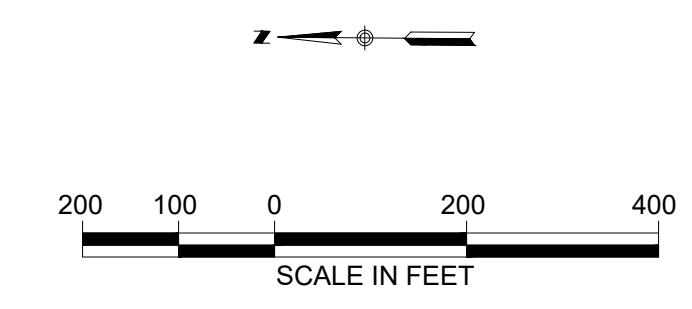


FORD'S LANDING SUBDIVISION								
UNIT	AREA (AC)	RESIDENTIAL LOTS	RESIDENTIAL ACREAGE	RESIDENTIAL DENSITY	OPEN SPACE LOTS	OPEN SPACE ACREAGE	TOTAL LOT COUNT	ANTICIPATED TIMING
1	37.965	117	17.57	6.66	5	12.90	123	2024
2	22.504	61	9.29	6.57	3	7.56	64	2025
3	14.041	77	11.14	6.91	0	0	77	2026
4	17.157	89	12.71	7	2	0.48	91	2027
5	14.518	67	10.71	6.26	3	0.85	70	2028
TOTALS	106.185	411	61.42	6.69	13	21.79	424	

LAND USE	AREA (AC)
PARKS / AMENITY	4.15
DRAINAGE/POND/OPEN SPACE	17.64
R.O.W. DEDICATION	5.11
PARKLAND CALCULATIONS	
PARKLAND RATIO PER CITY OF SEGUIN = 1 ACRE FOR EACH 75 RESIDENTIAL DWELLING UNITS	
(411 UNITS / 75) = 5.48 PARKLAND ACRES REQUIRED	
75% PARKLAND REQUIRED WITH MITIGATION OPTION = 4.11 ACRES	
PARKLAND PROVIDED = 4.15 ACRES	
PARKLAND MITIGATION = 1.33 ACRES	

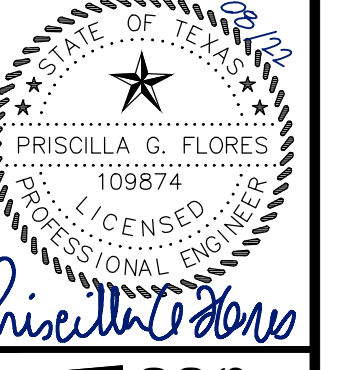


- LEGEND**
- PARKS / AMENITY CENTER
 - STREETS
 - RIGHT-OF-WAY DEDICATION
 - DRAINAGE / PONDS
 - SINGLE FAMILY RESIDENTIAL
 - FIRE APPARATUS ACCESS
 - PHASE LINE
 - SUBDIVISION BOUNDARY

PECAN FARMS SUBDIVISION
 SUBDIVISION CONCEPT PLAN
 PARKS PLAN

NO.	DATE	BY	REVISIONS DESCRIPTION

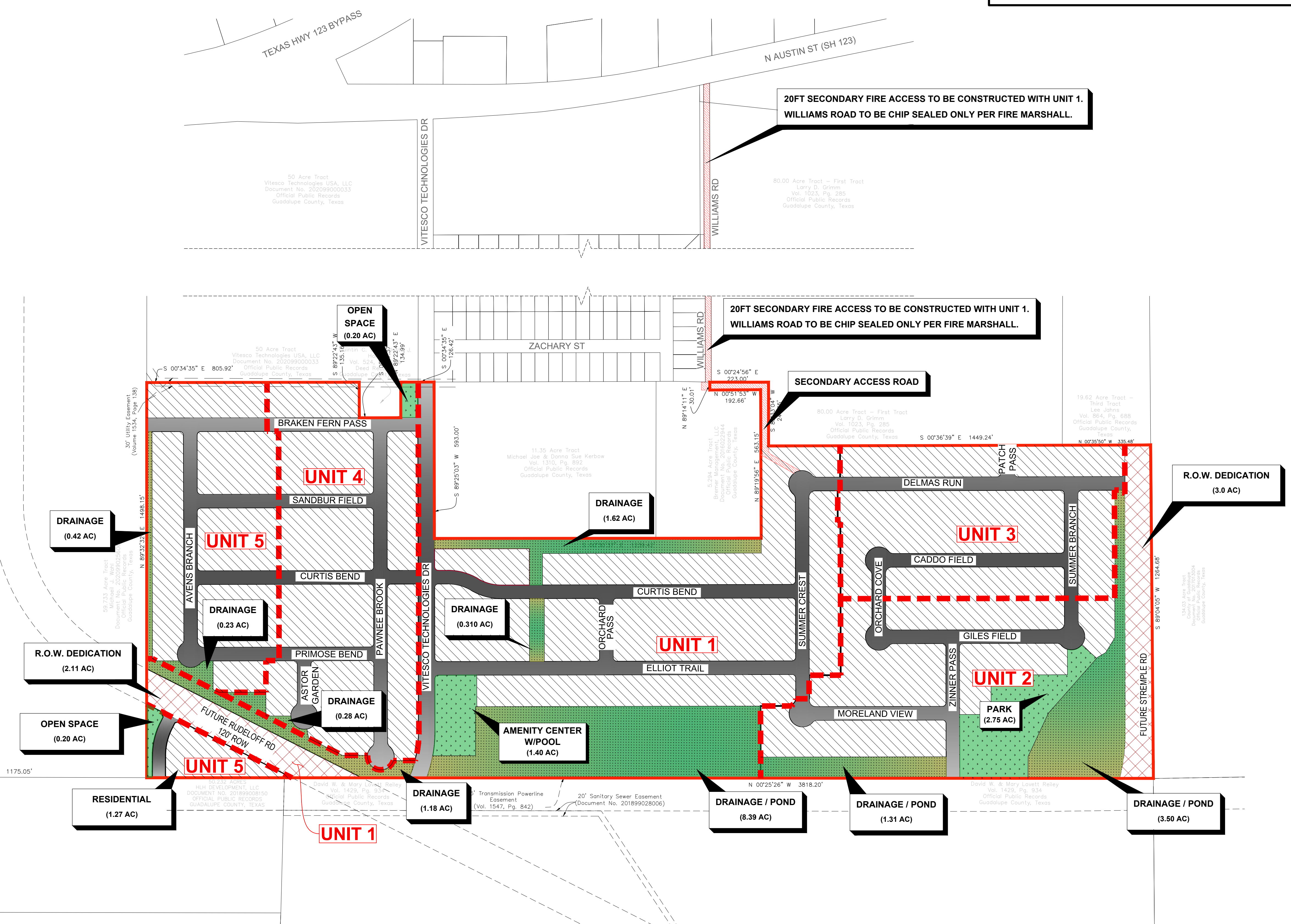
DATE:	11/08/2021
DESIGNED BY:	PG
DRAWN BY:	PJR
CHECKED BY:	PF
DRAWING NAME:	SubdivisionConceptPlan-Parks



LJA Engineering, Inc.
 Phone 210-503-2700
 Fax 210-503-2748
 TBP# No. F-1386

1100 NE Loop 410
 Suite 850
 San Antonio, Texas 78209

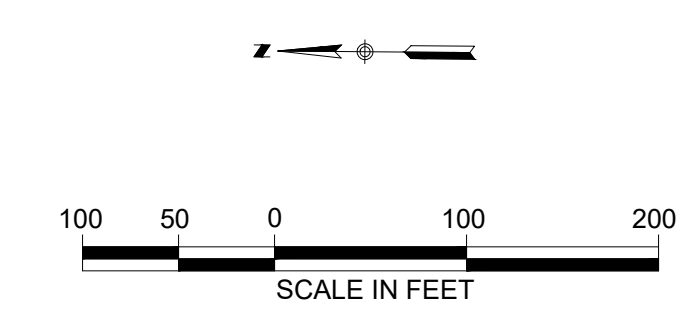
JOB NUMBER:	SA164-0405-426
SAWS JOB NUMBER:	
SHEET NO.	1
OF 1 SHEETS	



DATE OF PREPARATION: 11/08/2022

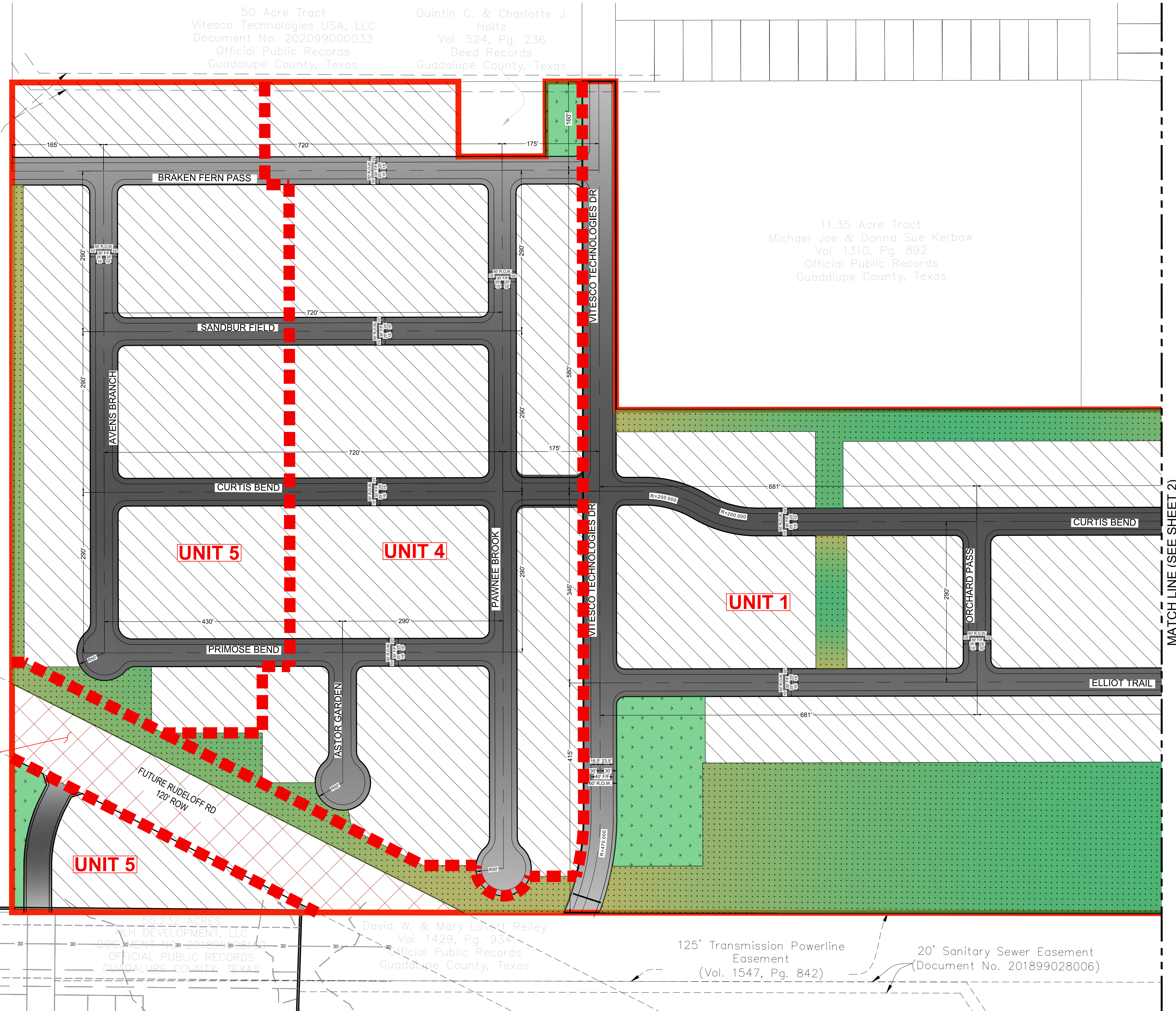
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FORD'S LANDING SUBDIVISION								
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- LEGEND**
- PARKS / AMENITY CENTER
 - STREETS
 - RIGHT-OF-WAY DEDICATION
 - DRAINAGE / PONDS
 - PHASE LINE
 - SUBDIVISION BOUNDARY
 - SINGLE FAMILY RESIDENTIAL

NOTE:
ACCESS TO EXISTING PROPERTIES THAT TAKE ACCESS FROM THE END OF THE EXISTING PUBLIC RIGHT-OF-WAY WILL BE PROVIDED AS PART OF UNIT 1 PLANS.



59.733 Acre Tract
Michael J. Wahl
Document No. 202099025606
Official Public Records
Guadalupe County, Texas

30' Utility Easement
(Volume 1534, Page 138)

50 Acre Tract
Vitesco Technologies USA, LLC
Document No. 202099000033
Official Public Records
Guadalupe County, Texas

Quintin C. & Charlotte J. Holtz
Vol. 524, Pg. 236
Deed Records
Guadalupe County, Texas

11.35 Acre Tract
Michael Joe & Donna Sue Kerbow
Vol. 1310, Pg. 892
Official Public Records
Guadalupe County, Texas

50.232 ACRES
SOUTH DEVELOPMENT, LLC
DOCUMENT NO. 201899028006
OFFICIAL PUBLIC RECORDS
GUADALUPE COUNTY, TEXAS

David W. & Mary Lovett Reiley
Vol. 1429, Pg. 934
Official Public Records
Guadalupe County, Texas

125' Transmission Powerline Easement
(Vol. 1547, Pg. 842)

20' Sanitary Sewer Easement
(Document No. 201899028006)

**PECAN FARMS SUBDIVISION
SUBDIVISION CONCEPT PLAN
PHASING PLAN 1:100**

NO.	REVISIONS	DESCRIPTION	BY	DATE

DATE:	11/09/2021
DESIGNED BY:	PG
DRAWN BY:	PJR
CHECKED BY:	PF
ISSUING NAME:	SubdivisionConceptPlan-Parks



LJA Engineering, Inc.
Phone 210-503-2700
Fax 210-503-2748
TBPE No. F-1986

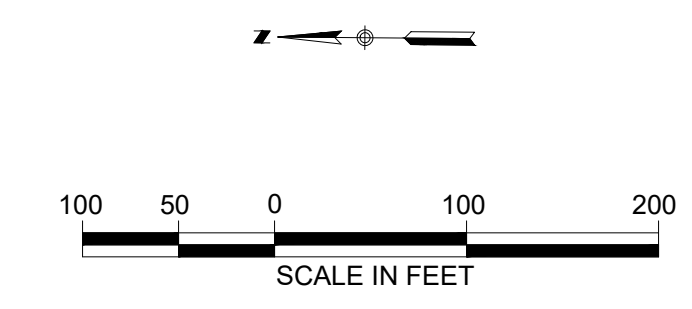
1100 NE Loop 410
Suite 850
San Antonio, Texas 78209

JOB NUMBER:	SA164-0405-426
SAWS JOB NUMBER:	
SHEET NO.	1
OF 2 SHEETS	

DATE OF PREPARATION: 11/08/2022

FORD'S LANDING SUBDIVISION

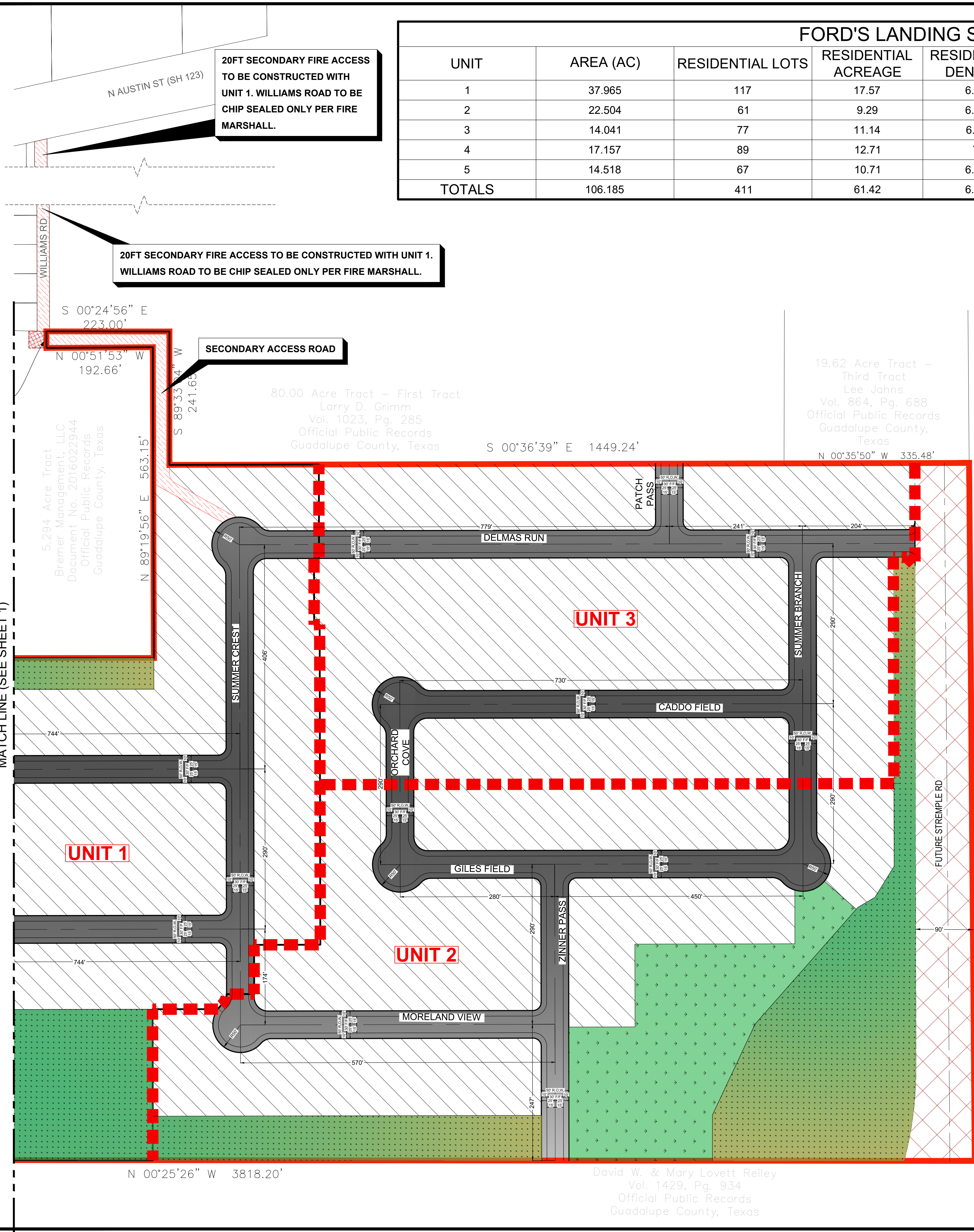
UNIT	AREA (AC)	RESIDENTIAL LOTS	RESIDENTIAL ACREAGE	RESIDENTIAL DENSITY	OPEN SPACE LOTS	OPEN SPACE ACREAGE	TOTAL LOT COUNT	ANTICIPATED TIMING
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LEGEND

- PARKS / AMENITY CENTER
- STREETS
- RIGHT-OF-WAY DEDICATION
- DRAINAGE / PONDS
- PHASE LINE
- SUBDIVISION BOUNDARY
- SINGLE FAMILY RESIDENTIAL
- FIRE APPARATUS ACCESS

NOTE:
ACCESS TO EXISTING PROPERTIES THAT TAKE ACCESS FROM THE END OF THE EXISTING PUBLIC RIGHT-OF-WAY WILL BE PROVIDED AS PART OF UNIT 1 PLANS.



20FT SECONDARY FIRE ACCESS TO BE CONSTRUCTED WITH UNIT 1. WILLIAMS ROAD TO BE CHIP SEALED ONLY PER FIRE MARSHALL.

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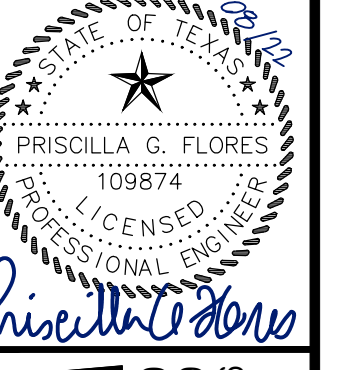
SECONDARY ACCESS ROAD

MATCH LINE (SEE SHEET 1)

PECAN FARMS SUBDIVISION
SUBDIVISION CONCEPT PLAN
PHASING PLAN 1:100

NO.	REVISIONS	DESCRIPTION	DATE	BY

DATE:	11/08/2021
DESIGNED BY:	PG
DRAWN BY:	PJR
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DATE:	11/08/2021
DESIGNED BY:	PG
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DATE:	11/08/2021
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CHECKED BY:	PF



LJA Engineering, Inc.
1100 NE Loop 410
Suite 850
San Antonio, Texas 78209
Phone 210-503-2700
Fax 210-503-2748
TBPE No. F-1386

JOB NUMBER:
SA164-0405-426
SAWS JOB NUMBER:
SHEET NO.
2

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CITY OF SEGUIN CODE OF ORDINANCES

SEC. 50-31. - REQUIRED WATER MAINS

(A) WATER MAINS SHALL BE SIZED TO PROVIDE THE REQUIRED FIRE FLOWS, BUT NO LESS THAN EIGHT INCHES IN DIAMETER. ALL DEVELOPERS SHALL PROVIDE AN ENGINEER CERTIFICATION BASED ON COMPUTER MODELING TO THE FIRE AND UTILITIES DEPARTMENTS TO SUPPORT A FINDING THAT A LARGER MAIN SYSTEM IS NOT NEEDED TO COMPLY WITH THE MINIMUM FLOW REQUIREMENTS.

(B) ALL NEW WATER MAINS SHALL BE INSTALLED IN DEDICATED STREETS OR EASEMENTS, OR AS APPROVED BY THE CITY ENGINEER. MAINS SHALL BE SIZED SO THAT THE MINIMUM FIRE FLOW FROM ANY SINGLE FIRE HYDRANT IS NOT LESS THAN REQUIRED BY THE FIRE MARSHAL. EXISTING MAINS ARE EXEMPT UNTIL THEY UNDERGO MAJOR REPAIRS REQUIRING THE REPLACEMENT OF AT LEAST A FULL SECTION OF PIPE OR THE FIRE FLOW DEMANDS EXCEED THE MINIMUM REQUIREMENTS AS LISTED IN SECTION 50-29. AT WHICH POINT THE FIRE MARSHAL AND THE CITY OF SEGUIN ENGINEER WILL MAKE A JOINT DECISION TO DETERMINE IF THE EXISTING SYSTEM SHALL BE UPGRADED.

(C) NO EIGHT-INCH DEAD END MAIN SHALL BE MORE THAN 1,000 FEET LONG. DEAD END MAINS ARE REQUIRED TO HAVE A FIRE HYDRANT ON THE ENDS. EIGHT-INCH MAINS THAT ARE LONGER THAN 1,000 FEET ARE REQUIRED TO BE LOOPED.

(D) ALL LINE EXTENSION SHALL BE EXTENDED ACROSS THE FULL WIDTH AND/OR FULL LENGTH OF THE TRACT, AT THE EQUIVALENT LINE DIAMETER SIZE, BUT NOT LESS THAN THE EIGHT-INCH MINIMUM, TO THE FURTHEST EDGE OF THE LOT, TRACT, OR PARCEL. ON CORNER LOTS DEPENDING ON THE LOCATION OF THE UTILITIES, UTILITIES SHALL BE EXTENDED THE FULL LENGTH OF THE LOT FRONTAGE ON A PERIMETER STREET.

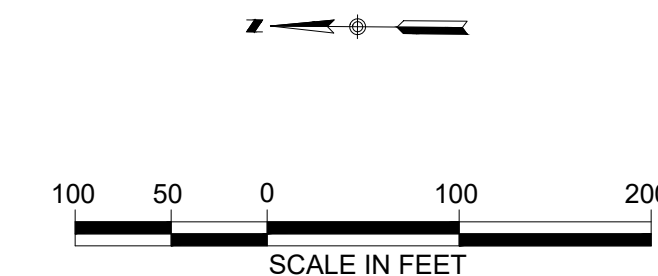
(E) FIRE HYDRANTS SHALL BE SPACED WITH NO MORE THAN 500 FEET BETWEEN HYDRANTS. FIRE HYDRANTS APPROVED BY THE DIRECTOR OF UTILITIES WITH A FIVE AND A QUARTER INCH BARREL, FOUR AND ONE-HALF INCH NATIONAL STANDARD THREAD (N.S.T. THREAD), AND STEAMER CONNECTION WITH TWO, TWO AND ONE-HALF INCH N.S.T. THREAD CONNECTIONS. A FIVE-INCH HYDRA-STORTZ ADAPTED WILL BE ATTACHED AND SECURED TO THE STEAMER CONNECTION.

AT A MINIMUM, THERE SHALL BE A HYDRANT PLACED AT EVERY INTERSECTION AND IN BETWEEN TO MAINTAIN PROPER DISTANCING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR THE HYDRANT INSTALLATION TO PLACE AN APPROPRIATE BLUE REFLECTOR AS SPECIFIED BY THE FIRE CODE OFFICIAL. HYDRANTS SHALL BE LOCATED NO LESS THAN TWO FEET AND NO MORE THAN SIX FEET FROM THE CURB LINE OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CUL-DE-SAC, UNLESS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL DUE TO NATURAL OBSTRUCTIONS.

(F) ALL NEW FIRE HYDRANTS SHALL BE MARKED WITH A FOUR-INCH BY FOUR-INCH BY THREE-FOURTHS-INCH TALL, BLUE REFLECTIVE PAVEMENT MARKER (BLUE REFLECTIVE EYE) LOCATED THREE FEET OFF-CENTER OF THE STREET TOWARDS THE HYDRANT. ALL HYDRANTS WILL BE PAINTED SILVER IN COLOR. ALL MARKERS AND PAINT MUST BE APPROVED BY THE FIRE AND UTILITIES DEPARTMENT.

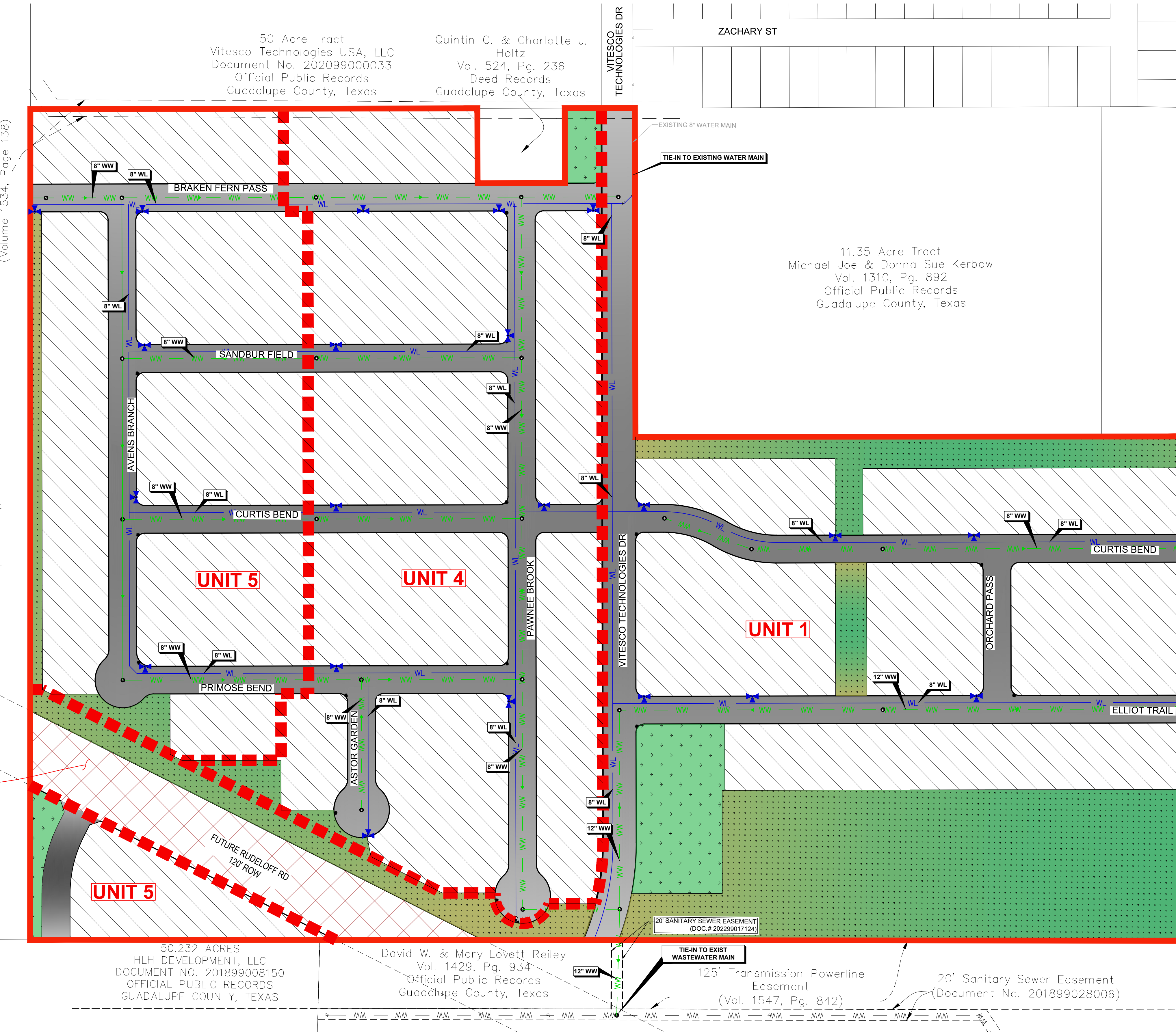
FORD'S LANDING SUBDIVISION

UNIT	AREA (AC)	RESIDENTIAL LOTS	RESIDENTIAL ACREAGE	RESIDENTIAL DENSITY	OPEN SPACE LOTS	OPEN SPACE ACREAGE	TOTAL LOT COUNT	ANTICIPATED TIMING
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3	14.041	77	11.14	6.91	0	0	77	2026
4	17.157	89	12.71	7	2	0.48	91	2027
5	14.518	67	10.71	6.26	3	0.85	70	2028
TOTALS	106.185	411	61.42	6.69	13	21.79	424	



LEGEND

- PARKS / AMENITY CENTER
- RIGHT-OF-WAY DEDICATION
- DRAINAGE / PONDS
- PHASE LINE
- SUBDIVISION BOUNDARY
- SINGLE FAMILY RESIDENTIAL
- PROPOSED WASTEWATER LINE (WW)
- PROPOSED WATER LINE (WL)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- PROPOSED STREETLIGHT



GENERAL NOTES:

- SANITARY SEWER AND WATER SERVICES TO BE PROVIDED BY CITY OF SEGUIN.
- ELECTRICAL SERVICES TO BE GUADALUPE VALLEY ELECTRIC COOPERATIVE (GVEC).
- NATURAL GAS IS AVAILABLE TO BE PROVIDED BY CENTER POINT ENERGY.
- TELEPHONE AND CABLE TO BE PROVIDED BY AT&T.
- PER SEGUIN CODE OF ORDINANCES SECTION 90-117, THE ELECTRICAL DISTRIBUTION SYSTEM SHALL BE DESIGNED SO AS TO PROVIDE SERVICE TO EACH LOT WITHIN THE SUBDIVISION, IN ACCORDANCE WITH APPLICABLE ENGINEERING DESIGN CRITERIA AND ALL ELECTRICAL CODE REQUIREMENTS OF THE CITY OF SEGUIN. ALL ELECTRICAL DISTRIBUTION LINES WITHIN THE SUBDIVISION SHALL BE INSTALLED UNDERGROUND.

SANITARY SEWER NOTES

- WASTEWATER LINES WILL NOT BE LAID UNDER THE CURB AND GUTTER AND WILL REMAIN WITHIN THE LIMITS OF THE STREET FOR THE PROPOSED RESIDENTIAL SUBDIVISION. ADDITIONAL WASTEWATER MANHOLES WILL BE PROVIDED, AS NECESSARY, DURING THE SUBDIVISION CONSTRUCTION PLAN SUBMITTAL FOR EACH PHASE OF THE DEVELOPMENT.

DRAINAGE NOTES

- HARDSCAPE/LANDSCAPE IMPROVEMENTS, INCLUDING STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS, WHICH ALTER THE CROSS-SECTION OF AN APPROVED DRAINAGE CHANNEL SHALL NOT BE PLACED WITHIN AN EASEMENT OR OPEN SPACE LOT WHICH CONVEYS STORMWATER RUNOFF. THE LOCAL GOVERNMENT, OR THEIR AGENT, HAVE THE RIGHT TO INGRESS AND EGRESS TO DRAINAGE EASEMENTS AND OPEN SPACE LOTS TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF A DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN THE DRAINAGE WAY.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEMS WITHIN THE PUBLIC-RIGHT-OF-WAY OR ADJACENT PROPERTY. THE CONCENTRATED RELEASE OF STORM WATER WILL NOT BE PERMITTED.
- STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. THE HOME OWNERS ASSOCIATION WILL MAINTAIN THE DETENTION/RETENTION BASIN, LOCATED IN THE OPEN SPACE/DRAINAGE LOT WITHIN THIS SUBDIVISION.

59.733 Acre Tract
Michael J. Wahl
Document No. 202099025606
Official Public Records
Guadalupe County, Texas

50 Acre Tract
Vitesco Technologies USA, LLC
Document No. 202099000033
Official Public Records
Guadalupe County, Texas

Quintin C. & Charlotte J. Holtz
Vol. 524, Pg. 236
Deed Records
Guadalupe County, Texas

11.35 Acre Tract
Michael Joe & Donna Sue Kerbow
Vol. 1310, Pg. 892
Official Public Records
Guadalupe County, Texas

50.232 ACRES
HLH DEVELOPMENT, LLC
DOCUMENT NO. 201899008150
OFFICIAL PUBLIC RECORDS
GUADALUPE COUNTY, TEXAS

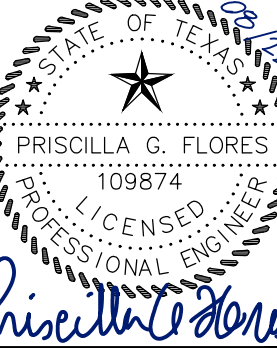
David W. & Mary Lovett Reiley
Vol. 1429, Pg. 934
Official Public Records
Guadalupe County, Texas

125' Transmission Powerline Easement (Vol. 1547, Pg. 842)
20' Sanitary Sewer Easement (Document No. 201899028006)

PECAN FARMS SUBDIVISION
SUBDIVISION CONCEPT PLAN
UTILITY PLAN

NO.	DATE	BY	REVISIONS	DESCRIPTION

DATE:	11/09/2021
DESIGNED BY:	PG
DRAWN BY:	PJR
CHECKED BY:	PF
DATE:	11/09/2021
DESIGNED BY:	PG
DRAWN BY:	PJR
CHECKED BY:	PF
DATE:	11/09/2021
DESIGNED BY:	PG
DRAWN BY:	PJR
CHECKED BY:	PF



LJA Engineering, Inc.
1100 NE Loop 410
Suite 850
San Antonio, Texas 78209
Phone 210.503.2700
Fax 210.503.2749
TBE No. T-1986

JOB NUMBER:
SA164-0405-426
SAWS JOB NUMBER:
SHEET NO.
1

OF 2 SHEETS

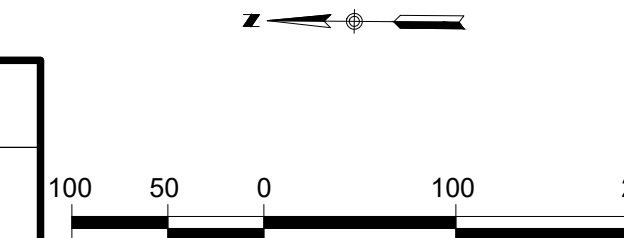
DATE OF PREPARATION: 11/08/2022

FORD'S LANDING SUBDIVISION

UNIT	AREA (AC)	RESIDENTIAL LOTS	RESIDENTIAL ACREAGE	RESIDENTIAL DENSITY	OPEN SPACE LOTS	OPEN SPACE ACREAGE	TOTAL LOT COUNT	ANTICIPATED TIMING
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LEGEND

- PARKS / AMENITY CENTER
- RIGHT-OF-WAY DEDICATION
- DRAINAGE / PONDS
- FIRE APPARATUS ACCESS
- SINGLE FAMILY RESIDENTIAL
- PHASE LINE
- SUBDIVISION BOUNDARY
- PROPOSED WASTEWATER LINE (WW)
- PROPOSED WATER LINE (WL)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- PROPOSED STREETLIGHT



20FT SECONDARY FIRE ACCESS TO BE CONSTRUCTED WITH UNIT 1. WILLIAMS ROAD TO BE CHIP SEALED ONLY PER FIRE MARSHALL.

20FT SECONDARY FIRE ACCESS TO BE CONSTRUCTED WITH UNIT 1. WILLIAMS ROAD TO BE CHIP SEALED ONLY PER FIRE MARSHALL.

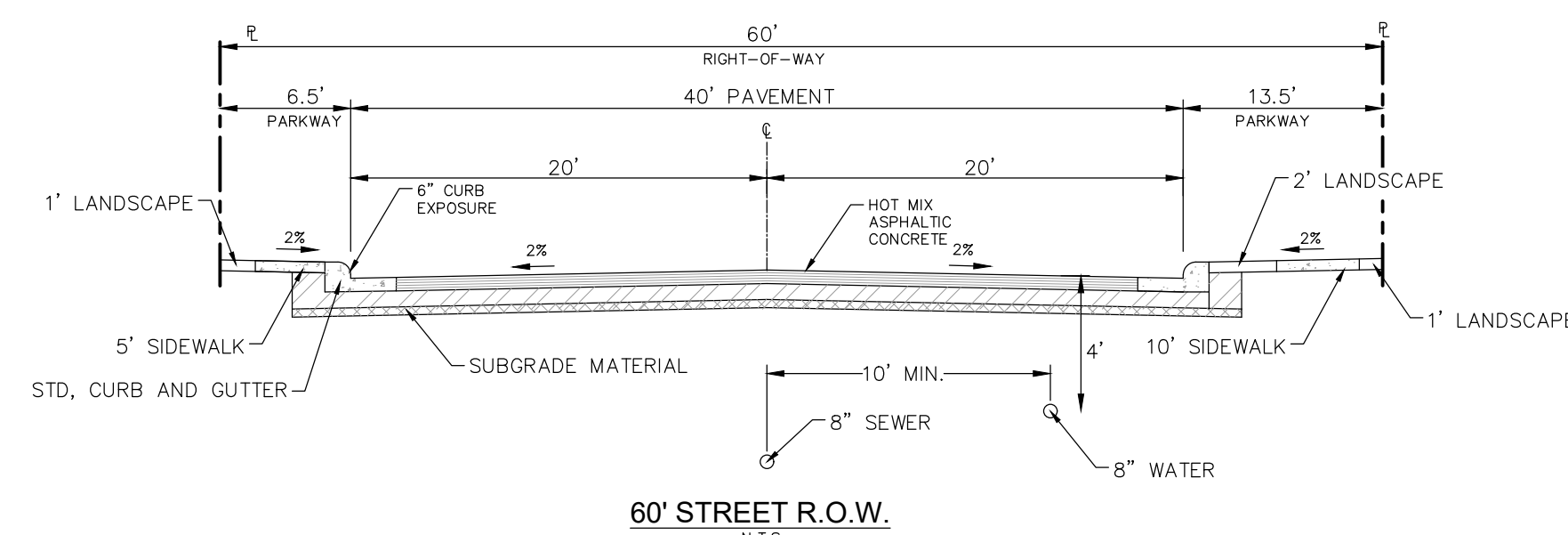
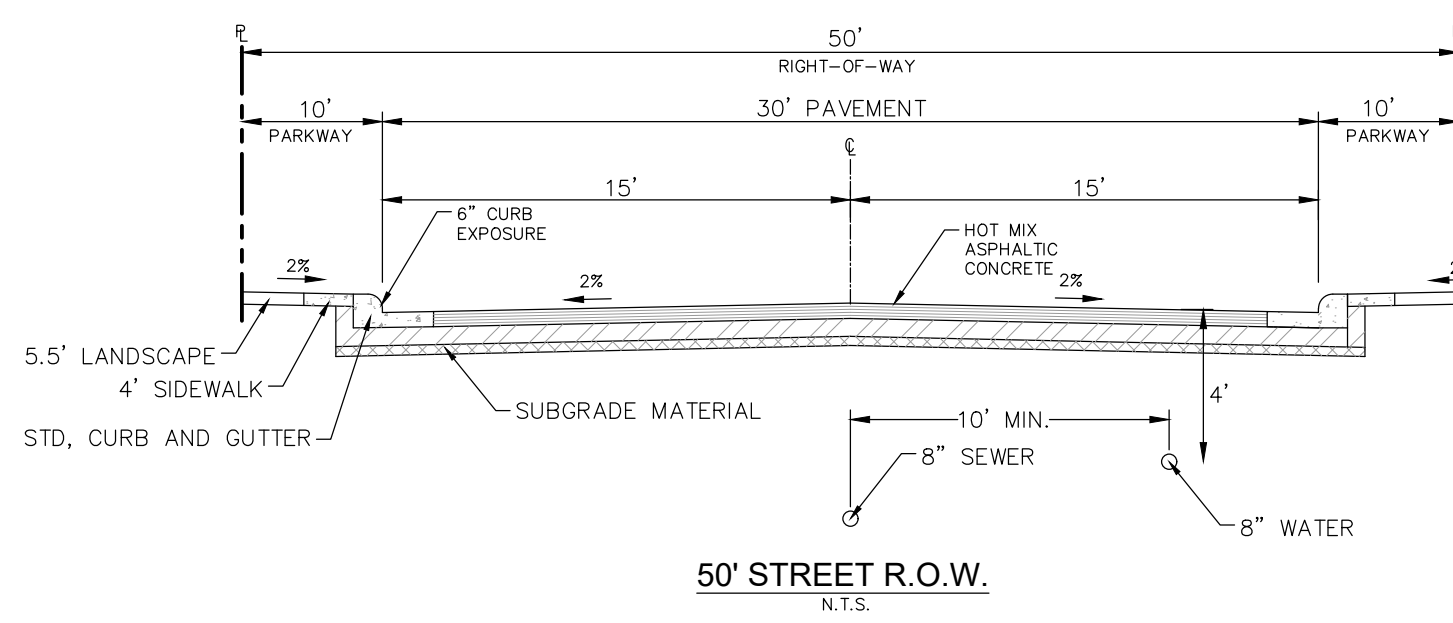
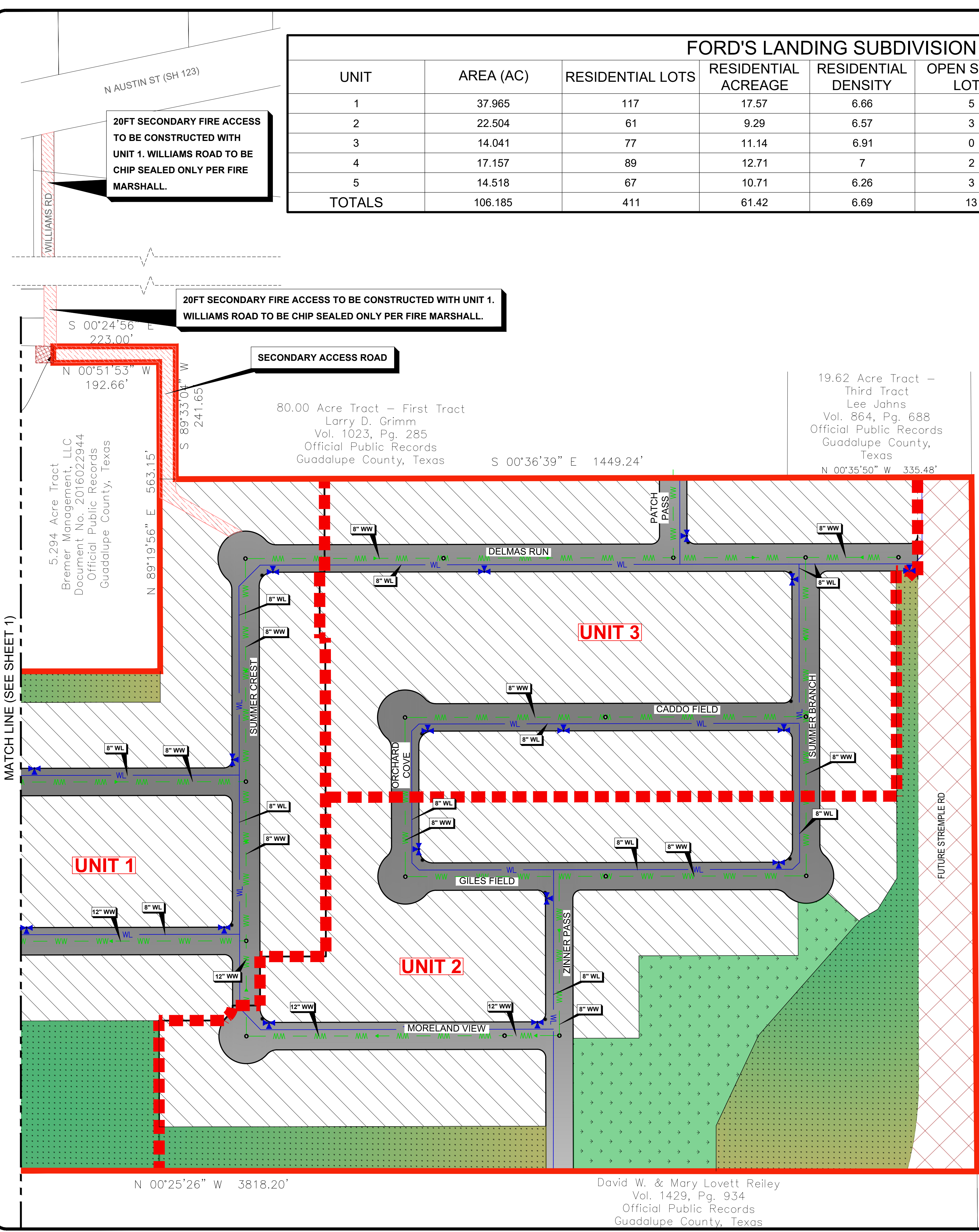
SECONDARY ACCESS ROAD

80.00 Acre Tract - First Tract
Larry D. Grimm
Vol. 1023, Pg. 285
Official Public Records
Guadalupe County, Texas

19.62 Acre Tract - Third Tract
Lee Johns
Vol. 864, Pg. 688
Official Public Records
Guadalupe County, Texas

5.294 Acre Tract
Bremer Management, LLC
Document No. 2016022944
Official Public Records
Guadalupe County, Texas

MATCH LINE (SEE SHEET 1)



CITY OF SEGUIN CODE OF ORDINANCES

SEC. 50-31. - REQUIRED WATER MAINS

- (A) WATER MAINS SHALL BE SIZED TO PROVIDE THE REQUIRED FIRE FLOWS, BUT NO LESS THAN EIGHT INCHES IN DIAMETER. ALL DEVELOPERS SHALL PROVIDE AN ENGINEER CERTIFICATION BASED ON COMPUTER MODELING TO THE FIRE AND UTILITIES DEPARTMENTS TO SUPPORT A FINDING THAT A LARGER MAIN SYSTEM IS NOT NEEDED TO COMPLY WITH THE MINIMUM FLOW REQUIREMENTS.
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- (C) NO EIGHT-INCH DEAD END MAIN SHALL BE MORE THAN 1,000 FEET LONG. DEAD END MAINS ARE REQUIRED TO HAVE A FIRE HYDRANT ON THE ENDS. EIGHT-INCH MAINS THAT ARE LONGER THAN 1,000 FEET ARE REQUIRED TO BE LOOPED.
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- (E) FIRE HYDRANTS SHALL BE SPACED WITH NO MORE THAN 500 FEET BETWEEN HYDRANTS. FIRE HYDRANTS APPROVED BY THE DIRECTOR OF UTILITIES WITH A FIVE AND A QUARTER-INCH BARREL, FOUR AND ONE-HALF-INCH NATIONAL STANDARD THREAD (N.S.T. THREAD), AND STEAMER CONNECTION WITH TWO, TWO AND ONE-HALF-INCH N.S.T. THREAD CONNECTIONS. A FIVE-INCH HYDRA-STORTZ ADAPTED WILL BE ATTACHED AND SECURED TO THE STEAMER CONNECTION.
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- (F) ALL NEW FIRE HYDRANTS SHALL BE MARKED WITH A FOUR-INCH BY FOUR-INCH BY THREE-FOURTHS-INCH TALL, BLUE REFLECTIVE PAVEMENT MARKER (BLUE REFLECTIVE EYE) LOCATED THREE FEET OFF-CENTER OF THE STREET TOWARDS THE HYDRANT. ALL HYDRANTS WILL BE PAINTED SILVER IN COLOR. ALL MARKERS AND PAINT MUST BE APPROVED BY THE FIRE AND UTILITIES DEPARTMENT.

GENERAL NOTES:

1. SANITARY SEWER AND WATER SERVICES TO BE PROVIDED BY CITY OF SEGUIN.
2. ELECTRICAL SERVICES TO BE GUADALUPE VALLEY ELECTRIC COOPERATIVE (GVEC).
3. NATURAL GAS IS AVAILABLE TO BE PROVIDED BY CENTER POINT ENERGY.
4. TELEPHONE AND CABLE TO BE PROVIDED BY AT&T.
5. PER SEGUIN CODE OF ORDINANCES SECTION 90-1137, THE ELECTRICAL DISTRIBUTION SYSTEM SHALL BE DESIGNED SO AS TO PROVIDE SERVICE TO EACH LOT WITHIN THE SUBDIVISION, IN ACCORDANCE WITH APPLICABLE ENGINEERING DESIGN CRITERIA AND ALL ELECTRICAL CODE REQUIREMENTS OF THE CITY OF SEGUIN. ALL ELECTRICAL DISTRIBUTION LINES WITHIN THE SUBDIVISION SHALL BE INSTALLED UNDERGROUND.
- SANITARY SEWER NOTES
6. WASTEWATER LINES WILL NOT BE LAID UNDER THE CURB AND GUTTER AND WILL REMAIN WITHIN THE LIMITS OF THE STREET FOR THE PROPOSED RESIDENTIAL SUBDIVISION. ADDITIONAL WASTEWATER MANHOLES WILL BE PROVIDED, AS NECESSARY, DURING THE SUBDIVISION CONSTRUCTION PLAN SUBMITTAL FOR EACH PHASE OF THE DEVELOPMENT.
- DRAINAGE NOTES
7. HARDSCAPE/LANDSCAPE IMPROVEMENTS, INCLUDING STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS, WHICH ALTER THE CROSS-SECTION OF AN APPROVED DRAINAGE CHANNEL, SHALL NOT BE PLACED WITHIN AN EASEMENT OR OPEN SPACE LOT WHICH CONVEYS STORMWATER RUNOFF: THE LOCAL GOVERNMENT, OR THEIR AGENT, HAVE THE RIGHT TO INGRESS AND EGRESS TO DRAINAGE EASEMENTS AND OPEN SPACE LOTS TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF A DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN THE DRAINAGE WAY.
8. THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEMS WITHIN THE PUBLIC-RIGHT-OF-WAY OR ADJACENT PROPERTY. THE CONCENTRATED RELEASE OF STORM WATER WILL NOT BE PERMITTED.
9. STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. THE HOME OWNERS ASSOCIATION WILL MAINTAIN THE DETENTION/RETENTION BASIN, LOCATED IN THE OPEN SPACE/DRAINAGE LOT WITHIN THIS SUBDIVISION.

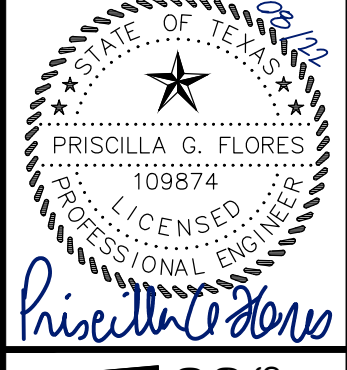
134.03 Acre Tract
County of Guadalupe
Document No. 2017013004
Official Public Records
Guadalupe County, Texas

David W. & Mary Lovett Reiley
Vol. 1429, Pg. 934
Official Public Records
Guadalupe County, Texas

PECAN FARMS SUBDIVISION SUBDIVISION CONCEPT PLAN UTILITY PLAN

NO.	DATE	BY	DESCRIPTION

DATE: 11/08/2021
DESIGNED BY: PG
DRAWN BY: PJR
CHECKED BY: PFE
SCALE: Subdivision Concept Plan - Parks



LJA Engineering, Inc.
1100 NE Loop 410
Suite 850
San Antonio, Texas 78209
Phone 210-503-2700
Fax 210-503-2748
TBE No. F-1986

JOB NUMBER: SA164-0405-426
SAWS JOB NUMBER:
SHEET NO. 2
OF 2 SHEETS

DATE OF PREPARATION: 11/08/2022