

EXISTING CONDITIONS & DEMOLITION PLAN

**COLD SITE
 9917 & A PORTION OF 10111 HILL LN
 RYAN COMPANIES**

DRAWN BY:
 DESIGNED BY:
 QA / QC:
 PROJECT NO.: 119804-0007

SHEET
04
 OF 33



LEGEND

EXISTING	DEMO	DESCRIPTION
(---)	(---)	PROPERTY LINE / R.O.W. LINE
(---)	(---)	RECORD INFORMATION
(---)	(---)	LIGHT POLE
(---)	(---)	GROUND LIGHT
(---)	(---)	POWER POLE
(---)	(---)	DOWN GUY
(---)	(---)	WATER MANHOLE
(---)	(---)	UNDERGROUND CABLE MARKER
(---)	(---)	UNDERGROUND GAS LINE MARKER
(---)	(---)	UNDERGROUND TELEPHONE MARKER
(---)	(---)	GAS RISER
(---)	(---)	TELEPHONE RISER
(---)	(---)	SPRINKLER CONTROL BOX
(---)	(---)	FIRE HYDRANT
(---)	(---)	WATER VALVE
(---)	(---)	WATER METER
(---)	(---)	CABLE TV RISER
(---)	(---)	ELECTRIC BOX
(---)	(---)	ELECTRIC METER
(---)	(---)	GAS METER
(---)	(---)	GAS VALVE
(---)	(---)	TRAFFIC CONTROL BOX
(---)	(---)	TRAFFIC SIGNAL POST
(---)	(---)	GRATE INLET
(---)	(---)	CURB INLET (SIZE VARIES)
(---)	(---)	ELECTRIC MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER MANHOLE (SIZE VARIES)
(---)	(---)	STORMSEWER MANHOLE (SIZE VARIES)
(---)	(---)	TELEPHONE MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER CLEANOUT
(---)	(---)	WIRE FENCE
(---)	(---)	WOOD FENCE
(---)	(---)	CHAIN LINK FENCE
(---)	(---)	CURB & GUTTER
(---)	(---)	EDGE OF PAVEMENT
(---)	(---)	CONCRETE SIDEWALKS
(---)	(---)	STORMSEWER LINE
(---)	(---)	WATER LINE
(---)	(---)	WASTEWATER LINE
(---)	(---)	GAS LINE
(---)	(---)	UNDERGROUND ELECTRIC LINE
(---)	(---)	OVERHEAD ELECTRIC LINE
(---)	(---)	UNDERGROUND TELEPHONE LINE
(---)	(---)	UNDERGROUND CABLE AND INTERNET
(---)	(---)	UNDERGROUND TELECOMMUNICATIONS
(---)	(---)	LIMITS OF CONSTRUCTION
(---)	(---)	TREE TO BE REMOVED
(---)	(---)	TREE TO BE SAVED

TREE LIST

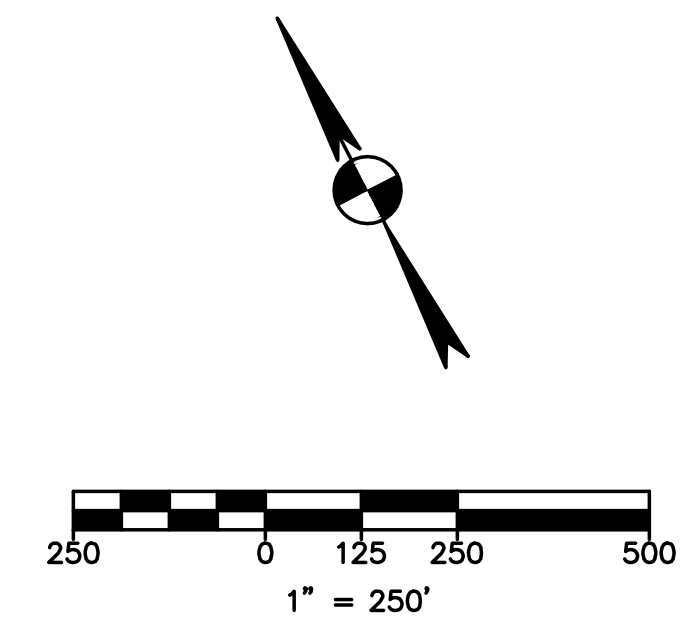
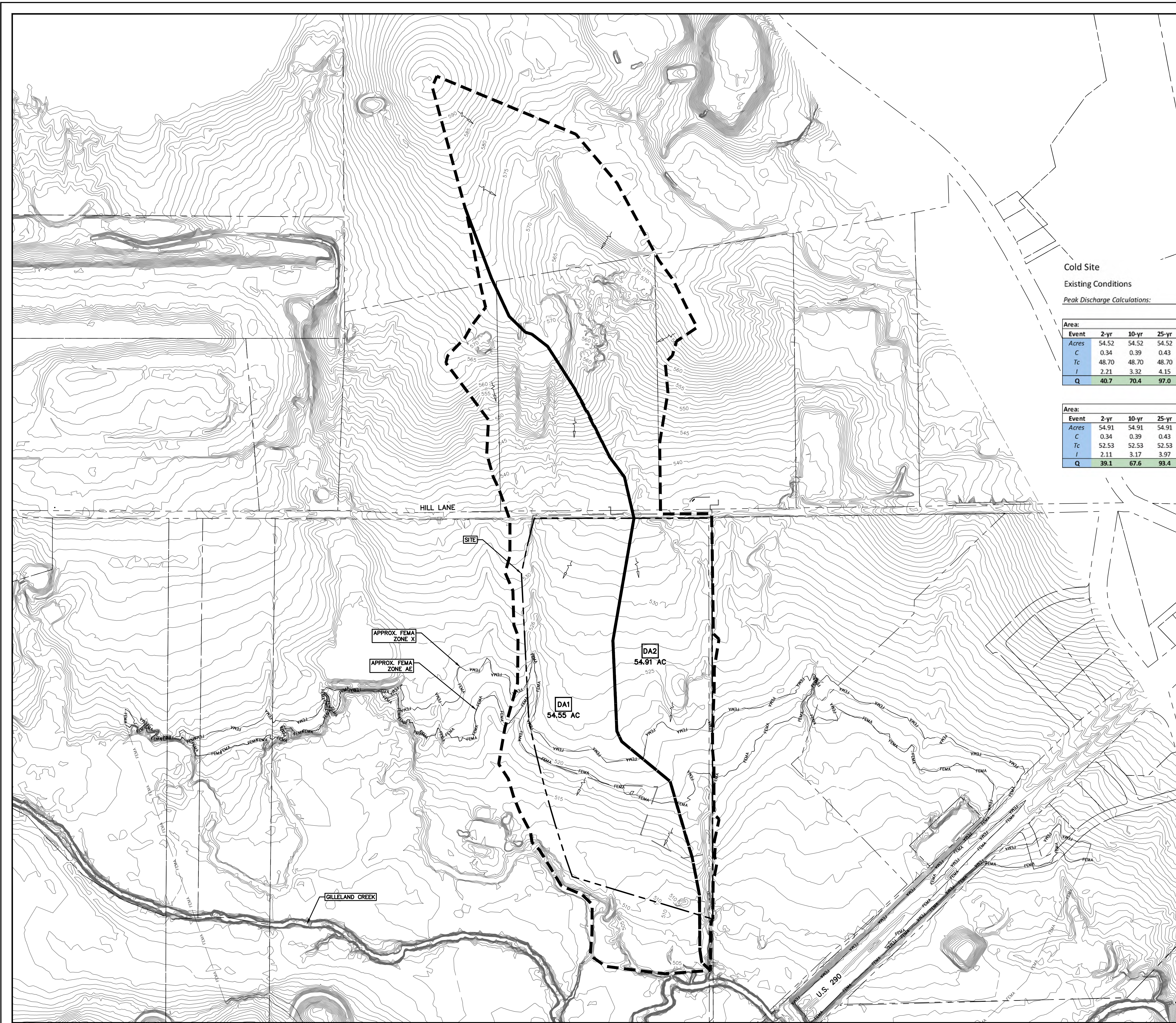
* - DENOTES TREE TO BE REMOVED

NUMBER	DESCRIPTION	NUMBER	DESCRIPTION
5244	11" CEDAR ELM	5295	14" HACKBERRY
5245	12" CEDAR ELM	5296	9" HACKBERRY
5246	10" CEDAR ELM	5297	9" HACKBERRY
5247	8" CEDAR ELM	5298	11" HACKBERRY
5248	27" CEDAR ELM	5299	11" HACKBERRY
5249	12" CEDAR ELM	5300	10" HACKBERRY
5250	9" CEDAR ELM	5301	8" HACKBERRY
5251	11" CEDAR ELM	5302	12" HACKBERRY
5252	14" CEDAR ELM	5303	8" HACKBERRY
5253	15" CEDAR ELM	5304	11" HACKBERRY
5254	13" CEDAR ELM	5305	8" HACKBERRY
5255	13" CEDAR ELM	5306	9" HACKBERRY
5256	16" MESQUITE 12-8	5307	12" HACKBERRY
5257	8" MESQUITE	5308	9" HACKBERRY
5258	8" MESQUITE	5309	10" HACKBERRY
5259	8" HACKBERRY	5310	9" HACKBERRY
5260	8" HACKBERRY	5311	9" HACKBERRY
5261	22" MESQUITE 9-9-9-5	5312	11" HACKBERRY
5262	8" HACKBERRY	5313	10" HACKBERRY
5263	11" HACKBERRY 8-5	5314	12" HACKBERRY
5264	22" MESQUITE 11-8-7-5	5315	8" HACKBERRY
5265	9" MESQUITE	5316	8" HACKBERRY
5266	11" HACKBERRY 8-5	5317	8" HACKBERRY
5267	8" HACKBERRY	5318	9" HACKBERRY
5268	8" HACKBERRY	5319	12" HACKBERRY 9-6
5269	8" HACKBERRY	5320	12" HACKBERRY
5270	12" HACKBERRY 8-8	5321	12" HACKBERRY 8-8
5271	14" MESQUITE 8-6-5	5322	10" HACKBERRY
5272	21" MESQUITE	5323	8" HACKBERRY
5273	14" HACKBERRY 10-7	5324	13" HACKBERRY
5274	20" BOIS D'ARC 11-6-6-5	5325	9" CEDAR
5275	12" CEDAR ELM 8-7	5326	9" HACKBERRY
5276	21" CEDAR ELM	5327	8" HACKBERRY
5277	22" CEDAR AD	5328	8" HACKBERRY
5278	12" MESQUITE 9-5	5329	11" CEDAR
5279	8" MESQUITE	5330	11" CEDAR
5280	14" MESQUITE	5331	9" HACKBERRY
5281	11" MESQUITE	5332	9" HACKBERRY
5282	22" MESQUITE	5333	12" HACKBERRY
5283	15" MESQUITE	5334	8" HACKBERRY
5284	9" HACKBERRY	5335	8" HACKBERRY
5285	11" HACKBERRY	5336	10" HACKBERRY
5287	8" BOIS D'ARC	5337	8" HACKBERRY
5288	9" HACKBERRY	5338	11" HACKBERRY
5289	8" HACKBERRY	5339	8" HACKBERRY
5290	9" MESQUITE	5340	8" HACKBERRY
5291	10" HACKBERRY	5341	13" HACKBERRY 9-8
5292	8" HACKBERRY	5342	11" HACKBERRY
5293	15" HACKBERRY 11-8	5343	8" HACKBERRY
5294	14" HACKBERRY 9-9		

NOTE: AD* (TREE APPEARS TO BE DEAD)

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.





Cold Site

Existing Conditions

Peak Discharge Calculations:

Area:						DA1			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	54.52	54.52	54.52	54.52	54.52	Pasture/Range, 2-7%	53.52	2,331,331	98.17
C	0.34	0.39	0.43	0.50	0.59	Concrete	1.00	43,560	1.83
Tc	48.70	48.70	48.70	48.70	48.70				
I	2.21	3.32	4.15	5.53	7.41				
Q	40.7	70.4	97.0	150.5	237.3	Total	54.52	2,374,891	100

Area:						DA2			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	54.91	54.91	54.91	54.91	54.91	Pasture/Range, 2-7%	53.91	2,348,320	98.18
C	0.34	0.39	0.43	0.50	0.59	Concrete	1.00	43,560	1.82
Tc	52.53	52.53	52.53	52.53	52.53				
I	2.11	3.17	3.97	5.30	7.11				
Q	39.1	67.6	93.4	145.1	229.4	Total	54.91	2,391,880	100

NOTE:

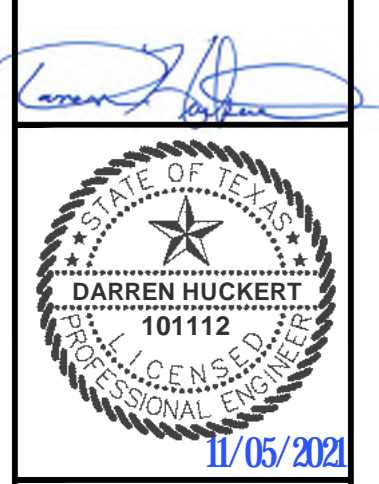
1. THE HYDROLOGIC CALCULATIONS DEPICTED HEREON WERE DERIVED USING THE RATIONAL METHOD IN CONJUNCTION WITH ATLAS 14 RAINFALL TOTALS
2. SEE ENGINEERING REPORT AND DETENTION ANALYSIS REPORT FOR DETAILS

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY (R.O.W.) LINE
---	---	CONTOUR
---	---	TIME OF CONCENTRATION
---	---	DRAINAGE DIVIDE
---	---	DIRECTION OF FLOW
	P1	DRAINAGE AREA NUMBER AND ACREAGE
	1.03 AC.	

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



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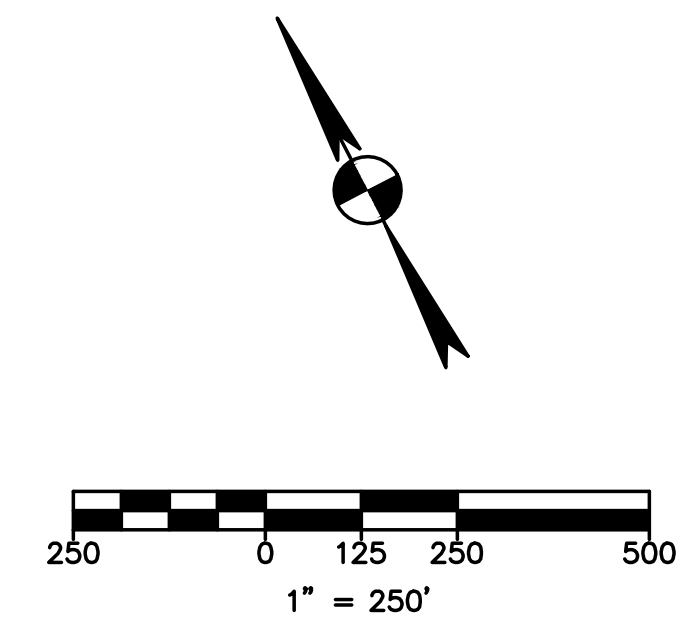


EXISTING DRAINAGE AREA MAP

**COLD SITE
9917 & A PORTION OF 10111 HILL LN
RYAN COMPANIES**

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 113604-0007

SHEET
05
OF 33



Cold Site

Proposed Conditions

Peak Discharge Calculations:

Area:						DA 1N0			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	15.62	15.62	15.62	15.62	15.62	Grass, Fair, 2-7%	14.62	636,847	93.60
C	0.36	0.41	0.45	0.52	0.61	Concrete	1.00	43,560	6.40
Tc	19.35	19.35	19.35	19.35	19.35				
I	3.75	5.59	6.88	9.07	11.85				
Q	20.9	35.7	48.3	73.8	112.3	Total	15.62	680,407	100

Area:						DA W			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	8.05	8.05	8.05	8.05	8.05	Concrete	8.05	350,658	100.00
C	0.75	0.83	0.88	0.97	1.00				
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.27	9.43	11.62	15.32	20.02				
Q	37.9	63.0	82.3	119.6	161.2	Total	8.05	350,658	100

Area:						DA 1S0			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	30.85	30.85	30.85	30.85	30.85	Grass, Fair, 2-7%	30.85	1,343,826	100.00
C	0.33	0.38	0.42	0.49	0.58				
Tc	38.51	38.51	38.51	38.51	38.51				
I	2.56	3.83	4.76	6.32	8.40				
Q	26.0	44.9	61.7	95.6	150.2	Total	30.85	1,343,826	100

Area:						DA 2N0			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	35.24	35.24	35.24	35.24	35.24	Grass, Fair, 2-7%	34.24	1,491,494	97.16
C	0.34	0.39	0.43	0.50	0.59	Concrete	1.00	43,560	2.84
Tc	29.86	29.86	29.86	29.86	29.86				
I	2.97	4.43	5.49	7.27	9.58				
Q	35.8	61.3	83.8	129.0	199.8	Total	35.24	1,535,054	100

Area:						DA E			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	6.58	6.58	6.58	6.58	6.58	Concrete	6.58	286,625	100.00
C	0.75	0.83	0.88	0.97	1.00				
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.27	9.43	11.62	15.32	20.02				
Q	30.9	51.5	67.3	97.8	131.7	Total	6.58	286,625	100

Area:						DA 2S0			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	13.09	13.09	13.09	13.09	13.09	Grass, Poor, 2-7%	13.09	570,200	100.00
C	0.37	0.43	0.46	0.53	0.61				
Tc	30.47	30.47	30.47	30.47	30.47				
I	2.93	4.38	5.43	7.19	9.48				
Q	14.2	24.7	32.7	49.9	75.7	Total	13.09	570,200	100

- NOTE:
1. THE HYDROLOGIC CALCULATIONS DEPICTED HEREON WERE DERIVED USING THE RATIONAL METHOD IN CONJUNCTION WITH ATLAS 14 RAINFALL TOTALS
 2. SEE ENGINEERING REPORT AND DETENTION ANALYSIS REPORT FOR DETAILS

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
- - - 678 - - -	---	PROPERTY (R.O.W.) LINE
---	---	CONTOUR
---	---	TIME OF CONCENTRATION
---	---	DRAINAGE DIVIDE
---	---	DIRECTION OF FLOW
---	---	DRAINAGE AREA NUMBER AND ACREAGE
	P1	1.03 AC.

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9917 & A PORTION OF 10111 HILL LN

PROPOSED DRAINAGE AREA MAP

COLD SITE

RYAN COMPANIES

DRAWN BY:

DESIGNED BY:

QA / QC:

PROJECT NO.: 113804-0007

SHEET

06

OF 33

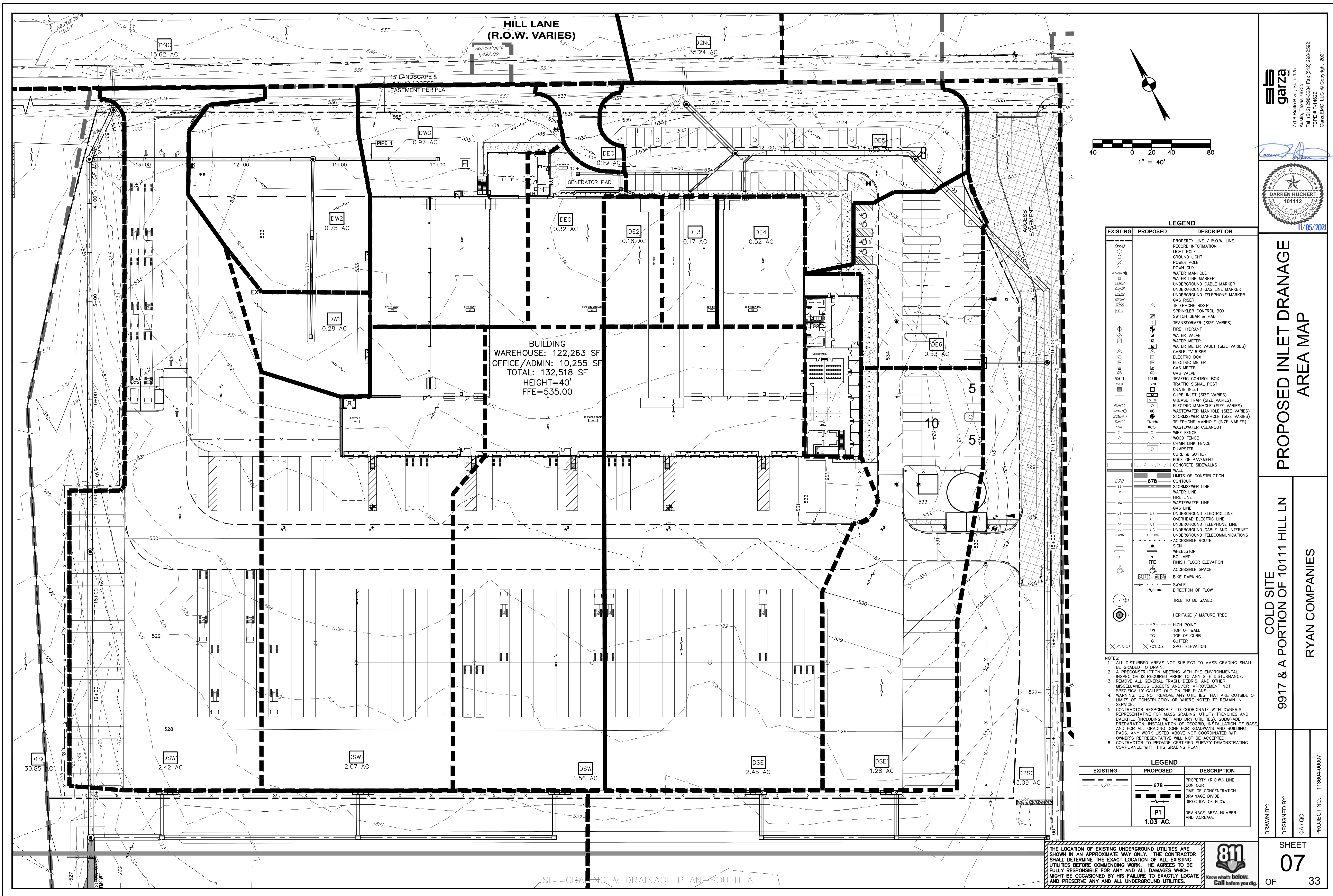
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ENGINEERING & SURVEYING

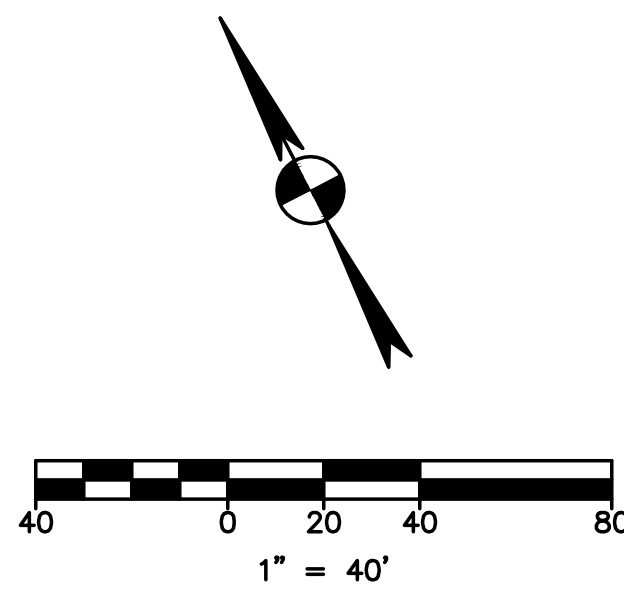
DARREN HUCKERT
101112
11/05/2021

2021-P-1358-SP



HILL LANE
(R.O.W. VARIES)

BUILDING
WAREHOUSE: 122,263 SF
OFFICE/ADMIN: 10,255 SF
TOTAL: 132,518 SF
HEIGHT=40'
FFE=535.00



LEGEND

EXISTING	PROPOSED	DESCRIPTION
(000)		PROPERTY LINE / R.O.W. LINE
		RECORD INFORMATION
		LIGHT POLE
		GROUND LIGHT
		POWER POLE
		DOWN GUT
		WATER MANHOLE
		WATER LINE MARKER
		UNDERGROUND CABLE MARKER
		UNDERGROUND GAS LINE MARKER
		UNDERGROUND TELEPHONE MARKER
		GAS RISER
		TELEPHONE RISER
		SPRINKLER CONTROL BOX
		SWITCH GEAR & PAD
		TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT (SIZE VARIES)
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET (SIZE VARIES)
		GREASE TRAP (SIZE VARIES)
		ELECTRIC MANHOLE (SIZE VARIES)
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMWATER MANHOLE (SIZE VARIES)
		TELEPHONE MANHOLE (SIZE VARIES)
		WASTEWATER CLEANOUT
		WIRE FENCE
		WOOD FENCE
		CHAIN LINK FENCE
		DUMPSTER
		CURB & GUTTER
		EDGE OF PAVEMENT
		CONCRETE SIDEWALKS
		WALL
		LIMITS OF CONSTRUCTION
		CONTOUR
		678
		WATER LINE
		WASTEWATER LINE
		FIRE LINE
		WASTEWATER LINE
		GAS LINE
		UNDERGROUND ELECTRIC LINE
		OVERHEAD ELECTRIC LINE
		UNDERGROUND TELEPHONE LINE
		UNDERGROUND CABLE AND INTERNET
		UNDERGROUND TELECOMMUNICATIONS
		ACCESSIBLE ROUTE
		SIEN
		WHEELSTOP
		BOLLARD
		FINISH FLOOR ELEVATION
		ACCESSIBLE SPACE
		BIKE PARKING
		SWALE
		DIRECTION OF FLOW
		TREE TO BE SAVED
		HERITAGE / MATURE TREE
		HP - HIGH POINT
		TW - TOP OF WALL
		TC - TOP OF CURB
		G - GUTTER
		701.33 - SPOT ELEVATION

- NOTES:
- ALL DISTURBED AREAS NOT SUBJECT TO MASS GRADING SHALL BE GRADED TO DRAIN.
 - A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
 - REMOVE ALL GENERAL TRASH, DEBRIS, AND OTHER MISCELLANEOUS OBJECTS AND/OR IMPROVEMENT NOT SPECIFICALLY CALLED OUT ON THE PLANS.
 - WARNING: DO NOT REMOVE ANY UTILITIES THAT ARE OUTSIDE OF LIMITS OF CONSTRUCTION OR WHERE NOTED TO REMAIN IN SERVICE.
 - CONTRACTOR RESPONSIBLE TO COORDINATE WITH OWNER'S REPRESENTATIVE FOR MASS GRADING, UTILITY TRENCHES AND BACKFILL (INCLUDING WET AND DRY UTILITIES), SUBGRADE PREPARATION, INSTALLATION OF GEOTEXTILE, INSTALLATION OF BASE AND FOR ALL GRADING DONE FOR ROADS AND BUILDING PADS. ANY WORK LISTED ABOVE NOT COORDINATED WITH OWNER'S REPRESENTATIVE WILL NOT BE ACCEPTED.
 - CONTRACTOR TO PROVIDE CERTIFIED SURVEY DEMONSTRATING COMPLIANCE WITH THIS GRADING PLAN.

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY (R.O.W.) LINE
		CONTOUR
		TIME OF CONCENTRATION
		DRAINAGE DIVIDE
		DIRECTION OF FLOW
		DRAINAGE AREA NUMBER AND AVERAGE
		P1 1.03 AC.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



PROPOSED INLET DRAINAGE
AREA MAP

COLD SITE
9917 & A PORTION OF 10111 HILL LN
RYAN COMPANIES

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 119804-0007

SHEET
07
OF 33

Cold Site

Proposed Inlet Conditions

Peak Discharge Calculations:

Area:		DA WG					Surface			Acres			SF			%		
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Grass, Fair, 2-7%	Concrete	Acres	SF	%	Acres	SF	%	Acres	SF	%		
Acres	0.97	0.97	0.97	0.97	0.97			0.34	14,810	35.05								
C	0.60	0.67	0.72	0.80	0.85			0.63	27,443	64.95								
Tc	5.00	5.00	5.00	5.00	5.00													
I	6.27	9.43	11.62	15.32	20.02													
Q	3.7	6.2	8.1	11.9	16.6			0.97	42,253	100								

Area:		DA W1					Surface			Acres			SF			%		
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Grass, Fair, 2-7%	Concrete	Acres	SF	%	Acres	SF	%	Acres	SF	%		
Acres	0.28	0.28	0.28	0.28	0.28			0.28	12,197	100.00								
C	0.33	0.38	0.42	0.49	0.58													
Tc	5.00	5.00	5.00	5.00	5.00													
I	6.27	9.43	11.62	15.32	20.02													
Q	0.6	1.0	1.4	2.1	3.3			0.28	12,197	100								

Area:		DA W2					Surface			Acres			SF			%		
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Grass, Fair, 2-7%	Concrete	Acres	SF	%	Acres	SF	%	Acres	SF	%		
Acres	0.75	0.75	0.75	0.75	0.75			0.75	32,670	100.00								
C	0.33	0.38	0.42	0.49	0.58													
Tc	5.00	5.00	5.00	5.00	5.00													
I	6.27	9.43	11.62	15.32	20.02													
Q	1.6	2.7	3.7	5.6	8.7			0.75	32,670	100								

Area:		DA SW					Surface			Acres			SF			%		
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Concrete	Grass, Fair, 2-7%	Acres	SF	%	Acres	SF	%	Acres	SF	%		
Acres	1.56	1.56	1.56	1.56	1.56			1.56	67,954	100.00								
C	0.75	0.83	0.88	0.97	1.00													
Tc	5.00	5.00	5.00	5.00	5.00													
I	6.27	9.43	11.62	15.32	20.02													
Q	7.3	12.2	16.0	23.2	31.2			1.56	67,954	100								

Area:		DA SW2					Surface			Acres			SF			%		
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Concrete	Grass, Fair, 2-7%	Acres	SF	%	Acres	SF	%	Acres	SF	%		
Acres	2.07	2.07	2.07	2.07	2.07			1.95	84,942	94.20								
C	0.73	0.80	0.85	0.94	0.98			0.12	5,227	5.80								
Tc	5.00	5.00	5.00	5.00	5.00													
I	6.27	9.43	11.62	15.32	20.02													
Q	9.4	15.7	20.5	29.9	40.4			2.07	90,169	100								

Area:		DA SW1					Surface			Acres			SF			%		
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Concrete	Grass, Fair, 2-7%	Acres	SF	%	Acres	SF	%	Acres	SF	%		
Acres	2.42	2.42	2.42	2.42	2.42			2.10	91,476	86.78								
C	0.69	0.77	0.82	0.91	0.94			0.32	13,939	13.22								
Tc	5.00	5.00	5.00	5.00	5.00													
I	6.27	9.43	11.62	15.32	20.02													
Q	10.5	17.6	23.0	33.6	45.8			2.42	105,415	100								

Area:		DA EG					Surface			Acres			SF			%		
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Concrete	Grass, Fair, 2-7%	Acres	SF	%	Acres	SF	%	Acres	SF	%		
Acres	0.32	0.32	0.32	0.32	0.32			0.32	13,939	100.00								
C	0.75	0.83	0.88	0.97	1.00													
Tc	5.00	5.00	5.00	5.00	5.00													
I	6.27	9.43	11.62	15.32	20.02													
Q	1.5	2.5	3.3	4.8	6.4			0.32	13,939	100								

Area:		DA EC					Surface			Acres			SF			%		
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Concrete	Grass, Fair, 2-7%	Acres	SF	%	Acres	SF	%	Acres	SF	%		
Acres	0.10	0.10	0.10	0.10	0.10			0.10	4,356	100.00								
C	0.75	0.83	0.88	0.97	1.00													
Tc	5.00	5.00	5.00	5.00	5.00													
I	6.27	9.43	11.62	15.32	20.02													
Q	0.5	0.8	1.0	1.5	2.0			0.10	4,356	100								

Area:		DA E2					Surface			Acres			SF			%		
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Concrete	Grass, Fair, 2-7%	Acres	SF	%	Acres	SF	%	Acres	SF	%		
Acres	0.18	0.18	0.18	0.18	0.18			0.18	7,841	100.00								
C	0.75	0.83	0.88	0.97	1.00													
Tc	5.00	5.00	5.00	5.00	5.00													
I	6.27	9.43	11.62	15.32	20.02													
Q	0.8	1.4	1.8	2.7	3.6			0.18	7,841	100								

Area:		DA E3					Surface			Acres			SF			%		
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Concrete	Grass, Fair, 2-7%	Acres	SF	%	Acres	SF	%	Acres	SF	%		
Acres	0.17	0.17	0.17	0.17	0.17			0.17	7,405	100.00								
C	0.75	0.83	0.88	0.97	1.00													
Tc	5.00	5.00	5.00	5.00	5.00													
I	6.27	9.43	11.62	15.32	20.02													
Q	0.8	1.3	1.7	2.5	3.4			0.17	7,405	100								

Area:		DA E4					Surface			Acres			SF			%		
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Concrete	Grass, Fair, 2-7%	Acres	SF	%	Acres	SF	%	Acres	SF	%		
Acres	0.52	0.52	0.52	0.52	0.52			0.52	22,651	100.00								
C	0.75	0.83	0.88	0.97	1.00													
Tc	5.00	5.00	5.00	5.00	5.00													
I	6.27	9.43	11.62	15.32	20.02													
Q	2.4	4.1	5.3	7.7	10.4			0.52	22,651	100								

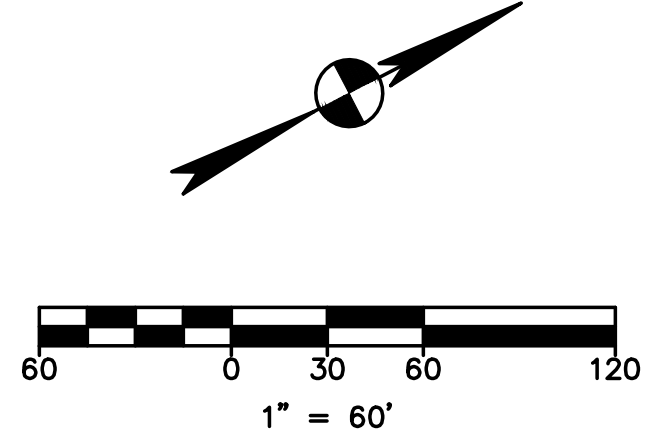
Area:		DA E5					Surface			Acres			SF			%		
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Concrete	Grass, Fair, 2-7%	Acres	SF	%	Acres	SF	%	Acres	SF	%		
Acres	1.03	1.03	1.03	1.03	1.03			0.74	32,234	71.84								
C	0.63	0.70	0.75	0.83	0.88			0.29	12,632	28.16								
Tc	5.00	5.00	5.00	5.00	5.00													
I	6.27	9.43	11.62	15.32	20.02													
Q	4.1	6.8	9.0	13.2	18.2			1.03	44,867	100								

Area:		DA E6					Surface			Acres			SF			%		
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Concrete	Grass, Fair, 2-7%	Acres	SF	%	Acres	SF	%	Acres	SF	%		
Acres	0.53	0.53	0.53	0.53	0.53			0.44	19,166	83.02								
C	0.68	0.75	0.80	0.89	0.93			0.09	3,920	16.98								
Tc	5.00	5.00	5.00	5.00	5.00													
I	6.27	9.43	11.62	15.32	20.02													
Q	2.3	3.8	4.9	7.2	9.9			0.53	23,087	100								

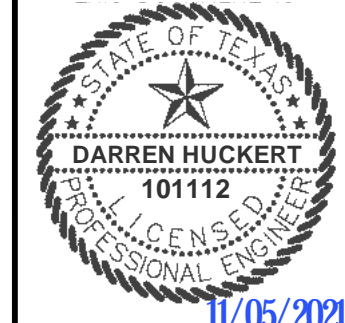
JAMES MANOR
SURVEY NO. 40
ABSTRACT NO. 546

REMAINDER OF A CALLED 20.00 ACRES
MANFRED HOLDINGS INC
DOC. NO. 2016055102, O.P.R.T.C.T.

SEE GRADING & DRAINAGE PLAN-SOUTH A SEE GRADING & DRAINAGE PLAN-NORTH



garza
7708 Rialto Blvd., Suite 125
Austin, Texas 78725
Tel: (512) 288-3284 Fax: (512) 288-2592
TBP# F-14629
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**MASTER GRADING &
DRAINAGE PLAN**

**COLD SITE
9917 & A PORTION OF 10111 HILL LN
RYAN COMPANIES**

APPROX. FEMA 100 YR
FLOODPLAIN PER FIRM
PANEL NO. 48453C0480J

APPROX. FEMA 500 YR
FLOODPLAIN PER FIRM
PANEL NO. 48453C0480J

PROPOSED ATLAS 14
100 YR FLOODPLAIN

BUILDING
WAREHOUSE: 122,263 SF
OFFICE/ADMIN: 10,258 SF
TOTAL: 132,521 SF
HEIGHT=40'
FFE=535.00

EXISTING	PROPOSED	DESCRIPTION
(---)	(---)	PROPERTY LINE / R.O.W. LINE
(---)	(---)	RECORD INFORMATION
(---)	(---)	LIGHT POLE
(---)	(---)	GROUND LIGHT
(---)	(---)	POWER POLE
(---)	(---)	DOWN GUY
(---)	(---)	WATER MANHOLE
(---)	(---)	WATER LINE MARKER
(---)	(---)	UNDERGROUND CABLE MARKER
(---)	(---)	UNDERGROUND GAS LINE MARKER
(---)	(---)	UNDERGROUND TELEPHONE MARKER
(---)	(---)	GAS RISER
(---)	(---)	TELEPHONE RISER
(---)	(---)	SPRINKLER CONTROL BOX
(---)	(---)	SWITCH GEAR & PAD
(---)	(---)	TRANSFORMER (SIZE VARIES)
(---)	(---)	FIRE HYDRANT
(---)	(---)	WATER VALVE
(---)	(---)	WATER METER
(---)	(---)	WATER METER VAULT (SIZE VARIES)
(---)	(---)	CABLE TV RISER
(---)	(---)	ELECTRIC BOX
(---)	(---)	ELECTRIC METER
(---)	(---)	GAS METER
(---)	(---)	GAS VALVE
(---)	(---)	PUBLIC ACCESS
(---)	(---)	TRAFFIC CONTROL BOX
(---)	(---)	TRAFFIC SIGNAL POST
(---)	(---)	GRATE INLET
(---)	(---)	CURB INLET (SIZE VARIES)
(---)	(---)	GREASE TRAP (SIZE VARIES)
(---)	(---)	ELECTRIC MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER MANHOLE (SIZE VARIES)
(---)	(---)	STORMSEWER MANHOLE (SIZE VARIES)
(---)	(---)	TELEPHONE MANHOLE (SIZE VARIES)
(---)	(---)	WASTEWATER CLEANOUT
(---)	(---)	WIRE FENCE
(---)	(---)	WOOD FENCE
(---)	(---)	CHAIN LINK FENCE
(---)	(---)	DUMPSTER
(---)	(---)	CURB & GUTTER
(---)	(---)	EDGE OF PAVEMENT
(---)	(---)	CONCRETE SIDEWALK
(---)	(---)	WALL
(---)	(---)	LIMITS OF CONSTRUCTION
(---)	(---)	CONTOUR
(---)	(---)	STORMSEWER LINE
(---)	(---)	WATER LINE
(---)	(---)	FIRE LINE
(---)	(---)	WASTEWATER LINE
(---)	(---)	GAS LINE
(---)	(---)	UNDERGROUND ELECTRIC LINE
(---)	(---)	OVERHEAD ELECTRIC LINE
(---)	(---)	UNDERGROUND TELEPHONE LINE
(---)	(---)	UNDERGROUND CABLE AND INTERNET
(---)	(---)	UNDERGROUND TELECOMMUNICATIONS
(---)	(---)	ACCESSIBLE ROUTE
(---)	(---)	SIGN
(---)	(---)	WHEELSTOP
(---)	(---)	BOLLARD
(---)	(---)	FINISH FLOOR ELEVATION
(---)	(---)	ACCESSIBLE SPACE
(---)	(---)	BIKE PARKING
(---)	(---)	SWALE
(---)	(---)	DIRECTION OF FLOW
(---)	(---)	TREE TO BE SAVED
(---)	(---)	HERITAGE / MATURE TREE
(---)	(---)	HIGH POINT
(---)	(---)	TOP OF WALL
(---)	(---)	TOP OF CURB
(---)	(---)	GUTTER
(---)	(---)	SPOT ELEVATION

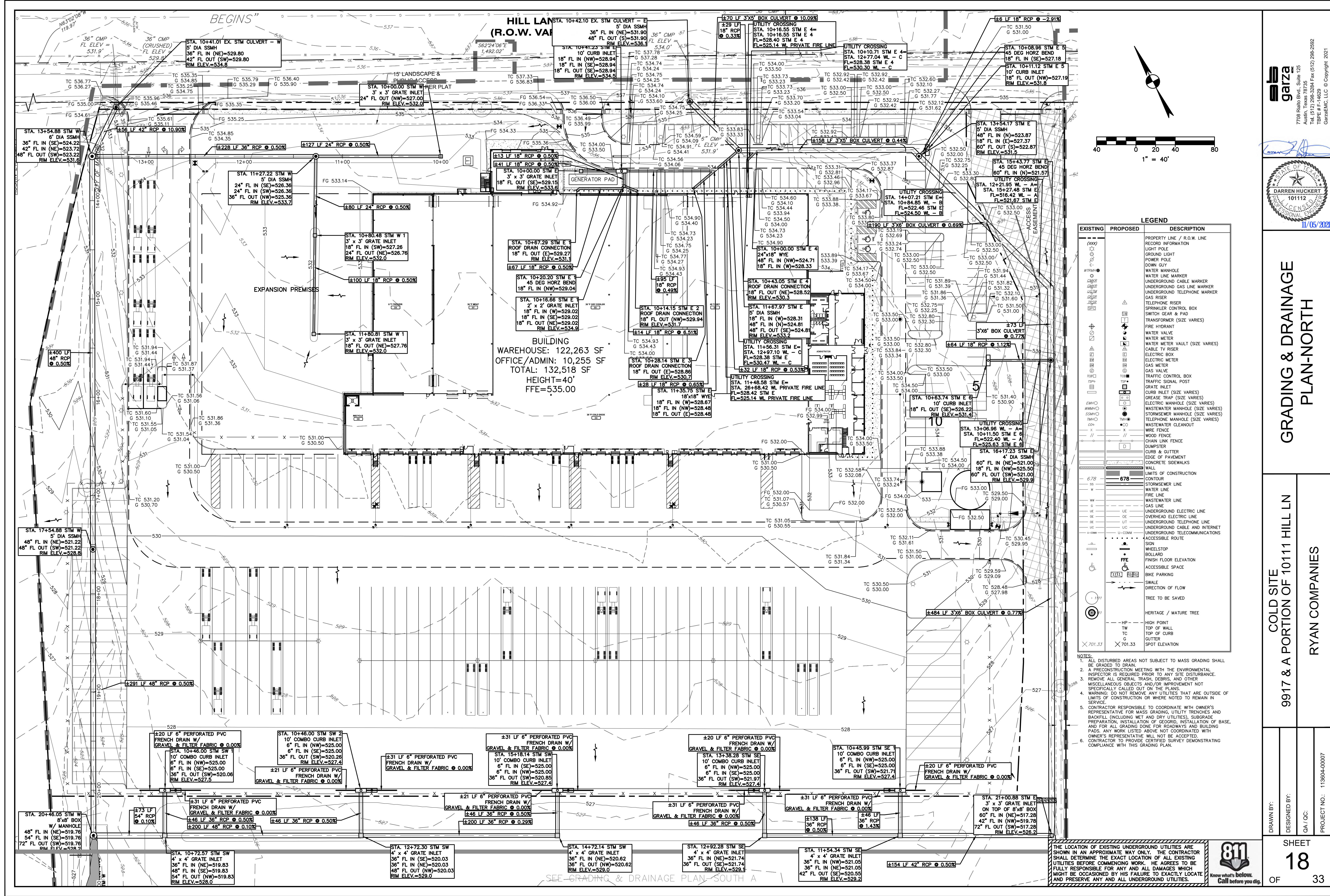
- NOTES:
1. ALL DISTURBED AREAS NOT SUBJECT TO MASS GRADING SHALL BE GRADED TO DRAIN.
 2. A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
 3. REMOVE ALL GENERAL TRASH, DEBRIS, AND OTHER MISCELLANEOUS OBJECTS AND/OR IMPROVEMENTS NOT SPECIFICALLY CALLED OUT ON THE PLANS.
 4. WARNING: DO NOT REMOVE ANY UTILITIES THAT ARE OUTSIDE OF LIMITS OF CONSTRUCTION OR WHERE NOTED TO REMAIN IN SERVICE.
 5. CONTRACTOR RESPONSIBLE TO COORDINATE WITH OWNER'S REPRESENTATIVE FOR MASS GRADING, UTILITY TRENCHES AND BACKFILL (INCLUDING WET AND DRY UTILITIES), SUBGRADE PREPARATION, INSTALLATION OF GEOTEXTILE, INSTALLATION OF BASE, AND FOR ALL GRADING DONE FOR ROADWAYS AND BUILDING PADS. ANY WORK LISTED ABOVE NOT COORDINATED WITH OWNER'S REPRESENTATIVE WILL NOT BE ACCEPTED.
 6. CONTRACTOR TO PROVIDE CERTIFIED SURVEY DEMONSTRATING COMPLIANCE WITH THIS GRADING PLAN.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



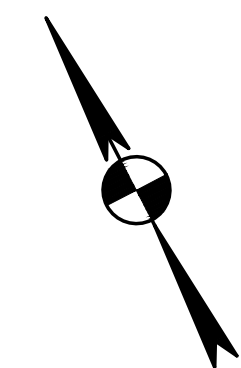
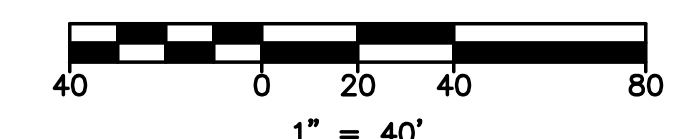
SHEET
17
OF 33

DRAWN BY:
DESIGNED BY:
QA / OC:
PROJECT NO.: 113604-0007



HILL LN
(R.O.W. VAR)

BUILDING
WAREHOUSE: 122,263 SF
OFFICE/ADMIN: 10,255 SF
TOTAL: 132,518 SF
HEIGHT=40'
FFE=535.00



EXISTING	PROPOSED	DESCRIPTION
(XXX)		PROPERTY LINE / R.O.W. LINE
		RECORD INFORMATION
		LIGHT POLE
		GROUND LIGHT
		POWER POLE
		DOWN GUY
		WATER MANHOLE
		WATER LINE MARKER
		UNDERGROUND GAS LINE MARKER
		UNDERGROUND TELEPHONE MARKER
		GAS RISER
		TELEPHONE RISER
		SPRINKLER CONTROL BOX
		SWITCH GEAR & PAD
		TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT (SIZE VARIES)
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET (SIZE VARIES)
		GREASE TRAP (SIZE VARIES)
		ELECTRIC MANHOLE (SIZE VARIES)
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMSEWER MANHOLE (SIZE VARIES)
		TELEPHONE MANHOLE (SIZE VARIES)
		WASTEWATER CLEANOUT
		WIRE FENCE
		WOOD FENCE
		CHAIN LINK FENCE
		DUMPSTER
		CURB & GUTTER
		EDGE OF PAVEMENT
		CONCRETE SIDEWALKS
		WALL
		LIMITS OF CONSTRUCTION
		CONTOUR
		WATER LINE
		FIRE LINE
		WASTEWATER LINE
		GAS LINE
		UNDERGROUND ELECTRIC LINE
		OVERHEAD ELECTRIC LINE
		UNDERGROUND TELEPHONE LINE
		UNDERGROUND CABLE AND INTERNET
		UNDERGROUND TELECOMMUNICATIONS
		ACCESSIBLE ROUTE
		SIGN
		WHEELSTOP
		BOLLARD
		FINISH FLOOR ELEVATION
		ACCESSIBLE SPACE
		BIKE PARKING
		SWALE
		DIRECTION OF FLOW
		TREE TO BE SAVED
		HERITAGE / MATURE TREE
		HIGH POINT
		TOP OF WALL
		TOP OF CURB
		GUTTER
		SPOT ELEVATION

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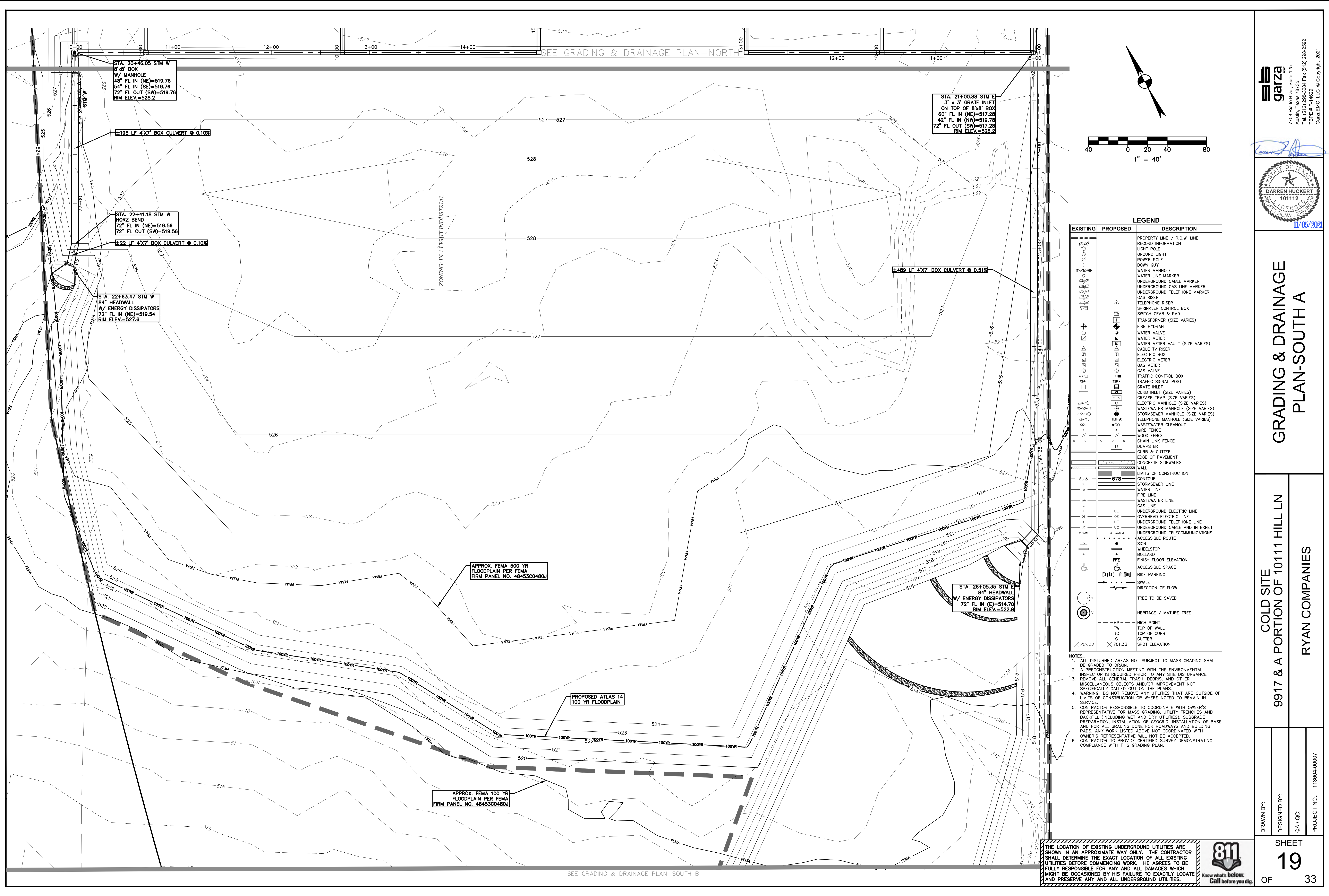
GRADING & DRAINAGE
PLAN-NORTH

COLD SITE
9917 & A PORTION OF 10111 HILL LN
RYAN COMPANIES

SHEET
18
OF 33

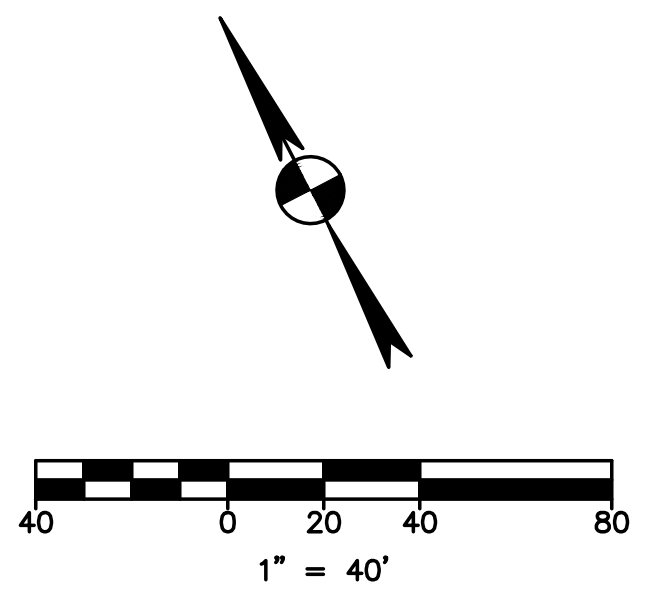
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Tel: (512) 298-3284 Fax: (512) 298-2592
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DARREN HUCKERT
101112
11/05/2021



SEE GRADING & DRAINAGE PLAN-NORTH

SEE GRADING & DRAINAGE PLAN-SOUTH B



EXISTING	PROPOSED	DESCRIPTION
(XXX)		PROPERTY LINE / R.O.W. LINE
(---)		RECORD INFORMATION
(○)		GROUND LIGHT
(○)		POWER POLE
(○)		DOWN GUY
(○)		WATER MANHOLE
(○)		WATER LINE MARKER
(○)		UNDERGROUND CABLE MARKER
(○)		UNDERGROUND GAS LINE MARKER
(○)		UNDERGROUND TELEPHONE MARKER
(○)		GAS RISER
(○)		TELEPHONE RISER
(○)		SPRINKLER CONTROL BOX
(○)		SWITCH GEAR & PAD
(○)		TRANSFORMER (SIZE VARIES)
(○)		FIRE HYDRANT
(○)		WATER VALVE
(○)		WATER METER
(○)		WATER METER VAULT (SIZE VARIES)
(○)		CABLE TV RISER
(○)		ELECTRIC BOX
(○)		ELECTRIC METER
(○)		GAS METER
(○)		GAS VALVE
(○)		TRAFFIC CONTROL BOX
(○)		TRAFFIC SIGNAL POST
(○)		GRATE INLET
(○)		CURB INLET (SIZE VARIES)
(○)		GREASE TRAP (SIZE VARIES)
(○)		ELECTRIC MANHOLE (SIZE VARIES)
(○)		WASTEWATER MANHOLE (SIZE VARIES)
(○)		STORMSEWER MANHOLE (SIZE VARIES)
(○)		TELEPHONE MANHOLE (SIZE VARIES)
(○)		WASTEWATER CLEANOUT
(○)		WIRE FENCE
(○)		WOOD FENCE
(○)		CHAIN LINK FENCE
(○)		DUMPSTER
(○)		CURB & GUTTER
(○)		EDGE OF PAVEMENT
(○)		CONCRETE SIDEWALKS
(○)		WALL
(○)		LIMITS OF CONSTRUCTION
(○)		CONTOUR
(○)		STORMSEWER LINE
(○)		WATER LINE
(○)		FIRE LINE
(○)		WASTEWATER LINE
(○)		GAS LINE
(○)		UNDERGROUND ELECTRIC LINE
(○)		OVERHEAD ELECTRIC LINE
(○)		UNDERGROUND TELEPHONE LINE
(○)		UNDERGROUND CABLE AND INTERNET
(○)		UNDERGROUND TELECOMMUNICATIONS
(○)		ACCESSIBLE ROUTE
(○)		SIGN
(○)		WHEELSTOP
(○)		BOLLARD
(○)		FINISH FLOOR ELEVATION
(○)		ACCESSIBLE SPACE
(○)		BIKE PARKING
(○)		SWALE
(○)		DIRECTION OF FLOW
(○)		TREE TO BE SAVED
(○)		HERITAGE / MATURE TREE
(○)		HIGH POINT
(○)		TOP OF WALL
(○)		TOP OF CURB
(○)		GUTTER
(○)		SPOT ELEVATION

- NOTES:
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TBP# F-14629
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11/05/2021

GRADING & DRAINAGE PLAN-SOUTH A

COLD SITE
9917 & A PORTION OF 10111 HILL LN

RYAN COMPANIES

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 119804-0007

SHEET
19
OF 33

119804-0007-CAD1119804-0007-GRAD-SOUTH1.dwg modified by pppod on Aug 23, 21 3:29 PM



LEGEND

EXISTING	PROPOSED	DESCRIPTION
(XXX)		PROPERTY LINE / R.O.W. LINE
		RECORD INFORMATION
○		LIGHT POLE
○		GROUND LIGHT
○		POWER POLE
○		DOWN GUY
○		WATER MANHOLE
○		WATER LINE MARKER
○		UNDERGROUND CABLE MARKER
○		UNDERGROUND GAS LINE MARKER
○		UNDERGROUND TELEPHONE MARKER
○		GAS RISER
○		TELEPHONE RISER
○		SPRINKLER CONTROL BOX
○		SWITCH GEAR & PAD
○		TRANSFORMER (SIZE VARIES)
○		FIRE HYDRANT
○		WATER VALVE
○		WATER METER
○		WATER METER VAULT (SIZE VARIES)
○		CABLE TV RISER
○		ELECTRIC BOX
○		ELECTRIC METER
○		GAS METER
○		GAS VALVE
○		TRAFFIC CONTROL BOX
○		TRAFFIC SIGNAL POST
○		GRATE INLET
○		CURB INLET (SIZE VARIES)
○		GREASE TRAP (SIZE VARIES)
○		ELECTRIC MANHOLE (SIZE VARIES)
○		WASTEWATER MANHOLE (SIZE VARIES)
○		STORMSEWER MANHOLE (SIZE VARIES)
○		TELEPHONE MANHOLE (SIZE VARIES)
○		WASTEWATER CLEANOUT
○		WIRE FENCE
○		WOOD FENCE
○		CHAIN LINK FENCE
○		DUMPSTER
○		CURB & GUTTER
○		EDGE OF PAVEMENT
○		CONCRETE SIDEWALKS
○		WALL
○		LIMITS OF CONSTRUCTION
○		CONTOUR
○		STORMSEWER LINE
○		WATER LINE
○		FIRE LINE
○		WASTEWATER LINE
○		GAS LINE
○		UNDERGROUND ELECTRIC LINE
○		OVERHEAD ELECTRIC LINE
○		UT
○		UNDERGROUND TELEPHONE LINE
○		UC
○		UNDERGROUND CABLE AND INTERNET
○		U-COMM
○		UNDERGROUND TELECOMMUNICATIONS
○		ACCESSIBLE ROUTE
○		SIGN
○		WHEELSTOP
○		BOLLARD
○		FINISH FLOOR ELEVATION
○		ACCESSIBLE SPACE
○		BIKE PARKING
○		SWALE
○		DIRECTION OF FLOW
○		TREE TO BE SAVED
○		HERITAGE / MATURE TREE
○		HIGH POINT
○		HP
○		TOP OF WALL
○		TW
○		TOP OF CURB
○		TC
○		GUTTER
○		G
○		SPOT ELEVATION
○		701.33

- NOTES:**
- ALL DISTURBED AREAS NOT SUBJECT TO MASS GRADING SHALL BE GRADED TO DRAIN.
 - A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
 - REMOVE ALL GENERAL TRASH, DEBRIS, AND OTHER MISCELLANEOUS OBJECTS AND/OR IMPROVEMENT NOT SPECIFICALLY CALLED OUT ON THE PLANS.
 - WARNING: DO NOT REMOVE ANY UTILITIES THAT ARE OUTSIDE OF LIMITS OF CONSTRUCTION OR WERE NOTED TO REMAIN IN SERVICE.
 - CONTRACTOR RESPONSIBLE TO COORDINATE WITH OWNER'S REPRESENTATIVE FOR MASS GRADING, UTILITY TRENCHES AND BACKFILL (INCLUDING WET AND DRY UTILITIES), SUBGRADE PREPARATION, INSTALLATION OF GEOTEXTILE, INSTALLATION OF BASE, AND FOR ALL GRADING DONE FOR ROADWAYS AND BUILDING PADS. ANY WORK LISTED ABOVE NOT COORDINATED WITH OWNER'S REPRESENTATIVE WILL NOT BE ACCEPTED.
 - CONTRACTOR TO PROVIDE CERTIFIED SURVEY DEMONSTRATING COMPLIANCE WITH THIS GRADING PLAN.

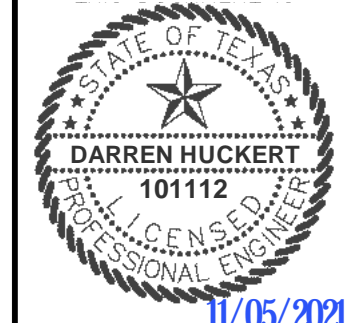
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



SHEET
20
OF 33

COLD SITE
9917 & A PORTION OF 10111 HILL LN
RYAN COMPANIES

GRADING & DRAINAGE
PLAN-SOUTH B



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