DEVELOPER: LAND TEJAS
STERLING LAKES SOUTH, L.L.C.
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713)783-6702

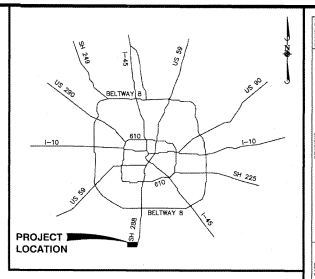
CONSTRUCTION OF WATER, SANITARY, DRAINAGE, AND PAVING FACILITIES FOR

SIERRA VISTA SEC. 2

BRAZORIA COUNTY M.U.D. NO. 32

BRAZORIA COUNTY, TX

PROJECT NO. 600.001005.00

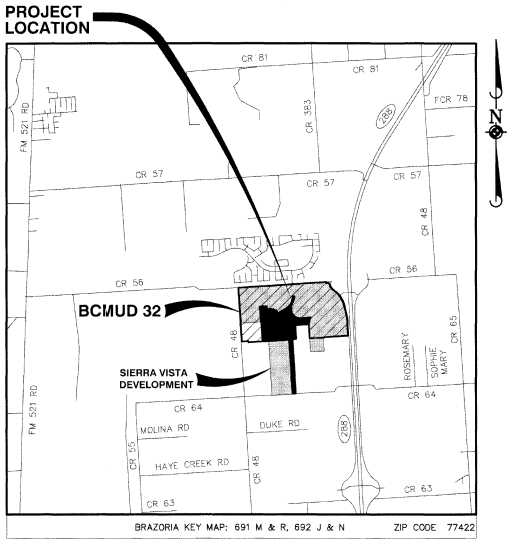


HOUSTON AREA VICINITY MAP

N.T.S.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET & SHEET INDEX
2	GENERAL NOTES
3	WATER AND SANITARY OVERALL
4A	DRAINAGE OVERALL– NE
4B	DRAINAGE OVERALL–NW
4C	DRAINAGE OVERALL–S
5	DRAINAGE CALCULATIONS
6	GRADING PLAN
7	STORM WATER POLLUTION PREVENTION PLAN
8	P&P – SIERRA VISTA BLVD. (STA 6+00 TO 16+50)
9	P&P – SIERRA VISTA BLVD. (STA 16+50 TO 24+50)
10	P&P – SIERRA VISTA BLVD.(STA 24+50 TO STA 33+50)
11	P&P – THUNDERBOLT PEAK. DR. (STA 0+50 TO STA 11+00)
12	P&P – HUMPHREYS GREEN DR. (STA 0+50 TO STA 7+50)
13	P&P – RED SLATE DR. (STA 11+50 TO STA 18+50)
14	P&P – RITTER RUN DR. (STA 0+50 TO STA 11+50)
15	P&P – AGASSIZ DR. (STA 0+00 TO STA 7+40)
16	P&P – MATTERHORN DR. (STA 7+40 TO 11+90) & BASELINE A
17	P&P – LANGLEY DR. (STA 11+90 TO STA 16+00)
18	P&P – SPLIT MOUNTAIN DR. (STA 0+00 TO 6+00)
19	P&P – MUIR PEAK DR. (STA 0+00 TO STA 8+00)
20	P&P – BANNER PEAK DR. (STA 8+00 TO STA 12+00)
21	P&P – SILL PRAIRIE DR. (STA 12+00 TO STA 20+00)
22	TRAFFIC SIGNAGE & PAVEMENT MARKINGS
23	SIERRA VISTA BIKE LANE
24	CITY OF IOWA COLONY STANDARD DETAILS – WATER (SHEET 1 OF 12)
25	CITY OF IOWA COLONY STANDARD DETAILS – WATER (SHEET 2 OF 12)
26	CITY OF IOWA COLONY STANDARD DETAILS – SAN. SEW. (SHEET 3 OF 12)
27	CITY OF IOWA COLONY STANDARD DETAILS – SAN. SEW. (SHEET 4 OF 12)
28	CITY OF IOWA COLONY STANDARD DETAILS – SAN. SEW. (SHEET 5 OF 12)
29	CITY OF IOWA COLONY STANDARD DETAILS – STM. SEW. (SHEET 6 OF 12)
30	CITY OF IOWA COLONY STANDARD DETAILS – STM. SEW. (SHEET 7 OF 12)
31	CITY OF IOWA COLONY STANDARD DETAILS – SWPPP (SHEET 8 OF 12)
32	CITY OF IOWA COLONY STANDARD DETAILS – PAVING (SHEET 9 OF 12)
33	CITY OF IOWA COLONY STANDARD DETAILS – PAVING (SHEET 10 OF 12)
34	CITY OF IOWA COLONY STANDARD DETAILS – PAVING (SHEET 11 OF 12)
35	CITY OF IOWA COLONY STANDARD DETAILS – PAVING (SHEET 12 OF 12)
36	DRAINAGE SERVICE AREA MAP



LOCATION MAP

N.T.S.

AS-BUILT
BY: ABrockman DATE: May 04, 2018

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713) 223-4567 (In Houston)
(New Statewide Number Outside Houston)
1-800-545-6005

BRAZORIA COUNTY DRAINAGE DISTRICT NO.5
PLAN APPROVAL - VALID FOR 1 YEAR
5/1/17
5-1-17
5/1/17
DATE: 5/1/17

CONTRACTOR SHALL NOTIFY THE CITY OF IOWA COLONY C/O ADICO, LLC (DINH HO, P.E. AT 832-895-1093, DIHN@ADICO-LLC.COM), 48 HOURS BEFORE COMMENCING WORK.

MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

Manhard CONSULTING
2445 Technology Forest Blvd, Suite 200, The Woodlands, TX 77381 p:832.823.2200 f:832.823.2201 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
Texas Board of Professional Engineers Registration No. F-18141

BOUNDARY & TOPOGRAPHIC SURVEY:

THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY JONES & CARTER, INC. DATED DECEMBER 7, 2016. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING IN WRITING OF ANY DIFFERING CONDITIONS. MANHARD CONSULTING HAS NOT VERIFIED THE SURVEY AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY BOUNDARY AND TOPOGRAPHY.

BENCHMARKS:

SOURCE BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.

TEMPORARY BENCH MARK:

T.B.M. "B" BEING A SET 100-D NAIL IN A POWER POLE LOCATED EAST OF THE ENTRANCE TO STERLING LAKES SUBDIVISION.

ELEVATION = 57.63 FEET, NAVD 88 (1991 ADJUSTMENT)

FLOODPLAIN INFORMATION:

ACCORDING TO MAP Nos. 48039C0120H, 48039C0115H,48039C0105H, & 48039C0110H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZORIA COUNTY, DATED JUNE 15, 1989, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"; DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. ALONG THE SOUTHERN BOUNDARY OF THE SUBJECT TRACT, NEAR COUNTY ROAD 64, THE SUBJECT TRACT IS SITUATED WITHIN: SHADED ZONE "X", DEFINED AS AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1-FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD AND ZONE "AE"; DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE ELEVATIONS DETERMINED. NOTE THAT COUNTY ROAD 64 IS THE LIMIT OF DETAILED STUDY FOR THE UNNAMED TRIBUTARY TO CHOCOLATE BAYOU.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ENGINEER'S SEAL

STATE OF TEXAS
CLAYTON C. CHIGBANKES
101966
LICENSED
PROFESSIONAL ENGINEER
5/1/17

NOTE: CITY SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

CITY OF IOWA COLONY
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENTS ESTABLISHED BY THE CITY OF IOWA COLONY.

MICHAEL HOLTON, MAYOR — DATE 5/2/17

DINH HO, P.E., CITY ENGINEER — DATE 5/2/17

IOWA COLONY
Texas

© 2016 MANHARD CONSULTING, ALL RIGHTS RESERVED

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING
Texas Registered Firm No. F-18141 Texas Registered Firm No. 10194650
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
Texas Board of Professional Engineers Registration No. F-18141

SIERRA VISTA SEC. 2
BRAZORIA COUNTY M.U.D. NO. 32
TITLE SHEET & SHEET INDEX

PROJ. MGR.: AMT
PROJ. ASSOC.: MW/DA
DRAWN BY: RK/TN
DATE: MAY 2017
SCALE:

SHEET 1 OF 36
600.001005.00

FINAL APPROVAL