

PROPERTY LEGAL DESCRIPTION

A 2.4444 ACRE (108,477 SQ. FT.) TRACT OF LAND BEING THE SOUTH HALF OF TRACT NO. BLOCK 2 OF "INDEPENDENCE GROVE, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OF PLAT THEREOF RECORDED UNDER VOLUME 3, PAGE 39, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SHOWN HEREON.

SURVEYOR

ALL EXISTING TOPOGRAPHIC & FLOOD PLAN DATA SHOWN HEREIN IS EXTRACTED DIRECTLY FROM SURVEY BY: GREEN LEAF LAND SURVEY, LLC (PH. 832-868-5003) 10000 NORTHWEST HWY, SUITE #150, HOUSTON, TEXAS 77062

BENCHMARK DATA

ALL ELEVATIONS SHOWN HEREON ARE TIED TO H.C.F.C.D. REFERENCE MARK NO. 110095, BRASS DISK IN CONCRETE, LOCATED APPROXIMATELY FROM THE INTERSECTION OF CHAMPIONS AND FM 1960, NORTHWEST ALONG CHAMPIONS 0.85 MILES TO CHAMPION COURT AND THE BENCHMARK ON THE LEFT ELEVATION=122.72, NAVD 1988, 2001 ADJ..

FLOOD PLAIN DATA

CLOSEST BASE FLOOD 116.00 FT
PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, THIS PROPERTY LIES IN ZONE "X" ACCORDING TO F.L.R.M. MAP NO. 4820100338 DATED 10-18-2013

HARRIS COUNTY CONSTRUCTION NOTES

1. WATER LINES, WASTEWATER COLLECTION SYSTEMS, AND STORM DRAINAGE SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOUSTON'S, DEPARTMENT OF PUBLIC WORKS AND ENGINEERING "DESIGN MANUAL" DATED 10-18-2013, AND DETAILS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE AND STREET PAVEMENT, DATED NOVEMBER 1, 2004.
2. REINFORCED CONCRETE (CR CLASS II) STORM SEWERS SHALL BE INSTALLED, BEDDED AND BACKFILLED IN ACCORDANCE WITH THE CITY OF HOUSTON'S DRAWINGS 0237-02, 0237-03, 0237-04, 0237-05 AND 0237-07 AS APPLICABLE.
3. ALL STORM SEWERS CONSTRUCTED IN SIDE LOT EASEMENTS SHALL BE R.C.P., MINIMUM TWENTY (20) FOOT WIDE. EASEMENTS SHALL BE PROVIDED.
4. AN ALTERNATIVE TO CEMENT STABILIZED SAND MAY BE USED AS BACKFILL FOR PIPES FIFTY-FOUR (54) INCH AND LARGER, FROM 1-FOOT ABOVE THE TOP OF THE PIPE TO THE BOTTOM OF THE SUBGRADE. CONTRACTOR MAY BACKFILL WITH SPLIT-SIZE MATERIAL, PROVIDED THE BACKFILL MATERIAL IS PLACED IN EIGHT (8) INCH LIFTS AND MECHANICALLY COMPACTED TO NINETY-FIVE (95%) STANDARD PROCTOR DENSITY. TESTS SHALL BE TAKEN AT ONE HUNDRED (100) FOOT INTERVALS ON EACH LIFT. BEDDING AND BACKFILL TO ONE (1) FOOT ABOVE THE TOP OF THE PIPE SHALL BE CEMENT-STABILIZED SAND.
5. ALL PROPOSED PIPE STUB-OUTS FROM MANHOLES OR INLETS ARE TO BE PLUGGED WITH EIGHT (8) INCH BRICK WALLS UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR(S) SHALL NOTIFY HARRIS COUNTY PUBLIC INFRASTRUCTURE DEPARTMENT - ARCHITECTURE AND ENGINEERING DIVISION - PERMIT OFFICE TWENTY-FOUR (24) HOURS IN ADVANCE OF COMMENCING UTILITY AND/OR PAVING CONSTRUCTION AT 743-274-3231 AND WRITTEN NOTIFICATION FORTY-EIGHT (48) HOURS IN ADVANCE OF COMMENCING CONSTRUCTION AT 6055 NORTHWEST FREEWAY, SUITE 1200, HOUSTON, TX 77002.
7. PAVING SHALL BE IN ACCORDANCE WITH THE "REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE" AND/OR AMENDMENTS OF THE SAME.
8. GUIDELINES SET FORTH IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" SHALL BE OBSERVED.
9. OWNER OR OWNER'S AGENT TO OBTAIN ALL PERMITS REQUIRED BY THE "REGULATIONS OF HARRIS COUNTY, TEXAS FOR FLOOD PLAN MANAGEMENT" PRIOR TO STARTING CONSTRUCTION.
10. OWNER OR OWNER'S AGENT TO OBTAIN ALL NOTIFICATIONS REQUIRED BY HARRIS COUNTY, TEXAS PRIOR TO STARTING CONSTRUCTION OF UTILITIES AND/OR CULVERTS WITHIN HARRIS COUNTY AND HARRIS COUNTY FLOOD CONTROL DISTRICT RIGHTS-OF-WAY.

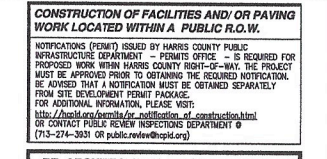
VICINITY MAP (N.T.S.)



LEGEND

- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPERTY LINE
- GRADE BREAK (E.G.)
- CL SWALE
- CL ROAD
- SLOPE OF PAVEMENT OR FINISH GRADE
- STORM SEWER MANHOLE
- CLEAN-OUT (MATCH PIPE SIZE UP TO 6")
- CATCH BASIN (SEE DETAIL)
- 8" AREA DRAIN
- EXISTING NATURAL GRADE ELEVATIONS
- PROPOSED FINISH FLOOR ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED TOP OF PAVEMENT ELEVATION
- PROPOSED TOP OF INLET GRATE ELEVATION
- PROPOSED FLOW LINE ELEVATION
- PROPOSED FINISHED GRADE ELEVATION
- PROPOSED TOP OF SIDEWALK ELEVATION
- EXISTING TREE
- DOWNSPOUT W/ CONNECTOR TO DRAINAGE SYSTEM
- FIRE HYDRANT
- POWER POLE

SECTION A-A (ROADSIDE DITCH EROSION CONTROL) (N.T.S.)

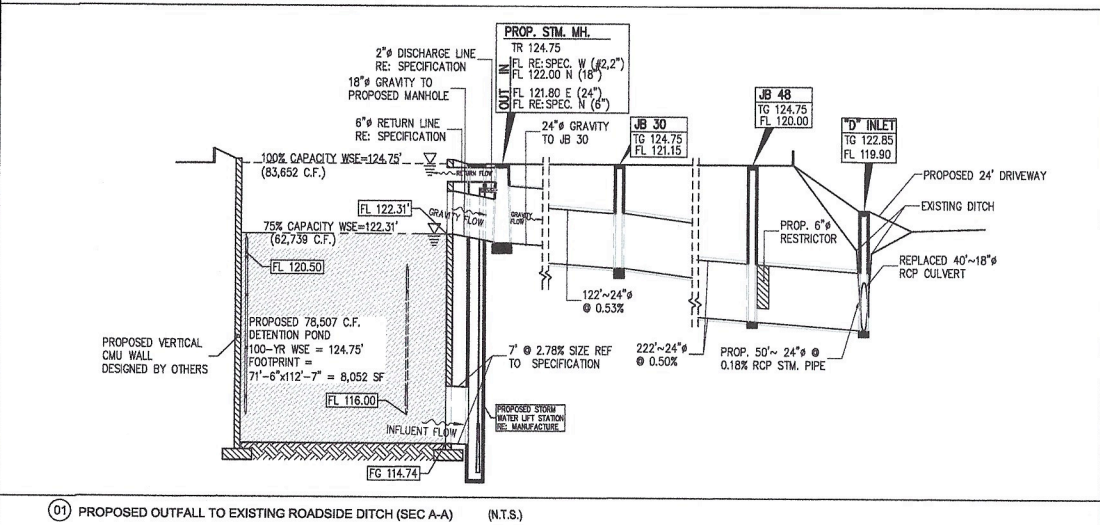


CONSTRUCTION OF FACILITIES AND/OR PAVING WORK LOCATED WITHIN A PUBLIC R.O.W.
NOTIFICATIONS (PERMIT) ISSUED BY HARRIS COUNTY PUBLIC INFRASTRUCTURE DEPARTMENT - PERMITS OFFICE - IS REQUIRED FOR PROPOSED WORK WITHIN HARRIS COUNTY RIGHT-OF-WAY. THE PROJECT MUST BE APPROVED PRIOR TO OBTAINING THE REQUIRED NOTIFICATION. BE ADVISED THAT A NOTIFICATION MUST BE OBTAINED SEPARATELY FROM SITE DEVELOPMENT PERMIT PACKAGE. FOR ADDITIONAL INFORMATION, PLEASE VISIT: http://hcdpc.org/permits/for_notification_of_construction.html OR CONTACT PUBLIC REVIEW INSPECTIONS DEPARTMENT @ (713)-274-3093 OR publicreview@hcdpc.org

RE: ARCHITECTURAL DWGS FOR ALL BUILDING AND SITE DIMENSIONS

IMPORTANT NOTE
PRIOR TO COMMENCING GRADING OR ON-SITE UTILITIES WORK, CONTRACTOR SHALL FIELD-VISUALLY LOCATE & VERIFY OF ALL OFF-SITE UTILITIES TO ASCERTAIN THAT PROPOSED CONNECTIONS CAN BE MADE AS INDICATED IN THESE DRAWINGS. INFORM ENGINEER OF ANY DISCREPANCIES OR CONFLICTS THAT MAY IMPACT WORK DESCRIBED HEREIN.

GRADING PLAN SCALE: 1"= 30'



01 PROPOSED OUTFALL TO EXISTING ROADSIDE DITCH (SEC A-A) (N.T.S.)

MASTER MARK PLAZA
12717 SHILOH CHURCH RD.
HOUSTON, TX 77066
PROPOSED WAREHOUSE

Howe Engineering, LLC
1111 Katy Freeway, Suite 226
Houston, Texas 77021
Phone (713) 972-1400 Fax (281) 888-3001
Civil Engineering and Consultant
FIRM NAME: HOWE ENGINEERING
FIRM REGISTRATION NUMBER: 11-12522

Seal:

Signature: *Zaidoun N. Ghannam*
DATE: 6/28/17

NO	REVISION	DATE
1	UNRECORDED DETENTION SYSTEM BUILDING DIMENSIONS & LOCATIONS MODIFIED	6/28/17
2		
3		
4		
5		

GRADING PLAN
SCALE: 1"= 30'
PROJ # HT-1713201
SHEET 3 OF 9
C.001