



City of Pearland Planning Department Universal Application

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281.652.1765
281.652.1702 (fax)
pearlandtx.gov

Please complete each field - incomplete applications will **not** be accepted. **All applications, including the checklist, must be submitted in electronic format as a PDF and provided by email, USB / CD.** Refer to the schedule on the City's website and/or within the Planning Department for deadlines and anticipated meeting dates for each project type.

TYPE OF APPLICATION:

- Zoning Change (from) _____ (to) _____
- Cluster Development Plan
- Planned Development Workshop
- Plat (list type): _____

- ZBA Variance
- P&Z Variance
- Special Exception
- Conditional Use Permit

**Plat Types include:
Minor, Amending,
Preliminary, Final,
Master, Replat*

PROJECT INFORMATION:

- Residential
- Commercial
- Property Platted
- Property Not Platted

Project Name: GLOBAL AUTO Tax ID: _____

Project Address/Location: 2450 MAIN ST, PEARLAND, TX, 77581

Subdivision: OLD TOWNSITE No. of Lots: 0 Total Acres: 0.48

Brief Description of Project: AUTO REPAIR "MINOR". MINOR MAINT. SERVICE, REPAIR, & REPLACEMENT.

When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda according to Section 1.2.1.2 of the Unified Development Code.

PROPERTY OWNER INFORMATION:

Name: MUSTAFA SHURAFI
 Address: 3532 PINE VALLEY DR.
 City: PEARLAND State: TX Zip: 77581
 Phone: (832) 475 - 5331
 Fax: _____
 Email Address: globaltowing78@gmail.com

APPLICANT/AGENT INFORMATION:

Name: NOMA ENGINEERING&CONSTRUCTION
 Address: 10333 HARWIN DR, SUITE 658
 City: HOUSTON State: TX Zip: 77036
 Phone: (346) 444 - 6458
 Fax: (346) 444 - 6710
 Email Address: hghuneim@nomaengineering.com

****Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.
As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.**

**Owner's Signature: *Mustafa Shurafi* Date: 08/16/2018

Agent's/
Applicant's Signature: khaled ghuneim Date: 08/16/2018

OFFICE USE ONLY:

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
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Fees will be accepted by phone or in person. Please contact 281.652.1765 for instructions.

APPLICATION NUMBER:

GLOBAL AUTO
2450 MAIN STREET
PEARLAND, TX 77581

Authorization Letter

To Whom It May Concern:

I, MUSTAFA SHURAFI, property owner and the undersigned, hereby authorize NOMA Engineering and Construction to act on my behalf in issuing permit for Global Auto project located at 2450 Main St, Pearland, TX, 77581 from City of Pearland. Noma is Authorized to obtain any and all permits relating to this project.

If you have any questions or concerns, please do not hesitate to contact me.

Thank you,

Mustafa Shurafi

Mustafa Shurafi
President of Global Auto
832.475.5331

STATE OF TEXAS
COUNTY OF BRAZORIA

I, MUSTAFA SHURAFI, Owner of the property subdivided in this Development Plat of MUSTAFA, a 0.4796 acre tract of land being a part of Lot 21, Block 20, of Pearland Townsite, according to the plat or map recorded in Volume 29, Page 41, of the Deed Records of Brazoria County, Texas, and a part of Tract 3, Section 2, of the H. T. & B. R.R. Co. Survey, Abstract 542, Brazoria County, Texas, do hereby make subdivision of said property, according to the lines, lots, streets, alleys, reserves, parks and easements as shown hereon and dedicate for public use as such the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever, unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements of five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public, for public utility purposes forever, unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven (7' 0") for sixteen (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby each aerial easement totals thirty feet (30' 0") in width.

Witness my hand in Pearland, Brazoria County, Texas, this 22 day of December, 2017.

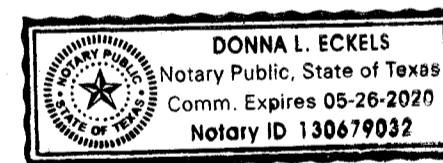
Mustafa Shurafi
MUSTAFA SHURAFI, OWNER

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority on this day personally appeared MUSTAFA SHURAFI, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22 day of December, 2017.

Donna L. Eckels
Notary Public in and for the State of Texas



My Commission expires: 5-26-2020

CITY OF PEARLAND
CITY PLANNERS CERTIFICATION:

This is to certify that the City Planner of the City of Pearland, Texas, has approved this Development Plat of MUSTAFA and is in conformance with the laws of the State of Texas and the ordinances of the City of Pearland as shown hereon and authorizes the recording of this plat this 1 day of Jan, 2018.

Jimontanae McBride
Jimontanae McBride
City Planner
City of Pearland, Texas

Approved for the City of Pearland this 1 day of JAN, 2018.

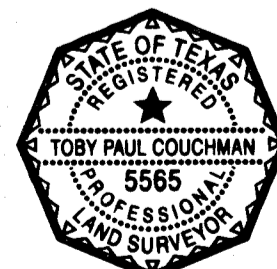
Robert Upton
Robert Upton, P.E.
City Engineer

Darrin Coker
Darrin Coker
City Attorney

CERTIFICATE OF SURVEYOR

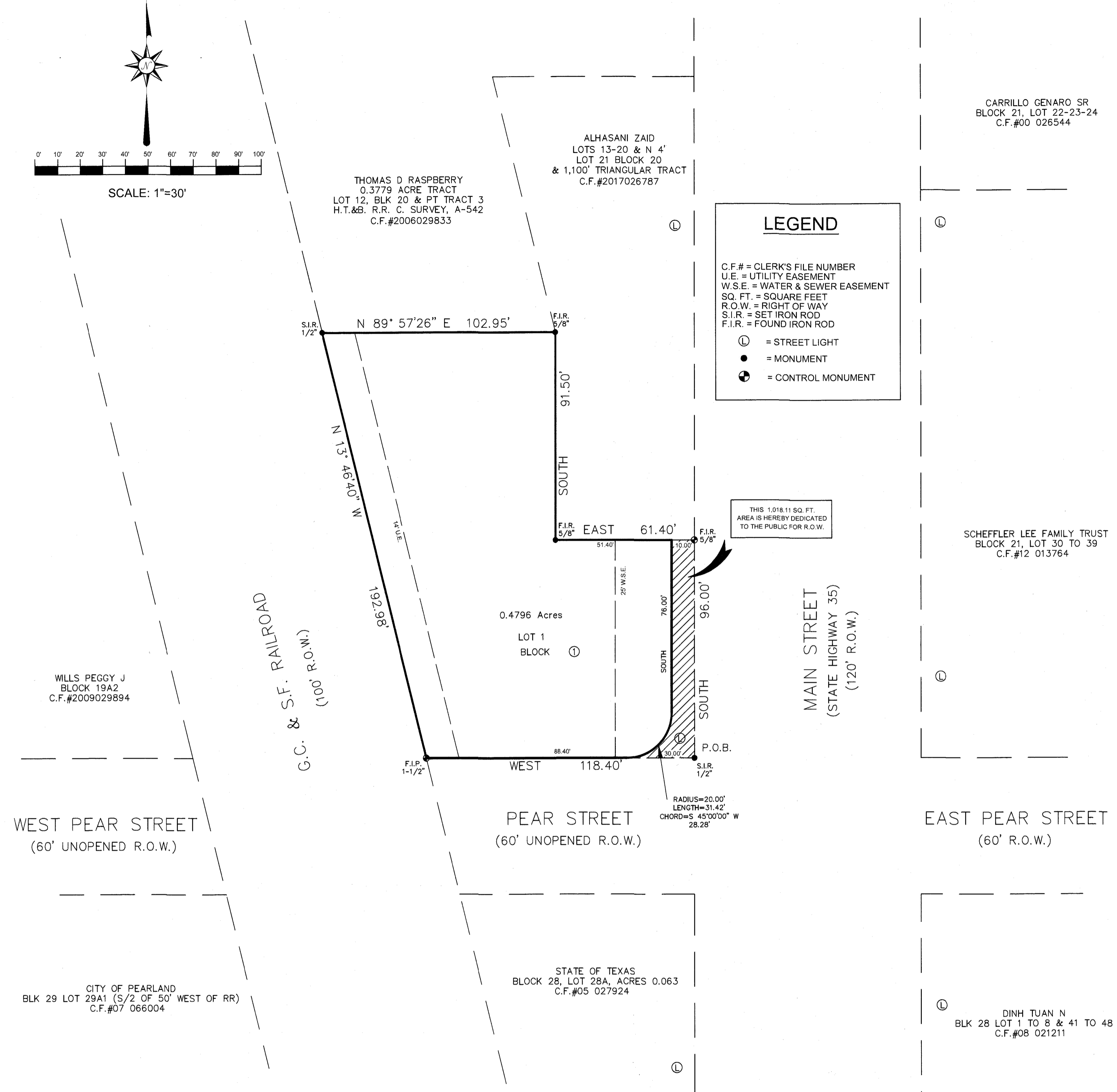
I, Toby Paul Couchman, Registered Professional Land Surveyor, No.5565, do hereby certify that this Plat correctly represents a survey made under my supervision on the ground in accordance with the information provided me and correctly represents the facts as found at the time of survey and is true and correct and that all boundary corners, lot corners, angle points and points of curvature are properly marked with 5/8 inch diameter iron rods three (3) feet or as shown on the plat.

Toby Paul Couchman
Toby Paul Couchman
Texas Registration No. 5565



Property Description:

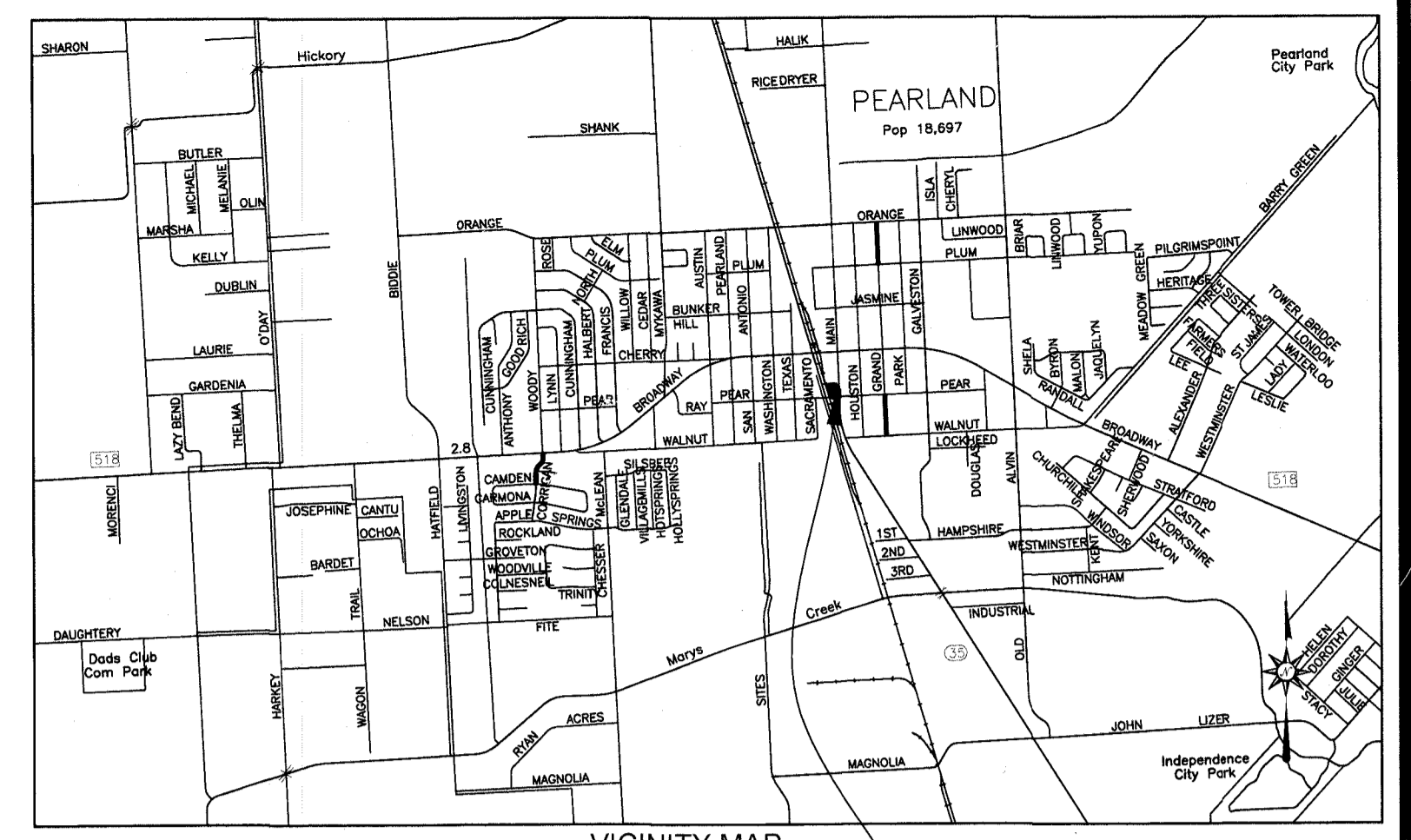
A 0.4796 acre tract of land being a part of Lot 21, Block 20, of Pearland Townsite, according to the plat or map recorded in Volume 29, Page 41, of the Deed Records of Brazoria County, Texas, and a part of Tract 3, Section 2, of the H. T. & B. R.R. Co. Survey, Abstract 542, City of Pearland, Brazoria County, Texas, more particularly described as follows:
BEGINNING at a 1/2 inch iron rod set marking the intersection of the West line of Main Street (State Hwy. 35) (100' R.O.W.) and the North line of Pear Street (60' R.O.W.) also being the Southeast corner of Lot 21, Block 20, of aforesaid Pearland Townsite;
THENCE West, with the North line of Pear Street a distance of 118.40 feet to a 1-1/2 inch iron pipe found in the East line of the G.C. & S.F. Railroad 100' R.O.W. marking the Southwest corner of herein described tract;
THENCE N. 13°46'40" W, with the East R.O.W. of said railroad a distance of 192.98 feet to a 1/2 inch iron rod set marking the Northwest corner of herein described tract, also being the Southwest corner of the Raspberry Tract recorded under B.C.C.F.# 2006029833;
THENCE N. 89°57'26" E, with the common line of herein described tract and said Raspberry Tract, a distance of 102.95 feet to a 5/8 inch iron rod found marking the most Northerly Northeast corner of herein described tract and the Southeast corner of said Raspberry Tract;
THENCE South, a distance of 91.50 feet to a 5/8 inch iron rod found for an interior corner of herein described tract;
THENCE East, a distance of 61.40 feet to a 5/8 inch iron rod found in the West line of said Main Street, marking the most Easterly Northeast corner of herein described tract;
THENCE South, with the West line of said Main Street, a distance of 96.00 feet to the POINT OF BEGINNING of herein described tract containing 0.4796 acres of land.



LEGEND

C.F.# = CLERK'S FILE NUMBER
U.E. = UTILITY EASEMENT
W.S.E. = WATER & SEWER EASEMENT
SQ. FT. = SQUARE FEET
R.O.W. = RIGHT OF WAY
S.I.R. = SET IRON ROD
F.I.R. = FOUND IRON ROD

○ = STREET LIGHT
● = MONUMENT
⊙ = CONTROL MONUMENT



- NOTES:**
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, G.F. NUMBER 7910-17-6199, EFFECTIVE DATE AUGUST 24, 2017. ALL BEARINGS REFERENCES ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
 - ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR BRAZORIA COUNTY.
 - FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OF STREET RIGHTS-OF-WAYS HAVE BEEN MONUMENTED. ALL 1/2" IRON RODS SET FOR CORNER HAVE A CAP WITH THE LABEL "PRO-SURV RPLS 5565".
 - PROJECT BENCHMARK IS AW 0163, NGVD 1929 (1978 ADJUSTMENT), DISK ON INLET AT THE NORTHEAST CORNER OF THE INTERSECTION OF WALNUT BEND DRIVE AND LOST MAPLES DRIVE, ELEVATION 48.49'. PROJECT T.B.M. IS A MAG NAIL SET S 00°56'42" W - 30.60' FROM THE SOUTHEAST CORNER OF THE SUBJECT TRACT WITH AN ELEVATION OF 47.56'.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP(FIRM) MAP NO. 480077 0049J, WITH THE EFFECTIVE DATE OF 9-22-99, THE PROPERTY IS LOCATED ENTIRELY IN ZONE "X". ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOOD PLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
 - ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
 - ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.
 - THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
 - ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA COUNTY DRAINAGE DISTRICT #4.
 - THIS PROPERTY DOES NOT LIE WITHIN ANY MUNICIPAL UTILITY DISTRICT.
 - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SIGHT DISTANCE REQUIREMENTS FOR MOTORISTS.
 - DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CHAPTER 7 OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL.
 - THERE ARE 6 EXISTING STREET LIGHTS WITHIN 200 FEET OF THE PROPERTY.
 - PIPELINE RIGHT-OF-WAY AGREEMENT FILED FOR RECORD UNDER VOLUME 289, PAGE 631, DEED RECORDS, BRAZORIA COUNTY, TEXAS, LIES FULLY WITHIN GULF, COLORADO & SANTA FE RAILWAY RIGHT-OF WAY AND DOES NOT AFFECT SUBJECT PROPERTY.

CITY OF PEARLAND
DEVELOPMENT PLAT
MUSTAFA

A 0.4796 acre tract of land being a part of Lot 21, Block 20, of Pearland Townsite, according to the plat or map recorded in Volume 29, Page 41, of the Deed Records of Brazoria County, Texas, and a part of Tract 3, Section 2, of the H. T. & B. R.R. Co. Survey, Abstract 542, City of Pearland, Brazoria County, Texas

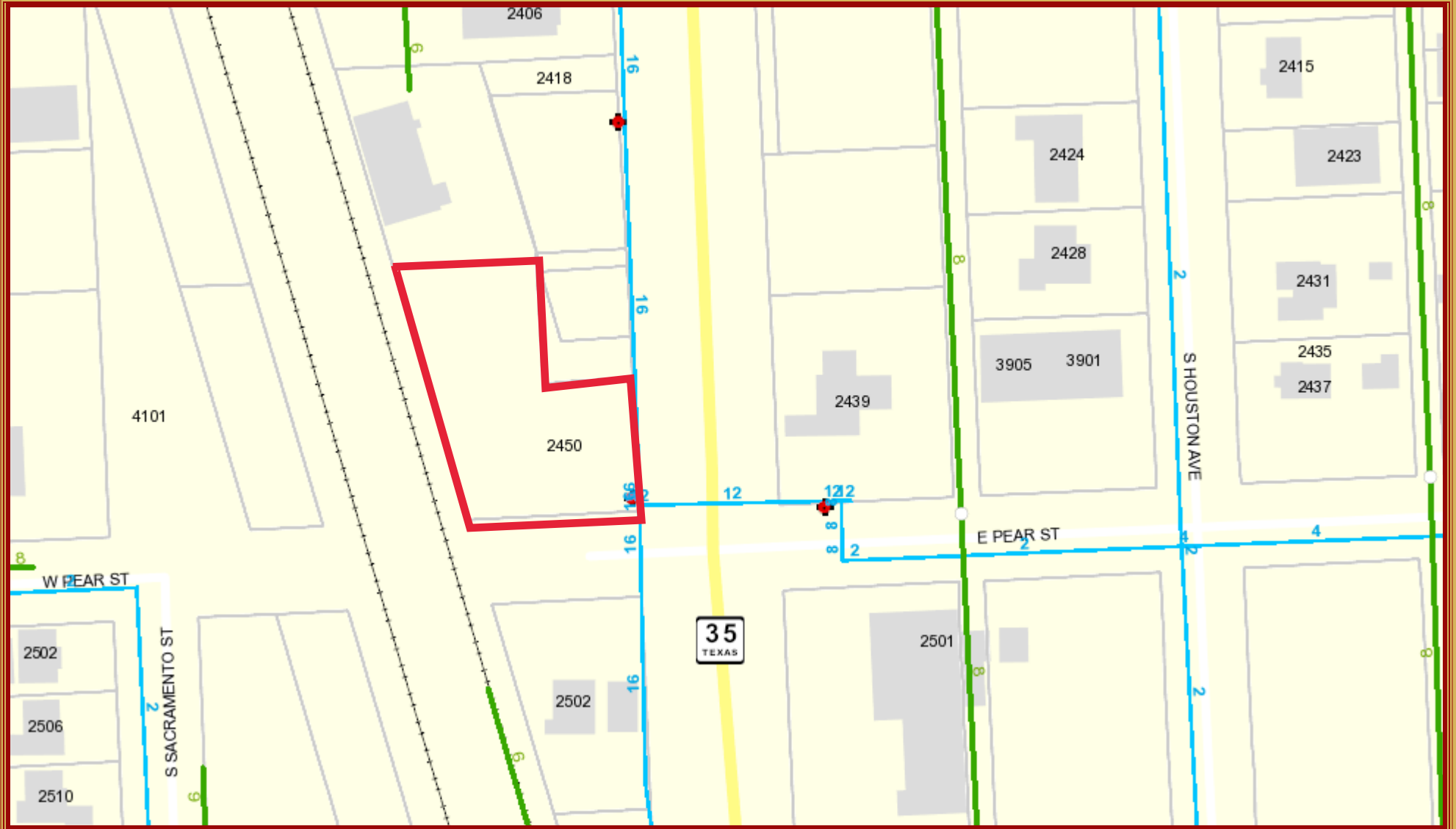
1 LOT 1 BLOCK
DECEMBER 2017

PRO-SURV
SURVEYING AND MAPPING
EMAIL: orders@prosurv.net
T.B.P.L.S. FIRM #10119300
P.O. BOX 1366
FRIENDSWOOD, TEXAS 77549
PHONE: 281-996-1113

OWNER
MUSTAFA SHURAFI
3532 PINE VALLEY DRIVE
PEARLAND, TX 77581
PH:832-475-5331

17-0031

VICINITY MAP



Legend/Notes

Sewer Structures

- Manhole
- WACS

WWTP

Force Main Connections

- Air Pump

Grinder Pump

Lift Station

Hydrants

Sewer Lines

- Force
- Gravity

Water Mains

- Main
- Lateral



1:1,200

1 inch = 100 feet



This product is for informational purposes only and may not be prepared or be suitable for legal, engineering, or surveying purposes.

MA P. PREPARED: APRIL 3, 2018

NOMA ENG.&CONST.
PROJECT: GLOBAL AUTO
PROJECT NO: CUP18-00017

NOMA ENGINEERING AND CONSTRUCTION
LETTER OF INTENT EXPLAINING THE CONDITIONAL USE PERMIT

The Project “ Global Auto” will be used for minor repair or replacement of parts, tires, tubes and batteries; diagnostic service; minor maintenance services such as grease, oil, spark plug and filter changing; tune-ups; muffler repair, emergency road service, replacement of starter, alternator, hoses and brake parts; automobile washing and polishing; performing state inspection and making minor repair necessary to pass inspection; normal servicing of air-conditioning systems; and other similar minor service for major vehicles except heavy load vehicles.

NOTE: Not including any operation named under Automobile Repair (Major).

This Project will consist of 2,955 sq.ft building area (520 sq.ft Office area, and 2,435 sq.ft Auto Shop area).

Sign Acknowledgement Form

This form is required to be signed by the property owner and applicant.

Any person, firm or corporation requesting a zoning change, a conditional use permit (CUP), or a variance/special exception shall be required to erect and maintain a sign(s), to be inspected by the City, upon the property for which a variance or zoning change has been requested.

Such sign(s) shall be located as follows:

1. One (1) sign per street frontage shall be located within thirty (30) feet of the abutting street, or as determined by the City.
2. So as to be clearly visible and readable from the public right-of-way and not obstructed in any manner.
3. So as not to create a hazard to traffic on the public rights-of-way abutting the property.
4. On the subject property at least ten (10) days prior to the hearing of the Zoning Board of Adjustment for variance/special exceptions and of Planning and Zoning Commission for zone change and conditional use permit, and to remain continuously on said property until final action by the City Council or withdrawal of the case by the applicant. Removal of the sign by the applicant prior to a recommendation by the Planning and Zoning Commission and/or a final decision by the City Council shall constitute a withdrawal of the request.
5. The signs shall be as follows:
 - A minimum sign size of two (2) feet by three (3) feet, but no larger than four (4) feet by four (4) feet
 - At least two (2) feet above the ground
 - Blue or black lettering that is a minimum of 3 inches by ½ inch, on a white background
 - Message content, depending on project type, as follows:

PROPOSED CUP
CONTACT CITY OF PEARLAND
WWW.PEARLANDTX.GOV/PLANNING
281.652.1765

PROPOSED ZONE CHANGE
CONTACT CITY OF PEARLAND
WWW.PEARLANDTX.GOV/PLANNING
281.652.1765

PROPOSED VARIANCE/SPECIAL EXCEPTION
CONTACT CITY OF PEARLAND
WWW.PEARLANDTX.GOV/PLANNING
281.652.1765

Signs must be professionally made; handwritten signs are not allowed.

Signs must be freestanding and cannot be attached to a tree, fence, or building.



- Upon making an application for a zoning change, a conditional use permit (CUP), or a variance/special exception, the applicant shall place sign(s) as required. The City shall inspect such sign(s) to ensure compliance as required by the UDC.
- After the zoning change, a conditional use permit (CUP), or a variance request is approved by the City Council, denied by the City Council, or withdrawn by the applicant, the applicant shall remove the sign from the area of the request within ten (10) days of such event.
- It shall be unlawful for anyone to remove, destroy, deface or obstruct the view of a sign which gives notice that a zoning change, a conditional use permit (CUP), or a variance/special exception has been requested.
- In the event the applicant fails to erect and/or maintain signs in accordance with this section, the public hearing before the Planning and Zoning Commission/City Council/Zoning Board of Adjustment shall be postponed to a date in the future, which would allow time for compliance.
- The erection of any sign required by this section shall not require a permit under Section 4.1.2.6 of this UDC.
- The owner or applicant shall promptly notify the Planning Department of any sign required by this section, which becomes lost, stolen or vandalized. The Planning and Zoning Commission or Zoning Board of Adjustment, depending on the type of case, shall have the power to decide whether or not there has been substantial compliance with the posting requirements in the case of lost, stolen or vandalized signs.

Property owner signature ___mustafa shurafi_____

Property owner name (typed) _____MUSTAFA SHURAFI_____

Date ___08/16/2018_

Applicant signature _____khaled ghuneim_____

Applicant name (typed) _NOMA ENGINEERING&CONSTRUCTION_____

Date ___08/16/2018_



Cash Register Receipt

City of Pearland

Receipt Number
R26486

DESCRIPTION	ACCOUNT	QTY	PAID
ProjectTRAK			\$1,025.00
CUP18-00017	Address: 2450 MAIN ST	Apn: 237001	\$1,025.00
CONDITIONAL USE PERMIT			\$1,025.00
CONDITIONAL USE PERMIT SUBMITTAL	100-410-415.3300.020	0	\$1,025.00
TOTAL FEES PAID BY RECEIPT:R26486			\$1,025.00

Date Paid: Monday, August 27, 2018

Paid By: KHALED S GHUNEIM

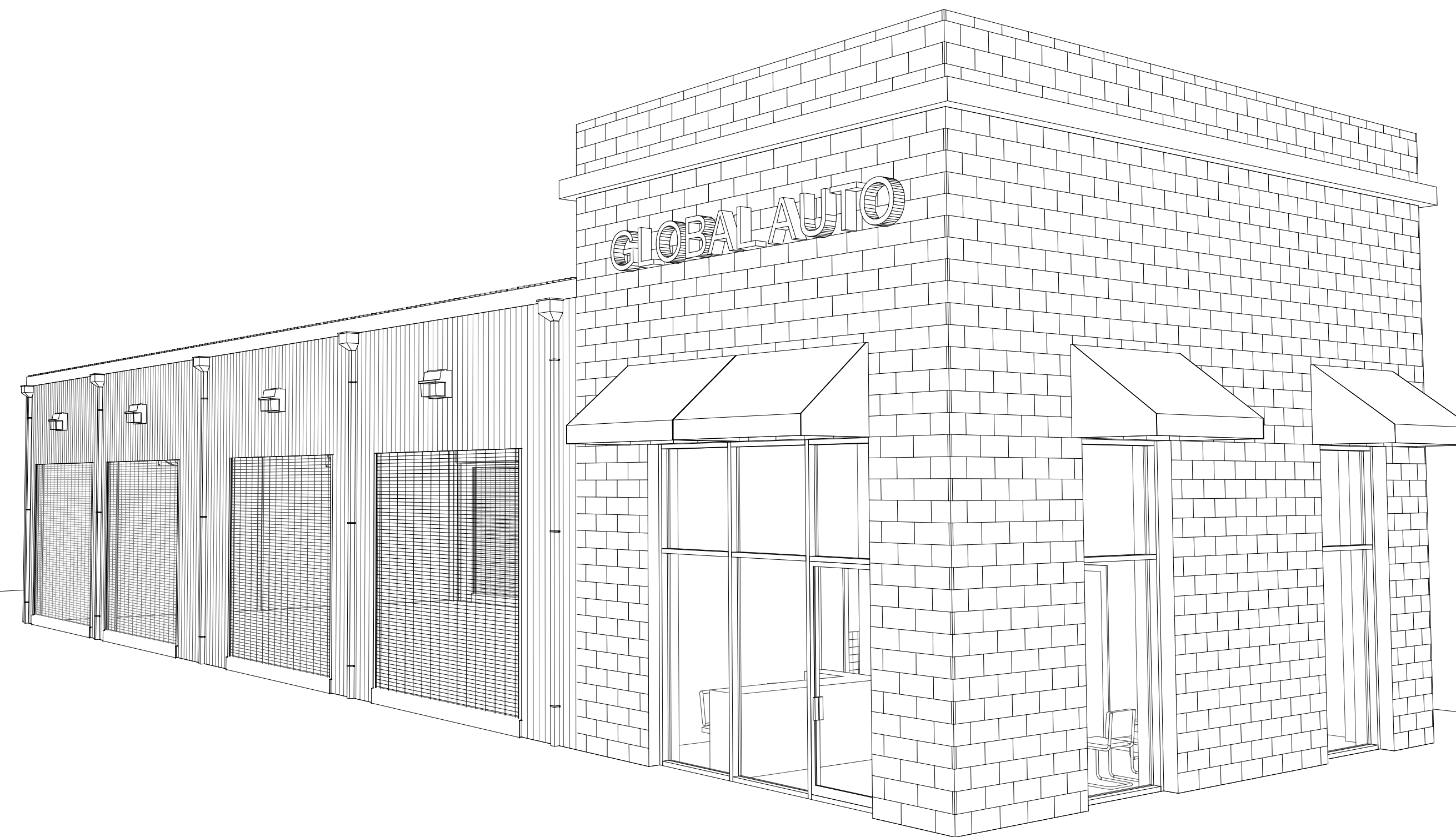
Cashier: KADO

Pay Method: CREDIT CARD 06060G



ABBREVIATIONS

Table listing various abbreviations and their corresponding full names, organized in four columns. Includes terms like INCH, POUND, DOCK BUMPER, DOUBLE, etc.



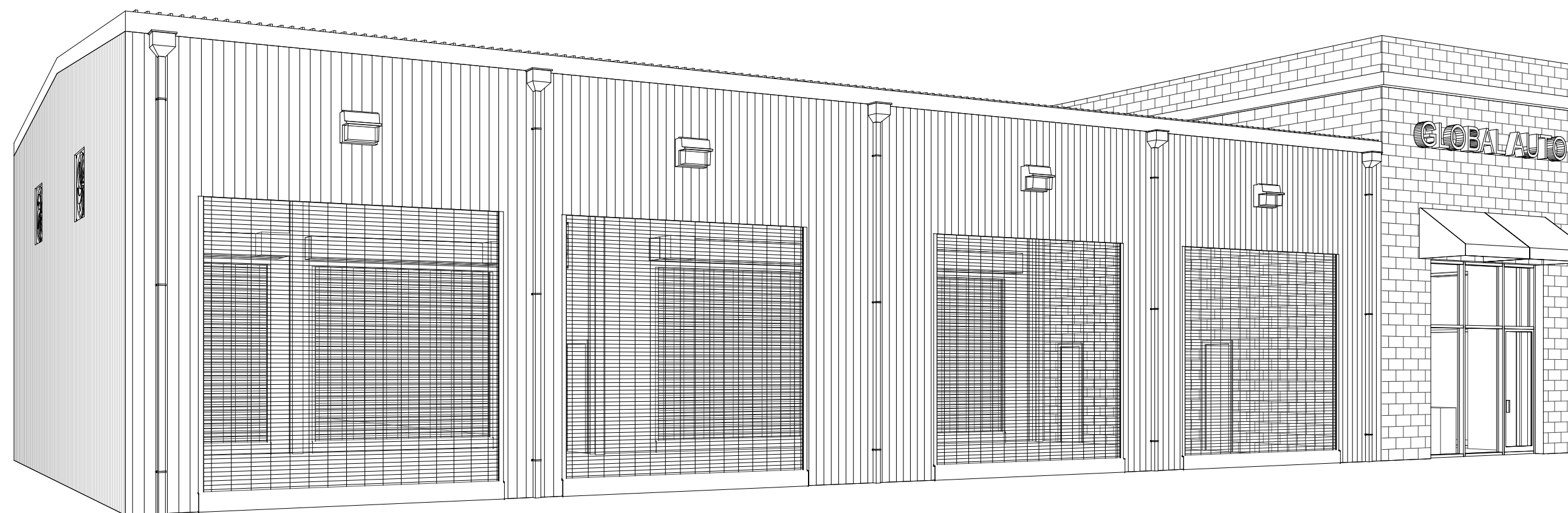
INDEX OF DRAWINGS table with columns for NUMBER, NAME, and ISSUE #2. Lists drawing sheets G001 through A401.

BUILDING CODE INFORMATION

PROJECT: GLOBAL AUTO
CODE:
BUILDING DESIGNED IN COMPLIANCE WITH THE FOLLOWING CODES:
2012 IBC WITH COH AMENDMENTS
2012 IFC
2012 UMC
2012 UPC
2014 NEC
2015 IECC

PROJECT DESCRIPTION:
THIS PROJECT CONSISTS OF 1 BUILDING, MAIN STRUCTURE WILL BE PRE-ENGINEERED METAL BUILDING WITH METAL PANELS OVER PURLINS.

PROJECT INFO:
• OCCUPANCY : S / B
• CONT. TYPE : II-B
GROSS AREA OF BUILDING :
OFFICE = 520 S.F.
AUTOSHOP = 2,435 S.F.
• TOTAL BUILDING GROSS AREA = 2,955 S.F.
• BUILDING HEIGHT : 22'-0"



NOMA ENGINEERING & CONSTRUCTION

NOMA ENGINEERING & CONSTRUCTION

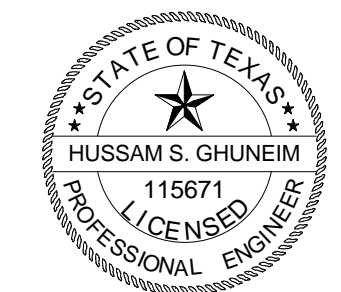


NOMA ENGINEERING & CONSTRUCTION

2500 WEST LOOP SOUTH, STE. 350-B
HOUSTON, TX 77027
(TEL) 832-878-2016
(FAX) 281-487-0022
www.NOMAEENGINEERING.com

FIRM: 16913

Professional seals



INTERM. REVIEW.
NOT FOR CONSTRUCTION.
FOR BIDDING ONLY

Table with columns No., Description, and Date. It is currently empty.

Pearland, TX 77581

GLOBAL AUTO

COVER SHEET

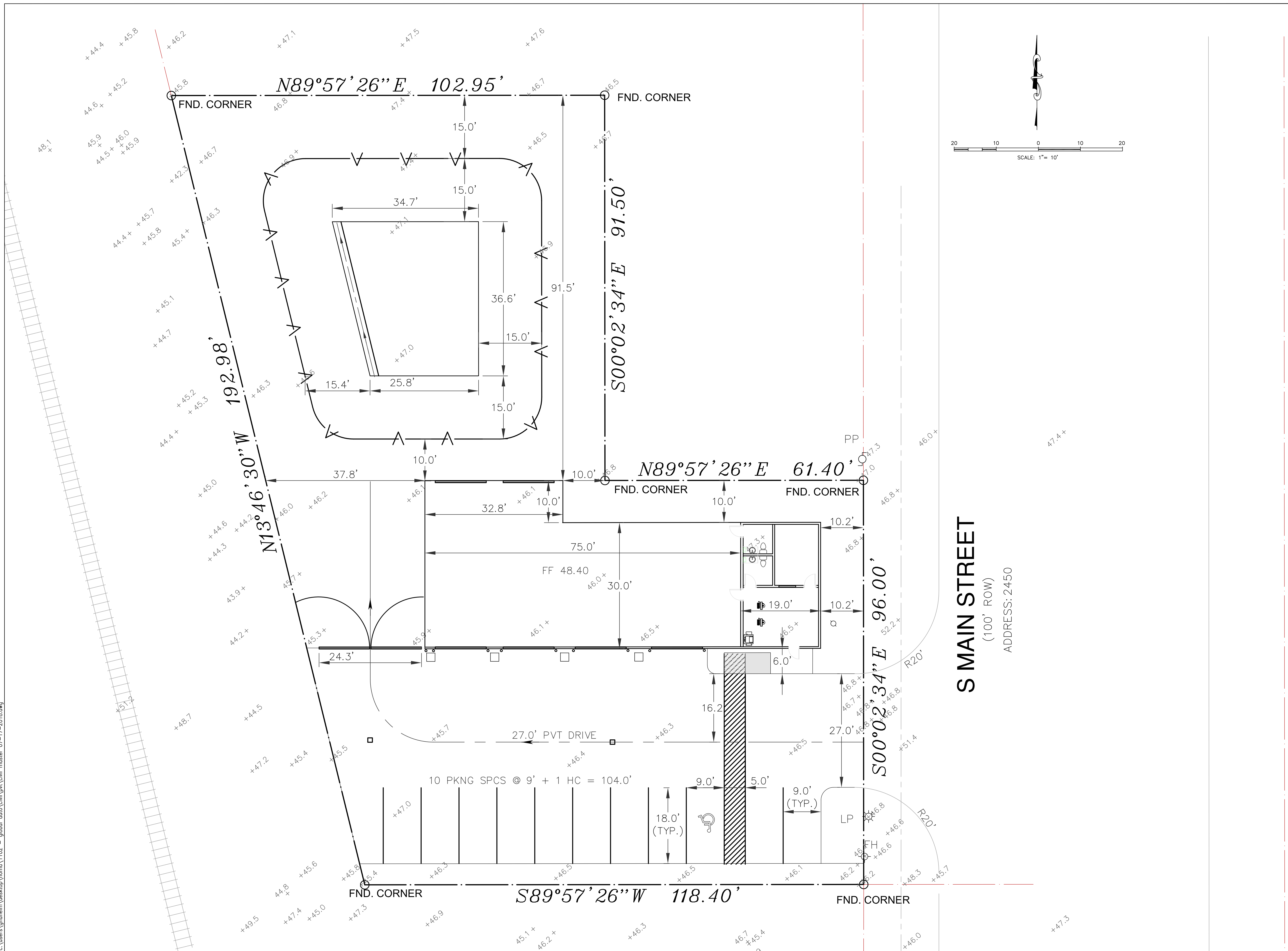
Table with Project number, Project Number, Date, Issue Date, Drawn by, Author, Checked by, Checker.

G001

Scale

6/15/2018 4:03:42 AM

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S MAIN STREET
(100' ROW)
ADDRESS: 2450

GLOBAL AUTO

NEW CONSTRUCTION

Project Address:
2450 MAIN STREET
PEARLAND, TX 77581

PREPARED FOR:

MUSTAFA SHURAFFI
ADDRESS: 2450 MAIN STREET
PEARLAND, TX 77581
PHONE: (832) 475-5331

NOMA ENGINEERING & CONSTRUCTION

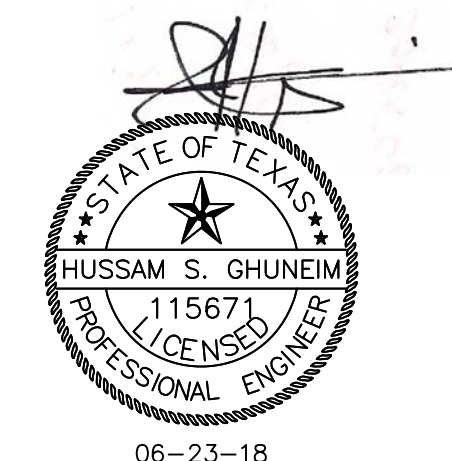


NOMA
ENGINEERING & CONSTRUCTION

10333 HARWIN DRIVE, SUITE 658,
HOUSTON, TX 77036
(TEL) 346-444-6458
(FAX) 346-444-6710
www.NOMAENGINEERING.com

FIRM: 16913

Professional seals



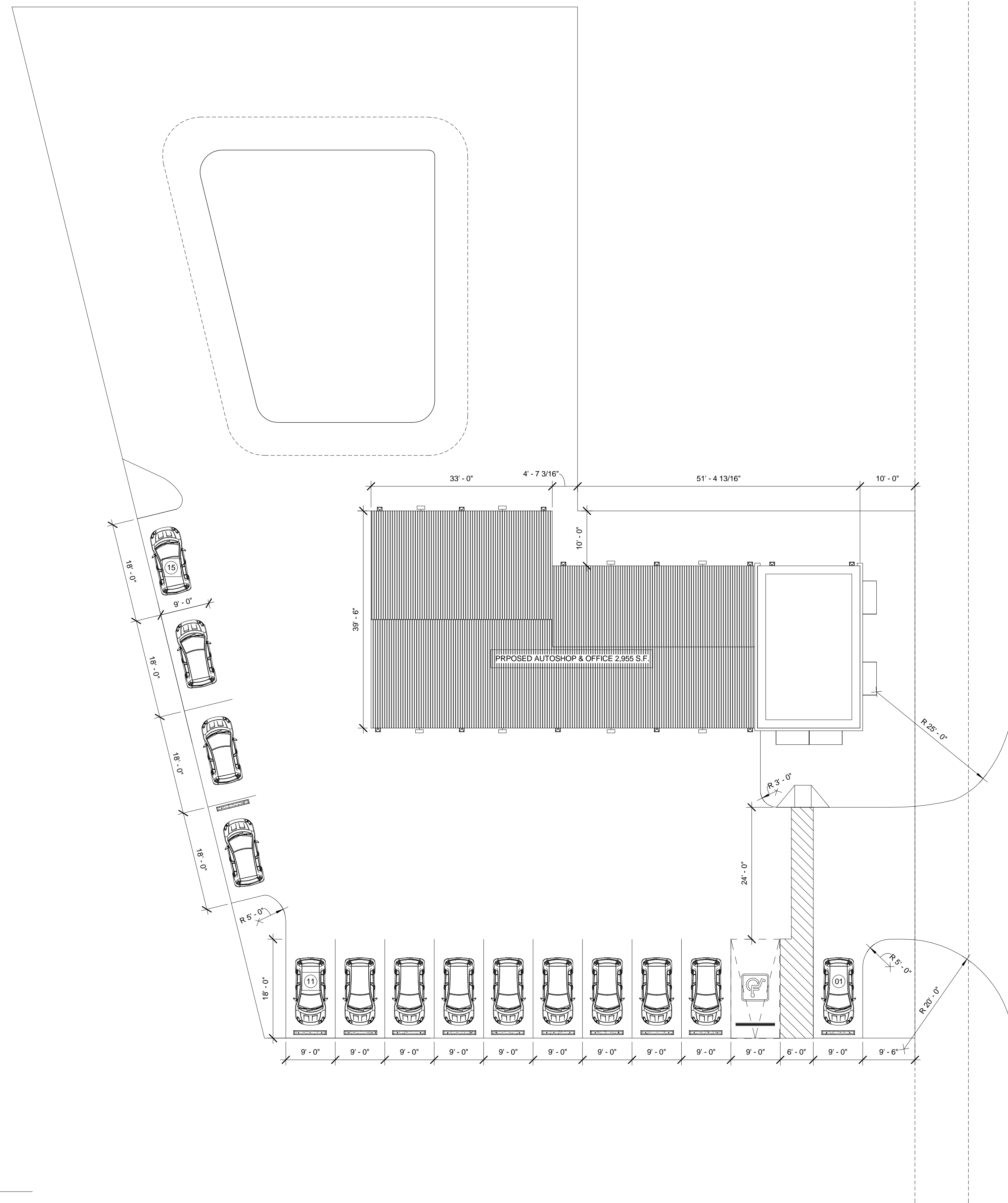
REV.	DESCRIPTION	DATE

Drawn by: M.K Reviewed by: H.G.
Date: 06/23/18
Project No: 1099

Original drawing is 24" x 36". Scale
entitles accordingly if reduced

DIMENSION CONTROL PLAN

C3



Hwy 35

PARKING CALCULATIONS

OFFICE AREA = (2.5 SPACES FOR EVERY 1000 S.F.) = 520 S.F. = 2 SPACES
 AUTO SHOP = (5 SPACES FOR EVERY 1000 S.F.) = 2,435 S.F. = 12 SPACES

TOTAL REQUIRED = 14 SPACES
 TOTAL AVAILABLE = 15 SPACES

① SITE PLAN
 3/32" = 1'-0"

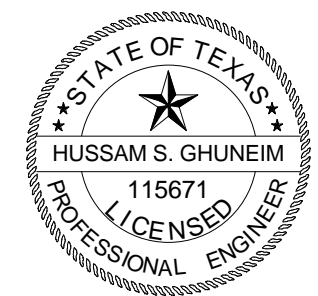
NOMA ENGINEERING &
 CONSTRUCTION

NOMA ENGINEERING & CONSTRUCTION



2500 WEST LOOP SOUTH, STE. 350-B
 HOUSTON, TX 77027
 (TEL) 832-878-2016
 (FAX) 281-487-0022
 www.NOMAENGINEERING.com
 FIRM: 16913

Professional seals



INTERM REVIEW.
 NOT FOR CONSTRUCTION.
 FOR BIDDING ONLY

No.	Description	Date

Pearland, TX 77581

GLOBAL AUTO

SITE PLAN

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A100

Scale 3/32" = 1'-0"

6/15/2018 4:03:37 AM