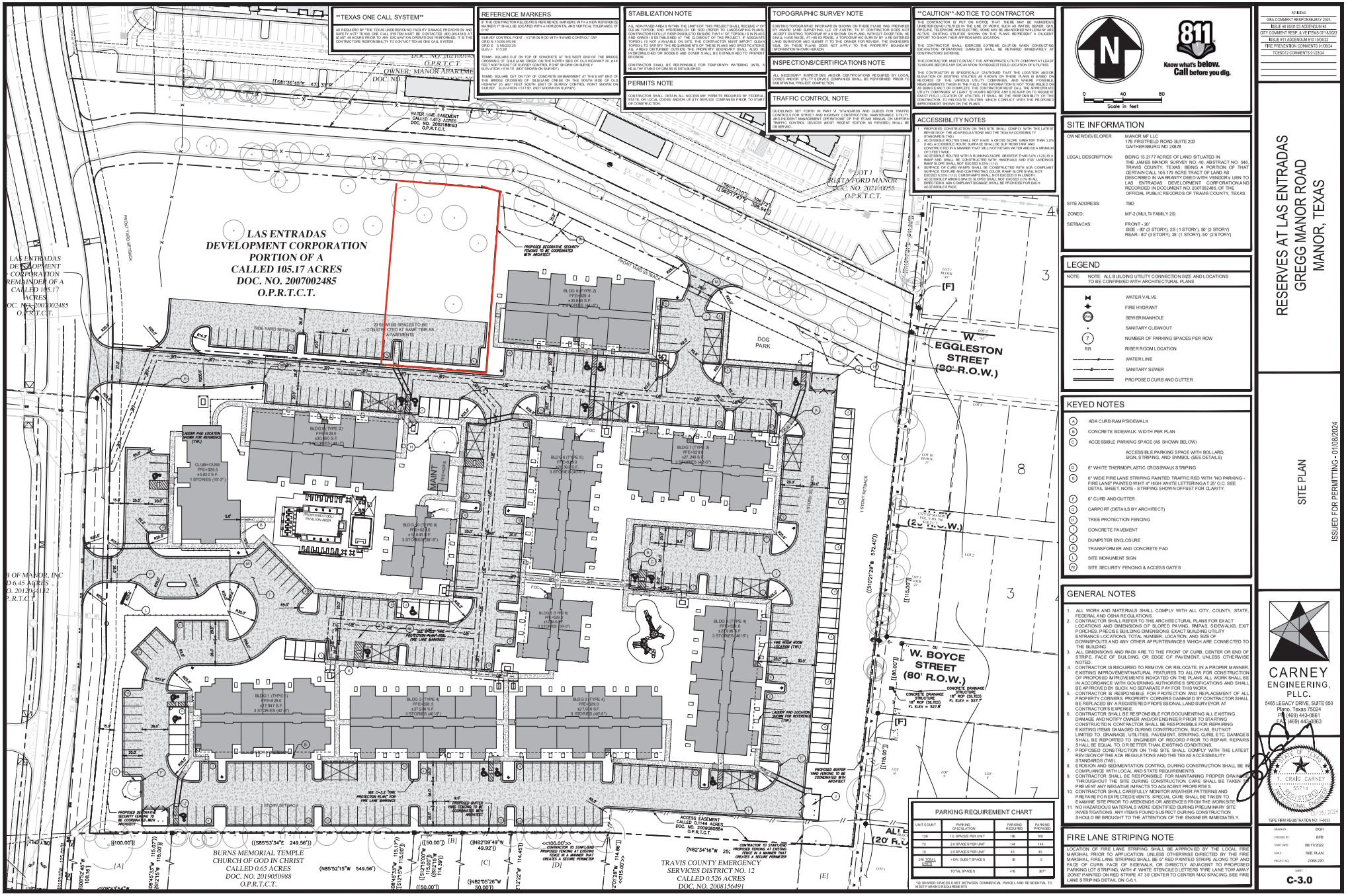

SITE INFORMATION

OWNER/DEVELOPER:	MANOR MF LLC 178 FIRSTFIELD ROAD SUITE 203 GAITHERSBURG MD 20878
LEGAL DESCRIPTION:	BEING 13.2177 ACRES OF LAND SITUATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALL 105.170 ACRE TRACT OF LAND AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO LAS ENTRADAS DEVELOPMENT CORPORATION AND RECORDED IN DOCUMENT NO. 2007002485, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
SITE ADDRESS:	TBD
ZONED:	MF-2 (MULTI-FAMILY 25)
SETBACKS:	FRONT - 20' SIDE - 80' (3 STORY), 25' (1 STORY), 50' (2 STORY) REAR - 80' (3 STORY), 25' (1 STORY), 50' (2 STORY)

LEGEND

NOTE: NOTE: ALL BUILDING UTILITY CONNECTION SIZE AND LOCATIONS TO BE CONFIRMED WITH ARCHITECTURAL PLANS

- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- SANITARY CLEANOUT
- NUMBER OF PARKING SPACES PER ROW
- RR RISER ROOM LOCATION
- WATER LINE
- SANITARY SEWER
- PROPOSED CURB AND GUTTER

KEYED NOTES

- A ADA CURB RAMP/SIDEWALK
- B CONCRETE SIDEWALK. WIDTH PER PLAN
- C ACCESSIBLE PARKING SPACE (AS SHOWN BELOW)
  ACCESSIBLE PARKING SPACE WITH BOLLARD, SIGN, STRIPING, AND SYMBOL (SEE DETAILS)
- D 6" WHITE THERMOPLASTIC CROSSWALK STRIPING
- E 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED WITH "NO PARKING - FIRE LANE" PAINTED WHT 4" HIGH WHITE LETTERING AT 25' O.C. SEE DETAIL SHEET NOTE - STRIPING SHOWN OFFSET FOR CLARITY.
- F 6" CURB AND GUTTER
- G CARPORT (DETAILS BY ARCHITECT)
- H TREE PROTECTION FENCING
- I CONCRETE PAVEMENT
- J DUMPSTER ENCLOSURE
- K TRANSFORMER AND CONCRETE PAD
- L SITE MONUMENT SIGN
- M SITE SECURITY FENCING & ACCESS GATES

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, FEDERAL AND OSHA REGULATIONS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SLOPED PAVING, RMPAS, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATION, AND SIZE OF DOWNSPOUTS AND ANY OTHER APPURTENANCES WHICH ARE CONNECTED TO THE BUILDING.
3. ALL DIMENSIONS AND RADII ARE TO THE FRONT OF CURB, CENTER OR END OF STRIPE, FACE OF BUILDING, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
4. CONTRACTOR IS REQUIRED TO REMOVE OR RELOCATE, IN A PROPER MANNER, EXISTING IMPROVEMENT/NATURAL FEATURES TO ALLOW FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS INDICATED ON THE PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. NO SEPARATE PAY FOR THIS WORK.
5. CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND REPLACEMENT OF ALL PROPERTY CORNERS. PROPERTY CORNERS DAMAGED BY CONTRACTOR SHALL BE REPLACED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AT CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND NOTIFY OWNER, ARCHITECT AND ENGINEER PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING EXISTING ITEMS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. DAMAGES SHALL BE REPORTED TO ENGINEER OF RECORD PRIOR TO REPAIR. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS.
7. PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
8. EROSION AND SEDIMENTATION CONTROL DURING CONSTRUCTION SHALL BE IN COMPLIANCE WITH LOCAL AND STATE REQUIREMENTS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PROPER DRAINAGE THROUGHOUT THE SITE DURING CONSTRUCTION. CARE SHALL BE TAKEN TO PREVENT ANY NEGATIVE IMPACTS TO ADJACENT PROPERTIES.
10. CONTRACTOR SHALL CAREFULLY MONITOR WEATHER PATTERNS AND PREPARE FOR EXPECTED EVENTS. SPECIAL CARE SHALL BE TAKEN TO EXAMINE SITE PRIOR TO WEEKENDS OR ABSENCES FROM THE WORK SITE.
11. NO HAZARDOUS MATERIALS WERE IDENTIFIED DURING PRELIMINARY SITE INVESTIGATIONS. ANY ITEMS FOUND SUSPECT DURING CONSTRUCTION SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

FIRE LANE STRIPING NOTE

LOCATION OF FIRE LANE STRIPING SHALL BE APPROVED BY THE LOCAL FIRE MARSHAL PRIOR TO APPLICATION. UNLESS OTHERWISE DIRECTED BY THE FIRE MARSHAL, FIRE LANE STRIPING SHALL BE 6" RED PAINTED STRIPE ALONG TOP AND FACE OF CURB, FACE OF SIDEWALK, OR DIRECTLY ADJACENT TO PROPOSED PARKING LOT STRIPING, WITH 4" WHITE STENCILED LETTERS "FIRE LANE TOW AWAY ZONE" PAINTED ON RED STRIPE AT 30' CENTER TO CENTER MAX SPACING. SEE FIRE LANE STRIPING DETAIL ON C-6.1.

ISSUES
- GBA COMMENT RESPONSE-MAY 2023
- ISSUE #6 (05/01/23 ADDENDUM #6
- CITY COMMENT RESP.,& VE ITEMS-07/18/2023
- ISSUE #11 ADDENDUM #10 10/04/23
- FIRE PREVENTION COMMENTS 01/08/24
- TCEQ#12 COMMENTS 01/23/24

RESERVES AT LAS ENTRADAS
GREGG MANOR ROAD
MANOR, TEXAS

SITE PLAN

ISSUED FOR PERMITTING - 01/08/2024

CARNEY ENGINEERING, PLLC.
5465 LEGACY DRIVE, SUITE 650
Plano, Texas 75024
PH (469) 443-0861
FAX (469) 443-0863
T. CRAIG CARNEY 55714 LICENSED PROFESSIONAL ENGINEER 01/25/2024
TBPE FIRM REGISTRATION NO. F-6033

DRAWN BY: BGH
CHECKED BY: BPB
START DATE: 09/17/2022
SCALE: SEE PLAN
PROJECT NO.: 2069-220

SHEET C-3.0