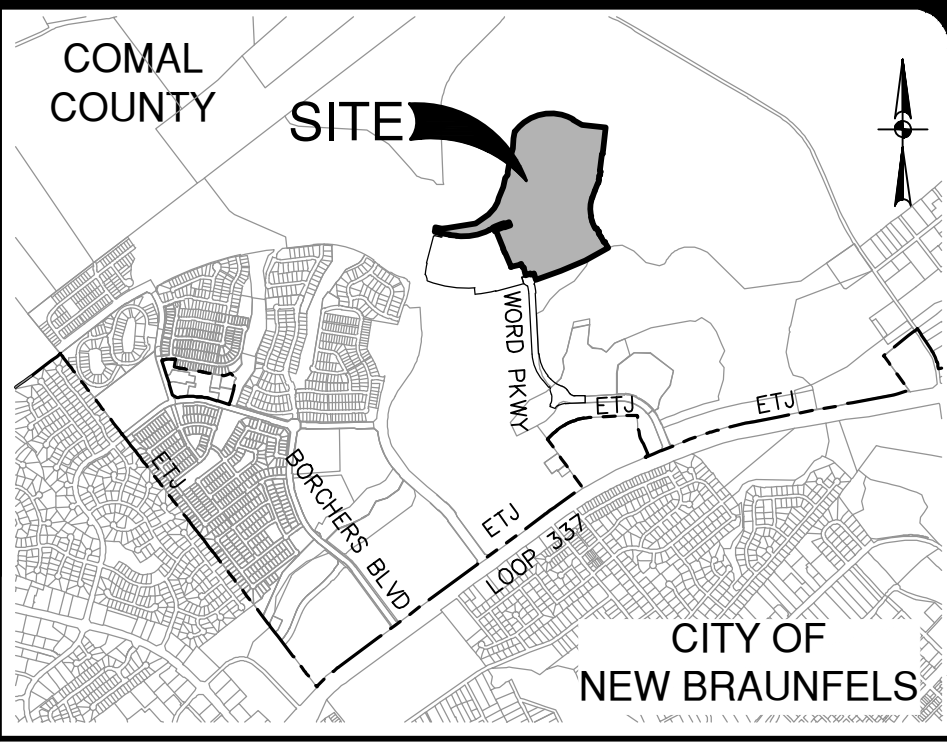
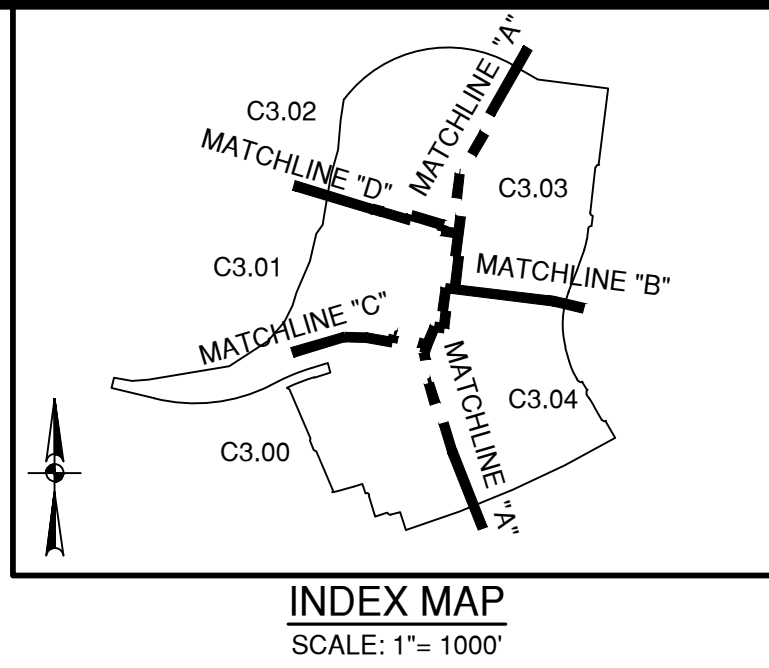
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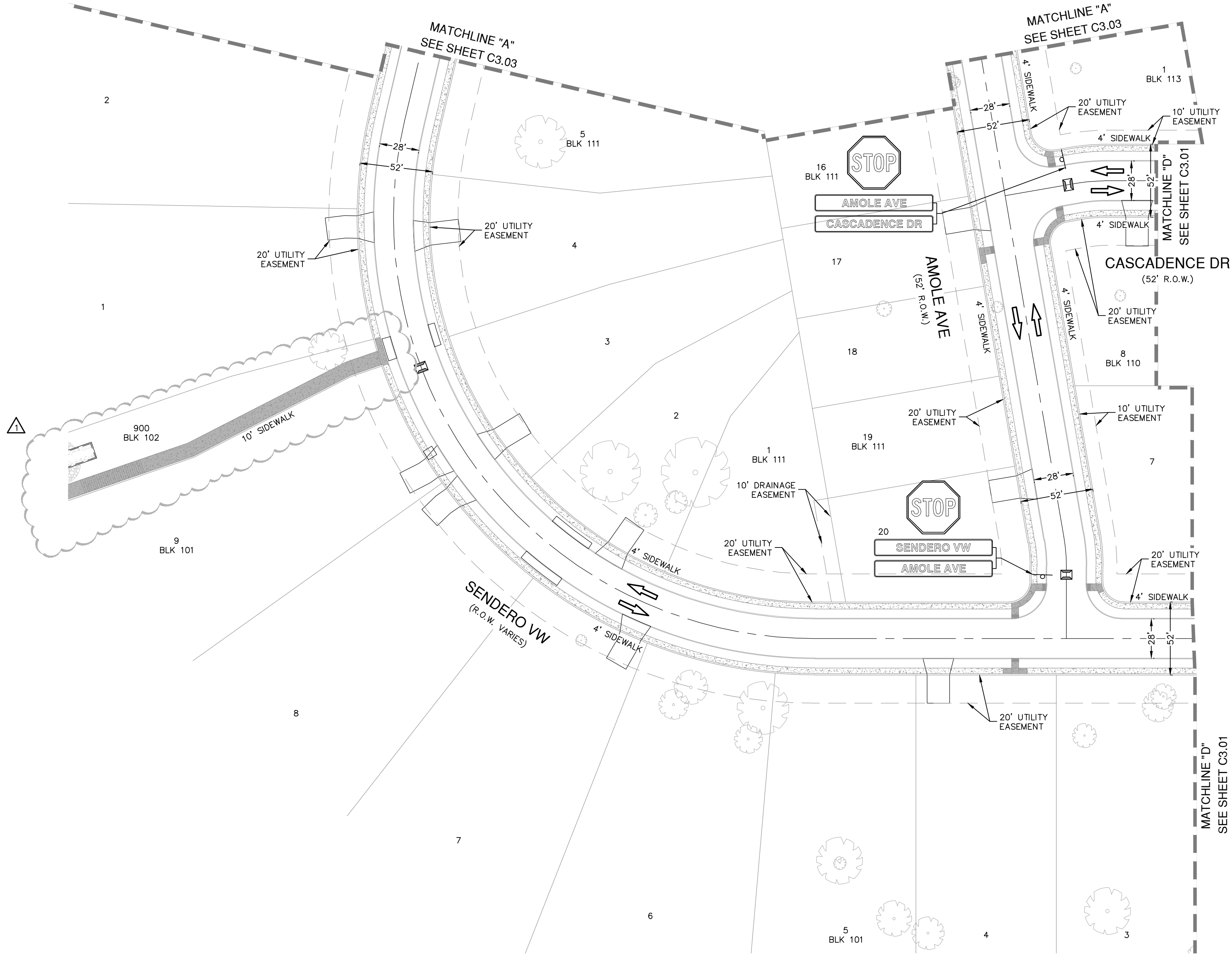
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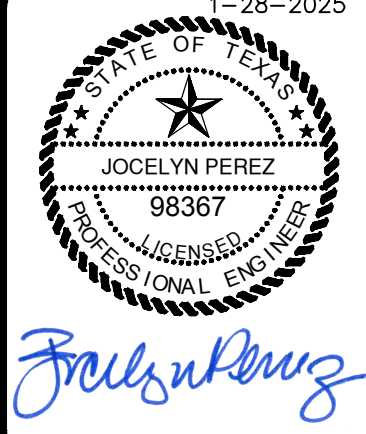
LEGEND	
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1	SIDEWALK REVISION	07/28/23



PAPE-DAWSON ENGINEERS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028900

VERAMENDI PRECINCT 18 UNIT 1
NEW BRAUNFELS, TEXAS
OVERALL SIGNAGE PLAN

PLAT NO.	
JOB NO.	30001-66
DATE	07-03-2023
DESIGNER	GDL
CHECKED	DRAWN BH
SHEET	C3.02

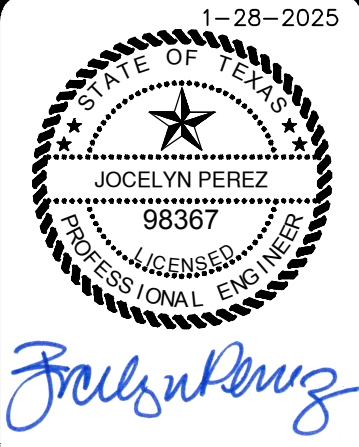
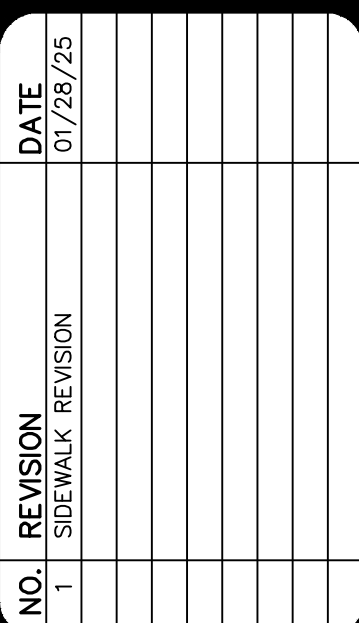
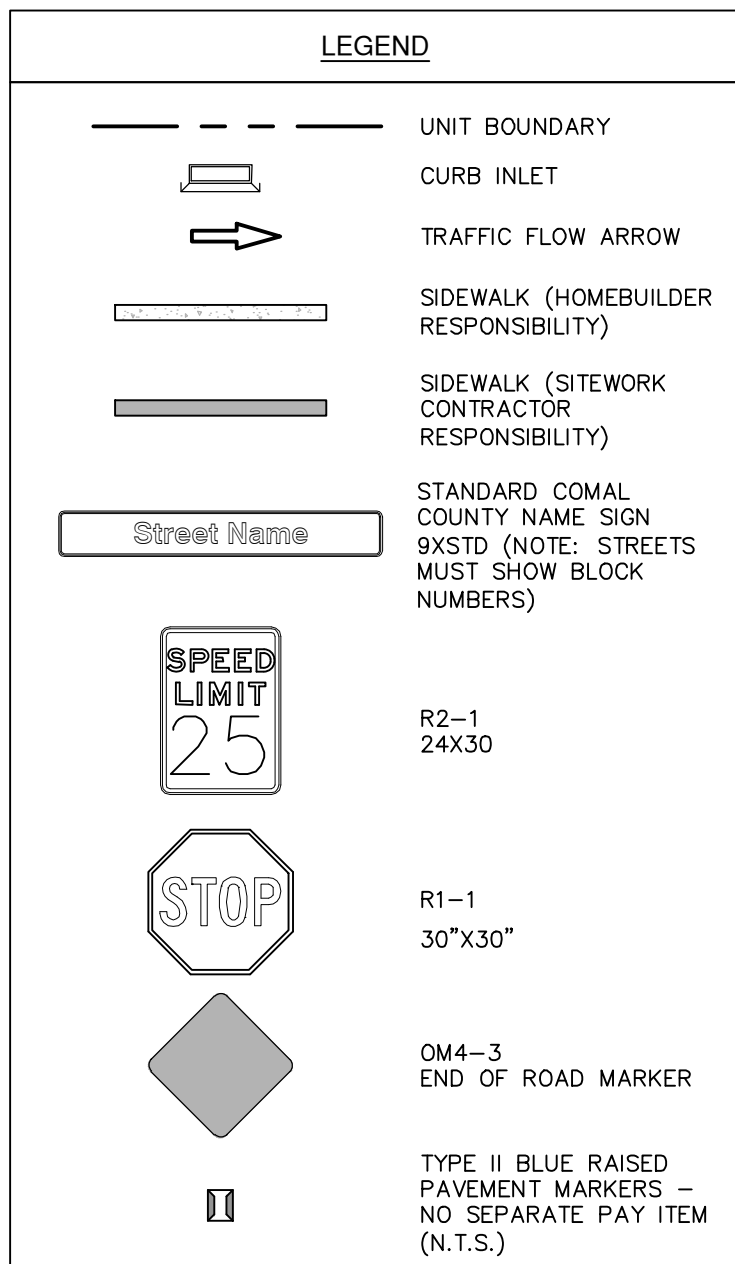
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10. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION, OR BETTER, AGRADATION DONE TO EXISTING BUILDINGS, RETAINING WALLS, UTILITIES, FENCES, PAVEMENT, CURBS OR DRIVEWAYS (NO SEPARATE PAY ITEM). CONTRACTOR SHALL RESTORE THE CONSTRUCTION AREA TO ORIGINAL CONDITION, OR BETTER, PRIOR TO FINAL INSPECTION.
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12. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AS PER TYPDOT ITEM NO. 666.
13. COMAL COUNTY WILL INSTALL COUNTY ROAD SIGNS AND INVOICE THE OWNER. THE CONTRACTOR IS TO INSTALL PAVEMENT MARKINGS, ALL ROAD SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED ENGINEERING PLANS. THE COUNTY WILL INSPECT ALL SIGNS AT FINAL INSPECTION.
14. THE CONTRACTOR SHALL INSTALL ALL PAVEMENT MARKINGS IN ACCORDANCE WITH APPROVED ENGINEERING PLANS. THE CONTRACTOR SHALL NOTIFY THE COUNTY AT LEAST 24 HOUR PRIOR TO THE INSTALLATION OF ALL PAVEMENT MARKINGS. THE COUNTY WILL INSPECT ALL MARKINGS AT FINAL APPLICATION.

1. FOUR (4) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE HOME BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:
 - a. PRIMARIA ST
 - b. BUTTOWNWOOD DR
 - c. MELLOWWOOD RD
 - d. SENDERO VW
 - e. CASCADENCE DR
 - f. KARANKAWA DR
 - g. PENNYROYAL LN
 - h. AMOLE AVE
 - i. LLUVIA LN
 - j. CHIFMUNK AVE
 - k. MINK TRL
2. FOUR (4) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
 - a. SENDERO VW - LOT 900, BLOCK 93; LOT 900, BLK 95; LOT 900, BLK 99; LOT 900, BLK 100; LOT 900, BLK 102; LOT 900, BLK 103; LOT 900, BLK 104; LOT 900, BLK 106; LOT 900, BLK 109.
 - b. BUTTOWNWOOD DR - LOT 900, BLOCK 95; LOT 900, BLOCK 99.
 - c. PRIMARIA ST - LOT 900, BLOCK 105; LOT 900, BLOCK 106; LOT 900, BLK 108; LOT 900, BLK 117.
 - d. CASCADENCE DR - LOT 900, BLK 109.
 - e. PENNYROYAL LN - LOT 900, BLK 104; LOT 900, BLK 112; LOT 900, BLK 118.
 - f. CHIFMUNK AVE - LOT 900, BLK 115; LOT 900, BLK 118.
 - g. KARANKAWA DR - LOT 900, BLK 115.
3. TEN (10) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION CONSTRUCTION WITHIN:
 - h. HILL COUNTRY DR LOT 900, BLOCK 104.

DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON THE HOME SELECTION AND FINAL LOT DESIGN.



**PAPE-DAWSON
ENGINEERS**

VERAMENDI PRECINCT 18 UNIT 1
NEW BRAUNFELS, TEXAS
OVERALL SIGNAGE PLAN

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE WITHIN THE PROJECT AREA TO DETERMINE THE NECESSITY FOR CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL BE IN ACCORDANCE WITH THE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM A MANHOLES, TRENCHES AND EXCAVATIONS SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR TRENCH EXCAVATIONS, SPECIFICALLY CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH THE TRENCH SAFETY PROGRAMS, SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR TRENCH EXCAVATIONS, ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

PLAT NO. _____
JOB NO. 30001-66
DATE 07-03-2023
DESIGNER GDL
CHECKED _____ DRAWN BH
SHEET C3.03

FOR PERMIT

SIGNAGE NOTES

- 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.
- IN ACCORDANCE WITH THE UNDERGROUND FACILITY DAMAGE PREVENTION ACT THE TELEPHONE NUMBER FOR A UTILITY LOCATOR IS 1-800-545-6005. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR UTILITY LOCATORS, AS NEEDED.
- WHEN PREPARING HOLES FOR POSTS, CARE SHALL BE TAKEN SO AS NOT TO RUPTURE EXISTING DRAINAGE STRUCTURES, SPRINKLER SYSTEMS, TELECOMMUNICATIONS FACILITIES, ELECTRICAL CONDUITS AND PUBLIC UTILITIES.
- ALL SIGNS SHALL COMPLY WITH THE SIGN DESIGNS PRESENTED IN STANDARD HIGHWAY SIGN DESIGNS FOR TEXAS OR THE MILLENNIUM STANDARD HIGHWAY SIGN DESIGNS, IF A MILLENNIUM SIGN IS SPECIFIED ON THE PLANS.
- SIGN LOCATIONS ILLUSTRATED ON THE PLANS ARE APPROXIMATE. SIGNS SHALL BE LOCATED IN THE FIELD TO PROVIDE APPROPRIATE FUNCTIONALITY. SIGN LOCATIONS SHALL COMPLY WITH GUIDELINES 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 CONSTRUCTION SIGNS AND TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- MATERIALS FURNISHED BY THE CONTRACTOR SHALL BE NEW, UN-DEPRECIATED STOCK. ALL EQUIPMENT SHALL BE NEW, UNLESS NOTED OTHERWISE ON THE PLANS.

- ALL SIGNS WITH A WHITE BACKGROUND SHALL BE FABRICATED WITH ENGINEER GRADE REFLECTIVE SHEETING (TXDOT TYPE A). ALL SIGNS WITH NON-WHITE BACKGROUNDS SHALL BE FABRICATED WITH HIGH SPECIFIC INTENSITY REFLECTIVE SHEETING (ALL TYPE C TXDOT TSP-(4)-(8)).
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION, OR BETTER, ANY DAMAGE DONE TO EXISTING BUILDINGS, RETAINING WALLS, UTILITIES, FENCES, PAVEMENT, CURBS OR DRIVEWAYS (NO SEPARATE PAY ITEM). CONTRACTOR SHALL RESTORE THE CONSTRUCTION AREA TO ORIGINAL CONDITION, OR BETTER, PRIOR TO FINAL INSPECTION.
- ANY CONFLICT BETWEEN ANY DEFINITION, MATERIAL SPECIFICATION, CONSTRUCTION SPECIFICATION, MEASUREMENT AND PAYMENT PROCEDURE, ETC., SHOWN IN THIS PLAN SET AND ANY TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS SHALL BE RESOLVED ONLY BY THE ENGINEER AND THE ENGINEER'S DECISION SHALL BE FINAL AND BINDING.
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AS PER TXDOT ITEM NO. 666.
- COMAL COUNTY WILL INSTALL COUNTY ROAD SIGNS AND INVOICE THE OWNER. THE CONTRACTOR IS TO INSTALL PAVEMENT MARKINGS. ALL ROAD SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED ENGINEERING PLANS. THE COUNTY 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 COUNTY AT LEAST 24 HOUR PRIOR TO THE INSTALLATION OF ALL SEALER AND FINAL MARKINGS. THE COUNTY WILL INSPECT ALL MARKINGS AT FINAL APPLICATION.

SIDEWALK NOTES:

- FOUR (4) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE HOME BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:
a. PRIMARIA ST
b. BUTTONWOOD DR
c. WELLOWOOD RD
d. SENDERO VW
e. CASCADENCE DR
f. KARANKAWA DR
g. PENNYROYAL LN
h. AMOLE AVE
i. LLUVIA LN
j. CHIPMUNK AVE
k. MINK TRL
- FOUR (4) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
a. SENDERO VW - LOT 900, BLOCK 93; LOT 900, BLK 95; LOT 900, BLK 99; LOT 900, BLK 100; LOT 900, BLK 102; LOT 900, BLK 103; LOT 900, BLK 104; LOT 900, BLK 106; LOT 900, BLK 109; LOT 900, BLK 112.
b. BUTTONWOOD DR - LOT 900, BLOCK 95; LOT 900, BLOCK 99.
c. PRIMARIA ST - LOT 900, BLOCK 105; LOT 900, BLOCK 106; LOT 900, BLK 108; LOT 900, BLK 117.
d. CASCADENCE DR - LOT 900, BLK 109.
e. PENNYROYAL LN - LOT 900, BLK 104; LOT 900, BLK 112; LOT 900, BLK 118.
f. CHIPMUNK AVE - LOT 900, BLK 115; LOT 900, BLK 118.
g. KARANKAWA DR - LOT 900, BLK 115.
h. MINK TRL - LOT 900, BLK 115.
i. HILL COUNTRY DR - LOT 900, BLOCK 104.
- TEN (10) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION CONSTRUCTION WITHIN:
a. HILL COUNTRY DR LOT 900, BLOCK 104.

