



ALL LINES MUST BE
FIELD VERIFIED

CAUTION EXIST GAS
FACILITIES IN AREA

LEGAL DESCRIPTION
A TRACT OF 0.961 ACRES OF RESERVE "A", BLOCK 1 OF RICHMOND LANDING II, PARTIAL REPLAT NO. 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20120002 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

BENCHMARK
ALL THE ELEVATIONS SHOWN HEREON ARE BASED ON NGS MONUMENT NO. AW5471.
ELEVATION = 100.60' (NAVD83, 2011 ADJUSTMENT)

BM A:
CUT "X" ON CONCRETE, AS SHOWN HEREON,
ELEVATION = 81.04'

BM B:
CUT "X" ON CONCRETE, AS SHOWN HEREON,
ELEVATION = 81.11'

FLOOD PLAIN DATA
THIS PROPERTY LIES WITHIN 100-YEAR FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48157C025-L, WHICH BEARS AN EFFECTIVE DATE APRIL 02, 2014. ZONE "AE" DENOTES AREA WITHIN 100-YEAR FLOODPLAIN.
100-YEAR RFE = 83.30'
500-YEAR RFE = 85.80'

- KEYED PLAN NOTES:**
- CONTRACTOR SHALL ENSURE HANDICAP PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL, WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.
 - SAW CUT EXISTING PAVEMENT A MINIMUM OF 12" AWAY FROM FACE OF CURB (CUTTER LINE) AND BREAK OUT TO EXPOSE EXISTING REINFORCEMENT STEEL.
- ***** CONTRACTOR SHALL REMOVE/RELOCATE ANY EXISTING OBSTRUCTIONS IN PROPOSED DRIVEWAY, BUILDING OR PARKING AREA OR SIDEWALK AT NO ADDITIONAL COST TO THE OWNER.

OFF-SITE SHEET FLOW NOTE:
THERE IS NOT ANY OFF-SITE SHEET FLOW ENTERING INTO OUR PROPERTY FROM ADJACENT PROPERTIES

HYDROMULCH NOTE:
CONTRACTOR SHALL HYDROMULCH ALL NEWLY GRADED AREAS AND EXPOSED SOILS UPON PAVING COMPLETION

NOTE:
CONTRACTOR SHALL ENSURE NO DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTY.

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

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS & CONDITIONS & SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES THAT MAY AFFECT THE WORK DESCRIBED HEREIN

NOTE:
EXCESS SOIL MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR & IS TO BE DISPOSED OFFSITE RESPONSIBLY AT NO SEPARATE PAY.

LEGEND

	PROPERTY LINE
	HIGH POINT (H.P.)
	DIRECTION OF FLOW
	STORM/SANITARY SEWER MANHOLE
	CATCH BASIN (C.B.)
	EXISTING GRADE ELEVATIONS
FL XXXX	FLOW LINE ELEVATION
TG XXXX	PROPOSED ELEVATION OF TOP OF GRATE OF INLET
F.B.C.M.R.	FORT BEND COUNTY MAP RECORDS
F.B.C.C.F.	FORT BEND COUNTY CLERK'S FILE
TC XXXX	PROPOSED TOP OF CURB ELEVATION
TP XXXX	PROPOSED TOP OF PAVEMENT ELEVATION
TW XXXX	PROPOSED TOP OF SIDEWALK ELEVATION
FG XXXX	PROPOSED FINISHED GRADE ELEVATION
MEP XXXX	MATCH EXISTING PAVEMENT

- GRADING NOTES:**
- ** CONTRACTOR SHALL MAINTAIN DRAINAGE DURING CONSTRUCTION AS TO NOT IMPACT ADJASCENT / NEIGHBORING PROPERTIES.
 - ** ANY AREAS OF GRASS WITHIN THE CITY'S RIGHT OF WAY WHICH ARE DISTURBED OR DUG UP DURING CONSTRUCTION SHALL BE REPLACED WITH ST. AUGUSTINE OR GRASS WHICH MATCHED THE GRASS REMOVED.
 - ** ANY DRAINAGE TO EXISTING ROADS, DRIVEWAYS, SIDEWALKS, OR OTHER APPURTENANCES WITHIN THE CITY'S RIGHT OF WAY SHALL BE SAW CUT, REMOVED AND REPLACED WITH MATERIALS EQUAL TO OR SUPERIOR MATERIAL, AND MUST BE INSTALLED TO CITY STANDARDS.
 - ** ALL SURFACE ORGANIC, TOPSOIL AND UNSUITABLE MATERIAL SHALL BE STRIPPED FROM ALL PROPOSED BUILDING AND PAVING AREAS.
 - ** ALL TREE-STUMPS THAT ARE TO BE REMOVED SHALL BE DONE THOROUGHLY BY REMOVING ALL THE ROOTS AND FILLING UP THE VOID WITH SELECT FILL AND COMPACTED PRIOR TO CONSTRUCTION.
 - ** PROOF ROLL THE SUBGRADE TO DETECT ANY WET, SOFT OR PUMPING AREAS. TREAT THESE AREAS WITH DRYING/STABILIZING AGENTS AS NECESSARY OR REMOVE & REPLACE THEM WITH SELECT FILL.
 - ** COMPACT THE SUBGRADE TO A MINIMUM OF 95% OF ITS DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST (ASTM D 698).
 - ** ADDITIONAL FILL MATERIAL WITHIN THE BUILDING AREA SHOULD BE SILTY OR SANDY CLAY HAVING A PLASTICITY INDEX (PI) OF 10 - 20 & A LIQUID LIMIT OF 28 OR MORE. SILL MATERIALS SHOULD BE PLACED IN 6 TO 8 INCH LIFTS & COMPACTED AT OPTIMUM MOISTURE CONTENT TO 98% OF THEIR MAXIMUM DRY DENSITY AS DETERMINED BY STANDARD PROCTOR COMPACTION TEST (ASTM D 698).

- NOTES:**
- ANY PAVING INSTALLED OVER A UTILITY EASEMENT SHALL HAVE CONSTRUCTION JOINTS OR 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 ENGINEER/ARCHITECT IF CURB DEPTH EXCEEDS 6".
 - 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 ENGINEER IMMEDIATELY.
 - CONDITION OF THE ROAD AND/OR RIGHT-OF-WAY, UPON COMPLETION OF JOB SHALL BE AS GOOD AS OR BETTER, THAN PRIOR TO STARTING WORK.
 - 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 CITY OF RICHMOND STANDARDS.

RE: ARCHITECTURAL DWGS FOR ALL BUILDING AND SITE DIMENSIONS

IMPORTANT NOTE
PRIOR TO COMMENCING GRADING OR ON-SITE UTILITIES WORK, CONTRACTOR SHALL FIELD-VERIFY LOCATION & DEPTH 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.

PROPOSED 5' NORTH AND SOUTH SWALE CAPACITY CALCULATIONS				
Depth	d	0.5		
Width	w	5		
Side Slope	z	3		
X-sectiional Area of Ditch	A	0.75		
Wetted Perimeter	WP			
Hydraulic Radius	Rh	0.23717		
Manning's Coefficient	n	0.04		
Channel Slope	S	0.2	0.002	
Velocity	V	0.63829	ft/sec	
Flow Rate	Q	0.47871	CFS	

SITE PAVING & GRADING PLAN
SCALE: 1" = 20'-0"

CLIENT NAME: AMIRHOSEIN ZARE

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

STATE FARM

Project No: [REDACTED]
Drawn By: MIF
Designed By: MIF
Checked By: HO

DATE: 10/19/24
SHEET NUMBER: C-5
OF C-15

BULLSEYE ENGINEERING INSPECTION, LLC
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