

**REFERENCE BENCHMARK**  
 ELEVATIONS ARE BASED ON GPS OBSERVATIONS. THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203, STATE PLAN GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.99996674809

**TEMPORARY BENCHMARKS**  
 TBM #1 IS A RAILROAD SPIKE IN POWER POLE WITH AN ELEVATION OF 227.70 FEET.  
 TBM #2 IS A RAILROAD SPIKE IN POWER POLE WITH AN ELEVATION OF 229.44 FEET.

**FLOODPLAIN NOTE**  
 THIS PROPERTY LIES WITH IN ZONE 'X' AS SCALED FROM FEMA PANEL NUMBER 483903483G, DATED AUGUST 18, 2014.

THIS MEANS THAT THE SUBJECT PROPERTY SCALES OUTSIDE THE 100 YEAR FLOOD PLAIN.  
 THIS DETERMINATION IS MADE STRICTLY ACCORDING TO THE FEMA MAPS AND DOES NOT REFLECT ACTUAL ON GROUND FLOOD CONDITIONS. FURTHERMORE, THIS COMPANY TAKES NO RESPONSIBILITY FOR SUCH.

**LEGEND**

SYMBOL	DESCRIPTION
	PROPOSED FULL DEPTH SAWCUT
	FIRE HYDRANT DISTANCE
	FIRE ACCESS DISTANCE
	PROPOSED FIRE ACCESS LANE

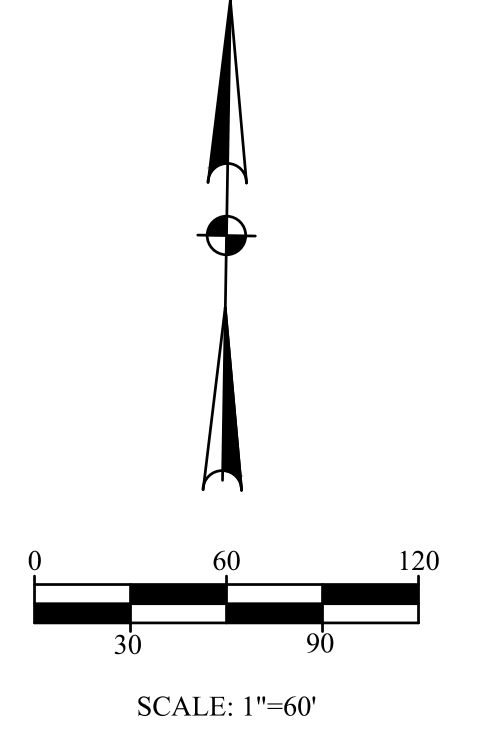
- NOTES TO SHEET:**
- CONTRACTOR SHALL COORDINATE LOCATION OF FIRE STRIPPING AND SIGNAGE WITH FIRE MARSHAL PRIOR TO INSTALLATION.
  - ALL DIMENSIONS ARE SET TO FACE OF CURB AND ARE PERPENDICULAR TO THEIR RESPECTIVE POINTS UNLESS OTHERWISE NOTED.
  - PROPOSED BUILDING HEIGHT DOES NOT EXCEED 37' AT ANY POINT.
  - ALL UNDERGROUND UTILITIES SHOWN ARE NOT GUARANTEED TO BE COMPLETE OR DEFINITE, BUT WERE OBTAINED FROM BEST INFORMATION AVAILABLE.
  - CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO DEMOLITION AND/OR CONSTRUCTION.
  - THE LOCATION OF ALL UTILITIES PRESENTED ON THESE DRAWINGS 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 CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND UTILITIES.
  - CONTRACTOR SHALL BACKFILL DISTURBED AREAS WITH SELECT FILL IN 8" MAXIMUM LIFTS AND COMPACT TO 95% MAXIMUM STANDARD DRY DENSITY (ASTM D698).
  - CONTRACTOR SHALL DISPOSE OF ALL DEBRIS OFF-SITE AT NO ADDITIONAL COST TO OWNER.
  - EXISTING UNDERGROUND UTILITIES HAVE BEEN LOCATED TO THE BEST EXTENT POSSIBLE WITH THE TOPOGRAPHIC SURVEY AND RECORD DRAWINGS. CONTRACTOR SHALL REMOVE ANY EXISTING UNDERGROUND UTILITIES ENCOUNTERED WHETHER SHOWN ON THE DRAWING OR NOT.
  - REFERENCE ARCHITECTURAL PLANS FOR EXACT LOCATION AND DETAILS ON FENCING.

- KEY NOTES:**
- PROPOSED 4" DETECTOR CHECK BACKFLOW PREVENTER ASSEMBLY W/ FDC & PIV. PARK MODEL NO. DDBPP-AL-SL OR APPROVED EQUAL. TAMPER SWITCH IS REQUIRED ON PIV AND IS TO BE CONNECTED TO THE BUILDING ALARM SYSTEM. REFERENCE M.E.P. PLANS FOR DETAILS.
  - PROPOSED TRANSFORMER AND CONCRETE PAD. REFERENCE MEP PLANS FOR DETAILS. PAD TO BE DESIGNED BY OTHERS.
  - PROPOSED GENERATOR AND CONCRETE PAD. REFERENCE MEP PLANS FOR DETAILS. PAD TO BE DESIGNED BY OTHERS.
  - PROPOSED SANITARY SEWER LIFT STATION.
  - CAUTION: EXISTING PUBLIC 12" WATER LINE EXISTS IN WORK AREA. CONTRACTOR SHALL FIELD LOCATE AND PROTECT LINE.
  - CAUTION: OVERHEAD POWER LINES EXISTS IN WORK AREA. CONTRACTOR TO USE CAUTION WHEN WORKING AROUND OVERHEAD POWER LINES.
  - EXISTING CELL PHONE TOWER SITE. EXISTING RIP-RAP SWALES AROUND SITE TO REMAIN.

**SITE CLEARING NOTES:**  
 EXISTING TREES, UNDERBRUSH AND VEGETATION TO BE REMOVED FROM PROJECT AREA (ENTIRE SITE). DEBRIS TO BE REMOVED FROM SITE AND PROPERLY DISPOSED OF.





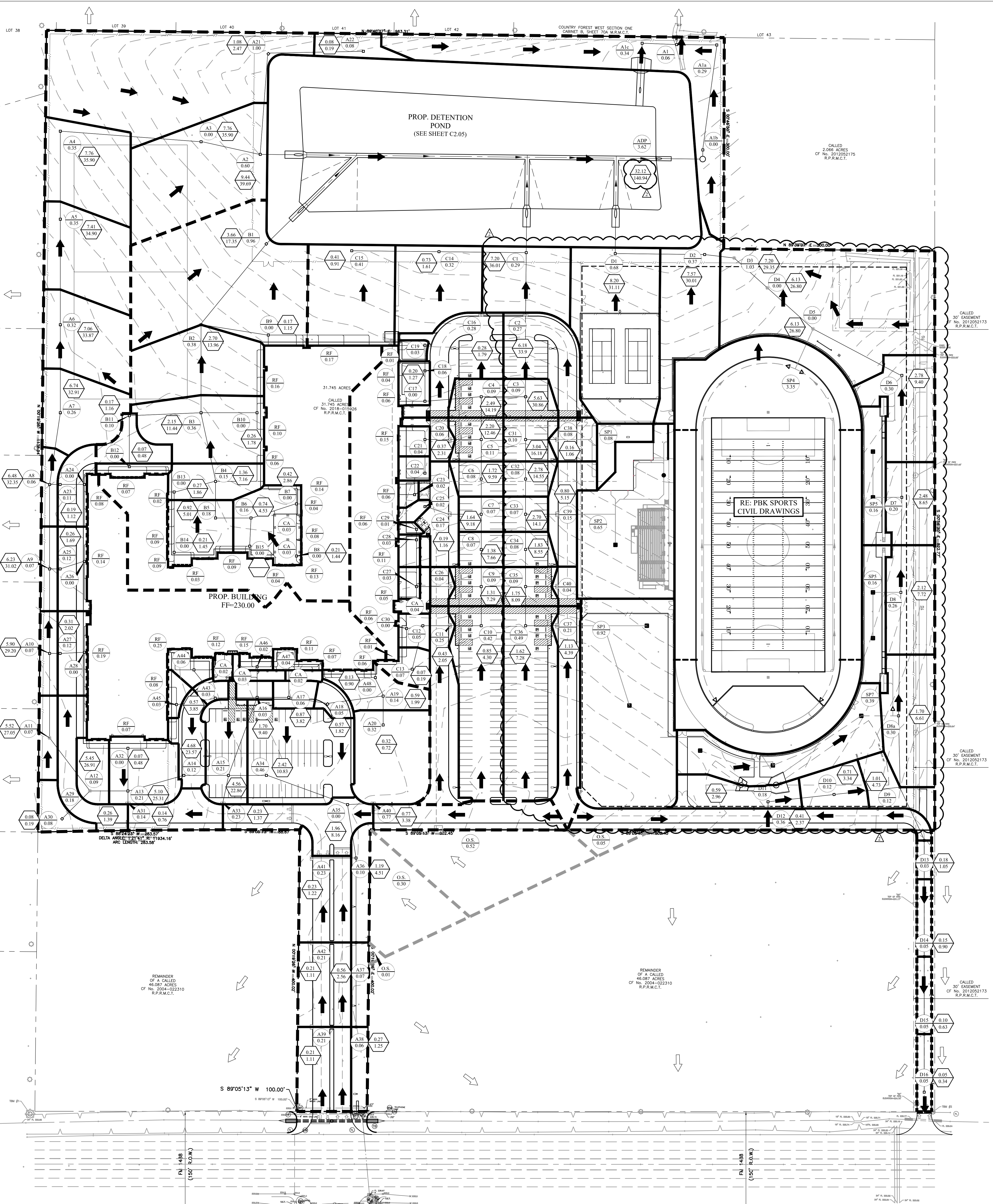


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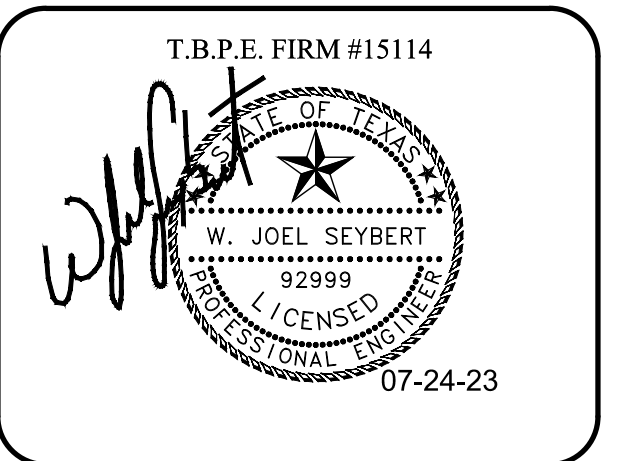
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- LEGEND**
- PROPOSED CATCH BASIN IN PAVEMENT / GRASS
  - PROPOSED DRAINAGE AREA BOUNDARY
  - - - - PROPOSED DRAINAGE SUB-AREA BOUNDARY
  - A2  
0.60 DRAINAGE AREA NUMBER  
DRAINAGE AREA (ACRES)
  - 9.44  
99.69 CUMULATIVE AREAS (ACRES)  
CUMULATIVE Qs (CFS)
  - ➔ PROPOSED EXTREME EVENT FLOW DIRECTION
  - ➔ OFF-SITE FLOW DIRECTION



MAGNOLIA JUNIOR HIGH SCHOOL NO. 03

11750 FM 1488  
MAGNOLIA, TX 77354  
ISSUE FOR PROPOSAL



CLIENT: MAGNOLIA ISD

DATE: 07/24/2023	PROJECT NUMBER: 220423	
DRAWING HISTORY		
No.	Description	Date
▲	ADDENDUM #1	06/16/23
▲	ADDENDUM #2	06/19/23
▲	ADDENDUM #4	06/23/23
▲	ISSUE FOR CONSTRUCTION	07/24/23

ISSUE FOR CONSTRUCTION  
 BUILDING NUMBER

DRAINAGE AREA MAP

