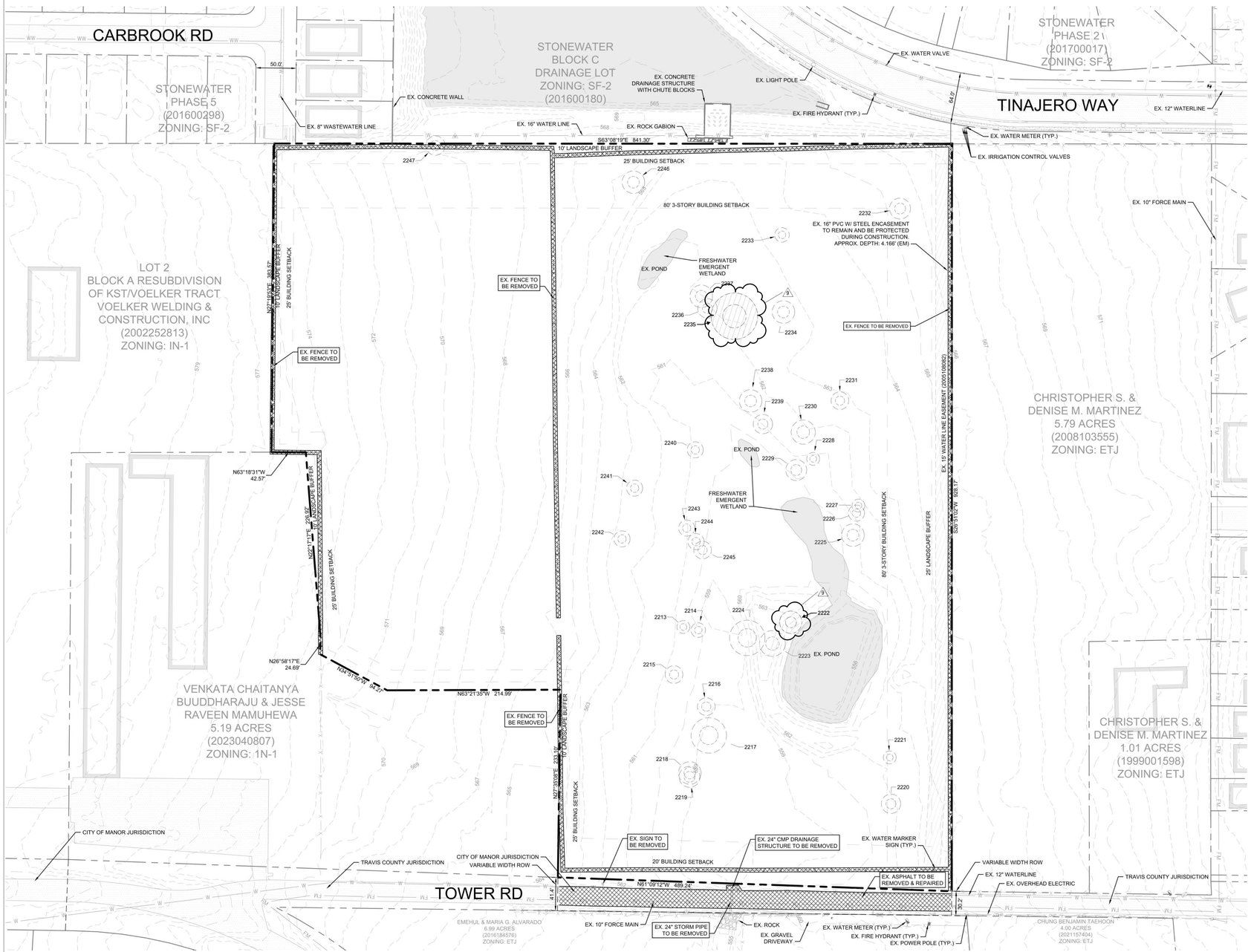


TREE TABLE															
No.	DESCRIPTION	STATUS	No.	DESCRIPTION	STATUS	No.	DESCRIPTION	STATUS	No.	DESCRIPTION	STATUS	No.	DESCRIPTION	STATUS
2213	8" ELM	TO BE REMOVED	2220	12" ELM	TO BE REMOVED	2227	8" ELM	TO BE REMOVED	2234	14" ELM	TO BE REMOVED	2241	10" ELM	DEAD
2214	9" ELM	TO BE REMOVED	2221	8" ELM	TO BE REMOVED	2228	8" ELM	DEAD	2235	29" ELM	TO BE REMOVED	2242	10" ELM	TO BE REMOVED
2215	11" ELM	TO BE REMOVED	2222	14" ELM	TO BE REMOVED	2229	13" ELM	TO BE REMOVED	2236	12" ELM	TO BE REMOVED	2243	10" ELM	TO BE REMOVED
2216	11" ELM	DEAD	2223	16" ELM	TO BE REMOVED	2230	15" ELM	TO BE REMOVED	2237	14" ELM	TO BE REMOVED	2244	10" ELM	TO BE REMOVED
2217	22" ELM	DEAD	2224	22" ELM	DEAD	2231	11" ELM	TO BE REMOVED	2238	14" ELM	TO BE REMOVED	2245	11" ELM	TO BE REMOVED
2218	14" ELM	TO BE REMOVED	2225	14" ELM	TO BE REMOVED	2232	13" ELM	TO BE REMOVED	2239	12" ELM	TO BE REMOVED	2246	14" ELM	TO BE REMOVED
2219	13" ELM	TO BE REMOVED	2226	10" ELM	TO BE REMOVED	2233	9" ELM	TO BE REMOVED	2240	10" ELM	TO BE REMOVED	2247	12" ELM	TO BE REMOVED

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GRAPHIC SCALE 60'

LEGEND

- PROPERTY LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE
- EXISTING FENCE
- DEMOLITION AREA: ITEMS TO BE REMOVED
- TREE TO REMAIN
- TREE TO BE REMOVED
- HERITAGE TREE

NOTES:

1. REFERENCE VENTURA AT TOWER ROAD FOR PROPOSED PUBLIC IMPROVEMENTS.
2. APPURTENANCES APPEARING IN VENTURA AT TOWER ROAD FOR PROPOSED PUBLIC IMPROVEMENTS ARE ASSUMED TO BE EXISTING AT THE TIME OF CONSTRUCTION.
3. CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR DEMOLITION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL AND UTILITY AGENCIES AFFECTED BY DEMOLITION PRIOR TO STARTING DEMOLITION.
4. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION. COPIES OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA.
5. PRIOR TO DEMOLITION, PROPER PHASING OF EROSION CONTROL DEVICES ARE TO BE INSTALLED.
6. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING, STORM INLET STRUCTURES OR ANY OTHER APPURTENANCE, THEN THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. ALL DEMOLITION AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE RULES AND REGULATIONS.
8. ALL BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ARE GENERALLY LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES. DURING THE PROGRESS OF WORK, THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.
9. CONTRACTOR MAY LIMIT SAW CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL, REPLACEMENT, AND/OR REPAIR.
10. ALL PAVING AND CURB TO BE REMOVED ARE TO BE REMOVED USING FULL-DEPTH SAWCUT 2' OFF EXISTING BACK OF CURB.
11. ANY ADDITIONAL CONCRETE PAVING, FOOTINGS OR STRUCTURES NOT IDENTIFIED ON THIS PLAN SHALL BE LOCATED BY CONTRACTOR AND SUBMITTED TO ENGINEER FOR APPROVAL.
12. CONTRACTOR SHALL EXERCISE EXTREME CAUTION AS SITE CONTAINS PRIVATE AND PUBLIC UTILITIES. CONTRACTOR SHALL CALL 811 "CALL BEFORE YOU DIG" AT LEAST 72 HOURS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL CONTACT ANY OTHER UTILITY COMPANIES WHO DO NOT SUBSCRIBE TO THE 811 "CALL BEFORE YOU DIG" PROGRAM FOR LINE MARKINGS. THE CONTRACTOR BEARS SOLE RESPONSIBILITY FOR VERIFYING LOCATIONS OF EXISTING UTILITIES, SHOWN OR NOT SHOWN, AND FOR REPAIRING ANY DAMAGE DONE TO THESE FACILITIES.
13. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND GAS LINES REQUIRED TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ROAD RIGHT OF WAYS DURING CONSTRUCTION.

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

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

BENCHMARKS

TBM 100:
MAG NAIL IN CONC. LOCATED ON THE NORTH SIDE OF A SIDEWALK ON THE NORTH SIDE OF TINAJERO WAY
N: 10109082.81'
E: 3182429.85'
ELEV: 576.15'

TBM 101:
MAG NAIL IN CONC LOCATED ON THE NORTH SIDE OF A SIDEWALK ON THE NORTH SIDE OF TINAJERO WAY
N: 10109962.14'
E: 3181826.19'
ELEV: 576.41'

PROJECT TITLE

TOWER RD APARTMENTS

ISSUE #	DATE	DESCRIPTION
3	01/17/2025	ASI 003 IFC SET
9	7/31/26	Tree Removal Permit

CERTIFICATION

DRAWN BY	EN
CHECKED BY	CK
COMMISSION NUMBER	1393-289

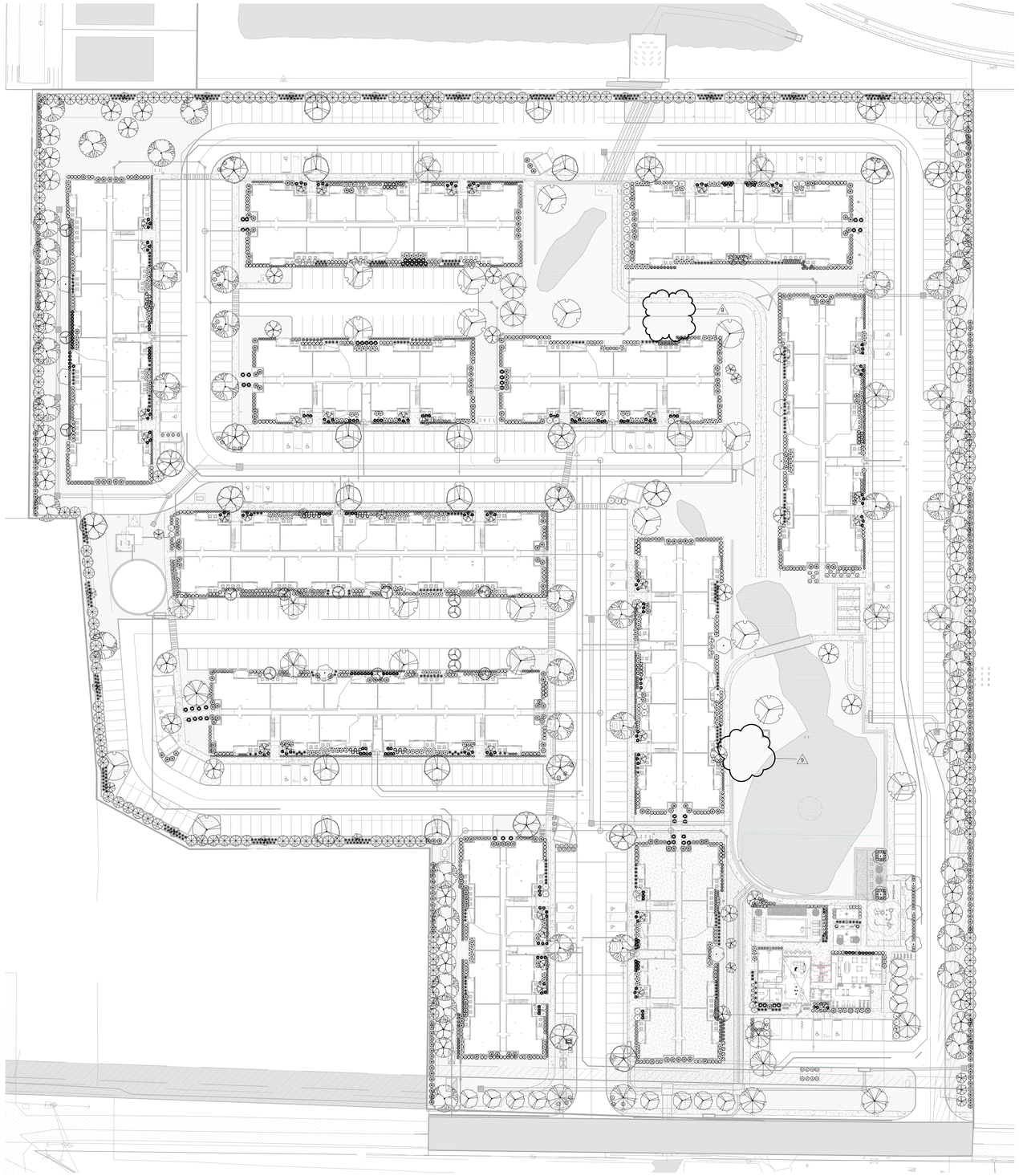
SHEET TITLE

TREE PRESERVATION PLAN

SHEET NUMBER

LD-002

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1 LP-100 OVERALL PLANTING PLAN
1" = 40'-0"

Plant Schedule						
Plant Code	Botanical Name	Common Name	Size	Container	Remarks	Count
LARGE TREES						
AG	Acer grandidentatum	Bigtooth Maple	3" Cal.	B&B	Deciduous	12
FA	Fraxinus albicans	Texas Ash	3" Cal.	B&B	Deciduous	14
MG	Magnolia grandiflora	Southern Magnolia	3" Cal.	B&B	Evergreen	45
PC	Pistacia chinensis	Chinese Pistache	3" Cal.	B&B	Deciduous	18
PM	Platanus mexicana	Mexican Sycamore	3" Cal.	B&B	Deciduous	22
TD	Taxodium distichum	Bald Cypress	3" Cal.	B&B	Evergreen	22
UC	Ulmus crassifolia	Cedar Elm	3" Cal.	B&B	Deciduous	46
LARGE TREES: 179						179
9 Mitigation Trees						
EX-P	Existing Tree		-		Existing Tree to Remain	2
Mitigation Trees: 2						2
SMALL TREES						
CL	Chilopsis linearis	Desert Willow	2" Cal.	B&B	Deciduous	68
CT	Cercis canadensis texensis	Texas Redbud	2" Cal.	B&B	Deciduous	12
LI	Lagerstroemia indica	Crape Myrtle	2" Cal.	B&B	Deciduous	14
SS	Sophora secundiflora	Texas Mountain Laurel	2" Cal.	B&B	Evergreen	16
SMALL TREES: 110						110
LARGE SHRUBS						
Hs	Hibiscus syriacus	Rose of Sharon	#5	Container	Deciduous	1
Ic	Ilex cornuta `Burfordii`	Burford Holly	#5	Container	Evergreen	165
Lf	Leucophyllum frutescens	Texas Sage	#5	Container	Evergreen	377
LARGE SHRUBS: 543						543
PERENNIALS/GRASSES/CACTI						
bc	Bouteloua curtipendula	Side Oats Grama	#3	Container	Deciduous	83
mc	Muhlenbergia capillaris	Pink Muhly Grass	#3	Container	Deciduous	232
ml	Muhlenbergia lindheimeri	Lindheimer`s Muhly	#3	Container	Dediduous	247
nt	Nassella tenuissima	Mexican Feather Grass	#3	Container	Deciduous	1282
oe	Opuntia ellisiana	Spineless Prickly Pear	#5	Container	Cactus	62
pa	Perovskia abrotanoides	Russian Sage	#3	Container	Perennial	88
pf	Pennisetum alopecuroides	Fountain Grass	#3	Container	Perennial	214
pv	Panicum virgatum	Switch Grass	#3	Container	Deciduous	455
sg	Salvia greggii	Autumn Sage	#3	Container	Evergreen	216
PERENNIALS/GRASSES/CACTI: 2879						2879
SMALL SHRUBS						
Aw	Anisacanthus wrightii	Wright`s Desert Honeysuckle	#3	Container	Deciduous	372
Dt	Dasylirion texanum	Texas Sotol	#3	Container	Evergreen	58
Hp	Hesperaloe parviflora	Red Yucca	#3	Container	Evergreen	69
Iv	Ilex vomitoria `Nana`	Dwarf Yaupon Holly	#5	Container	Evergreen	221
Ra	Rhus aromatica	Fragrant Sumac	#5	Container	Deciduous	53
Su	Salvia rosmarinus	Rosemary	#3	Container	Evergreen	51
SMALL SHRUBS: 824						824

NOTE: CONTRACTOR RESPONSIBLE FOR QUANTITIES PER DRAWINGS AND SPECIFICATIONS. QUANTITIES PROVIDED BY THE LANDSCAPE ARCHITECT ARE FOR CONVENIENCE ONLY. CONTRACTORS SHALL BID THEIR OWN VERIFIED QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPENCIES.
ALL TREES TO BE PLANTED 4' - 5' MIN. FROM UTILITIES.

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PROJECT TITLE

TOWER RD APARTMENTS

ISSUE #	DATE	DESCRIPTION
	06/26/2024	PRE-BID PAGE FLIP
	07/15/2024	PERMIT SET
3	01/17/2025	ASI 003 IFC SET
4	01/31/2025	ASI 004
9	7/31/26	Tree Removal Permit

CERTIFICATION

DRAWN BY	EN
CHECKED BY	CK
COMMISSION NUMBER	1393-289

SHEET TITLE

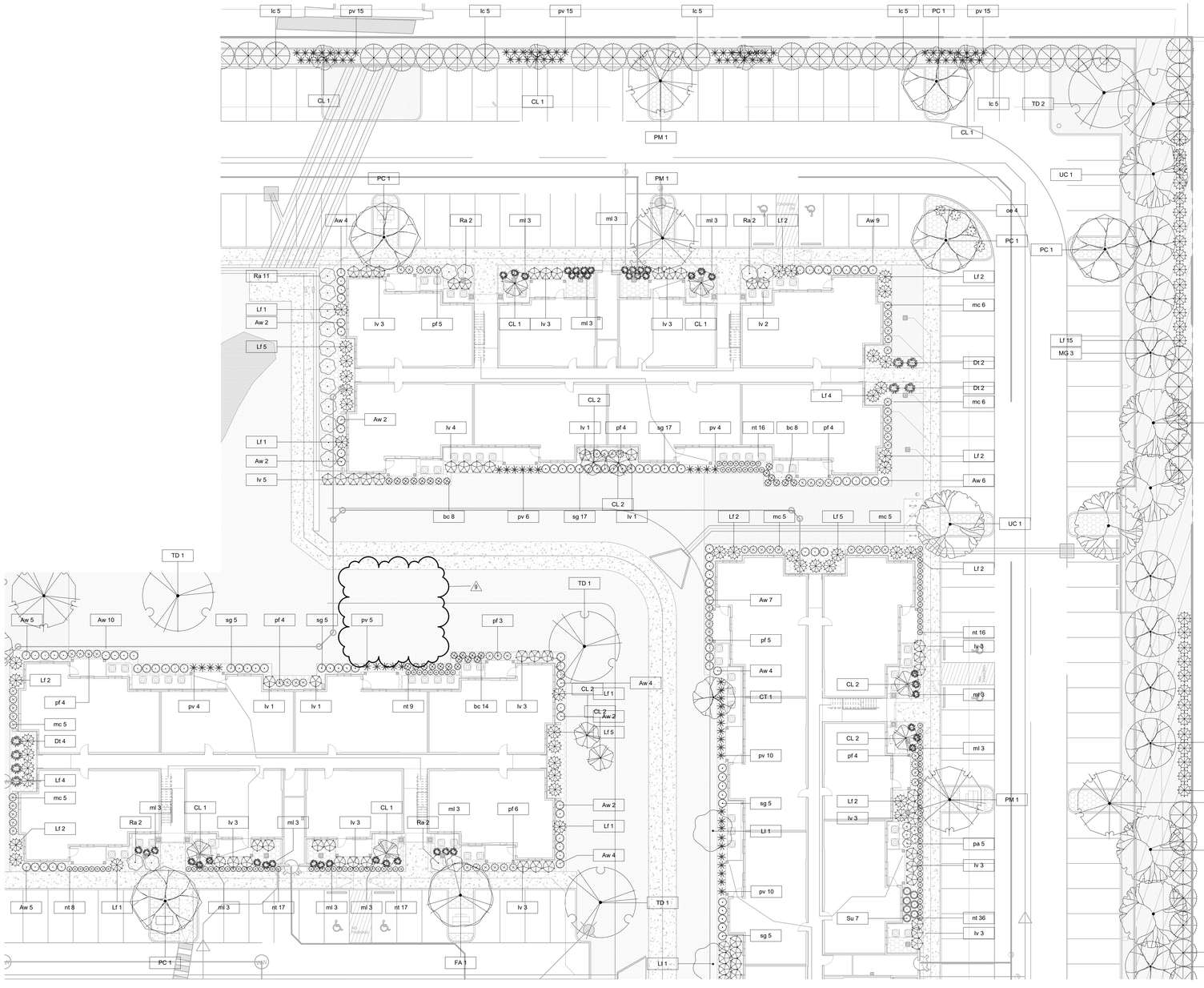
OVERALL PLANTING PLAN

SHEET NUMBER

LP-100

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1 LP-103 SITE - PLANTING PLAN C
1/16" = 1'-0"

0' 8' - 0" 16' - 0" 32' - 0" 64' - 0"

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ALL TREES TO BE PLANTED 4' - 5' MIN. FROM UTILITIES.

Plant Schedule

Plant Code	Botanical Name	Common Name	Size	Container	Remarks	Count
LARGE TREES						
AG	Acer grandidentatum	Bigtooth Maple	3" Cal.	B&B	Deciduous	12
FA	Fraxinus albicans	Texas Ash	3" Cal.	B&B	Deciduous	14
MG	Magnolia grandiflora	Southern Magnolia	3" Cal.	B&B	Evergreen	45
PC	Pistacia chinensis	Chinese Pistache	3" Cal.	B&B	Deciduous	18
PM	Platanus mexicana	Mexican Sycamore	3" Cal.	B&B	Deciduous	22
TD	Taxodium distichum	Bald Cypress	3" Cal.	B&B	Evergreen	22
UC	Ulmus crassifolia	Cedar Elm	3" Cal.	B&B	Deciduous	46
LARGE TREES: 179						179
SMALL TREES						
CL	Chilopsis linearis	Desert Willow	2" Cal.	B&B	Deciduous	68
CT	Cercis canadensis texensis	Texas Redbud	2" Cal.	B&B	Deciduous	12
LI	Lagerstroemia indica	Crape Myrtle	2" Cal.	B&B	Deciduous	14
SS	Sophora secundiflora	Texas Mountain Laurel	2" Cal.	B&B	Evergreen	16
SMALL TREES: 110						110
LARGE SHRUBS						
Hs	Hibiscus syriacus	Rose of Sharon	#5	Container	Deciduous	1
Ic	Ilex cornuta `Burfordii`	Burford Holly	#5	Container	Evergreen	165
Lf	Leucophyllum frutescens	Texas Sage	#5	Container	Evergreen	377
LARGE SHRUBS: 543						543
PERENNIALS/GRASSES/CACTI						
bc	Bouteloua curtipendula	Side Oats Grama	#3	Container	Deciduous	83
mc	Muhlenbergia capillaris	Pink Muhly Grass	#3	Container	Deciduous	232
ml	Muhlenbergia lindheimeri	Lindheimer`s Muhly	#3	Container	Deciduous	247
nt	Nassella tenuissima	Mexican Feather Grass	#3	Container	Deciduous	1282
oe	Opuntia ellisiana	Spineless Prickly Pear	#5	Container	Cactus	62
pa	Perovskia abrotanoides	Russian Sage	#3	Container	Perennial	88
pf	Pennisetum alopecuroides	Fountain Grass	#3	Container	Perennial	214
pv	Panicum virgatum	Switch Grass	#3	Container	Deciduous	455
sg	Salvia greggii	Autumn Sage	#3	Container	Evergreen	216
PERENNIALS/GRASSES/CACTI: 2879						2879
SMALL SHRUBS						
Aw	Anisacanthus wrightii	Wright`s Desert Honeysuckle	#3	Container	Deciduous	372
Dt	Dasylirion texanum	Texas Sotol	#3	Container	Evergreen	58
Hp	Hesperaloe parviflora	Red Yucca	#3	Container	Evergreen	69
Iv	Ilex vomitoria `Nana`	Dwarf Yaupon Holly	#5	Container	Evergreen	221
Ra	Rhus aromatica	Fragrant Sumac	#5	Container	Deciduous	53
Su	Salvia rosmarinus	Rosemary	#3	Container	Evergreen	51
SMALL SHRUBS: 824						824

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PROJECT TITLE

TOWER RD APARTMENTS

ISSUE #	DATE	DESCRIPTION
	06/26/2024	PRE-BID PAGE FLIP
	07/15/2024	PERMIT SET
3	01/17/2025	ASI 003 IFC SET
4	01/31/2025	ASI 004
9	7/31/26	Tree Removal Permit

CERTIFICATION

DRAWN BY	EN
CHECKED BY	CK
COMMISSION NUMBER	1393-289

SHEET TITLE

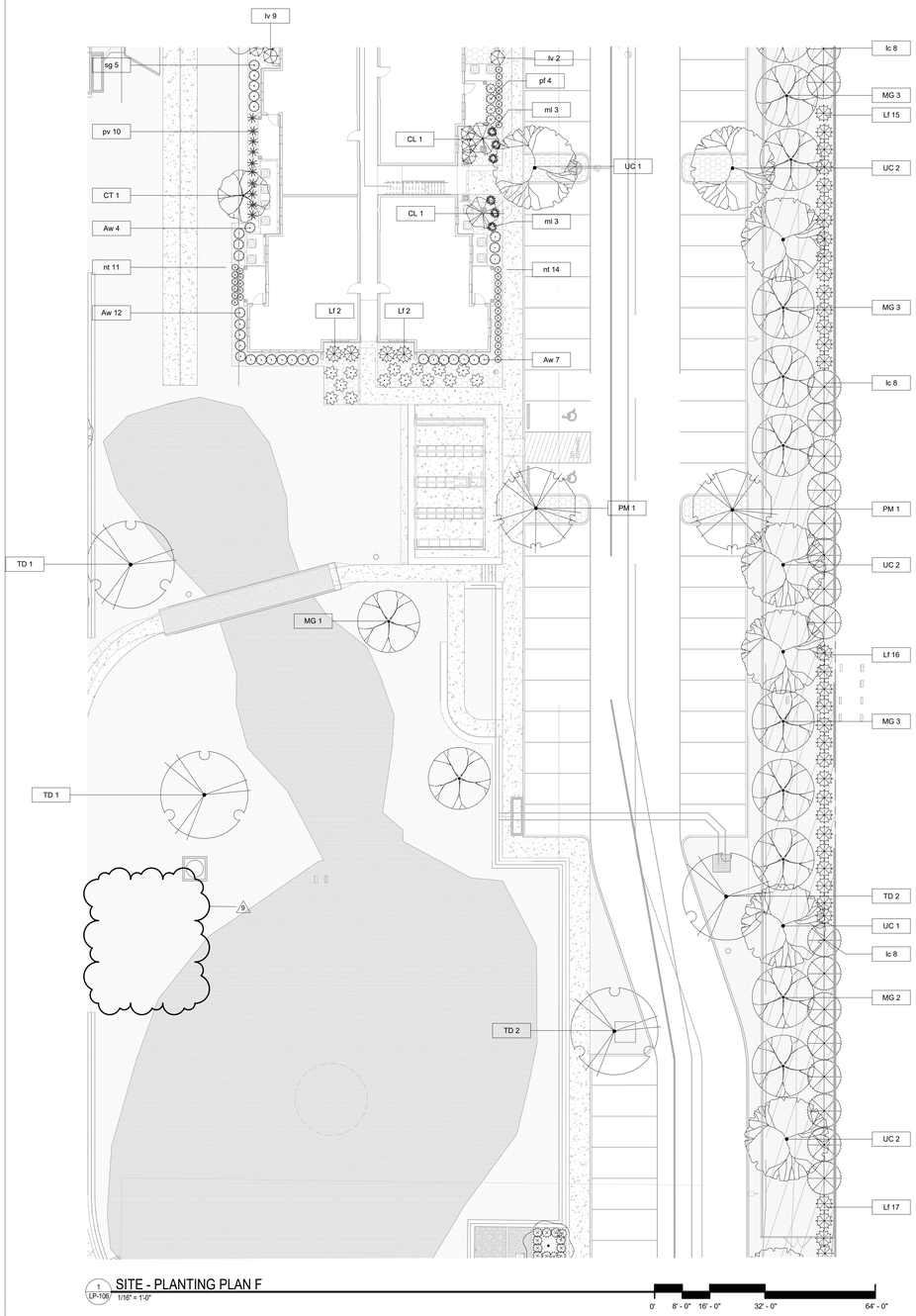
SITE - PLANTING PLAN C

SHEET NUMBER

LP-103

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1 SITE - PLANTING PLAN F
LP-106 1/16" = 1'-0"

0' 8' - 0" 16' - 0" 32' - 0" 64' - 0"

Plant Schedule

Plant Code	Botanical Name	Common Name	Size	Container	Remarks	Count
LARGE TREES						
AG	Acer grandidentatum	Bigtooth Maple	3" Cal.	B&B	Deciduous	12
FA	Fraxinus albicans	Texas Ash	3" Cal.	B&B	Deciduous	14
MG	Magnolia grandiflora	Southern Magnolia	3" Cal.	B&B	Evergreen	45
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LARGE TREES: 179						179
SMALL TREES						
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CT	Cercis canadensis texensis	Texas Redbud	2" Cal.	B&B	Deciduous	12
LI	Lagerstroemia indica	Crape Myrtle	2" Cal.	B&B	Deciduous	14
SS	Sophora secundiflora	Texas Mountain Laurel	2" Cal.	B&B	Evergreen	16
SMALL TREES: 110						110
LARGE SHRUBS						
Hs	Hibiscus syriacus	Rose of Sharon	#5	Container	Deciduous	1
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PROJECT TITLE

TOWER RD APARTMENTS

ISSUE #	DATE	DESCRIPTION
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3	01/17/2025	ASI 003 IFC SET
9	7/31/26	Tree Removal Permit

CERTIFICATION

DRAWN BY	EN
CHECKED BY	CK
COMMISSION NUMBER	1393-289

SHEET TITLE

SITE - PLANTING PLAN F

SHEET NUMBER

LP-106

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