

SUMMARY NOTES

OWNER:
CONTINENTAL HOMES OF TEXAS, LP
10700 PECAN PARK BLVD., 4TH FLOOR
AUSTIN, TEXAS 78750

ENGINEER:
BGE, INC. TBPE F-1046
1701 DIRECTORS BLVD., SUITE 1000
AUSTIN, TEXAS 78744
(512) 879-0400

SURVEYOR:
BGE, INC.
1701 DIRECTORS BLVD., SUITE 1000
AUSTIN, TEXAS 78744
(512) 879-0400

LEGAL DESCRIPTION:

VALVERDE SECTION 1, PHASE 3, BLOCK P, LOT 1 AMENITY CENTER 3.55 AC TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, SITUATED IN BASTROP COUNTY, TEXAS.

APPROVED BY

OWNER'S SIGNATURE BLOCK:

AS OWNER OF THIS PROPERTY, I PROMISE TO DEVELOP AND MAINTAIN THIS PROPERTY AS DESCRIBED BY THIS PLAN.

NAME OF OWNER/TRUSTEE	(OWNER'S AUTHORIZED AGENT)	DATE

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF BASTROP MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

ACCEPTED FOR CONSTRUCTION:

DIRECTOR OF PLANNING	DATE

CITY OF BASTROP ENGINEERING	DATE

CITY OF BASTROP FIRE DEPT.	DATE

BENCHMARK

- T.B.M."1" IS A MAG NAIL SET S 06° 38' 04" E, 217.4' FROM THE NE CORNER OF THE REMAINDER OF CALLED 410.599 ACRE TRACT (SUBJECT TRACT), AS SHOW HEREON. ELEV. 407.65' NAVD 88
- T.B.M."2" IS A CHISELED BOX IN CONCRETE HEADWALL MAG NAIL SET +/- 1,700' EAST OF THE INTERSECTION OF F.M. 969 AND THE TEXAS 71 FRONTAGE ROAD, AS SHOW HEREON. ELEV. 387.29' NAVD 88

SUBMITTED BY

I, BRIAN J. GRACE DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE, AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

Brian J. Grace
BRIAN J. GRACE, P.E.
BGE, INC TBPE NO. F-1046
1701 DIRECTORS BLVD., SUITE 1000
AUSTIN, TEXAS 78744
(512) 879-0400 (MAIN)

7/8/2024
DATE



THIS TRACT IS LOCATED WITHIN THE COLORADO RIVER WATERSHED.

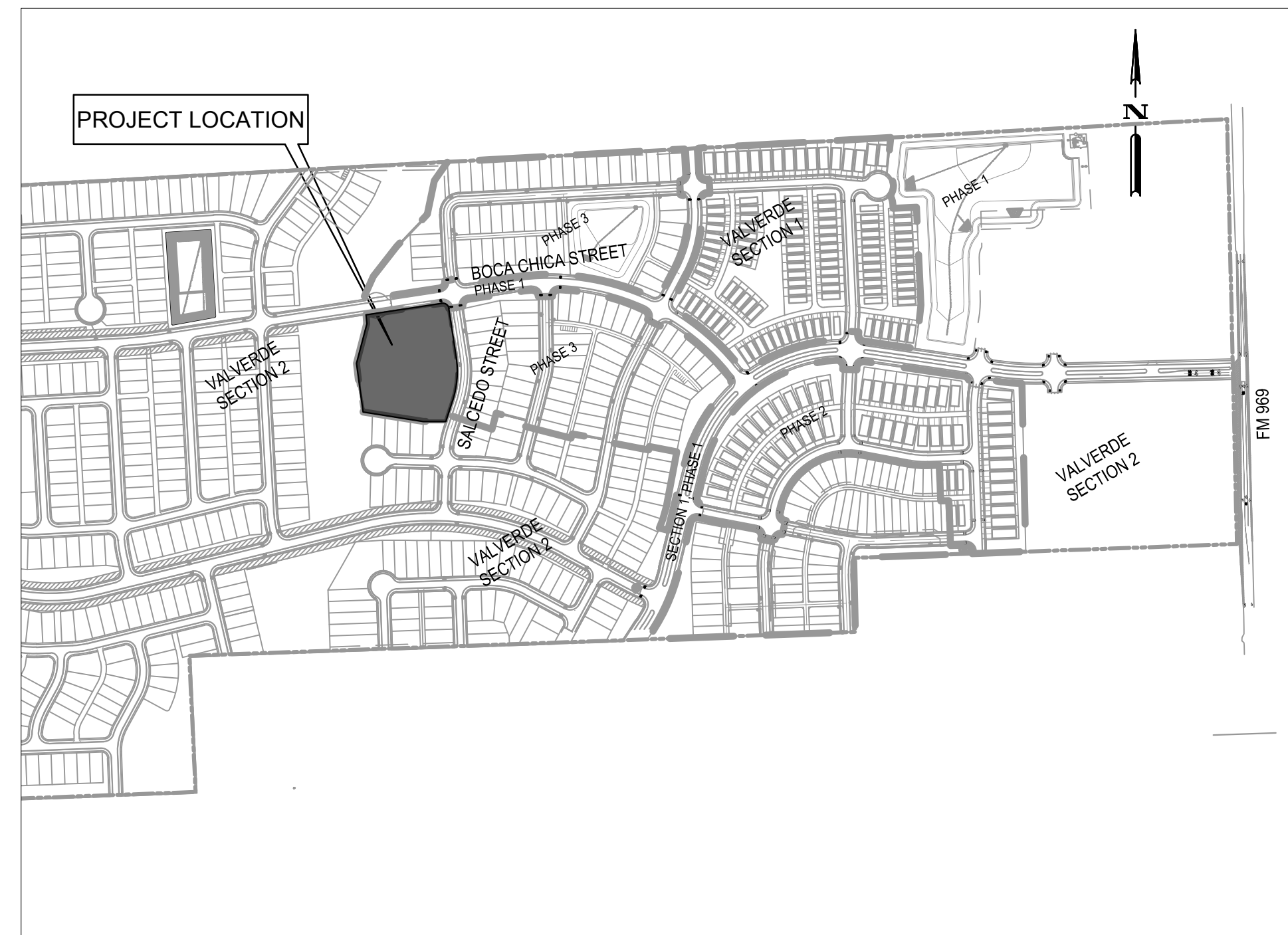
A PORTION OF THIS TRACT IS LOCATED WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 48021C0355F, BASTROP COUNTY, TEXAS, DATED: MAY 9, 2023.

SITE DEVELOPMENT PLANS FOR VALVERDE AMENITY CENTER BASTROP COUNTY, TEXAS

SUBMITTAL DATE:
JULY 8TH, 2024

VICINITY MAP

SCALE: 1" = 500'



Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	FINAL PLAT (1 OF 2)
3	FINAL PLAT (2 OF 2)
4	GENERAL NOTES (1 OF 2)
5	GENERAL NOTES (2 OF 2)
6	EXISTING CONDITION AND DEMOLITION PLAN
7	EROSION CONTROL PLAN
8	EROSION CONTROL DETAILS
9	OVERALL SITE PLAN
10	SITE DETAILS (1 OF 2)
11	SITE DETAILS (2 OF 2)
12	FIRE ACCESS AND CONTROL PLAN
13	OVERALL GRADING PLAN
14	WATER & WASTEWATER PLAN
15	WATER DETAILS (1 OF 2)
16	WATER DETAILS (2 OF 2)
17	WASTEWATER DETAILS (1 OF 3)
18	WASTEWATER DETAILS (2 OF 3)
19	WASTEWATER DETAILS (3 OF 3)
20	LANDSCAPING PLANS (1 OF 10)
21	LANDSCAPING PLANS (2 OF 10)
22	LANDSCAPING PLANS (3 OF 10)
23	LANDSCAPING PLANS (4 OF 10)
24	LANDSCAPING PLANS (5 OF 10)
25	LANDSCAPING PLANS (6 OF 10)
26	LANDSCAPING PLANS (7 OF 10)
27	LANDSCAPING PLANS (8 OF 10)
28	LANDSCAPING PLANS (9 OF 10)
29	LANDSCAPING PLANS (10 OF 10)

CODES BEING USED:
2018 IFC
CITY OF BASTROP B3 TECHNICAL MANUAL
CITY OF BASTROP STORMWATER DRAINAGE DESIGN MANUAL

BASTROP FIRE DEPARTMENT

FIRE DESIGN CODES	INTERNATIONAL FIRE CODE 2018 EDITION WITH ADOPTED APPENDICES
FIRE FLOW DEMAND @ 20 PSI (GPM)	1,500 GPM
INTENDED USE	AMENITY CENTER
CONSTRUCTION CLASSIFICATION	TYPE V-B
BUILDING FIRE AREA (S.F.)	CLUBHOUSE = 1,685 SF
AUTOMATIC FIRE SPRINKLER SYSTEM TYPE (IF APPLICABLE)	N/A
REDUCED FIRE FLOW DEMAND @ 20PSI FOR HAVING A SPRINKLER SYSTEM (GPM) (IF APPLICABLE)	N/A
AFD FIRE HYDRANT FLOW TEST DATE	7/1/2021
AFD FIRE HYDRANT FLOW TEST LOCATION	BLAKEY/DUFF
ALTERNATIVE METHOD OF COMPLIANCE AMOC (IF APPLICABLE)	N/A

NOTE:

- 8" PUBLIC WATER MAIN INSTALLATION PER VALVERDE PHASE 1 PUBLIC IMPROVEMENTS PLAN.

REVISIONS/CORRECTIONS

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



BGE, INC.
1701 Directors Blvd., Suite 1000
AUSTIN, TX 78744
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

G:\TXC\Projects\DRHorton\12483-00-Valverde_Amenity_Center\LD\01_CADD\01_Shts\12483-C-SP-FINAL-PLAT.dwg Layout: FINAL PLAT (2 OF 2) Plotted: 7/2/2024 5:08:01 PM

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STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT CONTINENTAL HOMES OF TEXAS, L.P., BEING THE OWNER OF A 399.878 ACRE TRACT OF LAND IN THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, BASTROP COUNTY, TEXAS, AS RECORDED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202022279 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 3.554 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

VALVERDE AMENITY CENTER

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

CONTINENTAL HOMES OF TEXAS, L.P.
 10700 PECAN PARK BLVD., SUITE 400
 AUSTIN, TEXAS 78750

STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME _____
 MY COMMISSION EXPIRES _____

STATE OF TEXAS §
 COUNTY OF TRAVIS §

I, BRIAN J. GRACE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLY WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF BASTROP, TEXAS.

[Signature]

 BRIAN J. GRACE, P.E.
 LICENSED PROFESSIONAL ENGINEER NO. 121846
 BGE, INC.
 1701 DIRECTORS BOULEVARD, SUITE 1000
 AUSTIN, TEXAS 78744

[Signature]

 DATE



STATE OF TEXAS §
 COUNTY OF BEXAR §

I, DION P. ALBERTSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WILL BE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BASTROP, TEXAS, UPON COMPLETION OF CONSTRUCTION.

PRELIMINARY PENDING FINAL REVIEW

DION P. ALBERTSON, R.P.L.S. _____ DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
 BGE, INC.
 7330 SAN PEDRO AVE, SUITE 202
 SAN ANTONIO, TEXAS 78216

GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF BASTROP'S FULL PURPOSE JURISDICTION,
2. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83
3. THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN ZONE "AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT - BASE FLOOD ELEVATIONS DETERMINED) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR BASTROP COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48021C0335F, EFFECTIVE MAY 9, 2023. ANY FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
4. THIS SUBDIVISION IS IN AND SERVED BY CITY OF BASTROP UTILITIES FOR WATER SERVICE.
5. ELECTRIC SERVICE TO BE PROVIDED BY BLUEBONNET ELECTRIC.
6. NO DWELLING STRUCTURE MAY BE OCCUPIED UNTIL SUCH TIME AS WATER AND WASTEWATER CONNECTIONS ARE FULLY OPERATIONAL.
7. ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION, GAS, AND SIMILAR UTILITY SERVICE LINES SHALL BE PLACED UNDERGROUND, SUCH LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS ESTABLISHED BY EACH UTILITY OR SERVICE COMPANY, AS APPLICABLE, AND CITY ORDINANCE.
8. NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
9. THIS PROJECT IS LOCATED IN THE LOWER COLORADO-CUMMINS WATERSHED WHICH IS CLASSIFIED AS A SUBURBAN WATER SUPPLY WATERSHED.

FINAL PLAT
VALVERDE
AMENITY CENTER
 A SUBDIVISION OF 3.554 ACRES OF LAND
 LOCATED IN THE
 NANCY BLAKEY SURVEY ABSTRACT NO. 98
 BASTROP COUNTY, TEXAS

STATE OF TEXAS §
 COUNTY OF BASTROP §

I, KRISTA BARTSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK ____M, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET _____, PAGE _____.

FILED FOR RECORD ON THE _____ DAY OF _____, 20____, A.D.

 KRISTA BARTSCH
 COUNTY CLERK
 BASTROP COUNTY, TEXAS

BY: _____
 DEPUTY




BGE, Inc.
 7330 San Pedro Ave., Suite 202
 San Antonio, TX 78216
 Tel: 210-581-3600 • www.bgeinc.com
 TBPELS Registration No. F-1046
 TBPELS Licensed Surveying Firm No. 10194490

SHEET 2 OF 2

REV	DESCRIPTION	DATE	APR

DESIGNED BY: LS, MR
 REVIEWED BY: IL
 DRAWN BY: LS, MR


BROWN & GAY ENGINEERS, INC.
 1701 DIRECTORS BLVD., SUITE 1000
 AUSTIN, TX 78721
TYPE Registration No. F-1046
 TEL: 210-581-3600 www.bgeinc.com

SITE DEVELOPMENT PLANS FOR VALVERDE AMENITY CENTER
 BASTROP, TEXAS

FINAL PLAT (2 OF 2)

SHEET 3 OF 29

TCEQ WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

- THIS WATER DISTRIBUTION SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 290 SUBCHAPTER D. WHEN CONFLICTS ARE NOTED WITH LOCAL STANDARDS, THE MORE STRINGENT REQUIREMENT SHALL BE APPLIED. AT A MINIMUM, CONSTRUCTION FOR PUBLIC WATER SYSTEMS MUST ALWAYS MEET TCEQ'S "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS."
- ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)/NSF INTERNATIONAL STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI (§290.44(A)(1)).
- PLASTIC PIPE FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NSF INTERNATIONAL SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 150 PSI OR A STANDARD DIMENSION RATIO OF 26 OR LESS (§290.44(A)(2)).
- NO PIPE WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY (§290.44(A)(3)).
- ALL WATER LINE CROSSINGS OF WASTEWATER MAINS SHALL BE PERPENDICULAR (§290.44(E)(4)(B)).
- WATER TRANSMISSION AND DISTRIBUTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. HOWEVER, THE TOP OF THE WATER LINE MUST BE LOCATED BELOW THE FROST LINE AND IN NO CASE SHALL THE TOP OF THE WATER LINE BE LESS THAN 24 INCHES BELOW GROUND SURFACE (§290.44(A)(4)).
- THE MAXIMUM ALLOWABLE LEAD CONTENT OF PIPES, PIPE FITTINGS, PLUMBING FITTINGS, AND FIXTURES IS 0.25 PERCENT (§290.44(B)).
- THE CONTRACTOR SHALL INSTALL APPROPRIATE AIR RELEASE DEVICES WITH VENT OPENINGS TO THE ATMOSPHERE COVERED WITH 16-MESH OR FINER, CORROSION RESISTANT SCREENING MATERIAL OR AN ACCEPTABLE EQUIVALENT (§290.44(D)(1)).
- THE CONTRACTOR SHALL NOT PLACE THE PIPE IN WATER OR WHERE IT CAN BE FLOODED WITH WATER OR SEWAGE DURING ITS STORAGE OR INSTALLATION (§290.44(F)(1)).
- WHEN WATERLINES ARE LAID UNDER ANY FLOWING OR INTERMITTENT STREAM OR SEMI-PERMANENT BODY OF WATER THE WATERLINE SHALL BE INSTALLED IN A SEPARATE WATERTIGHT PIPE ENCASUREMENT. VALVES MUST BE PROVIDED ON EACH SIDE OF THE CROSSING WITH FACILITIES TO ALLOW THE UNDERWATER PORTION OF THE SYSTEM TO BE ISOLATED AND TESTED (§290.44(F)(2)).
- PURSUANT TO 30 TAC §290.44(A)(5), THE HYDROSTATIC LEAKAGE RATE SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY THE MOST CURRENT AWWA FORMULAS FOR PVC PIPE, CAST IRON AND DUCTILE IRON PIPE. INCLUDE THE FORMULAS IN THE NOTES ON THE PLANS. O THE HYDROSTATIC LEAKAGE RATE FOR POLYVINYL CHLORIDE (PVC) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-605 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT

THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE:
$$Q = \frac{LD \cdot P}{148,000}$$

WHERE:
Q = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
L = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).

THE HYDROSTATIC LEAKAGE RATE FOR DUCTILE IRON (DI) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-600 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE:
$$L = \frac{SD \cdot P}{148,000}$$

WHERE:
L = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
S = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).
- THE CONTRACTOR SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE IN ALL DIRECTIONS OF NINE FEET BETWEEN THE PROPOSED WATERLINE AND WASTEWATER COLLECTION FACILITIES INCLUDING MANHOLES. IF THIS DISTANCE CANNOT BE MAINTAINED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT ENGINEER FOR FURTHER DIRECTION. SEPARATION DISTANCES, INSTALLATION METHODS, AND MATERIALS UTILIZED MUST MEET §290.44(E)(1)-(4).
- THE SEPARATION DISTANCE FROM A POTABLE WATERLINE TO A WASTEWATER MAIN OR LATERAL MANHOLE OR CLEANOUT SHALL BE A MINIMUM OF NINE FEET. WHERE THE NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE POTABLE WATERLINE SHALL BE ENCASED IN A JOINT OF AT LEAST 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE-FOOT INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASUREMENT PIPE SHALL BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEALANT (§290.44(E)(5)).
- FIRE HYDRANTS SHALL NOT BE INSTALLED WITHIN NINE FEET VERTICALLY OR HORIZONTALLY OF ANY WASTEWATER LINE, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE REGARDLESS OF CONSTRUCTION (§290.44(E)(6)).
- SUCTION MAINS TO PUMPING EQUIPMENT SHALL NOT CROSS WASTEWATER MAINS, WASTEWATER LATERALS, OR WASTEWATER SERVICE LINES. RAW WATER SUPPLY LINES SHALL NOT BE INSTALLED WITHIN FIVE FEET OF ANY TILE OR CONCRETE WASTEWATER MAIN, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE (§290.44(E)(7)). WATERLINES SHALL NOT BE INSTALLED CLOSER THAN TEN FEET TO SEPTIC TANK DRAINFIELDS (§290.44(E)(8)).
- THE CONTRACTOR SHALL DISINFECT THE NEW WATERLINES IN ACCORDANCE WITH AWWA STANDARD C-651-14OR MOST RECENT, THEN FLUSH AND SAMPLE THE LINES BEFORE BEING PLACED INTO SERVICE. SAMPLES SHALL BE COLLECTED FOR MICROBIOLOGICAL ANALYSIS TO CHECK THE EFFECTIVENESS OF THE DISINFECTION PROCEDURE WHICH SHALL BE REPEATED IF CONTAMINATION PERSISTS. A MINIMUM OF ONE SAMPLE FOR EACH 1,000 FEET OF COMPLETED WATERLINE WILL BE REQUIRED OR AT THE NEXT AVAILABLE SAMPLING POINT BEYOND 1,000 FEET AS DESIGNATED BY THE DESIGN ENGINEER (§290.44(F)(3)).
- DECHLORINATION OF DISINFECTING WATER SHALL BE IN STRICT ACCORDANCE WITH CURRENT AWWA STANDARD C655-09 OR MOST RECENT.

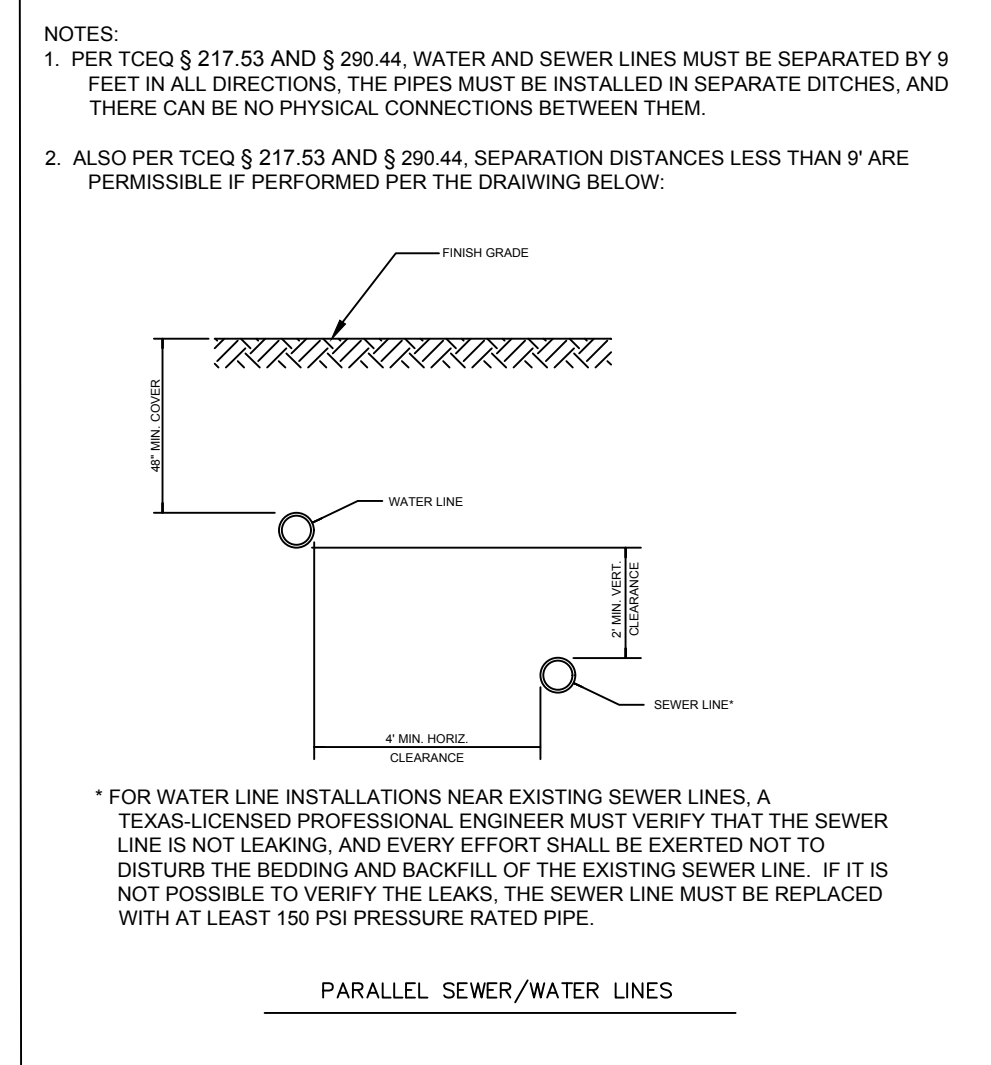
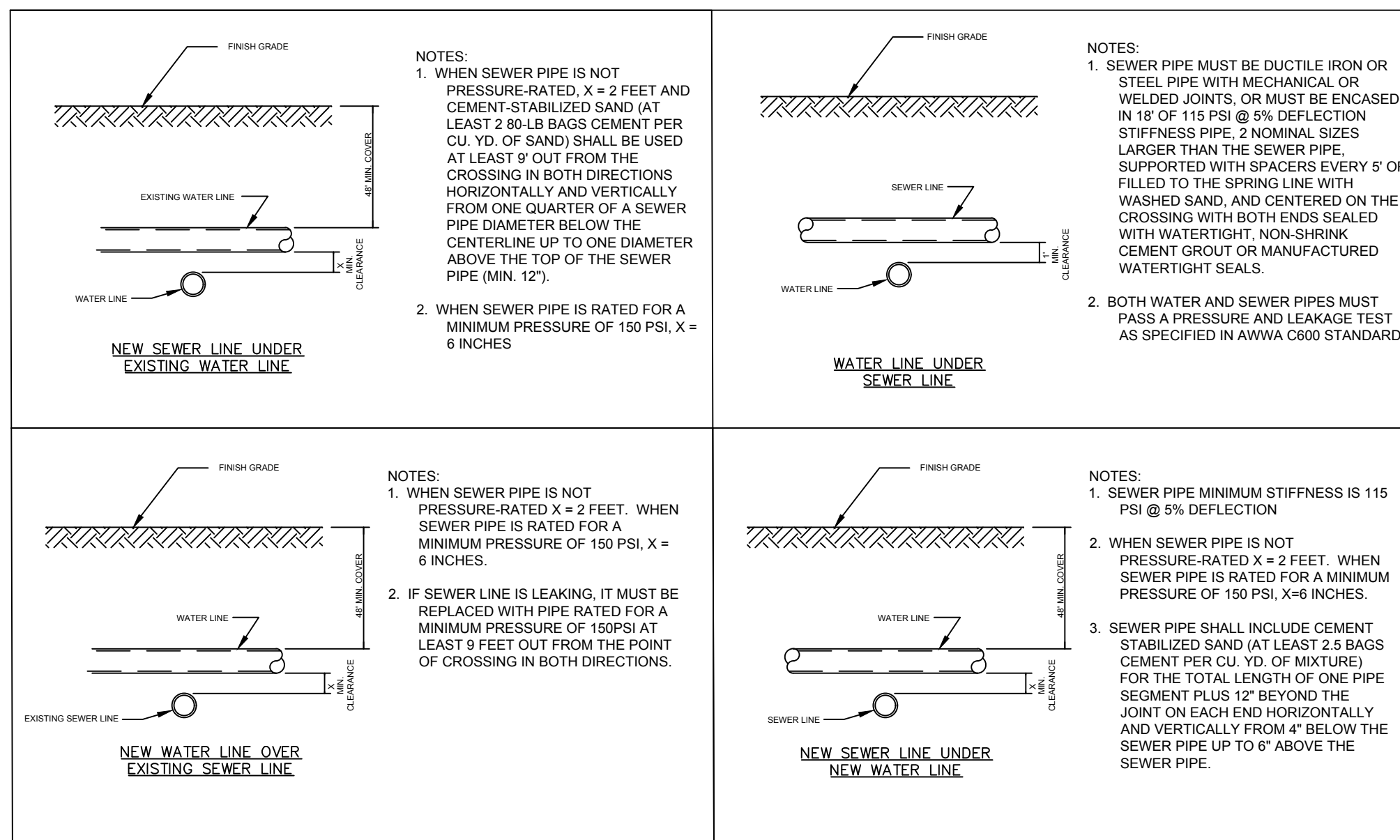
TREE PROTECTION NOTES

- ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL TREES TO BE PRESERVED FROM HIS ACTIVITIES.
- ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS, SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING. SEE: TREE PROTECTION TREE WELLS (EC-06), TREE PROTECTION LOCATION (EC-07) AND TREE PROTECTION FENCE-CHAIN LINK (EC-08)
- PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY STANDARDS FOR TREE PROTECTION, INCLUDING TYPES OF FENCING AND SIGNAGE.
- TREE PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN TREE DRIP LINES.
- FENCES SHALL SURROUND THE TREES OR CLUSTER OF TREES, LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE), AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
A. SOIL COMPACTION IN DRIPLINE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS.
B. DRIPLINE DISTURBANCES DUE TO GRADE CHANGES OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE FORESTRY MANAGER.
C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
- EXCEPTIONS TO INSTALLING TREE FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, OR TREE WELL
B. WHERE PERMEABLE PAVING IS TO BE INSTALLED. ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA
C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE BUILDING.
D. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE FORESTRY MANAGER TO DISCUSS THE ALTERNATIVES
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE THAT IS CLOSER THAN 5 FEET TO A TREE TRUNK, THE TRUNK SHALL BE PROTECTED BY STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES UNDER THE DRIPLINE. THOSE AREAS SHOULD BE COVERED WITH 4 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
- ALL GRADING WITHIN DRIPLINE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND BEHIND THE GRADE CHANGE AREA.
- ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOUL AND BACKFILLED WITH GOOD QUALITY TOP SOIL WITHIN TWO DAYS. IF EXPOSED ROOT AREAS CANNOT BE BACKFILLED WITHIN 2 DAYS, AN ORGANIC MATERIAL WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION SHALL BE PLACED TO COVER THE ROOTS UNTIL BACKFILL CAN OCCUR.
- PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE WITH A ROCK SAW OR SIMILAR EQUIPMENT, IN A LOCATION AND TO A DEPTH APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
- 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 LEAVES.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, A PLASTIC VAPOR BARRIER SHALL BE PLACED BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE ROOT ZONE.
- ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
- NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE. NO TOPSOIL IS PERMITTED ON ROOT FLARES OF ANY TREE.

- PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. ALL PRUNING MUST BE DONE ACCORDING TO CITY STANDARDS AND AS OUTLINED IN LITERATURE PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).
- ALL OAK TREE CUTS, INTENTIONAL OR UNINTENTIONAL, SHALL BE SEALED WITH AN APPROVED PRUNING SEALER IMMEDIATELY (WITHIN 10 MINUTES). TREE PAINT MUST BE KEPT ON SITE AT ALL TIMES.
- THE CITY INSPECTOR HAS THE AUTHORITY TO REQUIRE ADDITIONAL TREE PROTECTION BEFORE OR DURING CONSTRUCTION.
- TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
- DEVIATIONS FROM THE ABOVE REQUIREMENTS AND NEGLIGENT DAMAGE TO TREES MAY BE CONSIDERED AS ORDINANCE VIOLATIONS.

FIRE DEPARTMENT:

- THE BASTROP FIRE DEPARTMENT REQUIRES FINAL ASPHALT OR CONCRETE PAVEMENT ON REQUIRED ACCESS ROADS PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION. ANY OTHER METHOD OF PROVIDING "ALL-WEATHER DRIVING CAPABILITIES" SHALL BE REQUIRED TO BE DOCUMENTED AND APPROVED AS AN ALTERNATE METHOD OF CONSTRUCTION IN ACCORDANCE WITH THE APPLICABLE RULES FOR TEMPORARY ROADS.
- FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE LARGE DIAMETER HOSE CONNECTION (STEAMER) LOCATED AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE STEAMER OPENING OF FIRE HYDRANTS SHALL FACE THE APPROVED FIRE ACCESS DRIVEWAY OR PUBLIC-STREET AND SET BACK FROM THE CURB LINE(S) AN APPROVED DISTANCE. TYPICALLY THREE TO SIX (6) FEET. THE AREA WITHIN THREE (3) FEET IN ALL DIRECTIONS FROM ANY FIRE HYDRANT SHALL BE FREE OF OBSTRUCTIONS AND THE AREA BETWEEN THE STEAMER OPENING AND THE STREET OR DRIVEWAY GIVING EMERGENCY VEHICLE ACCESS SHALL BE FREE OF OBSTRUCTIONS.
- TIMING OF INSTALLATIONS: WHEN FIRE PROTECTION FEATURES (HYDRANTS, FIRE SPRINKLER MAINS, ETC.) ARE INSTALLED BY THE CONTRACTOR, SUCH FEATURES SHALL INCLUDE SURFACE ACCESS ROADS. EMERGENCY ACCESS ROADS OR DRIVES SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. ALL FIRE PROTECTION FEATURES SHALL BE INSTALLED AND MADE SERVICEABLE (TO INCLUDE ANY UNDERGROUND FIRE MAINS BEING INSTALLED AND HYDROVISUAL COMPLETED) PRIOR TO VERTICAL CONSTRUCTION. WHEN THE FIRE DEPARTMENT APPROVES AN ALTERNATE METHOD OF PROTECTION, THIS REQUIREMENT MAY BE MODIFIED AS DOCUMENTED IN THE APPROVAL OF THE ALTERNATE METHOD.
- ALL EMERGENCY ACCESS ROADWAYS AND FIRE LANES, INCLUDING PERVIOUS/DECORATIVE PAVING, SHALL BE ENGINEERED, AND INSTALLED AS REQUIRED TO SUPPORT THE AXLE LOADS OF EMERGENCY VEHICLES. A LOAD CAPACITY SUFFICIENT TO MEET THE REQUIREMENTS FOR HS-20 LOADING (16 KIPS/WHEEL) AND A TOTAL VEHICLE LIVE LOAD OF 80,000 POUNDS IS CONSIDERED COMPLIANT WITH THIS REQUIREMENT.
- FIRE LANES DESIGNATED ON SITE PLANS SHALL BE REGISTERED WITH THE BASTROP FIRE DEPARTMENT AND INSPECTED FOR FINAL APPROVAL.
- THE MINIMUM VERTICAL CLEARANCE REQUIRED FOR EMERGENCY VEHICLE ACCESS ROADS OR DRIVES IS 13 FEET - 6 INCHES FOR THE FULL WIDTH OF THE ROADWAY OR DRIVEWAY.
- DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN TEN FEET OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVE LINES.



G:\TXC\Projects\DRHorton\12483-00-Valverde_Amenity_Center\LD\01_CADD\01_Shts\12483-C-SP-NOTES.dwg Layout: GENERAL NOTES (2 OF 2) Plotted: 7/2/2024 5:08:11 PM

NO.	DESCRIPTION	REV	DATE

DESIGNED BY: LS, MR
 REVIEWED BY: IL
 DRAWN BY: LS, MR

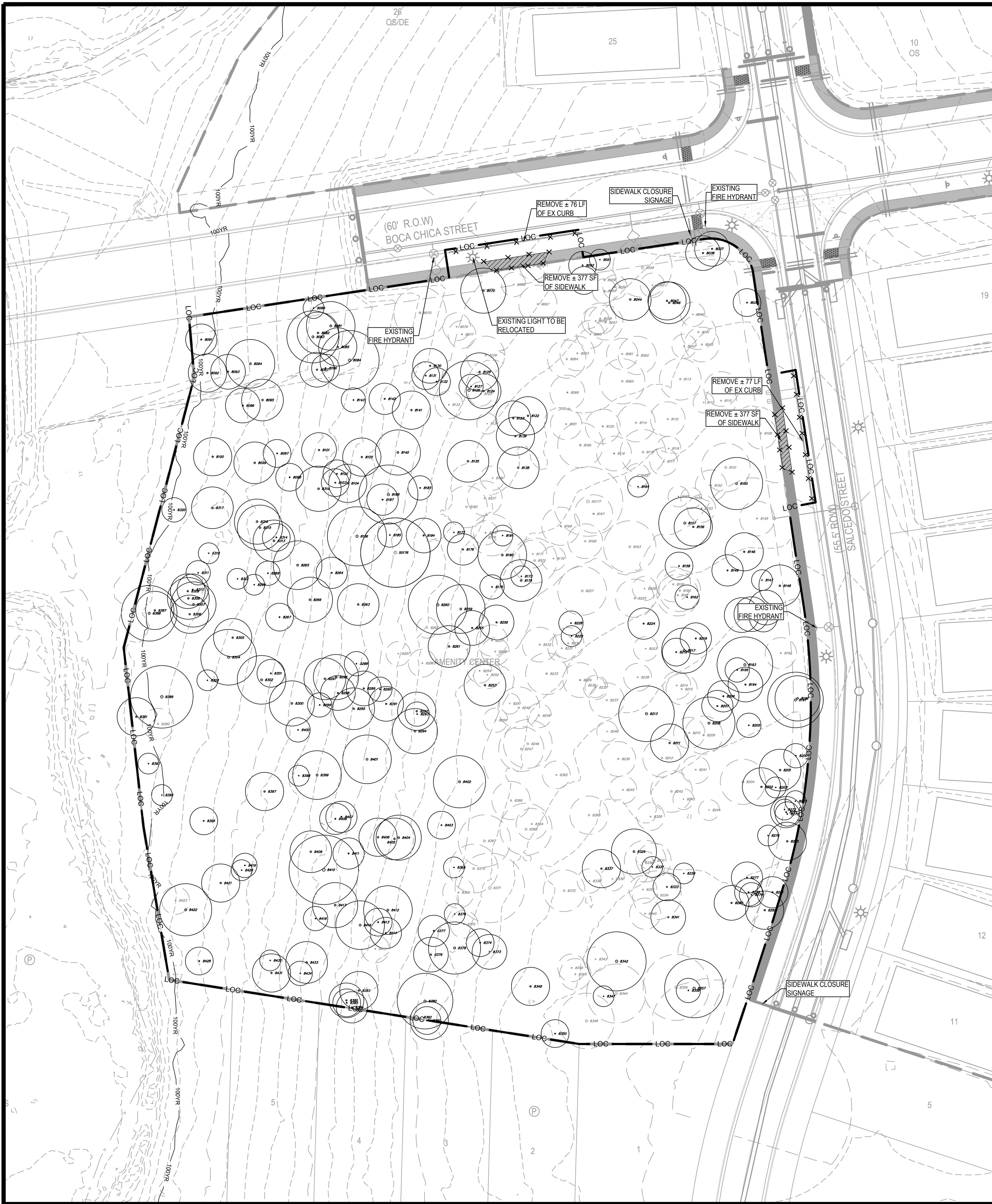
BROWN & GAY ENGINEERS, INC.
 1701 DIRECTORS BLVD., SUITE 1000
 AUSTIN, TX 78721
 Registration No. F-1046
 TEL: 512-979-0406 www.browngay.com

SITE DEVELOPMENT PLANS FOR VALVERDE AMENITY CENTER
 BASTROP, TEXAS

GENERAL NOTES (2 OF 2)

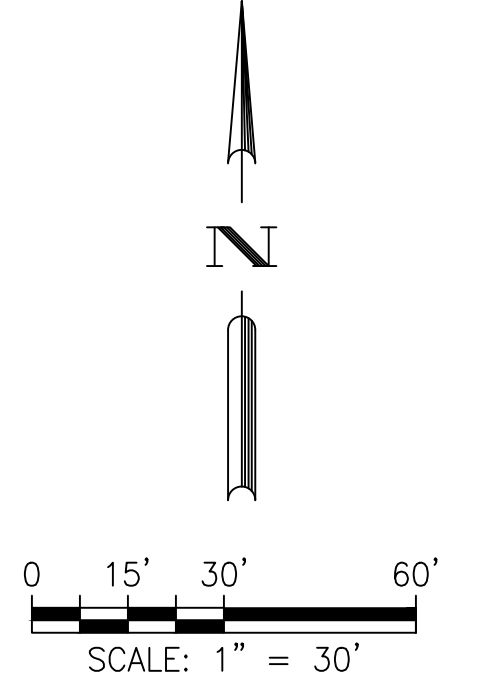
SHEET
5 OF 29

G:\TXC\Projects\DRHorton\12483-00-Valverde_Amenity_Center\LD\01_CADD\01_Shts\12483-C-SP-EX-COND.dwg Layout: EXISTING CONDITION AND DEMOLITION PLAN Plotted: 7/2/2024 5:09:18 PM



TREE TABLE			
8176	9" POST OAK	8311	7" POST OAK
8177	6" CEDAR	8312	6" CEDAR
8178	12" POST OAK	8313	12" POST OAK
8179	7" CEDAR	8314	8" POST OAK
8180	14" CEDAR	8315	13" POST OAK
8181	6" CEDAR	8316	13" POST OAK
8182	12" CEDAR (8-9)	8317	12" CEDAR (8-7)
8183	7" CEDAR	8318	13" POST OAK
8184	10" POST OAK	8319	6" POST OAK
8185	7" CEDAR	8320	7" POST OAK
8186	17" POST OAK (12-9)	8321	8" POST OAK
8187	9" POST OAK	8322	6" CEDAR
8188	17" POST OAK (12-9)	8323	13" CEDAR
8189	9" POST OAK	8324	6" CEDAR
8190	16" POST OAK (11-10)	8325	6" CEDAR
8191	10" CEDAR	8326	10" POST OAK
8192	7" CEDAR	8327	6" CEDAR
8193	13" CEDAR (9-5-3)	8328	6" CEDAR
8194	7" CEDAR	8329	8" POST OAK
8195	16" POST OAK (4-3)	8330	12" POST OAK
8196	13" CEDAR	8331	11" POST OAK
8197	16" POST OAK	8332	14" POST OAK (10-8)
8198	7" CEDAR	8333	8" CEDAR
8199	12" POST OAK	8334	8" CEDAR
8200	7" CEDAR	8335	12" POST OAK
8201	12" POST OAK	8336	11" POST OAK
8202	11" POST OAK	8337	7" POST OAK
8203	6" CEDAR (4-3)	8338	9" POST OAK
8204	13" POST OAK	8339	10" POST OAK
8205	7" POST OAK	8340	9" POST OAK
8206	9" CEDAR	8341	10" POST OAK
8207	9" CEDAR	8342	17" POST OAK
8208	15" POST OAK	8343	7" POST OAK
8209	11" POST OAK	8344	17" CEDAR (9-8-9)
8210	9" CEDAR	8345	9" MULBERRY
8211	11" POST OAK	8346	8" CEDAR
8212	11" POST OAK	8347	6" CEDAR
8213	16" POST OAK	8348	16" POST OAK
8214	8" CEDAR	8349	11" POST OAK
8215	9" POST OAK	8350	8" POST OAK
8216	8" CEDAR	8351	17" POST OAK
8217	13" POST OAK	8352	7" CEDAR
8218	9" POST OAK	8353	19" POST OAK (14-9)
8219	8" POST OAK	8354	8" CEDAR
8220	10" POST OAK	8355	11" POST OAK
8221	10" POST OAK	8356	8" CEDAR
8222	10" CEDAR	8357	11" POST OAK
8223	7" CEDAR	8358	15" POST OAK
8224	9" CEDAR	8359	6" POST OAK
8225	11" CEDAR (7-4-4)	8360	6" POST OAK
8226	7" CEDAR	8361	9" POST OAK
8227	14" POST OAK	8362	9" POST OAK
8228	7" CEDAR	8363	11" POST OAK
8229	6" CEDAR	8364	9" POST OAK
8230	6" CEDAR	8365	15" POST OAK
8231	8" CEDAR	8366	11" POST OAK
8232	10" CEDAR	8367	15" POST OAK
8233	12" POST OAK	8368	6" POST OAK
8234	10" POST OAK	8369	9" POST OAK
8235	7" CEDAR	8370	14" POST OAK
8236	6" CEDAR	8371	20" POST OAK (15-9)
8237	8" CEDAR	8372	12" POST OAK
8238	8" POST OAK	8373	10" POST OAK
8239	10" POST OAK	8374	8" CEDAR
8240	6" POST OAK	8375	8" POST OAK
8241	8" CEDAR (5-3)	8376	6" POST OAK
8242	12" POST OAK	8377	9" CEDAR
8243	6" POST OAK	8378	15" POST OAK
8244	6" POST OAK	8379	10" CEDAR (7-5)
8245	8" POST OAK	8380	16" POST OAK
8246	14" POST OAK	8381	11" POST OAK
8247	13" POST OAK	8382	8" CEDAR
8248	7" CEDAR	8383	11" POST OAK
8249	12" POST OAK	8384	9" POST OAK
8250	7" CEDAR	8385	8" POST OAK
8251	6" CEDAR	8386	10" POST OAK
8252	8" POST OAK	8387	11" POST OAK
8253	12" POST OAK	8388	15" POST OAK (12-7)
8254	7" CEDAR	8389	18" POST OAK
8255	10" CEDAR	8390	17" POST OAK
8256	10" CEDAR	8391	11" POST OAK
8257	9" CEDAR	8392	6" POST OAK
8258	8" CEDAR	8393	13" POST OAK (10-6)
8259	14" POST OAK	8394	7" POST OAK
8260	17" CEDAR	8395	6" POST OAK
8261	12" POST OAK	8396	8" POST OAK
8262	6" CEDAR	8397	11" POST OAK
8263	12" POST OAK	8398	6" BLACKJACK OAK
8264	9" CEDAR (7-4)	8399	14" POST OAK
8265	14" POST OAK	8400	7" POST OAK
8266	13" CEDAR (7-5-6)	8401	14" POST OAK
8267	8" POST OAK	8402	15" POST OAK
8268	7" BLACKJACK OAK	8403	8" POST OAK
8269	6" CEDAR	8404	13" POST OAK
8270	7" CEDAR	8405	12" POST OAK
8271	9" CEDAR	8406	11" POST OAK
8272	6" CEDAR	8407	9" POST OAK
8273	6" CEDAR	8408	9" POST OAK
8274	11" POST OAK	8409	12" POST OAK
8275	11" POST OAK	8410	20" POST OAK (12-9-6)
8276	6" CEDAR	8411	9" POST OAK
8277	9" POST OAK	8412	14" POST OAK
8278	8" POST OAK	8413	8" POST OAK
8279	7" CEDAR	8414	9" POST OAK
8280	10" POST OAK	8415	8" POST OAK
8281	9" POST OAK	8416	14" POST OAK
8282	11" POST OAK	8417	13" POST OAK
8283	10" POST OAK	8418	7" POST OAK
8284	13" POST OAK	8419	7" POST OAK
8285	12" POST OAK (9-8)	8420	6" POST OAK
8286	12" POST OAK (8-7)	8421	11" POST OAK (7-7)
8287	10" POST OAK	8422	15" POST OAK
8288	7" POST OAK	8423	8" POST OAK
8289	10" POST OAK (8-3)	8428	8" POST OAK
8290	7" POST OAK	8431	11" POST OAK
8291	10" POST OAK	8432	6" POST OAK
8292	11" CEDAR	8433	12" POST OAK
8293	7" CEDAR	8434	7" POST OAK
8294	13" POST OAK	50176	20" POST OAK (14-12)
8295	12" POST OAK	50177	20" CEDAR
8296	13" POST OAK (9-8)		
8297	12" POST OAK (8-7)		
8298	10" POST OAK		
8299	7" POST OAK		
8300	13" POST OAK (10-6)		
8301	8" POST OAK		
8302	14" POST OAK		
8303	6" POST OAK		
8304	16" POST OAK (8-6-5-5)		
8305	11" POST OAK		
8306	11" POST OAK		
8307	13" POST OAK		
8308	12" POST OAK		
8309	10" POST OAK		
8310	9" CEDAR		

NOTE: (R) = TO BE REMOVED
(P) = PROTECTED TREE



LEGEND

- PROPERTY BOUNDARY
- - - EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- - - LOC LIMITS OF CONSTRUCTION
- - - OHP OVERHEAD POLE
- 100YR 100 YR FLOOD PLAIN
- XXX TREE TO REMAIN
- XXX TREE TO BE REMOVED
- XXX REMOVE OBJECT
- DEMOLITION

NOTE: ALL UTILITY SYMBOLS ARE NOT TO SCALE AND ARE ONLY SHOWN FOR ILLUSTRATION PURPOSES.

NOTE: A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.

DESIGNED BY: LS, MR
REVIEWED BY: IL
DRAWN BY: LS, MR

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1701 DIRECTORS BLVD., SUITE 1000
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REGISTRATION NO. F-1046
TEL: 512-979-0400 www.browngay.com

**SITE DEVELOPMENT PLANS FOR VALVERDE AMENITY CENTER
BASTROP, TEXAS**

EXISTING CONDITION AND DEMOLITION PLAN

BRIAN J. GRACE
121846
REGISTERED PROFESSIONAL ENGINEER

SHEET 6 OF 29

DATE

DESCRIPTION

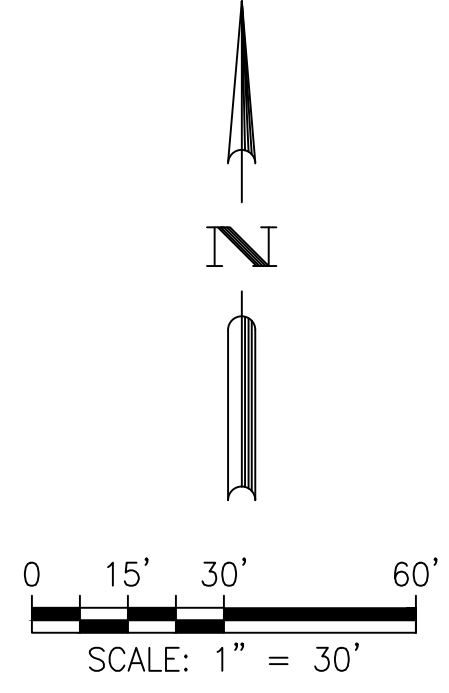
REV

APR

811 Know what's below. Call before you dig.

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 HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

G:\TXC\Projects\DRHorton\12483-00-Valverde_Amenity_Center\LD\01_CADD\01_Shts\12483-C-SP-ESC.dwg Layout: EROSION CONTROL PLAN Plotted: 7/2/2024 5:10:31 PM



LEGEND

- PROPERTY BOUNDARY
- - - EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- - - PROPOSED MAJOR CONTOUR
- - - PROPOSED MINOR CONTOUR
- LOC — LIMITS OF CONSTRUCTION
- SF — SILT FENCE
- INLET PROTECTION
- TP — TP — TREE PROTECTION FENCE
- [Stippled Pattern] STABILIZED CONSTRUCTION ENTRANCE
- [Grid Pattern] CONCRETE WASHOUT AREA
- [Diagonal Lines] TEMPORARY SPOILS AND STORAGE AREA
- [Dotted Pattern] HYDRO MULCH RESTORATION AREA
- XXX TREE TO REMAIN
- XXX TREE TO BE REMOVED

- NOTES:**
- IF DISTURBED AREA IS NOT TO BE WORKED FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP, OR REVEGETATION MATTING. [ECM 1.4.4.B.3, SECTION 5.1]
 - ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS [LDC 25-8-182]
 - CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. [ECM 1.4.4.D.4]
 - PER LDC 25-8-323(C), FOR AREAS ON THE SITE THAT ARE TO REMAIN PERVIOUS AFTER DEVELOPMENT, ANY SOILS THAT ARE COMPACTED DURING SITE GRADING AND CONSTRUCTION OPERATIONS MUST BE DECOMPACTED IN COMPLIANCE WITH THE ECM AND SSM.
 - FINISHED ELEVATION FOR PARKING LOT ISLANDS, MEDIANS, PENINSULAS, AND SIMILAR LANDSCAPE AREAS MUST BE AT LEAST SIX (6) BELOW THE FINISHED CURB ELEVATION TO ALLOW FOR PLACEMENT OF SIX (6) INCHES OF TOPSOIL [ECM 1.4.7].

SITE DEVELOPMENT PLANS FOR VALVERDE AMENITY CENTER
BASTROP, TEXAS

EROSION CONTROL PLAN



SHEET
7 OF 29

DESIGNED BY: LS, MR
REVIEWED BY: IL
DRAWN BY: LS, MR

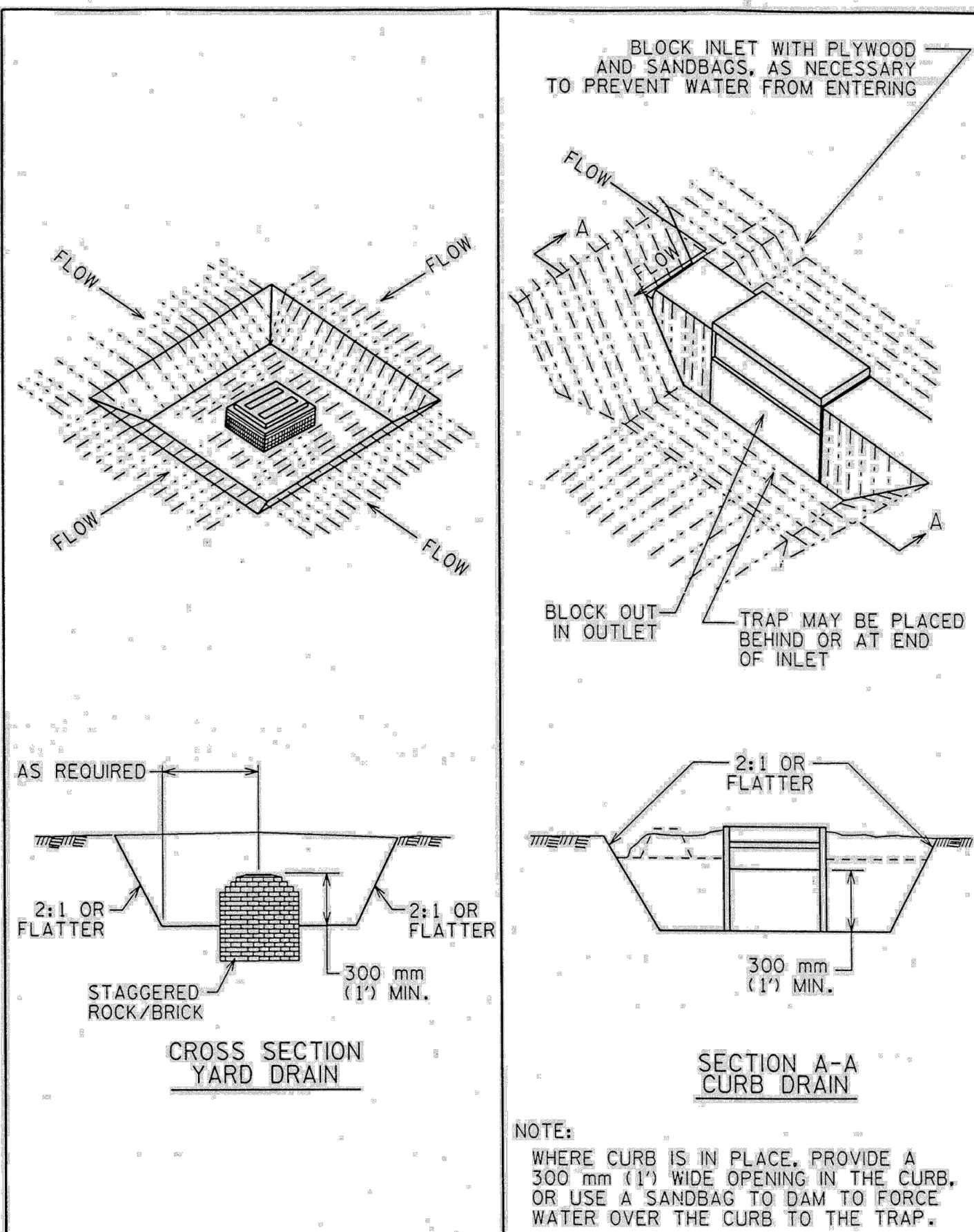
BGE
BROWN & GAY ENGINEERS, INC.
1701 DIRECTORS BLVD., SUITE 1000
AUSTIN, TX 78721
TELE: 787-446-4466 www.browngay.com

REV	DESCRIPTION	DATE	APR



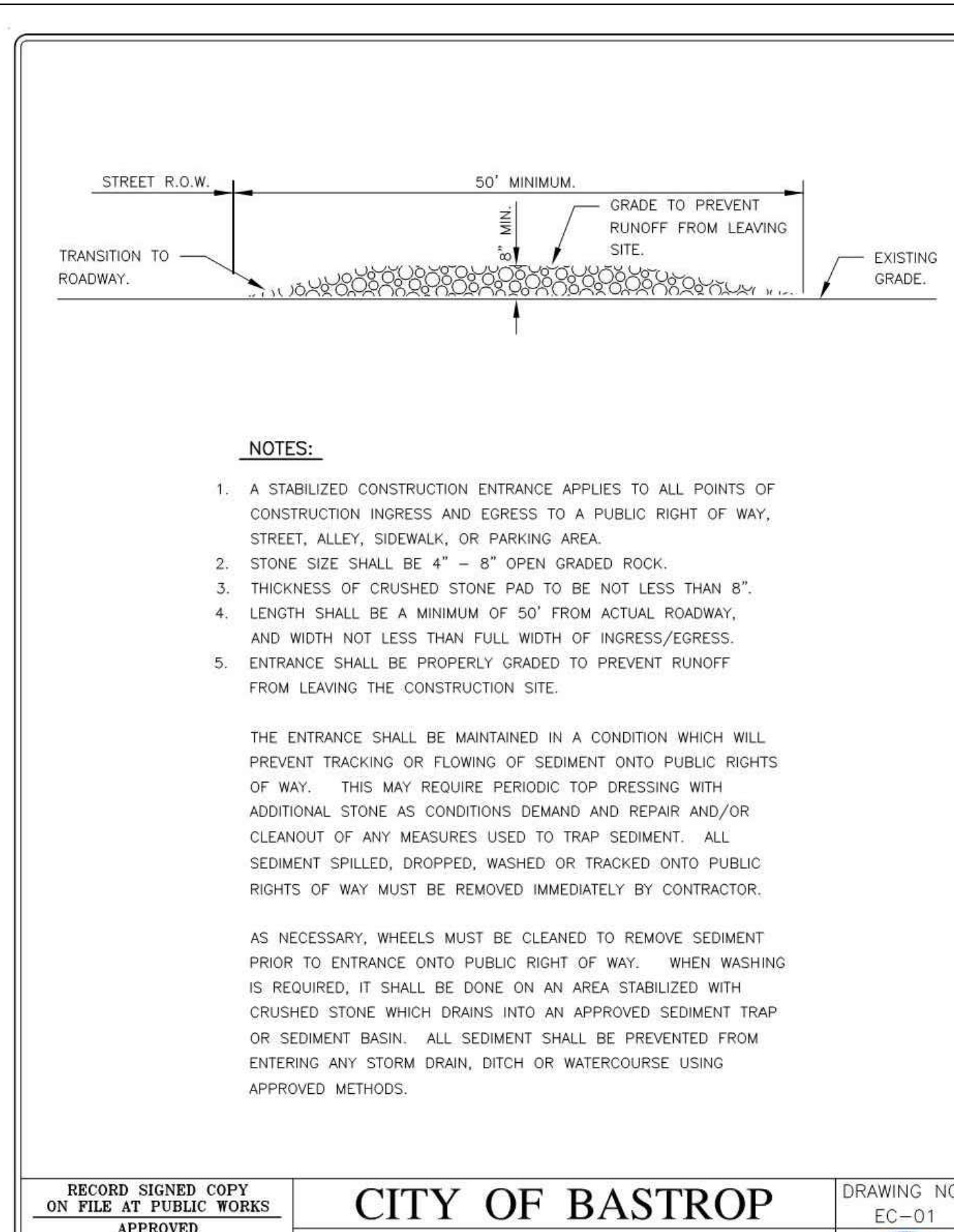
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE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

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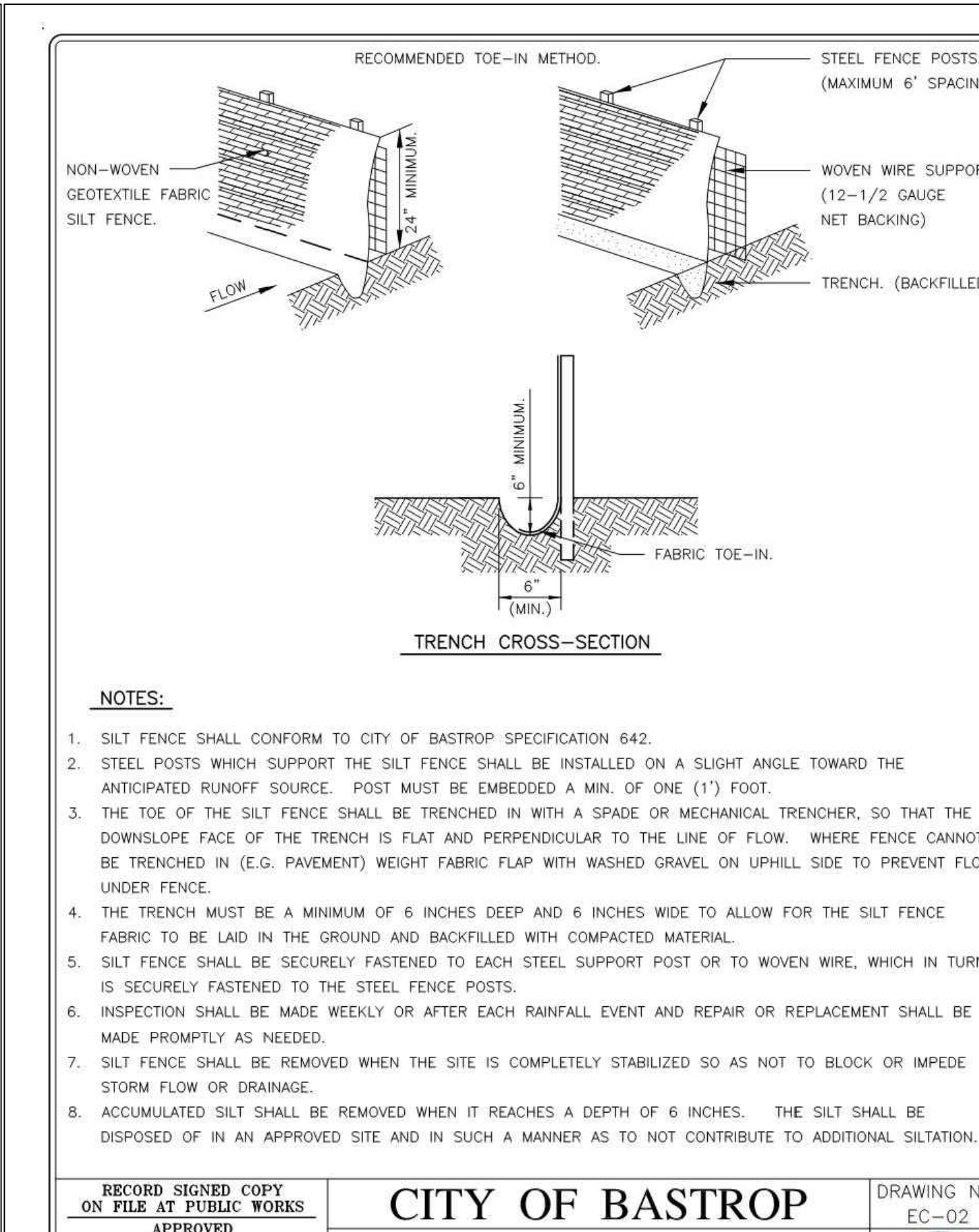


NOTE:
WHERE CURB IS IN PLACE, PROVIDE A 300 mm (1') WIDE OPENING IN THE CURB, OR USE A SANDBAG TO DAM TO FORCE WATER OVER THE CURB TO THE TRAP.

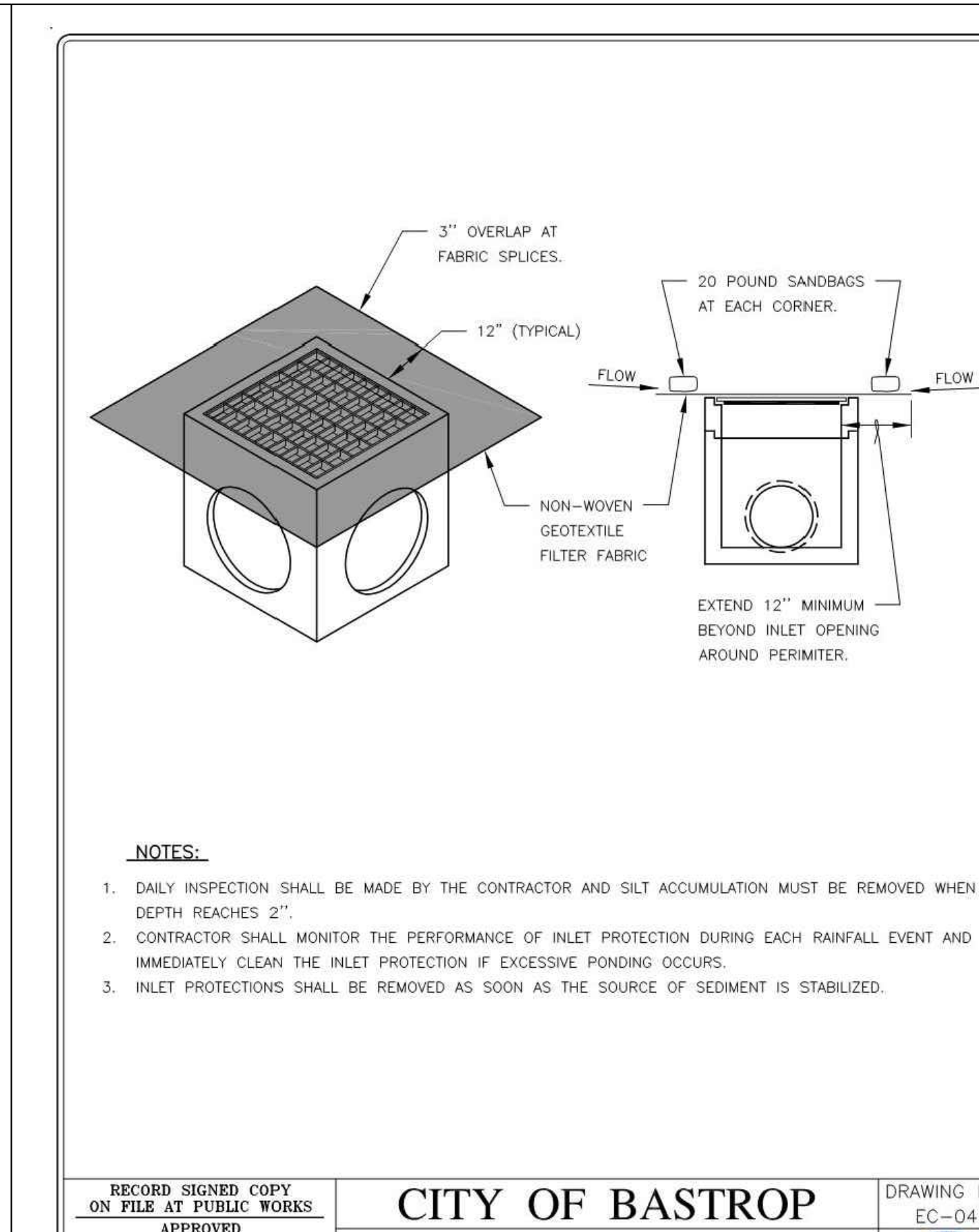
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STORM INLET SEDIMENT TRAP	STANDARD NO. 632S-1
<i>APR 14 3:27 PM</i>	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED MAY 24, 2011 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	CITY OF BASTROP STABILIZED CONSTRUCTION ENTRANCE DETAIL	DRAWING NO: EC-01
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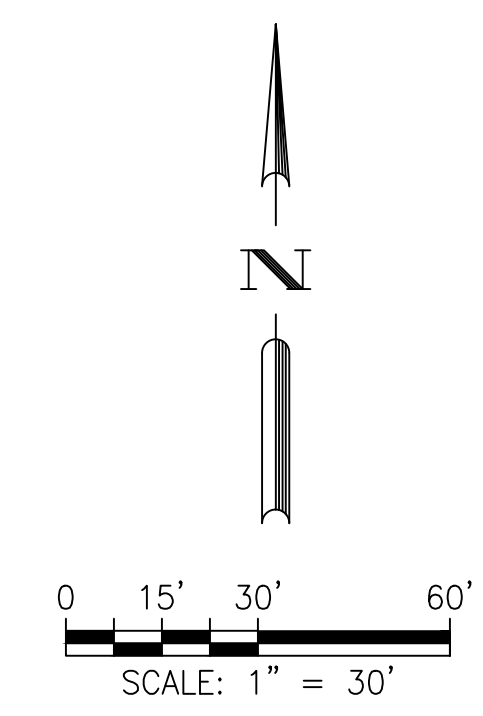
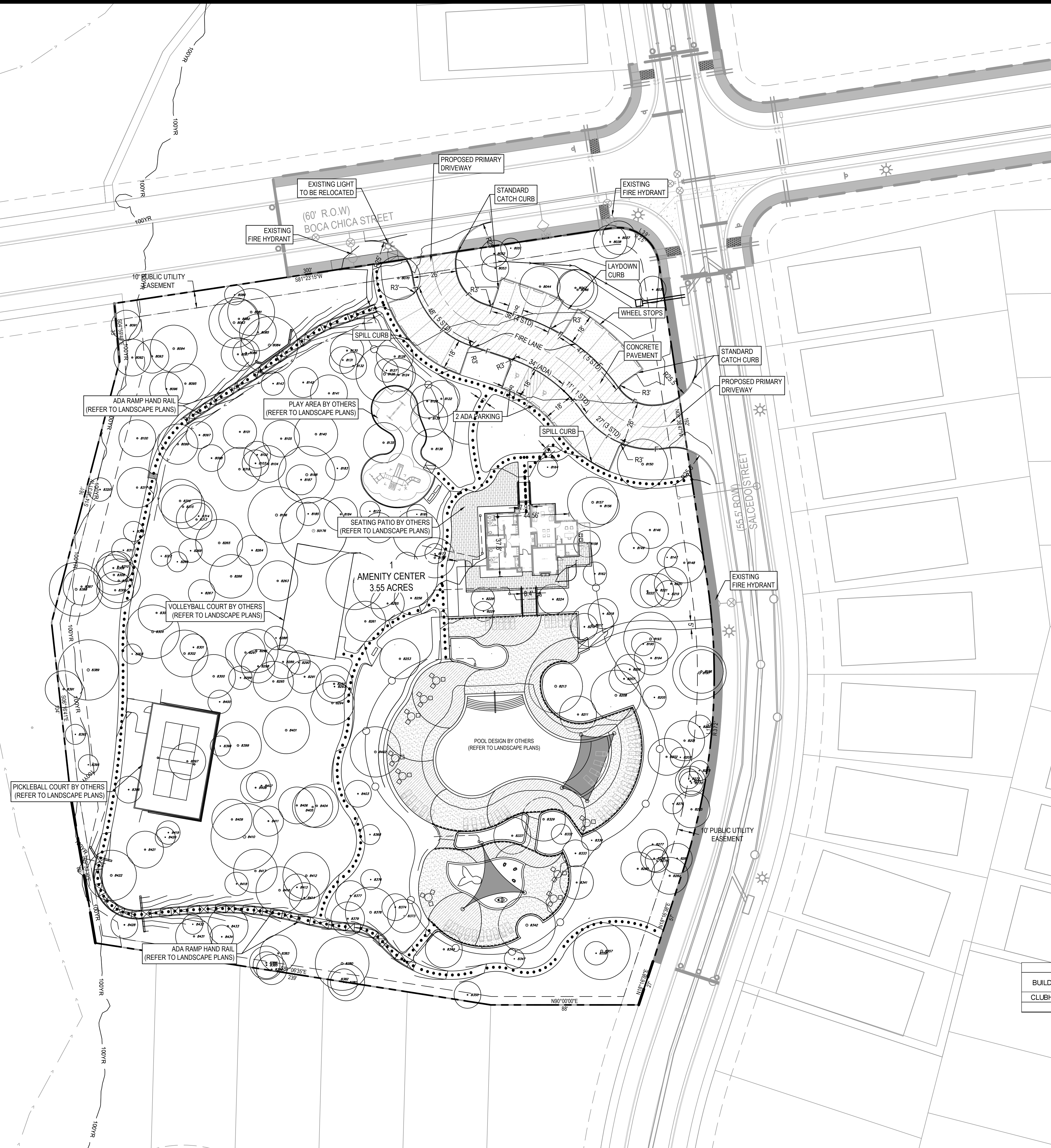
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED MAY 24, 2011 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	CITY OF BASTROP SILT FENCE DETAIL	DRAWING NO: EC-02
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RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED MAY 24, 2011 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	CITY OF BASTROP AREA INLET PROTECTION DETAIL	DRAWING NO: EC-04
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		DATE	APR
		REV	
	DESCRIPTION		
DESIGNED BY: LS, MR			
REVIEWED BY: IL			
DRAWN BY: LS, MR			
BROWN & GAY ENGINEERS, INC. 1701 DIRECTORS BLVD., SUITE 1000 AUSTIN, TX 78721 PHONE: 787-270-0000 FAX: 787-270-0001 WWW.BROWNANDGAY.COM			
SITE DEVELOPMENT PLANS FOR VALVERDE AMENITY CENTER BASTROP, TEXAS			
EROSION CONTROL DETAILS			
SHEET 8 OF 29			

G:\TXC\Projects\DRHorton\12483-00-Valverde_Amenity_Center\LD\01_CADD\01_Shts\12483-C-SP-SITE.dwg Layout: OVERALL SITE PLAN Plotted: 7/2/2024 5:11:43 PM



LEGEND

	PROPERTY BOUNDARY
	BUILDING SETBACK
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	SIDEWALK - SEE LANDSCAPE PLAN FOR DETAILS
	ACCESSIBLE ROUTE
	FIRE LANE STRIPING
	EXISTING FIRE HYDRANT
	EXISTING STREET LIGHT
	MEDIUM DUTY PAVEMENT
	HEAVY DUTY PAVEMENT
	OPEN SPACE

- NOTES:**
- ALL PAVEMENT DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
 - ALL FIRE ACCESS DRIVES/ROADS SHALL HAVE A MINIMUM 14'-0" VERTICAL CLEARANCE.
 - WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF BASTROP.
 - ALL CURB RADI ARE MEASURED AT 3' UNLESS OTHERWISE NOTED.
 - FIRE LANE STRIPING SHALL BE CONTINUOUS 6" WIDE RED TRAFFIC PAINT STRIPE. THE WORDS "NO PARKING FIRE LANE" SHALL APPEAR IN 4" WHITE LETTERS NO GREATER THAN 30' APART. THESE WORDS SHALL BE MADE WITHIN THE RED STRIPE.
 - ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
 - ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
 - SIGNS REQUIRE SEPARATE PERMITS - APPROVAL OF THE SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY INCLUDED SIGN PLANS OR ELEMENTS.

SITE DATA TABLE		
SITE AREA	3.55	AC
	154,638	SF
LOC (Limits of Construction)	3.56	AC
	155,222	SF
REQUIRED ADA PARKING	1 SPACES	
PROPOSED ADA PARKING	2 SPACES	
OPEN SPACE	2.54	AC
OPEN SPACE (%)	71.6%	
BUILDING COVERAGE*	1,685	SF
	0.04	AC
BUILDING COVERAGE (%)	1.1%	
TOTAL GROSS FLOOR AREA	1,685	SF
	0.04	AC
FAR	0.01 : 1	
EXISTING IMPERVIOUS COVER	0	SF
	0.00	AC
PROPOSED IMPERVIOUS COVER (ON-SITE)	33,989	SF
	0.78	AC
IMPERVIOUS COVER (%) - (ON-SITE)	22.0%	
MAXIMUM IMPERVIOUS COVER (%) PER SECTION 2.5.003.A OF THE VALVERDE DEVELOPMENT AGREEMENT	BY WARRANT	
ZONING**	BASE D1	

BUILDING DATA TABLE								
BUILDING #	Building Type	No. Buildings	No. Units	Sprinkler Type	# OF STORIES	HEIGHT	SQ FOOTAGE	USE
CLUBHOUSE	Type V-B	1	-	N/A	1	25'-9"	1,685	LEASING/CLUBHOUSE
TOTAL GFA							1,685	

DATE: APR

REV: DESCRIPTION

DESIGNED BY: LS, MR
 REVIEWED BY: IL
 DRAWN BY: LS, MR

BGE

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 1701 DIRECTORS BLVD., SUITE 1000
 AUSTIN, TX 78721
 Registration No. F-1046
 TEL: 512-979-4466 www.browngay.com

SITE DEVELOPMENT PLANS FOR VALVERDE AMENITY CENTER
 BASTROP, TEXAS

OVERALL SITE PLAN

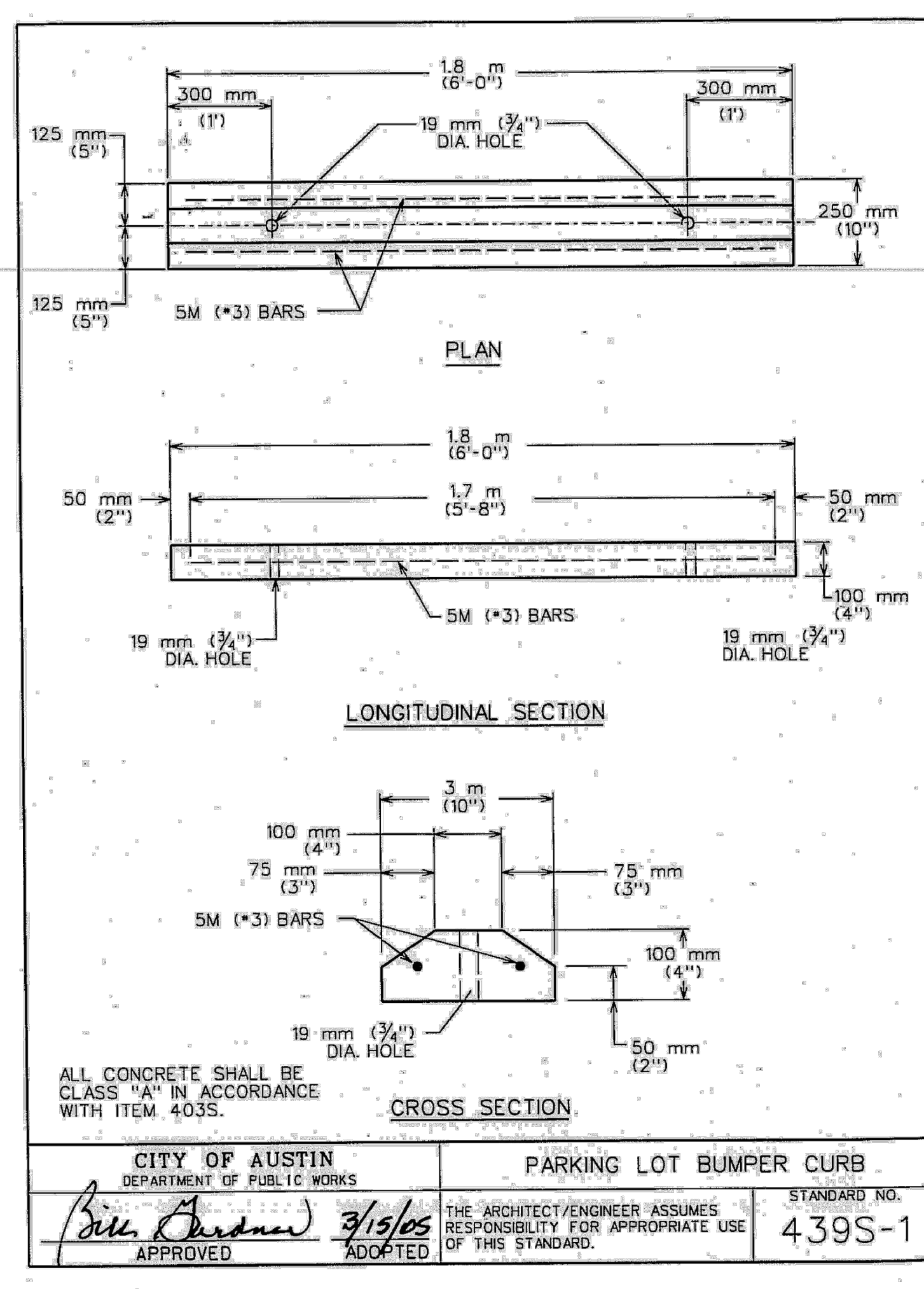
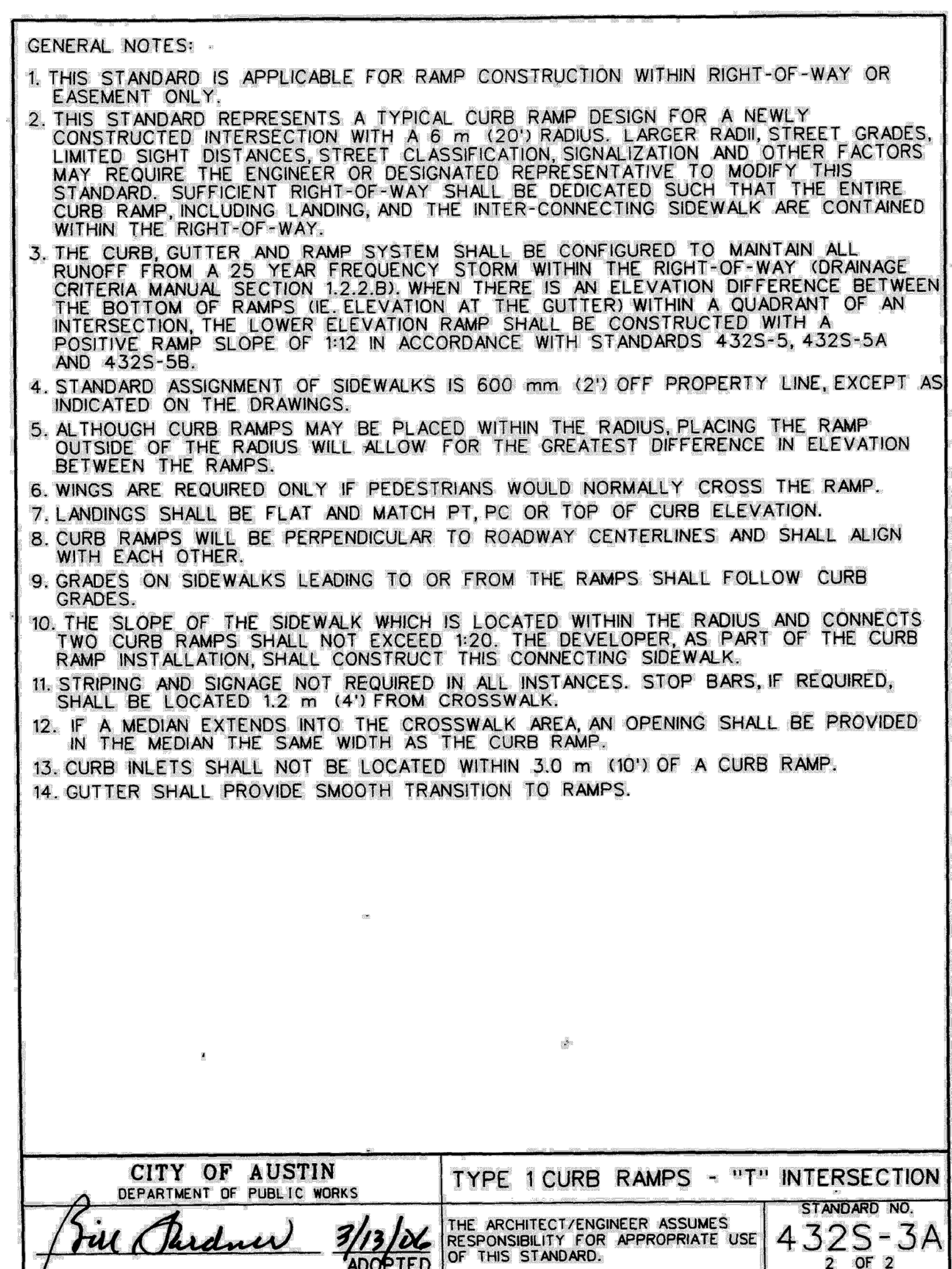
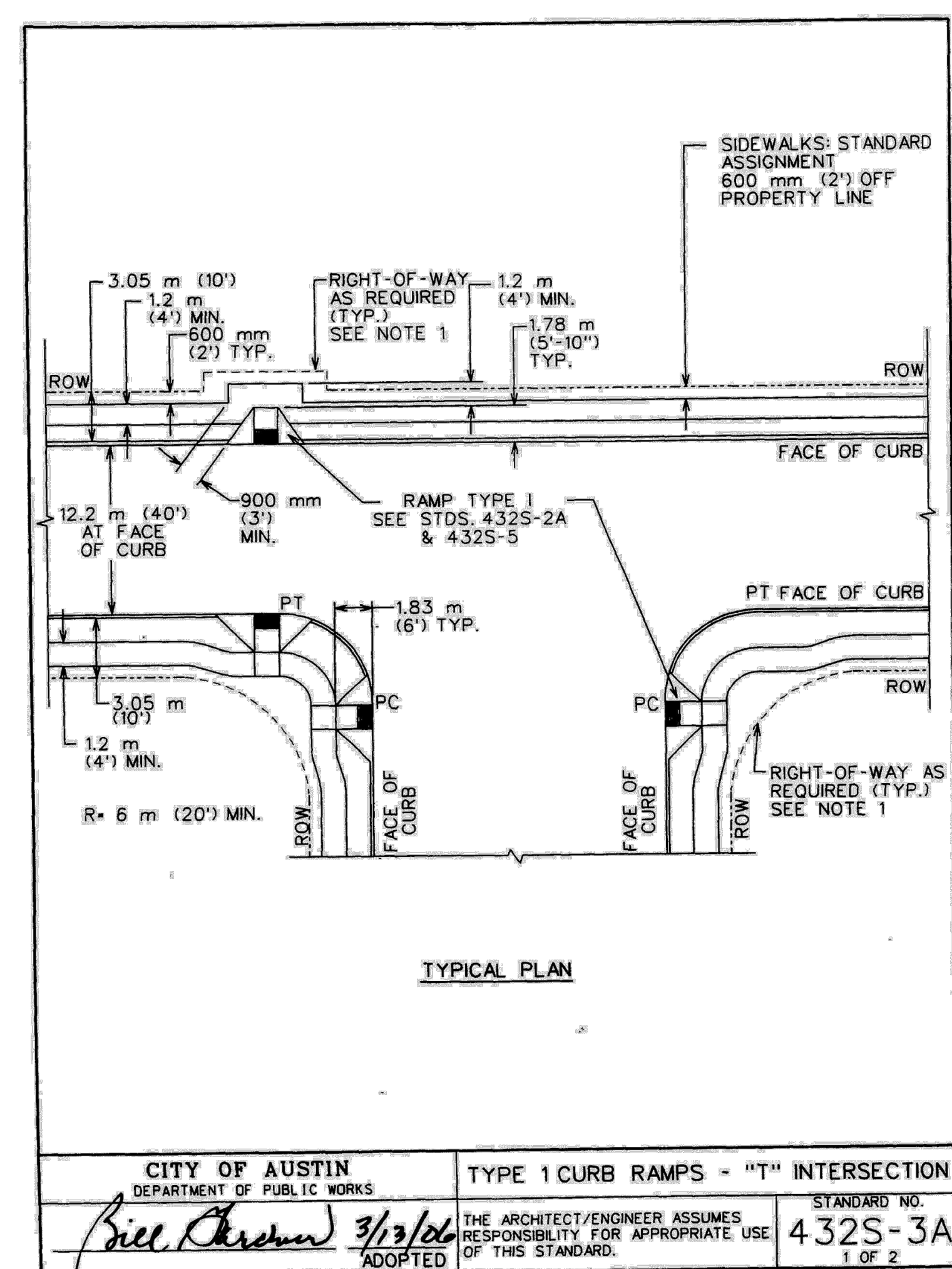
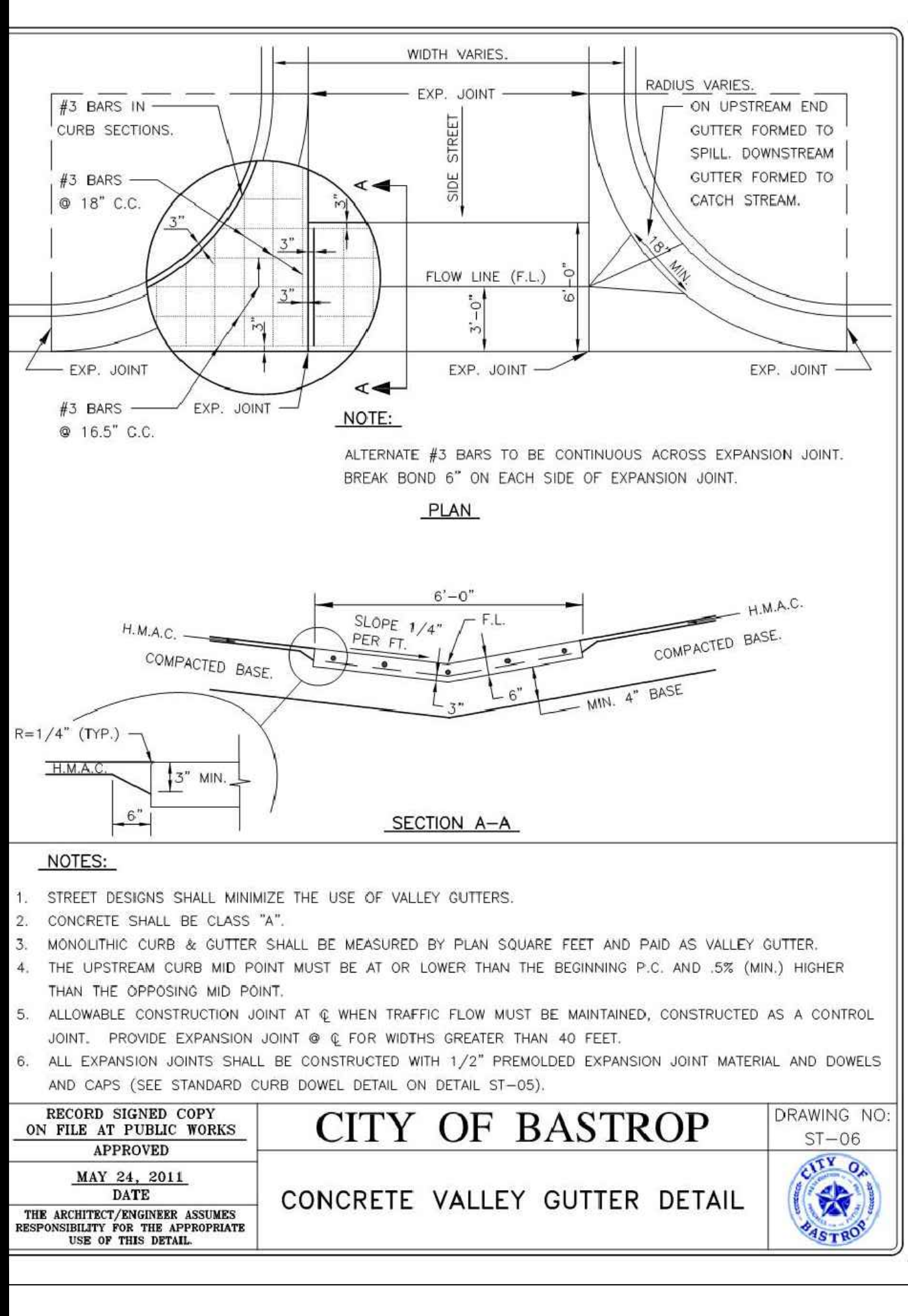
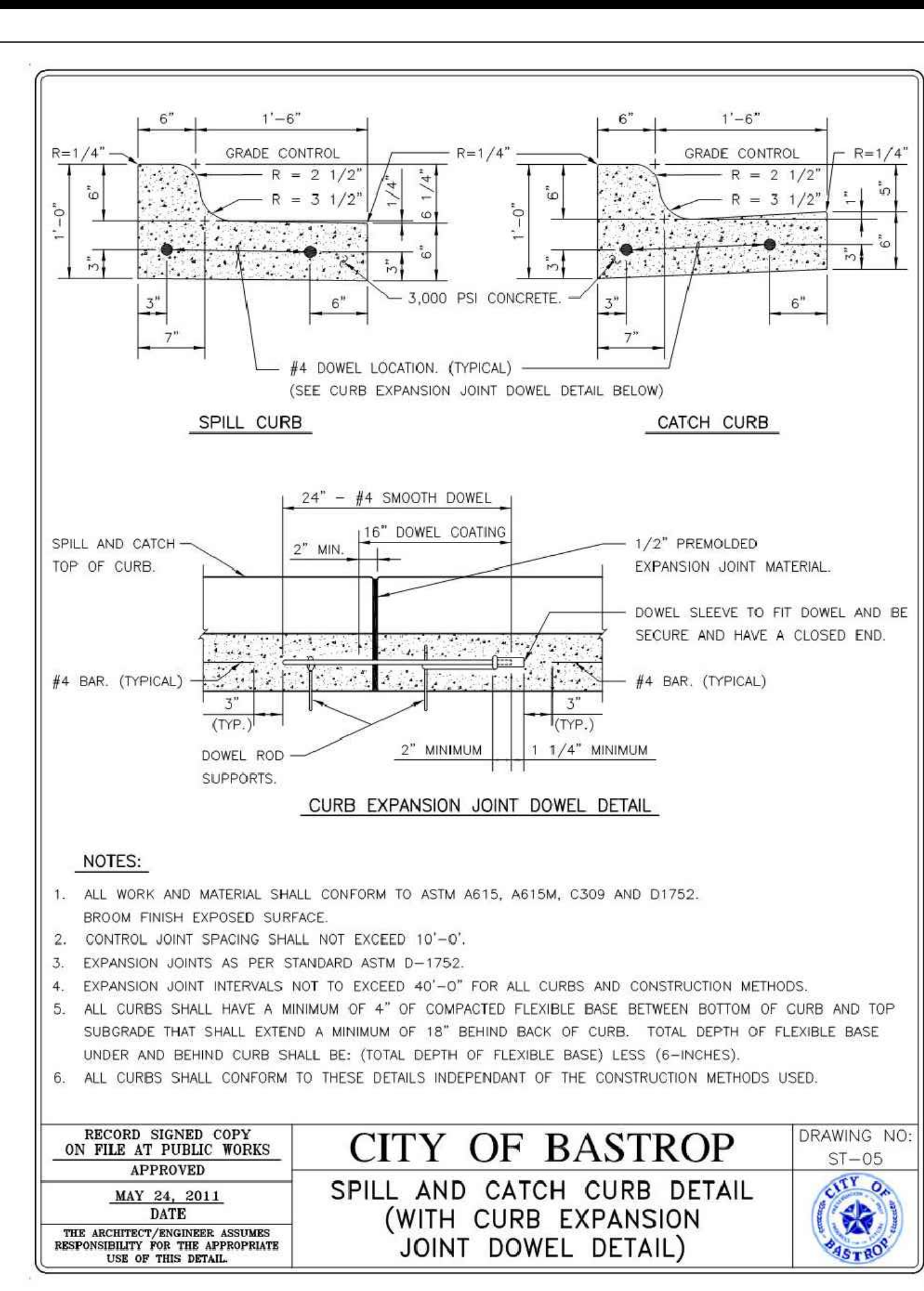
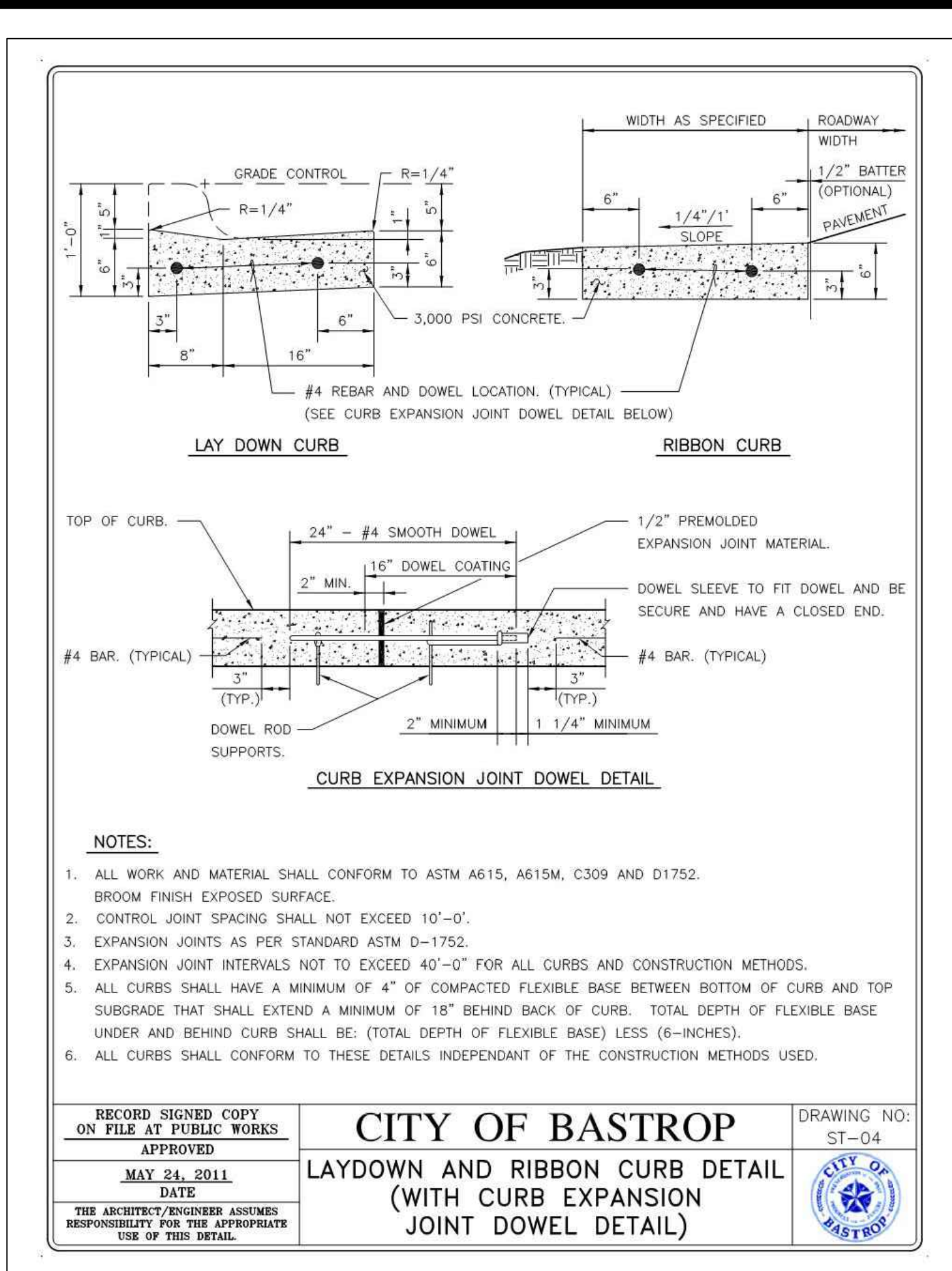
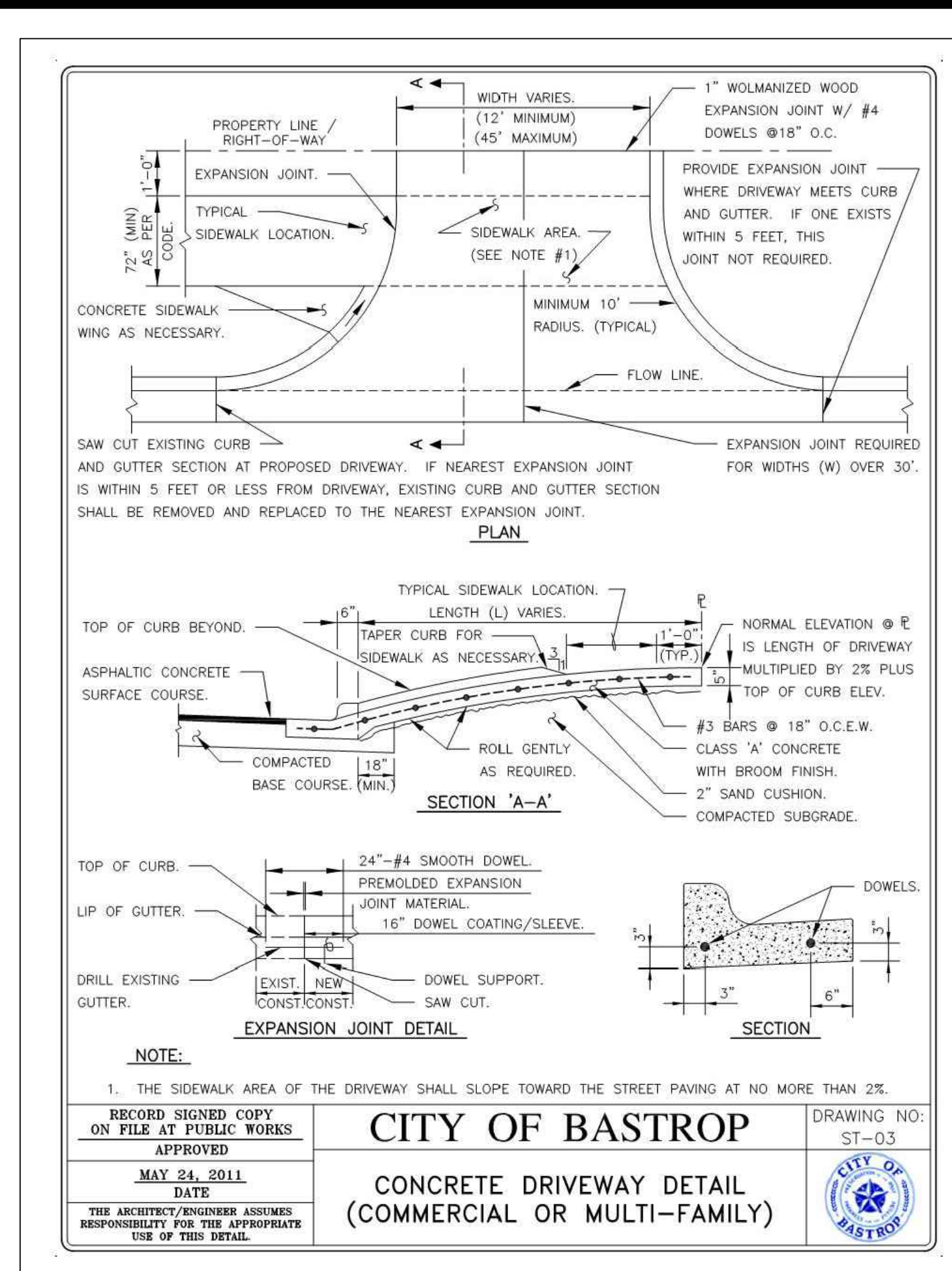
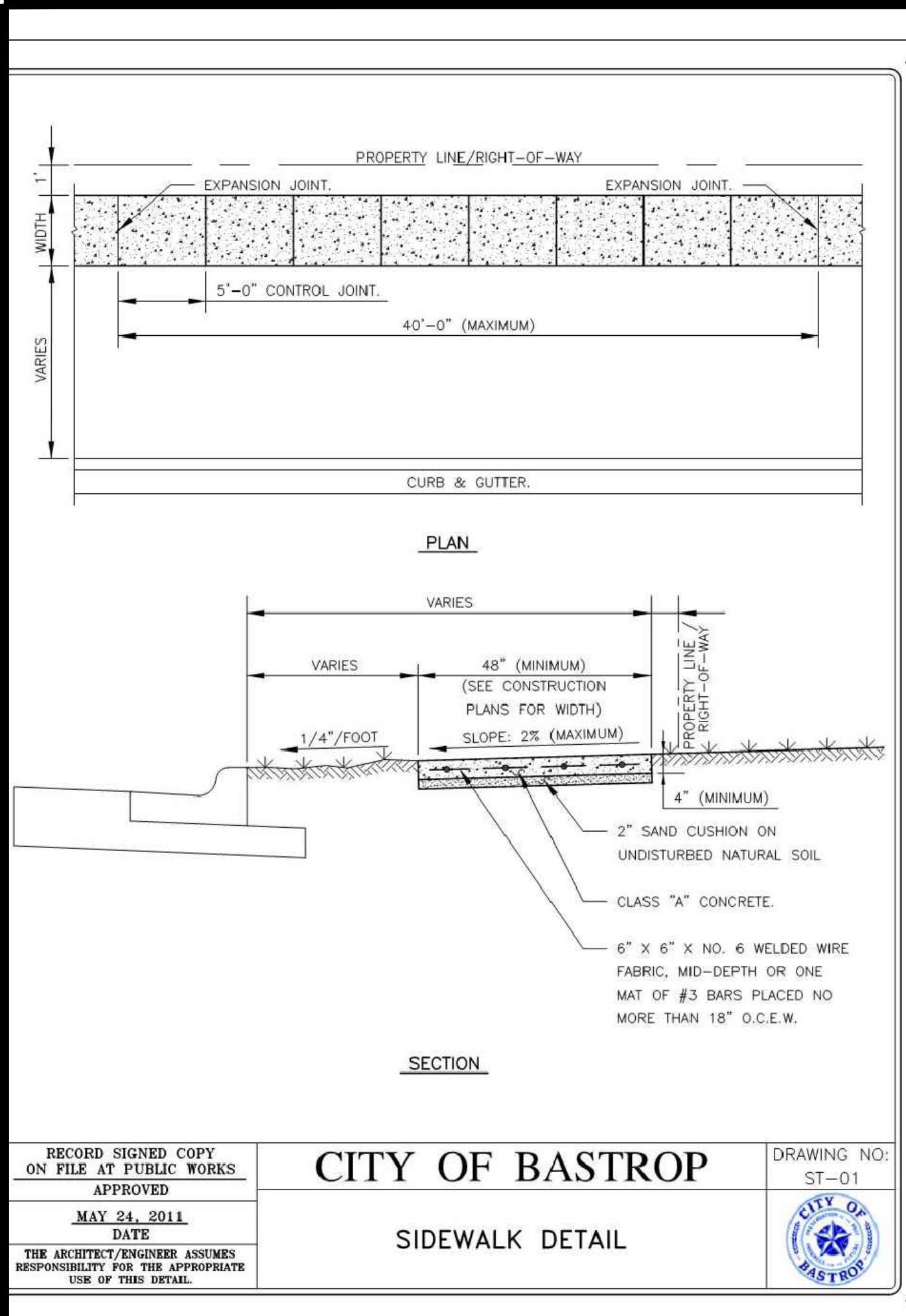
BRIAN J. GRACE
 121846
 LICENSED PROFESSIONAL ENGINEER

SHEET
 9 OF 29



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 HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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SITE DEVELOPMENT PLANS FOR VALVERDE AMENITY CENTER BASTROP, TEXAS SITE DETAILS (1 OF 2)

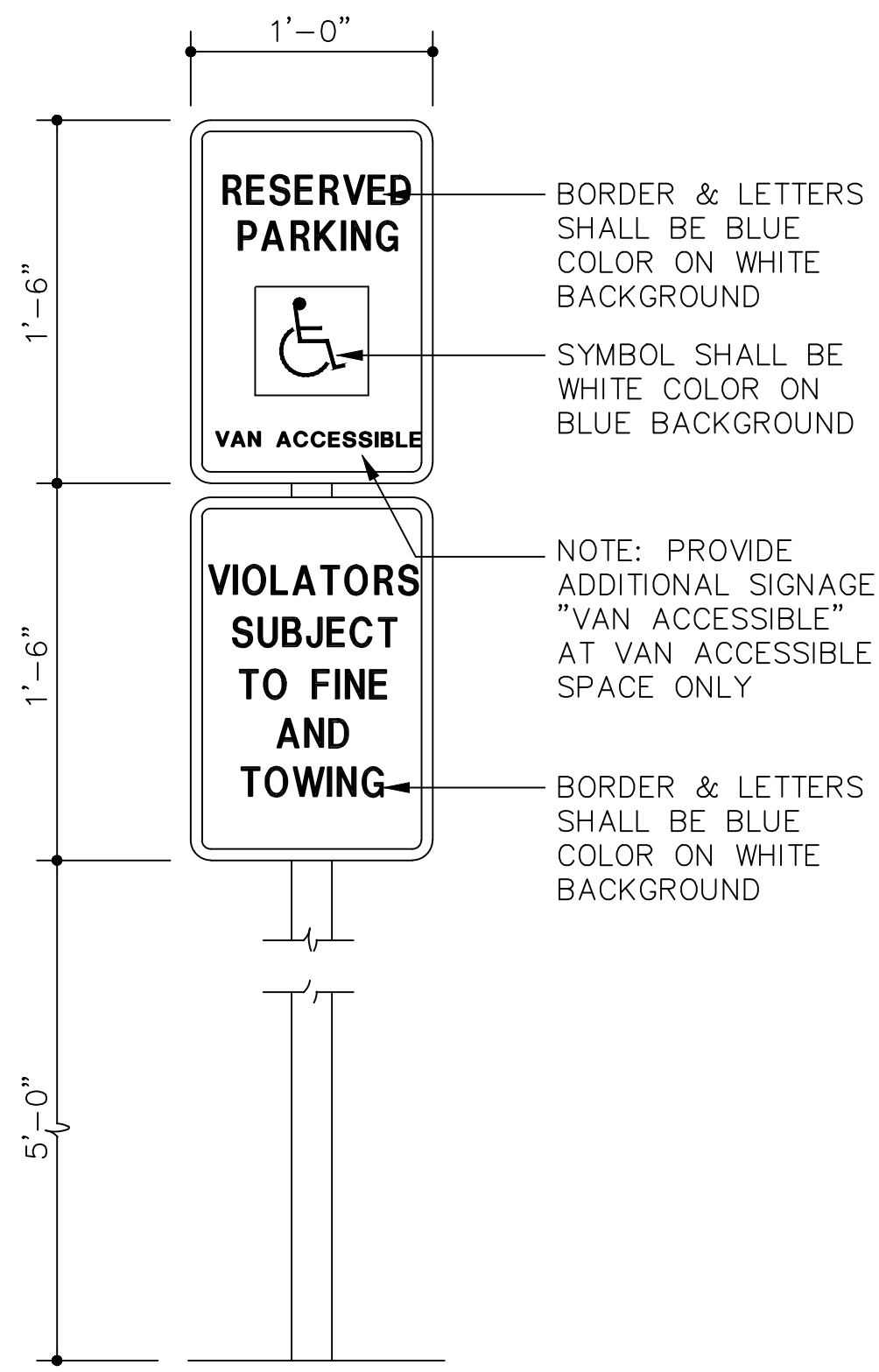
DESIGNED BY: LS, MR
REVIEWED BY: IL
DRAWN BY: LS, MR

BROWN & GAY ENGINEERS, INC.
1701 DIRECTORS BLVD., SUITE 1000
AUSTIN, TX 78721
TELEPHONE No. F-1046
TEL: 01-877-9466 www.browngay.com

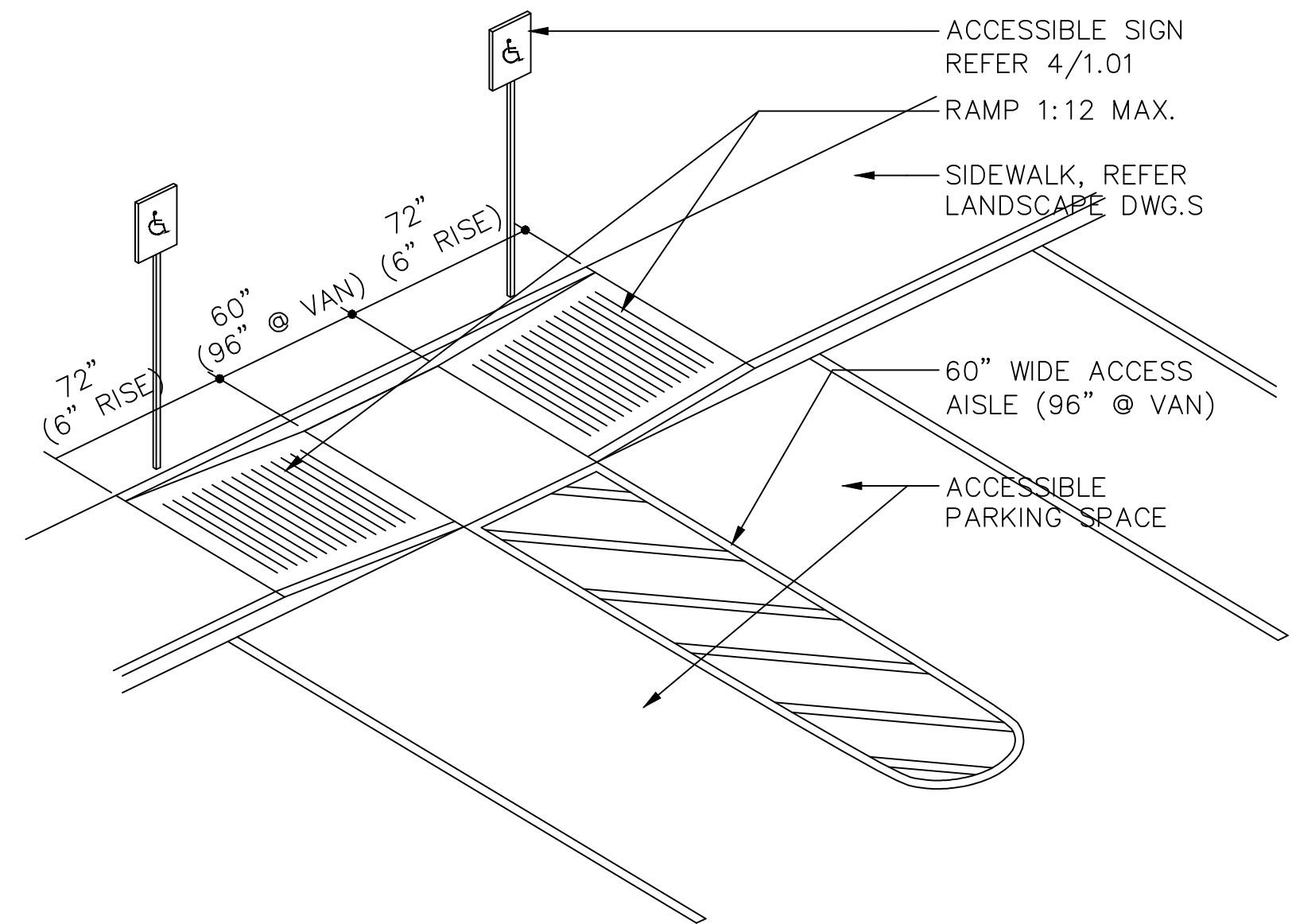
BRIAN J. GRACE
121846
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS

SHEET 10 OF 29

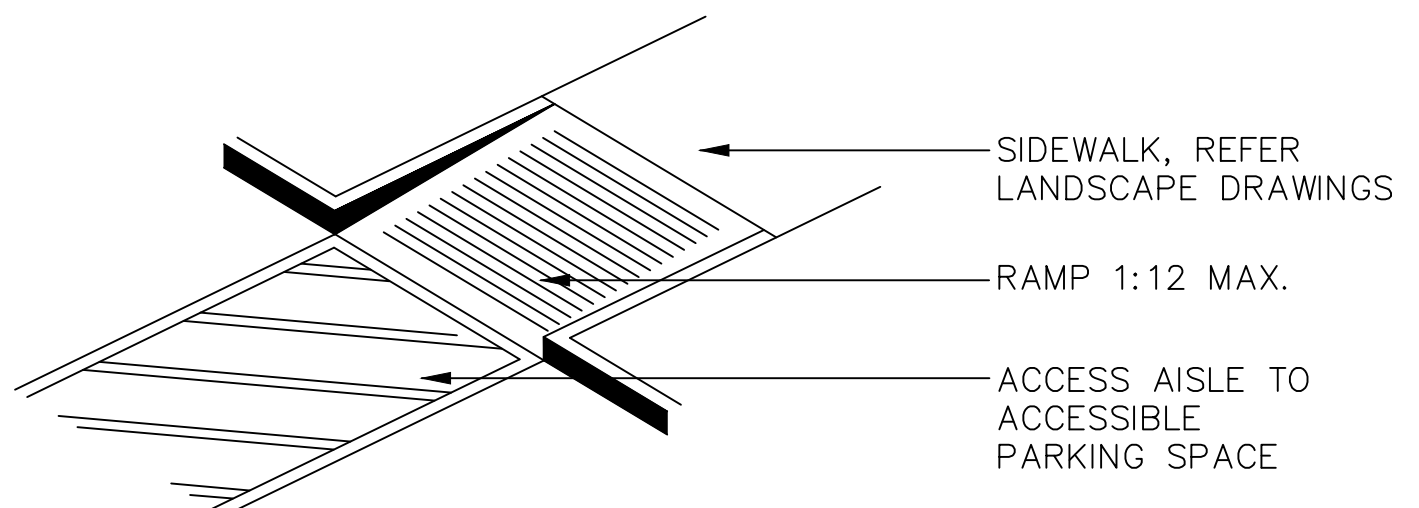
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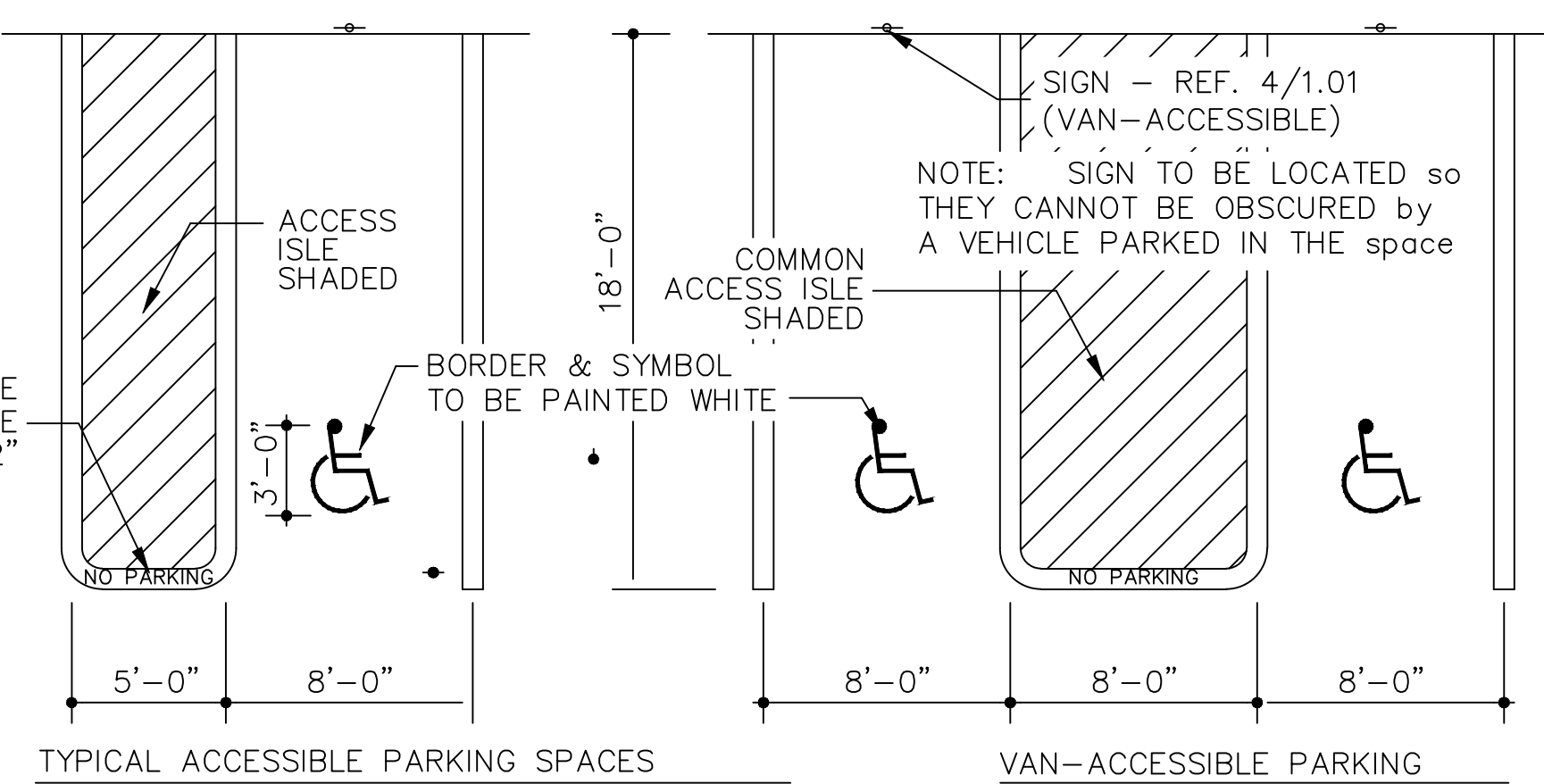
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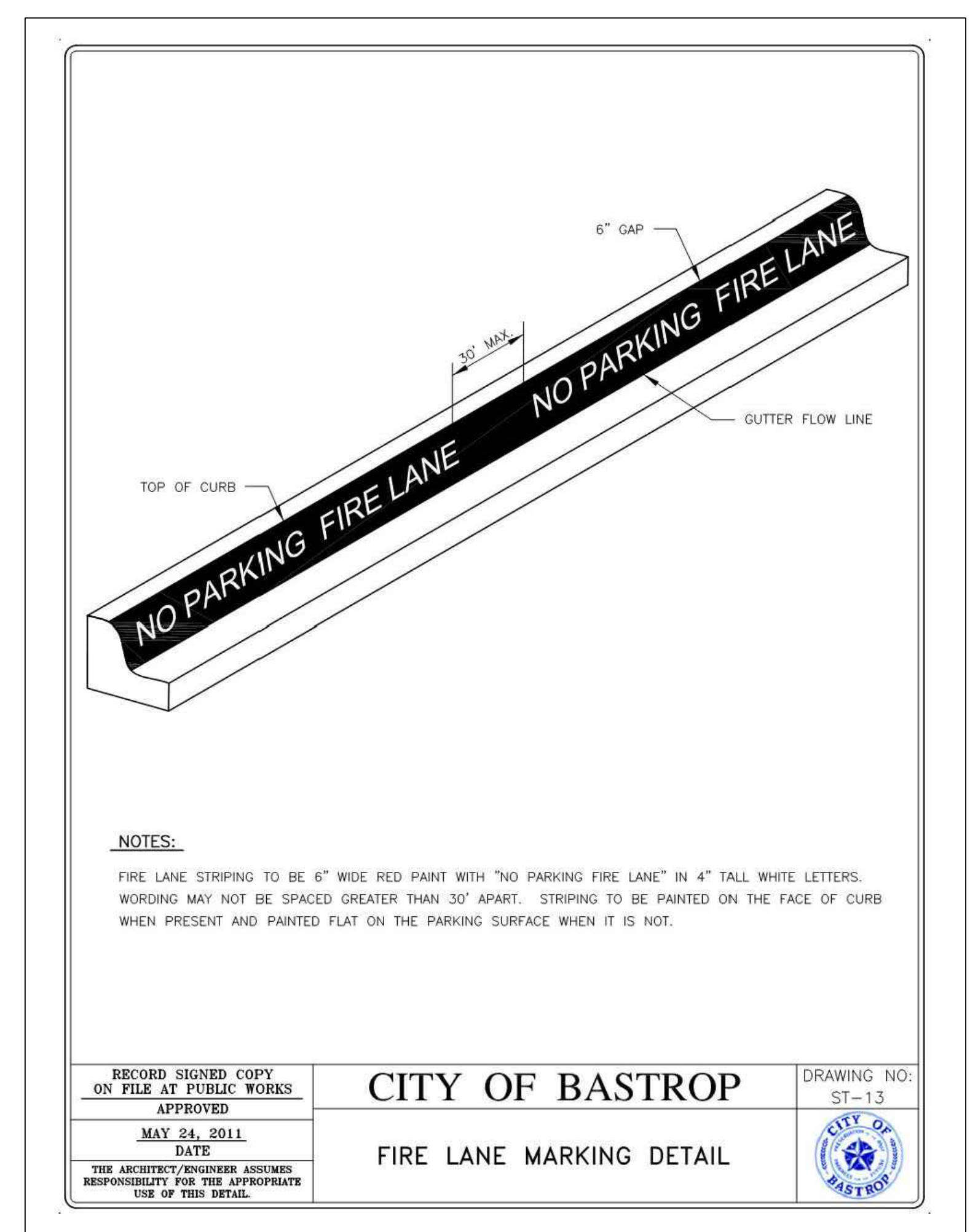
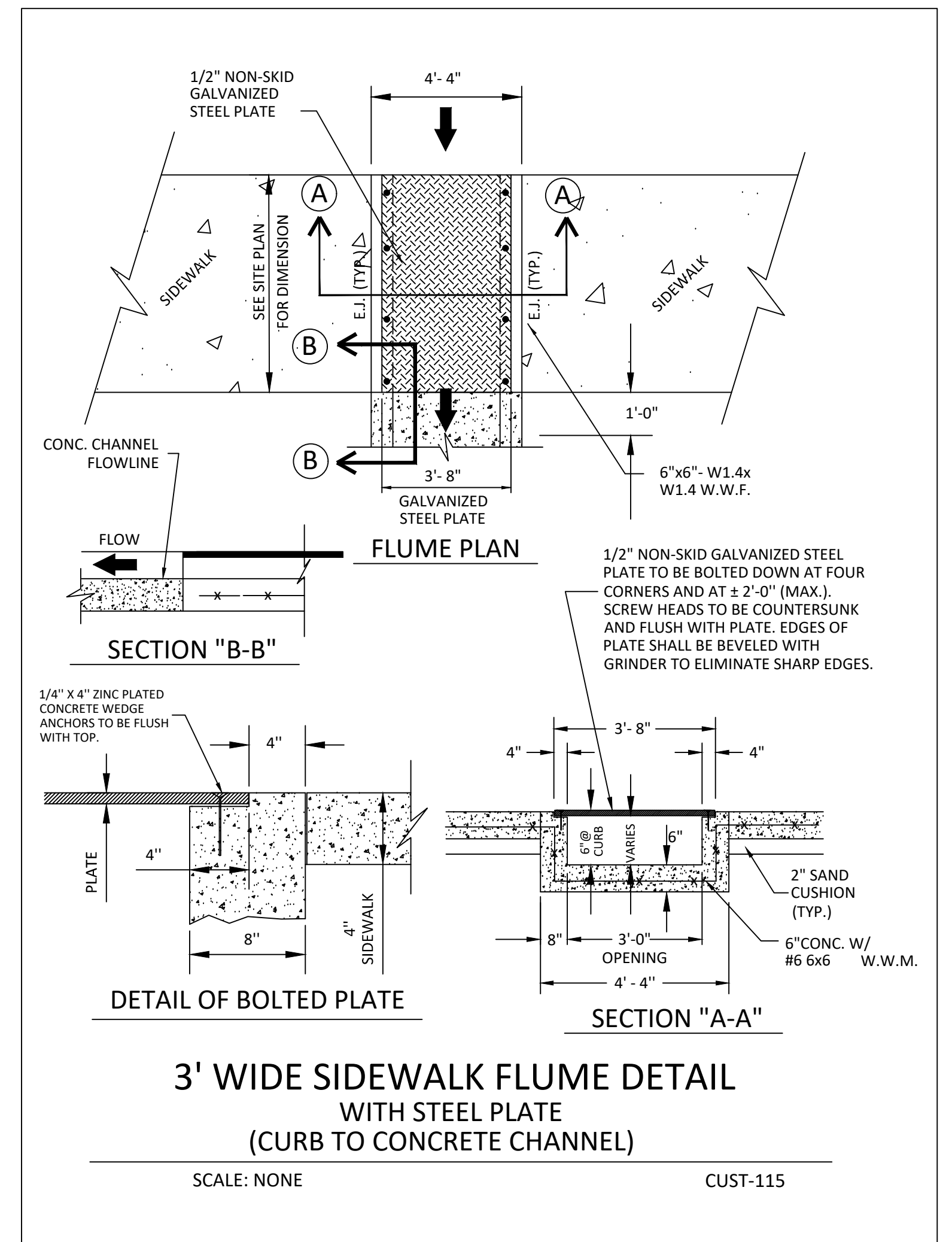
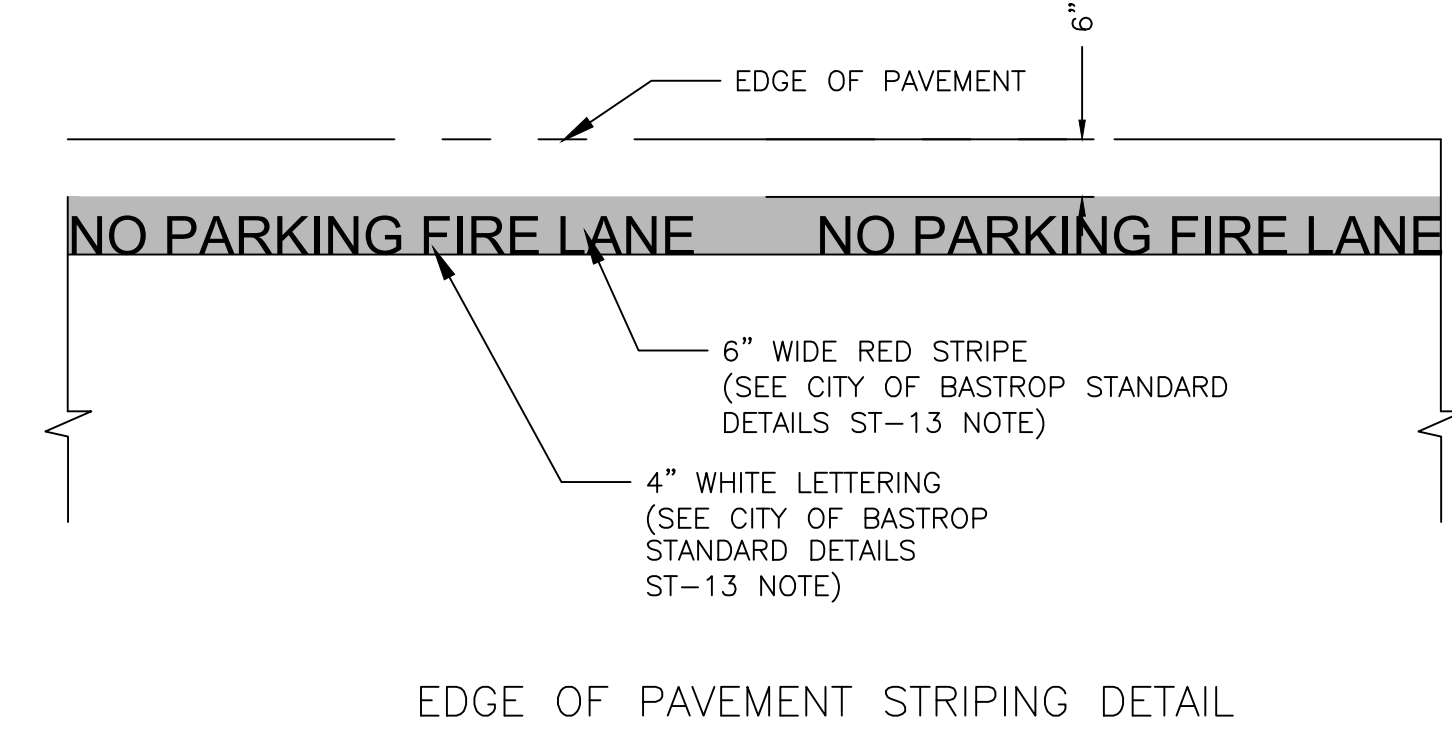
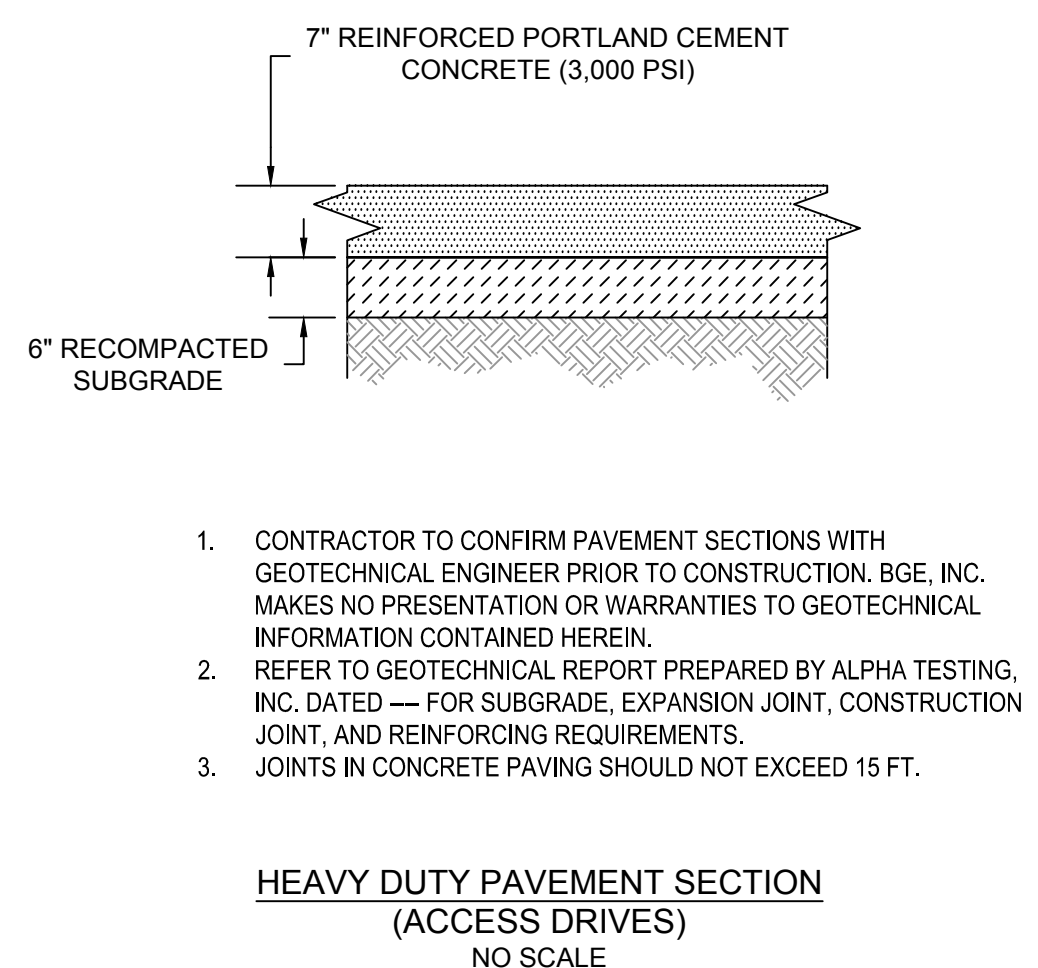
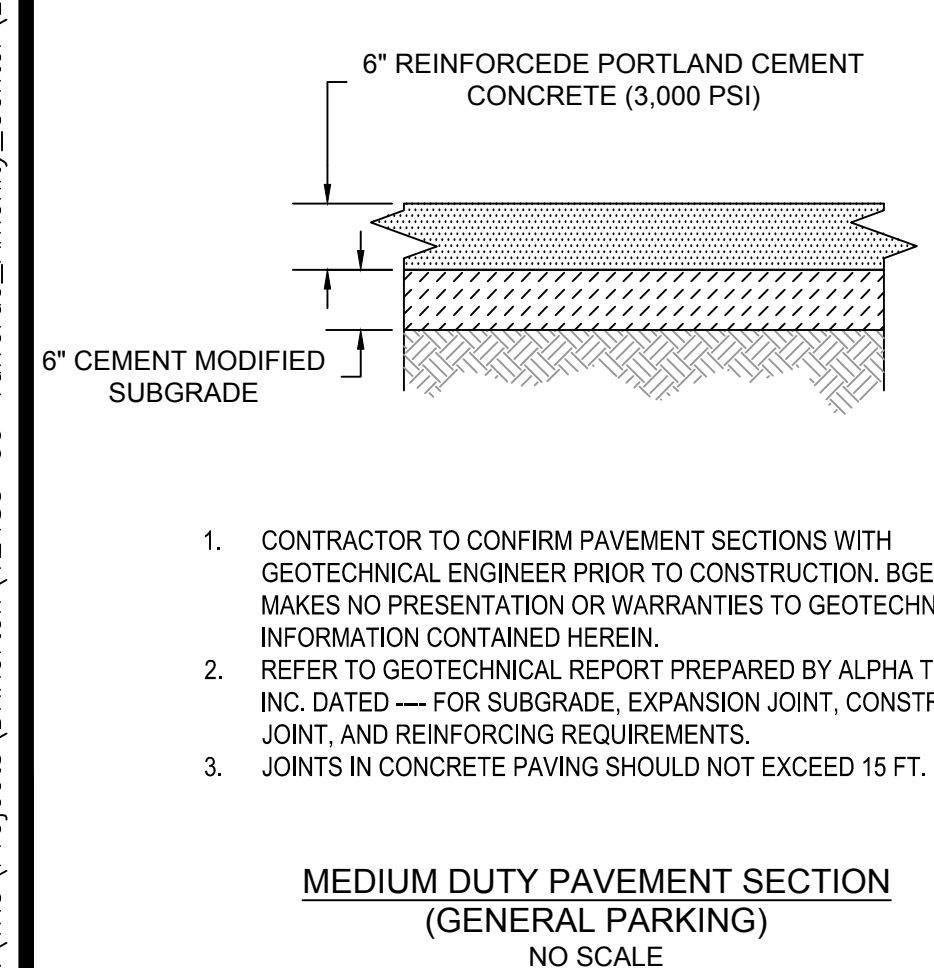
3 TYPICAL ACCESSIBLE RAMP



2 TYPICAL ACCESSIBLE CROSSWALK



4 ACCESSIBLE PARKING



DATE	APR
REV	DESCRIPTION
DESIGNED BY:	LS, MR
REVIEWED BY:	IL
DRAWN BY:	LS, MR

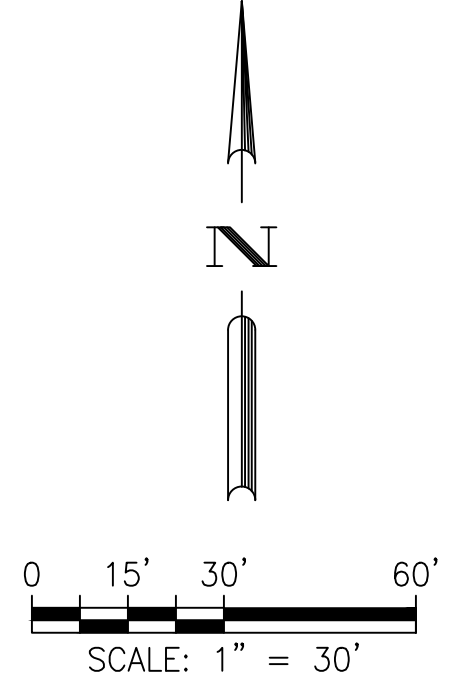
BGE
 BROWN & GAY ENGINEERS, INC.
 1701 DIRECTORS BLVD., SUITE 1000
 AUSTIN, TX 78731
 REGISTRATION NO. F-1046
 TEL: 512-979-9400 www.browngay.com

SITE DEVELOPMENT PLANS FOR VALVERDE AMENITY CENTER
 BASTROP, TEXAS

SITE DETAILS (2 OF 2)

SHEET 11 OF 29

G:\TXC\Projects\DRHorton\12483-00-Valverde_Amenity_Center\LD\01_CADD\01_Shts\12483-C-SP-FIRE-PROTECTION.dwg Layout: FIRE ACCESS AND CONTROL PLAN Plotted: 7/2/2024 5:13:09 PM



LEGEND	
---	PROPERTY BOUNDARY
- - -	EASEMENT
W	WATER LINE
---	WASTEWATER LINE
F	FIRE LANE
⊙	FIRE HYDRANT ASSEMBLY
●	GATE VALVE
⊖	CAP
⊕	FIRE DEPARTMENT CONNECTION

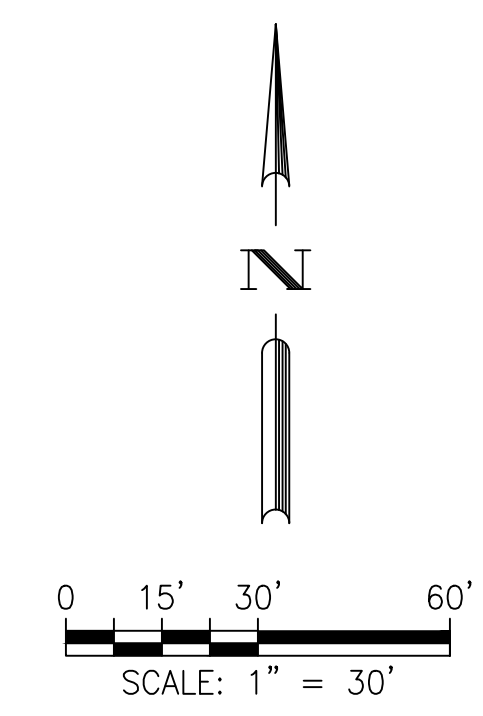
- BASTROP FIRE DEPARTMENT NOTES:**
1. THE BASTROP FIRE DEPARTMENT REQUIRES FINAL ASPHALT OR CONCRETE PAVEMENT ON REQUIRED ACCESS ROADS PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION. ANY OTHER METHOD OF PROVIDING "ALL-WEATHER DRIVING CAPABILITIES" SHALL BE REQUIRED TO BE DOCUMENTED AND APPROVED AS AN ALTERNATE METHOD OF CONSTRUCTION IN ACCORDANCE WITH THE APPLICABLE RULES FOR TEMPORARY ROADS.
 2. FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE LARGE DIAMETER HOSE CONNECTION (STEAMER) LOCATED AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE STEAMER OPENING OF FIRE HYDRANTS SHALL FACE THE APPROVED FIRE ACCESS DRIVEWAY OR PUBLIC STREET AND SET BACK FROM THE CURB LINE(S) AN APPROVED DISTANCE, TYPICALLY THREE (3) TO SIX (6) FEET. THE AREA WITHIN THREE (3) FEET IN ALL DIRECTIONS FROM ANY FIRE HYDRANT SHALL BE FREE OF OBSTRUCTIONS AND THE AREA BETWEEN THE STEAMER OPENING AND THE STREET OR DRIVEWAY GIVING EMERGENCY VEHICLE ACCESS SHALL BE FREE OF OBSTRUCTIONS.
 3. TIMING OF INSTALLATIONS: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE CONTRACTOR, SUCH FACILITIES SHALL INCLUDE SURFACE ACCESS ROADS, EMERGENCY ACCESS ROADS OR DRIVES SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHEN THE FIRE DEPARTMENT APPROVES AN ALTERNATE METHOD OF PROTECTION, THIS REQUIREMENT MAY BE MODIFIED AS DOCUMENTED IN THE APPROVAL OF THE ALTERNATE METHOD.
 4. ALL EMERGENCY ACCESS ROADWAYS AND FIRE LANES, INCLUDING PAVEMENT/DECORATIVE PAVING, SHALL BE ENGINEERED AND INSTALLED AS REQUIRED TO SUPPORT THE AXLE LOADS OF EMERGENCY VEHICLES. A LOAD CAPACITY SUFFICIENT TO MEET THE REQUIREMENTS FOR HS-20 LOADING (16 KIPS/WHEEL) AND A TOTAL VEHICLE LIVE LOAD OF 80,000 POUNDS IS CONSIDERED COMPLIANT WITH THIS REQUIREMENT.
 5. FIRE LANES DESIGNATED ON SITE PLANS SHALL BE REGISTERED WITH THE BASTROP FIRE DEPARTMENT AND INSPECTED FOR FINAL APPROVAL.
 6. THE MINIMUM VERTICAL CLEARANCE REQUIRED FOR EMERGENCY VEHICLE ACCESS ROADS OR DRIVES IS 13 FEET - 6 INCHES FOR THE FULL WIDTH OF THE ROADWAY OR DRIVEWAY.
 7. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN TEN FEET OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVE LINES.



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<p>BROWN & GAY ENGINEERS, INC. 1701 DIRECTORS BLVD., SUITE 1000 AUSTIN, TX 78721 TYPE Registration No. F-1046 TEL: 512-979-4600 www.browngay.com</p>	<p>BGE</p>								
<p>SITE DEVELOPMENT PLANS FOR VALVERDE AMENITY CENTER BASTROP, TEXAS</p>	<p>FIRE ACCESS AND CONTROL PLAN</p>								
	<p>SHEET 12 OF 29</p>								
<p>DESIGNED BY: LS, MR REVIEWED BY: IL DRAWN BY: LS, MR</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> <th>DATE</th> <th>APR</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DESCRIPTION	DATE	APR				
REV	DESCRIPTION	DATE	APR						

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LEGEND	
	PROPERTY BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	SWALE
	EXISTING GRADE
	FINISH GRADE
	TOP OF CURB
	BOTTOM OF CURB
	TOP OF GRATE INLET
	TOP OF STAIR
	BOTTOM OF STAIR
	TOP OF WALL
	BOTTOM OF WALL
	FINISH FLOOR ELEVATION
	HIGH POINT
	LOW POINT

REV	DESCRIPTION	DATE	APR

DESIGNED BY: LS, MR
 REVIEWED BY: IL
 DRAWN BY: LS, MR



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 AUSTIN, TX 78721
 Registration No. F-1046
 TEL: 512-979-4466 www.bge.com

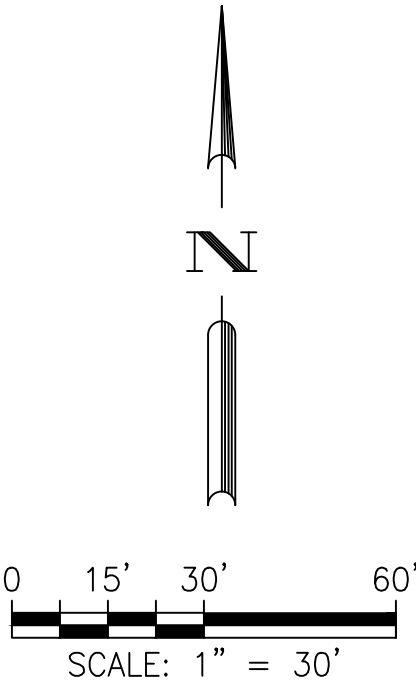
**SITE DEVELOPMENT PLANS FOR VALVERDE AMENITY CENTER
 BASTROP, TEXAS**

OVERALL GRADING PLAN



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 HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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LEGEND

- PROPERTY BOUNDARY
- - - BUILDING SETBACK
- - - EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- W WATER LINE
- WW WASTEWATER LINE
- SW SWALE
- WASTEWATER MANHOLE
- CLEANOUT
- ◆ FIRE HYDRANT ASSEMBLY
- GATE VALVE
- ⊥ CAP
- ⊕ FIRE DEPARTMENT CONNECTION

* ALL WATER & WASTEWATER SYMBOLS ARE NOT TO SCALE AND ARE ONLY SHOWN FOR ILLUSTRATION PURPOSES.

NOTES:

1. ALL ITEMS ARE TO BE FURNISHED AND INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
2. ALL GRAVITY LINES ARE TO BE INSTALLED FROM DOWNSTREAM TO UPSTREAM.
3. ALL WASTEWATER LINES SHALL BE PVC SDR-26 CONFORMING TO ASTM D3034 WITH MINIMUM PIPE STIFFNESS OF 115 PSI AS DETERMINED BY ASTM D2412.
4. TRACER TAPE SHALL BE PLACED ABOVE ALL PLASTIC PIPES.
5. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO UTILITY INSTALLATION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCY BETWEEN THE PLANS AND EXISTING UTILITIES IN THE FIELD.
6. GATE VALVES AND FIRE HYDRANTS ARE NOT ALLOWED IN CURBS, GUTTER PANS, OR SIDEWALKS.
7. ALL PRIVATE WATERLINES SHALL BE C900 PVC UNLESS OTHERWISE SPECIFIED.
8. CONTRACTOR SHALL RAISE VALVES, HYDRANTS, AND OTHER APPURTENANCES TO FINISHED GRADE UPON COMPLETION OF PAVING.
9. ALL WATER MAINS SHALL HAVE 4 FOOT MINIMUM COVER FROM FINISHED GRADE.
10. CONTRACTOR TO INSTALL WASTEWATER LINES UP TO 5' FROM BUILDING. COORDINATE WITH MEP PLANS AT BUILDING CONNECTION POINTS.
11. ALL WASTEWATER INFRASTRUCTURE IS PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
12. ALL CLEANOUTS IN PAVED AREAS SHALL HAVE TRAFFIC RATED LID AND FRAME.

SITE DEVELOPMENT PLANS FOR VALVERDE AMENITY CENTER
BASTROP, TEXAS

WATER & WASTEWATER PLAN



SHEET 14 OF 29

DESIGNED BY: LS, MR
REVIEWED BY: IL
DRAWN BY: LS, MR

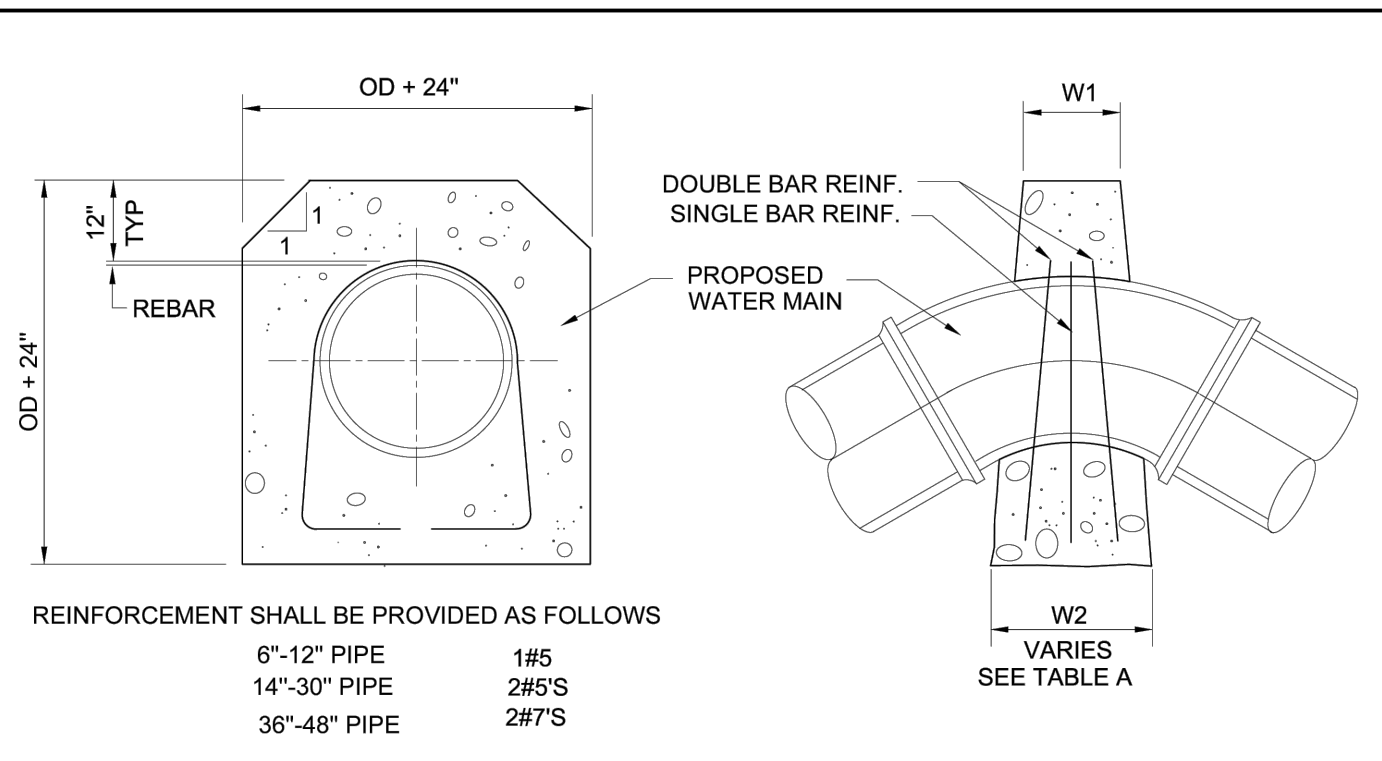


BROWN & GAY ENGINEERS, INC.
1701 DIRECTORS BLVD., SUITE 1000
AUSTIN, TX 78721
TYPE Registration No. F-1046
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REINFORCEMENT SHALL BE PROVIDED AS FOLLOWS

6"-12" PIPE	1#5
14"-30" PIPE	2#5'S
36"-48" PIPE	2#7'S

VERTICAL DOWN BEND

**TABLE A
UPWARD THRUST GRAVITY BLOCKS**

PIPE DIA.	MIN. TOP WIDTH W1	ANGLE (degrees)	BOTTOM WIDTH W2 (in)
6"	6"	0-5	NOTE 2
		5-15	24
		15-25	48
		> 25	NOTE 1
8"	6"	0-5	NOTE 2
		5-9	30
		9-15	36
		>15	NOTE 1
12"	6"	0-5	NOTE 2
		5-15	48
		> 15	NOTE 1
		0-5	NOTE 2
16"	12"	5-10	60
		10-15	96
		> 15	NOTE 1
		0-5	NOTE 2

NOTES:

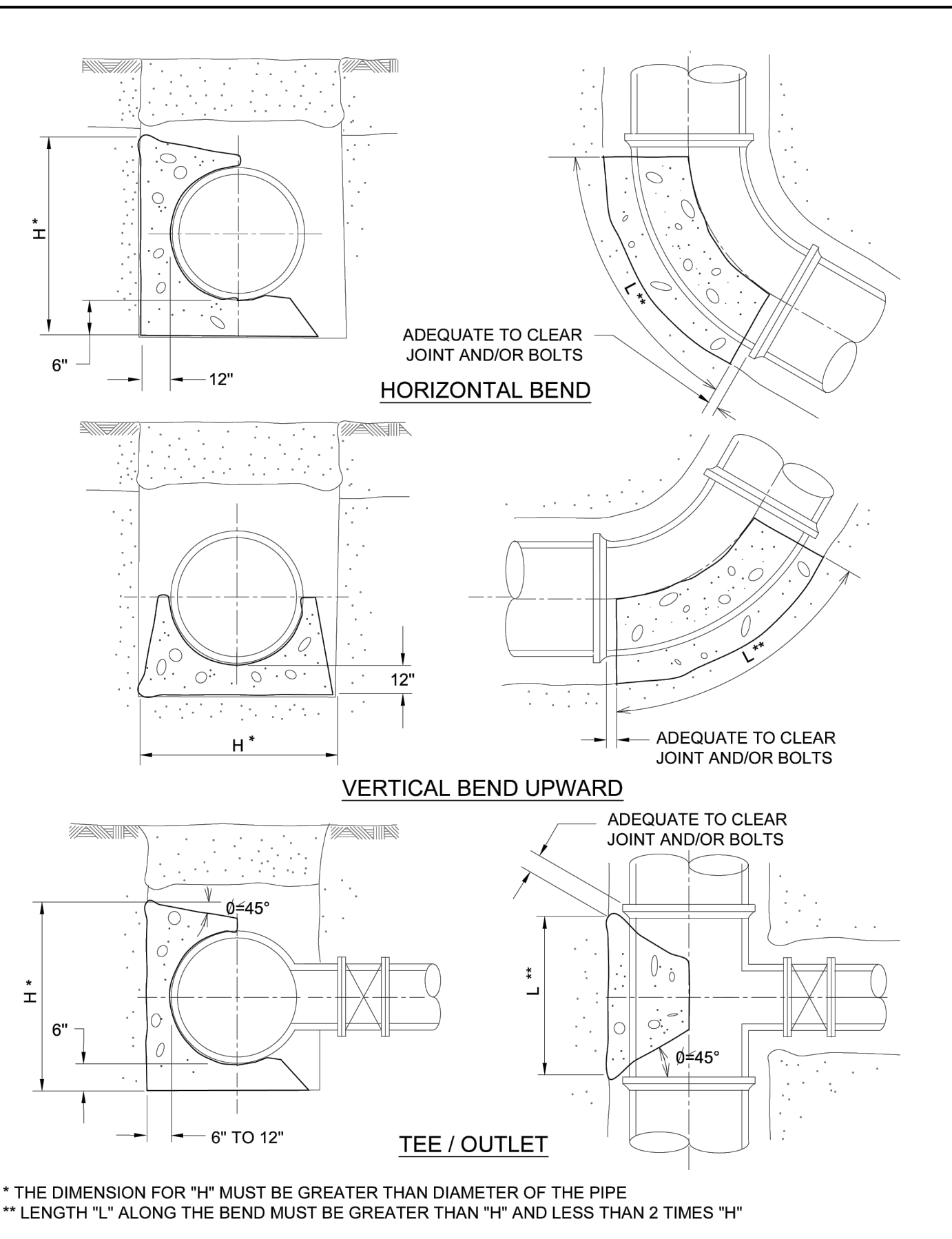
- FOR ANGLES GREATER THAN THOSE INDICATED RESTRAINED JOINTS SHALL BE INSTALLED
- FOR JOINT DEFLECTIONS LESS THAN 5 DEGREES, NO HORIZONTAL OR VERTICAL THRUST RESTRAINT IS REQUIRED FOR PIPES LESS THAN 42" IN DIAMETER.

THRUST BLOCK DESIGN AS FOLLOWS

A. PRESSURE OF 150 P.S.I. (ACTUAL IF HIGHER) + 50 % SURGE ALLOWANCE

B. MAXIMUM SOIL BEARING SEE TABLE BELOW

SOIL TYPES	PRESSURE
LOOSE OR SPONGY SOIL	1500 Lb/Sq.Ft.
UNDISTURBED SOIL, CALICHE	2000 Lb/Sq.Ft.
LIMESTONE ROCK	4000 Lb/Sq.Ft.



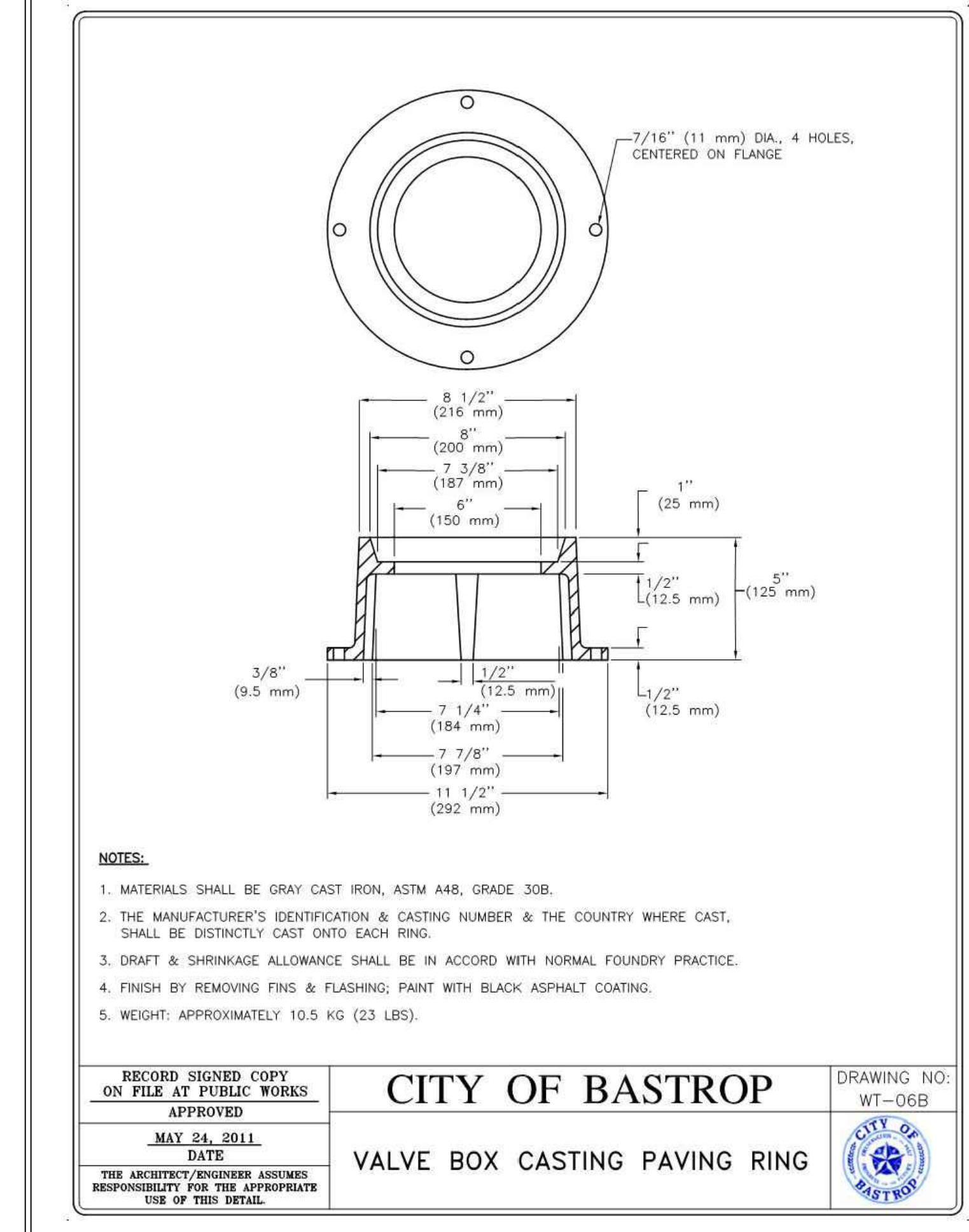
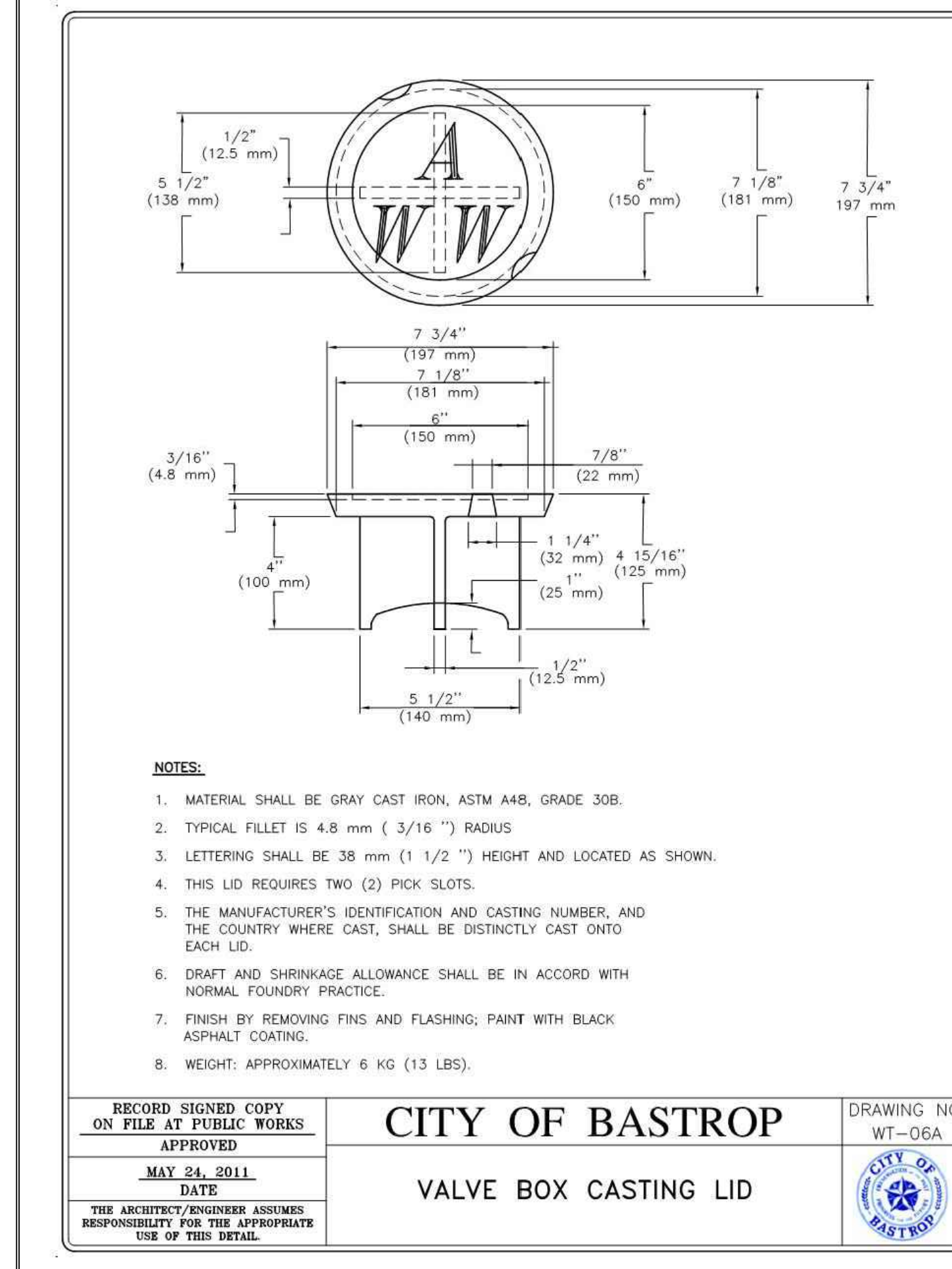
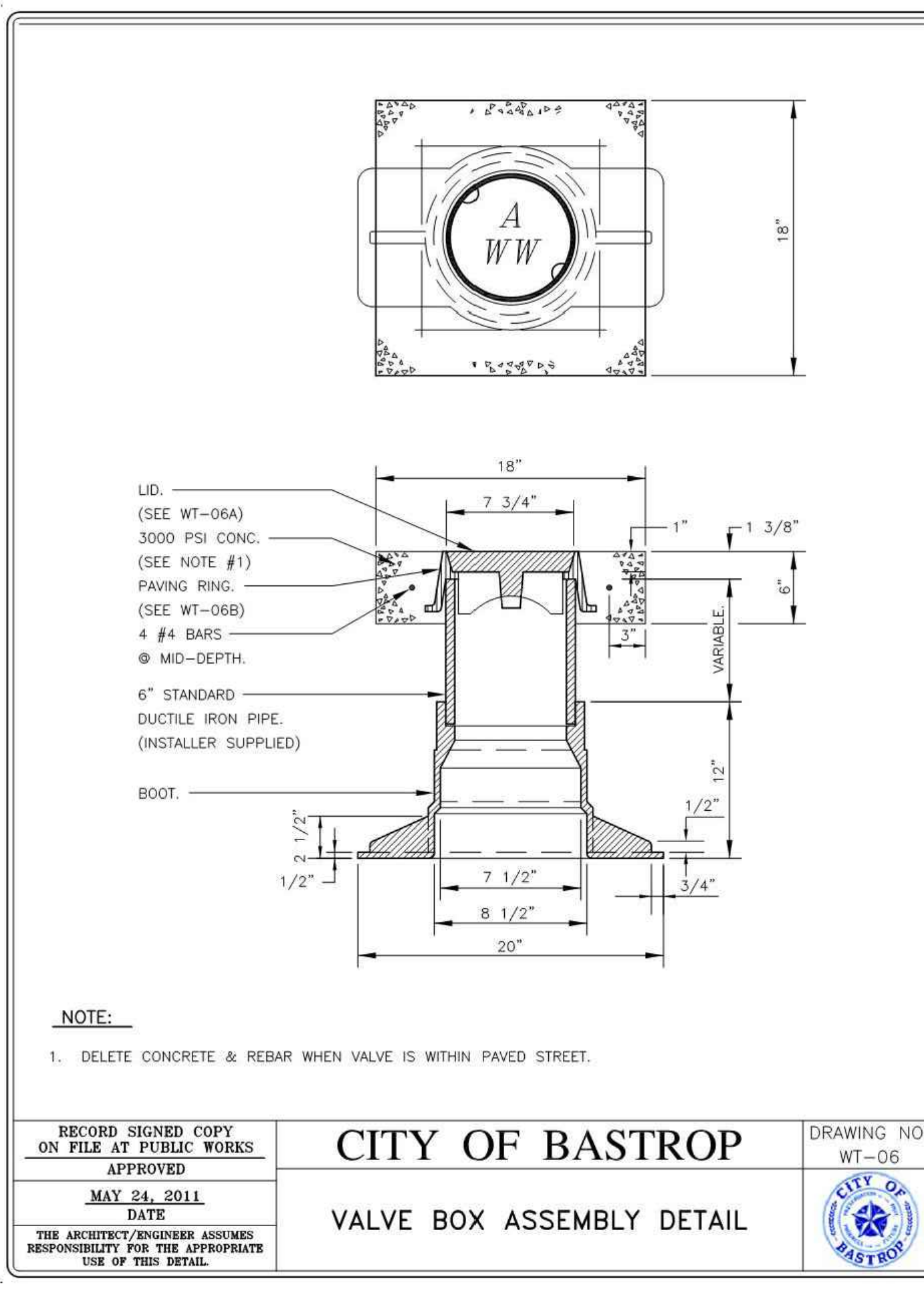
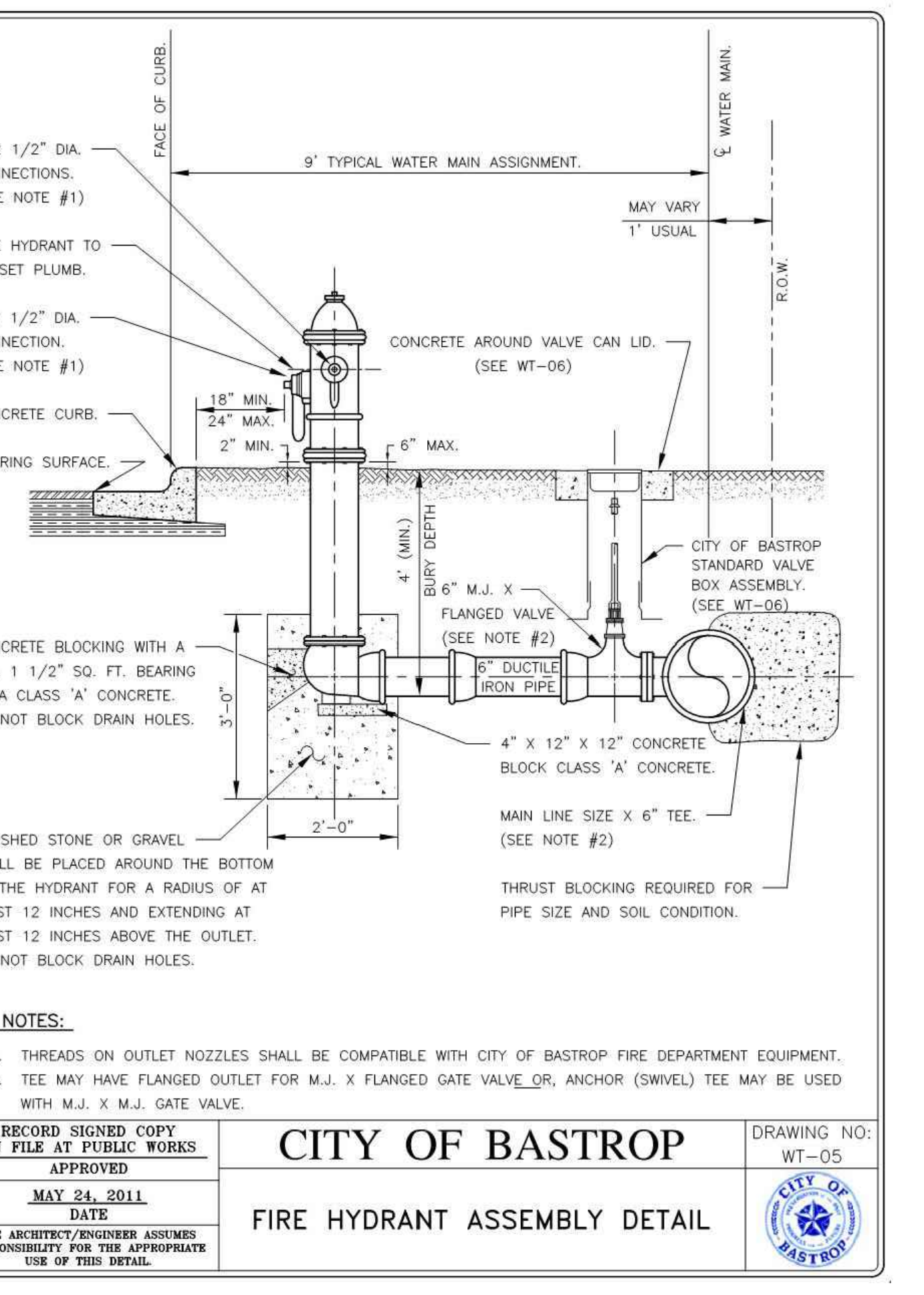
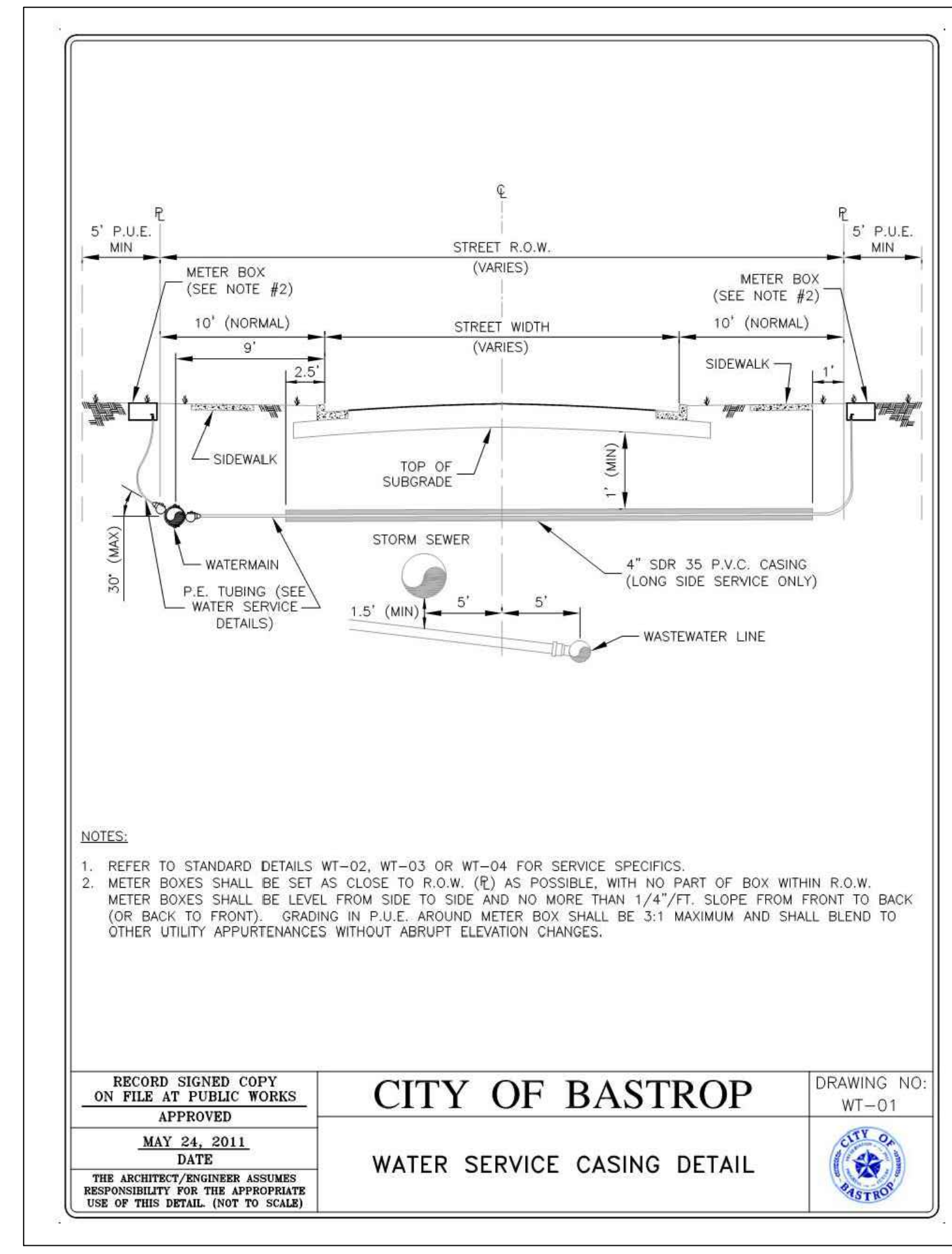
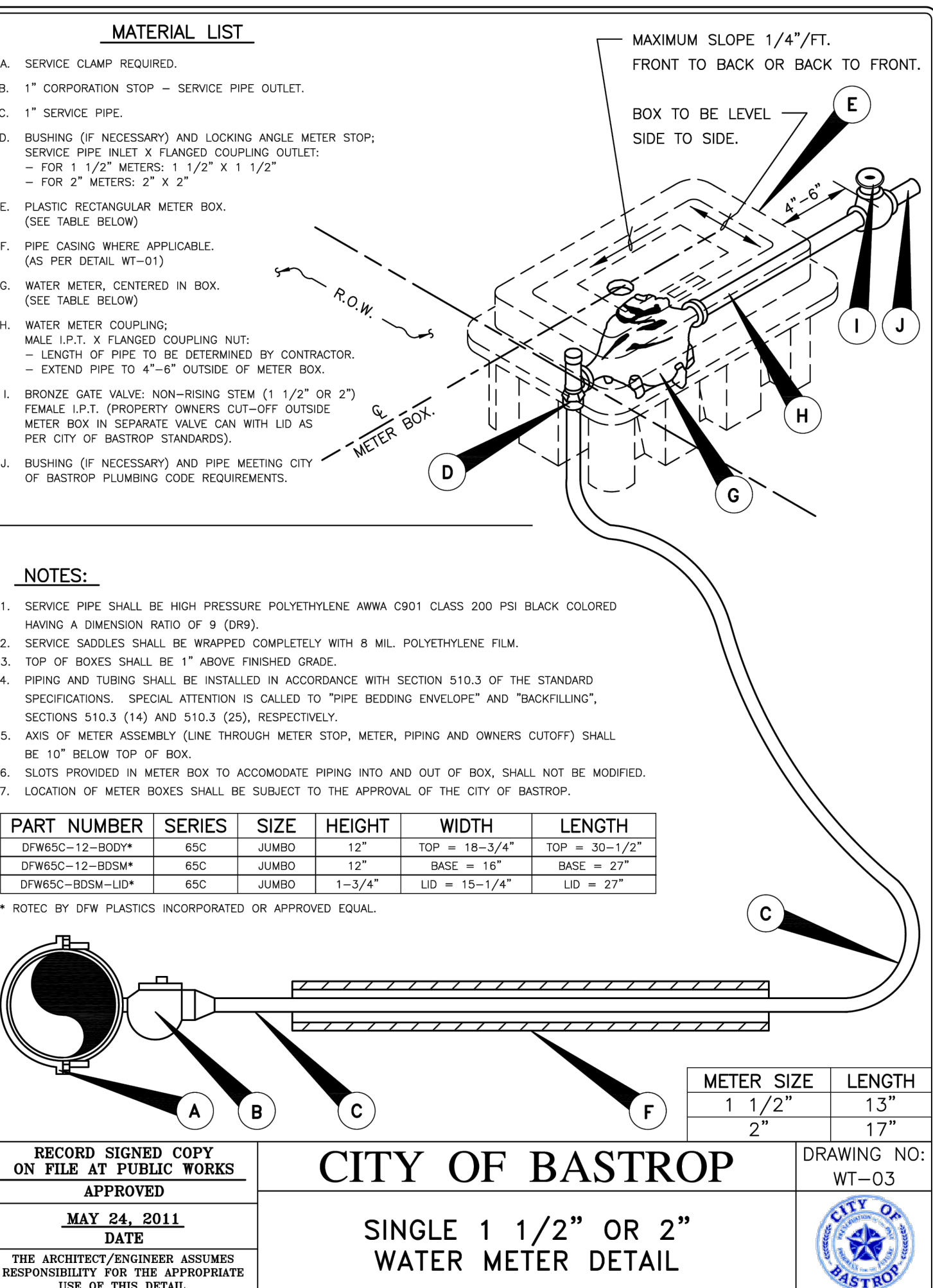
**CITY OF AUSTIN
WATER AND WASTEWATER UTILITY**

RECORD COPY SIGNED BY JAMES E. THOMPSON 2/11/86 ADOPTED

CONCRETE THRUST BLOCKING

THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.

STANDARD NO. 510-6 1 OF 2



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DATE	APR
DESCRIPTION	
REV	
DESIGNED BY:	LS, MR
REVIEWED BY:	IL
DRAWN BY:	LS, MR

BROWN & GAY ENGINEERS, INC.
1701 DIRECTORS BLVD., SUITE 1000
AUSTIN, TX 78721
TELE: 512-979-9400 www.browngay.com

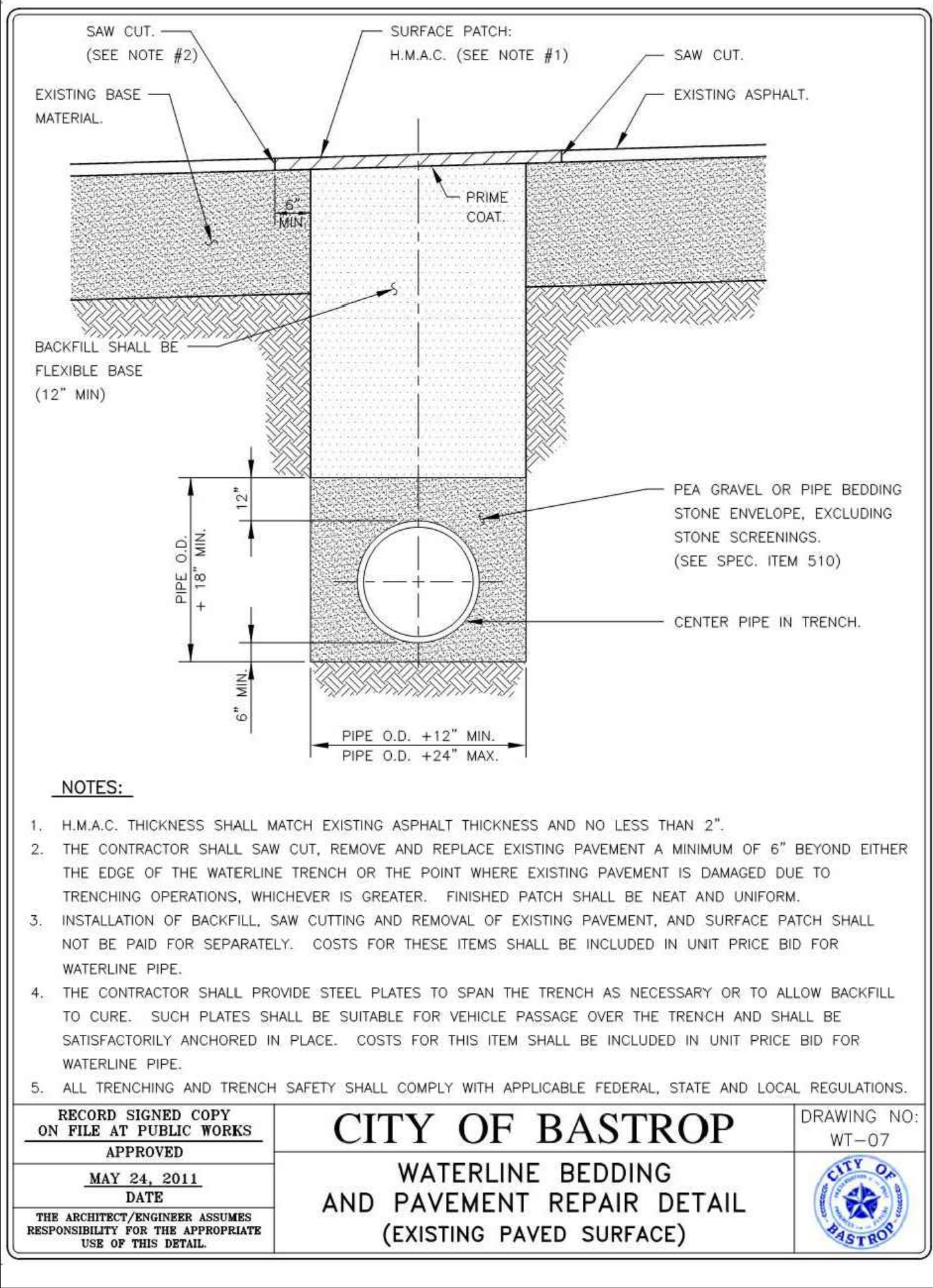
BRIAN J. GRACE
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 121846

**SITE DEVELOPMENT PLANS FOR VALVERDE AMENITY CENTER
BASTROP, TEXAS**

WATER DETAILS (1 OF 2)

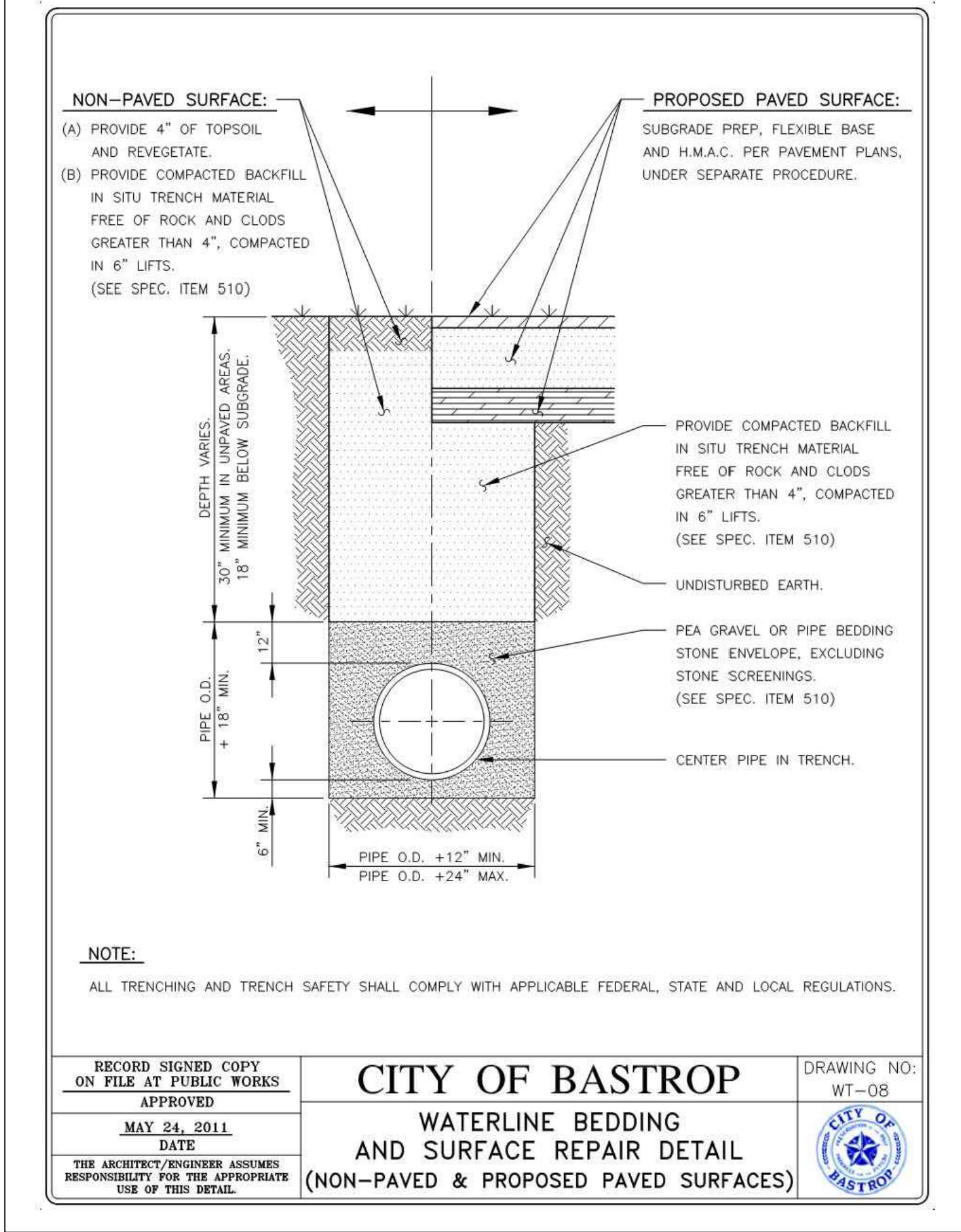
SHEET 15 OF 29

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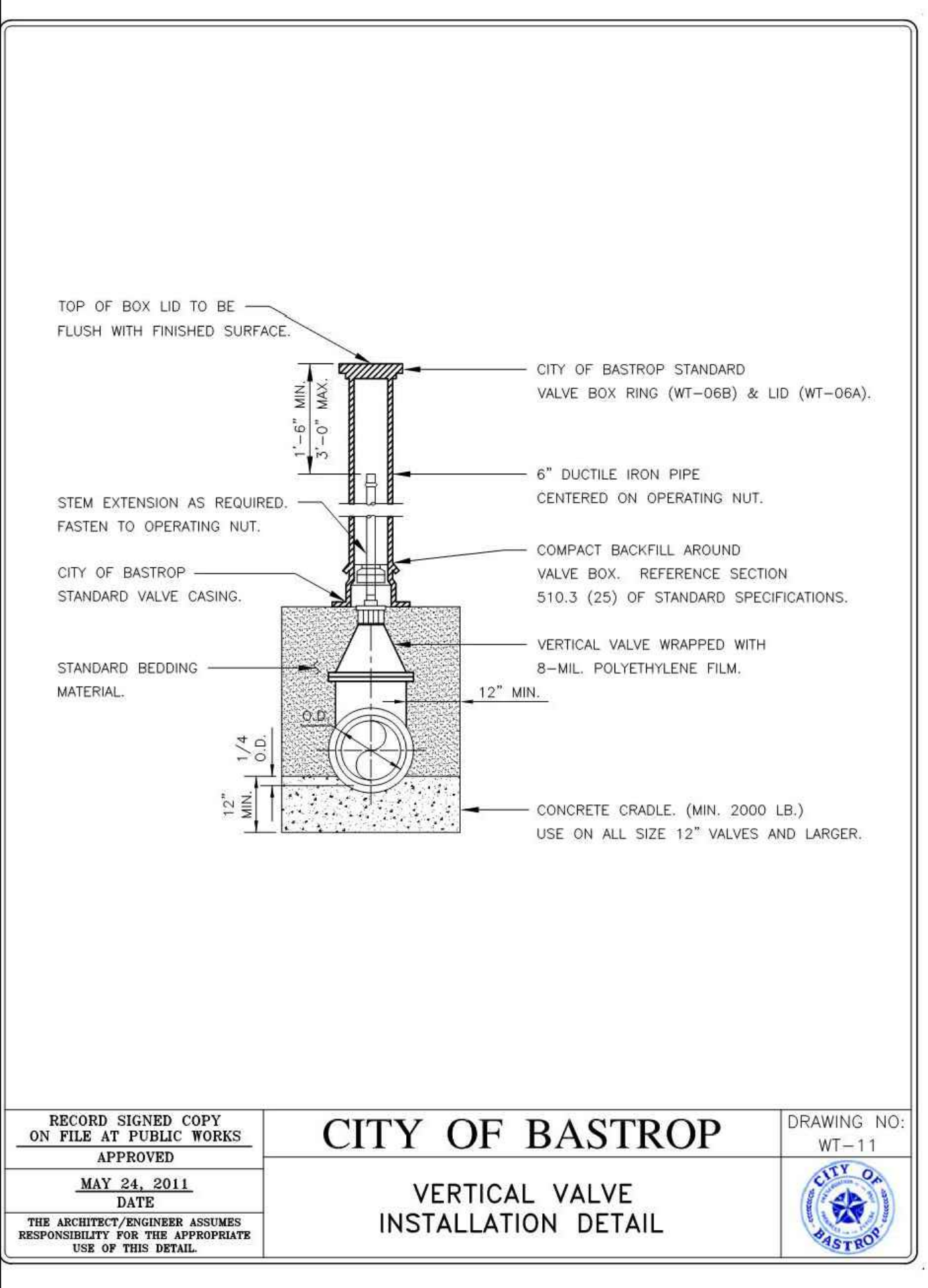
- NOTES:**
- H.M.A.C. THICKNESS SHALL MATCH EXISTING ASPHALT THICKNESS AND NO LESS THAN 2".
 - THE CONTRACTOR SHALL SAW CUT, REMOVE AND REPLACE EXISTING PAVEMENT A MINIMUM OF 6" BEYOND EITHER THE EDGE OF THE WATERLINE TRENCH OR THE POINT WHERE EXISTING PAVEMENT IS DAMAGED DUE TO TRENCHING OPERATIONS, WHICHEVER IS GREATER. FINISHED PATCH SHALL BE NEAT AND UNIFORM.
 - INSTALLATION OF BACKFILL, SAW CUTTING AND REMOVAL OF EXISTING PAVEMENT, AND SURFACE PATCH SHALL NOT BE PAID FOR SEPARATELY. COSTS FOR THESE ITEMS SHALL BE INCLUDED IN UNIT PRICE BID FOR WATERLINE PIPE.
 - THE CONTRACTOR SHALL PROVIDE STEEL PLATES TO SPAN THE TRENCH AS NECESSARY OR TO ALLOW BACKFILL TO CURE. SUCH PLATES SHALL BE SUITABLE FOR VEHICLE PASSAGE OVER THE TRENCH AND SHALL BE SATISFACTORILY ANCHORED IN PLACE. COSTS FOR THIS ITEM SHALL BE INCLUDED IN UNIT PRICE BID FOR WATERLINE PIPE.
 - ALL TRENCHING AND TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF BASTROP WATERLINE BEDDING AND PAVEMENT REPAIR DETAIL (EXISTING PAVED SURFACE)	DRAWING NO: WT-07
APPROVED MAY 24, 2011 DATE		
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		

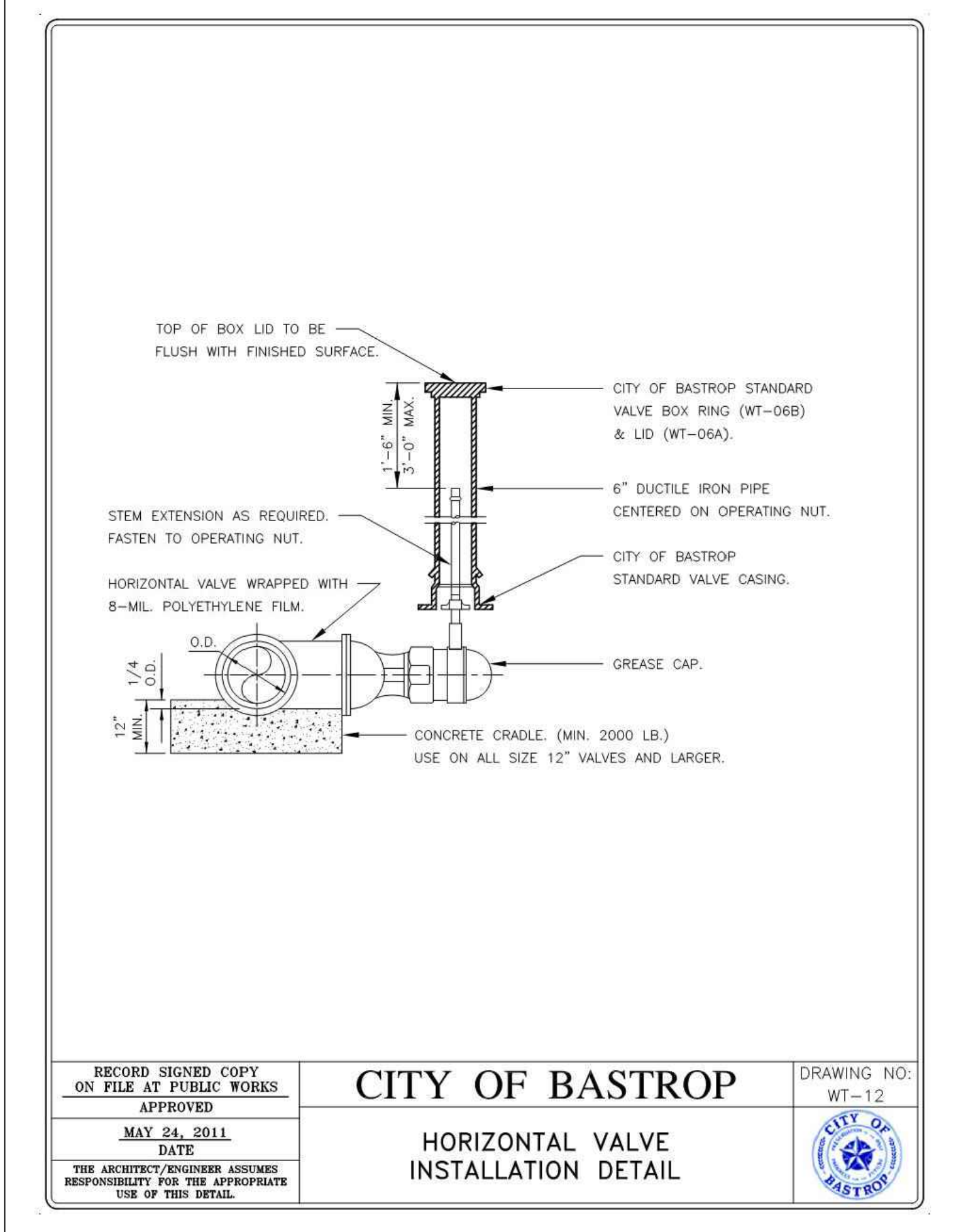


NOTE:
ALL TRENCHING AND TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

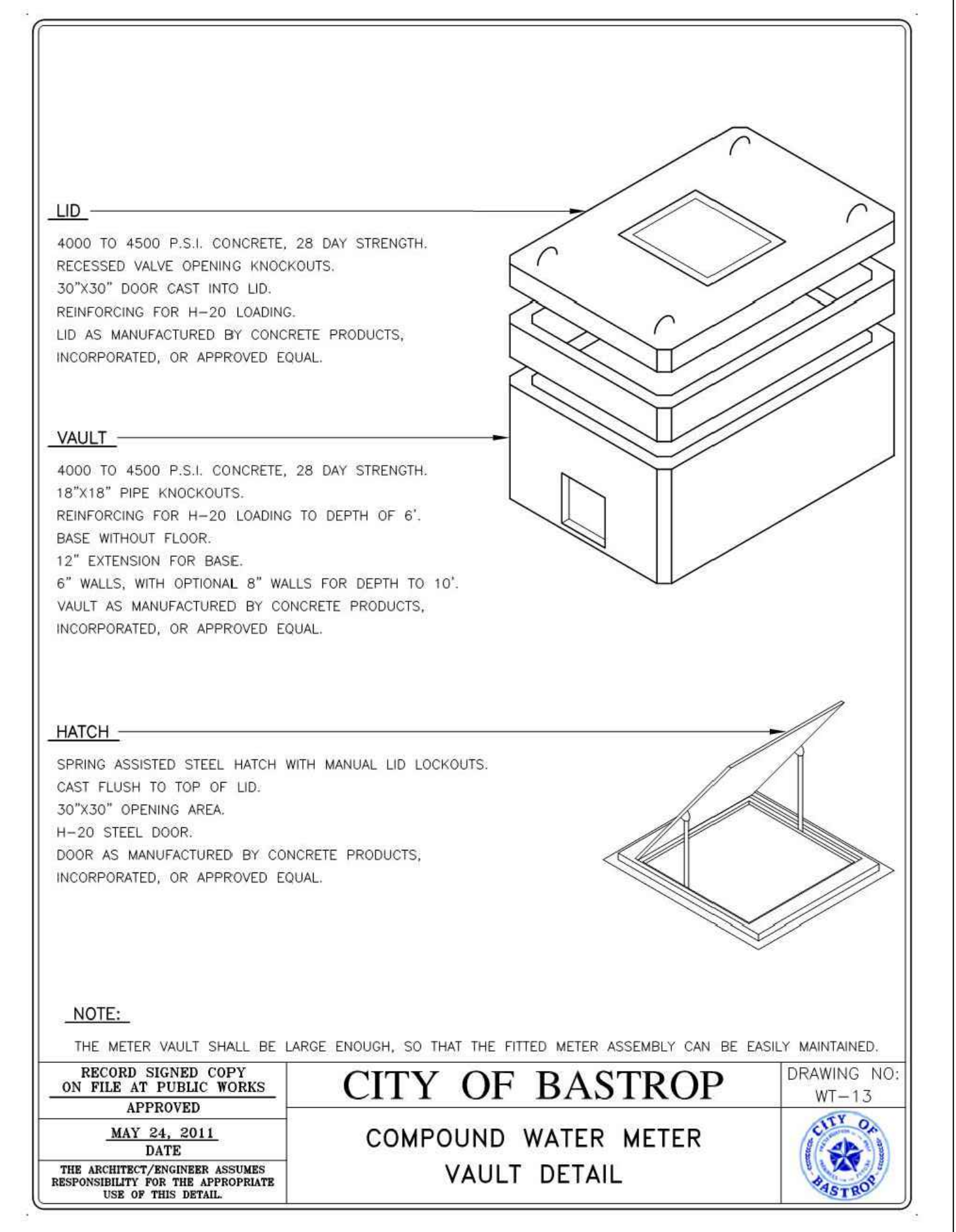
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF BASTROP WATERLINE BEDDING AND SURFACE REPAIR DETAIL (NON-PAVED & PROPOSED PAVED SURFACES)	DRAWING NO: WT-08
APPROVED MAY 24, 2011 DATE		
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		



RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF BASTROP VERTICAL VALVE INSTALLATION DETAIL	DRAWING NO: WT-11
APPROVED MAY 24, 2011 DATE		
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		



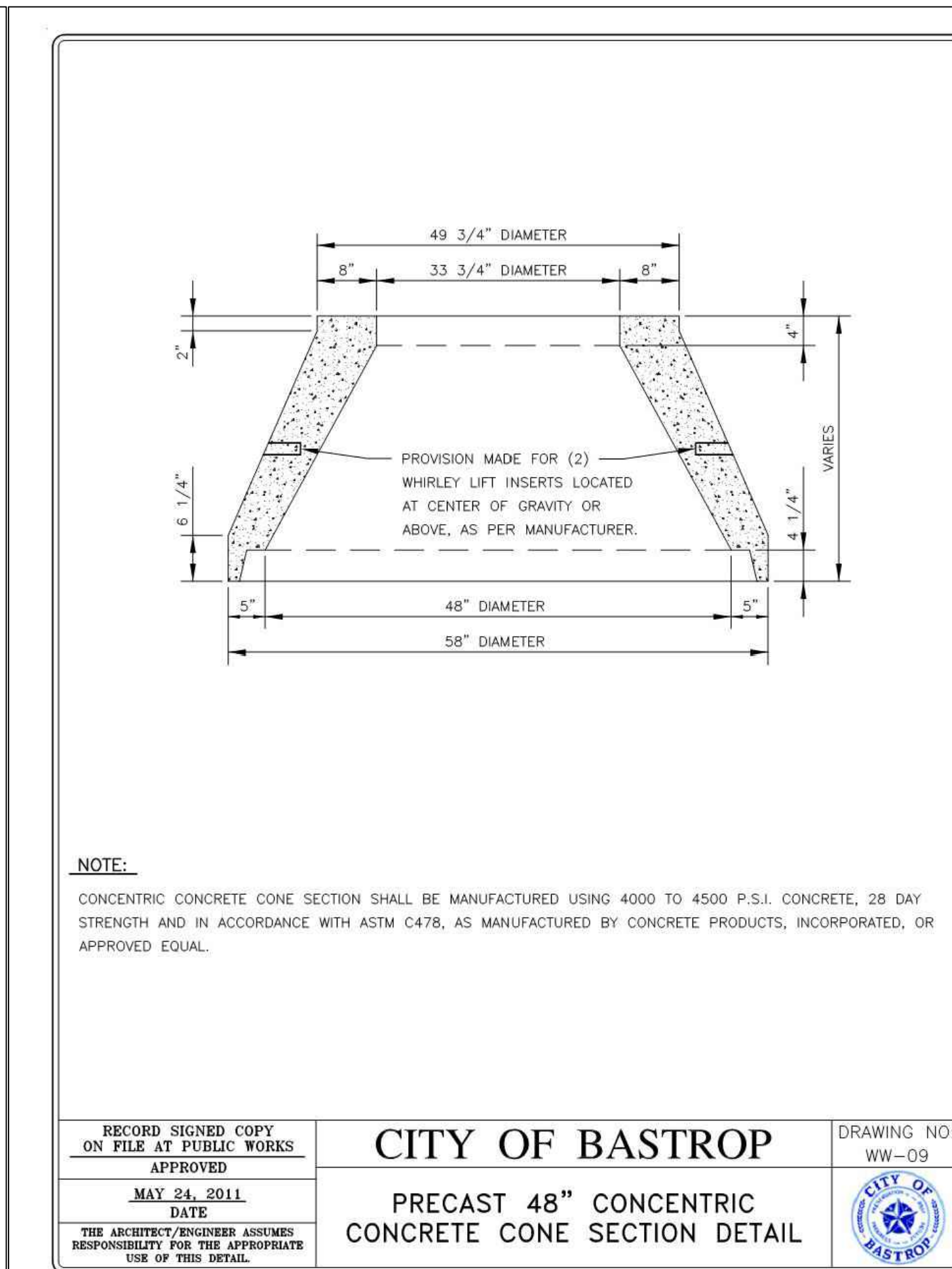
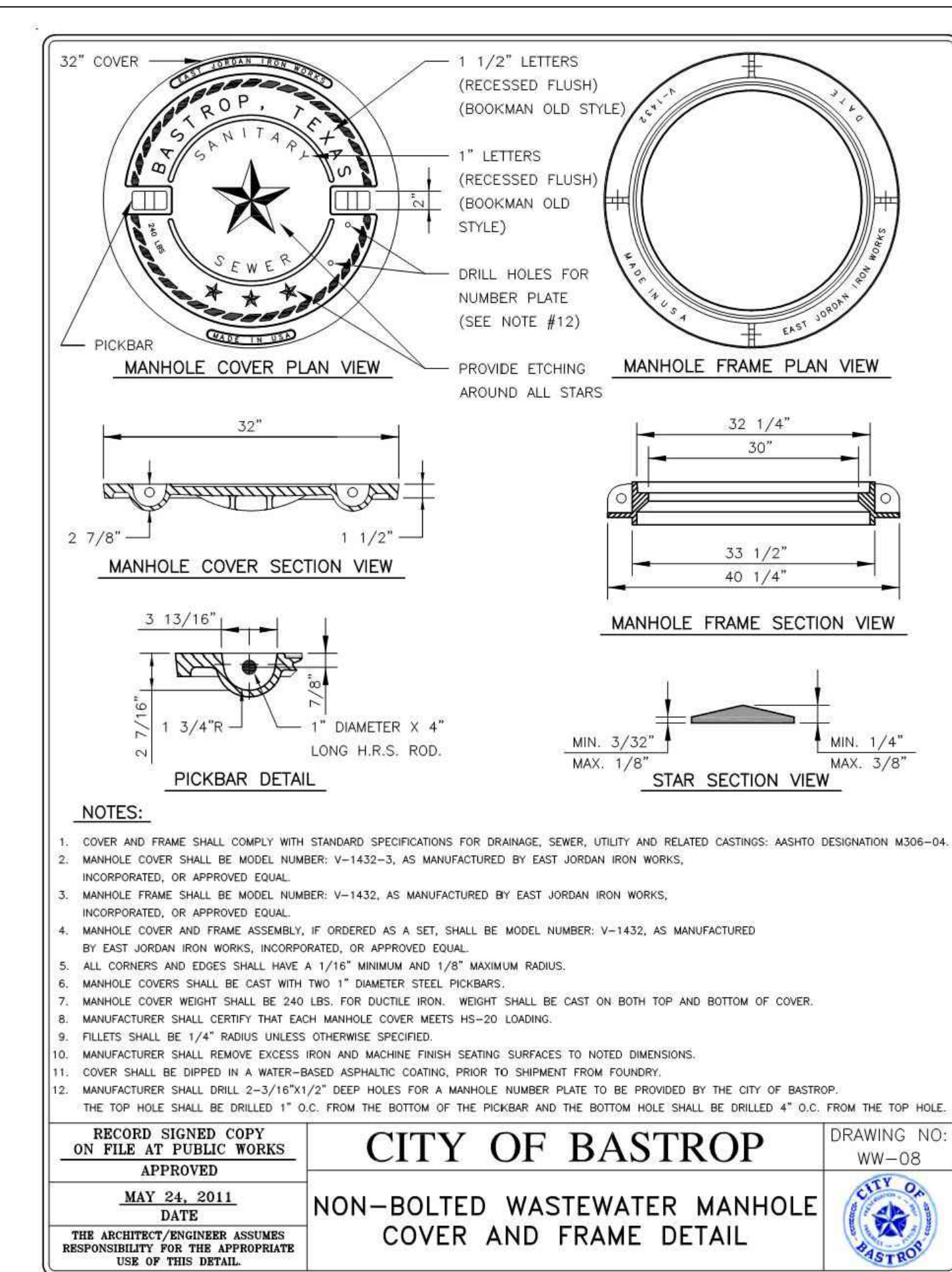
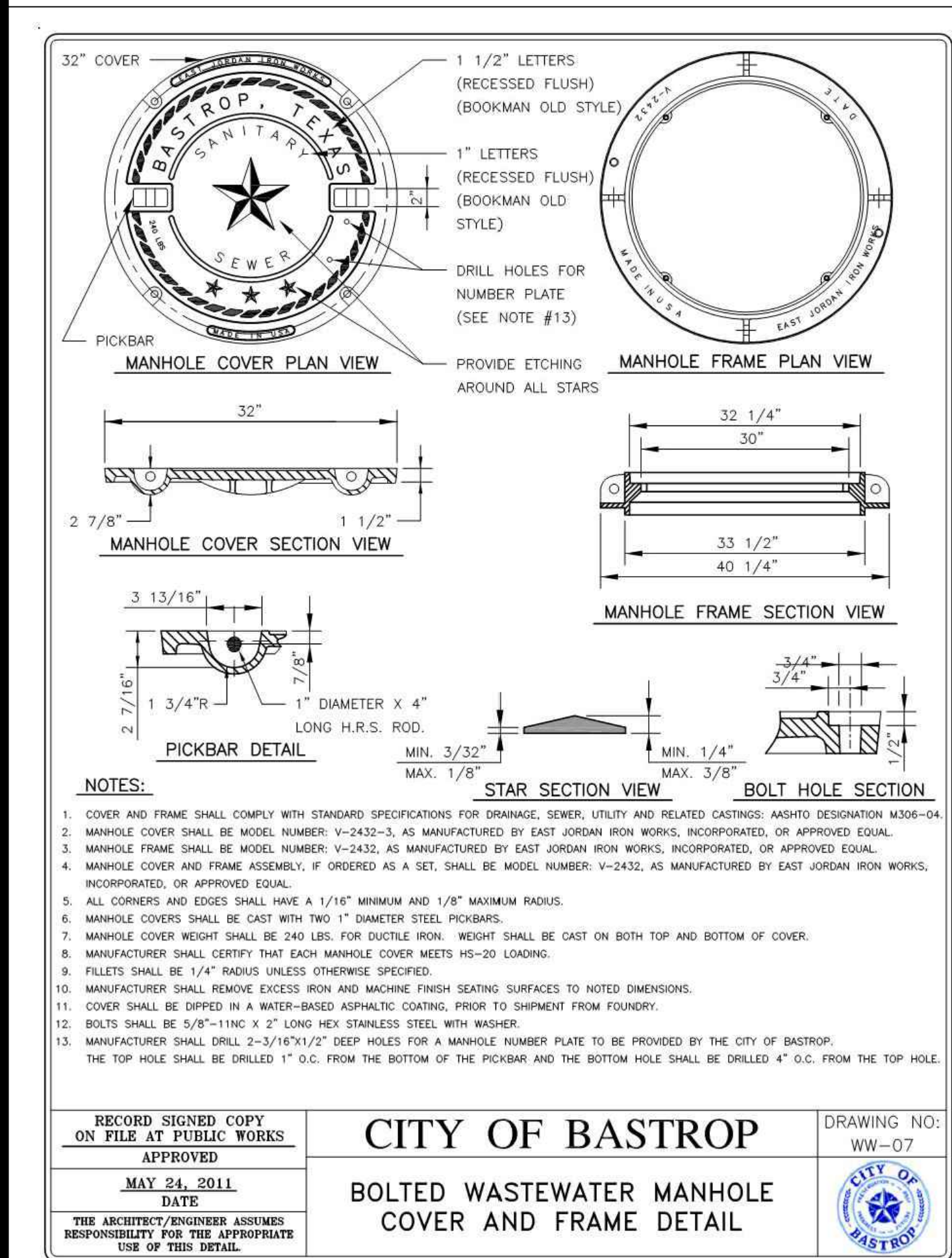
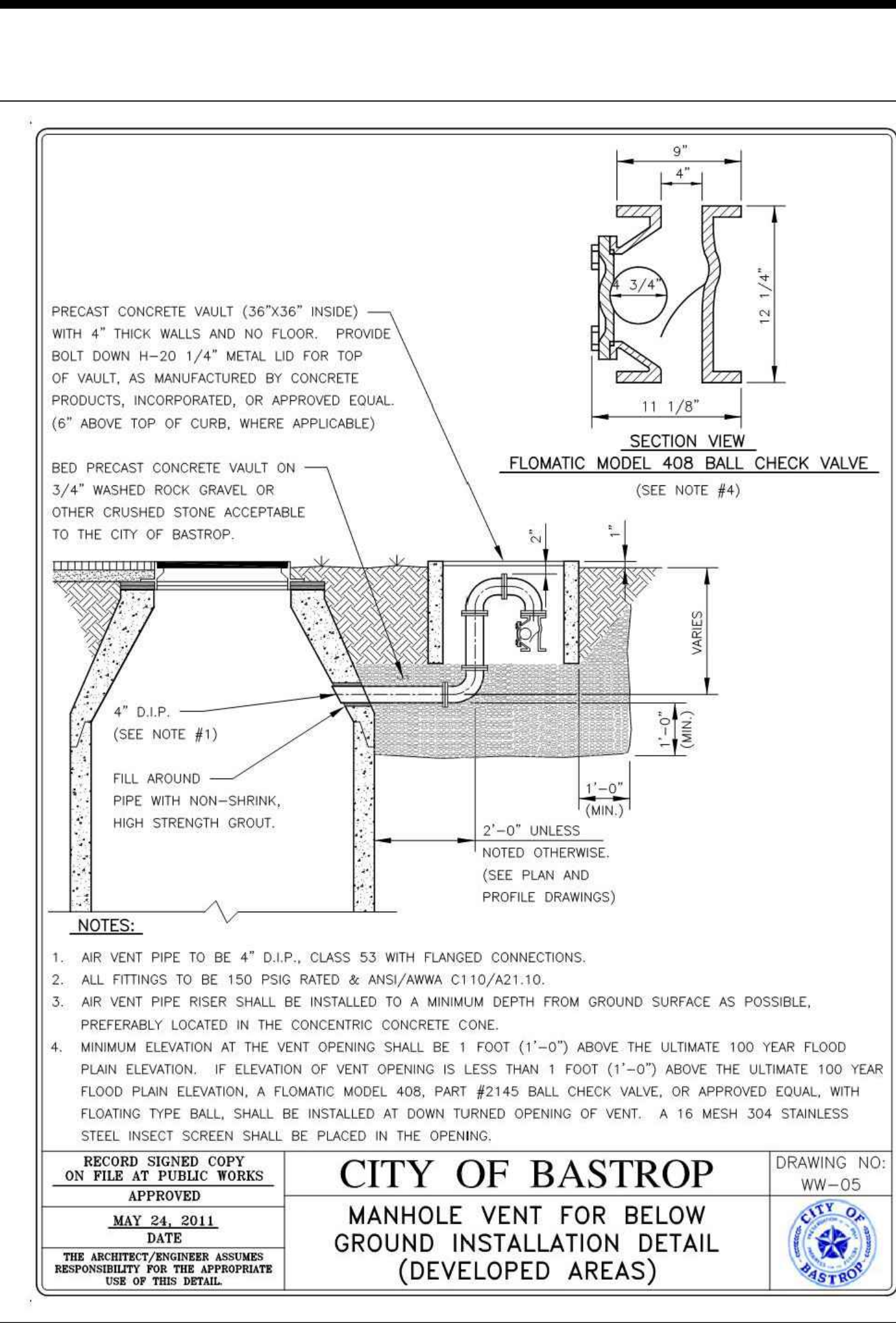
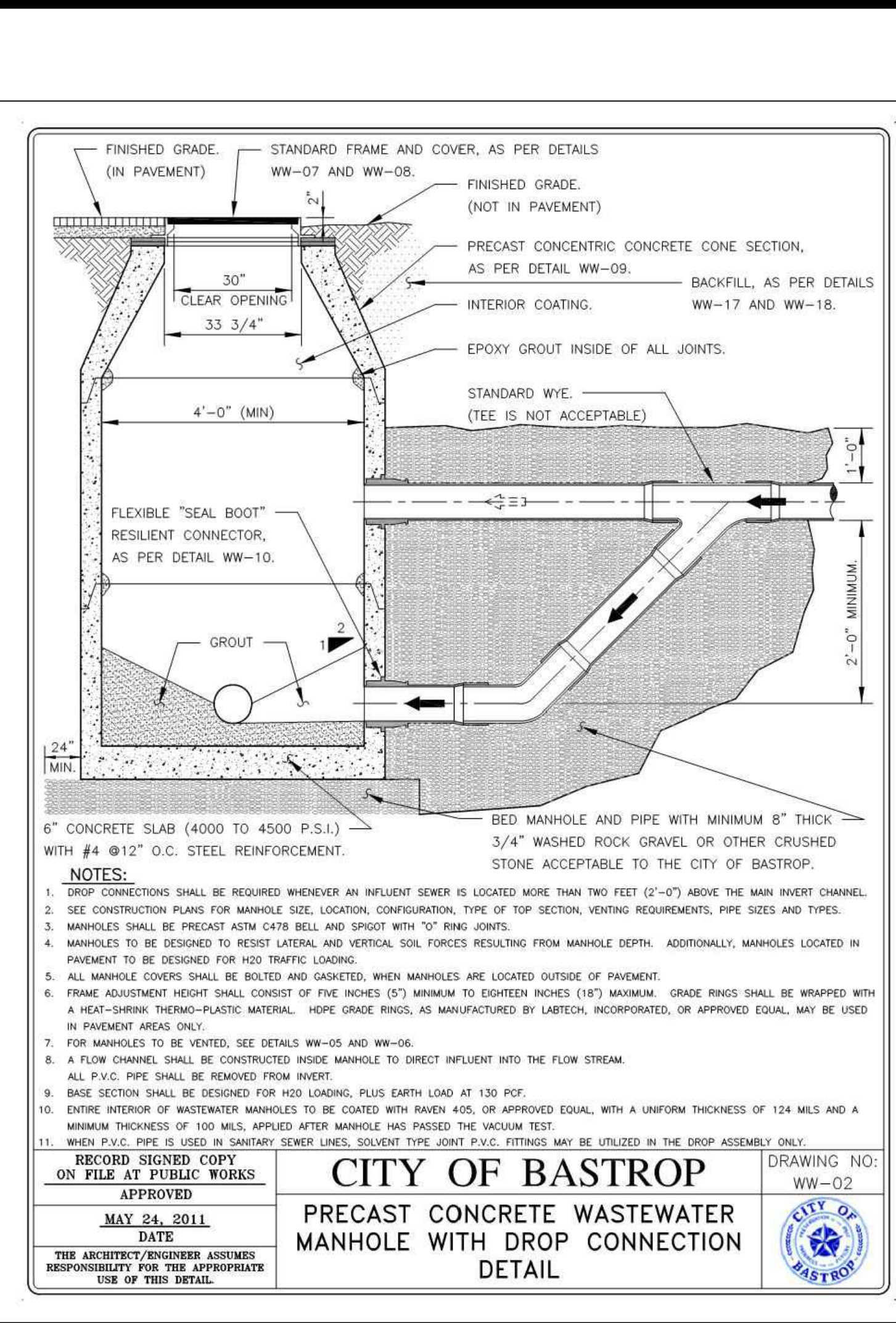
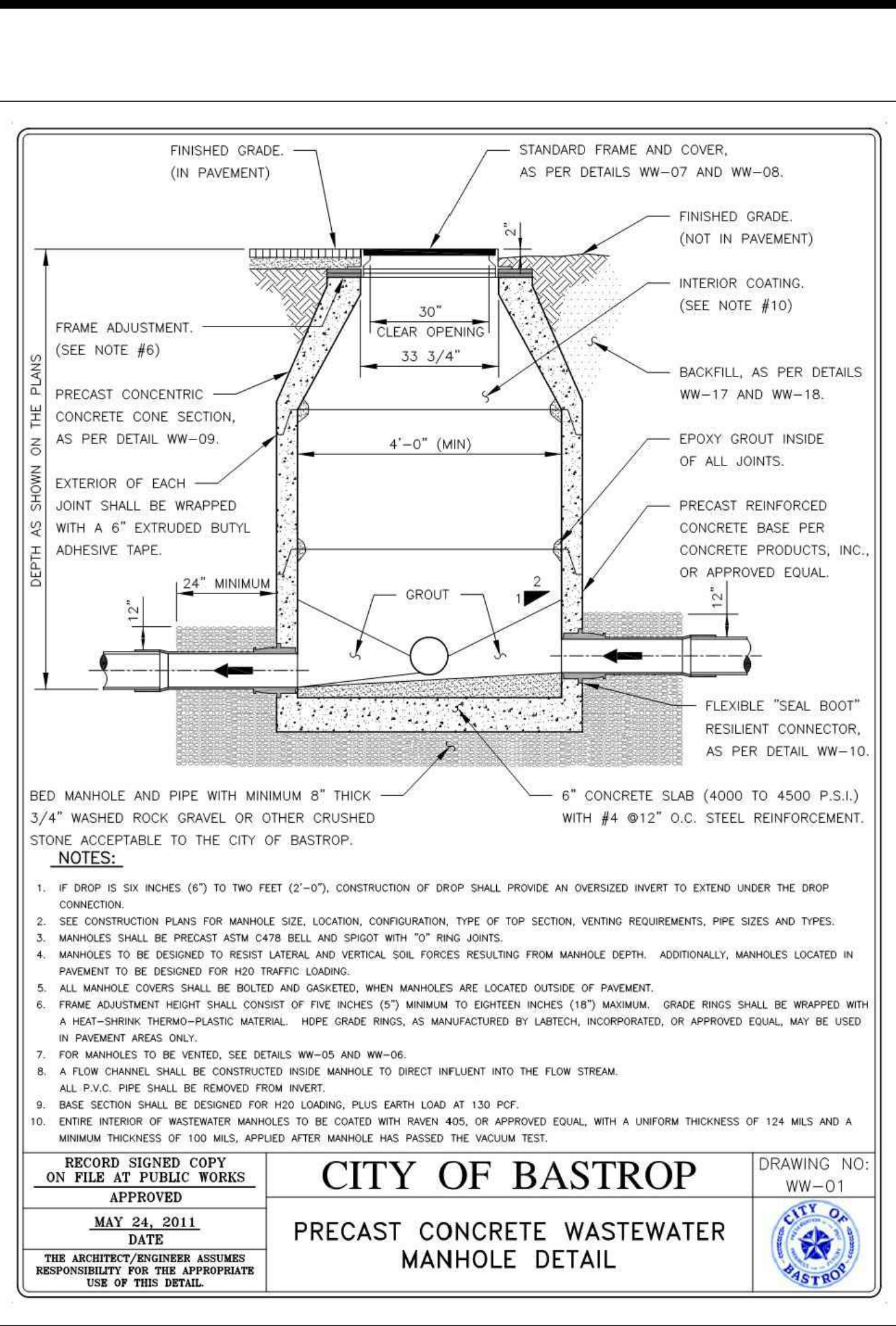
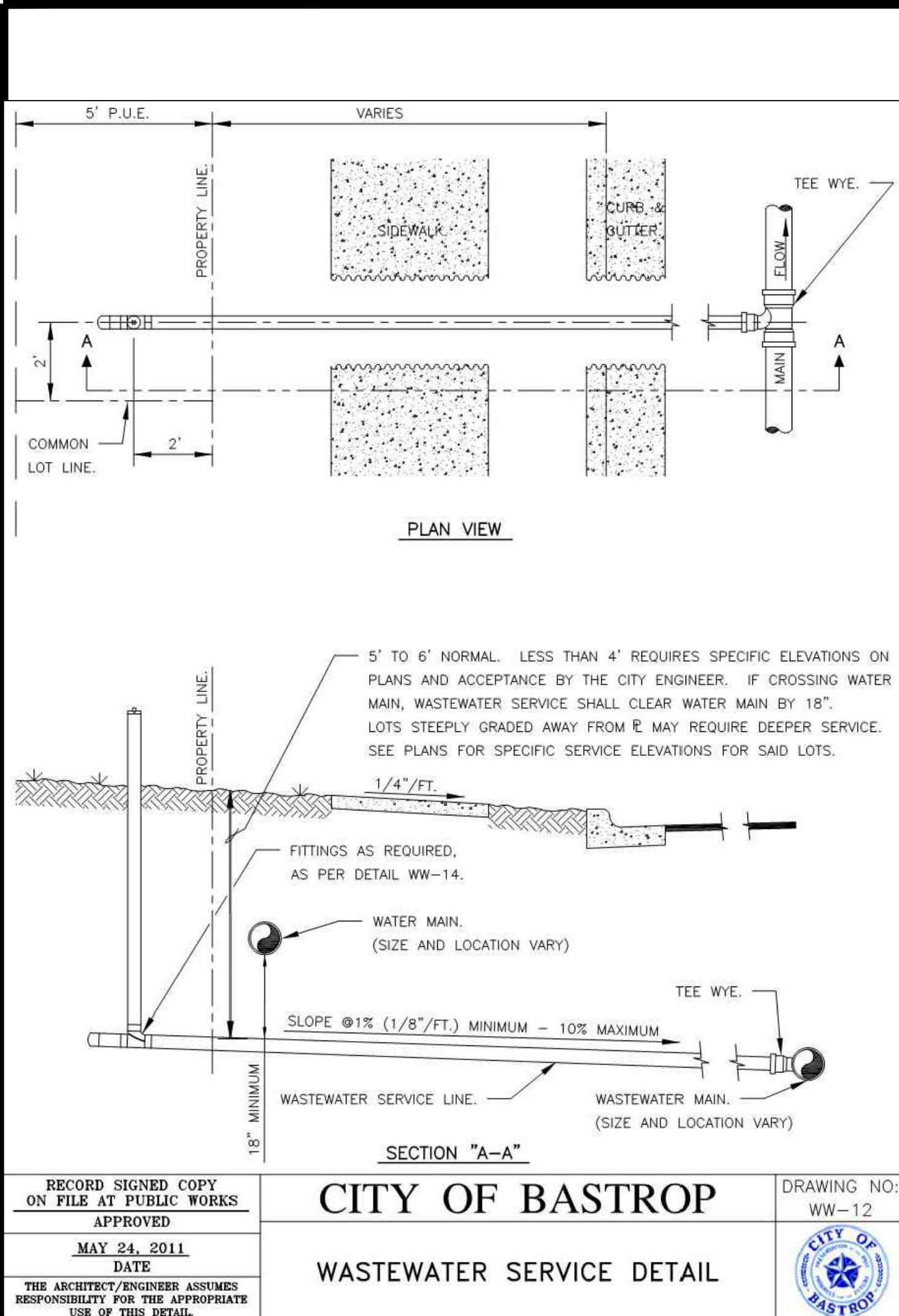
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF BASTROP HORIZONTAL VALVE INSTALLATION DETAIL	DRAWING NO: WT-12
APPROVED MAY 24, 2011 DATE		
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		



NOTE:
THE METER VAULT SHALL BE LARGE ENOUGH, SO THAT THE FITTED METER ASSEMBLY CAN BE EASILY MAINTAINED.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF BASTROP COMPOUND WATER METER VAULT DETAIL	DRAWING NO: WT-13
APPROVED MAY 24, 2011 DATE		
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		

SITE DEVELOPMENT PLANS FOR VALVERDE AMENITY CENTER BASTROP, TEXAS	WATER DETAILS (2 OF 2)
BROWN & GAY ENGINEERS, INC. 1701 DIRECTORS BLVD., SUITE 1000 AUSTIN, TX 78721 Registration No. F-1046 TEL: 512-979-9466 www.bge.com	
DESIGNED BY: LS, MR REVIEWED BY: IL DRAWN BY: LS, MR	
REVISIONS:	DATE
DESCRIPTION	REV
SHEET 16 OF 29	



APR DATE DESCRIPTION REV

DESIGNED BY: LS, MR
REVIEWED BY: IL
DRAWN BY: LS, MR

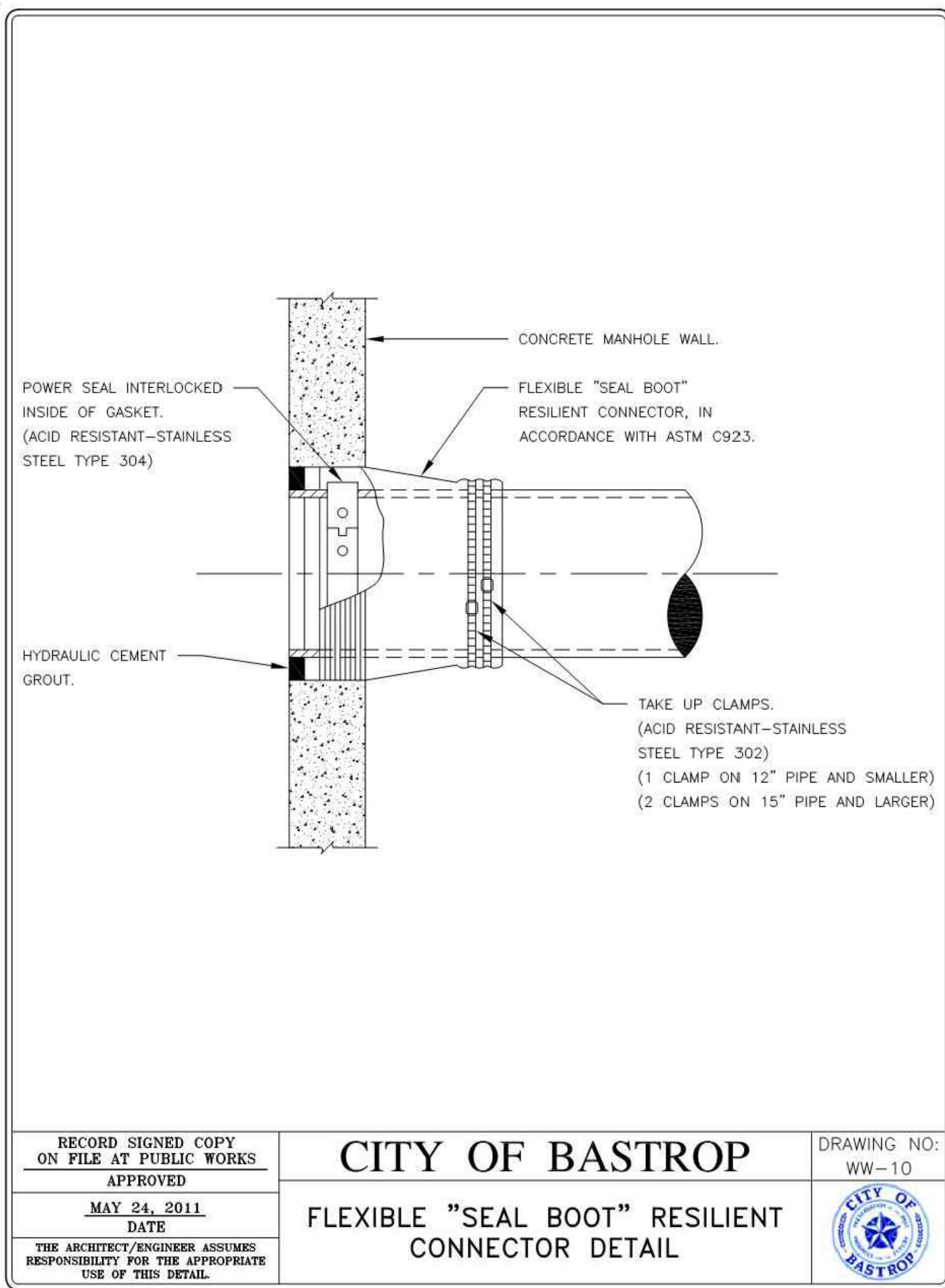
BROWN & GAY ENGINEERS, INC.
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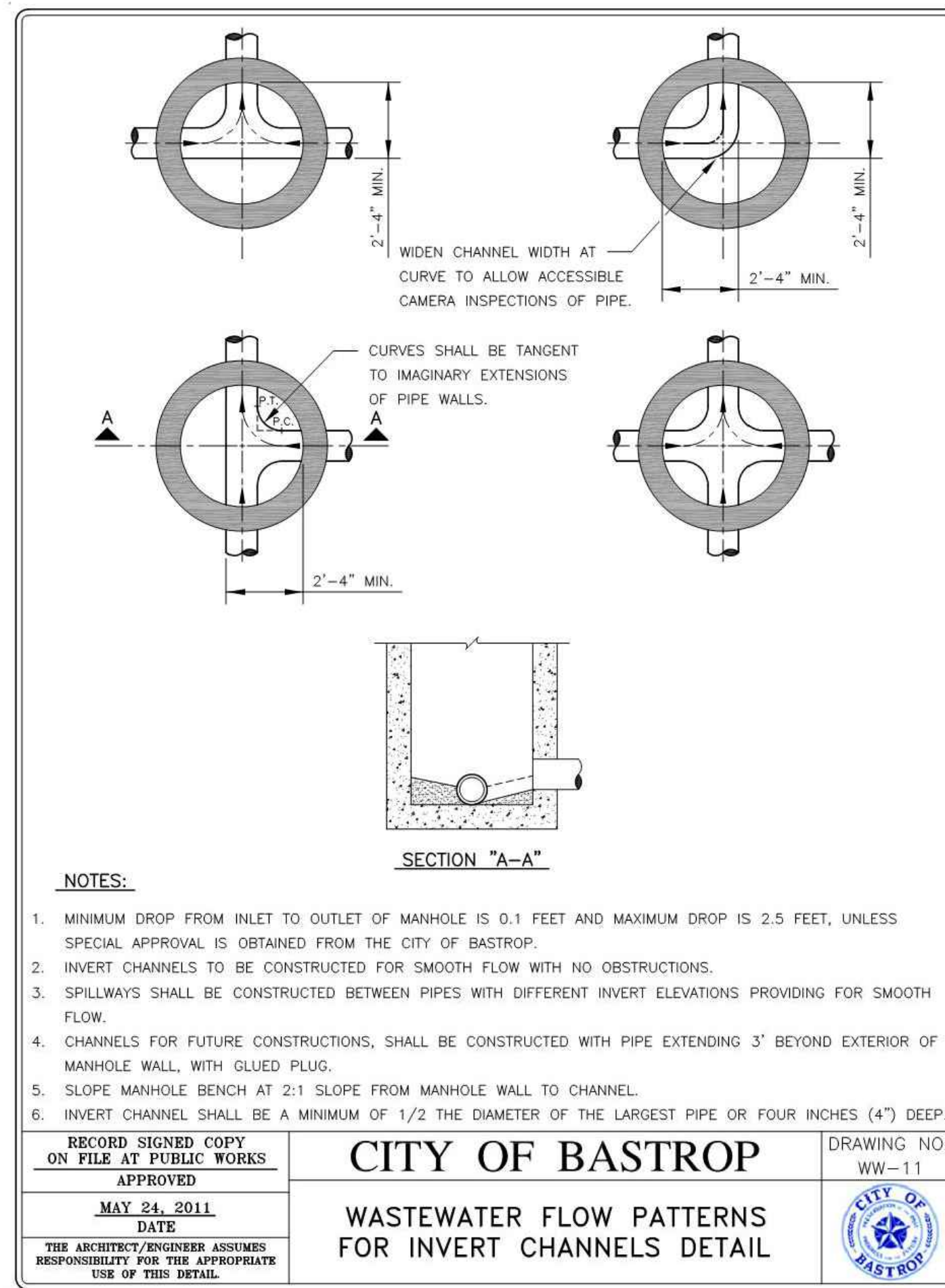
SITE DEVELOPMENT PLANS FOR VALVERDE AMENITY CENTER
BASTROP, TEXAS

WASTEWATER DETAILS (1 OF 3)

SHEET 17 OF 29



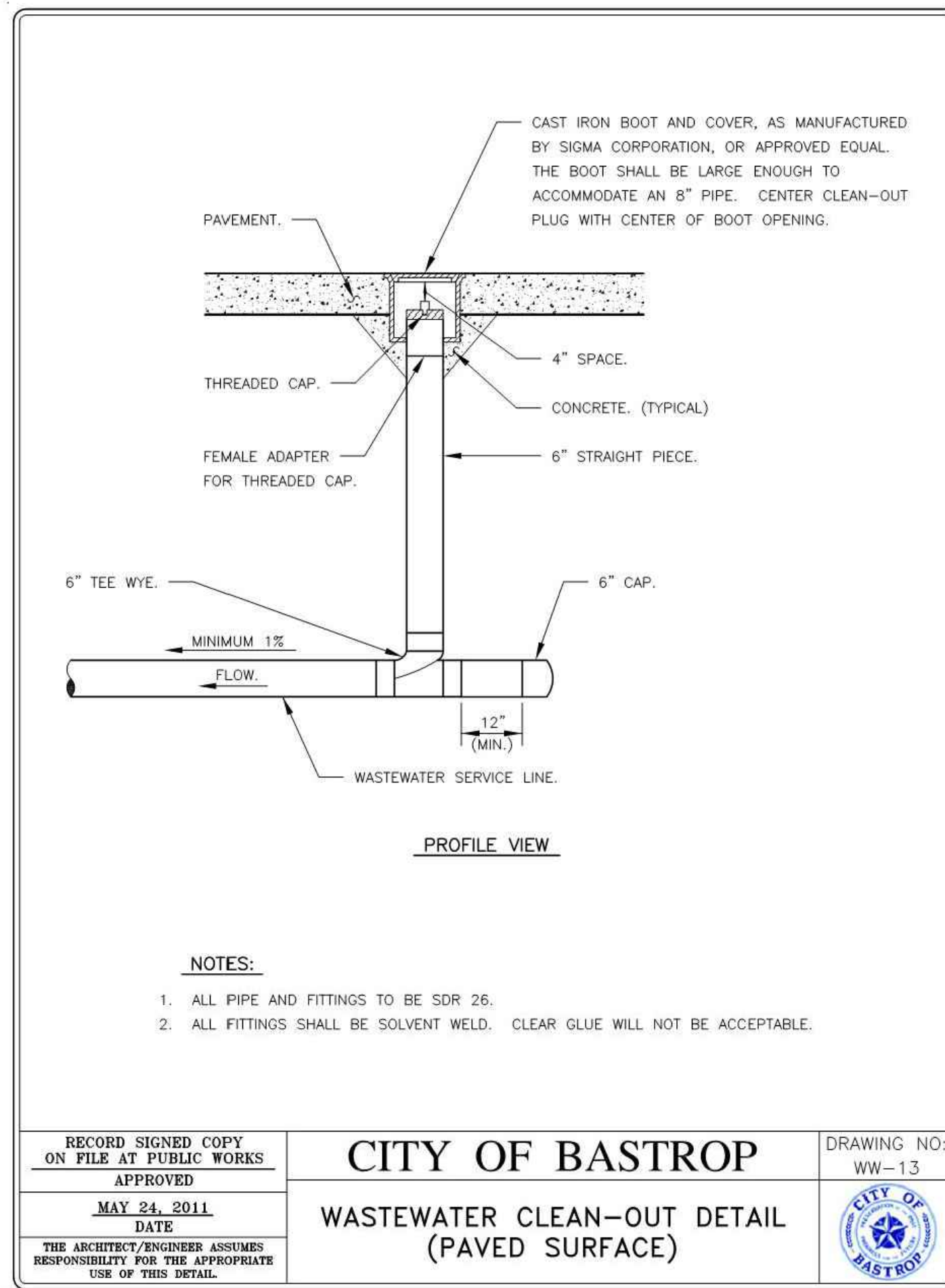
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED MAY 24, 2011 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	CITY OF BASTROP FLEXIBLE "SEAL BOOT" RESILIENT CONNECTOR DETAIL	DRAWING NO.: WW-10
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NOTES:

- MINIMUM DROP FROM INLET TO OUTLET OF MANHOLE IS 0.1 FEET AND MAXIMUM DROP IS 2.5 FEET, UNLESS SPECIAL APPROVAL IS OBTAINED FROM THE CITY OF BASTROP.
- INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
- SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOW.
- CHANNELS FOR FUTURE CONSTRUCTIONS, SHALL BE CONSTRUCTED WITH PIPE EXTENDING 3' BEYOND EXTERIOR OF MANHOLE WALL, WITH GROUTED PLUG.
- SLOPE MANHOLE BENCH AT 2:1 SLOPE FROM MANHOLE WALL TO CHANNEL.
- INVERT CHANNEL SHALL BE A MINIMUM OF 1/2 THE DIAMETER OF THE LARGEST PIPE OR FOUR INCHES (4") DEEP.

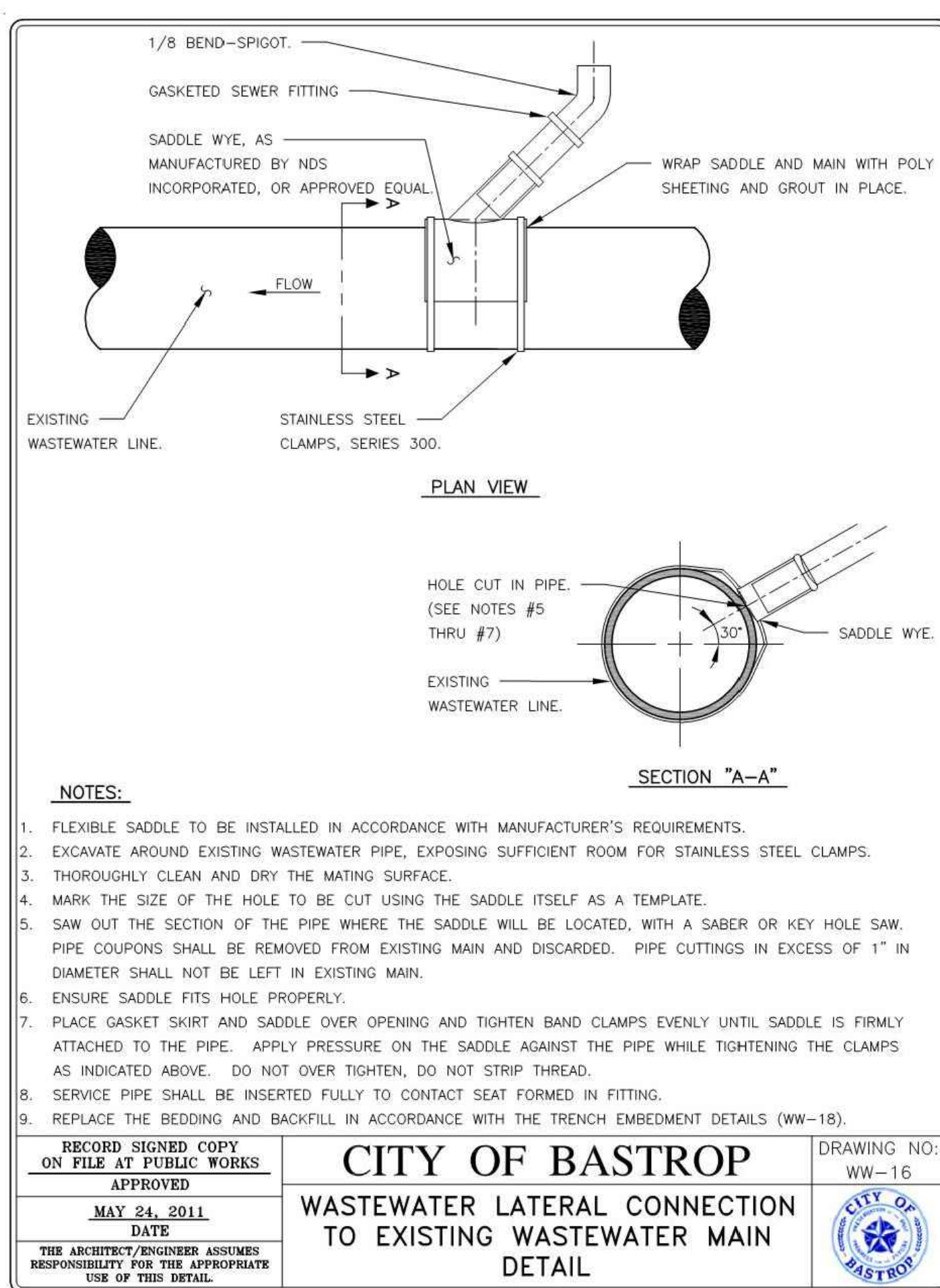
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED MAY 24, 2011 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	CITY OF BASTROP WASTEWATER FLOW PATTERNS FOR INVERT CHANNELS DETAIL	DRAWING NO.: WW-11
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NOTES:

- ALL PIPE AND FITTINGS TO BE SDR 26.
- ALL FITTINGS SHALL BE SOLVENT WELD. CLEAR GLUE WILL NOT BE ACCEPTABLE.

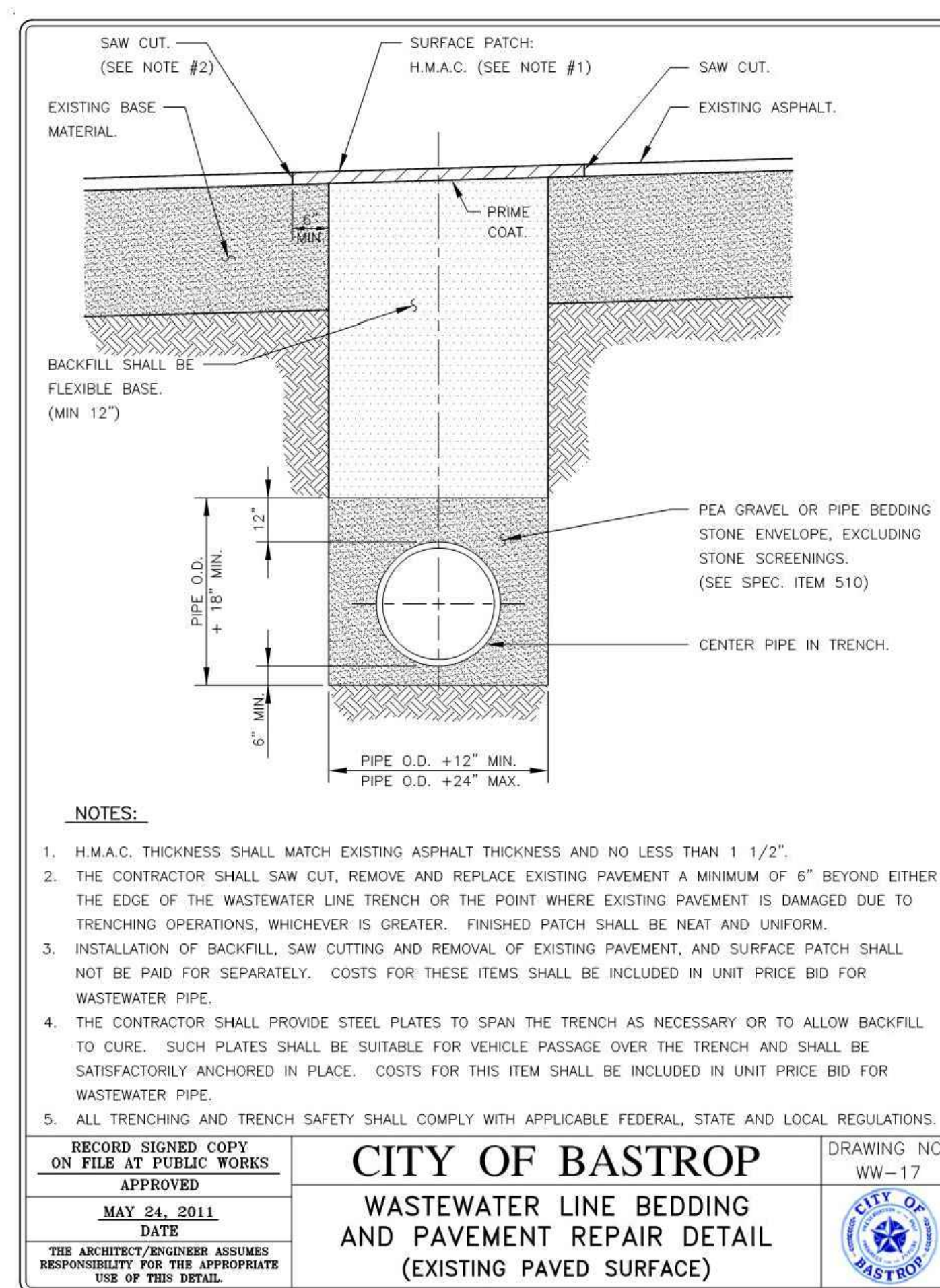
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED MAY 24, 2011 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	CITY OF BASTROP WASTEWATER CLEAN-OUT DETAIL (PAVED SURFACE)	DRAWING NO.: WW-13
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NOTES:

- FLEXIBLE SADDLE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
- EXCAVATE AROUND EXISTING WASTEWATER PIPE, EXPOSING SUFFICIENT ROOM FOR STAINLESS STEEL CLAMPS.
- THOROUGHLY CLEAN AND DRY THE MATING SURFACE.
- MARK THE SIZE OF THE HOLE TO BE CUT USING THE SADDLE ITSELF AS A TEMPLATE.
- SAW OUT THE SECTION OF THE PIPE WHERE THE SADDLE WILL BE LOCATED, WITH A SABER OR KEY HOLE SAW. PIPE COUPONS SHALL BE REMOVED FROM EXISTING MAIN AND DISCARDED. PIPE CUTTINGS IN EXCESS OF 1" IN DIAMETER SHALL NOT BE LEFT IN EXISTING MAIN.
- ENSURE SADDLE FITS HOLE PROPERLY.
- PLACE GASKET SKIRT AND SADDLE OVER OPENING AND TIGHTEN BAND CLAMPS EVENLY UNTIL SADDLE IS FIRMLY ATTACHED TO THE PIPE. APPLY PRESSURE ON THE SADDLE AGAINST THE PIPE WHILE TIGHTENING THE CLAMPS AS INDICATED ABOVE. DO NOT OVER TIGHTEN, DO NOT STRIP THREAD.
- SERVICE PIPE SHALL BE INSERTED FULLY TO CONTACT SEAT FORMED IN FITTING.
- REPLACE THE BEDDING AND BACKFILL IN ACCORDANCE WITH THE TRENCH EMBEDMENT DETAILS (WW-18).

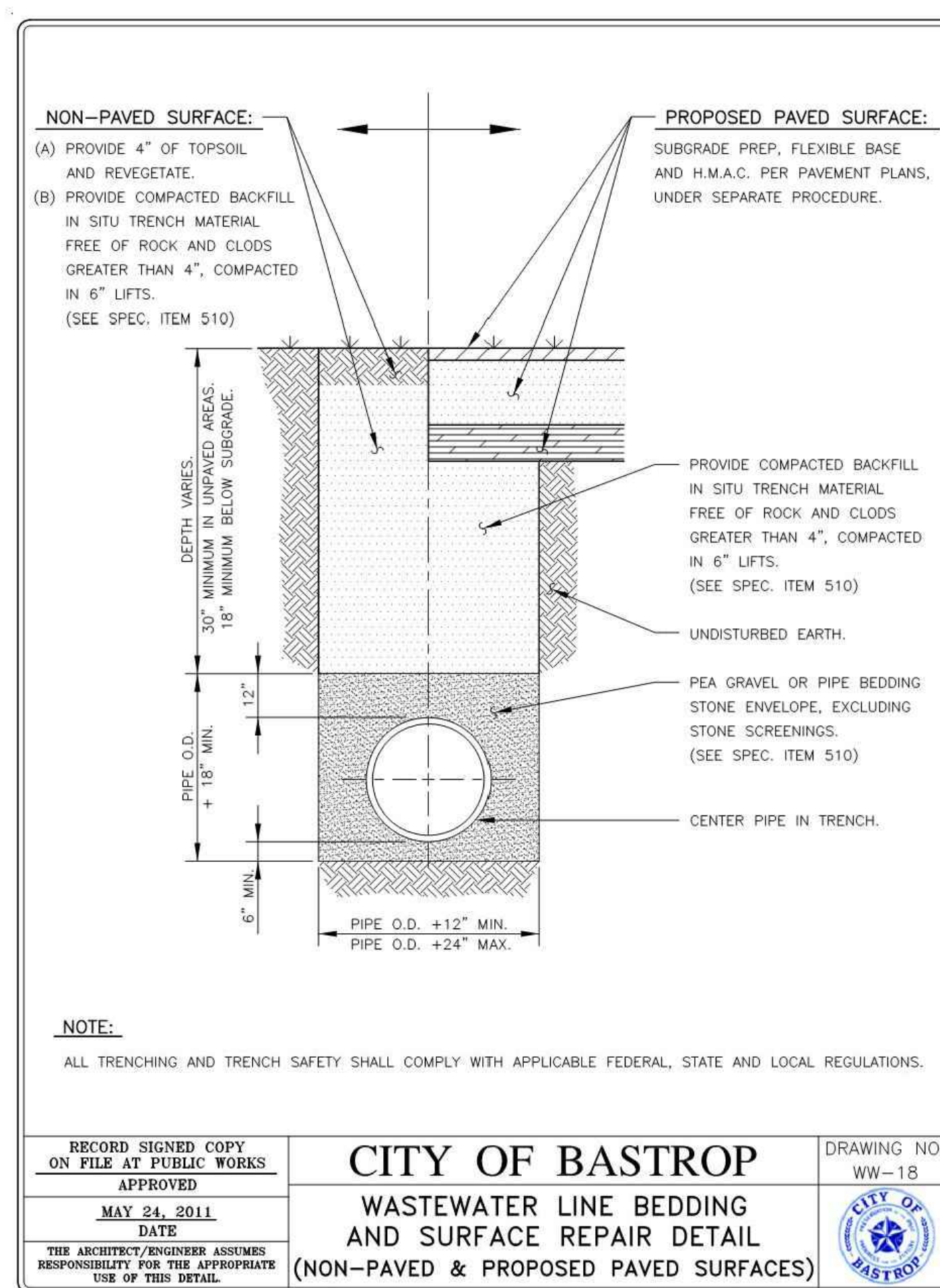
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED MAY 24, 2011 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	CITY OF BASTROP WASTEWATER LATERAL CONNECTION TO EXISTING WASTEWATER MAIN DETAIL	DRAWING NO.: WW-16
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NOTES:

- H.M.A.C. THICKNESS SHALL MATCH EXISTING ASPHALT THICKNESS AND NO LESS THAN 1 1/2".
- THE CONTRACTOR SHALL SAW CUT, REMOVE AND REPLACE EXISTING PAVEMENT A MINIMUM OF 6" BEYOND EITHER THE EDGE OF THE WASTEWATER LINE TRENCH OR THE POINT WHERE EXISTING PAVEMENT IS DAMAGED DUE TO TRENCHING OPERATIONS, WHICHEVER IS GREATER. FINISHED PATCH SHALL BE NEAT AND UNIFORM.
- INSTALLATION OF BACKFILL, SAW CUTTING AND REMOVAL OF EXISTING PAVEMENT, AND SURFACE PATCH SHALL NOT BE PAID FOR SEPARATELY. COSTS FOR THESE ITEMS SHALL BE INCLUDED IN UNIT PRICE BID FOR WASTEWATER PIPE.
- THE CONTRACTOR SHALL PROVIDE STEEL PLATES TO SPAN THE TRENCH AS NECESSARY OR TO ALLOW BACKFILL TO CURE. SUCH PLATES SHALL BE SUITABLE FOR VEHICLE PASSAGE OVER THE TRENCH AND SHALL BE SATISFACTORILY ANCHORED IN PLACE. COSTS FOR THIS ITEM SHALL BE INCLUDED IN UNIT PRICE BID FOR WASTEWATER PIPE.
- ALL TRENCHING AND TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED MAY 24, 2011 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	CITY OF BASTROP WASTEWATER LINE BEDDING AND PAVEMENT REPAIR DETAIL (EXISTING PAVED SURFACE)	DRAWING NO.: WW-17
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NOTE:

ALL TRENCHING AND TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

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DATE	APR
DESCRIPTION	
REV	
DESIGNED BY:	LS, MR
REVIEWED BY:	IL
DRAWN BY:	LS, MR

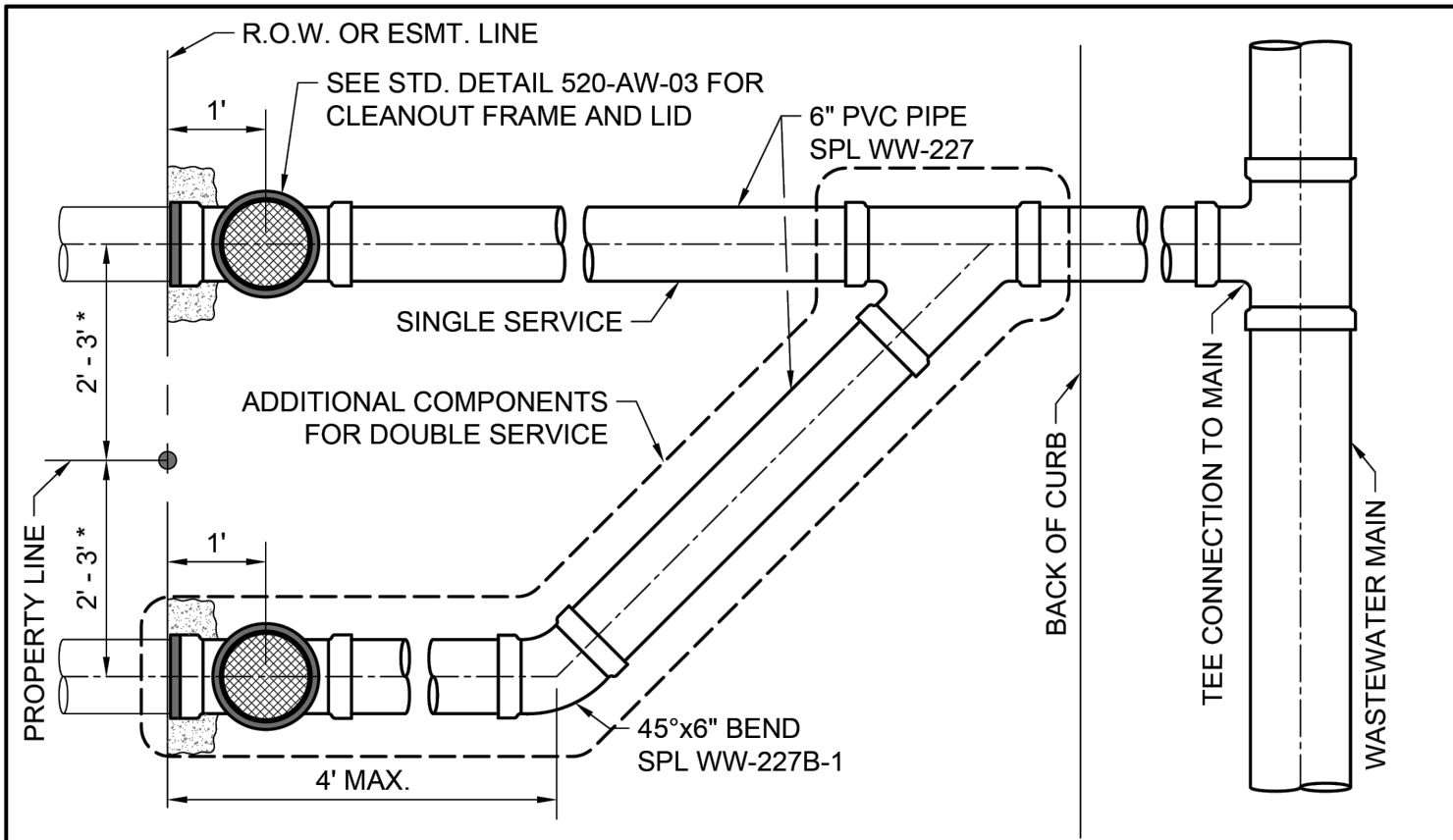
BROWN & GAY ENGINEERS, INC.
AUSTIN, TX 78721
TYPE Registration No. F-1046
TEL: 512-979-4900 www.bge.com

**SITE DEVELOPMENT PLANS FOR VALVERDE AMENITY CENTER
BASTROP, TEXAS**

WASTEWATER DETAILS (2 OF 3)

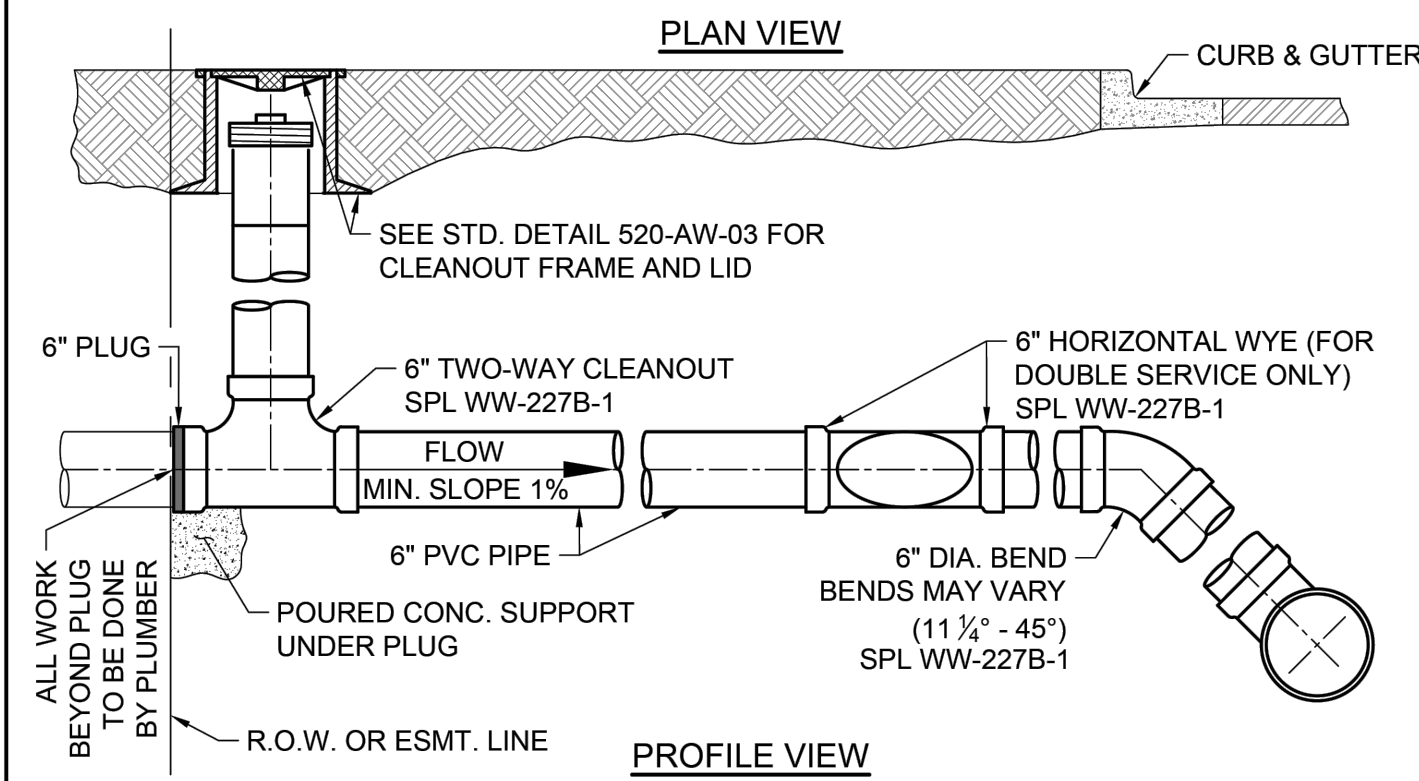
BRIAN J. GRACE
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SHEET
18 OF 29



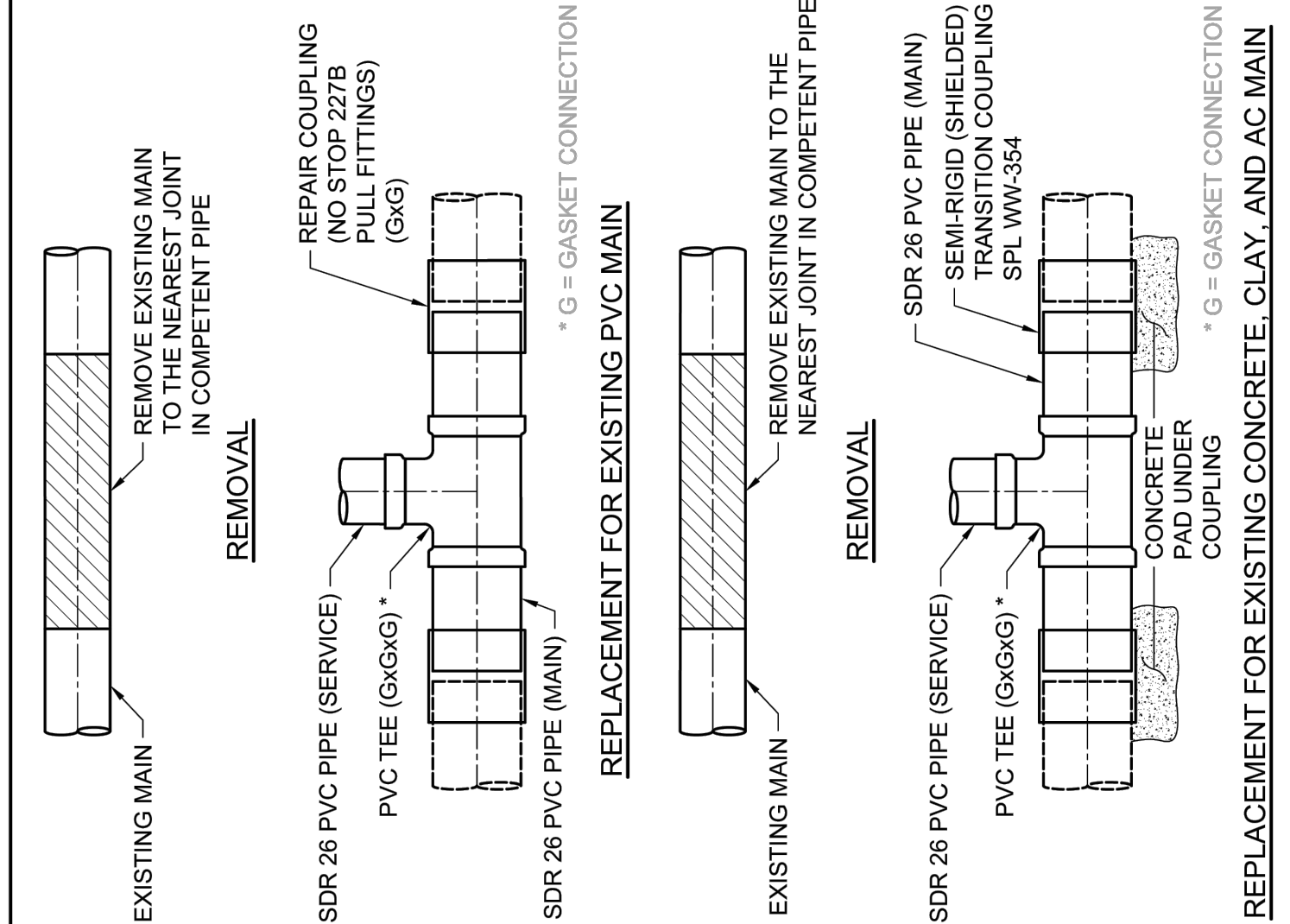
* OFFSET FROM PROPERTY LINE IS FOR DOUBLE WASTEWATER SERVICE INSTALLATION ONLY.

WHERE WATER & WASTEWATER SERVICES ARE INSTALLED ON A COMMON LOT LINE, SEE DETAIL 520-AW-01A

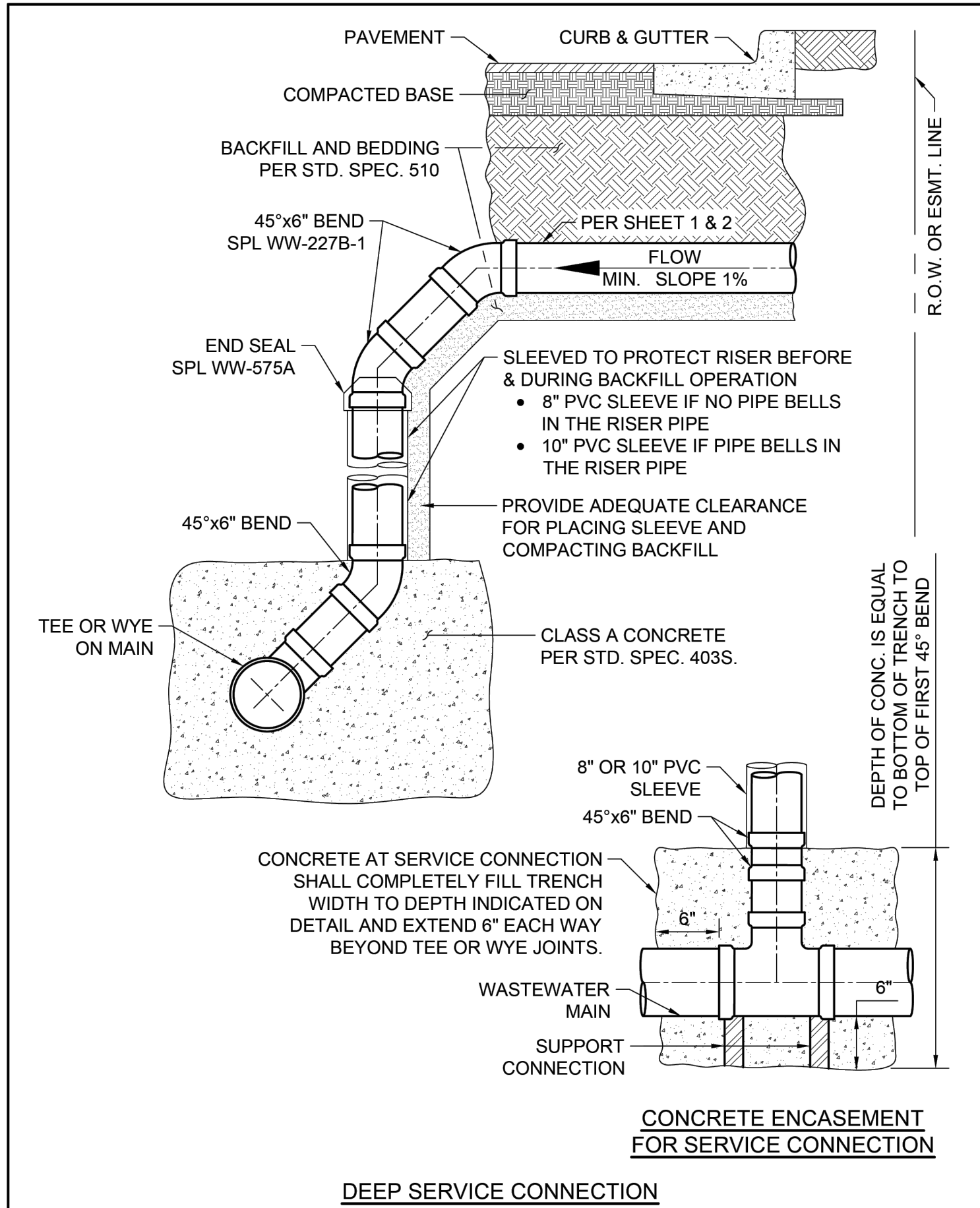


CITY OF AUSTIN AUSTIN WATER	SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION	STANDARD NO. 520-AW-01C
RECORD COPY SIGNED JEFF A. KYLE	11/07/2018 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.
		1 OF 4

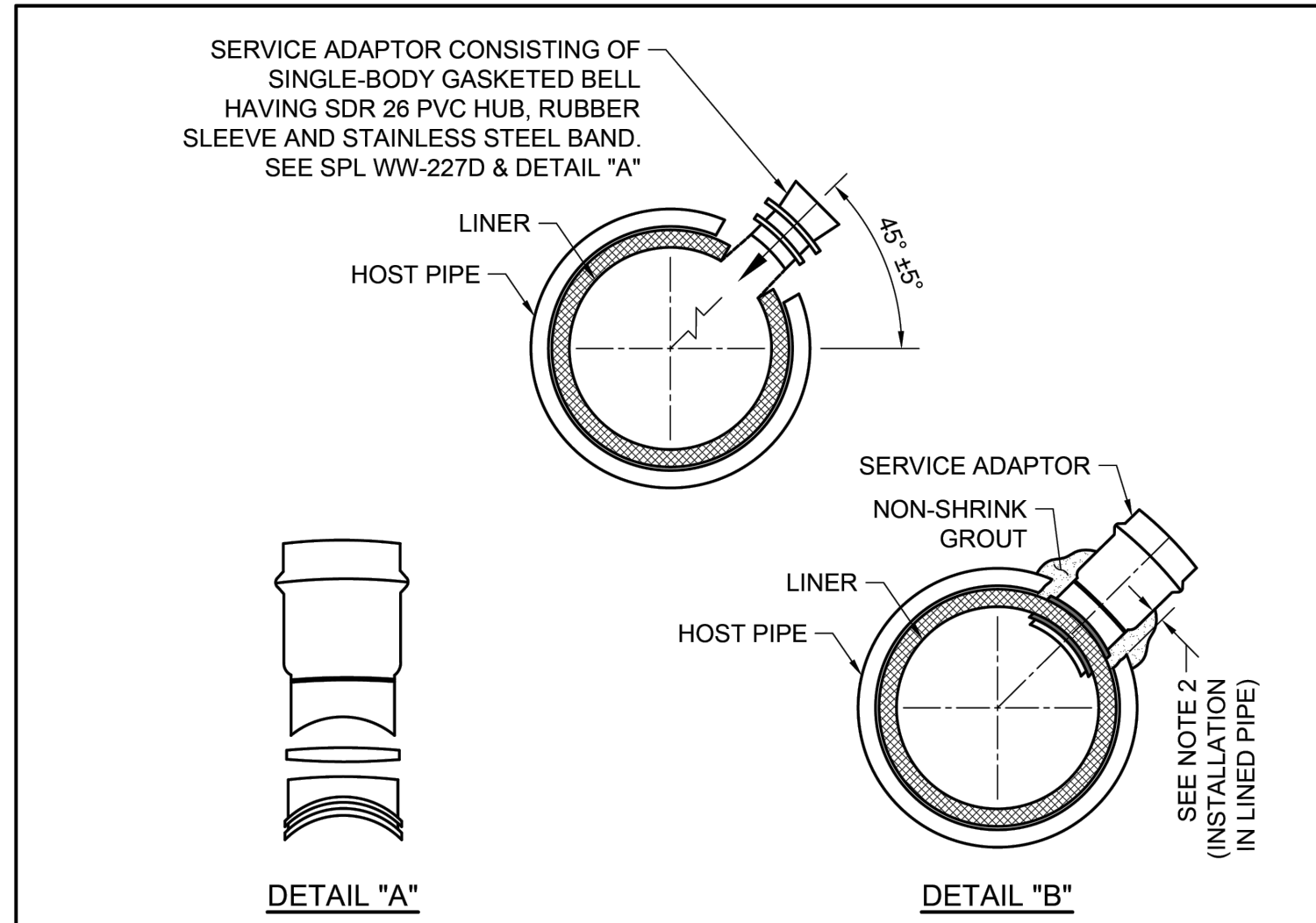
- NOTES:**
- DURING SUBDIVISION CONSTRUCTION, UTILITY CONTRACTOR INSTALLS WASTEWATER TEE CONNECTION TO MAIN, 6" STUB, HORIZONTAL WYE FOR DOUBLE SERVICES, 6" SERVICE BRANCH WITH TWO-WAY CLEANOUT(S) AND RISER, FRAME, AND COVER. CLEANOUT(S) TO BE PLUGGED AT PROPERTY LINE OR EASEMENT LINE END. ALL WASTEWATER PIPING SHALL HAVE ELASTOMERIC GASKET TYPE JOINTS AND SLOPE DOWNWARD TO MAIN 1% MIN. TO 45° MAX. DEPTH OF SERVICE AT PROPERTY LINE WILL BE SHOWN ON PLANS BY ENGINEER IF GREATER THAN 4', OTHERWISE THE INSTALLED DEPTH WILL BE 4' MIN. AND 6' MAX. AT PROPERTY LINE. IF WASTEWATER SERVICE LINE TO MAIN REQUIRES DEFLECTION EXCEEDING 45°, SEE SHEET 3 OF 4.
 - PIPING IN STREET RIGHT-OF-WAY AND IN EASEMENT AREA SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY CITY OF AUSTIN STANDARD SPECIFICATION 510.3 (14); MATERIALS SHALL BE AS SPECIFIED IN 510.2 (2)(A) AND (3)(B); BACKFILL ABOVE THE GRANULAR BEDDING SHALL BE AS REQUIRED BY SECTION 510.3 (25). SERVICE LINES IN THESE AREAS SHALL HAVE A MIN. COVER BELOW FINAL STREET GRADE OF 42".
 - PLUMBER SHALL REMOVE PLUG AND CONNECT TO TWO-WAY CLEANOUT. NO CONNECTION TO CLEANOUT STACK IS ALLOWED.



CITY OF AUSTIN AUSTIN WATER	SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION	STANDARD NO. 520-AW-01C
RECORD COPY SIGNED JEFF A. KYLE	11/07/2018 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.
		2 OF 4



CITY OF AUSTIN AUSTIN WATER	SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION	STANDARD NO. 520-AW-01C
RECORD COPY SIGNED JEFF A. KYLE	11/07/2018 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.
		3 OF 4



- INSTALLATION IN LINED PIPE:**
- MARK LOCATION OF TAP.
 - BREAK & REMOVE HOST PIPE SO THAT OPENING IS AT LEAST 2" BUT NO MORE THAN 3" WIDER THAN DIAMETER OF THE SERVICE ADAPTOR.
 - DO NOT DAMAGE LINER.
 - CORE HOLE THROUGH LINER USING ADAPTOR MANUFACTURER RECOMMENDED BIT.
 - INSTALL SERVICE ADAPTOR.
 - HOLES CUT IN HOST PIPE SHALL BE PACKED WITH NON-SHRINK GROUT (ASTM C1107 GRADE). SEE DETAIL "B"
- NOTES:**
- USE ONLY TO TAP EXISTING LINED PIPE.
 - SEE APPROPRIATE STD. FOR SERVICE LINE INFORMATION.
 - THE EDGE OF THE CORE HOLE MUST BE AT LEAST 3" FROM THE ENDS OF THE PIPE, ANY OTHER CORE SERVICE CONNECTIONS, AND ANY FITTINGS.
 - FOR DEEP SERVICE APPLICATIONS SEE SHEET 3 OF 4, EXCEPT SUBSTITUTE A CORED HOLE, AND SERVICE ADAPTOR FOR THE TEE OR WYE.
 - SERVICE CONNECTIONS TO MANHOLES MUST BE MADE USING A PIPE-TO-MANHOLE CONNECTOR WHICH LIMITS THE PIPE SLOPE INTO THE MANHOLE TO 12% MAX.

CITY OF AUSTIN AUSTIN WATER	SINGLE AND DOUBLE WASTEWATER SERVICE CONNECTION	STANDARD NO. 520-AW-01C
RECORD COPY SIGNED JEFF A. KYLE	11/07/2018 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.
		4 OF 4

DESIGNED BY: LS, MR	DATE	APR
REVIEWED BY: IL	DESCRIPTION	
DRAWN BY: LS, MR	REV	

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SITE DEVELOPMENT PLANS FOR VALVERDE AMENITY CENTER
BASTROP, TEXAS

WASTEWATER DETAILS (3 OF 3)

SHEET
19 OF 29

GENERAL CONSTRUCTION NOTES

- These drawings and documents are submitted to the Owner of the project for review and approval prior to any release for bidding or construction. Contractors shall receive all bid information, instructions, bid forms, general terms and conditions, and all other required clarification from the Owner's Authorized Representative administering this project. Unless otherwise indicated, the Owner's Representative for this project shall be a specifically designated Landscape Architect from SEC Planning. The contractor will also be required to coordinate and correspond with the Landscape Architect from SEC Planning and key consultants for the Owner.
- These drawings supplement other contractual information which includes Bid Instructions and Project Specifications. Anything mentioned in the Project Specifications and not in the drawings, or vice-versa, shall be of like effect as if shown on or mentioned in both. In case of a discrepancy between Drawings or Project Specifications, the matter shall be immediately submitted to the Owner's Representative; without his decision said discrepancy shall not be adjusted by the Contractor, save only at his own risk and expense. The contractor shall not take advantage of any apparent error or omission on the Drawings or in the Specifications. In the event the Contractor discovers such error or omission, they shall immediately notify the Owner's Representative. The Owner's Representative will then make such clarification and interpretations as may be deemed necessary for the Contractor to fulfill the intent of the Contract.
- The intent of these drawings, details and associated specifications is for the Contractor to provide the Owner with a complete, accurate, functionally and technically sound project as generally described in these documents. In most cases, unless explicitly noted otherwise, drawing symbols are used to represent complete-in-place systems to be provided as part of the base bid. All elements shown or implied by the drawings, if not specifically detailed or specified, shall be installed per building codes, manufacturer's recommendations, state highway department standards, city standards and specifications and standard industry practices.
- All plan quantities provided are approximate only. The Contractor is responsible for their own plan take-off's and accuracy of their bid based on actual site conditions. The contractor shall not take advantage of any apparent error or omission on the Drawings or in the Specifications. In the event the Contractor discovers such error or omission, they shall immediately notify the Owner's Representative. The Owner's Representative will then make such clarification and interpretations as may be deemed necessary for the Contractor to fulfill the intent of the Contract.
- All work within this project shall conform to current local codes, ordinances, as well as all other applicable governing regulations in effect.
- All range points, ties, benchmarks or other survey control points which may be encountered during construction, must be preserved or modified/recorded by a registered surveyor at the Contractor's expense. Immediately upon discovery, the Contractor shall notify the Owner's Representative of any survey control points found and obtain direction prior to proceeding with construction.
- The Contractor shall coordinate and obtain all permits which are necessary to perform the proposed work. Owner is to pay for all construction permits unless otherwise indicated in the Contract Documents. Contractor shall obtain, at his expense, all specialty permits needed for specific items included with the work, unless otherwise indicated in the Contract Documents. Should the Contractor commence work prior to obtaining the required permits or jurisdictional approvals, the Contractor shall be responsible corrections, modifications, replacement or removal of the non-permitted work.
- It is the Contractor's responsibility to be aware of and comply with all notifications and inspection requirements of the Jurisdiction.
- Unless specifically noted otherwise in the Contract Documents, the Contractor shall obtain and coordinate all technical tests and reports by a certified independent laboratory or agency as outlined in the Specifications or these Drawings. The Owner may, at the Owner's sole discretion, provide separate testing and/or inspection service and the Contractor is required to fully coordinate with those consultants/contractors. Owner is to pay for all soils and materials testing.
- An Existing Condition Survey may have been provided to the Owner by registered surveyors under separate contracts for the basis of design. It is not to be considered as part of these Contract Documents. If provided, these survey plans may have been reformatted and included in these documents. The Contractor is required to visit the site to verify information. Without exception, any deviations or omissions found between these plans and existing site conditions shall immediately be brought to the attention of the Owner's Representative, but will not be considered as basis for additional payment except as allowed in change order process per General Conditions and Supplementary Conditions under the "Owner-Contractor Agreements/Contracts". For official survey information, Contractor may wish to contact the Owner, or Owner's surveyor at the Contractors expense.
- Existing utility information and utility information for proposed work by others that is shown in these documents is approximate and for general information only. It is not intended to depict exact locations of all utilities. The Contractor shall notify all utility companies to stake and field verify the locations including depths of all utilities (existing, proposed by others, or currently under construction), prior to commencing any related operations. Contractor shall maintain utility locations/structures during all remaining phases of work. The Contractor shall report to the Owner's Representative any utilities that may conflict with proposed work. This Contractor shall explore, understand, and coordinate (with subcontractors and others) all utilities impacts prior to submitting bid and shall be responsible for any modifications or damages to utility lines, structures or injuries therefrom. For existing utility information contact Texas 811. A minimum notice of 3 business days in advance of locational needs is required.
- These drawings do not specify safety materials, staffing, equipment, methods or sequencing to protect persons and property. It shall be the Contractor's sole responsibility to direct and implement safety operations, staffing, procedures to protect the Owner and his representatives, new improvements, property, other contractors, the public and others.
- The Contractor shall meet periodically with the Owner's Representative to determine marshalling areas, on-site storage, and contractor staff parking and to coordinate security issues, construction sequencing/phasing, scheduling, and maintaining public, emergency, handicapped or operations access before starting the related work. The Contractor shall meet any "Construction Criteria" or requirements shown on any Contract Documents, phasing plans or any imposed plan by the Owner as a part of the Base Bid.
- Some work in this Contract may occur concurrent with work by others. Phasing, sequencing and coordination, with work by others, and on-going facility operations in and around the site area, is a part of the scope of work for this project. Notice to proceed with work in any general area shall be obtained from the Owner.
- The Contractor will be required to complete all the work of this project according to these proposed drawings or subsequent clarification. A strict period of performance, including dates of substantial completion (for all and/or portions) and liquidation damages may be an integral element of the Contract.
- Any site improvements requiring removal under this contract shall be properly and legally disposed off-site or, at the Owner's option, surrendered/stockpiled in an approved on-site location per the direction of the Owner or Owner's Representative.
- The Contractor is required to maintain a complete and "up-to-date" set of all Contract Documents, including clarifications, change orders, etc., in good condition, at the construction site at all times. This set of documents will be made immediately available for review by the Owner's Representative and/or authorized Consultants upon request. Complete "As-Built" drawings and document submittals are also a requirement of this contract.
- Maintenance, warranties and performance guarantees may be a requirement of this contract - see specifications.
- Notes and details on specific drawings shall take precedence over general notes and typical details. The Contractor shall refer to all other Division Notes, Sheets Notes, Drawings and Project Contract Documents for additional information.
- Contractor shall refer to other related drawings for all other related improvements that will impact this project and require coordination. Drawings may be made available to the Contractors at request.

TREE PROTECTION NOTE

- All existing trees shall be protected from construction activities within construction zone. During which time, the use of a silt or chain link fence is required around each singular or group of protected trees. Parking of construction vehicles, equipment, and stockpiles within tree root zones is strictly prohibited. Contractor shall be responsible for any damage incurred to existing trees, including replacement, fees, fines or reimbursement to owner for said damages and, or to the City or Jurisdiction with governing authority per the Tree Ordinance.

OAK WILT PREVENTION NOTE

- If Oak Wilt is found on site within work zone, owner must be notified and the following procedures must be followed in accordance with USDA standards, (<http://www.na.fs.fed.us>) including disinfecting construction removal devices, tree removal and treatment to prevent development of spore mats. These treatments include debarking, chipping and drying the wood, covering dead wood with plastic, burying the edges for six months and air drying for a similar amount of time to kill fungus and associated insects off site at state designated facility.

SIDEWALK NOTES:

- Layout of concrete walkways shall be staked in the field and review by the Owner or Owner's Representative prior to construction. At that time walk may be adjusted as needed, using the Hardscape Plan as a guide. All grades and layout shall be confirmed prior to construction. Notify Owner and Owner's Representative of any conflicts or deviations to the issued plans.
- All pedestrian paths shall be in compliance with all current Texas Accessibility Standards (T.A.S.) and ADA standards.
- All walkway grades shall have a running slope of no greater than 4.7% (1:21) and a cross-slope that is not greater than 1.5% (1:66).
- Slopes at or between 5.0% (1:20) and 8.3% (1:12) must have hand rails on both sides with ADA compliant level landings, and cross-slopes shall not exceed 1.5% (1:66).

HARDSCAPE LAYOUT AND INSTALLATION

- All work shown shall be field staked and subject to field verification, review and approval by the Owner or Owner's Representative prior to any constructions or demolition. Field staking of all proposed work and adjacent construction (even if future work by others) may be required by the Owner's Representative prior to approval of all improvements and adequate stakes shall be provided by Contractor's surveyor.
- To expedite, the layout of the site layout coordinates and/or grids may have been established in the Drawings. These points shall be field staked by the Contractor's surveyor as a part of this contract. The establishment of these points shall be approved by the Owner's Representative prior to any construction in those areas and will assist the Contractor in the layout of all site improvements as shown on drawing or otherwise.
- The construction tolerances for this project are minimal and the dimensions shown are to be strictly adhered to.
- Computed dimensions shall take precedence over scaled dimensions. Large scale drawings shall take precedence over small scale drawings. Dimensions shown with (+/-) shall be the only layout information allowed to vary, and may only vary to the tolerances given.
- The Contractor is responsible to provide complete-in-place systems, and a complete project. Any intermittent or periodic approvals received for portions of work, stakes, grades, or forms (by the Owner or Owner's Representative, Architects, Engineers, or others) shall not waive the Contractor's requirements to comply with the intent of any and all portions of this contract.
- All locations for walks, roads, swales, walls, curbs, structures etc. shall be staked by the Contractor. All layout information is based on ground coordinates and the Contractor shall meet with the owner's surveyors and engineers to clarify all datum, benchmark and control point requirements. Specific layout information will be provided to the Contractor by the Owner's Representative in AutoCAD (.dwg) format when requested.
- It is the intent and requirement of this contract to provide curvilinear walks, walls and curbs with smooth transitions and arcs (both horizontal and vertical). Straight segments and abrupt transitions will not be accepted unless shown as such on the plans. Wood curving forms may be required to obtain the proper effects.
- Hardscape improvements that are to be constructed per the drawings, shall be coordinated on site with the Owner's Representative, and be field staked or painted for approval of layout by the Owner's Representative prior to installation. Notify the Owner's Representative a minimum of 24 hours in advance for review. Improvements installed without field approval by Owner's Representative may be rejected and will be replaced at Contractors expense. At the time of staking, the Contractor shall confirm the quantity of the improvements match the approved contract. In the event the Contractor discovers such a discrepancy, he shall immediately notify the Owner's or Owner's Representative for direction on how to proceed, prior to commencing work.
- All lot fencing or lot screen walls shall be placed on the property line or property boundary. Contractor shall confirm final location by field staking, to be reviewed by the Owner or Owner's Representative prior to construction.
- Rock gravel, rock mulch, synthetic mulch should be installed over weed barrier fabric. Weed barrier fabric should overlap edges a minimum of 6".

GRADING NOTES

- The Contractor shall obtain and review the Summary Report and Recommendations prepared by the geotechnical engineers and fully understand the existing soil conditions encountered prior to submitting bid. The Contractor shall comply with all recommendations made by the geotechnical engineers, civil engineers, structural engineers and Owner's Representative, as designated in the soil report, on these drawings, specified, or as directed during field observations and inspections.
- All earthwork operations will be subject to full inspection and regular testing by a qualified soils and materials engineer and this Contractor shall be responsible to coordinate scheduling, notification and procuring test results and documentation as required. The Contractor shall notify the Owner's Representative of any subsol conditions encountered, which vary from those found during previous soil investigations and/or that may not have been known during design. Any failed tests which must be retested will be a Contractor's expense.
- All earthwork operations shall be conducted in strict compliance with the project specifications including but not limited to:
 - Full locating, investigating and protection of ALL existing utilities to remain.
 - Removal of any organic materials or debris.
 - Stripping and stockpiling of all topsoil in approved location(s).
 - Removal of all unstable fill materials encountered.
 - Scarification and re-compaction to the minimum depth as specified and/or directed within all areas to receive fill, pavements or structures.
 - All classifications of "excavation" as required to meet proposed lines, grades, typical cross sections and improvement elevations.
 - Placement, shaping, and structural compaction of all classifications of "fill" or "embankment" as required to meet proposed lines, grades, typical cross sections and improvement elevations.
 - Providing dewatering, optimum moisture control, climate protection, dust control, erosion control and all other specified treatments.
 - Replacement of topsoil after grading changes have been accomplished.
- See, and comply with, all specifications for depth of moisture density treatments, controls and compaction requirements.
- These grading plans are intended to show vertical control of the site and are based upon the benchmarks, existing elevations and topography as provided by the Owner's surveyor. However, the Contractor, upon submittal of bid, agrees to accept the site grades and make all adjustments required to accomplish the work as proposed. Additionally proposed design elevations for adjacent construction projects may have to be incorporated if necessary. (Construction drawings for work by others, if applicable, are available upon request). Staking of future adjacent improvements, by this contract phase or by others, may be required if directed by the Owner's Representative to ensure proper coordination and requested staking is to be provided as part of this Base Bid.
- This Contractor shall verify all existing grades to remain and all adjacent new construction grades for compliance with those shown, prior to bid and construction. All deviations or conflicts with proposed work shall be reported immediately (with follow-up written) notice within 24 hours to the Owner's Representative for direction to proceed, but will not be considered as basis for additional payment except as allowed in change order process per General Conditions and Supplementary Conditions under the existing "Owner-Contractor Agreements/Contracts".
- The plans may call for specific temporary benchmarks to be transferred to the site by a certified surveyor and accurately established on site as a part of this contract. Contractor shall verify all benchmarks and information used in design and compare to existing conditions.
- It is this Contractor's responsibility to provide proper positive drainage throughout this contract area. Field conditions shall be verified in conjunction with the proposed elevations to ensure that adequate drainage is provided. Report deviations or conflicts to Owner's Representative. Unless otherwise indicated, minimum slope for paved surfaces shall be 1.5% and minimum slope for non-paved areas shall be 2%. Slope away from all structures shall be 2% minimum, for a distance of 5' minimum. Maximum ground slopes to be 4' horizontal to 1' vertical, unless otherwise approved in advance.
- All design elevations shown are "finished grades" unless otherwise indicated. Contractors shall refer to drawings, details and specifications regarding depth of sub-grade materials required to construct project improvements.
- All topsoil and/or drainage way muck excavation shall be saved and stockpiled in approved locations for future use.

LIGHTING

- Landscape lighting system is to be installed by a licensed electrician with documented experience in installing lighting systems of similar scope within the last two years. The Contractor is to supply a complete lighting system including all associated equipment such as conduit, weather proof and/or water proof junction boxes, ballasts, connectors, harnesses, time clocks, photocells, etc.
- The Contractor shall review proposed layout of lighting system and all related equipment locations with the Owner or Owner's Representative prior to commencing installation.
- After installation the Contractor will be required to adjust light fixtures until the Owner's Representative is satisfied with the desired effect. This will require the Contractor and/or the Contractor's electrician to meet with the Owner and Owner's Representative after sunset. This adjustment is to be included in the base Bid amount.
- The Contractor shall provide a two year warranty on all equipment including lamps, ballasts and installation.
- Independent ballasts, if required, shall be "ganged" in an inconspicuous, accessible location in a horizontal, weatherproof box or tray near ground level. Mounting of ballast in trees will not be allowed without written authorization from the Owner's Representative.
- All exposed boxes, trays, conduit, etc. shall be painted by the contractor to blend in with surrounding landscape elements.
- All equipment shall be U.L. listed and installation shall comply with N.E.C. and all other applicable codes.
- All lights are to be controlled by a photocell on and timer off system unless specified otherwise on the drawings.
- All wire run underground must be in rigid conduit.
- Plan layout of underground wiring to minimize disturbance to the roots of existing trees. If underground wiring must pass through the critical root zone of protected trees, trenching and related work must be performed by hand. No mechanical trenching is permitted within the Critical Root Zone.
- Tree lighting (if applicable):
 - Install Karlock (or equal) flexible conduit from base of tree to a minimum eight foot height above ground. At the end of the conduit install a waterproof hub (for single cable) or W-P bell box for multiple cables. Paint conduit and box to match tree trunk. Use SJO electrical cord from conduit to light fixture. Attach cord to tree using long galvanized cord staples or other approved method. Provide a 36" loop of extra cord at the light fixture to allow for light adjustment and tree growth.
 - Attach light fixtures to trees utilizing galvanized mounting plates drilled for hub connection with a minimum of two mounting screws. Mounting screws are to be ¼-20 threads x 5" length (one end wood screw threads and the other end bolt threads). Install at least two inches of thread into tree and install with at least two inches between tree and mounting plate.
 - All tree downlights are to be mounted in the top third of the tree canopy.
 - All fixtures are to be located, adjusted as needed and shielded to prevent glare, light trespass on to adjacent properties or Rights-of-way.



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05/09/2024

**VALVERDE AMENITY CENTER
A D.R. HORTON COMMUNITY
LANDSCAPE IMPROVEMENT PLANS
BASTROP, TEXAS**

Drawing File Name	
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Issued:	
1. CLIENT REVIEW	12/14/2023
2. CITY SUBMITTAL	05/09/2024
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Revisions:	
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Issue Date: 05/09/2024	

Drawn By: JC, JL, OD
Reviewed By: CM

Project No:
200202-HORT

CONSTRUCTION NOTES

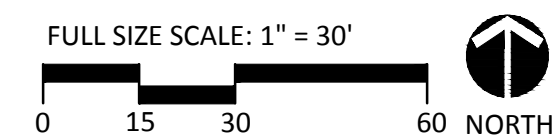
Sheet No.
LN-1 20 of 29

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LIGHTING LEGEND			
SYMBOL	QTY.	CATEGORY	FIXTURE DESCRIPTION
	16	(S2) POOL AREA LIGHT, VOLLEYBALL COURT, PICKLEBALL COURT FULL CUTOFF SITE FIXTURE	LITHONIA LIGHTING DSX2 LED P8 40K T4M VOLTAGE SPA NLTAIR2 PIRHN FINISH
	82 L.F. 31	(T) STRING LIGHTS	ALUZ A5-ZOZO-STN-24-27K-GSF-WET-XX
	2	(S1) PARKING LIGHT FULL CUTOFF SITE FIXTURE	LITHONIA LIGHTING DSXO LED P6 40K T4M VOLTAGE SPA NLTAIR2 PIRHN FINISH
	2	OUTDOOR ELECTRICAL OUTLET	PER CONTRACTOR

NOTES: CONTRACTOR RESPONSIBLE FOR FULL WORKING AUTOMATED LIGHTING SYSTEM, WHICH INCLUDES NECESSARY ELECTRICAL PANELS, JUNCTION BOXES, RUNNING CONDUIT TO METER AND PHOTOCELL SENSOR.



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Revisions:
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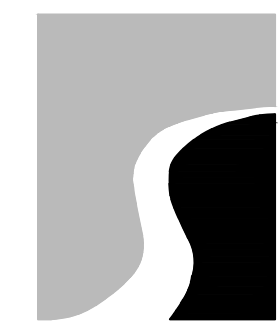
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Reviewed By: CM

Project No.
200202-HORT

LIGHTING PLAN

Sheet No.
L-4.0 21 of 29

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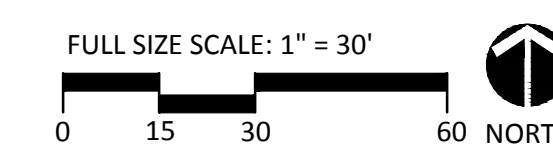
PHOTOMETRIC
PLAN

Sheet No.
L-4.1 22 of 29

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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Area	+	1.6 fc	2.6 fc	0.6 fc	4.3:1	2.7:1
Pickleball	+	30.9 fc	39.0 fc	22.9 fc	1.7:1	1.3:1
Stringlight Area	+	0.7 fc	0.8 fc	0.7 fc	1.1:1	1.0:1
Volleyball	+	18.6 fc	24.5 fc	11.7 fc	2.1:1	1.6:1
Code Compliant Calculation	+	16.2 fc	20.5 fc	10.3 fc	2.0:1	1.6:1



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D-Series Size 2 LED Area Luminaire

Specifications

EPA: 1.3 f² (0.10 m²)

Length: 101.4 cm (39.9")

Width: 15" (38.1 cm)

Height 1: 7.14" (18.1 cm)

Height 2 (max): 3.5" (8.9 cm)

Weight: 30 lbs

Category Number _____

Notes _____

Type _____

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

S2: DSX2 LED P8 40K T4M VOLTAGE SPA NLTAIR2 PIRHN FINISH

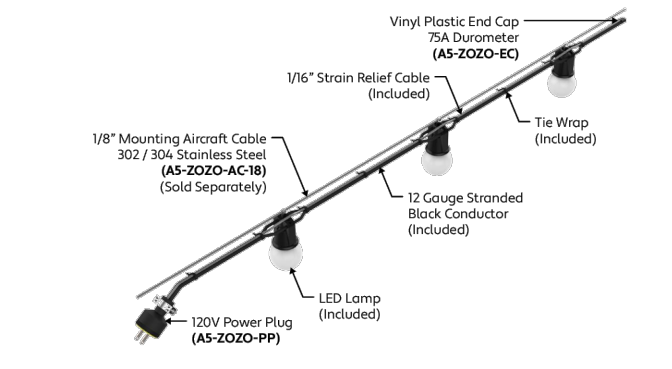
A+ Capable options indicated by this color background.

Ordering Information EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color Temperature	Distribution	Voltage	Mounting
DSX2 LED					
DSX2 LED	Forward optics				
	P1	P5	30K 3000 K	T15	Type I Short (Autoaim)
	P2	P6	40K 4000 K	T25	Type II Short
	P3	P7	50K 5000 K	T35	Type III Short
	P4	P8		T45	Type IV Short
	Rotated optics				
	P10	P13		T4M	Type II Medium
	P11	P14		T4M	Type III Medium
	P12			T4M	Type IV Medium
	Control options				
	Shipped installed				
	DSX2 LED				

T: A5-ZOZO-STN-24-27K-GSF-WET-XX

ALUZ



CANOPY OPTIONS (Click Image to See Individual Submittal)



SPECIFY PRODUCT CODE | CHOOSE FROM DROP DOWNS

Series	Spacing	Lamp	Dimming	Listing	Luminaire Length
AS-ZOZO-STN-24-27K-GSF-WET-XX	12\"/>				

D-Series Size 0 LED Area Luminaire



Specifications

EPA: 0.95 f² (0.09 m²)

Length: 26" (660 mm)

Width: 13" (330 mm)

Height: 3" (76 mm)

Height: 7" (178 mm)

Weight (max): 1.6 lbs (0.73 kg)

S1: DSX0 LED P6 40K T4M VOLTAGE SPA NLTAIR2 PIRHN FINISH

A+ Capable options indicated by this color background.

Ordering Information EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color Temperature	Distribution	Voltage	Mounting
DSX0 LED					
DSX0 LED	Forward optics				
	P1	P4	30K 3000 K	T15	Type I Short
	P2	P6	40K 4000 K	T25	Type II Short
	P3	P7	50K 5000 K	T35	Type III Short
	Rotated optics				
	P10	P12		T4M	Type II Medium
	P11	P13		T4M	Type III Medium
	P12			T4M	Type IV Medium
	Control options				
	Shipped installed				
	DSX0 LED				

(S2) POOL AREA LIGHT
DSX2 LED P8 40K T4M VOLTAGE SPA NLTAIR2 PIRHN FINISH

(T) STRING LIGHTS
A5-ZOZO-STN-24-27K-GSF-WET-XX

(S1) PARKING LIGHT
DSX0 LED P6 40K T4M VOLTAGE SPA NLTAIR2 PIRHN FINISH

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for US standards only. Check with factory for Canadian specifications. Square Straight Steel is a general purpose light pole for 10 to 30 foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11 gauge, 1196", or 50 KSI (7-gauge, 1793"). Shaft is one-piece with a full length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5", and 6".

Pole Top: A flush non-metallic black top cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with PT option.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review. Consult Tech Support - Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Covers: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, 55 KSI minimum yield strength and tensile strength of 75-95 KSI. Top threaded portion (optional) 1/2" to 3/4" diameter galvanized per ASTM A153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Terra Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

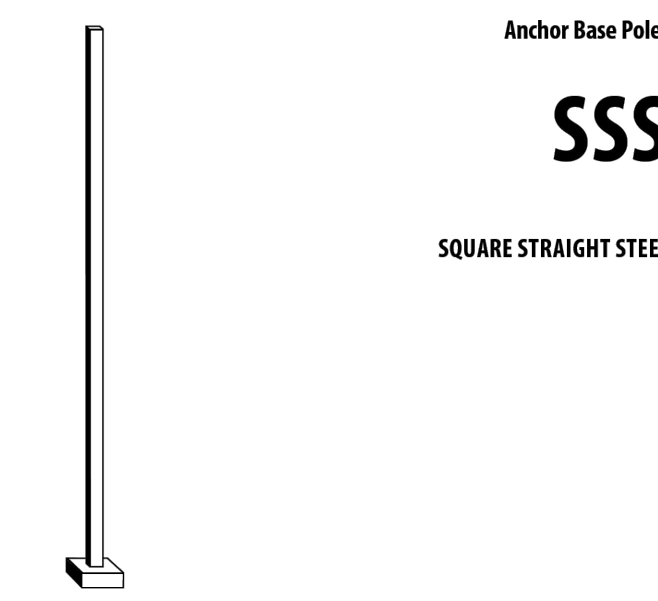
WARRANTY — 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/Customerservice/terms_and_conditions.aspx

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Category Number _____

Notes _____

Type _____



SSS Square Straight Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. Example: SSS 20 5C DM19 DDB

Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness	Mounting ¹	Options	Finish ²
SSS	10-30' (for 1/2" increments, add 6" to the pole height. E.g. 20'-6 equals 20ft 6in.)	4C 4" (1196")	P1 Open top (includes top cap)	AERIS ³ Suspend drill mounting	Standard colors
		5C 5" (1196")	T25 2-7/8" O.D. (2-1/2" NPS)	DM29ASTL 1 at 90°	DNAXD Natural aluminum
		6C 6" (1575")	T30 3-1/2" O.D. (3" NPS)	DM29ASTL 1 at 90°	Classics colors
			T35 4" O.D. (3-1/2" NPS)	DM29ASTL 1 at 90°	DSS Sandstone
			T40 4-1/2" O.D. (4" NPS)	DM29ASTL 1 at 90°	DGC Charcoal gray
			T45 5" O.D. (4-1/2" NPS)	DM29ASTL 1 at 90°	DPS Terra green
			T50 5-1/2" O.D. (5" NPS)	DM29ASTL 1 at 90°	DBR Bright red
			T55 6" O.D. (5-1/2" NPS)	DM29ASTL 1 at 90°	DSB Steel blue
			T60 6-1/2" O.D. (6" NPS)	DM29ASTL 1 at 90°	Architectural Colors and Special Finishes ⁴
			T65 7" O.D. (6-1/2" NPS)	DM29ASTL 1 at 90°	Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.
			T70 7-1/2" O.D. (7" NPS)	DM29ASTL 1 at 90°	
			T75 8" O.D. (7-1/2" NPS)	DM29ASTL 1 at 90°	
			T80 8-1/2" O.D. (8" NPS)	DM29ASTL 1 at 90°	
			T85 9" O.D. (8-1/2" NPS)	DM29ASTL 1 at 90°	
			T90 9-1/2" O.D. (9" NPS)	DM29ASTL 1 at 90°	
			T95 10" O.D. (9-1/2" NPS)	DM29ASTL 1 at 90°	
			T100 10-1/2" O.D. (10" NPS)	DM29ASTL 1 at 90°	
			T105 11" O.D. (10-1/2" NPS)	DM29ASTL 1 at 90°	
			T110 11-1/2" O.D. (11" NPS)	DM29ASTL 1 at 90°	
			T115 12" O.D. (11-1/2" NPS)	DM29ASTL 1 at 90°	
			T120 12-1/2" O.D. (12" NPS)	DM29ASTL 1 at 90°	
			T125 13" O.D. (12-1/2" NPS)	DM29ASTL 1 at 90°	
			T130 13-1/2" O.D. (13" NPS)	DM29ASTL 1 at 90°	
			T135 14" O.D. (13-1/2" NPS)	DM29ASTL 1 at 90°	
			T140 14-1/2" O.D. (14" NPS)	DM29ASTL 1 at 90°	
			T145 15" O.D. (14-1/2" NPS)	DM29ASTL 1 at 90°	
			T150 15-1/2" O.D. (15" NPS)	DM29ASTL 1 at 90°	
			T155 16" O.D. (15-1/2" NPS)	DM29ASTL 1 at 90°	
			T160 16-1/2" O.D. (16" NPS)	DM29ASTL 1 at 90°	
			T165 17" O.D. (16-1/2" NPS)	DM29ASTL 1 at 90°	
			T170 17-1/2" O.D. (17" NPS)	DM29ASTL 1 at 90°	
			T175 18" O.D. (17-1/2" NPS)	DM29ASTL 1 at 90°	
			T180 18-1/2" O.D. (18" NPS)	DM29ASTL 1 at 90°	
			T185 19" O.D. (18-1/2" NPS)	DM29ASTL 1 at 90°	
			T190 19-1/2" O.D. (19" NPS)	DM29ASTL 1 at 90°	
			T195 20" O.D. (19-1/2" NPS)	DM29ASTL 1 at 90°	
			T200 20-1/2" O.D. (20" NPS)	DM29ASTL 1 at 90°	
			T205 21" O.D. (20-1/2" NPS)	DM29ASTL 1 at 90°	
			T210 21-1/2" O.D. (21" NPS)	DM29ASTL 1 at 90°	
			T215 22" O.D. (21-1/2" NPS)	DM29ASTL 1 at 90°	
			T220 22-1/2" O.D. (22" NPS)	DM29ASTL 1 at 90°	
			T225 23" O.D. (22-1/2" NPS)	DM29ASTL 1 at 90°	
			T230 23-1/2" O.D. (23" NPS)	DM29ASTL 1 at 90°	
			T235 24" O.D. (23-1/2" NPS)	DM29ASTL 1 at 90°	
			T240 24-1/2" O.D. (24" NPS)	DM29ASTL 1 at 90°	
			T245 25" O.D. (24-1/2" NPS)	DM29ASTL 1 at 90°	
			T250 25-1/2" O.D. (25" NPS)	DM29ASTL 1 at 90°	
			T255 26" O.D. (25-1/2" NPS)	DM29ASTL 1 at 90°	
			T260 26-1/2" O.D. (26" NPS)	DM29ASTL 1 at 90°	
			T265 27" O.D. (26-1/2" NPS)	DM29ASTL 1 at 90°	
			T270 27-1/2" O.D. (27" NPS)	DM29ASTL 1 at 90°	
			T275 28" O.D. (27-1/2" NPS)	DM29ASTL 1 at 90°	
			T280 28-1/2" O.D. (28" NPS)	DM29ASTL 1 at 90°	
			T285 29" O.D. (28-1/2" NPS)	DM29ASTL 1 at 90°	
			T290 29-1/2" O.D. (29" NPS)	DM29ASTL 1 at 90°	
			T295 30" O.D. (29-1/2" NPS)	DM29ASTL 1 at 90°	
			T300 30-1/2" O.D. (30" NPS)	DM29ASTL 1 at 90°	
			T305 31" O.D. (30-1/2" NPS)	DM29ASTL 1 at 90°	
			T310 31-1/2" O.D. (31" NPS)	DM29ASTL 1 at 90°	
			T315 32" O.D. (31-1/2" NPS)	DM29ASTL 1 at 90°	
			T320 32-1/2" O.D. (32" NPS)	DM29ASTL 1 at 90°	
			T325 33" O.D. (32-1/2" NPS)	DM29ASTL 1 at 90°	
			T330 33-1/2" O.D. (33" NPS)	DM29ASTL 1 at 90°	
			T335 34" O.D. (33-1/2" NPS)	DM29ASTL 1 at 90°	
			T340 34-1/2" O.D. (34" NPS)	DM29ASTL 1 at 90°	
			T345 35" O.D. (34-1/2" NPS)	DM29ASTL 1 at 90°	
			T350 35-1/2" O.D. (35" NPS)	DM29ASTL 1 at 90°	
			T355 36" O.D. (35-1/2" NPS)	DM29ASTL 1 at 90°	
			T360 36-1/2" O.D. (36" NPS)	DM29ASTL 1 at 90°	
			T365 37" O.D. (36-1/2" NPS)	DM29ASTL 1 at 90°	
			T370 37-1/2" O.D. (37" NPS)	DM29ASTL 1 at 90°	
			T375 38" O.D. (37-1/2" NPS)	DM29ASTL 1 at 90°	
			T380 38-1/2" O.D. (38" NPS)	DM29ASTL 1 at 90°	
			T385 39" O.D. (38-1/2" NPS)	DM29ASTL 1 at 90°	
			T390 39-1/2" O.D. (39" NPS)	DM29ASTL 1 at 90°	
			T395 40" O.D. (39-1/2" NPS)	DM29ASTL 1 at 90°	
			T400 40-1/2" O.D. (40" NPS)	DM29ASTL 1 at 90°	
			T405 41" O.D. (40-1/2" NPS)	DM29ASTL 1 at 90°	
			T410 41-1/2" O.D. (41" NPS)	DM29ASTL 1 at 90°	
			T415 42" O.D. (41-1/2" NPS)	DM29ASTL 1 at 90°	
			T420 42-1/2" O.D. (42" NPS)	DM29ASTL 1 at 90°	
			T425 43" O.D. (42-1/2" NPS)	DM29ASTL 1 at 90°	
			T430 43-1/2" O.D. (43" NPS)	DM29ASTL 1 at 90°	
			T435 44" O.D. (43-1/2" NPS)	DM29ASTL 1 at 90°	
			T440 44-1/2" O.D. (44" NPS)	DM29ASTL 1 at 90°	
			T445 45" O.D. (44-1/2" NPS)	DM29ASTL 1 at 90°	
			T450 45-1/2" O.D. (45" NPS)	DM29ASTL 1 at 90°	
			T455 46" O.D. (45-1/2" NPS)	DM29ASTL 1 at 90°	
			T460 46-1/2" O.D. (46" NPS)	DM29ASTL 1 at 90°	
			T465 47" O.D. (46-1/2" NPS)	DM29ASTL 1 at 90°	
			T470 47-1/2" O.D. (47" NPS)	DM29ASTL 1 at 90°	
			T475 48" O.D. (47-1/2" NPS)	DM29ASTL 1 at 90°	
			T480 48-1/2" O.D. (48" NPS)	DM29ASTL 1 at 90°	
			T485 49" O.D. (48-1/2" NPS)	DM29ASTL 1 at 90°	
			T490 49-1/2" O.D. (49" NPS)	DM29ASTL 1 at 90°	
			T495 50" O.D. (49-1/2" NPS)	DM29ASTL 1 at 90°	
			T500 50-1/2" O.D. (50" NPS)	DM29ASTL 1 at 90°	

- NOTES:**
- Wall thickness will be applied with "C" (11 Gauge) or a "D" (7 Gauge) if necessary. "C" - 6.196" | "D" - 4.793"
 - PT open top poles include top cap. When ordering tension mounting and drill mounting for the same pole, refer to the example: SSS20T20. The combination includes a required extra handhole.
 - Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
 - Inset 1" or 2" to designate fixture size e.g. DM19AS2.
 - Specify location and orientation when ordering option.
 - Material original color above the base of pole in feet and inches, separate feet and inches with a "-". Example: 5ft - 6in and 20ft - 2in.
 - Refer to the Handhole Orientation diagram below. Example: 1/2" coupling of T15 orientation = C1PL25-AC.
 - Horizontal arm is 18" x 2-3/8" O.D. when drilling with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arms at the same height, specify with heavy Sample H4300.
 - Combination of tension-top and drill mount includes extra handhole.
 - Material original color above the base of pole in feet and inches, separate feet and inches with a "-". Example: 5ft - 6in and 20ft - 2in.
 - Refer to the Handhole Orientation diagram below. Example: 1/2" coupling of T15 orientation = C1PL25-AC.
 - Additional colors available; see www.lithonia.com/architectural-colors or Architectural Color brochure (Form No. 794). Available by formal quote only; consult factory for details.

S1 and S2 Pole : SSS 30 5C DM19AS FINISH

(S1, S2) POOL AREA LIGHT AND PARKING LIGHT POLE
SSS 30 5C DM19AS FINISH

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BASTROP, TEXAS
05/09/2024

GENERAL PLANTING NOTES

- Contractor shall be responsible for becoming aware of all related existing conditions, utilities, pipes and structures, etc. prior to bidding and construction. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines, including depths, prior to any excavation. The Contractor shall notify the Owner's representative of apparent conflicts with construction and utilities so that adjustments can be planned prior to installation. Contractor shall take sole responsibility for any and all cost or other liabilities incurred due to damage of said utilities/structures/etc.
- The Contractor shall not willfully proceed with construction as designed when it is apparent that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's Representative for clarification. The Contractor shall assume full responsibility for all liabilities, including necessary revisions due to failure to give such notification.
- Contractor shall be responsible for coordination with subcontractors and other contractors of related trades as required to accomplish the planting and related operations.
- The acceptable tolerances for this project are minimal and specific layout is required as shown on the layout, planting and other plans. Final location and staking of all plant materials shall be accepted by the Owner's Representative in advance of plantings.
- Coordinate installation of all plant material with installation of all adjacent irrigation, pavements, curb and related structures. Any damage to existing improvements is the responsibility of the Contractor.
- Contractor shall notify Owner's Representative 48 hours prior to commencement of work to coordinate project inspection schedules.
- The Contractor shall take all necessary scheduling and other precautions to avoid climatic damage to plants. A "planting" of specific calendar days is required to be submitted by the Contractor for approval and planting operations should occur per this approved schedule.
- If conflicts arise between size of areas and plans, Contractor is required to contact Owner's Representative for resolution. Failure to make such conflicts known to the Owner's Representative will result in Contractor's liability to relocate the materials.
- Plant names may be abbreviated on the drawings. See plant legend for symbols, abbreviations, botanical/common names, sizes, estimated quantities (if given) and other remarks.
- It is the Contractor's responsibility to furnish all plant materials free of pests or plant diseases. Pre-selected or "tagged" material must be inspected by the Contractor and certified pest and disease free. It is the Contractor's obligation to maintain and warranty all plant materials per the specifications. All plants shall be subject to Owner's approval prior to installation.
- Where provided, area takeoffs and plant quantity estimates in plant list are for information only. Contractor is responsible to do their own quantity take-offs for all plant materials and sizes shown on plans. In case of any discrepancies, plans take precedence over call-outs and/or the plant list(s).
- Contractor shall provide "per-unit costs" for every size of plant material, and by type, as called out on Planting Plans in the Bid Proposal. Unit cost to include the plant material itself and installation, including all labor, amendments, fertilizers, warranty, etc., as detailed and specified for each size, "complete in place".
- The Contractor is responsible to restore all areas of the site, or adjacent areas, where disturbed by operations of or related to the Contractor's work. Sod areas disturbed shall be restored with new sod. Native areas disturbed, if not already improved to meet other requirements of this contract, shall be restored consistent with type, rates and species of existing condition.
- During plant establishment, native and wetland areas shall be protected from sedimentation and erosion. Prior to construction activities, native and wetland areas outside of the project limits shall be protected with silt fence.
- When planting trees and shrubs in existing natural areas, minimize disturbance to adjacent existing vegetation.
- No Ball & Burlap (B&B) material will be allowed or accepted unless specifically specified.
- All plants shall be nursery grown, Grade 1 plants meeting American Nursery and Landscape Association (ANLA) standards set forth in the "American Standard for Nursery Stock" (ANSI Z60.1-2004). Plants are to be typical in shape and size for species. Plants shall not be root-bound or loose in their containers. Handle all plants with care in transporting, planting and maintenance until inspection and final acceptance.
- Warranty: Provide a one-year replacement warranty for all plant materials. Warranty shall cover plants which have died or partially died (thereby ruining their natural shape), but shall not include damage by vandalism, browsing, hail, abnormal freezes, drought or negligence by the Owner. The Warranty is intended to cover Contractor negligence, infestations, disease and damage or shock to plants. Plants replaced under Warranty will be warranted for one year following replacement.

PLANTING LAYOUT AND INSTALLATION

- The Contractor shall be responsible for accurately laying out the plant beds and lawn areas by scaling the Drawings. The Contractor shall provide plant lines/stakes/hose or other means to fully indicate the specific layout geometry of all bed lines for approval by Owner's Representative prior to installation. The Contractor's Base Bid shall anticipate minor adjustments as directed by the Landscape Architect in the field. Changes affecting quantities will be covered by unit prices.
- Following the approval of layout, the Contractor shall closely coordinate the installation of the irrigation system to conform to the approved layout.
- All planting beds are to be separated from adjacent Turf Sod, Turf Seed and Native Seed areas with edging per specifications and details. Additional locations may be indicated on the Drawings. Install edging following manufacture's installation instructions. Maintain an accurate layout with smooth curves and transitions, free of kinks and abrupt bends. Top of edging is to be 1" above soil level of adjacent turf. In Bid Proposal furnish a unit price per linear foot of edging installed.
- Provide matching sizes and forms for all species of trees and plants installed on grid or spaced equally in rows as shown on drawings. Adjust spacing (to "equal-equal") as necessary, subject to acceptance by the Owner's Representative.
- Unless otherwise indicated:
 - All groupings of groundcovers, perennials, ornamental grasses and annuals shall be triangularly spaced (equal-equal).
 - All planting areas including sod, seed and planting beds, shall receive soil amendments per the notes and specifications.
 - Sodded lawn shall have been grown between 9 and 18 months and shall be vigorous, well-rooted and healthy turf. Minimum thatch thickness shall be ¾".
 - All gravel areas or rock mulches should be installed over weed barrier fabric. Edges of weed barrier should overlap minimum 6".
 - All bulb planting shall occur after mid-October and before ground is frozen. See details for bulb planting layout.
- All Plant Beds and pit planted plants shall receive a 3" depth layer of shredded hardwood mulch. Refer to plans, details and specifications for location and type of any alternate mulch used. In Bid Proposal furnish a unit price(s) per cubic yard of mulch(es) placed. This unit price(s) will be used in the adjustment of bed areas.
- Planting pits for 1 and 5 gallon shrubs shall be at least 8" larger in diameter than the container size. Larger container sizes and B&B plants shall be planted in pits at least 3 times larger in diameter than the root ball size.
- Plants shall be installed to present their best side facing the viewer.
- Owner's representative shall have final approval of plant material layout.

IRRIGATION GENERAL NOTES:

- Obtain all permits and licenses applicable prior to the start of work.
- All required landscape areas shall be irrigated per applicable local ordinances and tceq regulations.
- Drip irrigation shall be placed in accordance with manufacturer recommendations. extend drip lines to irrigate planting adjacent to plant beds.
 - Maximum drip lateral length shall not exceed manufacturer specifications
- Any quantities shown are approximate. verify quantities and provide all labor, materials, and devices necessary to complete the irrigation system.
- The layout shown is diagrammatic. do not place lines or devices in the critical root zone of any tree, or in pavement areas, or areas that conflict with proper installation and function of the system.
- Site conditions:
 - Verify and mark the location of all on-site utilities which might be affected by the irrigation system.
 - Verify and mark the location of all buried cables, conduits, piping, etc. prior to trenching or digging. call Texas 811 per Texas utilities code title 5 chapter 251 underground facility damage prevention and safety.
 - Adjust the design as necessary, together with the licensed irrigator, and owners, to suit site conditions, elevations and grades before proceeding with work.
 - Protect from damage as necessary, existing property, existing landscape features, plant material, structures, this work in progress, and the work of other trades.
- Provide professional grade valve boxes large enough to accommodate valves and other devices shown in the details. box extensions may be required. ground boxes shall be constructed of materials sufficient in strength to accept loads (pedestrian or vehicular) required based on actual installation location.
- Pressure regulating component(s) shall be required where static pressure exceeds manufacturer's recommended operating range.
- See details for other required materials and devices.
- Piping and fittings:
 - Mainline irrigation system piping 3" and larger shall be bell & gasketed schedule 40 pvc pipe. lateral irrigation system piping 3" and larger shall be bell & gasketed schedule 40 pvc pipe.
 - All piping shall utilize thrust blocks at pipe connections per details. where leemco fitting/joint restraints are used thrust blocks may be excluded.
 - All pipes and electrical bundles passing beneath driveways or paved areas must be sleeved with schedule 40 pvc pipe with solvent welded joints. sleeve diameter must equal twice that of the pipe or sized as shown on plans.
 - All pvc pipe fittings shall be primed with a colored primer, prior to applying pvc cement.
 - Irrigation mainline and laterals 4" and larger shall utilize leemco fittings/joint restraints as per manufacturer specifications.
 - All lateral pipe shall buried to a min. depth of 6"
 - All mainline pipe shall be buried to a depth of 18", where conditions prohibit this depth, a min. depth of 6" may be used when approved by the licensed irrigator
- Excavation:
 - Excavate to depths required to provide 4" depth of sand bedding for piping when rock or other unsuitable bearing materials are encountered
 - Excavate trenches and install piping and fill during the same working day. do not leave open trenches or partially filled trenches open overnight
- Irrigation controller and system shall be equipped with an evapotranspiration sensor for daily weather adjustment to run times, the e/t sensor shall have rain/freeze shutoff.
 - Irrigation controller shall be equipped with a flow sensor
 - irrigation controller shall be programmed prior to project closeout.
- Backflow prevention devices:
 - Install per manufacturer specifications
 - Adequate insulation must be provided to protect against freeze



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05/09/2024

**VALVERDE AMENITY CENTER
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LANDSCAPE IMPROVEMENT PLANS
BASTROP, TEXAS**

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Drawn By: JC, JL, OD
Reviewed By: CM

Project No.
200202-HORT

PLANTING NOTES

Sheet No.
LPN-1 24 of 29

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PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HT/SPD	WATER USE	NOTES
TREES							
QUVI	5	Quercus virginiana / Southern Live Oak	Container Grown	3" Cal	12-15 H X 8 Spd	L	Must be from a Single Root Stock
ULCR	7	Ulmus crassifolia / Cedar Elm	Container Grown	3" Cal	12-15 H X 8 Spd	M	Must be from a Single Root Stock
ORNAMENTAL TREES							
CETE	12	Cercis canadensis texensis / Texas Redbud	Container Grown	1" Cal @ 3 trunks, min.	8-9 H X 3-4 Spd	L, M	Must be from a Single Root Stock
LATU	9	Lagerstroemia indica Tuscarora / Crape Myrtle	Container Grown	1" Cal @ 3 trunks, min.	8-9 H X 3-4 Spd	M	Must be from a Single Root Stock
CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CONTAINER SIZE	NOTES	WATER USE	
SHRUBS							
ABGR	21	Abelia x grandiflora / Glossy Abelia	Container Grown	5 gallon	Full to Ground	L-M	
DIBI	83	Dieffenbachia bicolor / Fortnight Lily	Container Grown	5 gallon	Full to Ground	L	
ILBN	15	Ilex cornuta Burfordii Nana / Dwarf Burford Holly	Container Grown	5 gallon	Full to Ground	M	
ILBU	8	Ilex cornuta Burfordii / Burford Chinese Holly	Container Grown	15 gallon	Full to Ground	M	
ILVN	74	Ilex vomitoria Nana / Dwarf Yaupon	Container Grown	5 gallon	Full to Ground	L	
LEGR	13	Leucophyllum frutescens / Texas Sage	Container Grown	5 gallon	Full to Ground	L-M	
MYDD	9	Myrica cerifera Dons Dwarf / Dons Dwarf Wax Myrtle	Container Grown	5 gallon	Full to Ground	L-M	
RHIN	23	Rhaphiolepis indica / Indian Hawthorn	Container Grown	5 gallon	Full Canopy, Shrub Form	M	
ROKP	40	Rosa x 'Melbenbino' TM / Petite Knock Out Rose	Container Grown	1 gallon	Full to Ground	L	
RUEQ	38	Russaelia equisetiformis / Firecracker Plant	Container Grown	5 gallon	Full to Ground	L-M	
SAGR	120	Salvia greggii / Autumn Sage	Container Grown	5 gallon	Full to Ground	L	
VISU	11	Viburnum suspensum / Sandankwa Viburnum	Container Grown	5 gallon	Full Canopy, Shrub Form	M	
GRASSES							
LMU	210	Liriope muscari / Lily Turf	Container Grown	1 gallon	Full	L-M	
MISJ	48	Miscanthus sinensis Gracillimus / Maiden Grass	Container Grown	5 gallon	Full	L	
MUCA	55	Muhlenbergia capillaris / Gulf Coast Muhly	Container Grown	3 gallon	Full	L	
MULJ	52	Muhlenbergia lindheimeri / Big Muhly	Container Grown	5 gallon	Full	M	
NONE	5	Nolina nelsonii / Blue Nolina	Container Grown	3 gallon	Full	L	
STTE	145	Stipa tenuissima / Mexican Feathergrass	Container Grown	1 gallon	Full	L	
PERENNIALS							
MAAR	62	Malvastrum arborescens / Turks Cap	Container Grown	5 gallon	Full	L-M	
SALE	15	Salvia leucantha / Mexican Bush Sage	Container Grown	3 gallon	Full	L	
SYOB	120	Symphotrichum oblongifolium / Fall Aster	Container Grown	1 gallon	Full	L-M	
SUCCULENTS							
AGAM	7	Agave americana / Century Plant	Container Grown	7 gallon	Full, Unbroken Blades	VL	
AGWT	6	Agave ovatifolia Whales Tongue / Whales Tongue Agave	Container Grown	7 gallon	Full, Unbroken Blades	VL	
DATE	3	Dasylistron texanum / Texas Sotol	Container Grown	5 gallon	Full, Unbroken Blades	VL	
HEDF	27	Hesperaloe parviflora Desert Flamenco TM / Desert Flamenco Red Yucca	Container Grown	3 gallon	Full, Unbroken Blades	VL	
YUGA	28	Yucca glauca / Softleaf Yucca	Container Grown	5 gallon	Full, Unbroken Blades	VL	
CYCADS/PALMS							
SAM2	26	Sabal minor / Dwarf Palmetto	5 gal. cont. grwn				
GROUND COVER							
JJHB	19	Juniperus horizontalis Bar Harbor / Bar Harbor Creeping Juniper	Container Grown	1 gallon	Full Canopy, Shrub Form	L-M	
LANG	89	Lantana camara New Gold / New Gold Lantana	Container Grown	1 gallon	Full Canopy, Shrub Form	VL	
LAMOA	66	Lantana montevidensis Alba / White Trailing Lantana	Container Grown	1 gallon	Full Canopy, Shrub Form	L	
RONO	6	Rosa x Novarosopop / Popcorn Drift Rose	Container Grown	1 gallon	Full Canopy, Shrub Form	L-M	
SACH	19	Santolina chamaecyparissus / Lavender Cotton Santolina	Container Grown	1 gallon	Full Canopy, Shrub Form	L-M	
SAPI	29	Santolina pinnata / Green Santolina	Container Grown	1 gallon	Full Canopy, Shrub Form	L-M	

TURF GRASS/ PLANT BEDS				
NAME	TOTAL UNITS	DESCRIPTION		
Plant Bed	11,750	sf		
	218	cy	Planting mix	
	109	cy	Mulch	
Cynodon dactylon 'TIF 419' / Bermuda Grass	37,830	sf	Cynodon dactylon "TIFWAY 419"	
	4,203	sy	Turf Sod	
	701	cy	Top Soil	
Cynodon dactylon / Bermuda Seed Hydromulch	8,336	sf	Common Bermuda	
	926	sy	Turf Seed	
	51	cy	Top Soil	
MISCELLANEOUS				
NAME	TOTAL UNITS	DESCRIPTION	COMMENTS	
River Rock Gravel	3,795	sf	4" Depth, 70% 1-2" Dia., 30% 2-4" Dia.	Santa Fe River Rock from Whittlesey Landscape Supplies
Mulch	2,126	st	3" Depth (Texas Hardwood Mulch)	
Decomposed Granite	2,490	sf	3" Depth Sunset Color by Whittlesey Landscape Supplies with weed barrier	
Steel Edging	2,530	lf	3/16" thick; Brown	
Large Boulder	16	ea	Native Limestone, min. size: 24"x36"x18"	Natural Boulders. No machine markings, gouges
Small Boulder	16	ea	Native Limestone, min. size: 18"x24"x18"	Natural Boulders. No machine markings, gouges
IRRIGATION				
SYMB	QTY	UNITS	DESCRIPTION	COMMENTS
CONTROLLER	1	ea.	Rainbird, Hunter, or Approved Equal	
PLANT BEDS	11,750	s.f.	Drip/Spray	
TREES (2 per shade)	45	ea.	Drip/Bubbler	
SOD/TURF	48,166	s.f.	Drip/Spray/Bubbler	

Valverde Amenity Center			
Planting Calculations			
2/23/2024			
PARKING LOT SCREENING (Bastrop Building Block Technical Manual)			
	Total Length	Total Required	Total Provided
Shade Trees (1 Tree within 60 ft of Every Parking Space)	225 LF	4 EA	4 EA



05/09/2024

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Reviewed By: CM

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PLANTING SCHEDULE AND CALCULATIONS

Sheet No.
LPN-1 25 of 29



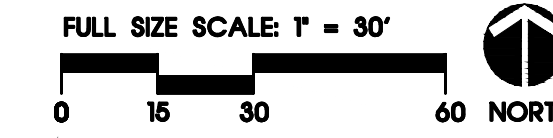
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LEGEND

	TURF SOD
	TURF SEED
	RIVER ROCK
	DECOMPOSED GRANITE
	MULCH BED
	COOL DECK A
	COOL DECK B
	CONCRETE SCORING
	PAVERS
	LANDSCAPE BOULDERS



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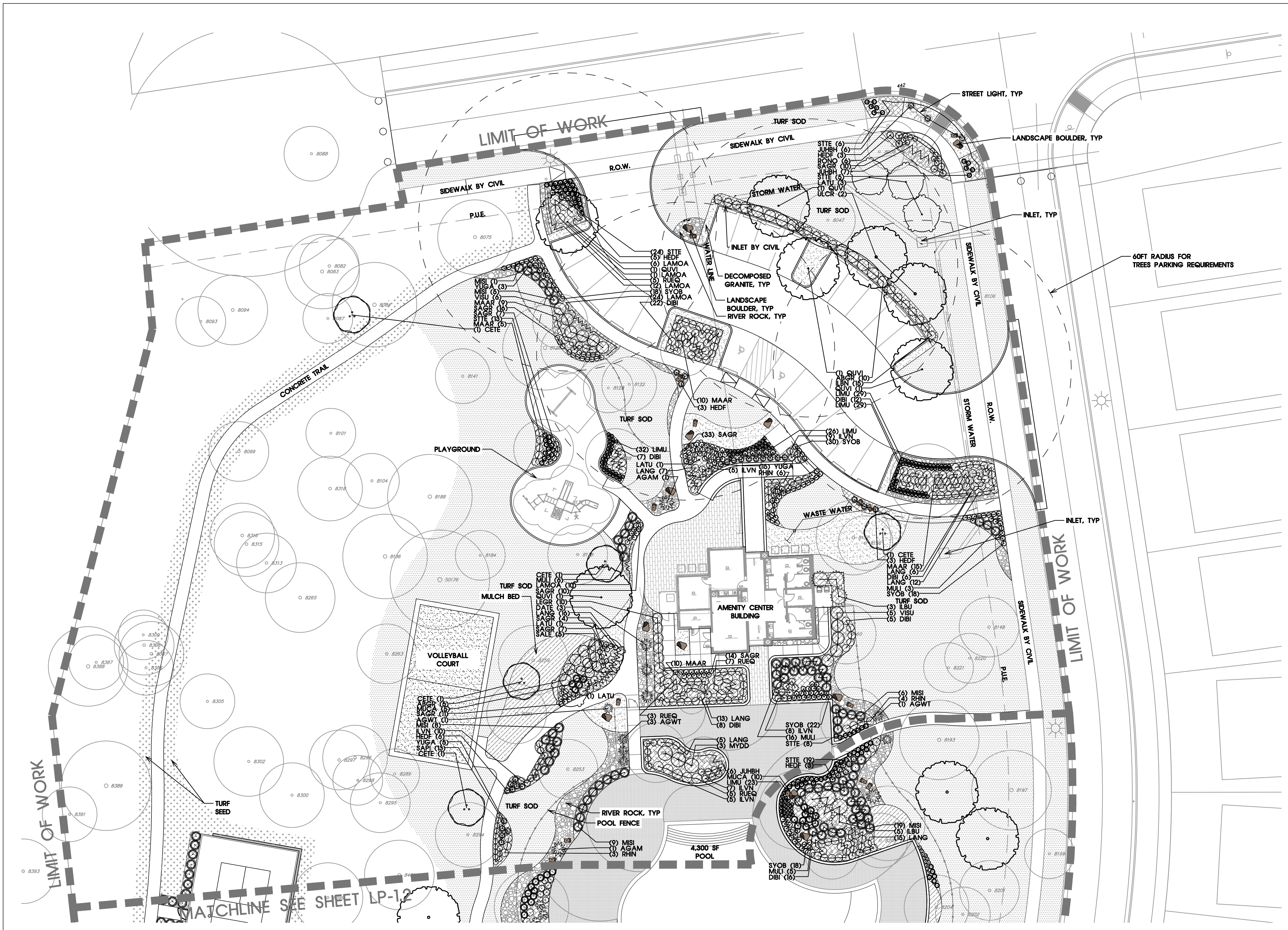
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**OVERALL
PLANTING PLAN**

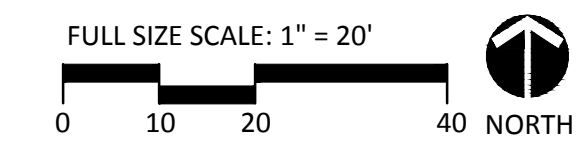
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	PAVERS
	LANDSCAPE BOULDERS



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05/09/2024

VALVERDE AMENITY CENTER
A D.R. HORTON COMMUNITY
LANDSCAPE IMPROVEMENT PLANS
BASTROP, TEXAS

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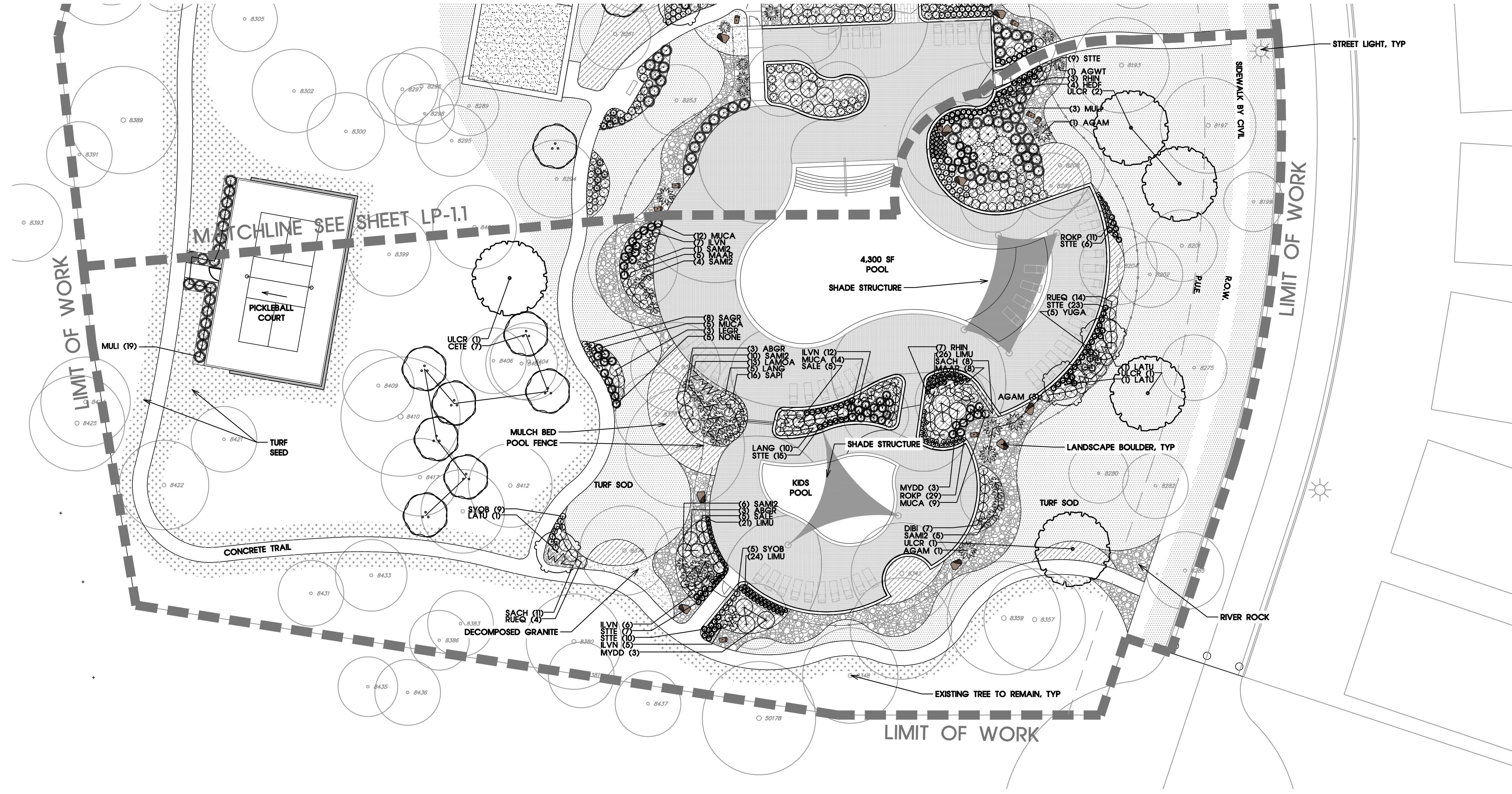
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Drawn By: JC, JL, OD
Reviewed By: CM
Project No:
200202-HORT

PLANTING PLAN

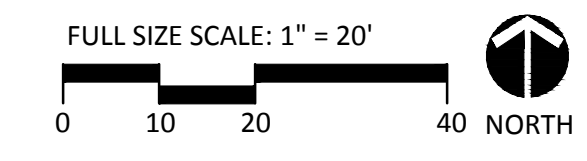
Sheet No.
LP-1.1 27 of 29

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LEGEND

	TURF SOD
	TURF SEED
	RIVER ROCK
	DECOMPOSED GRANITE
	MULCH BED
	COOL DECK A
	COOL DECK B
	CONCRETE SCORING
	PAVERS
	LANDSCAPE BOULDERS



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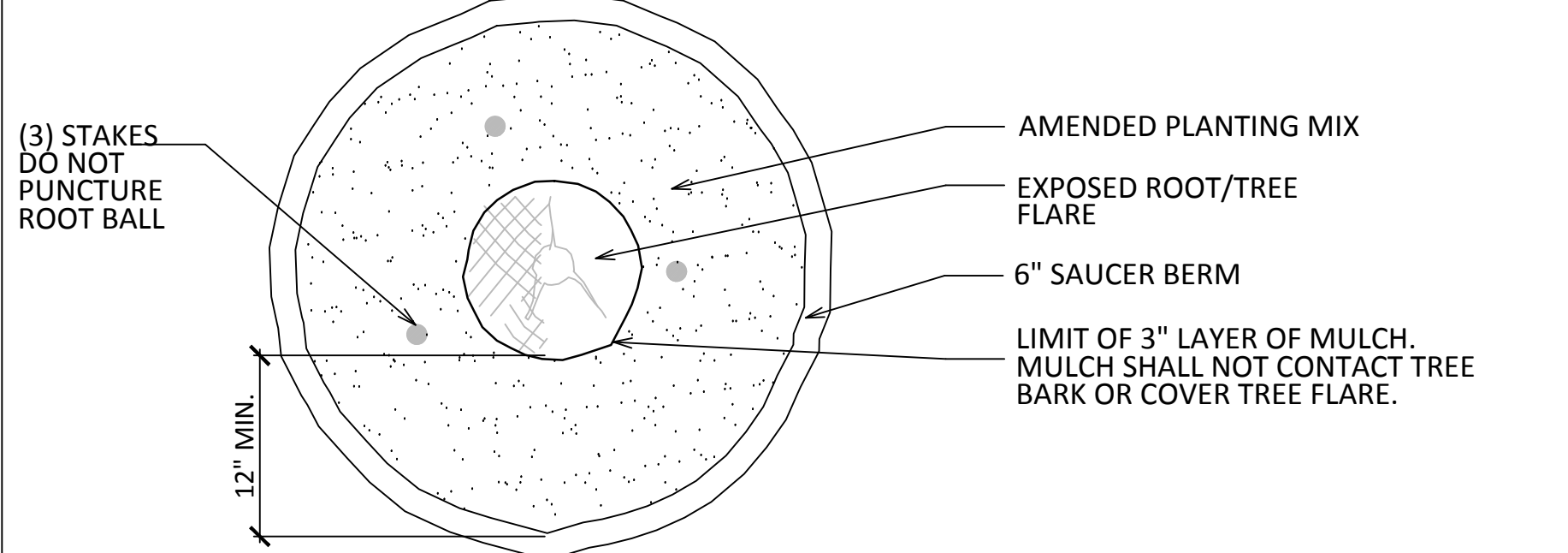
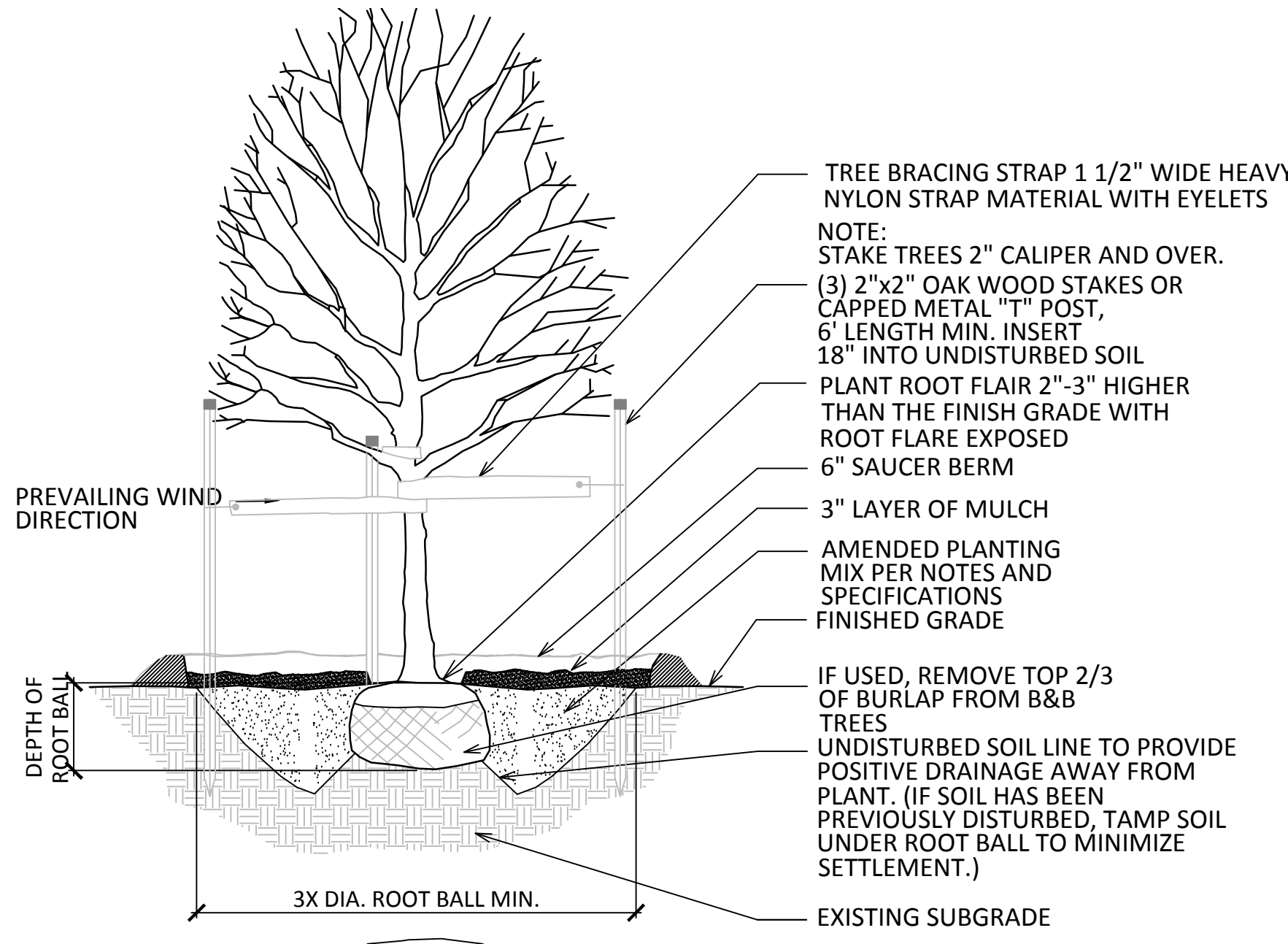
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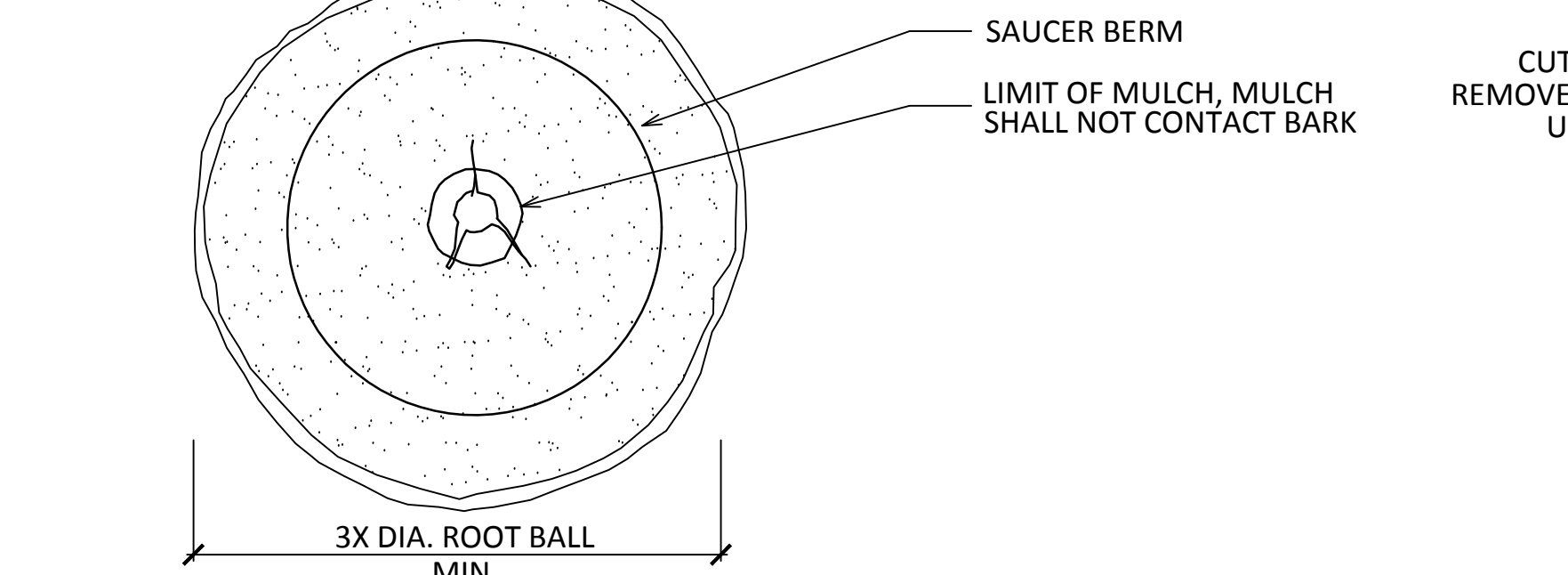
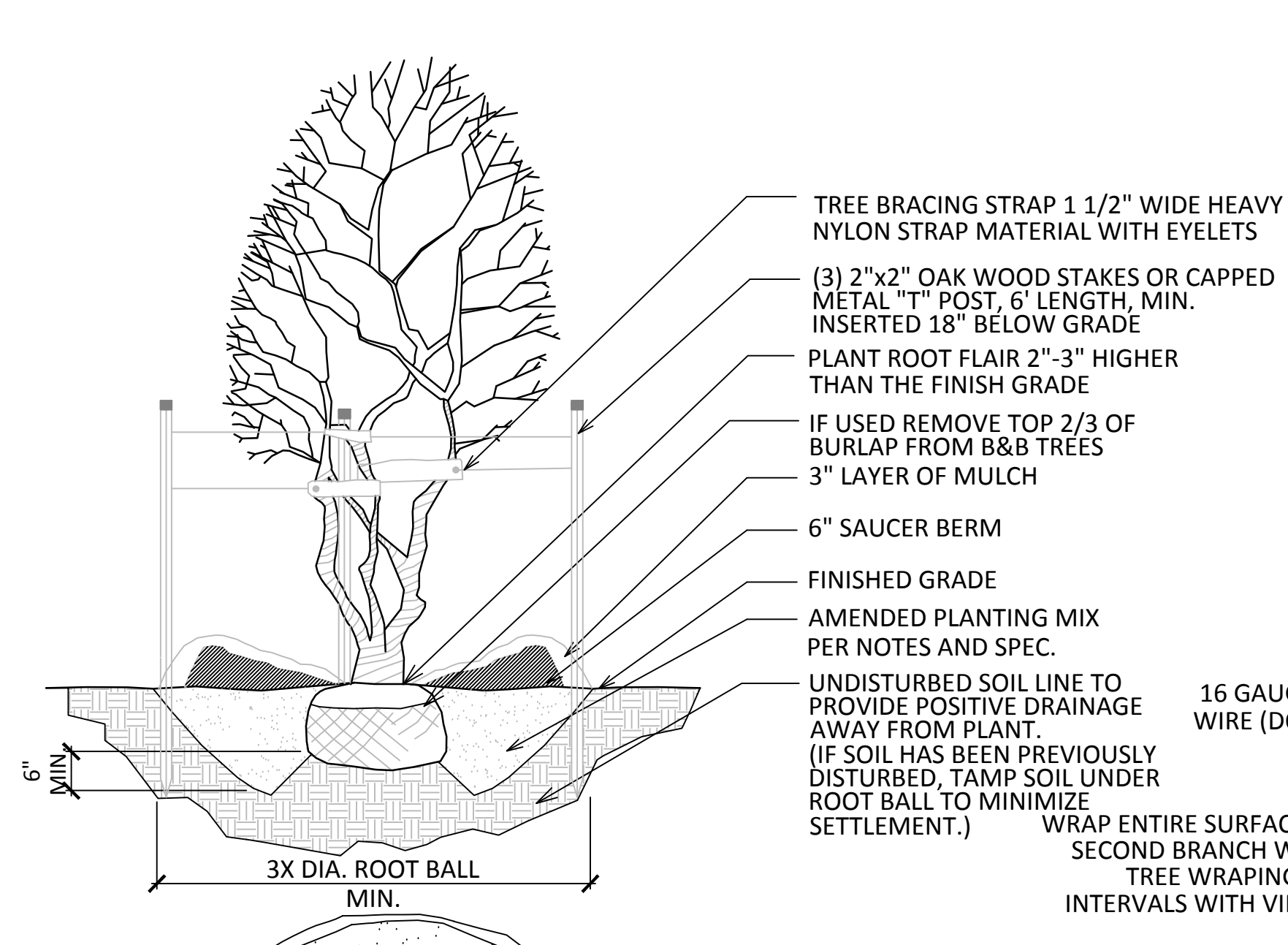
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Sheet No.
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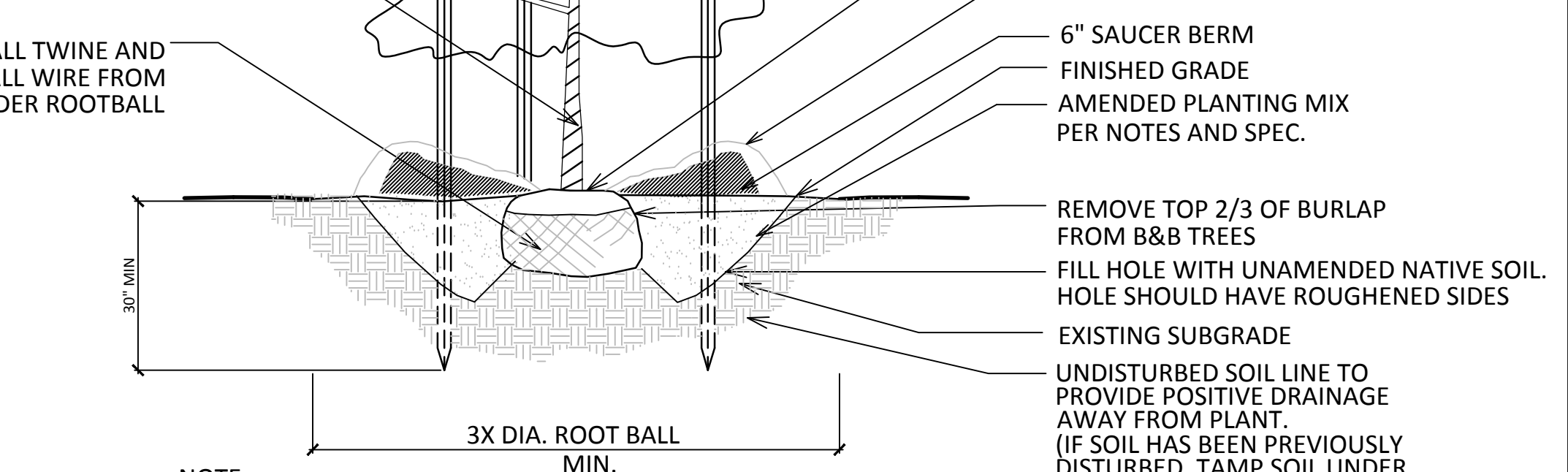
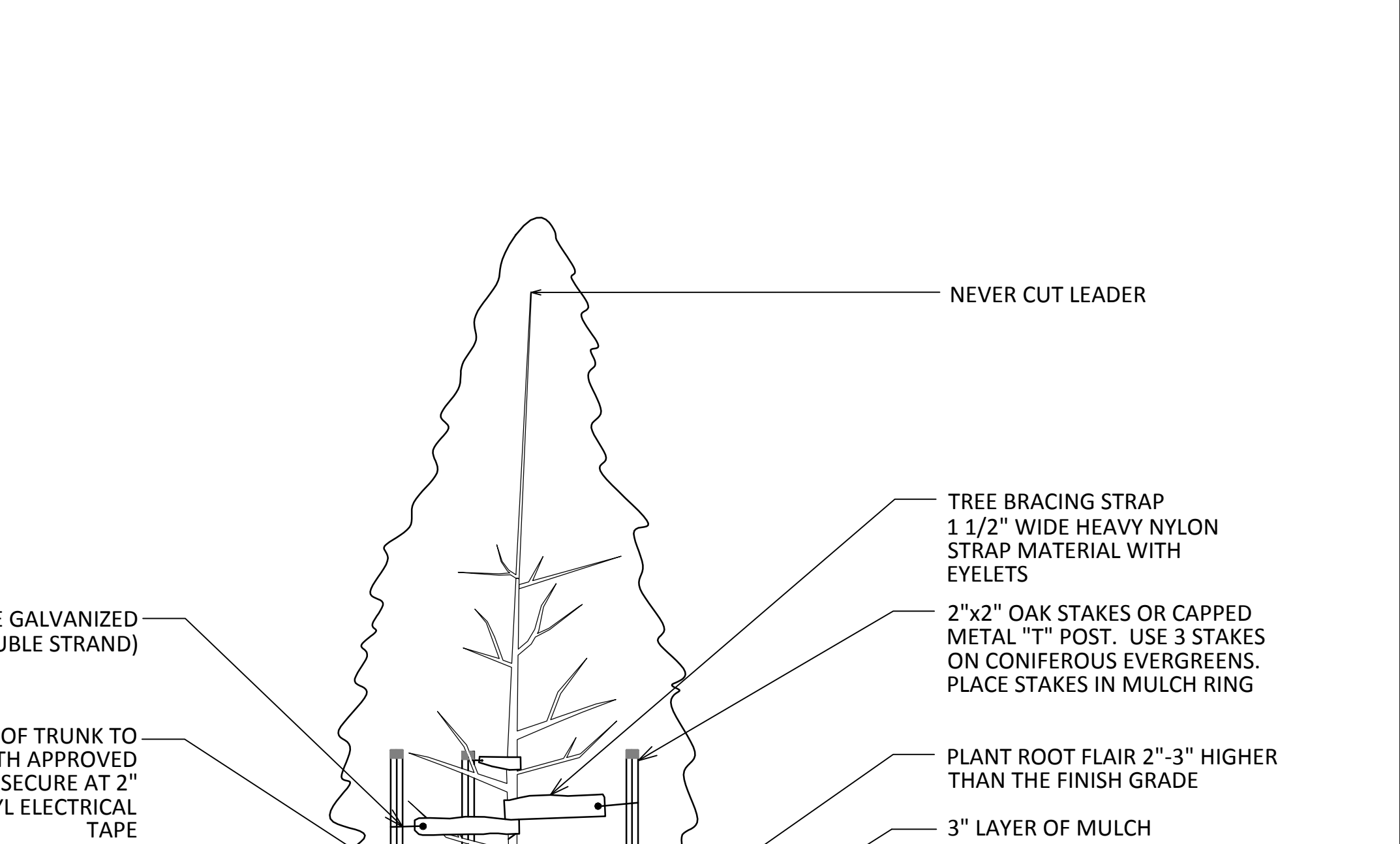
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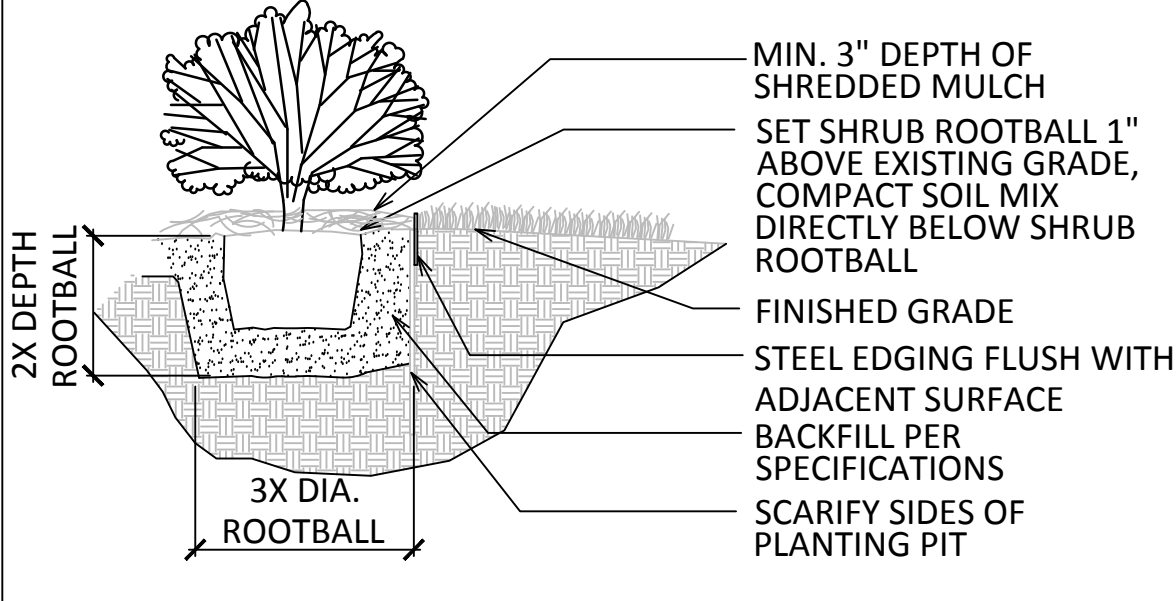


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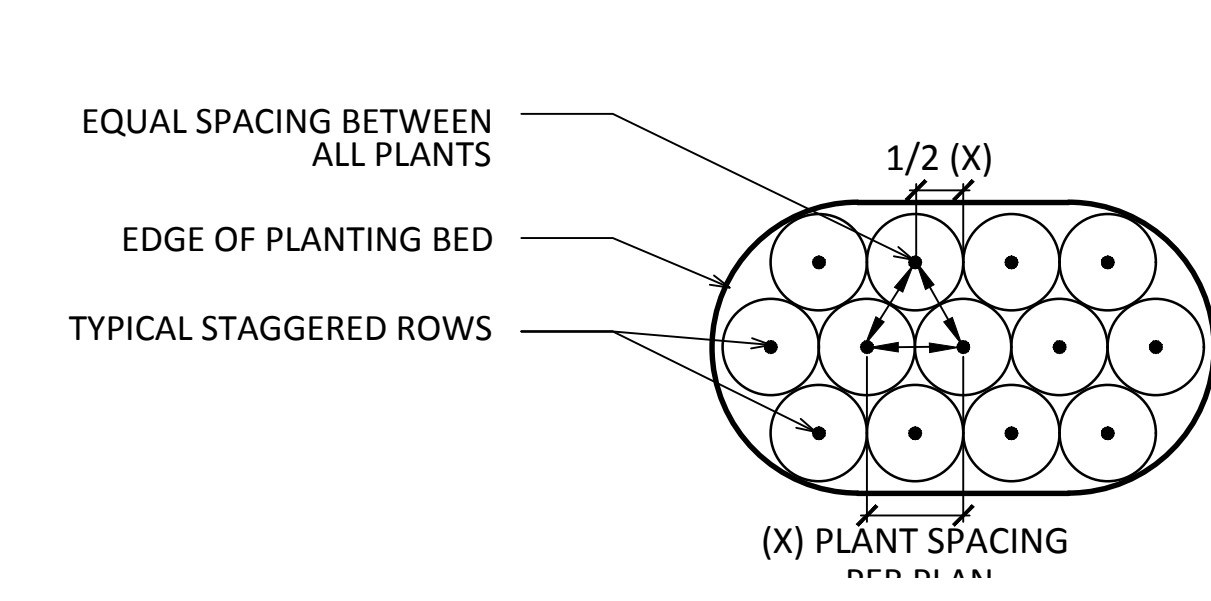
1 TREE PLANTING
SCALE: 3/4" = 1'-0"

2 TREE PLANTING - MULTITEM
SCALE: 3/4" = 1'-0"

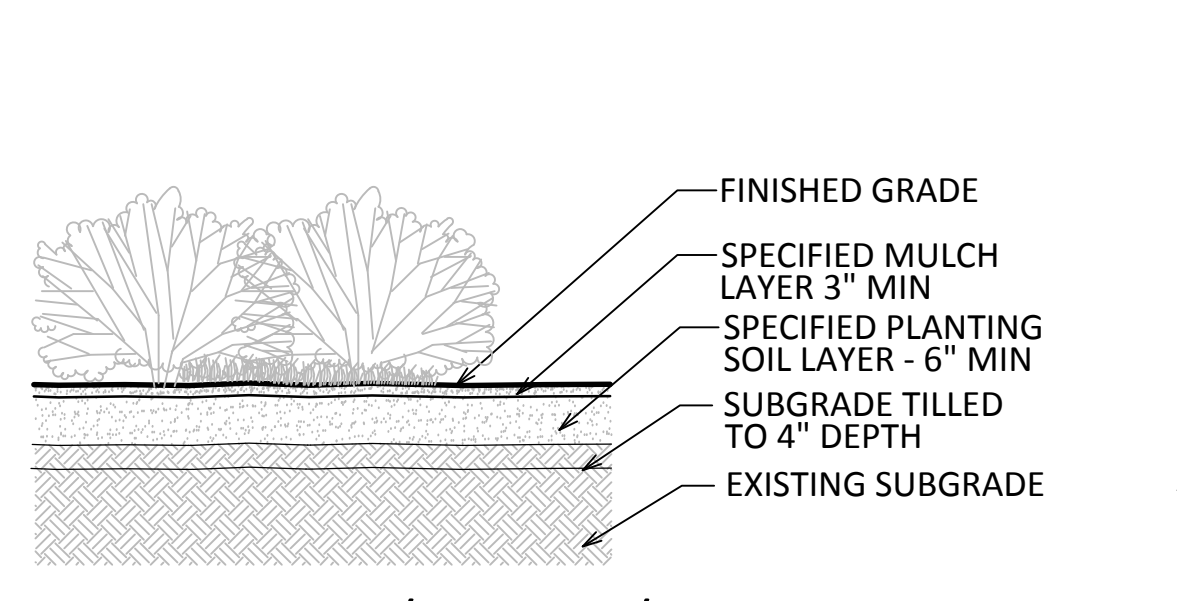
3 TREE PLANTING - PYRAMIDAL
SCALE: 3/4" = 1'-0"



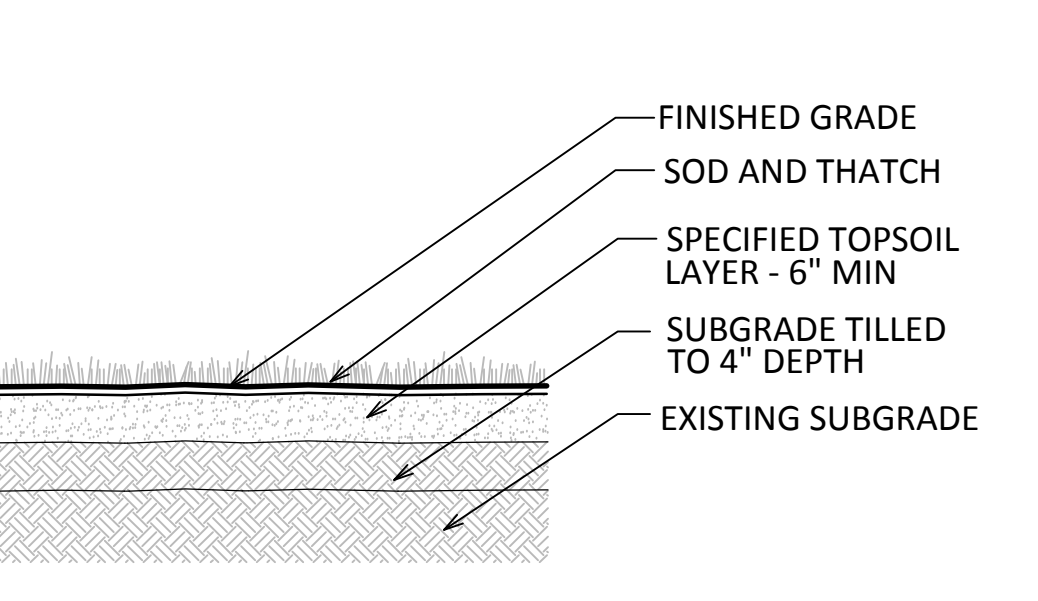
4 SHRUB BED PLANTING
SCALE: 1/2" = 1'-0"



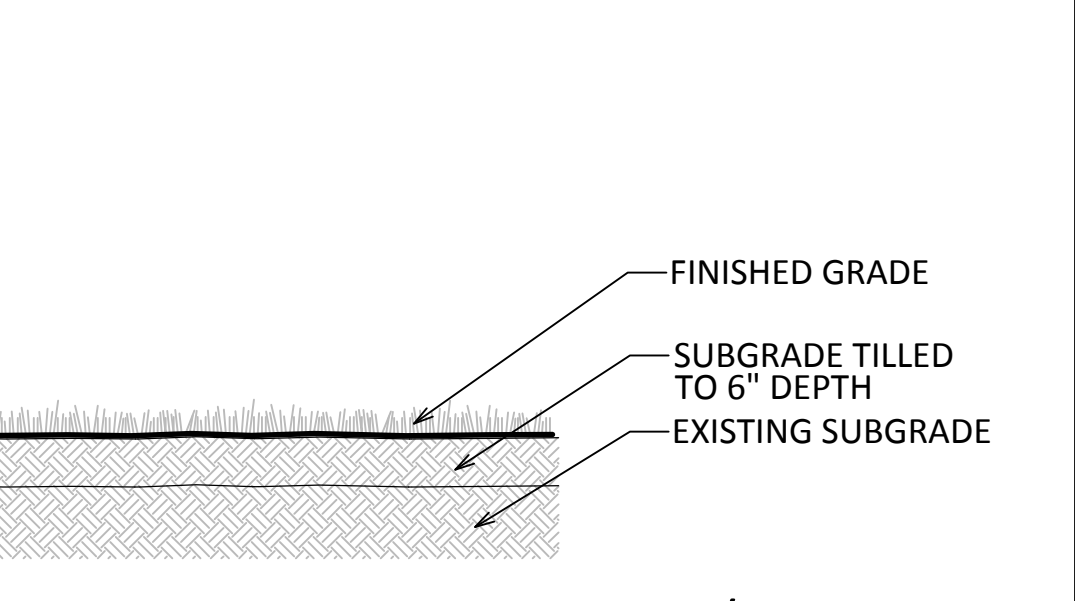
5 PLANTING BED PLAN
SCALE: NOT TO SCALE



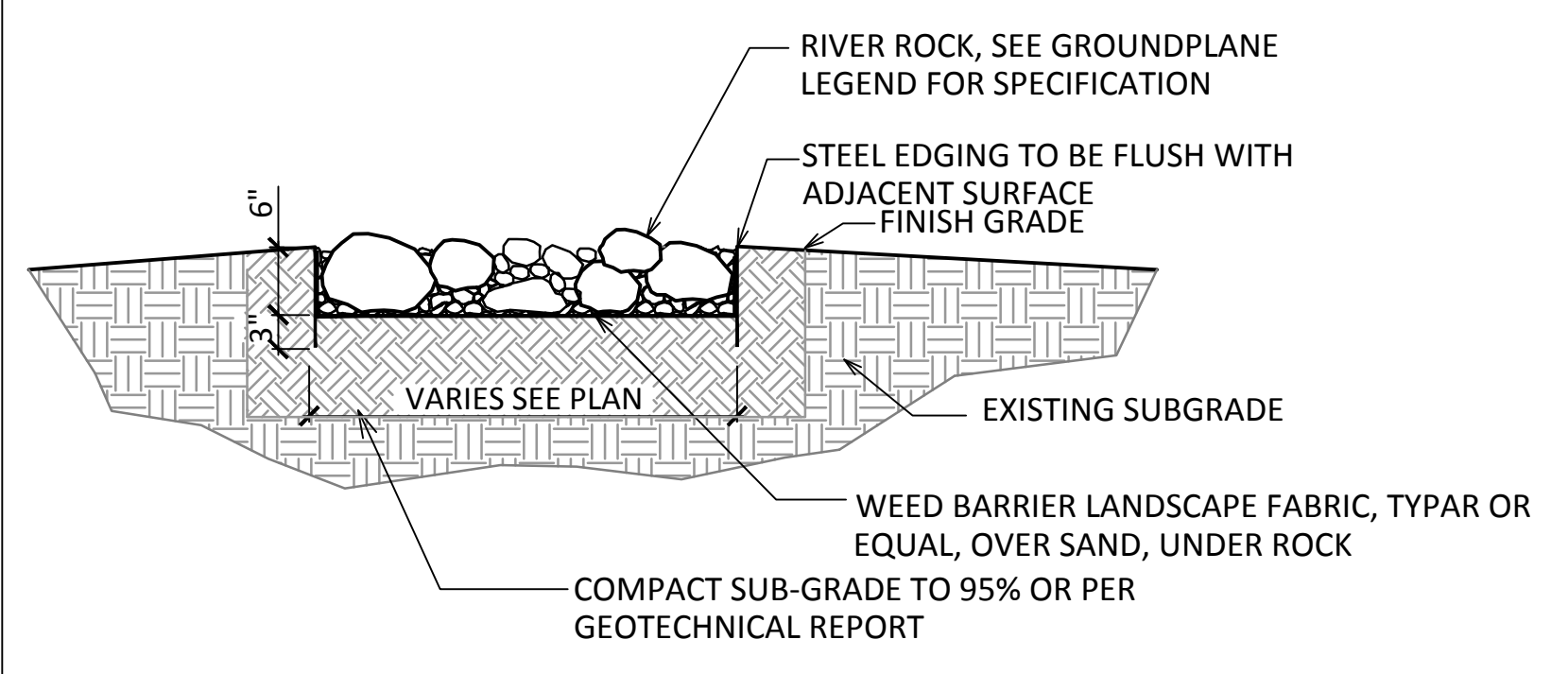
6 PERENNIAL/ANNUAL/ORN. GRASSES BED
SCALE: NOT TO SCALE



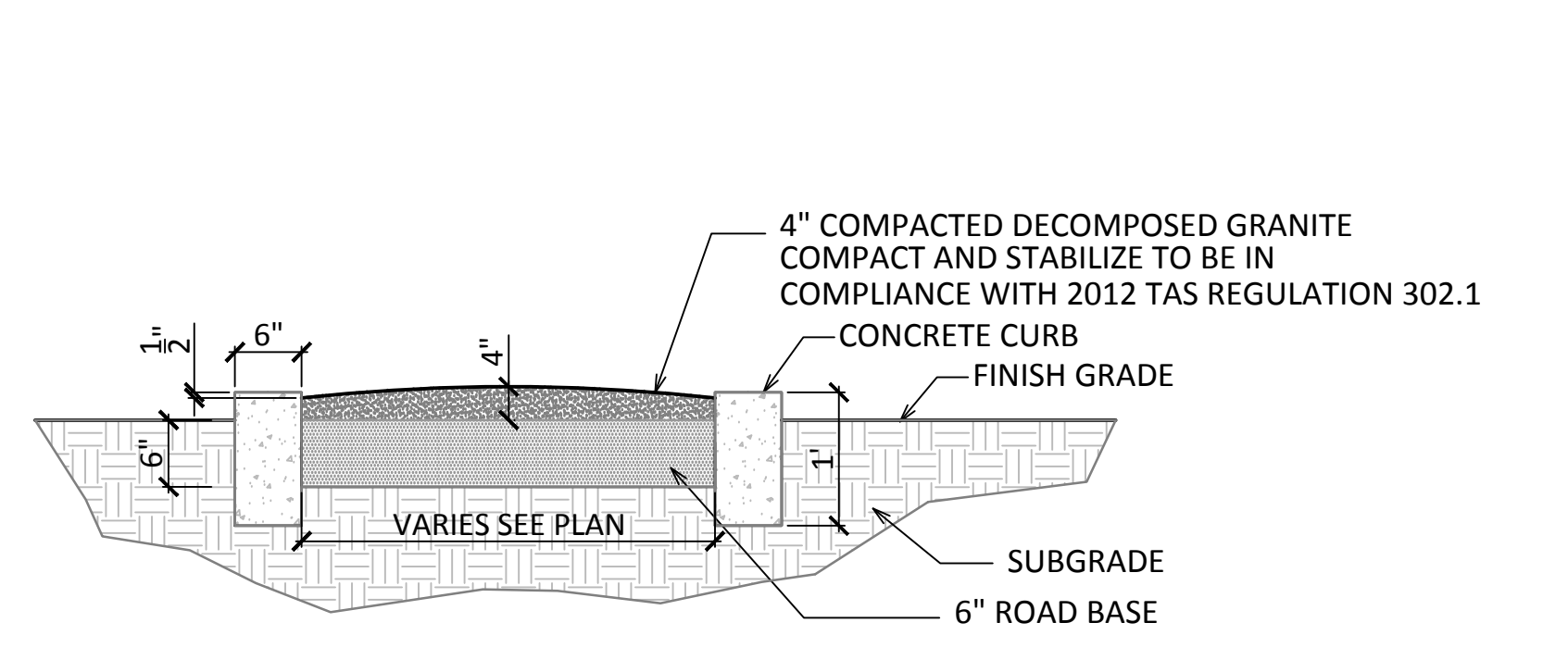
7 TURF SOD
SCALE: NOT TO SCALE



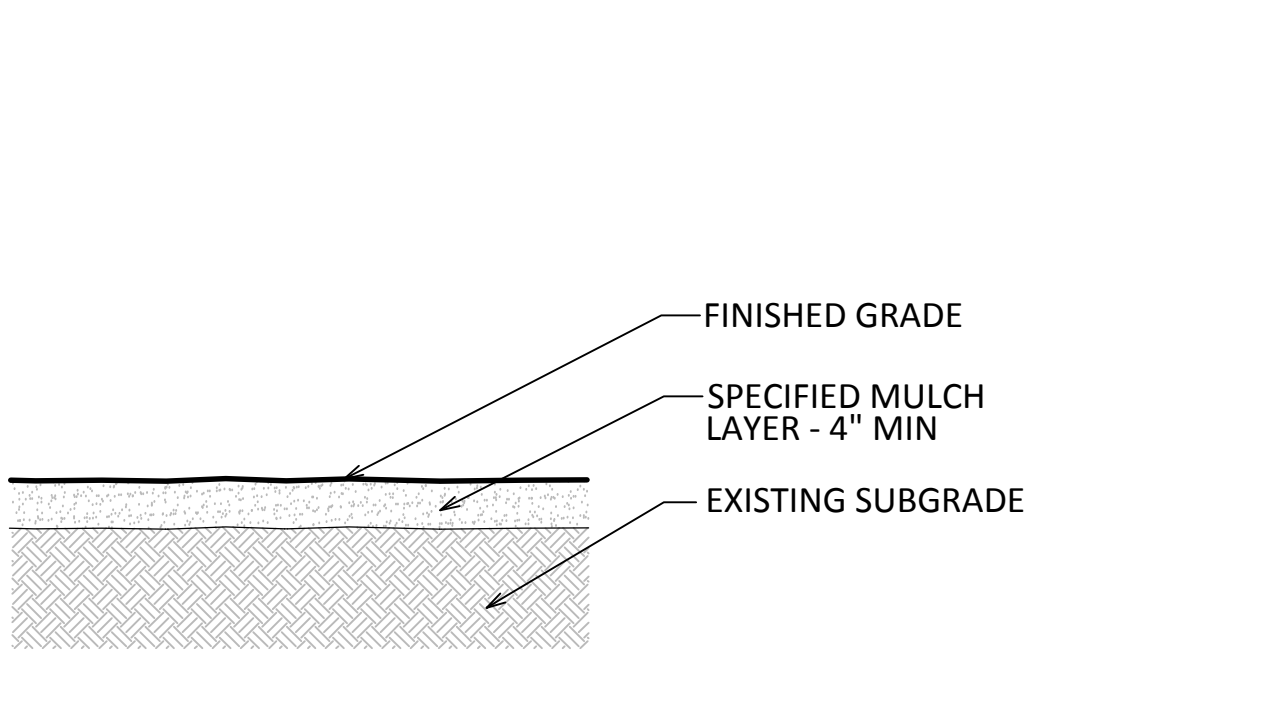
8 ENHANCED NATIVE TURF/SEED
SCALE: NOT TO SCALE



9 RIVER ROCK AREAS
SCALE: NOT TO SCALE



10 DECOMPOSED GRANITE AREAS
SCALE: NOT TO SCALE



11 MULCH BED
SCALE: NOT TO SCALE

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PLANTING DETAILS

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