

SIDEWALK NOTES:

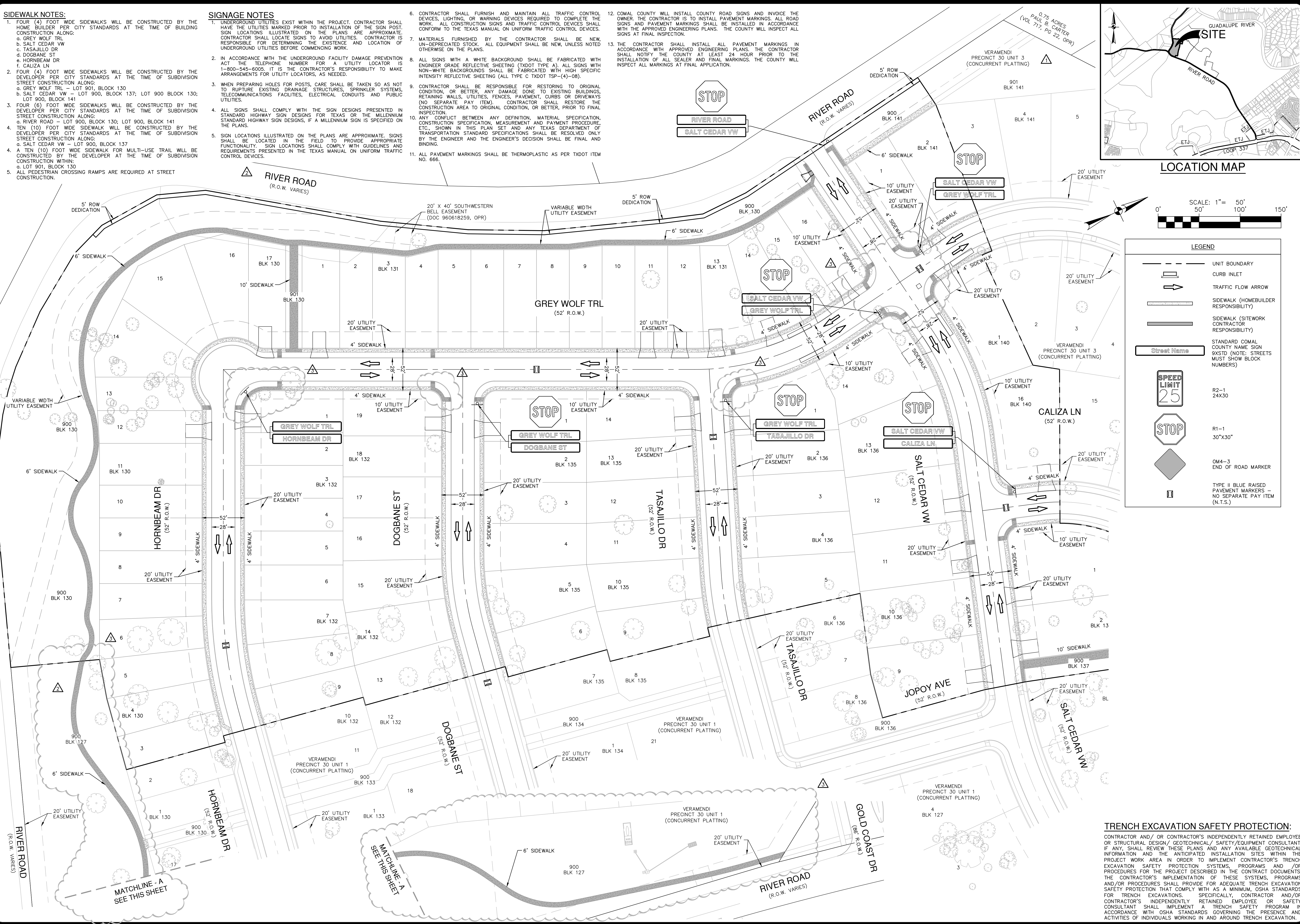
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE HOME BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:
 - GREY WOLF TRL
 - SALT CEDAR VW
 - TASAJILLO DR
 - DOGBANE ST
 - HORNBEAM DR
 - CALIZA LN
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
 - GREY WOLF TRL - LOT 901, BLOCK 130
 - SALT CEDAR VW - LOT 900, BLOCK 137; LOT 900 BLOCK 130; LOT 900, BLOCK 141
- FOUR (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
 - RIVER ROAD - LOT 900, BLOCK 130; LOT 900, BLOCK 141
- TEN (10) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
 - SALT CEDAR VW - LOT 900, BLOCK 137
- A TEN (10) FOOT WIDE SIDEWALK FOR MULTI-USE TRAIL WILL BE CONSTRUCTED BY THE DEVELOPER AT THE TIME OF SUBDIVISION CONSTRUCTION WITHIN:
 - LOT 901, BLOCK 130
- ALL PEDESTRIAN CROSSING RAMPS ARE REQUIRED AT STREET CONSTRUCTION.

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 1-800-545-8005. 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)-(08)).
- 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.

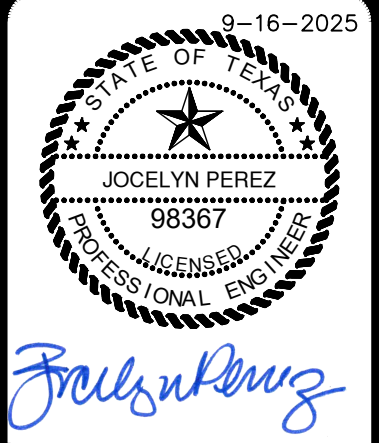


TRENCH EXCAVATION SAFETY PROTECTION:

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 SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT 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 PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

FOR PERMIT

NO.	REVISION	DATE
1	MOVED SIDEWALK	04/20/25
2	MOVED SIDEWALK	05/21/25
3	SIDEWALK CHANGES	09/18/25



PAPE-DAWSON
ENGINEERS

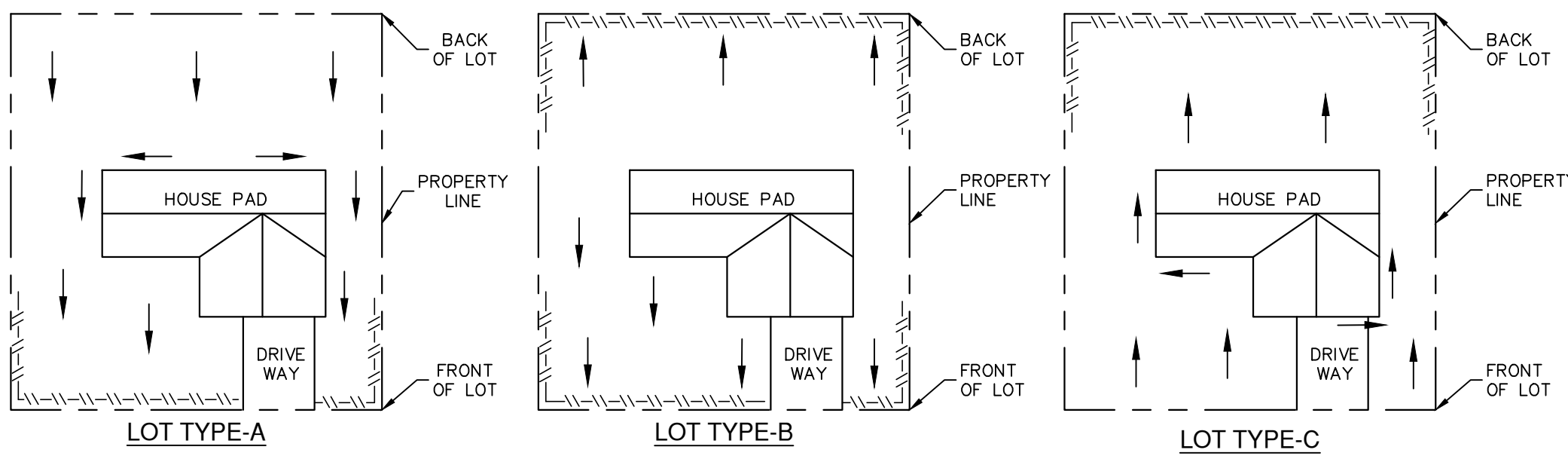
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1672 INDEPENDENCE DR. STE 102 | NEW BRAUNFELS, TX 78132 | 830.652.5653
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1028860

VERAMENDI PRECINCT 30 - UNIT 2
NEW BRAUNFELS, TEXAS
OVERALL SIGNAGE PLAN

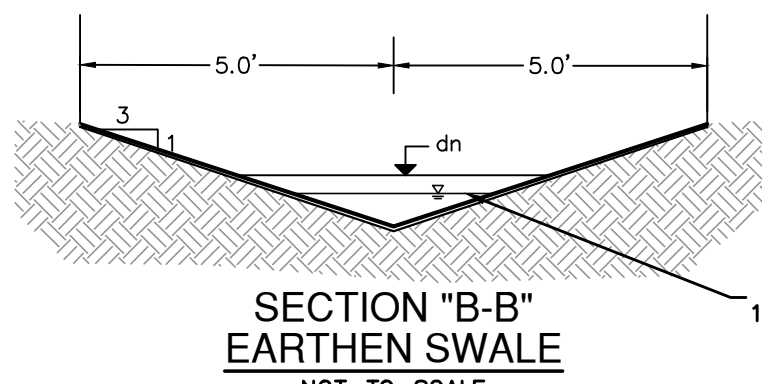
PLAT NO.	JOB NO.	30001-72
DATE	5-1-2024	
DRAWN	DESIGNER	GDL
CHECKED	4/	DRAWN CA
SHEET	C3.00	

Date: Sep 19, 2025 3:47pm User ID: dlatimer
File: P:\300\01\72\Design\Chal\6504-30001-72.dwg

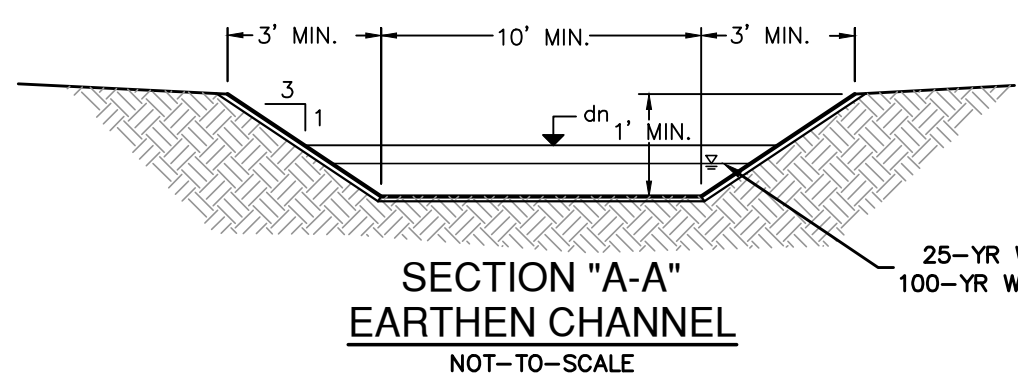
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TYPICAL HOUSE LOT LAYOUTS
NOT-TO-SCALE



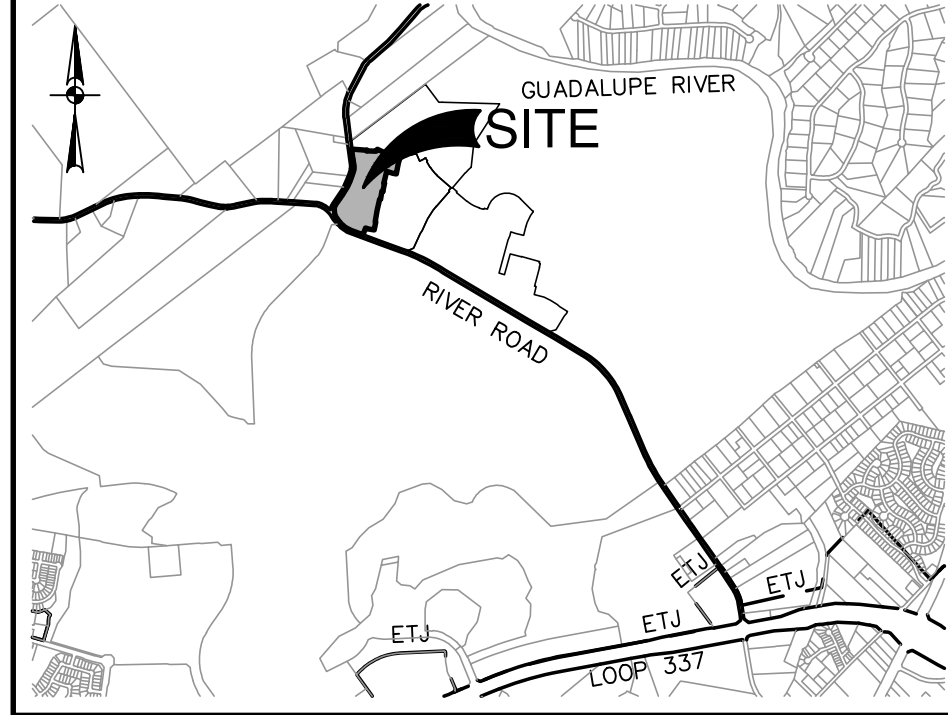
SECTION "B-B"
EARTHEN SWALE
NOT-TO-SCALE



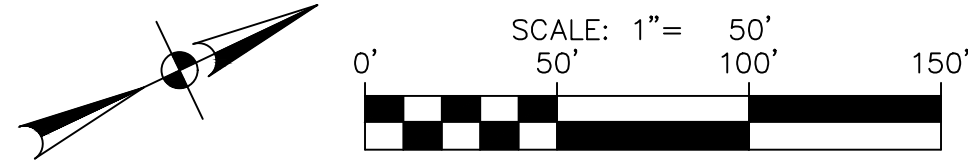
SECTION "A-A"
EARTHEN CHANNEL
NOT-TO-SCALE

RETAINING WALL NOTE:

1. CONTRACTOR SHALL HIRE A STRUCTURAL ENGINEER FOR THE DESIGN AND PERMITTING OF RETAINING WALLS INCLUDED WITHIN THIS PROJECT.



LOCATION MAP



GRADING LEGEND

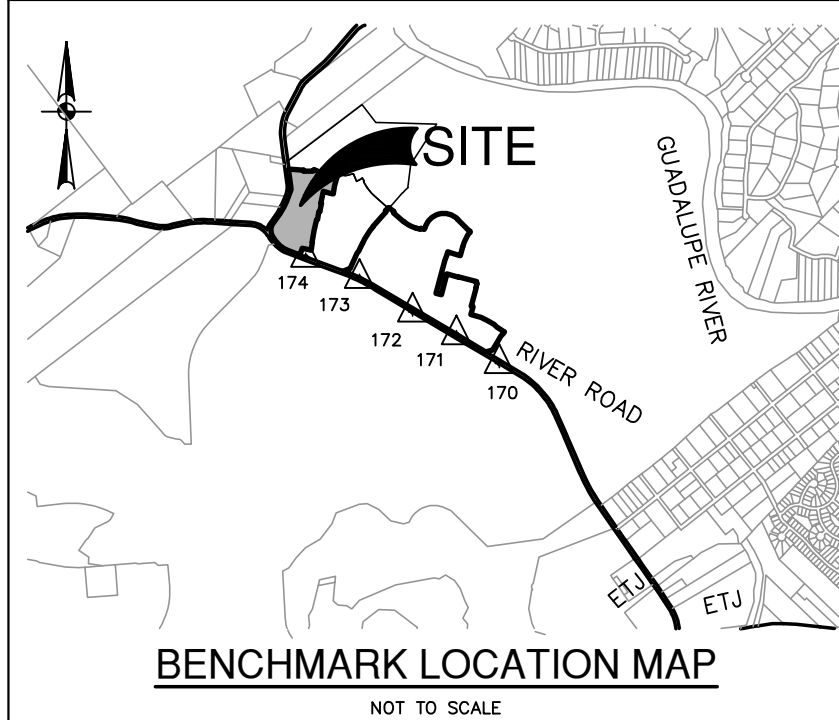
PROJECT LIMITS
100 YR FLOODPLAIN
EXISTING CONTOUR
PROPOSED CONTOUR
FLOW ARROW (EXISTING)
FLOW ARROW (PROPOSED)
MINIMUM FINISHED FLOOR ELEVATION
TREES TO REMAIN

GRADING NOTES:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY AND TxDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.
3. ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
4. ALL ELEVATIONS AND PROPOSED CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVING, BASE, GRASS, TOPSOIL, AND MULCH MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
8. THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OFF SITE THOSE MATERIALS NOT SUITABLE FOR EMBANKMENT AND TOPSOIL, CLEAN STRIPPINGS AND TOPSOIL MAY BE STOCKPILED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.
9. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STABILIZATION. ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND TPDES/SWPPP REQUIREMENTS. REFERENCE THE LANDSCAPE ARCHITECT'S PLAN, IF APPLICABLE.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS (USE OF SILT FENCES, ETC.) TO KEEP DRAINAGE AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGE WAYS. CONTRACTOR SHALL IMMEDIATELY REMOVE SILT/DEBRIS WHICH WASHES OFF OR INTO EXISTING STORM DRAIN SYSTEMS. (SEE SWPPP PLANS & TPDES BOOK).
11. THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HEREON WITHIN +/- ONE-TENTH (0.10) FOOT.
12. IN PROPOSED PAVING AREAS, STREET DESIGN PLANS SHALL CONTROL. ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 1:3% UNLESS OTHERWISE SHOWN.
13. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING SITE AND PROPOSED IMPROVEMENTS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL, OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).
15. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN WORKING NEAR UTILITIES. GAS LINES, SEWER, OR EXISTING APPURTENANCES. PRIOR TO PERFORMING ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND ASSURE HIMSELF THAT ALL UTILITIES HAVE BEEN ADEQUATELY LOCATED AND IDENTIFIED. THE ENGINEER SHALL BE NOTIFIED IF ANY UTILITY CONFLICTS ARE DISCOVERED.
16. UTILITIES SHOWN ON THE PLANS ARE FROM INFORMATION SOURCES AVAILABLE AT THE TIME OF DESIGN BUT MAY NOT REPRESENT ALL EXISTING UTILITIES ON SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION AND VERIFY SIZE, GRADE AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR, AT HIS OWN EXPENSE.
17. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE SCOPE OF THE PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
18. FOR FILL PLACEMENT ON HILL SIDES OR STEEP SLOPE AREAS, THE CONTRACTOR SHALL REFERENCE THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTIONS REGARDING BENCHING.
19. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.
20. STRIPPING OF VEGETATION FROM PROJECT SITES SHALL BE PHASED SO AS TO EXPOSE THE MINIMUM AMOUNT OF AREA TO SILT EROSION FOR THE SHORTEST POSSIBLE PERIOD OF TIME PER THE NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL SEC.12.2(N).

BENCHMARKS

Point#	Northing	Easting	Elevation	Full Description
170	13820069.08	2243575.32	753.44	SET I.R. REDCAP (TRAV)
171	13820510.36	2242917.91	738.86	SET I.R. REDCAP (TRAV)
172	13820957.81	2242243.72	736.43	SET I.R. REDCAP (TRAV)
173	13821377.61	2241427.83	761.79	SET I.R. REDCAP (TRAV)
174	13821698.75	2240604.38	777.24	SET I.R. REDCAP (TRAV)



BENCHMARK LOCATION MAP
NOT TO SCALE

NO.	REVISION	DATE
1	GRADING UPDATES & WALL ADDITIONS/NOTE	09/16/25



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TEXAS ENGINEERING FIRM #479 | TEXAS SURVEYING FIRM #1008800

VERAMENDI PRECINCT 30 - UNIT 2
NEW BRAUNFELS, TEXAS
OVERALL GRADING PLAN

PLAT NO.	30001-72
JOB NO.	5-1-2024
DATE	5-1-2024
DESIGNER	GDL
CHECKED	CA
DRAWN	CA
SHEET	C7.00

FOR PERMIT