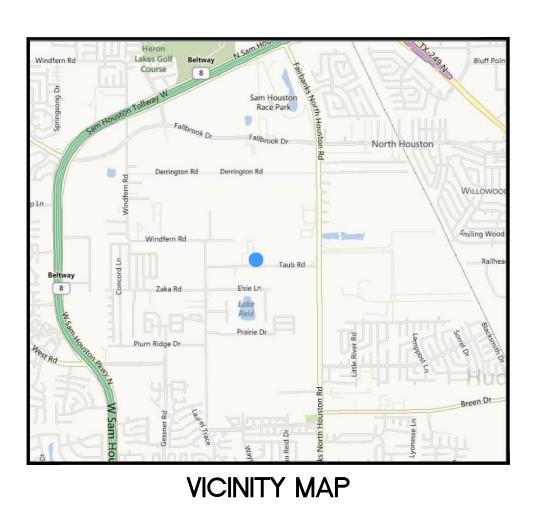
SITE DEVELOPMENT PLANS

FOR

RC PRECISION, INC.

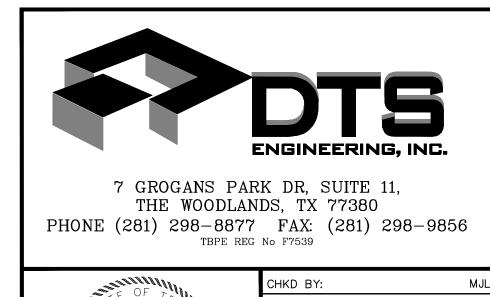
8904 TAUB RD HOUSTON, TX APR 2013



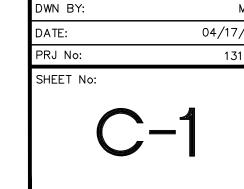
MONTGOMEN HAPPIS HOUSTON MAP

SHEET INDEX

- C-1 COVER SHEET
- C-2 CONSTRUCTION NOTES
- C-3 SITE PLAN
- C-4 UTILITY PLAN
- C-5 GRADING, DRAINAGE & PAVING PLAN
- C-6 STORM WATER POLLUTION PREVENTION PLAN
- C-7 LANDSCAPE PLAN
- C-8 TRAFFIC CONTROL PLAN
- C-9 CONSTRUCTION DETAILS
- C-10 HARRIS COUNTY EXPRESS REVIEW SHEET
- S-1 TOPOGRAPHISC SURVEY







CAUTION: UNDERGROUND GAS FACILITIES

LOCATION OF CENTERPOINT ENERGY MAIN LINES (TO INCLUDE CENTERPOINT ENERGY, INTRASTATE PIPELINE, LLC WHERE APPLICABLE) ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. SERVICE LINES ARE USUALLY NOT SHOWN. OUR SIGNATURE ON THESE PLANS ONLY INDICATES THAT FACILITIES ARE SHOWN IN APPROXIMATE LOCATION. IT DOES NOT IMPLY THAT A CONFLICT ANALYSIS HAS BEEN MADE. THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT 713-223-4567 OR 1-800-669-8344 A MINIMUM OF 48 HOUR PRIOR TO CONSTRUCTION TO HAVE MAIN AND SERVICE LINES FIELD LOCATED. - WHEN CENTER POINT ENERGY PIPELINE MARKINGS ARE NOT VISIBLE, CALL 713-967-8037 (7:00 AM TO 4:30 PM) FOR STATUS OF LINE LOCATION REQUEST BEFORE EXCAVATION BEGINS. - WHEN EXCAVATING WITHIN 18-INCHES OF THE INDICATED LOCATION OF CENTER POINT ENERGY FACILITIES, ALL EXCAVATION MUST BE ACCOMPLISHED USING NON-MECHANICAL EXCAVATION PROCEDURES. - WHEN CENTER POINT ENERGY FACILITIES ARE EXPOSED, SUFFICIENT SUPPORT MUST BE PROVIDED TO THE FACILITIES TO PREVENT EXCESS STRESS ON THE THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.

WARNING: OVERHEAD ELECTRICAL LINES

OVERHEAD LINE MAY EXIST ON THE PROPERTY. THE LOCATION OF OVERHEAD LINES HAS BEEN SHOWN ON THESE DRAWINGS AS THE LINES ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH & SAFETY CODE, FORBIDS ACTIVITIES IN CLOSE PROXIMITY TO HIGH VOLTAGE LINES, SPECIFICALLY: - ANY ACTIVITY WHERE PERSONS OR THINGS MAY COME WITHIN 6-FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES; AND - OPERATING A CRANE, DERRICK, POWER SHOVEL, DRILLING RIG, PILE DRIVER, HOISTING EQUIPMENT, OR SIMILAR APPARATUS WITHIN 10 FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR REMOVED, CALL CENTER POINT ENERGY AT

ACTIVITIES ON OR ACROSS CENTERPOINT ENERGY FEE OR EASEMENT PROPERTY

NO APPROVAL TO USE, CROSS OR OCCUPY CENTERPOINT FEE OR EASEMENT PROPERTY IS GIVEN. IF YOU NEED TO USE CENTERPOINT PROPERTY. PLEASE CONTACT OUR SURVEYING & RIGHT OF WAY DIVISION AT 713-207-6248 OR

CAUTION: UNDERGROUND ELECTRICAL CABLES CONTRACTOR SHALL USE THE UTMOST CAUTION WHEN PERFORMING

CONSTRUCTION ACTIVITIES IN THE PROJECT AREA. SHOULD ANY UNDERGROUND ELECTRICAL CABLES BE EXPOSED DURING THE COURSES OF THIS PROJECT, CONTRACTOR SHALL CALL CENTER POINT ENERGY CUSTOMER SERVICE DEPARTMENT AT (713) 228-7800.

CAUTION: UNDERGROUND TELEPHONE FACILITIES THE LOCATIONS OF AT&T TEXAS/SWBT FACILITIES ARE SHOWN IN AN

APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT. LOCATION BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY THIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CALL 800-344-8377 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE UNDERGROUND LINES FIELD LOCATED. WHEN EXCAVATING WITHIN EIGHTEEN INCHES (18") OF THE INDICATED LOCATION OF AT&T TEXAS/SWBT FACILITIES, ALL EXCAVATIONS MUST BE ACCOMPLISHED USING NON-MECHANIZED EXCAVATION PROCEDURES. WHEN BORING THE CONTRACTOR SHALL EXPOSE THE AT&T TEXAS/SWBT FACILITIES. WHEN AT&T TEXAS/SWBT FACILITIES ARE EXPOSED, CONTRACTOR SHOULD PROVIDE SUPPORT TO PREVENT DAMAGE TO THE CONDUIT DUCTS OR CABLES. WHEN EXCAVATING NEAR TELEPHONE POLES THE CONTRACTOR SHALL BRACE THE POLE FOR SUPPORT.

FACULTIES OR BURIED CABLES FACULTIES SHONE ON THESE PLANS DOES NOT MEAN THAT THERE ARE NO DIRECT BURIED CABLES OR OTHER CABLES IN CONDUIT IN THE AREA. PLEASE CONTACT THE AT&T TEXAS/SWBT DAMAGE PREVENTION MANAGER MR ROOSEVELT LEE JR AT 713-567-4552 OR EMAIL AT RL7259@ATT.COM IF THERE

ARE QUESTIONS ABOUT BORING OR EXCAVATING NEAR OUR AT&T TEXAS/SWBT

THE PRESENCE OR ABSENCE OF AT&T TEXAS/SWBT UNDERGROUND CONDUIT

STORM SEWER CONSTRUCTION NOTES

1. STORM SEWER ITEMS LISTED BELOW SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF HOUSTON DEPARTMENT OF PUBLIC WORKS AND ENGINEERING'S LATEST EDITION "STANDARD CONSTRUCTION SPECIFICATIONS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE AND STREET PAVING", UNLESS SUPERCEDED BY HARRIS COUNTY REQUIREMENTS. UNDER PARAGRAPHS ENTITLED MEASUREMENT AND PAYMENT ALL REFERENCE TO UNIT PRICE PAYMENT IS DELETED. ADDITIONAL SECTIONS OTHER THAN THOSE LISTED BELOW MAYBE INCORPORATED BY REFERENCE. APPLICABLE SECTIONS TO THIS PROJECT ARE:

2260 TRENCH SAFETY SYSTEM EXCAVATION AND BACKFILL FOR UTILITIES UTILITY BACKFILL MATERIALS CEMENT STABILIZED SAND 2611 REINFORCED CONCRETE PIPE 2631 STORM SEWERS

> COPIES OF ABOVE SPECIFICATIONS CAN BE FOUND ON LINE AT: http://documents.publicworks.houstontx.gov/documents/specifications/2009_standard_specification.pdf

WATER CONSTRUCTION NOTES

1. WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF HOUSTON DEPARTMENT OF PUBLIC WORKS AND ENGINEERING'S LATEST EDITION "STANDARD CONSTRUCTION SPECIFICATIONS FOR WASTEWATER COLLECTION SYSTEMS. WATER LINES, STORM DRAINAGE AND STREET PAVING", UNLESS SUPERCEDED BY HARRIS COUNTY REQUIREMENTS. UNDER PARAGRAPHS ENTITLED MEASUREMENT AND PAYMENT ALL REFERENCE TO UNIT PRICE PAYMENT IS DELETED. ADDITIONAL SECTIONS OTHER THAN THOSE LISTED BELOW MAYBE INCORPORATED BY REFERENCE. APPLICABLE SECTIONS TO THIS PROJECT ARE:

TRENCH SAFETY SYSTEM EXCAVATION AND BACKFILL FOR UTILITIES UTILITY BACKFILL MATERIALS CEMENT STABILIZED SAND

COPPER TUBING 2506 POLYVINYL CHLORIDE PIPE 2524 AIR RELEASE AND VACUUM RELIEF VALVES

COPIES OF ABOVE SPECIFICATIONS CAN BE FOUND ON LINE AT: http://documents.publicworks.houstontx.gov/documents/specifications/2009_standard_specification.pdf

PAVEMENT CONSTRUCTION NOTES

1. PAVING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF HOUSTON DEPARTMENT OF PUBLIC WORKS AND ENGINEERING'S CURRENT EDITION OF "STANDARD CONSTRUCTION SPECIFICATIONS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE AND STREET PAVING", UNLESS SUPERCEDED BY HARRIS COUNTY REQUIREMENTS. UNDER PARAGRAPHS ENTITLED MEASUREMENT AND PAYMENT ALL REFERENCE TO UNIT PRICE PAYMENT IS DELETED. ADDITIONAL SECTIONS OTHER THAN THOSE LISTED BELOW MAYBE INCORPORATED BY REFERENCE. APPLICABLE SECTIONS TO THIS PROJECT ARE:

REMOVING EXISTING PAVEMENTS AND STRUCTURES CLEARING AND GRUBBING

ROADWAY EXCAVATION RECYCLED CRUSHED CONCRETE BASE COURSE ASPHALTIC CONCRETE PAVEMENT

CONCRETE PAVEMENT JOINTS CONCRETE PAVEMENT CURING CONCRETE SIDEWALKS

CONCRETE PAVING

2921 HYDROMULCH SEEDING COPIES OF ABOVE SPECIFICATIONS CAN BE FOUND ON LINE AT:

2. PAVING ITEMS LISTED BELOW SHALL CONFORM TO APPLICABLE DIVISIONS OF TEXAS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES" 2004 EDITIONS. PARAGRAPHS ENTITLED MEASUREMENT OR PAYMENT ARE DELETED. ITEMS OTHER THAN THOSE LISTED BELOW MAYBE INCORPORATED BY REFERENCE. APPLICABLE ITEMS TO THIS PROJECT ARE:

http://documents.publicworks.houstontx.gov/documents/specifications/2009_standard_specification.pdf

644 SMALL ROADSIDE SIGN ASSEMBLIES 666 REFLECTORIZED PAVEMENT MARKINGS

COPIES OF ABOVE SPECIFICATIONS CAN BE FOUND ON LINE AT: ftp://ftp.dot.state.tx.us/pub/txdot-info/des/specs/specbook.pdf

SANITARY SEWER CONSTRUCTION NOTES

1. SANITARY SEWER ITEMS LISTED BELOW SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF HOUSTON DEPARTMENT OF PUBLIC WORKS AND ENGINEERING'S LATEST EDITION "STANDARD CONSTRUCTION SPECIFICATIONS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE AND STREET PAVING", UNLESS SUPERCEDED BY HARRIS COUNTY REQUIREMENTS. UNDER PARAGRAPHS ENTITLED MEASUREMENT AND PAYMENT ALL REFERENCE TO UNIT PRICE PAYMENT IS DELETED. ADDITIONAL SECTIONS OTHER THAN THOSE LISTED BELOW MAYBE INCORPORATED BY REFERENCE. APPLICABLE SECTIONS TO THIS PROJECT ARE:

TRENCH SAFETY SYSTEM EXCAVATION AND BACKFILL FOR UTILITIES UTILITY BACKFILL MATERIALS CEMENT STABILIZED SAND

POLYVINYL CHLORIDE PIPE GRAVITY SANITARY SEWERS

COPIES OF ABOVE SPECIFICATIONS CAN BE FOUND ON LINE AT: http://documents.publicworks.houstontx.gov/documents/specifications/2009_standard_specification.pdf

CONTRACTOR TO CALL BEFORE DIGGING !!! -(800) 245-4545



GENERAL NOTES

ADDITIONAL COST.

1. CONTRACTOR(S) SHALL NOTIFY HARRIS COUNTY PUBLIC INFRASTRUCTURE DEPARTMENT - ENGINEERING DIVISION, PERMIT OFFICE 24-HOURS IN ADVANCE OF COMMENCING UTILITY AND OR PAVING CONSTRUCTION AT 713-316-3565 AND WRITTEN NOTIFICATION 48-HOURS IN ADVANCE OF COMMENCING CONSTRUCTION AT 10000 NORTHWEST FREEWAY, SUITE 102, HOUSTON, TX 77092-8620. 2. CONSTRUCT WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE AND STREET PAVING IN ACCORDANCE WITH LATEST EDITION OF PUBLICATION "STANDARD CONSTRUCTION SPECIFICATIONS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE AND STREET PAVING" AND "STANDARD CONSTRUCTION DETAILS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE AND STREET PAVING" PUBLISHED BY CITY OF HOUSTON, DEPARTMENT OF PUBLIC WORKS AND ENGINEERING, UNLESS SUPERSEDED BY HARRIS COUNTY REQUIREMENTS. 3. UTILITIES PRESENT ON THESE DRAWINGS ARE SHOWN BASED ON BEST AVAILABLE

INFORMATION. CONTRACTOR SHALL VERIFY EXACT LOCATIONS IN FIELD PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL NOTIFY LONE STAR ONE CALL. 713-223-4567/800-545-6005 AND TEXAS ONE CALL 800-245-4545 AT LEAST 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION 4. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR DAMAGES TO EXISTING WATER, WASTEWATER, STORM WATER LINES AND TRAFFIC CONTROL DEVICES. DAMAGES SHALL BE REPAIRED IN ACCORDANCE WITH CITY OF HOUSTON "STANDARD CONSTRUCTION SPECIFICATIONS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE AND STREET PAVING" AND "STANDARD CONSTRUCTION DETAILS FOR

WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE AND STREET

PAVING", UNLESS SUPERSEDED BY HARRIS COUNTY REQUIREMENTS, AT NO

5. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER. 6. CONTRACTOR SHALL COMPLY WITH LATEST EDITION OF OSHA REGULATIONS AND STATE OF TEXAS LAWS CONCERNING EXCAVATION AND CONSTRUCTION ACTIVITES. 7. CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION. THESE REDLINE MARKED UP DRAWINGS WILL BE SUBMITTED TO DESIGN CONSULTANT WHO WILL MAKE CHANGES. ON ORIGINAL TRACINGS, LABELING EACH SHEET IN SET AS "RECORD DRAWING," AND SUBMIT TO OWNER. 8. EXISTING TO REMAIN PAVEMENT, CURBS, SIDEWALKS, AND DRIVEWAYS DAMAGED

OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO HARRIS COUNTY REQUIREMENTS AT NO ADDITIONAL COST. 9. CONDITION OF ROAD, UTILITIES OR RIGHT-OF-WAY, UPON COMPLETION OF WORK, SHALL BE AS GOOD AS OR BETTER THAN CONDITION PRIOR TO STARTING WORK. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY, AT NO ADDITIONAL COST. 10. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO AREA WITHIN PROJECT PROPERTY BOUNDARIES AND ADJACENT RIGHTS-OF-WAY. CONTRACTOR SHALL ORTAIN WRITTEN PERMISSION FROM PROPERTY OWNERS FOR CONSTRUCTION ACTIVITIES THAT MAY INFRINGE UPON ADJACENT PROPERTIES PRIOR TO STARTING

11. ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, CONTROL, OR CONSTRUCTION SAFETY. 12. SHOULD CONTRACTOR FIND ANY DISCREPANCIES, ERRORS OR OMISSIONS FROM PLANS, NOTIFY ENGINEER AT ONCE TO OBTAIN CLARIFICATION PRIOR TO STARTING OR PROCEEDING WITH CONSTRUCTION. 13. ALL DISTURBED AREAS SHALL BE TREATED WITH HYDROMULCH SEEDING. 14. SURVEY PERFORMED BY BOWDEN SURVEY CO ON JAN 2013. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS. CONTRACTOR RESPONSIBLE FOR PROTECTING OR REESTABLISHING CONTROL POINTS AND PROVIDING CONSTRUCTION SURVEY. 15. REFER TO COASTAL TESTING LABORTORIES SOILS REPORT No 1303/1078, DATED MAR 7, 2013 FOR SOILS INFORMATION AND CONSTRUCTION CRITERIA. 16. ALL ITEMS REMOVED FROM SITE SHALL BECOME PROPERTY OF CONTRACTOR AND BE DISPOSED OF AT LEGAL DISPOSAL SITE.

17. GUIDELINES SET FORTH IN "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" SHALL BE OBSERVED. 18. CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY "REGULATIONS OF HARRIS COUNTY, TEXAS FOR FLOOD PLAIN MANAGEMENT" PRIOR TO STARTING 19. OWNER TO OBTAIN ALL PERMITS REQUIRED BY HARRIS COUNTY, TEXAS PRIOR TO

STARTING CONSTRUCTION OF UTILITIES AND/OR CULVERTS WITHIN HARRIS COUNTY ROAD RIGHTS-OF-WAY. 20. OWNER TO OBTAIN ALL PERMITS REQUIRED BY HARRIS COUNTY, TEXAS PRIOR TO STARTING DEVELOPMENT WITHIN HARRIS COUNTY AND HARRIS COUNTY ROAD

21. IF EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER, AT NO ADDITIONAL COST. 22. CONTRACTOR SHALL NOT CLEAR PROJECT SITE PRIOR TO COORDINATING WITH OWNER AND LANDSCAPING PLAN, TO LOCATE ALL TREES TO REMAIN. CONTRACTOR SHALL NOT REMOVE TREES SITUATED ON PROPERTY LINES. CONTRACTOR SHALL

TAKE NECESSARY PRECAUTIONS TO PROTECT ROOT SYSTEMS OF SHRUBS, PLANTS

AND TREES ALONG AREA OF EXCAVATION 23. DESIGN ACCOMPLISHED WITHOUT BENEFIT OF TITLE SEARCH. ADDITIONAL EASEMENTS, SET BACKS OR OTHER ENCUMBERMENTS MAY EXIST BUT ARE NOT 24. ALL NECESSARY INSPECTIONS AND CERTIFICATIONS REQUIRED BY STATE AND LOCAL CODES, AS WELL AS UTILITY SERVICE COMPANIES SHALL BE PERFORMED

PRIOR TO BUILDING TURNOVER, AND FINAL CONNECTION OF SERVICES. 25. FINAL ACCEPTANCE OF UTILITIES WILL NOT BE GIVEN UNTIL INSPECTED AND APPROVED BY TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. 26. WRITTEN DIMENSIONS SHALL HAVE PRECENDENCE OVER SCALED DIMENSIONS.

GREATER THEN ½" SHALL REQUIRE RAMPS.

1. ALL ACCESSIBILITY SITE FEATURES SHALL COMPLY WITH REQUIREMENTS OF TEXAS ARCHITECTURAL BARRIERS ACT. 2. BUILDING ENTRANCE SHALL HAVE MANEUVERING CLEARANCE AREA OF 60" BY DOOR WIDTH PLUS 18" EXTENSION, WITH 18" EXTENSION LOCATED ON LATCH SIDE OF DOOR. CLEARANCE AREA SHALL MATCH FINISHED FLOOR ELEVATION WITH MAXIMUM CROSS SLOPE 1:50. 3. ACCESSIBILITY ROUTES CONNECTING ACCESSIBLE ENTRANCES WITH PARKING, AND PUBLIC SIDEWALKS OR STREETS SHALL HAVE MINIMUM WIDTH OF 36", MAXIMUM

CROSS SLOPE OF 1:50 AND MAXIMUM TRANSVERSE SLOPE OF 1:20. LEVEL CHANGES

4. RAMPS SHALL HAVE MINIMUM WIDTH OF 36" WITH MAXIMUM RISE FOR ANY RUN OF 30". MAXIMUM RAMP CROSS SLOPE 1:50 AND MAXIMUM TRANSVERSE SLOPE OF 1:12. LANDINGS SHALL BE PLACED AT BOTH BOTTOM AND TOP OF EACH RAMP. LANDING WIDTH SHALL MATCH RAMP WIDTH WITH CLEAR LENGTH OF 60". LANDINGS AT CHANGE OF DIRECTION SHALL BE 60" BY 60". MAXIMUM LANDING SLOPE SHALL BE 1:50 IN EITHER DIRECTION. RAMP SURFACE SHALL BE NON-SLIP THAT CONTRASTS WITH THAT OF ADJACENT SURFACES. RAMPS WITH RISE GREATER THAN 6" SHALL HAVE HANDRAILS ALONG BOTH SIDE OF RAMP.

5. CURB RAMPS SHALL HAVE MINIMUM WIDTH OF 36" WITH MAXIMUM CROSS SLOPE OF 1:50 AND MAXIMUM TRANSVERSE SLOPE OF 1:12. CURB RAMPS SHALL HAVE FLARED SIDES WITH MAXIMUM SLOPE OF 1:10 WHERE PEDESTRIANS MUST WALK ACROSS RAMP. RAMP SURFACE SHALL BE NON-SLIP THAT CONTRASTS THAT OF ADJACENT SURFACES. 6. SIDEWALKS AND SIDEWALKS CROSSINGS OVER DRIVEWAYS SHALL HAVE MINIMUM WIDTH OF 36" WITH MAXIMUM CROSS SLOPE OF 1:50.

7. PARKING SPACES AND PASSENGER LOADING ZONES SHALL HAVE MINIMUM WIDTH OF 96" AND 60" RESPECTIVELY. MAXIMUM CROSS AND TRANSVERSE SLOPES FOR PARKING SPACES AND LOADING ZONES SHALL BE 1:50. SPACES DESIGNATED AS VAN ASSESSABLE SHALL HAVE LOADING ZONES WITH MINIMUM WIDTH OF 96" WITH MAXIMUM CROSS AND TRANSVERSE SLOPES OF 1:50. 8. IT SHALL BE RESPONSIBILITY OF CONTRACTOR TO FIELD VERIFY MINIMUM AND DISCREPANCIES ARE NOTED CONTACT ENGINEER AND OWNER FOR CLARIFICATION PRIOR TO CONTINUING WORK.

<u>ABBREVIATIONS</u>

& AND Δ DEFLECTION ANGLE ABAN ABANDONED AB ALL BELL AC ACRE ADJ ADJUSTMENT APP APPROXIMATE ASPH ASPHALT AUG AUGER AVE AVENUE B-B BACK TO BACK BC BACK OF CURB B/F BLIND FLANGE BL BASE LINE OR BUILDING LINE BLDG BUILDING BLVD BOULEVARD BM BENCH MARK BV BUTTERFLY VALVE BW BOTH WAYS C CURVE C-C CENTER TO CENTER CF CUBIC FEET

CMP CORRUGATED METAL PIPE CO CLEAN OUT OR COUNTY COH CITY OF HOUSTON COMM COMMERCIAL CON CONCRETE COND CONDUIT CONN CONNECTION COR CORNER CP&A CUT PLUG AND ABANDON C&P CUT AND PLUG CR CREEK CTB CONCRETE TRAFFIC BARRIER CUL CULVERT CV CHECK VALVE CY CUBIC YARD D ° DEGREE OR DEGREE OF CURVATURE

DIP DUCTILE IRON PIPE DR DRIVE DRW DRIVEWAY DTL DETAIL DWG DRAWING E EAST EA EACH EC EDGE OF CONCRETE EL ELEVATION ELEC ELECTRIC EP EDGE OF PAVEMENT ESMT EASEMENT

DIA DIAMETER

ESPL ESPLANADE EXC EXCAVATION EXP EXPANSION FEN FENCE FF FINISHED FLOOR F-F FACE TO FACE FFF FILTER FABRIC FENCE FG FINISHED GRADE FH FIRE HYDRANT FL FLOW LINE FM FORCE MAIN FND FOUND FT FEET

> FV FLUSH VALVE G GAS OR GUTTER GALV GALVANIZED GM GAS METER GRAV GRAVEL GV GATE VALVE OR GAS VALVE

PROP EXIST WATER VALVE FIRE HYDRANT WATER METER TAPPING SLEEVE REDUCER WL FITTINGS

■ 🖖 ■ DECIDUOUS TREE

CONIFER TREE

HANDICAP SYMBOL PAVE ARROWS

HB HIGH BANK HC HARRIS COUNT HCFCD HARRIS COUNTY FLOOD CONTROL DISTRICT

HGL HYDRAULIC GRADE LINE HI&P HOUSTON LIGHTING & POWER HMABC HOT MIX ASPHALTIC BASE HP HIGH POINT HWY HIGHWAY I TOTAL INTERSECTION ANGLE ID INSIDE DIAMETER INV INVERT ELEVATION IP IRON PIPF IR IRON ROD JT JOINT L LENGTH OF CURVE LB POUNDS LC CHORD LENGTH OF CURVE LF LINEAL FEET LP LOW POINT OR LIGHT POLE LS LUMP SUM LSSG LIME STABILIZED SUBGRADE LT LEFT OR LIGHT MAX MAXIMUM MATL MATERIAL MEG MATCH EXISTING GRADE MH MANHOLE MIN MINIMUM M/L MATCH LINE MOD MODIFY MON MONUMENT MRC MONOLITHIC REINFORCED MW MONITORING WELL NE NORTHEAST

NG NATURAL GROUND NIC NOT IN CONTRACT NO NUMBER NOR NORMAL NTS NOT TO SCALE NW NORTHWEST OC ON CENTER OD OUTSIDE DIAMETER

OH OVERHEAD OHE OVERHEAD ELECTRIC PC POINT OF CURVATURE PCC PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVATURE PI POINT OF INTERSECTION PL PROPERTY LINE OR PIPE LINE OR PLACE POC POINT ON CURVE POT POINT ON TANGENT PROP PROPOSED PSI POUNDS PER SQUARE INCH PT POINT OR POINT OF TANGENCY PVC POINT OF VERTICAL

CURVATURE OR POLYVINYL PVI POINT OF VERTICAL INTERSECTION PVMT PAVEMENT PVT POINT OF VERTICAL TANGENCY QTY QUANTITY

W/ WITH w/o without WC WET CONNECTION WL WATER LINE WM WATER METER WS WATER STOP WV WATER VALVE WWF WOVEN WIRE FABRIC X EASTING GRID COORDINATE X-ING CROSSING X-SEC CROSS SECTION Y NORTHING GRID COORDINATE OR YELLOW

R RADIUS OR RIVER

RCCP REINFORCED CONCRETE

RCP REINFORCED CONCRETE PIPE

RFFF REINFORCED FILTER FABRIC

RC REVERE CURVE

REF REINFORCED

RES RESIDENTIAL

ROW RIGHT-OF-WAY

S SOUTH OR SLOPE

SBL SURVEY BASE LINE

RP RADIUS POINT

RR RAIL ROAD

SAN SANITARY

SCH SCHEDULE

SOUTHEAST

SECTION

SHLDR SHOULDER

STA STATION

STAB STABILIZED

STD STANDARD

STM STORM

SUB SUBGRADE

SW SOUTHWEST

SWK SIDEWALK

SY SQUARE YARD

TC TOP OF CURB

TEMP TEMPORARY

TW TOP OF WALK

UG UNDER GROUND

VC VERTICAL CURVE

W WEST OR WHITE

VCP VITRIFIED CLAY PIPE

TY TYPF

TYP TYPICAL

UTL UTILITY

V VERTICAL

var variable

VR VALVE BOX

VOL VOLUME

TEL TELEPHONE

TCT TOP OF CASTING

TP TOP OF PAVEMENT

SWR SEWER

T TANGENT

SQUARE FEET

SPEC SPECIFICATION

SP SPACED OR SPACING

STREET OR SAINT

SWBT SOUTHWESTERN BELL

TELEPHONE COMPANY

TBM TEMPORARY BENCH MARK

TMUTCD TEXAS MANUAL ON

UNIFORM TRAFFIC

TS&V TAPPING SLEEVE & VALVE

TXDOT TEXAS DEPARTMENT OF

TRANSPORTATION

CONTROL DEVICES

RT RIGHT

REQD REQUIRED

REM REMOVE

EXIST PROP BACKFLOW PREVENTOR TAPPING SLEEVE & VALVE •

■ (\odot POWER MANHOLE TRAFFIC PULL BOX

 $\boxplus \oplus$

TRAFFIC SIGNAL POLE SANITARY MANHOLE CLEAN OUT PARKING BLOCK

AREA INLET

STORM MANHOLE CURB INLET

TELEPHONE RISER

GAS VALVE

GAS METER

POWER POLE

GUIDE WIRE

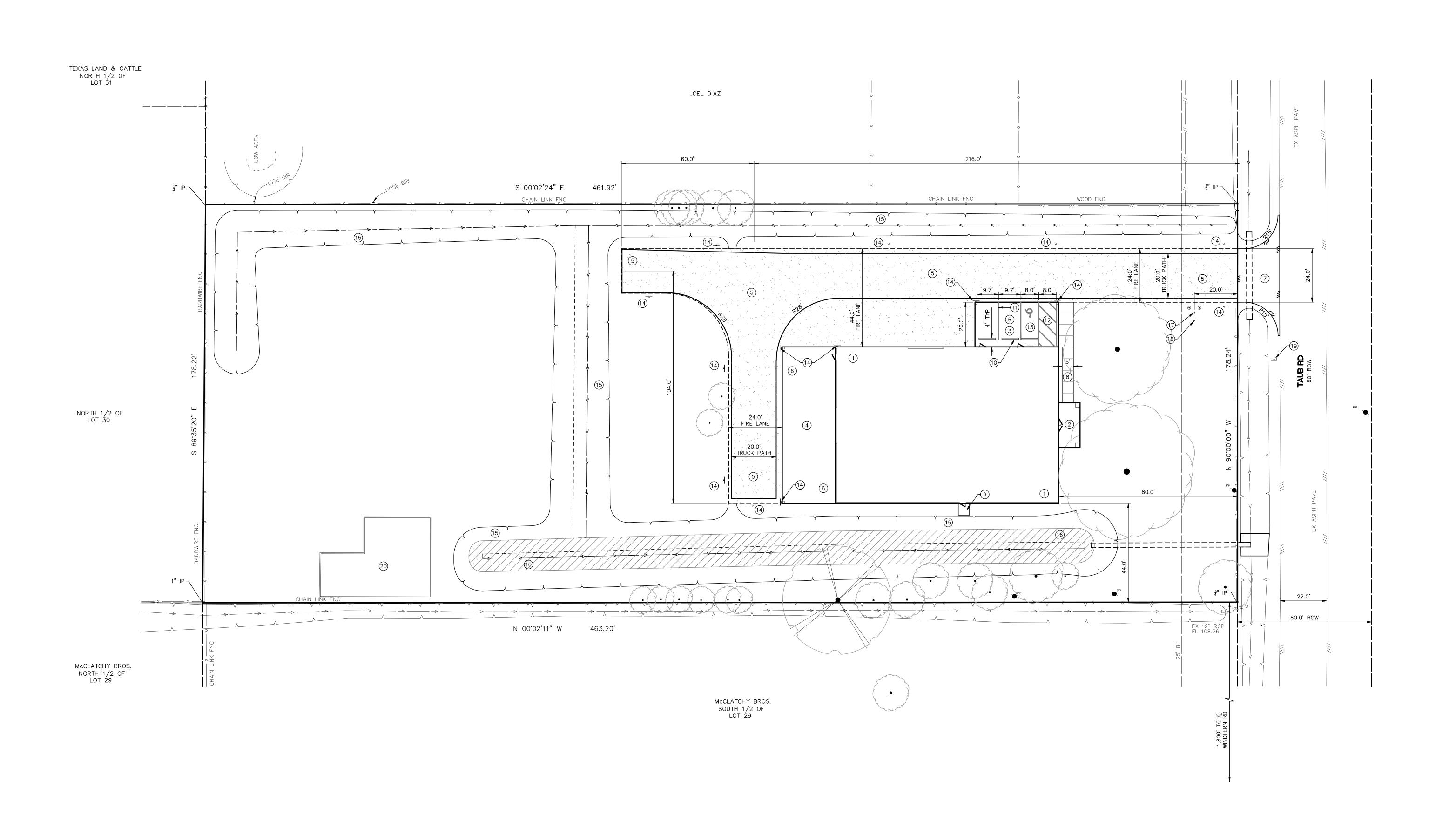
STREET LIGHT

ELECTRIC PULL BOX

TELEPHONE MANHOLE

MICHAEL J. LEWIS

04/17/2013



		8904 TAUB RD	XT NOTOLOL		SITE PLAN		
PROJECT:				SHEET	TITLE:		
DESCRIPTION	REV DETENTION FOR EXIST SHED TO REMAIN						
DATE	08/08/13						
ISSUE	1						
CHKD	F BY					,	/JL
	BY lo				04,		/13

ALL DIMENSIONS MEASURED FROM FACE OF CURB OR EDGE OF PAVEMENT.
 STRUCTURE PARALLEL TO SOUTH PROPERTY LINE.
 PROJECT SITUATED ON 1.8926 AC TRACT BEING WEST PORTION OF SOUTH 1/2 OF LOT 30, NORTH HOUSTON GARDENS No 2.

<u>NOTES</u>

20 EXIST SHED TO REMAIN

(18) PROP DRY HYDRANT SIGN (12"X18"), MOUNTED 5' ABOVE FINISHED SURFACE

(19) PROP RELOCATION OF EXIST MAIL BOX

PROP DETENTION, DRAINAGE & FIRE FIGHTING WATER STORAGE SWALE
 PROP FIRE FIGHTING WATER STORAGE, APP 36,890 GAL
 PROP DRY HYDRANT W/ BOLLARDS

14) PROP FIRE LANE, SIGN (12"X18"), POST OR WALL MOUNTED 5' ABOVE FINISHED SURFACE, MAX SPACING 75'

12) PROP 4" PAVEMENT STRIPING CROSS HATCH, WHITE @ 45° 4' OC

13) PROP VAN ACCESSIBLE HANDICAPPED PARKING W/ SYMBOL, WHITE, SIGN (R7-8, 12"X18") AND PANEL (6"X12"), WALL MOUNTED 5' ABOVE FINISHED SURFACE

9 PROP 4" CONCRETE LANDING, 5'X5', MAX CROSS SLOPE 1:20
 10 PROP REINFORCED CONCRETE PARKING BLOCK (7'-6"X10"X6" MIN) PINNED TO PAVEMENT
 11 PROP 4" PAVEMENT STRIPING, WHITE

7 PROP 2" ASPHALT COMMERCIAL DRIVEWAY

8 PROP 4" REINFORCED CONCRETE SIDEWALK, MAX CROSS SLOPE 1:20

5) PROP 8" CRUSHED CONCRETE/AGGREGATE SURFACE
6) PROP 6" CONCRETE PAVEMENT

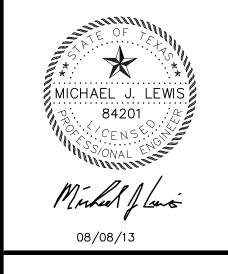
4) PROP 70'X24' CAR PORT W/ REINFORCED CONCRETE PAVEMENT

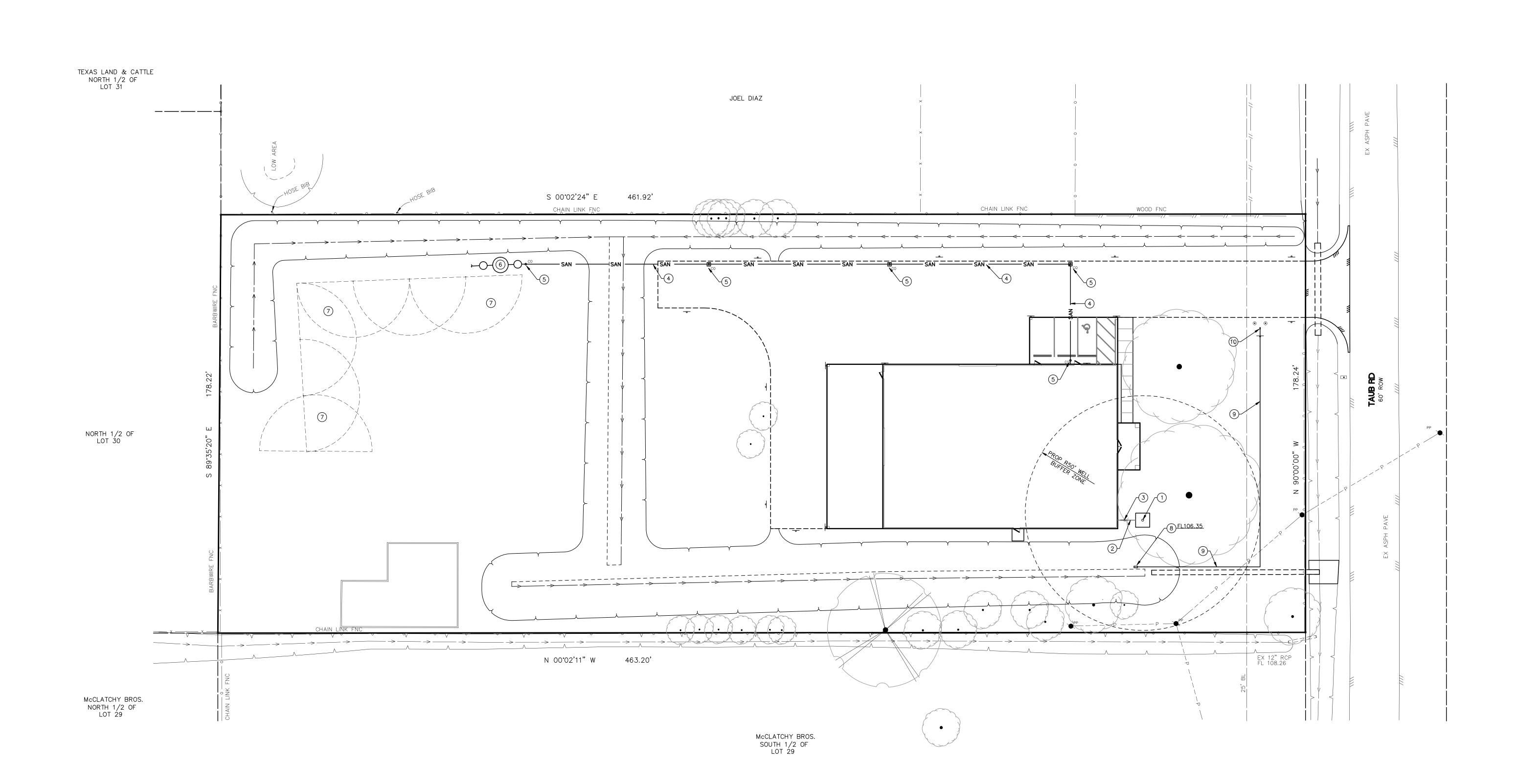
2) PROP 10'X20' ENTRY

3) PROP 37'X20' CAR PORT W/ REINFORCED CONCRETE PAVEMENT

KEY NOTES

1 PROP FACILITY, 1-STORY, 7,000 SF







'

KEY NOTES

- 1) PROP WATER WELL, DESIGNED BY OTHERS
- 2 PROP WATER SERVICE, 1" PVC, SCH 40
 3 PROP 1" BACKFLOW PREVENTOR
- PROP 4" PVC, SCH 40, SANITARY SEWER LINE, MIN SLOPE 1.5%
- 5 PROP CLEAN OUT
- 6 PROP ON SITE SEWAGE FACILITY TANK AREA, DESIGN & PERMITTED BY OTHERS
- 7) PROP EFFLUENT DISPOSAL SPRAY FIELD, DESIGN & PERMITTED BY OTHERS
- 8 PROP 8" DIA, 18" STEEL INTAKE SCREEN

 9 PROP 153LF 8" PVC, SCH 40 FIRE LINE
- (10) PROP DRY HYDRANT W/ 8" CALV STEEL PIPE RISER

<u>NOTES</u>

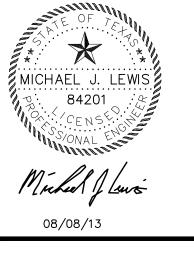
1. CONTRACTOR HAS SOLE RESPONSIBILITY FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT ALL POINTS OF CROSSING AND CONNECTION TO DETERMINE IF ANY CONFLICTS EXIST BEFORE COMMENCING CONSTRUCTION. ALL UTILITIES SHOWN ON DRAWINGS ARE BASED ON BEST AVAILABLE INFORMATION. NEITHER HORIZONTAL LOCATION NOR DEPTH OF BURY HAVE BEEN FIELD VERIFIED FOR ANY UTILITY. CONFLICT BETWEEN EXISTING AND PROPOSED UTILITIES MAY OCCUR. CONTRACTOR SHALL NOTIFY ENGINEER AND CLIENT REPRESENTATIVE OF ALL CONFLICTS AND COORDINATE WITH APPROPRIATE AGENCY.

2. PROPOSED PRIVATE UTILITY SERVICES AND CONNECTIONS (ELECTRICAL, GAS, TELEPHONE, TELEVISION, ETC.) ARE SHOWN IN APPROXIMATE PROBABLE LOCATIONS. UTILITY AVAILABILITY AT POINT OF CONNECTION SHOWN OR UTILITY CAPACITY HAVE NOT BEEN VERIFIED. CONTRACTOR RESPONSIBLE FOR COORDINATION OF AVAILABILITY, CAPACITY VERIFICATION, FINAL LOCATION, AND CONDUIT/CONDUCTOR OR CABLE SIZE AS WELL AS CONNECTION OF TEMPORARY AND PERMANENT SERVICE WITH APPROPRIATE PRIVATE UTILITY COMPANY. ALL SERVICE CONNECTION COSTS ARE TO BE INCLUDED IN CONTRACT PRICE UNLESS SPECIALLY PAID FOR OTHERWISE.

3. PRIVATE UTILITIES (ELECTRICAL, GAS, TELEPHONE, TELEVISION, ETC.) ARE SHOWN IN PLAN THROUGH FIELD LOCATION MEASURES OR UTILITY COMPANY MAPS. PRIVATE UTILITIES SHOWN ARE SHOWN IN PROFILE BASED ON APPROXIMATE BURIAL DEPTHS. NEITHER PLAN NOR PROFILE LOCATIONS HAVE BEEN FIELD VERIFIED. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF PRIVATE UTILITIES LOCATION PRIOR TO START OF CONSTRUCTION. ALL CONFLICTS SHALL BE RESOLVED WITH PRIVATE UTILITY COMPANY.

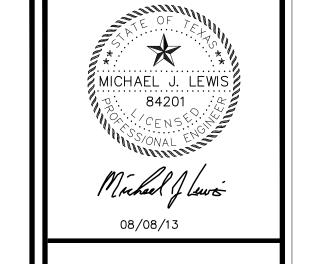
4. COORDINATE LOCATION OF PROPOSED UTILITY LINES W/ARCHITECTURAL & MECHANICAL DRAWINGS.5. ALL DIMENSIONS MEASURED FROM BACK OF CURB UNLESS OTHERWISE INDICATED.

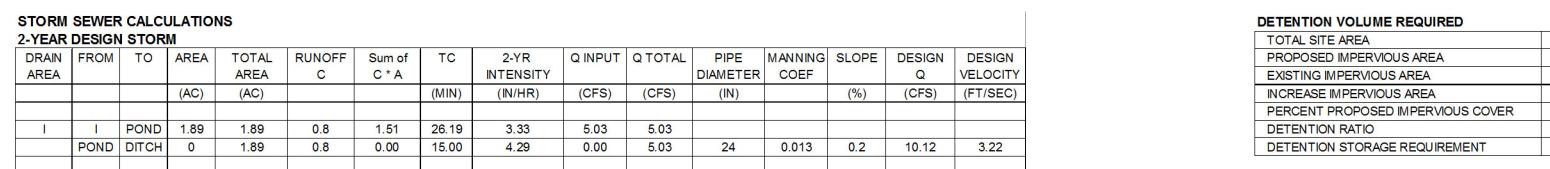
6. EXISTING WATER WELL AND SEPTIC SYSTEM TO BE CAPPED AND DECOMMISSIONED PER REQUIREMENTS OF HARRIS COUNTY AND TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.





		8904 TAUB RD	YT NOTOLICH	SHEET	UTILITY PLAN		
				Ϋ́	Ë.		
DESCRIPTION	08/08/13 REV DETENTION FOR EXIST SHED TO REMAIN						
DATE	08/08/13						
ISSUE	1						
REV	1						
HKD	ΒY						1JL
WN E	3Y				04	/17 /	/1 Z





▼ 110.00' VAR, 110.50' MIN VAR,	▼ 110.00' VAR, 110.50' MIN VAR, 110.50' VAR,	VAR, 110.50' MIN 108.85'
108.90'–109.60'	108.35'-108.90' 6'-0'	3'-0'

TYPICAL SECTION

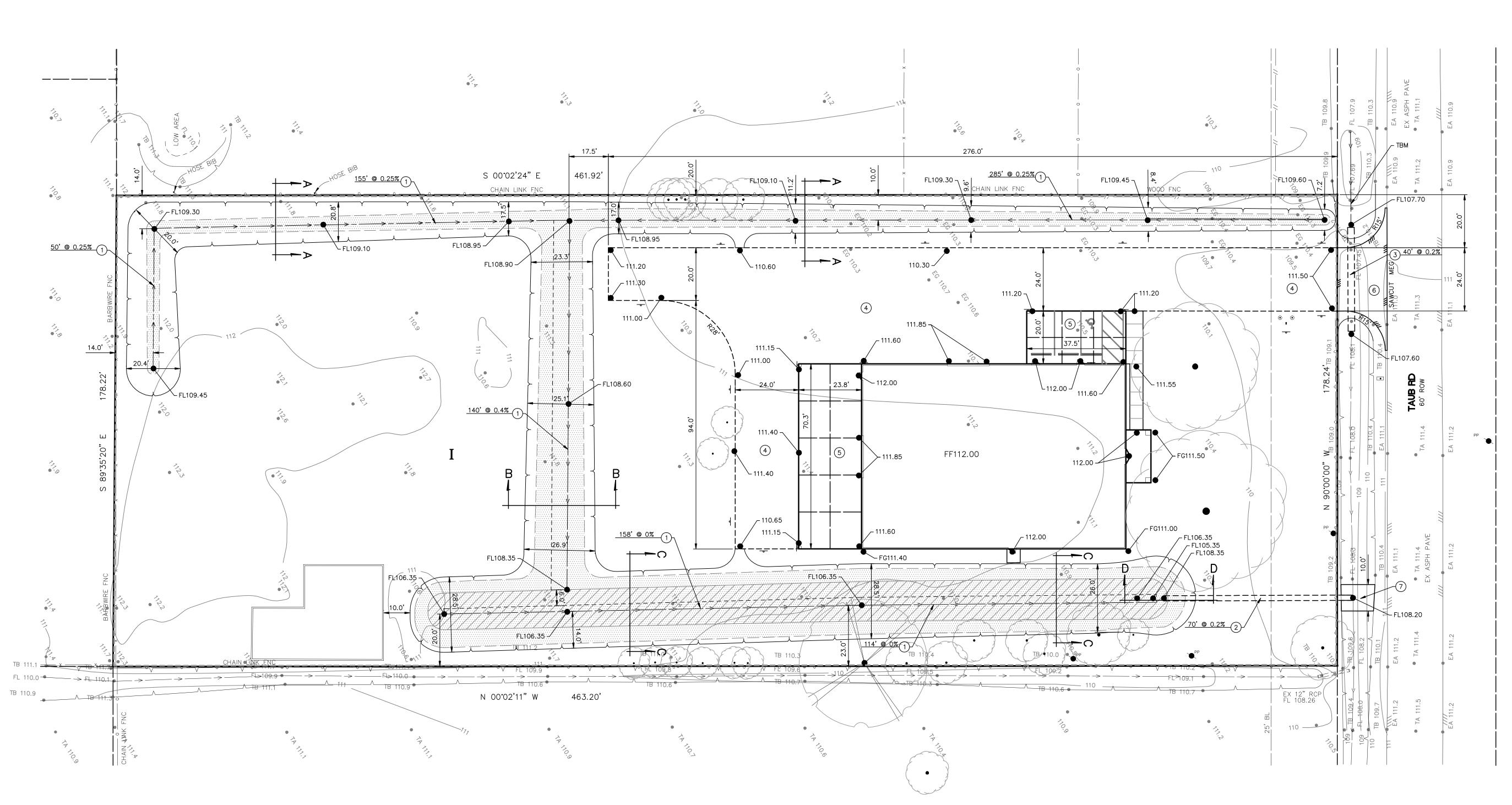
SECTION A-A

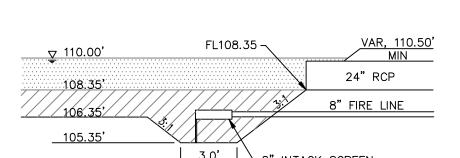
→ • • • •	3'-0'
TYPICAL SECTION	TYPICAL SECTION
SECTION B-B	SECTION C-C

ETENTION VOLUME REQUIRED		
	00.440	CE
TOTAL SITE AREA	82,440	
PROPOSED IMPERVIOUS AREA	21,882	SF
EXISTING IMPERVIOUS AREA	10,692	SF
NCREASE IMPERVIOUS AREA	11,190	SF
PERCENT PROPOSED IMPERVIOUS COVER	26.5	%
DETENTION RATIO	1.00	CF/SF
DETENTION STORAGE REQUIREMENT	11,190	CF

DETENTION POND VOLUME PROVID	ED		
DETENTION POND VOLUME	11,206	CF	_
POND AREA	12,144	SF	
DESIGN WATER SURFACE ELEV	110.00	FT	
LOWEST OVERFLOW ELEV	110.50	FT	
MAXIMUM POND DEPTH	4.65	FT	
DEPTH AT RESTRICTOR	1.65	FT	
ALLOWABLE FLOW RATE	0.48	CFS	_
DESIGN FLOW RATE	1.49	CFS	
RESTRICTOR SIZE, DIAMETER	6.00	IN	

D=(0.48CFS^0.5/2.25(1.65'^0.25))12" D=3.3" USE MIN ALLOWED 6"





SECTION D-D

KEY NOTES & LEGEND

- 1) PROP DETENTION, DRAINAGE & FIRE FIGHTING WATER STORAGE SWALE
- 2) PROP 24" RCP, W/ 6" RESTRICTOR ON INLET END FROM DETENTION POND
- PROP 30" RCP, FINAL CULVERT SIZES & FLOW LINES TO BE DETERMINED BY HARRIS COUNTY PRECINCT 4
- 4) PROP 8" CRUSHED CONCRETE/AGGREATE SURFACE ON COMPACTED SUBGRADE
- 5) PROP 6" REINFORCED CONCRETE PAVEMENT ON 4" AGGREGATE BASE ON COMPACTED SUBGRADE
- 6 PROP 2" ASPHALT CONCRETE COMMERCIAL DRIVEWAY ON 10"
 AGGREGATE BASE ON COMPACTED SUBGRADE
- 7) PROP 4" REINFORCED SLOPE PAVEMENT FROM TOP OF BANK TO TOP OF BANK, MATCH EXIST DITCH GRADE & SIDE SLOPE

DRAINAGE AREA BOUNDARY

DRAINAGE AREA No EXIST ELEVATION

PROP ELEVATION

PROP DETENTION

PROP FIRE FIGHTING WATER STORAGE

<u>NOTES</u>

1. SPOT ELEVATIONS SHOWN ARE TOP OF PAVEMENT UNLESS OTHERWISE INDICATED. 2. VERTICAL CONTROL:

BENCH MARK: HARRIS COUNTY RM No 050475, ELEV 115.40', NAVD 1988, 2001 ADJ.

TEMPORARY BENCH MARK: "X" ON TOP OF CULVERT, ELEV

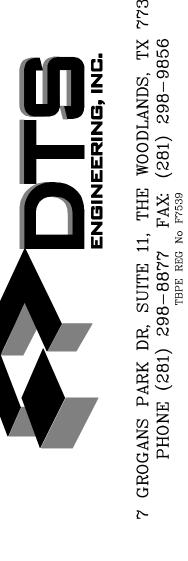
3. ALL DIMENSIONS MEASURED FROM BACK OF CURB OR EDGE OF PAVEMENT.

4. STATION AND OFFSET, LENGTH OF PIPES, AND GRADES ARE MEASURED FROM CENTER OF STRUCTURES. 5. AS PER FIRM PANEL NO. 48201CO445L, DATED JUN 18, 2007, THIS TRACT IS NOT WITHIN 100-YEAR FLOOD PLAIN. SITE LOCATION DETERMINED BY SCALED MAP AND GRAPHIC

6. UPON COMPLETION OF FORM WORK AND PRIOR TO PLACEMENT OF STEEL CONTRACTOR SHALL CONTACT OWNER FOR APPROVAL OF PAVEMENT LAYOUT AND FINAL GRADES.

7. STRAIGHT GRADE ASSUMED BETWEEN SPOT ELEVATIONS UNLESS OTHERWISE INDICATED. 8. PAVEMENT SECTION DETERMINED WITHOUT BENEFIT OF SOILS INVESTIGATION. SECTION BASE ON TYPICAL

REQUIREMENTS FOR AREA. IF UNSTABLE SOILS OR OTHER PROBLEMS ENCOUNTERED NOTIFY ENGINEER FOR RESOLUTION. 9. CONTOURS SHOWN ARE EXISTING.



	SOCA LAUB RD	XT NOTOLOGI	VI 'NO I COOLI	SHEET	GRADING, DRAINAGE & PAVING PLAN		
08/08/13 REMAIN							-
	1						
U8/U8/13							

GRADE TO PREVENT RUN-OFF FROM LEAVING SITE

APPROPRIATE
TRANSITION
BETWEEN
STABILIZED
CONSTRUCTION

EXIT & PUBLIC RIGHT-OF-WAY

EXISTING GROUND -

FULL WIDTH OF INGRESS /

EXISTING GROUND

CONSTRUCTION NOTES

SEPARATION GEOTEXTILE FABRIC FOR -FULL WIDTH AND LENGTH OF EXIT

COARSE AGGREGATE —

2. THICKNESS SHALL BE NOT LESS THAN 8 INCHES.

1. LENGTH SHALL BE AS SHOWN ON CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.

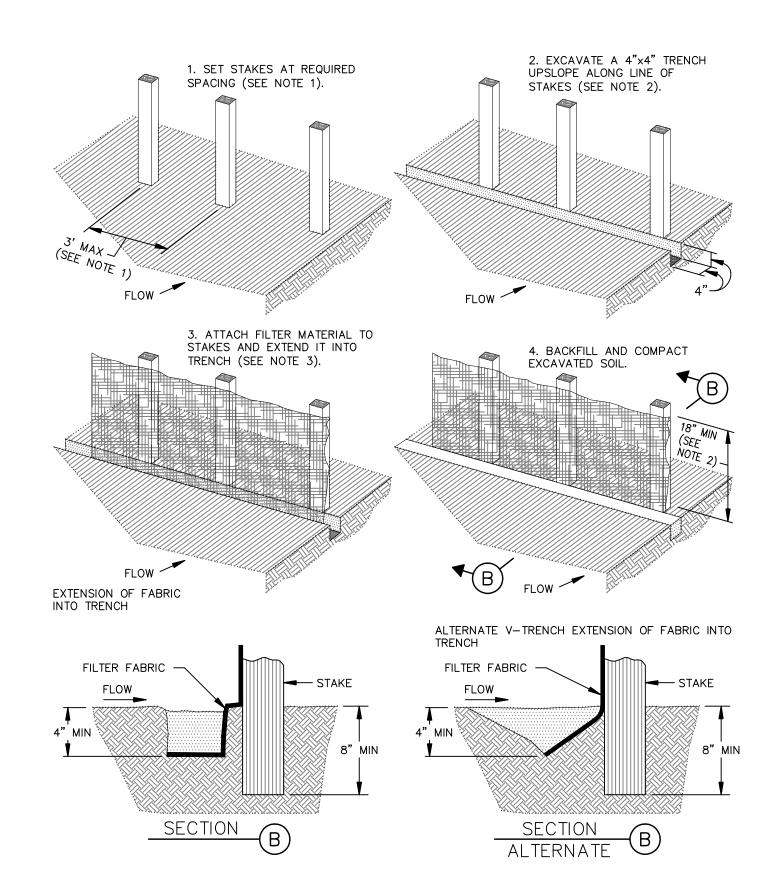
4. STABILIZATION FOR OTHER AREAS SHALL HAVE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS STABILIZED CONSTRUCTION EXIT, UNLESS OTHERWISE SHOWN ON CONSTRUCTION

6. STABILIZED CONSTRUCTION EXIT SHALL BE MAINTAINED FREE OF SEDIMENT FOR DURATION OF PROJECT.

5. STABILIZED AREA MAY BE WIDENED OR LENGTHENED TO ACCOMMODATE TRUCK WASHING AREA. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR TRUCK WASHING AREA.

STABILIZED CONSTRUCTION EXIT

3. WIDTH SHALL BE NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.



NOTES

1. 2 INCH BY 2 INCH THICK WOODEN STAKES SHALL SET AT MAXIMUM SPACING OF 3 FEET AND EMBEDDED A MINIMUM OF 8 INCHES. IF PRE—ASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF STAKES MAY BE INCREASED TO 8 FEET MAXIMUM.

2. ATTACH FILTER FABRIC TO WOODEN STAKES. FILTER FABRIC FENCE SHALL HAVE A MINIMUM HEIGHT OF 18 INCHES AND MAXIMUM HEIGHT OF 36 INCHES ABOVE NATURAL GROUND.

3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED 6 INCHES AT STAKES, AND FOLDED.

FILTER FABRIC FENCE

----FF PROP FILTER FABRIC FENCE

PROP CONSTRUCTION ENTRANCE

<u>NOTES</u>

CONTRACTOR SHALL MINIMIZE REMOVAL OF VEGETATION
COVER ON PROJECT SITE, PROVIDE "WASH-DOWN" AREAS FOR
CONSTRUCTION EQUIPMENT AND CONFINED MAINTENANCE AND
REFUELING AREAS.
 CONTRACTOR SHALL KEEP TRUCK AND OVER-THE-ROAD
EQUIPMENT BODIES AND TIRES CLEAN OF MUD AND DEBRIS.
SEDIMENT AND DEBRIS LEAVING SITE SHALL BE REMOVED AND

DISPOSED OF AT CONTRACTOR'S EXPENSE AS DIRECTED BY 3. ALL STOCKPILES OF EXCAVATED SOIL SHALL BE REMOVED WITHIN 72 HOURS AFTER START OF STOCKPILE. WHEN NOT REMOVED WITHIN 72 HOURS, CONTRACTOR SHALL ERECT FILTER FABRIC FENCE AROUND STOCKPILE. 4. HYDROMULCH SEEDING OF PROJECT SITE SHALL BE COMPLETED WITHIN 2 WEEKS OF GRADING ACTIVITY COMPLETION. 5. ALL WORK SHALL COMPLY WITH APPLICABLE STATE AND/OR LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM 6. NO SOIL, SOLID METALS OR DEBRIS SHALL BE PLACED ONTO WATERS OF UNITED STATES EXCEPT AS AUTHORIZED BY SECTION 404 PERMIT. 7. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. ALL STORM POLLUTION PREVENTION MEASURES SHALL COMPLY WITH "STORM WATER MANAGEMENT HANDBOOK FOR CONSTRUCTION ACTIVITIES" AS PREPARED BY CITY OF HOUSTON, HARRIS COUNTY AND HARRIS COUNTY FLOOD CONTROL DISTRICT. 8. STABILIZED CONSTRUCTION EXITS SHALL BE REQUIRED FOR ALL POINTS OF INGRESS AND EGRESS. NUMBER OF ACCESS POINTS SHALL BE DETERMINED BY GENERAL CONTRACTOR. 9. UNLESS OTHERWISE SHOWN ON DRAWINGS, NO CONCRETE WASHOUT FACILITY PROVIDED ON SITE. ALL CONCRETE WASHOUT SHALL BE CONDUCTED AT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY APPROVED WASHOUT AREA. 10. ONCE INLET PROTECTION IS NO LONGER CAPABLE WITH UPRIGHT FILTER FABRIC FENCE, COVER INLET OPENINGS BY PLACING FILTER FABRIC UNDER CASTING AND OVER CURB, SECURE WITH SAND BAGS AND STAKING. 11. CONTRACTOR SHALL OBTAIN ALL PERMITS AND MEET ALL REQUIREMENTS OF TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S GENERAL PERMIT NO TXR150000. 12. CONTRACTOR SHALL OBTAIN COPY OF NOTICE OF INTENT AND MAINTENANCE CHECKLIST, OR SMALL CONSTRUCTION SITE NOTICE NO LATER THAN 5 WORKING DAYS PRIOR TO COMMENCING WORK.

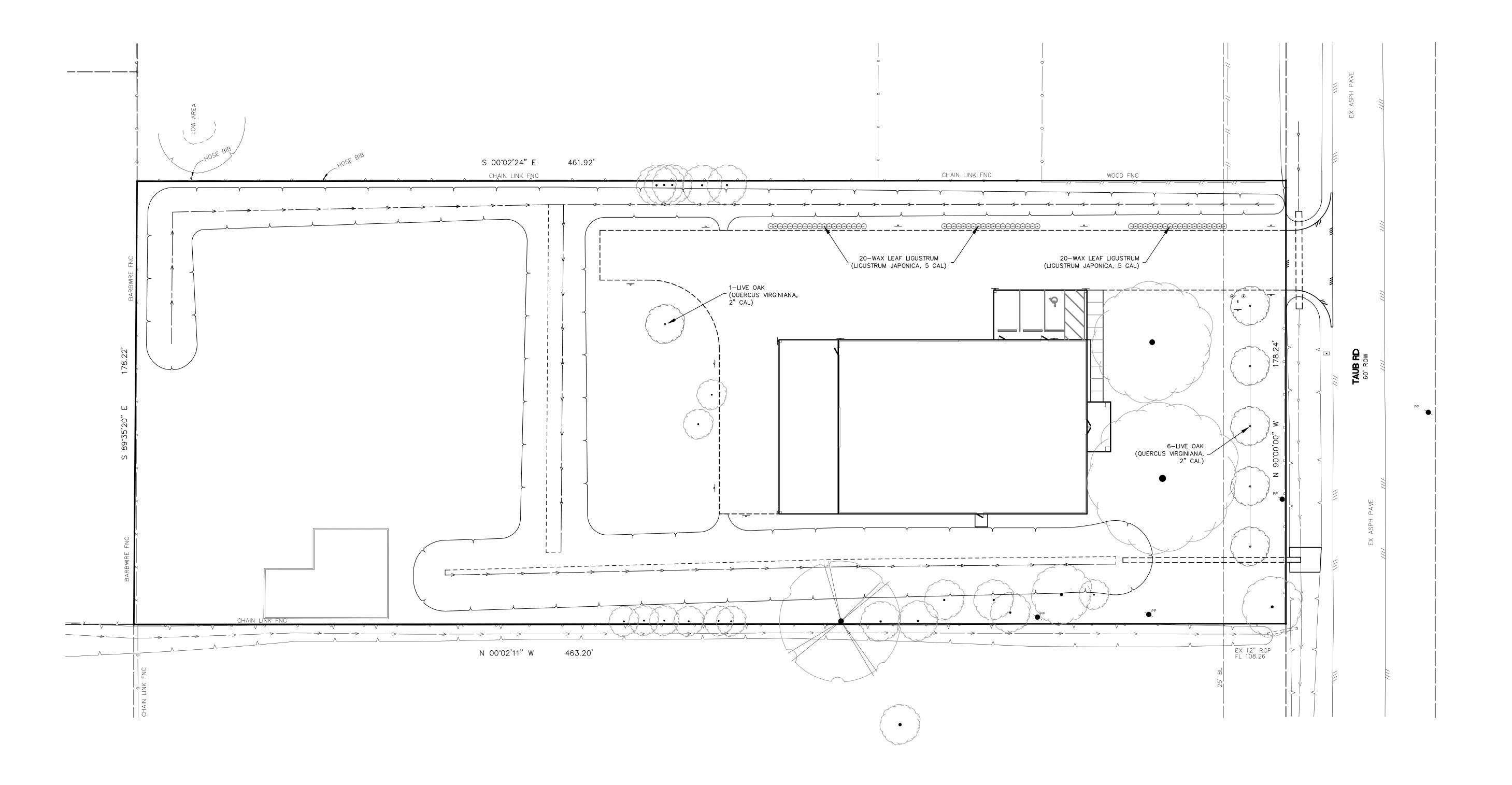
7 GROGANS PARK DR, SUITE 11, THE WOODLANDS, TX 7738C

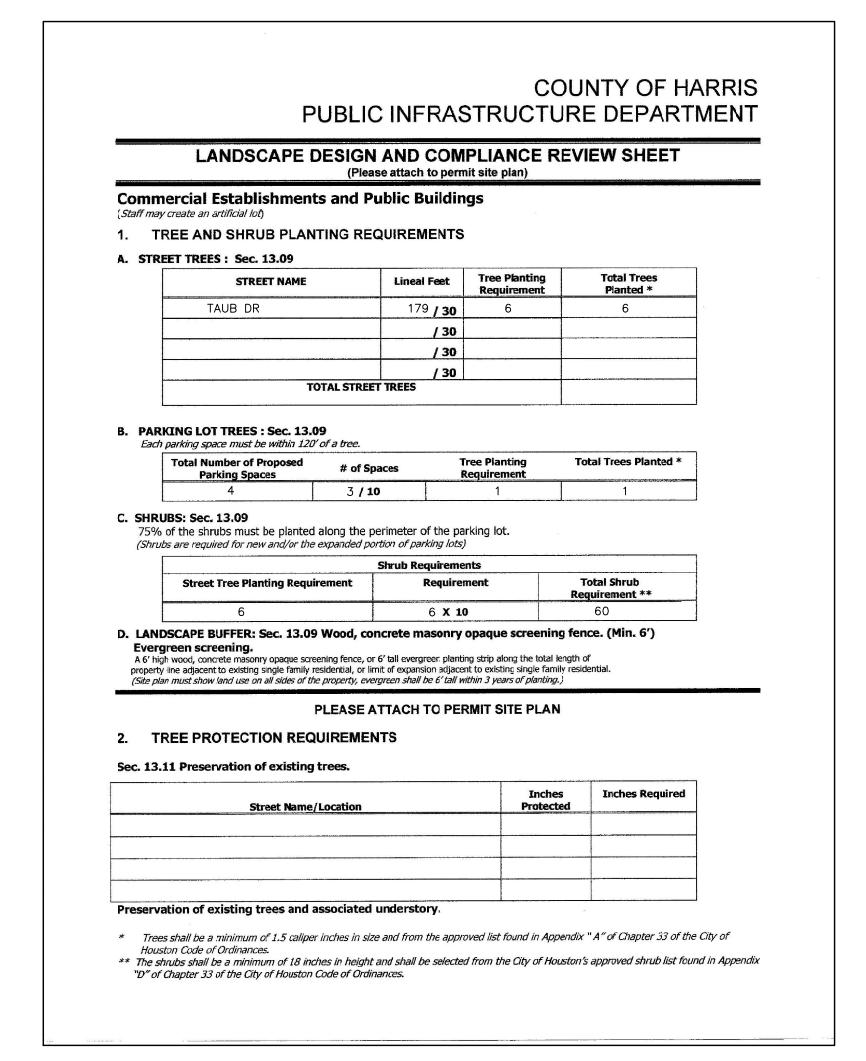
08/08/13

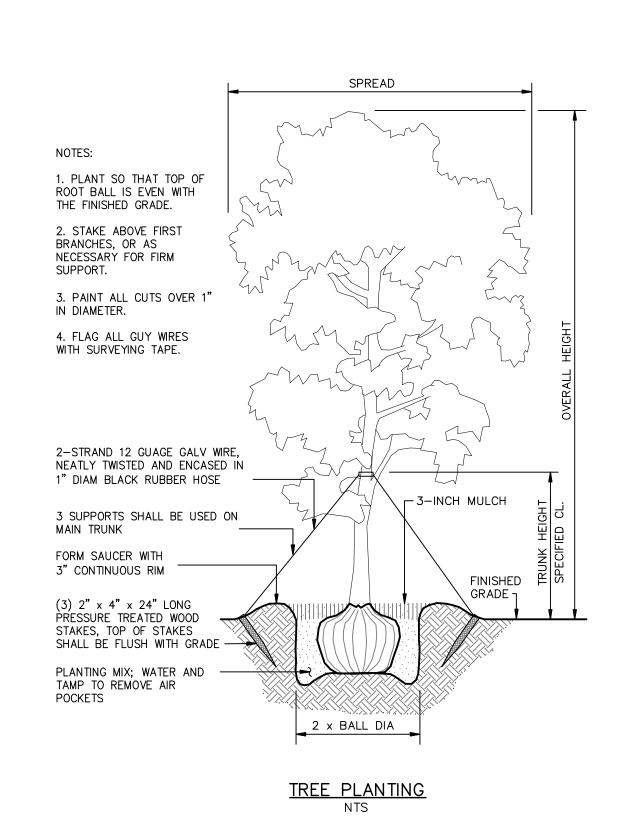
		8904 TAUB RD	XT NOTOLOL	NOITH HOM ATTAM MACTO		PREVENTION PLAN			
PROJECT:					SHEET	TITLE:			
DESCRIPTION	08/08/13 REV DETENTION FOR EXIST SHED TO REMAIN								
DATE	08/08/13								
ISSNE	1								
REV	1								
CHKD DWN E	BY 3Y							1JL 1JL	
DATE	•					04,	/17/		

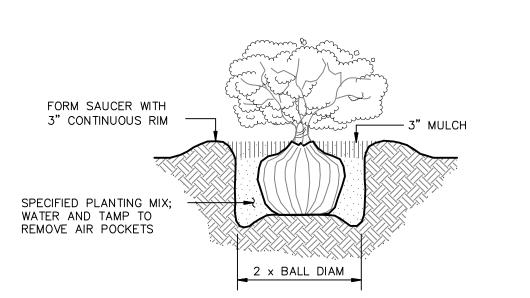
C-6

RJ No









SHRUB PLANTING

0 20

<u>NOTES</u>

1. ALL PLANTINGS SHALL BE LOCATED AS SHOWN ON PLANS.

2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

IF DISCREPANCIES ARE DISCOVERED, CONTRACTOR SHALL NOTIFY ENGINEER/ARCHITECT IMMEDIATELY. ADJUSTMENTS DUE TO CHANGES OF CONSTRUCTION SHALL BE APPROVED BY INSPECTOR.

IN INSTALLATION OF ANY PLANT MATERIAL, FINAL LEVEL OF THE ROOT BALL'S TOP SHALL BE LEVEL OR HIGHER WITH EXISTING GROUND SURFACE.
 AS HOLE FOR PLANTING IS DUG, TOPSOIL SHALL BE KEPT SEPARATE FROM SUBSOIL. DISCARD OR AMEND SUBSOIL AND REPLACE WITH GOOD TOPSOIL.
 ALL PLANTS AND BEDS SHALL HAVE A 3-INCH TOP DRESSING OF MULCH IMMEDIATELY AFTER PLANTING. MULCH SHALL ENTIRELY COVER BEDS, PITS OR SAUCERS AROUND EACH PLANT.

6. AT TIME OF PLANTING, AND THOUGHT CONTRACT PERIOD, EACH PLANT AND SOIL AROUND IT SHALL BE THOROUGHLY WATERED. CARE SHALL BE TAKEN TO AVOID FLOODING PLANTS, BEDS, AND DISPLACEMENT OF SOIL OR MULCH MATERIALS.
7. NECESSARY QUANTITIES OF TOPSOIL SHALL BE APPROVED BY INSPECTOR. CONTRACTOR MAY USE TOPSOIL AFTER SECURING SOIL TESTS AND APPLYING RECOMMENDED TREATMENT.
8. TOPSOIL SHALL BE FERTILE, FINE LOAM, TYPICAL OF LOCALITY. SOIL SHALL BE FREE OF STONES LARGER THAN TWO INCHES, NOXIOUS WEEDS AND OTHER DELETERIOUS

9. SOIL TESTS SHALL BE MADE TO DETERMINE EXACT REQUIREMENTS FOR LIME AND FERTILIZER. SOIL TESTS SHALL BE CONDUCTED BY A REPUTABLE LABORATORY.

10. PRIOR TO PLANTING SURFACE SHALL BE CLEARED OF TRASH, DEBRIS, ROOTS, BRANCHES, STONES AND CLODS IN EXCESS OF 2—INCHES IN LENGTH OR DIAMETER. SOD AND SEED SHALL NOT BE APPLIED TO GRAVEL OR OTHER NON—SOIL SURFACES.

11. ANY IRREGULARITIES IN SOIL SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS, SHALL BE FILLED OR LEVELED, IN ORDER TO PREVENT FORMATION OF DEPRESSIONS OR WATER POCKETS.

12. MULCH SHALL BE CLEAN GROUND OR SHREDDED HARDWOOD MULCH.

13. PEAT MOSS SHALL BE BROWN, NATURALLY SHREDDED OR GRANULATED, LOW IN CONTENT OF WOODY MATERIAL, AND FREE OF MATERIAL MATTER HARMFUL TO PLANT LIFE. WATER ABSORBING CAPACITY SHALL BE 100 TO 200%, AND MOISTURE CONTENT OF 30%. ACID REACTION SHALL BE ABOUT 5-1/2 TO 7 ph CONTENT.

14. ALL PLANTS SHALL BE PLANTED UPRIGHT AND FACED TO GIVE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT STRUCTURES.

15. LOOSE ROOTS SHALL BE CUT CLEANLY OFF.

16. TREES SHALL BE STAKED AND SECURED WITH N. 12 GAUGE PLIABLE GALVANIZED WIRE, AND ENCASED IN A RUBBER GARDEN HOSE TO PREVENT DIRECT CONTACT WITH TREE BARK, AND SHALL BE PLACED AROUND TRUNK ABOVE FIRST MAJOR BRANCH IN A SINGLE LOOP. STAKES FOR SUPPORTING TREES SHALL BE 2—INCHES SQUARE BY 24—INCHES LONG SOUND WOOD, PRESERVATIVE TREATED.

17. STAKES FOR TREES SHALL BE DRIVEN INTO GROUND IN A MANNER AS TO NOT INJURE BALL OR ROOTS.

18. SOIL USED FOR PLANTING SHALL BE SUITABLE EXISTING SOIL, OR TOPSOIL WHICH SHALL BE THOROUGHLY MIXED, BY VOLUME, ONE PART PEAT, AND ONE PART MANURE TO FOUR PARTS SOIL. POOR SOILS, GRAVEL, HARD—PAN, OR OTHER SOILS INJURIOUS TO PLANTS SHALL NOT BE USED.

TO PLANTS SHALL NOT BE USED. 19. FERTILIZER APPLICATION FOR TREES AND SHRUBS SHALL BE 'AGRIFORM" SLOW-RELEASE FERTILIZER TABLETS, OR EQUAL, APPLIED TO PLANTING PITS PRIOR TO PLACEMENT OF MATERIALS. FERTILIZER SHALL NOT BE MIXED WITH PREPARED SOIL. APPLICATION RATES SHALL BE ONE TABLET PER 1/2-INCH CALIPER OF TREE. 20. ALL PLANTS SHALL HAVE HABIT OF GROWTH THAT IS NORMAL FOR THEIR SPECIES, AND SHALL BE SOUND, HEALTHY, AND VIGOROUS, WITH WELL DEVELOPED ROOT 21. ALL PLANTS SHALL BE FREE FROM INSECT PESTS, PLANT DISEASES AND INJURIES. 22. ALL SUBSTITUTIONS SHALL BE AUTHORIZED BY INSPECTOR, AND SHALL MEET ORIGINAL INTENT, WITH SIMILAR CHARACTERISTICS OF MATERIAL TO BE SUBSTITUTED. 23. PLANTING OPERATIONS SHALL BE CONDUCTED UNDER FAVORABLE WEATHER CONDITIONS DURING SEASONS WHICH ARE NORMAL FOR SUCH WORK. 24. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING HIS WORK AFTER PLANTING THROUGH COMPLETION OF INSTALLATION CONTRACT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING OF PLANTS TO PROPER GRADES, RESTORATION OF SAUCERS, AND OTHER NECESSARY OPERATIONS. 25. ADEQUATE PROTECTION FOR LAWN AREAS AGAINST TRESPASSING DURING PLANTING OPERATIONS, AND AGAINST DAMAGE OF ANY KIND SHALL BE PROVIDED BY CONTRACTOR. CONTRACTOR IS RESPONSIBLE TO REPAIR EXISTING LAWN AREAS DAMAGED IN COMPLETION OF THIS PROJECT. 26. NURSERY STOCK SHALL BE FULLY GUARANTEED THROUGH TO COMPLETION OF PROJECT AND ONE YEAR AFTER. ALL PLANTS THAT FAIL TO MAKE NEW GROWTH FROM DORMANT CONDITION, DECLINE OR DIE, SHALL BE REPLACED. ALL REPLACEMENTS SHALL CONFORM TO ORIGINAL INTENT OF THE PLANTING DESIGN. ALL COSTS OF REPLACEMENTS SHALL BE BORNE BY CONTRACTOR.

27. ALL GUARANTEES ARE PREDICATED ON ASSURANCE THAT OWNER HAS PROPERLY CARED FOR PLANTS AFTER CONTRACTOR HAS BEEN RELEASED FROM HIS MAINTENANCE OBLIGATIONS. ALL COSTS OF REPLACEMENTS SHALL BE BORNE BY CONTRACTOR.

PLANTING

1. CONTRACTOR SHALL BE FAMILIAR WITH SITE CONDITIONS. 2. CONTRACTOR SHALL ACCEPT SITE CONDITIONS AND DO WORK SPECIFIED WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATION FROM GRADES AND CONDITIONS 3. ALL PLANT MATERIAL, SIZES, AND MEASUREMENTS, INCLUDING TRUNK, HEAD, AND SPREAD SIZES, CONTAINER, AND ROOT BALL SIZES, QUALITY, AND CONDITION, SHALL CONFORM TO STANDARDS SET FORTH IN CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1) AND ANY AMENDMENTS AND ADDENDUMS THERETO. 4. ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL BY OWNER, AND MAY BE INSPECTED AT PLACE OF GROWTH, OR ON-SITE BEFORE PLANTING. 5. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING IN FULL, ALL LANDSCAPE PLANTING WORK DURING INSTALLATION, AND UNTIL ACCEPTANCE BY OWNER, INCLUDING WATERING, SPRAYING FOR INSECTS AND DISEASES, MULCHING, MOWING, FERTILIZING, CULTIVATING, EDGING AND WEEDING. 6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SOIL SAMPLES FROM TOPSOIL, AND NATIVE OR FILL SOILS, AT SITE, AND SUBMITTING THEM TO AN APPROVED SOIL TESTING LABORATORY. CONTRACTOR SHALL ALSO OBTAIN ANALYSES AND RECOMMENDATIONS FOR AMENDING THESE SOILS, AND FERTILIZATION OF SPECIFIED PLANT MATERIAL. 7. ALL PLANTING AREAS, SHRUB BEDS, AND TREES, SHALL BE MULCHED WITH A MINIMUM COMPACTED DEPTH OF 3-INCHES OF MULCH AS SPECIFIED. PRIOR TO

7. ALL PLANTING AREAS, SHRUB BEDS, AND TREES, SHALL BE MULCHED WITH A MINIMUM COMPACTED DEPTH OF 3—INCHES OF MULCH AS SPECIFIED. PRIOR TO MULCHING, CONTRACTOR SHALL APPLY A PRE—EMERGENT HERBICIDE (APPROVED BY OWNER), AS RECOMMENDED BY MANUFACTURER, TO PREVENT RECURRING WEED AND GRASS GROWTH.

8. ALL DISTURBED AREAS OF SITE SHALL BE EITHER GRASSED OR PLANTED

8. ALL DISTURBED AREAS OF SITE SHALL BE EITHER GRASSED OR PLANTED IMMEDIATELY AFTER GRADING, IN ORDER TO PREVENT SOIL EROSION.

9. ALL GRASSED AREAS SHALL RECEIVE A PRE-EMERGENT HERBICIDE (APPROVED BY OWNER) AFTER GRASS HAS EMERGED.

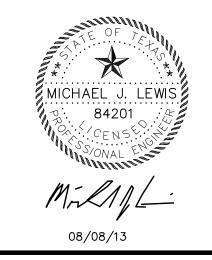
10. PERMANENT VEGETATION COVER SHALL BE PROVIDED THROUGHOUT ALL UNPAVED AREAS OF SITE, ADJACENT DISTURBED AREAS, AND WITH PUBLIC AND PRIVATE RIGHTS—OF—WAY. ALL WORK WITHIN ANY RIGHT—OF—WAY SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTIONS.

11. ALL TREES LOCATED WITHIN GRASSED AREAS SHALL BE PLANTED AS PER DETAIL ON PLANS, AND MULCHED TO WITHIN AT LEAST A 4—FOOT DIAMETER OF APPROVED

HARDWOOD MULCH. DO NOT FILL WITHIN 5-FEET OF ANY TREE TRUNK.

GRASSING

1. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4-INCHES OF TOPSOIL (COMPACTED), AND GRASSED WITH SEED AS INDICATED ON PLANS. 2. IF NO SEED IDENTIFIED ON PLANS USE MIXTURE OF COMMON BERMUDA GRASS OR APPROVED EQUAL, AT A RATE OF 10 POUNDS PER 1,000 SQUARE FEET OF GRASSED AREA. SEED SHALL BE SPREAD EVENLY OVER ENTIRE AREA WITH AN APPROVED MECHANICAL SPREADER, SOWING EQUAL QUANTITIES IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER. 3. SEED SHALL BE RAKED LIGHTLY INTO TOP 1/8-INCH OF SOIL, ROLLED LIGHTLY, AND WATERED WITH A FINE SPRAY. 4. ALL SEEDED AREAS SHALL BE MULCHED WITH A CLEAN, SEED-FREE, DRY HAY OR STRAW, SPREAD UNIFORMLY TO FORM A CONTINUOUS BLANKET NOT LESS THAN 1-1/2 INCHES OF LOOSE THICKNESS. 5. SEEDED AREAS SHALL BE KEPT MOIST FOR A PERIOD OF 2-3 WEEKS OR UNTIL GERMINATION. 6. DURING PERIODS OF HIGH TEMPERATURE, THE SOIL SHALL BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO SEEDING TO COOL THE SOIL AND REDUCE ROOT BURNING AND 7. ON SLOPES 3:1 OR GREATER, OR WHEREVER EROSION MAY BE A PROBLEM, SPREAD HAY MULCH EVENLY TO STABILIZE. 8. SEED SHALL NOT BE LAID IN EXCESSIVELY WET OR DRY WEATHER. 9. FERTILIZATION AND SOIL AMENDMENTS FOR ALL GRASSED AREAS SHALL BE AS PER LABORATORY ANALYSIS. 10. HYDROSEEDING MAY BE SUBSTITUTED FOR MECHANICAL SEEDING BY MIXING SEED, FERTILIZER AND PULVERIZED MULCH IN WATER, USING EQUIPMENT SPECIFICALLY DESIGNED FOR HYDROSEED APPLICATION. MIX UNTIL UNIFORMLY BLENDED INTO HOMOGENEOUS SLURRY SUITABLE FOR HYDRAULIC APPLICATION. APPLY UNIFORMLY AT A RATE AS-REQUIRED TO OBTAIN SPECIFIED SEEDING RATE. 11. ALL GRASSED AREAS SHALL BE APPROVED BY ENGINEER/ARCHITECT.



RC PRECISION, IN 8904 TAUB RD HOUSTON, IN 108/08/13 REWAIN FOR EXIST SHED TO SHEET HOUSTON, TX INTE: LANDSCAPE PLA

WN BY

RJ No

CW21-5 TUBULAR MARKER OR TRAFFIC CONES® 25' C-C

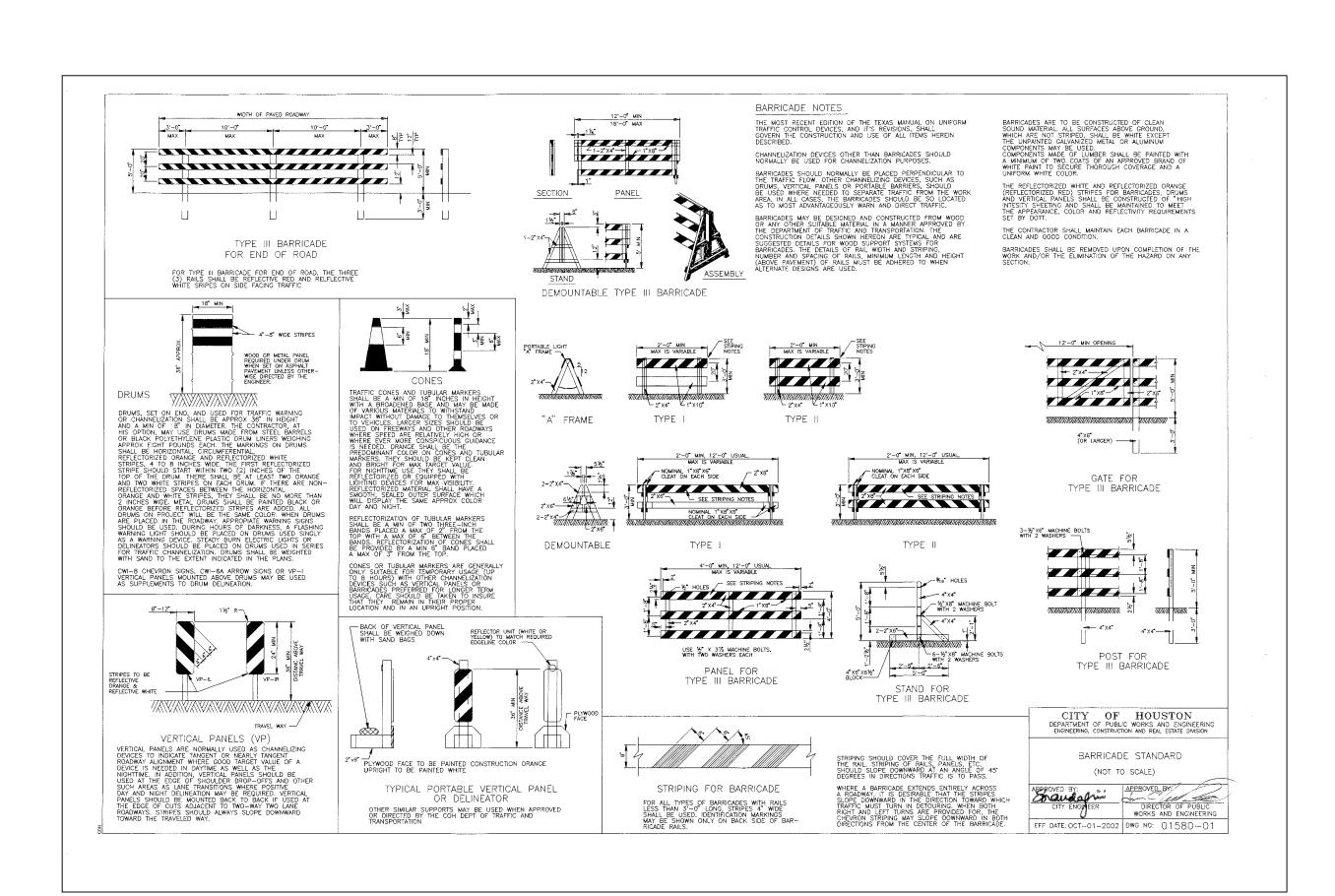
TRAFFIC CONTROL NOTES

1. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TXMUTCD, LATEST EDITION WITH REVISIONS) DURING CONSTRUCTION. 2. NO LANES SHALL BE BLOCKED FROM 7:00 AM TO 9:00 AM, AND 4:00 PM TO 6:30 PM, MONDAY THROUGH FRIDAY. 3. OFF DUTY UNIFORMED POLICE OFFICERS/FLAGGERS ARE REQUIRED TO DIRECT TRAFFIC WHEN LANES ARE BLOCKED. 4. CONTRACTOR SHALL COVER EXCAVATION WITH STEEL PLATES ANCHORED PROPERLY DURING NON-WORKING HOURS AND ALLOW NORMAL TRAFFIC FLOW. IF COVERING IS NOT FEASIBLE, USE TRANTEX FR 336 EFX 36" DELINEATOR OR APPROVED EQUAL WITH SHEETING AND BASE EPOXIED TO PAVEMENT NEXT TO EXCAVATION DURING NON-WORKING HOURS. 5. APPROVED COPIES OF "TRAFFIC CONTROL PLANS" SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. 6. IF CONTRACTOR CHOOSES TO USE DIFFERENT METHOD OF TRAFFIC CONTROL PLAN DURING CONSTRUCTION THAN WHAT IS OUTLINED IN CONTRACT DRAWINGS, CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT ALTERNATIVE PLANS* TO TRAFFIC SECTION OF HCPID FOR APPROVAL 10 WORKING DAYS PRIOR TO IMPLEMENTATION. * THESE PLANS SHALL BE DRAWN TO SCALE ON REPRODUCIBLE MYLAR AND SEALED BY LICENSED PROFESSIONAL ENGINEER IN STATE OF TEXAS. PLANS WILL BECOME PART OF CONTRACT DRAWINGS. 7. IF PROJECT IS WITHIN 400' FROM SIGNALIZED INTERSECTION, CONTRACTOR SHALL CONTACT HARRIS COUNTY PUBLIC INFRASTRUCTURE DEPARTMENT, SIGNAL DIVISION, AT 713-881-3210, 5 WORKING DAYS PRIOR TO START OF CONSTRUCTION. 8. MAINTAIN AT LEAST ONE LANE OF TRAFFIC IN EACH DIRECTION DURING WORKING HOURS. 9. ACCESS SHALL BE PROVIDED TO ADJACENT PROPERTIES AT ALL 10. ALL EXISTING TRAFFIC CONTROL SIGNS SHALL BE MAINTAINED IN PLACE AS NECESSARY DURING CONSTRUCTION. CONTRACTOR SHALL REMOVE OR COVER ANY EXISTING SIGNS OR MARKINGS WHICH CONFLICT WITH CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND MAINTAINING EXISTING PAVEMENT 11. CONSTRUCTION VEHICLES SHALL BE OPERATED SO AS NOT TO CREATE NUISANCE OR HAZARD TO PUBLIC TRAFFIC.

LENGTH LONGITUDIN		LEGEND		TYPICAL SIGN SPACING & TAPER LENGTHS					
POSTED SPEED	LENGTH IN FEET	•	PLASTIC DRUM	POSTED		MIN TAPE	N DESIRA ER LENGT	BLE H "L"	
(mph)	(B)	0	CHANEL CONE	SPEED	SIGN SPACING	10'	11'	12'	
20	35	<u>.</u>	· TRAFFIC SIGN		"X"	OFFSET	OFFSET	OFFSET	
25	55					OI I SE I	OI I SLI	OI I SE I	
30	85		POLICE OFFICER	30	120'	150'	165'	180'	
35	120	•	OFF-DUTY UNIFORMED	35	160'	205'	225'	245'	
40	170	سبدا	. TYPE III BARRICADE	40	240'	265'	295'	320'	
45	220]		45	320'	450'	495'	540'	
50	280		FLASHING ARROW PANEL	50	400'	500'	550'	600'	
55	335			55	500'	550'	605'	660'	

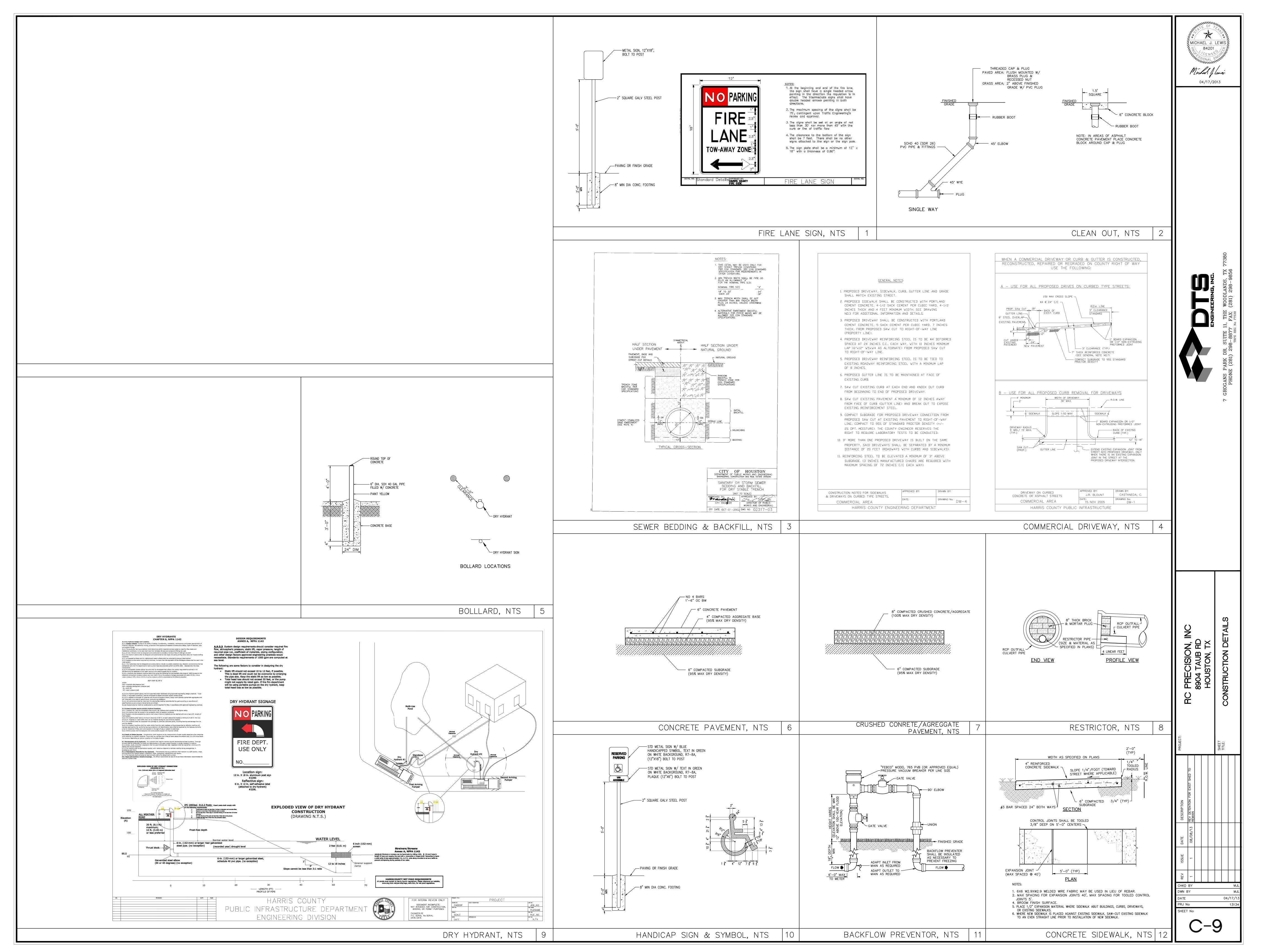
12. CONTRACTOR SHALL INSURE ALL TRAFFIC CONTROL DEVICES ARE MAINTAINED IN CLEAN AND FUNCTIONAL CONDITION AT ALL TIMES.

STREET NAME	SPEED LIMIT
TAUB RD	35 MPH





RC PRECISION, INC 8904 TAUB RD HOUSTON, TX TRAFFIC CONTROL PLAN									
PROJECT:					SHEET	TITLE:			
DESCRIPTION	08/08/13 REV DETENTION FOR EXIST SHED TO REMAIN								
DATE	08/08/13								
ISSUE	1								
REV	1								
CHKD DWN E								/JL	
DATE	•					04	/17/		
PRJ N SHEET							131	34	
'				4					



1. PAVING I. DESIGN THICKNESS OF PAVING 8" DRAINAGE SYSTEM TYPE		4. WATER AND WASTEWATER I. TYPE OF SERVICE PROPOSED	5. DESCRIPTION OF PROPER I. LEGAL DESCRIPTION A. ACREAGE: 1.8926	6. STORM WATER QUALITY CONSTRUCTION PROTECTIVE MEASURES.
II. STABILIZED SUBGRADE TO A DEPTH OF	 I. PROPOSED DRAINAGE AREA □ NEW DEVELOPMENT AREA: □ RE-DEVELOPMENT AREA (AMOUNT INCREASED 	☐ MUNICIPALITY:	A. ACILAGE. 1.0920	SWPPP SITE PLAN AND DETAILS ON SHEET(S)C_6
DRIVEWAYS I. NUMBER OF DRIVEWAY APPROACHES PROPOSED: 1 II. DESIX METHOD USED	IMPERVIOUS AREA):	PRIVATE WATER AND WASTEWATER SYSTEMS	B. SUBDIVISION: NORTH HOUSTON GARDENS	EXEMPT NEW DEVELOPMENT OF LESS THAN 5 ACRE PARCEL.
II. HARRIS COUNTY STANDARD DRIVEWAY DETAIL APPEARS ON SHEET C-9 CITY HOUSTONFREQ	JENCY NEW AREA <u>0.2569</u> x	■ PRIVATE WATER SYSTEM AND INDIVIDUAL OSSF□ INDIVIDUAL WATER WELL AND OSSF□ OTHER:	SURVEY & ABSTRACT:	EXEMPT REDEVELOPMENT OF A 5 ACRE OR LARGER PARCEL WHERE TOTAL IMPERVIOUS SURFACE (EXISTING PLUS PROPOSED) IS LESS THAN 1 ACRE.
FIRE APPARATUS ACCESS ROAD REQUIRED AND SHOWN ON SHEET(S) C-3 TO DETENTION TO DET	PROPOSED VOLUME = <u>0.2573</u> ACRE FEET	— H.C. WASTE WATER PERMIT/REQUEST NO	C. ADJACENT ROADS: TAUB RD	——————— □ EXEMPT "GRAND FATHERED" BY AN EXISTING STORM SEWER LINE. □ STORM WATER QUALITY PERMIT REQUIREMENT FOR THIS PROJECT IS COVERED BY**.
NOT REQUIRED DUE TO TO DETENTION LOND CURBING TO DETENTION LOND DETENTION POND NINT LED BY TO HOFCD DRAINAGE ICH UNIT NO		II. PROOF OF CAPACITY	II. PLATTING A. SUBDIVISION PLAT	"STORM WATER QUALITY MANAGEMENT PLAN" INCLUDED. SWQMP SITE PLAN ON SHEET(S)
I. ISLANDS AND MEDIANS REQUIRE STANDARD 6" CURBING II. STANDARD 6" CURBING PROPOSED TO HARRIS COUNTY OSIDE DITCH ROAD NAME:	OTHER ROADSIDE DITCH OUTFALL:	□ LETTER FROM DISTRICT AUTHORIZING SERVICE AND CONNECTION■ TCEQ APPROVAL FOR WATER SYSTEM AND	☐ PROPOSED PLAT / REPLAT ■ RECORDED PLAT / REPLAT	III. PERMANENT STORM WATER QUALITY FEATURES.
TRAFFIC CONSIDERATIONS STATIC W.S.E. @ OF ALL IS PROPOSED STOP SEWER IS SUBMERCE.	ALLOWABLE OUTFALL RATE: 0.0027 x <u>179</u> LF Frontage = <u>0.48</u> (CFS) PROPOSED OUTFALL RATE: <u>1.49</u> STORM SEWER OUTFALL	PERMIT FOR WASTEWATER SYSTEM. OSSF SUBDIVISION PLANNING REPORT	PLAT NAME: <u>North Houston Gar</u> Plat Number <u>V 275, P 265</u> No Plat Required	DETAILS AND CALCULATIONS APPEAR ON SHEET(S)
I. MEDIAN CUTS IV STORM SEW x OUTFALL ■ NO MEDIAN CUT OR RELOCATION IS PROPOSED CAPACIT ALLOCATED TO TRACT FROM D. A. AP:	CAPACITY ALLOCATED TO TRACT FROM D. A. MAP: (CFS) FROM DRAINAGE AREA MAP DATED: (CFS) PREPARED BY:	III. AMOUNT OF FLOW	B. STREETS PROPOSED D PUBLIC	☐ POND STRUCTURE USED (WET, DRY, WETLANDS) DETAILS AND CALCULATIONS APPEAR ON SHEET(S)
☐ MEDIAN MODIFICATIONS ARE SHOWN ON SHEET FROM RAINAGE AREA MAP DATED: PRE ARED BY: A JAL OUTFALL RATE:		RESIDENTIAL: LOTS OR UNITS COMMERCIAL: 400 GPD AVERAGE DAILY FL	□ PRIVATE□ PUBLIC & PRIVATELOW■ NONE	☐ HYDRODYNAMIC TYPE SEPARATOR MODEL: ☐ OTHER(S):
■ NO LEFT / RIGHT TURN LANE IS PROPOSED □ LEFT / RIGHT TURN LANE IS SHOWN ON SHEET V. ØRAINAGE SYSTEM FLOW RATE	VOLUME THAT GRAVITY FLOWS: ACRE FEET VOLUME THAT IS PUMPED: ACRE FEET ENTRANCE VELOCITY INTO ROADSIDE DITCH	OTHER:	III. JURISDICTIONS * CITY OF HOUSTON CITY OF	NOTES: I — II REQUIRED ON ALL PROJECTS, III IF NOT EXEMPT OR "GRANDFATHERED" ** Include: Project title, harris county project number, and swq permit number, or
III. TRAFFIC CONTROL PLAN ☐ NO WORK IN THE RIGHT OF WAY IS PROPOSED THAT WOULD INTERFERE WITH TRAFFIC FLOW FLOW PRIOR TO DETENTION: FLOW AFTER DETENTION (IF REQUIRED): WOULD INTERFERE WITH TRAFFIC FLOW	OR STORM SEWER: CFS PUMP SPECIFICATIONS AND OPERATING PLAN APPEAR ON SHEET	I. COMPLETE FOR ALL PROJECTS II. COMPLETE FOR ALL PROJECTS. III. COMPLETE ONLY IF TCEQ DISCHARGE PERMIT IS PROPOSED	* ETJ, CITY OF HOUSTON ETJ, CITY OF NO ETJ	THE NAME OF THE PERMITTING AUTHORITY IF OTHER THAN HARRIS COUNTY.
■ TRAFFIC CONTROL SHOWN ON SHEETC-8 <u>IV. TRAFFIC SIGNAL</u>	V. FLOW RESTRICTOR SIZE OUTFALL PIPE SIZE: DESTRICTOR DIPE SIZE: O"		HCAD ACCOUNT NOS. (ALL) 027-256-0000-042	HCPID SIGNATURE BLOCK
■ NO TRAFFIC SIGNAL IS EXISTING / PROPOSED □ EXISTING TRAFFIC SIGNAL DEVICES (T.C. BOXES AND LOOPS) SHOWN ON SHEET	RESTRICTOR PIPE SIZE:6"			PROJECT NAME: RC PRECISION
□ PROPOSED TRAFFIC SIGNAL (BY OTHERS) V. TRAFFIC IMPACT ANALYSIS 8.	FLOOD PLAIN STATUS			ADDRESS: 8904 TAUB RD
■ NO TRAFFIC IMPACT ANALYSIS IS REQUIRED ☐ TRAFFIC IMPACT ANALYSIS HAS BEEN APPROVED ON DATE: FIRM PANEL FIRM PANEL	S) FOR PROPERTY: 48201CO445L		BSTRUCTED VISIBILITY EASEMENT (U.V.E.) QUIRED AND SHOWN ON SHEET(S)	WAS ACCEPTED BY THE FOLLOWING GROUPS FOR THE PURPOSES LISTED BELOW:
■ ENTIF	PROPERTY ON MAP ELY LOCATED IN UNSHADED ZONE "X" EN PARTIALLY IN ANY "A" ZONE OR SHADED ZONE "X", ENTER HOODEN AND ROUND AND CONSTRUCTION DRAWINGS		REQUIRED MAP ® page(s) 410B	ENGINEERING DIVISION
(DRAI	EATE FLOODPLAIN BOUNDARY ON CONSTRUCTION DRAWINGS NAGE LAYOUT PG. NO) (BASE FLOOD LEVEL) ED ENTIRELY IN ANY "A" ZONE OR SHADED ZONE "X", ATE BASE FLOOD LEVEL)	* CPC	101 FORM MAY BE REQUIRED	BY INTERPOSE NO OBJECTION DATE
FLOOD CONTROL DISTRICT CRITERIA LOCA	ED IN THE 10-YEAR FLOODPLAIN ED IN CYPRESS CREEK LOMR 08-06-2369P ATE BASE FLOOD LEVEL	TOTAL ESTIMATED	REQUIRED SITE CONSTRUCTION COST.	BY AS TO PAVING AND/OR DRAINAGE ONLY DATE
STEDAWATER RETENTION PAGIN POLITING TARLE	REMOVED FROM FLOODPLAIN BY LOMA OMR-F CASE NO	G (EXCLUDING ENCLO	OSED BUILDINGS/STRUCTURES) _\\$100,000	BY AS TO LOCATION OF ITEMS IN COUNTY RIGHT OF WAY DATE
RAINFALL EVENT PROBABILITY 5—DEVELOPED PEAK POST—DEVELOPED PEAK DETENTION BASIN MAXIMUM WATER PEAK STORAGE RATE VOLUME (AC—FT PER AC) 10% EVEREDANCE (10—VEAR) RUNOFF (CFS) DETENTION BASIN MAXIMUM WATER PEAK STORAGE RATE VOLUME (AC—FT) (AC—FT PER AC) ELEVAT BEN	DN INFORMATION THABILITATION CHARK USED	: / CULVERT CROSSING ■ PHASE II PERM □ PHASE II PERM	MIT CLASS I MIT CLASS II CRITICAL FACILITY	BY AS TO STORM WATER QUALITY DATE ADDITIONAL COMMENTS:
ADDITIONAL CRITERIA FOR PUMPL DETENTION BASINS:	HARRIS COUNTY FLOODPLAIN REFERENCE MARK HARRIS—GALVESTON COASTAL SUBSIDENCE DISTRICT BENCHMARK (FOR COASTAL AREAS) TION OF BENCHMARK INCLUDING ELEVATION, DATUM AND		H CULVERT1_ CURB AND GUTTER NG) ■ SEPTIC (PROPOSED)	
VOLUME OF PUMPED 1% EXCEEDANCE S RAGE VOLUME =AC-FTOF TOTAL VOLUME MAXIMUM DESIGN OUTFLOW VELOCITY INTO CFCD CHANNEL =FT. C. DRAIN TIME FOR BASIN = VRS BASED ON HEAD CONDITIONS. RM C head	F ADJUSTMENT (2001 ADJ.)	□ NOTICE OF DET □ FILL AFFIDAVIT	· · · · · · · · · · · · · · · · · · ·	HARRIS COUNTY FLOOD CONTROL DISTRICT INTERPOSE NO OBJECTION
STC. WATER DRAINAGE D' L'GN REPORT E141-	allbrook Dr. Whiteoak Watershed near stream 00-00. ELEV 115.40', NAVD 1988, 2001 ADJT US ARMY CORPS PLAIN DETERMINATION BASED ON GROUND ELEVATION US ARMY CORPS	ENG! ZRS INDIVIDUAL PERMITS	MITS (NO. OF BUILDINGS =1) NFRASTRUCTURE PHASE II (NO. OF LOTS =)	BY DATE FOR ITEMS LOCATED OUTSIDE OF HCFCD RIGHT-OF-WAY
REPORT DATE ENC TERING FIF HCFCD PROJECT #	PROPERTY LIES ENTIRELY ABOVE THE BASE FLOOD LEVEL AND IN SHADED ZONE "X" PROPERTY LIES PARTIALLY OR ENTIRELY BELOW THE BASE FLOOD OTHER NO PERMITS REC EXPLAIN:	NOTES:		APPROVED: BY DATE FOR ITEMS LOCATED WITHIN EXISTING HCFCD RIGHT-OF-WAY
STORMWATER DETENTION FOR THE PROPOSED OF CONTAINED IN THESE PLANS IS PROVIDED BY OTHER PLANS:	LEVEL AIN STORAGE SUMMARY (APPLIES ONLY TO PORTION OF LAND LOCATED WITHIN FLOODPLAIN AS DELINEATED BY FIRM PANEL).	WORK IN HAR UTILITY 24"	RRIS COUNTY R.O.W. ' RCP_OUTFALL	APPROVED: BY DATE
ENGINEERING FIRM DATE SN TO BY HCFCD HCFCD PROJECT # DEL i.e.	L VOLUME OF MATERIAL PROPOSED TO BE PLACED WITHIN THE FIRM NEATED FLOODPLAIN (FILL, BASE, CONCRETE, ASPHALT, ETC.): BELOW ELEVATION (2001 ADJ.) CUBIC YARDS III. REFERENCE / ASIS CONCRETE.	CONSTRUCTION OF DETERMINATION OTHER DRIV		FOR ITEMS LOCATED WITHIN PROPOSED HCFCD RIGHT-OF-WAY ADDITIONAL COMMENTS:
DEI III. HCFCD STANDARD DETAILS: SET SHEET OF THESE PLA i.e.	NEATED FLOODPLAIN: BELOW ELEVATION (2001 ADJ.) CUBIC YARDS BELOW ELEVATION (2001 ADJ.)	CONSULTANT REPORT	DC / CIDEWAT V	
OF WAY DELINEATION AND CO LETE RECORDING INFORMATION TO IN UDE CLERK'S FILE NUMBERS, TYP OF ESTATE (e.g., DRAINAGE EASEMENT,	AREA IN FLOODPLAIN IS SHOWN ON SHEET ORT DATE E FOR ALL PROJECTS	CURB RAMPS PROPOSED	PS / SIDEWALK D	THE PROJECT WAS REVIEWED, HOWEVER, THIS DOES NOT MEAN THE ENTIRE PROJECT, INCLUDING ALL SUPPORTING DATA AND CALCULATIONS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. THESE DRAWINGS ARE SIGNED, DATED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH THEREFORE CONVEYS THE ENGINEER'S
II. COMPLE	E ONLY IF PROJECT IS ADJACENT TO 100-YEAR FLOOD PLAIN NOTES:	SIDEWALKS PROPOSED A. HOME BUILDER B. DEVELOPER	■ NO □ YES □ YES	RESPONSIBILITY AND ACCOUNTABILITY. THIS DOES NOT RELIEVE ANY PARTY FROM COMPLYING WITH APPROPRIATE FEDERAL, STATE AND LOCAL ENVIRONMENTAL RULES, LAWS, AND REGULATIONS AND ANY OTHER LEGALLY ADOPTED REGULATION OR ORDINANCE RELATED TO LAND DEVELOPMENT. IF THE CITY SIGNATURES ARE REQUIRED BY ORDINANCE, COUNTY PERMITS WILL NOT BE ISSUED UNTIL SUCH SIGNATURES ARE OBTAINED. THESE SIGNATURES ARE VALID FOR A MAXIMUM OF TWO YEARS.
NOTES: I. COMPLETE ONLY IF HO OR HARRIS COUNTY IS REQUIRING DETENTION. II. COMPLETE ONLY IF JECT HAS WITHIN IT OR IS IMMEDIATELY ADJACENT TO AN EXISTING OR PROPOSED HORGO JAINTAINED CHANNEL OR DETENTION BASIN.		C. H.O.A. PROCEDURE MANUAL FOR MORE INFORMATION. D. OTHERS	☐ YES	ENGINEER'S CERTIFICATION I, <u>Michael J Lewis</u> , a licensed professional engineer in the state of texas, do hereby certify that the
III. COMPLETE ONLY PROJECT INCLUDES NEW OUTFALL, BACKSLOPE INTERCEPTOR OR OTHER RELATED WOF WITHIN AN EXISTING OR PROPOSED HCFCD MAINTAINED CHANNEL OR DETENTION BASIN. IV. COMPLETE OF OF PROJECT HAS WITHIN OR IMMEDIATELY ADJACENT TO IT AN EXISTING OR PROPOSITION PUBLIC DRAINAGE CHANNEL OR DETENTION BASIN. FOR PROJECTS LOCATE Development constructed on No net fill is allowed in the	olaced in accordance with these plans will comply with all provisions of the Regulations of Harris County, Texas for Floodplain Management. you plain and no fill is allowed in the floodway.	12 LANDSCA	APING	INFORMATION PRESENTED ON THIS SHEET IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM NOT VIOLATING ANY PROVISION OF THE CURRENT TEXAS ENGINEERING PRACTICE ACT AND RULES CONCERNING THE PRACTICE OF ENGINEERING AND PROFESSIONAL ENGINEERING LICENSURE.
FOUNDATION NOTES: All water heaters, furnaces, 4.05 of Harris County Floor Any electrical circuit servin	a light switch or outlet located below the base (100-year) flood elevation shall be dropped from above and be on a separate breaker.	REQUIRED AND NOT REQUIRED	SHOWN ON SHEET(S)C-7	ANY VIOLATIONS WILL BE FORWARDED TO THE HARRIS COUNTY DISTRICT ATTORNEY'S OFFICE FOR PROSECUTION. THE COMPLETED PROJECT CONSISTS OF DRAWING SHEETS
FEMA Technical Bulletin 1 If the property is located wi masonry, concrete or steel.	(100-year) base flood elevation are on approved FEMA Technical Bulletin 2-93 as Class 5 water-resistant, and approved in accordance with 3 for foundation openings. in the designated 10% floodplain or ten-year floodplain all construction up to twenty-four (24) inches above the base flood elevation must use here materials must be used for piers, columns and foundation walls. facilities on land located below the base (100-year) flood elevation in the 500 year flood plain or within the base (100-year) flood plain shall have	NOTES:		Michael J Lewis 08/08/2013
the lowest floor elevated to Floodproofing and sealing Access routes elevated to on	ree feet or more above the base flood elevation. easures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. bove the level of the base flood shall be provided to all critical facilities to the extent possible.	A PERMIT IS REQUIRED FOR EAC A NOTIFICATION IS REQUIRED FO	CH SCOPE OF WORK ON SITE. OR EACH SCOPE OF WORK IN HC OR HCFCD ROW. rmits FOR EACH SCOPE OF WORK IN HC OR IN	SIGNATURE DATE MICHAEL J. LEWIS 84201 CENSE
required once construction Freeway, Suite 120, Housto A completed as-built certific	te must be submitted after the structure is complete and before it is occupied.	HCFCD ROW.		REVISIONS DTS ENGINEERING, INC TBPE REG No F7539
The County Engineer's Office	will post a final inspection notice on the structure once all requirements have been met.			DATE SHEET NO. DESCRIPTION P.E. INITIAL H.C. APPROVED 08/08/13 C3-C7 REV DETENTION FOR EXIST SHED TO REMAIN
	HARRIS COUNTY			
PUBLIC 1	NFRASTRUCTURE DEPART	ΓMENT		

sheet number C-10

PROJECT NO. **2024272**

EXPRESS REVIEW SHEET

VERSION 12.1 May 26, 2011