

GENERAL CONSTRUCTION NOTES:

- ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- CONTRACTOR SHALL CALL TEXAS 811 (811 OR 1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
- FOR SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH, A NOTE MUST BE ADDED STATING: "ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION." (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE.
- ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
- UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE FOLLOWING, THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION, AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS:
 - RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE DEVELOPMENT SERVICES DEPARTMENT (INSIDE THE CITY LIMITS);
 - OR
 - INSTALLATION OF AN ELECTRIC OR WATER METER (IN THE FIVE-MILE ETJ)

NOTES:

- RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF SEGUIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE ENGINEER.
- APPROVAL OF THESE PLANS BY THE CITY OF SEGUIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
- THIS PROJECT IS NOT PROPOSED TO BE IN PHASES.

LEGAL:

ABS: 6 SUR: H BRANCH 9.8900 AC.

RELATED CASES:

ZONING: ZC 24-18

STORMWATER MANAGEMENT:

ONSITE DETENTION

FLOODPLAIN:

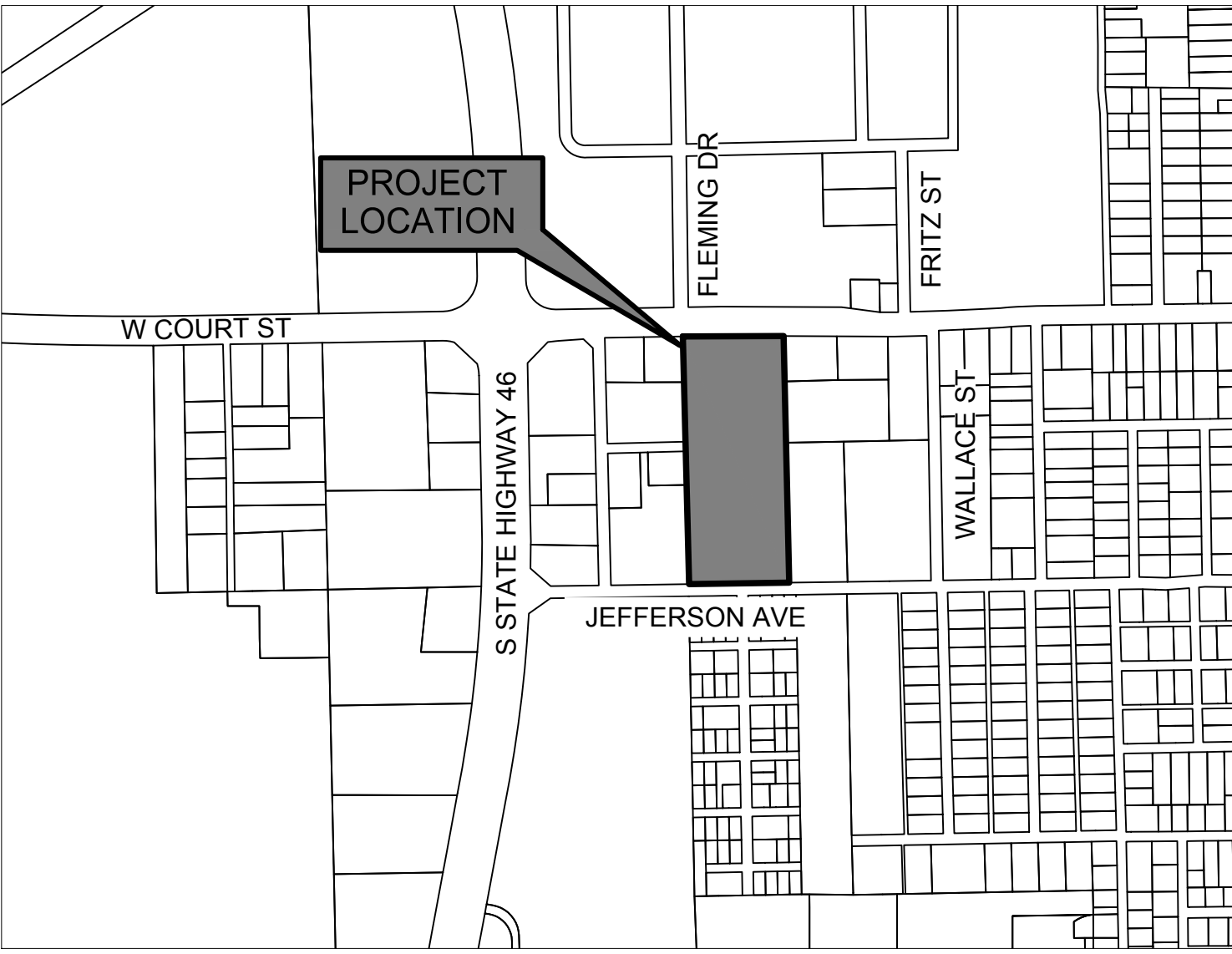
NO PART OF THIS PROJECT SITE FALLS WITHIN THE 100-YR FLOODPLAIN AS SHOWN ON FIRM 48453C0605J DATED 01/06/2016 NO FLOODPLAIN MODIFICATIONS ARE PROPOSED IN CONJUNCTION WITH THIS DEVELOPMENT.

WATERSHED:

CARSON CREEK - SUBURBAN

PROJECT SITE IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

SITE PLAN FOR PECAN GROVE



VICINITY MAP
SCALE: N.T.S.



PROJECT DESCRIPTION:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH ASSOCIATED IMPROVEMENTS

ADDRESS: 1231 WEST COURT STREET
SEGUIN, TEXAS 78155

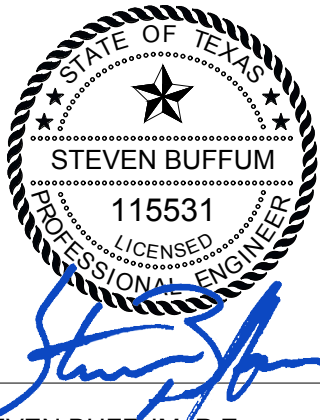
APPROVED SERS
WATER: N/A
WASTEWATER: N/A

PERMIT NUMBER:
SUBMISSION NO.
SUBMITTAL DATE: JULY 19, 2019

REVISIONS/CORRECTIONS					
SHEET LIST	DESCRIPTION	DATE	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	ACCEPTED BY:	APPROVAL DATE:

SEGUIN FIRE DEPARTMENT	
FIRE DESIGN CODE:	IFC 2015 WITH CITY OF SEGUIN LOCAL AMENDMENTS
FIRE FLOW DEMAND @ 20 PSI:	3,500 GPM
INTENDED USE:	MULTIFAMILY
CONSTRUCTION CLASSIFICATION:	V-A (THREE STORY)
BUILDING FIRE AREA:	40,110 SF (LARGEST BUILDING)
AUTOMATIC FIRE SPRINKLER SYSTEM TYPE:	NFPA-13 (50% REDUCTION)
REDUCED FIRE FLOW DEMAND @ 20 PSI:	1750 GPM
PROPOSED WSFU DEMAND:	3,515 WSFU
EST. DOMESTIC DEMAND:	480 GPM

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STEVEN BUFFUM, P.E.
COSTELLO, INC. (TBPE NO. 280)

7/29/2019

DATE

APPROVED:

DEVELOPMENT SERVICES DEPARTMENT

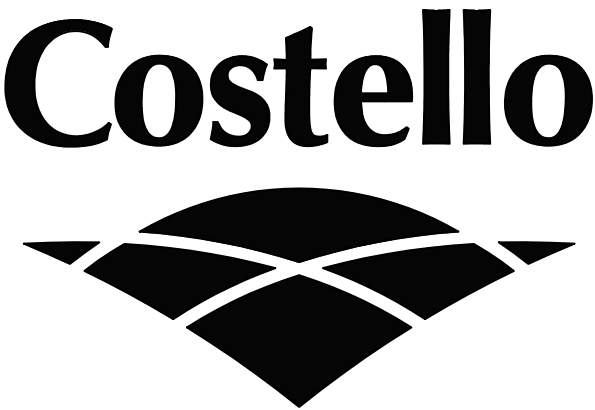
DATE

DEVELOPER INFORMATION:

OWNER / DEVELOPER: LDG DEVELOPMENT, LLC
1305 E. 6TH ST. #13
AUSTIN, TX 78702
502-931-5795

ARCHITECT: STUDIO A ARCHITECTS
2330 FRANKFORT AVENUE
LOUISVILLE, KY 40206
502-589-8007

ENGINEER: COSTELLO, INC. TBPE 280
1016 LA POSADA DRIVE, SUITE 288
AUSTIN, TX 78752
512-646-3456



Engineering and Surveying
1016 La Posada Drive Suite 288
Austin, Texas 78752
(512)646-3456
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY IS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES



1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION JUNE 2008, OR LATEST.
2. NO EXTRA PAYMENT SHALL BE ALLOWED FOR WORK CALLED FOR ON THE PLANS, BUT NOT INCLUDED IN THE BID PROPOSAL. THIS INCIDENTAL WORK WILL BE REQUIRED AND SHALL BE INCLUDED IN THE PAY ITEM TO WHICH IT RELATES.
3. THE CONTRACTOR SHALL PROVIDE ACCESS FOR THE DELIVERY OF MAIL BY THE U.S. POSTAL

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING FENCES, CONCRETE ISLANDS, STREET PAVING, CURBS, SHRUBS, BUSHES OR DRIVEWAYS. (NO SEPARATE PAY ITEM).
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ALL SIGNS AND BARRICADES ARE PROPERLY INSTALLED AND MAINTAINED. ALL LOCATIONS AND DISTANCES WILL BE DECIDED UPON IN THE FIELD BY THE CONTRACTOR, USING THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". THE CITY'S CONSTRUCTION INSPECTOR AND TRAFFIC ENGINEERING REPRESENTATIVE WILL ONLY BE RESPONSIBLE TO INSPECT BARRICADES AND SIGNS. IF IN THE OPINION OF THE TRAFFIC ENGINEERING REPRESENTATIVE AND THE CONSTRUCTION INSPECTOR, THE BARRICADES AND SIGNS DO NOT CONFORM TO ESTABLISHED STANDARDS OR ARE INCORRECTLY PLACED OR ARE INSUFFICIENT IN QUANTITY TO PROTECT THE GENERAL PUBLIC, THE CONSTRUCTION INSPECTOR SHALL HAVE THE OPTION TO STOP OPERATIONS UNTIL SUCH TIME AS THE CONDITIONS ARE CORRECTED.
6. IF THE NEED ARISES, ADDITIONAL BARRICADES AND DIRECTIONAL DEVICES MAY BE ORDERED BY THE TRAFFIC ENGINEERING REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
7. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.171 C.P.S. MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
8. CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR TWENTY FOUR (24) HOURS PRIOR TO BACKFILL OF ANY UTILITY TRENCHES TO SCHEDULE FOR DENSITY TEST AS REQUIRED.
9. CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES, MARKS, ETC. IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
10. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO DETERMINE THE LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE FOLLOWING AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO EXCAVATION OPERATION:
SAN ANTONIO WATER SYSTEM (SAWS) 233-2010
BEXAR METROPOLITAN WATER DISTRICT (BEXAR MET) 354-6538 / 357-5741
COSA DRAINAGE 207-8048
COSA SIGNAL OPERATIONS 207-7720 / 207-7765
TEXAS STATE WIDE ONE CALL LOCATOR 1-800-344-8377

11. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM AVAILABLE RECORDS AND ARE NOT GUARANTEED, BUT SHALL BE INVESTIGATED AND VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ANY DAMAGED UTILITIES AND SHALL BE RESPONSIBLE FOR LOCATION OF THE EXISTING UTILITIES EVEN IF THEY ARE NOT SHOWN ON THE PLANS. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HERE ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND HE SHALL BE RESPONSIBLE FOR PROTECTION OF SAME DURING CONSTRUCTION.
12. ALL WASTE MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE HIS SOLE RESPONSIBILITY TO DISPOSE OF THIS MATERIAL OFF THE LIMITS OF THE PROJECT. NO WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF EXISTING

13. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIAL IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT.
14. THE CONTRACTOR SHALL MAINTAIN ALL ADJOINING STREETS AND TRAVELED ROUTES FREE FROM SPILLED AND / OR TRACKED CONSTRUCTION MATERIALS AND / OR DEBRIS.

15. IF THE CONTRACTOR ENCOUNTERS ANY ARCHAEOLOGICAL DEPOSITS DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR MUST STOP EXCAVATION IMMEDIATELY, CONTACT THE CITY INSPECTOR, AND CALL THE CITY HISTORIC PRESERVATION OFFICE AT 207-7306 OR 207-3327 FOR AN ARCHAEOLOGICAL INVESTIGATION. THE CONTRACTOR CANNOT BEGIN EXCAVATION AGAIN WITHOUT WRITTEN PERMISSION FROM THE CITY.

IF MORE THAN THREE (3) DAYS ARE REQUIRED FOR INVESTIGATION (NOT INCLUDING HOLIDAY AND WEEKENDS) AND IF THE CONTRACTOR IS UNABLE TO WORK IN OTHER AREAS, THEN THE CONTRACTOR WILL BE ALLOWED TO NEGOTIATE FOR ADDITIONAL CONSTRUCTION TIME UPON WRITTEN REQUEST WITHIN TEN (10) DAYS AFTER THE FIRST NOTICE TO THE CITY OF ARCHAEOLOGICAL INVESTIGATION FOR EACH EVENT.

IF THE TIME REQUIRED FOR INVESTIGATION IS LESS THAN OR EQUAL TO THREE (3) DAYS FOR EACH EVENT, CONTRACT DURATION WILL NOT BE EXTENDED.

16. IF SUSPECTED CONTAMINATION IS ENCOUNTERED DURING CONSTRUCTION OPERATIONS, C.O.S.A. SHALL BE NOTIFIED IMMEDIATELY WHEN CONTAMINATED SOILS AND / OR GROUNDWATER ARE ENCOUNTERED AT LOCATIONS NOT IDENTIFIED IN THE PLANS. THE NOTIFICATION SHOULD INCLUDE THE STATION NUMBER, TYPE OF CONTAMINATED MEDIA, EVIDENCE OF CONTAMINATION AND MEASURES TAKEN TO CONTAIN THE CONTAMINATED MEDIA AND PREVENT PUBLIC ACCESS. CONTAMINATED SOIL AND / OR GROUNDWATER SHALL NOT BE REMOVED FROM THE LOCATION WITHOUT PRIOR C.O.S.A. APPROVAL.
- THE CONTRACTOR MUST STOP THE EXCAVATION IMMEDIATELY AND CONTACT THE C.O.S.A. INSPECTOR. THE CONTRACTOR CANNOT BEGIN EXCAVATION ACTIVITIES WITHOUT WRITTEN

17. CONTRACTOR IS TO INCLUDE A MAILBOX POST BLOCKOUT FOR VACANT LOTS AND ALL RESIDENCES WHICH DO NOT HAVE MAILBOXES AT THE CURB. BLOCKOUTS ARE PROVIDED

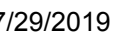
18. CONTRACTOR SHALL NOT REMOVE OR ADJUST ANY VIA FACILITIES. THE CONTRACTOR MUST CONTACT VIA FOURTEEN DAYS PRIOR, FOR THE REMOVAL OF BENCHES, STOP POLES OR ANY OTHER VIA FACILITIES THAT MAY BE PRESENT. PLEASE PROVIDE THIRTY DAYS PRIOR NOTICE FOR SHELTER REMOVAL (TELEPHONE NOS: (210) 362-2155 OR (210) 362-2096). THE CONTRACTOR WILL BE LIABLE FOR ANY DAMAGES TO VIA FACILITIES NOT REMOVED BY VIA. THE CONTRACTOR IS REQUIRED TO REPLACE ALL FLATWORK REMOVED OR DAMAGED IN THE COURSE OF EXECUTING THE CONTRACT UNLESS OTHERWISE NOTED BY VIA. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING VIA FACILITIES IF ADJACENT TO WORK AREA.

1. NO UTILITY OR STREET EXCAVATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.

3. TREE PROTECTION FENCING SHALL BE REQUIRED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. DURING CONSTRUCTION ACTIVITY, AT LEAST A SIX-INCH LAYER OF COARSE MULCH SHALL BE PLACED AND MAINTAINED OVER THE ROOT PROTECTION ZONE (NO SEPARATE PAY ITEM).
3. THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR FOR GUIDANCE.
4. ROOTS WILL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.
5. ALL CURB AND SIDEWALK WORK SHALL USE ALTERNATIVE CONSTRUCTION METHODS TO MINIMIZE EXTENSIVE ROOT DAMAGE TO TREES (REFER TO DETAILS).
6. EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH, OR WET BURLAP.
7. NO EQUIPMENT, VEHICLES OR MATERIALS SHALL OPERATE OR BE STORED WITHIN THE ROOT PROTECTION ZONE OF ANY TREE NEAR THE PROJECT. ROOT PROTECTION ZONE IS 1 FOOT OF RADIUS PER INCH OF TREE'S DIAMETER. A 10-INCH DIAMETER TREE WOULD HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. OAK WOUNDS SHALL BE PAINTED OVER WITHIN 30 MINUTES TO PREVENT OAK WILT.
8. SAPLINGS, SHRUBS OR BUSHES TO BE CLEARED FROM THE PROTECTED ROOT ZONE AREA OF A LARGE TREE SHALL BE REMOVED BY HAND AS DESIGNATED BY THE INSPECTOR.
9. NO WIRES, NAILS OR OTHER MATERIAL MAY BE ATTACHED TO PROTECTED TREES.
10. TREES, TREE LIMBS, BUSHES AND SHRUBS LOCATED IN THE CITY STREET OR ALLEY RIGHT-OF-WAY OR PERMANENT EASEMENTS WHICH INTERFERE WITH PROPOSED CONSTRUCTION ACTIVITIES SHALL BE PROPERLY PRUNED FOLLOWING THE ANSI A-300 STANDARD FOR PRUNING. ALL TREE PRUNING SHALL BE COMPLETED BY A CITY OF SAN ANTONIO TREE MAINTENANCE LICENSED CONTRACTOR (ARTICLE 21-171, CITY CODE) ONLY AFTER APPROVAL FROM THE CAPITAL PROJECTS MANAGEMENT THROUGH THE INSPECTOR.
11. NO EXCESSIVE TREE TRIMMING WILL BE PERMITTED.
12. ALL DEBRIS GENERATED BY THE PRUNING AND TRIMMING OF THE TREES AND / OR BUSHES SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF PROPERLY (NO SEPARATE PAY ITEM).
13. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE, BUT NOT LIMITED TO: WATERING THE ROOT PROTECTION ZONE, WASHING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.
14. ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST. (207-0278)
15. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE CITY'S SATISFACTION.
16. TREE PLANTING FOR MITIGATION OR ENHANCEMENT: ALL PLANTED TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THIS INCLUDES IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT. TREES THAT DIE WITHIN TWELVE (12) MONTHS SHALL BE REPLACED WITH A TREE OF EQUAL SIZE AND SPECIES.

1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS AT ALL TIMES TO LOCAL RESIDENCES AND BUSINESSES.

2. WHEN THE WORK REQUIRES THE EXCAVATION OF THE STREET AND THE REMOVAL OF THE EXISTING DRIVEWAY APPROACHES AND SIDEWALKS THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY ALL-WEATHER ACCESS TO THE BUSINESSES AND RESIDENCES. THE TEMPORARY DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH FLEXIBLE BASE OR GRAVEL MATERIAL AT NO SEPARATE COST TO THE CITY.
3. PRIOR TO INITIATING THE CONSTRUCTION OF NEW DRIVEWAY APPROACHES, THE CONTRACTOR SHALL GIVE ADVANCE WARNING IN PERSON, OR IN WRITING, OF AT LEAST 48 HOURS TO EACH RESIDENCE THAT WILL BE IMMEDIATELY AFFECTED, SO THAT ALTERNATE PLANS MAY BE MADE BY THE RESIDENTS.
4. FOR BUSINESSES WITH MORE THAN ONE DRIVEWAY, AT LEAST ONE DRIVEWAY SHALL REMAIN OPEN WHILE THE OTHER NEW DRIVEWAY APPROACHES ARE CONSTRUCTED. FOR BUSINESSES WITH ONLY ONE DRIVEWAY, THE NEW DRIVEWAY APPROACH SHALL BE CONSTRUCTED IN HALF WIDTHS, UNLESS A TEMPORARY ASPHALT DRIVEWAY IS FIRST INSTALLED AT NO SEPARATE COST



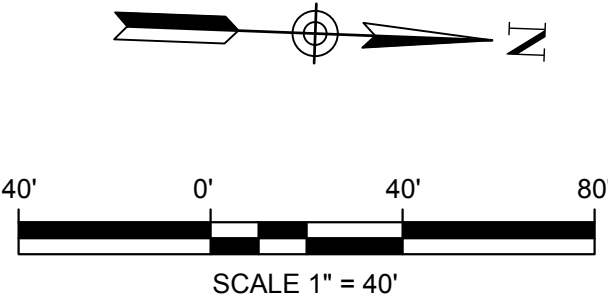
EXISTING CONDITION NOTES:

1. SURVEY PROVIDED BY BYRN & ASSOCIATES ON OCTOBER 22, 2018.
2. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4203, NAD-83. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000336419.
3. THE ENGINEER MAKES NO GUARANTEE AS TO THE TYPES OF TREES LISTED IN SURVEY. IF CRITICAL, IT MAY BE PRUDENT TO HAVE AN ARBORIST VERIFY THIS INFORMATION.

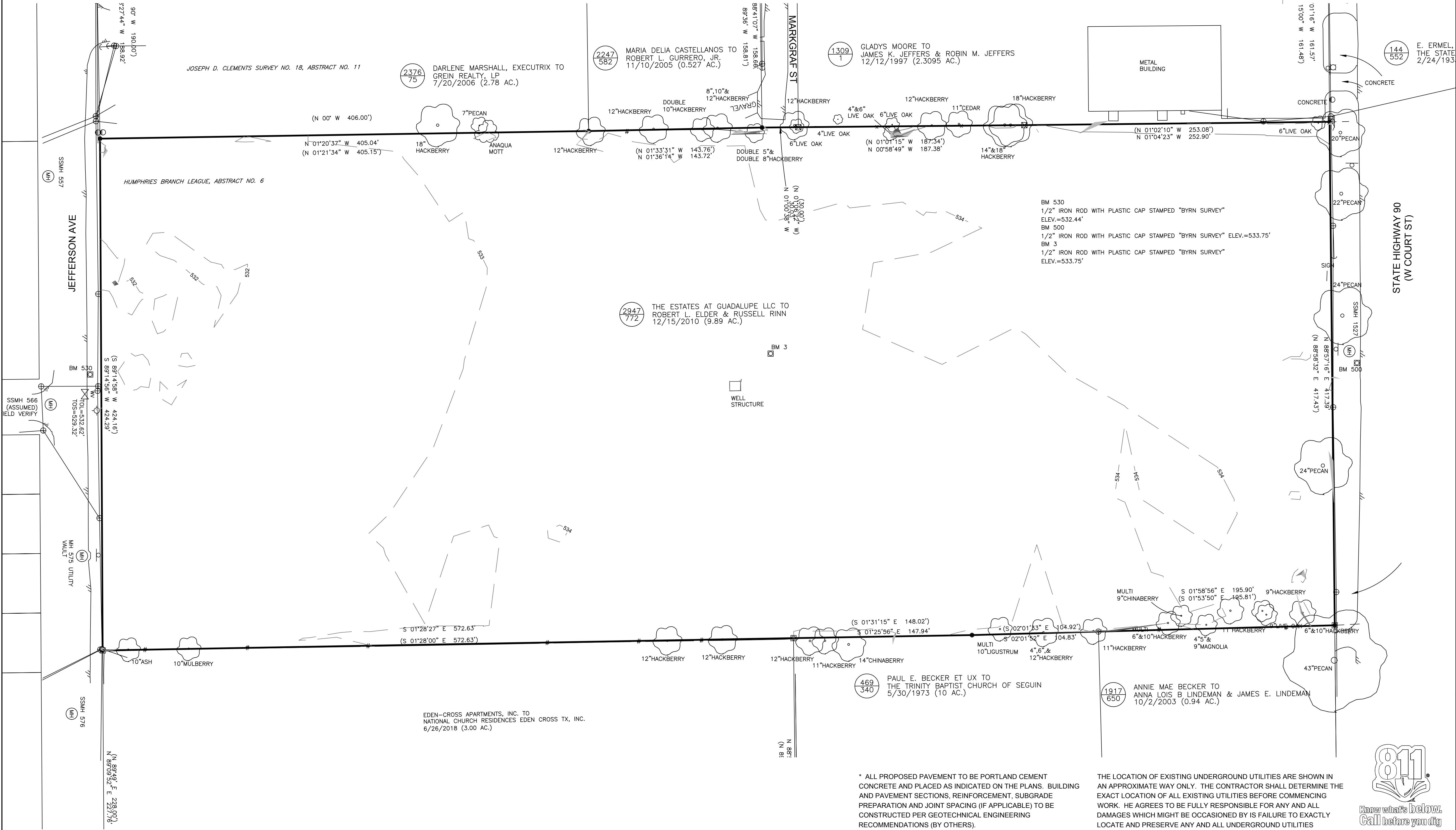
NOTES:

1. ONLY VISIBLE IMPROVEMENTS AND UTILITIES WERE PROVIDED FROM SURVEY (THE SURVEYOR/ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES). LOCATIONS OF EXISTING UTILITIES WHICH MAY NOT BE SHOWN, COULD IMPACT CONSTRUCTION MEANS AND METHODS.
2. HORIZONTALLY PRIOR TO BID AND CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. CONTRACTOR TO CONTACT AUSTIN AREA "ONE CALL" SYSTEM AT 811, OR THE OWNER OF EACH INDIVIDUAL UTILITY FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS.
3. THE SIZE AND LOCATION OF UTILITY STRUCTURES (IF SHOWN) MAY BE EXAGGERATED FOR GRAPHIC CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS. REFER TO COVER SHEET AND TREE LIST FOR ADDITIONAL INFORMATION.

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	15.00%	25.00%	4531.41	
2	25.00%	35.00%	1438.03	
3	35.00%	99999900.00%	480.34	



LEGEND	
EXISTING	
—	PROPERTY LINE
—	EASEMENT
—	WATER
—	WASTEWATER
—	STORM SEWER
—	OVERHEAD ELECTRIC
—	UNDERGROUND ELECTRIC
—	GAS
—	CURB & GUTTER
—	WOOD FENCE
—	LIMITS OF CONSTRUCTION
—	FIRE HYDRANT ASSEMBLY
—	WATER METER
—	WATER VALVE
—	WASTEWATER MANHOLE
—	WASTEWATER CLEANOUT
—	STORM SEWER MANHOLE



DESIGNED:
DRAWN:
COCO CHECKED:
SURVEY CHECKED:
O&QC:
DATE:
O&QC REVISIONS:
NO

ENGINEERING AND SURVEYING
1016 LA POSADA DR. SUITE 288
AUSTIN, TEXAS 78752
(512)646-3456 (512) 514-0315 FAX
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486

PECAN GROVE
1231 WEST COURT STREET
SEGUIN, TEXAS 78155
EXISTING CONDITIONS AND
SLOPE MAP

STEVEN BUFFUM
115531
LICENSED
PROFESSIONAL ENGINEER
7/29/2019

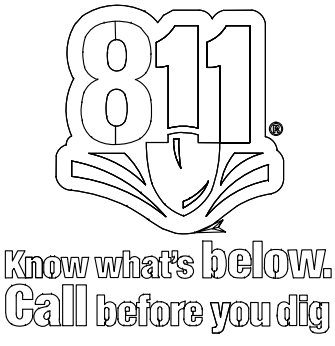
SHEET
OF 24 SHEETS

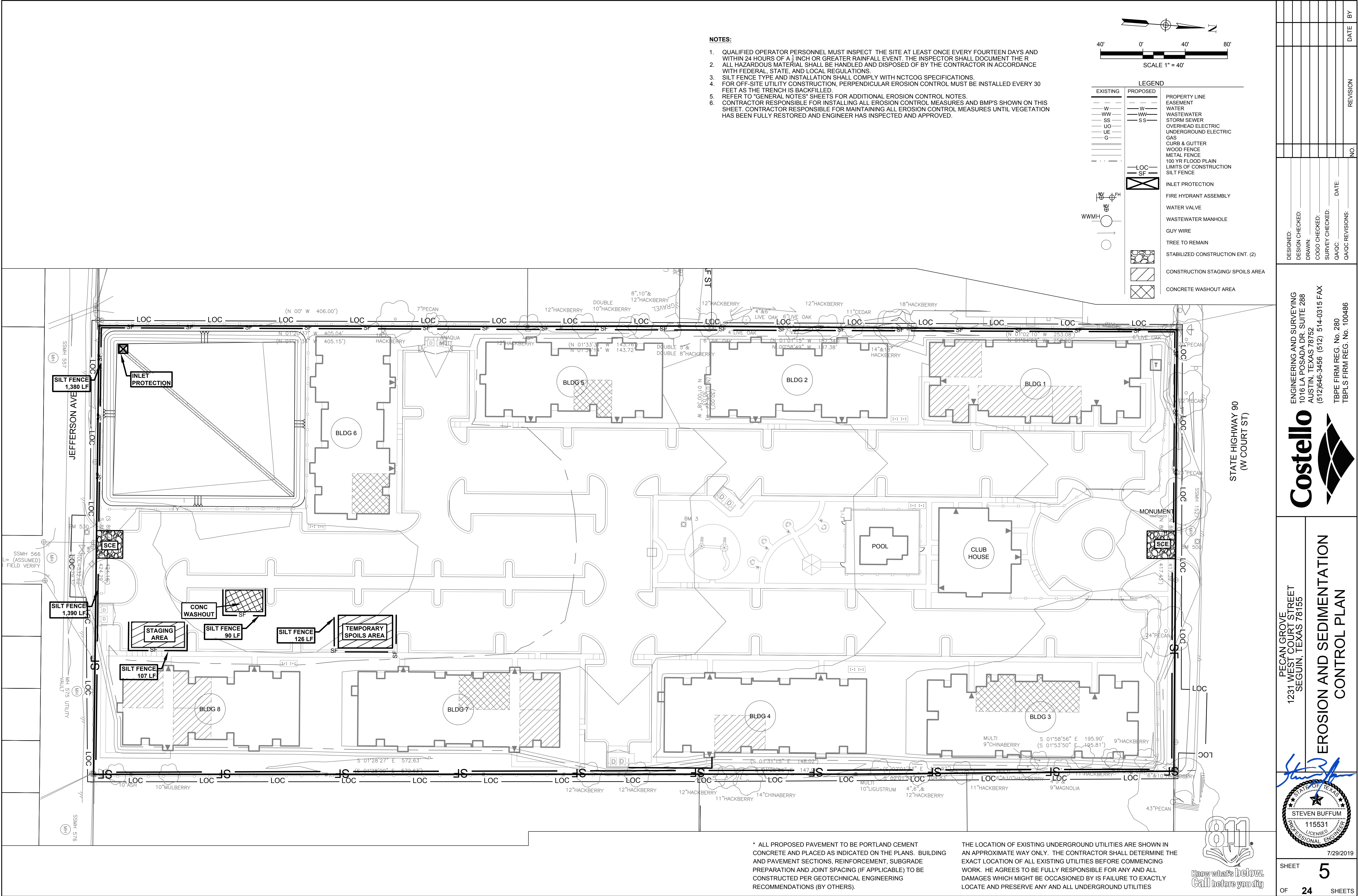
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DATE
REVISION
BY

* ALL PROPOSED PAVEMENT TO BE PORTLAND CEMENT CONCRETE AND PLACED AS INDICATED ON THE PLANS. BUILDING AND PAVEMENT SECTIONS, REINFORCEMENT, SUBGRADE PREPARATION AND JOINT SPACING (IF APPLICABLE) TO BE CONSTRUCTED PER GEOTECHNICAL ENGINEERING RECOMMENDATIONS (BY OTHERS).

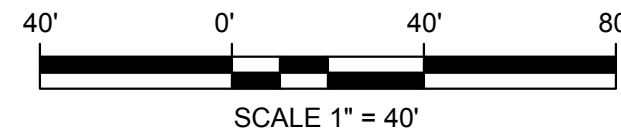
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




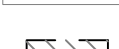
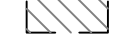





1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB.
2. FROM A CIVIL ENGINEERING STANDPOINT, THIS SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES.
3. APPROVAL OF THESE PLANS BY THE CITY OF SEGUIN INDICATES COMPLIANCE WITH ALL APPLICABLE CITY REGULATIONS ONLY.
4. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
5. ALL ITEMS ARE TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
6. A RESTRICTIVE COVENANT MAY BE REQUIRED FOR ENFORCEMENT PURPOSES.
7. SERVICE COMMITMENT FROM A COMMERCIAL TRASH SERVICE MUST BE PROVIDED INDICATING THEY CAN PROVIDE SERVICE. THE LETTER SHOULD ADDRESS THE MINIMUM CLEARANCE REQUIREMENT FOR THE SERVICE VEHICLES.
8. ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
9. POWER OPERATED GATES ACROSS FIRE ACCESS ROADS MUST BE PROVIDED

10. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
11. FROM A CIVIL ENGINEERING STANDPOINT, THE ATTACHED SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES.




EXISTING	PROPOSED	
— W —	— W —	PROPERTY LINE
— WW —	— WW —	EASEMENT
— SS —	— SS —	WATER
— UO —		WASTEWATER
— UE —		STORM SEWER
— G —		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
	— LOC —	GAS
	• • • • •	CURB & GUTTER
		WOOD FENCE
		METAL FENCE
		100 YR FLOOD PLAIN
		LIMITS OF CONSTRUCTION
		FIRE LANE
		ACCESSIBLE ROUTE
		FIRE HYDRANT ASSEMBLY
		WATER VALVE
		WASTEWATER MANHOLE
		DUMPSTER/ TRANSFORMER LOCATION
		MEDIUM DUTY CONCRETE
		INGRESS
		BICYCLE STALL (8, TYP.)
		ACCESSIBLE UNIT
		SENSORY IMP. UNIT

DESIGNED:			
DESIGN CHECKED:			
DRAWN:			
COGO CHECKED:			
SURVEY CHECKED:			
QA/QC: _____ DATE: _____			
QA/QC REVISIONS:			
	NO.	REVISION	DATE BY

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AUSTIN, TEXAS 78752
(512)646-3456 (512) 514-0315 FAX

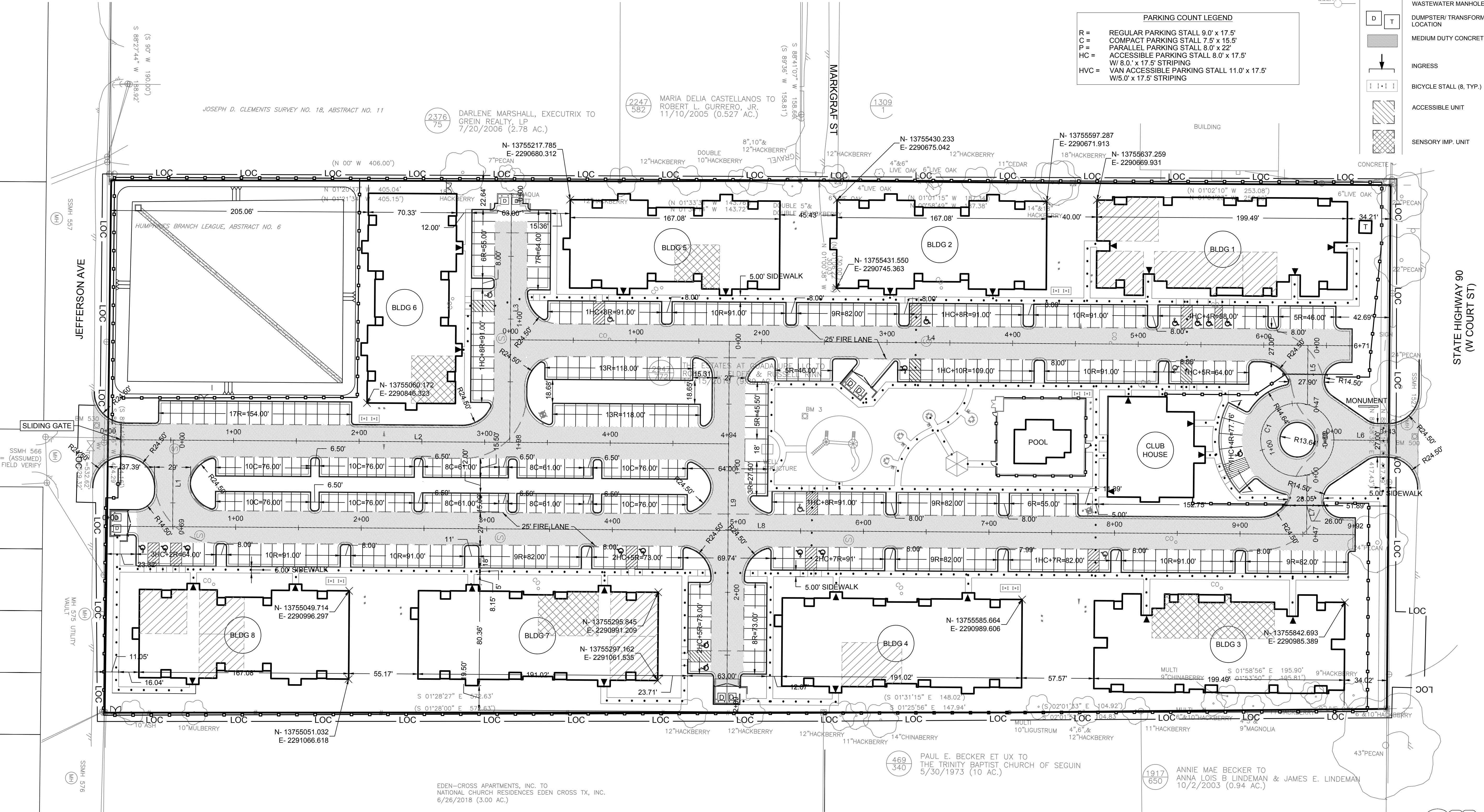
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1231 WEST COURT STREET
SEGUIN, TEXAS 78155

SHEET **6**

F **24** SHEETS



* ALL PROPOSED PAVEMENT TO BE PORTLAND CEMENT CONCRETE AND PLACED AS INDICATED ON THE PLANS. BUILDING AND PAVEMENT SECTIONS, REINFORCEMENT, SUBGRADE PREPARATION AND JOINT SPACING (IF APPLICABLE) TO BE CONSTRUCTED PER GEOTECHNICAL ENGINEERING RECOMMENDATIONS (BY OTHERS).

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FOR REGULATORY REVIEW ONLY - NOT FOR CONSTRUCTION

LOT AND MASSING COMPLIANCE		ZONING = MF-3					
STANDARD		CRITERIA (SF / %)		PROPOSED (SF / %)			
GROSS SITE AREA		430,959	100%	430,959	100%		
IMPERVIOUS COVER		301,671	70%	267,644	62%		
BLDG HEIGHT		(LESSER OF) 96 FT/5 STORIES		40 FEET/3 STORIES			
DENSITY		20 UNITS/AC.					
MINIMUM SETBACKS		SHOWN ON PLANS					
LOT AND MASSING STANDARDS ACCORDING TO ZONING REGULATIONS ESTABLISHED IN ZC 24-18 & UDC 3.6.2							

PARKING SPACES REQUIRED BY UNIT MIX or USE	# UNITS 198 TOTAL	PARKING RATE	PARKING REQUIRED
SINGLE BEDROOM (/ UNIT)	18	1.5	27
TWO BEDROOM (/ UNIT)	60	2.0	120
THREE BEDROOM (/ UNIT)	114	3	342
FOUR BEDROOM (/ UNIT)	6	4	24
OFFICE	600	300	2
PARKING SUBTOTAL =			515
ACCESSIBLE SPACES =			9 (2 VAN)
BICYCLE SPACES =			40

STANDARD PARKING DEDUCTIONS	QUANTITY	RATE	DEDUCTION
BICYCLE SPACES (5% MAX)	1	5%	-26
PUBLIC TRANSIT PROXIMITY	1	5%	-26
DEDUCTION SUBTOTAL =			-52

PARKING SUMMARY	REQUIRED	PROPOSED
TOTAL VEHICULAR SPACES	464	388*
- STANDARD	--	275
- COMPACT	--	92
- ACCESSIBLE	9 (2 VAN)	21 (3 VAN)
BICYCLE SPACES	40	40

*ALTERNATIVE PARKING COMPLIANCE REQUESTED PURSUANT TO UDC 5.3.4.B

Building Summary				
Building ID	Use	Site Area	Height in Feet	Height in Stories
1	Apartments	13850 SF	40	3
2	Apartments	11140 SF	40	3
3	Apartments	13850 SF	40	3
4	Apartments	13088 SF	40	3
5	Apartments	11140 SF	40	3
6	Apartments	11140 SF	40	3
7	Apartments	13088 SF	40	3
8	Apartments	11140 SF	40	3
Clubhouse	Clubhouse	5422 SF	15	1

Mobility	Total Units	Required %	Calculated Units	Units Required	Units Proposed
Unit Description	198	5%	9.9	10	11
1 BR	18	5%	0.9	1	1
2 BR-1 / -2	60	5%	3	3	3
3 BR-1 / -2 / -3	114	5%	5.7	5.7	6
4 BR	6	5%	0.3	1	1
		5%	0	0	
	198		9.9	10.7	11

Hearing/Visual	Total Units	Required %	Calculated Units	Units Required (Rounded)	Units Proposed
Unit Description	198	2%	3.96	4	7
1 BR	18	2%	0.36	1	1
2 BR-1 / -2	60	2%	1.2	1.2	2
3 BR-1 / -2 / -3	114	2%	2.28	2.28	3
4 BR	6	2%	0.12	1	1
		2%	0	0	
	198		3.96	5.48	7

Line Table: Alignments					
Line #	Length	Direction	Start Point	End Point	
L2	494.34	N1° 04' 23.01"W	(2290880.79,13754854.56)	(2290871.54,13755348.82)	
L3	198.25	N88° 56' 31.59"E	(2290676.58,13755170.85)	(2290874.80,13755174.51)	
L4	670.53	N1° 03' 23.46"W	(2290793.12,13755173.00)	(2290780.76,13755843.42)	
L8	991.92	N1° 04' 08.83"W	(2290949.73,13754858.01)	(2290931.22,13755849.76)	
L1	68.99	N88° 55' 36.95"E	(2290879.82,13754906.50)	(2290948.80,13754907.80)	
L9	289.42	N88° 55' 37.09"E	(2290789.91,13755347.29)	(2291079.28,13755352.71)	
L5	47.22	N88° 55' 36.99"E	(2290781.41,13755808.08)	(2290828.62,13755808.97)	
L7	47.27	N88° 55' 36.99"E	(2290884.69,13755810.02)	(2290931.95,13755810.90)	
L6	42.81	N1° 02' 44.01"W	(2290856.27,13755830.68)	(2290855.49,13755873.48)	

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	29.14	183.11	N88° 57' 34.95"E	(2290856.27,13755830.68)	(2290856.28,13755830.68)

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AUSTIN, TEXAS 78762
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TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486

PECAN GROVE
1231 WEST COURT STREET
SEGUIN, TEXAS 78155

SITE PLAN
NOTES & DETAILS

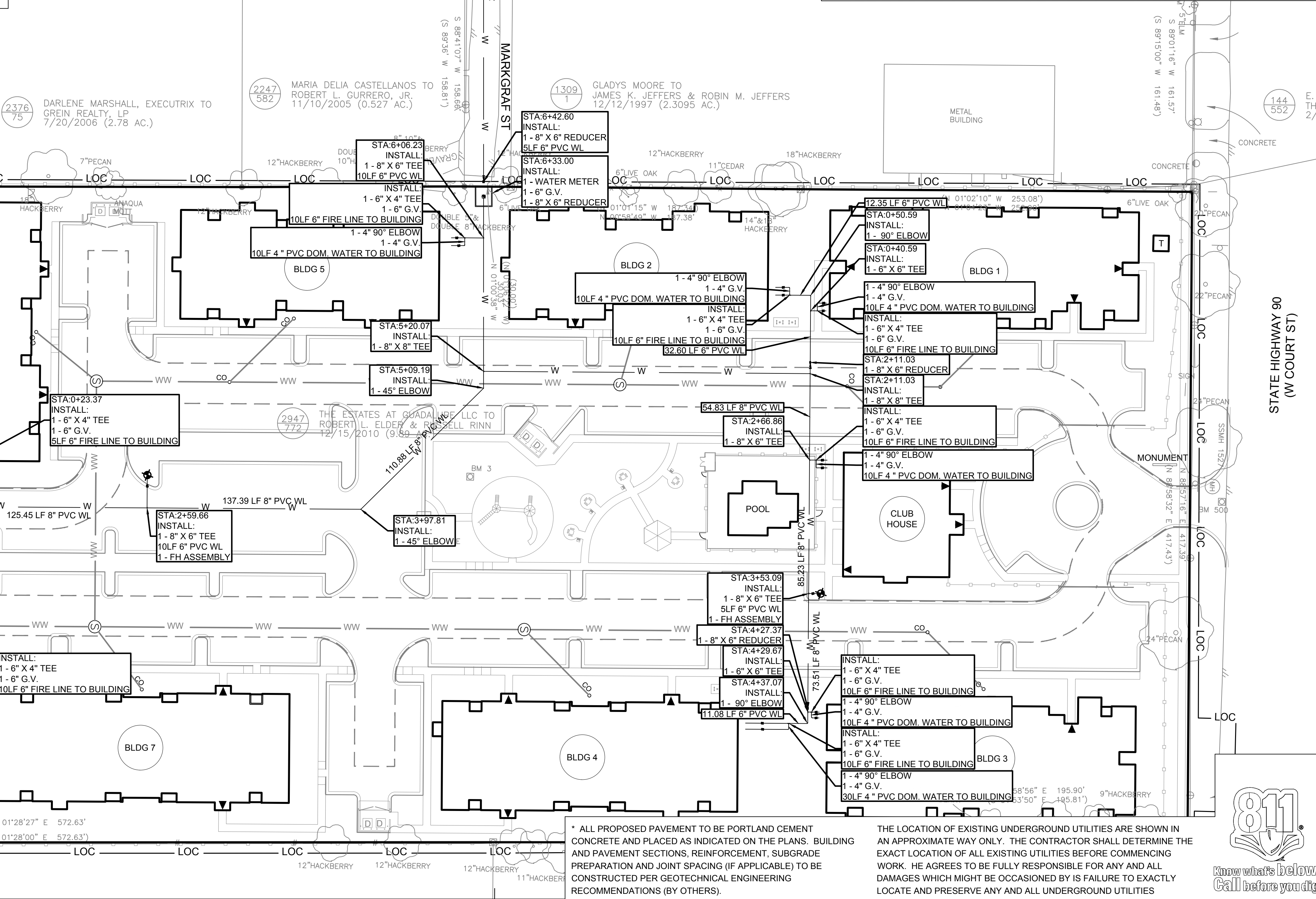
7/29/2019

SHEET

7

OF 24 SHEETS

1. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND APPURTENANCES ARE CALLED OUT ON PLANS.
2. NO COMBUSTIBLE CONSTRUCTION WILL BEGIN ON THIS SITE PLAN UNTIL THE WATER LINE EXTENSION IS COMPLETED AND THE REQUIRED FLOW IS AVAILABLE.
3. EXISTING SERVICE LINE LOCATIONS ARE APPROXIMATE AND NEED TO BE FIELD VERIFIED.
4. LIMITS OF CONSTRUCTION ARE SHOWN ON EROSION AND SEDIMENTATION CONTROL PLANS.
5. UNDERGROUND MAINS FEEDING PRIVATE HYDRANTS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24, AND THE FIRE CODE BY A LICENSED CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
6. REFERENCE GENERAL NOTES FOR ADDITION UTILITY NOTES.
7. THIS SHEET IS AN OVERALL VIEW OF UTILITIES, PLEASE REFER TO PLAN AND PROFILE VIEWS FOR DETAILED INFORMATION.
8. UNLESS OTHERWISE NOTED, ALL EXISTING SURFACE UTILITY APPURTENANCES TO BE ADJUSTED TO FINAL GRADE.
9. ALL PRIVATE HYDRANTS ARE TO BE PAINTED RED.
10. UNDERGROUND MAINS FEEDING NFA 13 SPRINKLER SYSTEMS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 13, AND THE FIRE CODE, BY A LICENSED SPRINKLER CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
11. A DC FIRE BACKFLOW PREVENTOR WILL BE PROVIDED IN EACH BUILDING. SEE MEP PLANS.
12. TYPICAL WATERLINE FLOWLINE= 4.0 FEET BELOW FINISHED FLOOR.
13. UNLESS STATED OTHERWISE ALL WATER LINES TO BE C-900 DR-14 PVC

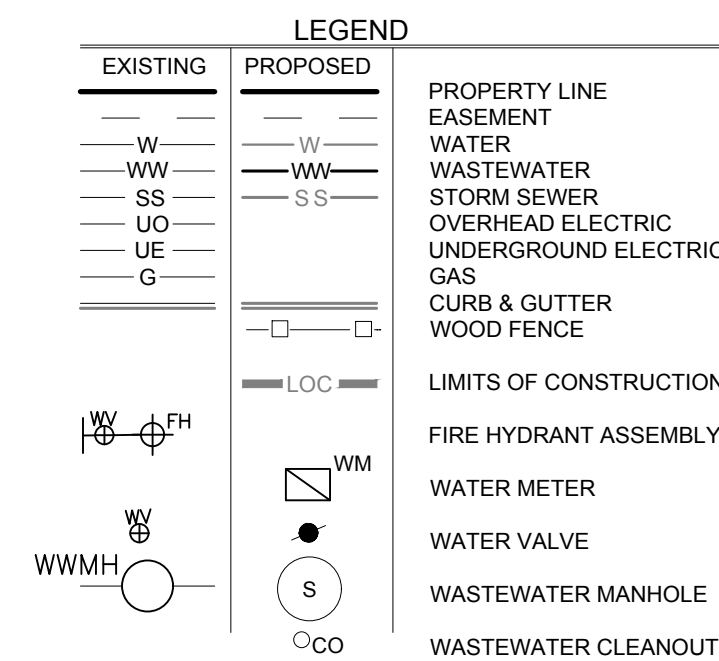


WATER LINE NOTE:

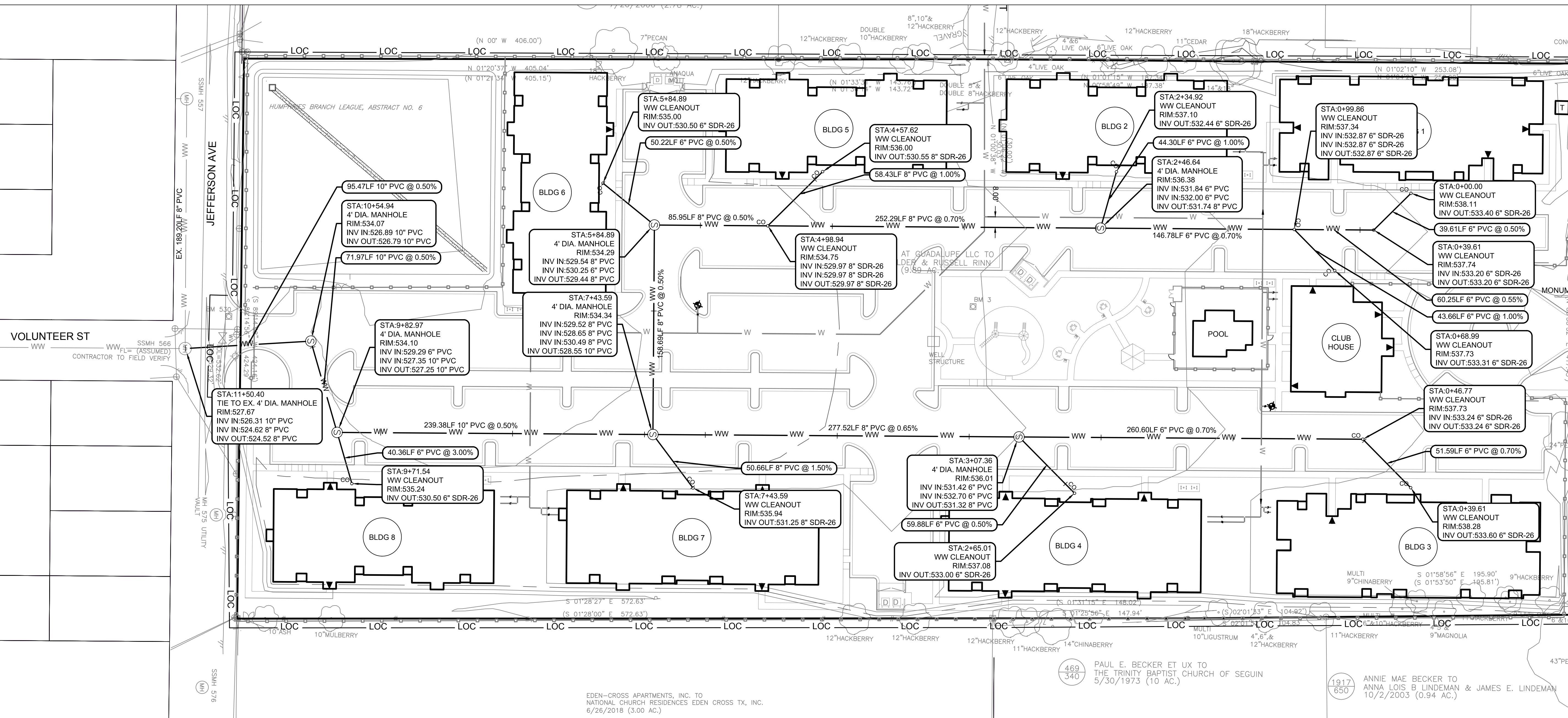
ALL WATER LINE C900 PVC UNLESS OTHERWISE NOTED.

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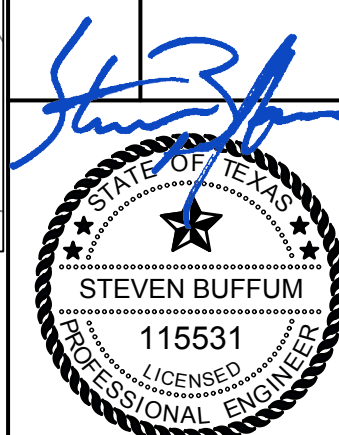
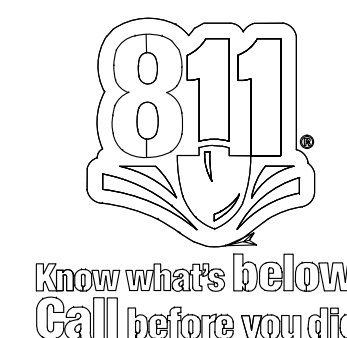


- NOTES:**
1. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND APPURTENANCES AS CALLED OUT ON PLANS.
 2. NEAR ASPHALT ARE REQUIRED FOR INSTALLATION OF WATER & WASTEWATER LINES PER STANDARD DETAILS.
 3. NO COMBUSTIBLE CONSTRUCTION WILL BEGIN ON THIS SITE PLAN UNTIL THE WATER LINE EXTENSION IS COMPLETED AND THE REQUIRED FIRE FLOW IS AVAILABLE.
 4. EXISTING SERVICE LINE LOCATIONS ARE APPROXIMATE AND NEED TO BE FIELD VERIFIED.
 5. LIMITS OF CONSTRUCTION ARE SHOWN ON EROSION AND SEDIMENTATION CONTROL PLANS.
 6. UNDERGROUND MAINS FEEDING PRIVATE HYDRANTS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NPWA 24, AND THE FIRE CODE BY A LICENSED CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME UNLESS ISOLATION VALVES ARE PROVIDED IN BETWEEN TESTED SECTIONS.
 7. REFERENCE GENERAL NOTES FOR ADDITIONAL UTILITY NOTES. THIS SHEET IS AN OVERALL VIEW OF UTILITIES, PLEASE REFER TO PLAN AND PROFILE SHEETS FOR DETAILED INFORMATION.
 8. UNLESS OTHERWISE NOTED, ALL EXISTING SURFACE UTILITY APPURTENANCES TO BE ADJUSTED TO FINAL GRADE.
 9. WASTEWATER CLEANOUTS ARE REQUIRED ALONG ALL BUILDING SERVICE LEADS AND PRIVATE MAINS AT EVERY BEND AND AT INTERVALS OF 100 FEET.
 10. UNLESS OTHERWISE NOTED ALL WASTEWATER LINES TO BE C-900 DR-14 PVC



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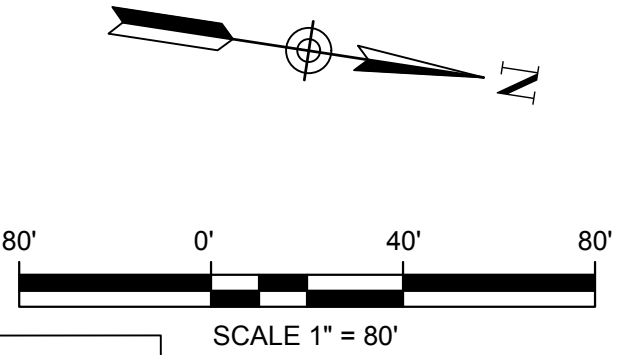
SHEET 9
OF 24 SHEETS

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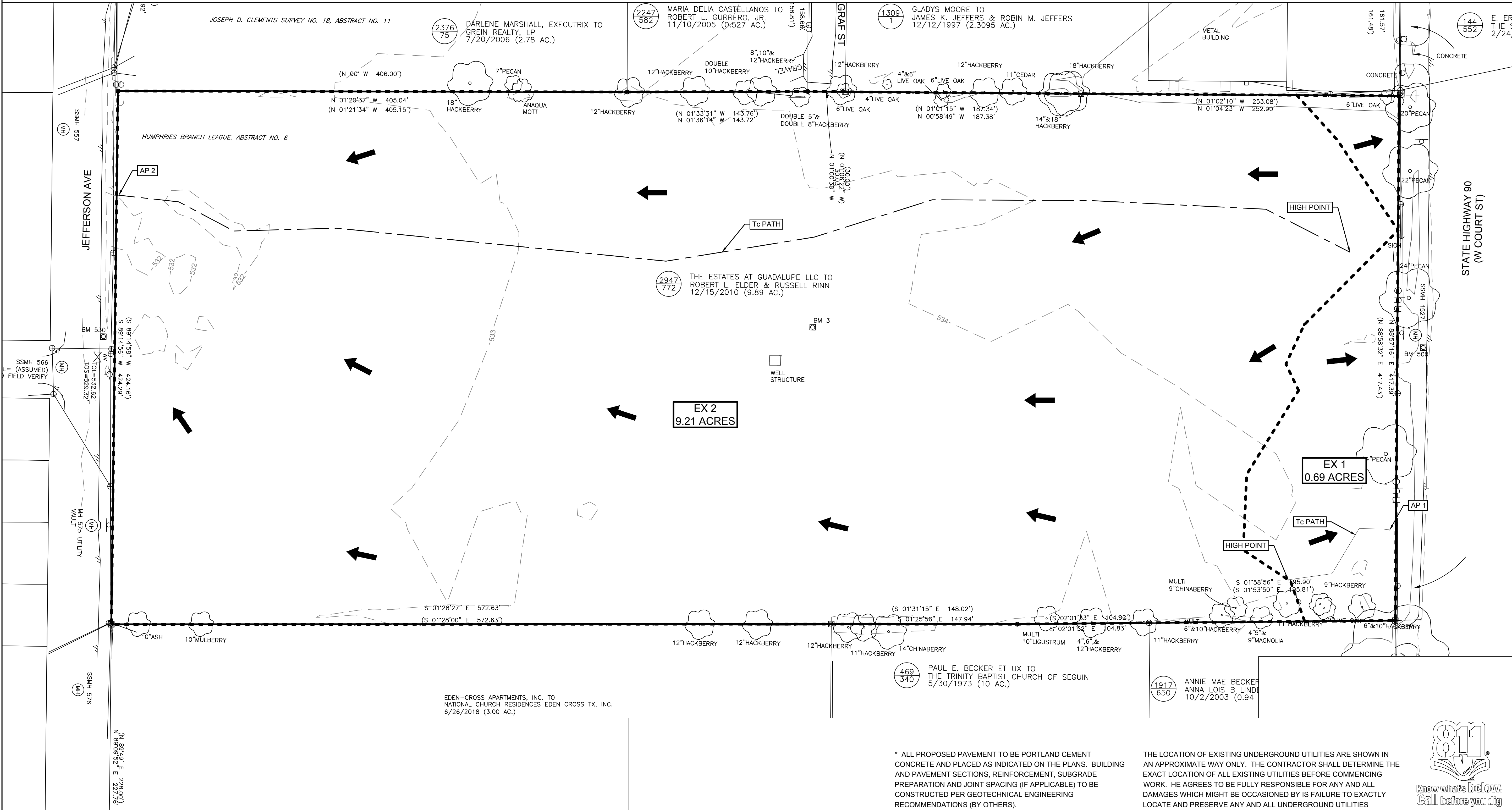
EXISTING CONDITIONS											
Area Characteristics					Stormwater Runoff						
Area ID	Area (Ac)	CN	% Imp.	Tc (min)	Tlag (min)	2 Year	10 Year	25 Year	50 Year	100 Year	Routing
EX 1	0.69	79	0%	17.6	10.6	0.97	1.73	2.26	2.79	3.33	AP 1
EX 2	9.21	79	1%	36.1	21.7	9.72	17.20	22.47	27.80	33.15	AP 2
AP 1	-	-	-	-	-	0.97	1.73	2.26	2.79	3.33	--
AP 2	-	-	-	-	-	9.72	17.20	22.47	27.80	33.15	--

LEGEND	
EXISTING	DRAINAGE DIVIDE
←	FLOW DIRECTION
---	MAJOR ELEVATION CONTOUR
- - -	MINOR ELEVATION CONTOUR
●	POI
○	POINT OF INTEREST

DA#
AREA: AC.



NOTES:
1. PEAK RUNOFF RATES FOR STORMWATER MANAGEMENT FOR THE 2, 10, 25, 50, 100 YEAR STORM EVENTS DEVELOPED IN HEC-HMS, USING TXDOT E, B, AND D VALUES FOR RAINFALL INTENSITY.



DESIGNED:	DESIGN CHECKED:	DRAWN:	COGO CHECKED:	SURVEY CHECKED:	QA/QC:	DATE:	NO.	REVISION	DATE	BY

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Costello

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TBPLS FIRM REG. No. 100486

PECAN GROVE
1231 WEST COURT STREET
SEGUIN, TEXAS 78155

EXISTING DRAINAGE ARE MAP

STEVEN BUFFUM
115531
LICENSED PROFESSIONAL ENGINEER

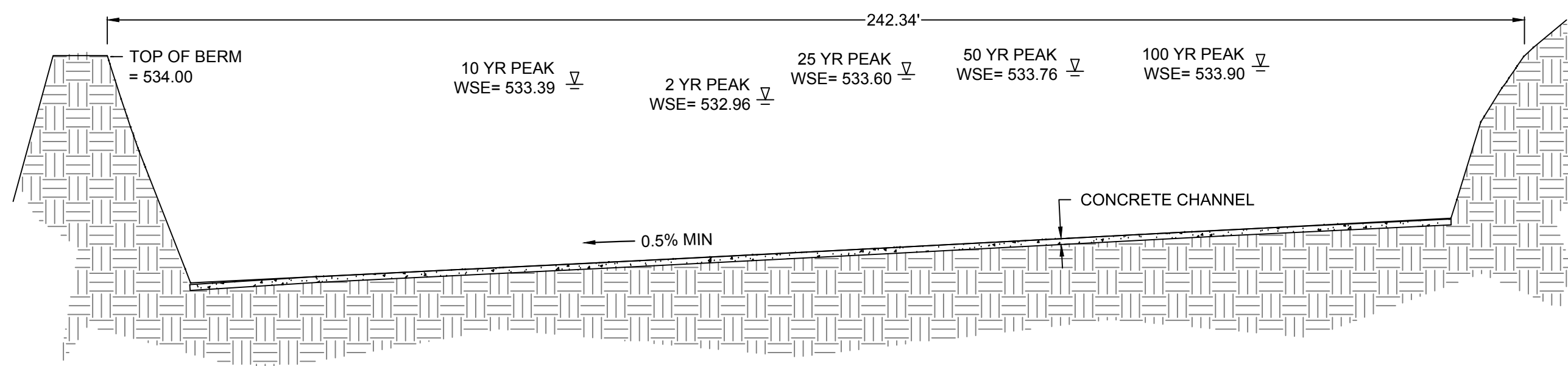
7/29/2019

SHEET **10**
OF **24** SHEETS

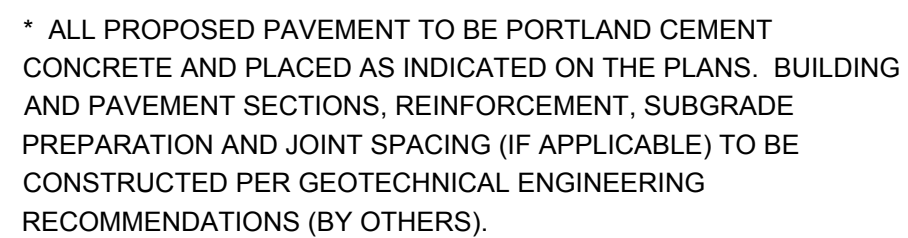
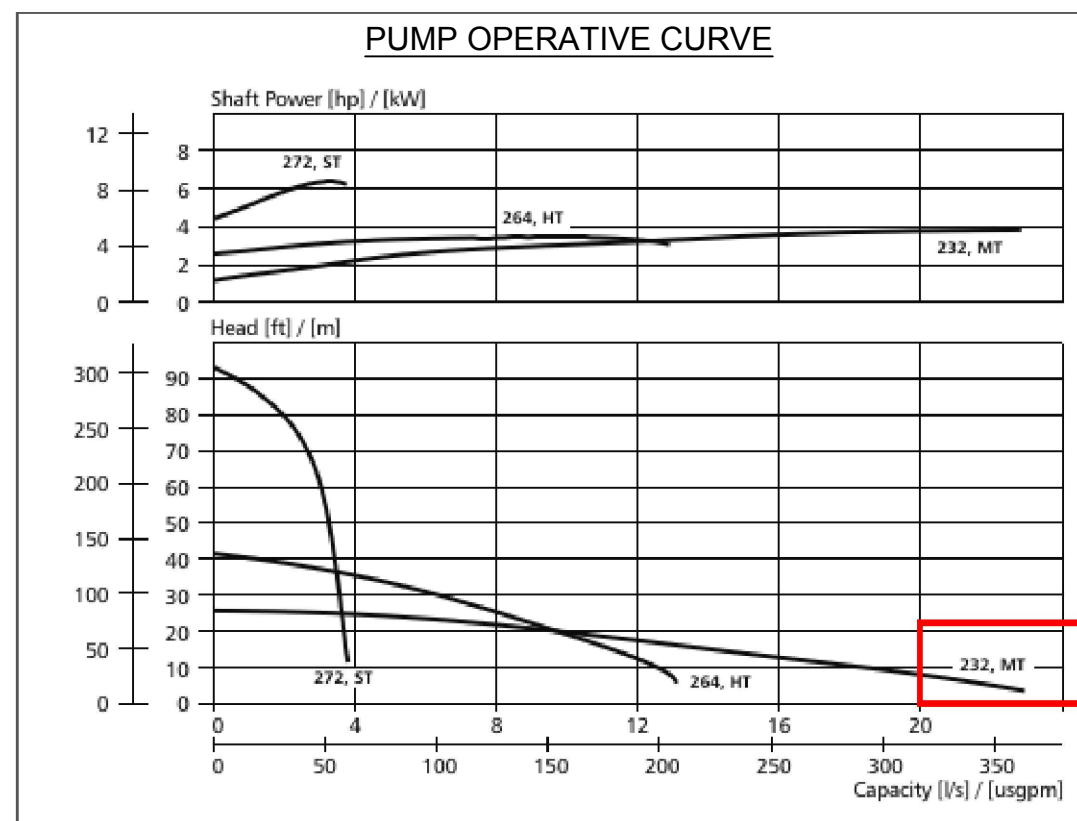
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SECTION B-B PROFILE



CONCRETE CHANNEL DETAIL
N.T.S.

- NOTES:**
1. STRUCTURAL DETAILS FOR POND WALL TO BE ISSUED WITH BUILDING STRUCTURAL DETAILS.
 2. STRUCTURAL DETAILS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS
 3. CONTRACTOR SHALL CALL TEXAS 811 (811 OR 1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.

DESIGN DISCHARGE CALCULATIONS					
Weir Data	Width #1 (ft) 2	Width #2 (ft) 4.0	Width #3 (ft) 6.0	Approx. Pump Discharge	TOTAL
Pond Stage (ft)	Discharge (cfs)				
532.00	0.00			0.75	0.75
532.50	2.12	0.00		0.75	2.87
533.00	6.00	4.24		0.75	10.99
533.50	11.02	12.00	0.00	0.75	23.77
534.00	16.97	22.05	6.36	0.75	46.13

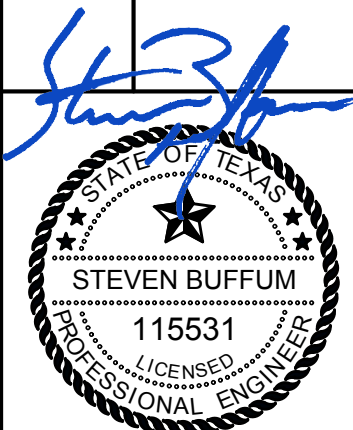
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COGO CHECKED: _____	_____	_____	_____	_____	_____
SURVEY CHECKED: _____	_____	_____	_____	_____	_____
QA/QC: _____ DATE: _____	_____	_____	_____	_____	_____
QA/QC REVISIONS: _____	_____	_____	_____	_____	_____
NO. _____	REVISION _____	DATE _____	BY _____	_____	_____

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PECAN GROVE
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POND AND SECTION DETAILS



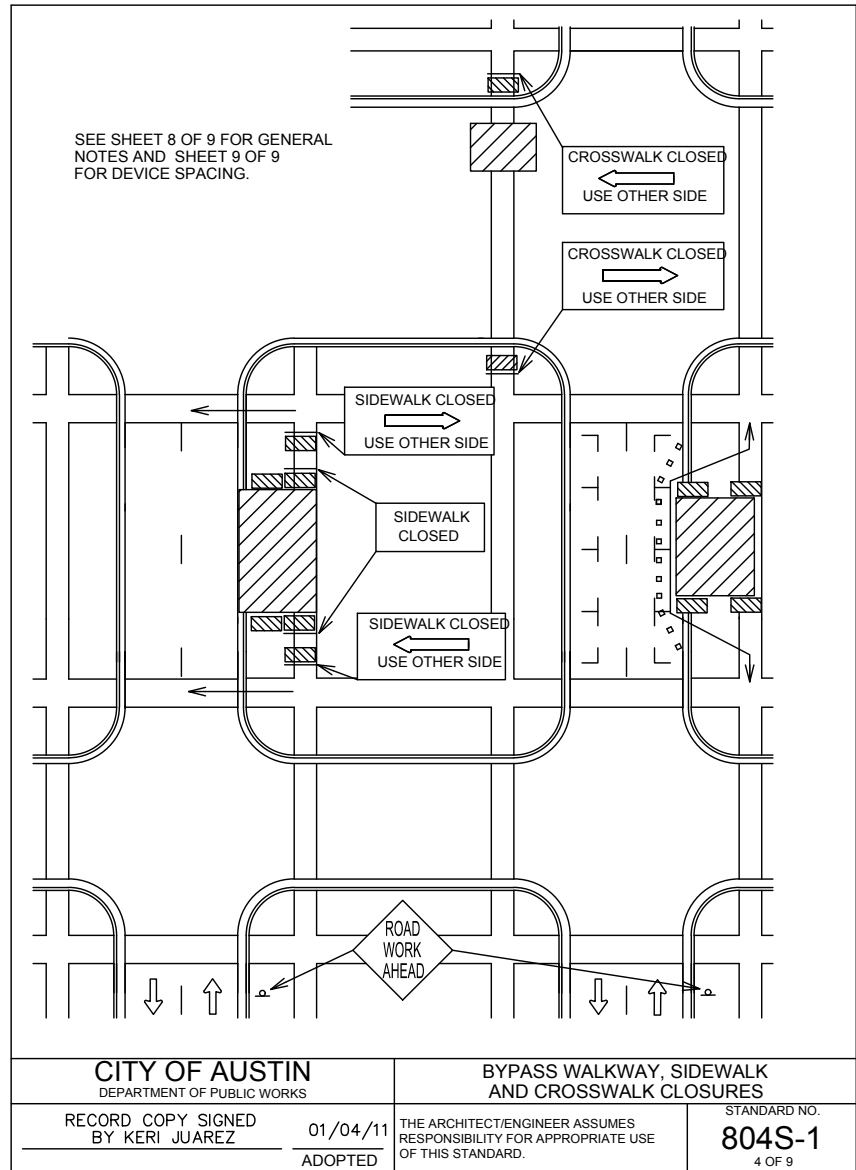
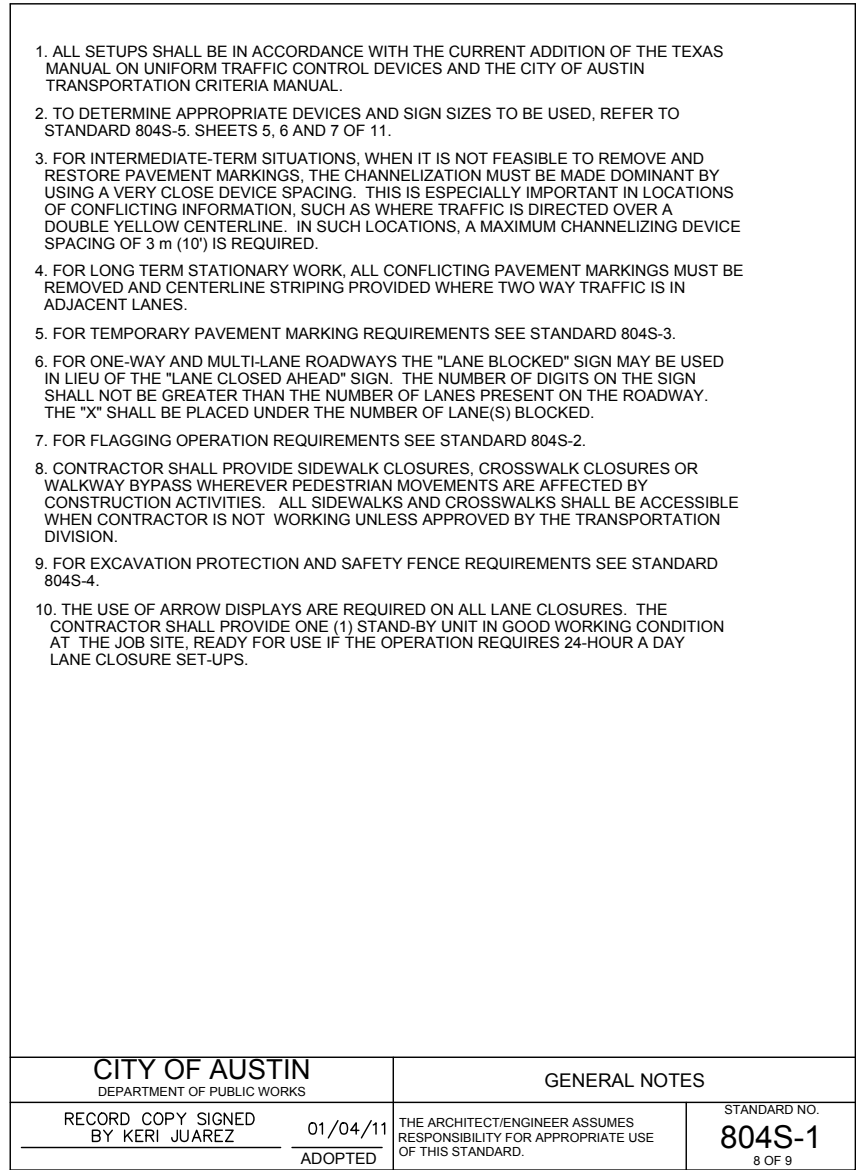
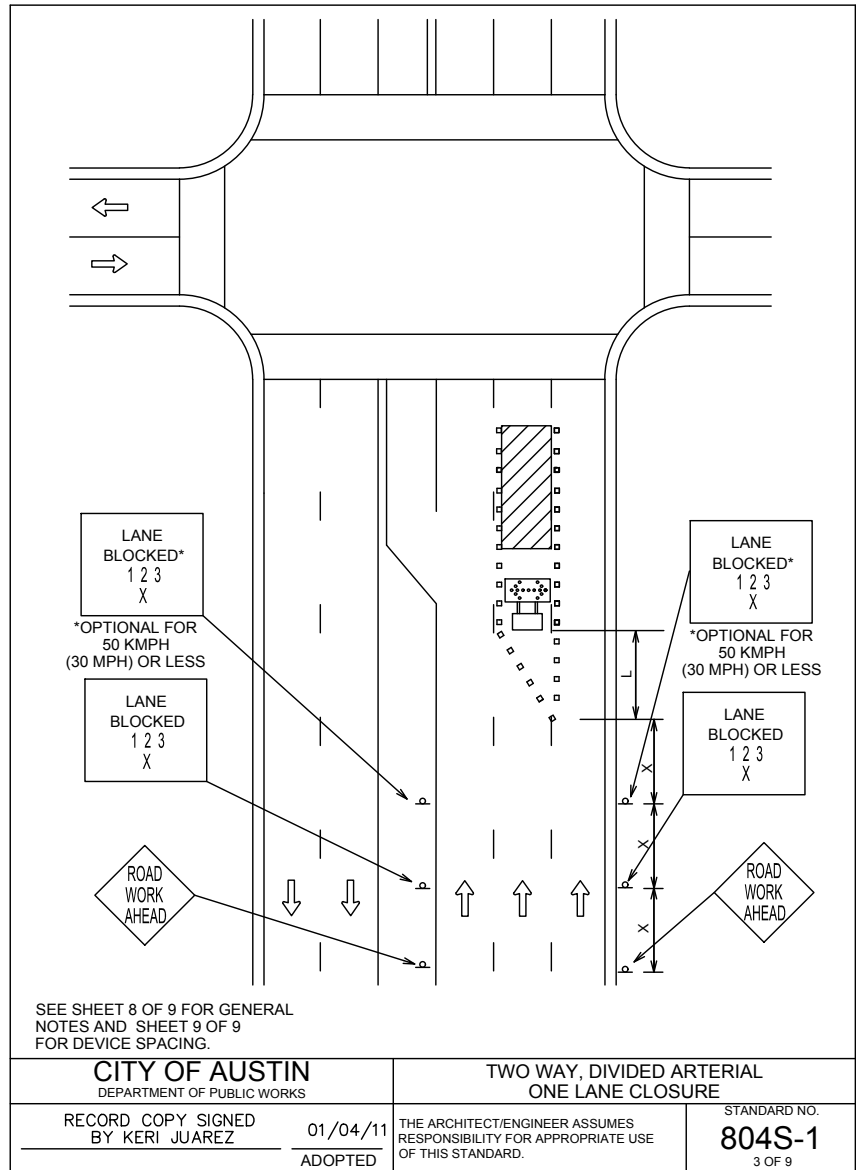
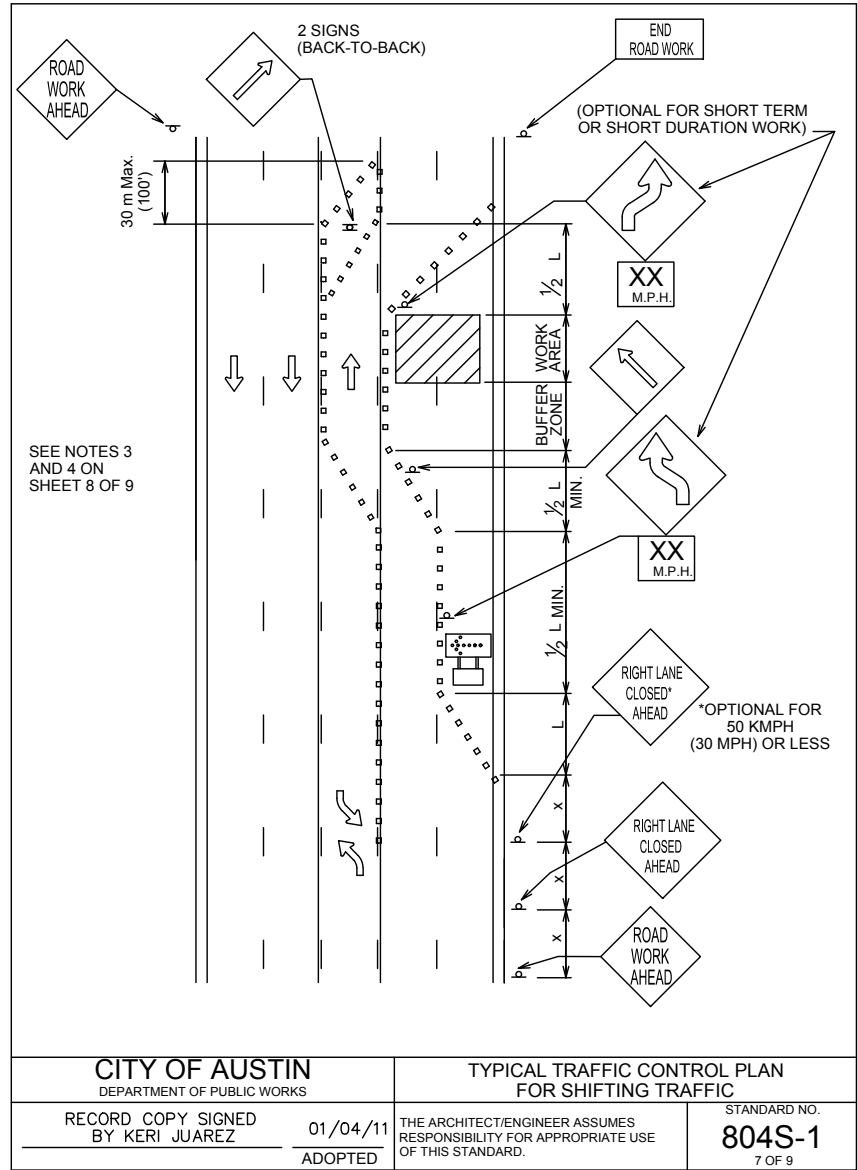
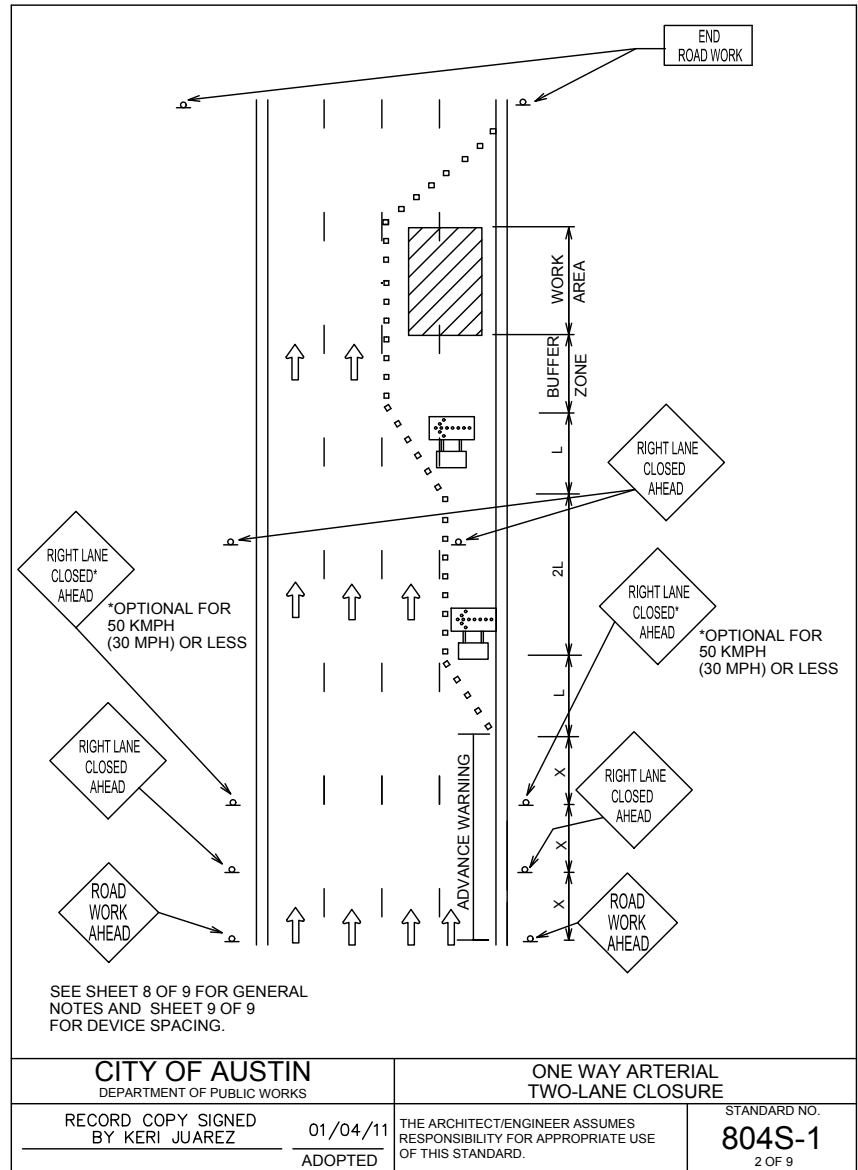
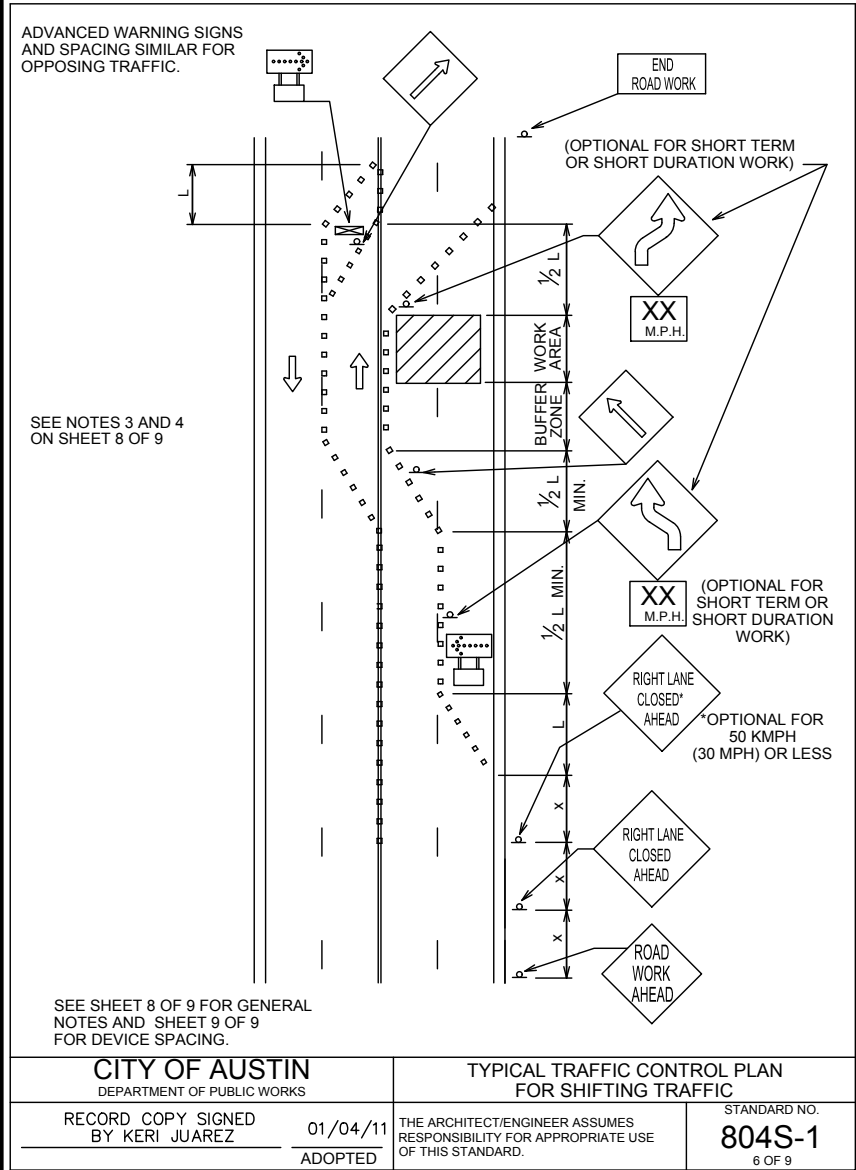
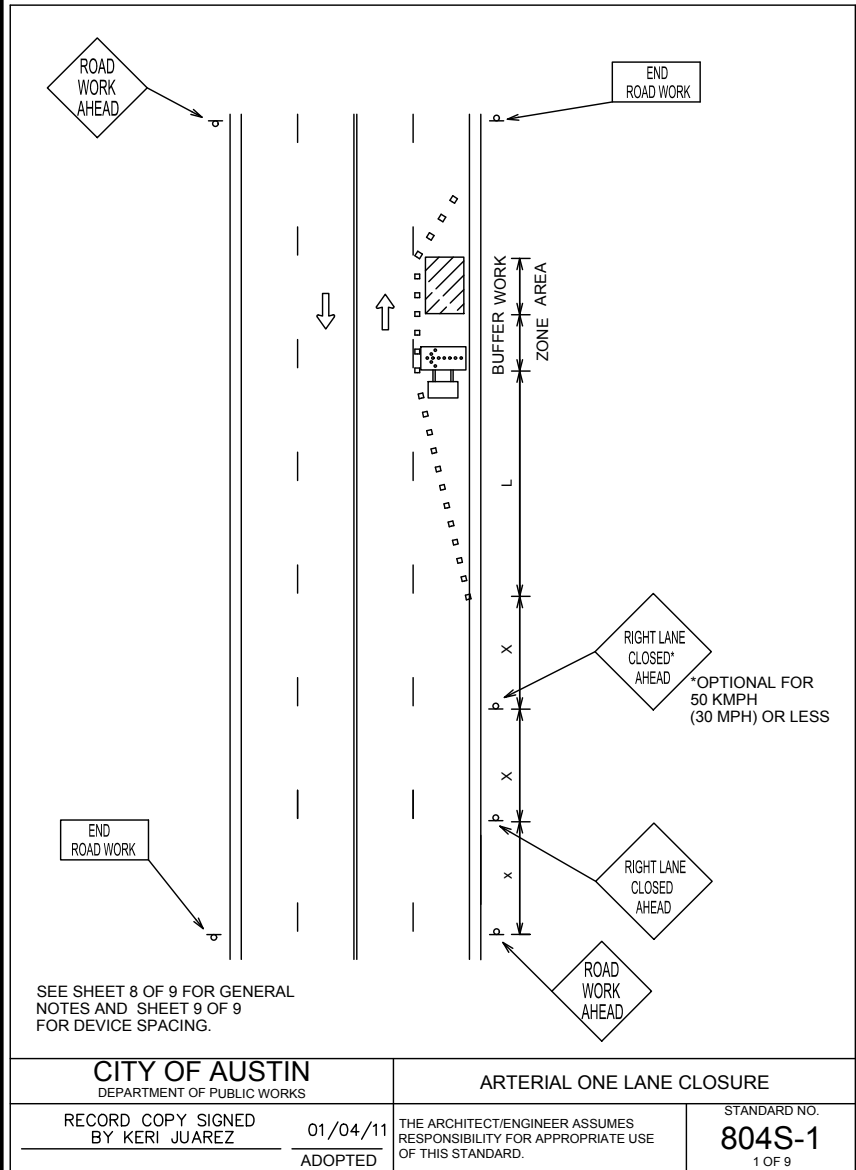
7/29/2019

SHEET

12

OF 24

SHEETS



Typical Transition Lengths and Suggested Maximum Spacing of Devices

Speed KMPH	Posted Speed MPH	Formula	Minimum Desirable Taper Length (L) Offset Meters (feet)	3.3/(11) Offset Meters (feet)	3.6/(12) Offset Meters (feet)	On a taper Meters (feet)	On a tangent Meters (feet)	"X" Dimension
50	30	L=100S ² /60	45 (150)	50 (165)	55 (180)	9 (30)	15-20 (50-75)	40 (120)
55	35		65 (210)	70 (225)	75 (240)	10 (35)	25-25 (75-80)	50 (160)
65	40		80 (265)	90 (295)	100 (320)	12 (40)	25-30 (80-100)	75 (240)
70	45		135 (450)	150 (495)	165 (540)	13 (45)	30-35 (90-110)	100 (320)
80	50		150 (500)	165 (550)	180 (600)	15 (50)	35-45 (100-125)	120 (400)
90	55		165 (550)	180 (600)	200 (660)	16 (55)	40-45 (110-140)	150 (500)
95	60		180 (600)	200 (660)	220 (720)	18 (60)	45-55 (125-150)	180 (600)
105	65		195 (650)	215 (715)	235 (780)	19 (65)	45-55 (125-150)	210 (700)
115	70		215 (700)	235 (770)	255 (840)	21 (70)	45-55 (140-175)	240 (800)

LEGEND

- Channelizing devices
- Trailer mounted flashing arrow board
- Flagger

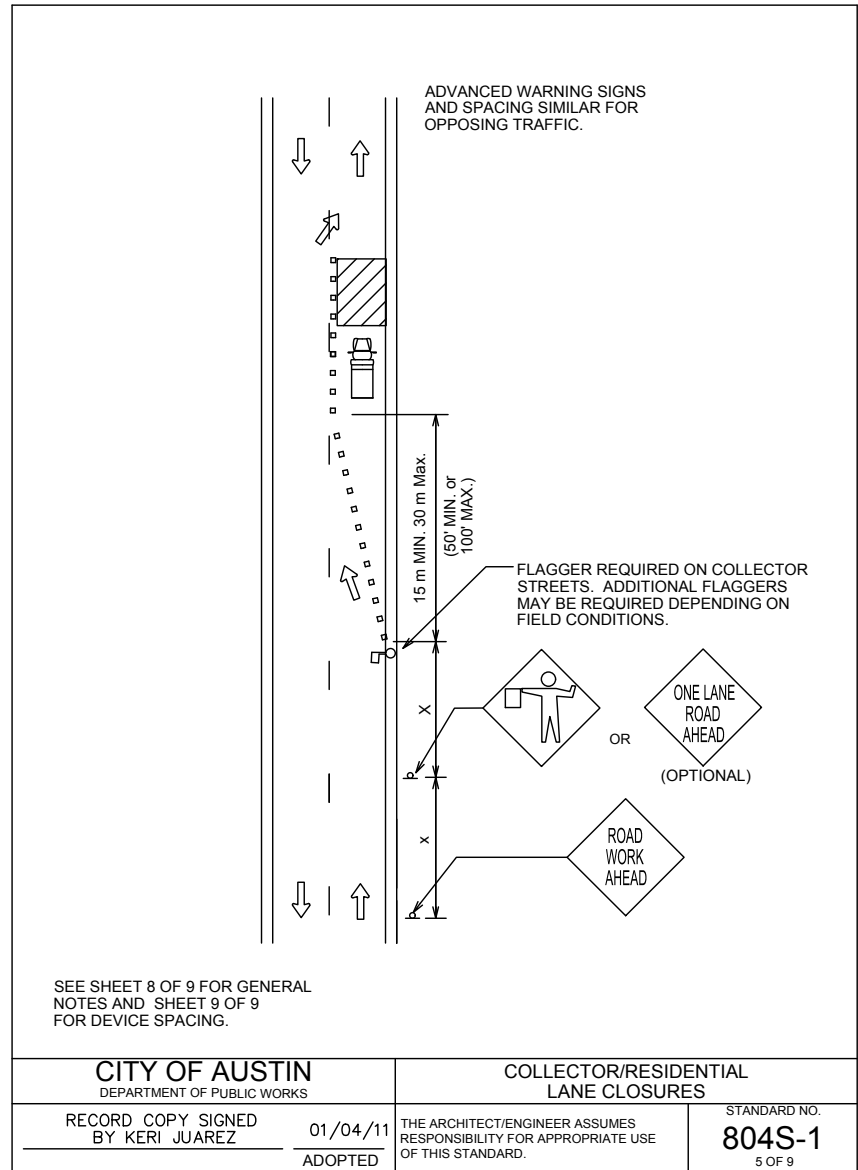
CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

RECORD COPY SIGNED BY KERI JUAREZ 01/04/11 ADOPTED

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

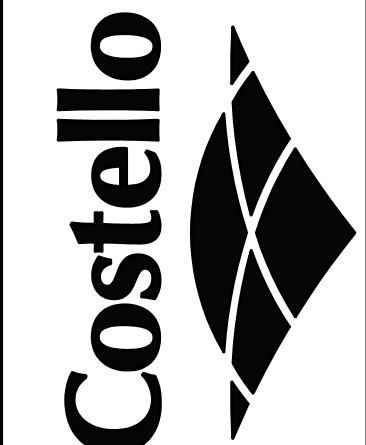
DEVICE SPACING

STANDARD NO. 804S-1 4 OF 9



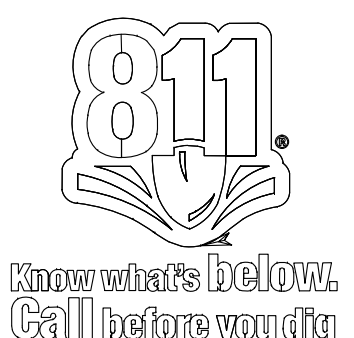
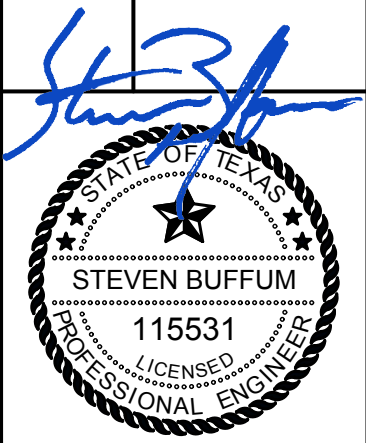
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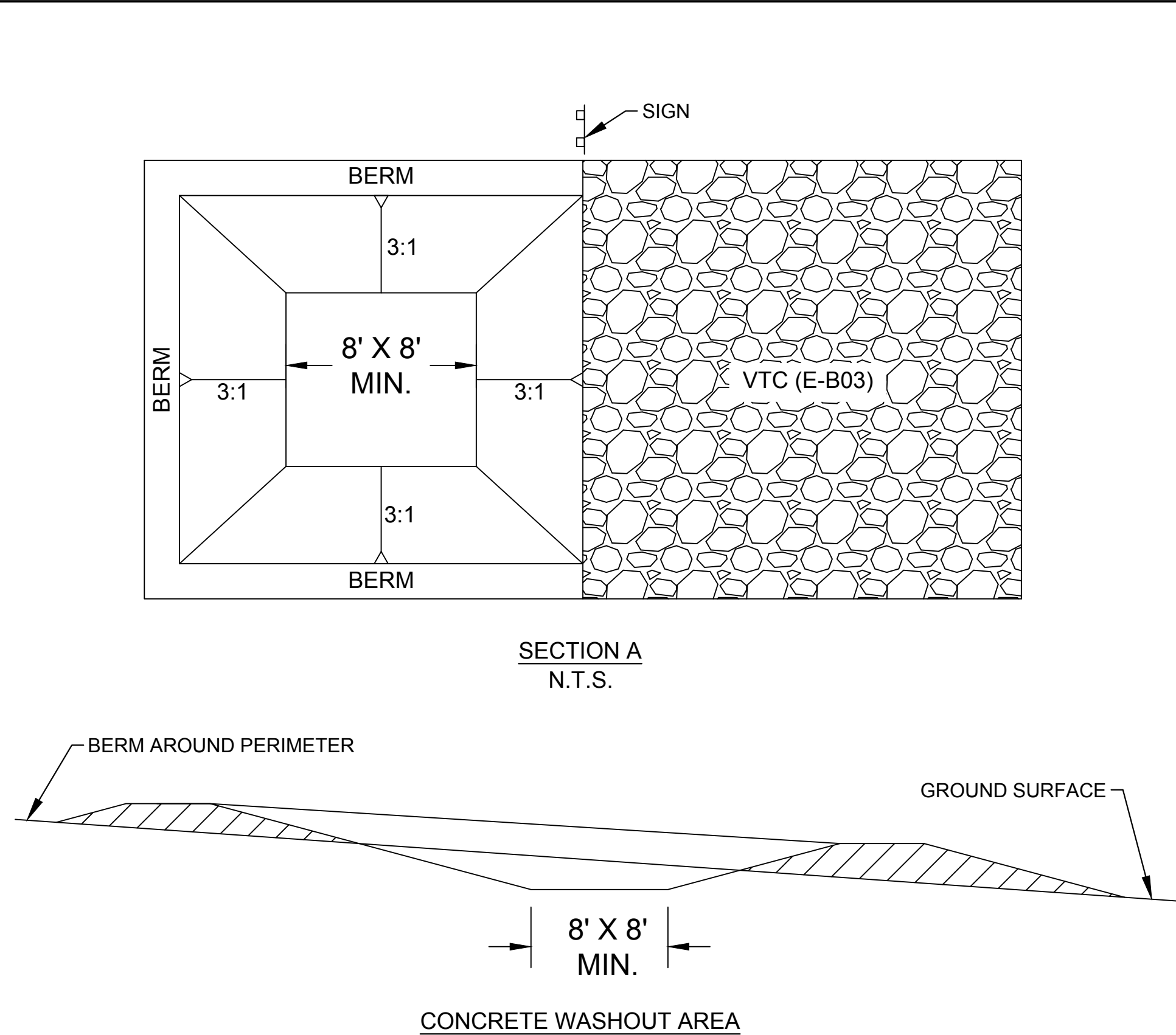
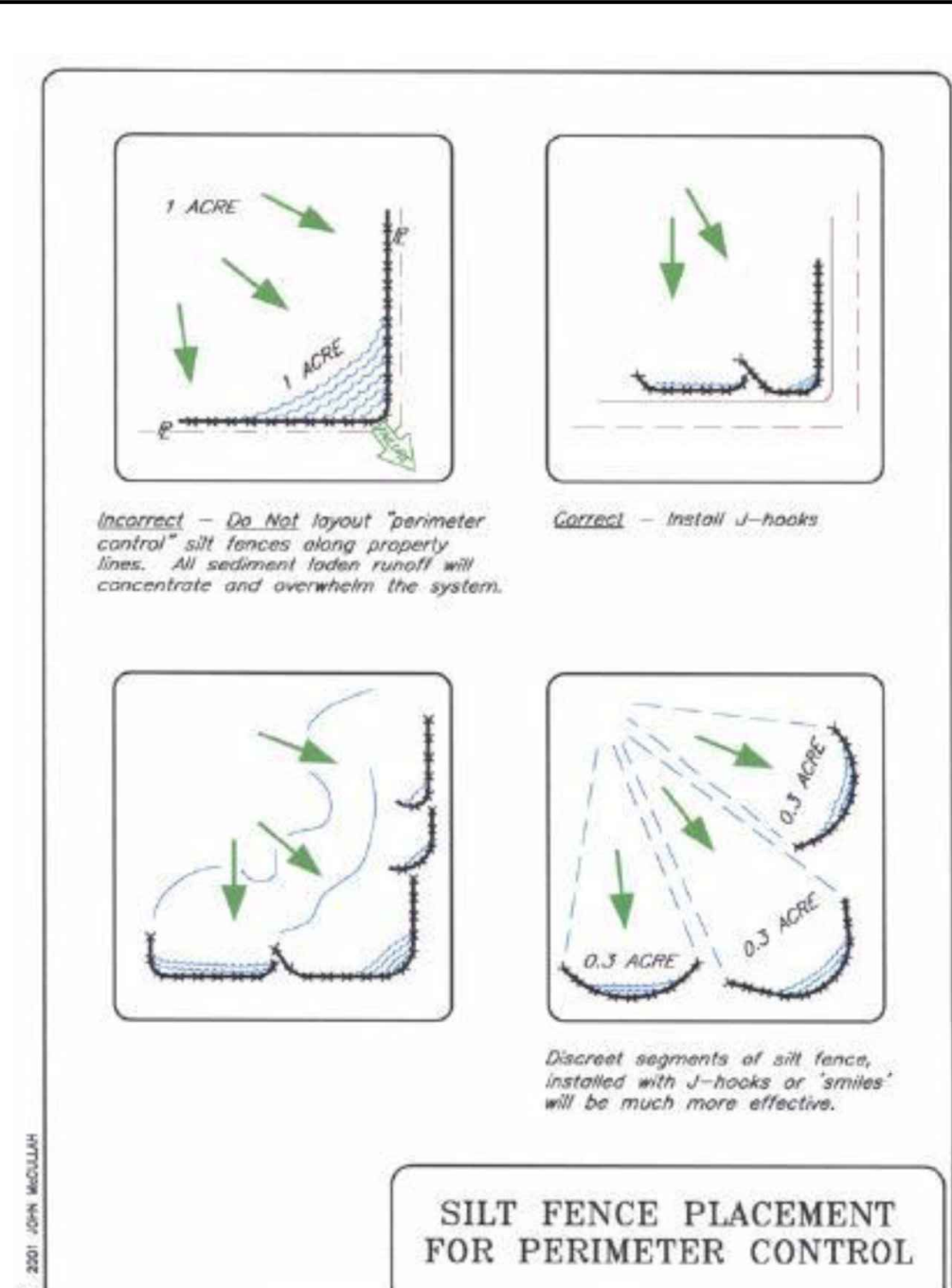
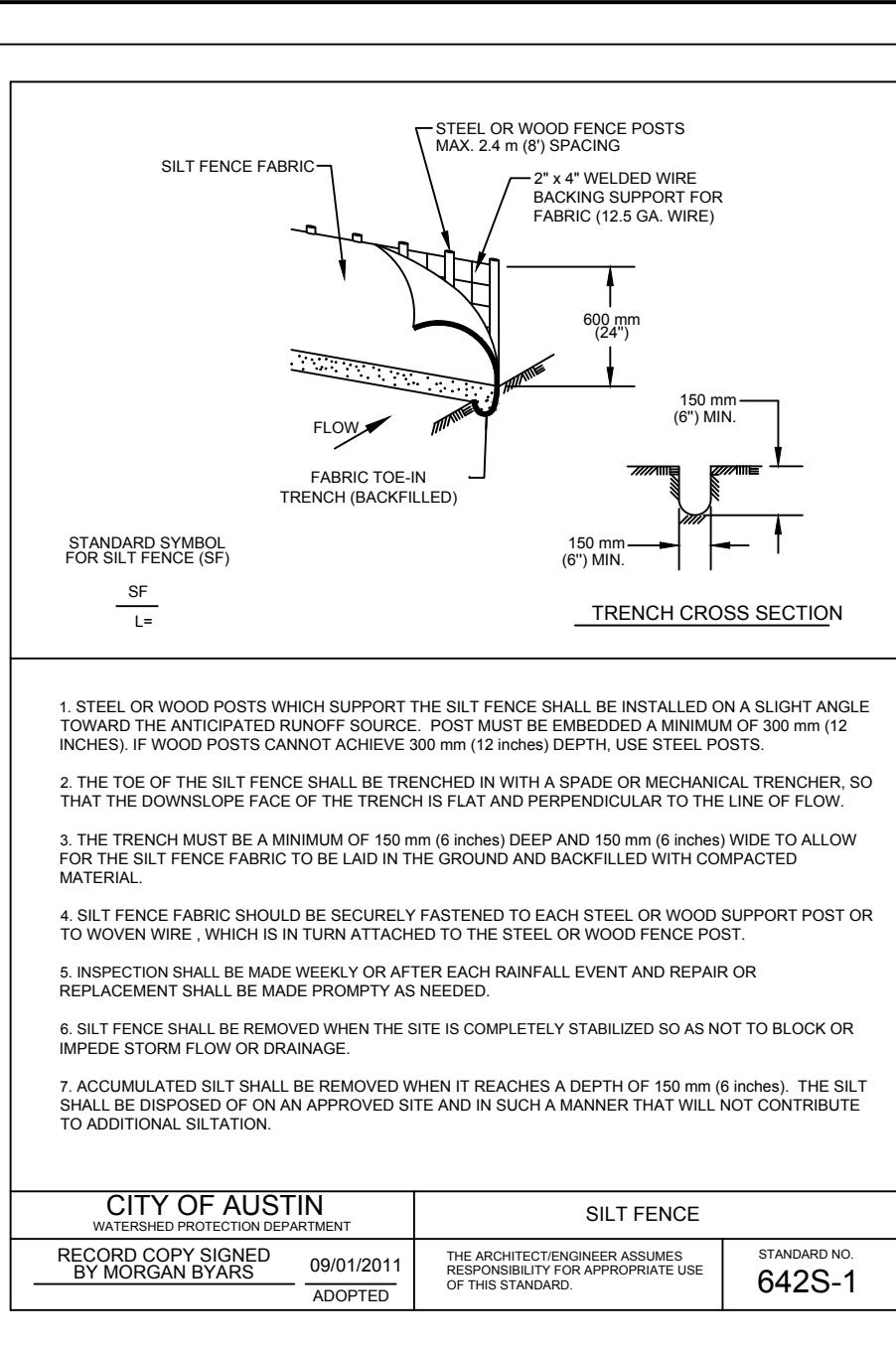
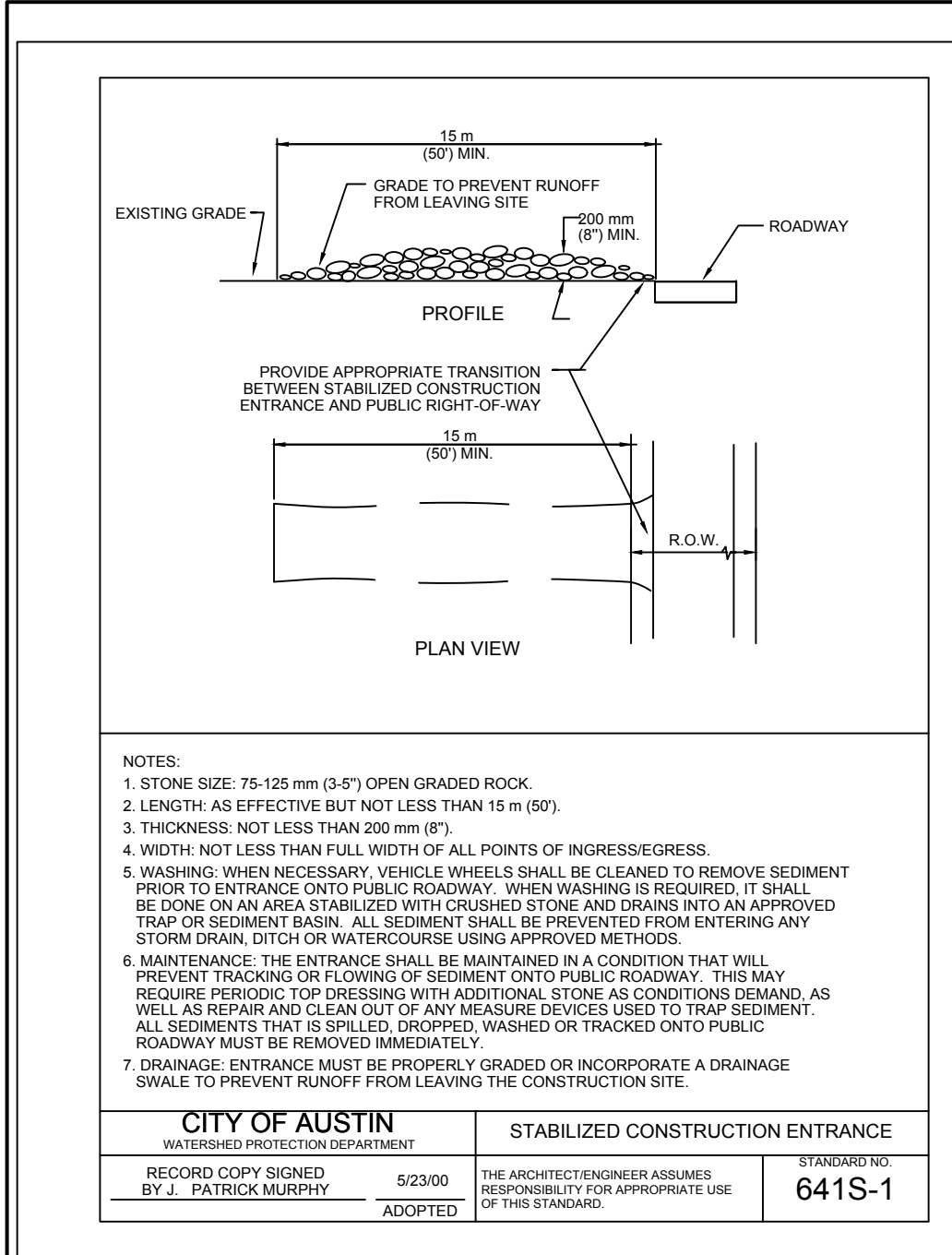
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AUSTIN, TEXAS 78752
(512) 646-3456 (512) 514-0315 FAX
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486



PECAN GROVE
1231 WEST COURT STREET
SEGUIN, TEXAS 78155

TRAFFIC CONTROL DETAILS



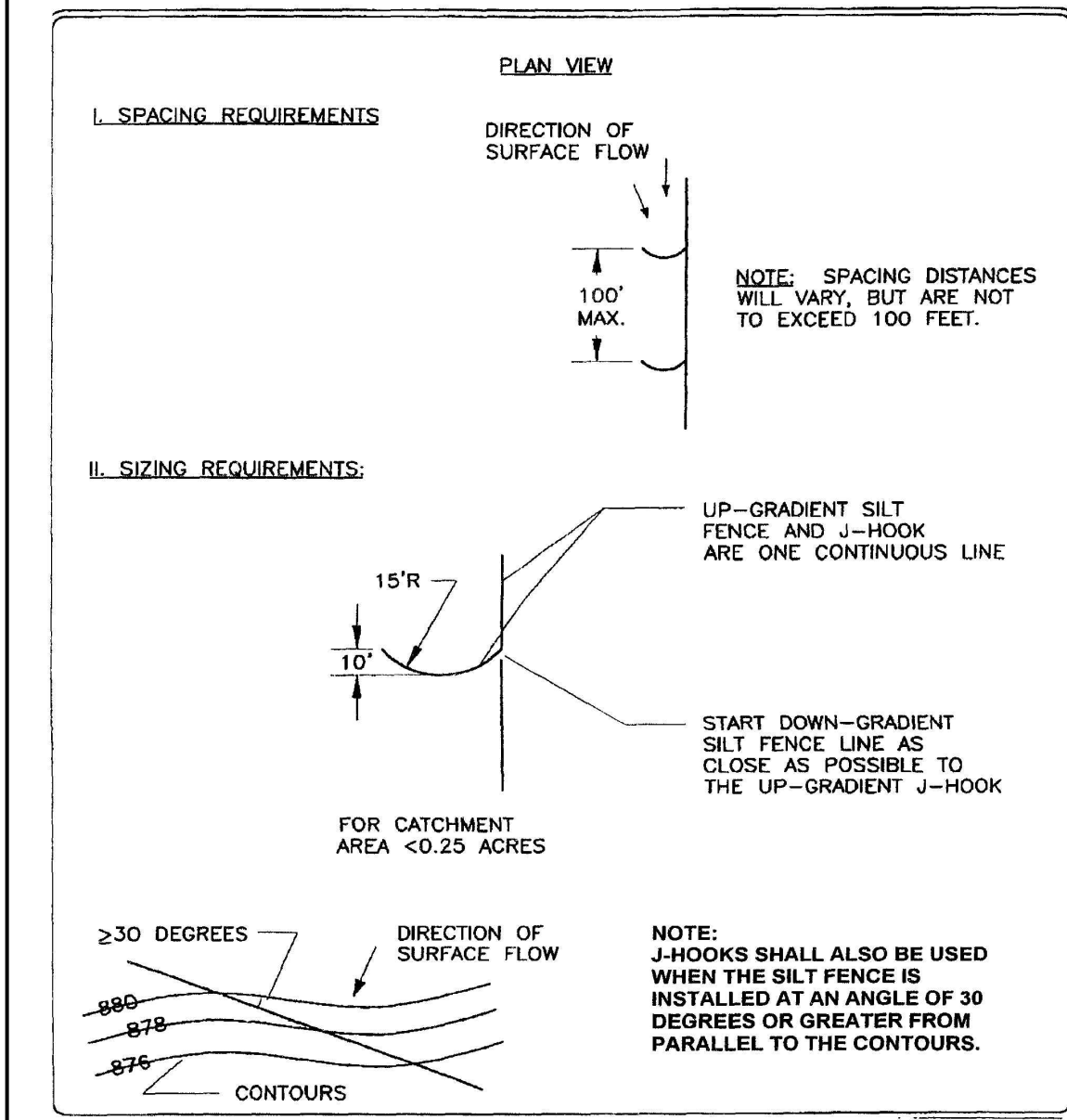
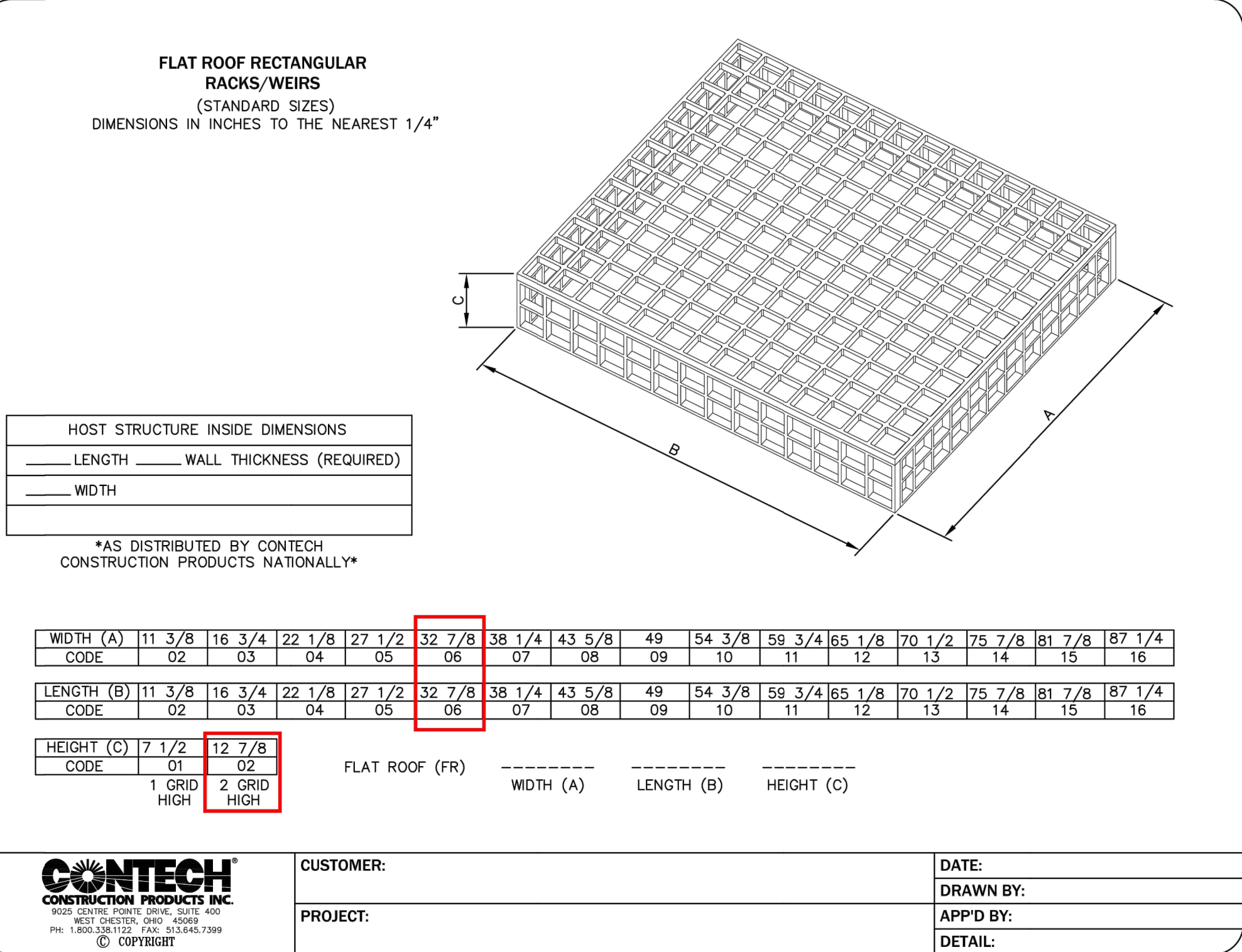
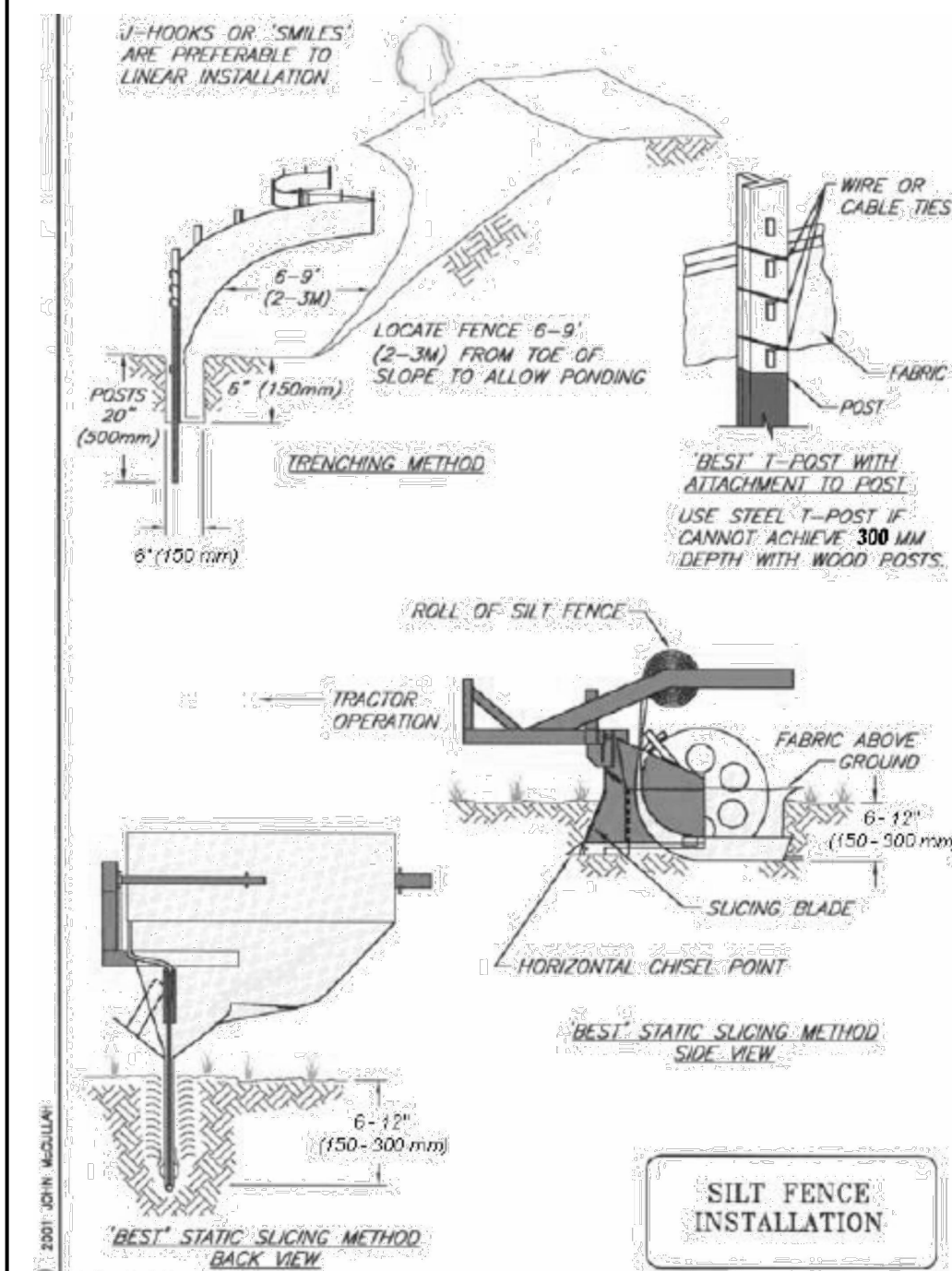


CONCRETE WASHOUT AREA INSTALLATION NOTES

1. SELECT A SUITABLE LOCATION FOR CONCRETE WASHOUT AREA(S). (TO BE PLACED A MINIMUM OF 100' FROM DRAINAGEWAYS, BODIES OF WATER, AND INLETS.)
2. LOCATION FOR CONCRETE WASHOUT SHALL BE ADDED TO APPROVED SWP3 KEPT ON SITE.
3. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ONSITE.
4. VEHICLE TRACKING CONTROL (VTC E-B02) IS REQUIRED AT THE ACCESS POINT.
5. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
6. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.

CONCRETE WASHOUT AREA MAINTENANCE NOTES

1. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
2. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
3. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.
4. INSPECT WEEKLY, DURING AND AFTER ANY STORM EVENT.



DESIGNED: DRAWN: COGO CHECKED: SURVEY CHECKED: QA/QC: QA/QC REVISIONS: NO

ENGINEERING AND SURVEYING
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Costello

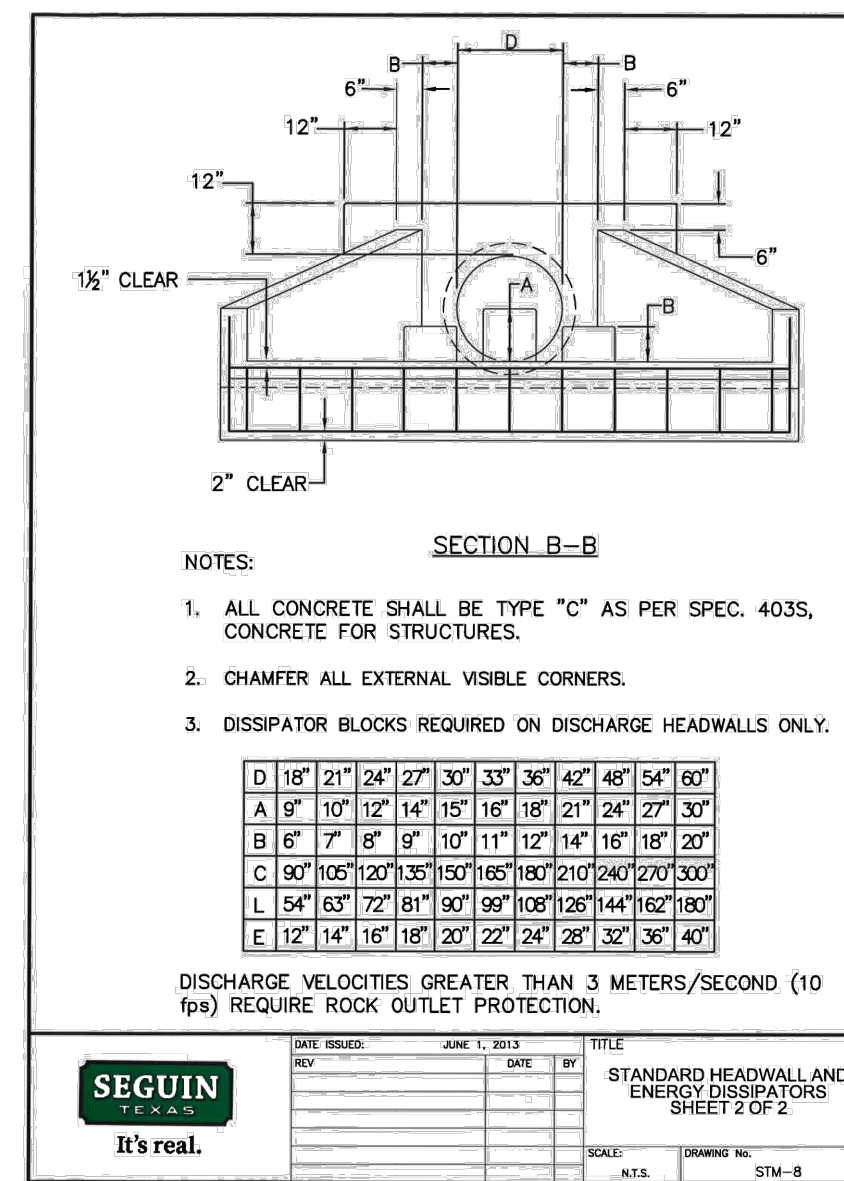
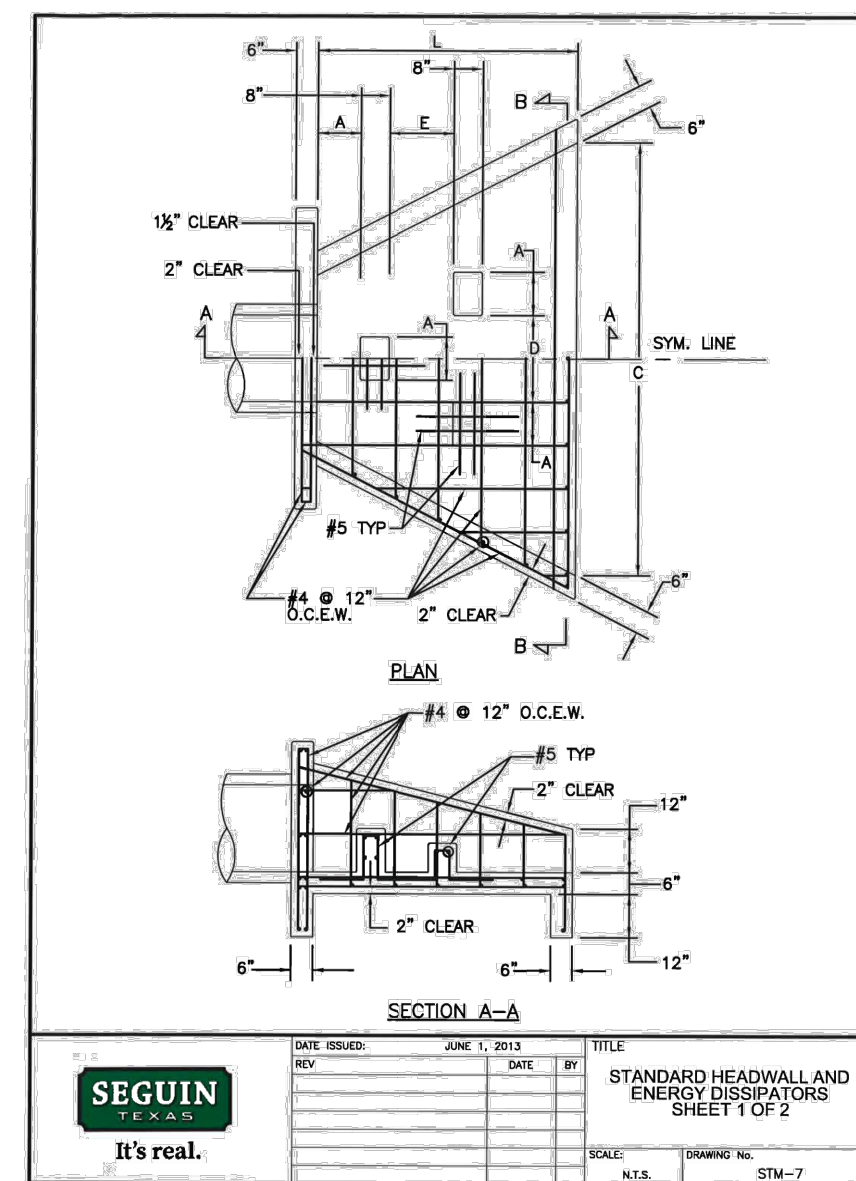
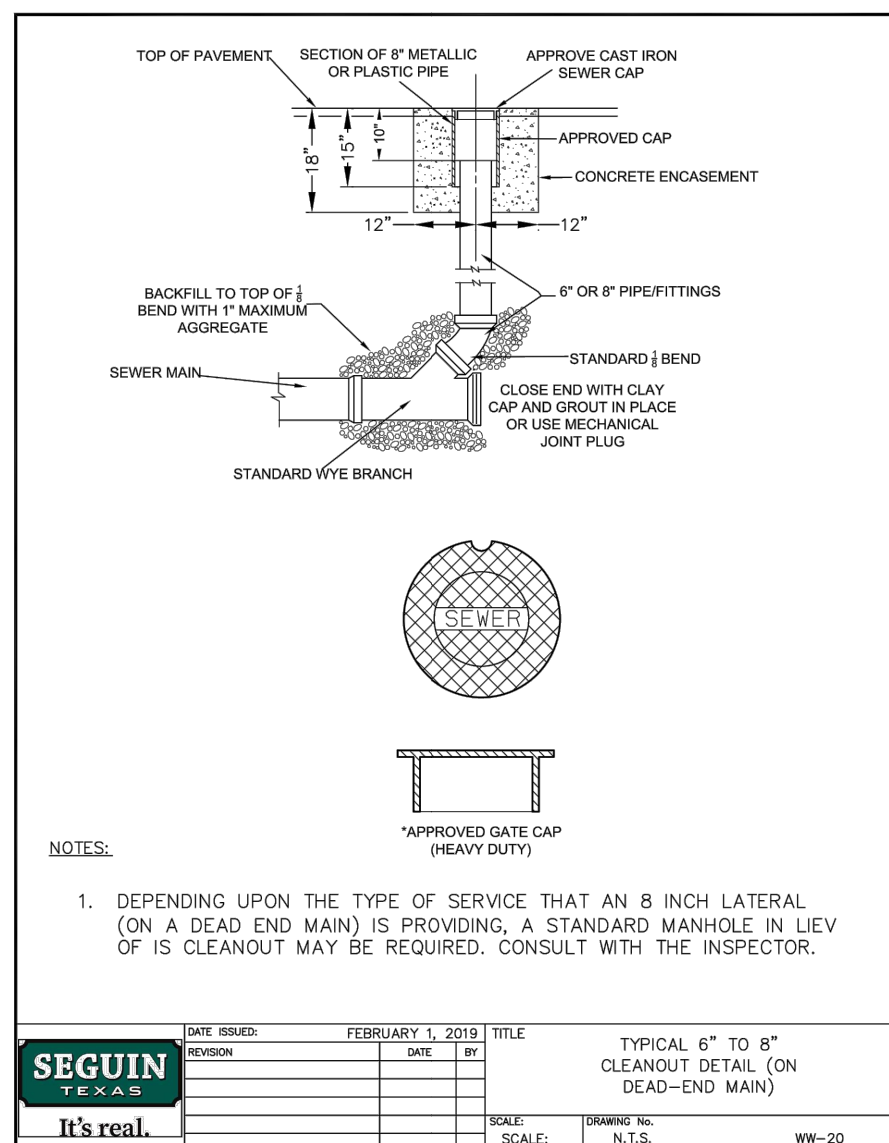
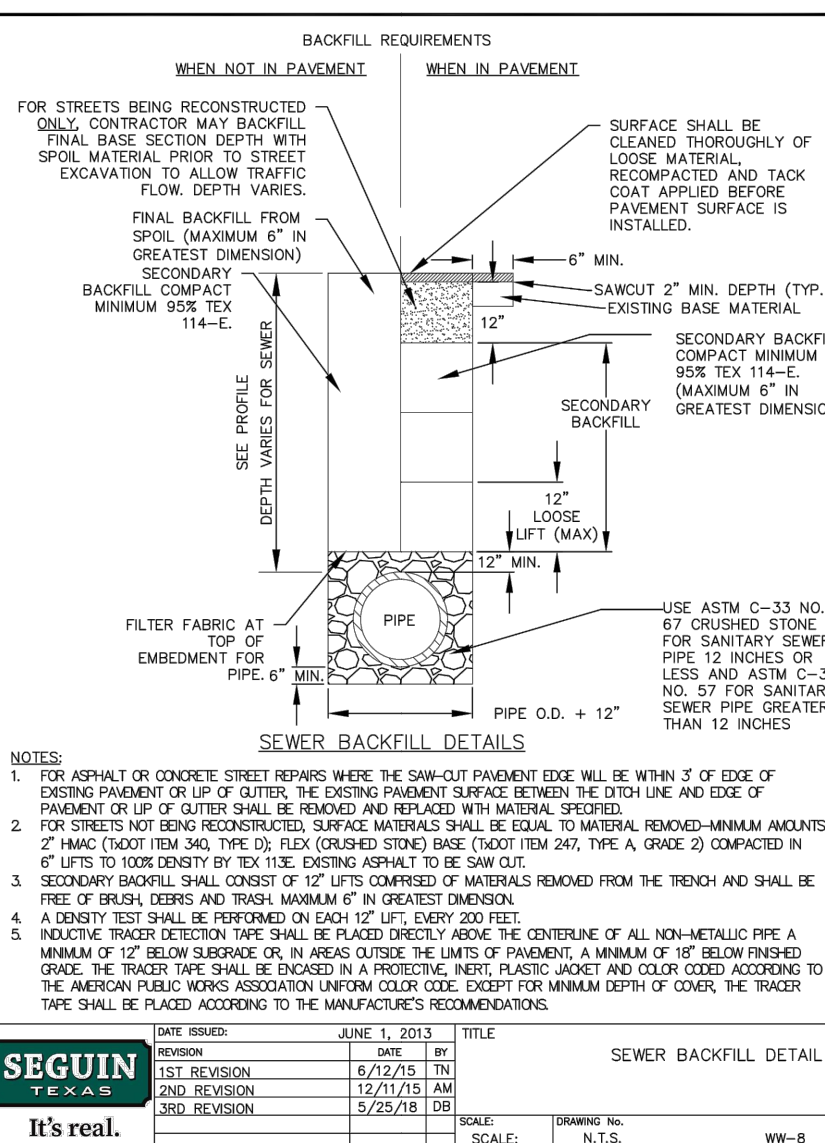
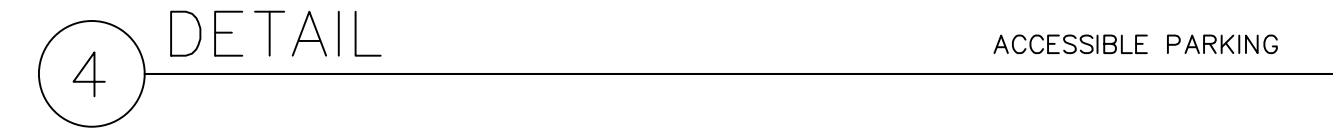
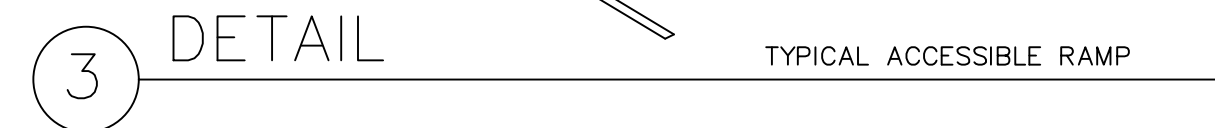
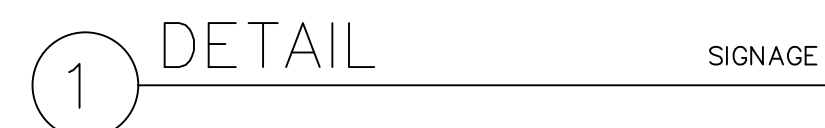
PECAN GROVE
1231 WEST COURT STREET
SEGUIN, TEXAS 78155

EROSION CONTROL NOTES & DETAILS

STEVEN BUFFUM
115531
LICENSED PROFESSIONAL ENGINEER

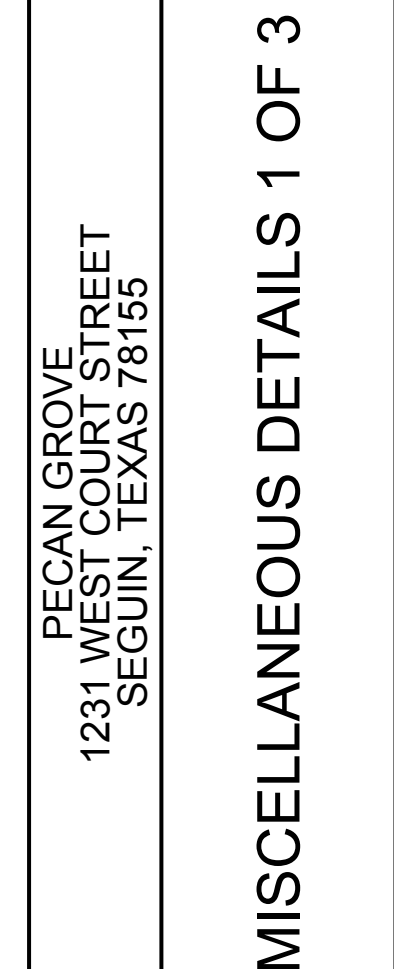
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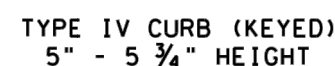
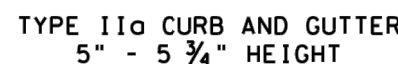
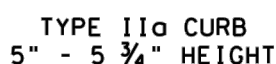
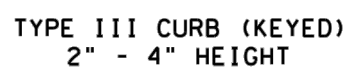
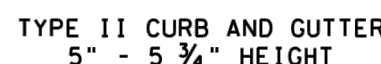
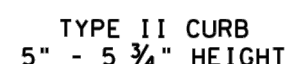
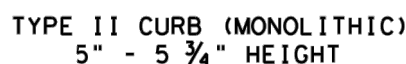
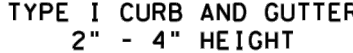
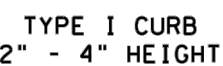
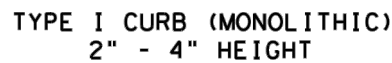
SHEET 14 OF 24 SHEETS





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(512)646-3456 (512) 514-0315 FAX

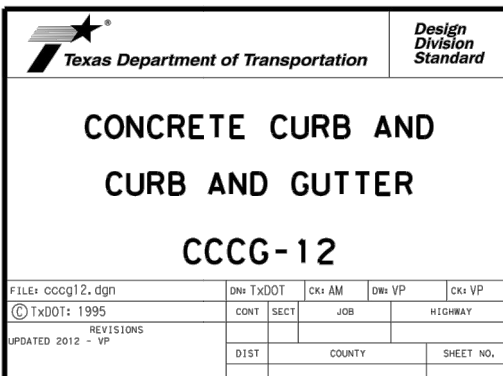
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486



DATE: _____
FILE: _____


 VARIES
 BAR B


 12"
 BAR C



SHEET 20
OF 24 SHEETS

ENGINEERING AND SURVEYING
101016 LA POSADA DR, SUITE 288
AUSTIN, TEXAS 78752
(512)646-3456 (512) 514-0315 FAX
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486

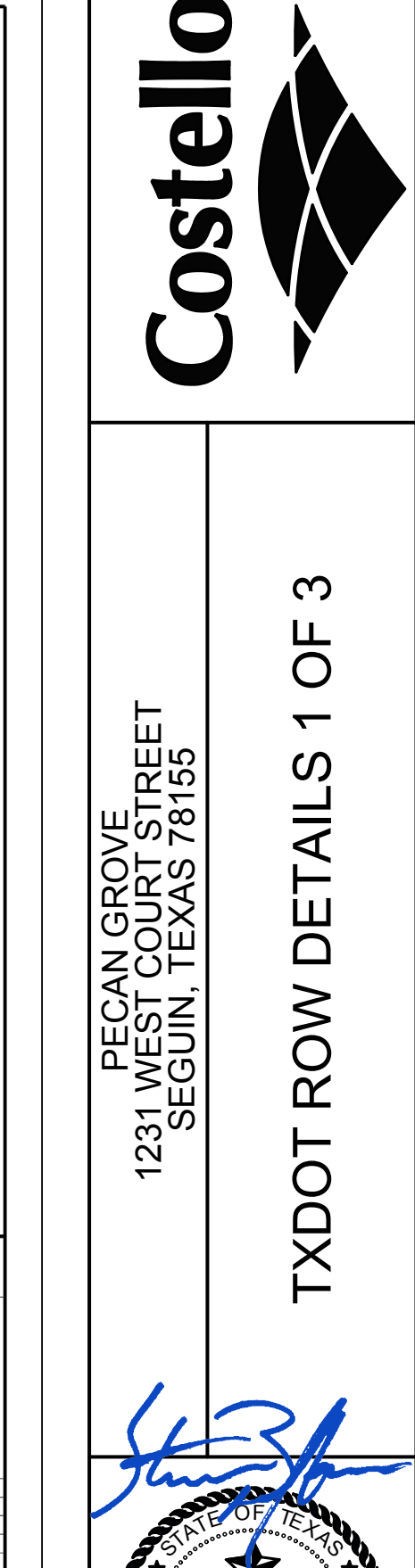
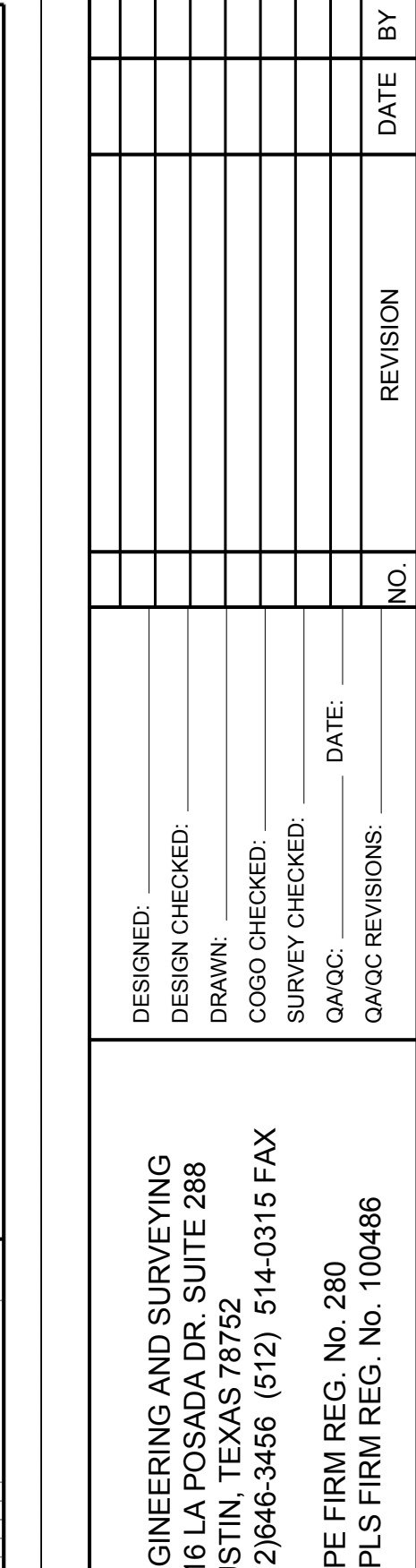
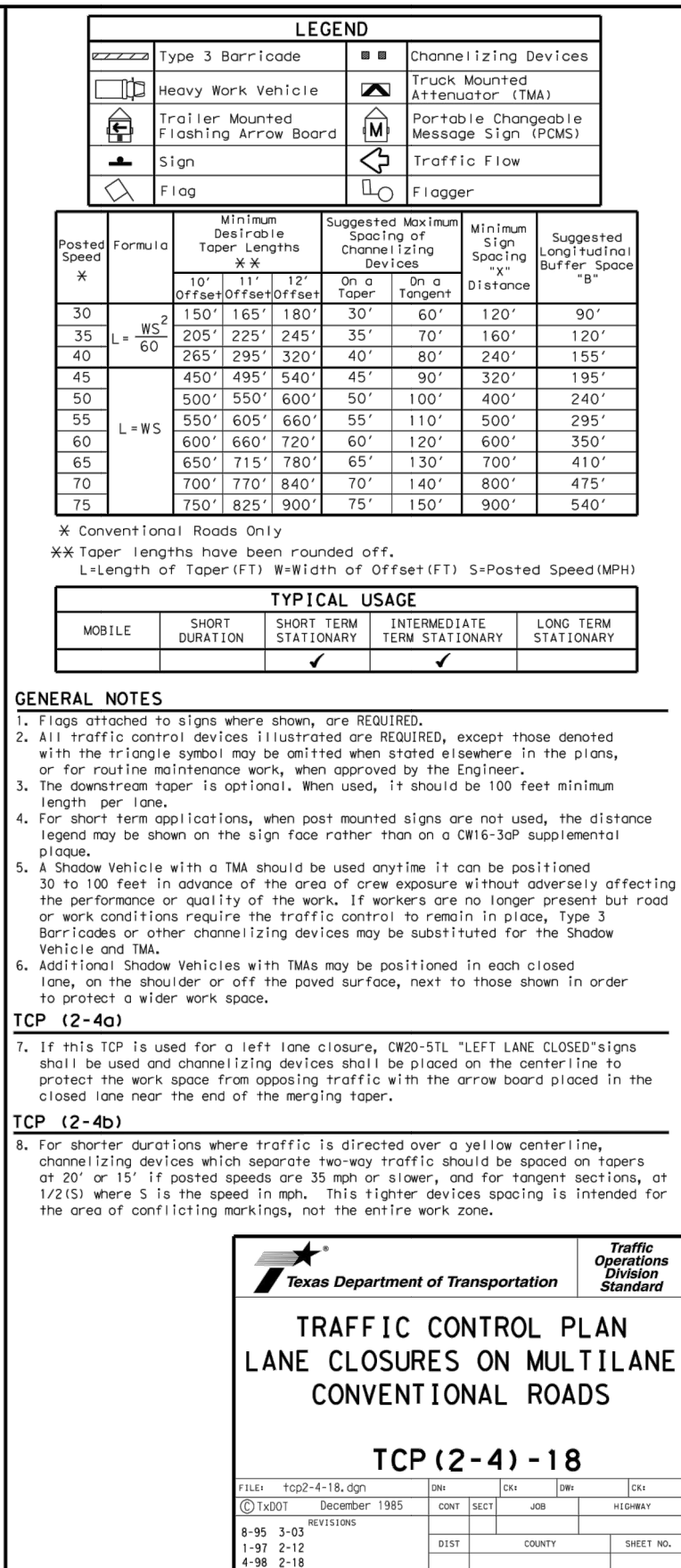
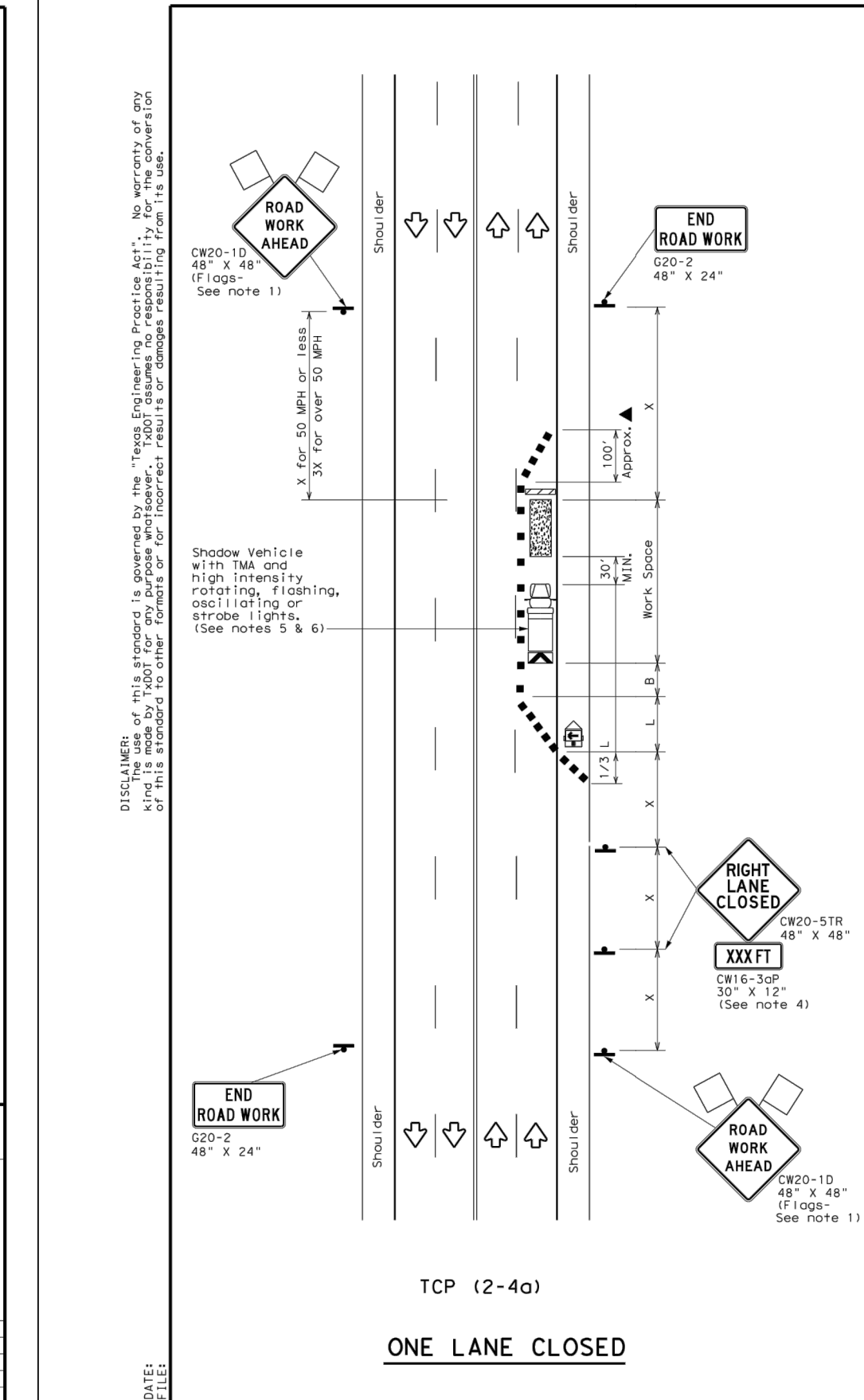
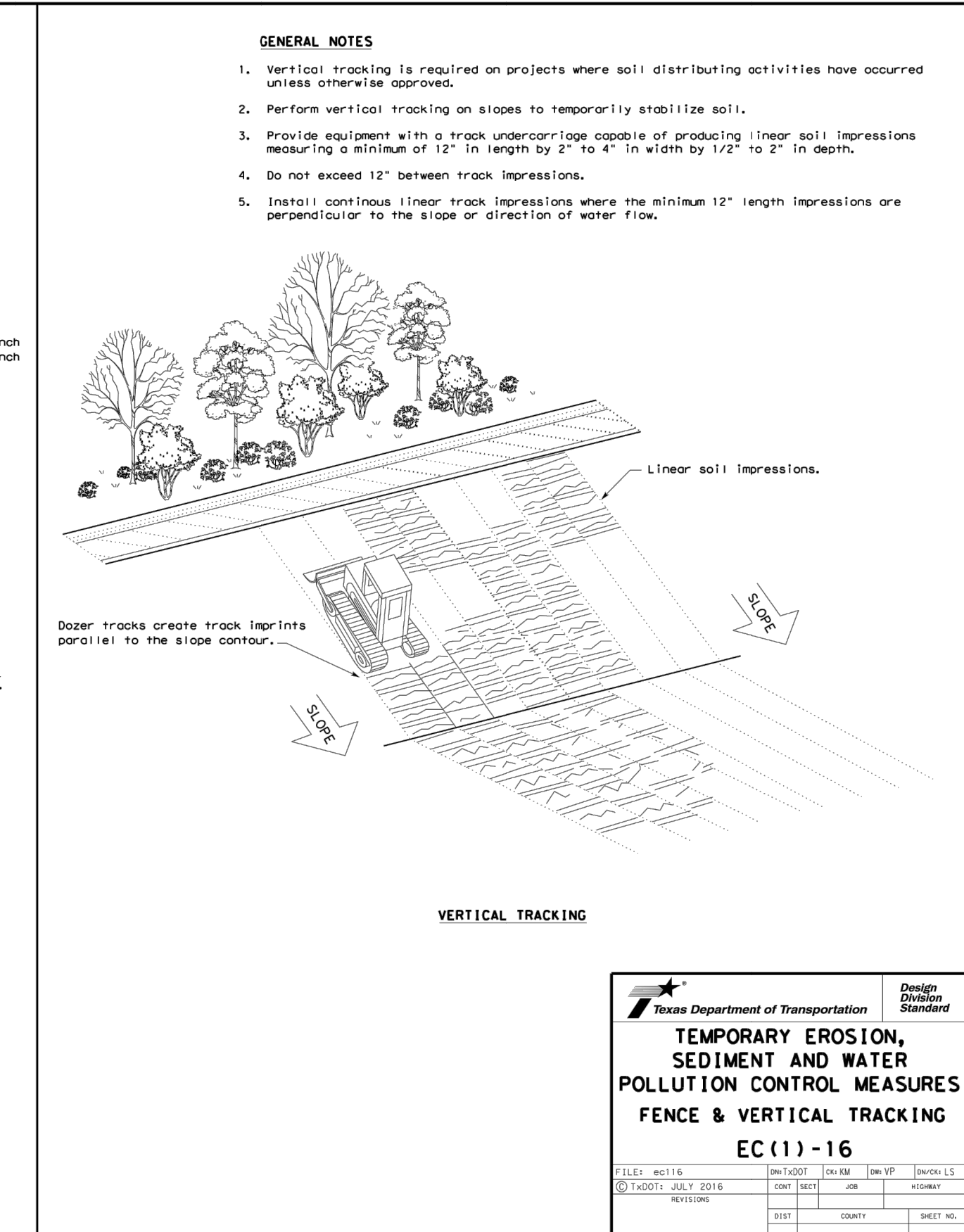


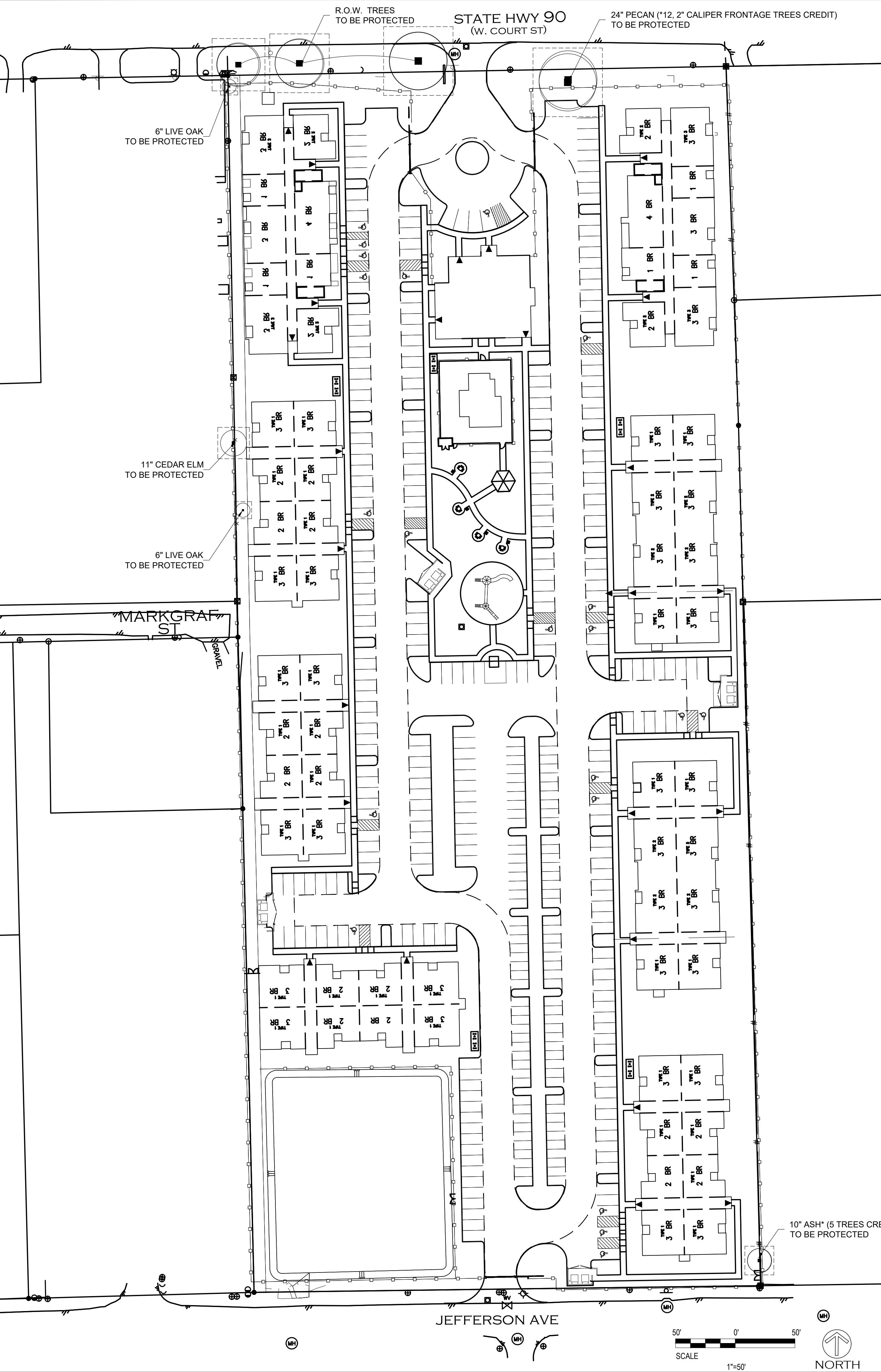
Costello

DESIGNED: _____	_____	_____	_____	_____
DESIGN CHECKED: _____	_____	_____	_____	_____
DRAWN: _____	_____	_____	_____	_____
COGO CHECKED: _____	_____	_____	_____	_____
SURVEY CHECKED: _____	_____	_____	_____	_____
QA/QC: _____ DATE: _____	_____	_____	_____	_____
QA/QC REVISIONS: _____	NO.	REVISION	DATE	BY

[illegible]

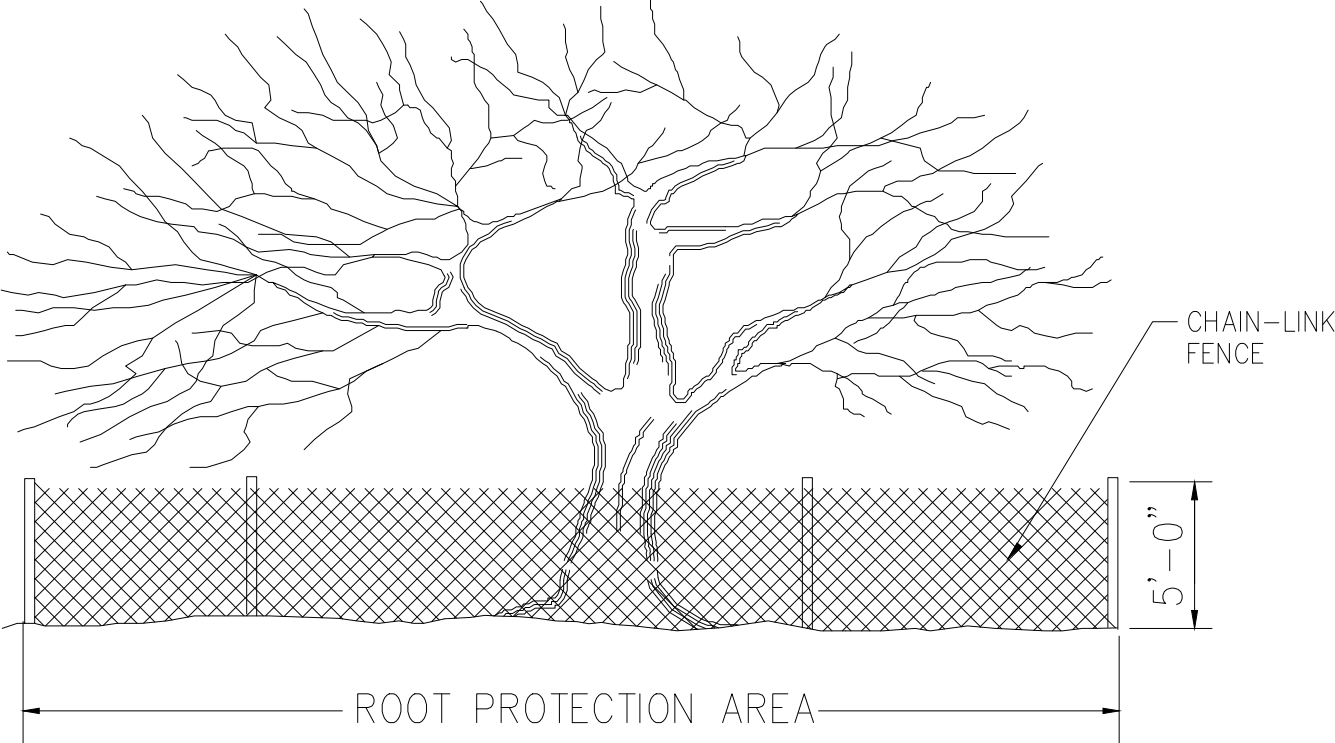
FOR REGULATORY REVIEW ONLY - NOT FOR CONSTRUCTION



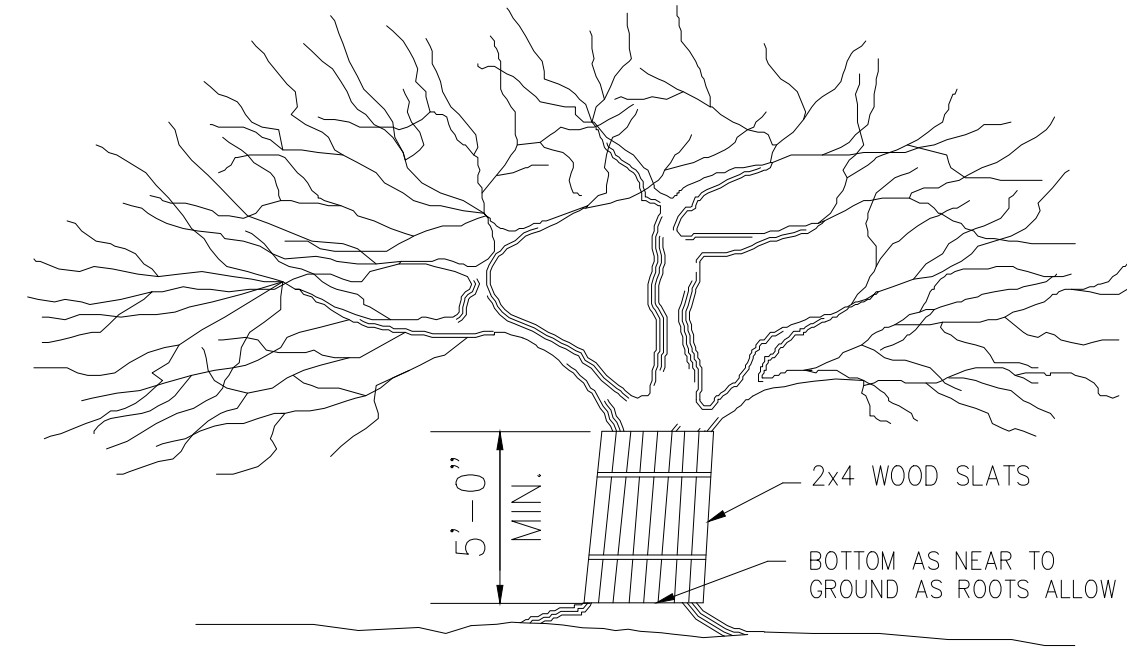


Tree Protection Notes

1. ALL TREES SHOWN ON PLAN TO BE RETAINED OR REPLANTED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING) IN ACCORDANCE TO THE DETAILS SHOWN ON THIS SHEET, AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT. GENERAL CONTRACTOR SHALL COORDINATE ALL WORK TO ENSURE THAT TREES REMAIN IN GOOD HEALTH. IN THE EVENT OF CONFLICTS WITH UTILITY PLANS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO REMOVAL OR RELOCATION OF FENCING.
3. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE IN STALLED AND MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN TREES DRIPLINE.
4. FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES; SHALL BE LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE); AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
 - a. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS
 - b. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL)
 - c. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT
 - d. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE OR DUMPING, CLEANING OF EQUIPMENT OR VEHICLES, AND FIRES, PARKING OF EQUIPMENT OR VEHICLES WITHIN DRIPLINE AREA.
5. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:
 - a. WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
 - b. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE BUILDING.
 - c. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT A HARRIS COUNTY APPROVED ARBORIST AND THE LANDSCAPE ARCHITECT TO DISCUSS ALTERNATIVES.
6. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE THAT IS CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUCK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANLAING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES (UNDER DRIPLINES) THOSE AREAS SHOULD BE COVERED WITH 4 INCHES OF ORGANIC MULCH OR GRAVEL TO MINIMIZE SOIL COMPACTION.
8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO REMAIN. NO HEAVY EQUIPMENT MAY BE USED TO REMOVE STUMPS WHEN THE ROOTS MAY BE ENTWINED WITH ROOTS OF TREES TO REMAIN.
9. ALL GRADING WITHIN PROTECTED ROOT ZONE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA.
10. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
11. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS.
12. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES WILL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS ARE TO BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
13. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEALAING OF LIME INTO THE ROOT ZONE.
14. ANY TREMLAING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
15. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
16. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS (BEFORE DAMAGE OCCURS). NO LOW LIMBS GREATER THAN 6\"/>
17. ALL WOUNDS WHICH OCCUR TO TREE TRUNKS AND LIMBS MUST BE REPAIRED WITHIN 24 HOURS OF OCCURRENCE BY BARK TRADING TO REMOVE DAMAGED WOOD AND BARK AND THOROUGHLY SEALED WITH AN ACCEPTABLE TREE WOUND DRESSING. THIS SPECIFICALLY APPLIES TO WOUNDS CREATED BY CONSTRUCTION VEHICLES AND EQUIPMENT, INSTALLATION OF TOWERS AND PIERS, AND STRINGING OF ELECTRICAL LINES.
18. WHEN TREES OTHER THAN THOSE APPROVED FOR REMOVAL ARE DESTROYED, KILLED OR BADLY DAMAGED AS A RESULT OF NEGLIGENCE, OR DISREGARD OF THESE NOTES THE CONTRACT SUM WILL BE REDUCED BY THE AMOUNT DETERMINED FROM THE FOLLOWING ISCT FORMULA "DIAMETER SQUARED x .07854 x \$50.00". DIAMETER TO BE MEASURED IN INCHES AT 12\"/>



1 TREE PROTECTION: FENCE



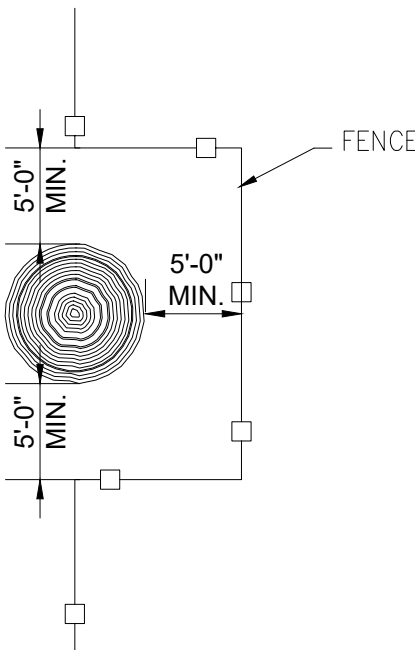
2 TREE PROTECTION: WOOD SLATS

standard tree protection detail

5.2.8 Tree Protection and Mitigation

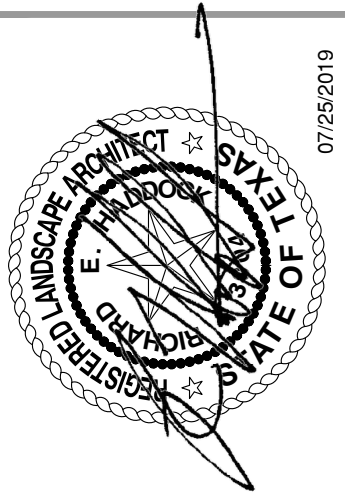
Use	Units	Caliper
Preffered Trees to be Protected		
QUERCUS VIRGINIANA/LIVE OAK	2	12"
CARYA ILLINOINENSIS/PECAN	1	24"
FRAXINUS TEXENSIS/TEXAS ASH	1	10"
ULMUS CRASSIFOLIA/CEDAR ELM	1	11"
Preffered Trees to be Removed		
*TOTAL CREDITS	5	57" **

**57" = TOTAL QUANTITY OF 28.5 TREES AT 2" CALIPER



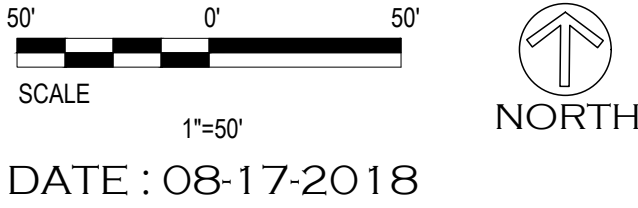
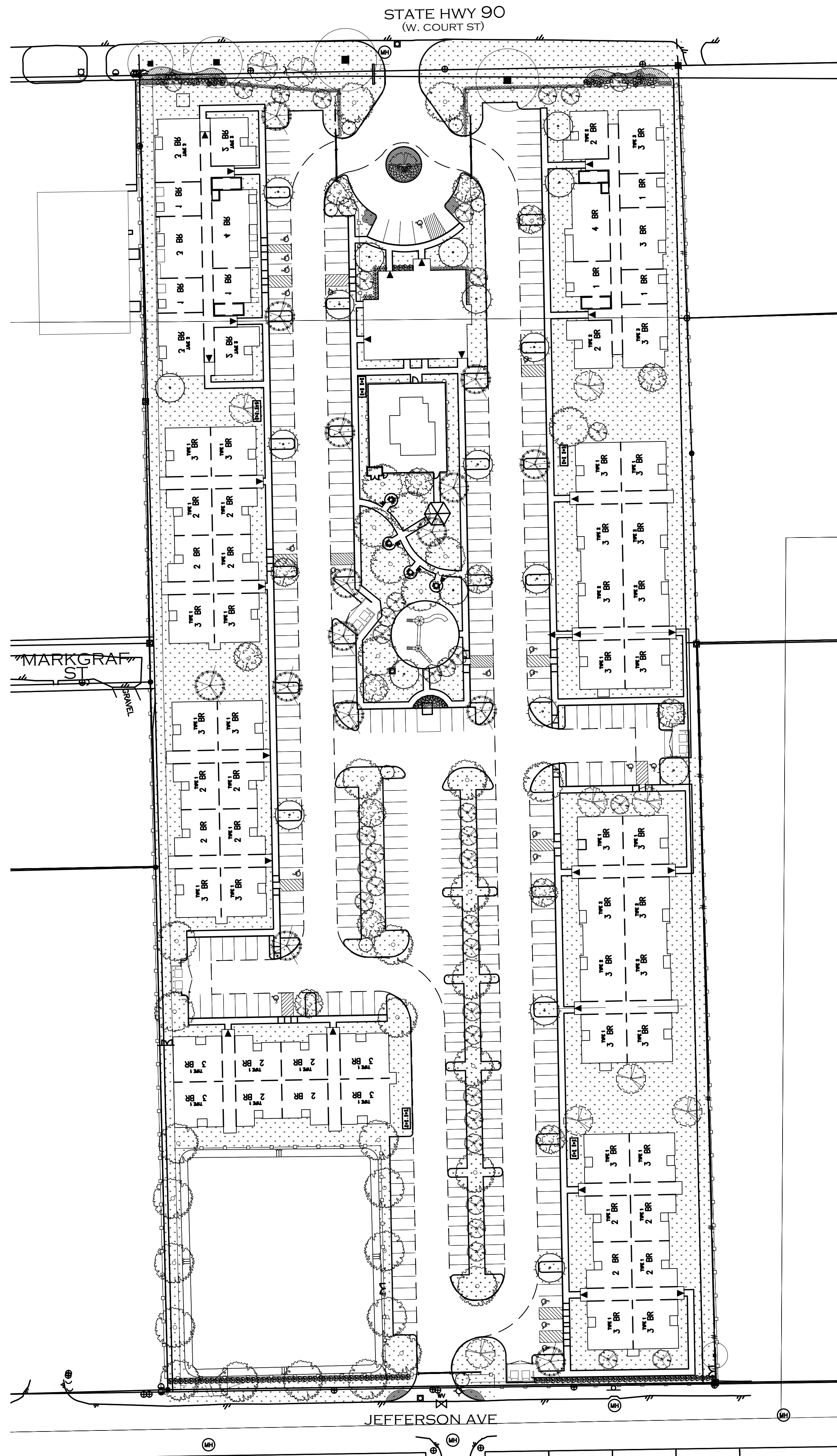
fence detail at protected tree

LDG COURTSIDE APARTMENTS
Multi-Family Landscape Construction Plans
1231 WEST COURT STREET
SEGUIN, TEXAS 78155
TREE PROTECTION AND MITIGATION PLAN
PROJECT NO. 2018-256



Job No: 2018-256
Scale (Horr.): AS SHOWN
Drawn By: MZ
Designed By: MZ
Reviewed By: RH, SM

GENERAL NOTES



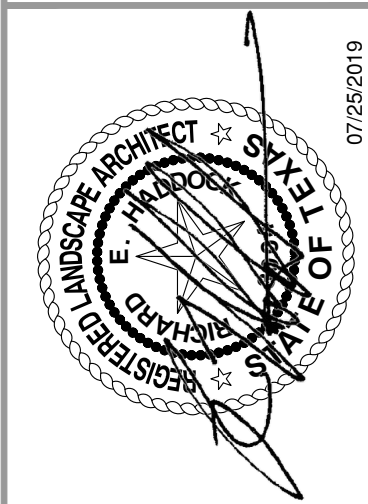
5.2.4 REQUIRED PLANTING
COURTSIDE APARTMENTS 9.9 + AC/429,308 S.F.

	REQUIRED	PROVIDED
15% DEVELOPED AREA LANDSCAPE	64,396.20 Sf.	140,405 Sf.
PREFERRED TREE REQUIREMENT (DEVELOPED AREA/400)	161	133**
PREFERRED SHRUB REQUIREMENT (DEVELOPED AREA/400)	322	356
30% FRONTAGE TREE REQUIREMENT	48	20**
AT WEST COURT ST	24	15**
AT JEFFERSON AVE	24	10**
30% FRONTAGE SHRUB REQUIREMENT	96	319
REMAINING OFF STREET PARKING REQUIREMENT**	113	116

**REFERENCE SHEET 1 OF 6 FOR PREFERRED TREE CREDIT CALIPER INCHES TABLE

LDG COURTSIDE APARTMENTS
Multi-Family Landscape Construction Plans
1231 WEST COURT STREET
SEGUIN, TEXAS 78155
REQUIRED PLANTING

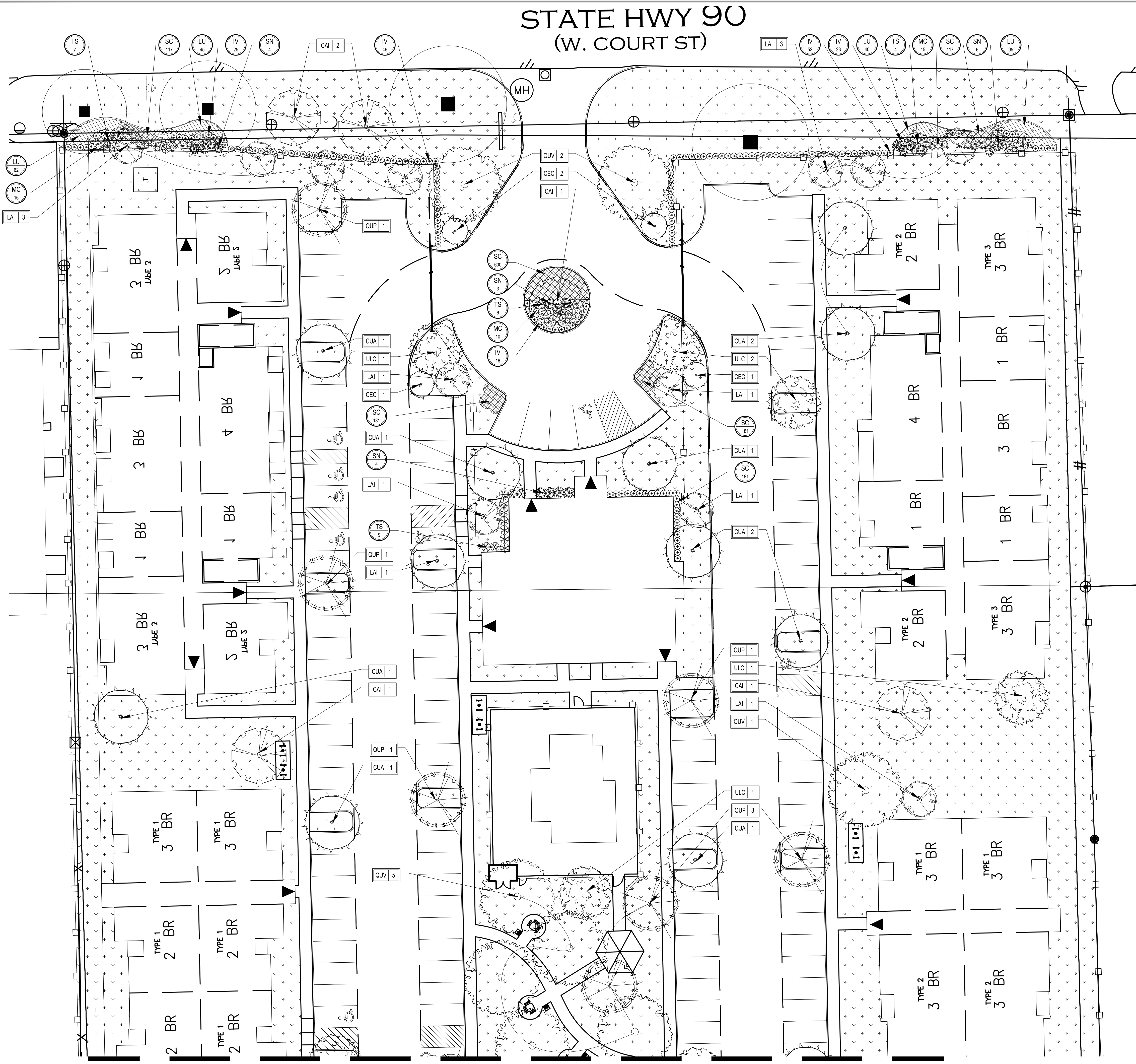
7gen
PLANNING
LANDSCAPE ARCHITECTURE
2107 CITYWEST BLVD.,
4TH FLOOR,
HOUSTON, TEXAS 77042
713.787.7788
1016 LA POSADA DR., SUITE 288
AUSTIN, TEXAS 78752
512.646.3445



Job No.: 2018-256
Scale (HORIZ.): AS SHOWN
Drawn By: MZ
Designed By: MZ
Reviewed By: RH, SM

No. Date: By: Revision:

LANDSCAPE NOTES
& SPECS.



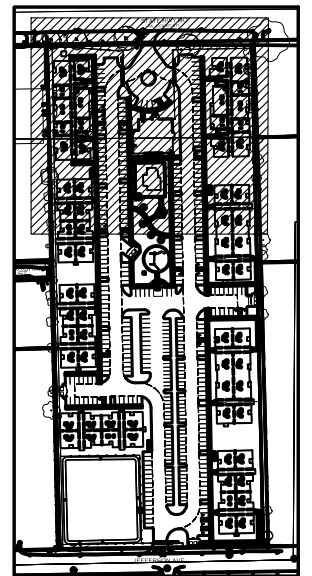
STATE HWY 90
(W. COURT ST)

MATCHLINE SHEET 4 of 6

1 PLANTING LAYOUT
PLAN

0 10' 20' 40'
SCALE: 1" = 20' NORTH

KEY MAP

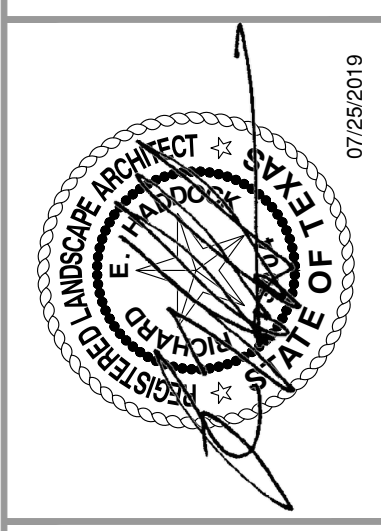


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LANDSCAPE ARCHITECTURE
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713.787.7788
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512.646.3445



LDG COURTSIDE APARTMENTS
Multi-Family Landscape Construction Plans
1231 WEST COURT STREET
SEGUIN, TEXAS 78155
LANDSCAPE PLANTING PLAN

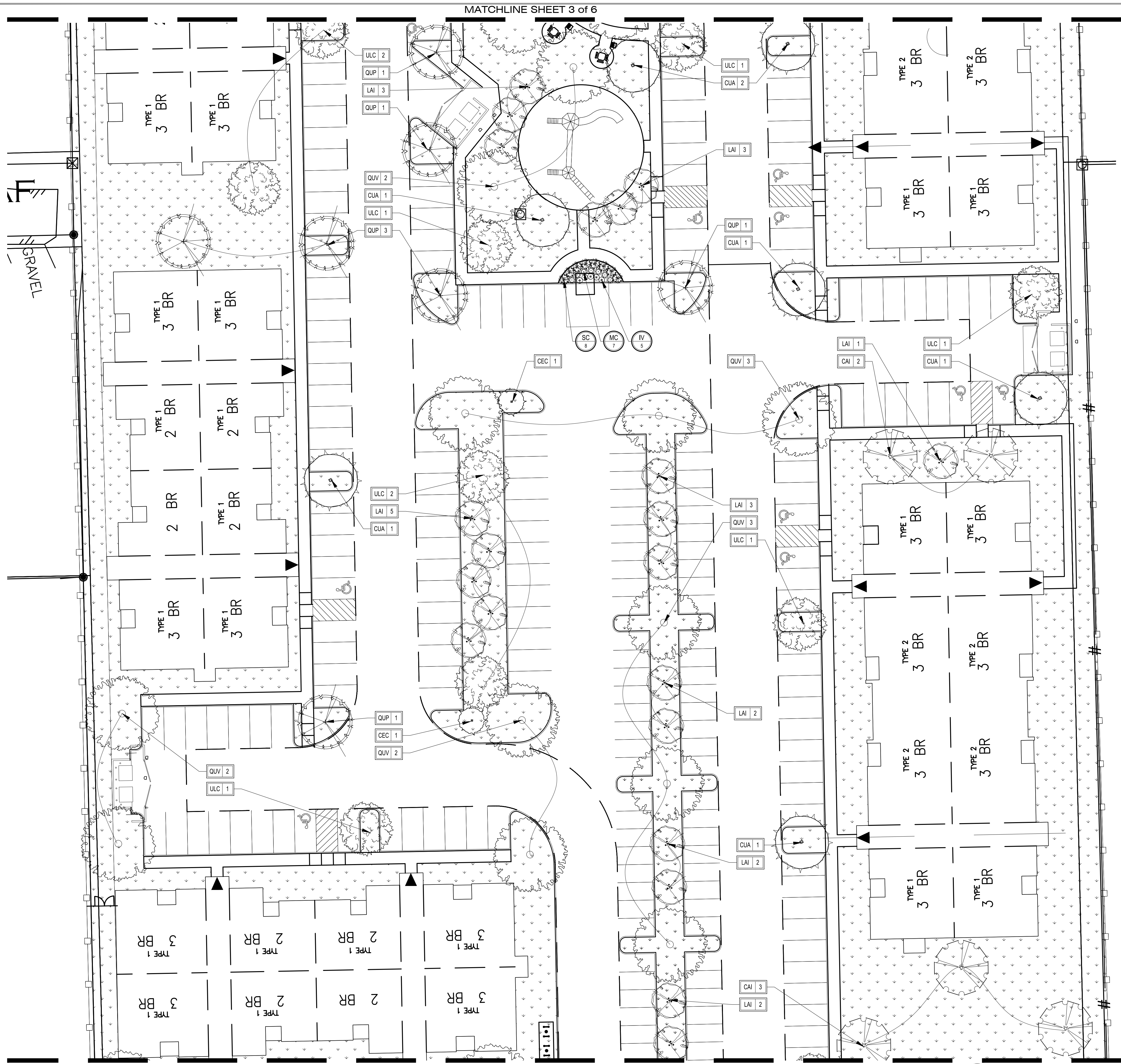
PROJECT NO. 2018-256



Job No.: 2018-256
Scale: (Per.) AS SHOWN
Drawn By: MZ
Designed By: MZ
Reviewed By: RH, SM

LANDSCAPE
PLANTING

SHEET NO.
3 OF 6



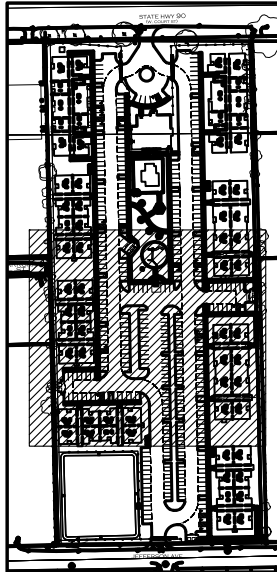
MATCHLINE SHEET 3 of 6

MATCHLINE SHEET 5 of 6

1 PLANTING LAYOUT
PLAN

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SCALE : 1" = 20' NORTH

KEY MAP

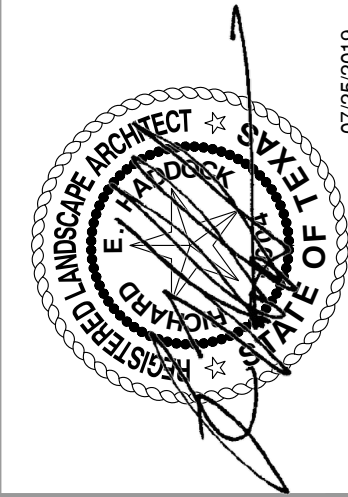


Job No: 2018-256
Scale (Hoz.): AS SHOWN
Drawn By: MZ
Designed By: MZ
Reviewed By: RH, SM

LANDSCAPE
PLANTING

SHEET NO.
4 OF 6

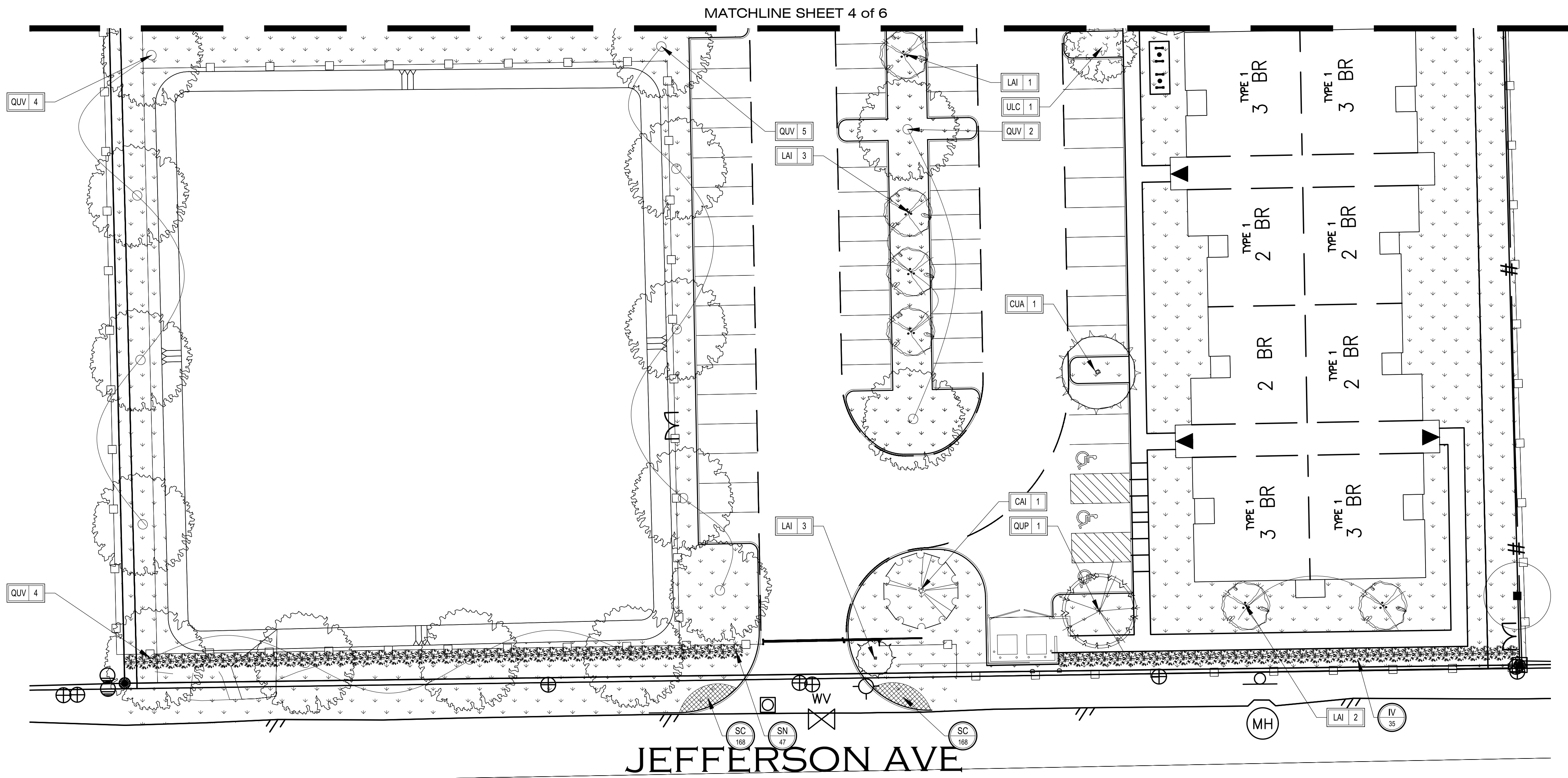
No. Date: By: Revision:



LDG COURTSIDE APARTMENTS
Multi-Family Landscape Construction Plans
1231 WEST COURT STREET
SEGUIN, TEXAS 78155
LANDSCAPE PLANTING PLAN

PROJECT NO. 2018-256

7gen PLANNING
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LANDSCAPE ARCHITECTURE
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4TH FLOOR,
HOUSTON, TEXAS 77042
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512.646.3445

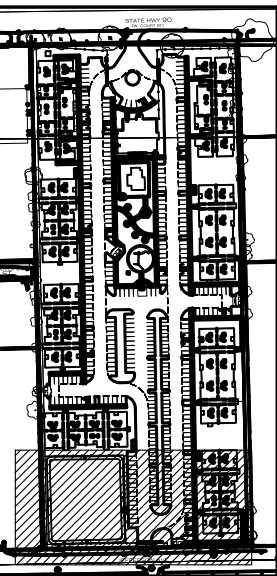


JEFFERSON AVE

1 PLANTING LAYOUT
PLAN

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SCALE : 1" = 20' NORTH

KEY MAP

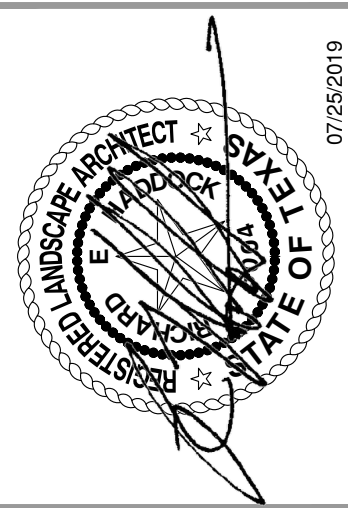


Job No.: 2018-256
Scale (HxV): AS SHOWN
Drawn By: MZ
Designed By: MZ
Reviewed By: RH, SM

No. Date: By: Revision:

LANDSCAPE
PLANTING

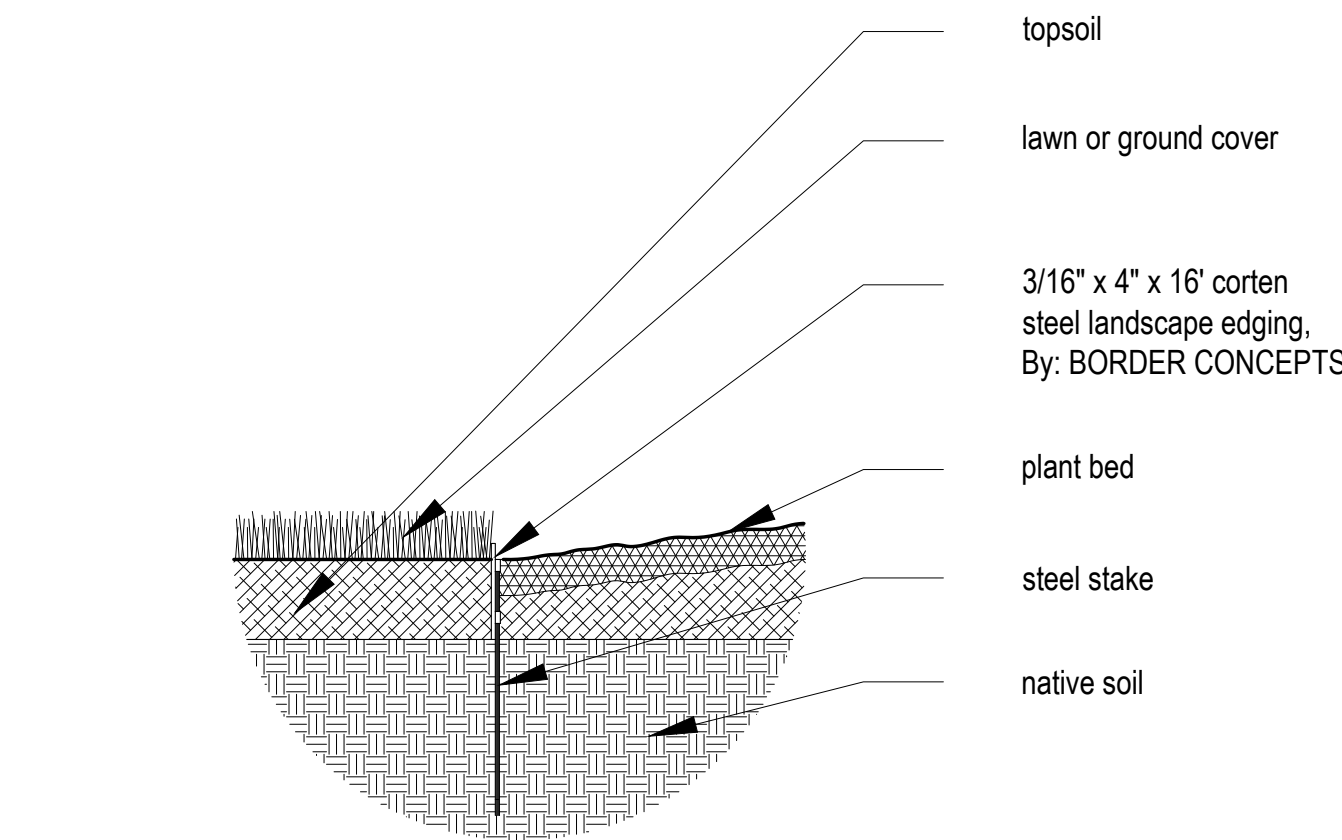
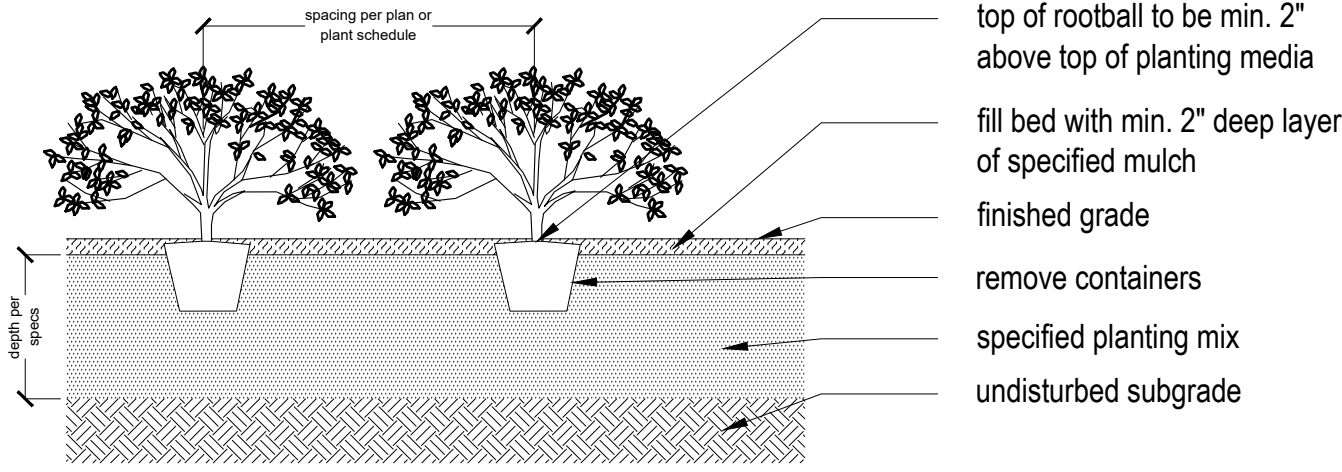
SHEET NO.
5 OF 6



LDG COURTSIDE APARTMENTS
Multi-Family Landscape Construction Plans
1231 WEST COURT STREET
SEGUN, TEXAS 78155
LANDSCAPE PLANTING PLAN

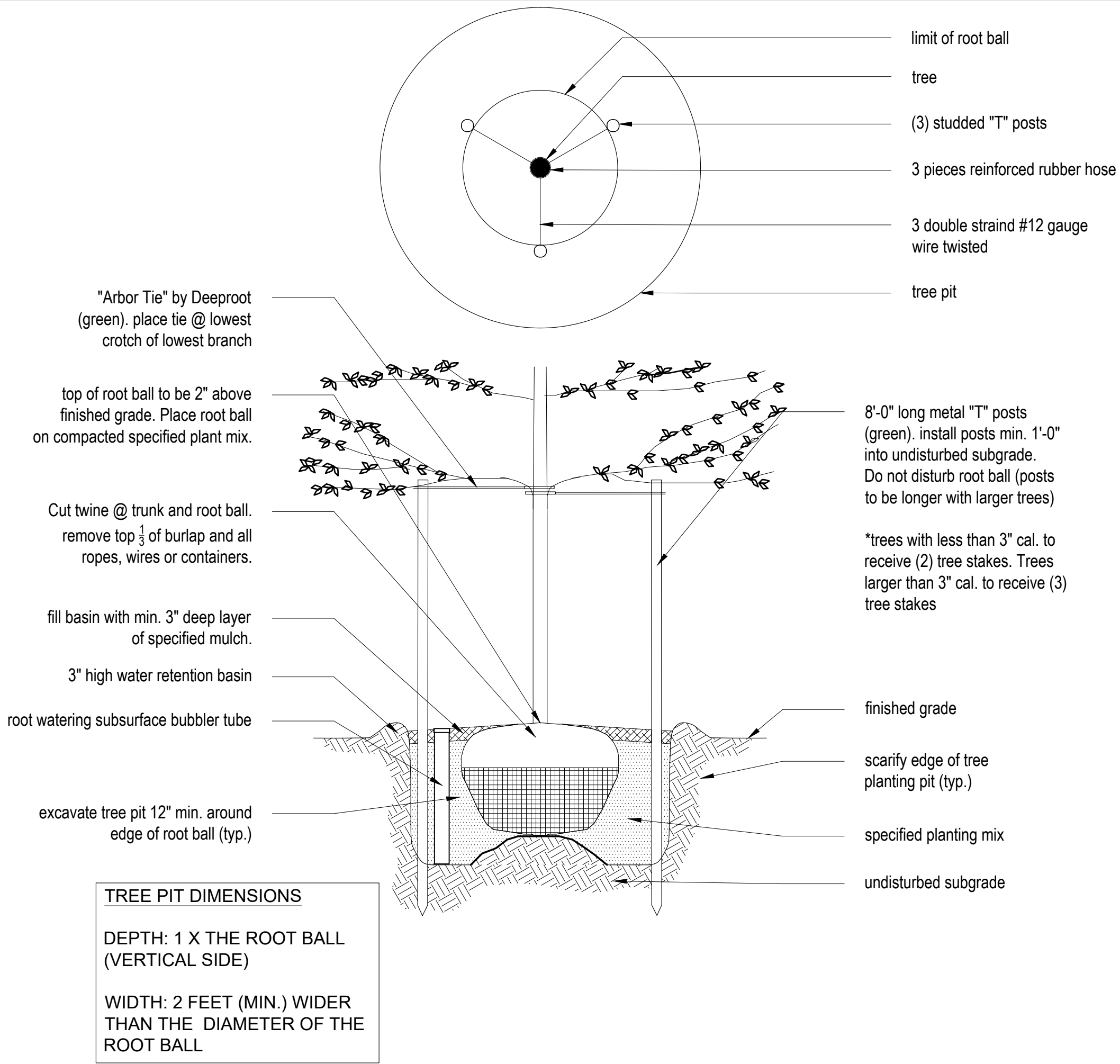
PROJECT NO. 2018-256

1 SHRUB PLANTING DETAIL
SECTION
SCALE: 1/2" = 1'-0"



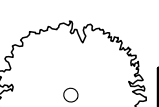

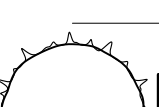
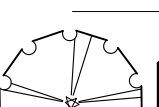



2 PLANT BED EDGING DETAIL
SECTION
SCALE: 1" = 1'-0"

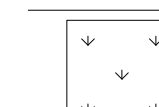
3 TREE PLANTING DETAIL
SECTION
SCALE: 1/2" = 1'-0"



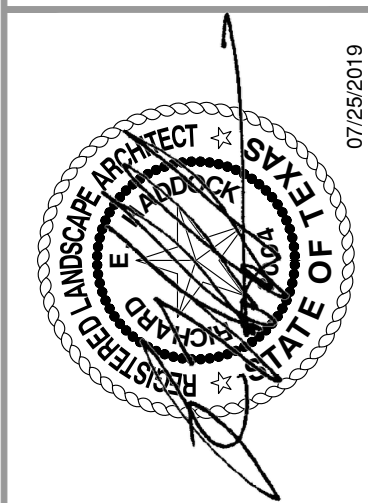
PLANT MATERIALS SCHEDULE

CANOPY TREES				
SYMBOL	QTY	COMMON / Scientific	SIZE	NOTES
 CEC 7		MEXICAN REDBUD <i>Cercis canadensis</i>	30 gal. 2" cal. / 7' Min Height	B&B or container grown; single straight leader; dark green; full symmetrical canopy
 QUP 15		MEXICAN WHITE OAK <i>Quercus polymorpha</i>	30 gal. 2" cal. / 7' Min Height	B&B or container grown; single straight leader; dark green; full symmetrical canopy
 QUV 35		SOUTHERN LIVE OAK <i>Quercus virginiana</i>	30 gal. 2" cal. / 7' Min Height	B&B or container grown; single straight leader; dark green; full symmetrical canopy
 ULC 15		CEDAR ELM <i>Ulmus crassifolia</i>	30 gal. 2" cal. / 7' Min Height	B&B or container grown; single straight leader; dark green; full symmetrical canopy
 CUA 19		ARIZONA CYPRESS <i>Cupressus arizonica</i>	30 gal. 2" cal. / 7' Min Height	B&B or container grown; single straight leader; dark green; full symmetrical canopy
 CAI 11		PECAN <i>Carya illinoensis</i>	30 gal. 2" cal. / 7' Min Height	B&B or container grown; single straight leader; dark green; full symmetrical canopy
 LAI 37		GRAPE MYRTLE 'BASHAM PINK' <i>Lagerstroemia indica 'Basham Pink'</i>	1.5" caliper	B&B or container grown; multi-trunked; Min. 3 trunks; full symmetrical canopy

SHRUBS				
SYMBOL	QTY	COMMON / Scientific	SIZE	NOTES
 TS 17		YELLOW BELLS <i>Tecoma stans</i>	5 gal. @ 48" O.C.	Container grown; full round plant material; dark green, plant in fully prepared planting mix bed
 SN 99		INDIAN GRASS <i>Sorghastrum nutans</i>	5 gal. @ 36" O.C.	Container grown; full round plant material; FEMALE ONLY; dark green, plant in fully prepared planting mix bed
 MC 42		GULF MUHLY <i>Muhlenbergia capillaris (Lam.) Trin.</i>	5 gal. @ 36" O.C.	Container grown; full round plant material; dark green, plant in fully prepared planting mix bed
 IV 194		DWARF YAUPOON HOLLY <i>Ilex vomitoria 'Nana'</i>	5 gal. @ 24" O.C.	Container grown; full round plant material; dark green, plant in fully prepared planting mix bed
 LU 807		TEXAS LANTANA <i>Lantana urticoides</i>	3 gal. @ 18" O.C.	Container grown; full round plant material; dark green, plant in fully prepared planting mix bed
 SC 1536		SEASONAL COLOR Annuals to be selected by LA at time of construction during season	4" pots @ 9" O.C.	Container grown; full round plant material; dark green, plant in fully prepared planting mix bed

TURF				
SYMBOL	QTY	COMMON / Scientific	SIZE/SPACING	NOTES
 CD 1538		COMMON BERMUDA <i>Cynodon dactylon</i>	SOLID SOD AT ENTRANCE STRIP SOD AT HIGH SIDE WALK & BACK OF CURB HYDROMULCH ALL DESIGNATED COMMON OPEN SPACE AREAS	REF. TURF ESTABLISHMENT SPECIFICATIONS FOR CARE, FERTILIZATION, & SEEDING REQ.

LDG COURTSIDE APARTMENTS
Multi-Family Landscape Construction Plans
1231 WEST COURT STREET
SEGUN, TEXAS 78155
LANDSCAPE PLANTING PLAN



Job No.: 2018-256
Scale (Horr.): AS SHOWN
Drawn By: MZ
Designed By: MZ
Reviewed By: RH, SM

LANDSCAPE
DETAILS

SHEET NO.
6 OF 6

PROJECT NO. 2018-256

PLANNING &
LANDSCAPE ARCHITECTURE
2107 CITYWEST BLVD.,
4TH FLOOR,
HOUSTON, TEXAS 77042
713.787.7788
1016 LA POSADA DR., SUITE 288
AUSTIN, TEXAS 78752
512.646.3445

