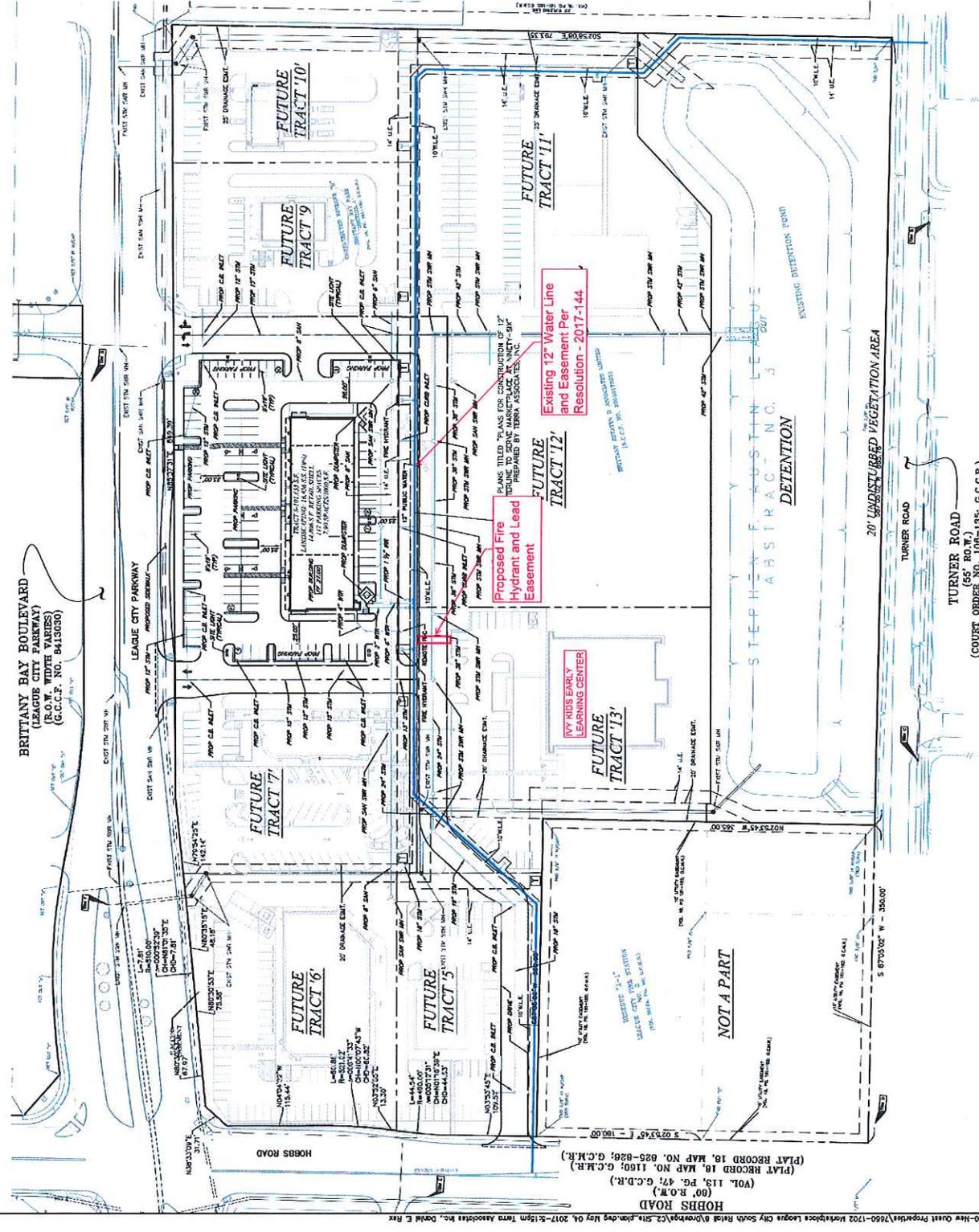


BRITANNY BAY BOULEVARD  
 (LEAGUE CITY PARKWAY)  
 (R.O.W. WIDTH VARIANCE)  
 (G.C.C.R. NO. 8413030)



- NOTES**
1. ALL PROPOSED UTILITIES SHALL CONFORM TO THE REGULATIONS OF THE TEXAS PUBLIC UTILITIES COMMISSION, INCLUDING ALL APPLICABLE ORDINANCES THAT GOVERN THE INSTALLATION AND MAINTENANCE OF SUCH UTILITIES.
  2. A SCHEDULE OF PROPERTY, SHOWING CHANGE OF ADDRESS, SHALL BE SUBMITTED TO THE CITY ENGINEER, LEAGUE CITY, TEXAS, WITH THESE PLANS.
  3. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES, INCLUDING THE TEXAS PUBLIC UTILITIES COMMISSION, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY ENGINEER, LEAGUE CITY, TEXAS.
  4. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY ENGINEER, LEAGUE CITY, TEXAS.

**ANALYSIS OF IMPERVIOUS COVER**

IMPROVEMENT TYPE	AREA OF EXISTING IMPERVIOUS COVER	AREA OF FINAL IMPERVIOUS COVER
BUILDING(S)	0 SF	14,808 SF
PARKING LOT/DRIVEWAY	479 SF	62,308 SF
STORMWATER PAVEMENT	0 SF	5,192 SF
STONES	0 SF	118 SF
DETENTION POND/POOLS	0 SF	0 SF
TOTAL AREA	0 SF	82,437 SF

SIZE OF LOT	TOTAL IMPERVIOUS COVER	PERCENTAGE OF IMPERVIOUS COVER
101,433 SF	82,437 SF	81%



NO.	DATE	DESCRIPTION	BY	CHK.
1	02/15/17	RELEASED FOR PERMIT AND REVIEW	DF	DF
2	02/15/17	RELEASED FOR PERMIT AND REVIEW	DF	DF
3	02/15/17	RELEASED FOR PERMIT AND REVIEW	DF	DF
4	02/15/17	RELEASED FOR PERMIT AND REVIEW	DF	DF

**MARKETPLACE AT NINETY-SIX TRACT 8**

**SITE DEVELOPMENT MAP**

**TERRIVA**  
 1445 N. LOOP WEST - SUITE 450  
 HOUSTON, TEXAS 77060  
 TYPE REGISTRATION NO. F-000332  
 CONTRACT NO. 7600-1702

DATE: MAY 2017  
 SHEET: C2 OF 17

PLAT RECORD 18, MAP NO. 1160; G.C.M.R. (VOL. 113, PG. 47; G.C.D.R.) (90' R.O.W.)  
 PLAT RECORD 19, MAP NO. 853-026; G.C.M.R. (VOL. 15, PG. 181-182; G.C.M.R.) (56' R.O.W.)  
 (COURT ORDER NO. 108-195; G.C.C.R.)  
 (VOL. 15, PG. 181-182; G.C.M.R.)

NO.	DATE	DESCRIPTION
1.	11/13/2017	ISSUE FOR REVIEW
2.	11/13/2017	CITY REVIEW
3.	11/13/2017	CITY REVIEW

**Ivy Kids Early Learning Center**  
1925 W LEAGUE CITY PARKWAY  
LEAGUE CITY, TX 77573

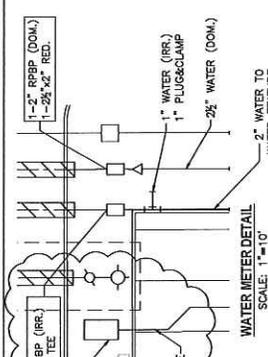
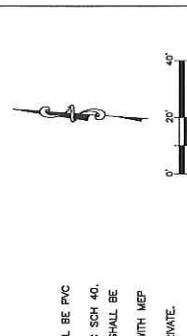
MISSION ENGINEERING INC  
11000 WINDYBUSH DRIVE  
HOUSTON, TEXAS 77066  
(713) 881-0018  
E: schuening@missioneng.com  
PEP Registration No. P-11771



11/13/2017  
DRAWING TITLE  
**UTILITY PLAN**  
DRAWN BY: CUGLESD BY:  
CD: DL  
DATE: 11/13/2017  
JOB NO.: 1710001  
DRAWING NO.:

**C4**

**BENCHMARK**  
LEAGUE CITY UTILITY DEPARTMENT MAPS C-2000-23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

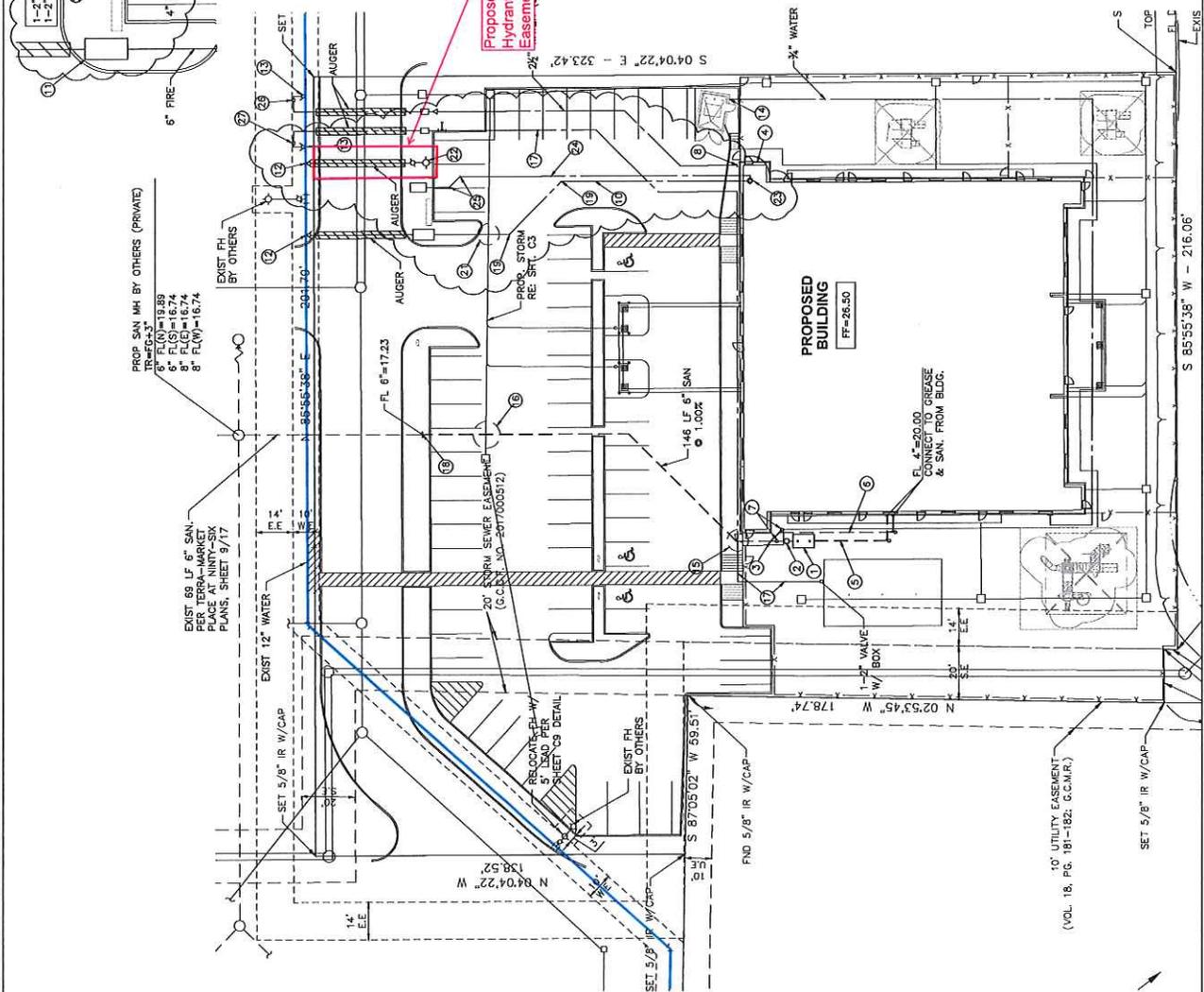


- NOTES:**
1. ALL SANITARY SEWER LINES AND GREASE LINES SHALL BE PVC SCH 40.
  2. DOMESTIC AND IRRIGATION WATER LINE SHALL BE PVC SCH 40.
  3. FIRE LINE AND FIRE DEPARTMENT CONNECTION LINE SHALL BE 6\"/>

**LEGEND**

○	PROPOSED GRADE CLEAN-OUT (G.C.O.)
○	EXISTING SAN MANHOLE
○	PROPOSED SAN SEWER
○	EXISTING WATER
○	PROPOSED WATER
○	PROPOSED STORM SEWER
○	PROPOSED STORM MANHOLE
○	PROPOSED STORM INLET
○	EXISTING STORM SEWER
○	EXISTING STORM MANHOLE
○	EXISTING INLET

- KEY NOTES:**
1. 750 GALLON GREASE TRAP RE: PLUMBING PLAN, TR=26.40, FL 4.7'(N)=19.19, FL 4.7'(OUT)=18.94, SEE SHEET P-4.0.
  2. SIMPLE W/RE: PLUMBING PLAN, TR=26.40.
  3. 1-1/2\"/>



10' UTILITY EASEMENT (VOL. 18, PG. 181-182, C.C.M.R.)  
S 85'55.38\"/>