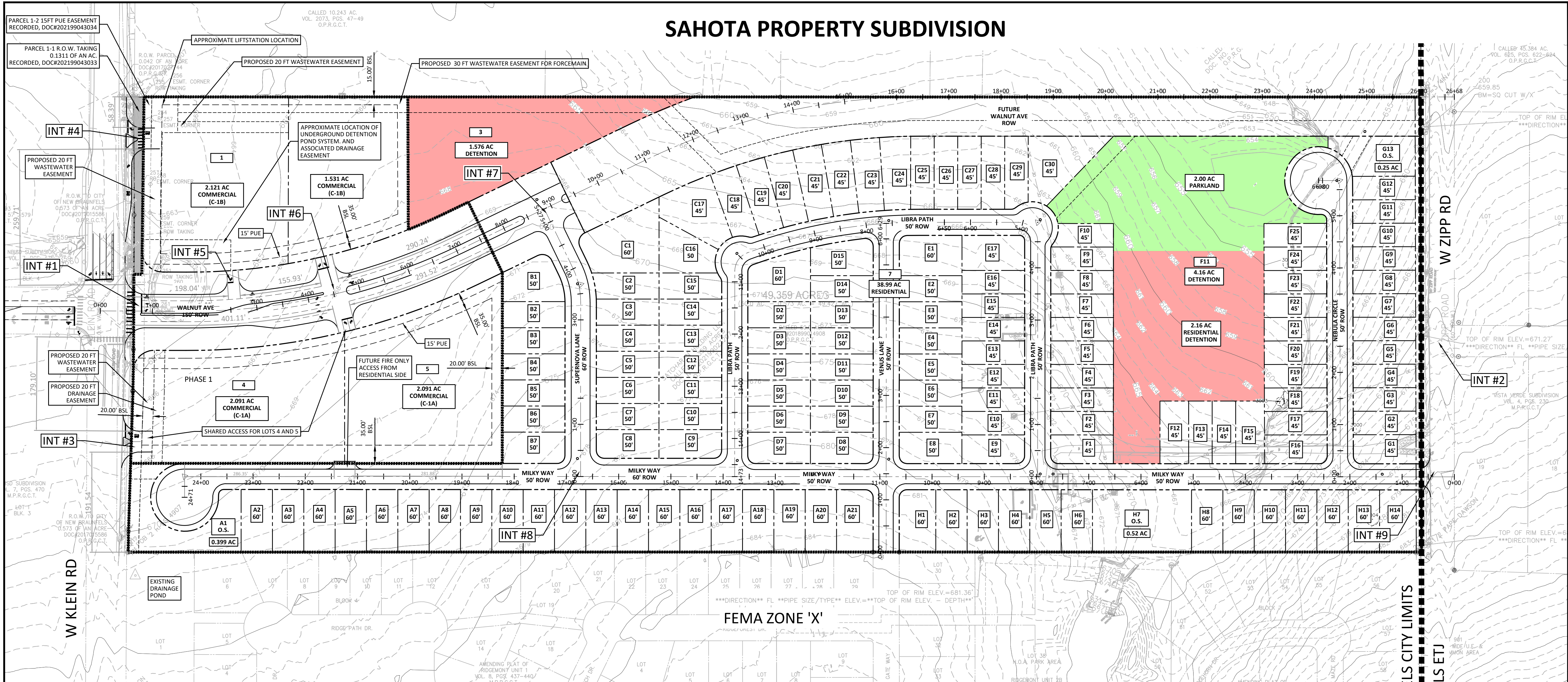


SAHOTA PROPERTY SUBDIVISION



FEMA ZONE 'X'

- GENERAL NOTES:**
- THE PROPOSED USE OF PHASE 1 IS TO BE COMMERCIAL. PROPOSED USE IN PHASE 2 IS TO BE RESIDENTIAL, PHASE 2 TO BE DEVELOPED SEPARATELY.
 - THE ENTIRE PROJECT WILL BE PLATTED AS TWO (2) DIFFERENT UNITS.
 - SIDEWALKS WILL BE CONSTRUCTED FOR THIS DEVELOPMENT PER THE CITY OF NEW BRAUNFELS REQUIREMENTS.
 - ALL STREETS WILL BE DEDICATED AS PUBLIC RIGHT OF WAYS. RIGHT OF WAY WIDTHS 114' UNLESS NOTED OTHERWISE. ALL 114' R.O.W. SECTIONS WILL HAVE A 30' MEDIAN WITH 36' LANE SECTION. ALL 50' R.O.W. SECTIONS WILL HAVE 28' PAVEMENT SECTION.
 - THE LOTS DESIGNATED AS COMMON AREA, DETENTION LOTS, AND DRAINAGE EASEMENTS WILL NOT BE AVAILABLE FOR RESIDENTIAL USE. THESE LOTS WILL BE MAINTAINED BY THE P.O.A. (PROPERTY OWNERS ASSOCIATION).
 - REFERENCED PROPERTY LIES FULLY WITHIN ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVENS FROM 1% ANNUAL CHANCE FLOOD) AND A PORTION LIES WITHIN ZONE AE (AREAS WITH BASE FLOOD ELEVATIONS DETERMINED) AS SCALED FROM FEMA FLOOD MAP 115 OF 480, COMMUNITY PANEL NO. 48187C0115F & 48187C0120F, DATED 11/01/2007.
 - THIS PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
 - ALL LOTS WITHIN THE SUBDIVISION WILL BE SERVED BY:
 - NEW BRAUNFELS UTILITIES - WATER
 - NEW BRAUNFELS UTILITIES - SEWER
 - NEW BRAUNFELS UTILITIES - ELECTRIC
 - SPECTRUM - CABLE
 - AT&T - TELEPHONE
 - CENTERPOINT ENERGY - GAS
 - ALL COMMON AREA CAN BE USED FOR DRAINAGE CONVEYANCE.
 - THE ENTIRE SUBDIVISION FALLS WITHIN GUADALUPE INDEPENDENT SCHOOL DISTRICT.
 - THE PROPOSED SUBDIVISION IS LOCATED WITHIN THE NEW BRAUNFELS CITY LIMITS AND ETJ.
 - FOUR (4) FOOT WIDE SIDEWALKS THAT FRONT LOTS WILL BE CONSTRUCTED BY THE DEVELOPER/HOME BUILDER PER CITY STANDARDS AT THE TIME OF COMMERCIAL DEVELOPMENT / BUILDING CONSTRUCTION ALONG ALL LOCAL STREETS.
 - SIX (6) FOOT WIDE SIDEWALKS (HIKE & BIKE TRAIL) WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF COMMERCIAL DEVELOPMENT ALONG WALNUT AVE.
 - ALL STREETS ARE TO BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION CONSTRUCTION.

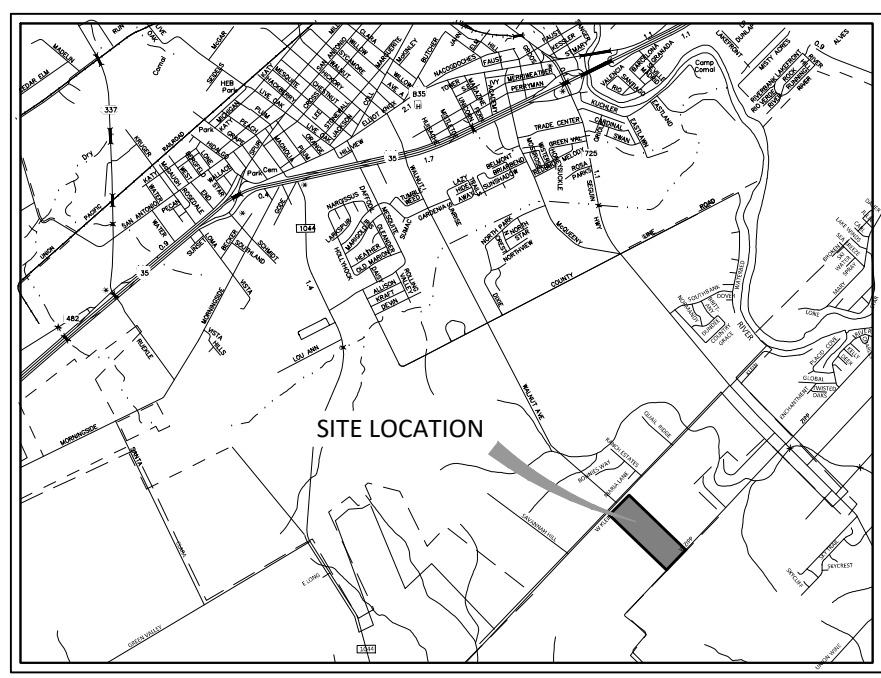
DEVELOPER / APPLICANT: SATCHARAN HOLDINGS, LLC
 P.O. BOX 592233
 SAN ANTONIO, TX 78259
 PHONE: (512) 757-7006

OWNER:
 SATCHARAN HOLDINGS, LLC
 C/O RAVI SAHOTA P.O. BOX 592233 SAN ANTONIO, TX 78259
 PHONE: (512) 757-7006
 ENGINEER:
 DOUCET & ASSOCIATES ATTN: RYAN PERRY, P.E.
 7401 STATE HWY 71 B160, AUSTIN, TX 78735
 PHONE (512) 583-2600

SURVEYOR:
 BOUNDARY:
 HMT ENGINEERING & SURVEYING ATTN: DORTHY J TAYLOR R.P.L.S.,
 290 S CASTELL AVE, NEW BRAUNFELS, TX 78130
 PHONE: (830) 625-8555
 TOPOGRAPHIC:
 DOUCET & ASSOCIATES ATTN: CHRIS TERRY, R.P.L.S.,
 7401 STATE HWY 71 B160, AUSTIN, TX 78735
 PHONE (512) 583-2600

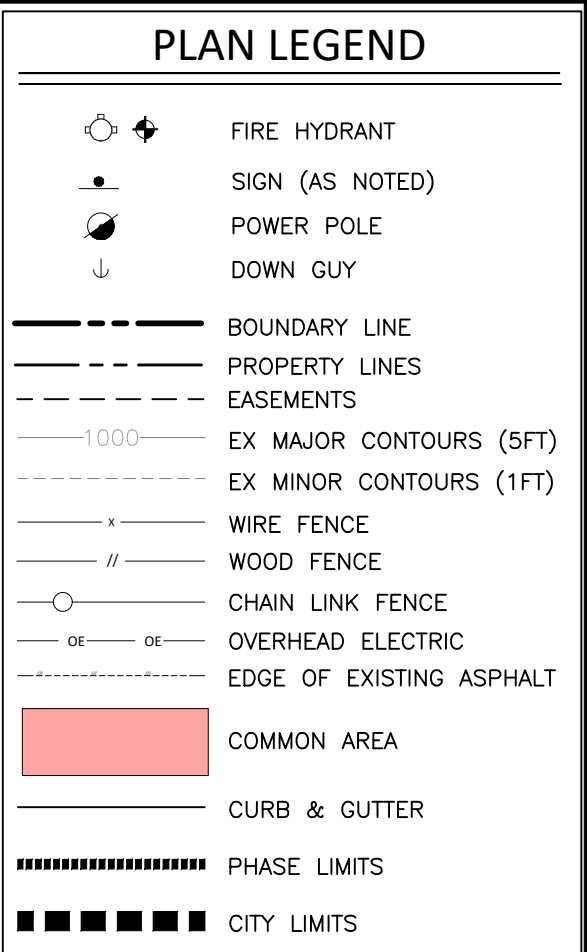
LOT SETBACKS

FRONT	35'
REAR	15'
SIDE	20'
CORNER	20'
PUE	15'



LOT SUMMARY

PHASE	RESIDENTIAL		COMMERCIAL		COMMON AREAS		ARTERIAL	LOCAL	TOTAL	
	LOTS	ACRES	LOTS	ACRES	LOTS	ACRES			LOTS	ACRES
1	0	0	4	7.83	0	0.00	2.41	0.00	5	10.24
2	138	21.33	0	0	4	6.62	4.19	6.85	143	38.99
ROW TAKING	0	0	0	0	0	0	0.13	0	0	0.13
TOTAL	138	21.33	4	7.83	4	6.62	6.73	6.85	148	49.36



SAHOTA PROPERTY
 MIXED USED DEVELOPMENT
 614 W. ZIPP ROAD
 NEW BRAUNFELS, TX

MASTER PLAN
 RESIDENTIAL FULL BUILD

DOUCET
 Civil Engineering // Entitlements // Geospatial
 7401 B. Highway 71 W. Ste. 160
 Austin, TX 78735, Tel: (512) 583-2600
 www.doucetengineers.com
 TBPE Firm Number: 3937
 TBPELS Firm Number: 10105900

Scale: As Noted
 Designed: JB DH
 Drawn: JB
 Reviewed: RP
 Date: 11/2/2023
SHEET
1
 OF 1
 Project No.: 2378-001

Drawing: C:\low_working\jonathan.banister\1013750\2378-001 MASTER PLAN.dwg
 User: BANISTER
 Date: 11/02/2023 10:31:10 AM
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