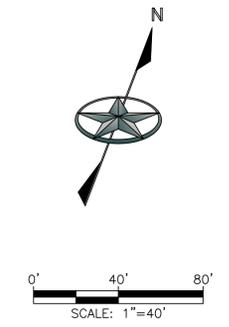


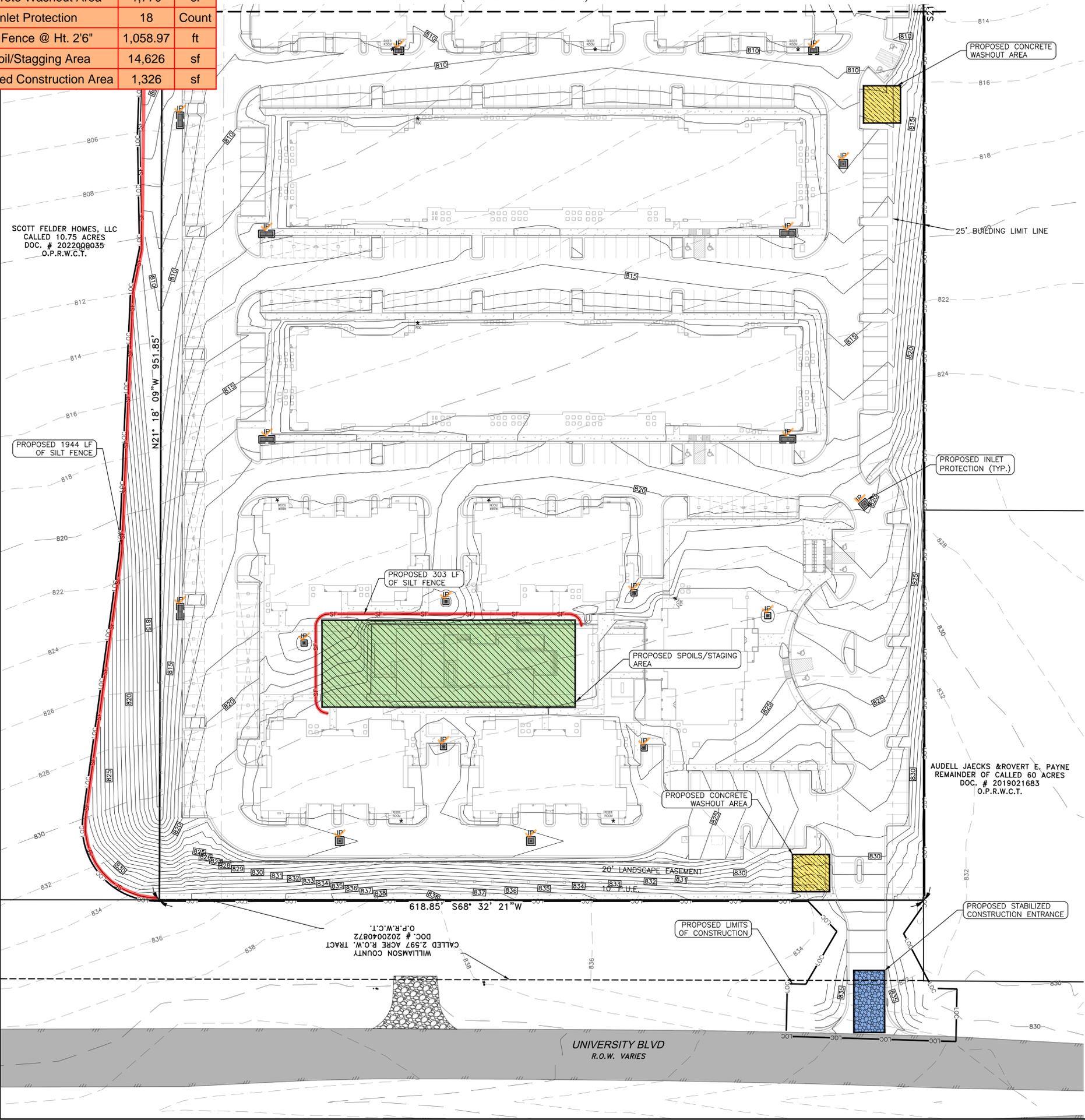
Description	Quantity	Unit
Concrete Washout Area	1,770	sf
Inlet Protection	18	Count
Silt Fence @ Ht. 2'6"	1,058.97	ft
Spoil/Stagging Area	14,626	sf
Stabilized Construction Area	1,326	sf

MATCHLINE (SEE SHEET 7 OF 37)



SCOTT FELDER HOMES, LLC
CALLED 10.75 ACRES
DOC. # 2022000035
O.P.R.W.C.T.

FILE: P:\Projects\1160 - Platform Ventures\002 - University Heights Phase 3\CAD\Sheets\1160-002 EROS.dwg TAB: 6 EROSION AND SEDIMENTATION CONTROL PLAN (SHEET 1 OF 2) PLOTTED: 4/18/2023 9:42 AM BY: VICTOR ESCARENO



LEGEND

	LOC	LIMITS OF CONSTRUCTION
	SF	SILT FENCE
	IP	INLET PROTECTION
		STABILIZED CONSTRUCTION ENTRANCE
		CONCRETE WASHOUT
		SPOILS/STAGING AREA
	900	EXISTING MAJOR CONTOUR (10')
	898	EXISTING MINOR CONTOUR (2')
	900	PROPOSED MAJOR CONTOUR
		PROPOSED MINOR CONTOUR

EROSION AND DEMOLITION NOTES:

A PRECONSTRUCTION MEETING WITH THE CIVIL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE. IF DISTURBED AREA IS NOT TO BE WORKED ON 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, I.] CIVIL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON COMPLIANCE WITH THE CITY OF ROUND ROCK RULES AND REGULATIONS. [LDC 25 - SITE TO KEEP PROJECT IN 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 CIVIL INSPECTOR. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. [ECM 1.4.4.D.4]

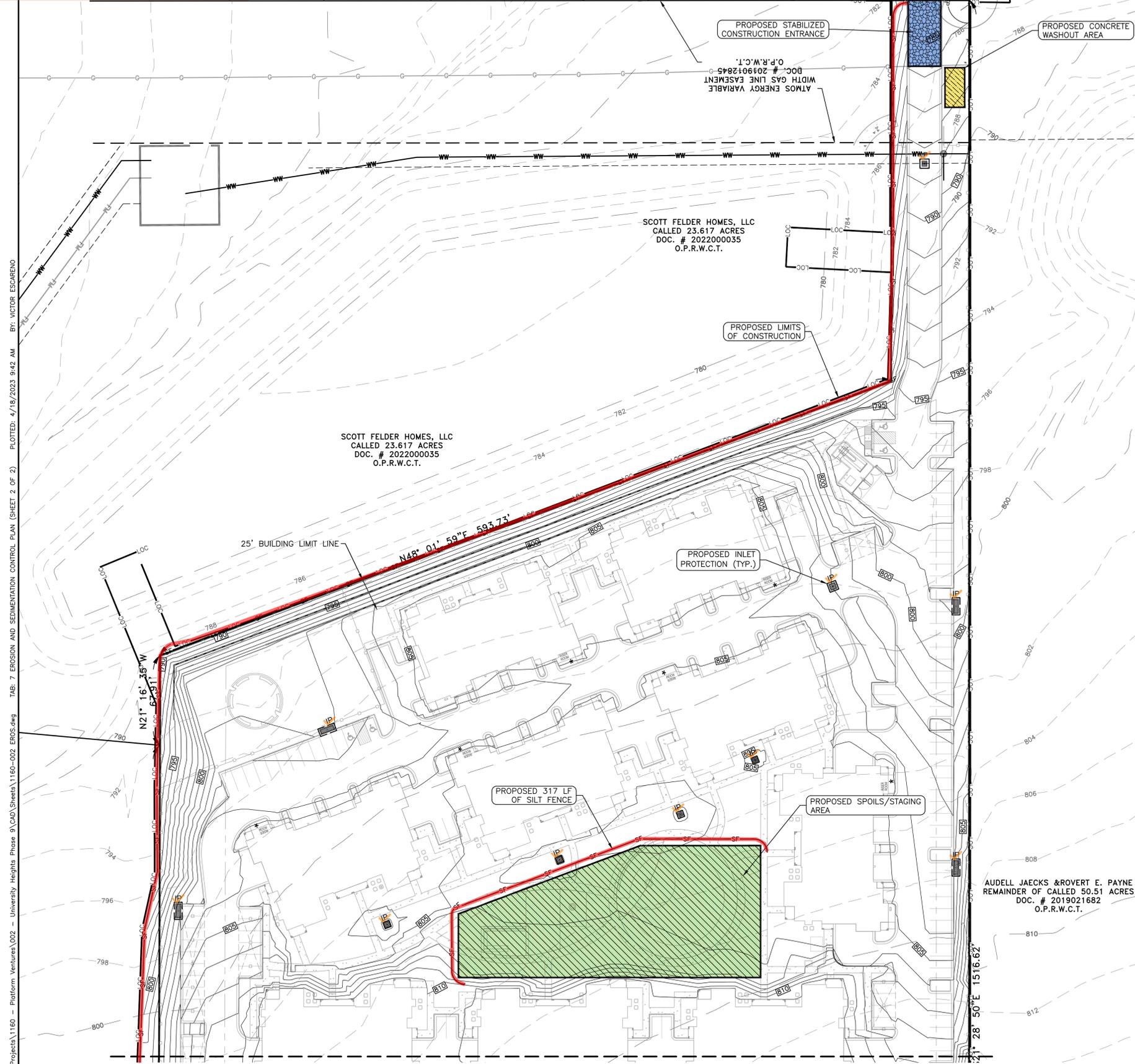
NOTES:

1. ALL DISTURBED AREAS SHALL BE REVEGETATED.
2. ANY DIRT, MUD, ROCKS, DEBRIS, ETC. THAT IS SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON ANY EXISTING PAVED STREETS SHALL BE CLEANED UP IMMEDIATELY.
3. ALL SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT. APPROVAL OF A SITE DEVELOPMENT PERMIT OR BUILDING PERMIT DOES NOT CONSTITUTE APPROVAL OF SIGNAGE.
4. CONTRACTOR TO HAND EXCAVATE IN CRITICAL ROOT ZONE

WILLIAMSON COUNTY
CALLED 2.597 ACRE R.O.W. TRACT
O.P.R.W.C.T.
DOC. # 2020040872

UNIVERSITY BLVD
R.O.W. VARIES

Legend		
Description	Quantity	Unit
Concrete Washout Area	406	sf
Inlet Protection	10	Count
Silt Fence @ Ht. 2'6"	1,513.36	ft
Spoil/Stagging Area	19,628	sf
Stabilized Construction Area	1,305	sf



LEGEND	
LOC	LIMITS OF CONSTRUCTION
SF	SILT FENCE
IP	INLET PROTECTION
[Blue hatched symbol]	STABILIZED CONSTRUCTION ENTRANCE
[Yellow hatched symbol]	CONCRETE WASHOUT
[Green hatched symbol]	SPOILS/STAGING AREA
900	EXISTING MAJOR CONTOUR (10')
898	EXISTING MINOR CONTOUR (2')
900	PROPOSED MAJOR CONTOUR
900	PROPOSED MINOR CONTOUR

EROSION AND DEMOLITION NOTES:

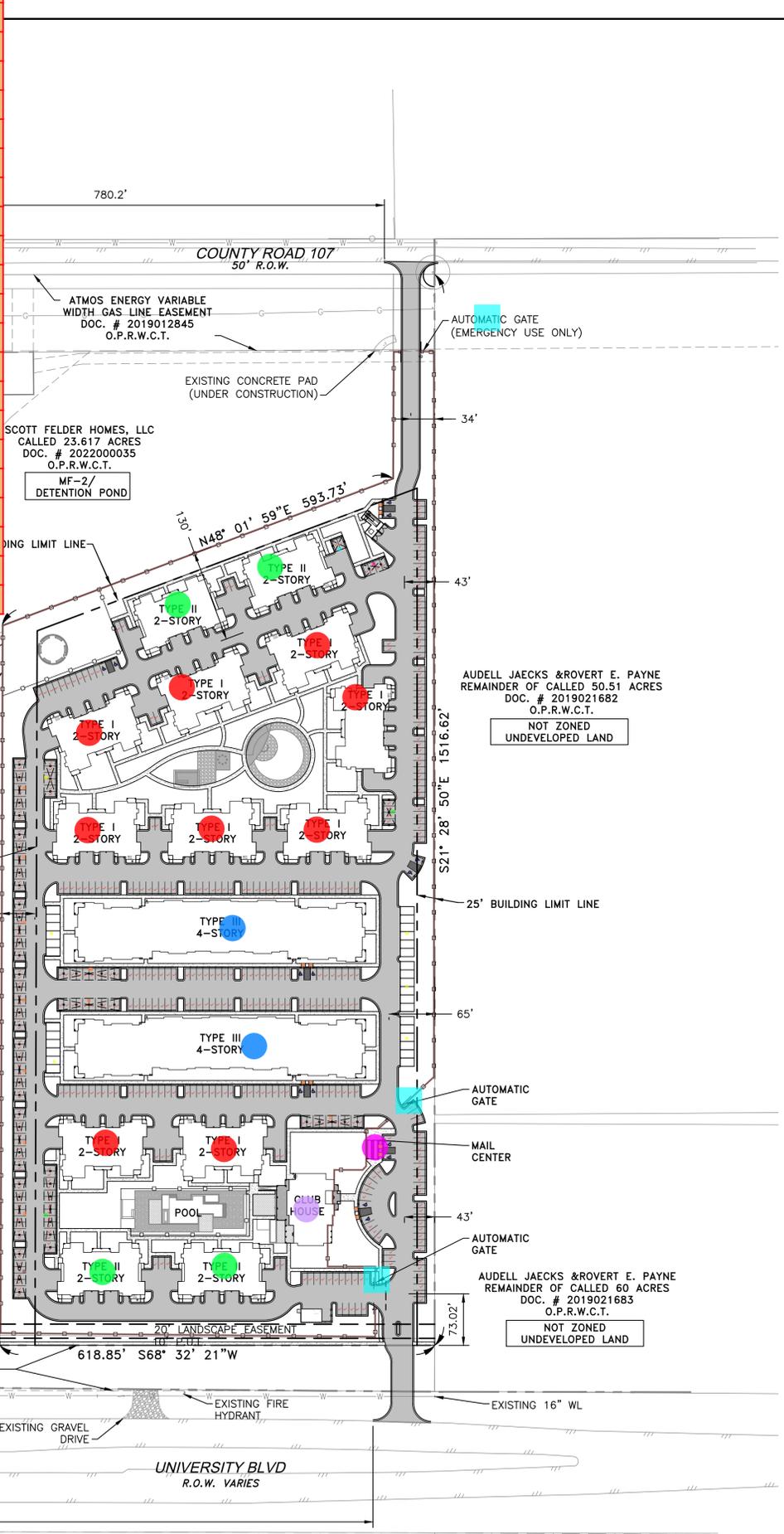
A PRECONSTRUCTION MEETING WITH THE CIVIL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING. [ECM 1.4.4.B.3, SECTION 5, I.] CIVIL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON COMPLIANCE WITH THE CITY OF ROUND ROCK RULES AND REGULATIONS. [LDC 25 - SITE TO KEEP PROJECT IN 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 CIVIL INSPECTOR. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. [ECM 1.4.4.D.4]

- NOTES:**
1. ALL DISTURBED AREAS SHALL BE REVEGETATED.
 2. ANY DIRT, MUD, ROCKS, DEBRIS, ETC. THAT IS SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON ANY EXISTING PAVED STREETS SHALL BE CLEANED UP IMMEDIATELY.
 3. ALL SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT. APPROVAL OF A SITE DEVELOPMENT PERMIT OR BUILDING PERMIT DOES NOT CONSTITUTE APPROVAL OF SIGNAGE.
 4. CONTRACTOR TO HAND EXCAVATE IN CRITICAL ROOT ZONE

FILE: P:\Projects\1160 - Platform Ventures\002 - University Heights Phase 3\CAD\Sheets\1160-002 EROS.dwg TAB: 7 EROSION AND SEDIMENTATION CONTROL PLAN (SHEET 2 OF 2) PLOTTED: 4/18/2023 9:42 AM BY: VICTOR ESCOBAR

MATCHLINE (SEE SHEET 6 OF 37)

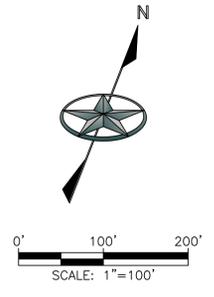
Legend		Description	Quantity	Unit
●			1	Count
●			1	Count
●			2	Count
●			4	Count
●			9	Count
✓		ADA Parking Spaces	14	Count
■		ADA Ramp	10	Count
—		Aluminium Fence @ Ht. 6'0"	3,847.18	ft
■		Automatic Gate - 17'6" X 6'0" (2 Panels) (Assumed)	3	Count
■		Covered Parking - 19'5" X 18'6"	1	Count
■		Covered Parking - 36'4" X 18'6"	1	Count
■		Covered Parking - 36'6" X 18'6"	1	Count
■		Covered Parking - 54'0" X 18'6"	1	Count
■		Covered Parking - 72'0" X 18'6"	1	Count
■		Covered Parking - 90'0" X 18'6"	1	Count
■		Covered Parking - 90'0" X 18'6"	8	Count
■		Covered Parking - 90'6" X 18'6"	1	Count
■		Covered Parking - 126'0" X 18'6"	1	Count
■		Detach Garage (6 Garage)	5	Count
✓		Parking Spaces	428	Count



PARKING SUMMARY	
	PROVIDED
ATTACHED GARAGE	130
DETACHED GARAGE	30
CARPORT	101
SURFACE	340
TOTAL	601

PARKING REQUIRED (RATIO SPACES)	
	SPACES
1 PER 1 BED-UNIT	261
2 PER 2 BED-UNIT	260
3 PER 3 BED-UNIT	45
TOTAL UNITS + 5%	28.3
CARWASH	1
TOTAL	595

BUILDING HEIGHTS	
	ACTUAL (FT.)
TYPE I	30'-10 1/2"
TYPE II	35'-8 3/4"
TYPE II	59'-7"
CLUBHOUSE	39'-5 1/4"
DETACHED GARAGE	15'-11"

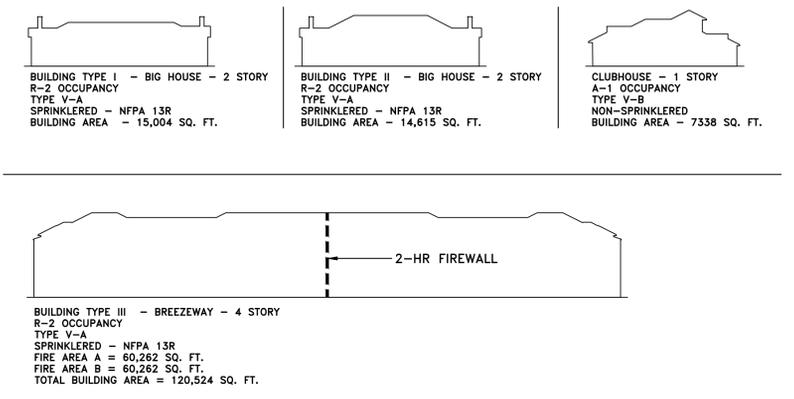


GENERAL NOTES:

- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
- FACILITIES, BUILDING OR PORTIONS OF BUILDING HEREAFTER CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY OF AN APPROVED FIRE APPARATUS ACCESS ROAD WITH AN ASPHALT, CONCRETE OR OTHER APPROVED (MUST HAVE A PERMIT OF THE FIRE MARSHAL'S OFFICE) DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
- ALL WEATHER SURFACE REQUIRED BEFORE GOING VERTICAL WITH CONSTRUCTION OF COMBUSTIBLE MATERIALS (CONCRETE OR ASPHALT). MUST SUPPORT 75,000 LBS.
- ALL SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT. APPROVAL OF A SITE DEVELOPMENT PERMIT OR BUILDING PERMIT DOES NOT CONSTITUTE APPROVAL OF SIGNAGE.
- ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR INCH (4") WHITE LETTERING STATING "NO PARKING - FIRE LANE", "FIRE LANE - TOW AWAY ZONE", OR SIMILAR WORDING. WORDING MAY NOT BE SPACED MORE THAN THIRTY FEET (30') APART.
- IN AREAS WHERE FIRE LANES ARE REQUIRED BUT NO CONTINUOUS CURB IS AVAILABLE, ONE OF THE FOLLOWING METHODS SHALL BE USED, IN CONJUNCTION WITH THE CURB MARKINGS, TO INDICATE THAT THE FIRE LANE IS CONTINUOUS:
 - OPTION #1: SIGNS TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") IN HEIGHT WITH RED LETTERING ON A WHITE BACKGROUND STATING "NO PARKING - FIRE LANE", "FIRE LANE - TOW AWAY ZONE", OR SIMILAR WORDING SHALL BE MOUNTED CONSPICUOUSLY ALONG THE EDGE OF THE FIRE LANE. SIGNS MAY BE SPACED NO MORE THAN SIXTY FEET (60') APART AND THE LETTERING SHALL BE AT LEAST 3/8" STROKE
 - OPTION #2: FROM THE POINT THE FIRE LANE BEGINS TO THE POINT THE FIRE LANE ENDS, INCLUDING BEHIND ALL PARKING SPACES WITH ADJOIN A FIRE LANE, SHALL BE MARKED WITH ONE CONTINUOUS RED STRIPE HAVING A MINIMUM WIDTH OF AT LEAST FOUR INCHES (4") PAINTED ON THE DRIVE SURFACE BEHIND THE PARKING SPACES. ALL CURBING ADJOINING A FIRE LANE MUST BE PAINTED RED. RED STRIPES AND CURBS WILL CONTAIN THE WORDING "NO PARKING - FIRE LANE" "FIRE LANE - TOW AWAY ZONE", OR SIMILAR WORDING PAINTED IN FOUR INCH (4") WHITE LETTERS .WORDING MAY NOT BE SPACED MORE THAN THIRTY FEET (30') APART.
- ALL SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT. APPROVAL OF A SITE DEVELOPMENT PERMIT OR BUILDING PERMIT DOES NOT CONSTITUTE APPROVAL OF SIGNAGE.
- THE GRADES THROUGH THE FIRE LANE ACCESS SHALL NOT BE GREATER THAN > 7%, AND THE GRADE BREAKS NOT BE GREATER THAN > 3%.

EMERGENCY ACCESS GATES:

- THE FOLLOWING ACCESS SYSTEMS SHALL BE INSTALLED ON ALL PRIMARY GATES.
- OPTICOM IR PLATFORM RECEIVER AND TRANSMITTER. WHEN ACTIVATED VIA THE OPTICOM RECEIVER, THE GATE(S) SHALL REMAIN OPEN FOR 20 MINUTES.
 - KNOX® KEY SWITCH.
 - THE GATE OPENING SYSTEM SHALL INCORPORATE A FAIL-SAFE MANUAL BACKUP OR AUTOMATIC RELEASE IN THE EVENT OF A FAILURE OF THE ELECTRICAL OR MECHANICAL EQUIPMENT. THE MANUAL RELEASE MAY BE IN THE FORM OF A PULL CABLE THAT DISENGAGES THE CHAIN DRIVE OR A 911 PIN-LOCK THAT DISENGAGES THE ARE OF A SWING GATE.

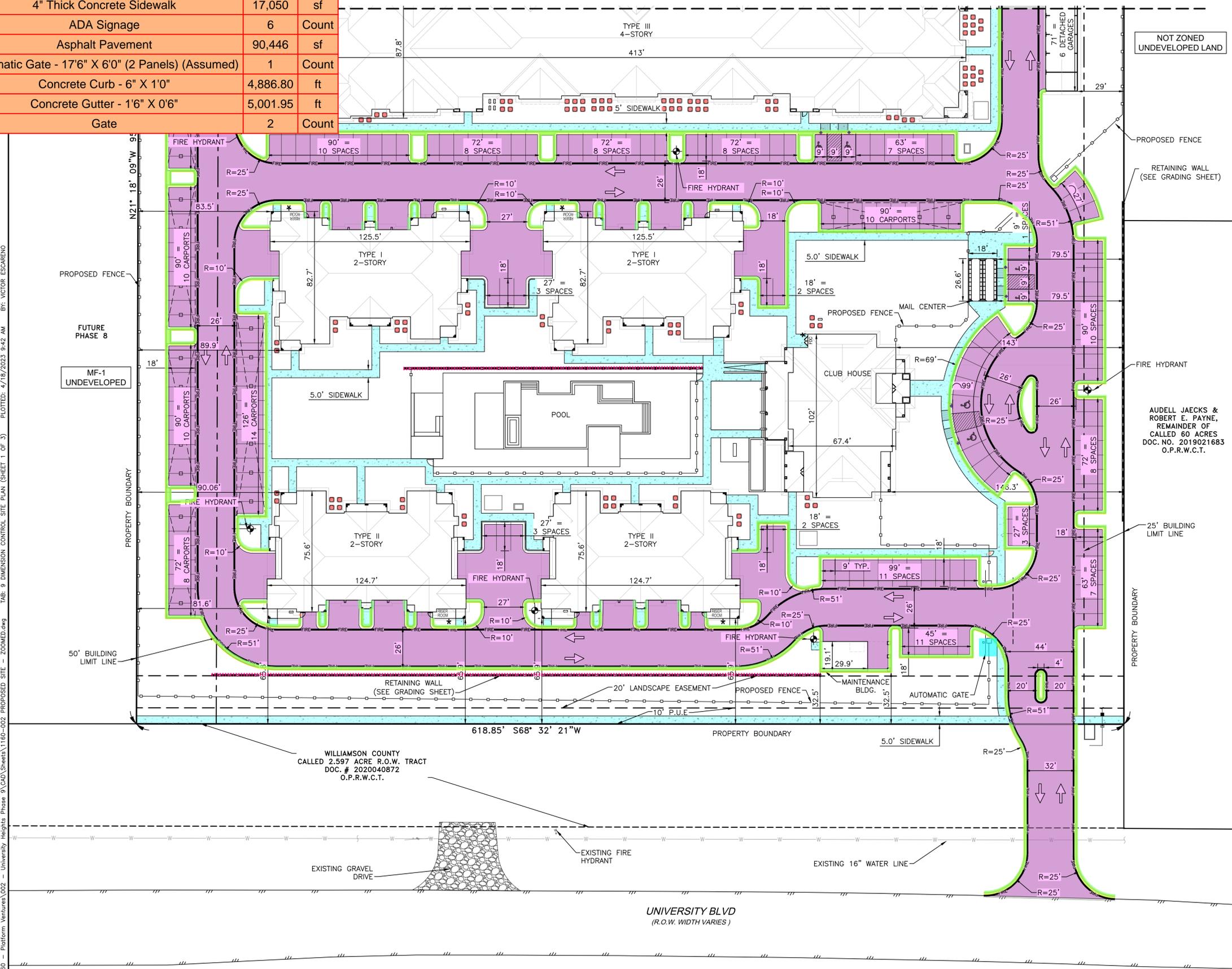


FILE: P:\Projects\1160 - Platform Ventures\002 - University Heights Phase 0\CAD\Sheets\1160-002 PROPOSED SITE.dwg TAB: 8 DIMENSION CONTROL SITE OVERALL PLAN PLOTTED: 4/18/2023 9:42 AM BY: VICTOR E

Legend		
Description	Quantity	Unit
1'0" Thick Concrete Retaining Wall @ Ht. 3'8"	381.93	ft
1'0" Thick Concrete Retaining Wall @ Ht.2'0"	187.84	ft
4" Thick Concrete Pad	880	sf
4" Thick Concrete Sidewalk	17,050	sf
ADA Signage	6	Count
Asphalt Pavement	90,446	sf
Automatic Gate - 17'6" X 6'0" (2 Panels) (Assumed)	1	Count
Concrete Curb - 6" X 1'0"	4,886.80	ft
Concrete Gutter - 1'6" X 0'6"	5,001.95	ft
Gate	2	Count

FILE: P:\Projects\1160 - Platform Ventures\002 - University Heights Phase 8\CAD\Sheets\1160-002 PROPOSED SITE - ZONED.dwg
 TAB: 9 DIMENSION CONTROL SITE PLAN (SHEET 1 OF 3)
 PLOTTED: 4/18/2023 9:42 AM BY: VICTOR ESCARENO

MATCHLINE (SEE SHEET 10 OF 37)



NOT ZONED UNDEVELOPED LAND

RETAINING WALL (SEE GRADING SHEET)

AUDELL JAECKS &
ROBERT E. PAYNE,
REMAINDER OF
CALLED 60 ACRES
DOC. NO. 2019021683
O.P.R.W.C.T.

LEGEND	
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING GAS LINE
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE LANE
	PROPOSED FENCE
	LOT LINE
	EASEMENT LINE
	SETBACK LINE
	LIMITS OF CONSTRUCTION
	PROPOSED RETAINING WALL
	PROPOSED SIDEWALK
	PROPOSED SIDEWALK RAMP
	PROPOSED HANDICAP PARKING

WILLIAMSON COUNTY
CALLED 2.597 ACRE R.O.W. TRACT
DOC. # 2020040872
O.P.R.W.C.T.

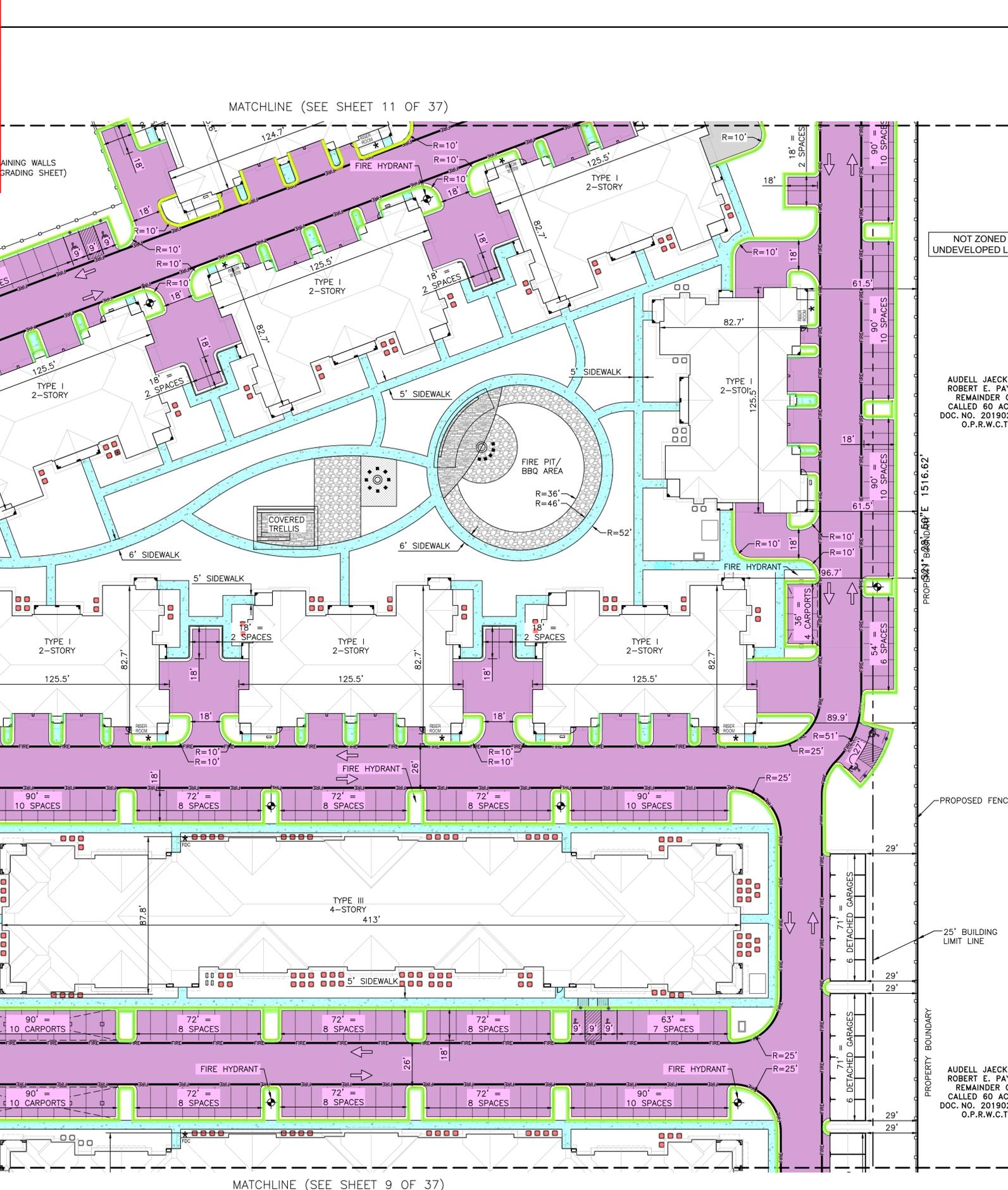
EXISTING GRAVEL DRIVE

EXISTING FIRE HYDRANT

EXISTING 16" WATER LINE

UNIVERSITY BLVD
(R.O.W. WIDTH VARIES)

Description	Quantity	Unit
1'0" Thick Concrete Retaining Wall @ Ht. 4'0"	88.80	ft
4" Thick Concrete Pad	1,289	sf
4" Thick Concrete Sidewalk	22,428	sf
ADA Signage	6	Count
Asphalt Pavement	114,491	sf
Concrete Curb - 6" X 1'0"	5,788.13	ft
Concrete Gutter - 1'6" X 0'6"	5,980.16	ft



LEGEND

	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING GAS LINE
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE LANE
	PROPOSED FENCE
	LOT LINE
	EASEMENT LINE
	SETBACK LINE
	LIMITS OF CONSTRUCTION
	PROPOSED RETAINING WALL
	PROPOSED SIDEWALK
	PROPOSED PAVEMENT
	PROPOSED SIDEWALK RAMP
	PROPOSED HANDICAP PARKING

NOT ZONED UNDEVELOPED LAND

AUELLE JAECKS & ROBERT E. PAYNE, REMAINDER OF CALLED 60 ACRES DOC. NO. 2019021682 O.P.R.W.C.T.

PROPOSED FENCE

25' BUILDING LIMIT LINE

AUELLE JAECKS & ROBERT E. PAYNE, REMAINDER OF CALLED 60 ACRES DOC. NO. 2019021682 O.P.R.W.C.T.

FILE: P:\Projects\1160 - Platform Ventures\002 - University Heights Phase 3\CAD\Sheets\1160-002 PROPOSED SITE - ZONED.dwg
 TAB: 10 DIMENSION CONTROL SITE PLAN (SHEET 2 OF 3)
 PLOTTED: 4/18/2023 9:42 AM BY: VICTOR ESCARENO

MATCHLINE (SEE SHEET 11 OF 37)

MATCHLINE (SEE SHEET 9 OF 37)

Symbol	Description	Quantity	Unit
●	1.5' X 1.5' Grate Inlet	2	Count
●	2' X 2' Grate Inlet	3	Count
●	2.5' X 2.5' Grate Inlet	1	Count
●	3' X 3' Grate Inlet	1	Count
●	4' Dia Storm Sewer Manhole	1	Count
●	4' X 4' Grate Inlet	2	Count
●	5' Dia Storm Sewer Manhole	1	Count
●	10' Curb Inlet	3	Count
●	18" HDPE 45 Degree Horizontal Bend	8	Count
—	18" HDPE Storm Sewer Line	670.93	ft
—	18" RCP Storm Sewer Line	93.40	ft
—	18" Storm Headwall	2	Count
—	24" HDPE 45 Degree Horizontal Bend	7	Count
—	24" HDPE Storm Sewer Line	1,064.17	ft
—	30" HDPE Storm Sewer Line	116.33	ft
—	45 Degree Horizontal WYE	9	Count

MATCHLINE (SEE SHEET 10 OF 37)

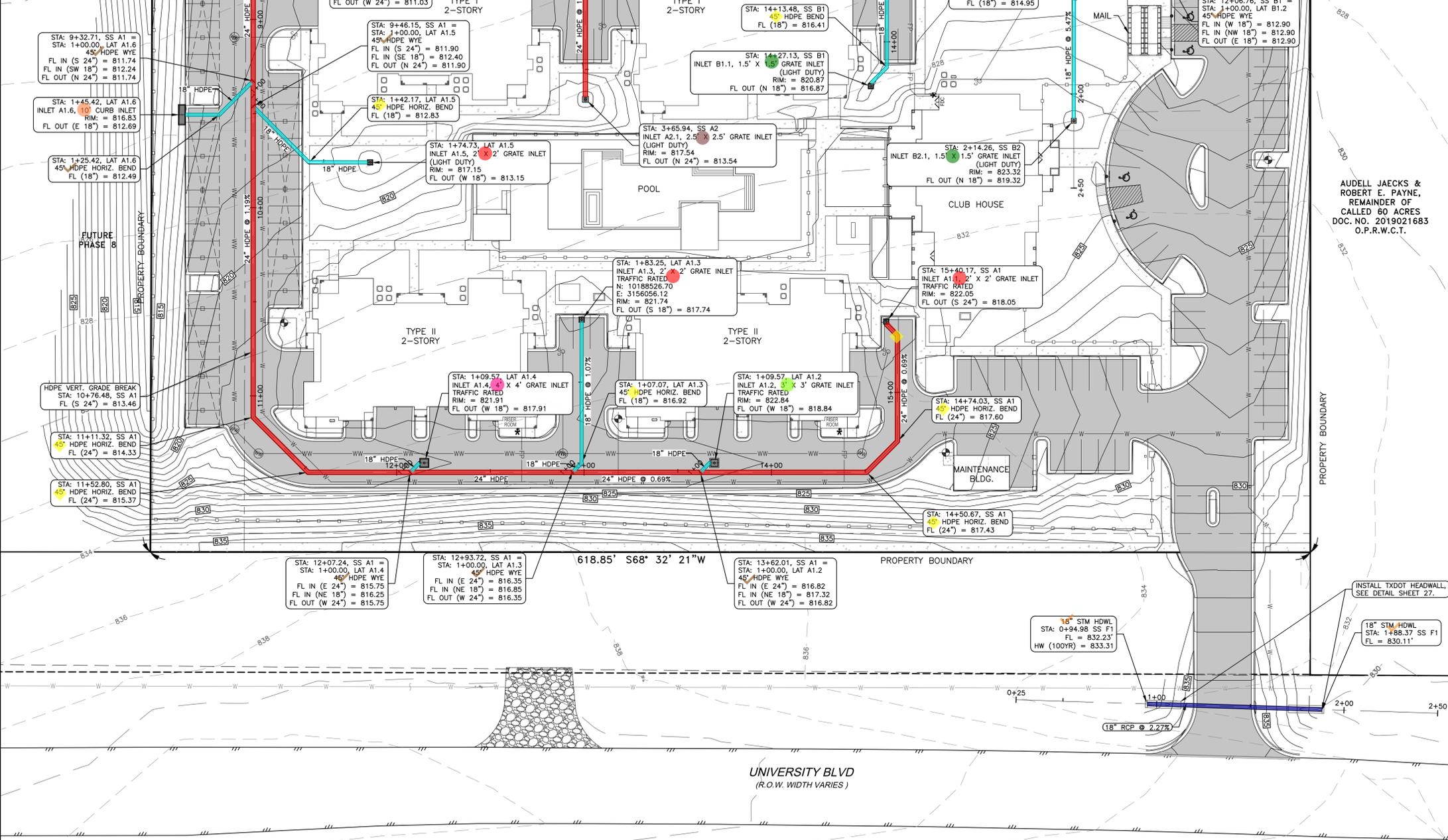


LEGEND

— W —	EXISTING WATER LINE
- - - W - - -	PROPOSED WATER LINE
⊕	PROPOSED VALVE
⊕	PROPOSED FIRE HYDRANT
- - - WW - - -	EXISTING WASTEWATER LINE
- - - WW - - -	PROPOSED WASTEWATER LINE
⊕	PROPOSED WASTEWATER CLEANOUT
⊕	PROPOSED WASTEWATER MANHOLE
⊕	PROPOSED STORM SEWER
⊕	PROPOSED STORM SEWER INLETS, CURB INLET / GRATE INLET
⊕	PROPOSED STORM SEWER MANHOLE
- - -	PROPERTY LINE
- - -	EASEMENT
▭	PROPOSED SIDEWALK
▭	PROPOSED PAVEMENT
▭	PROPOSED SIDEWALK RAMP
900	EXISTING MAJOR CONTOUR (10')
898	EXISTING MINOR CONTOUR (2')
900	PROPOSED MAJOR CONTOUR
900	PROPOSED MINOR CONTOUR

AUDELL JAECKS &
ROBERT E. PAYNE,
REMAINDER OF
CALLED 60 ACRES
DOC. NO. 2019021683
O.P.R.W.C.T.

FILE: P:\Projects\1160 - Platform Ventures\002 - University Heights Phase 0\CAD\Sheets\1160-002 PROPOSED STW - ZOOMED.dwg
 TAB: 17 STORM PLAN (SHEET 1 OF 3)
 PLOTTED: 4/18/2023 9:44 AM
 BY: VICTOR ESCOBAR



Description	Quantity	Unit
2.5' X 2.5' Grate Inlet	4	Count
4' X 4' Grate Inlet	1	Count
5' Curb Inlet	1	Count
5' Dia Storm Sewer Manhole	2	Count
10' Curb Inlet	7	Count
18" HDPE 45 Degree Horizontal Bend	7	Count
18" HDPE Horizontal Bend	2	Count
18" HDPE Storm Sewer Line	697.25	ft
24" HDPE 45 Degree Horizontal Bend	4	Count
24" HDPE Storm Sewer Line	684.75	ft
30" HDPE Storm Sewer Line	761.38	ft
45 Degree Horizontal WYE	9	Count

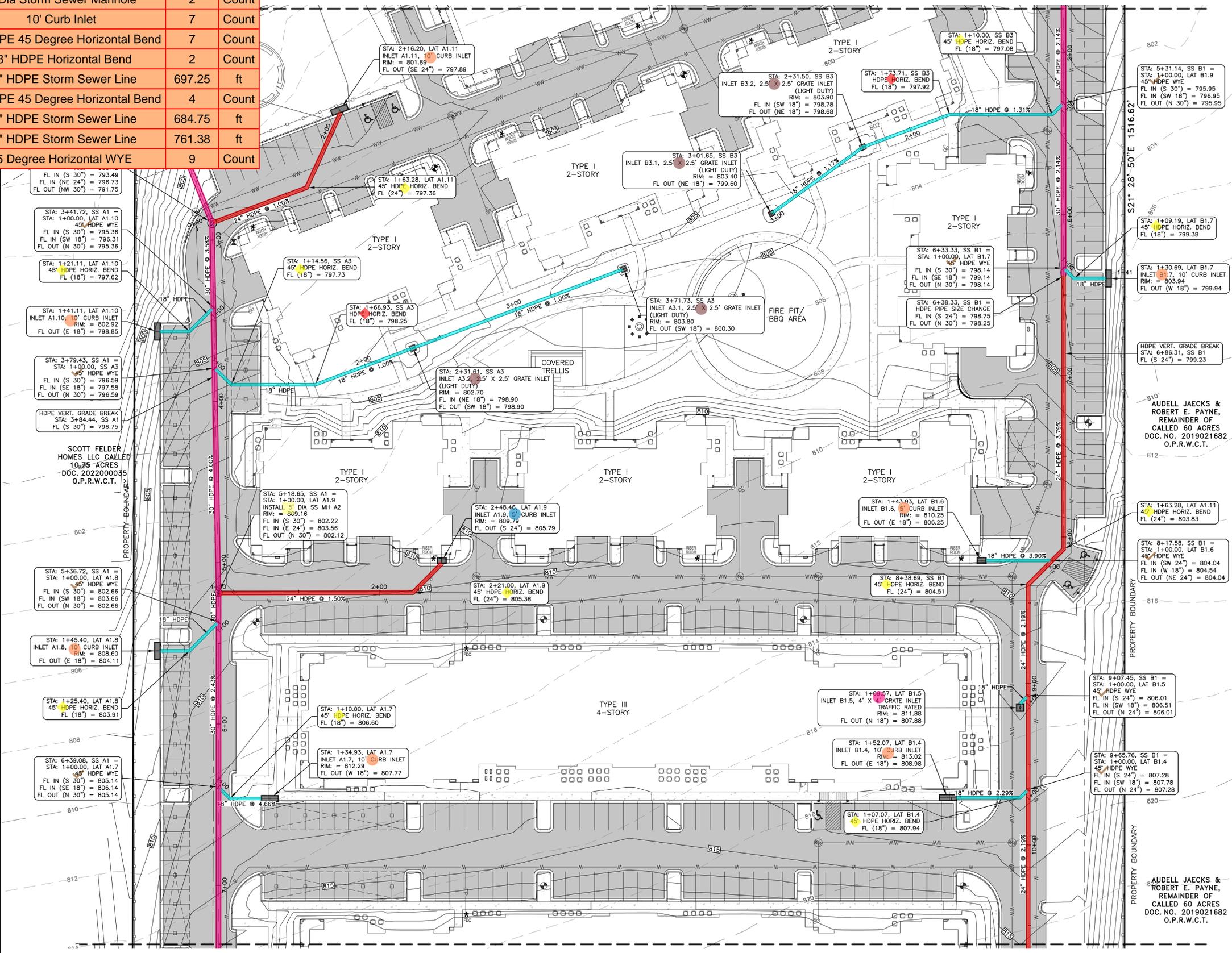
MATCHLINE (SEE SHEET 11 OF 37)



LEGEND

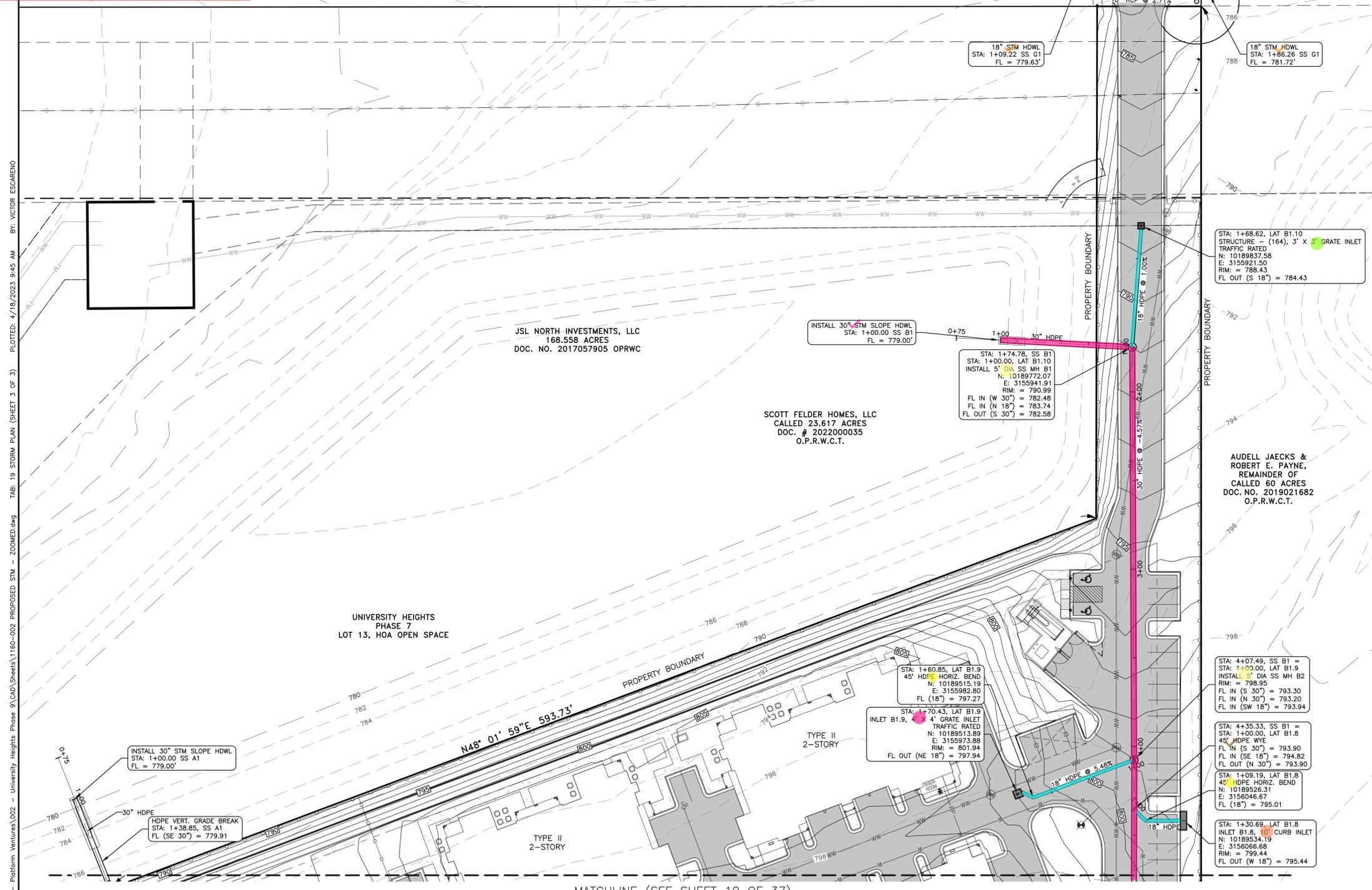
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED VALVE
	PROPOSED FIRE HYDRANT
	EXISTING WASTEWATER LINE
	PROPOSED WASTEWATER LINE
	PROPOSED WASTEWATER CLEANOUT
	PROPOSED WASTEWATER MANHOLE
	PROPOSED STORM SEWER INLETS, CURB INLET / GRATE INLET
	PROPOSED STORM SEWER MANHOLE
	PROPERTY LINE
	EASEMENT
	PROPOSED SIDEWALK
	PROPOSED PAVEMENT
	PROPOSED SIDEWALK RAMP
	EXISTING MAJOR CONTOUR (10')
	EXISTING MINOR CONTOUR (2')
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR

FILE: P:\Projects\1160 - Platform Ventures\002 - University Heights Phase 3\CAD\Sheets\1160-002 PROPOSED SW - ZOOMED.dwg
 TAB: 18 STORY PLAN (SHEET 2 OF 3)
 PLOTTED: 4/18/2023 9:45 AM
 BY: VICTOR ESCOBAR



MATCHLINE (SEE SHEET 9 OF 37)

Legend			
Description	Quantity	Unit	
3' X 3' Grate Inlet	1	Count	
4' X 4' Grate Inlet	1	Count	
5' Dia Storm Sewer Manhole	2	Count	
10' Curb Inlet	1	Count	
18" HDPE Horizontal Bend	2	Count	
18" HDPE Storm Sewer Line	160.98	ft	
18" RCP Storm Sewer Line	77.21	ft	
18" Storm Headwall	2	Count	
30" HDPE Storm Sewer Line	373.32	ft	
30" Storm Headwall	1	Count	
45 Degree Horizontal WYE	1	Count	



LEGEND	
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED VALVE
	PROPOSED FIRE HYDRANT
	EXISTING WASTEWATER LINE
	PROPOSED WASTEWATER LINE
	PROPOSED WASTEWATER CLEANOUT
	PROPOSED WASTEWATER MANHOLE
	PROPOSED STORM SEWER
	PROPOSED STORM SEWER INLETS, CURB INLET / GRATE INLET
	PROPOSED STORM SEWER MANHOLE
	PROPERTY LINE
	EASEMENT
	PROPOSED SIDEWALK
	PROPOSED PAVEMENT
	PROPOSED SIDEWALK RAMP
	EXISTING MAJOR CONTOUR (10')
	EXISTING MINOR CONTOUR (2')
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR

FILE: P:\Projects\1160 - Platform Ventures\002 - University Heights Phase 9\CAD\Sheets\1160-002 PROPOSED STM - ZOOMED.dwg
 TAB: 19 STORM PLAN (SHEET 3 OF 3)
 PLOTTED: 4/18/2023 9:45 AM BY: VICTOR ESCOBAR

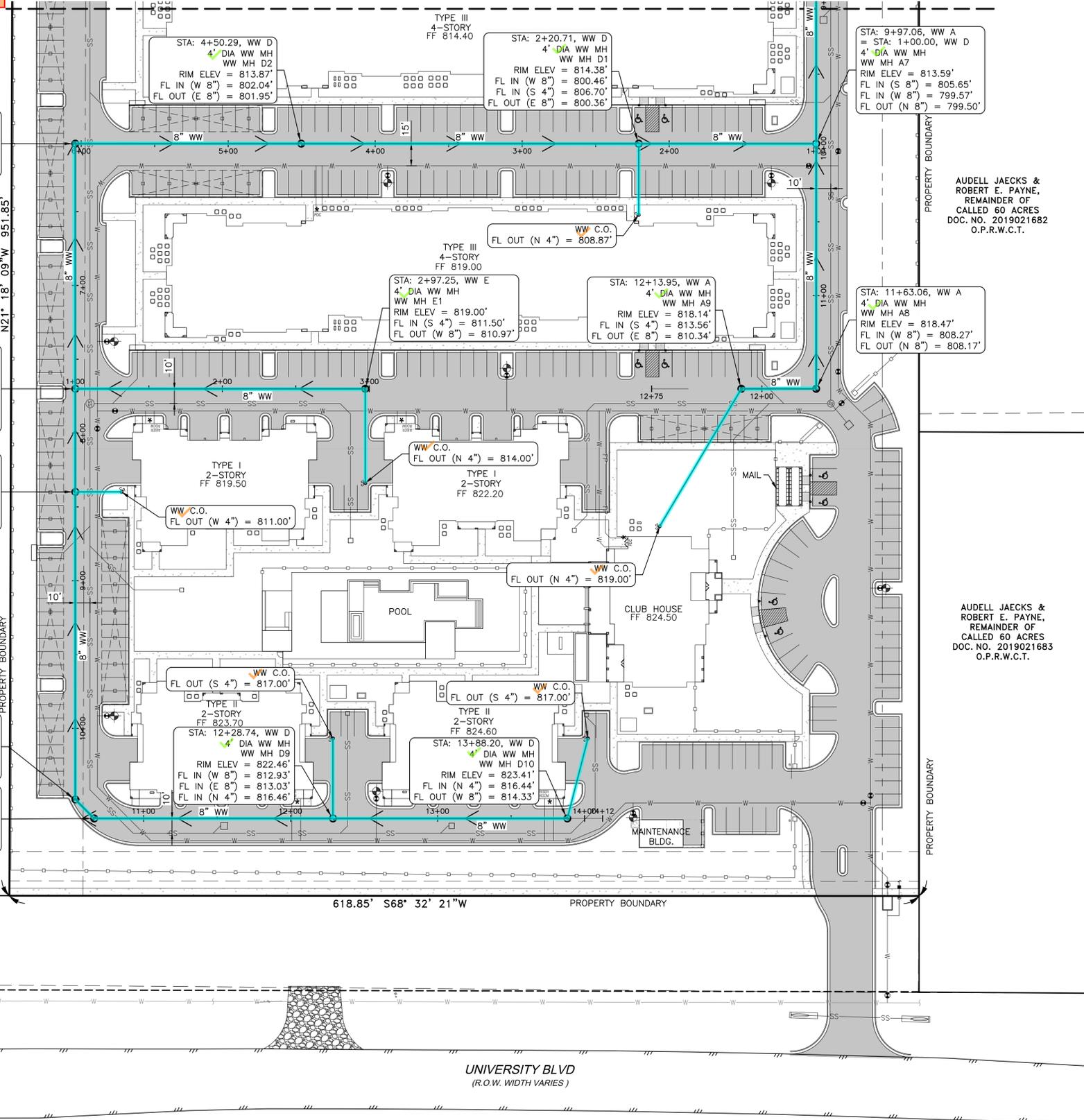
Legend		
Description	Quantity	Unit
4' Dia Wastewater Manhole	13	Count
8" Waste Water Line	2,163.19	ft
Wastewater Cleanout	6	Count

MATCHLINE (SEE SHEET 10 OF 37)



LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- EXISTING WASTEWATER LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WASTEWATER CLEANOUT
- PROPOSED WASTEWATER MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER INLETS, CURB INLET / GRATE INLET
- PROPOSED STORM SEWER MANHOLE
- PROPERTY LINE
- EASEMENT
- PROPOSED PAVEMENT
- LIMITS OF CONSTRUCTION



SCOTT FELDER HOMES LLC CALLED 10.75 ACRES 104 DOC. 202200035 O.P.R.W.C.T.

STA: 7+70.00, WW D = STA: 1+00.00, WW E 4' DIA WW MH WW MH D4 RIM ELEV = 816.50' FL IN (S 8'') = 807.17' FL IN (E 8'') = 806.94' FL OUT (N 8'') = 806.84'

STA: 8+39.83, WW D 4' DIA WW MH WW MH D5 RIM ELEV = 817.73' FL IN (E 4'') = 808.80' FL OUT (S 8'') = 808.47' FL OUT (N 8'') = 808.37'

STA: 10+48.18, WW D 4' DIA WW MH WW MH D6 RIM ELEV = 821.23' FL IN (N 8'') = 811.46' FL OUT (SE 8'') = 811.55'

STA: 10+66.31, WW D 4' DIA WW MH WW MH D7 RIM ELEV = 821.38' FL IN (NW 8'') = 811.64' FL OUT (E 8'') = 811.71'

STA: 4+50.29, WW D 4' DIA WW MH WW MH D2 RIM ELEV = 813.87' FL IN (W 8'') = 802.04' FL OUT (E 8'') = 801.95'

STA: 2+20.71, WW D 4' DIA WW MH WW MH D1 RIM ELEV = 814.38' FL IN (W 8'') = 800.46' FL IN (S 4'') = 806.70' FL OUT (E 8'') = 800.36'

STA: 9+97.06, WW A = STA: 1+00.00, WW D 4' DIA WW MH WW MH A7 RIM ELEV = 813.59' FL IN (S 8'') = 805.65' FL IN (W 8'') = 799.57' FL OUT (N 8'') = 799.50'

STA: 2+97.25, WW E 4' DIA WW MH WW MH E1 RIM ELEV = 819.00' FL IN (S 4'') = 811.50' FL OUT (W 8'') = 810.97'

STA: 12+13.95, WW A 4' DIA WW MH WW MH A9 RIM ELEV = 818.14' FL IN (S 4'') = 813.56' FL OUT (E 8'') = 810.34'

STA: 11+63.06, WW A 4' DIA WW MH WW MH A8 RIM ELEV = 818.47' FL IN (W 8'') = 808.27' FL OUT (N 8'') = 808.17'

WW C.O. FL OUT (W 4'') = 811.00'

WW C.O. FL OUT (N 4'') = 814.00'

WW C.O. FL OUT (N 4'') = 819.00'

FL OUT (S 4'') = WW C.O. = 817.00'

FL OUT (S 4'') = WW C.O. = 817.00'

STA: 12+28.74, WW D 4' DIA WW MH WW MH D9 RIM ELEV = 822.46' FL IN (W 8'') = 812.93' FL IN (E 8'') = 813.03' FL IN (N 4'') = 816.46'

STA: 13+88.20, WW D 4' DIA WW MH WW MH D10 RIM ELEV = 823.41' FL IN (N 4'') = 816.44' FL OUT (W 8'') = 814.33'

N21° 18' 09" W 951.85'

FUTURE PHASE 8

618.85' S68° 32' 21" W PROPERTY BOUNDARY

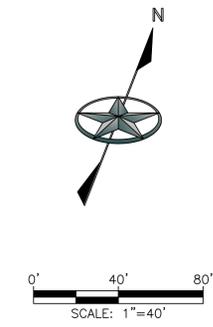
UNIVERSITY BLVD (R.O.W. WIDTH VARIES)

AUDELL JAECKS & ROBERT E. PAYNE, REMAINDER OF CALLED 60 ACRES DOC. NO. 2019021682 O.P.R.W.C.T.

AUDELL JAECKS & ROBERT E. PAYNE, REMAINDER OF CALLED 60 ACRES DOC. NO. 2019021683 O.P.R.W.C.T.

FILE: P:\Projects\1160 - Platform Ventures\002 - University Heights Phase 8\CAD\Sheets\1160-002 PROPOSED WW - ZOOMED.dwg TAB: 20 WASTEWATER PLAN (SHEET 1 OF 2) PLOTTED: 4/18/2023 10:30 AM BY: VICTOR ESCARENO

Legend		
Description	Quantity	Unit
4' Dia Wastewater Manhole	12	Count
4' Dia Wastewater Manhole	1	Count
8" Waste Water Line	2,267.35	ft
Remove Existing 8" WW Plug	1	Count
Wastewater Cleanout	10	Count



LEGEND

	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED VALVE
	PROPOSED FIRE HYDRANT
	EXISTING WASTEWATER LINE
	PROPOSED WASTEWATER LINE
	PROPOSED WASTEWATER CLEANOUT
	PROPOSED WASTEWATER MANHOLE
	PROPOSED STORM SEWER
	PROPOSED STORM SEWER INLETS, CURB INLET / GRATE INLET
	PROPOSED STORM SEWER MANHOLE
	PROPERTY LINE
	EASEMENT
	PROPOSED PAVEMENT
	LIMITS OF CONSTRUCTION

FILE: P:\Projects\1160 - Platform Ventures\002 - University Heights Phase 7\1160-002 PROPOSED WW - ZOOMED.dwg TAB: 21 WASTEWATER PLAN (SHEET 2 OF 2) PLOTTED: 4/18/2023 10:30 AM BY: VICTOR ESCOBEDO

EXIST. LIFT STATION

JSL NORTH INVESTMENTS, LLC
168.558 ACRES
DOC. NO. 2017057905 OPRWC

SCOTT FELDER HOMES, LLC
CALLED 23.617 ACRES
DOC. # 2022000035
O.P.R.W.C.T.

UNIVERSITY HEIGHTS
PHASE 7
LOT 13, HOA OPEN SPACE

AUDELL JAECKS &
ROBERT E. PAYNE,
REMAINDER OF
CALLED 60 ACRES
DOC. NO. 2019021682
O.P.R.W.C.T.

STA: 4+03.89, WW A
4' DIA WW MH
= STA: 1+00.00, WW B
4' DIA WW MH
WW MH A3
RIM ELEV = 798.99'
FL IN (S 8") = 791.09'
FL IN (SW 8") = 791.09'
FL IN (SW 4") = 791.09'
FL OUT (N 8") = 790.99'

STA: 5+51.54, WW A
4' DIA WW MH
WW MH A4
RIM ELEV = 803.36'
FL IN (S 8") = 796.41'
FL IN (SW 4") = 798.35'
FL OUT (N 8") = 794.03'

AUDELL JAECKS &
ROBERT E. PAYNE,
REMAINDER OF
CALLED 60 ACRES
DOC. NO. 2019021682
O.P.R.W.C.T.

STA: 7+70.65, WW A
4' DIA WW MH
WW MH A5
RIM ELEV = 808.31'
FL IN (S 8") = 797.93'
FL IN (W 4") = 803.31'
FL OUT (N 8") = 797.84'

STA: 8+32.06, WW A
= STA: 1+00.00, WW C
4' DIA WW MH
WW MH A6
RIM ELEV = 809.76'
FL IN (S 8") = 798.43'
FL IN (W 8") = 800.79'
FL OUT (N 8") = 798.33'

STA: 2+95.04, WW A
4' DIA WW MH
WW MH A2
RIM ELEV = 795.23'
FL IN (S 8") = 787.72'
FL OUT (N 8") = 782.05'

STA: 1+76.03, WW B
4' DIA WW MH
WW MH B1
RIM ELEV = 802.98'
FL IN (SW 8") = 791.84'
FL IN (NW 4") = 797.90'
FL OUT (NE 8") = 791.74'

STA: 3+41.53, WW B
4' DIA WW MH
WW MH B2
RIM ELEV = 804.43'
FL IN (SW 8") = 792.77'
FL IN (SE 4") = 797.00'
FL IN (NW 4") = 801.08'
FL OUT (NE 8") = 792.67'

STA: 4+96.03, WW B
4' DIA WW MH
WW MH B3
RIM ELEV = 802.81'
FL IN (SW 8") = 793.64'
FL IN (SE 4") = 795.60'
FL OUT (NE 8") = 793.54'

STA: 6+66.01, WW B
4' DIA WW MH
WW MH B4
RIM ELEV = 803.08'
FL IN (SE 4") = 798.00'
FL OUT (NE 8") = 795.69'

SCOTT FELDER
HOMES LLC CALLED
10.75 ACRES
DOC. 2022000035
O.P.R.W.C.T.

WW C.O.
FL OUT (SW 4") = 803.50'

WW C.O.
FL OUT (NW 4") = 800.00'

WW C.O.
FL OUT (NE 4") = 802.01'

WW C.O.
FL OUT (S 4") = 806.00'

WW C.O.
FL OUT (S 4") = 806.00'

WW C.O.
FL OUT (E 4") = 805.11'

STA: 4+33.50, WW C
4' DIA WW MH
WW MH C3
RIM ELEV = 809.84'
FL IN (N 4") = 804.80'
FL OUT (E 8") = 802.66'

STA: 2+69.50, WW C
4' DIA WW MH
WW MH C2
RIM ELEV = 810.74'
FL IN (W 8") = 801.84'
FL IN (N 4") = 805.00'
FL OUT (E 8") = 801.74'

STA: 2+20.71, WW C
4' DIA WW MH
WW MH C1
RIM ELEV = 810.47'
FL IN (W 8") = 801.49'
FL IN (S 4") = 803.40'
FL OUT (E 8") = 801.39'

WW C.O.
FL OUT (N 4") = 809.00'

MATCHLINE (SEE SHEET 9 OF 37)

Legend		
Description	Quantity	Unit
4" W Domestic Water Line	250.74	ft
6" W Fire Line	11.85	ft
6" W Fire Line	278.74	ft
8" 22.5 Degree Bend	2	Count
8" 45 Degree Bend	7	Count
8" Gate Valve	1	Count
8" W PVC C-900 DR14 Water Line	1,305.48	ft
8" X 4" Reducing TEE	5	Count
8" X 6" Reducing TEE	11	Count
12" Gate Valve	1	Count
12" W PVC C-900 DR14 Water Line	445.43	ft
12" X 4" Reducing TEE	3	Count
12" X 6" Reducing TEE	5	Count
12" X 8" Reducer	2	Count
12" X 12" TEE	1	Count
Fire Hydrant Assembly	8	Count

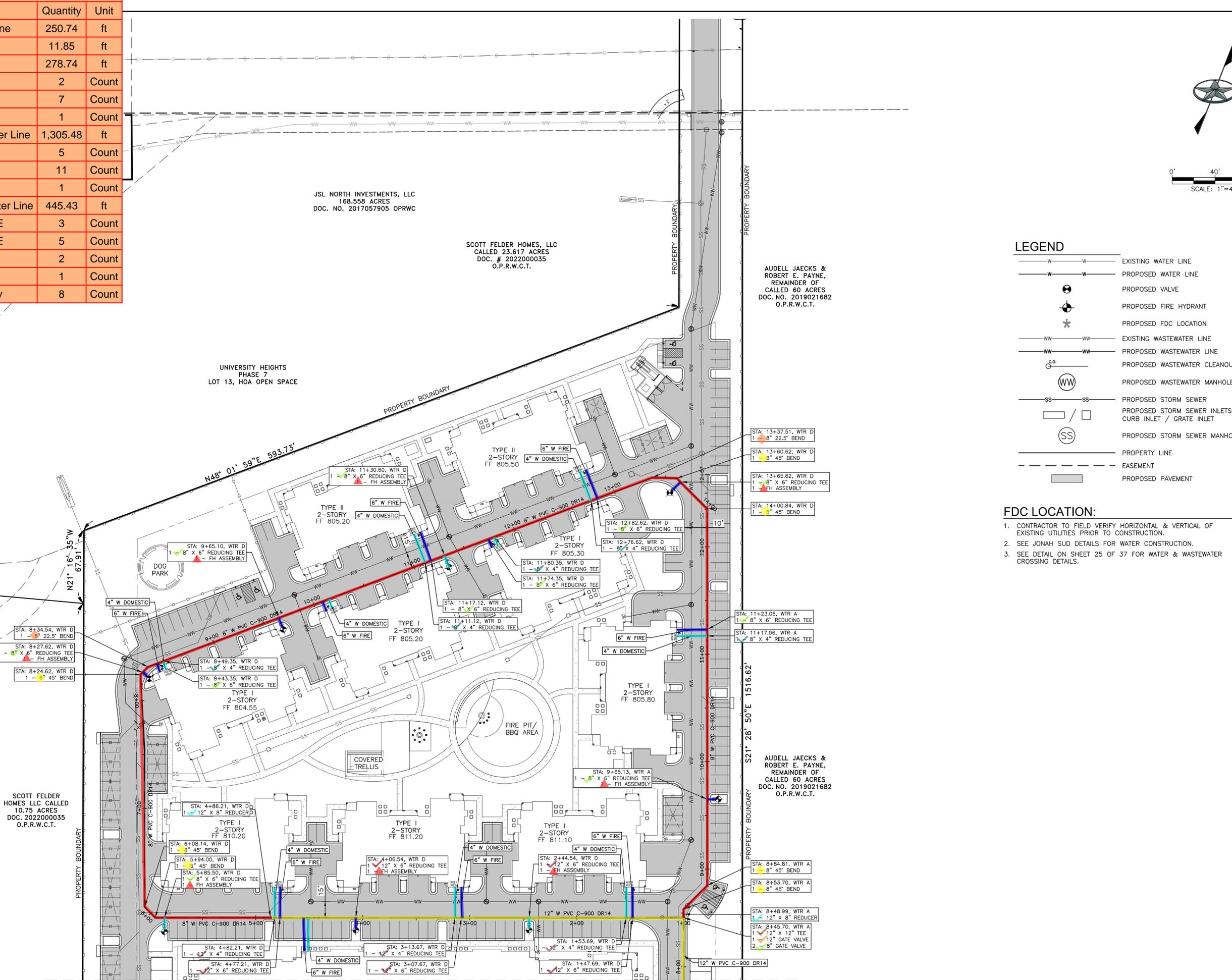


LEGEND

	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED FDC LOCATION
	EXISTING WASTEWATER LINE
	PROPOSED WASTEWATER LINE
	PROPOSED WASTEWATER CLEANOUT
	PROPOSED WASTEWATER MANHOLE
	PROPOSED STORM SEWER
	PROPOSED STORM SEWER INLET, CURB INLET / GRATE INLET
	PROPOSED STORM SEWER MANHOLE
	PROPERTY LINE
	EASEMENT
	PROPOSED PAVEMENT

- FDC LOCATION:**
- CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - SEE JONAH SUD DETAILS FOR WATER CONSTRUCTION.
 - SEE DETAIL ON SHEET 25 OF 37 FOR WATER & WASTEWATER CROSSING DETAILS.

FILE: P:\Projects\1160 - Platform Ventures\002 - University Heights Phase 7\CAD\Sheets\1160-002 PROPOSED WTR - ZOOMED.dwg TAB: 23 WATER PLAN (SHEET 2 OF 2) PLOTTED: 4/18/2023 9:46 AM BY: VICTOR ESCOBEDO



MATCHLINE (SEE SHEET 22 OF 37)

Legend		
Description	Quantity	Unit
	10.00	ft
4" Thick Concrete Subslab	4,591	sf
4" Thick Concrete Subslab	814	sf
Countertop	90	sf
F-03 - Aluminum Pool Fence @ Ht. 4'0"	433.89	ft
F-04 - Pool Gate - 3'0" X 6'0"	2	Count
Feature Wall	27.00	ft
Firepit - 2'0"X8'0"	1	Count
Full Coping Pool Area	3,164	sf
Grill Island with Bar Height Seating	2	Count
Kitchen Structure - 24'0"X26'0"	1	Count
Outdoor Television	1	Count
P-02 - Concrete Ramp	1	Count
P-03 - 6"(T) X 12"(W) - Medium Broom Finish Concrete Band	83.11	ft
P-06 - Wood Look -6"X36" W/ Non Slip Finish Porcelain Tile Pavers	5,405	sf
P-08 - Artificial Turf	2,783	sf
P-08 - Artificial Turf	254	sf
PL-06 - Pool Stair Handrail	22.00	ft
PL-07 - 14"X24"X2" Natural Stone Coping W/ Soft C Edge	288.68	ft
Pool Seat Shelf	37	sf
Pool Sunshelf	190	sf
Pool Sunshelf Under Aluminum Trellis	202	sf
Recessed Plunge Pool	201	sf
SS-03 - Pool Shelf Trellis - 13'10"X24'3"	339	sf
SS-04 - Pool Deck Trellis - 10'0"X30'0"	1	Count



1 POOL COURTYARD
Scale: 1" = 10'-0"

REFERENCE NOTES SCHEDULE		
CODE	DESCRIPTION	DETAIL
2	Entry Column	
3	6' Metal Picket Perimeter Fence	
4	Concrete Sidewalk, typ.	
7	Bocce Court	
8	Artificial Turf	
9	Linear Firepit & Lounge Seating	
12	Porcelain Pavers	
13	Full Coping Pool	
14	Pool Party Stairs	
15	Pool Seat Shelf	
16	Pool Sunshelf	
17	Pool Sunshelf under Aluminum Trellis	
18	Recessed Plunge Pool	
20	Feature Wall with Outdoor Television	
21	Grill Island with Bar Height Seating	
22	Pool Equipment Room	
23	Picnic Tables on Crushed Granite	
25	Firepit with Adirondack Chairs	
26	Seat Wall	
27	Raised Outdoor Staging Area	
30	Berm	
31	Hammock Garden on Crushed Granite	

FENCE		
CODE	DESCRIPTION	DETAIL
F-01	Perimeter Fence	
F-03	Pool Fence	
F-04	Pool Gate	
F-05	Dog Park Fence	
F-06	Dog Park Gate	
F-08	Vehicular Slide Gate	
F-09	Vehicular Swing Gate	

LIGHTING		
CODE	DESCRIPTION	DETAIL
LS-01	Pool Deck Pole Light	
LS-02	Pedestrian Pole Light	
LS-04	Light Bollard	
LS-09	GFCI	

PAVING		
CODE	DESCRIPTION	DETAIL
P-01	Concrete Sidewalk	
P-02	Concrete Ramp	
P-03	6" Concrete Band	
P-06	Porcelain Tile	
P-07	Decomposed Granite	
P-08	Artificial Turf	

POOL		
CODE	DESCRIPTION	DETAIL
PL-07	Natural stone coping	

SITE ELEMENTS		
CODE	DESCRIPTION	DETAIL
S-02	Outdoor ping pong table	
S-05	Hammock	
S-06	Hammock Post	
S-08	Dog waste station	
S-10	Dog fountain	
S-13	Pedestrian Bench	

SHADE STRUCTURES		
CODE	DESCRIPTION	DETAIL
SS-01	Kitchen structure at pool	
SS-02	Kitchen structure at park space	
SS-03	Pool shelf trellis	
SS-04	Pool deck trellis	
SS-05	Hammock garden trellis	
SS-06	Dog park entry trellis	

1511 Bar

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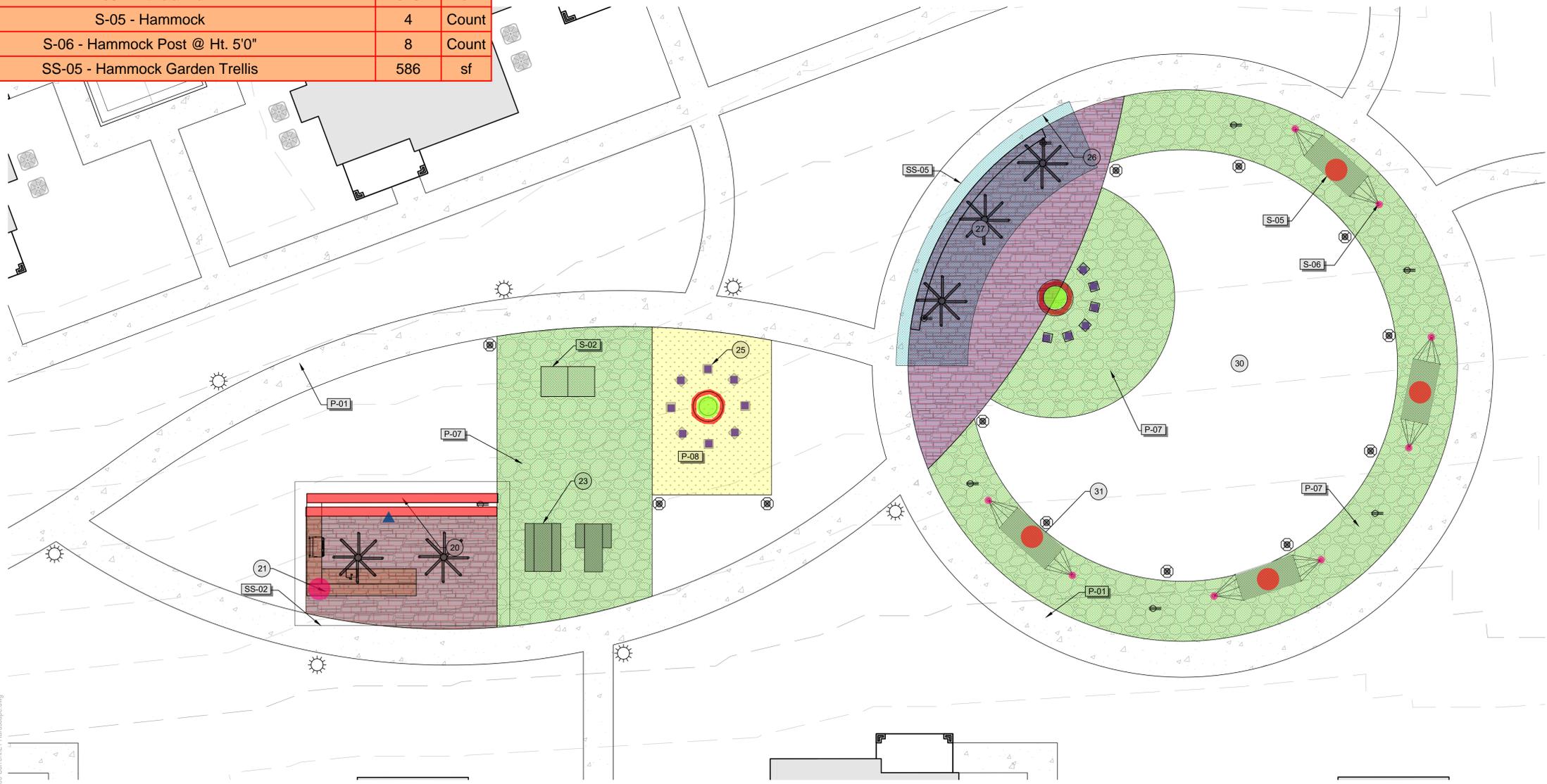
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Legend		
Description	Quantity	Unit
1'0" Thick Fire Pit Wall	31.41	ft
3'0" Dia Firepit	2	Count
4" Thick Concrete Subslab	1,056	sf
4" Thick Concrete Subslab	580	sf
Adirondack Chairs	14	Count
Countertop	106	sf
Feature Wall	63.70	ft
Grill Island with Bar Height Seating	1	Count
Outdoor Television	1	Count
P-06 - Wood Look -6"X36" W/ Non Slip Finish Porcelain Tile Pavers	1,638	sf
P-07 - Decomposed Granite	3,785	sf
P-08 - Artificial Turf	545	sf
S-05 - Hammock	4	Count
S-06 - Hammock Post @ Ht. 5'0"	8	Count
SS-05 - Hammock Garden Trellis	586	sf



REFERENCE NOTES SCHEDULE		
CODE	DESCRIPTION	DETAIL
2	Entry Column	
3	6' Metal Picket Perimeter Fence	
4	Concrete Sidewalk, typ.	
7	Bocce Court	
8	Artificial Turf	
9	Linear Firepit & Lounge Seating	
12	Porcelain Pavers	
13	Full Coping Pool	
14	Pool Party Stairs	
15	Pool Seat Shelf	
16	Pool Sunshelf	
17	Pool Sunshelf under Aluminum Trellis	
18	Recessed Plunge Pool	
20	Feature Wall with Outdoor Television	
21	Grill Island with Bar Height Seating	
22	Pool Equipment Room	
23	Picnic Tables on Crushed Granite	
25	Firepit with Adirondack Chairs	
26	Seat Wall	
27	Raised Outdoor Staging Area	
30	Berm	
31	Hammock Garden on Crushed Granite	

FENCE		
CODE	DESCRIPTION	DETAIL
F-01	Perimeter Fence	
F-03	Pool Fence	
F-04	Pool Gate	
F-05	Dog Park Fence	
F-06	Dog Park Gate	
F-08	Vehicular Slide Gate	
F-09	Vehicular Swing Gate	

LIGHTING		
CODE	DESCRIPTION	DETAIL
LS-01	Pool Deck Pole Light	
LS-02	Pedestrian Pole Light	
LS-04	Light Bollard	
LS-09	GFCI	

PAVING		
CODE	DESCRIPTION	DETAIL
P-01	Concrete Sidewalk	
P-02	Concrete Ramp	
P-03	6" Concrete Band	
P-06	Porcelain Tile	
P-07	Decomposed Granite	
P-08	Artificial Turf	

POOL		
CODE	DESCRIPTION	DETAIL
PL-07	Natural stone coping	

SITE ELEMENTS		
CODE	DESCRIPTION	DETAIL
S-02	Outdoor ping pong table	
S-05	Hammock	
S-06	Hammock Post	
S-08	Dog waste station	
S-10	Dog fountain	
S-13	Pedestrian Bench	

SHADE STRUCTURES		
CODE	DESCRIPTION	DETAIL
SS-01	Kitchen structure at pool	
SS-02	Kitchen structure at park space	
SS-03	Pool shelf trellis	
SS-04	Pool deck trellis	
SS-05	Hammock garden trellis	
SS-06	Dog park entry trellis	

1 PASSIVE COURTYARD
Scale: 1" = 10'-0"



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1511 Bar

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Legend		
Description	Quantity	Unit
	10.00	ft
4" thick Concrete Sidewalk - Standard Gray w/ Light broom Finish	1,906	sf
4" thick Concrete Sidewalk - Standard Gray w/ Light broom Finish	6,317	sf
6" thick Cast-In-Place Concrete Steps	31	sf
24" Tall Raised Masonry Planter Wall with 4" thick Pre-Cast Concrete Cap	51.73	ft
45-Gallon Trash Receptacles	4	Count
Benches - 5'6"X2'3"X1'7"	8	Count
Bike Rack	12	Count
Brick Pavers	2,475	sf
Concrete Pedestrian Pavers	2,655	sf
Glass Pool/Patio Barrier @Ht. 4'0"	54.06	ft
Handrail @CIP Steps	11.10	ft
Tree Grate - 6'x6'	11	Count
Type 1 Curb Ramp	4	Count

KEY NOTES / SITE AMENITIES

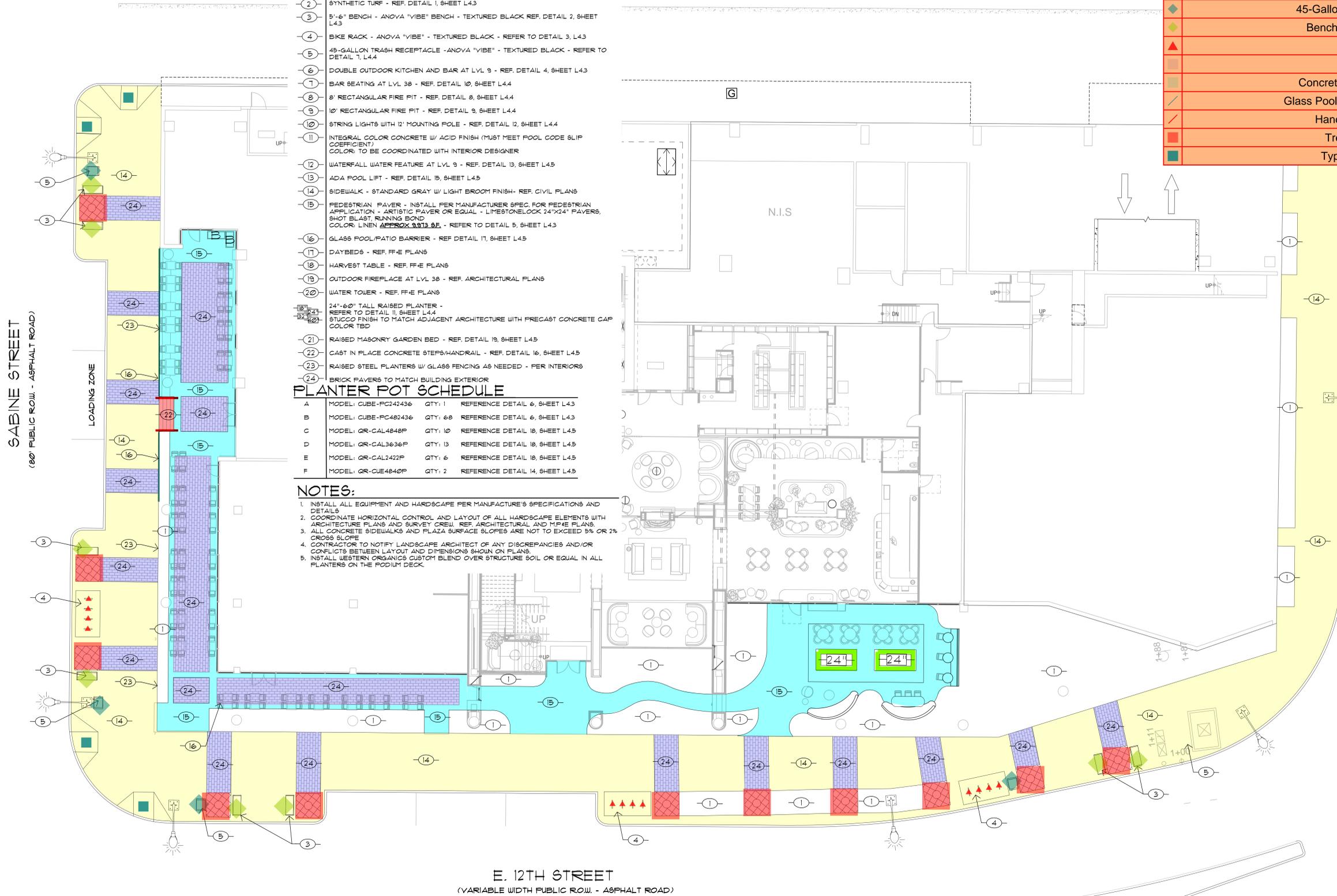
- 1 LANDSCAPE AREA
- 2 SYNTHETIC TURF - REF. DETAIL 1, SHEET L4.3
- 3 5'-6" BENCH - ANOVA "VIBE" BENCH - TEXTURED BLACK REF. DETAIL 2, SHEET L4.3
- 4 BIKE RACK - ANOVA "VIBE" - TEXTURED BLACK - REFER TO DETAIL 3, L4.3
- 5 45-GALLON TRASH RECEPTACLE - ANOVA "VIBE" - TEXTURED BLACK - REFER TO DETAIL 1, L4.4
- 6 DOUBLE OUTDOOR KITCHEN AND BAR AT LVL. 9 - REF. DETAIL 4, SHEET L4.3
- 7 BAR SEATING AT LVL. 9B - REF. DETAIL 10, SHEET L4.4
- 8 8' RECTANGULAR FIRE PIT - REF. DETAIL 8, SHEET L4.4
- 9 10' RECTANGULAR FIRE PIT - REF. DETAIL 9, SHEET L4.4
- 10 STRING LIGHTS WITH 12' MOUNTING POLE - REF. DETAIL 12, SHEET L4.4
- 11 INTEGRAL COLOR CONCRETE W/ ACID FINISH (MUST MEET POOL CODE SLIP COEFFICIENT) COLOR: TO BE COORDINATED WITH INTERIOR DESIGNER
- 12 WATERFALL WATER FEATURE AT LVL. 9 - REF. DETAIL 13, SHEET L4.5
- 13 ADA POOL LIFT - REF. DETAIL 15, SHEET L4.5
- 14 SIDEWALK - STANDARD GRAY W/ LIGHT BROOM FINISH- REF. CIVIL PLANS
- 15 PEDESTRIAN PAVEMENT - INSTALL PER MANUFACTURER SPEC. FOR PEDESTRIAN APPLICATION - ARTISTIC PAVEMENT OR EQUAL - LIMESTONELOCK 24"X24" PAVERS, SHOT BLAST, RUNNING BOND COLOR: LINEN APPROX. 9.912.95 - REFER TO DETAIL 5, SHEET L4.3
- 16 GLASS POOL/PATIO BARRIER - REF. DETAIL 17, SHEET L4.5
- 17 DAYBEDS - REF. FF-E PLANS
- 18 HARVEST TABLE - REF. FF-E PLANS
- 19 OUTDOOR FIREPLACE AT LVL. 9B - REF. ARCHITECTURAL PLANS
- 20 WATER TOWER - REF. FF-E PLANS
- 21 24"-60" TALL RAISED PLANTER - REFER TO DETAIL 11, SHEET L4.4 STUCCO FINISH TO MATCH ADJACENT ARCHITECTURE WITH PRECAST CONCRETE CAP COLOR TBD
- 22 RAISED MASONRY GARDEN BED - REF. DETAIL 19, SHEET L4.5
- 23 CAST IN PLACE CONCRETE STEPS/HANDRAIL - REF. DETAIL 16, SHEET L4.5
- 24 RAISED STEEL PLANTERS W/ GLASS FENCING AS NEEDED - PER INTERIORS
- 25 BRICK PAVERS TO MATCH BUILDING EXTERIOR

PLANTER POT SCHEDULE

Model	Qty	Reference
A MODEL: CUBE-PC242436	QTY: 1	REFERENCE DETAIL 6, SHEET L4.3
B MODEL: CUBE-PC482436	QTY: 68	REFERENCE DETAIL 6, SHEET L4.3
C MODEL: QR-CAL4848P	QTY: 10	REFERENCE DETAIL 10, SHEET L4.5
D MODEL: QR-CAL3636P	QTY: 13	REFERENCE DETAIL 10, SHEET L4.5
E MODEL: QR-CAL2422P	QTY: 6	REFERENCE DETAIL 10, SHEET L4.5
F MODEL: QR-CUE4840P	QTY: 2	REFERENCE DETAIL 14, SHEET L4.5

NOTES:

1. INSTALL ALL EQUIPMENT AND HARDSCAPE PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.
2. COORDINATE HORIZONTAL CONTROL AND LAYOUT OF ALL HARDSCAPE ELEMENTS WITH ARCHITECTURE PLANS AND SURVEY CREW. REF. ARCHITECTURAL AND M.P.E. PLANS.
3. ALL CONCRETE SIDEWALKS AND PLAZA SURFACE SLOPES ARE NOT TO EXCEED 5% OR 2% CROSS SLOPE.
4. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES AND/OR CONFLICTS BETWEEN LAYOUT AND DIMENSIONS SHOWN ON PLANS.
5. INSTALL WESTERN ORGANICS CUSTOM BLEND OVER STRUCTURE SOIL OR EQUAL IN ALL PLANTERS ON THE PODIUM DECK.



HARDSCAPE PLAN LEVEL 1

SCALE: 1"=10'-0"

