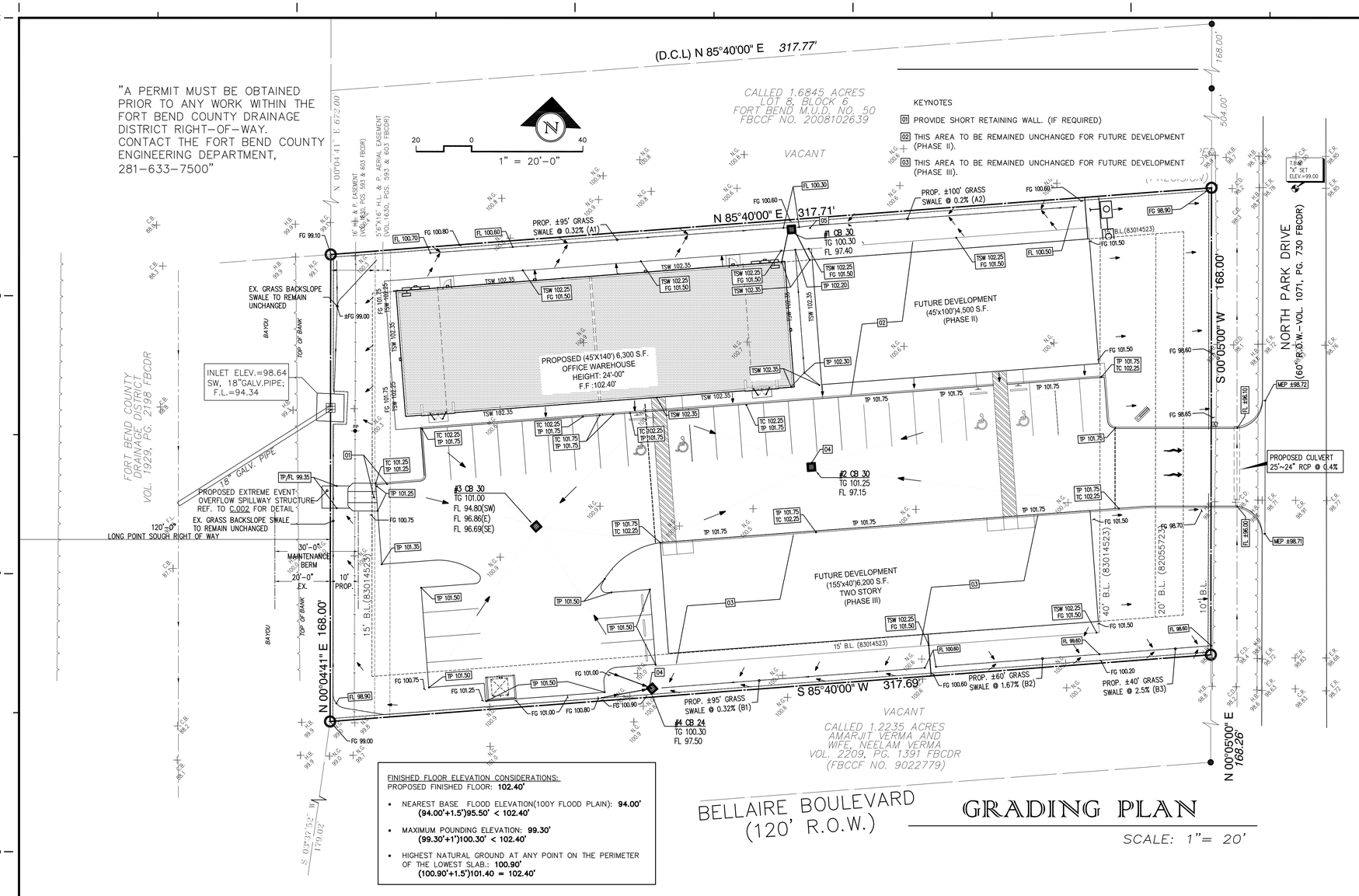

GRADING PLAN

SCALE: 1"= 20'

FINISHED FLOOR ELEVATION CONSIDERATIONS:
PROPOSED FINISHED FLOOR: **102.40'**

- NEAREST BASE FLOOD ELEVATION(100Y FLOOD PLAIN): **94.00'**
  (94.00'+1.5')95.50' < 102.40'
- MAXIMUM POUNDING ELEVATION: **99.30'**
  (99.30'+1')100.30' < 102.40'
- HIGHEST NATURAL GROUND AT ANY POINT ON THE PERIMETER OF THE LOWEST SLAB.: **100.90'**
  (100.90'+1.5')101.40 = 102.40'

LEGEND

	PROPERTY LINE
	GRADE BREAK (GB) / HIGH POINTS (HB)
	EASEMENT / BUILDING LINE
	SWALE
	CATCH BASIN/ JUNCTION BOX/ AREA INLET
	SLOPE OF PAVEMENT OR FINISH GRADE
EXIST.=FILLED PROP.=OPEN	STORM / SANITARY SEWER MANHOLE
X.XX	EXISTING GRADE ELEVATIONS
(9) (9)	CB / JB DESIGNATION
FF	FINISHED FLOOR
TC	TOP OF CURB ELEVATION
TP	TOP OF PAVEMENT ELEVATION
TG	TOP OF INLET GRATE ELEVATION
FL	FLOW LINE ELEVATION
FG	FINISHED GRADE ELEVATION
MFG / MEP	MATCH EX. FINISHED GRADE/PAVEMENT ELEVATION
TSW	TOP OF SIDEWALK ELEVATION
NG	NATURAL GROUND
CLR / CLD	CENTERLINE ROAD / DITCH
DG	DOWN GUY
FH	FIRE HYDRANT
PP / SP / UP	POWER/SERVICE/UTILITY POLE
WV	WATER VALVE
S.S.E. / W.L.E.	SANITARY SEWER / WATERLINE EASEMENT
BL	BUILDING LINE

PROJECT DATA

LOT AREA:	53,214.73	S.F.
PROPOSED DEVELOPED AREA	38,227.73	S.F.
PROPOSED METAL BUILDING AREA(PASE 1)	7,639.00	S.F.
FUTURE DEVELOPMENT	14,987.00	S.F.
FUTURE DEVELOPMENT	12,300.00	S.F.
PHASE 2	4,500.00	
PHASE 3	7,800.00	
EXISTING CONCRETE PAVING	–	S.F.
PROP. CONCRETE PAVING	15,577.00	S.F.
EXIST. CONCRETE SIDEWALK	–	S.F.
PROP. CONCRETE SIDEWALK	489.40	S.F.
PROP. DETENTION POND VOLUME	–	S.F.
TOTAL GRASS AREA	15,861.33	S.F.
EXISTING PARKING SPACES	–	S.F.
PROPOSED PARKING SPACES	38	SPACES
		SPACES

APPROVED: _____
Development Coordinator

DATE: _____

PROPERTY LEGAL DESCRIPTION

1.2216 ACRES LOT 9, IN TRACT NO. 6 SITUATED IN THE THE WILLIAM STANLEY SURVEY ABSTRACT NO. 599 FORT BEND COUNTY, TEXAS

BENCHMARK DATA

ELEVATIONS ARE BASED IN HARRIS COUNTY FLOODPLAIN REFERENCE MARKER NO. 190030 ELEVATION=106.06 FEET NAVD88 2001 ADJ.

FLOOD PLAIN DATA

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48157C 0110 L MAP REVISION: 04/02/2014 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY.

FORT BEND COUNTY CONSTRUCTION - GENERAL NOTES

1. Fort Bend County must be invited to the Pre-Construction Meeting.
2. Contractor shall notify Fort Bend County Engineering Department **48 hours prior to commencing construction and 48 hour notice to any construction activity within the limits of the paving** at Construction@fortbendcountytx.gov .
3. Contractor is responsible for obtaining all permits required from Fort Bend County prior to commencing construction of any improvements within County road right of ways.
4. All Paving Improvements shall be constructed in accordance with Fort Bend County "Rules, Regulations and Requirements relating to the Approval and Acceptance of Improvements in Subdivisions as currently amended.
5. All road widths, curb radii and curb alignment shown indicates back of curb
6. A continuous longitudinal reinforcing bar shall be used in the curbs.
7. All concrete pavement shall be 5 1/2 sack cement with a minimum compressive strength of 3500 psi at 28 days. Transverse expansion joints shall be installed at each curb return and at a maximum spacing of 60 feet.
8. All weather access to all existing streets and driveways shall be maintained at all times.
9. 4"x 12" reinforced concrete curb shall be placed in front of single family lots only. **All other areas shall be 6" reinforced concrete curb.**
10. At all intersection locations, **Type 7 ramps** shall be place in accordance with **TXDOT Ped-12a** standard detail sheet. A.D.A. – Handicap Ramps shall be installed with street paving at all intersections and comply with current A.D.A. regulations.
11. Curb headers are required at curb connections to Handicap Ramps, with no construction joint within 5' of ramps.
12. All intersections utilizing Traffic Control measures shall have A.D.A. wheel chair ramps installed.
13. Guidelines are set forth in the Texas "Manual on Uniform Traffic Control Devices", as currently amended, shall be observed. The Contractor shall be responsible for providing adequate flagmen, signing, striping and warning devices, etc., during construction – both day and night.
14. All R1-1 stop signs shall be 30"x30" with diamond grade sheeting per texas manual on uniform traffic control devices.
15. Street name signs shall be on a 9" high sign flat blade w/reflective green background. Street names shall be upper and lowercase lettering with uppercase letters of 6" minimum and lowercase letters of 4.5" minimum. The letters shall be reflective white. Street name signs shall be mounted on stop sign post.
16. A Blue Double Reflectorized button shall be placed at all Fire Hydrant locations. The Button shall be placed 12 inches off of the centerline of the street on the same side as the hydrant.
17. the project and all parts thereof shall be subject to inspection from time to time by by inspectors designated by Fort Bend County. No such inspections shall relieve the Contractor of any of its obligations hereunder. Neither failure to inspect nor failure to discover or reject any of the work as not in accordance with the drawings and specifications, acceptance of such work or to relieve the contractor of any of its obligations hereunder.

GENERAL NOTES: GRADING AND DRAINAGE

(THESE NOTES CONTROL EXCEPT AS NOTED OTHERWISE IN PLANS & DETAILS)

1. CONTRACTOR/BUILDER SHALL FIELD-VERIFY EXISTING ELEVATIONS AND SET FINISH FLOOR (FF) ELEVATION AT LEAST 12 INCHES ABOVE THE BASE FLOOD ELEVATION, ACCORDING TO FEMA MAPS & TOPOGRAPHIC SURVEY DATA; 12 INCHES ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM, OR, WHERE, NO SEWER IS AVAILABLE, THE FINISHED FLOOR SHALL NOT BE LESS THAN 4 INCHES ABOVE THE CROWN OF THE STREET. NOTIFY ENGINEER IF FF ELEVATION IS DIFFERENT THAN THAT SHOWN ON PLAN.
2. PROPOSED FF ELEVATION IS MINIMUM. BUILDER MAY SET SLAB @ A HIGHER ELEVATION, BUT NOTIFY ENGINEER PRIOR TO SETTING FORM.
3. FINISH GRADE ELEVATIONS @ SIDE & REAR PROPERTY LINES SHALL MATCH EXISTING GRADE ELEVATIONS U.O.N.
4. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A 5% SLOPE FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL U.O.N.
5. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING U.O.N.
6. ON GRADED SITES, THE FOUNDATION SHALL EXTEND ABOVE THE GUTTER OR DRAINAGE DEVICE A MINIMUM OF 12 INCHES PLUS 2% U.O.N.
7. THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.
8. A SLOPED SURFACE IS REQUIRED TO EFFECTIVELY DRAIN WATER AWAY FROM THE FOUNDATION WALLS, INCLUDING AREAS UNDER STEPS AND DECKS U.O.N.
9. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS AND NO PONDING IN PAVED AREAS, AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSEO GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
10. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT ALL TIMES DURING CONSTRUCTION.
12. PRIOR TO STARTING CONSTRUCTION, CONTRACTOR SHALL VERIFY BENCHMARK ELEVATION AND NOTIFY ENGINEER IF ANY DISCREPANCY ANO/OR CONFLICT IS FOUND.
13. THIS PROPOSED DRAINAGE SCHEME WILL NOT RESULT IN ANY STORMWATER RUNOFF ONTO ADJOINING PROPERTIES DURING A 2-YEAR STORM EVENT.
14. CONTRACTOR SHALL MAINTAIN DRAINAGE DURING CONSTRUCTION SO AS TO ENSURE THAT NO RUNOFF FROM CONSTRUCTION SITE TRAVERSES ADJOINING PROPERTIES AT ANYTIME.
15. SET STORM SEWER MANHOLE RIMS TO MATCH FINISH GRADE.
16. STORM SEWER INLETS SHALL BE PARK EQUIPMENT CATCH BASINS, U.N.O.
17. CONCRETE PIPE SHALL BE BEDDED WITH CEMENT STABILIZED SAND IN ACCORDANCE WITH CITY/COUNTY SPECIFICATIONS FOR CONCRETE PIPE.
18. PVC PIPE SHALL BE BEDDED WITH A MINIMUM OF ONE FOOT OF CEMENT STABILIZED SAND. CEMENT STABILIZED SAND SHALL BE LAID IN 6" LIFTS COMPOSED TO 95% STD. PROCTOR MAX. DRY DENSITY (ASTM D698).
6. PROPOSED PIPE STUB-OUTS ARE TO BE PLUGGED WITH 8" BRICK WALLS, UNLESS OTHERWISE NOTED.

RE: ARCHITECTURAL DWGS FOR ALL BUILDING AND SITE DIMENSIONS

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Civil Engineering and consultant
FIRM NAME: HOUTEX ENGINEERING
FIRM REGISTRATION NUMBER: F-12522

STATE OF TEXAS
ZIAEDDIN MOHAMMADI
67639
REGISTERED PROFESSIONAL ENGINEER
9/5/2018

#	DATE	REVISION
1	6/26/2018	Revised for MUD Comments
2	7/05/2018	Revised for LID 12 Comments
3	8/16/2018	Revised for FBC Eng. & Drainage District comments
4	9/5/2018	Revised for Drainage District comments

PROP. OFFICE WAREHOUSE
NORTH PARK
WAREHOUSE(PHASE 1)
7123 NORTH PARK DRIVE
HOUSTON, TX 77407

GRADING PLAN

SCALE: 1"=20'
CONTROL:
DWG BY: SLP 15-May-18
RVS'D BY: 5-Sep-18
CK'D BY: SLP APR'VD BY: ZM
PROJECT NO. HT1713901

C.001
SHEET 4 OF 9

INFORMATION, DATA AND DRAWINGS EMBODIED IN THIS DRAWINGS ARE STRICTLY CONFIDENTIAL AND ARE SUPPLIED ON THE UNDERSTANDING THAT THEY WILL BE HELD CONFIDENTIALLY AND NOT DISCLOSED TO THIRD PARTIES AND CANNOT BE REPRODUCED OR DIVULGED, IN WHOLE OR IN PART, WITHOUT WRITTEN AUTHORIZATION FROM HOUTEX ENGINEERING.