

ISSUED LOG	
No.	DESCRIPTION
1	
2	
3	
4	
5	

Project Name: Auto Dealer  
1221 E. Highway 90A  
Richmond, Tx. 77406

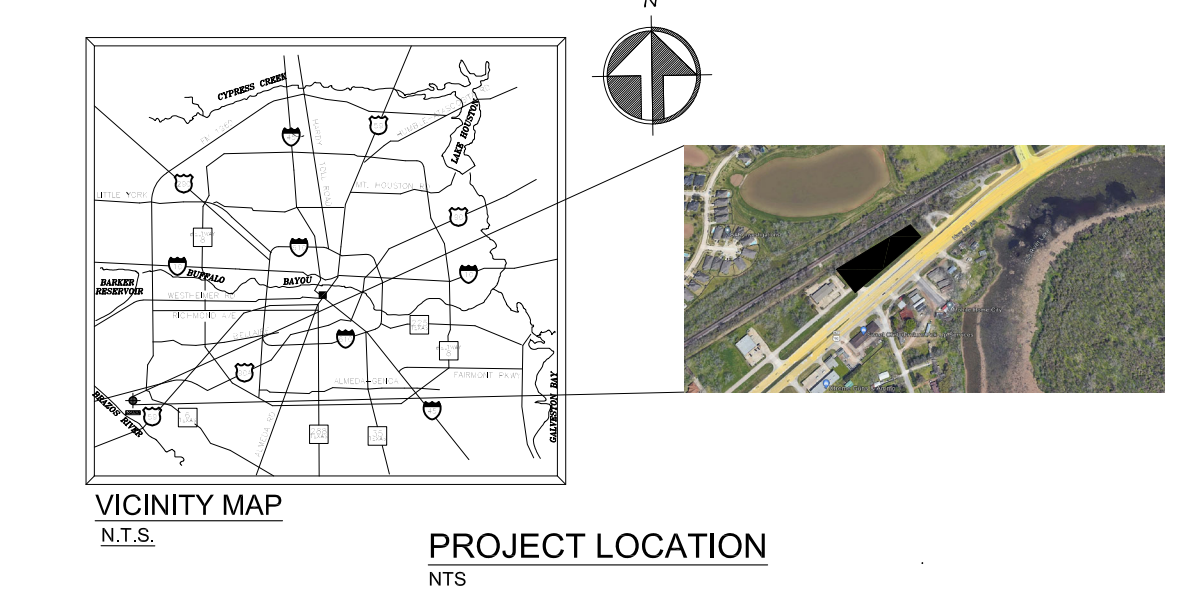
Project Name: Jesus Gutierrez  
Design & Construction  
CONSULTANTS

P.E. :

Plot Date: March 11, 2024  
Project Number: 010-23  
Scale: 1/32" = 1'-0"  
Drawn by: JGutierrez  
Checked by: JGutierrez  
Approved by: JGutierrez

Sheet Name: PROPOSED SITE PLAN

Sheet Number: A.2



PROJECT STREET ADDRESS:  
1221 E. HIGHWAY 90A  
RICHMOND, TX 77406

PROJECT DESCRIPTION:  
1. THIS IS A PROPOSED NEW 1,520 SQ. FT. METAL BUILDING, ON CONCRETE SLAB TO BE USED AS AUTO DEALER.  
2. THE SCOPE OF WORK PERFORMED ON THIS WAREHOUSE DO NOT REQUIRE HAZARDOUS CHEMICAL PROCESS.

FLOOD INFORMATION:  
F.I.R.M. No. 48157 C, PANEL 0255 L, EFFECTIVE DATE 04-02-14, ZONE AE  
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

LEGAL DESCRIPTION:  
RESERVE "A" OF RICHMOND LANDING II A SUBDIVISION IN FORT BEND COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE No. 2557/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

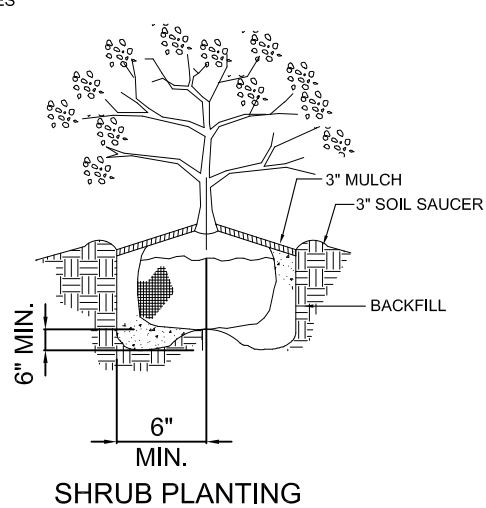
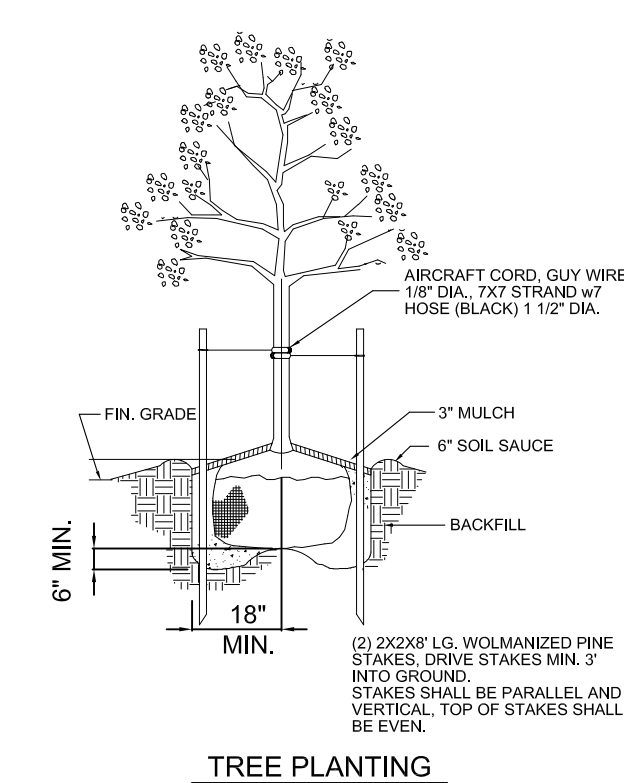
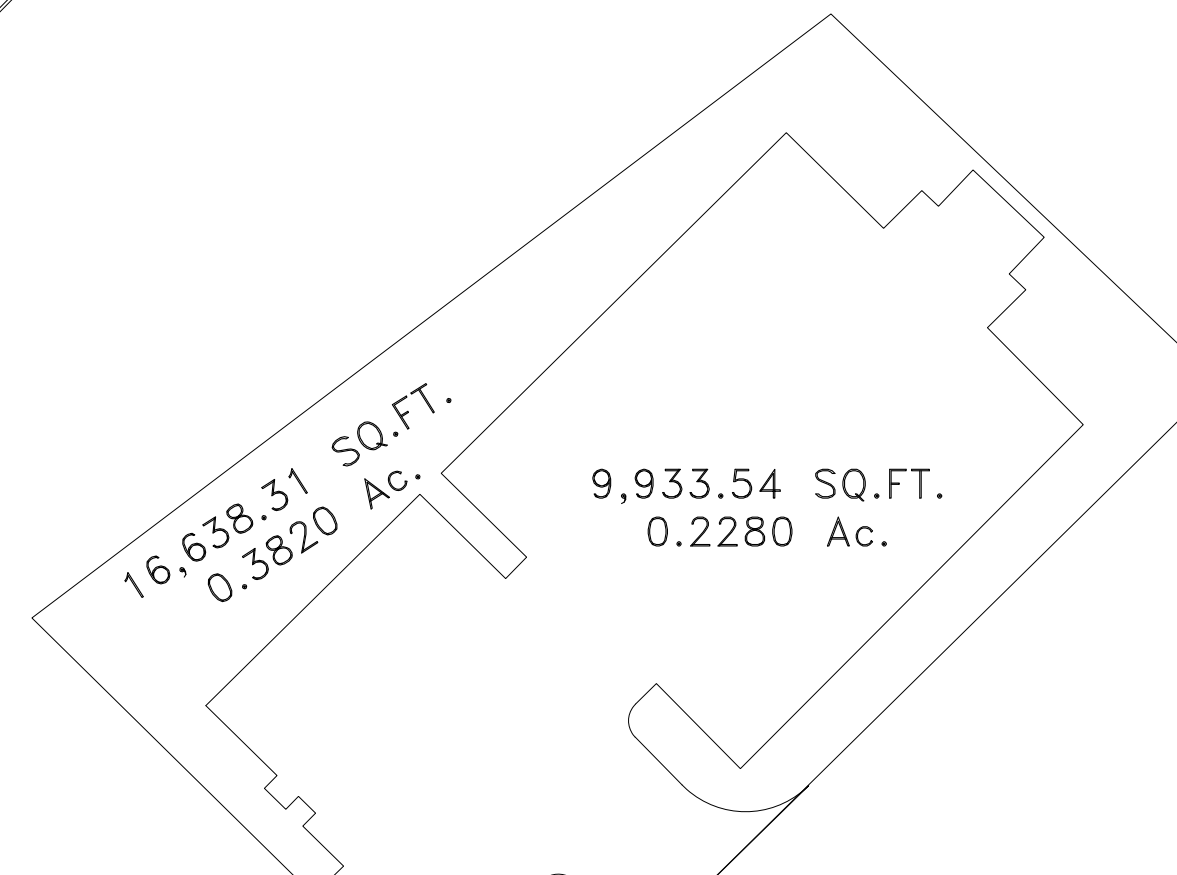
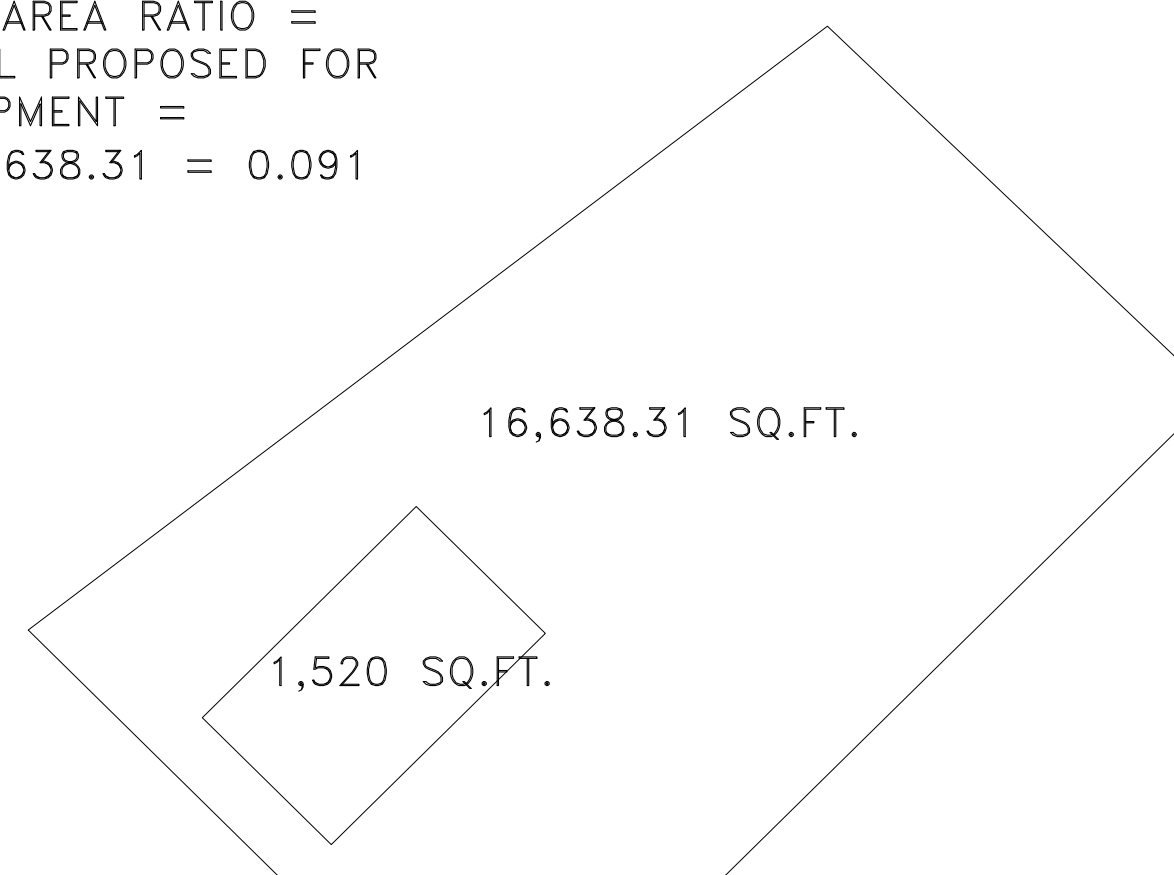
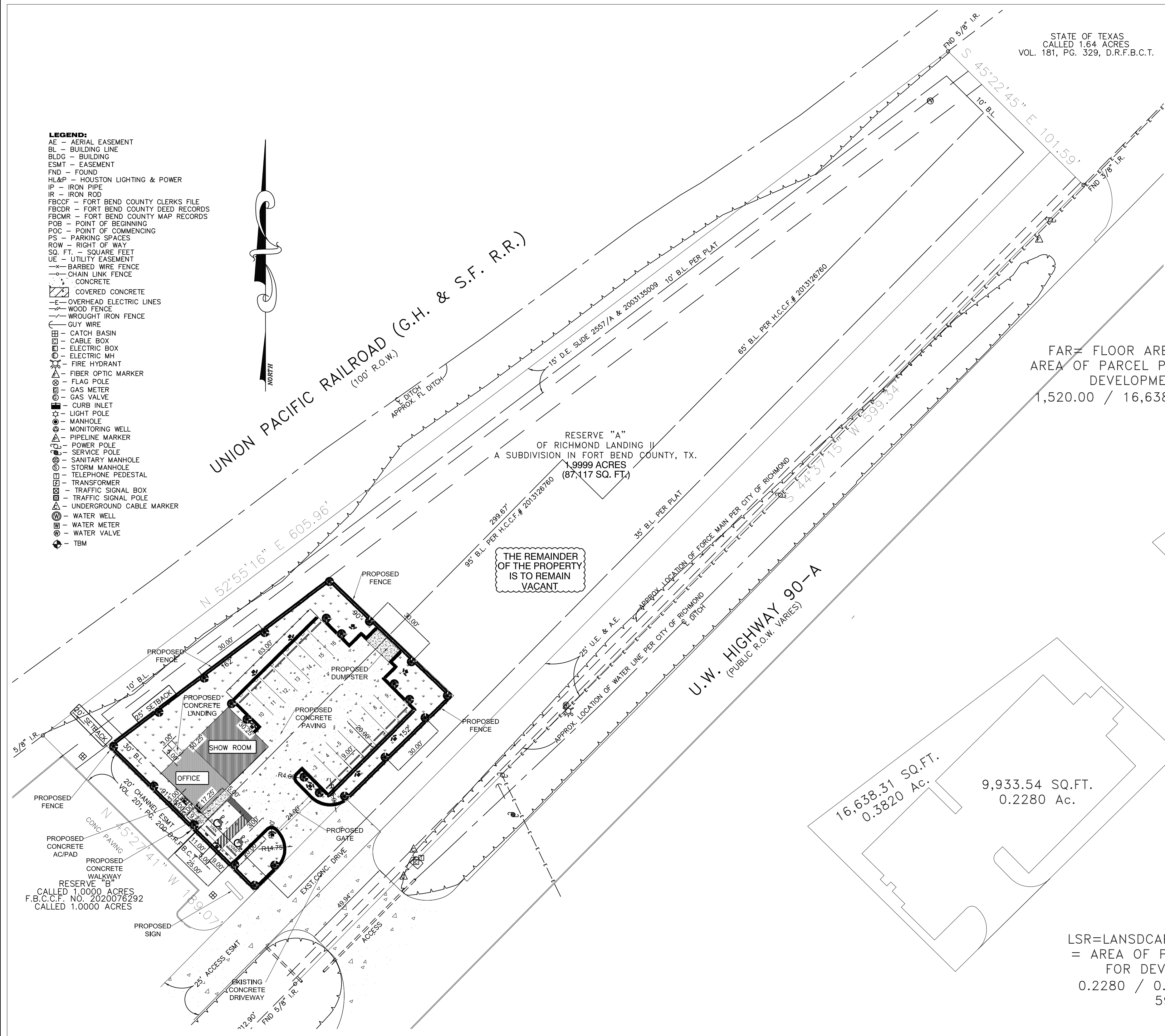
- Sec. 5.1.202 Mechanical Equipment and Meters
- Generally, The mechanical equipment associated with building operations (e.g., HVAC systems) shall be screened on all nonresidential, mixed-use, and multi-family parcels proposed for development as provided in this Section.
- Ground-Level and Building-Mounted Equipment. Mechanical equipment and meters shall be painted to match the building it is located on and screened from view of principal parking lots, public rights-of-way, and residential uses by landscape areas, bufferyards, or building walls. Hedges and screening walls that are used to hide mechanical systems shall be maintained at a height that is at least one foot higher than the equipment. Hedges shall be a minimum of three feet in height at planting.
  - Roof-Mounted Equipment. Mechanical equipment shall be screened from all ground level views from abutting property and rights-of-way by:
    - Parapet Walls. Parapet wall shall include cornice treatments that are of adequate height to screen the equipment (a slope of one foot rise per 25 feet of run shall be used to determine if the wall is of adequate height); or
    - Screening Walls. Screening walls of adequate height to hide the equipment, which use materials and colors that are consistent with the design of the building; or
    - Sloped Roof Systems. Sloped roof systems or other architectural elements of adequate height to hide the equipment.

STATE OF TEXAS  
CALLED 1.64 ACRES  
VOL. 181, PG. 329, D.R.F.B.C.T.

FAR = FLOOR AREA RATIO =  
AREA OF PARCEL PROPOSED FOR DEVELOPMENT =  
1,520.00 / 16,638.31 = 0.091

LSR = LANDSCAPE SURFACE AREA =  
AREA OF PARCEL PROPOSED FOR DEVELOPMENT =  
0.2280 / 0.3820 = 0.59.69  
59.69%

- LEGEND:**
- AE - AERIAL EASEMENT
  - BL - BUILDING LINE
  - BLDG - BUILDING
  - ESMT - EASEMENT
  - FND - FOUND
  - HLP&P - HOUSTON LIGHTING & POWER
  - IP - IRON PIPE
  - R - IRON ROD
  - FBCCF - FORT BEND COUNTY CLERKS FILE
  - FBCDR - FORT BEND COUNTY DEED RECORDS
  - FBCMR - FORT BEND COUNTY MAP RECORDS
  - POB - POINT OF BEGINNING
  - POC - POINT OF COMMENCING
  - PS - PARKING SPACES
  - ROW - RIGHT OF WAY
  - SQ. FT. - SQUARE FEET
  - UE - UTILITY EASEMENT
  - WB - BARBED WIRE FENCE
  - WLF - WOOD FENCE
  - WIF - WROUGHT IRON FENCE
  - GW - GUY WIRE
  - CB - CATCH BASIN
  - CBX - CABLE BOX
  - EBX - ELECTRIC BOX
  - EMH - ELECTRIC MH
  - FH - FIRE HYDRANT
  - FOM - FIBER OPTIC MARKER
  - FP - FLAG POLE
  - GM - GAS METER
  - GV - GAS VALVE
  - CI - CURB INLET
  - LP - LIGHT POLE
  - M - MANHOLE
  - MW - MONITORING WELL
  - PM - PIPELINE MARKER
  - PP - POWER POLE
  - SP - SERVICE POLE
  - SMH - SANITARY MANHOLE
  - SM - STORM MANHOLE
  - STP - TELEPHONE PEDESTAL
  - T - TRANSFORMER
  - TSB - TRAFFIC SIGNAL BOX
  - TSP - TRAFFIC SIGNAL POLE
  - UCM - UNDERGROUND CABLE MARKER
  - W - WATER WELL
  - WM - WATER METER
  - WV - WATER VALVE
  - TBM - TBM



SYM.	KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	WFREQ	RICHMOND CODES
MC	6		Magnolia grandiflora	Magnolia	95 GAL. 12-14" CALIPER 3.5" DIAM.	FRONTAGE (5,3,4,b)	FRONTAGE (20,215,F,2,b,1) MAXIMUM @ 30'
MC	5		Magnolia grandiflora	Magnolia	85 GAL. 12-14" CALIPER 3.5" DIAM.	ALL SIDES (5,3,5)	ALL SIDES (20,212,F,2,b,2) MAXIMUM @ 20'
MC	5		Magnolia grandiflora	Magnolia	85 GAL. 12-14" CALIPER 3.5" DIAM.	REAR (5,3,5)	REAR (20,212,F,2,b,3) MAXIMUM @ 30'
MC	8		Magnolia grandiflora	Magnolia	85 GAL. 12-14" CALIPER 3.5" DIAM.	ISLAND PARKING (5,3,5)	ISLAND PARKING (5,3,5) MAXIMUM @ 10'
PG	987		Lantana floridula	Texas Lantana	5 GAL.	ALL SIDES DOUBLE ROW AND BORDER PARKING	ALL SIDES @ 30' MAXIMUM @ 10'
PG			Wedelia trilobata	Wedelia			

IMPERVIOUS ANALYSIS AREA: (LAND AREA 87,177 SQ.FT.)			
AREA	EXISTING	DEMOLISH	PROPOSED
PPSD, AUTO DEALER	0 SQ. FT.	----	1,520 SQ. FT.
PPSD, CONCRETE PARKING LOT	0 SQ. FT.	----	6,884 SQ. FT.
PPSD, CONCRETE WALKWAY	0 SQ. FT.	----	283 SQ. FT.
EXISTING CONCRETE DRIVE	3,632 SQ. FT.	----	0 SQ. FT.
TOTAL AREA	3,632 SQ. FT.	----	8,687 SQ. FT.
	4.17 % IMPERVIOUS AREA		14.13 % IMPERVIOUS AREA

PARKING CALCULATIONS (Table 4.2.101C)	
GENERAL USE	CALCULATIONS
VEHICLE SALES, RENTAL AND SERVICE (1 SPACE PER EMPLOYEE)	3 EMPLOYEES = 3.00
ON MAXIMUM SHIFT + 3 SPACES PER SERVICE BAY OR FUELLING	0 BAY O FUELLING STALL = 0.00
STALL + 1 SPACE PER 125 SF. PFA OF CONVENIENCE STORE	1 (1,520 SF/125 SF) = 12.16
FLOOR AREA)	TOTAL = 15.16
No. PROPOSED PARKING SPACES:	16 SPACES PROVIDED
No. PROP. HANDICAP PARKING ON-SITE:	2 ACCESSIBLE STALL (INCLUDED)

- GENERAL NOTES:**
- ALL PLANTS SHALL BE FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE.
  - CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS.
  - GRADE AND CONCRETE SURFACES TO BE DONE ACCORDING TO DWG. C-1.2 & C-1.8 "DRAINAGE PLAN". ENSURE AREAS DRAIN AWAY FROM STRUCTURES AND PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE. SPREAD AND AVERAGE OF 1" SHARP SAND OVER ENTIRE AREA TO BE SOLID SOODED, HAND RAKE ENTIRE AREA PRIOR TO SODDING; OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF GRADE PRIOR TO SODDING.
  - ALLOW FOR FINISHED GRADE AT EDGE OF WALKS AND CURBS TO BE A MINIMUM OF 1" TO 1 1/2" BELOW TOP OF SIDEWALK AND CURBS AREAS SO GRASS WILL NOT HOLD WATER ON WALK AND SHALL BE CONSISTENT ALONG EDGE.
  - LANDSCAPE CONTRACTOR TO COORDINATE AND SCHEDULE HIS WORK WITH OTHER CONTRACTORS WORKING ON THE PROJECT SITE.

