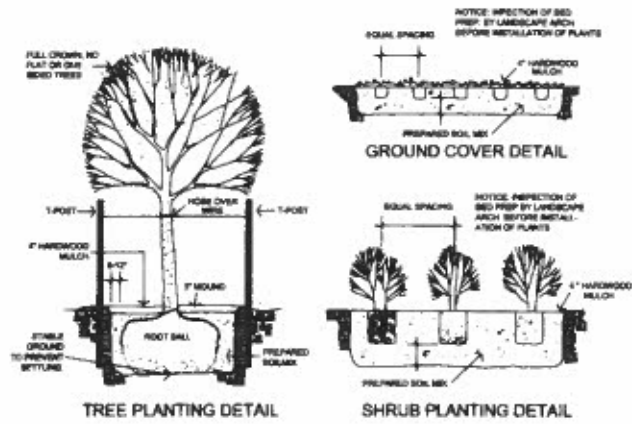




NORTH
SCALE: 1" = 100'

STEINER RANCH ADAPTMENTS

PROJ
DESIG
DRAW
100
CAD



GENERAL CONTRACTORS SHALL LEAVE AREAS AT 4" BELOW REQUIRED FINISHED GRADE AND SHALL REMOVE ALL CONSTRUCTION DEBRIS. LANDSCAPE CONTRACTOR SHALL RAKE ALL LANDSCAPE AREAS BEFORE ADDING THE TOPSOIL LAYER. GENERAL CONTRACTOR SHALL REMOVE ALL NOXIOUS WEEDS AND ALL OTHER PLANT MATERIAL NOT SHOWN ON THE LANDSCAPE PLAN. 4" TOPSOIL AND AMENDMENTS SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR TO MEET FINISHED GRADE.

LANDSCAPE CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY, AND DEPTH. NO WORK SHOULD BE STARTED UNTIL ANY UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. LIMITS OF WORK SHALL BE VERIFIED BEFORE STARTING WORK.

TOPSOIL SHALL BE FERTILE, FRIABLE NATURAL LOAM FREE OF STONES AND LUMPS (OVER 1" DIAMETER), CLAY, CALICHE, WEEDS, WEED SEEDS, STICKS, AND OTHER DEBRIS OR SUBSTANCES WHICH WILL BE HARMFUL TO PLANTS. TOPSOIL SHALL BE ACQUIRED FROM ONE SITE ONLY AND SHALL BE CHARACTERISTIC OF PRODUCTIVE SOILS IN THE VICINITY.

POSITIVE DRAINAGE SHALL BE MAINTAINED IN LAWN AREAS. FINE GRADE LAWN AREA SHALL BE A SMOOTH CONSISTENT GRADE WITHOUT DEPRESSIONS OR IRREGULARITIES.

CONTAIN ALL PLANT MASSES WITHIN MULCH BED.

LANDSCAPE CONTRACTOR SHALL PROVIDE STEEL EDGING AT ALL LOCATIONS WHERE SHRUB BEDS AND GRASS AREAS CONVERGE.

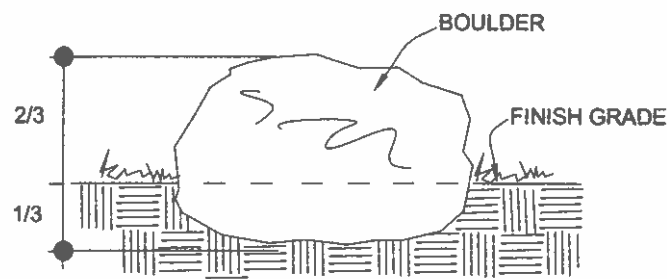
MULCH SHALL CONSIST OF SHREDDED HARDWOOD TO BE PROVIDED BY "GARDENVILLE" OR AN EQUIVALENT APPROVED BY THE LANDSCAPE ARCHITECT.

LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH IRRIGATION SYSTEM INSTALLATION.

IRRIGATION SYSTEM SHALL BE DESIGNED TO CONFORM TO THE LANDSCAPE PLAN AND PROVIDE ENOUGH WATER TO MEET THE NEEDS OF EACH PLANT TYPE. SHRUB BEDS AND TURF AREAS SHALL BE ON SEPARATE SECTIONS.

MATERIAL QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTORS IN DEVELOPING THEIR OWN TAKEOFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE ACCOUNTABLE FOR HIS OWN BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS.

LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL PLANT MATERIAL INCLUDING LAWN IS HEALTHY AND VITAL FOR ONE YEAR AFTER THE COMPLETION DATA OF THE LANDSCAPE AREA OR THE OTHER DATE(S) ESTABLISHED BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL NOT BE RESPONSIBLE FOR DEGRADATION RESULTING FROM NEGLIGENCE BY THE OWNER OR OTHERS OR FOR ANY UNUSUAL PHENOMENON BEYOND THE CONTRACTOR'S CONTROL.



BOULDER IN LANDSCAPING N.T.S.
BOULDER TYPE AND SHAPE TO BE APPROVED BY LANDSCAPE ARCHITECT

PLANT LIST

SHADE TREES

KEY # SIZE / TYPE / HT.

- 90 4" CAL. LIVE OAK, 15' HT. MIN., FULL CROWN
- 111 4" CAL. CHINQUAPIN OR MONTEREY OAK, 15' HT. MIN., FULL CROWN
- 28 4" CAL. CEDAR ELM, 15' HT. MIN., FULL CROWN

ORNAMENTAL TREES

KEY # SIZE / TYPE / HT.

- 100 3" CAL. CRAPE MYRTLE, 9' HT. MIN., 3 TRUNKS, RED, MATCHING, MIN. 15 GAL.
- 15 2" CAL. DESERT WILLOW, 6' HT. MIN., SINGLE TRUNK, FULL CROWN
- 98 3" CAL. TREE YAUPON, 7' HT. MIN., MULTI TRUNK, FULL CROWN
- 49 3" CAL. TEXAS REDBUD, 7' HT., MULTI TRUNK ALLOWED, FULL CROWN

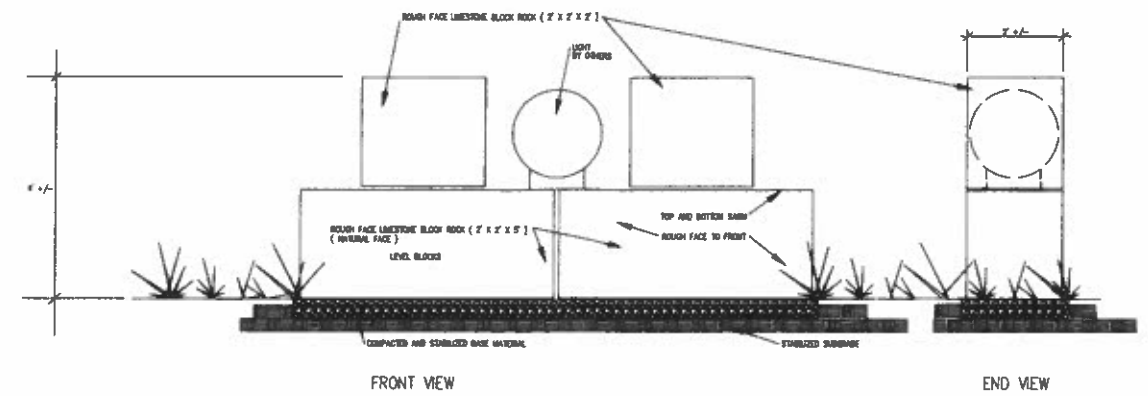
SHRUBS

KEY # SIZE TYPE / SPACING

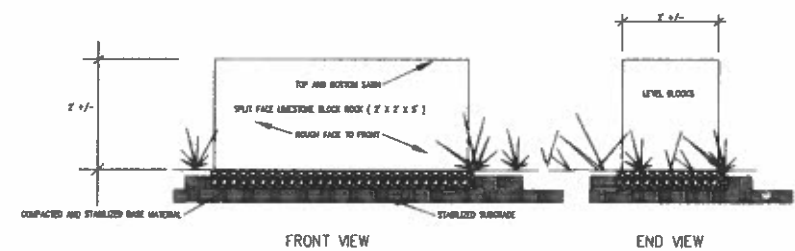
- AL 6 10 GAL. ALTHEA, PURPLE
- NRS 5 10 GAL. NELLIE R. STEVENS HOLLY, MATCHING
- CL 17 10 GAL. DWF. CHERRY LAUREL
- BM 38 5 GAL. BIG MUHLY GRASS
- DY 26 5 GAL. DWARF YAUPON
- BC 49 5 GAL. BARBADOS CHERRY
- GC 30 5 GAL. GREEN CLOUD SAGE
- DW 69 5 GAL. DWF. WAX MYRTLE
- DA 76 5 GAL. DWARF ABELIA
- IND 82 5 GAL. INDIAN HAWTHORN, "JACK EVANS"
- BI 24 5 GAL. BUTTERFLY IRIS
- PJ 34 5 GAL. PRIMROSE JASMINE
- DB 193 5 GAL. DWARF BURFORD HOLLY
- CR 60 5 GAL. CREEPING ROSEMARY
- SA 27 5 GAL. SAGO PALM
- CT 189 5 GAL. COTONEASTER
- GM 114 5 GAL. GULF MUHLY
- UR 169 5 GAL. UPRIGHT ROSEMARY
- KR 290 5 GAL. KNOCKOUT ROSEMARY
- ES 42 5 GAL. EVERGREEN SUMAC
- EL 22 5 GAL. ELAEAGNUS
- PG 17 5 GAL. PINEAPPLE GUAVA
- RY 9 5 GAL. RED YUCCA
- MF 2 5 GAL. MEXICAN FIREBUSH
- MB 204 5 GAL. MEALY BLUE SAGE
- SAL 410 5 GAL. SALVIA GREGGII
- MO 181 5 GAL. MEXICAN OREGANO

- PS 75 1 GAL. PINK SKULLCAP
- RU 294 1 GAL. RUELLIA, BLUE FLOWERS
- PTL -- 1 GAL. PURPLE TRAILING LANTANA @ 18" O.C.
- LAN -- 1 GAL. "NEW GOLD" LANTANA @ 18" O.C.
- UR -- 1 GAL. LIRIOPE, SPLIT 2/1 @ 12" O.C.
- AJ -- 1 GAL. ASIAN JASMINE @ 12" O.C.
- MG -- 4" POT MONKEY GRASS @ 8" O.C.
- COL -- 4" POT SEASONAL COLOR, 10" O.C., SOLID COLORS

- BER/HY -- BERMUDA HYDROMULCH ON 3" TOPSOIL
- SOD -- BERMUDA SOD ON 3" TOPSOIL
- BUF -- BUFFALO 609 SOD ON 3" TOPSOIL IN ISLANDS AND IN FRONT YARD OF BUILDINGS
- NG / WF -- NATIVE GRASSES AND WILDFLOWERS IN REVEG. AREAS
- BL 32 BOULDERS, 2'X2'X18" TO 2'X3'X18", SEE DETAIL
- ST -- STEEL EDGING BETWEEN SHRUB BEDS AND TURF



BLOCK MONUMENTS AT ENTRIES NOT TO SCALE



SEATING BLOCK ROCKS AT POOL NOT TO SCALE

IRRIGATION NOTES

AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS. THESE REQUIREMENTS SHALL BE IMPLEMENTED AS PART OF THE LANDSCAPE INSPECTION.

1. A NEW COMMERCIAL AND MULTI-FAMILY IRRIGATION SYSTEM MUST BE DESIGNED AND INSTALLED SO THAT:

- a. THERE IS NOT DIRECT OVERSPRAY (ONTO NON-IRRIGATED AREAS).
- b. THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN SIX (6) FEET WIDE (SUCH AS MEDIANS, BUFFER STRIPS, AND PARKING LOT ISLANDS).
- c. ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SURFACES.
- d. THE IRRIGATION SYSTEM HAS A MASTER VALVE.
- e. CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS.
- f. SERVICEABLE IN-HEAD CHECK VALVES ARE ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE.
- g. THE IRRIGATION SYSTEM HAS AN APPROVED WEATHER-BASED CONTROLLER.
- h. AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER NOT MORE THAN A ONE-HALF INCH (1/2") RAINFALL.
- i. ZONE VALVES AND CIRCUITS ARE SEPARATED BASED ON PLANT WATER REQUIREMENTS.
- j. AN IRRIGATION EMISSION DEVICE (SUCH AS SPRAY, ROTOR, OR DRIP EMITTER) DOES NOT EXCEED THE MANUFACTURER'S RECOMMENDED OPERATING PRESSURE, AND
- k. NO COMPONENT OF THE IRRIGATION SYSTEM DEVIATES FROM THE MANUFACTURER'S RECOMMENDED USE OF THE PRODUCT.

2. THE MAXIMUM SPACING BETWEEN SPRAY OR ROTARY SPRINKLER HEADS MUST NOT EXCEED THE RADIUS OF THROW OF THE HEAD UNLESS MANUFACTURER OF THE SPRINKLER HEAD SPECIFICALLY RECOMMENDS A GREATER SPACING. THE RADIUS OF THROW IS DETERMINED BY REFERENCE TO THE MANUFACTURER'S SPECIFICATIONS FOR A SPECIFIC NOZZLE AT A SPECIFIC OPERATING PRESSURE.

3. THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN AND WATER BUDGET TO THE OWNER AT THE TIME THE FINAL PLUMBING INSPECTION IS PERFORMED. THE WATER BUDGET SHALL INCLUDE: (a) A CHART CONTAINING ZONE NUMBERS, PRECIPITATION RATE, AND GALLONS PER MINUTE; AND (b) THE LOCATION OF THE EMERGENCY IRRIGATION SYSTEM SHUT-OFF VALVE. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR.

4. THE IRRIGATION INSTALLER SHALL REPORT TO THE OWNER WHEN THE FINAL PLUMBING INSPECTION IS PERFORMED.

Site Deductions:

Critical water quality zone (CWQZ) = 2.00 Acres

Water quality transition zone (WQTZ) = 3.65 Acres

Catchment area = 0 Acres

Deduction subtotal = 5.65 Acres

Upland area (Gross area minus total deductions) = 46.20 Acres

Net Site Area Calculation:

Area of Upland with Slopes 0-15% = 30.68 X 100% = 30.68 Acres

Area of Upland with Slopes 15-25% = 14.03 X 40% = 5.61 Acres

Area of Upland with Slopes 25-35% = 1.08 X 20% = 0.21 Acres

Net Site Area (subtotal) = 36.50 Acres

APPENDIX Q2 IMPERVIOUS COVER

Impervious cover allowed at 0.00 % X WQTZ = 0.00 Acres

Impervious cover allowed at 40 % X NSA = 14.60 Acres

Deductions for perimeter roadway = 0.79 Acres

Total Impervious cover = 14.60 - 0.79 = 13.81 Acres

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

Total coverage 15-25% = 14.03 Acres X 10% = 1.403

PROPOSED TOTAL IMPERVIOUS COVER

Impervious cover in WQTZ = 0 Acres = 0 %

Impervious cover in Upland Zone = 13.81 Acres = 18.74 %

Total proposed impervious cover = 13.81 Acres

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	ACRES	AC.	% OF CATEGORY	AC.
0-15%	2.97	5.56	16.42	6.53
15-25%	0.56	0.54	2.16	1.12
25-35%	0	0	0	0
Over 35%	0	0	0	0
Total Site Area	51.95 AC/ 36.50 AC (NSA)			

PERIMETER ROADWAY DEDUCTIONS (STEINER RANCH BLVD.)

7A OF 1/2 OF ROADWAY (120' R.O.W.) = 2,204' X 80' = 132,240 SF

ERVIOS COVER ALLOWED AT 40% = 52,996 SF

JUSTING R.O.W. IMPERVIOUS COVER = (34' X 5') X 2,204' = 85,956 SF (65.0%)

ROADWAY DEDUCTION = 85,956 - 52,996 = 32,960 SF = 0.79 AC.

IMPERVIOUS COVER:

SITE AREA = 2,262,894 SF = 51.95 AC.

PROPOSED:

BUILDINGS (3 UNITS & CLUBHOUSE): 154,431 SF / 3.55 AC.

PAVING, DRIVES & WALKS: 283,904 SF / 6.10 AC.

420,335 SF / 9.65 AC / 18.58% OF SITE AREA

OPEN SPACE: 1,842,559 SF / 42.30 AC (81.42%)

BUILDING COVERAGE = 154,431 SF / 3.55 AC (6.83%)

F.A.R. = 154,431 X 3 FLOORS = 463,293 SF = 10.64 AC/51.95 = 0.20:1

PARKING TABLE

NO PARKING REQUIREMENTS FOR THIS DEVELOPMENT

DEVELOPER'S PARKING PREFERENCE = 1.8 SPACES / UNIT

301 UNITS X 1.7 = 512 SPACES (REQUIRED)

PARKING PROVIDED:

REGULAR SPACES PROVIDED = 357 SPACES

COMPACT SPACES PROVIDED = 2 SPACES

ACCESSIBLE SPACES PROVIDED = 12 SPACES

GAUGE SPACES PROVIDED = 164 SPACES

TOTAL PARKING PROVIDED: = 535 SPACES

SITE PLAN RELEASE NOTES:

A) ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.

B) APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.

C) ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).

D) ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.

E) NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 51 AND 52 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER RULES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.

NOTE: ALL SITE WORK, GRADING, PONDS AND UTILITIES TO BE CONSTRUCTED AS PHASE 1

CONTRACT NOTES:

ALL PHASES TO BE COMPLETED WITHIN 3 YEARS OF SITE PLAN APPROVAL. UNLESS A SITE PLAN EXTENSION IS APPROVED, OR ALL BUILDING PERMITS HAVE BEEN ISSUED.

EACH PHASE OF THIS DEVELOPMENT MUST COMPLY INDIVIDUALLY OR CUMULATIVELY WITH THE LAND DEVELOPMENT CODE.

AS PER THE STEINER RANCH DEVELOPMENT AGREEMENT - THE FOLLOWING ENTITLEMENTS WERE ALLOCATED TO THIS PROJECT:

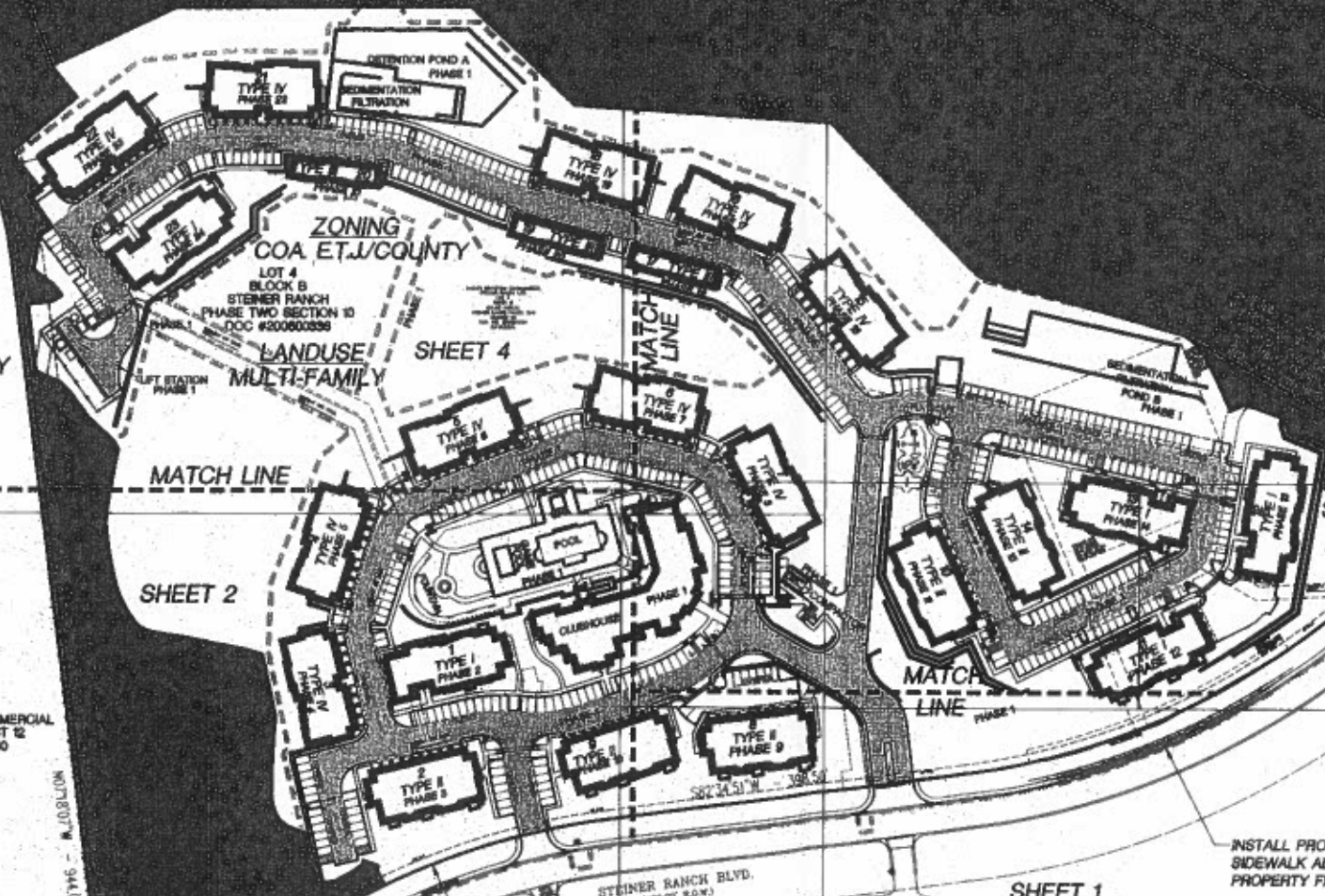
- 600000
- ACRES OF IMPERVIOUS COVER
- MULTI-FAMILY UNITS

Building	Bldg. Type	Height
1	I	39.17
2	II	39.92
3	IV	39.17
4	IV	39.17
5	IV	39.17
6	IV	39.17
7	IV	39.17
8	II	39.92
9	II	39.92
10	II	39.92
11	I	39.17
12	I	39.17
13	I	39.17
14	II	39.92
15	IV	39.17
16	IV	39.17
17	III	25.50
18	IV	39.17
19	II	25.50
20	III	25.50
21	IV	39.17
22	IV	39.17
23	I	39.17
CLUBHOUSE		25.25

ZONING
COA ETJ/COUNTY
LANDUSE
VACANT

ZONING
COA ETJ/COUNTY
LANDUSE
MULTI-FAMILY

LOT 1
BLOCK A
STEINER RANCH COMMERCIAL
REPLAT OF TRACT 12
DOC #200100180



CURVE DATA
Δ = 28°54'09"
R = 810.00'
T = 208.74'
L = 408.83'
C = 404.51'
CB = S68°08'09"W

ZONING
COA ETJ/COUNTY
LANDUSE
OFFICE

NOTE: RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED AND WILL REQUIRE A SEPARATE PERMIT (UNIFORM BUILDING CODE 108.2.5)

Tract 13 - 40% Downstream Buffer Calculations	
Tract 13 Gross Area	51.95 Ac.
Buffer Required Buffer Provided	20.78 Ac. 29.95 Ac.

Downstream Buffer

Private Street

GRAPHIC SCALE
100 50 0 100
IN FEET

PHASE 1	NO. BUILDINGS	BUILDING (SF)	(AC.)	PAVING, DRIVES & SIDEWALKS (SF)	(AC.)
BUILDING COVERAGE:	0.07%	14,107	3.32	36,000	0.82
FLOOR TO AREA RATIO:	0.0002				
GROSS FLOOR AREA:	14,107				

PHASE 1	NO. BUILDINGS	BUILDING (SF)	(AC.)	PAVING, DRIVES & SIDEWALKS (SF)	(AC.)
BUILDING COVERAGE:	0.07%	14,107	3.32	36,000	0.82
FLOOR TO AREA RATIO:	0.0002				
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HANRAHAN • PRITCHARD ENGINEERING, I
CONSULTING ENGINEERS

STEINER RANCH APARTMENTS
OVERALL SITE PLAN & PHASING PLAN

THE SEAL OF THE
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
STEPHEN R. HANRAHAN
No. 16866
Exp. 08/2011

File Projects/ STEINER RANCH APARTMENTS
Job No. 222-02
Snapshot SITE
Scale (North Arrow)
Date 11/11/11
Checked By SRJ
Drawn By SR

SP-2011-0200D