

- 1 PROPOSED 8" HDPE @ 0.55%. CONTRACTOR SHALL CONNECT ALL DOWNSPOUTS W/ 6" PVC PIPE TO THESE 8" UNDERGROUND STORM
- SAW CUT EXISTING PAVEMENT A MINIMUM OF 12" AWAY FROM FACE OF CURB (GUTTER LINE) AND BREAK OUT TO EXPOSE EXISTING
- CONTRACTOR SHALL ENSURE HANDICAP PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT
- OBSTRUCTIONS IN PROPOSED DRIVEWAY, BUILDING OR PARKING

- SAW CUTS ALONG THE ENTIRE EASEMENT LINE OF THE ENCROACHMENT AND TRAVERSE THE EASEMENT AT INTERVALS EQUAL TO OR LESS THAN 10 FOOT INCREMENTS.
- ALL PROPOSED CURBS ARE 6" TYPICAL, U.N.O. ON PLANS. CONTRACTOR SHALL CONTACT
- OVERHEAD AND UNDERGROUND UTILITIES MAY EXIST IN THE VICINITY OF THIS PROJECT. LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE AND OTHER UTILITIES MAY EXIST IN THE VICINITY OF THE PROJECT WHICH ARE NOT SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES IN THE VICINITY OF THE PROJECT, PRIOR TO BEGINNING CONSTRUCTION. IF ANY DISCREPANCIES EXIST, NOTIFY
- EXISTING PRIVATE AND PUBLIC GREEN AREAS UTILITIES PAVEMENTS CURBS DRIVEWAYS AND SIDEWALKS DAMAGED OR REMOVED DURING CONSTRUCTION OR AS A RESULT OF CONSTRUCTION SHALL BE REPLACED TO FORT BEND COUNTY STANDARDS.

LEGAL DESCRIPTION

A TRACT OF 1.251 ACRES OF LAND, SITUATED IN THE JANE WILKINS LEAGUE, ABSTRACT NUMBER 96, FORT BEND COUNTY, TEXAS; BEING OUT OF AND A PART OF RESERVE "B", IN BLOCK ONE (1), OF WEST AIRPORT RETAIL VENTURES, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF AS RECORDED UNDER PLAT NO. 20220170, OF THE PLAT RECORDS OF FORT BEND COUNTY,

BENCHMARK

FORT BEND COUNTY MARKER NUMBER 354 IS A BRONZE DISK IN CONCRETE ON INLET ON EAST SIDE OF BINION LANE, 147.36 NORTH OF BARZUN WAY, IN ALIANA SECTION 1, PLAT NO. 20110122, F.B.C.O.P.R., ALIANA SECTION 11, PLAT NO. 20130219, F.B.C.P.R., ALIANA SECTION 18, PLAT NO. 20120173, F.B.C.O.P.R., ALIANA SECTION 20, PLAT NO. 20120180, F.B.C.P.R., AND ALIANA SECTION 27, PLAT NO. 20130130, F.B.C.P.R.

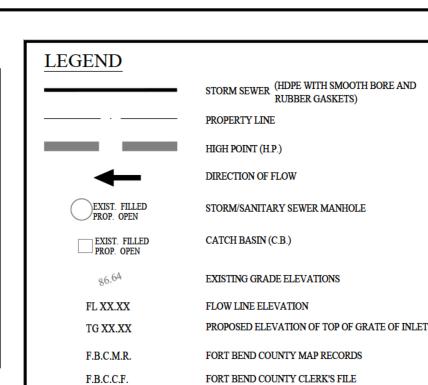
ELEVATION = 87.72' (NAVD 88, 2001 ADJ.)

BOX CUT IN CONCRETE CURB @ THE PARKING LOT OF RESERVE "A", BLOCK 1, OF WEST AIRPORT RETAIL VENTURES, AS SHOWN HEREON.

ELEVATION = 87.70'

FLOOD PLAIN DATA

ALL OF THIS PROPERTY LIES OUTSIDE 500-YEAR FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48157C0140-L, WHICH BEARS AN EFFECTIVE DATE APRIL 02, 2014. ZONE "X-UNSHADED" DENOTES AREA OUTSIDE THE 500-YEAR FLOODPLAIN.



GENERAL NOTES: SITEWORK

EXISTING UTILITIES, FACILITIES & TREES

- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED FACILITIES.
- PRIOR TO EXCAVATING NEAR THEIR UTILITY.
- CONTRACTOR SHALL TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF CONSTRUCTION OPERATIONS WILL BE REPAIRED BY THE

EXCESS SOIL MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR & IS TO BE DISPOSED OFFSITE RESPONSIBLY AT

CONTRACTOR SHALL FIELD-VERIFY ALL EXISTING ENGINEER IMMEDIATELY OF ANY DISCREPANCIES

B. STORM SEWER SYSTEM

- STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH FORT BEND COUNTY SPECIFICATION AS CURRENTLY AMENDED.
- STORM SEWER PIPE SHALL BE HDPE SMOOTH BORE WITH RUBBER GASKET, U.N.O. ON PLANS.
- SET STORM SEWER MANHOLE RIMS TO MATCH FINISH GRADE.
- 4. STORM SEWER INLETS SHALL BE PARK EQUIPMENT CATCH BASINS.
- CONCRETE PIPE SHALL BE BEDDED WITH CEMENT STABILIZED SAND IN ACCORDANCE WITH FORT BEND COUNTY SPECIFICATIONS FOR CONCRETE
- 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).
- EXISTING PAVEMENTS, CURBS, SIDEWALKS, AND DRIVEWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO FORT BEND COUNTY STANDARDS.
- CONDITION OF THE ROAD AND/OR RIGHT-OF-WAY, UPON COMPLETION OF JOB, SHALL BE AS GOOD AS OR BETTER THAN THE CONDITION PRIOR TO STARTING WORK.
- 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.

CONSTRUCTION NOTE

CONTRACTOR SHALL CONFIRM NO CONFLICTS BETWEEN EXISTING AND PROPOSED DRY/WET UTILITIES IN PUBLIC R O W , BEFORE STARTING SITE WORK CONSTRUCTION

			CURVE TABLE		
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	211.00'	50.45	13°41'57"	N74°13'04"E	50.33'
C2	209.50'	46.04'	12°35'32"	N74°46'19"E	45.95'
C3	4939.00'	0.52	0°00'22"	N68°27'12"E	0.52
C4	4650.00'	154.40'	1.5 4,10,0	CC7.70,70,1M	154 41'

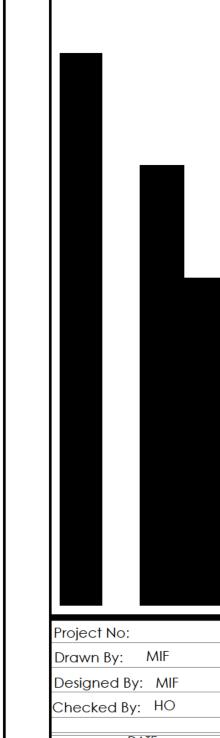
LENGTH

80.12

8.04

29.58

INSPE **Bullseye** S HABIB OTHMAN



06/24/25

OF C-16

SHEET NUMBER