

Drawing: C:\pwworking\mf-dcc-prod\jonathan banister\00137750\2378-001 MASTER PLAN - MARKETING.dwg
User: JBANISTER
Plot Date/Time: Oct 17, 2025 - 11:47
Plot Date/Time: Oct 17, 2025 - 11:49:16

NOTE:
THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAN/PLAT IS APPROVED FOR _____ DWELLING UNIT PER BUILDABLE LOT WHERE FEES ARE DUE AT THE TIME OF FINAL PLAT RECORDED. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.

LAND USE	ACRES	DWELLING UNITS/ACRE
PHASE 1: COMMERCIAL	7.83	N/A
ROW	2.41	N/A
PHASE 2: RESIDENTIAL	21.50	138 SF LOTS = 6.41/AC
PUBLIC PARK	2.00	N/A
OPEN SPACE	4.61	N/A
ROW	10.88	N/A

- GENERAL NOTES:
- THE DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF ORDINANCE 2021-77.
 - SIDEWALKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY REQUIREMENTS IN ADDITION TO THE REQUIREMENTS SET FORTH IN ORDINANCE 2021-77.
 - ALL STREETS WILL BE DEDICATED AS PUBLIC RIGHT OF WAYS. PAVEMENT R-O-W WIDTHS, STREET GRADES, HORIZONTAL CURVES AND SIDEWALKS SHALL BE IN ACCORDANCE WITH THE ADOPTED REGIONAL TRANSPORTATION PLAN AND AS FOLLOWS:
 - PRINCIPAL ARTERIAL; MIN. 150 FT WIDTH, PAVEMENT MIN. 72 FT WIDTH, CENTERLINE RADIUS MIN. 1200 FT, MINIMUM GRADE = 0.5%, MAXIMUM GRADE = 5%, DESIGN SPEED = 50 MPH, SIDEWALKS REQUIRED = YES, AND PARKING ALLOWED = NO.
 - RESIDENTIAL COLLECTOR; MIN. 60 FT WIDTH, PAVEMENT MIN. 36 FT WIDTH, CENTERLINE RADIUS MIN. 340 FT, MINIMUM GRADE = 0.5%, MAXIMUM GRADE = 10%, DESIGN SPEED = 30 MPH, SIDEWALKS REQUIRED = YES, AND PARKING ALLOWED = YES.
 - LOCAL STREET (SF RESIDENTIAL); MIN. 50 FT WIDTH, PAVEMENT MIN. 30 FT WIDTH, CENTERLINE RADIUS MIN. 125 FT, MINIMUM GRADE = 0.5%, MAXIMUM GRADE = 12%, DESIGN SPEED = 20 MPH, SIDEWALKS REQUIRED = YES, AND PARKING ALLOWED = YES.
 - 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).
 - NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE ADOPTED FLOOD MAPS OF THE CITY OF NEW BRAUNFELS.
 - THIS PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
 - ALL LOTS WITHIN THE SUBDIVISION WILL BE SERVED BY:
 - GREEN VALLEY SUD - WATER
 - GUADALUPE BRANCO RIVER AUTHORITY - SEWER
 - GUADALUPE VALLEY ELECTRICAL COOP - ELECTRIC
 - SPECTRUM - CABLE
 - AT&T - TELEPHONE
 - CENTERPOINT ENERGY - GAS
 - ALL COMMON AREA CAN BE USED FOR DRAINAGE CONVEYANCE.
 - THE ENTIRE SUBDIVISION FALLS WITHIN NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
 - THE PROPOSED SUBDIVISION IS LOCATED WITHIN THE NEW BRAUNFELS CITY LIMITS.
 - ALL STREETS ARE TO BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION CONSTRUCTION.
 - COMMERCIAL LOTS 3 THROUGH 6 WILL HAVE SHARED ACCESS VIA THE DRIVEWAY ON KLEIN ROAD AND ON WALNUT AVE.

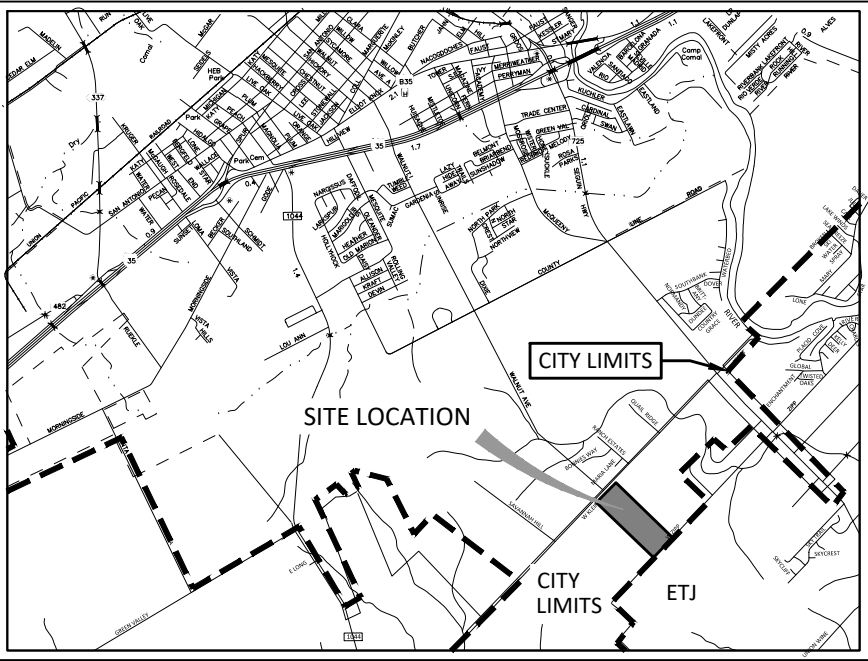
DEVELOPER / APPLICANT: SATCHARAN HOLDINGS, LLC
P.O. BOX 592233
SAN ANTONIO, TX. 78259
PHONE: (512) 757-7006

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. #130060
7401 STATE HWY 71 B160, AUSTIN, TX 78735
PHONE (512) 583-2600

SURVEYOR:
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.,
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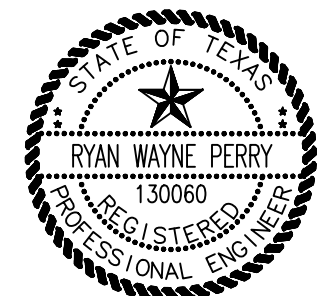


PLAN LEGEND	
	FIRE HYDRANT
	SIGN (AS NOTED)
	POWER POLE
	DOWN GUY
	BOUNDARY LINE
	PROPERTY LINES
	EASEMENTS
	EX MAJOR CONTOURS (5FT)
	EX MINOR CONTOURS (1FT)
	WIRE FENCE
	WOOD FENCE
	CHAIN LINK FENCE
	OVERHEAD ELECTRIC
	EDGE OF EXISTING ASPHALT
	COMMON AREA
	CURB & GUTTER
	PHASE LIMITS
	CITY LIMITS

SAHOTA HEIGHTS

MIXED USED DEVELOPMENT

614 W. ZIPP ROAD
NEW BRAUNFELS, TX



Scale: As Noted
Designed: JB DH
Drawn: JB
Reviewed: RP
Date: 10/17/25

SHEET
1
OF 2

Project No.:
2378-001

SAHOTA HEIGHTS MASTER PLAN

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