

BENCHMARK:

THE BEARINGS ARE BASED ON THE WEST LINE OF 1.1655 ACRE TRACT RECORDED IN DEED UNDER COUNTY CLERK'S FILE HUMBER R021-09092 AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS CENTRAL ZONE NO. 4203 STATE PLANE TEXAS CENTRAL ZONE NO. 4203 STATE PLANE COORDINATES (MAD93) 2002 SQUISTIMENT. DISTANCE SHOWN OH SURVEY ARE GRID. ELEVATIONS ARE BASED UPON GPS ORSERVATIONS. AND ARE ADJUSTED TO NAVO 88, GEOID 128 DATUM AS PROVIDED BY NGS UPDATE, SEPTEMBER 11, 2012.

TBM 1: A SQUARE CUT ON TOP OF CURB ON THE SOUTH SIDE OF DRIVE NEAR THE NORTHEAST CORNER OF THE SUBJECT TRACT.

ELEVATION = 235.17°

TBM 2: A SQUARE CUT ON TOP OF CURB ON THE SOUTH SIDE OF DRIVE NEAR 38'\$ EAST AND 22'\$ NORTH OF THE SOUTHWEST CORNER OF THE SUBJECT TRACT.

ELEVATION = 247.63°

FLOODPLAIN:

THIS TRACT IS SHOWN ON THE FEDERAL
EMBRECHLY MAINGEMENT AGENCY'S (FEMA)
FLOOD INSUBMER RATE MAY FEMAL FOR
MONTGOMERY COUNTY, TEAS, COMMUNITY PAVIEL
NO. 48330CSOOD, OATED AUGIST 13, 2014. THE
STIE IS LOCATED IN ZONE "Y, AREAS DETERMINED
TO BE OUTSIDE OF THE 154 ANNUAL CHANCE FLOOD
HAZARD (100 YEAR FLOODPLAN)

GENERAL NOTES

- 1. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY FAILURE TO LOCATE AND PRESERVE EXISTING UNDERGROUND UTILITIES.
- 2. THE LOCATION OF UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN IN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION.
- 3. PAVEMENT DIMENSIONS AND RADII SHOWN ARE TO FACE OF CURB.
- 4. PAVEMENT SECTIONS ARE DERIVED FROM GEOTECHNICAL ENGINEERING REPORT NO. 25-1012, PREPARED BY CMT TECHNICAL SERVICES ON APRIL 2025, ALL CONCRETE PAVEMENTS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS AND ALL REINFORCING STEEL SHALL BE GRADE 60, UNLESS OTHERWISE NOTED.
- 5. BUILDINGS, FENCES, RETAINING WALLS OR OTHER STRUCTURES SHALL NOT BE ERECTED WITHIN PUBLIC RIGHT-OF-WAY OR EASEMENTS.
- 6. CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVALS REQUIRED PRIOR TO CONSTRUCTION.
- 7. REFER TO ARCHITECTURAL PLANS FOR BUILDING/FOUNDATION DIMENSIONS.

SIGNAGE NOTES

- 1. REFER TO ARCHITECTURAL PLANS FOR ACCESSIBILITY SIGNAGE & STRIPING
- THE CITY OF MONTGOMERY PUBLIC WORKS TO FIELD LOCATE THE WATER LINE PRIOR TO SIGNAGE INSTALLATION.
- 3. CONTRACTOR SHALL ENSURE A MINIMUM OF 2' HORIZONTAL CLEARANCE BETWEEN THE EXTERIOR OF THE EXISTING 8" WATER PIPE LINE AND THE EXTERIOR OF THE PROPOSED 6" SIGNAGE SUPPORT OF THE PROPOSED 6- SIGNAGE SUPPOR SIGNAGE NEEDS TO BE INSTALLED IN ACCORDANCE WITH CITY OF MONTGOMERY SIGNAGE STANDARDS.
- 4. THE PROPOSED SIGN IS TO BE CONSTRUCTED BY A SEPARATE PLAN SET AND REQUIRES SEPARATE APPROVAL BY THE CITY OF MONTGOMERY.



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AIG Tech

11740 KATY FREEWAY, ST. 1100 HOUSTON, TX 77079 832-243-1475 TBPE REGISTRATION NUMBER: F-20607

DATE

SUED FOR BIDDING LUED FOR PERMIT SUED FOR CONSTRUCTION REVISIONS

	DESCRIPTION.	6417.6
7	CITY OF MONTGOMERY COMMENT REVISION	07/11/2025
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INT DATE 7/14/2025



DRAWING TITLE OVERALL SITE PLAN

CITY OF MONTGOMERY CITY ENGINEER SIGNATURE BLOCK

CITY OF MONTGOMERY, CITY ENGINEER SIGNATURE VALID FOR ONE (1) YEAR

DRAWN BY мм CHECKED BY GD APPROVED BY PMR