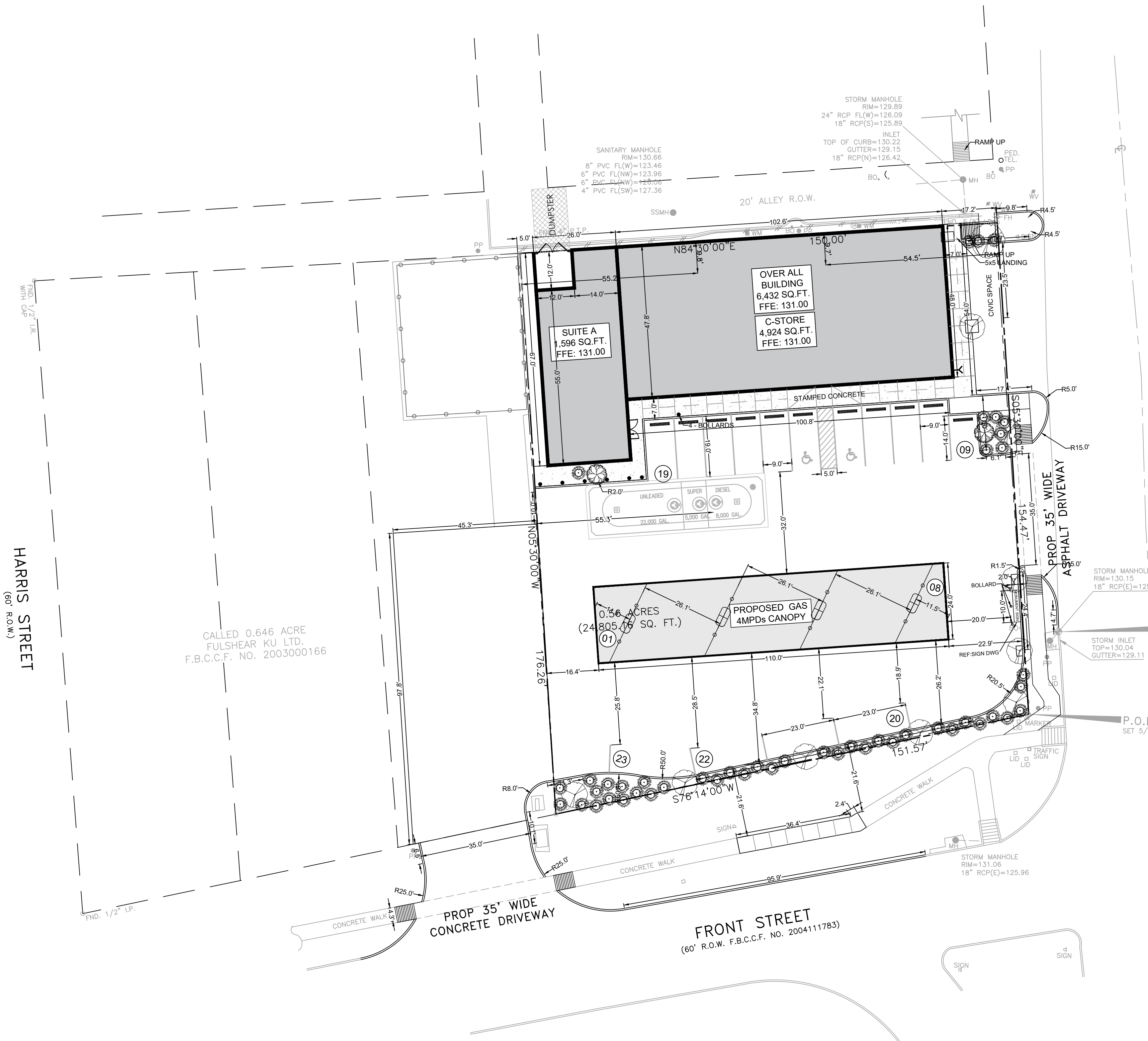




- DIMENSION LAYOUT NOTES:**
1. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR DIRECTION AND RESOLUTION OF DISCREPANCIES PRIOR TO PROCEEDING.
 2. VERIFY LOCATIONS OF ALL SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE ENGINEER FOR INSTRUCTION PRIOR TO COMMENCING WORK.
 3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
 4. WHERE DIMENSIONS ARE CALLED AS "EQUAL", ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTER LINES.
 5. ALL DIMENSIONS ARE PERPENDICULAR TO FACE OF BUILDING, WALL OR OTHER FIXED SITE IMPROVEMENT AND DIMENSIONS AT CURB ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
 6. INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.

EXPANSION JOINTS:

PROVIDE EXPANSION JOINTS IN ALL CASES WHERE CONCRETE FLATWORK MEETS OTHER STRUCTURES SUCH AS WALLS, CURBS, STEPS & BUILDINGS OR WHERE CONCRETE ABUTS EXISTING CONCRETE PAVING, UTILITY VAULTS, JUNCTION BOXES, ETC. EXPANSION JOINTS REQUIRED AT THESE STRUCTURES MAY NOT BE SHOWN ON THESE DRAWINGS BUT ARE A CONSTRUCTION REQUIREMENT. SEE DETAILS FOR LOCATIONS THAT REQUIRE INSTALLATION OF DOWELS.

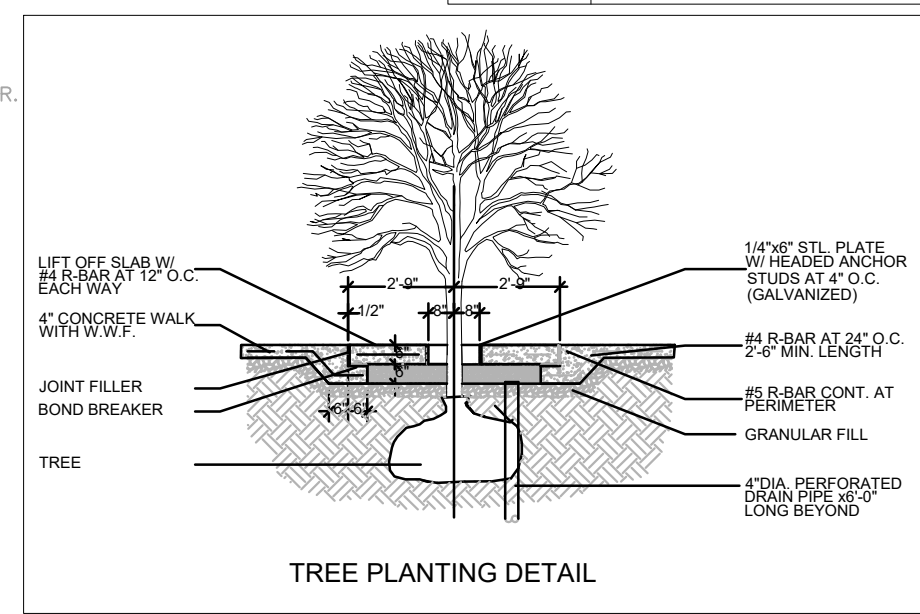
PARKING REQUIREMENTS	
COMMERCIAL CLASSIFICATION	1 SPACE PER 600SF BUILDING
TOTAL BUILDING 6432 SqF PARKING REQ.	11 SPACES
TOTAL SPACES PROVIDED	23 SPACES

IMPERVIOUS AREA	
EXISTING IMPERVIOUS AREA	20,574.01 SF
PROPOSED IMPERVIOUS AREA	30,850.07 SF
INCREASED IMPERVIOUS COVERAGE	10,376.06 SF

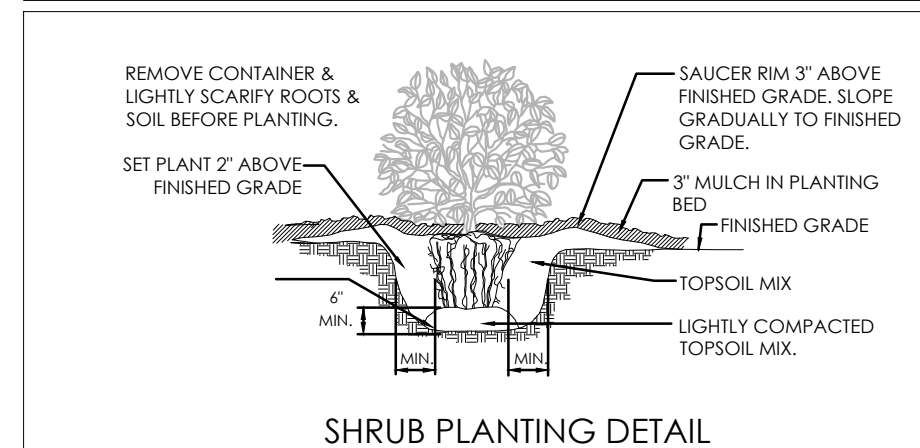
- GENERAL NOTES**
1. LOCATIONS OF THE EXISTING UTILITIES ARE BASED ON RECORDS FROM SAID UTILITY COMPANIES AND ARE HORIZONTALLY FIELD LOCATED ONLY. THE CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL LOCATION.
 2. CONTRACTOR TO UNCOVER AND MARK UTILITY LINES BEFORE CONSTRUCTION.
 3. CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
 4. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
 5. ALL WATER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL WATER STANDARD PIPELINE MATERIALS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
 6. EXISTING UTILITIES TO REMAIN ARE TO BE ADJUSTED TO MATCH PROPOSED GRADE.
 7. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER PRIOR TO BEGINNING WORK.
 8. ALL AREAS WITHIN THE PAVED AREAS ARE TO RECEIVE A GRAVEL BASE TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 135 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
 9. ALL AREAS NOT WITHIN THE PAVED AREA ARE TO RECEIVE LOOSE STRAW TO PROVIDE EROSION CONTROL IF WORK IS NOT PROGRESSING IN AN ORDERLY MANNER. A RATE OF 1.5 TONS/ACRE IS TO BE APPLIED WITHIN TWO WEEKS OF FINAL GRADING.
 10. AFTER NEW INLETS ARE CONSTRUCTED, INSTALL INLET PROTECTION PER DETAIL.
 11. CONTRACTOR WILL CONTROL AND PREVENT OFF-SITE TRACKING OF CONSTRUCTION RUNOFF AND SEDIMENT TO ADJACENT PROPERTY AND PUBLIC ROADS.
 12. CONTRACTOR IS TO PROTECT EXISTING STORM DRAINAGE SYSTEM.
 13. CONTRACTOR TO CONFORM TO ALL CONSTRUCTION STORM WATER AND EROSION CONTROL PERMITTING REQUIREMENTS BY EPA PHASE II STORM WATER REGULATIONS AS ADMINISTERED BY THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY. WHERE PERMITTING IS REQUIRED, A COPY OF THE NOTICE OF INTENT SHALL BE PROVIDED TO THE LOCAL MUNICIPAL AUTHORITY.
 14. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE TEXAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE TEXAS ONE-CALL SYSTEM AT 1-800-344-8377 (811) AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
 15. CONTRACTOR TO CONSTRUCT ALL ACCESS RAMPS AND PAVING TO ADA STANDARDS. VERIFY.
 16. TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
 17. EXCESS EXPORTS SHALL BE STOCKPILED AT LOCATION APPROVED BY OWNER AND CONFIRMED BY ENGINEER OF RECORD.

SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS

LEGEND	
	SHRUB
	PROP. STREET TREE
	PROP. PARKING LOT TREE
	GRASS AREA



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

LANDSCAPING CALCULATIONS:

A. STREET TREES: SECTION 33-126 (a)
Length of property line in lineal feet as measured along all sides of the property fronting on a public street(s): 151.57/20 = 5.02 Street trees require on FRONT STREET - FM1093
5 STREET TREES PROVIDED ON FM1093
154.47/20 = 7.72 Street trees require on FRONT STREET - FM359
5 STREET TREES PROVIDED ON FM359

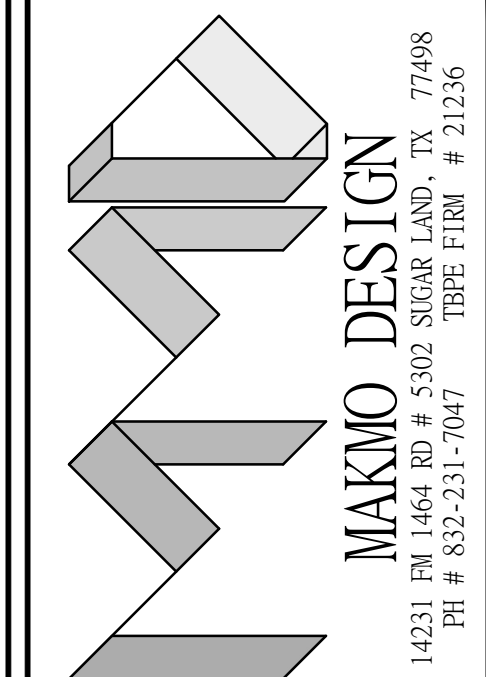
B. PARKING LOT TREES: SECTION 33-127 (a)
Number of new parking stalls to be constructed 23 /10 = 2.3 Parking lot trees required.
PROVIDED 3 PARKING LOT TREES

C. SHRUBS: SECTION 33-127 (b)
Total number of Street trees required, from A above 5 x10 = 50 shrubs.
75% of the shrubs must be planted along the perimeter of parking lot.
38 SHRUBS TO BE PROVIDED ON FM1093

E. LANDSCAPE BUFFER: SECTION 33-128 (1) WOOD, CONCRETE MASONRY OPAQUE SCREENING FENCE, (MIN.6') SECTION, 33-128 (2) EVERGREEN SCREENING.
A 6' high wood, concrete masonry opaque screening fence, or 15' wide evergreen planting strip along the total length of property line adjacent to existing single family residential, or limit of expansion adjacent to existing single family residential.
(Site plan must show land use on all sides of the property).

ISSUE FOR:
FOR INTER REVIEW ONLY
BID ONLY
PERMITS SET
CONSTRUCTION SET

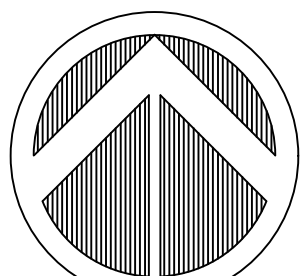
REVISIONS:		
NO.	DATE	DESCRIPTION



PROPOSED CONVENIENCE STORE
LOCATED AT
8526 MAIN STREET/F.M. 359 FULSHEAR, TX 77441



FLOODPLAIN INFORMATION
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 48157C0085M, with the effective date of January 29, 2021, the property is located in Flood Zone "X". Areas determined to be outside of the regulated floodway. All Floodplain information noted in the plat reflects the status per the FEMA FIRM map that is effective at the time that the plat is recorded. Floodplain and Floodway status is subject to change as FEMA FIRM maps are updated.



SEAL :

DATE: 08/01/2024

PROJECT NUMBER : 22-134
SCALE: 1" = 20'
DRAWN BY : J.D.
CHECKED BY: A.B.
SHEET TITLE :

SITE PLAN

DRAWING NUMBER:
C-1.0