

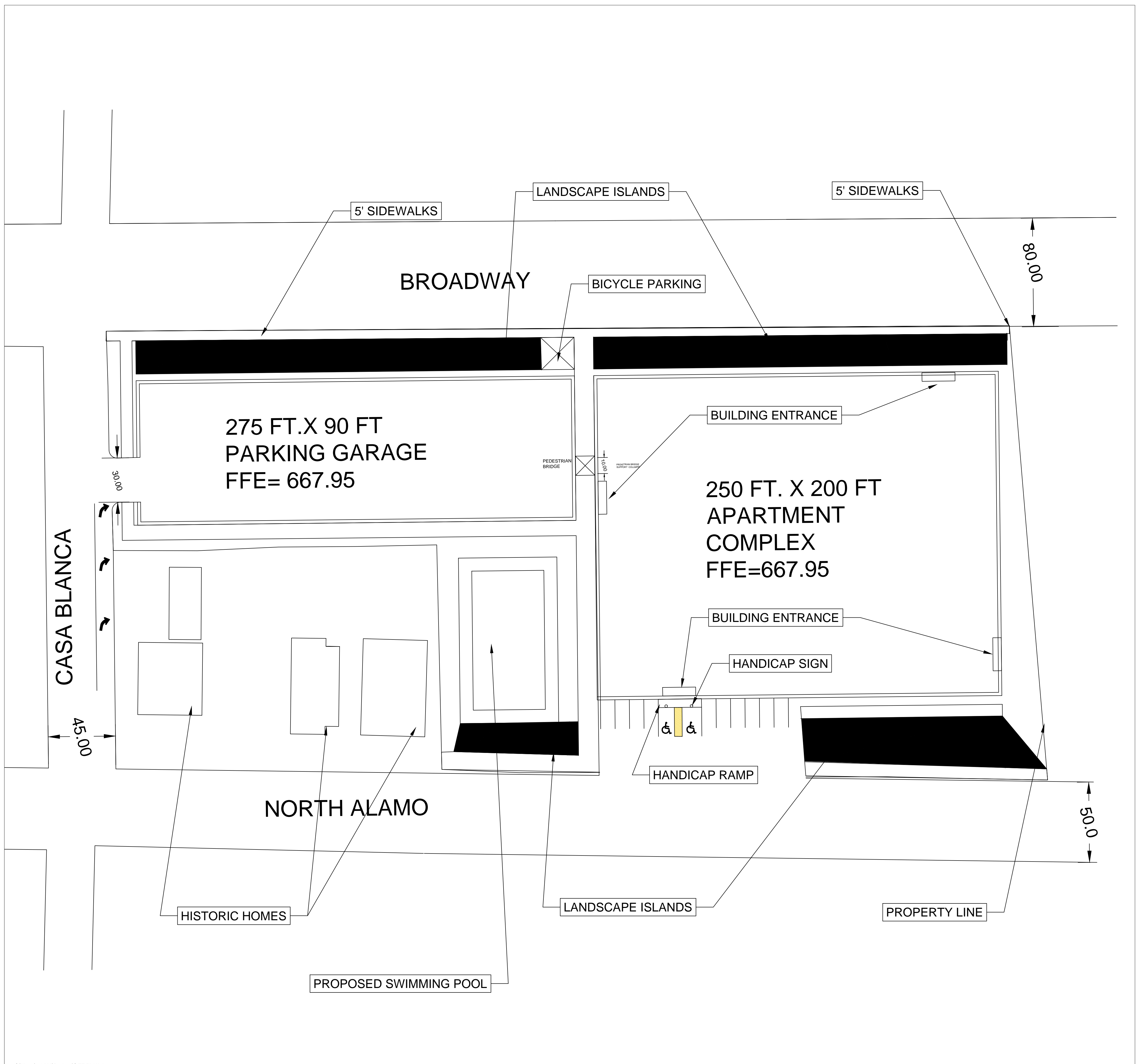
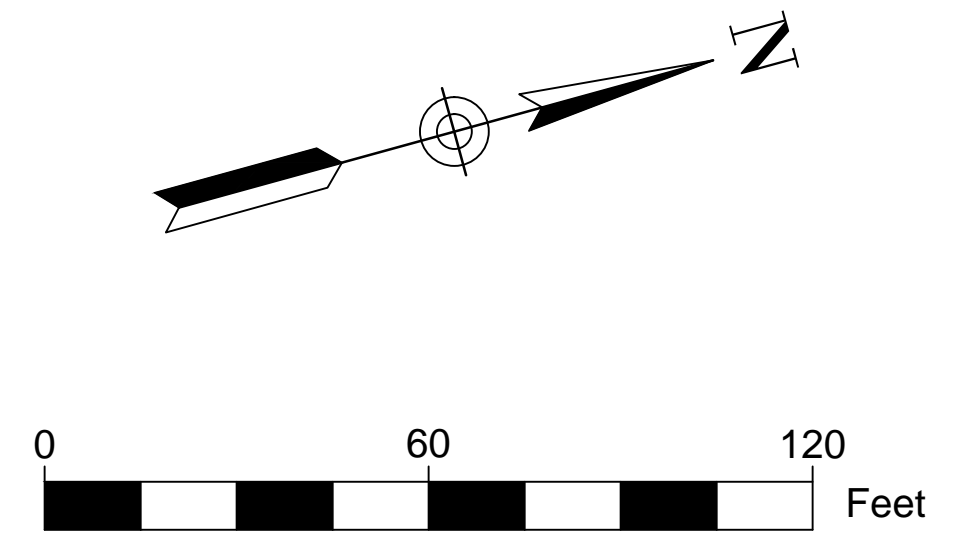


CIVIL SOLUTIONS
ENGINEERING
CONSULTANTS
171 RIVER TRAIL, SUITE 2000
OFFICE: 512.343.8821
TEXAS REGISTERED ENGINEERING FIRM
LAND PLANNERS
CIVIL ENGINEERS SURVEYORS

PRELIMINARY - NOT FOR CONSTRUCTION

SITE PLAN
FOR
LOFTS AT LA PERLITA
SAN ANTONIO, TEXAS

JOB NO. 2014.01
DATE 2014-12-05
CHECKED CDR
TITLE C4.0
SHEET 5 OF 11



SITE PLAN NOTES:

1. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF SAN ANTONIO SPECIFICATIONS.
2. ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
6. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR AND CIVIL ENGINEER IMMEDIATELY.
7. CONTRACTOR SHALL PROTECT ALL BENCHMARKS AND PROPERTY MONUMENTATION AND SHALL REPLACE OR REPAIR, AT HIS OWN EXPENSE, BENCHMARKS AND MONUMENTATION DISTURBED DURING CONSTRUCTION.
8. IF CONTRACTOR RELOCATES OR SETS NEW BENCHMARKS, THE VERTICAL ELEVATIONS OF THE BENCHMARKS SHALL BE SET TO A TOLERANCE OF 0.010 FT.
9. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BUILDING FACE OF BRICK, STONE AND FACE OF WALLS, UNLESS OTHERWISE NOTED.
10. REFER TO ARCHITECTURAL/STRUCTURAL PLANS FOR DETAILED BUILDING DIMENSIONS.
11. ALL CURB RADII SHALL BE 3.0' UNLESS OTHERWISE NOTED.
12. THE AMERICANS WITH DISABILITIES ACT (ADA) GUIDELINES, BOTH FEDERAL AND STATE ARE TO BE INCORPORATED IN ALL CONSTRUCTION DOCUMENTS. IF ANY CRITERIA CANNOT BE MET THEN OWNER IS TO BE ALERTED OF THE CONDITION AND INFORMED OF THE MEASURES THAT WOULD BE NECESSARY TO BE IN CONFORMANCE.
13. ALL PEDESTRIAN RAMPS TO BE TEXTURED AND PAINTED/STAINED PER CITY OF BALCONES HEIGHTS AND A.D.A. REQUIREMENTS, AS REQUIRED.
14. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING UTILITIES, PAVEMENT AND STRUCTURES WITHIN OR AROUND THE PROPOSED BUILDING PAD LIMITS OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL, RELOCATION AND COORDINATION OF THESE EXISTING UTILITIES, PAVEMENT AND STRUCTURES. CONTRACTOR SHALL CONTACT ENGINEER IF A CONFLICT EXISTS.
15. PROVIDE PAD CERTIFICATION FROM A LICENSED SURVEYOR AND SOIL COMPACTION DOCUMENTATION FROM A GEOTECHNICAL ENGINEER.
16. PUMPING RUNOFF OR RAINWATER FROM A BUILDING EXCAVATION IS NOT AN EXTRA PAY ITEM.
17. STANDARD PARKING SPACES ARE 9'x18' AND COMPACT ARE 8'x16' UNLESS OTHERWISE NOTED.
18. REFER TO LANDSCAPE PLANS FOR SIDEWALK DETAILS.

ACCESSIBILITY NOTES

1. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [TAS 4.3.7]
2. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. [TAS 4.8.2]
3. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [TAS 4.3.7]
4. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [TAS 4.5.1]

UTILITY COMPANY CONTACTS

1. THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES, TO INCLUDE SERVICE LATERALS SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES 48 HOURS PRIOR TO EVACUATION AND TO PROTECT THE SAME DURING CONSTRUCTION. CONTRACTOR SHALL CALL THE TEXAS ONE CALL SYSTEM FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET RIGHT-OF-WAY AT 1-800-545-6005.
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|------------|--------------------------|----------------|
| WATER | SAN ANTONIO WATER SYSTEM | (210) 233-2010 |
| WASTEWATER | SAN ANTONIO WATER SYSTEM | (210) 233-2010 |
| ELECTRIC | CITY PUBLIC SERVICE | 1-800-545-6005 |
| GAS | CITY PUBLIC SERVICE | 1-800-545-6005 |
| TELEPHONE | AT&T | 1-800-545-6005 |
| CABLE | TIME WARNER CABLE | 1-800-545-6005 |