

NOT A PART
FF = 65.50
LOT 2
1.6598 ACRES
(72,301 SQ. FT.)

PROPOSED ONE STORY BUILDING
14,350 SF
(0.2973 ACRES)
FF = 65.50

4.3013 ACRES
(187,363 SF)

LOT 1
2.6415 ACRES
(115,062 SQ. FT.)

PROP 10' DRAINAGE EASEMENT
(RECORDATION IS IN PROCESS)

25' SANITARY SEWER EASEMENT
(B.C.C.F. NO. 2015026233)

WSDL SEDONA LAKES VI, L.P.
"TRACT 4"
(B.C.C.F. NO. 2013023258)

EX H2-INLET
RIM=64.37
C=63.49
EX 24" FL 59.40(N)

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 03°18'05" W	65.64'
L2	N 02°59'18" W	45.79'
L3	S 52°03'04" E	111.18'
L4	S 51°43'06" E	25.17'
L5	S 03°15'13" E	96.01'
L6	S 41°41'54" W	43.04'

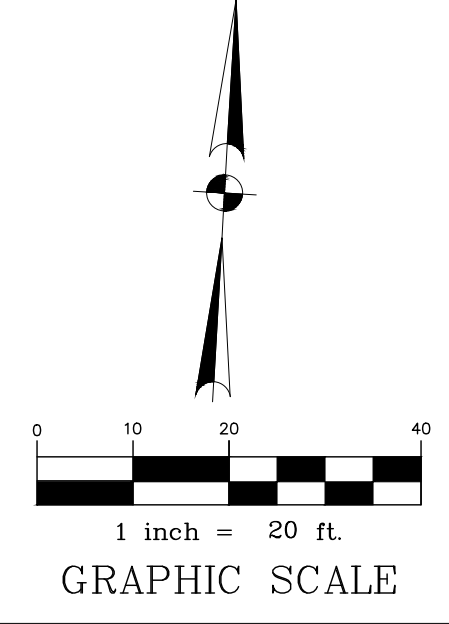
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	467.50'	07°51'44"	64.15'	S 37°57'52" E	64.10'
C2	340.00'	48°27'52"	287.59'	S 27°29'09" E	279.10'

BENCHMARK:
MONUMENT NAME 10 GPS MONU 1995 IS A BRASS CAP SET IN CONCRETE STAMPED "CITY OF PEARLAND 10 GPS MONU, 1995" LOCATED ON THE SOUTH BOUND HIGHWAY 288 APPROXIMATELY 2,400 FEET SOUTH OF F.M. 518 AND 21 FEET WEST FROM THE WEST EDGE OF ASPHALT.
ELEVATION = 59.29' (NGVD 1929, 1987 ADJUSTMENT)

TEMPORARY BENCHMARK "A":
BOX CUT ON H2-INLET LOCATED ON THE NORTH SIDE OF COUNTY ROAD 101 NEAR THE SOUTHWEST CORNER OF THE PROPERTY, AS SHOWN.
ELEVATION = 64.44'

TEMPORARY BENCHMARK "B":
BOX CUT ON RCP LOCATED ON THE EAST SIDE OF COUNTY ROAD 94 NEAR THE EAST PORTION OF THE PROPERTY, AS SHOWN.
ELEVATION = 61.48'

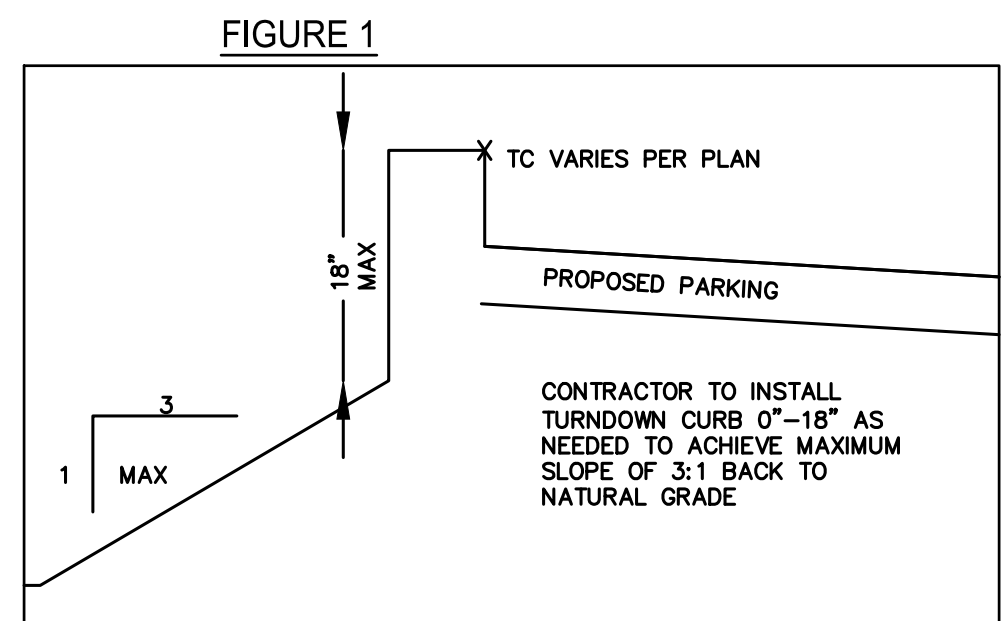


LEGEND

- PROPOSED TYPE "A" INLET (SEE DETAIL, SHEET C7.1)
- TG TOP OF GRATE
- TP TOP OF PAVEMENT
- TC TOP OF CURB
- TS TOP OF SIDEWALK
- FG FINISHED FLOOR
- FF FINISHED FLOOR
- TR TOP OF RAMP
- EXISTING SANITARY OR STORM SEWER MANHOLE
- PROPOSED HIGH POINT OF PAVEMENT
- DRAINAGE FLOW ARROWS
- EXISTING CONTOUR

- GENERAL NOTES**
- REFER TO ARCHITECTURAL PLANS FOR GRADES INSIDE THE BUILDING ENVELOPE.
 - PAVING CONTRACTOR TO CONFIRM AND/OR ADJUST ALL EXISTING AND PROPOSED UTILITIES AND APPURTENANCES TO FINISHED GRADE PRIOR TO PLACEMENT OF ANY PAVING.
 - CONTRACTOR TO MATCH EXISTING TOP OF PAVEMENT AND CURB ELEVATIONS.
 - CONTRACTOR TO INSTALL NEW SIDEWALK IN ADA ACCESSIBLE ROUTES AT MAXIMUM 3% LONGITUDINAL SLOPE AND 2% CROSS SLOPE.

BY OTHERS NOTE
FOR UTILITIES AND EASEMENTS LABELED AS "(BY OTHERS)" REFER TO PROJECT TITLED "CIVIL PLANS FOR WATER, SANITARY, & STORM EXTENSIONS SERVING 4.3013 ACRE TRACT" BY ALJ LINDSEY LLC.



CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST 72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST - STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377
IN HOUSTON
(713)-223-4567

DATE: _____

REVISIONS: _____

NO. _____

ALJ Lindsey
Civil Engineers & Surveyors, State #14
Houston, TX 77066
281.301.5955
FRN F11226

A. LESTER JONES
102152
REGISTERED PROFESSIONAL ENGINEER

07 AUGUST 2019

ALL PROJECT NO. 00819 (CV) 067
DATE: AUGUST 2019
SCALE: 1:30
DRAWN BY: LFC
CHECKED BY: OMR

GRADING PLAN

**SEDONA LAKES
RETAIL DEVELOPMENT**
1875 CR 101
BRAZORIA COUNTY, TEXAS 77578

SHEET
C4.0