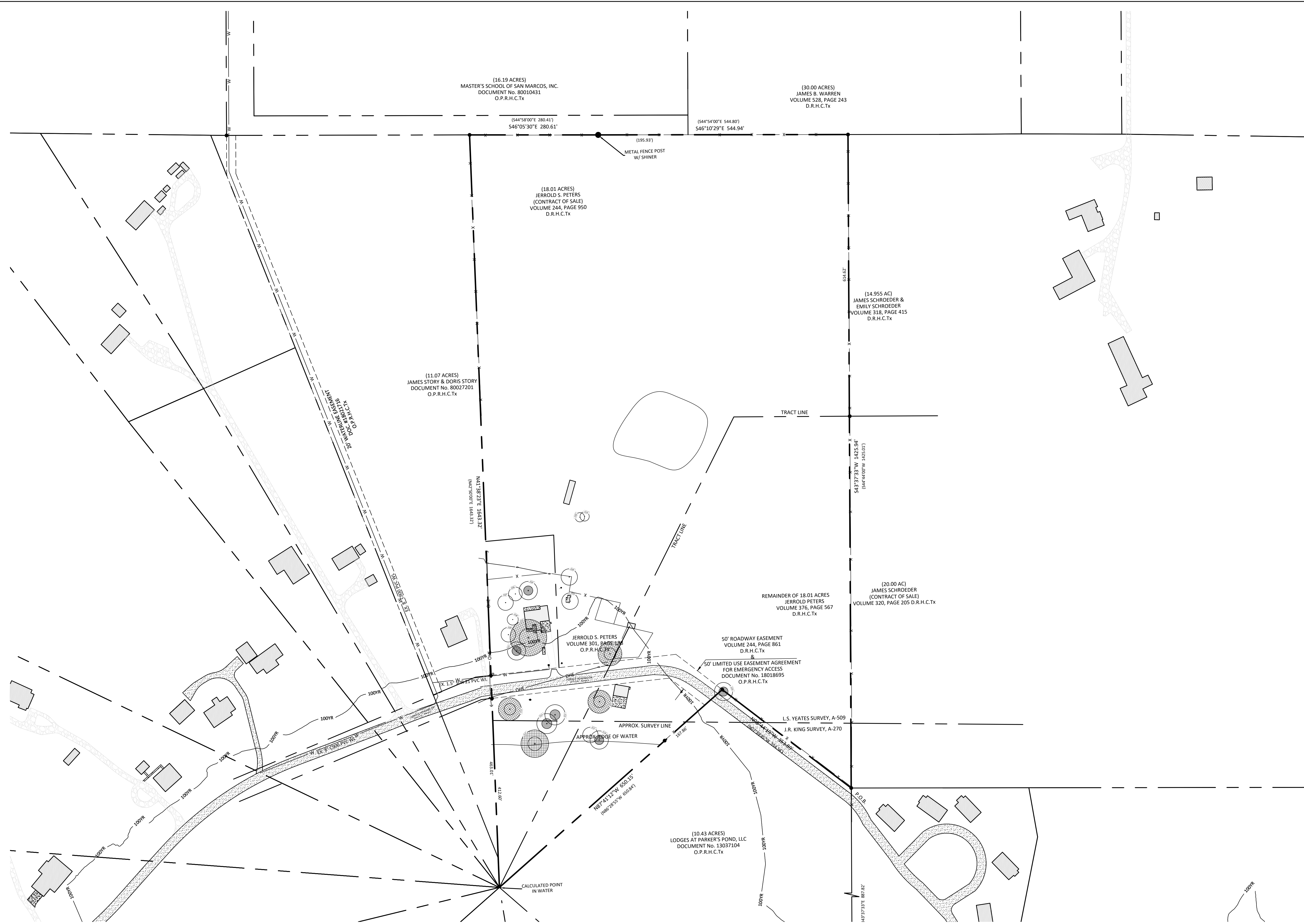


LEGEND	
	BOUNDARY / RIGHT OF WAY
	EASEMENT / SETBACK
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	CURB / EDGE OF PAVEMENT
	EXISTING BUILDING
	STORM DRAIN LINE
	WATER LINE
	WASTEWATER LINE
	OVERHEAD ELECTRIC
	GAS LINE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	WASTEWATER MANHOLE
	WASTEWATER CLEANOUT
	BACKFLOW PREVENTER
	STORM DRAIN MANHOLE
	STORM DRAIN CURB INLET
	STORM DRAIN AREA INLET
	TRANSFORMER
	AIR CONDITIONER UNIT
	GAS METER
	ELECTRIC MANHOLE
	ELECTRIC BOX
	UTILITY POLE
	GUY WIRE
	SIGN
	SURVEY ROD/NAIL
	BENCHMARK
	TREE - REMOVE
	TREE W/ TAG



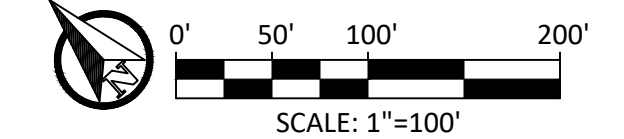
ATTENTION:
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 THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. SHOULD THERE BE ANY DISCREPANCY BETWEEN UTILITY LOCATIONS IN THE FIELD, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY.
 AT LEAST 48 HOURS PRIOR TO EXCAVATION, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY TO REQUEST EXACT FIELD LOCATIONS AS REQUIRED. CONTRACTOR SHALL CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM AT 800-344-8377 AT LEAST TWO FULL WORKING DAYS BEFORE COMMENCING ANY EXCAVATION OR UTILITY WORK.

- NOTES:**
- EXISTING CONDITIONS SURVEY PREPARED BY 4 CUATRO CONSULTANTS, LTD ON OCTOBER 05, 2022.
 - A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
 - WHERE TREE PROTECTION FENCING CANNOT BE INSTALLED AROUND THE FULL CRZ, PLACE FENCING AT THE 1/2 CRZ AND ADD 8" OF HARDWOOD MULCH FROM THE 1/2 CRZ TO THE FULL CRZ.
 - THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.

ON SITE BENCHMARK
 BENCHMARK NOTE:
 TBM #1- SQUARE CUT ON TOP OF CONCRETE CURB ON THE EAST SIDE OF JOSEPH CLAYTON DRIVE (R.O.W. VARIES) ±166' SOUTH OF THE INTERSECTION WITH E BRAKER LANE AND ±21' NORTH OF A POWER POLE NUMBERED 411593. ELEVATION = 739.90'.
 TBM #2- SQUARE CUT ON TOP OF CONCRETE CURB ±34' NORTH OF AN ELECTRIC TRANSFORMER ON THE WEST SIDE OF LOT 3 OF THE BRAKER LANE III SUBDIVISION. ELEVATION 743.75'.

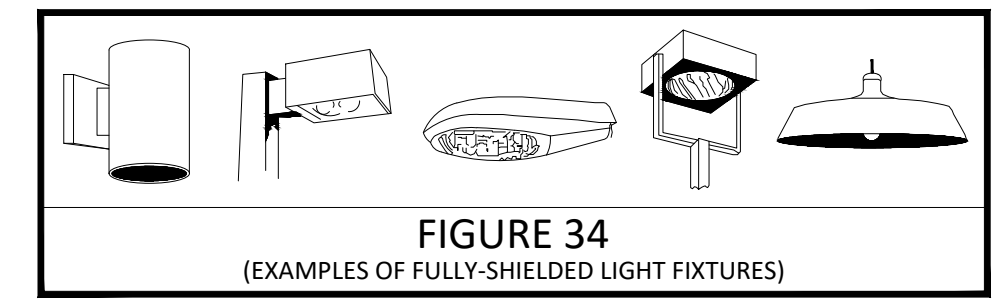
<p>STATE OF TEXAS JOHN D. SULLIVAN LICENSED PROFESSIONAL ENGINEER 02/28/2025</p>	
<p>LAS CASITAS MANUFACTURED HOME COMMUNITY 913 HORACE HOWARD DR SAN MARCOS, TEXAS, 78666 EXISTING CONDITIONS PLAN</p>	
<p>FIRM NO: F-23684</p>	<p>NO. DATE</p>
<p>SHEET 03 OF 17</p>	





LEGEND	
	BOUNDARY / RIGHT OF WAY
	BOUNDARY NEIGHBOR
	EASEMENT / SETBACK
	CURB / EDGE OF PAVEMENT
	FIRE LANE STRIPING
	RETAINING / SCREENING WALL
	BUILDING PAD AREA
	PAVEMENT / ASPHALT
	PAVEMENT / CONCRETE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	WASTEWATER MANHOLE
	BACKFLOW PREVENTER
	STORM DRAIN MANHOLE
	STORM DRAIN CURB INLET
	STORM DRAIN AREA INLET
	TRANSFORMER
	AIR CONDITIONER UNIT
	GAS METER
	ELECTRIC MANHOLE
	ELECTRIC BOX
	UTILITY POLE
	GUY WIRE
	SIGN
	DUMPSTER
	MAIL BOX
	PARKING BUMPER
	ACCESSIBLE PARKING (ADA)
	CROSSWALK

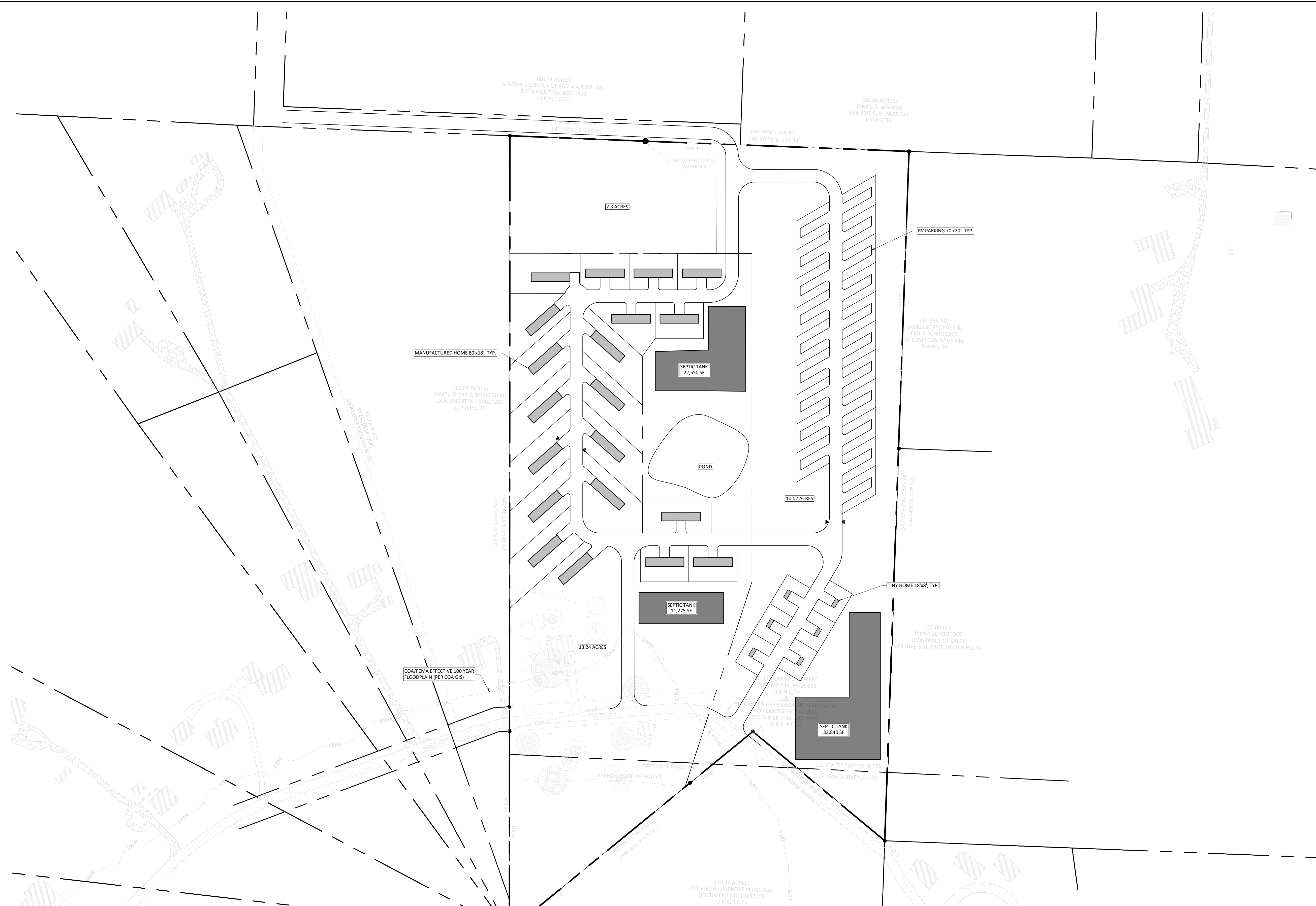
ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY [25-2-1064]. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF OR FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/FLIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E (REF. FIGURE 34 ON THIS SHEET).



- SITE PLAN NOTES:**
1. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS"
 2. CONTRACTOR TO SEE LANDSCAPE ARCHITECT AND BUILDING PERMIT PLANS FOR DETAILS AND SPECIFICATIONS FOR SITE SIDEWALKS AND SIDEWALKS ADJACENT TO BUILDINGS.
 3. ALL PAVEMENT MARKINGS SHALL MEET CITY OF AUSTIN SPECIFICATION 860S.
 4. SCREENING FOR PARKING GARAGES SHALL BE PROVIDED IN ACCORDANCE WITH LDC 25-2-593(D).
 5. A MINIMUM VERTICAL CLEARANCE OF 11'4" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 98" MUST BE PROVIDED FOR VAN-ACCESSIBLE PARKING SPACES AND ALONG THE VEHICULAR ROUTE THERETO. (ANSI 503.5).
 6. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO, UTILITIES.
 7. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY".
 8. FOR VEGETATION AND LANDSCAPE FEATURES, SEE LANDSCAPE PLANS FOR DETAILS.
 9. EACH PARKING SPACE MUST HAVE A VERTICAL CLEARANCE AS SPECIFIED IN THE BUILDING CODE (MINIMUM 7.0 FT)

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- STREET AND BRIDGE STANDARD NOTES:**
1. STREET REPAIR NOTES (UCM 5.9)
 - A. TRENCH REPAIR:
USE THE APPROPRIATE 1100S SERIES DETAILS FOR TRENCH REPAIRS; 1100S-2 (FLEXIBLE BASE WITH AN ASPHALT SURFACE), 1100S-3 (CONCRETE OR ASPHALT OVERLAID CONCRETE), AND 1100S-5 (FULL DEPTH ASPHALT STREETS). CLSM SHALL BE SUBSTITUTED FOR BACKFILL AND FLEXIBLE BASE REPLACEMENT PER THE DETAIL NOTES.
 - B. SURFACE RESTORATION:
SURFACE PAVEMENT RESTORATION IS REQUIRED WHEN CUTS 1) OCCUR WITHIN THE DAPCZ, 2) OCCUR WITHIN PROTECTED STREET SEGMENTS, OR 3) ARE OVER 300 LINEAR FEET IN LENGTH. USE DETAIL 1100S-7 FOR DETERMINING AREAS REQUIRING SURFACE REMOVAL AND REPLACEMENT. THE REPLACEMENT ASPHALTIC CONCRETE SURFACE LAYER THICKNESS SHALL BE A MINIMUM 2 INCHES HMAc TYPE D FOR LOCAL OR RESIDENTIAL STREETS AND A MINIMUM 3 INCHES HMAc TYPE C FOR COLLECTOR OR ARTERIAL STREETS (SEE ITEM 340S, SECTION 240S.4)
 - C. CONCRETE AND COMPOSITE PAVEMENTS:
IN CONCRETE STREETS, ACTUAL RESTORATION LIMITS ARE DETERMINED BY JOINT LOCATIONS. IN COMPOSITE PAVEMENTS CONSTRUCTED OF CONCRETE WITH A HMAc OVERLAY, USE 1100S-3 FOR TRENCH REPAIR (USING CLASS 360 CONCRETE) AND 1100S-7 FOR AREA OF SURFACE RESTORATION.
 2. SIDEWALK REPAIR NOTES (UCM 5.10)
 - A. DAMAGED CONCRETE SIDEWALK SHALL BE REMOVED AND REPLACED IN FULL SECTIONS (JOINT-TO-JOINT)
 - B. IN AREAS WITH SIDEWALK PAVERS, CONTRACTOR TO CAREFULLY REMOVE, SORT, AND REPLACE PAVERS TO MATCH EXISTING CONDITIONS OR BETTER.
 3. HAND HOLES AND PULL BOXES, ETC.
 - A. AVOID PLACING WALLS, HAND HOLES, ETC. WITHIN SIDEWALKS. IF UNAVOIDABLE, PLACE THEM OUT OF THE PRIMARY ADA ROUTE. ADD APPLICABLE AE APPROVED DETAILS AND SPECIFY APPROPRIATE LOAD RATINGS AND ADA REQUIREMENTS INCLUDING SLIP RESISTANT LID AND THE ABILITY TO BE PLACED FLUSH WITH THE SURROUNDING WALKING SURFACE CROSS SLOPE.
 4. STREET AND BRIDGE SPECIAL NOTE
 - A. ALL DAMAGE CAUSED DIRECTLY OR INDIRECTLY TO THE STREET SURFACE, SIDEWALK, DRIVEWAY, CURB & GUTTER, OR SUBSURFACE OUTSIDE OF THE PAVEMENT CUT AREA SHALL BE REGARDED AS A PART OF THE STREET CUT REPAIR. THIS INCLUDES ANY SCRAPES, GOUGES, CUTS, CRACKING, DEPRESSIONS, AND/OR ANY OTHER DAMAGE CAUSED BY THE CONTRACTOR DURING THE EXECUTION OF THE WORK. THESE REPAIR AREAS WILL BE INCLUDED IN THE TOTAL AREA OF RESTORATION. THESE AREAS SHALL BE SAW CUT IN STRAIGHT, NEAT LINES PARALLEL TO THE EXCAVATION OR UTILITY TRENCH FOR TRENCH REPAIR. FOR LANE RESTORATION, THE CUTS SHALL BE PERPENDICULAR TO LANE OR LANES AFFECTED AND FULL LANE WIDTH RESTORED FOR THE DAMAGED AREA. FOR CONCRETE PAVING, REPAIR JOINT TO JOINT FOLLOWING EXISTING OR MODIFIED JOINT PATTERN. REMOVE TO THE NEXT EXISTING JOINT FOR SIDEWALKS AND CURB & GUTTER. ALL SUCH REPAIRS SHALL BE AT THE CONTRACTOR'S EXPENSE AND SHALL MEET ALL CITY RESTING REQUIREMENTS, STANDARDS, AND SPECIFICATIONS.



<p>REVISION</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>		NO.	DATE		
NO.	DATE				
<p>FIRM NO. F-23864</p> <p>RADIUS CIVIL ENGINEERING</p> <p>1914 W. 96TH ST., AUSTIN, TEXAS 78731 (512) 431-8510 INFO@RADIUSCIVIL.COM</p>					
<p>STATE OF TEXAS</p> <p>JOHN D. SULLIVAN</p> <p>44433</p> <p>REGISTERED PROFESSIONAL ENGINEER</p> <p>02/28/2025</p>					
<p>LAS CASITAS MANUFACTURED HOME COMMUNITY</p> <p>913 HORACE HOWARD DR</p> <p>SAN MARCOS, TEXAS, 78666</p> <p>SITE PLAN</p>					
<p>SHEET 05 OF 17</p>					

