

Boyce Street Project

101, 107, 104, 108 W Boyce St,
Manor, TX 78653





BuildBlock







BuildBlock





BuildBlock

BuildBlock



OWNER: JIWON JUNG
101 W. BOYCE STREET
MANOR, TEXAS 78653

ACREAGE: 41,662.98 SQ. FT. - 0.96 ACRES
NUMBER OF BLOCKS: 2
NUMBER OF LOTS: 3

SUBMITTAL DATE: 02/22/2024
DATE OF REVISION: -

SURVEYOR: ALL STAR LAND SURVEYING - FIRM: 10135000
9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729
(512) 249-8149 REF# A0204024

ENGINEER: SOUTHWEST ENGINEERS, INC.
FIRM # F-1909
2631 GATTIS SCHOOL RD., BLDG. 2, STE. 270
ROUND ROCK, TEXAS 78664

PROJECT DATUM: NORTH AMERICAN DATUM 1983 (NAD 83)
PROJECTION: TEXAS STATE PLANE -
CENTRAL ZONE (4203)
UNITS: US SURVEY FEET

AMENDED PLAT OF LOTS 1-5 BLOCK 43 & LOTS 16-20 BLOCK 29 TOWN OF MANOR

- LEGEND**
- 1/2" ROD FOUND
 - 1/2" ROD W/CAP SET "ALLSTAR 5729"
 - ⊗ COTTON GIN SPINDLE FOUND
 - ⊗ "X" SCRIBE FOUND IN CONC.
 - () RECORD INFORMATION
 - PROPOSED SIDEWALK
 - BL BUILDING SETBACK LINES
 - PUE PUBLIC UTILITY ESMT
 - SWE SIDEWALK ESMT

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JIWON JUNG, BEING THE OWNER OF 0.96 ACRE OF LAND, MORE OR LESS, OUT OF THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, BEING CONVEYED TO ME IN WARRANTY DEED RECORDED IN DOCUMENT NO(S). 2021131120, 2021121545, 2021184718 & 2023050595, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 1 ACRES, PURSUANT TO CHAPTER 212 & 232 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

"AMENDED PLAT OF LOTS 1-5 BLOCK 43 & LOTS 16-20 BLOCK 29, TOWN OF MANOR"

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

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

JIWON JUNG
101 W BOYCE STREET
MANOR, TEXAS 78653

STATE OF TEXAS
COUNTY OF TRAVIS

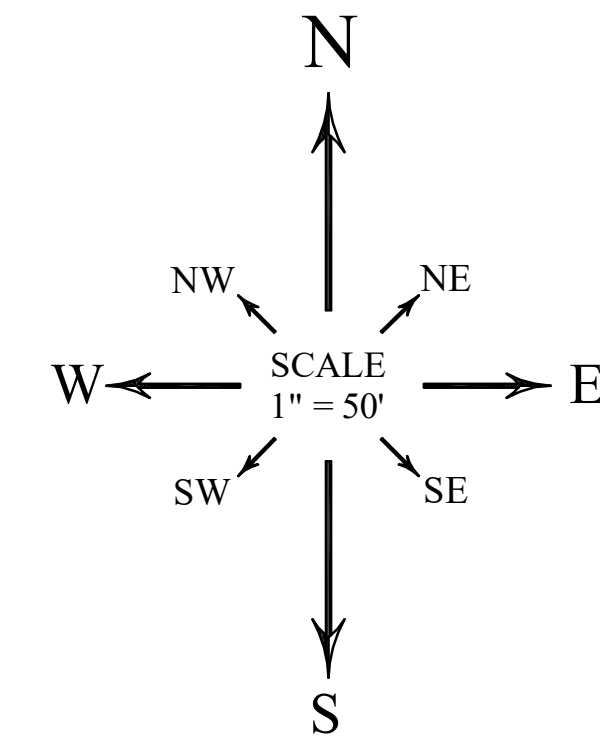
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIWON JUNG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

- NOTES:
- 1) WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF MANOR.
 - 2) ALL PRIVATE STREET RIGHTS-OF-WAY ARE ALSO DRAINAGE EASEMENTS AND PUBLIC UTILITY EASEMENTS. A VARIANCE HAS BEEN REQUESTED FOR DRAINAGE.
 - 3) PUBLIC SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE FOLLOWING RIGHTS-OF-WAY: BOYCE STREET, N. CALDWELL STREET & LEXINGTON STREET
 - 4) A FRONT AND STREETSIDE YARD SETBACK TO BE FIVE (5') FOOT, AND REAR, AND EXTERIOR SIDE SETBACK AND REAR SETBACK FOLLOWS THE STANDARDS. A VARIANCE HAS BEEN REQUESTED FOR SETBACKS.
 - 5) LOTS 5A, 1A AND 20A ARE EXEMPT FROM DETENTION REQUIREMENTS.
 - 6) BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF MANOR REGULATIONS AT THE TIME OF THE BUILDING PERMIT APPLICATION. A VARIANCE HAS BEEN REQUESTED FOR SETBACKS.
 - 7) ZONING FOR THIS SUBDIVISION IS (DB) DISTRICT.
 - 8) THE PROPOSED USE OF THIS SUBDIVISION IS DOWNTOWN BUSINESS.
 - 9) PERFORMANCE AND MAINTENANCE GUARANTEES AS REQUIRED BY THE CITY.
 - 10) THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
 - 11) PROPERTY OWNERS OF THE LOTS ON WHICH THE (INSERT EASEMENT TYPE) EASEMENTS ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
 - 12) A 5' PUBLIC UTILITY AND SIDEWALK EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
 - 13) PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE COVERING BODY OR UTILITY COMPANY.
 - 14) DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVE BY THE CITY OF MANOR.
 - 15) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
 - 16) NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN EASEMENTS OR THE UNDERGROUND STORM WATER FACILITIES EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH THREE EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
 - 17) ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
 - 18) EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CONTROL MANUAL.
 - 19) ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
 - 20) PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.



GRAPHIC SCALE

BEARING BASIS:
BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM
CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE THE 3RD DAY OF JUNE, 2024.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE ____ OF _____, 20__ A.D.

APPROVED: _____ ATTEST: _____
P & Z CHAIRPERSON LUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE ____ OF _____, 20__ A.D.

APPROVED: _____ ATTEST: _____
DR. CHRISTOPHER HARVEY, MAYOR OF THE CITY OF MANOR, TEXAS LUVIA T. ALMARAZ, CITY SECRETARY

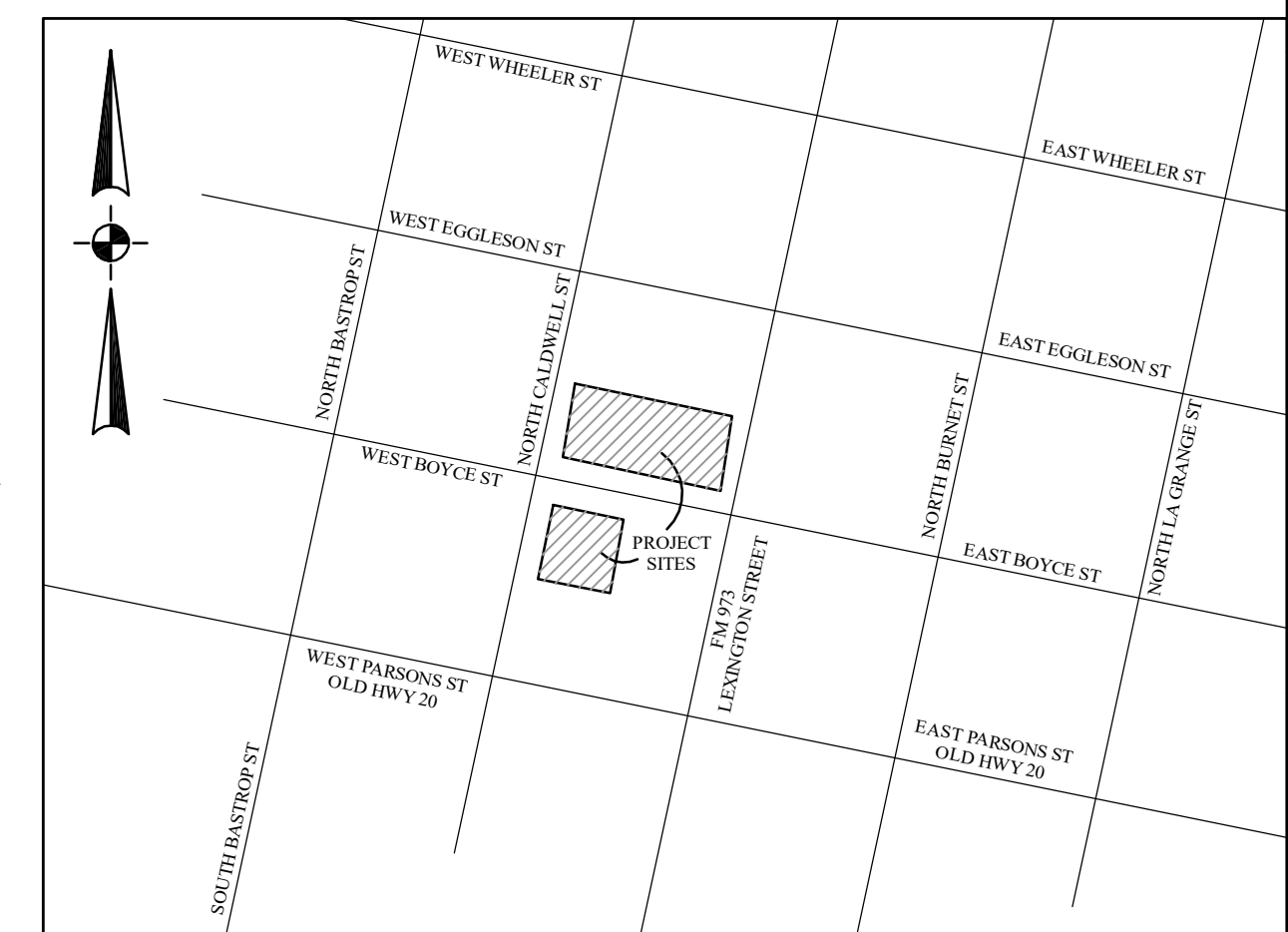
STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

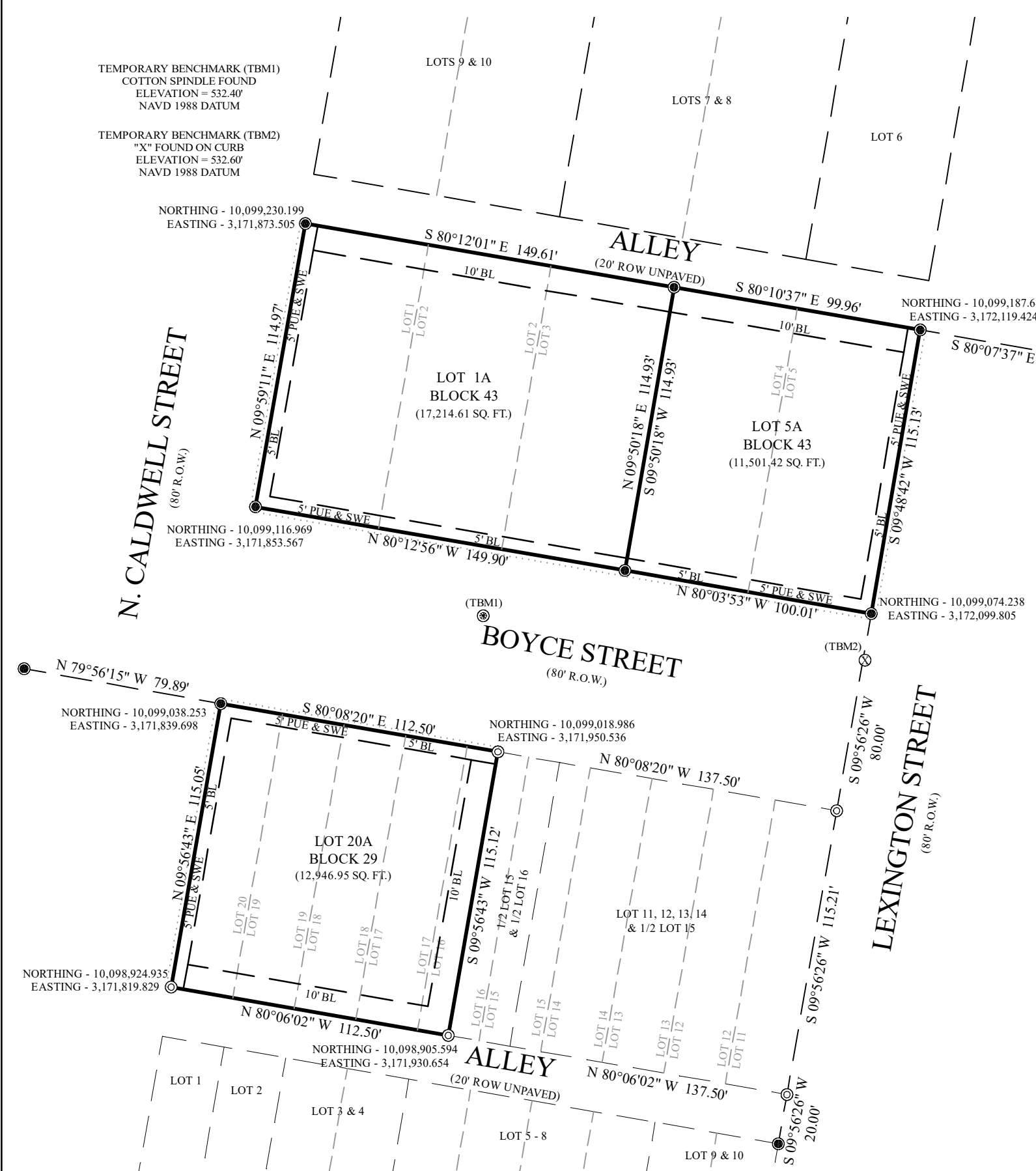
I, DYANA LIMON-MERCADO, COUNTY CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20__ A.D. AT ____ O'CLOCK ____ M., IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, UNDER DOCUMENT NUMBER _____ FILED FOR RECORD ON THE ____ DAY OF _____, 20__ A.D.

DYANA LIMON-MERCADO
COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY



** VICINITY MAP **
APPROX. 1" = 2000'

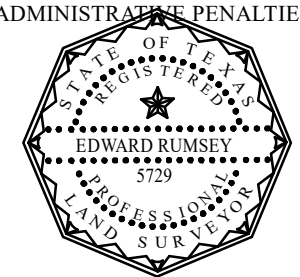


I, CAMPBELL KEY, I.V., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF THE CITY OF MANOR LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

CAMPBELL KEY, I.V., P.E.
LICENSE NO. 147977
SOUTHWEST ENGINEERS FIRM # F-1909
2631 GATTIS SCHOOL RD., BLDG. 2, STE. 270
ROUND ROCK, TEXAS 78664

I, EDWARD C. RUMSEY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND AND THAT ALL CORNERS MONUMENTS SHOWN THEREON, WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE TRAVIS COUNTY, TEXAS CODES AND ORDINANCES, INCLUDING SECTION 131.25(e), AND CHAPTER 482 OF THE TRAVIS COUNTY, CODE, AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN OR DESCRIBED HEREON. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT AND MY RESULT IN CRIMINAL, CIVIL, AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.

EDWARD C. RUMSEY R.P.L.S. # 5729
REF# A0204024



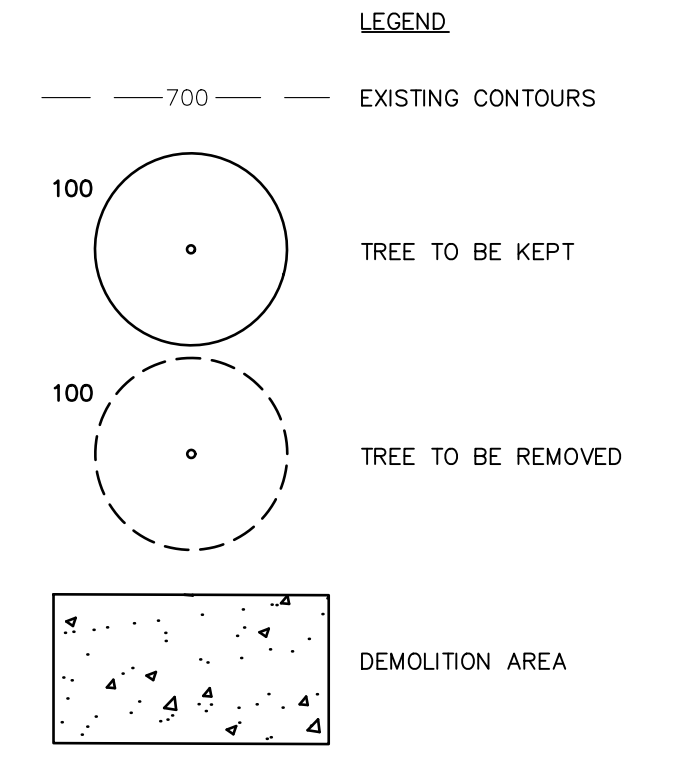
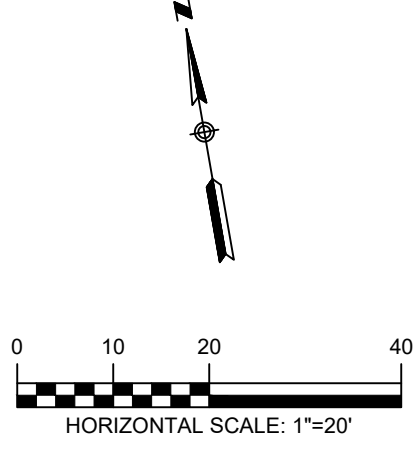
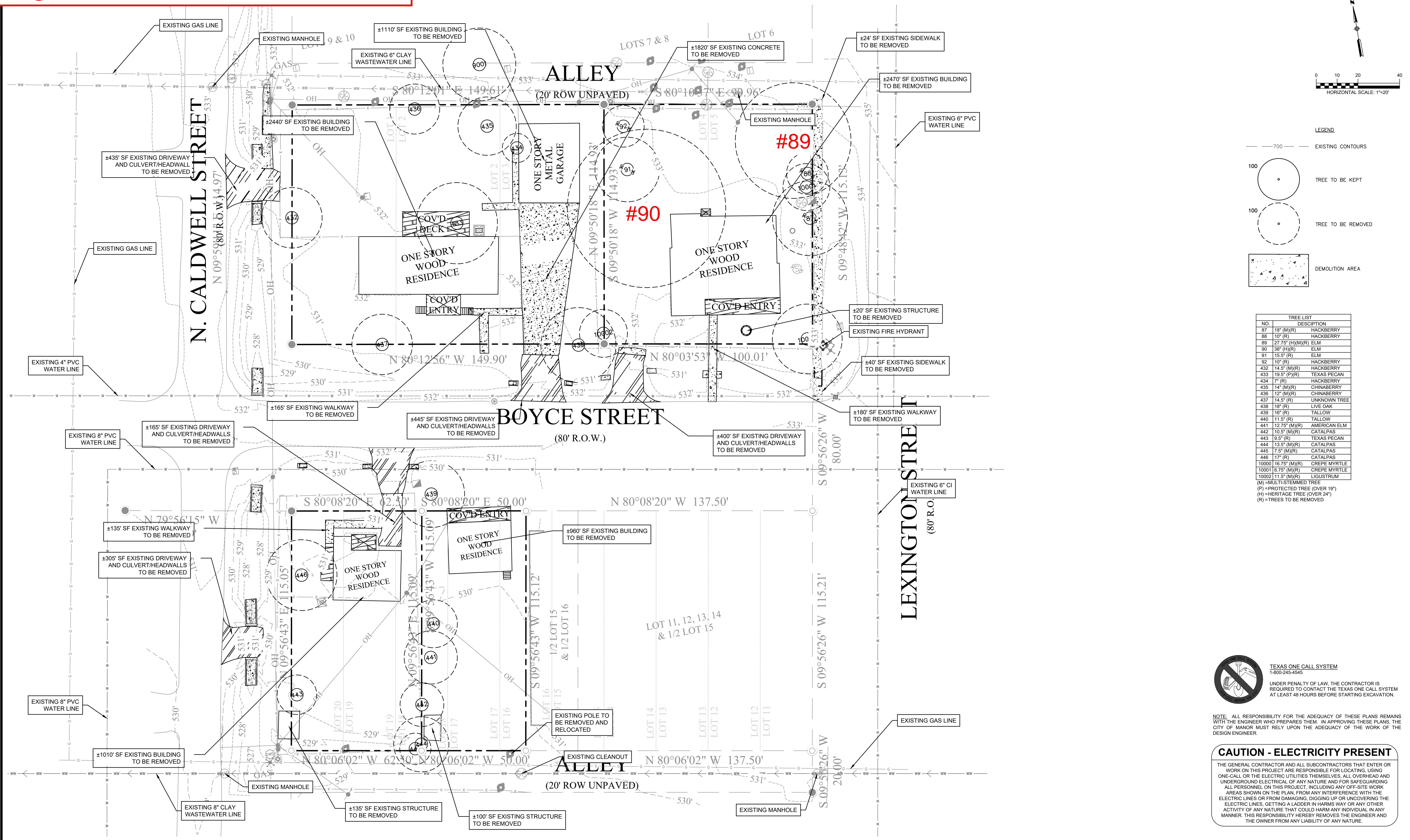
ALLSTAR Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBBELS FIRM NO. 10135000

SCALE:	1" = 50'
BEGIN DATE:	02/22/2024
DRAWN BY:	DAVID BAK
JOB NO.:	A0204024
REVISED DATE:	-

AMENDED PLAT OF LOTS 1-5 BLOCK 43 & LOTS 16-20 BLOCK 29 TOWN OF MANOR
BEING ALL OF THAT CERTAIN 0.96 ACRE TRACT IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, TRAVIS COUNTY, TEXAS BEING THE SAME LOTS 1-5 BLOCK 43, 1/2 OF LOT 16, LOT 17-20, BLOCK 29, TOWN OF MANOR, CONVEYED TO JIWON JUNG, RECORDED IN DOCUMENT NO(S). 2021131120, 2021121545, 2021184718 & 2023050595, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

F.I.R.M. MAP INFORMATION
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP NO.: 484530485J
PANEL: 0485J
DATED: 08/18/2014
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

Existing Conditions and Demolition Plan



TREE LIST

NO.	DESCRIPTION
87	18" (M/R) HACKBERRY
88	10" (R) HACKBERRY
89	27.75" (H)(M)(R) ELM
90	38" (H)(R) ELM
91	15.5" (R) ELM
92	10" (R) HACKBERRY
432	14.5" (M)(R) HACKBERRY
433	19.5" (P)(R) TEXAS PECAN
434	7" (R) HACKBERRY
435	14" (M)(R) CHINABERRY
436	12" (M)(R) CHINABERRY
437	14.5" (R) UNKNOWN TREE
438	18" (R) LIVE OAK
439	16" (R) TALLOW
440	11.5" (R) TALLOW
441	12.75" (M)(R) AMERICAN ELM
442	10.5" (M)(R) CATALPAS
443	9.5" (R) TEXAS PECAN
444	13.5" (M)(R) CATALPAS
445	7.5" (M)(R) CATALPAS
446	17" (R) CATALPAS
10000	16.75" (M)(R) CREPE MYRTLE
10001	6.75" (M)(R) CREPE MYRTLE
10002	11.5" (M)(R) LIGUSTRUM

(M) = MULTI-STEMMED TREE
(P) = PROTECTED TREE (OVER 19")
(H) = HERITAGE TREE (OVER 24")
(R) = TREES TO BE REMOVED

TEXAS ONE CALL SYSTEM
1-800-245-4545

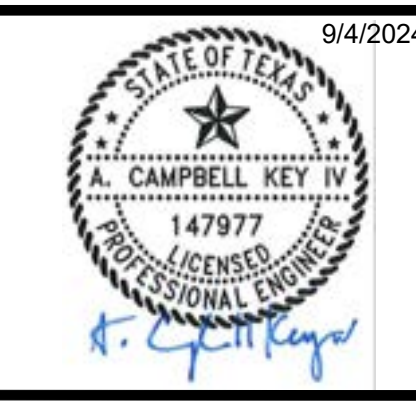
UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF MANOR MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

NO.	REVISION	DATE



9/4/2024

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY A. CAMPBELL KEY IV, PE #147977 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Southwest Engineers

TBPE NO. F-1909
www.swengineers.com

HEADQUARTERS
307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.2546 F: 830.672.2034

CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4330

WARNING

IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE

DRAWN BY: APCG / BS

CHECKED BY: HCD

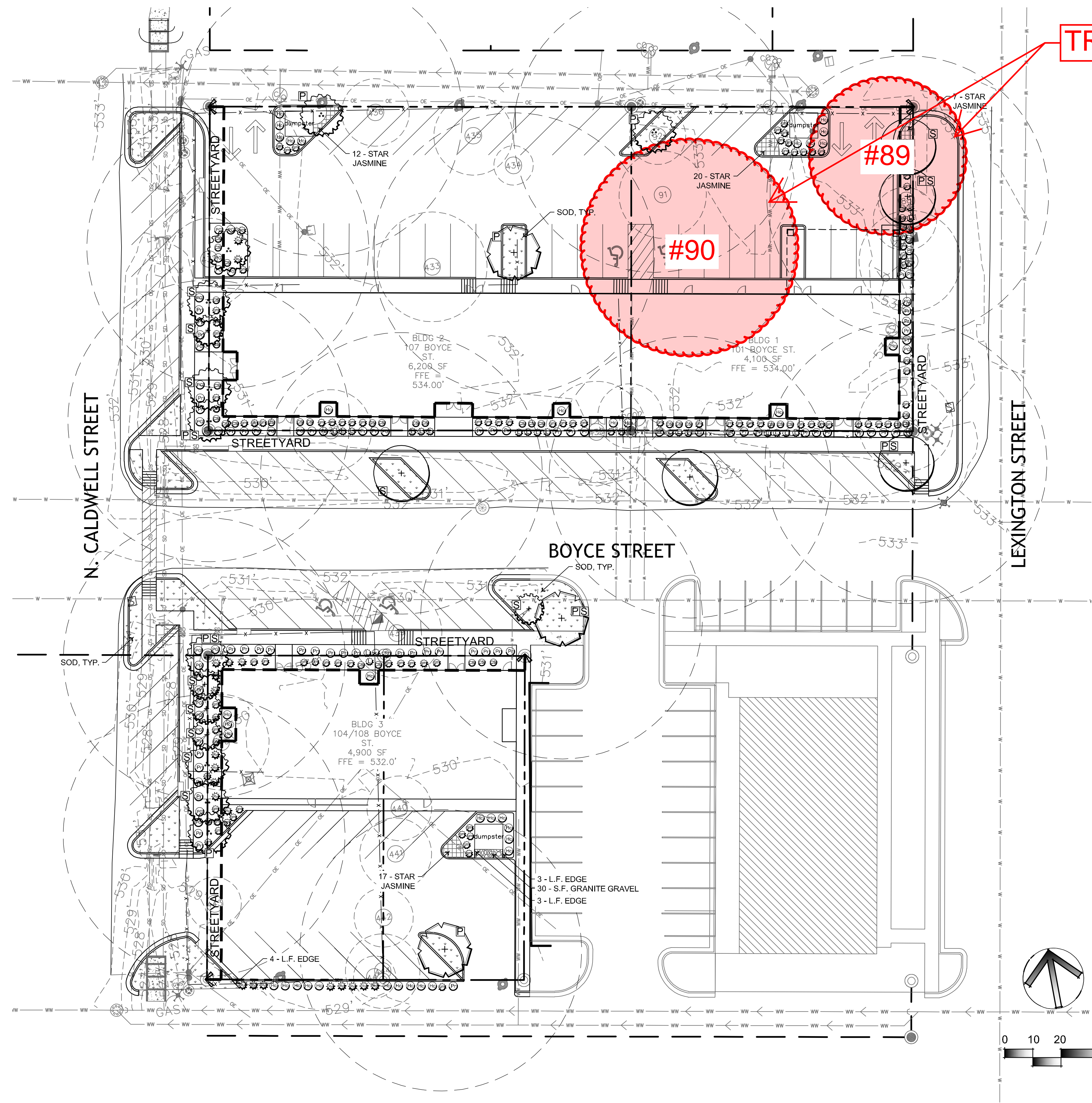
EXISTING CONDITIONS AND DEMOLITION PLAN

BOYCE STREET MIXED-USE DEVELOPMENT

101, 104, 107 & 108 W BOYCE STREET, MANOR, TEXAS, 78653

PROJECT NO.	1168-001-24
DRAWING NO.	
SHEET	4 OF 27

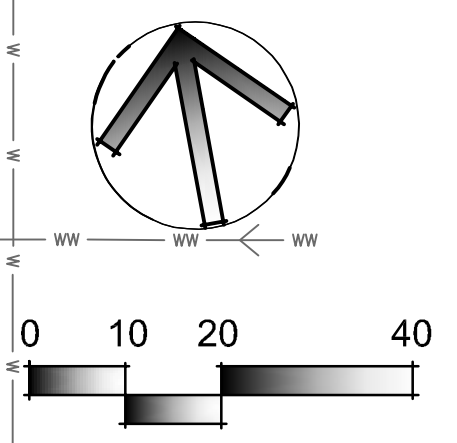
Proposed Plan



TREES UNDER DISCUSSION

CANOPY TREES	
SYMBOL	COMMON NAME
	LIVE OAK
	CEDAR ELM
	TEXAS PISTACHE

NO.	REVISION	DATE
7301 Via Correto Dr. • CarrilloDean.com Austin, Texas 78749 • Phone: 512-535-7303		
PROJECT NAME BOYCE STREET COMMERCIAL		
PROJECT ADDRESS 101 BOYCE STREET MANOR, TX 78653		
DATE	SCALE	JOB NO.
08/27/24	AS SHOWN	128-06
SHEET TITLE		
LANDSCAPE PLAN		
SHEET NO.		
L1.1		
		OF <u> </u> X



General Notes:

- The contractor is responsible to locate all underground utilities prior to any work (ONE-CALL 1-800-545-6005).
- Prior to any construction, the contractor shall apply for and secure all proper permits from the appropriate authorities.
- The contractor shall comply with applicable Federal, State, County and Local regulations governing materials and work.
- The contractor shall be responsible for filed verification of existing conditions and shall perform field measurements prior to the fabrication or purchase of any materials. The contractor shall notify the landscape architect should existing site conditions differ from the construction documents.
- For all slopes or trenches greater than five feet in depth: All construction operations shall be accomplished in accordance with applicable regulations of the U.S. Occupational Safety and Health Administration.
- The contractor shall provide positive drainage away from all buildings and notify the landscape architect of any potential drainage problems.
- The contractor is to maintain all existing grades unless otherwise noted.
- The contractor shall provide all materials, transportation, labor, supervision, etc. required for installation of plant material, complete in accordance with the plans.
- The contractor is responsible for the quality of workmanship and schedule of work.
- The contractor shall employ only experienced personnel who are familiar with the required work and shall provide full time supervision by a qualified foreman acceptable to landscape architect.
- All quantities provided in the plant list are for general use and are to be verified by the contractor.
- All plant material shall comply with size and conditions as stated in the plant list and as stated by the ACity of Midlothian Landscape Ordinance.
- During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.
- Shrubs and hedges shall be a minimum of 1 foot in height when measured immediately after planting. Hedges, where installed, shall be planted and maintained so as to form a continuous, unbroken, solid, visual screen, which will be 2 feet high within 1 year after time of planting.
- All landscape areas shall be protected by a monolithic curb or wheel stops and remain free of trash, litter, and car bumper overhangs.

LANDSCAPE MAINTENANCE NOTE:

- All landscaping shall be the responsibility of the property owner. It shall be permanently maintained and shall have either an irrigation system installed, meeting all applicable requirements of the City, or shall be located within 75 feet of a bibcock, faucet, or other water source.
- Landscaped areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the landscaping.
 - All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
 - Plant materials which die shall be replaced with plant material of similar variety and size.

SOIL CONDITIONING AND MULCHING

- A Minimum of 3 inches of organic mulch shall be added in non-turf areas to the soil surface after planting.
- Non-porous material such as sheet plastic shall not be placed under the mulch.
- All disturbed areas to be revegetated are required to provide a minimum of six (6) inches of topsoil.
- Tree planting areas are to be provided with a minimum of 12 inches of friable native loam soil. Planting in relatively undisturbed existing native soils is encouraged. Soil to a minimum depth of 12 inches is required within the entire landscape median or peninsula. All other planting areas must have a minimum soil depth of 12 inches within a radius of six feet from the tree trunk. Trees are not to be planted in caliche, solid rock, or, in soils whose texture has been compacted by construction equipment. Areas of compaction which have been subsequently amended with 12 inches of friable native soil are suitable for planting.

CITY CALCULATIONS

REQUIRED LANDSCAPE AREA		
	REQUIRED	PROVIDED
TOTAL SITE AREA	N/A	41,670 S.F.
TOTAL LANDSCAPE AREA	6,251 S.F. (15%)	- S.F. (27%)
TREES (2 / 600 S.F. LANDSCAPE)	22 TREES	- TREES
SHRUBS (4 / 600 S.F. LANDSCAPE)	44 SHRUBS	- SHRUBS

STREETYARD LANDSCAPE		
	PARKING TREES = (+ S)	
	REQUIRED	PROVIDED
TOTAL STREET FRONTAGE	N/A	708 L.F.
STREET TREES (1 TREE / 40 L.F.)	18 TREES	18 TREES

BUILDING FOUNDATION PLANTING		
	REQUIRED	PROVIDED
50% OF BUILDING FACADE L.F.	N/A	316 L.F.
SHRUBS (1 SHRUB / 4 L.F.)	79 SHRUBS	- SHRUBS

PARKING LOT LANDSCAPE		
	LANDSCAPE PARKING TREES = (+ P)	
	REQUIRED	PROVIDED
95 SPACES X 16 S.F. =	1,520 S.F.	>1,520 S.F.
PARKING TREES (95 SPACES / 10) =	10 TREES	11 TREES

REPLACEMENT TREES ON SITE		
TOTAL INCHES REQUIRED TO BE REPLACED =	363.5 (+)	
PROPOSED CANOPY TREES:	17 X (4") =	68
PROPOSED ORNAMENTAL TREES:	5 X (3") =	15
TOTAL REPLACEMENT INCHES =	83	

280.5" x \$ - = \$ -
 280.5" caliper inches of trees removed from this site are to be mitigated by paying \$ - to the City Tree Fund.

Tag #	Species	Notes	Multi-Size	Size	Removed		Removed		Removed Heritage Tree (25"+)	
					8"-17.99" Caliper		18"- 24.99" Caliper			
					Protected	Not Protected	Protected	Not Protected		
R 87	HACKBERRY	Multi-trunk		18		18				
R 88	HACKBERRY	Multi-trunk		10		10				
R 89	ELM	Multi-trunk, Heritage		27.5					27.5	
R 90	ELM	Heritage		38					38	
R 91	ELM			15.5	15.5					
R 92	HACKBERRY			10		10				
R 432	HACKBERRY	Multi-trunk		14.5		14.5				
R 433	TEXAS PECAN			19.5			19.5			
R 434	HACKBERRY			7		7				
R 435	CHINA BERRY	Multi-trunk		14.5		14				
R 436	CHINA BERRY	Multi-trunk		12		12				
R 437	UNKNOWN TREE			14.5	14.5					
R 438	LIVE OAK			18		18				
R 439	TALLOW			16		16				
R 440	TALLOW			11.5		11.5				
R 441	AMERICAN ELM	Multi-trunk		12.75	12.75					
R 442	CATALPAS	Multi-trunk		10.5	10.5					
R 443	TEXAS PECAN			9.5	9.5					
R 444	CATALPAS	Multi-trunk		13.5	13.5					
R 445	CATALPAS	Multi-trunk		7.5	7.5					
R 446	CATALPAS			17	17					
R 10000	CREPE MYRTLE	Multi-trunk		16.75	16.75					
R 10001	CREPE MYRTLE	Multi-trunk		6.75	6.75					
R 10002	LIGULSTRUM	Multi-trunk		11.5		1.5				
					Total inches	128	110.75	19.5	0	65.5
					Inches To Be Replaced	x 100% =	x 0% =	x 200% =	x 300% =	
						128	0	39	0	196.5
					Total Inches To Be Replaced					363.5

OP - Indicates tree is not within the bounds of the property
 R - Indicates tree to be removed
 IR - Indicates invasive species to be removed
 H - Indicates heritage tree
 RA - Indicates tree removed by Austin Energy
 MC - Indicates tree to be used for mitigation credit
 NS - Indicates tree to be preserved but mitigated due to disturbance

CANOPY TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
5	(+)	LIVE OAK	Quercus virginiana	4" caliper, 12' Ht. / 5' spread.
3	(+)	CEDAR ELM	Ulmus crassifolia	4" caliper, 12' Ht. / 5' spread.
10	(+)	TEXAS PISTACHE	Pistacia texana	4" caliper, 12' Ht. / 5' spread.

ORNAMENTAL TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
5	(+)	MEXICAN PLUM	Prunus mexicana	3" caliper, 8' height

SHRUBS & ORNAMENTAL GRASSES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
94	(G)	GULF MUHLY	Muhlenbergia capillaris	3 Gallon, 18" Ht./18" spread
23	(L)	LIRIOPE	Liriope muscari	1 Gallon, 12" Ht./12" spread
37	(CS)	CHERRY SAGE	Salvia greggii	3 Gallon, 18" Ht./18" spread
36	(HC)	INDIAN HAWTHORNE	Rhaphiolepis indica 'Clara'	5 Gallon, 24" Ht./24" spread
20	(R)	RED YUCCA	Hesperaloe parviflora	5 Gallon, 24" Ht./24" spread
68	(Pr)	PROSTRATE ROSEMARY	Rosmarinus officinalis 'Prostratus'	1 Gallon, 12" Ht./12" spread
24	(PG)	PINK GAURA	Gaura lindheimeri 'Pette Pink'	1 Gallon, 12" Ht./12" spread

GROUNDCOVER				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
56	(G)	STAR JASMINE	Trachelospermum jasminoides	1 gal., 18" spacing

SOD				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
2,883 S.F.	(S)	TIF 419 BERMUDA GRASS	Cynodon spp., TIF 419	Solid sod

MISC.		
QUANTITY	SYMBOL / CALLOUT	DESCRIPTION
10 L.F.	(L.F. EDGE)	Steel edge 1/8" X 4" with 12" stakes, green in color.
Ref. Plan	(L)	Limestone Boulders
30 S.F.	(G)	Granite Gravel, 3 - 4" deep, over a filter fabric.

NO.	REVISION	DATE



7301 Via Correto Dr. • CarrilloDean.com
 Austin, Texas 78749 • Phone: 512-535-7303



PROJECT NAME
BOYCE STREET COMMERCIAL

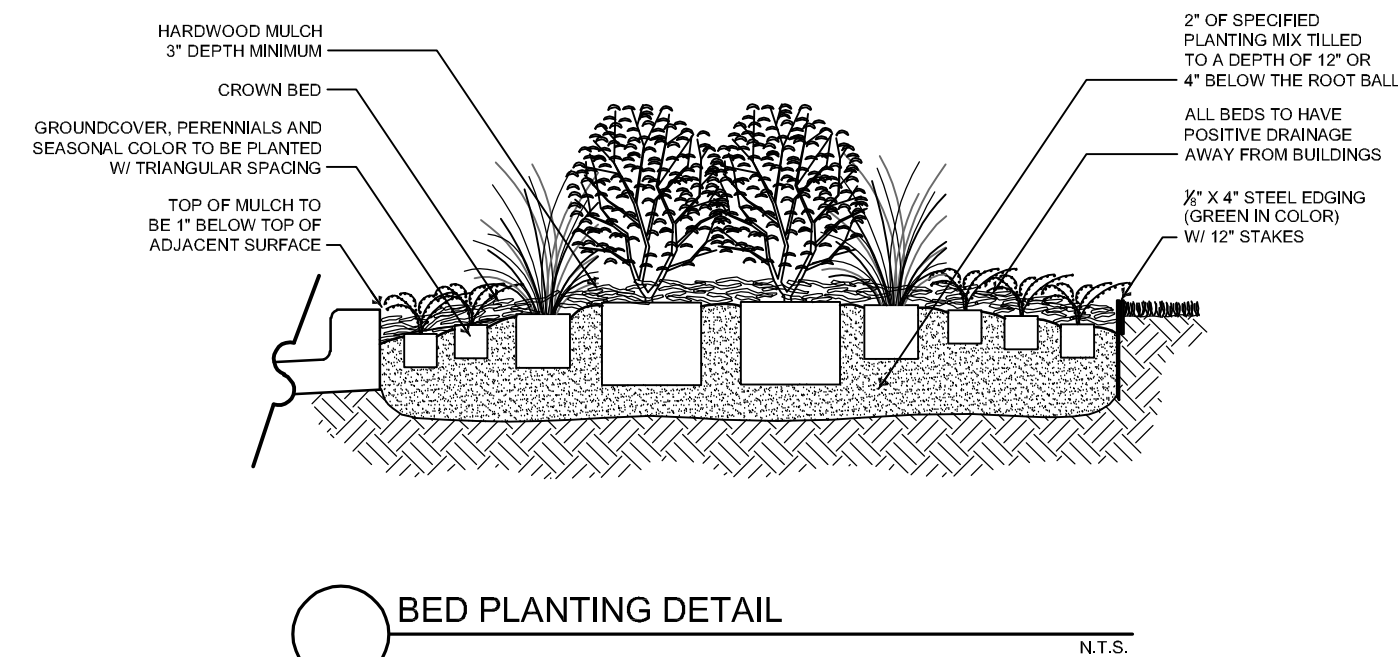
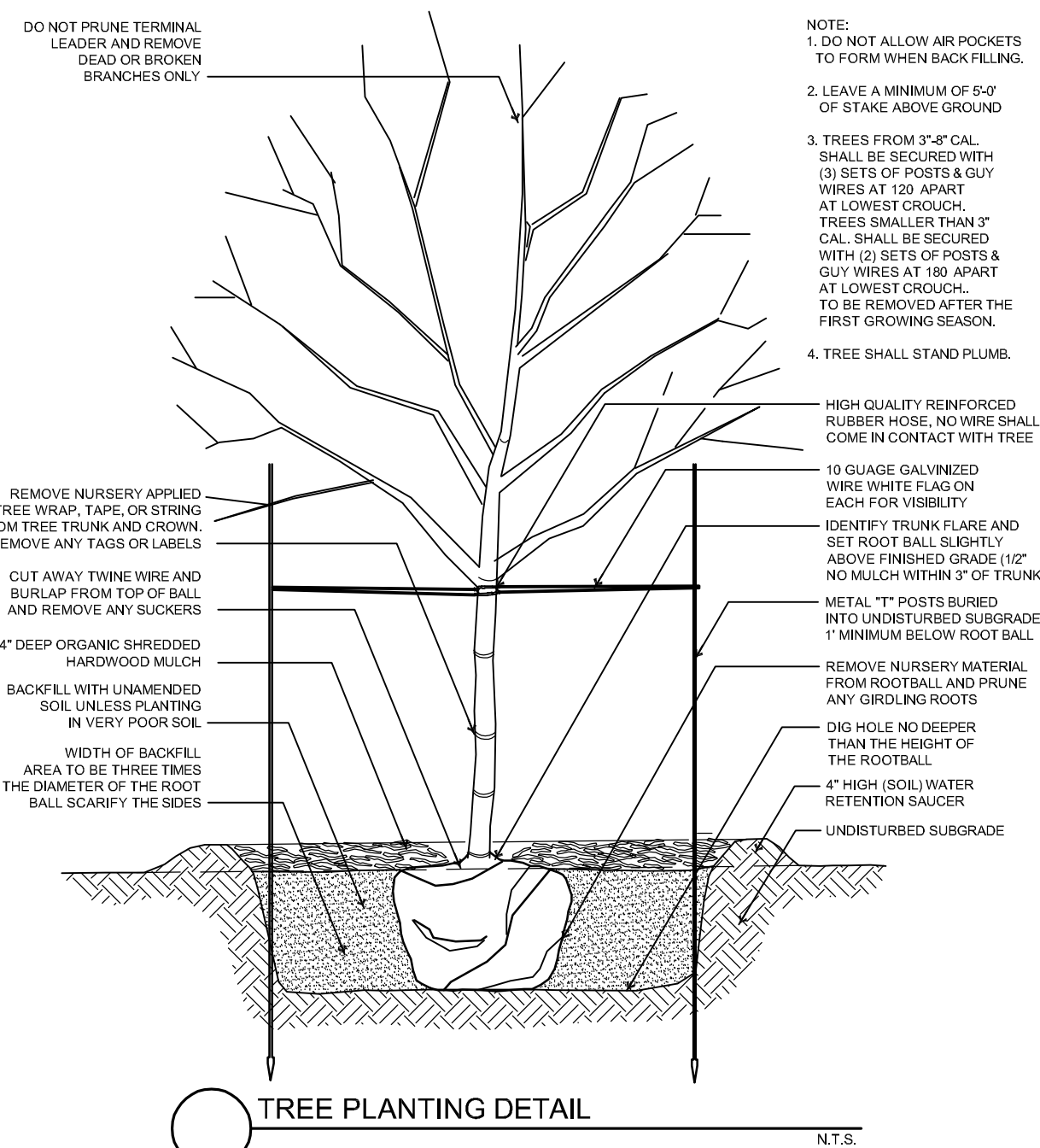
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101 BOYCE STREET MANOR, TX 78653

DATE: 08/21/24 SCALE: AS SHOWN JOB NO.: 128-06

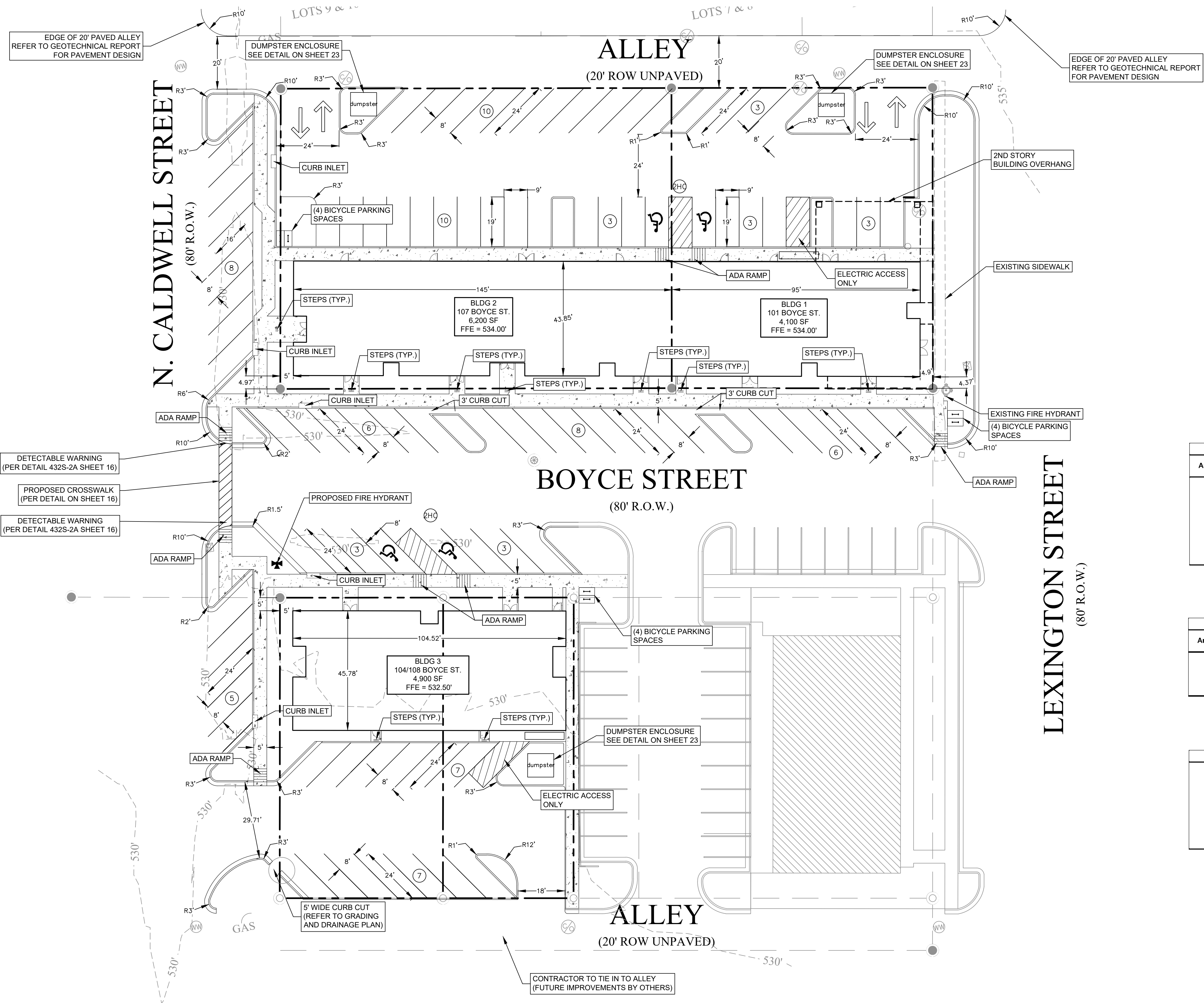
SHEET TITLE
LANDSCAPE NOTES & DETAILS

SHEET NO.

L1.2 OF X



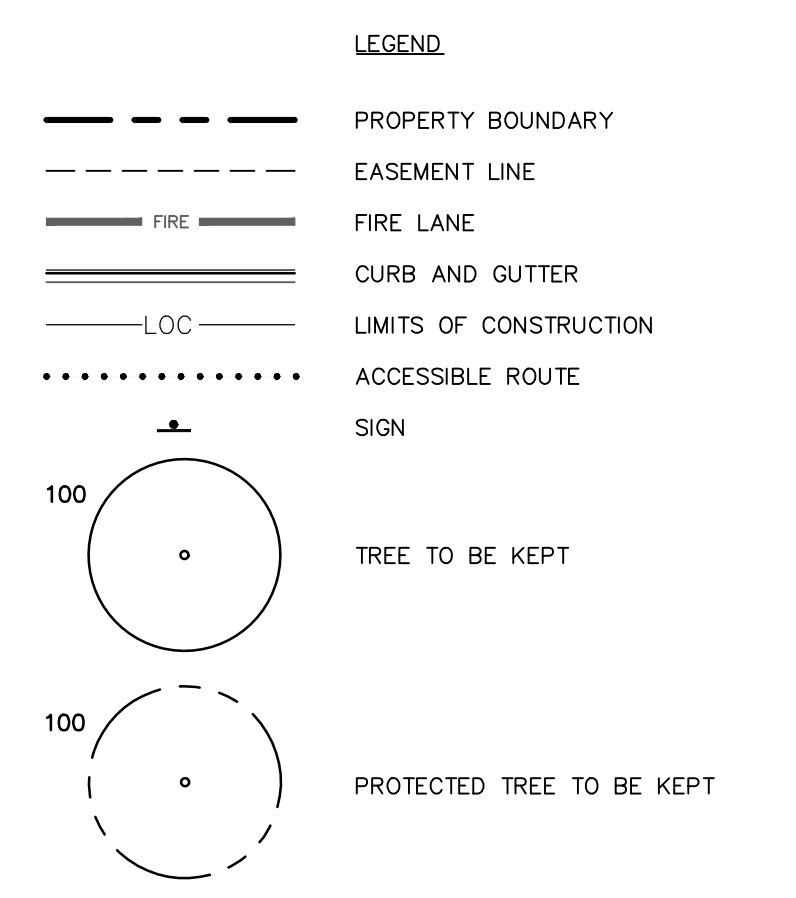
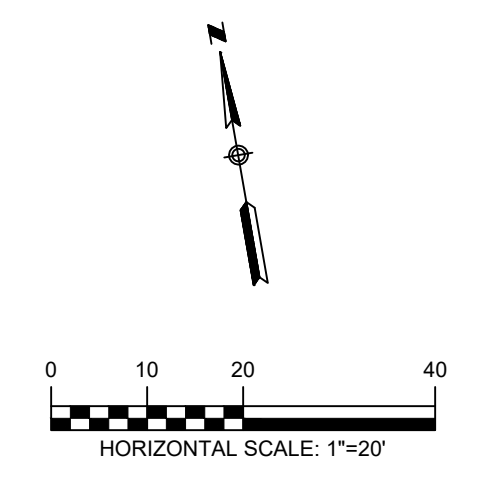
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SITE DATA TRACTS 1 & 3	
PROPOSED IC - BUILDING	10,320 SF
PROPOSED IC - PARKING/SIDEWALK	14,816 SF
PROPOSED IC - PARKING/SIDEWALK (ROW)	7,941 SF
TOTAL PROPOSED IMPERVIOUS COVER	33,077 SF

SITE DATA TRACTS 2 & 4	
PROPOSED IC - BUILDING	4,917 SF
PROPOSED IC - PARKING/SIDEWALK	6,336 SF
PROPOSED IC - PARKING/SIDEWALK (ROW)	4,974 SF
TOTAL PROPOSED IMPERVIOUS COVER	16,227 SF

BUILDING DATA TRACTS 1, 2, 3 & 4	
TOTAL EXISTING BUILDINGS	6,734 SF
BLDG 101 & 107	33,036 SF
BLDG 104 & 108	14,100 SF
TOTAL GROSS BUILDING AREA	47,136 SF
BUILDING HEIGHT	3 STORIES



PARKING CALCULATIONS (BUILDINGS 1 & 2)						
Area (ac.)	Building No.	Units	Number of Units	Requirement	Parking Required	Parking Provided
0.660	1 (101 Boyce)	One bedroom	5 bedrooms	1.5 spaces for 1 bedroom	8	8
		Two bedroom	2 bedrooms	2 spaces for 2 bedroom	4	4
		Retail (Sales)(SF)	2883 SF	1 space for each 350 SF	8	10
	Retail (Restaurant)(SF)	1500 SF	1 space for each 250 SF	6	6	
	2 (107 Boyce)	One bedroom	8 bedrooms	1.5 spaces for 1 bedroom	12	12
		Two bedroom	2 bedrooms	2 spaces for 2 bedroom	4	4
Retail (Sales)(SF)		3878 SF	1 space for each 350 SF	11	12	
Retail (Restaurant)(SF)	1500 SF	1 space for each 250 SF	6	6		
Subtotal (Bedrooms) + 10% Guest					30.3	-
Subtotal (Retail) - 10% Reduction					28.2	-
TOTAL (Bedrooms + Retail)					59	62

PARKING CALCULATIONS (BUILDING 3)						
Area (ac.)	Building No.	Units	Number of Units	Requirement	Parking Required	Parking Provided
0.300	3 (104+108 Boyce)	One Bedroom	4	1.5 spaces for 1 bedroom	6	8
		Two Bedroom	4	2 spaces for 2 bedroom	8	6
		Retail (Sales) (SF)	4,013	1 space for each 350 SF	11	12
		Retail (Restaurant)(SF)	-	-	-	-
Subtotal (Bedrooms) + 10% Guest					15.4	-
Subtotal (Retail) - 10% Reduction					10.3	-
TOTAL (Bedrooms + Retail)					26	26

PARKING PROVIDED	
Standard:	84
Compact:	0
Parallel:	0
Accessible:	4
Total:	88
Accessible Spaces Required:	4
Bicycle Spaces Provided:	12

TEXAS ONE CALL SYSTEM
1-800-245-4545

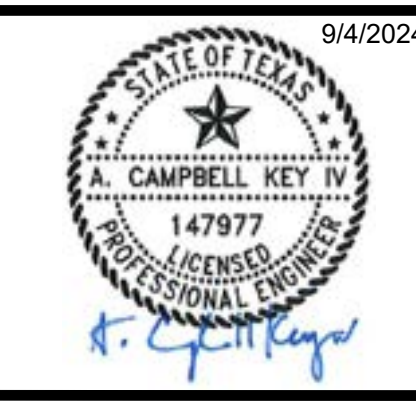
UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF MANOR MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

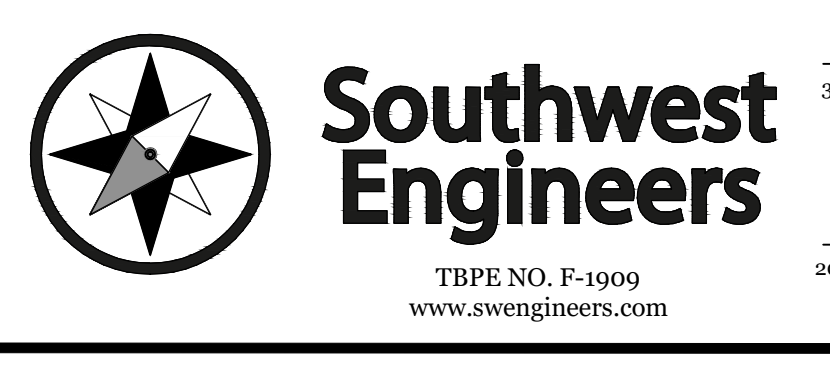
THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARM'S WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

NO.	REVISION	DATE



9/4/2024

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY A. CAMPBELL KEY IV, PE #147977 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



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CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
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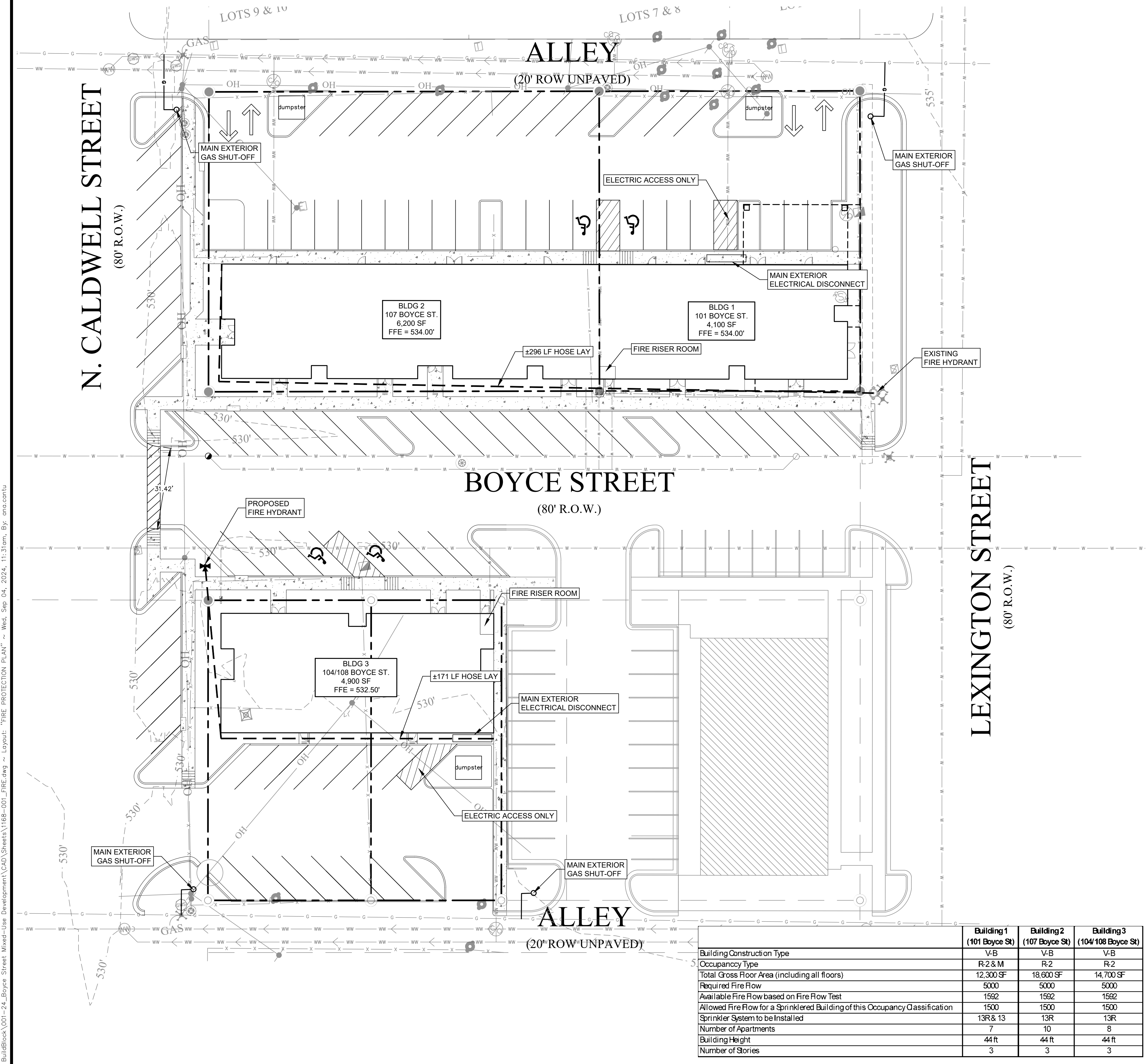
SITE AND DIMENSION CONTROL PLAN

BOYCE STREET MIXED-USE DEVELOPMENT
101, 104, 107 & 108 W BOYCE STREET, MANOR, TEXAS, 78653

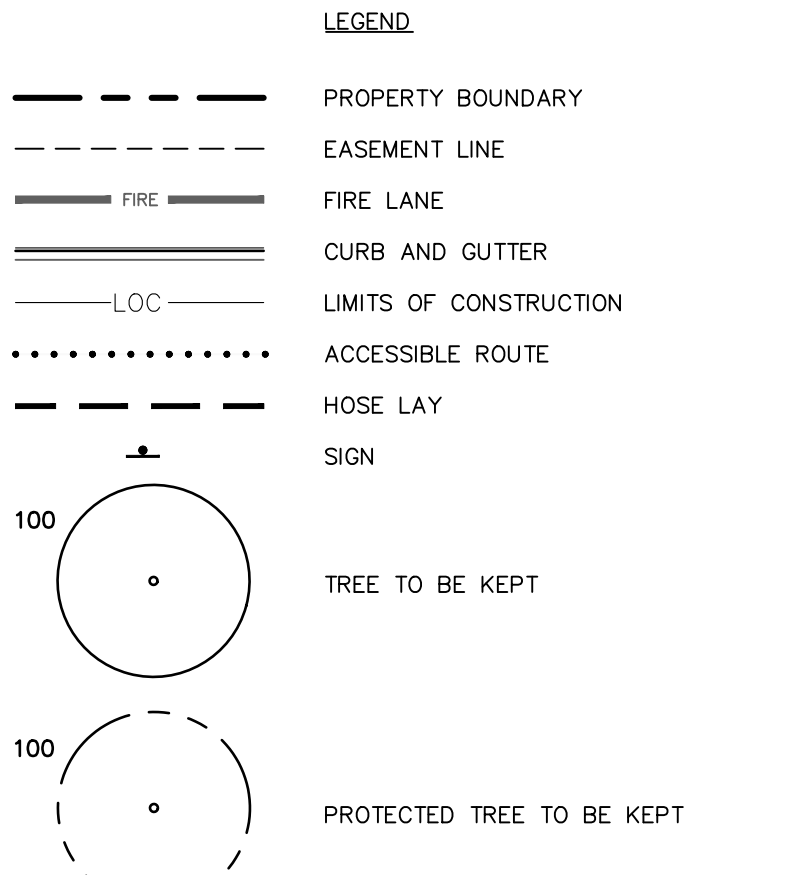
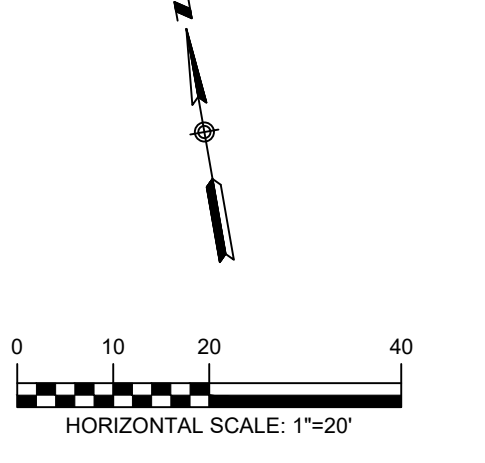
PROJECT NO. 1168-001-24

DRAWING NO. _____

SHEET 10 OF 27



- TRAVIS COUNTY ESD NO. 12 SITE PLAN NOTES**
- 1) THE OWNER AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING TRAVIS COUNTY ESD NO. 12 TO ENSURE COMPLIANCE WITH ALL CODES, ORDINANCES, STATUTES AND PERMITTING REQUIREMENTS PRIOR TO CONSTRUCTION.
 - 2) PRIOR TO BEGINNING ANY CONSTRUCTION, THE APPROPRIATE TRAVIS COUNTY ESD NO. 12 PERMIT/APPROVAL SHALL BE OBTAINED. THE APPROVED PERMIT SHALL BE READILY AVAILABLE ON SITE TO TRAVIS COUNTY ESD NO. 12.
 - 3) PHASED OCCUPANCY SHALL BE PERMITTED ONLY WITH PRIOR APPROVAL FROM TRAVIS COUNTY ESD NO. 12, THE BUILDING DEPARTMENT, AND OTHER RELATED AGENCIES, AS APPLICABLE. REQUESTS FOR PHASED OCCUPANCY SHALL BE MADE PRIOR TO START OF CONSTRUCTION ONLY.
 - 4) PHASED INSTALLATION OF FIRE ACCESS ROADS SHALL REQUIRE AN ACCESS PHASING PLAN APPROVED BY TRAVIS COUNTY ESD NO. 12.
 - 5) PHASED CONSTRUCTION OF BUILDINGS SHALL REQUIRE A CONSTRUCTION PHASING PLAN APPROVED BY TRAVIS COUNTY ESD NO. 12.
 - 6) AN ALL-WEATHER FIRE LANE/FIRE APPARATUS ACCESS ROAD SHALL BE CONSTRUCTED TO SUPPORT THE IMPOSED LOAD OF A FIRE APPARATUS WEIGHING 75,000 POUNDS.
 - 7) THE FIRE LANE/FIRE APPARATUS ACCESS ROAD SHALL PROVIDE FIRE DEPARTMENT ACCESS TO ALL PARTS OF COMBUSTIBLE STRUCTURES WITHIN 150 FEET OF THE FIRE LANE. THE APPROVED FIRE LANE/FIRE APPARATUS ACCESS ROAD MUST BE INSTALLED PRIOR TO AND MAINTAINED DURING CONSTRUCTION OF ANY COMBUSTIBLE STRUCTURE, UNLESS OTHERWISE APPROVED BY TRAVIS COUNTY ESD NO. 12.
 - 8) WHERE A FIRE HYDRANT IS LOCATED ON A FIRE LANE/FIRE APPARATUS ACCESS ROAD, THE MINIMUM ROAD WIDTH SHALL BE 26 FEET, EXCLUSIVE OF SHOULDERS. IF NO FIRE HYDRANT IS PROVIDED, THE MINIMUM FIRE LANE/FIRE APPARATUS ACCESS ROAD WIDTH SHALL BE 25 FEET.
 - 9) FIRE LANE WIDTH IS MEASURED FROM TOP FACE OF CURB TO TOP FACE OF CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G. ROLLED, RAMPED).
 - 10) THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS, STREET IMPROVEMENT AND PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH REQUIREMENTS SET FORTH BY THE FIRE CODE AND ADOPTED BY TRAVIS COUNTY ESD NO. 12.
 - 11) A MINIMUM VERTICAL CLEARANCE OF 14' SHALL BE PROVIDED FOR ALL FIRE LANES/FIRE APPARATUS ACCESS ROADS.
 - 12) INSIDE TURNING RADIUS OF FIRE LANES/FIRE APPARATUS ACCESS ROADS SHALL BE A MINIMUM OF 25 FEET. THE OUTSIDE RADIUS SHALL BE 50 FEET.
 - 13) DEAD-END FIRE LANES/FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET SHALL BE PROVIDED WITH APPROVED TURNAROUND PER 2015 IFC, APPENDIX D, TABLE D103.4.
 - 14) THE DIAMETER OF A CUL-DE-SAC SHALL BE 100 FEET MINIMUM PER CITY OF MANOR SPECIFICATIONS.
 - 15) ACCESS GATES SHALL BE APPROVED BY TRAVIS COUNTY ESD NO. 12 PRIOR TO INSTALLATION.
 - 16) ALL GATES IN CONSTRUCTION SHALL BE EQUIPPED WITH A KNOCK OR BREAKAWAY PADLOCK.
 - 17) IF BUILDING EXCEEDS 30 FEET IN HEIGHT FROM GRADE PLANE, AN AERIAL FIRE APPARATUS ROAD, 15-30 FEET PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING SHALL BE IN PLACE. (2015 IFC, APPENDIX D105)
 - 18) FIRE LANES SHALL BE MARKED WITH FIRE LANE - TOW AWAY ZONE. THE CURBS SHALL BE PAINTED RED AND THE LETTERING SHALL BE 4" IN HEIGHT AND PAINTED WHITE. THE STENCIL SHALL BE PLACED AT INTERVALS OF 35 FEET.
 - 19) THE MINIMUM REQUIRED FIRE FLOW SHALL MEET OR EXCEED THE REQUIREMENTS OF APPENDIX B OF THE 2015 INTERNATIONAL FIRE CODE.
 - 20) THE MAXIMUM FIRE FLOW REDUCTION FOR A PROJECT SHALL BE BASED ON THE INFORMATION PROVIDED IN THE FIRE FLOW REDUCTION TABLE PROVIDED IN TRAVIS COUNTY ESD NO. 12 DESIGN DOCUMENTS.
 - 21) ALL FIRE HYDRANTS THAT ARE APPROVED AND INSTALLED AS A PART OF THE PROPOSED PROJECT SHALL BE PART OF A FIRE PROTECTION SYSTEM.
 - 22) THE UTILITY CONTRACTOR SHALL CONSULT TRAVIS COUNTY ESD NO. 12 REGARDING ANY REQUIREMENTS FOR UTILITY CONTRACTORS.
 - 23) THE APPROPRIATE INDIVIDUAL SHALL CONSULT WITH TRAVIS COUNTY ESD NO. 12 FOR REQUIREMENTS RELATED TO THE UNDERGROUND WATER MAIN LINE AND SUBSEQUENT INSTALLATION OF THE WATER MAIN/FIRE HYDRANT LINE.
 - 24) THE SUBMISSION OF AN UNDERGROUND WATER LINE (UTILITY) PLAN SHEET WITH THE SITE PLAN DOES NOT ALLEVIATE THE NEED TO HAVE A SEPARATE UNDERGROUND PLAN SUBMITTED AND APPROVED BY TRAVIS COUNTY ESD NO. 12. THE APPROVAL OF A SITE PLAN DOES NOT CONSTITUTE THE APPROVAL OF AN UNDERGROUND SYSTEM.
 - 25) UNDERGROUND MAINS FEEDING HYDRANTS SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24, THE FIRE CODE AND TRAVIS COUNTY ESD NO. 12 ADOPTED AMENDMENTS, BY A CONTRACTOR LICENSED TO PERFORM THE INSTALLATION. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME. ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
 - 26) TRAVIS COUNTY ESD NO. 12 CONSIDERS THE PIPING FROM THE POINT OF CONNECTION AT THE MUNICIPAL WATER SUPPLY TO THE FIRE HYDRANTS AND THE BASE OF ANY FIRE SPRINKLER RISER PART OF A FIRE PROTECTION SYSTEM.
 - 27) THE PRESENCE OF DOMESTIC WATER SUPPLY TAPS OFF OF THE MAIN WATER LINE OR A SHARED SUPPLY LINE WITH FIRE SPRINKLER RISER DOES NOT OVERRIDE ANY REQUIREMENTS OF TRAVIS COUNTY ESD NO. 12 OR NFPA 24. NFPA 24 SHALL APPLY TO ALL UNDERGROUND INSTALLATIONS AND INSTALLATIONS SHALL BE PERMITTED AND INSPECTED BY TRAVIS COUNTY ESD NO. 12.
 - 28) FIRE HYDRANTS SHALL MEET THE MINIMUM STANDARD OF THE CITY OF MANOR AND TRAVIS COUNTY ESD NO. 12. (M511S-17A) AND PAINTED RED.
 - 29) THE 4.5" FIRE HYDRANT OUTLET MUST FACE THE FIRE LANE.
 - 30) THE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE 4.5" OPENING AT LEAST 18" ABOVE FINISHED GRADE.
 - 31) HYDRANTS SHALL BE PLACED WITHIN 100 FEET OF AN FDC.
 - 32) HYDRANTS SHALL BE LOCATED SO THAT A HOSE LINE RUNNING BETWEEN THE HYDRANT AND THE FIRE DEPARTMENT CONNECTIONS WILL NOT CROSS DRIVEWAYS, OBSTRUCT ROADS OR FIRE LANES, OR OTHERWISE INTERFERE WITH EMERGENCY VEHICLE RESPONSE AND EVACUATION OF A SITE.
 - 33) ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION. HYDRANTS SHALL BE PLACED AT NO MORE THAN 500 FEET APART, UNLESS OTHERWISE APPROVED BY TRAVIS COUNTY ESD NO. 12. (2015 IFC, TABLE C102.1)
 - 34) HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL NOT BE LOCATED BEHIND PARKING STALLS OR IN OTHER LOCATIONS WHERE THEY ARE LIKELY TO BE BLOCKED BY VEHICLES OR OTHER OBJECTS. WHENEVER POSSIBLE, HYDRANTS SHALL BE PLACED IN LANDSCAPE ISLANDS/PENINSULAS, STREET AND DRIVE AISLE INTERSECTIONS IN PREFERENCE TO MID-BLOCK LOCATIONS.
 - 35) HYDRANTS MUST BE LOCATED WITHIN THREE TO SIX FEET OF THE EDGE OF A FIRE ACCESS ROADWAY.
 - 36) HYDRANTS SHALL NOT BE LOCATED IN AREAS WHERE THEY WILL BE VISUALLY OR OPERATIONALLY OBSTRUCTED (BEHIND FENCES OR WALLS, IN BUSHES, BEHIND PARKING SPACES, ETC).
 - 37) A MINIMUM 3-FOOT CLEARANCE SHALL BE PROVIDED AROUND THE CIRCUMFERENCE OF THE HYDRANT.
 - 38) APPROVED FIRE HYDRANTS ARE TO BE CONSIDERED PART OF A FIRE PROTECTION SYSTEM AND SHALL NOT BE REMOVED OR TAMPERED WITH UNLESS APPROVED BY TRAVIS COUNTY ESD NO. 12. TAMPERING SHALL INCLUDE, BUT IS NOT LIMITED TO, PAINTING, MODIFYING, AND OBSTRUCTING ACCESS.
 - 39) FIRE SPRINKLER RISER ROOMS SHALL BE PROVIDED WITH EXTERIOR ACCESS. NO INTERIOR ACCESS SHALL BE PROVIDED. THE EXTERIOR ACCESS DOOR SHALL FACE A DESIGNATED FIRE LANE, UNLESS OTHERWISE APPROVED BY TRAVIS COUNTY ESD NO. 12.
 - 40) ANY FIRE HYDRANTS THAT HAVE NOT PASSED AN ACCEPTANCE TEST IN THE PRESENCE OF A TRAVIS COUNTY ESD NO. 12 INSPECTOR OR TEMPORARILY INOPERATIVE SHOULD BE WRAPPED WITH A BLACK BAG.
 - 41) THE BUILDING ADDRESS SHALL BE CLEARLY VISIBLE FROM THE STREET TO WHICH IT IS ADDRESSED. FINAL NUMBERS HAVE TO BE AT LEAST 6" IN HEIGHT AND OF CONTRASTING COLOR WITH THE BACKGROUND UPON WHICH THEY ARE PLACED.
 - 42) TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE INSPECTED BY TRAVIS COUNTY ESD NO. 12 TO ENSURE THE APPROPRIATE REQUIREMENTS ARE MET.
 - 43) PRIOR TO OCCUPANCY, A CLOSE OUT INSPECTION TEST OF FIRE HYDRANT FLOW IS REQUIRED BY TRAVIS COUNTY ESD NO. 12. THE CONTRACTOR SHALL CONTACT TRAVIS COUNTY ESD NO. 12 TO SCHEDULE THE ACCEPTANCE TEST. IF ANY HYDRANT FAILS THE FIRE FLOW TEST, THE ENTIRE SYSTEM FAILS THE FIRE FLOW TEST.
 - 44) APPROVAL OF THIS PLAN SUBMITTAL DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, CODES, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE LICENSED DESIGNER AND/OR PROFESSIONAL ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF THE SUBMITTAL WHETHER OR NOT THE PLAN SUBMITTAL IS REVIEWED AND APPROVED FOR CODE COMPLIANCE BY TRAVIS COUNTY EMERGENCY SERVICES DISTRICT NO. 12.



NOTE:
1. FIRE PROTECTION ACCESS TO BE PROVIDED VIA N. CALDWELL STREET AND BOYCE STREET.

TEXAS ONE CALL SYSTEM
1-800-245-4545
UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

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CAUTION - ELECTRICITY PRESENT
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	Building 1 (101 Boyce St)	Building 2 (107 Boyce St)	Building 3 (104/108 Boyce St)
Building Construction Type	V-B	V-B	V-B
Occupancy Type	R-2 & M	R-2	R-2
Total Gross Floor Area (including all floors)	12,300 SF	18,600 SF	14,700 SF
Required Fire Flow	5000	5000	5000
Available Fire Flow based on Fire Flow Test	1562	1562	1562
Allowed Fire Flow for a Sprinklered Building of this Occupancy Classification	1500	1500	1500
Sprinkler System to be Installed	13R & 13	13R	13R
Number of Apartments	7	10	8
Building Height	44 ft	44 ft	44 ft
Number of Stories	3	3	3

NO.	REVISION	DATE

9/4/2024

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY A. CAMPBELL KEY IV, PE #147977 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Southwest Engineers
HEADQUARTERS
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P: 512.312.4330

TBPE NO. F-1909
www.swengineers.com

WARNING
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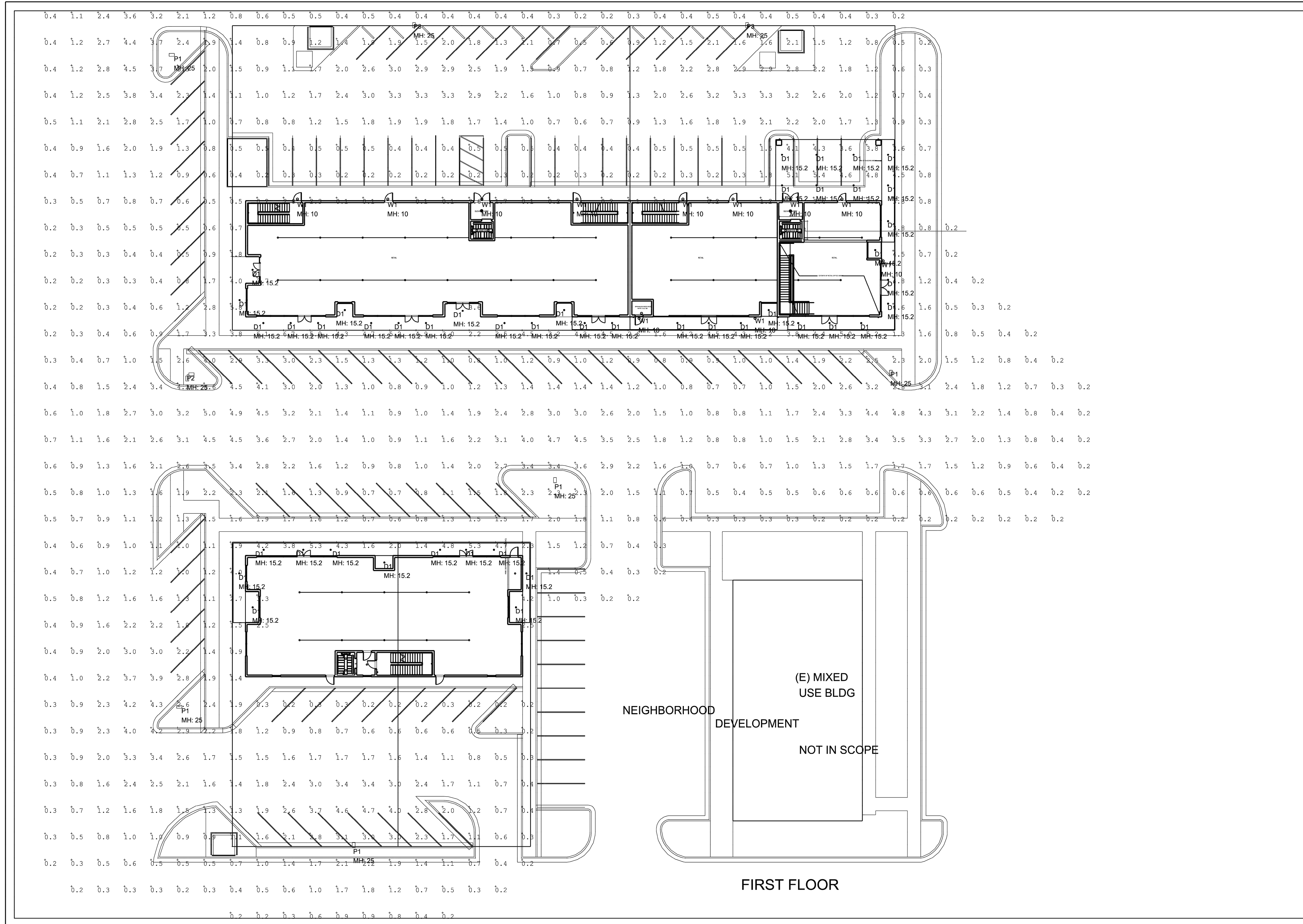
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CHECKED BY: HCD

FIRE PROTECTION PLAN

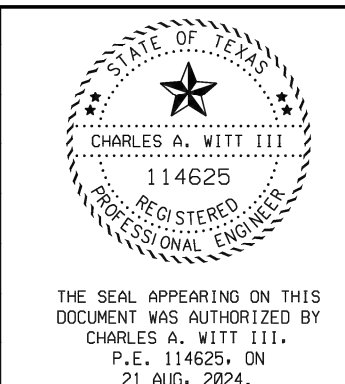
BOYCE STREET MIXED-USE DEVELOPMENT
101, 104, 107 & 108 W BOYCE STREET, MANOR, TEXAS, 78653

PROJECT NO.	1168-001-24
DRAWING NO.	
SHEET	11 OF 27

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FOR REFERENCE ONLY (N.T.S)



Charles A. Witt III
Date

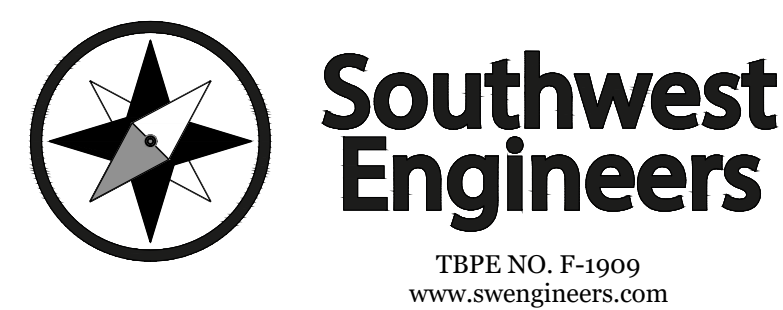
100% SUBMITTAL	Date	Description	Mark
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SITE PHOTOMETRIC PLAN
BOYCE PROJECT

SHEETNUMBER
E-002

NO.	REVISION	DATE



HEADQUARTERS
307 Saint Lawrence Street, Gonzales TX 78629
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PHOTOMETRIC PLAN (1 OF 2)

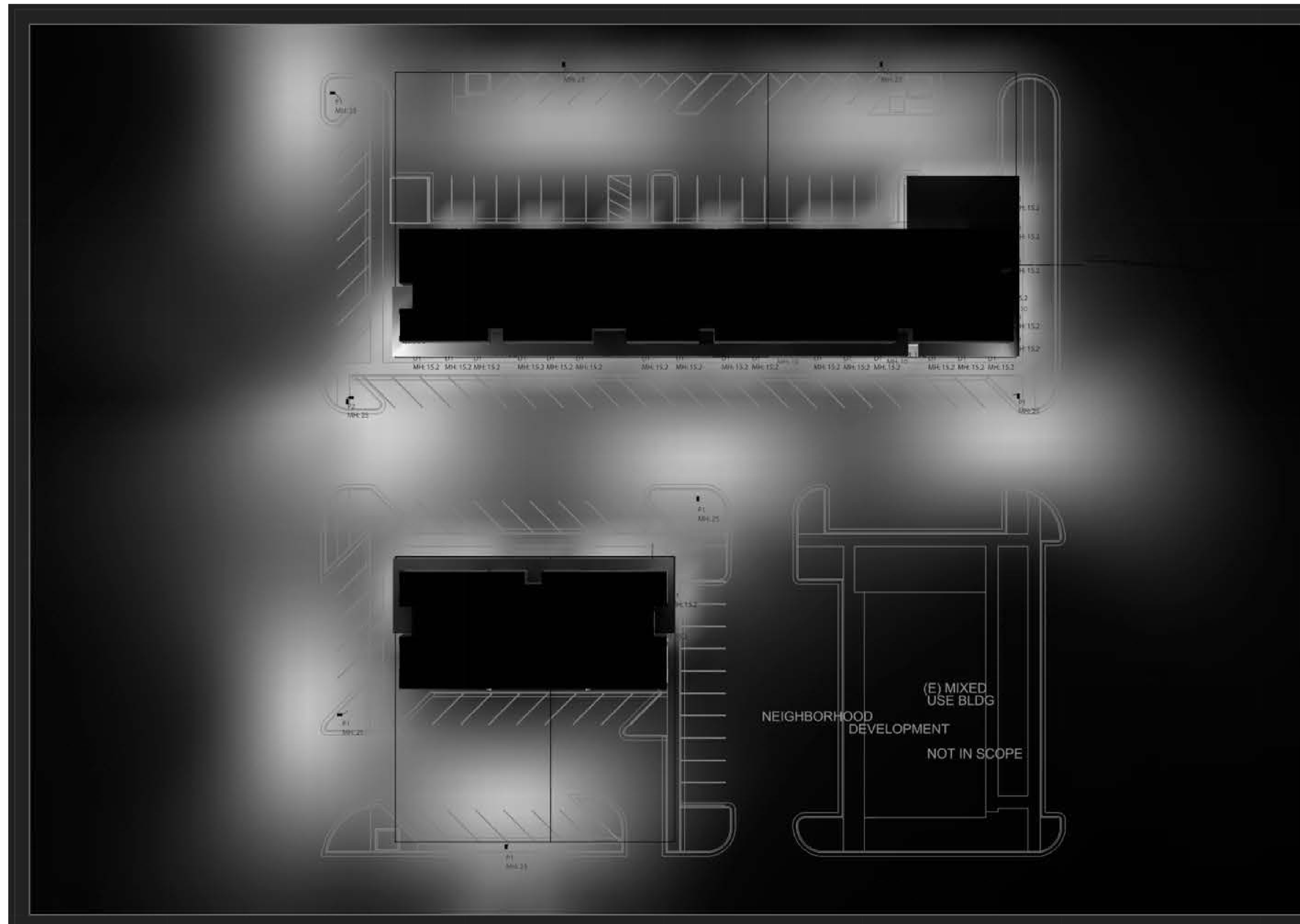
BOYCE STREET MIXED-USE DEVELOPMENT

101, 104, 107 & 108 W BOYCE STREET, MANOR, TEXAS, 78653

PROJECT NO. 1168-001-24
DRAWING NO. _____
SHEET 26 OF 27

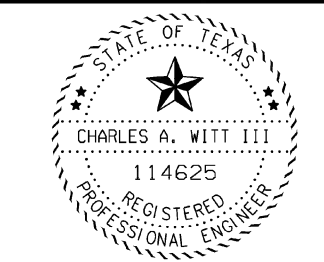
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- GENERAL NOTES:
1. NOT FOR CONSTRUCTION PURPOSES.
 2. ALL CALCULATIONS CONTAIN AN ERROR FACTOR OF +/- 10%.
 3. CALCULATION POINT SPACING IS 10' x 10'
 4. ALL CALCULATIONS ARE IN FOOT CANDLE MEASUREMENTS
 5. UNLESS OTHERWISE NOTED - ALL REFLECTANCE VALUES ARE CALCULATED USING THE DEFAULT VALUES OF: PARKING LOT = .2, WALLS = .2, CEILING = .2
 6. FIXTURE MOUNTING HEIGHT: NOTED ON PLAN



Symbol	Qty	Label	Arrangement	MANUFACTURE	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊕	45	D1	Single	PRESCOLITE	LBRP-M-LSSL-WD_LBRP-6RD-T-D	0.900	848	9.3	418.5
⊕	5	P1	Single	LSI	MRS-LED-15L-SIL-3-40-70CRI	0.900	15933	111	555
⊕	1	P2	2 @ 90 degrees	LSI	MRS-LED-15L-SIL-4-40-70CRI	0.900	15698	111	222
⊕	2	P3	Single	LSI	MRS-LED-15L-SIL-3-40-70CRI-IL	0.900	10674	111	222
⊕	11	W1	Single	SAGE	RWC-ADA-FS-BK (4000K)	0.900	622	9.4	103.4

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BOYCE PROJECT FULL SITE CALC_Planar	Illuminance	Fc	1.55	6.7	0.1	15.50	67.00



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CHARLES A. WITT III, P.E. 114625, ON 21 AUG. 2024.

Charles A. Witt III

21-AUG-24	100% SUBMITTAL	1	Mark	Description	Date



ENGINEERING SOLUTIONS
650 SHELL STONE TRAIL
GEORGETOWN, TX 78628
C: 512-638-3131
CO. # F-15327

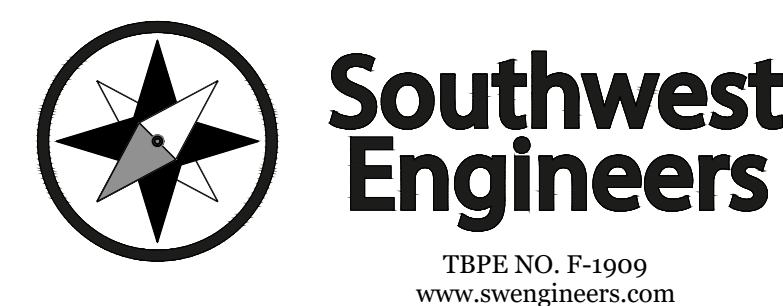
SITE PHOTOMETRIC PLAN
BOYCE PROJECT

SHEETNUMBER

E-003

FOR REFERENCE ONLY (N.T.S)

NO.	REVISION	DATE



HEADQUARTERS
307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F: 830.672.2034

CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4330

WARNING
IF THIS BAR DOES NOT MEASURE 1"
THE DRAWING IS NOT TO SCALE

DRAWN BY: APCG / BS

CHECKED BY: HCD

PHOTOMETRIC PLAN (2 OF 2)

BOYCE STREET MIXED-USE DEVELOPMENT

101, 104, 107 & 108 W BOYCE STREET, MANOR, TEXAS, 78653

PROJECT NO. 1168-001-24

DRAWING NO. _____

SHEET 27 OF 27