



**REVIEW BY FORT BEND COUNTY
COMMISSIONERS COURT**

**Fort Bend County
Engineering Department**
301 Jackson Suite 401
Richmond, Texas 77469
281.633.7500
Permits@fortbendcountytx.gov

Right of Way Permit

Commercial Driveway Permit

Permit No: 2018-22483

Applicant: Britannia Soccer Academy LLC

Job Location Site: 3606 FM 723 , Rosenberg, TX 77471

Bond No. [REDACTED] **Date of Bond:** _____ **Amount:** \$5,000.00

The above applicant came to make use of certain Fort Bend County property subject to, "The Order Regulating the Laying, Construction, Maintenance, and Repair of Buried Cables, Conduits, and Pole Lines, In, Under, Across or Along Roads, Streets, Highways, and Drainage Ditches in Fort Bend County, Texas, Under the Jurisdiction of the Commissioners Court of Fort Bend County, Texas," as passed by the Commissioners Court of Fort Bend County, Texas, of the Minutes of the Commissioners Court of Fort Bend County, Texas, to the extent that such order is not inconsistent with Chapter 181, Vernon's Texas Statutes and Codes Annotated.

Notes:

1. Evidence of review by the Commissioners Court must be kept on the job site and failure to do so constitutes grounds for job shutdown.
2. Written notices are required:
 - a. 48 hours in advance of construction start up, and
 - b. When construction is completed and ready for final inspection, submit notification to Permit Administrator thru MyGovernmentOnline.org portal.
3. This permit expires one (1) year from date of permit if construction has not commenced.

On this 28th day of August, 2018, Upon Motion of Commissioner _____, seconded by Commissioner _____, duly put and carried, it is ORDERED, ADJUDGED AND DECREED that said notice of said above purpose is hereby acknowledged by the Commissioners Court of Fort Bend County, Texas, and that said notice be placed on record according to the regulation order thereof.

Signature

Presented to Commissioners Court and approved.

By: 
County Engineer

Date Recorded _____ Comm. Court No. _____

Clerk of Commissioners Court

By: N/A
Drainage District Engineer/Manager

By: _____
Deputy



**PERMIT APPLICATION REVIEW FORM FOR
CABLE, CONDUIT, AND POLE LINE ACTIVITY
IN FORT BEND COUNTY**

**Fort Bend County
Engineering Department**
301 Jackson Suite 401
Richmond, Texas 77469
281.633.7500
Permits@fortbendcountytx.gov

- Right of Way Permit
 Commercial Driveway Permit

Permit No: 2018-22483

The following "Notice of Proposed Cable, Conduit, and/or Pole Line activity in Fort Bend County" and accompanying attachments have been reviewed and the notice conforms to appropriate regulations set by Commissioner's Court of Fort Bend County, Texas.

(1) COMPLETE APPLICATION FORM:

- a. Name of road, street, and/or drainage ditch affected.
 b. Vicinity map showing course of directions
 c. Plans and specifications

(2) BOND:

- County Attorney, approval when applicable.
- Perpetual bond currently posted. Bond No: _____ Amount: _____
- Performance bond submitted. Bond No: _____ Amount: _____
- Cashier's Check Check No: [REDACTED] Amount: \$5,000.00

(3) DRAINAGE DISTRICT APPROVAL (WHEN APPLICABLE):

Drainage District Approval

Date

We have reviewed this project and agree it meets minimum requirements.



Permit Administrator

8/17/2018

Date

BRITANNIA SOCCER PARK

LOCATED AT
 3606 FM 723 RD
 ROSENBERG, TEXAS 77471
 (FORT BEND COUNTY)


OWNER INFORMATION: BRITANNIA SOCCER CLUB
 OWNER CONTACT: DEREK WILLIAMS
 ADDRESS: 6135 DRISCOLL PARK DRIVE RICHMOND TX 77407
 PHONE: 281-802-4484
 EMAIL: INFO@BRITANNIASOCCERCLUB.COM
 PROJECT DATE: JULY, 2018



SCALE: N.T.S.	KEY MAP: 564 Q	ZIP CODE: 77471	LAT/LONG: 29°36'57.89"N 95°48'38.19"W
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INDEX OF DRAWINGS

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Gregory A. Schmitt
 7/5/18

TEXAS ENGINEERING AND MAPPING CO.
 12718 CENTURY DRIVE
 STAFFORD, TEXAS 77477
 PHONE: (281) 491-9555 FAX: (281) 491-9555
 SURVEYING TDK NO. 10119900 / ENGINEERING TDK NO. P-2008
 www.team-civil.com
 T.E.A.M. Job No.: 1975-1

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0235L EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED. THE BASE FLOOD ELEVATION FOR THIS SITE IS 93.0'.

FORT BEND COUNTY ENGINEER
 ENGINEER: *Richard W. Stolleis, P.E.*
 for RICHARD W. STOLLEIS, P.E.
 DATE: 7/27/18
 THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE (1) YEAR FROM DATE OF APPROVAL.
 APPROVED: *Cassandra*
 by DEVELOPMENT COORDINATOR
 DATE: 7-26-18

APPROVED:
 CITY OF RICHMOND
 KELLY R. KALUZA -CITY ENGINEER DATE
 TERRI VELA -CITY MANAGER DATE

SHEET NUMBER
 1 OF 31

STATE OF TEXAS
COUNTY OF FORT BEND:

We, Houston Heritage, LTD., acting by and through Lawrence K. Siller, Secretary of Top Group, Inc., its general partner, and Lawrence K. Siller, Individual, hereinafter referred to as Owners of the 12.1784 acres shown hereon and described in the above and foregoing map of RIVERSIDE RANCH COMMERCIAL SEC TWO, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat and do hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever 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 or 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 feet (7' 0") for sixteen feet (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 the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tank into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land twenty (20' 0") feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Richmond, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way is hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas," and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners' Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, Houston Heritage, LTD., has caused these presents to be signed by Lawrence K. Siller, Secretary of Top Group, Inc., its general partner, thereunto authorized, this 1st day of December, 2017

Houston Heritage, LTD., a Texas Limited Partnership

Top Group, Inc., its general partner

By: Lawrence K. Siller
Secretary

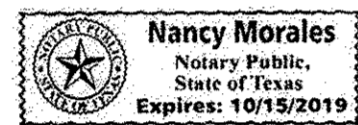
STATE OF TEXAS
COUNTY OF FORT BEND:

BEFORE ME, the undersigned authority, on this day personally appeared Lawrence K. Siller, Secretary of Top Group, Inc., general partner of Houston Heritage, LTD., 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, and as the act and deed of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1st day of December, 2017

Notary Public in and for the State of Texas

My Commission Expires: 10/15/2019



Witness my hand in the County of Fort Bend this 1st day of December, 2017

By: Lawrence K. Siller
Lawrence K. Siller, Individually

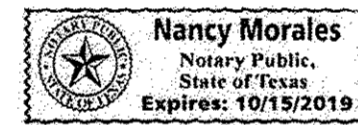
STATE OF TEXAS
COUNTY OF FORT BEND:

BEFORE ME, the undersigned authority, on this day personally appeared Lawrence K. Siller, 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, and as the act and deed of said individual.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1st day of December, 2017

Notary Public in and for the State of Texas

My Commission Expires: 10/15/2019



This Plat of RIVERSIDE RANCH COMMERCIAL SEC TWO is approved by the City Manager of the City of Richmond, Texas, this 5th day of September, 2017

By: Terri Velo, City Manager

This Plat of RIVERSIDE RANCH COMMERCIAL SEC TWO approved on September 5, 2017 by the City of Richmond Commission and signed this 5th day of September, 2017, provided, however, this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas, within six (6) months hereafter.

By: Evelyn W. Moore, Mayor
Laura Soriano, City Secretary

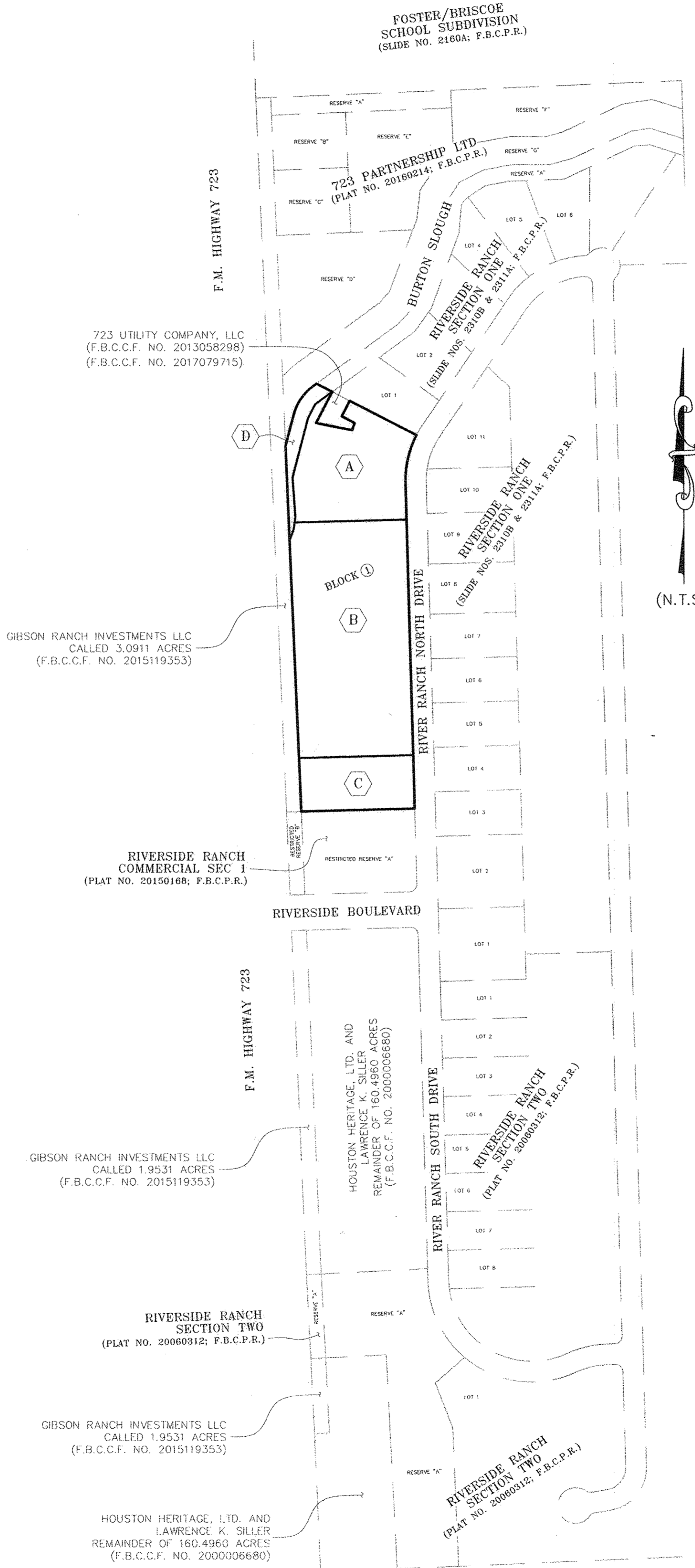
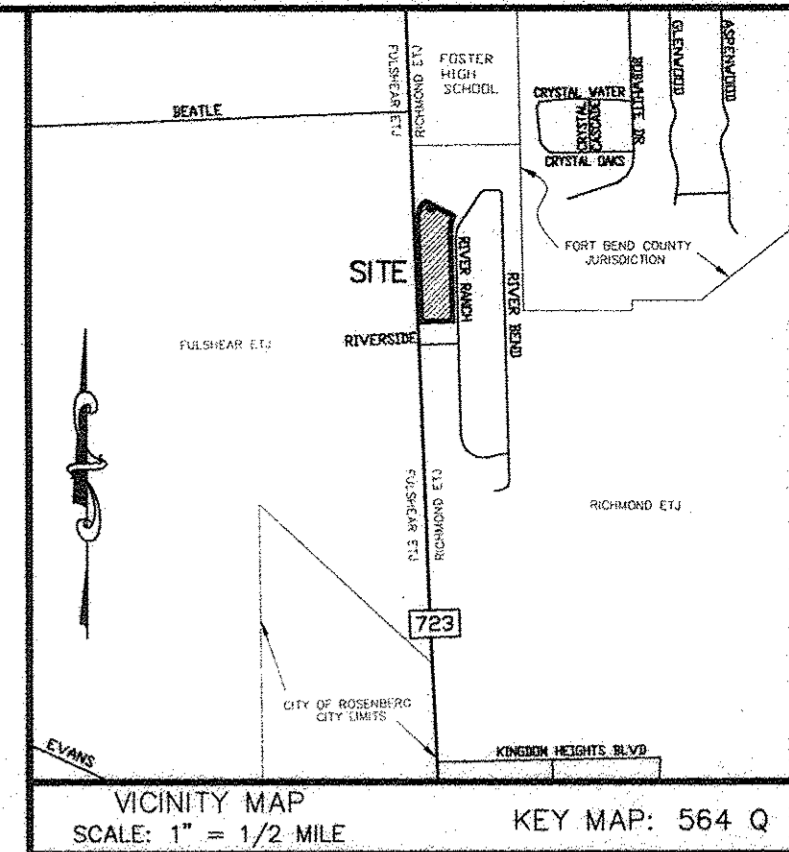
I, Gregory A. Schmidt, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

By: Gregory A. Schmidt, P.E.
Texas Registration No. 67293



I, Brian Nesvadba, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of five-eighths (5/8) inch and a length of not less than three (3) feet unless otherwise noted hereon; and that the plot boundary corners have been tied to the nearest street intersection.

By: Brian Nesvadba, R.P.L.S.
Texas Registration No. 5776



I, Richard W. Stolleis, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court; however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.

By: Richard W. Stolleis, P.E.
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas this 3rd day of January, 2018

By: W. A. "Andy" Meyers, Commissioner Precinct 3
James Patterson, Commissioner Precinct 4
Robert E. Hebert, County Judge
Gray Prestige, Commissioner Precinct 2

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON January 9, 2018, at 2:25 O'CLOCK P.M., IN PLAT NUMBER(S) 2018 0007 OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS THE DAY AND DATE LAST ABOVE WRITTEN.

By: Laura Richard
Laura Richard, County Clerk
Fort Bend County, Texas



By: Patricia Guibara
Patricia Guibara, Deputy

15 pgs 2018003445

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
January 09, 2018 02:25:02 PM
FEE: \$494.00 PG2 20180007

- NOTES:
1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE CITY OF HOUSTON C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99987504771.
2.) THE MINIMUM FINISHED SLAB ELEVATION SHALL BE 94.5 FEET ABOVE MEAN SEA LEVEL, OR 18 INCHES ABOVE NATURAL GROUND, WHICHEVER IS HIGHER. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND. THE TOP OF SLAB ELEVATIONS SHALL BE NO LESS THAN 12" ABOVE EXTREME EVENT PONDING AND SHEET FLOW ELEVATIONS AS CALCULATED IN FUTURE SITE DESIGNS.
3.) BENCHMARK: NATIONAL GEODETIC SURVEY MARKER PID AW4869, DESIGNATED L 1212, IS A BENCHMARK DISK STAMPED "L 1212 1973" SET IN CONCRETE HEADWALL ON THE EAST SIDE OF FARM ROAD 723 APPROXIMATELY 4.05 MILES NORTH FROM ROSENBERG, TEXAS. ELEVATION=90.85
4.) TEMPORARY BENCHMARK: BOX CUT ON THE NORTHWEST END OF A 24" RCP LOCATED NEAR THE SOUTHEAST CORNER OF THE SUBJECT TRACT, AS SHOWN HEREON. ELEVATION=90.08
5.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE FORT BEND COUNTY DRAINAGE DISTRICT, THE CITY OF RICHMOND'S ETJ, AND FORT BEND COUNTY, TEXAS.
6.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION WITHIN FORT BEND COUNTY IS DESIGNED IN ACCORDANCE WITH THE FORT BEND DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
7.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
8.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
9.) THIS PLAT LIES IN LIGHTING ZONE 3 (L23).
10.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-023SL EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS UNINUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED. THE BASE FLOOD ELEVATION FOR THIS SITE IS 93.0'
11.) SUBJECT TO TERM, CONDITIONS, AND STIPULATIONS SET FORTH IN FORT BEND COUNTY CLERK'S FILE NO. 2014056162.
12.) RESERVE "A" SHOWN HEREON WAS SUBMITTED TO THE CITY OF RICHMOND FOR REVIEW ON JANUARY 7, 2013, FOR PLATTING REVIEW AND IS GRANDFATHERED FOR THE RULES IN PLACE AT THAT TIME.
13.) NO PIPELINE OR PIPELINE EASEMENTS APPEAR IN THE CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY AND NO ABOVE GROUND EVIDENCE WAS FOUND MARKING THE EXISTENCE OF ANY PIPELINES CROSSING THIS PLAT.
14.) - INDICATES A SET 5/8" IR W/ CAP STAMPED "TEAM 281-491-2525", UNLESS OTHERWISE NOTED.
15.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
16.) RESERVE "D" DEDICATED HEREON SHALL BE RESTRICTED TO DRAINAGE PURPOSES. MAINTENANCE OF RESERVE "D" SHALL BE THE RESPONSIBILITY OF HOUSTON HERITAGE, LTD., AND ITS SUCCESSORS AND/OR ASSIGNS; HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THIS RESERVE, IF NECESSARY.
17.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT PER THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE "UDC", PER SECTION 4.5.201, WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
18.) EACH RESERVE SHOWN HEREON MUST HAVE PLANS APPROVED BEFORE THE ISSUANCE OF ANY PERMIT IS GRANTED.

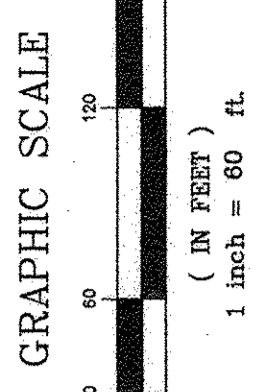


FINAL PLAT OF
RIVERSIDE RANCH
COMMERCIAL
SEC TWO

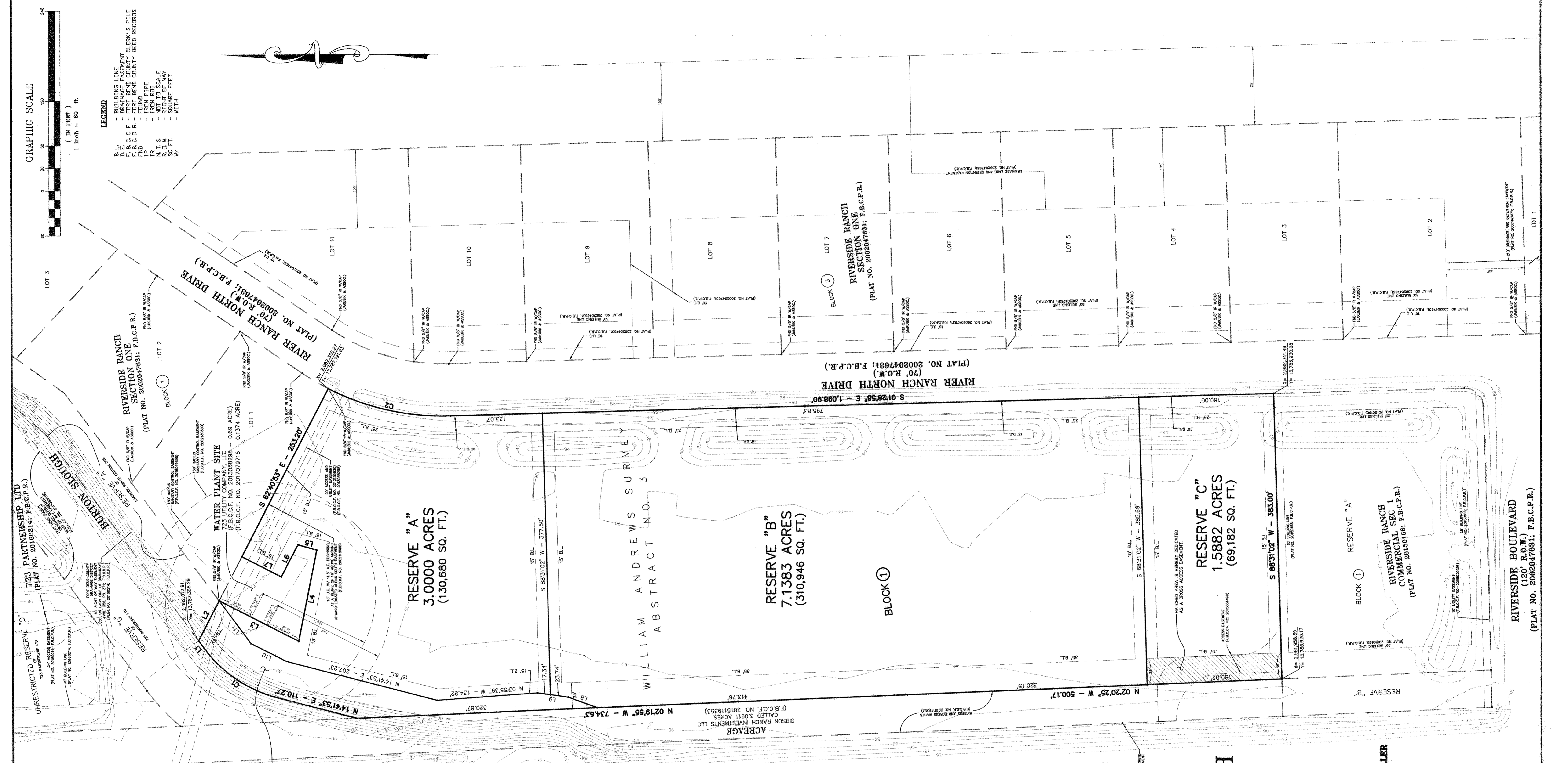
1 BLOCK - 4 RESERVES - 0 LOTS
A SUBDIVISION OF 12.1784 ACRES
IN THE WILLIAM ANDREWS SURVEY,
ABSTRACT NO. 3,
FORT BEND COUNTY, TEXAS

OWNERS
HOUSTON HERITAGE, LTD. AND LAWRENCE K. SILLER
5545 F.M. 359
Richmond, Texas 77406
PHONE: 281.342.5950

SURVEYOR/ENGINEER
TEXAS ENGINEERING AND MAPPING CO.
12718 Century Drive
Stafford, Texas 77477
Brian Nesvadba, R.P.L.S.
PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2806
www.team-civil.com
1070-2
DECEMBER 1, 2017



- LEGEND**
- B.L. - BUILDING LINE
 - P.B. - PLANNED BOUNDARY
 - F.B.C.F. - FORT BEND COUNTY CLERK'S FILE
 - F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
 - FND - FOUND
 - IR - IRON ROD
 - N.T.S. - NOT TO SCALE
 - S.D.T. - SQUARE FEET
 - W/ - WITH



RESTRICTED RESERVE TABLE

A	3.0000 ACRES (130,680 SQ. FT.)
RESTRICTED TO COMMERCIAL/ INDUSTRIAL	
B	7.1383 ACRES (310,946 SQ. FT.)
RESTRICTED TO COMMERCIAL/ INDUSTRIAL	
C	1.5882 ACRES (69,182 SQ. FT.)
RESTRICTED TO COMMERCIAL/ INDUSTRIAL	
D	0.4518 ACRE (19,680 SQ. FT.)
RESTRICTED TO DRAINAGE PURPOSES	

RESERVE "D"
0.4518 ACRE
(19,680 SQ. FT.)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N. 83°47'50" E	13.32'
L2	S. 87°03'33" E	60.15'
L3	S. 87°03'33" E	124.99'
L4	S. 78°41'50" E	26.08'
L5	N. 15°57'41" E	26.08'
L6	N. 87°28'22" W	48.47'
L7	N. 87°28'22" W	48.47'
L8	N. 15°57'41" E	41.47'
L9	N. 83°47'50" E	53.30'
L10	N. 27°02'24" E	53.30'
L11	N. 83°47'50" E	71.45'

CURVE TABLE

SURVEY	DELTA	RADIUS	LENGTH	CHORD
C1	393°59'57"	175.00'	119.42'	N. 34°14'51" E - 117.12'
C2	28°48'07"	336.00'	168.40'	S. 17°52'05" W - 166.63'

F.M. HIGHWAY 728
(120' R.O.W.)



15 PGS 2018003445
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Janae Richard
Larson, County Clerk
Fort Bend County, Texas
January 09, 2018 02:25:02 PM
FEE \$464.00 PAGE 201800007

**FINAL PLAT OF
RIVERSIDE RANCH
COMMERCIAL
SEC TWO**

1 BLOCK - 4 RESERVES - 0 LOTS
A SUBDIVISION OF 12.1784 ACRES
IN THE WILLIAM ANDREWS SURVEY,
IN ABSTRACT NO. 3,
FORT BEND COUNTY, TEXAS

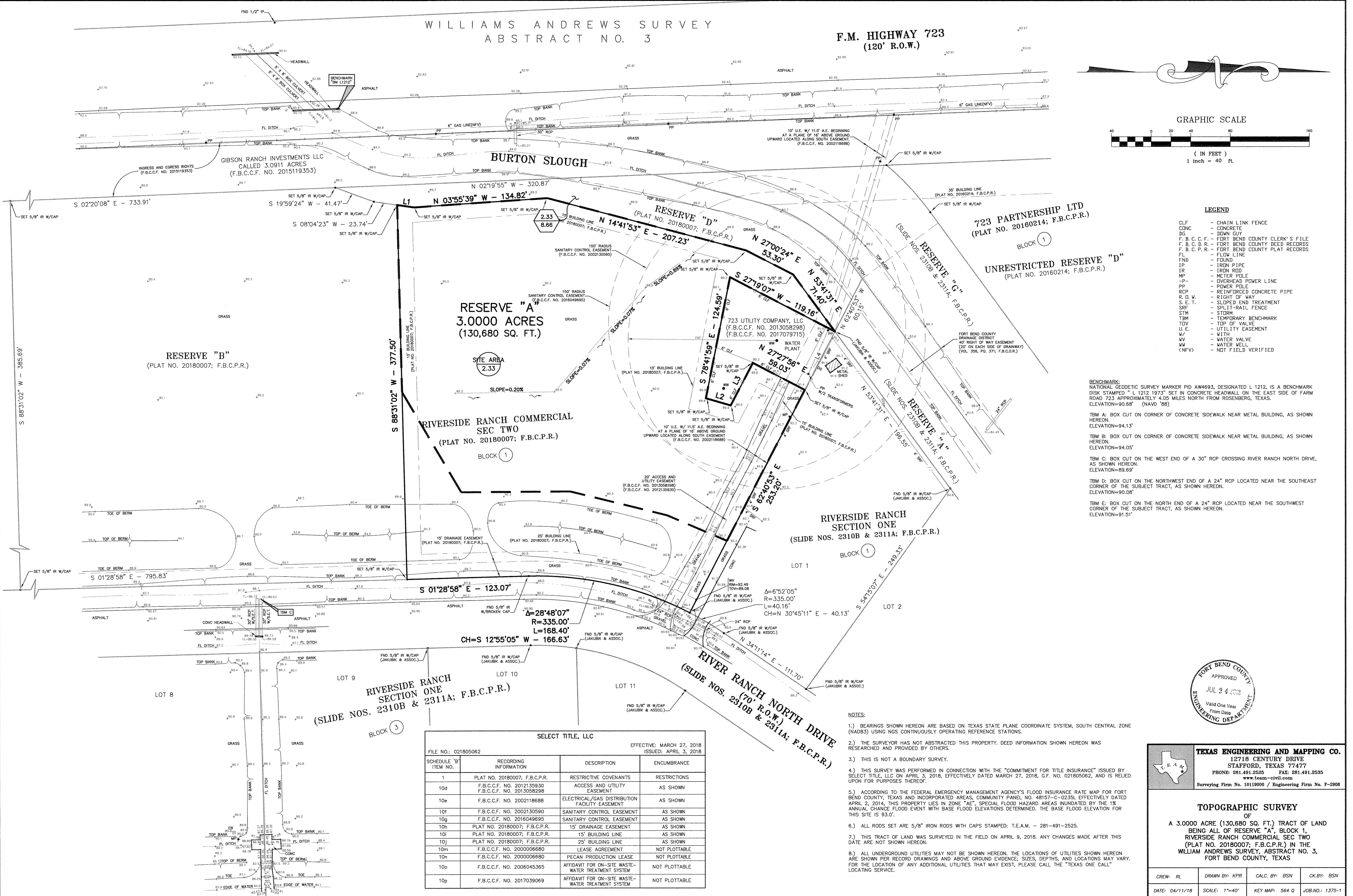
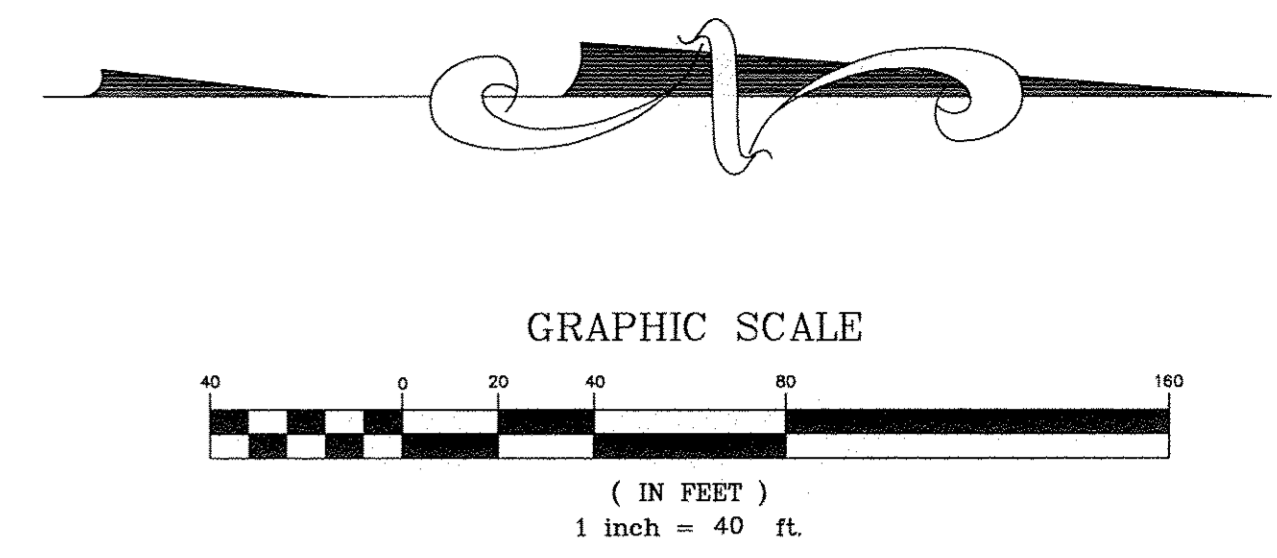
~ OWNERS ~
HOUSTON HERITAGE, LTD. AND LAWRENCE K. SILLER
5545 F.M. 350
Richmond, Texas 77406
PHONE: 281.342.5990

~ SURVEYOR/ENGINEER ~
TEXAS ENGINEERING AND MAPPING CO.
12718 Century Drive
Stafford, Texas 77477
Brian Nesvadba, R.P.L.S.
PHONE: 281.491.2525 FAX: 281.491.2525
SURVEYING FIRM NO. 10110000 / ENGINEERING FIRM NO. F-2906
www.team-civil.com
1070-2

DRAWING INFO: Z:\apps\1070-2\1070-2_63_1.dwg (SEC 01, 2017 11:18 AM)

WILLIAMS ANDREWS SURVEY
ABSTRACT NO. 3

F.M. HIGHWAY 723
(120' R.O.W.)



- LEGEND**
- CLF - CHAIN LINK FENCE
 - CONC - CONCRETE
 - DC - DOWN GUY
 - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
 - F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
 - F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
 - FL - FLOW LINE
 - FND - FOUND
 - IP - IRON PIPE
 - IR - IRON ROD
 - MP - METER POLE
 - OP - OVERHEAD POWER LINE
 - PP - POWER POLE
 - RCP - REINFORCED CONCRETE PIPE
 - R.O.W. - RIGHT OF WAY
 - S.E.T. - SLIPED END TREATMENT
 - SRF - SPLIT-RAIL FENCE
 - STM - STORM
 - TBM - TEMPORARY BENCHMARK
 - TDV - TOP OF VALVE
 - U.E. - UTILITY EASEMENT
 - W - WITH
 - WV - WATER VALVE
 - WW - WATER WELL
 - (NFV) - NOT FIELD VERIFIED

BENCHMARK:
NATIONAL GEODETIC SURVEY MARKER PID AW4693, DESIGNATED L 1212, IS A BENCHMARK DISK STAMPED "L 1212 1973" SET IN CONCRETE HEADWALL ON THE EAST SIDE OF FARM ROAD 723 APPROXIMATELY 4.05 MILES NORTH FROM ROSENBERG, TEXAS. ELEVATION=90.68' (NAVD '88)

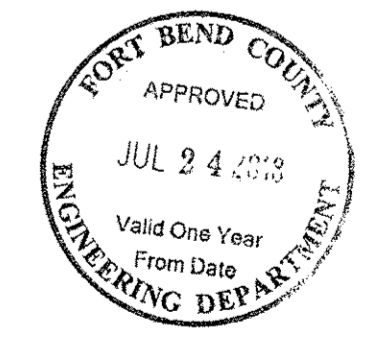
TBM A: BOX CUT ON CORNER OF CONCRETE SIDEWALK NEAR METAL BUILDING, AS SHOWN HEREON. ELEVATION=94.13'

TBM B: BOX CUT ON CORNER OF CONCRETE SIDEWALK NEAR METAL BUILDING, AS SHOWN HEREON. ELEVATION=94.05'

TBM C: BOX CUT ON THE WEST END OF A 30" RCP CROSSING RIVER RANCH NORTH DRIVE, AS SHOWN HEREON. ELEVATION=89.69'

TBM D: BOX CUT ON THE NORTHWEST END OF A 24" RCP LOCATED NEAR THE SOUTHEAST CORNER OF THE SUBJECT TRACT, AS SHOWN HEREON. ELEVATION=90.08'

TBM E: BOX CUT ON THE NORTH END OF A 24" RCP LOCATED NEAR THE SOUTHWEST CORNER OF THE SUBJECT TRACT, AS SHOWN HEREON. ELEVATION=91.51'



- NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.
 - THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY OTHERS.
 - THIS IS NOT A BOUNDARY SURVEY.
 - THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE "COMMITMENT FOR TITLE INSURANCE" ISSUED BY SELECT TITLE, LLC ON APRIL 3, 2018, EFFECTIVELY DATED MARCH 27, 2018, G.F. NO. 021805062, AND IS RELIED UPON FOR PURPOSES THEREOF.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0235L EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "AE". SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED. THE BASE FLOOD ELEVATION FOR THIS SITE IS 93.0'.
 - ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: T.E.A.M. - 281-491-2525.
 - THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON APRIL 9, 2018. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON.
 - ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN HEREON. THE LOCATIONS OF UTILITIES SHOWN HEREON ARE SHOWN PER RECORD DRAWINGS AND ABOVE GROUND EVIDENCE, SIZES, DEPTHS, AND LOCATIONS MAY VARY. FOR THE LOCATION OF ANY ADDITIONAL UTILITIES THAT MAY EXIST, PLEASE CALL THE "TEXAS ONE CALL" LOCATING SERVICE.

SELECT TITLE, LLC

EFFECTIVE: MARCH 27, 2018
ISSUED: APRIL 3, 2018

SCHEDULE 'B' ITEM NO.	RECORDING INFORMATION	DESCRIPTION	ENCUMBRANCE
1	PLAT NO. 20180007; F.B.C.P.R.	RESTRICTIVE COVENANTS	RESTRICTIONS
10d	F.B.C.C.F. NO. 2012135930 F.B.C.C.F. NO. 2013058298	ACCESS AND UTILITY EASEMENT	AS SHOWN
10e	F.B.C.C.F. NO. 2002118688	ELECTRICAL/GAS DISTRIBUTION FACILITY EASEMENT	AS SHOWN
10f	F.B.C.C.F. NO. 2002130590	SANITARY CONTROL EASEMENT	AS SHOWN
10g	F.B.C.C.F. NO. 2016049695	SANITARY CONTROL EASEMENT	AS SHOWN
10h	PLAT NO. 20180007; F.B.C.P.R.	15' DRAINAGE EASEMENT	AS SHOWN
10i	PLAT NO. 20180007; F.B.C.P.R.	15' BUILDING LINE	AS SHOWN
10j	PLAT NO. 20180007; F.B.C.P.R.	25' BUILDING LINE	AS SHOWN
10m	F.B.C.C.F. NO. 200006680	LEASE AGREEMENT	NOT PLOTTABLE
10n	F.B.C.C.F. NO. 200006680	PECAN PRODUCTION LEASE	NOT PLOTTABLE
10o	F.B.C.C.F. NO. 2006045365	AFFIDAVIT FOR ON-SITE WASTE-WATER TREATMENT SYSTEM	NOT PLOTTABLE
10p	F.B.C.C.F. NO. 2017039069	AFFIDAVIT FOR ON-SITE WASTE-WATER TREATMENT SYSTEM	NOT PLOTTABLE

TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2525 FAX: 281.491.2535
www.team-civil.com
Surveying Firm No. 10119000 / Engineering Firm No. F-2906

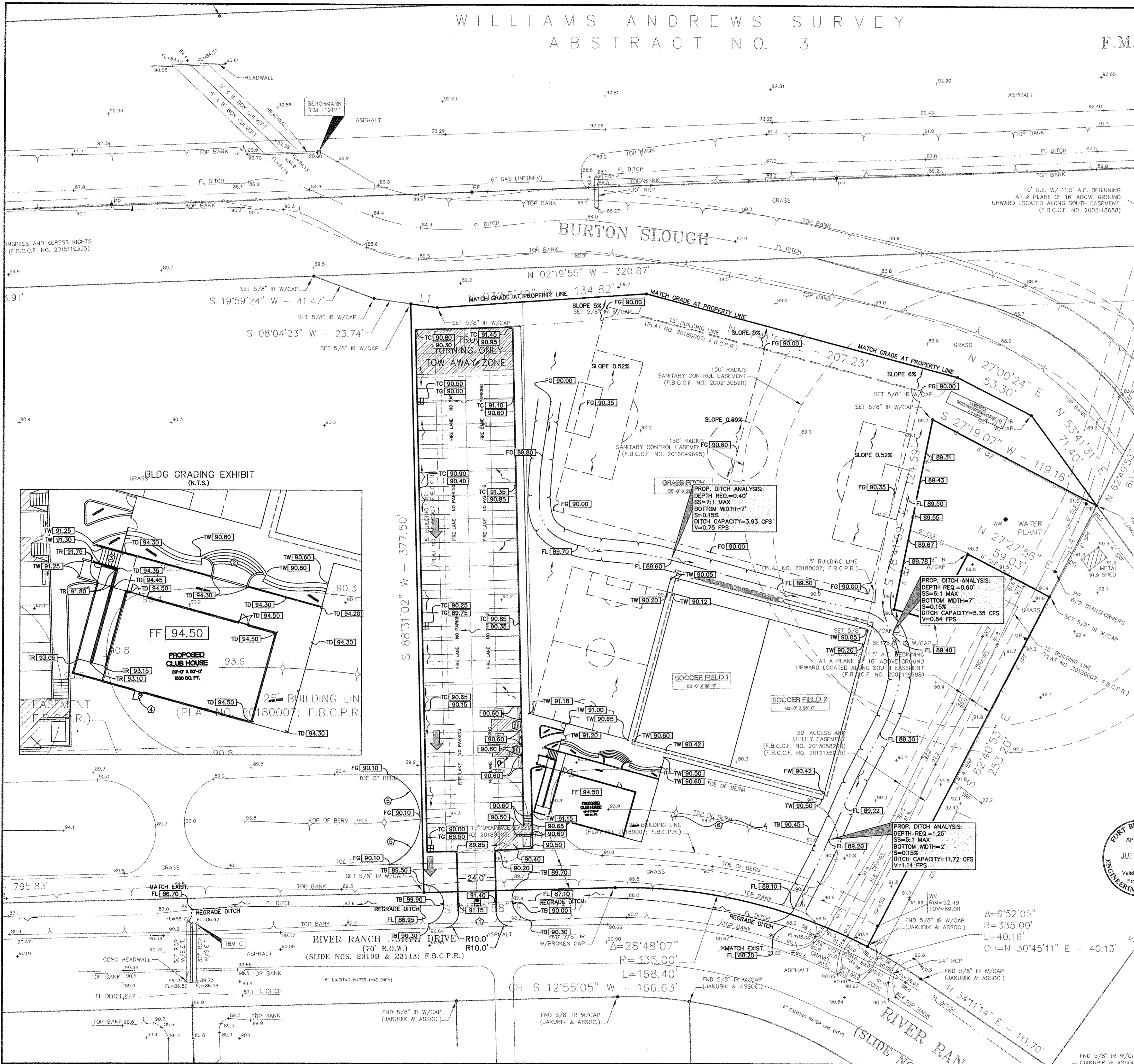
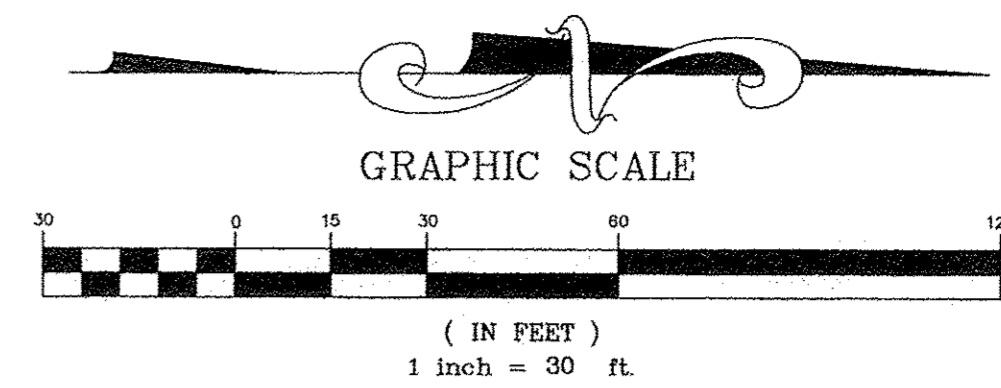
TOPOGRAPHIC SURVEY
OF
A 3.0000 ACRE (130,680 SQ. FT.) TRACT OF LAND BEING ALL OF RESERVE "A", BLOCK 1, RIVERSIDE RANCH COMMERCIAL SEC TWO (PLAT NO. 20180007; F.B.C.P.R.) IN THE WILLIAM ANDREWS SURVEY, ABSTRACT NO. 3, FORT BEND COUNTY, TEXAS

CREW: RL	DRAWN BY: KPR	CALC. BY: BSN	CK BY: BSN
DATE: 04/11/18	SCALE: 1"=40'	KEY MAP: 564 Q	JOB NO.: 1375-1

DRAWING INFO: Z:\pba\1375-1\dwg\1375-1_B1.dwg APR 11, 2018 10:22 AM

WILLIAMS ANDREWS SURVEY
ABSTRACT NO. 3

F.M.



- CONTRACTOR TO COORDINATE WITH C-0 TOPOGRAPHIC SURVEY FOR ADDITIONAL ITEMS REMOVED FROM THIS DRAWING FOR CLARITY.
- OWNER TO OBTAIN ALL PERMITS REQUIRED BY FORT BEND COUNTY, TEXAS PRIOR TO STARTING CONSTRUCTION OF UTILITY AND/OR CULVERTS WITHIN FORT BEND COUNTY ROAD RIGHTS OF WAY.
- CONTRACTOR SHALL COORDINATE WITH OWNER, GEOTECHNICAL ENGINEER, AND STRUCTURAL FOR SELECT FILL REQUIREMENTS AND PROCEDURES UNDER BUILDING SLABS. REFER TO SOILS REPORT FOR ALL DESIGN CRITERIA. CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION UNTIL THE REQUIRED SELECT FILL PROCEDURE UNDER BUILDING SLABS HAS BEEN APPROVED.
- ALL EXCAVATION TO BE EITHER HAULLED OFF OR IF SPREAD ON SITE, EXISTING DRAINAGE PATTERN TO REMAIN.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0235L EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDAED BY THE 1% ANNUAL CHANCE FLOOD ELEVATION WITH BASE FLOOD ELEVATIONS DETERMINED. THE BASE FLOOD ELEVATION FOR THIS SITE IS 93.0'.
- ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00% PER ADA REQUIREMENTS.
- OWNER TO OBTAIN ALL PERMITS REQUIRED BY FORT BEND COUNTY, TEXAS, AND ALL GOVERNMENTAL AUTHORITIES WITH JURISDICTION, PRIOR TO STARTING CONSTRUCTION OF UTILITY AND/OR DRIVEWAYS WITHIN PUBLIC RIGHTS OF WAY.
- CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY REGULATION OF FORT BEND COUNTY, TEXAS, FOR FLOOD PLAIN MANGEMENT PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR TO REPLACE ANY SPRINKLER SYSTEM, ELECTRICAL WIRING, PUBLIC & PRIVATE UTILITIES, OR ANY OTHER DAMAGES CAUSED DURING CONSTRUCTION.
- CLEAN-OUTS, INLETS AND/OR JUNCTION BOXES LOCATED IN PAVEMENT OR SIDEWALK SHALL HAVE TRAFFIC BEARING LIDS OR GRATES WITH LOAD CLASS E.
- COORDINATE WITH ARCHITECT FOR ALL DEMOLITION.
- CONTRACTOR SHALL ALSO COORDINATE WITH SOILS REPORT FOR ALL REQUIRED FILL, COMPACTION AND LIME STABILIZATION UNDER PROPOSED PAVING SECTIONS.
- CONTRACTOR TO COORDINATE WITH THE MUD & MUD OPERATOR FOR ALL SANITARY AND WATER REQUIREMENTS, INSPECTIONS, FEES, & LOCATING ANY MUD UTILITIES NOT SHOWN ON THE PLANS ETC.
- COORDINATE WITH MEP DRAWINGS FOR ALL LOCATIONS OF GAS OR ELECTRICAL SLEEVES.

- KEY NOTES:**
- 1 CONSTRUCTION OF DRIVEWAY AND SIZING/PLACEMENT OF CULVERT WILL BE COORDINATED WITH FORT BEND COUNTY ROAD & BRIDGE DEPARTMENT.
 - 2 3.50' DROP. COORDINATE WITH OWNER FOR STEP REQUIREMENTS.
 - 3 3.00' DROP. COORDINATE WITH OWNER FOR STEP REQUIREMENTS.
 - 4 COORDINATE WITH OWNER FOR STEP REQUIREMENTS IN THIS AREA.
 - 5 EXISTING BERM TO BE REGRADED AS SHOWN. CONTRACTOR TO OBTAIN PERMISSION FROM ADJACENT LANDOWNER TO REGRADE.
 - 6 PROPOSED SEPTIC TANK AREA COORD. W/SEPTIC PLANS FOR REQUIREMENTS

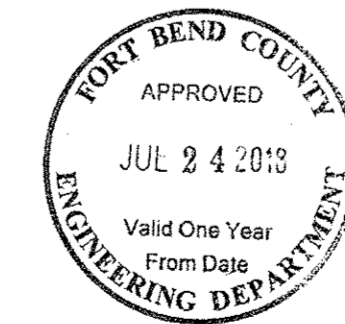
BRITANNIA SOCCER PARK
 LOCATED AT:
 3606 FM 723 RD
 ROSENBERG, TEXAS 77471

LEGEND

79.5	EXISTING ELEV.
TW [89.80]	TOP OF PAVEMENT
FF [89.80]	TOP OF WALK ELEV.
FG [89.80]	FINISHED GRADE ELEV.
FF [89.80]	FINISHED FLOOR ELEV.
FL [89.80]	FLOW LINE ELEV.
TB [89.80]	TOP OF BANK
TD [89.80]	TOP OF DECK
TR [89.80]	TOP OF RAMP



Handwritten signature and date: 1/5/18



THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE (1) YEAR FROM DATE OF APPROVAL.

APPROVED: _____
DEVELOPMENT COORDINATOR

DATE: _____

C-1 GRADING & DRAINAGE

Scale 1" = 30'

SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
 SEE SHT C-1 FOR GRADING & DRAINAGE
 SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
 SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
 SEE SHT C-3 FOR PAVING JOINT LAYOUT
 SEE SHT C-4 FOR SWPPP
 SEE SHT C-5 FOR SWPPP NOTES & DETAILS
 SEE SHT C-6 FOR GENERAL NOTES & DETAILS
 SEE SHT C-7 FOR DIMENSIONED SITE PLAN
 SEE SHT C-8 FOR DRIVEWAY T&P
 SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS

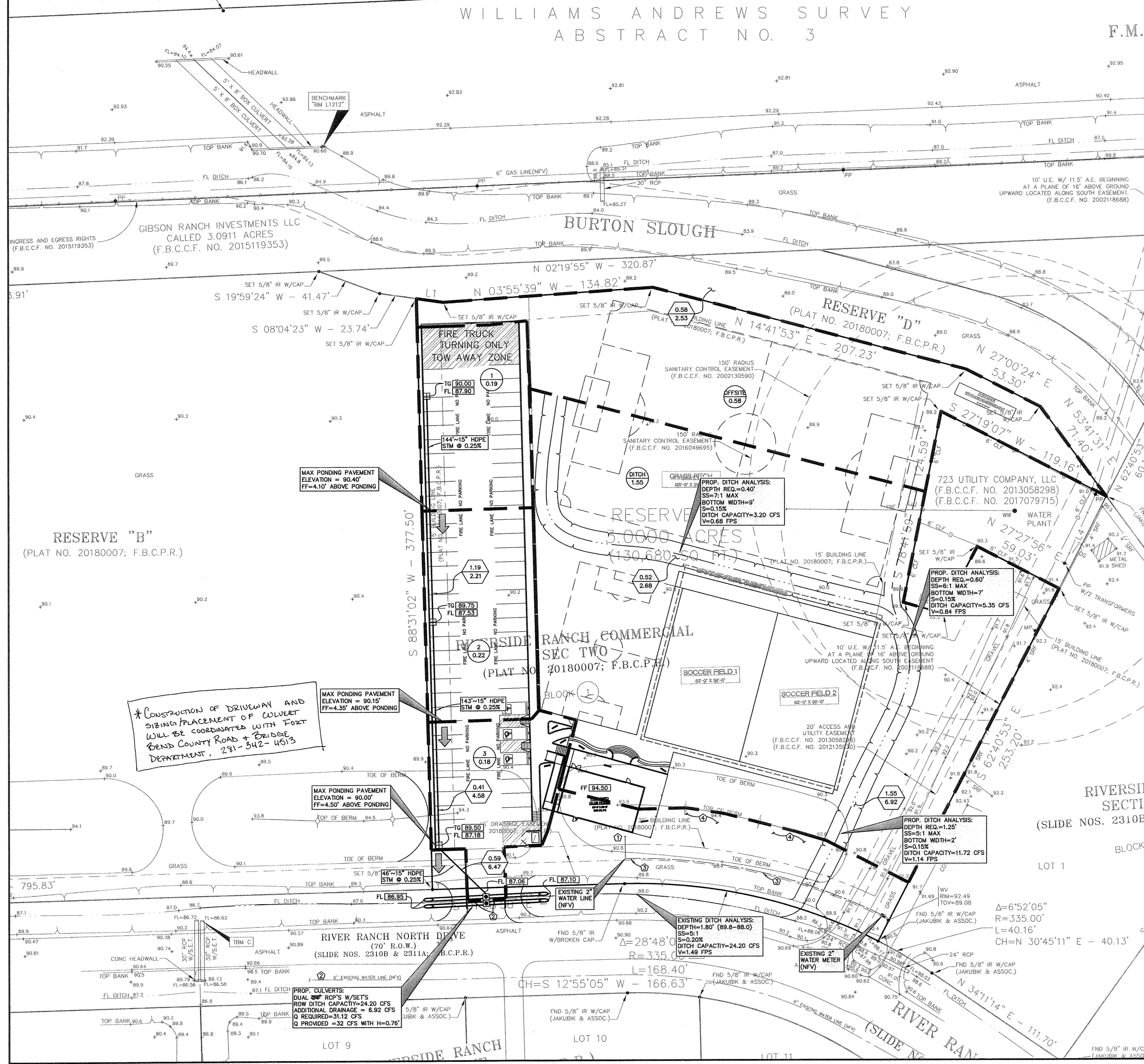
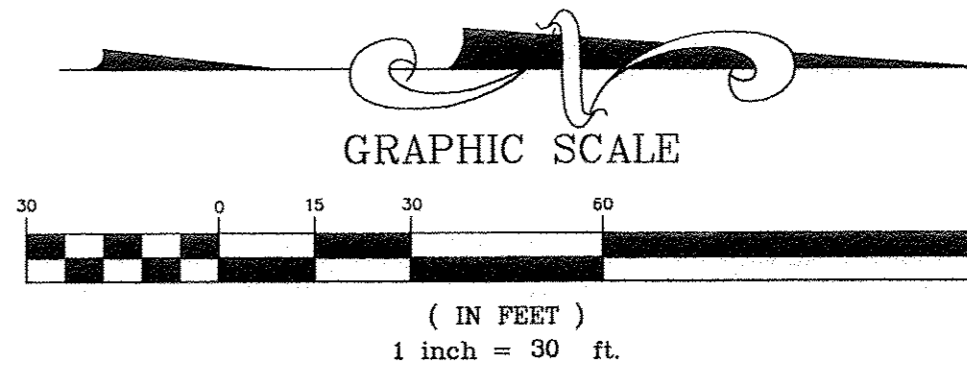
TEXAS ENGINEERING AND MAPPING CO.
 12718 CENTURY DRIVE
 STAFFORD, TEXAS 77477
 PHONE: 281.491.2525 FAX: 281.491.2535
 SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. P-2906
 www.team-civil.com

DRAWN BY: CS
 DATE: 06-01-18
 JOB NO: 1375-1
 REVISION DATE: N/A

C-1

WILLIAMS ANDREWS SURVEY
ABSTRACT NO. 3

F.M.



- 1. CLEAN-OUTS, INLETS OR JUNCTION BOXES LOCATED IN PAVEMENT OR SIDEWALK SHALL HAVE TRAFFIC BEARING LIDS OR GRATES.
- 2. CONTRACTOR SHALL DETERMINE IF CONFLICT EXISTS AT ALL UTILITY CROSSINGS PRIOR TO STARTING CONSTRUCTION AND REPORT CONFLICT TO ENGINEER IMMEDIATELY.
- 3. CONTRACTOR TO REPLACE ANY SPRINKLER SYSTEM, ELECTRICAL WIRING, PUBLIC & PRIVATE UTILITIES, OR ANY OTHER DAMAGES CAUSED DURING CONSTRUCTION.
- 4. CONTRACTOR TO COORDINATE WITH MUD OPERATOR FOR ALL SANITARY AND WATER REQUIREMENTS, INSPECTIONS, FEES, ETC., INCLUDING LOCATING UNDERGROUND UTILITIES TO PREVENT ANY DAMAGE TO EXISTING UTILITIES.
- 5. ALL WATER AND SANITARY SEWER CONNECTIONS TO THE DISTRICT'S FACILITIES SHALL BE IN ACCORDANCE WITH THE DISTRICT'S RATE ORDER.
- 6. CONTRACTOR TO COORDINATE W/ C-0 TOPOGRAPHIC SURVEY FOR ADDITIONAL ITEMS REMOVED FROM THIS DRAWING FOR CLARITY
- 7. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00% PER ADA REQUIREMENTS.
- 8. OWNER TO OBTAIN ALL PERMITS REQUIRED BY FORT BEND COUNTY, TEXAS, PRIOR TO STARTING CONSTRUCTION OF UTILITY AND/OR CULVERTS WITHIN FORT BEND COUNTY ROAD RIGHTS OF WAY.
- 9. CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY REGULATION OF FORT BEND COUNTY, TEXAS FOR FLOOD PLAIN MANAGEMENT PRIOR TO STARTING CONSTRUCTION.
- 10. CONTRACTOR TO FIELD VERIFY ALL CRITICAL EXISTING ELEV'S, LOCATION AND FLOWLINES OF EXISTING STORM SEWER & SANITARY SEWER. BEFORE COMMENCING ANY CONSTRUCTION.
- 11. COORDINATE WITH ARCHITECT FOR ALL DEMOLITION.
- 12. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH CIVIL DRAINAGE PLAN AND ASSURE POSITIVE DRAINAGE FROM THE BUILDING OVER THE SIDEWALK AND TO THE PARKING LOT. ANY PROBLEMS ENCOUNTERED DURING CONSTRUCTION SHALL BE COORDINATED WITH THE CIVIL ENGINEER BEFORE FINAL CONSTRUCTION. IF LANDSCAPING BEDS ARE USED ADJACENT TO THE BUILDING CONTRACTOR SHALL ASSURE THAT DRAINAGE IS NOT BLOCKED. REFER TO LANDSCAPE FRENCH DRAIN DETAIL IF NEEDED.
- 13. CONTRACTOR SHALL COORDINATE WITH OWNER, GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER FOR SELECT FILL REQUIREMENTS AND PROCEDURES UNDER BUILDING SLABS. SEE SOILS REPORT FOR ALL REQUIRED DESIGN CRITERIA. CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION UNTIL THE REQUIRED SELECT FILL PROCEDURE UNDER BUILDING SLABS HAS BEEN APPROVED.
- 14. CONTRACTOR TO COORDINATE ROOF DRAIN CONNECTIONS WITH MEP AND ARCHITECT.

- KEY NOTES:**
- 1. COORDINATE WITH ARCHITECT AND MEP PLANS FOR CONTINUATION OF LINE INTO BUILDING.
 - 2. CONSTRUCTION OF DRIVEWAY AND SIZING/PLACEMENT OF CULVERT WILL BE COORDINATED WITH FORT BEND COUNTY ROAD & BRIDGE DEPARTMENT.
 - 3. CONTRACTOR TO VERIFY EXISTING 2" WATER METER AND 2" WATER LINE LOCATION WITH OWNER AND RELOCATE ON SITE IF NEEDED. WATER METER AND WATER LINE WERE PERMITTED SEPARATELY BY UNDINE TEXAS LLC (WATER UTILITY PROVIDER)
 - 4. SEPTIC AREA COORDINATE WITH OSSF PLANS FOR LAYOUT AND DETAILS.
- WATER SERVICE CONTACT:
PROVIDER: UNDINE TEXAS LLC
CONTACT NAME: RICKEY WALLACE
PHONE: 713-574-7754
ADDRESS: 10913 METRONOME DRIVE HOUSTON, TX 77043

BRITANNIA SOCCER PARK
 LOCATED AT:
 3606 FM 723 RD
 ROSENBERG, TEXAS 77471

LEGEND

EXISTING ELEV.	EXISTING ELEV.
TOP OF PAVEMENT	TOP OF PAVEMENT
TOP OF GRATE ELEV.	TOP OF GRATE ELEV.
FLOW LINE ELEV.	FLOW LINE ELEV.
FINISHED GRADE ELEV.	FINISHED GRADE ELEV.
TOP OF RIM ELEV.	TOP OF RIM ELEV.
JUNCTION BOX ELEV.	JUNCTION BOX ELEV.
SQUARE GRATE INLET	SQUARE GRATE INLET
JUNCTION BOX	JUNCTION BOX
WATER METER	WATER METER
WATER LINE	WATER LINE
100 YR EVENT SHEET FLOW	100 YR EVENT SHEET FLOW
ACCUMULATIVE ACREAGE	ACCUMULATIVE ACREAGE
ACCUMULATIVE CFS (100-YR)	ACCUMULATIVE CFS (100-YR)
AREA NUMBER	AREA NUMBER
ACREAGE	ACREAGE
DRAINAGE AREA MAP	DRAINAGE AREA MAP

APPROVED: _____
 DEVELOPMENT COORDINATOR
 DATE: _____

THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE (1) YEAR FROM DATE OF APPROVAL.

STORM SEWER & WATER LAYOUT
 Scale 1" = 30'
 JOB: 1375-1

SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
 SEE SHT C-1 FOR GRADING & DRAINAGE
 SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
 SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
 SEE SHT C-3 FOR PAVING JOINT LAYOUT
 SEE SHT C-4 FOR SWPPP
 SEE SHT C-5 FOR SWPPP NOTES & DETAILS
 SEE SHT C-6 FOR GENERAL NOTES & DETAILS
 SEE SHT C-7 FOR DIMENSIONED SITE PLAN
 SEE SHT C-8 FOR DRIVEWAY TCP
 SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS

GREGORY A. SCHMIDT
 67293
 REGISTERED PROFESSIONAL ENGINEER

TEXAS ENGINEERING AND MAPPING CO.
 12718 CENTURY DRIVE
 STAFFORD, TEXAS 77477
 PHONE: 281.491.2525 FAX: 281.491.2535
 SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906
 www.team-civil.com

DRAWN BY: CS
 DATE: 06-01-18
 JOB NO: 1375-1
 REVISION DATE: N/A

C-2

BRITANNIA SOCCER

100-YR STORM TABLE

CF=1.25

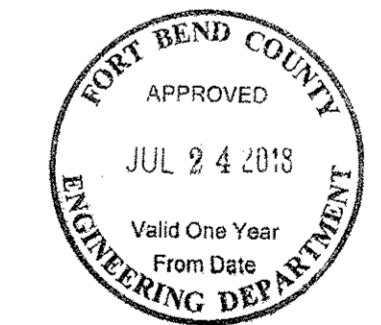
Inlet Area #	Inlet #	Area No.	Delta Area	ACC Area (acres)	Runoff Coefficient C	Sum of C x A	Intensity I (100Yr) (In/Hr)	Sum of Flows (cfs)	Time of C (min)	Pipe Time (min)	Reach Length (ft)	Diameter or Rise (inches)	Area (ft ²)	Hydraulic Radius (ft)	Slope (%)	Mannings "n"	Design Capacity (cfs)	Design Velocity (ft/s)	Fall (ft)	Drop (ft)	Flowline Elevation Upstream (ft)	Top of Pipe Elevation Upstream (ft)	Flowline Elevation Downstream (ft)	Top of Pipe Elevation Downstream (ft)	100Yr Actual Velocity (ft/s)	Hydraulic Gradient (%)	Change in Head (ft)	Minor Losses (ft)	Elevation of Hyd. Grad. Upstream (ft)	Elevation of Hyd. Grad. Downstream (ft)	Throat Area Required (ft ²)	Inlet size (ft)	Throat Area Provided (ft ²)	pavement Elevation Upstream (ft)	pavement Elevation Downstream (ft)	cover Upstream (ft)	cover Downstream (ft)	Ponding Upstream (ft)	Ponding Downstream (ft)	
1	2	1	0.19	0.19	0.80	0.152	11.634	2.21	10.00	1.332401	144	15	1.2272	0.3125	0.25	0.013	3.230	2.632	0.36	0.00	87.90	89.15	87.54	88.79	1.801	0.1173	0.1689293	0.02519	90.66	90.47	0.52	18	0.79	90.00	89.75	0.85	0.96	0.66	0.72	
2	3	2	0.22	0.41	0.80	0.328	11.171	4.58	11.33	0.638558	143	15	1.2272	0.3125	0.25	0.013	3.230	2.632	0.3575	0.00	87.54	88.79	87.18	88.43	3.732	0.5037	0.7202699	0.108157	90.47	89.64	0.58	18	0.79	89.75	89.50	0.96	1.07	0.72	0.14	
3	4	3	0.18	0.59	0.80	0.472	10.964	6.47	11.97	0.145441	46	15	1.2272	0.3125	0.25	0.013	3.230	2.632	0.115	0.00	87.18	88.43	87.07	88.32	5.271	1.0047	0.4621546	0.215736	89.64	88.96	0.46	18	0.79	89.50	91.26	1.07	2.94	0.14	-2.30	
DITCH	ROW DITCH	DITCH	1.55	1.55	0.40	0.620	8.933	6.92	20.05																															

3-YR STORM TABLE

CF=1.00

Inlet Area #	Inlet #	Area No.	Delta Area	ACC Area (acres)	Runoff Coefficient C	Sum of C x A	Intensity I (100Yr) (In/Hr)	Sum of Flows (cfs)	Time of C (min)	Pipe Time (min)	Reach Length (ft)	Diameter or Rise (inches)	Area (ft ²)	Hydraulic Radius (ft)	Slope (%)	Mannings "n"	Design Capacity (cfs)	Design Velocity (ft/s)	Fall (ft)	Drop (ft)	Flowline Elevation Upstream (ft)	Top of Pipe Elevation Upstream (ft)	Flowline Elevation Downstream (ft)	Top of Pipe Elevation Downstream (ft)	100Yr Actual Velocity (ft/s)	Hydraulic Gradient (%)	Change in Head (ft)	Minor Losses (ft)	Elevation of Hyd. Grad. Upstream (ft)	Elevation of Hyd. Grad. Downstream (ft)	Throat Area Required (ft ²)	Inlet size (ft)	Throat Area Provided (ft ²)	pavement Elevation Upstream (ft)	pavement Elevation Downstream (ft)	cover Upstream (ft)	cover Downstream (ft)	Ponding Upstream (ft)	Ponding Downstream (ft)		
1	2	1	0.19	0.19	0.80	0.152	5.975	0.91	10.00	3.242935	144	15	1.2272	0.3125	0.25	0.013	3.230	2.632	0.36	0.00	87.90	89.15	87.54	88.79	0.740	0.0198	0.0285166	0.004252	88.82	88.79	0.27	18	0.79	90.00	89.75	0.85	0.96	-1.18	-0.96		
2	3	2	0.22	0.41	0.80	0.328	5.320	1.75	13.24	1.676033	143	15	1.2272	0.3125	0.25	0.013	3.230	2.632	0.3575	0.00	87.54	88.79	87.18	88.43	1.422	0.0731	0.1045515	0.0157	88.55	88.43	0.28	18	0.79	89.75	89.50	0.96	1.07	-1.20	-1.07		
3	4	3	0.18	0.59	0.80	0.472	5.041	2.38	14.92	0.395451	46	15	1.2272	0.3125	0.25	0.013	3.230	2.632	0.115	0.00	87.18	88.43	87.07	88.32	1.939	0.1359	0.0625138	0.029182	88.19	88.10	0.21	18	0.79	89.50	91.26	1.07	2.94	-1.31	-3.16		
DITCH	ROW DITCH	DITCH	1.55	1.55	0.40	0.620	4.356	2.70	20.05																																

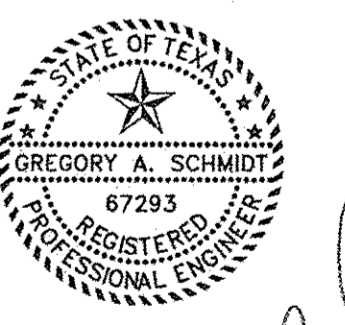
BRITANNIA SOCCER PARK
 LOCATED AT:
3606 FM 723 RD
ROSENBERG, TEXAS 77471



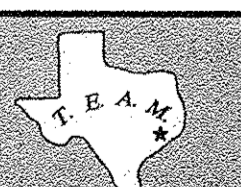
THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE (1) YEAR FROM DATE OF APPROVAL.

APPROVED: _____
DEVELOPMENT COORDINATOR

DATE: _____



Gregory A. Schmitt
7/5/18



C-2A **STORM SEWER CALCULATION TABLE**

Scale 1" = 30' JOB: 1375-1
 SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
 SEE SHT C-1 FOR GRADING & DRAINAGE
 SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
 SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
 SEE SHT C-3 FOR PAVING JOINT LAYOUT
 SEE SHT C-4 FOR SWPPP
 SEE SHT C-5 FOR SWPPP NOTES & DETAILS
 SEE SHT C-6 FOR GENERAL NOTES & DETAILS
 SEE SHT C-7 FOR DIMENSIONED SITE PLAN
 SEE SHT C-8 FOR DRIVEWAY TOP
 SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS

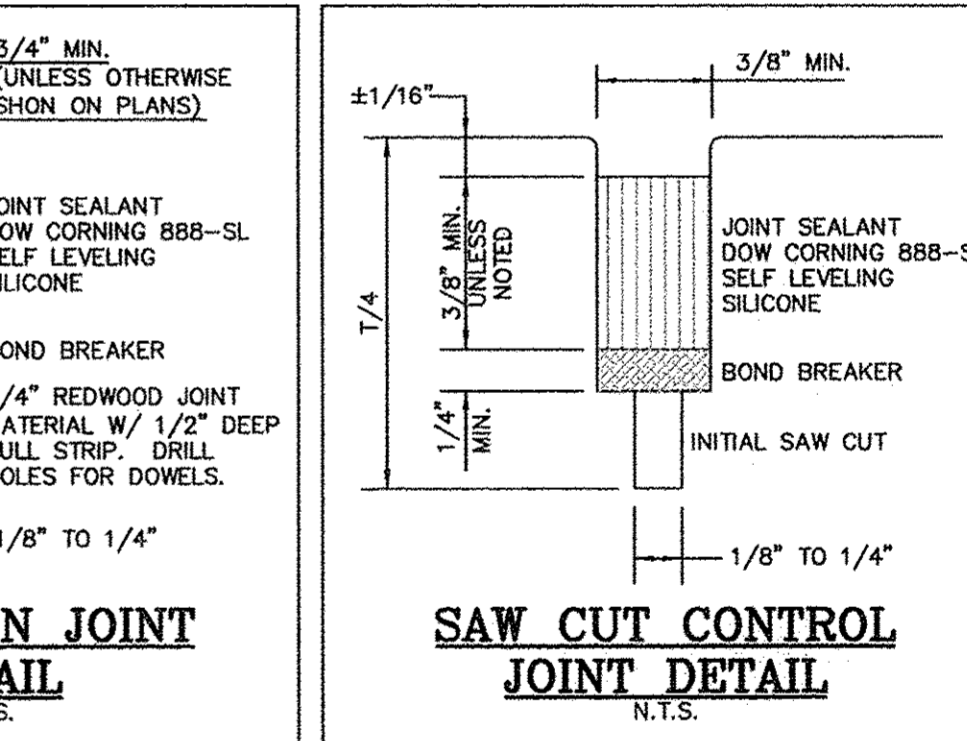
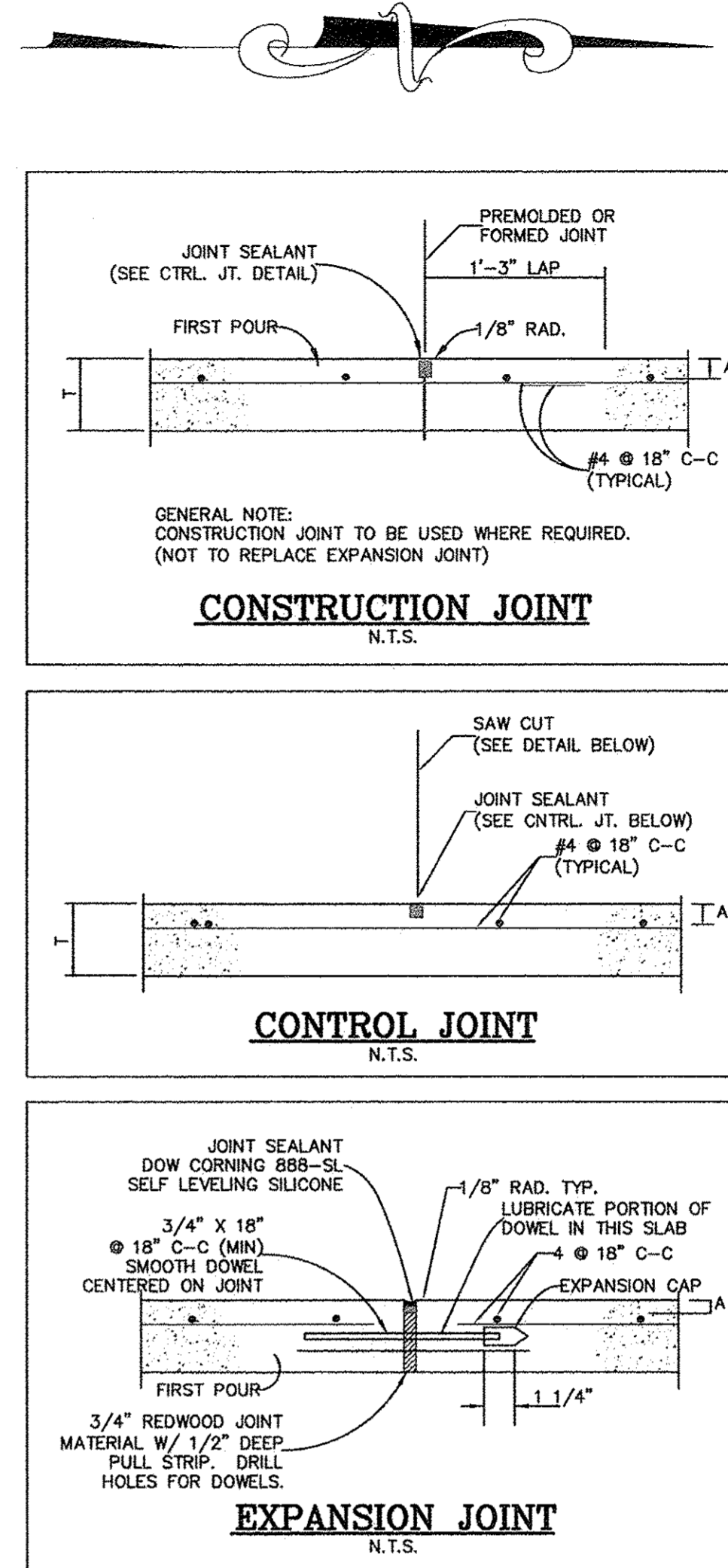
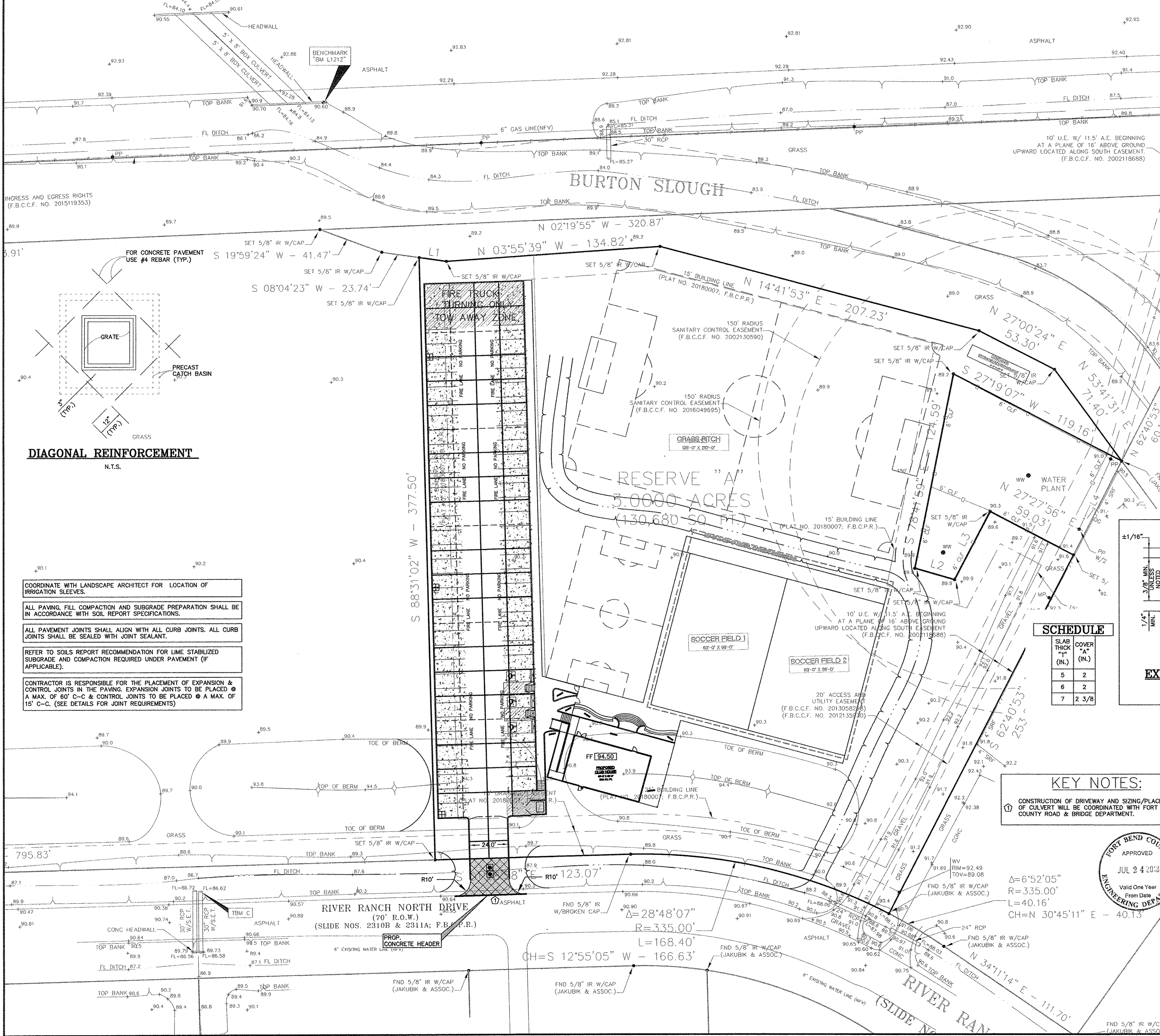
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 www.texaem-civil.com

DRAWN BY: CS
 DATE: 06-01-18
 JOB NO: 1375-1
 REVISION DATE: N/A

C-2A

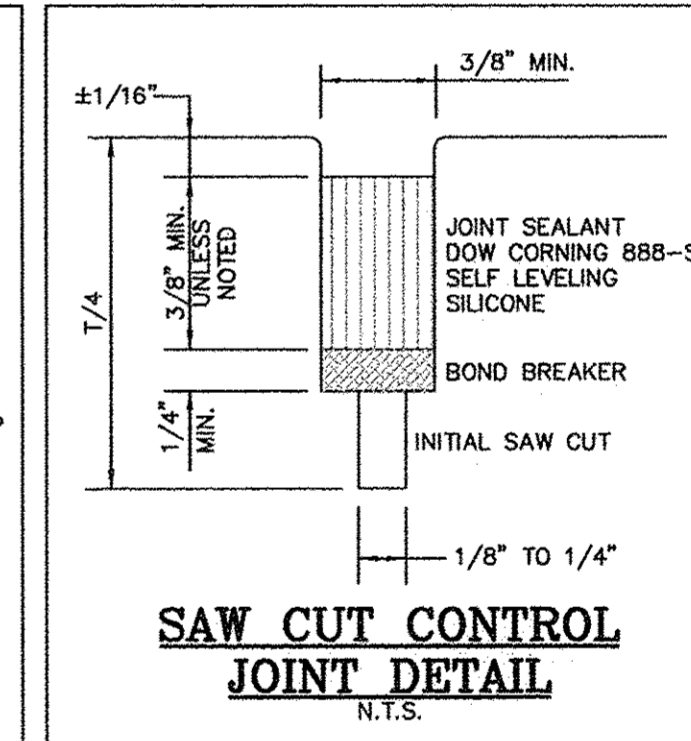
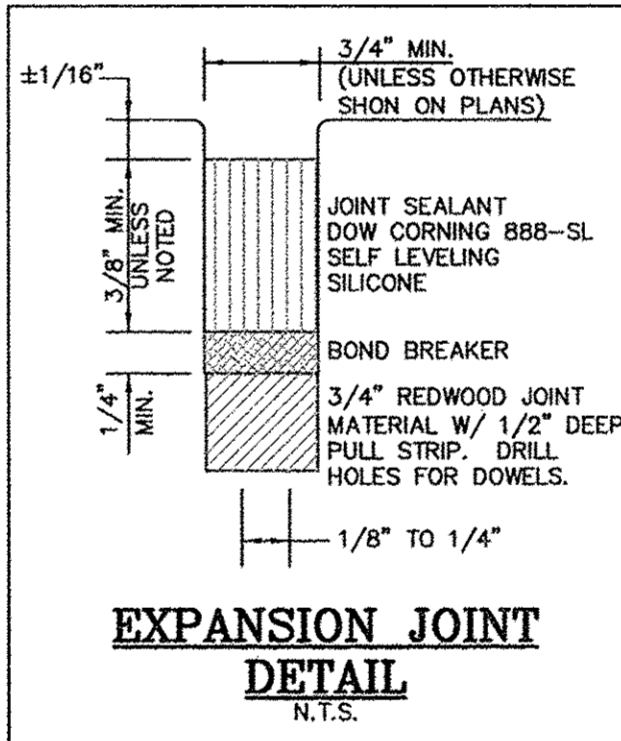
WILLIAMS ANDREWS SURVEY
ABSTRACT NO. 3

F.M.



SCHEDULE

SLAB THICK (IN.)	COVER (IN.)
5	2
6	2
7	2 3/8

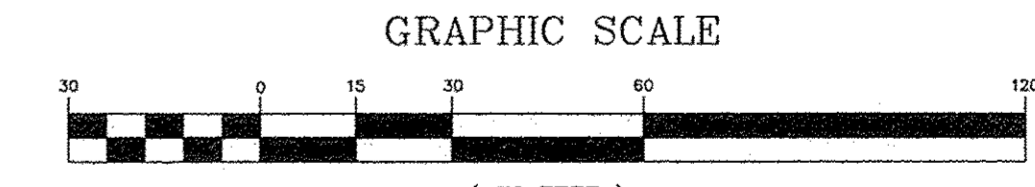


DIAGONAL REINFORCEMENT
N.T.S.

- COORDINATE WITH LANDSCAPE ARCHITECT FOR LOCATION OF IRRIGATION SLEEVES.
- ALL PAVING, FILL COMPACTION AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH SOIL REPORT SPECIFICATIONS.
- ALL PAVEMENT JOINTS SHALL ALIGN WITH ALL CURB JOINTS. ALL CURB JOINTS SHALL BE SEALED WITH JOINT SEALANT.
- REFER TO SOILS REPORT RECOMMENDATION FOR LIME STABILIZED SUBGRADE AND COMPACTION REQUIRED UNDER PAVEMENT (IF APPLICABLE).
- CONTRACTOR IS RESPONSIBLE FOR THE PLACEMENT OF EXPANSION & CONTROL JOINTS IN THE PAVING. EXPANSION JOINTS TO BE PLACED @ A MAX. OF 60' C-C & CONTROL JOINTS TO BE PLACED @ A MAX. OF 15' C-C. (SEE DETAILS FOR JOINT REQUIREMENTS)

KEY NOTES:
CONSTRUCTION OF DRIVEWAY AND SIZING/PLACEMENT OF CULVERT WILL BE COORDINATED WITH FORT BEND COUNTY ROAD & BRIDGE DEPARTMENT.

FORT BEND COUNTY
ENGINEERING DEPARTMENT
APPROVED
JUL 24 2013
Valid One Year
From Date



THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE (1) YEAR FROM DATE OF APPROVAL.
APPROVED: _____
DATE: _____

PAVING JOINT LAYOUT
Scale 1" = 30'
JOB: 1375-1
SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
SEE SHT C-1 FOR GRADING & DRAINAGE
SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
SEE SHT C-3 FOR PAVING JOINT LAYOUT
SEE SHT C-4 FOR SWPPP
SEE SHT C-5 FOR SWPPP NOTES & DETAILS
SEE SHT C-6 FOR GENERAL NOTES & DETAILS
SEE SHT C-7 FOR DIMENSIONED SITE PLAN
SEE SHT C-8 FOR DRIVEWAY TCR
SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS

BRITANNIA SOCCER PARK
LOCATED AT:
3606 FM 723 RD
ROSENBERG, TEXAS 77471

- LEGEND**
- EXISTING ELEV.
 - SQUARE GRATE INLET
 - JUNCTION BOX
 - EXPANSION JOINT
 - CONTROL OR CONSTRUCTION JOINT
 - 5" THICK CONCRETE PAVEMENT
 - 6" THICK CONCRETE PAVEMENT
 - 7" THICK CONCRETE PAVEMENT
 - DRIVEWAY PER FORT BEND COUNTY STANDARDS.

STATE OF TEXAS
PROFESSIONAL ENGINEER
GREGORY A. SCHMIDT
67293

APPROVED: *[Signature]*
DATE: 11/5/13

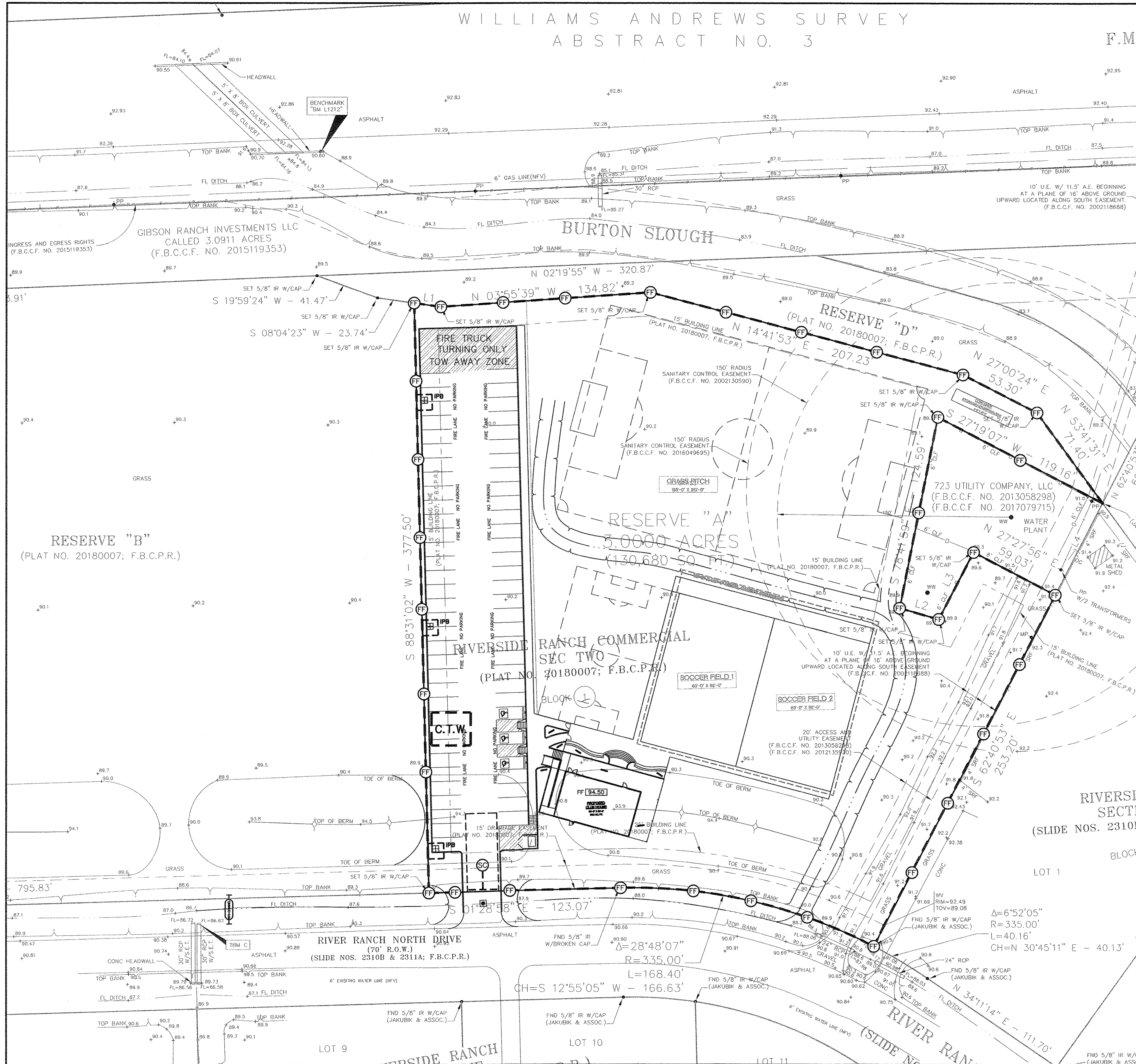
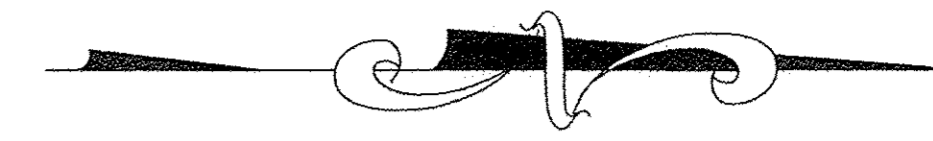
TEXAS ENGINEERING AND MAPPING CO.
12716 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 01116009 / ENGINEERING FIRM NO. P-2998
www.tem-civil.com

DRAWN BY: CS
DATE: 06-01-18
JOB NO: 1375-1
REVISION DATE: N/A

C-3

WILLIAMS ANDREWS SURVEY
ABSTRACT NO. 3

F.M.



CONTRACTOR TO ENSURE THAT ALL DOWNSTREAM EDGES OF THE PROPERTY ARE PROTECTED WITH AN ENVIRONMENTAL CONTROL DEVICE DURING ALL PHASES OF CONSTRUCTION.

CONTRACTOR TO PROVIDE CONCRETE WASHOUT FOR ALL PROPOSED CONCRETE WORK. LOCATION OF CONCRETE WASHOUT SHALL BE ONSITE AND APPROVED BY THE CITY INSPECTOR PRIOR TO USE.

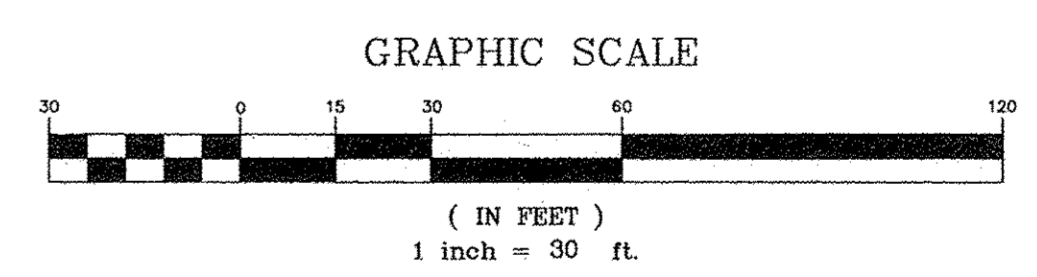
REFER TO SWPPP REPORT FOR MORE INFORMATION.

CONTRACTOR TO PROTECT EXISTING INLETS AT ALL TIME DURING CONSTRUCTION.

CONTRACTOR TO COMPLY WITH ALL TCEQ REQUIREMENTS FOR SWPPP PLAN INCLUDING SUBMITTAL OF N.O.I. WHEN REQUIRED.

BRITANNIA SOCCER PARK
LOCATED AT:
3606 FM 723 RD
ROSENBERG, TEXAS 77471

- LEGEND**
- FILTER FABRIC FENCE
MIN. 2' BEHIND CURB
 - INLET PROTECTION BARRIER
(GRATE INLET)
 - STABILIZED CONSTRUCTION ENTRANCE
(LOCATION TO BE CONFIRMED BY CONTRACTOR)
 - CONCRETE TRUCK WASHOUT AREA
(LOCATION TO BE CONFIRMED BY CONTRACTOR)
 - IN-CHANNEL FILTER DAM



THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE (1) YEAR FROM DATE OF APPROVAL.

APPROVED: _____
DEVELOPMENT COORDINATOR

DATE: _____



Gregory A. Schmidt
7/25/13

C-4 SWPPP LAYOUT

Scale 1" = 30'
JOB: 1375-1

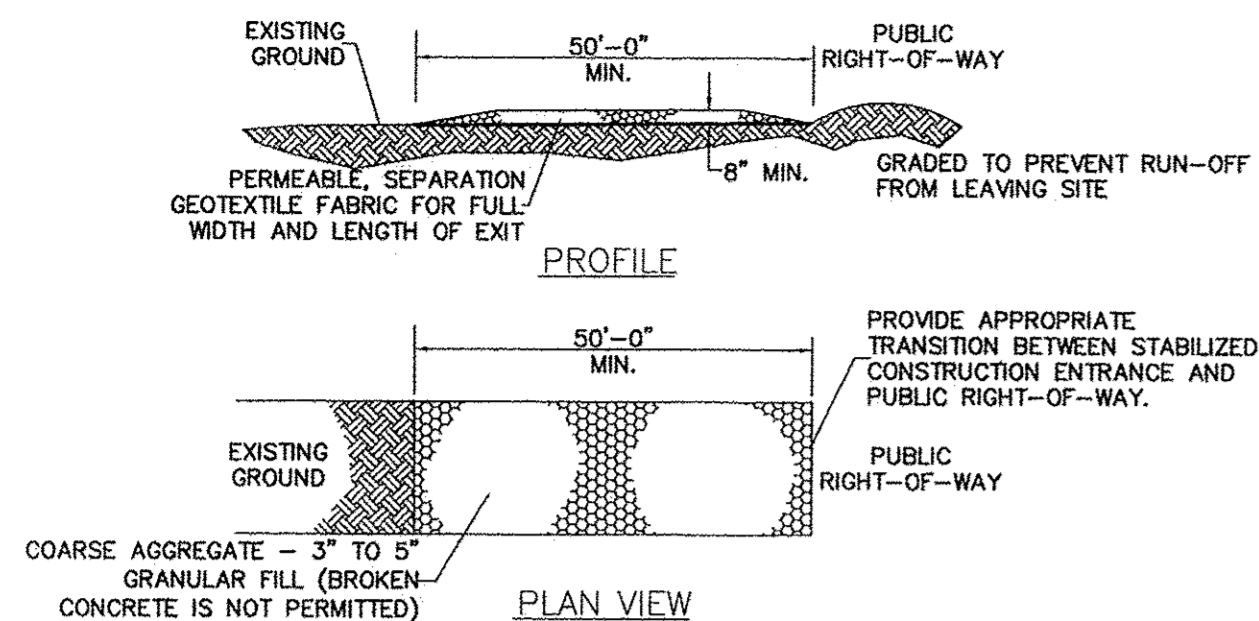
SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
SEE SHT C-1 FOR GRADING & DRAINAGE
SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
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SEE SHT C-4 FOR SWPPP
SEE SHT C-5 FOR SWPPP NOTES & DETAILS
SEE SHT C-6 FOR GENERAL NOTES & DETAILS
SEE SHT C-7 FOR DIMENSIONED SITE PLAN
SEE SHT C-8 FOR DRIVEWAY TCP
SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS

TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
SHELBYVILLE, TEXAS 77477
PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10118000 / ENGINEERING FIRM NO. F-2000
www.tem-civil.com

DRAWN BY: CS
DATE: 06-01-18
JOB NO: 1375-1
REVISION DATE: N/A

C-4

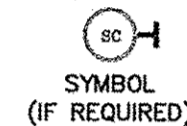
BRITANNIA SOCCER PARK
 LOCATED AT:
 3606 FM 723 RD
 ROSENBERG, TEXAS 77471



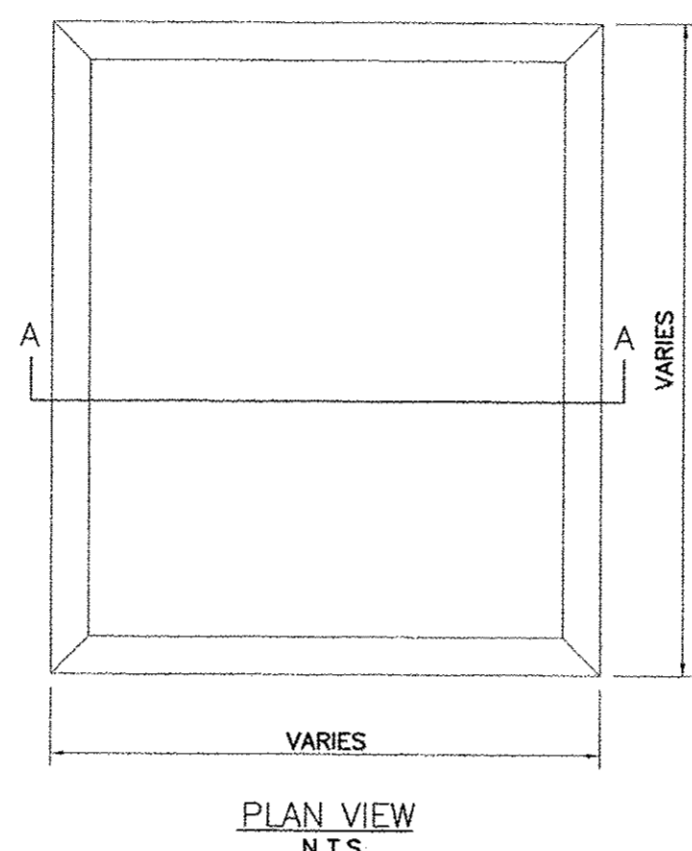
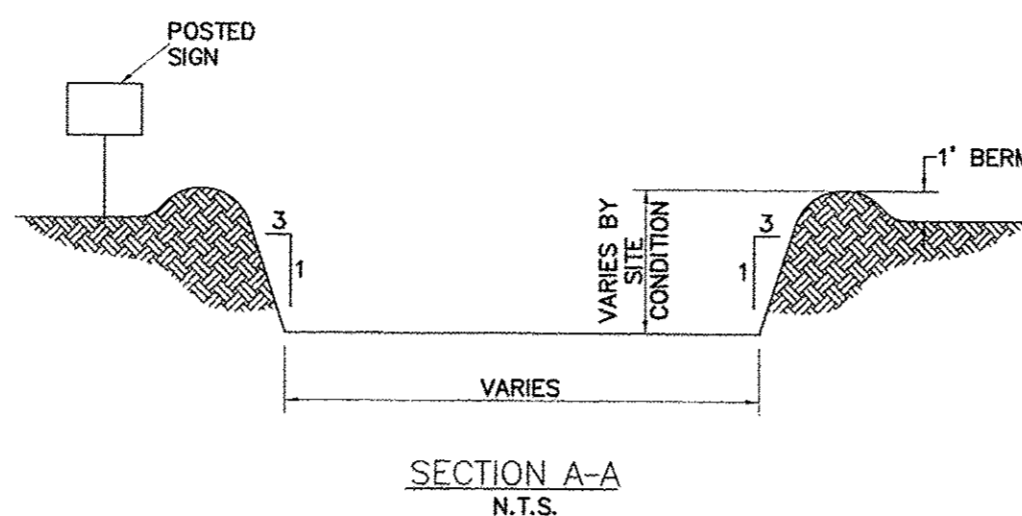
GENERAL NOTES:

- MINIMUM LENGTH IS AS SHOWN ON CONSTRUCTION DRAWINGS OR 50 FEET, WHICHEVER IS MORE.
- CONSTRUCT AND MAINTAIN CONSTRUCTION EXIT WITH CONSTANT WIDTH ACROSS ITS LENGTH, INCLUDING ALL POINTS OF INGRESS OR EGRESS.
- UNLESS SHOWN ON THE CONSTRUCTION DRAWINGS, STABILIZATION FOR OTHER AREAS WILL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT.
- WHEN SHOWN ON THE CONSTRUCTION DRAWINGS, WIDEN OR LENGTHEN STABILIZED AREA TO ACCOMMODATE A TRUCK WASHING AREA. PROVIDE OUTLET SEDIMENT TRAP FOR THE TRUCK WASHING AREA.
- PROVIDE PERIODIC TOP DRESSING WITH ADDITIONAL COARSE AGGREGATE TO MAINTAIN THE REQUIRED DEPTH OR WHEN SURFACE BECOMES PACKED WITH MUD.
- PERIODICALLY TURN AGGREGATE TO EXPOSE A CLEAN DRIVING SURFACE.
- ALTERNATIVE METHODS OF CONSTRUCTION INCLUDE:
 - CEMENT STABILIZED SOIL: COMPACTED CEMENT STABILIZED SOIL, LIMESTONE AGGREGATE, OR OTHER FILL MATERIAL IN AN APPLICATION OF THICKNESS OF 8 INCHES.
 - WOOD MATS: OAK OR OTHER HARDWOOD TIMBERS PLACED EDGE TO EDGE AND ACROSS SUPPORT WOODEN BEAMS WHICH ARE PLACED ON TOP OF EXISTING SOIL IN AN APPLICATION THICKNESS OF 6 INCHES.
 - STEEL MATS: PERFORATED MATS PLACED ACROSS PERPENDICULAR SUPPORT MEMBERS.

STABILIZED CONSTRUCTION ACCESS



SYMBOL (IF REQUIRED)



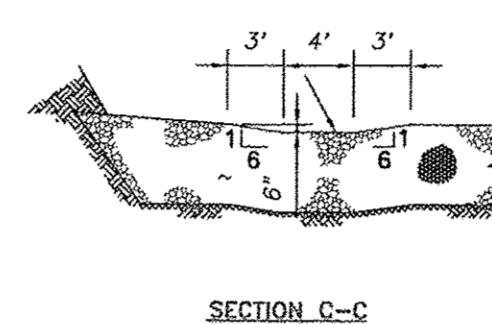
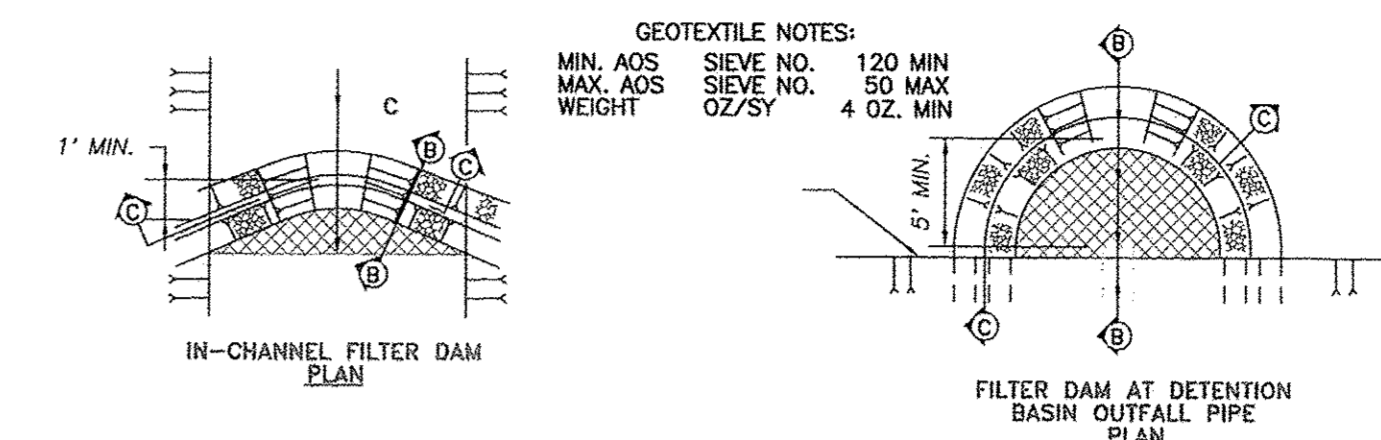
GENERAL NOTES:

- POST A SIGN READING "CONCRETE WASH OUT PIT" NEXT TO THE PIT.
- VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASH OUT THEIR TRUCKS IN THE PIT AND NO WHERE ELSE.
- UPON THE CONCRETE SETTING UP (CURING, DRYING OUT), THE CONCRETE WASTE SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR. AFTER REMOVAL OF THE CONCRETE WASTE, THE WASH OUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.
- CONCRETE WASH OUT PITS SHALL NOT BE LOCATED DIRECTLY ADJACENT TO, NOR AT ANY TIME DRAIN INTO THE STORM SEWER SYSTEM OR ANY OTHER SWALE, DITCH, OR WATERWAY.
- CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT AREA TO SUPPORT EXPECTED LOADINGS FROM TRUCKS EQUIPMENT.

CONCRETE TRUCK WASHOUT AREA



SYMBOL



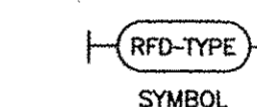
A. TYPES OF FILTER DAMS

- TYPE 1 (NON-REINFORCED)
 - HEIGHT - 18-24 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - TOP WIDTH - 2 FEET (MINIMUM)
 - SLOPES - 2:1 (MAXIMUM)
- TYPE 2 (REINFORCED)
 - HEIGHT - 18-36 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - TOP WIDTH - 2 FEET (MINIMUM)
 - SLOPES - 2:1 (MAXIMUM)
- TYPE 3 (REINFORCED)
 - HEIGHT - 36-48 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - TOP WIDTH - 2 FEET (MINIMUM)
 - SLOPES - 3:1 (MAXIMUM)
- TYPE 4 (GABION)
 - HEIGHT - 30 INCHES (MINIMUM). MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - TOP WIDTH - 2 FEET (MINIMUM)
- TYPE 5. AS SHOWN ON THE PLANS.

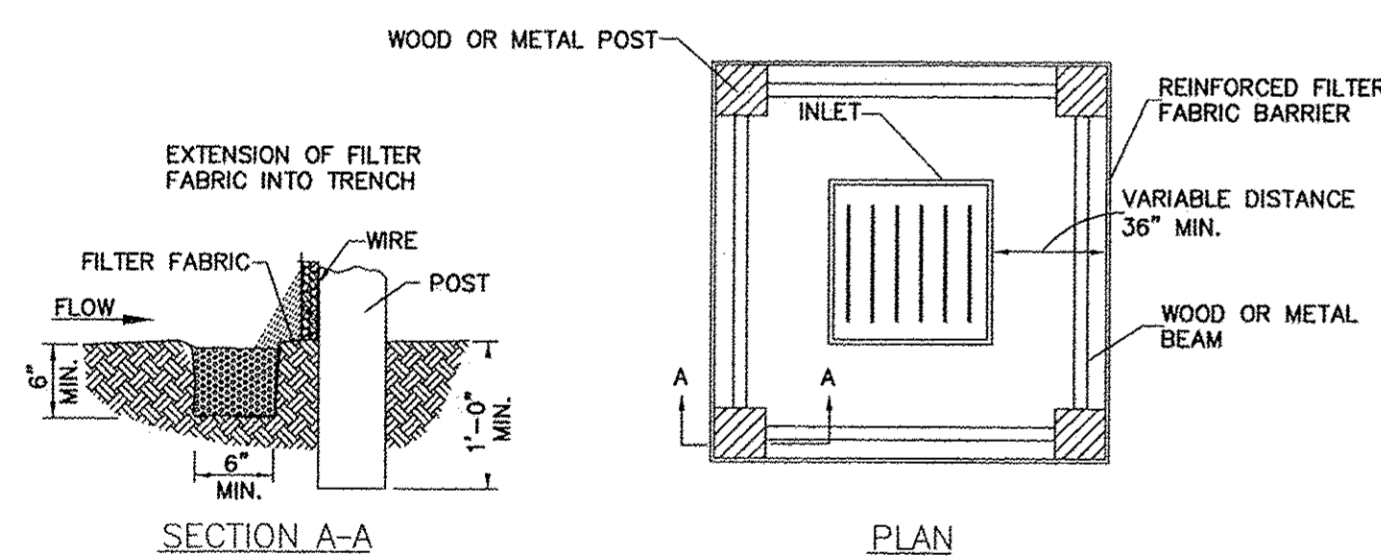
B. CONSTRUCT FILTER DAMS ACCORDING TO THE FOLLOWING CRITERIA UNLESS SHOWN OTHERWISE ON THE PLANS.

- TYPE 2 AND 3 FILTER DAMS: SECURE WITH 20 GAUGE GALVANIZED WOVEN WIRE MESH WITH 1 INCH DIAMETER HEXAGONAL OPENINGS.
- PLACE GRANULAR FILL ON THE WIRE MESH TO HEIGHT AND SLOPES SHOWN ON PLANS OR AS SPECIFIED BY THE ENGINEER.
 - 3-5 INCHES FOR ROCK FILTER DAM TYPES 1, 2 AND 4.
 - 4-8 INCHES FOR ROCK FILTER DAM TYPE REFER TO GRANULAR FILL IN SPECIFICATION SECTION NO. 02378 RIPRAP AND GRANULAR FILL.
- FOLD WIRE MESH AT UPSTREAM SIDE OVER GRANULAR FILL AND TIGHTLY SECURED TO ITSELF ON THE DOWNSTREAM SIDE USING WIRE TIES OR HOG RINGS.
- IN STREAMS: SECURE OR STAKE MESH TO STREAM BED PRIOR TO AGGREGATE PLACEMENT.
- SEE HCFCD SPECIFICATION SECTION NO. 02364-FILTER DAMS.
- EMBED ONE FOOT MINIMUM INTO SLOPE AND RAISE ONE FOOT HIGHER THAN CENTER OF DEPRESSED AREA AT SLOPE.

FILTER DAM

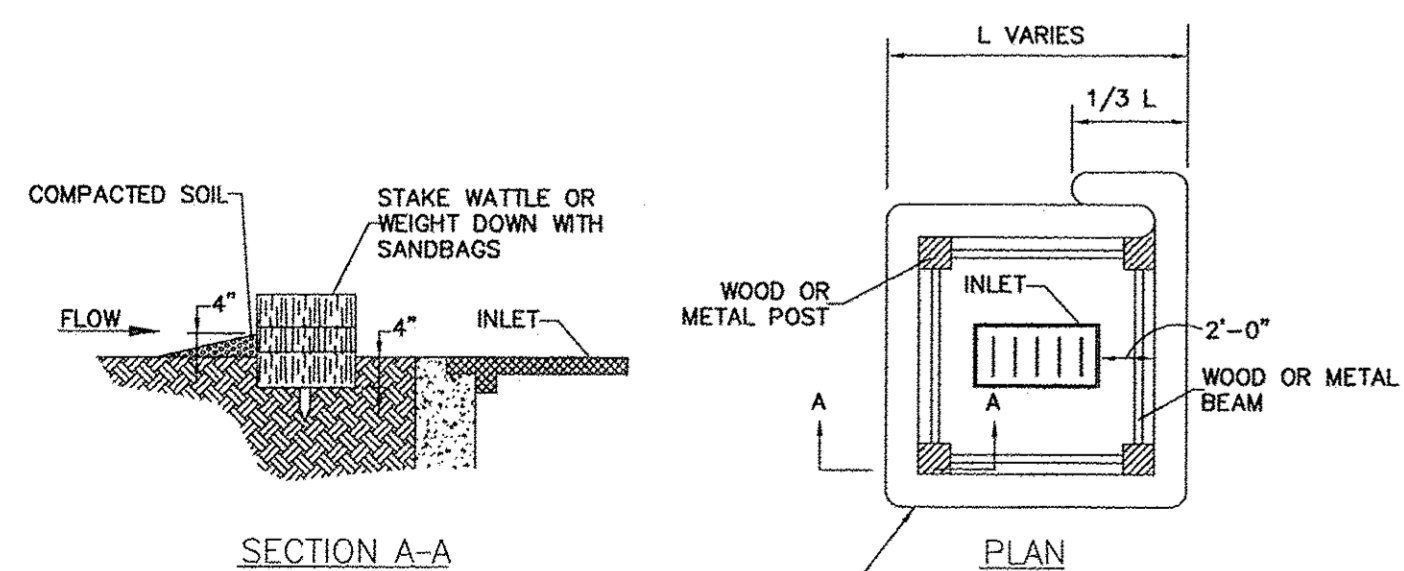


SYMBOL



GENERAL NOTE:

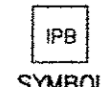
- SEE REINFORCED FILTER FABRIC BARRIER DETAIL FOR REINFORCED FILTER FABRIC BARRIER REQUIREMENTS.



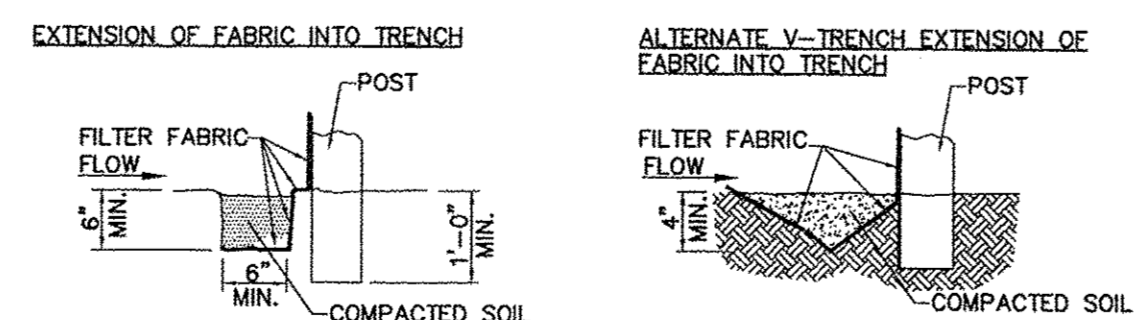
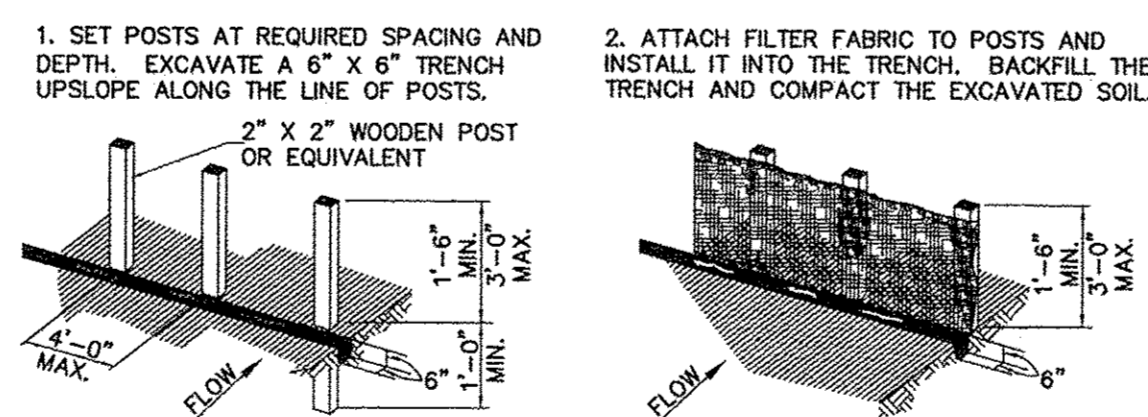
GENERAL NOTE:

- TYPICALLY STRAW BALES ARE NOT RECOMMENDED FOR INLET PROTECTION BARRIERS.

INLET PROTECTION BARRIERS FOR STAGE I INLETS



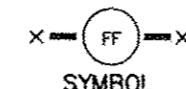
SYMBOL



GENERAL NOTES:

- SET POSTS AT 4-FOOT MAXIMUM SPACING. IF FACTORY PRE ASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FEET MAXIMUM.
- WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT THE POST, FOLD TOGETHER, AND ATTACH TO THE POSTS.
- REMOVE SEDIMENT DEPOSITS WHEN SILT DEPTH REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE.

FILTER FABRIC BARRIER



SYMBOL



THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE (1) YEAR FROM DATE OF APPROVAL.

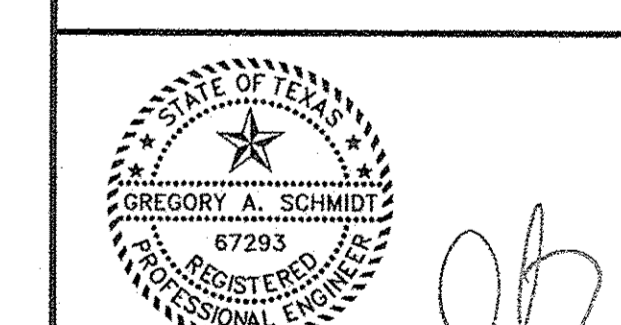
APPROVED: _____ DEVELOPMENT COORDINATOR

DATE: _____

C-5 SWPPP NOTES & DETAILS

Scale: N.T.S. JOB: 1375-1

- SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
- SEE SHT C-1 FOR GRADING & DRAINAGE
- SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
- SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
- SEE SHT C-3 FOR PAVING JOINT LAYOUT
- SEE SHT C-4 FOR SWPPP
- SEE SHT C-5 FOR SWPPP NOTES & DETAILS
- SEE SHT C-6 FOR GENERAL NOTES & DETAILS
- SEE SHT C-7 FOR DIMENSIONED SITE PLAN
- SEE SHT C-8 FOR DRIVEWAY TOP
- SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS



Signature: _____
1/5/18

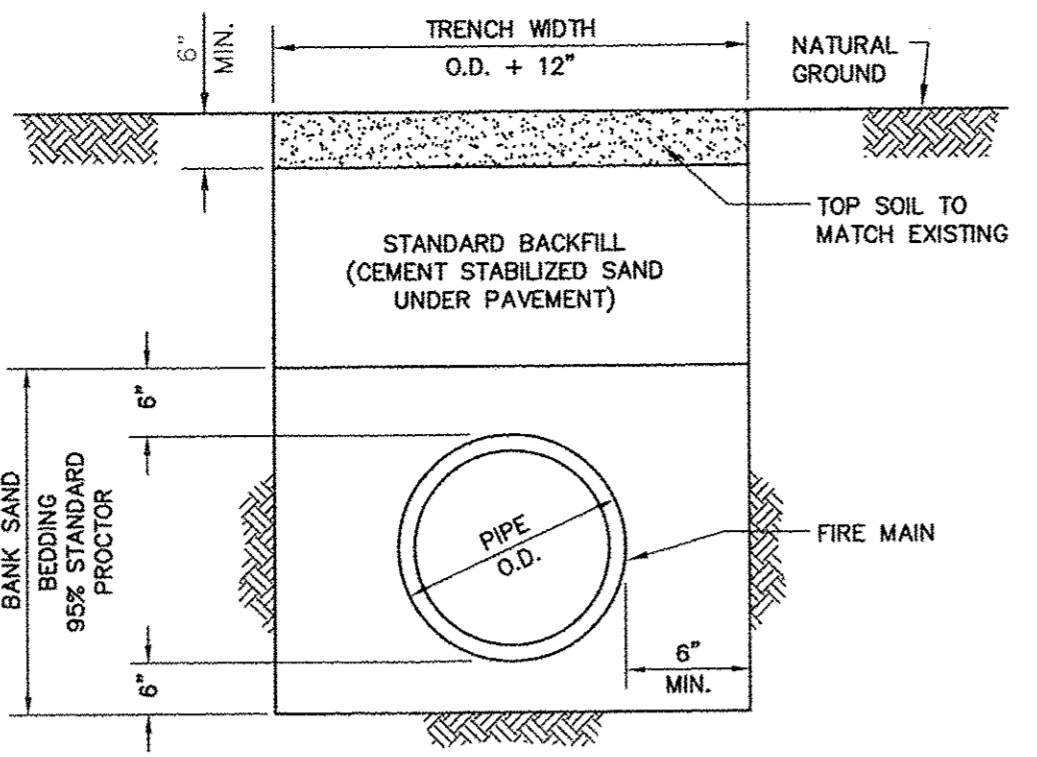
TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2625 FAX: 281.491.2636
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. P-2906
www.temco-civil.com

DRAWN BY: CS
DATE: 06-01-18
JOB NO: 1375-1
REVISION DATE: N/A

C-5

CONSTRUCTION NOTES:

- STORM SEWER PIPE SHALL BE ADS N-12 PIPE (CORRUGATED POLYETHYLENE PIPE) PER A.S.T.M. F-405, A.S.T.M. F-667, A.S.T.M. D-2327, AND AASHTO M-2924. BEDDING, BACKFILLING, INSTALLATION OF PIPE, AND CONSTRUCTION OF APPURTENANCES SHALL BE IN ACCORDANCE WITH FORT BEND COUNTY, AND CITY OF RICHMOND, SPECIFICATIONS FOR SEWER CONSTRUCTION, INCLUDING ALL AMENDMENTS AND REVISIONS, THERE TO.
- WATER LINES SHALL BE PVC (POLY-VINYL CHLORIDE) PIPE CONFORMING TO A.W.W.A. C-900 PVC, CLASS 150 OR SCHEDULE 40 PVC OR PER FORT BEND COUNTY, AND CITY OF RICHMOND AND/OR DISTRICT REQUIREMENTS.
- PVC PIPE BID IN THIS CONTRACT SHALL CONFORM TO THE MOST CURRENT A.W.W.A. AND A.S.T.M. REQUIREMENTS (INCLUDING A.S.T.M. D2412-PIPE STIFFNESS).
- CONTRACTOR SHALL PROVIDE ADEQUATE THRUST BLOCKING TO WITHSTAND TEST PRESSURE AS REQUIRED BY THE DISTRICT.
- ALL UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN AT THE APPROXIMATE LOCATIONS BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL FIELD DETERMINE THE EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION. HE SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND MAINTAIN THESE UNDERGROUND UTILITIES.
- CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT ALL POINTS OF CROSSING TO DETERMINE IF CONFLICT EXISTS BEFORE COMMENCING ANY CONSTRUCTION. NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICT.
- OWNER TO OBTAIN ALL PERMITS REQUIRED BY FORT COUNTY FOR CONSTRUCTION OF UTILITIES AND/OR CULVERTS WITHIN COUNTY ROAD RIGHT-OF-WAY.
- CONTRACTOR TO OBTAIN ALL PERMITS BY REGULATION OF FORT BEND COUNTY, TEXAS FOR FLOOD PLAN MANAGEMENT.
- ALL FILL COMPACTION AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH SOIL REPORT SPECIFICATIONS.
- THE WORK AREA SHALL BE BARRICADED AND ILLUMINATED DURING DARKNESS AND PERIODS OF INACTIVITY, WHEN IN AN AREA OF DIRECT PUBLIC ACCESS.
- CONTRACTOR SHALL PROVIDE SHEETING, SHORING, AND BRACING AS NECESSARY TO PROTECT WORKMEN AND EXISTING UTILITIES DURING ALL PHASES OF CONSTRUCTION.
- UTILITIES ARE TO BE TAKEN WITHIN FIVE (5) FEET OF BUILDING. SEE PLUMBING SHEETS INDICATED FOR CONTINUATION OF SERVICE CONNECTIONS INTO BUILDING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, MAINTAINING, AND RESTORING ALL DRAINAGE SYSTEMS.
- ALL FINISHED GRADES SHALL VARY UNIFORMLY BETWEEN FINISHED ELEVATIONS AS SHOWN.
- CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY LINES.
- CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY ALL GOVERNING AGENCIES.
- CONTRACTOR TO COORDINATE WITH ARCHITECTS AND M.E.P. DRAWINGS FOR CONNECTION AND LOCATION OF ALL DOWN SPOUTS AND ALL PLUMBING UTILITIES.
- OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH & SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED, CALL RELIANT ENERGY H.L.&P. AT 713-207-7777.
- CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TEXAS M.U.T.C.D. MOST RECENT EDITION WITH REVISIONS) DURING CONSTRUCTION.
- CAUTION: UNDERGROUND GAS FACILITIES**
ENTEX MAIN LINES (TO INCLUDE UNIT GAS TRANSMISSION, AND/OR INDUSTRIAL GAS SUPPLY CORPORATION WHERE APPLICABLE) ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. SERVICE LINES ARE USUALLY NOT SHOWN. THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT 713-223-4567 OR 1-800-669-8344 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE MAIN AND SERVICE LINES FIELD LOCATED.
- WHEN RELIANT ENERGY ENTEX PIPE LINE MARKINGS ARE NOT VISIBLE, CALL 713-967-8037 (7:00 AM. TO 4:30 P.M.) FOR STATUS OF LINE LOCATION REQUEST BEFORE EXCAVATION BEGINS.
WHEN EXCAVATING WITHIN EIGHTEEN (18) INCHES OF THE INDICATED LOCATION OF RELIANT ENERGY ENTEX FACILITIES, ALL EXCAVATION MUST BE ACCOMPLISHED USING NON-MECHANIZED EXCAVATING PROCEDURES.
WHEN RELIANT ENERGY ENTEX FACILITIES ARE EXPOSED, SUFFICIENT SUPPORT MUST BE PROVIDED TO THE UTILITIES TO PREVENT EXCESSIVE STRESS ON THE PIPING.
- AT&T TEXAS/SWBT UTILITIES MAY EXIST IN STREET RIGHT OF WAY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND UTILITIES.
- ALL EXISTING POWER POLES, LIGHT STANDARDS, SIGNS, ETC. WHICH AFFECT THE PROPOSED CONSTRUCTION, SHALL BE REMOVED AND/OR RELOCATED AS REQUIRED WHETHER SHOWN ON DRAWINGS OR NOT.
- THE CONTRACTOR SHALL PROVIDE A TRENCH SAFETY SYSTEM TO MEET APPROPRIATE REQUIREMENTS ESTABLISHED IN OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) SAFETY & HEALTH REGULATIONS, 29 CFR 1926, SUBPART P -- EXCAVATIONS, TRENCHING, AND SHORING, AND OSHA PROPOSED STANDARDS ON TRENCHING, EXCAVATION PUBLISHED IN VOLUME 52, NO. 72 OF THE FEDERAL REGISTER, APRIL 15, 1987, PAGES 12288-12339. SHOULD THE REFERENCED OSHA STANDARDS BE MODIFIED OR AMENDED, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
- ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY.
- GUIDELINES SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES SHALL BE OBSERVED.
- ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00% PER ADA REQUIREMENTS.
- THE CONTRACTOR SHALL NOT MAKE ANY FIELD MODIFICATION WITHOUT THE APPROVAL OF THE ENGINEER, TEXAS ENGINEERING AND MAPPING CO., (281) 491-2525. THE APPROVAL MUST BE OBTAINED PRIOR TO RESUMING ANY CONSTRUCTION IN THE AFFECTED AREA.

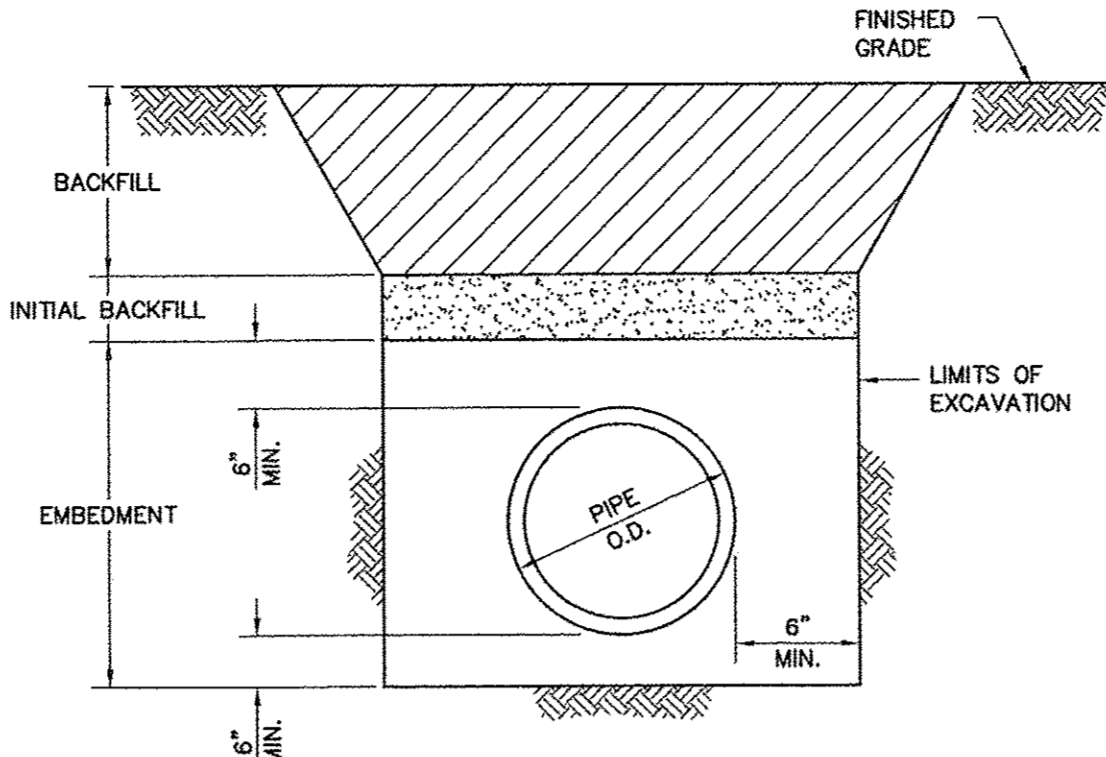


GENERAL NOTES:

- BACKFILL SHALL BE NATIVE SOIL, FREE OF DEBRIS, PLACED IN LIFTS OF EIGHT (8) INCHES OR LESS, COMPACTED TO 95% STANDARD PROCTOR DENSITY, EXCEPT AS REQUIRED UNDER PAVEMENT.
- BACKFILL UNDER PAVEMENT AND PUBLIC STREETS SHALL BE CEMENT STABILIZED SAND (2.0 SACKS OF CEMENT PER CUBIC YARD OF SAND), COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- TRENCH SHORING, IN ACCORDANCE WITH OSHA, SHALL BE INSTALLED AS REQUIRED.

WATER MAIN BEDDING AND BACKFILL

N.T.S.

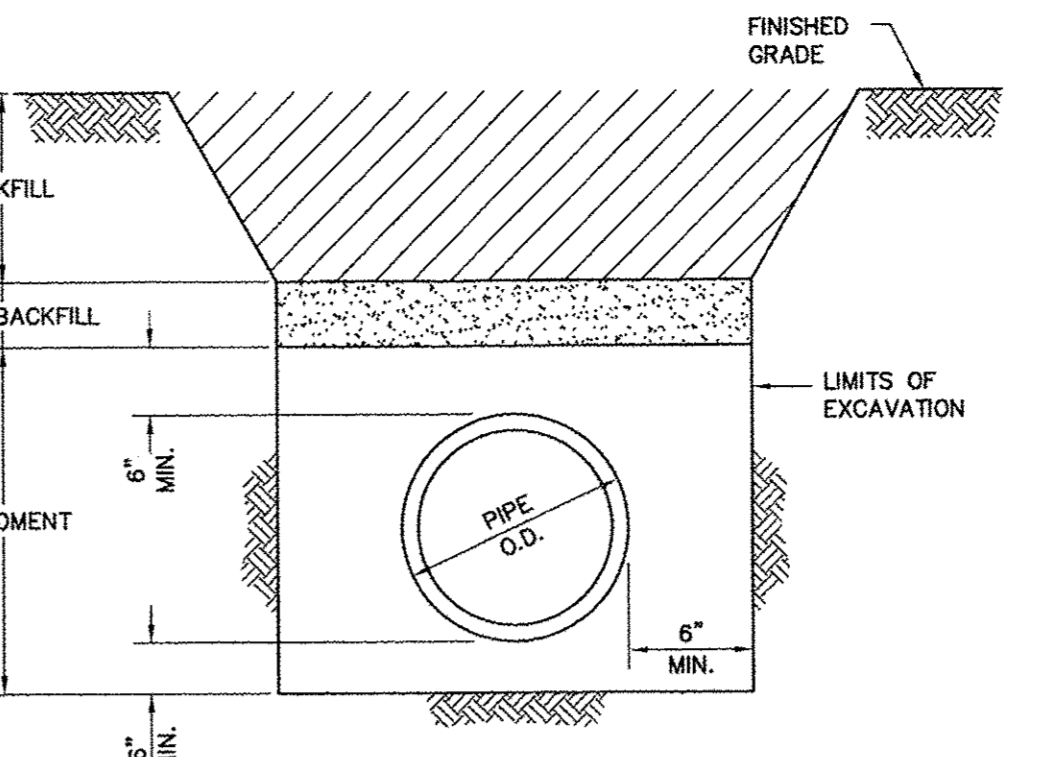


GENERAL NOTES:

- BACKFILL SHALL BE NATIVE SOIL, FREE OF DEBRIS, COMPACTED TO 95% STANDARD PROCTOR DENSITY, EXCEPT AS REQUIRED UNDER PAVEMENT.
- INITIAL BACKFILL SHALL BE UNIFORMLY GRADED MATERIAL (MAXIMUM SIZE, 3" DIAMETER), PLACED IN 8" LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY, EXCEPT AS REQUIRED UNDER PAVEMENT.
- EMBEDMENT SHALL BE CEMENT STABILIZED SAND (2.0 SACKS PER CUBIC YARD) COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- UNDER PAVING OR WITHIN 3' OF PAVEMENT, THE INITIAL BACKFILL AND ALL BACKFILL UP TO THE PAVEMENT SUBGRADE SHALL BE CEMENT STABILIZED SAND (1.5 SACKS PER CUBIC YARD) COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- TRENCH SHORING IN ACCORDANCE WITH OSHA, SHALL BE INSTALLED WHERE REQUIRED.
- SOIL IN THE PIPE ZONE SHALL CONSIST OF NON-WATERBEARING, COHESIVE SOILS WITH A SHEAR STRENGTH OF 1000 PSF OR GREATER. WHEN WET SAND EXISTS IN THE PIPE ZONE, MODIFIED BEDDING SHALL BE INSTALLED.

STORM SEWER BEDDING AND BACKFILL

N.T.S.

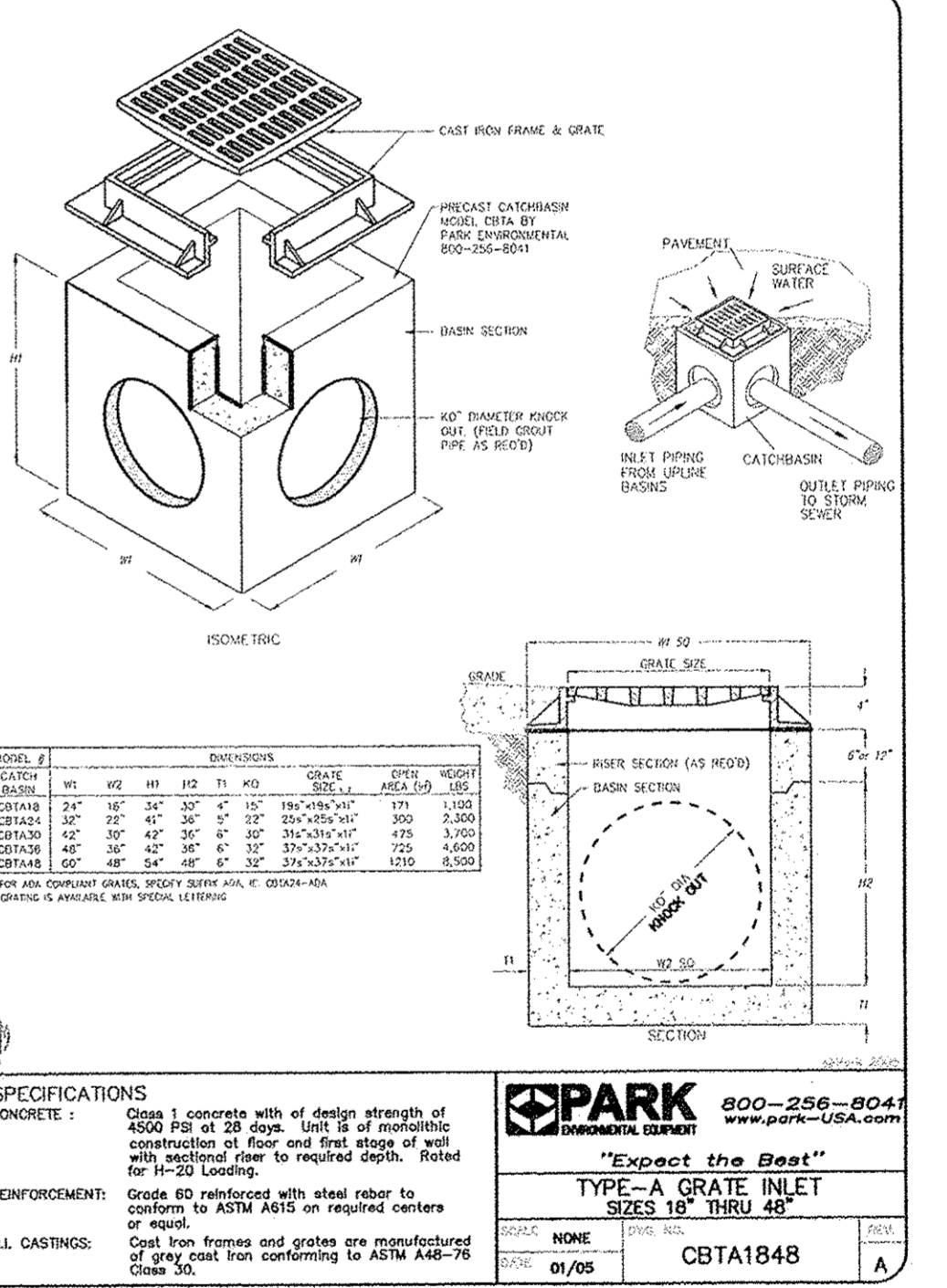
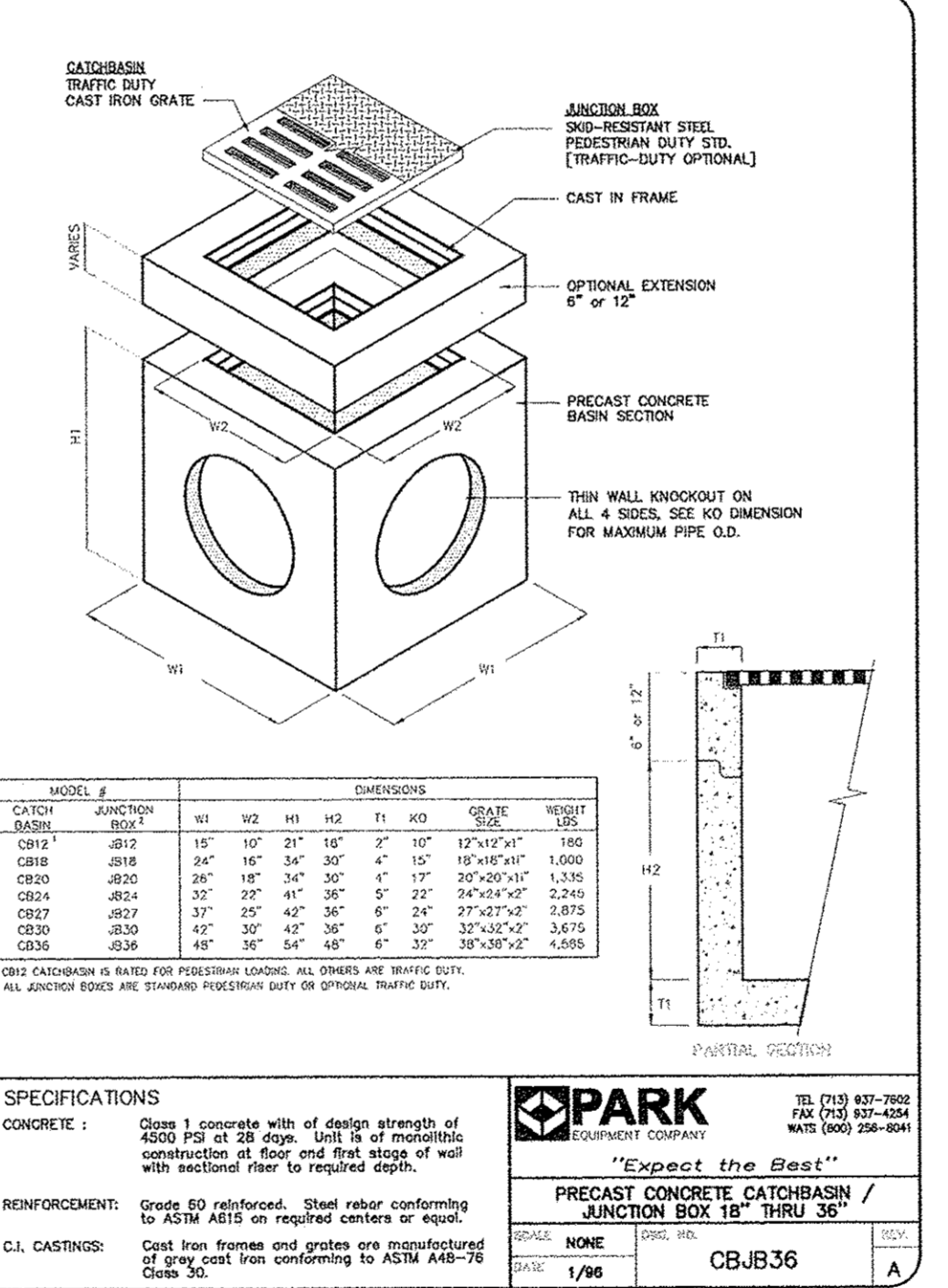
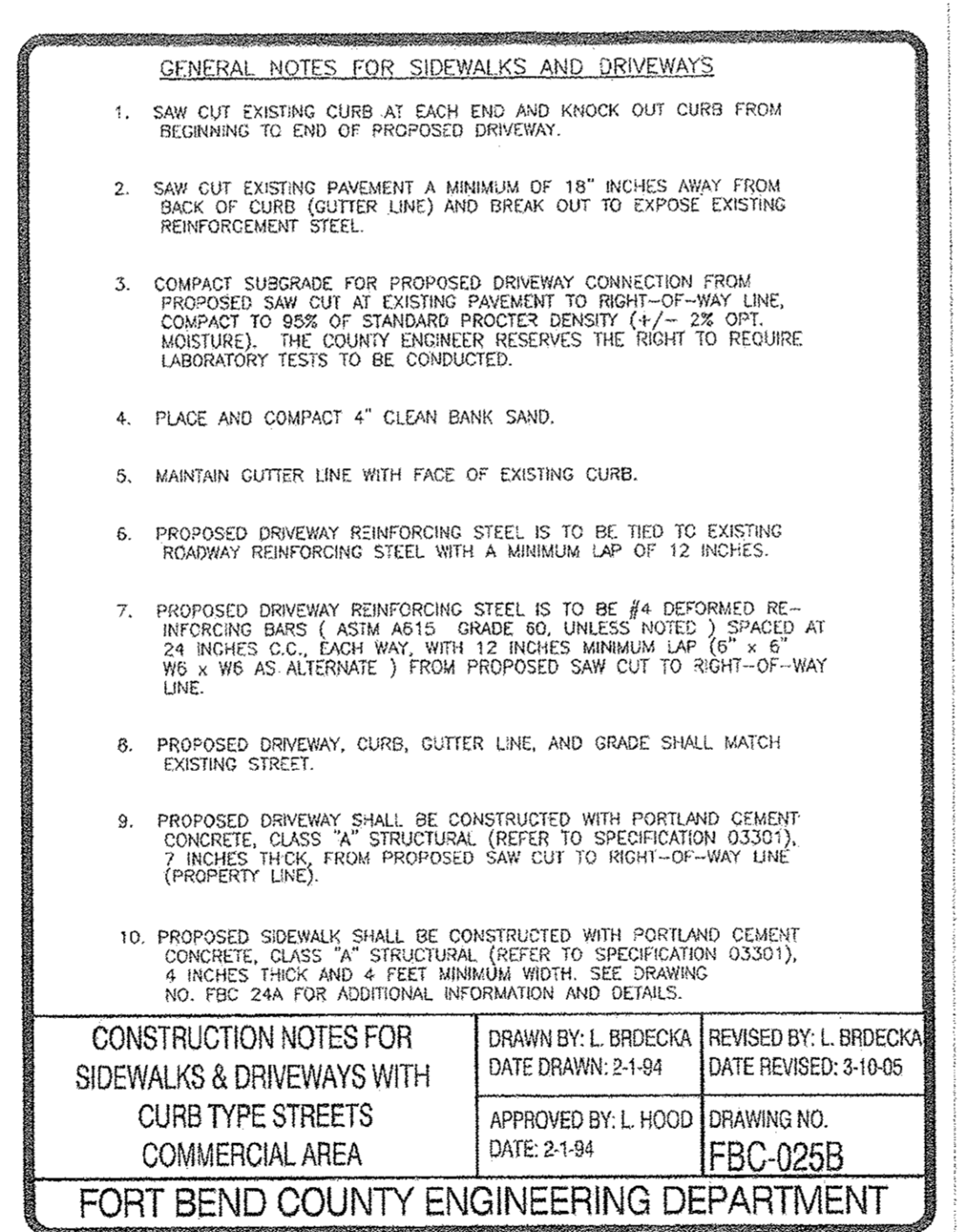
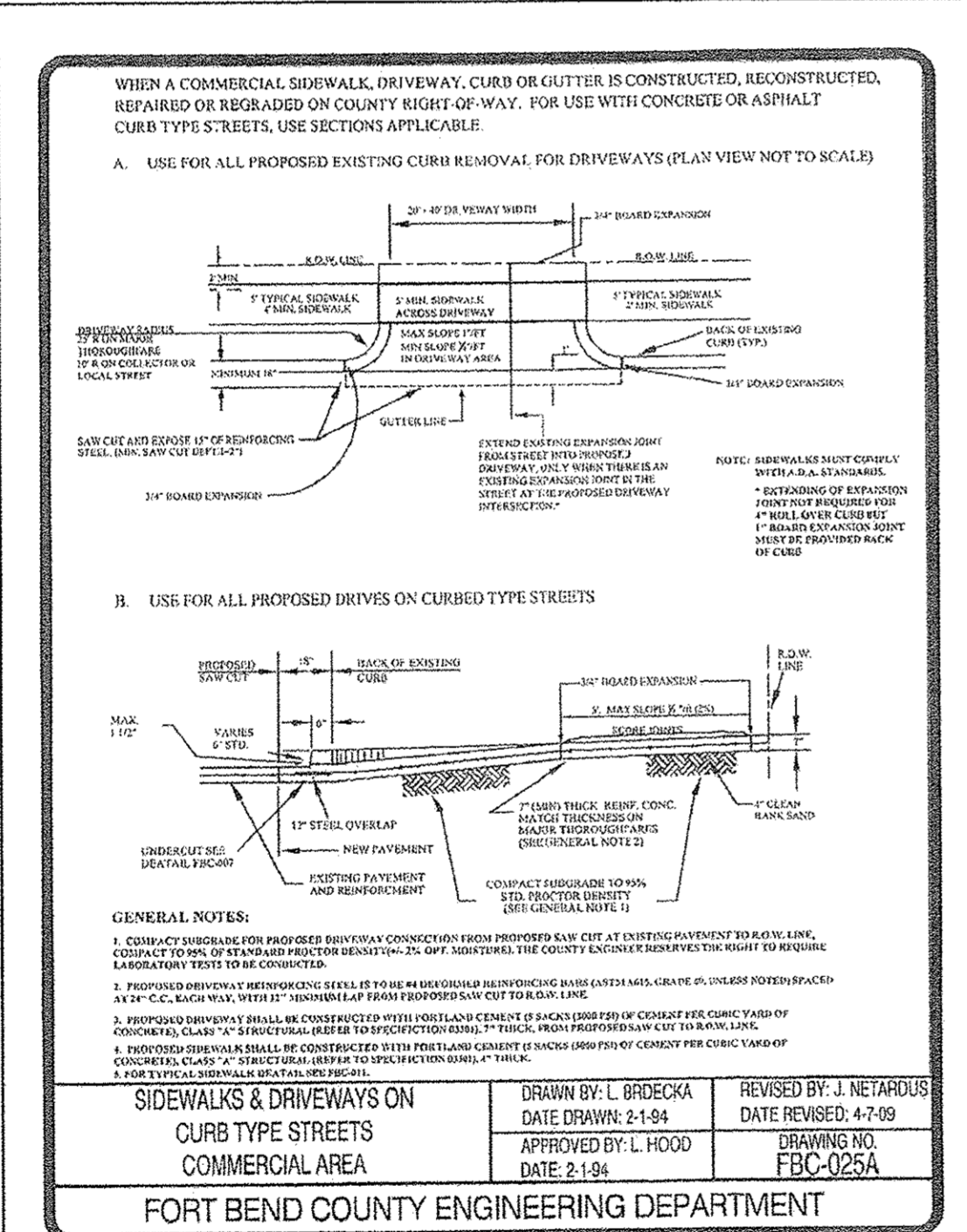


GENERAL NOTES:

- BACKFILL SHALL BE NATIVE SOIL, FREE OF DEBRIS, COMPACTED TO 95% STANDARD PROCTOR DENSITY, EXCEPT AS REQUIRED UNDER PAVEMENT.
- INITIAL BACKFILL SHALL BE UNIFORMLY GRADED MATERIAL (MAXIMUM SIZE, 3" DIAMETER), PLACED IN 8" LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY, EXCEPT AS REQUIRED UNDER PAVEMENT.
- EMBEDMENT SHALL BE CEMENT STABILIZED SAND (1.5 SACKS PER CUBIC YARD) COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- UNDER PAVING OR WITHIN 3' OF PAVEMENT, THE INITIAL BACKFILL AND ALL BACKFILL UP TO THE PAVEMENT SUBGRADE SHALL BE CEMENT STABILIZED SAND (1.5 SACKS PER CUBIC YARD) COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- TRENCH SHORING IN ACCORDANCE WITH OSHA, SHALL BE INSTALLED WHERE REQUIRED.
- SOIL IN THE PIPE ZONE SHALL CONSIST OF NON-WATERBEARING, COHESIVE SOILS WITH A SHEAR STRENGTH OF 1000 PSF OR GREATER. WHEN WET SAND EXISTS IN THE PIPE ZONE, MODIFIED BEDDING SHALL BE INSTALLED.

SANITARY SEWER BEDDING AND BACKFILL

N.T.S.



FORT BEND COUNTY ENGINEERING

FORT BEND COUNTY CONSTRUCTION-GENERAL NOTES

- FORT BEND COUNTY MUST BE INVITED TO THE PRE-CONSTRUCTION MEETING.
- CONTRACTOR SHALL NOTIFY FORT BEND COUNTY ENGINEERING DEPARTMENT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND 48 HOUR NOTICE TO ANY CONSTRUCTION ACTIVITY WITHIN THE LIMITS OF THE PAVING AT CONSTRUCTION.FORTBENDCOUNTYTX.GOV
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FROM FORT BEND COUNTY PRIOR TO COMMENCING CONSTRUCTION OF ANY IMPROVEMENTS WITHIN COUNTY ROAD RIGHT OF WAYS.
- ALL PAVING IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FORT BEND COUNTY "RULES, REGULATIONS AND REQUIREMENTS" RELATING TO THE APPROVAL AND ACCEPTANCE OF IMPROVEMENTS IN SUBDIVISION AS CURRENTLY AMENDED.
- ALL ROAD WIDTHS, CURB RADIUS AND CURB ALIGNMENT SHOWN INDICATES BACK OF CURB.
- A CONTINUOUS LONGITUDINAL REINFORCING BAR SHALL BE USED IN THE CURBS.
- ALL CONCRETE PAVEMENT SHALL BE 5 1/2 SACK CEMENT WITH A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS. TRANSVERSE EXPANSION JOINTS SHALL BE INSTALLED AT EACH CURB RETURN AND AT A MAXIMUM SPACING OF 60 FEET.
- ALL WEATHER ACCESS TO ALL EXISTING STREETS AND DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES.
- 4"x12" REINFORCED CONCRETE CURB SHALL BE PLACED IN FRONT OF SINGLE FAMILY LOTS ONLY. ALL OTHER AREAS SHALL BE 5" REINFORCED CONCRETE CURB.
- AT ALL INTERSECTION LOCATIONS, TYPE 7 RAMPS SHALL BE PLACED IN ACCORDANCE WITH TxDOT PED-12A STANDARD DETAIL SHEET. A.D.A. HANDICAP RAMPS SHALL BE INSTALLED WITH STREET PAVING AT ALL INTERSECTIONS AND COMPLY WITH CURRENT A.D.A. REGULATIONS.
- CURB HEADERS ARE REQUIRED AT CURB CONNECTIONS TO HANDICAP RAMPS, WITH NO CONSTRUCTION JOINT WITHIN 5' OF RAMPS.
- ALL INTERSECTIONS UTILIZING TRAFFIC CONTROL MEASURES SHALL HAVE A.D.A. WHEEL CHAIR RAMPS INSTALLED.
- GUIDELINES ARE SET FORTH IN THE TEXAS "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AS CURRENTLY AMENDED, SHALL BE OBSERVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE FLAGMEN, SIGNING, STRIPING, AND WARNING DEVICES, ETC., DURING CONSTRUCTION - BOTH DAY AND NIGHT.
- ALL R1-1 STOP SIGNS SHALL BE 30"x30" WITH DIAMOND GRADE SHEETING PER TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- STREET NAME SIGNAGE SHALL BE ON A 9" HIGH SIGN FLAT BLACK W/REFLECTIVE GREEN BACKGROUND. STREET NAMES SHALL BE UPPER AND LOWERCASE LETTERING WITH UPPER CASE LETTERS OF 6" MINIMUM AND LOWERCASE LETTER OF 4.5" MINIMUM. THE LETTERS SHALL BE REFLECTIVE WHITE. STREET NAME SIGNS SHALL BE MOUNTED ON STOP SIGN POST.
- A BLUE DOUBLE REFLECTORIZED BUTTON SHALL BE PLACED AT ALL FIRE HYDRANT LOCATIONS. THE BUTTON SHALL BE PLACED 12 INCHES OFF OF THE CENTERLINE OF THE STREET ON THE SAME SIDE AS THE HYDRANT.
- THE PROJECT AND ALL PARTS THEREOF SHALL BE SUBJECT TO INSPECTION FROM TIME TO TIME BY INSPECTORS DESIGNATED BY FORT BEND COUNTY. NO SUCH INSPECTIONS SHALL RELIEVE THE CONTRACTOR OF ANY OF ITS OBLIGATIONS HERUNDER. NEITHER FAILURE TO INSPECT NOR FAILURE TO DISCOVER OR RECTIFY ANY OF THE WORK AS NOT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, REQUIREMENTS AND SPECIFICATIONS OF FORT BEND COUNTY OR ANY PROVISION OF THIS PRODUCT SHALL BE CONSTRUED TO IMPLY AN ACCEPTANCE OF SUCH WORK OR TO RELIEVE THE CONTRACTOR OF ANY OF ITS OBLIGATIONS HERUNDER.

NOTE: FORT BEND COUNTY NOTES SUPERSEDE ANY CONFLICTING NOTES.

CONSTRUCTION NOTES FOR SIDEWALKS & DRIVEWAYS WITH CURB TYPE STREETS COMMERCIAL AREA

DRAWN BY: L. BROECKA DATE DRAWN: 2-1-04 REVISED BY: L. BROECKA DATE REVISED: 3-10-05

APPROVED BY: L. HOOD DATE: 2-1-04 DRAWING NO. FBC-025B

FORT BEND COUNTY ENGINEERING DEPARTMENT



THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE (1) YEAR FROM DATE OF APPROVAL.

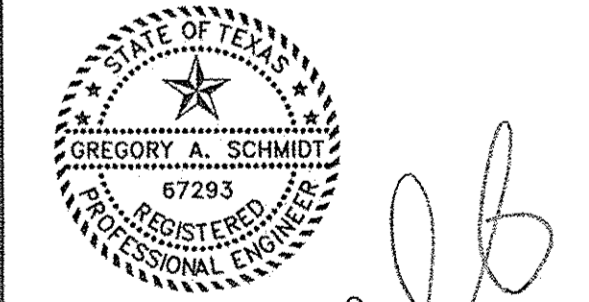
APPROVED: _____ DEVELOPMENT COORDINATOR

DATE: _____

C-6 GENERAL NOTES & DETAILS

- Scale N.T.S. JOB: 1375-1
- SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
 - SEE SHT C-1 FOR GRADING & DRAINAGE
 - SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
 - SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
 - SEE SHT C-3 FOR PAVING JOINT LAYOUT
 - SEE SHT C-4 FOR SWPPP
 - SEE SHT C-5 FOR SWPPP NOTES & DETAILS
 - SEE SHT C-6 FOR GENERAL NOTES & DETAILS
 - SEE SHT C-7 FOR DIMENSIONED SITE PLAN
 - SEE SHT C-8 FOR DRIVEWAY TCP
 - SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS

BRITANNIA SOCCER PARK
LOCATED AT:
3606 FM 723 RD
ROSENBERG, TEXAS 77471



Signature: _____
7/5/18

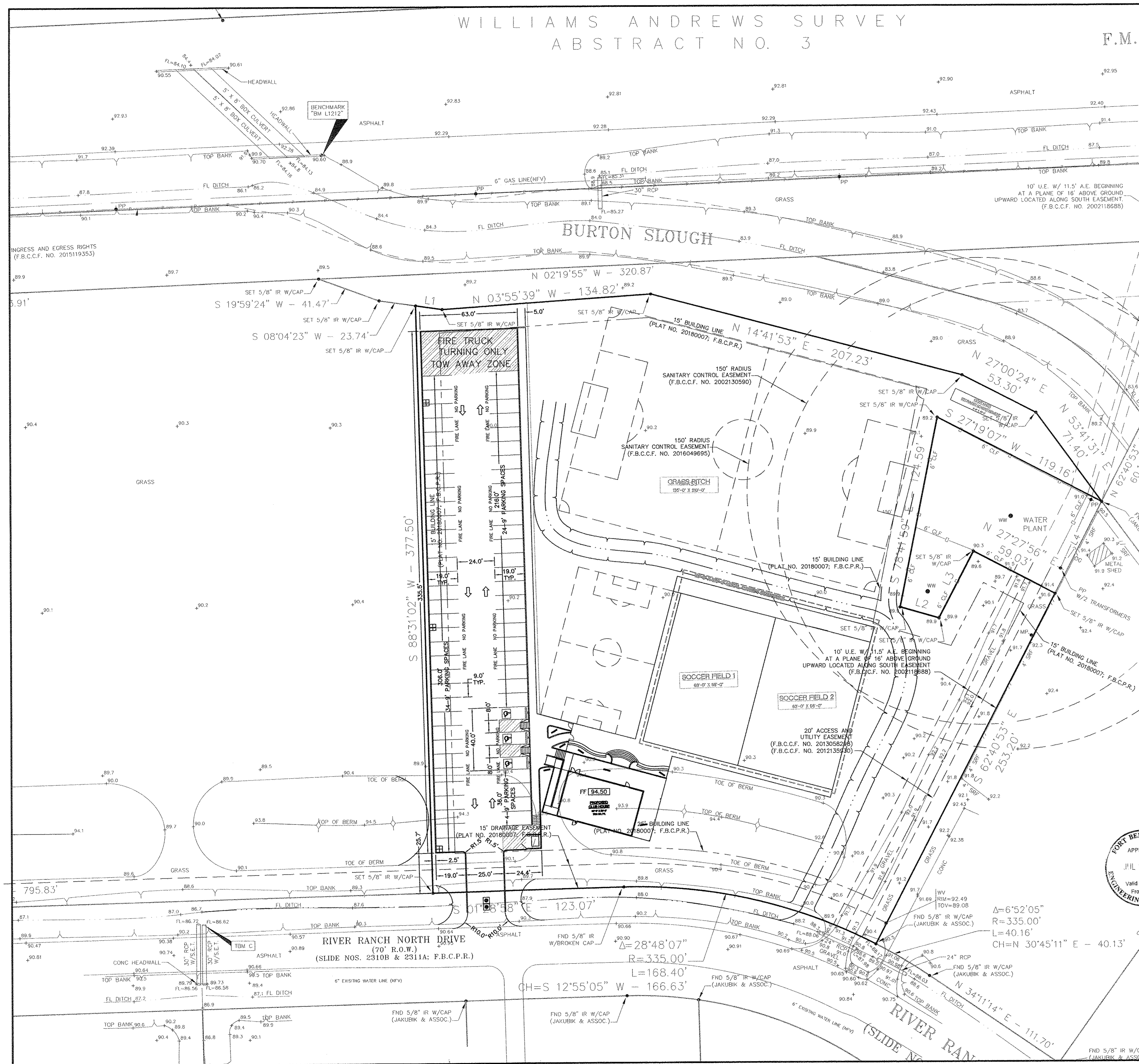
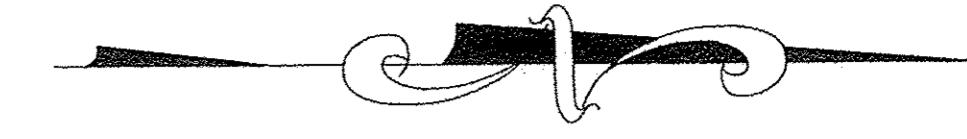
TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 817.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2960
www.team-civil.com

DRAWN BY: CS
DATE: 06-01-18
JOB NO: 1375-1
REVISION DATE: N/A

C-6

WILLIAMS ANDREWS SURVEY
ABSTRACT NO. 3

F.M.



COORDINATE WITH ARCHITECT FOR ALL BUILDING DIMENSIONS.
ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
CONTRACTOR TO COORDINATE WITH ARCHITECT TO ASSURE THAT THIS SITE PLAN MATCHES WITH THE FOUNDATION PLANS. IF CONFLICT OCCURS, CONTACT ARCHITECT IMMEDIATELY.
CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND SITE LIGHTING ELECTRICAL LAYOUT.

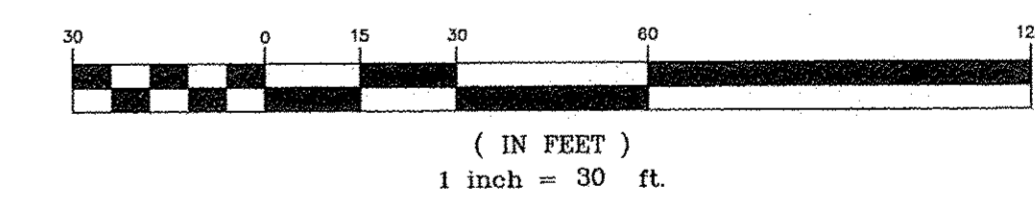
PARKING SPACES:	62
ADA SPACES:	3
TOTAL PARKING SPACES:	65
BUILDING SQ. FT.:	1500 SQ. FT.
BUILDING HEIGHT:	SEE AS1.0

BRITANNIA SOCCER PARK
LOCATED AT:
3606 FM 723 RD
ROSENBERG, TEXAS 77471

LEGEND

- 70.5 EXISTING ELEV.
- 71.20 TOP OF PAVEMENT
- TW 69.80 TOP OF WALK ELEV.
- FG 69.80 FINISHED GRADE ELEV.
- FF 69.80 FINISHED FLOOR ELEV.
- FL 69.80 FLOW LINE ELEV.
- TB 69.80 TOP OF BANK
- SQUARE GRATE INLET
- JUNCTION BOX
- DRAINAGE FLOW
- 100 YR EVENT SHEET FLOW

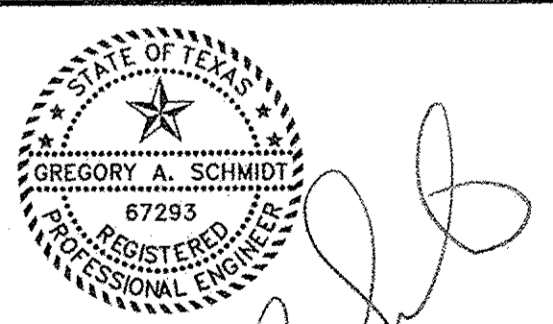
GRAPHIC SCALE



THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE (1) YEAR FROM DATE OF APPROVAL.

APPROVED: _____
DEVELOPMENT COORDINATOR

DATE: _____



C-7 DIMENSIONED SITE PLAN

Scale 1" = 30' JOB: 1375-1
SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
SEE SHT C-1 FOR GRADING & DRAINAGE
SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
SEE SHT C-3 FOR PAVING JOINT LAYOUT
SEE SHT C-4 FOR SWPPP
SEE SHT C-5 FOR SWPPP NOTES & DETAILS
SEE SHT C-6 FOR GENERAL NOTES & DETAILS
SEE SHT C-7 FOR DIMENSIONED SITE PLAN
SEE SHT C-8 FOR DRIVEWAY TOP
SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS

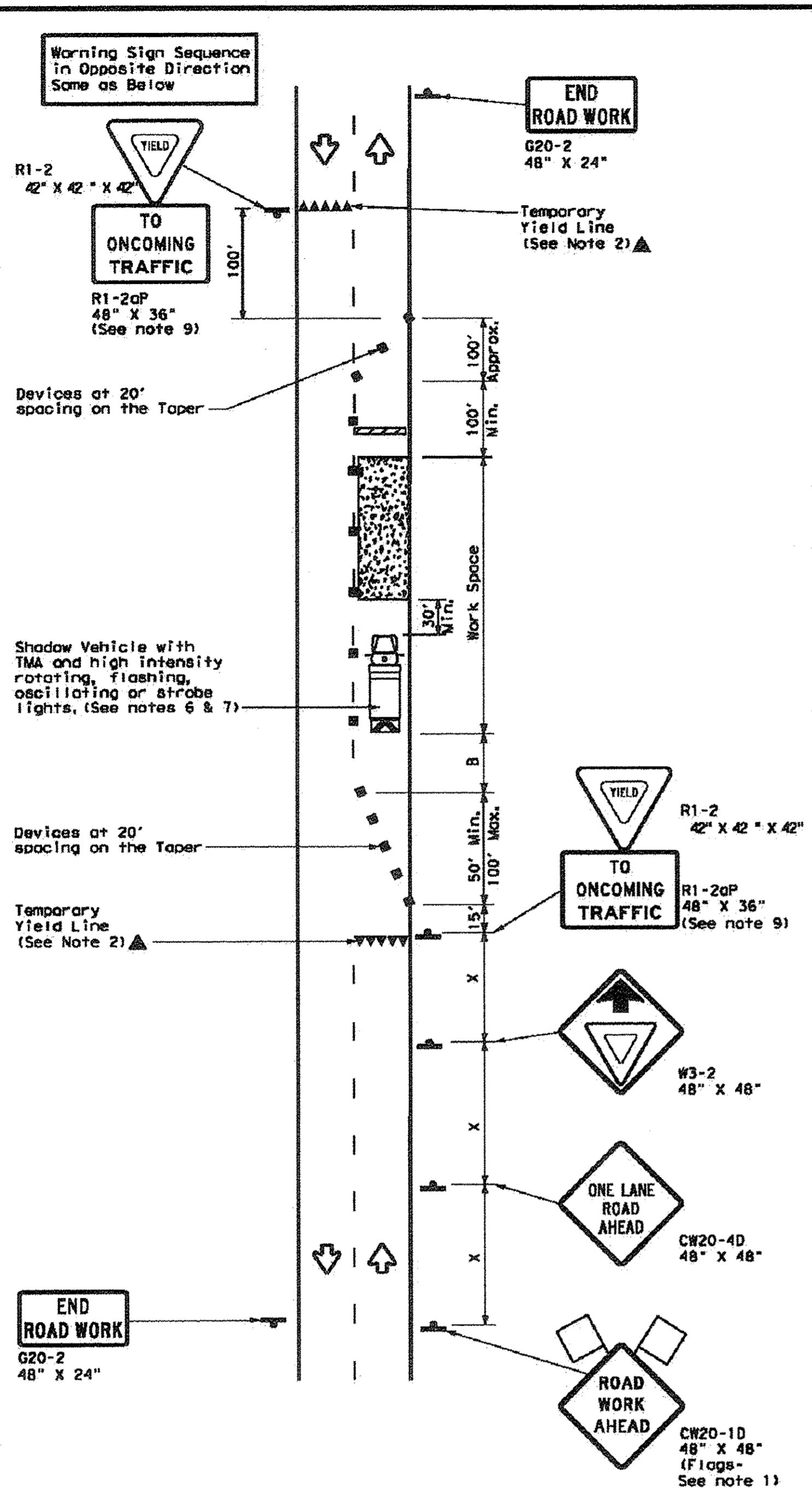
TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 817-491-2500 FAX: 817-491-2505
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2908
www.team-civil.com

DRAWN BY: CS
DATE: 06-01-18
JOB NO: 1375-1
REVISION DATE: N/A

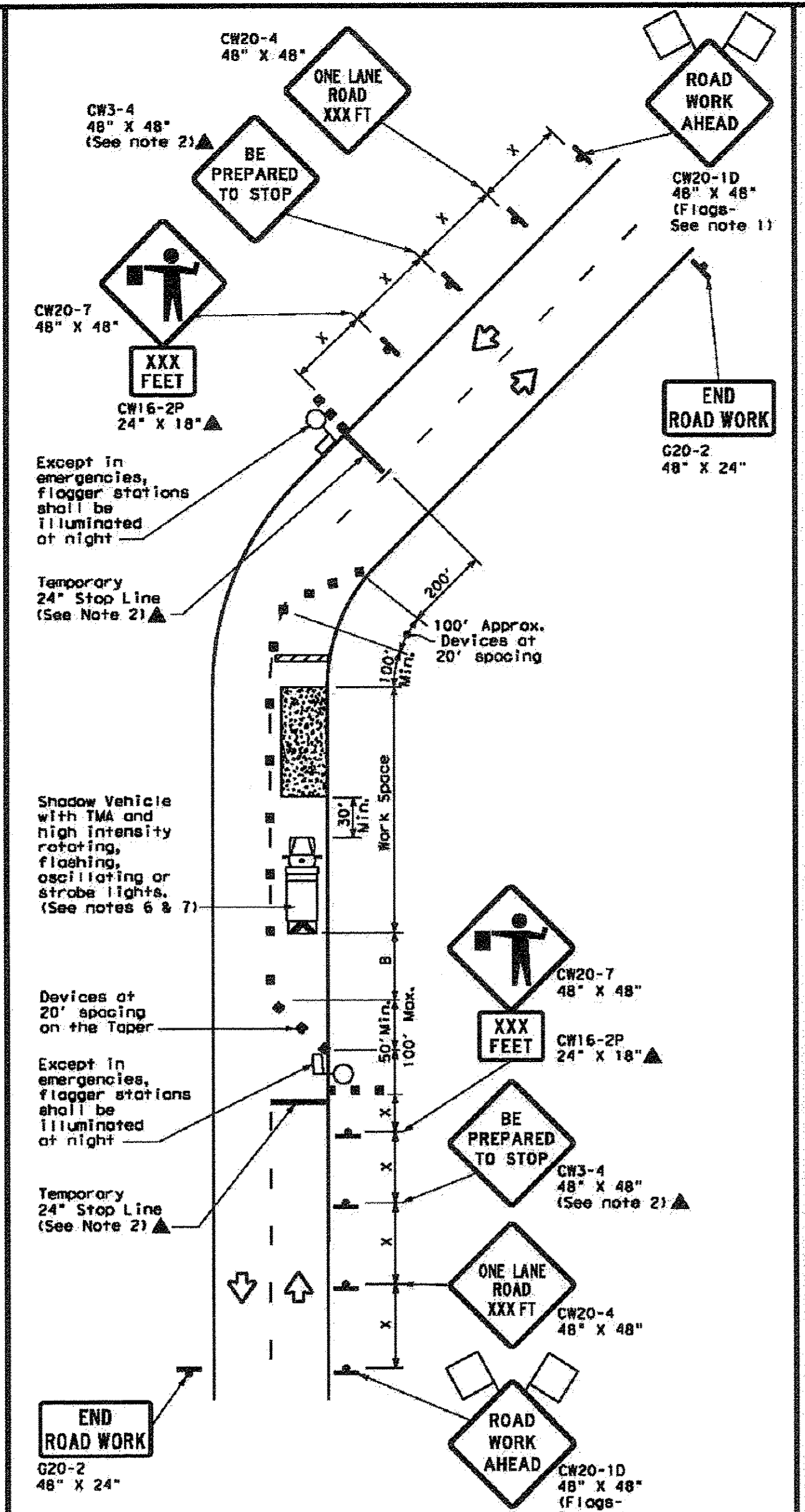
C-7

DISCLAIMER: The use of this standard is governed by the Texas Engineering Practices Act. No warranty of any kind is made by T&M for any purpose whatsoever. T&M assumes no responsibility for the consequences of its use or for incorrect results or damages resulting from its use.

DATE: FILE:



TCP (2-2a)
2-LANE ROADWAY WITHOUT PAVED SHOULDERS
ONE LANE TWO-WAY
CONTROL WITH YIELD SIGNS
 (Less than 2000 ADT - See Note 9)



TCP (2-2b)
2-LANE ROADWAY WITHOUT PAVED SHOULDERS
ONE LANE TWO-WAY
CONTROL WITH FLAGGERS

LEGEND

	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flogger

Posted Speed #	Formula	Minimum Desirable Taper Lengths **			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing Distance	Suggested Longitudinal Buffer Space "B"	Stopping Sight Distance
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent			
30	L = WS/60	150'	165'	180'	30'	60'	120'	90'	200'
35		205'	225'	245'	35'	70'	160'	120'	250'
40		265'	295'	320'	40'	80'	240'	155'	305'
45		450'	495'	540'	45'	90'	320'	195'	360'
50		500'	550'	600'	50'	100'	400'	240'	425'
55		550'	605'	660'	55'	110'	500'	295'	495'
60		600'	660'	720'	60'	120'	600'	350'	570'
65		650'	715'	780'	65'	130'	700'	410'	645'
70		700'	770'	840'	70'	140'	800'	475'	730'
75		750'	825'	900'	75'	150'	900'	540'	820'

* Conventional Roads Only
 ** Taper lengths have been rounded off.
 L=Length of Taper (FT) W=Width of Offset (FT) S=Posted Speed (MPH)

TYPICAL USAGE

MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY

- GENERAL NOTES**
- Flags attached to signs where shown, are REQUIRED.
 - All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
 - The CW3-4 "BE PREPARED TO STOP" sign may be installed after the CW20-4 "ONE LANE ROAD XXX FT" sign, but proper sign spacing shall be maintained.
 - Flaggers should use two-way radios or other methods of communication to control traffic.
 - Length of work space should be based on the ability of flaggers to communicate.
 - A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
 - Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect a wider work space.
- TCP (2-2a)**
- The R1-2 "YIELD" sign traffic control may be used on projects with approaches that have adequate sight distance. For projects in urban areas, work space should be no longer than one half city block. In rural areas, roadways with less than 2000 ADT, work space should be no longer than 400 feet.
 - The R1-2aP "YIELD TO ONCOMING TRAFFIC" sign shall be placed on a support of a 7 foot minimum mounting height.
- TCP (2-2b)**
- Channelizing devices on the center line may be omitted when a pilot car is leading traffic and approved by the Engineer.
 - If the work space is located near a horizontal or vertical curve, the buffer distances should be increased in order to maintain stopping sight distance to the flagger and a queue of stopped vehicles. (See table above).
 - Flaggers should use 24" STOP/SLOW paddles to control traffic. Flags should be limited to emergency situations.

For construction or maintenance contract work, specific project requirements for shadow vehicles can be found in the project GENERAL NOTES for Item 502, Barricades, Signs and Traffic Handling.

Texas Department of Transportation
 Traffic Operations Division

TRAFFIC CONTROL PLAN
ONE-LANE TWO-WAY
TRAFFIC CONTROL

TCP (2-2) - 12

© TxDOT December 1995	04-1100T	04-1100T	04-1100T	04-1100T
REVISIONS	CONT	SECT	JOB	HIGHWAY
8-95 2-12				
1-97				
4-98				
3-03				
	DIST	COUNTY		SHEET NO.
				162



THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE (1) YEAR FROM DATE OF APPROVAL.

APPROVED: _____ DEVELOPMENT COORDINATOR

DATE: _____

C-8 DRIVEWAY TCP
 Scale: N.T.S. JOB: 1375-1

SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
 SEE SHT C-1 FOR GRADING & DRAINAGE
 SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
 SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
 SEE SHT C-3 FOR PAVING JOINT LAYOUT
 SEE SHT C-4 FOR SWPPP
 SEE SHT C-5 FOR SWPPP NOTES & DETAILS
 SEE SHT C-6 FOR GENERAL NOTES & DETAILS
 SEE SHT C-7 FOR DIMENSIONED SITE PLAN
 SEE SHT C-8 FOR DRIVEWAY TCP
 SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS

BRITANNIA SOCCER PARK
 LOCATED AT:
 3606 FM 723 RD
 ROSENBERG, TEXAS 77471



Gregory A. Schmidt
 7/5/13

TEXAS ENGINEERING AND MAPPING CO.
 12718 CENTURY DRIVE
 STAFFORD, TEXAS 77477
 PHONE: 281.491.2585 FAX: 281.491.2585
 SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2006
 www.team-civil.com

DRAWN BY: CS
 DATE: 06-01-18
 JOB NO: 1375-1
 REVISION DATE: N/A

C-8

GENERAL NOTES

- 1- THE CONTRACTOR SHALL NOTIFY CITY OF RICHMOND (REFERRED TO AS THE "CITY") DIRECTOR OF PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK AT (281) 342-0559. CONTRACTOR SHALL ATTEND A PRECONSTRUCTION MEETING WITH CITY AND THE PROJECT ENGINEER PRIOR TO INITIATING CONSTRUCTION. PRECONSTRUCTION MEETINGS SHALL BE HELD AT 600 NORTH STREET OR AT A LOCATION APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
2- ALL PUBLIC INFRASTRUCTURE SHALL BE INSPECTED BY PUBLIC WORKS INSPECTORS OR AUTHORIZED AGENTS...
3- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (2004) AND REVISIONS THEREOF.

WATER DISTRIBUTION NOTES

- 1- EXCEPT AS OTHERWISE REQUIRED, WATER MAINS FOUR INCHES (4") THROUGH TWELVE INCHES (12") SHALL BE ANNA C-300, ANNA C-300 CLASS 150, OR ANNA C-300 CLASS 150, 150 PSI FOR LINES 4-INCHES TO 12-INCHES. PIPE SHALL BE LINED WITH POLYURETHANE IN ACCORDANCE WITH ANNA C300 (ANSI A21.4).
2- ALTERNATE WATER MAIN PIPE MATERIAL (WITH APPROVAL OF THE CITY):
A) STEEL: ANNA C300, 150 PSI FOR LINES 4-INCHES TO 12-INCHES. 230 PSI FOR LINES GREATER THAN 12-INCHES. ALL PIPE CONTROL SHALL BE IN ACCORDANCE WITH ANNA C300.
3- ALL WATER MAINS SHALL HAVE A MINIMUM 3/8" FEET AND A MINIMUM 5 FEET OF COVER WHEN CONSTRUCTED IN STREET RIGHTS-OF-WAY OR EASEMENTS UNLESS APPROVED BY THE CITY.

STREET AND PAVING CONSTRUCTION NOTES

- 1- ALL PAVING SHALL BE CONSTRUCTED WITH THE PLANS AND SPECIFICATIONS AND AT LEAST 24 HOURS PRIOR TO ANY AND ALL SEGRADE TESTING AND CONCRETE POUR.
2- ALL TEMPORARY AND PERMANENT SIGNAGE MUST COMPLY WITH THE LATEST REVISION OF THE "TEXAS MANUAL ON URBAN TRAFFIC CONTROL DEVICES".
3- ALL EXISTING PAVEMENTS, CURBS, SIDEWALKS, UTILITY ENDS, EASEMENTS OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO THE CITY STANDARDS.
4- ALL EXISTING AREAS WITH EXISTING DRIVEWAYS AND EASEMENTS NOT COVERED BY PAVEMENT OR STRUCTURE SHALL BE REPAIRED AND RECONSTRUCTED TO MEET CITY STANDARDS.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

- 1. This water distribution system must be constructed in accordance with the current Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 20 Texas Administrative Code (TAC) Chapter 280 Subchapter D. Who constructs or makes any local alterations, the more stringent requirement must be applied.
2. An approved engineer shall notify in writing the local TCEQ Regional Office when construction will start. Please keep in mind that upon completion of the water work project, the engineer or owner shall notify the contractor's Water Supply Division, in writing, as to its completion and attest to the fact that the work has been completed essentially according to the plans and change orders on file with the construction as required in 30 TAC §290.44(a)(3).
3. All newly installed pipes and related products must conform to American National Standards Institute/National Sanitation Foundation (ANSI/NFS) Standard #1 and must be certified by an organization accredited by ANS as required by 30 TAC §290.44(a)(1).

SANITARY SEWER CONSTRUCTION NOTES

- 1- SANITARY SEWERS SHALL BE CONSTRUCTED ACCORDING TO THESE PLANS AND SPECIFICATIONS AND THE CITY AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS.
2- ALL MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAILS INCLUDING INTERIOR COATING, BROOK BUILT, INTERIOR POLYURETHANE LINING AND EXTERIOR POLYURETHANE WRAP OR E.M.S.
3- ALL GRAVITY LINES
A) GRAVITY LINES
1. POLYURETHANE COATING (PWC) PIPE AND FITTINGS MEETING THE REQUIREMENTS OF ASTM D2241 (SEER 28, PREPARED) WITH AN INITIAL ASTM D2241 (SEER 28, PREPARED).
2. DUCTILE IRON (DI) PIPE, ANNA C-111, STANDARD CLASS 150, WITH BELL AND RUSH-ON JOINTS.
4- ALL SANITARY SEWER PIPES SHALL BE LINED WITH POLYURETHANE AND COATED WITH CATHODIC PROTECTION.

STORM SEWER NOTES

- 1- ALL STORM SEWER SHALL MEET THE REQUIREMENTS OF THE CITY, FORT BEND COUNTY AND FORT BEND COUNTY DRAINAGE DISTRICT (WHEN APPLICABLE).
2- ALL STORM SEWER MANHOLE AND INLET COVERS SHALL BE LABELED "STORM SEWER" IN ACCORDANCE WITH THE DETAILS.
3- ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE, A 1.5 M, C-75, CLASS II PERMANENTLY INSTALLED, GATED AND BACKFILLED IN ACCORDANCE WITH THE CITY DETAILS AND FORT BEND COUNTY DRAINAGE DISTRICT DETAILS.
4- ALL STORM SEWER SHALL BE CONSTRUCTED WITH 1.5 INCH MANHOLES AND INLETS SHALL BE BOLLERED PROHIBIT OR ALLOWED TO BE REMOVED BY THE CITY.

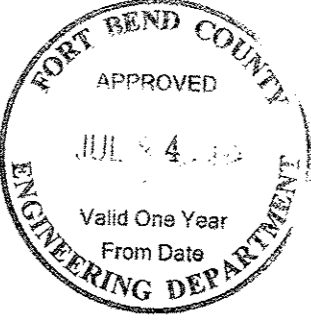
SPECIAL NOTES

- 1- BEFORE THE INITIAL WALK-THROUGH IS SCHEDULED.
2- NEGATIVE BACTERIOLOGICAL RESULTS FOR PUBLIC WATER LINES MUST BE SUBMITTED TO PUBLIC WORKS.
3- SATISFACTORY MANHOLE, HYDROSTATIC, SANITARY, AND THE MANHOLE VACUUM TEST, MUST BE COMPLETED.
4- THE STORM SYSTEM MUST BE COMPLETELY CLEANED FOR A LEAK INSPECTION BEFORE ON THE DAY OF THE WALK-THROUGH FOR ACCEPTANCE.
5- THE MANHOLES, GATE VALVES AND HYDRANTS PROGRAM ADJUSTED/PARTED TO THE CITY OF RICHMOND'S DESIGN COPY.

Table with 3 columns: NO., DATE, REVISIONS, APP. Contains revision history and a table for SCALE with horizontal and vertical scales listed as 1" = 48" and 1" = 96".

CITY OF RICHMOND STANDARD CONSTRUCTION DETAILS NOTES

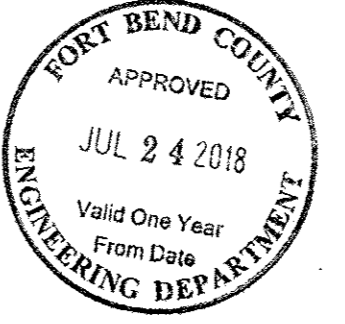
1- THE CONTRACTOR SHALL VERIFY THE LOCATION AND APPROXIMATE DEPTH OF ALL EXISTING UTILITY LINES...
2- THE CONTRACTOR SHALL VERIFY THE LOCATION AND APPROXIMATE DEPTH OF ALL EXISTING UTILITY LINES...
3- THE CONTRACTOR SHALL VERIFY THE LOCATION AND APPROXIMATE DEPTH OF ALL EXISTING UTILITY LINES...
4- THE CONTRACTOR SHALL VERIFY THE LOCATION AND APPROXIMATE DEPTH OF ALL EXISTING UTILITY LINES...



THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE (1) YEAR FROM DATE OF APPROVAL.

APPROVED: DEVELOPMENT COORDINATOR

DATE:



C-9

CITY OF RICHMOND DETAILS R1

- SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
SEE SHT C-1 FOR GRADING & DRAINAGE
SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
SEE SHT C-3 FOR PAVING JOINT LAYOUT
SEE SHT C-4 FOR SWPPP
SEE SHT C-5 FOR SWPPP NOTES & DETAILS
SEE SHT C-6 FOR GENERAL NOTES & DETAILS
SEE SHT C-7 FOR DIMENSIONED SITE PLAN
SEE SHT C-8 FOR DRIVEWAY TOP
SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS

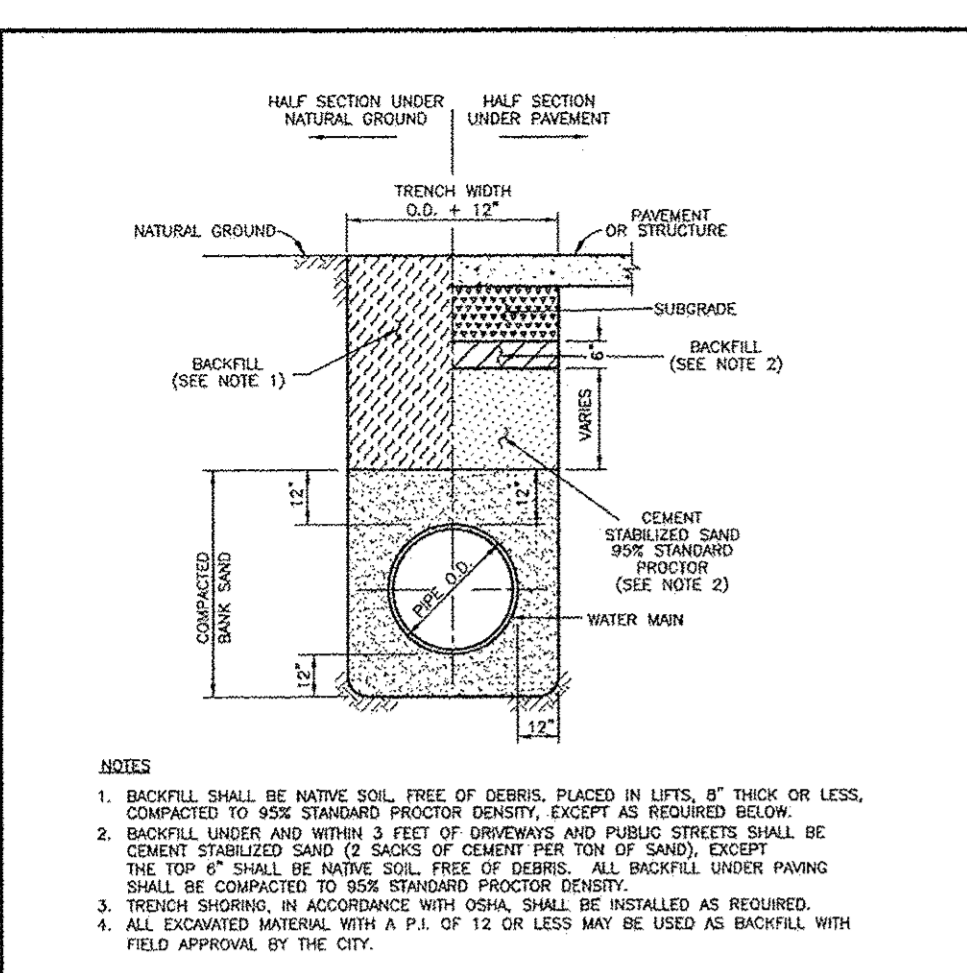
BRITANNIA SOCCER PARK LOCATED AT: 3606 FM 723 RD ROSENBERG, TEXAS 77471

TEXAS ENGINEERING AND MAPPING CO. 12718 CENTRE BLVD STAFFORD TEXAS 77477 PHONE: 281.491.2625 FAX: 281.491.2635 SURVEYING FIRM NO. 10110000 ENGINEERING FIRM NO. F-2908 www.team-civil.com

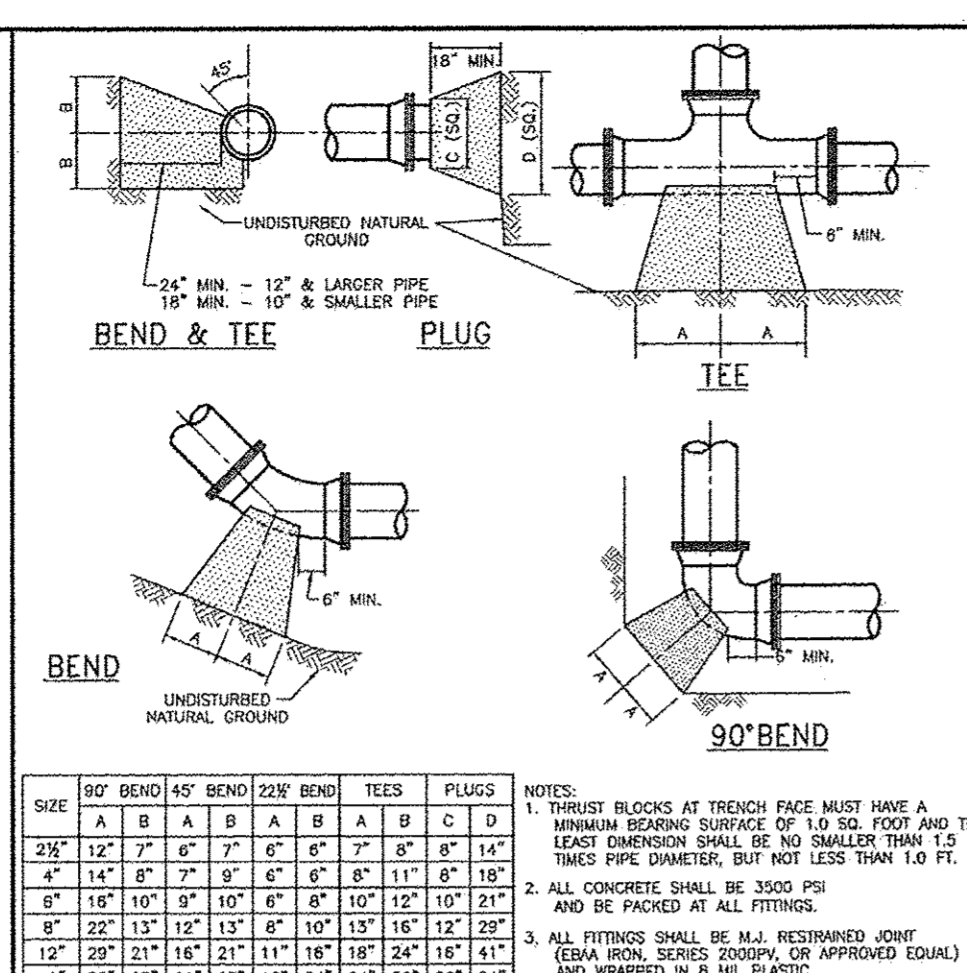
DRAWN BY: CS DATE: 06-01-18 JOB NO: 1375-1 REVISION DATE: N/A

C-9 CITY OF RICHMOND DETAILS R1

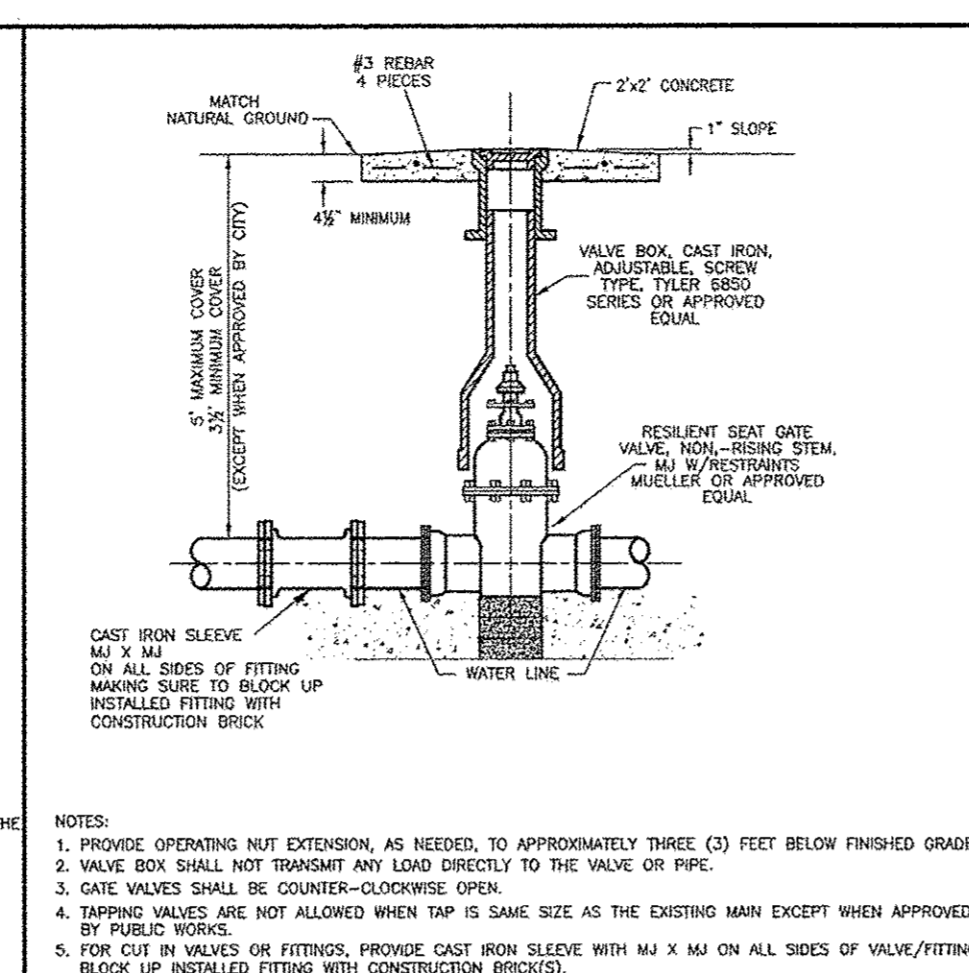
BRITANNIA SOCCER PARK
 LOCATED AT:
 3606 FM 723 RD
 ROSENBERG, TEXAS 77471



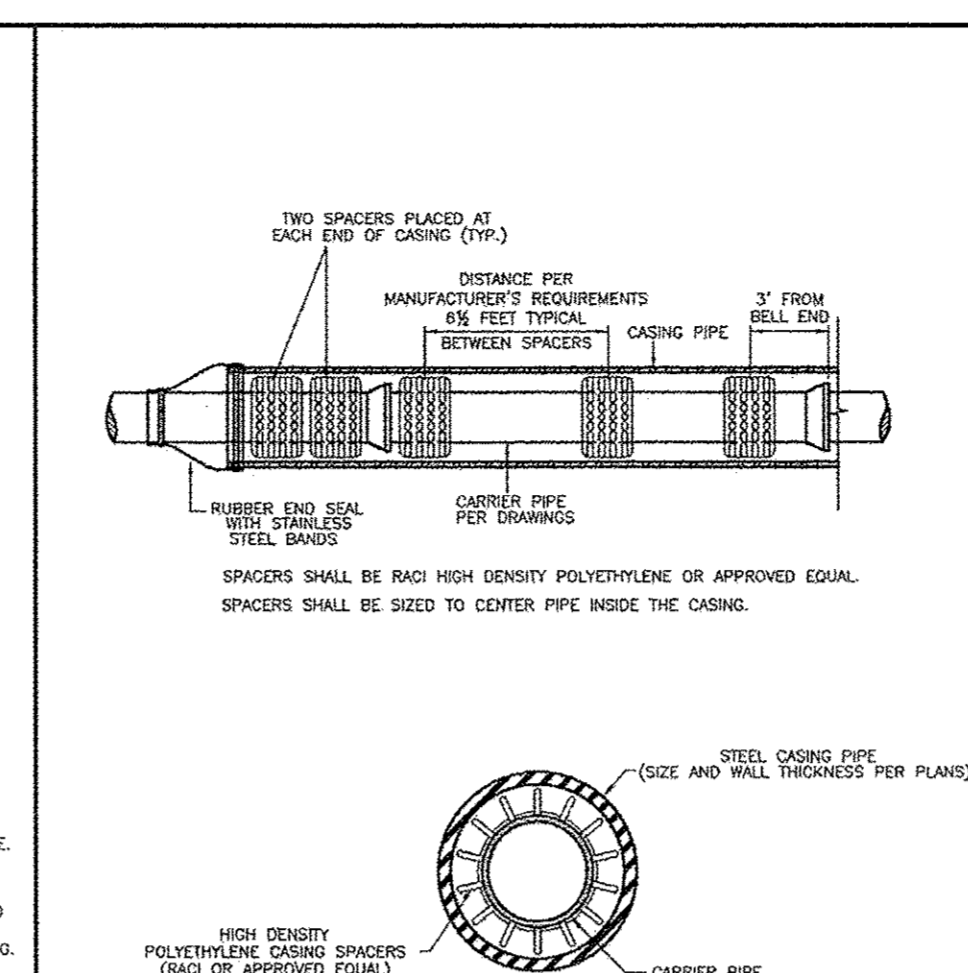
- NOTES:**
- BACKFILL SHALL BE NATIVE SOIL FREE OF DEBRIS, PLACED IN LIFTS, 8" THICK OR LESS, COMPACTED TO 95% STANDARD PROCTOR DENSITY, EXCEPT AS REQUIRED BELOW.
 - BACKFILL UNDER AND WITHIN 3 FEET OF DRIVEWAYS AND PUBLIC STREETS SHALL BE CEMENT STABILIZED SAND (2 SAQS OF CEMENT PER TON OF SAND). EXCEPT THE TOP 6" SHALL BE NATIVE SOIL, FREE OF DEBRIS. ALL BACKFILL UNDER PAVING SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - TRENCH SHOULDER, IN ACCORDANCE WITH OSHA, SHALL BE INSTALLED AS REQUIRED.
 - ALL COOKED MATERIAL WITH A P.I. OF 1% OR LESS MAY BE USED AS BACKFILL WITH FIELD APPROVAL BY THE CITY.



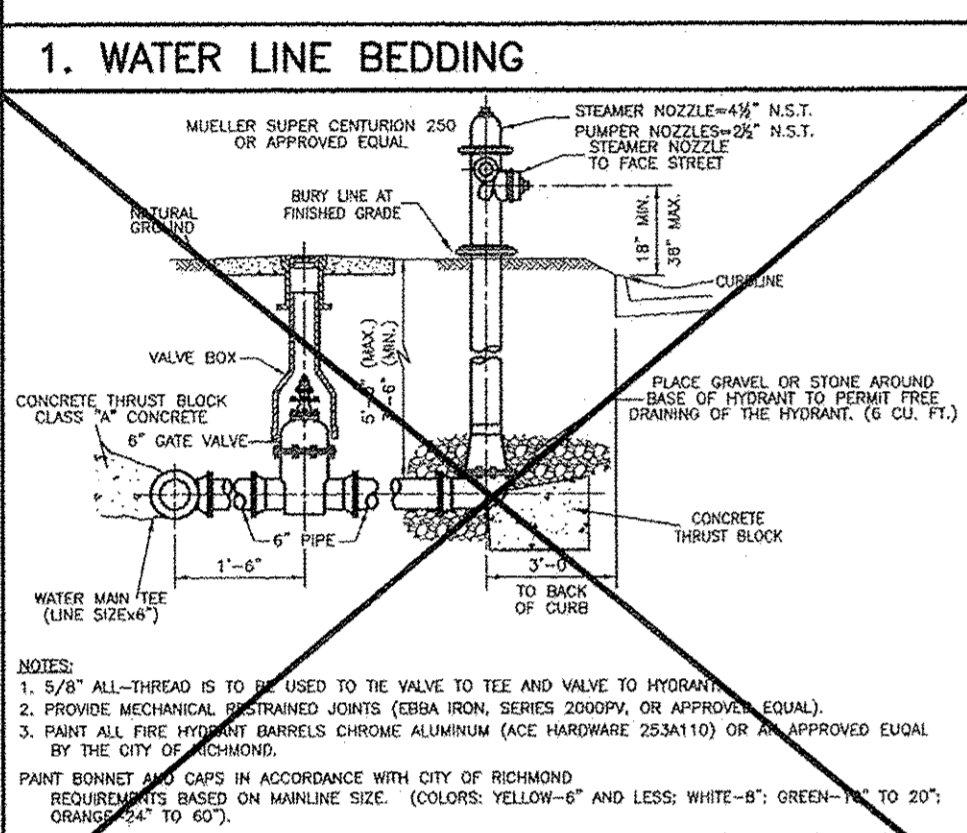
- | SIZE | 180° BEND | 45° BEND | 225° BEND | TEES | PLUGS |
|--------|-----------|----------|-----------|------|-------|
| A | B | C | A | B | C |
| 3/4" | 12" | 7" | 6" | 6" | 7" |
| 1" | 14" | 8" | 7" | 6" | 8" |
| 1 1/2" | 16" | 10" | 9" | 8" | 10" |
| 2" | 18" | 12" | 11" | 10" | 12" |
| 2 1/2" | 20" | 14" | 13" | 12" | 14" |
| 3" | 22" | 16" | 15" | 14" | 16" |
| 3 1/2" | 24" | 18" | 17" | 16" | 18" |
| 4" | 26" | 20" | 19" | 18" | 20" |
| 4 1/2" | 28" | 22" | 21" | 20" | 22" |
| 5" | 30" | 24" | 23" | 22" | 24" |
- NOTES:**
- THRUST BLOCKS AT TRENCH FACE MUST HAVE A MINIMUM BEARING SURFACE OF 1.0 SQ. FOOT AND THE LEAST DIMENSION SHALL BE NO SMALLER THAN 1/2 THIS PIPE DIAMETER, BUT NOT LESS THAN 1.0 FT.
 - ALL CONCRETE SHALL BE 3000 PSI AND BE PACKED AT ALL FITTINGS.
 - ALL FITTINGS SHALL BE M.J. RESINWOUND JOINT (EPA 800, BUNDS GROUP, OR APPROVED EQUAL) AND WRAPPED IN 8 MIL PLASTIC.



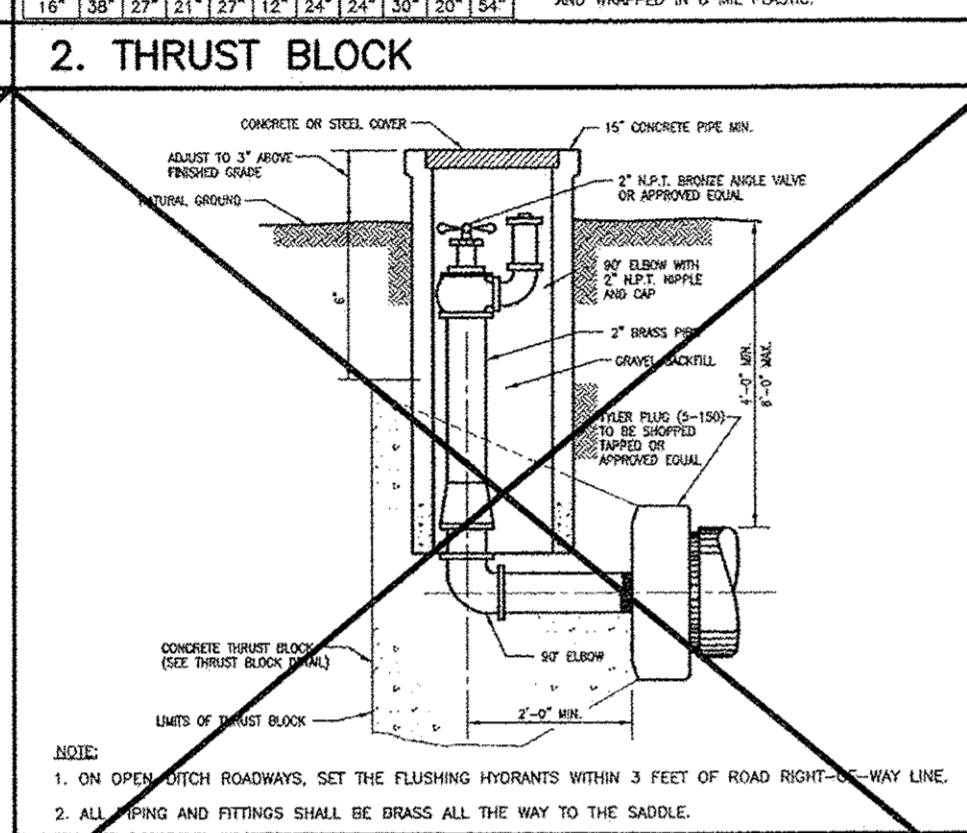
- NOTES:**
- PROVIDE OPERATING NUT EXTENSION, AS NEEDED, TO APPROXIMATELY THREE (3) FEET BELOW FINISHED GRADE.
 - VALVE BOX SHALL NOT TRANSMIT ANY LOAD DIRECTLY TO THE VALVE OR PIPE.
 - GATE VALVES SHALL BE COUNTER-CLOCKWISE OPEN.
 - TAPPING VALVES ARE NOT ALLOWED WHEN TAP IS SAME SIZE AS THE EXISTING MAIN EXCEPT WHEN APPROVED BY PUBLIC WORKS.
 - FOR CUR IN VALVES OR FITTINGS, PROVIDE CAST IRON SLEEVE WITH M.J. X M.J. ON ALL SIDES OF VALVE/FITTING. BLOCK UP INSTALLED FITTING WITH CONSTRUCTION BRICK.



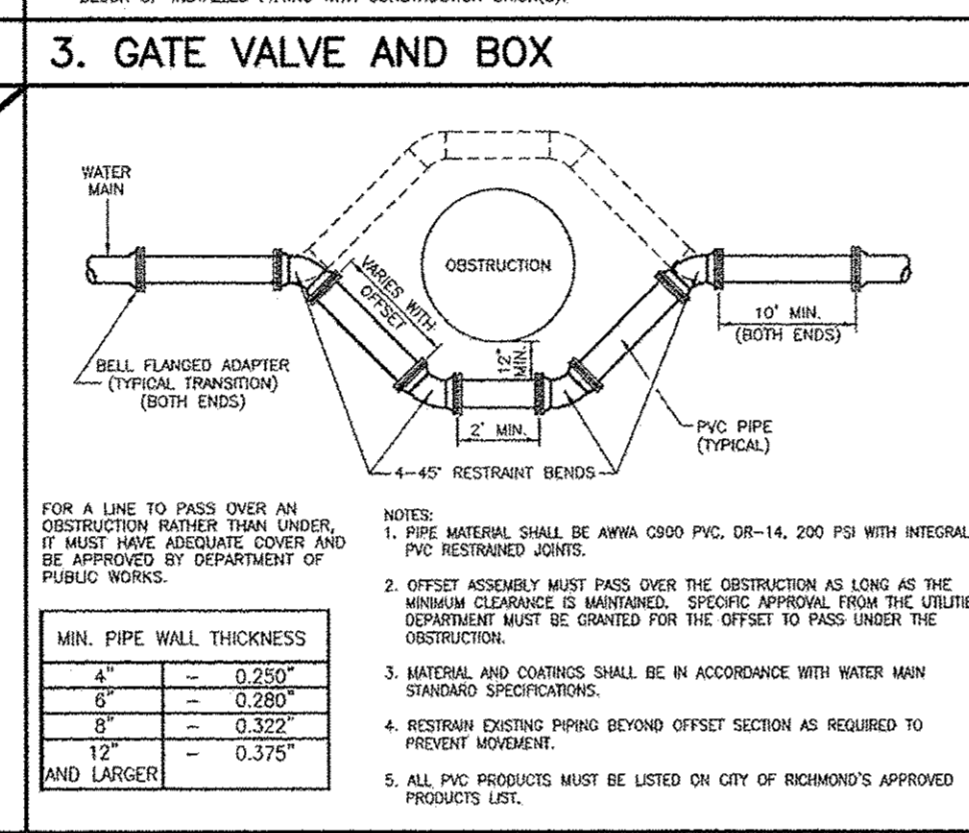
- NOTES:**
- CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE ENCLOSURE PIPE TO PROVIDE SUPPORT AROUND THE PERIPHERY OF THE PIPE. MINIMUM CLEARANCE BETWEEN MAXIMUM O.D. OF CARRIER PIPE AND I.D. OF CASING SHALL BE ONE INCH.
 - SPACERS SHALL BE PROJECTION TYPE, WITH A MINIMUM NUMBER OF PROJECTIONS AROUND THE CIRCUMFERENCE EQUAL TO THE NUMBER OF DIAMETER INCHES OF THE CARRIER PIPE. CASING SPACERS SHALL BE TOTALLY NON-METALLIC SPACERS CONSTRUCTED OF INTERLOCKING PERFORMED SECTIONS OF HIGH DENSITY POLYETHYLENE. SPACERS SHALL BE ISO 9002 CERTIFIED FOR STRENGTH AND QUALITY.
 - THE ENDS OF THE CASING SHALL BE SEALED USING PPM MODEL 1 WA WRAP AROUND END SEAL MADE OF 1/8" THICKNESS RUBBER AND STAINLESS STEEL BANDS, OR APPROVED EQUAL.
 - EXTEND CASING A MINIMUM OF 5' BEYOND EDGE OF PAVEMENT.
- | D118 C900/C905 PVC PIPE | O.D. | STELL CASING DIAMETER | RACI SPACERS JOGELL |
|-------------------------|--------|-----------------------|---------------------|
| 4" | 4.50" | 6.38" | 10" |
| 6" | 6.50" | 8.88" | 12" |
| 8" | 8.50" | 11.38" | 14" |
| 10" | 10.50" | 13.88" | 16" |
| 12" | 12.50" | 16.38" | 20" |
| 14" | 14.50" | 18.88" | 22" |
| 16" | 16.50" | 21.38" | 24" |
| 18" | 18.50" | 23.88" | 30" |



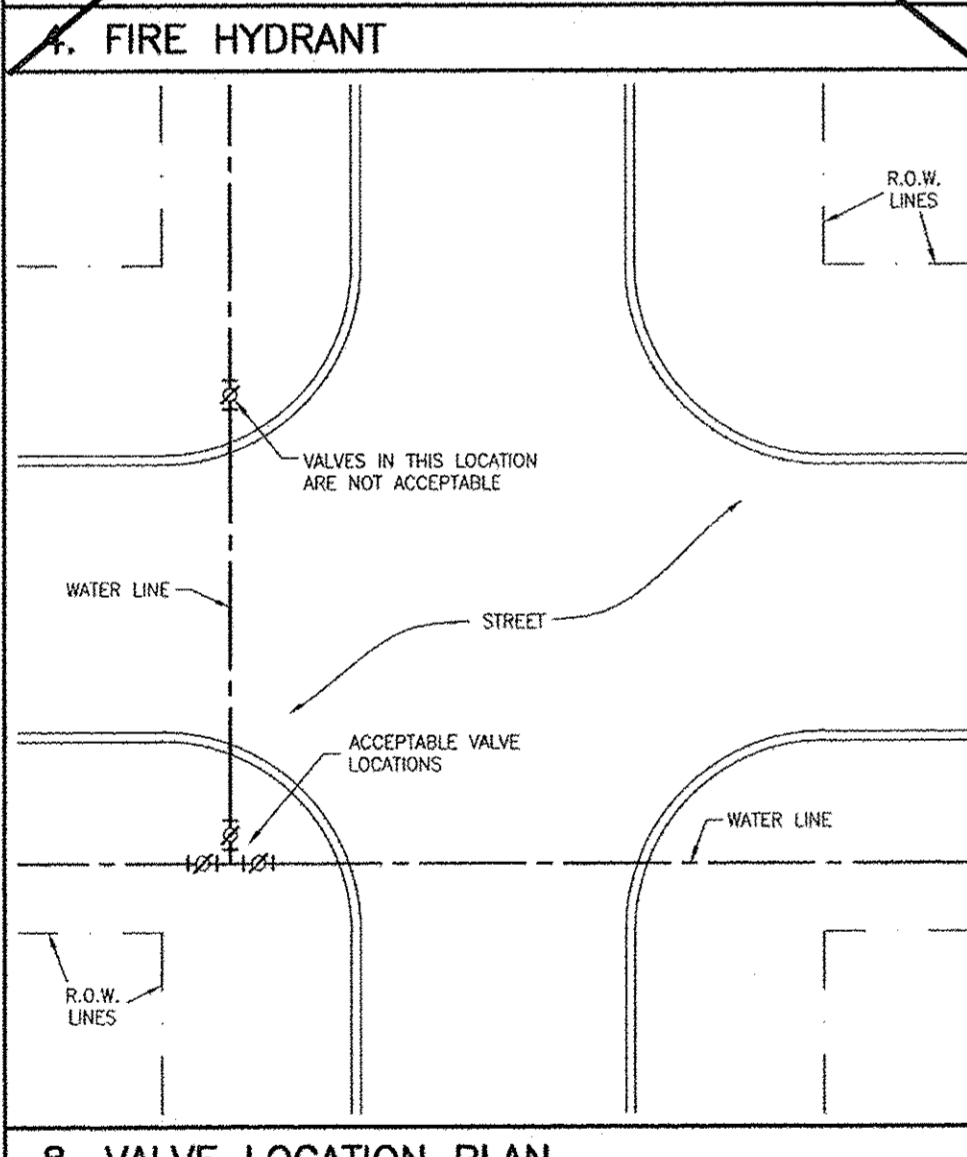
- NOTES:**
- 5/8" ALL-THREAD IS TO BE USED TO TIE AND VALVE TO HYDRANT.
 - PROVIDE MECHANICAL JOINTED JOINTS (EPA 800, SERIES 2000/PV, OR APPROVED EQUAL).
 - PAINT ALL FIRE HYDRANT BARRELS CHROME ALUMINUM (ACE HARDWARE 253A110) OR AN APPROVED EQUAL BY THE CITY OF RICHMOND.
 - PAINT BONNET AND CAPS IN ACCORDANCE WITH CITY OF RICHMOND REQUIREMENTS BASED ON MAINLINE SIZE. (COLORS: YELLOW-6" AND LESS; WHITE-8"; GREEN-TIE TO 20" OR LARGER TO 60").



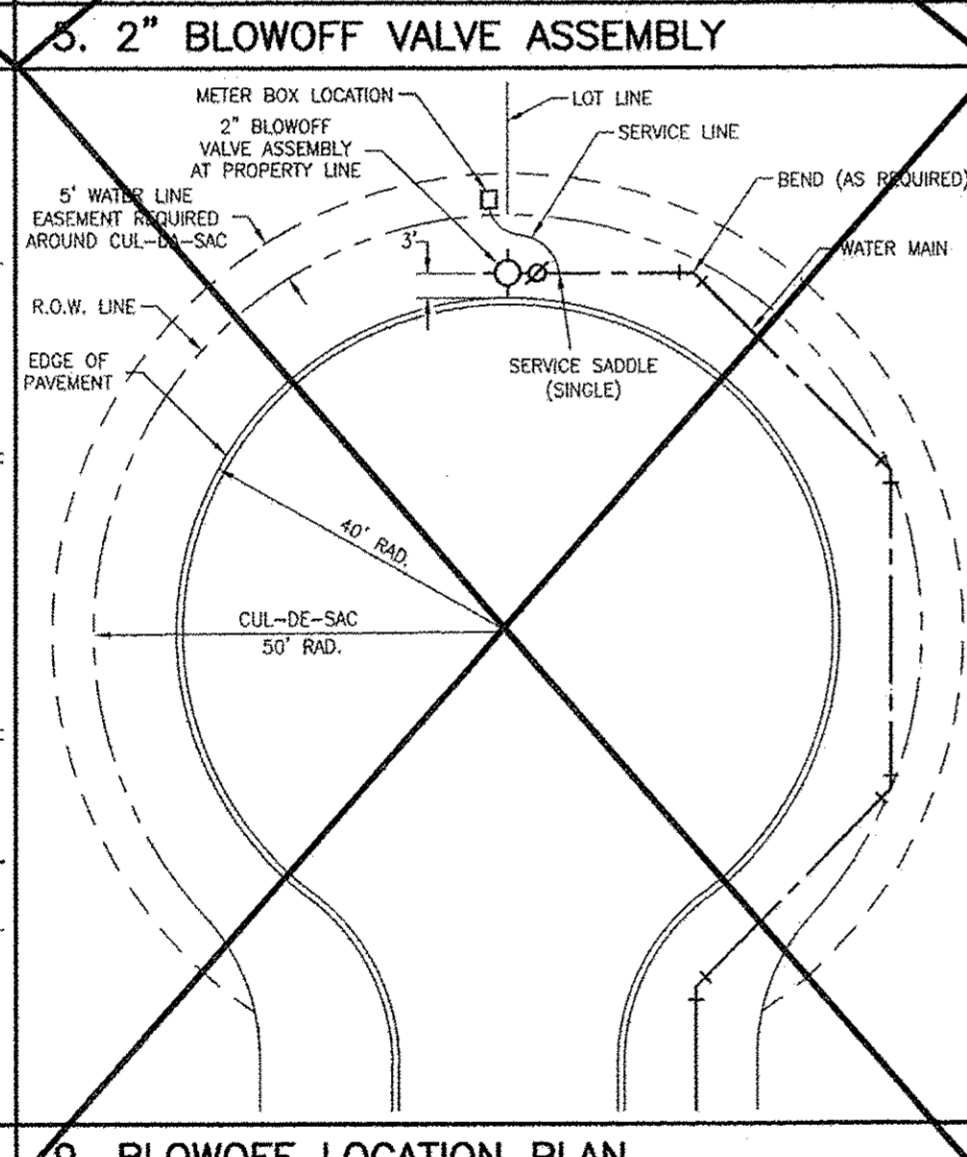
- FOR A LINE TO PASS OVER AN OBSTRUCTION HIGHER THAN UNDER, IT MUST HAVE ADEQUATE COVER AND BE APPROVED BY DEPARTMENT OF PUBLIC WORKS.**
- NOTES:**
- PIPE MATERIAL SHALL BE AWHN C900 PVC, DR-14, 200 PSI WITH INTEGRAL PVC RESTRAINED JOINTS.
 - OFFSET ASSEMBLY MUST PASS OVER THE OBSTRUCTION AS LONG AS THE MINIMUM CLEARANCE IS MAINTAINED. SPECIFIC APPROVAL FROM THE UTILITIES DEPARTMENT MUST BE GRANTED FOR THE OFFSET TO PASS UNDER THE OBSTRUCTION.
 - MATERIAL AND CONTRACTIONS SHALL BE IN ACCORDANCE WITH WATER MAIN STANDARD SPECIFICATIONS.
 - RESTRAIN EXISTING PIPING BEYOND OFFSET SECTION AS REQUIRED TO PREVENT MOVEMENT.
 - ALL PVC PRODUCTS MUST BE LISTED ON CITY OF RICHMOND'S APPROVED PRODUCTS LIST.



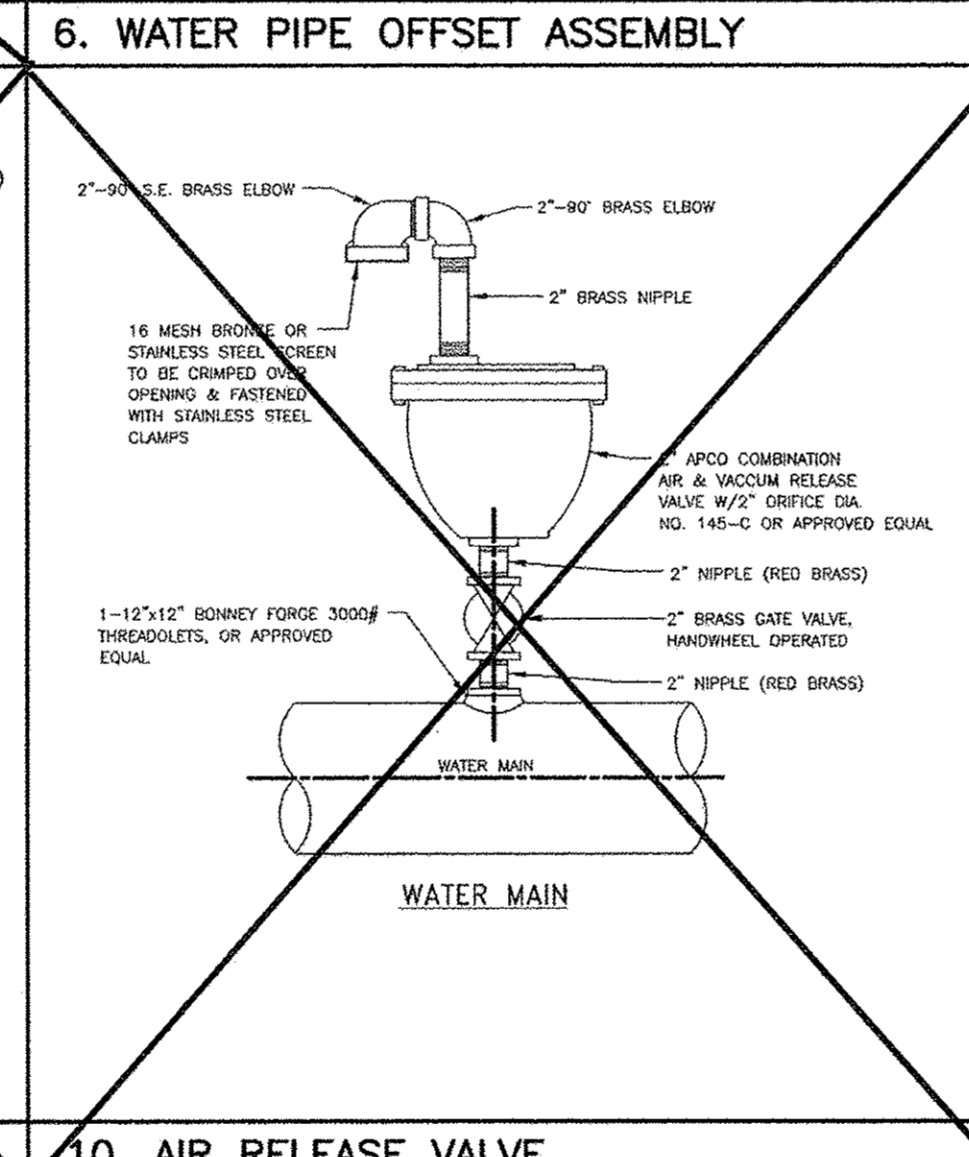
- | MIN. PIPE WALL THICKNESS | MIN. PIPE WALL THICKNESS |
|--------------------------|--------------------------|
| 4" | 0.250" |
| 6" | 0.280" |
| 8" | 0.320" |
| 12" | 0.375" |
| AND LARGER | 0.375" |



8. VALVE LOCATION PLAN



9. BLOWOFF LOCATION PLAN



10. AIR RELEASE VALVE

NO.	DATE	REVISIONS	APP.

CITY OF RICHMOND
STANDARD CONSTRUCTION DETAILS
WATER-1

SCALE

HORIZONTAL	1" = 10'
VERTICAL	1" = 10'

DESIGNED BY: LKT
DRAWN BY: AJS
CHECKED BY: KRK

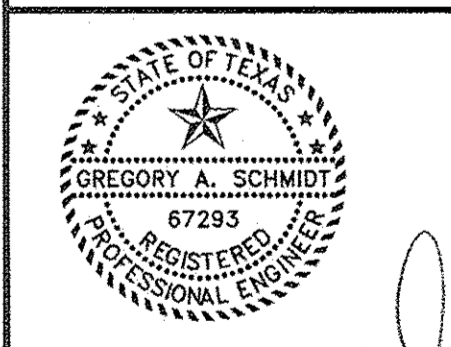
DATE: 7/24/17
JOB NO:
DWC NO:
R-2-17
Sheet:



THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE (1) YEAR FROM DATE OF APPROVAL.

APPROVED: _____
DEVELOPMENT COORDINATOR

DATE: _____



1/5/18

CITY OF RICHMOND
DETAILS R2
JOB: 1375-1

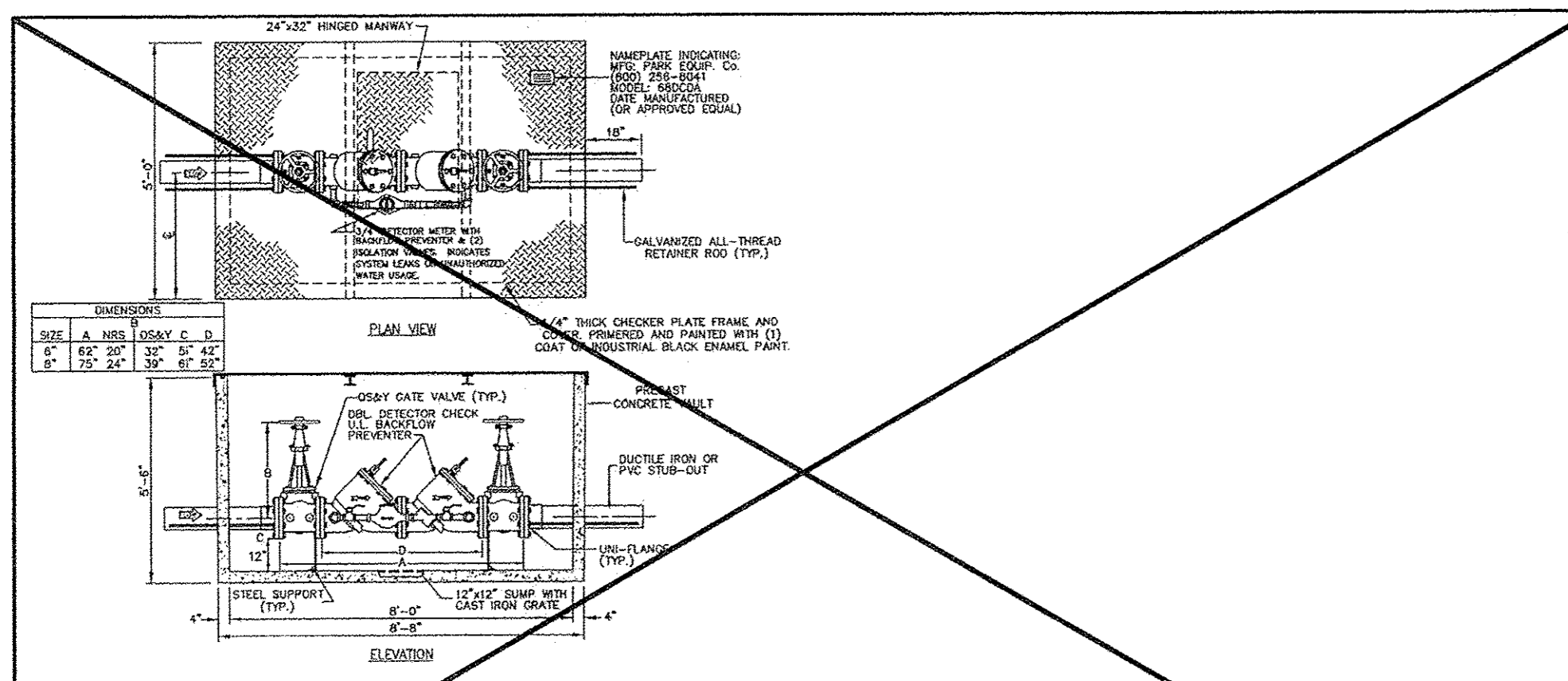
SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
SEE SHT C-1 FOR GRADING & DRAINAGE
SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
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SEE SHT C-6 FOR GENERAL NOTES & DETAILS
SEE SHT C-7 FOR DIMENSIONED SITE PLAN
SEE SHT C-8 FOR DRIVEWAY TCP
SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS

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SURVEYING FIRM NO. 10110000 / ENGINEERING FIRM NO. F-2900
www.team-civil.com

DRAWN BY: CS
DATE: 06-01-18
JOB NO: 1375-1
REVISION DATE: N/A

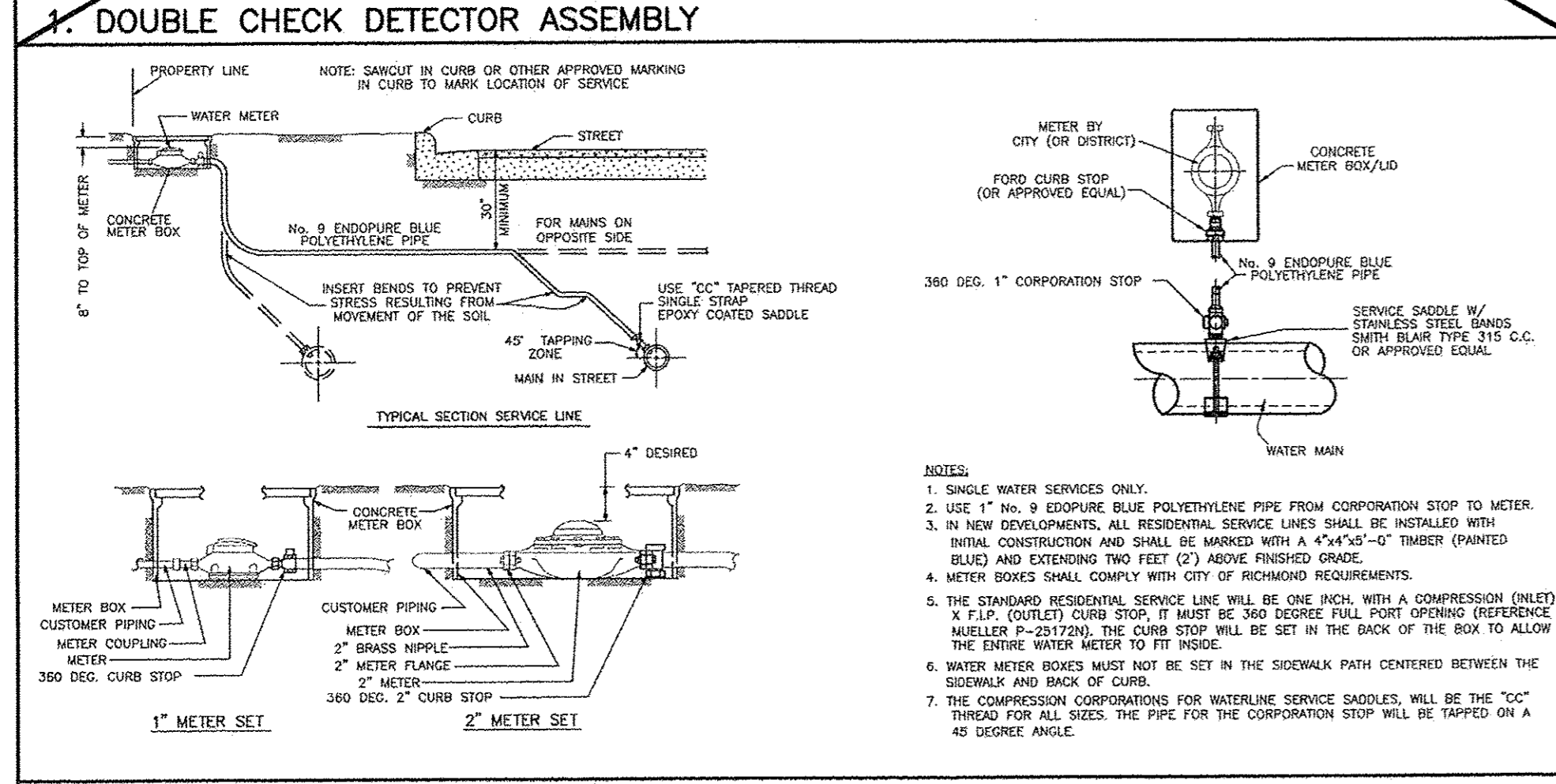
C-10
CITY OF RICHMOND
DETAILS R2

BRITANNIA SOCCER PARK
 LOCATED AT:
 3606 FM 723 RD
 ROSENBERG, TEXAS 77471

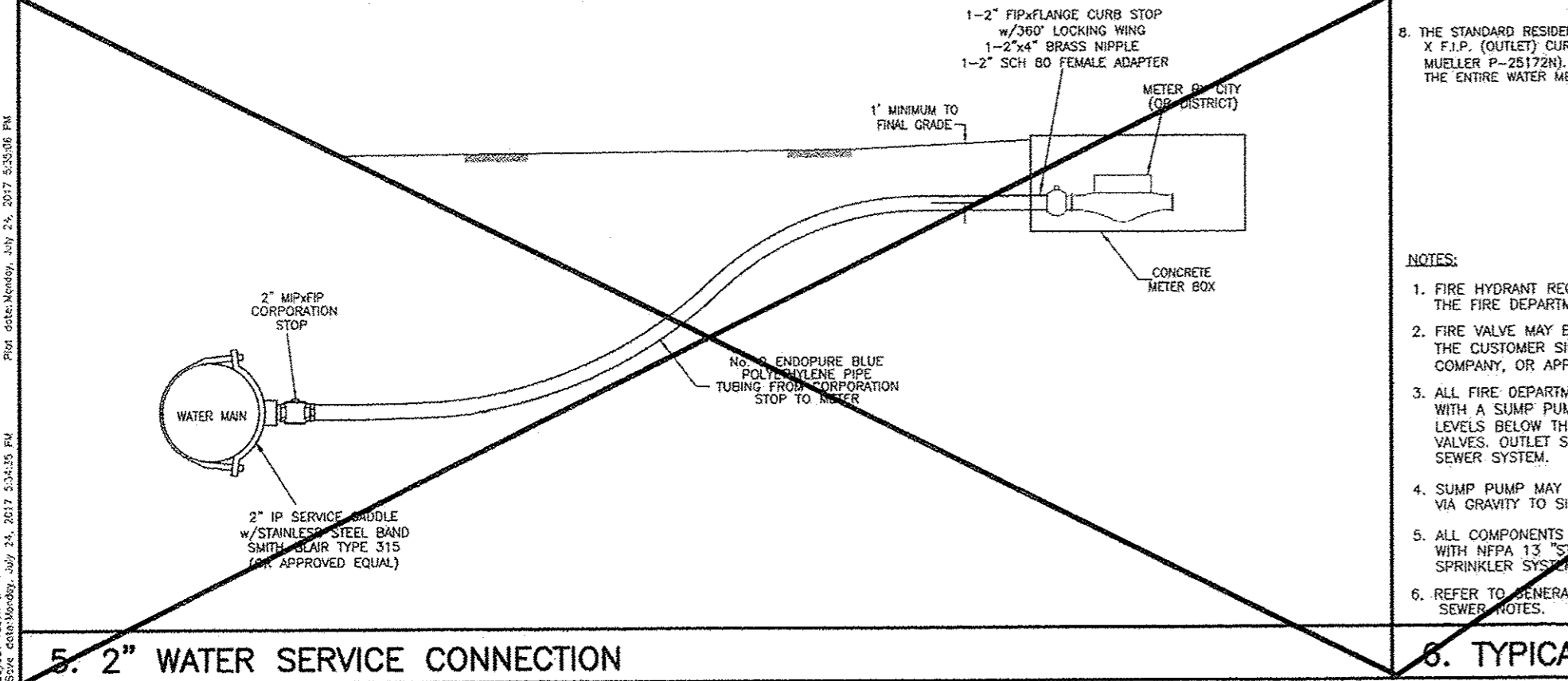


1. DOUBLE CHECK DETECTOR ASSEMBLY

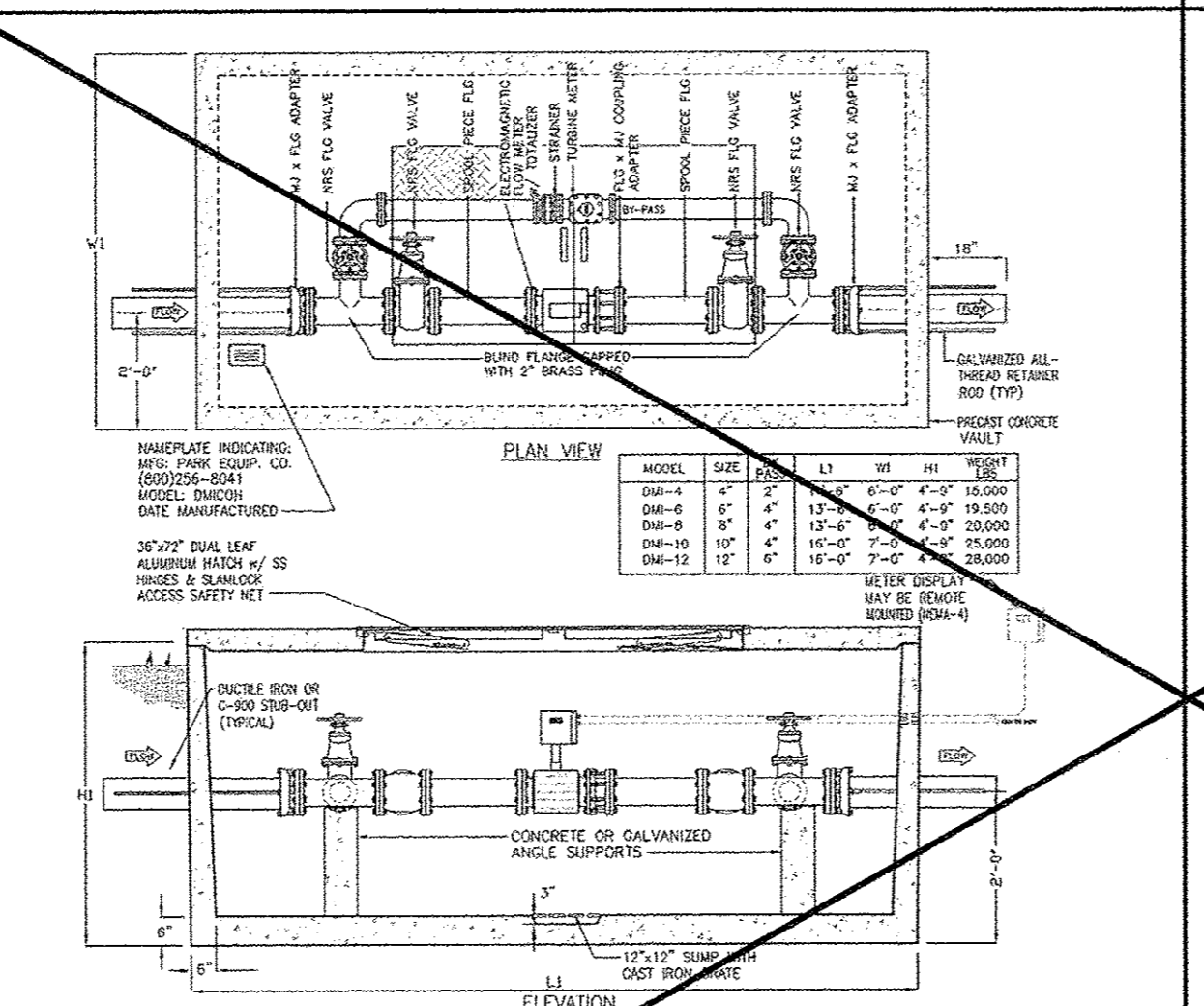
Specifications:
 Concrete: Class 1 concrete with design strength of 4000 psi at 28 days. Unit is of monolithic construction at floor and first stage of wall with section rise to required depth. Gross empty weight of approximately 5000 pounds.
 Reinforcement: Grade 60 reinforced. Steel rebar conforming to ASTM A615 on required centers or equal.
 Steel cover: 1/4" steel plate-enclosed door plate welded to 3" angle frame with (2) 2"x2-3/8" I beam supports.
 Notes:
 Double check detector shall be factory assembled complete with concrete vault and be tested prior to setting in excavation. Manufacturer shall provide detailed engineering data and burypipe calculation. All assembly vaults shall be backfilled with cement stabilized sand. Cement stabilized sand backfill shall extend a minimum of six inches (6") from the outside wall of all structures. (2 socks of cement per ton of sand.)



4. RESIDENTIAL WATER METER AND SERVICE LINE

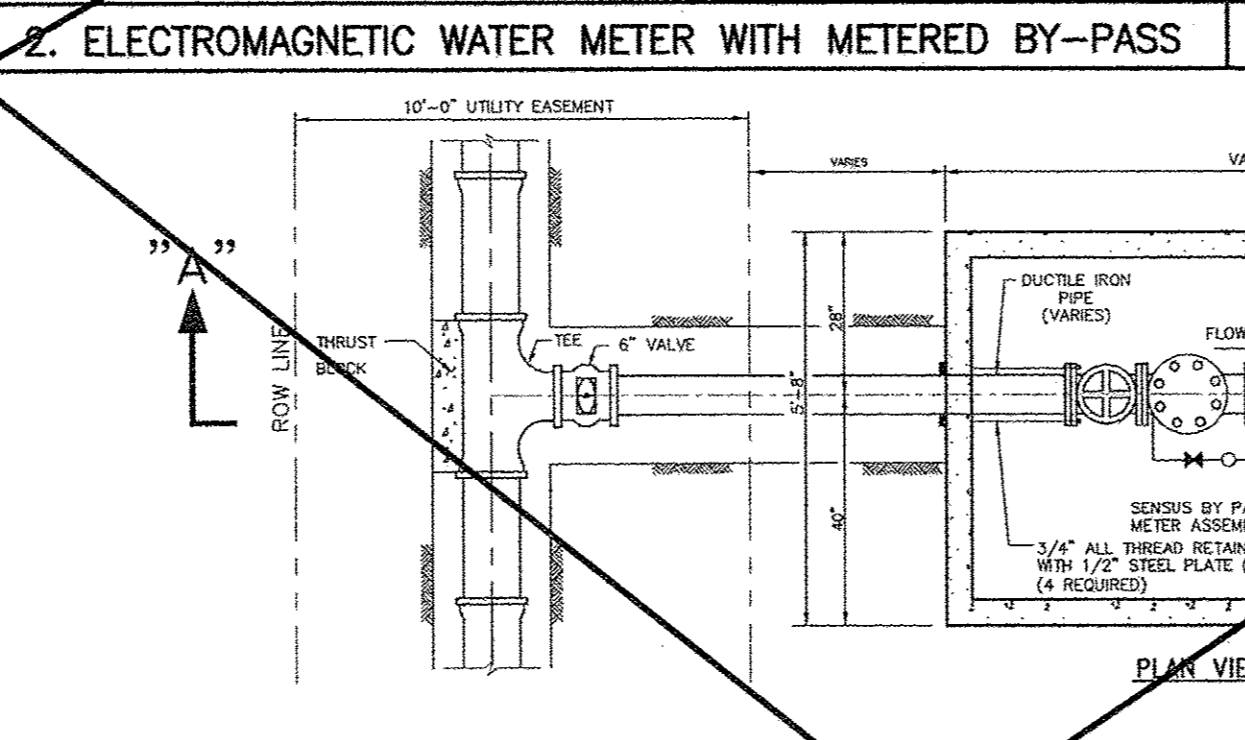


5. 2" WATER SERVICE CONNECTION

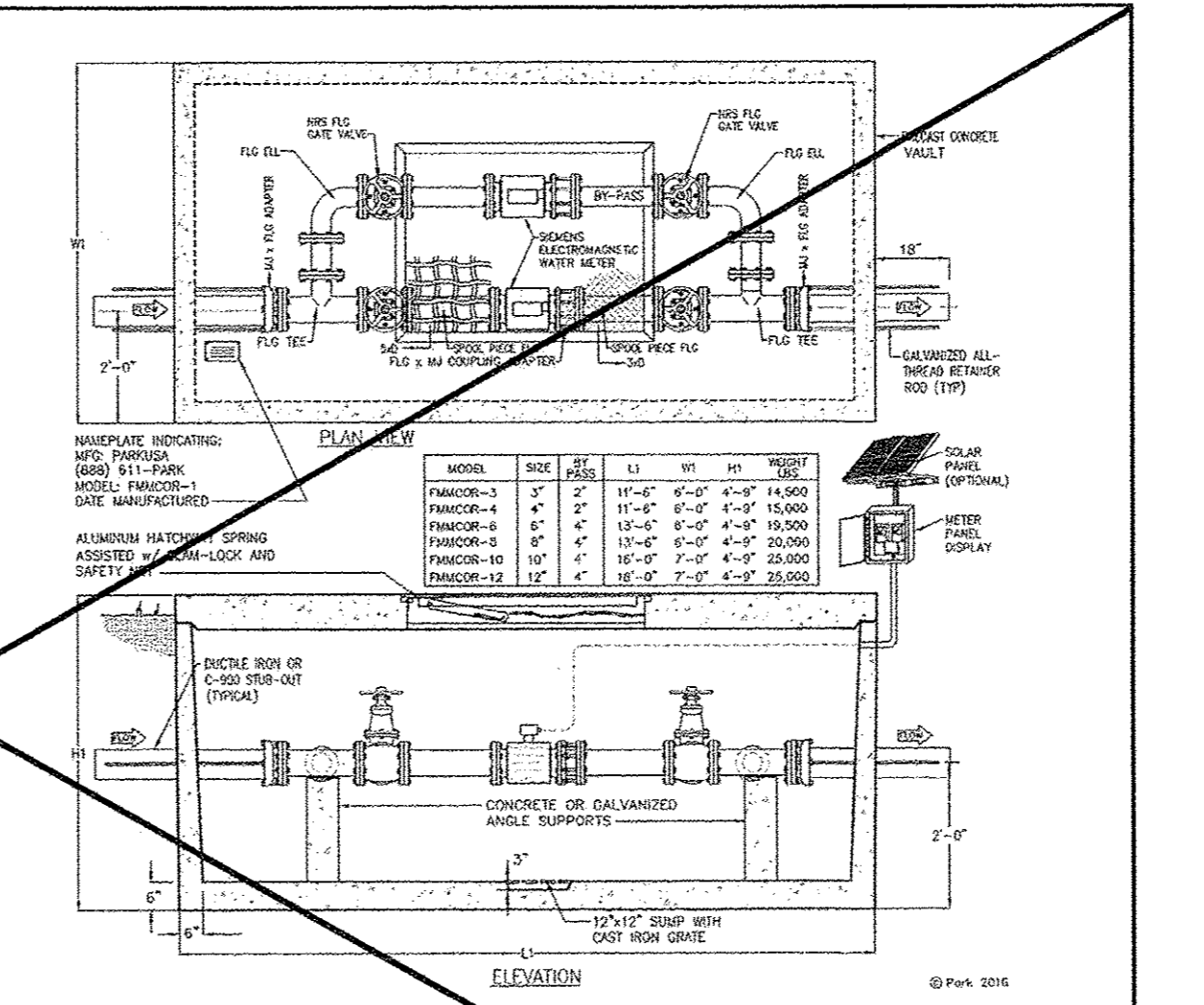


2. ELECTROMAGNETIC WATER METER WITH METERED BY-PASS

Specifications:
 Concrete: Class 1 concrete with design strength of 4500 psi at 28 days. Unit is of monolithic construction at floor and first stage of wall with section rise to required depth.
 Reinforcement: Grade 60 reinforced. Steel rebar conforming to ASTM A615 on required centers or equal.
 Hatchway: 1/4" aluminum extruded plate cover with extruded aluminum frame. Hatch to be furnished with 316 stainless steel snap lock & brass hinges.
 Engineering data:
 The meter assembly shall be factory assembled in vault & hydrostatically tested prior to delivery. Field excavation & preparation shall be complete prior to delivery. Pipe, valves and fittings at the assembly shall be approved by the city. All assembly vaults shall be backfilled with cement stabilized sand. Cement stabilized sand backfill shall extend a minimum of six inches (6") from the outside wall of all structures. (2 socks of cement per ton of sand.)

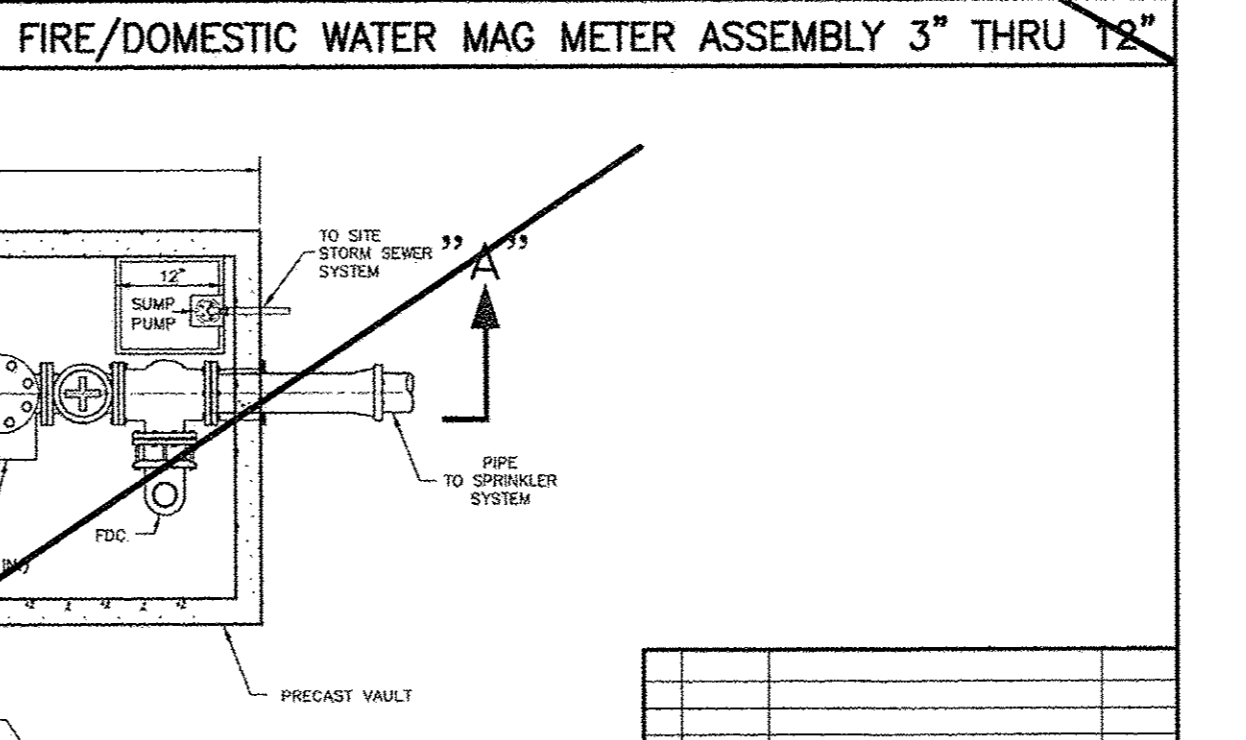


6. TYPICAL FIRE SERVICE METER



3. FIRE/DOMESTIC WATER MAG METER ASSEMBLY 3" THRU 12"

Specifications:
 Concrete: Class 1/1 concrete with design strength of 4500 psi at 28 days. Unit is of monolithic construction at floor and first stage of wall with section rise to required depth.
 Reinforcement: Grade 60 reinforced. Steel rebar conforming to ASTM A615 on required centers or equal.
 Hatchway: 1/4" aluminum (500 psi) diamond plate, with 1/4" extruded aluminum frame. Hatch to be furnished with 316 stainless steel snap lock & brass hinges.
 Engineering data:
 The meter assembly shall be factory assembled in vault & hydrostatically tested prior to delivery. Field excavation & preparation shall be complete prior to delivery. Pipe, valves and fittings of the assembly shall be approved by the city. All assembly vaults shall be backfilled with cement stabilized sand. Cement stabilized sand backfill shall extend a minimum of six inches (6") from the outside wall of all structures. (2 socks of cement per ton of sand.)



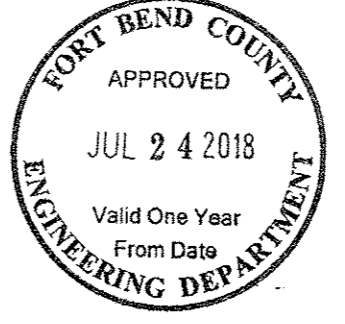
SECTION A

NO.	DATE	REVISIONS	APP.
CITY OF RICHMOND STANDARD CONSTRUCTION DETAILS WATER-2			
SCALE		DESIGNED BY: LIT	
HORIZONTAL	1" = NS	DRAWN BY: AIS	
VERTICAL	1" = NS	CHECKED BY: RRR	
		DATE: 7/24/17	
		JOB NO:	
		DWG. NO:	
		R-3-17	
Sheet:			

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APPROVED: _____
 DEVELOPMENT COORDINATOR

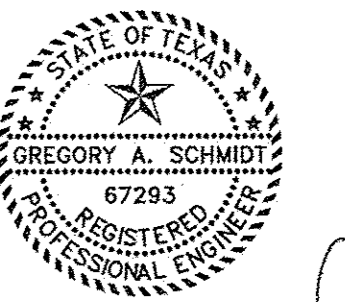
DATE: _____



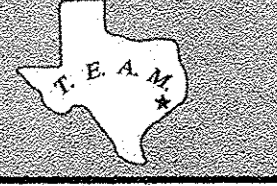
CITY OF RICHMOND DETAILS R3
 JOB: 1375-1

C-11

SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
 SEE SHT C-1 FOR GRADING & DRAINAGE
 SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
 SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
 SEE SHT C-3 FOR PAVING JOINT LAYOUT
 SEE SHT C-4 FOR SWPPP
 SEE SHT C-5 FOR SWPPP NOTES & DETAILS
 SEE SHT C-6 FOR GENERAL NOTES & DETAILS
 SEE SHT C-7 FOR DIMENSIONED SITE PLAN
 SEE SHT C-8 FOR DRIVEWAY TOP
 SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS



Gregory A. Schwab
 1/5/18

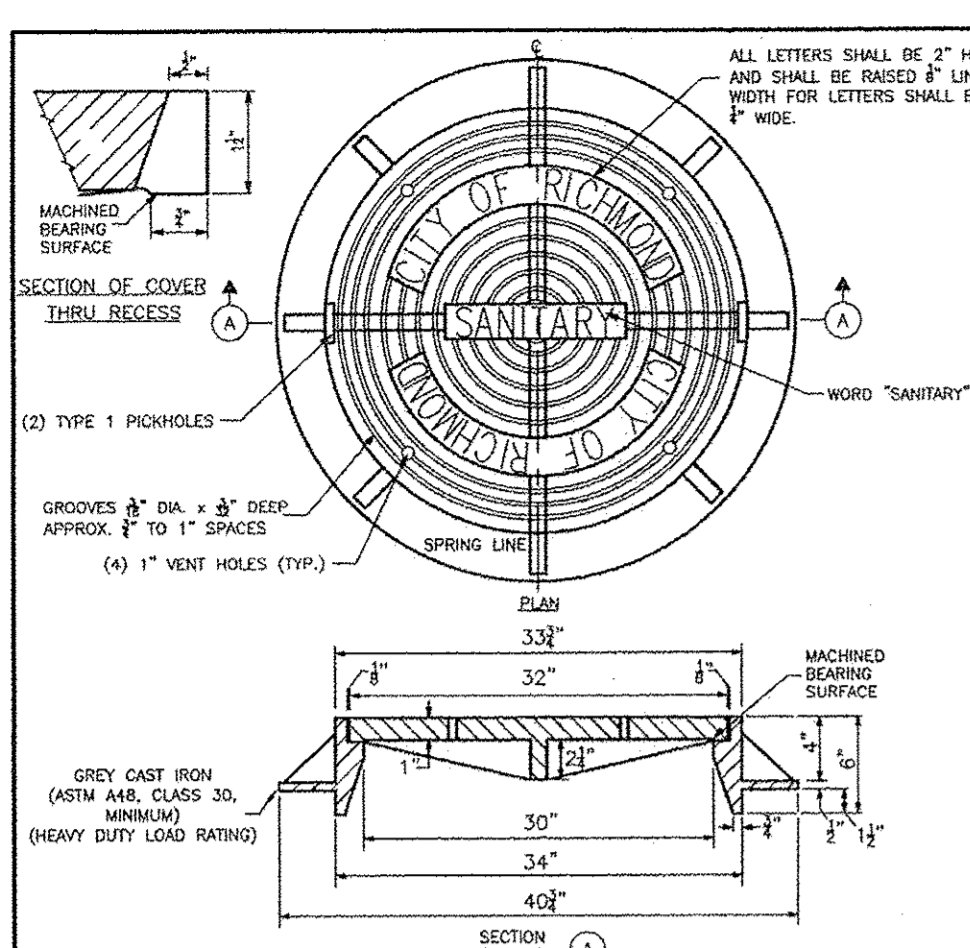


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 18718 CENTURY DRIVE
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 SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2398
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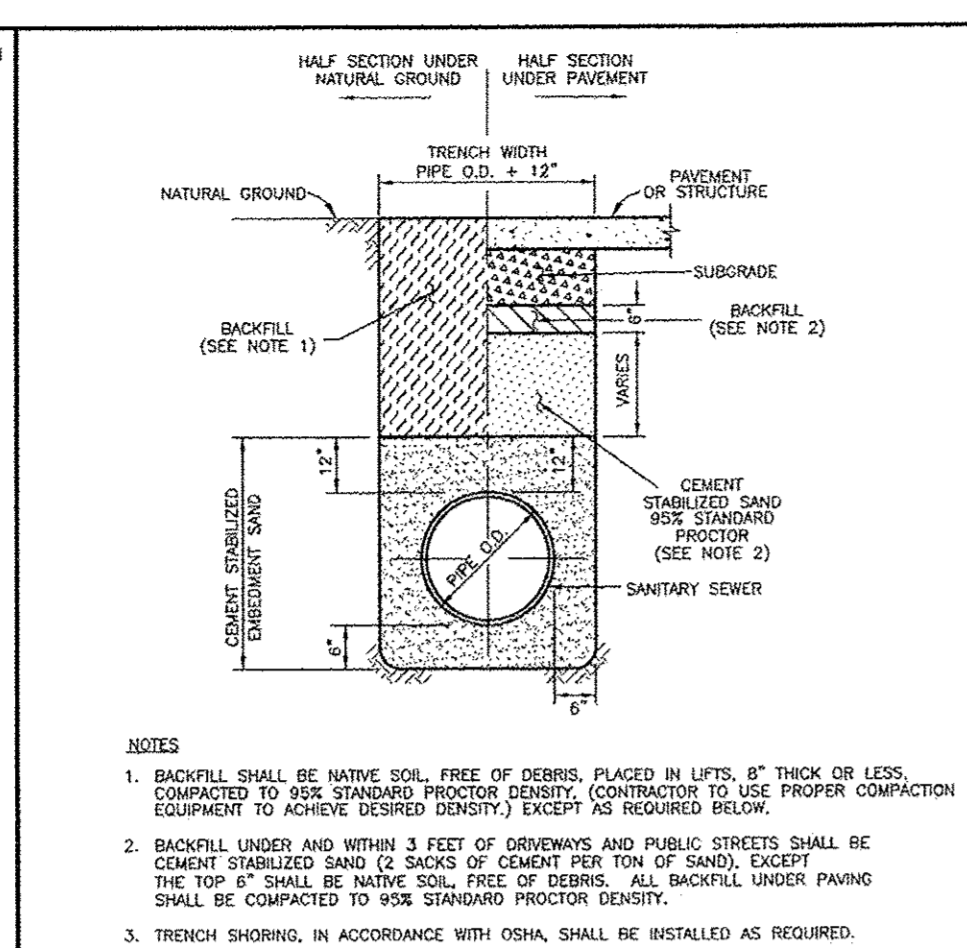
DRAWN BY: CS
 DATE: 06-01-18
 JOB NO: 1375-1
 REVISION DATE: N/A

C-11
 CITY OF RICHMOND
 DETAILS R3

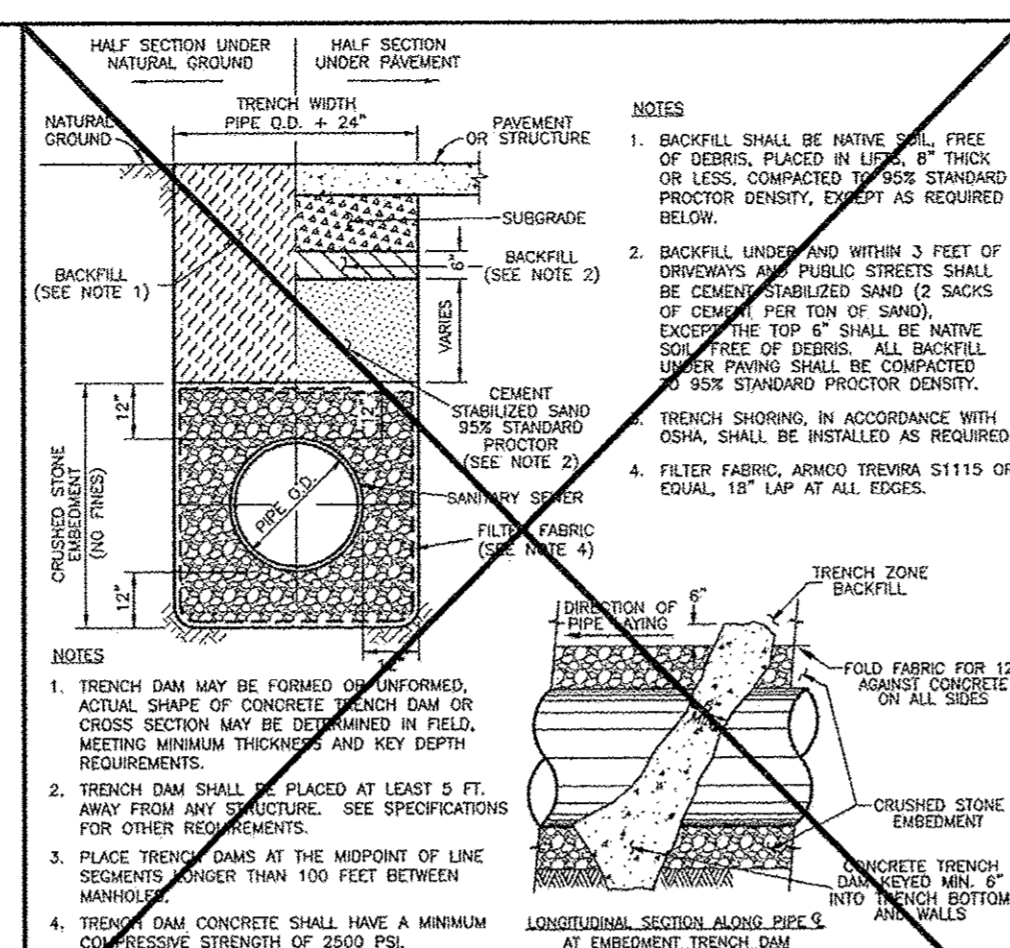
BRITANNIA SOCCER PARK
 LOCATED AT:
 3606 FM 723 RD
 ROSENBERG, TEXAS 77471



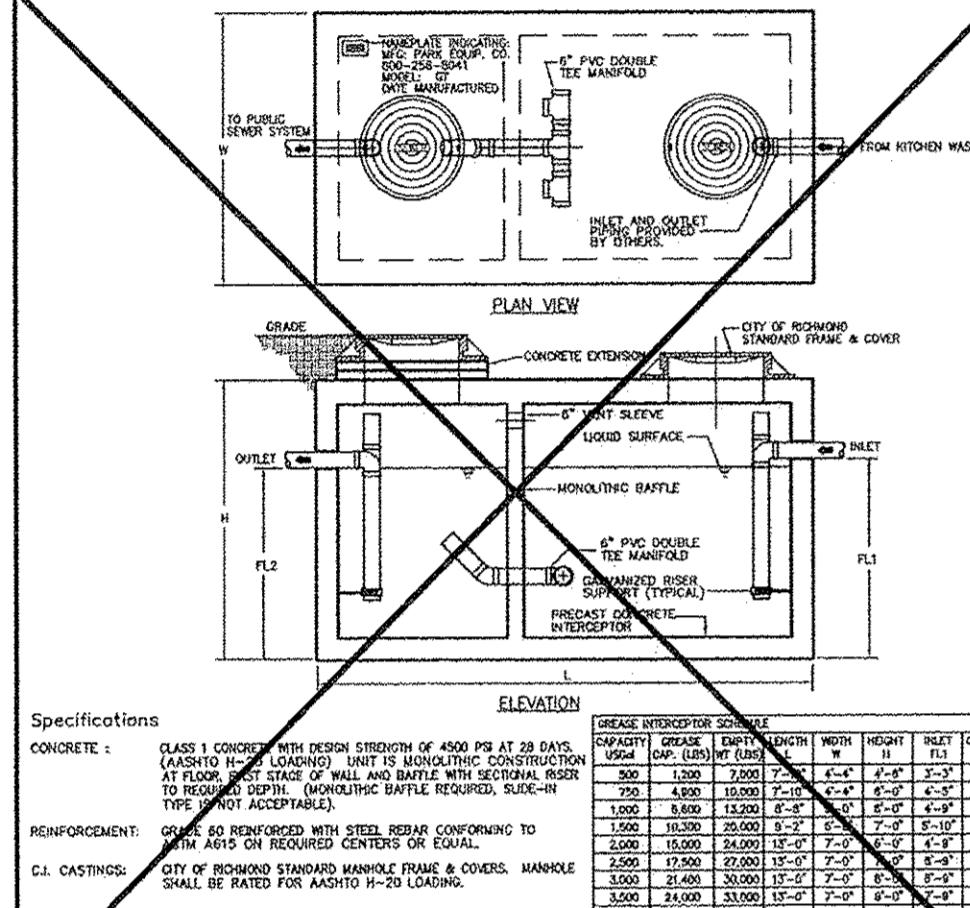
1. MANHOLE FRAME AND COVER



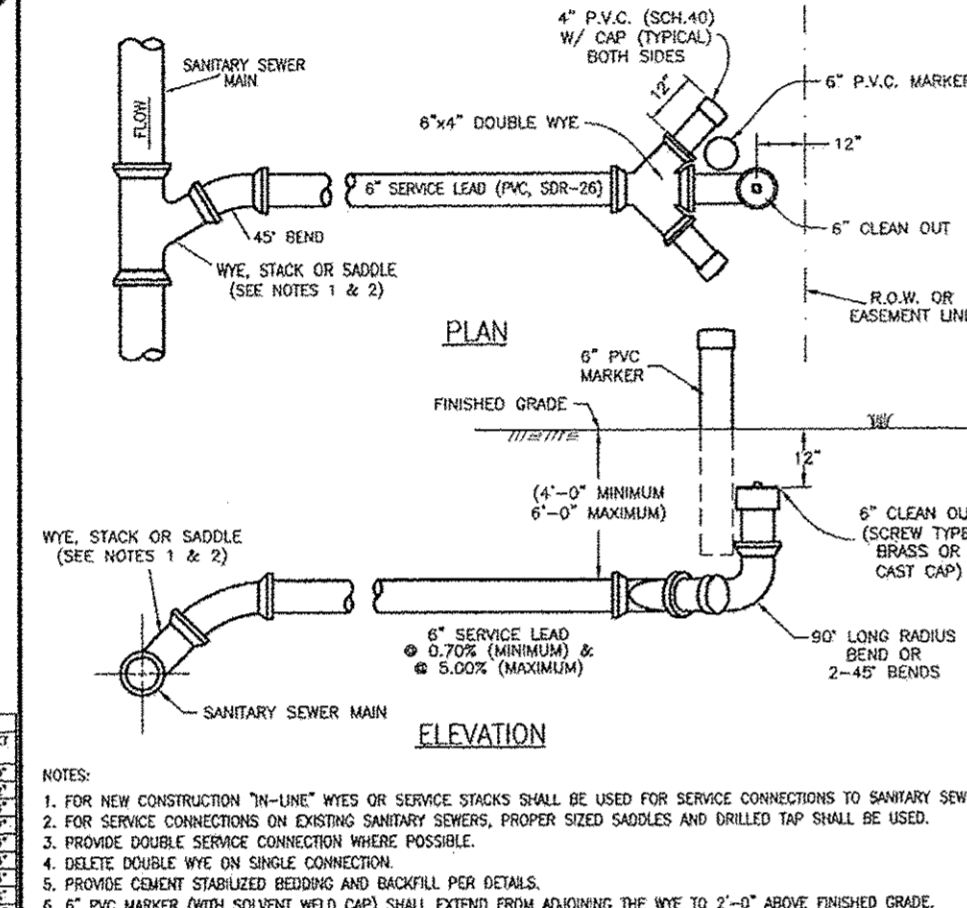
2. SANITARY SEWER BEDDING



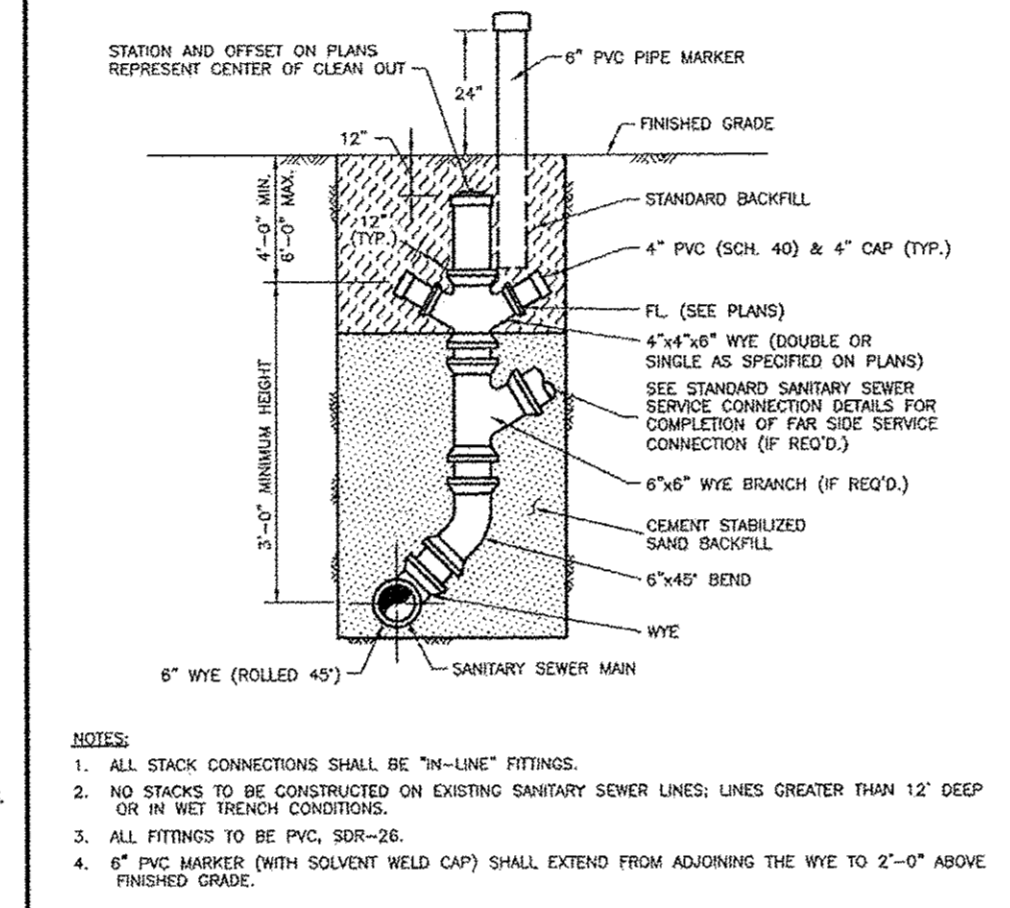
3. SANITARY SEWER BEDDING FOR WET CONDITIONS



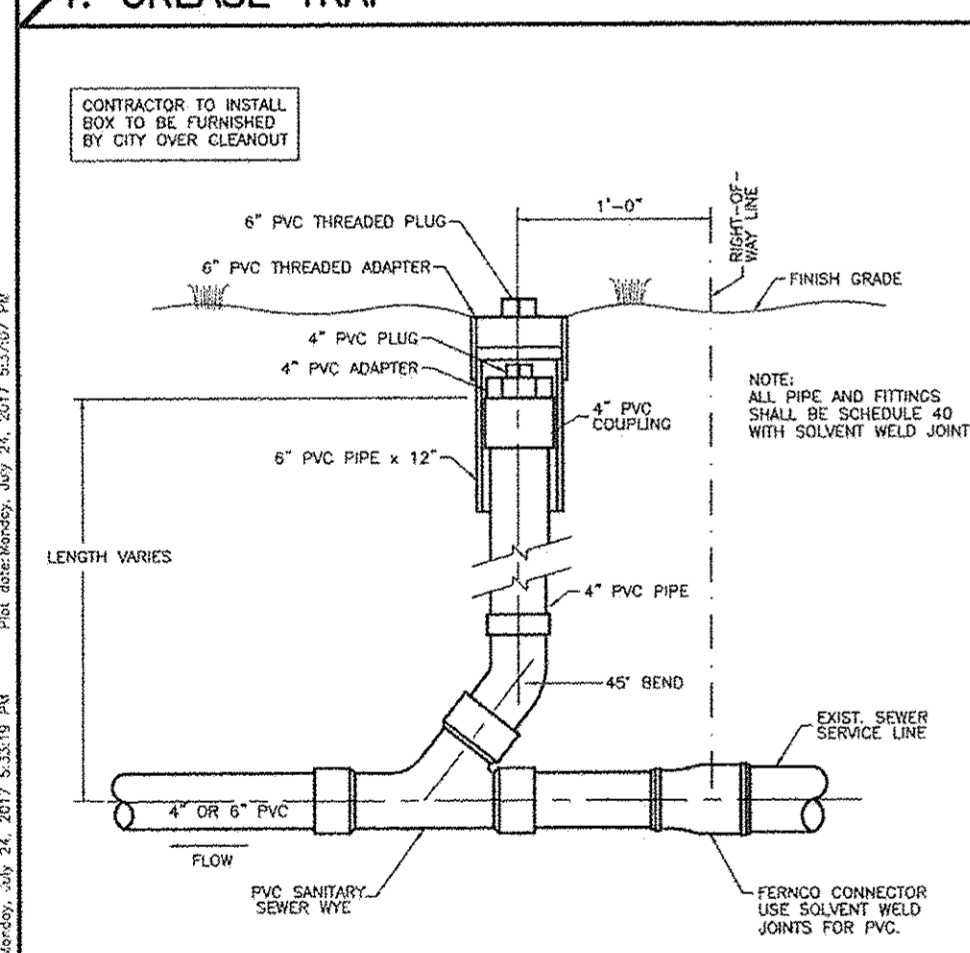
4. GREASE TRAP



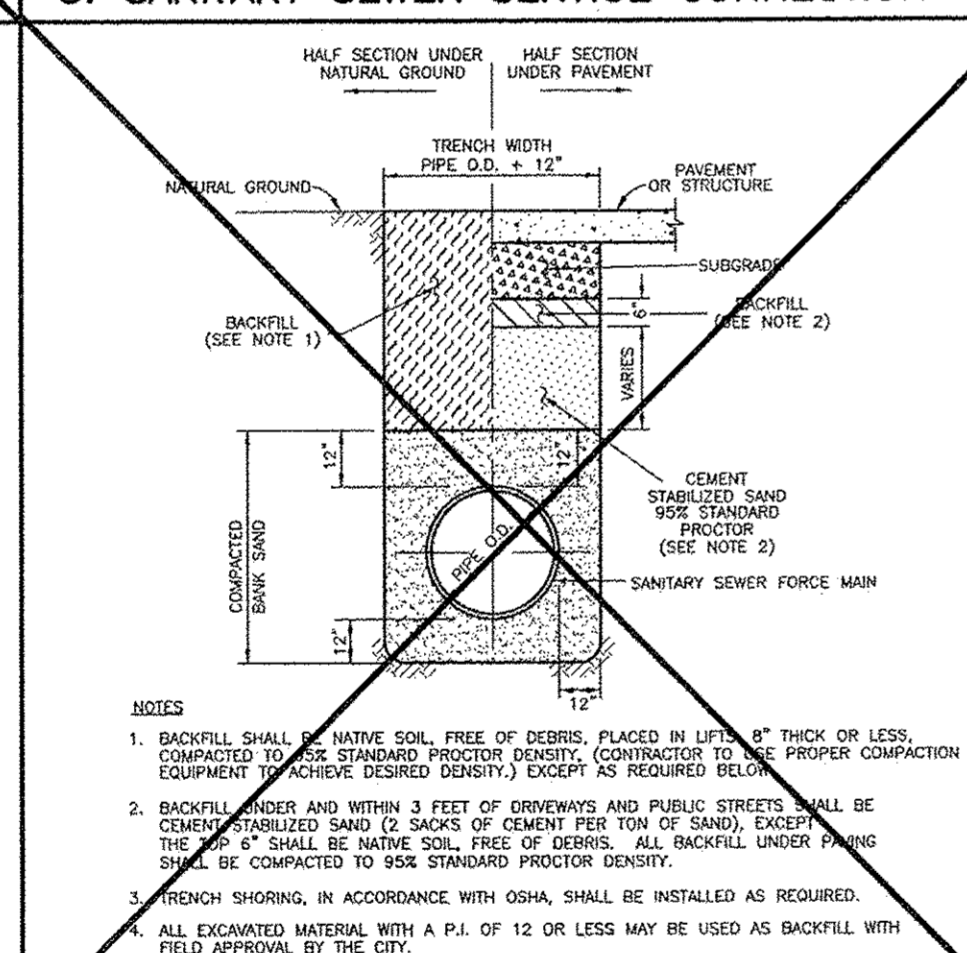
5. SANITARY SEWER SERVICE CONNECTION



6. SANITARY SEWER STACK



7. SERVICE LINE CLEANOUT ASSEMBLY



8. SANITARY SEWER FORCE MAIN BEDDING

NO.	DATE	REVISIONS	APP.
CITY OF RICHMOND STANDARD CONSTRUCTION DETAILS SANITARY-1			
SCALE		DESIGNED BY: LLT	
HORIZONTAL	1" = NTS	DRAWN BY: AUS	
VERTICAL	1" = NTS	CHECKED BY: KSK	
		DATE: 7/24/17	
		JOB NO:	
		DWG. NO.	R-4-17
Sheet:			

THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE (1) YEAR FROM DATE OF APPROVAL.

APPROVED: _____
DEVELOPMENT COORDINATOR

DATE: _____



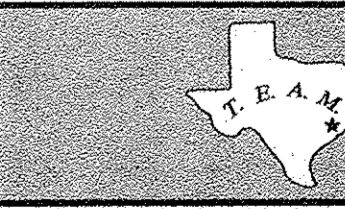
C-12

CITY OF RICHMOND
DETAILS R4

SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
 SEE SHT C-1 FOR GRADING & DRAINAGE
 SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
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 SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS



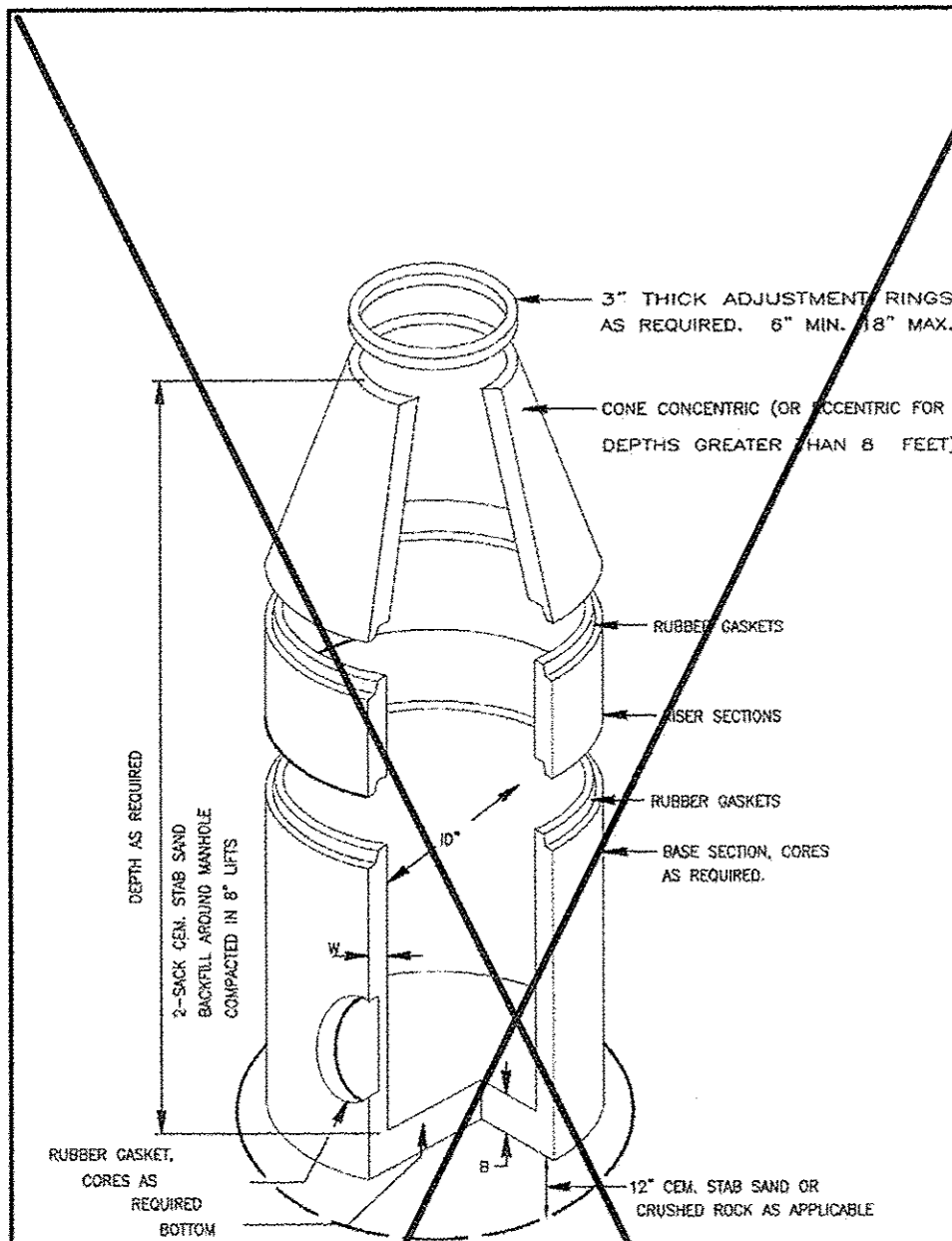
1/5/18



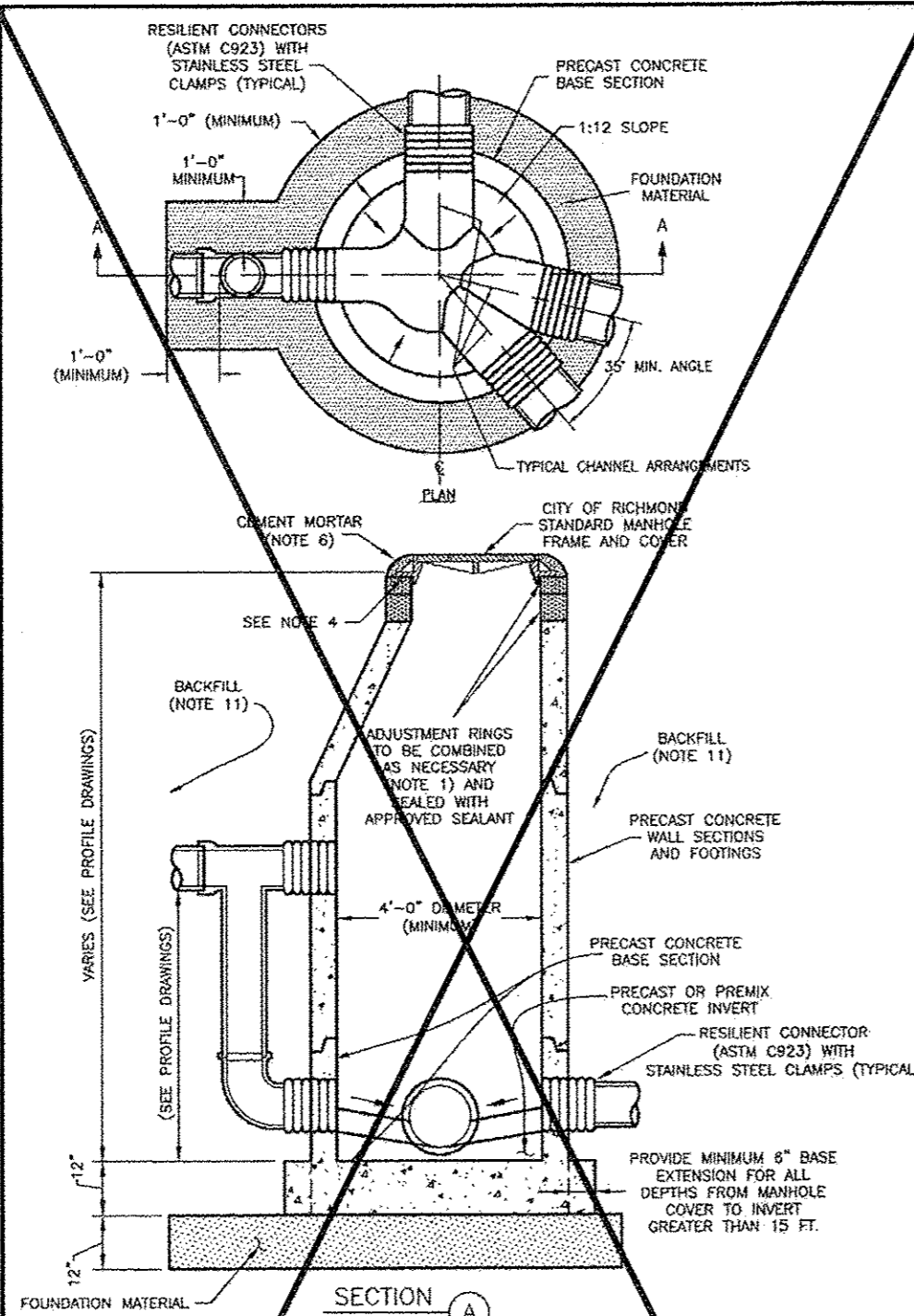
TEXAS ENGINEERING AND MAPPING CO.
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 PHONE: 281.491.2555 FAX: 281.491.2555
 SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. P-2906
 www.team-civil.com

DRAWN BY: CS
 DATE: 06-01-18
 JOB NO: 1375-1
 REVISION DATE: N/A

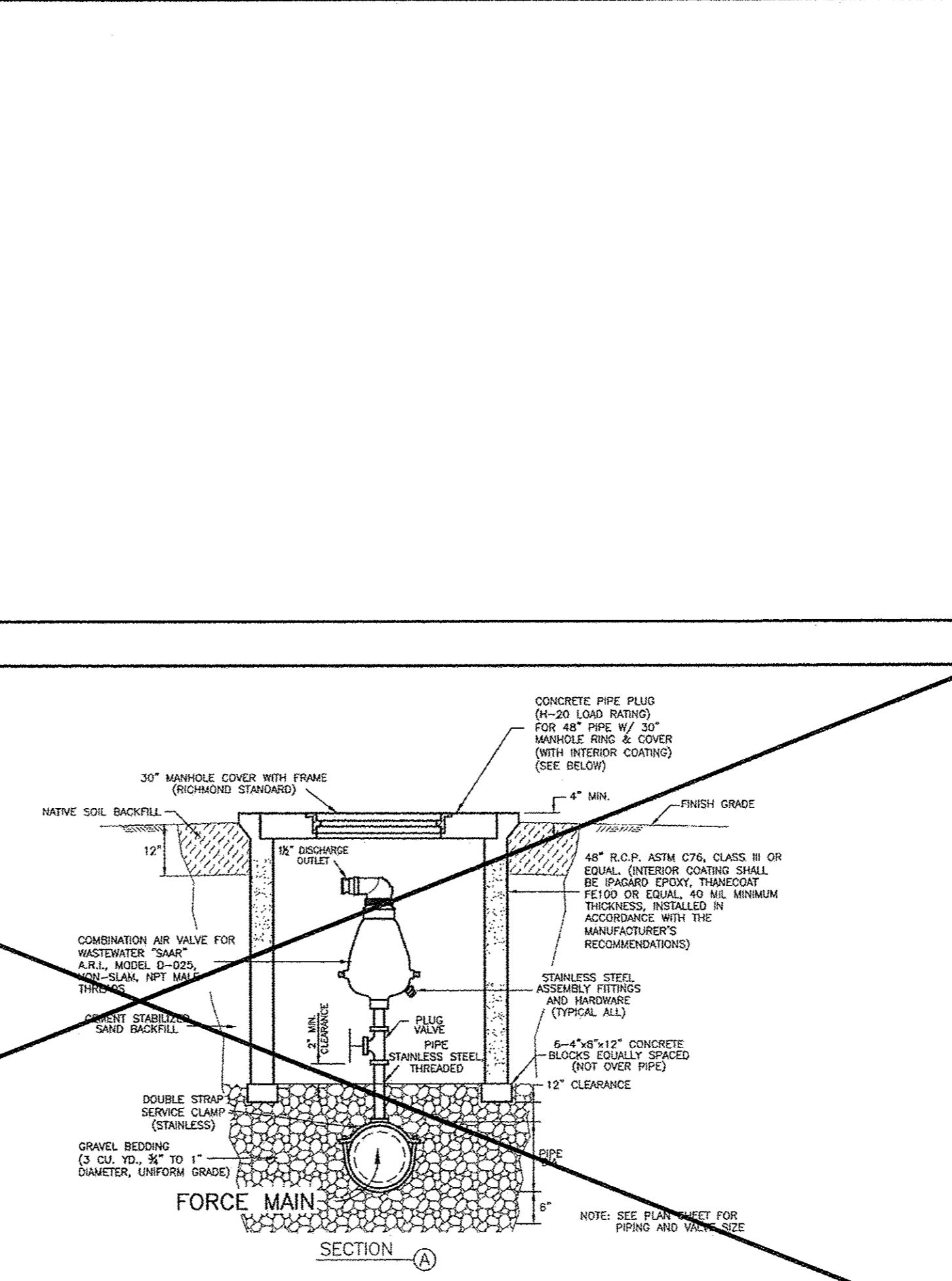
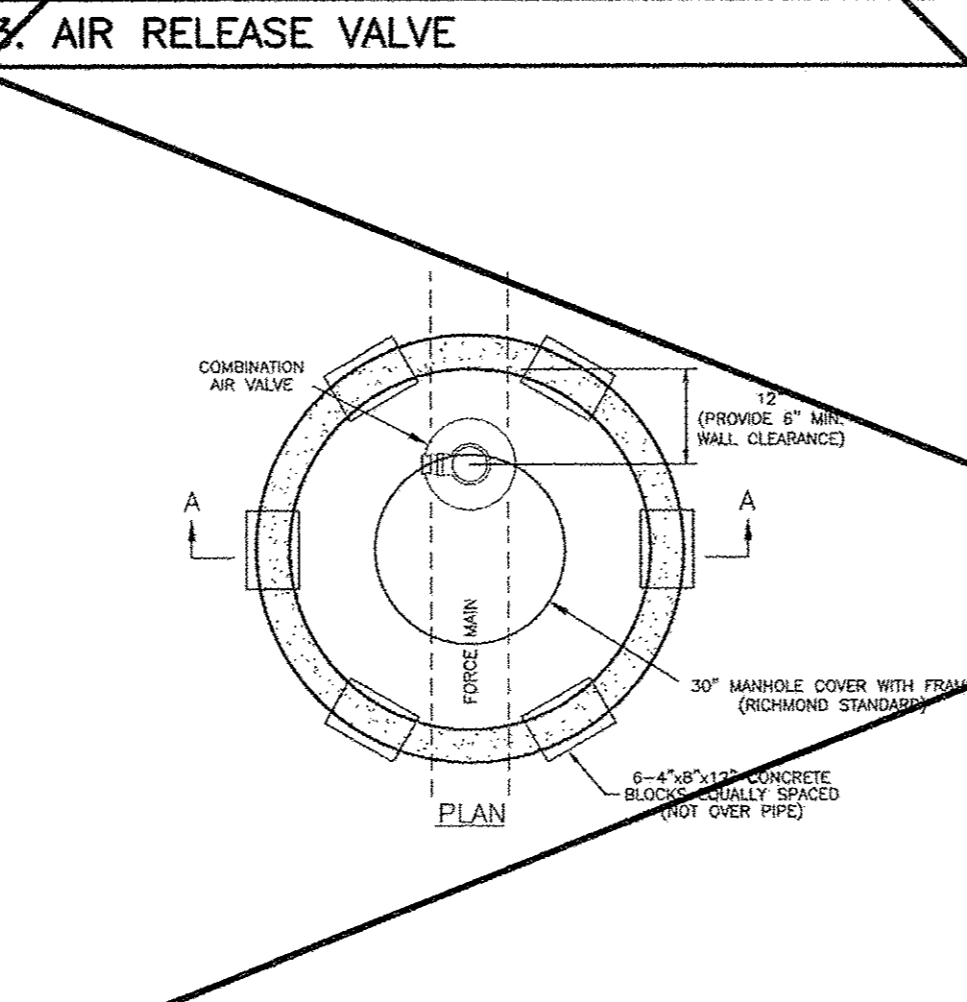
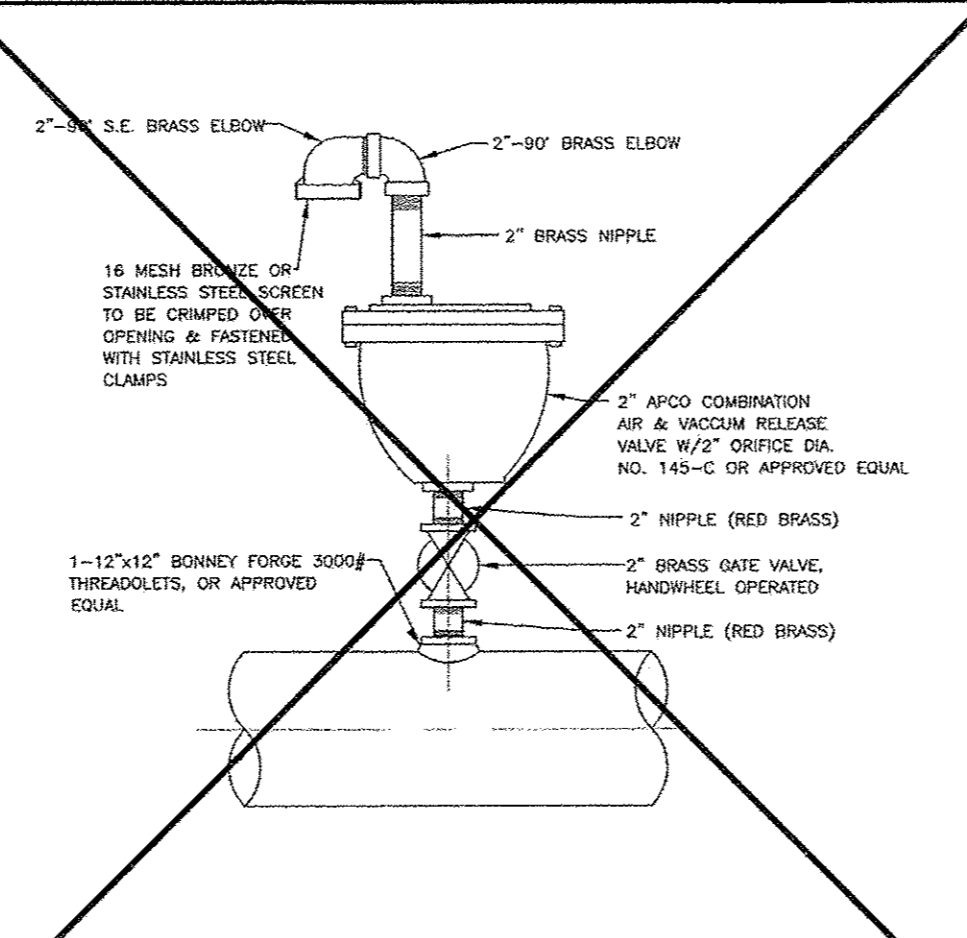
C-12
 CITY OF RICHMOND
 DETAILS R4



- NOTES:
1. LIFTING INSERTS AS REQUIRED.
 2. ALL JOINTS SHALL BE SEALED WITH APPROVED RUBBER GASKET.
 3. STRUCTURE TO BE PLACED ON 12" STABILIZED BASE.
 4. CO-2 SHALL BE BROUGHT TO WITHIN 2'-0" OF TOP OF MANHOLE.
 5. PRE-CAST MANHOLE SHALL BE IN COMPLIANCE WITH APPROVED PRODUCT LIST.
 6. FRAME COAT SHALL BE IN COMPLIANCE WITH APPROVED PRODUCT LIST.
 7. INVERT PROTECTORS REQUIRED ON ALL SANITARY MANHOLES.
 8. REFER TO SANITARY MANHOLE LIDS, C.S.S. NOTES, MODIFIED BEDDING DETAILS AND NOTES.




- NOTES:
1. PRECAST CONCRETE RINGS SHALL BE PROVIDED FOR A COMBINED ADJUSTMENT HEIGHT OF AT LEAST 6". THE TOSE HEIGHT OF THE ADJUSTMENT RINGS SHALL NOT EXCEED 12".
 2. MANHOLE WALL THICKNESS FOR DEPTH EXCEEDING 12'-0" SHALL BE DETERMINED TO MEET AASHTO H-20 LOADING AND SOIL CONDITIONS OR AS OTHERWISE REQUIRED. MINIMUM THICKNESS IS 8".
 3. MANHOLE DROP AND INTERSECTING PIPES SHALL BE INSTALLED WHEN CALLED FOR IN PLAN AND PROFILE DRAWING AND WHEN THE DROP ON INCOMING PIPE IS GREATER THAN 30".
 4. SEAT MANHOLE FRAME USING AN APPROVED SEALANT.
 5. ECCENTRIC PRECAST CONCRETE MANHOLE RISER SHALL BE USED.
 6. GHT CEMENT MORTAR WHEN MANHOLE IS LOCATED IN PAVED AREAS.
 7. MINIMUM STEEL REINFORCING IN THE PRECAST CONCRETE BASE SHALL BE #5 @ 8" CENTERS EACH WAY.
 8. PRECAST CONCRETE MANHOLES TO MEET ASTM C-478, CURRENT.
 9. ALL JOINTS SHALL BE SEALED WITH RUBBER GASKETS (ASTM C443) OR APPROVED EQUAL.
 10. BASE SHALL INCLUDE A 1" THICK CEMENT STABILIZED SAND BASE BENEATH THE STRUCTURE. ALTERNATE USE CRUSHED STONE AND FILTER FABRIC IN WET TRENCH CONDITIONS.
 11. BACKFILL AROUND MANHOLE AND DROP CONNECTION WITH 2 SACKS OF CEMENT PER TON OF SAND (TOP 25% MINIMUM).
 12. USE STANDARD CAST IRON FRAME AND COVER WITH THE WORDS "SANITARY - CITY OF RICHMOND".
 13. MINIMUM 4000 P.S.I. CONCRETE TO BE USED FOR CAST-IN-PLACE (C.I.P.) CONCRETE BASE.
 14. SEAT INSIDE AND OUTSIDE OR EXTENSION RINGS) AND FRAME.
 15. ALL INTERIOR SURFACES SHALL BE COATED WITH EPICARD EPOXY, THANECOAT FE100 OR APPROVED EQUAL, APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION (40 MIL MINIMUM THICKNESS).
 16. MANHOLES SHALL BE CONSTRUCTED USING PRECAST REINFORCED CONCRETE MANHOLE SECTIONS, COKE AND BOTTOM. BRICK WILL NOT BE ALLOWED.

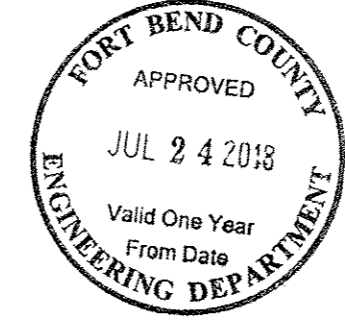


1. PRECAST SANITARY MANHOLE

2. SANITARY SEWER MANHOLE

4. SEWERAGE AIR RELEASE VALVE MANHOLE

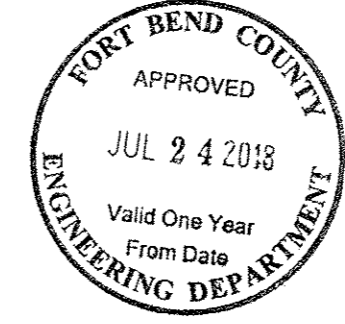
NO.	DATE	REVISIONS	APP.
CITY OF RICHMOND STANDARD CONSTRUCTION DETAILS SANITARY-2			
			
SCALE		DESIGNED BY: UJT	
HORIZONTAL	1" = NTS	DRAWN BY: AJS	
VERTICAL	1" = NTS	CHECKED BY: KRK	
		DATE: 7/24/17	
		JOB NO:	
		ENG. NO:	
		R-5-17	
Sheet:			



THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE (1) YEAR FROM DATE OF APPROVAL.

APPROVED: _____ DEVELOPMENT COORDINATOR

DATE: _____



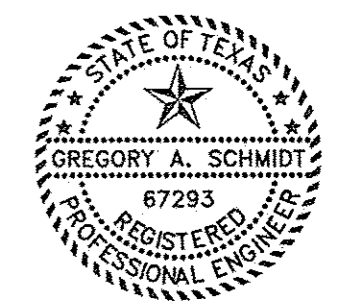
C-13

CITY OF RICHMOND DETAILS R5

JOB: 1375-1

- SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
- SEE SHT C-1 FOR GRADING & DRAINAGE
- SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
- SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
- SEE SHT C-3 FOR PAVING JOINT LAYOUT
- SEE SHT C-4 FOR SWPPP
- SEE SHT C-5 FOR SWPPP NOTES & DETAILS
- SEE SHT C-6 FOR GENERAL NOTES & DETAILS
- SEE SHT C-7 FOR DIMENSIONED SITE PLAN
- SEE SHT C-8 FOR DRIVEWAY TCP
- SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS

BRITANNIA SOCCER PARK
LOCATED AT:
3606 FM 723 RD
ROSENBERG, TEXAS 77471



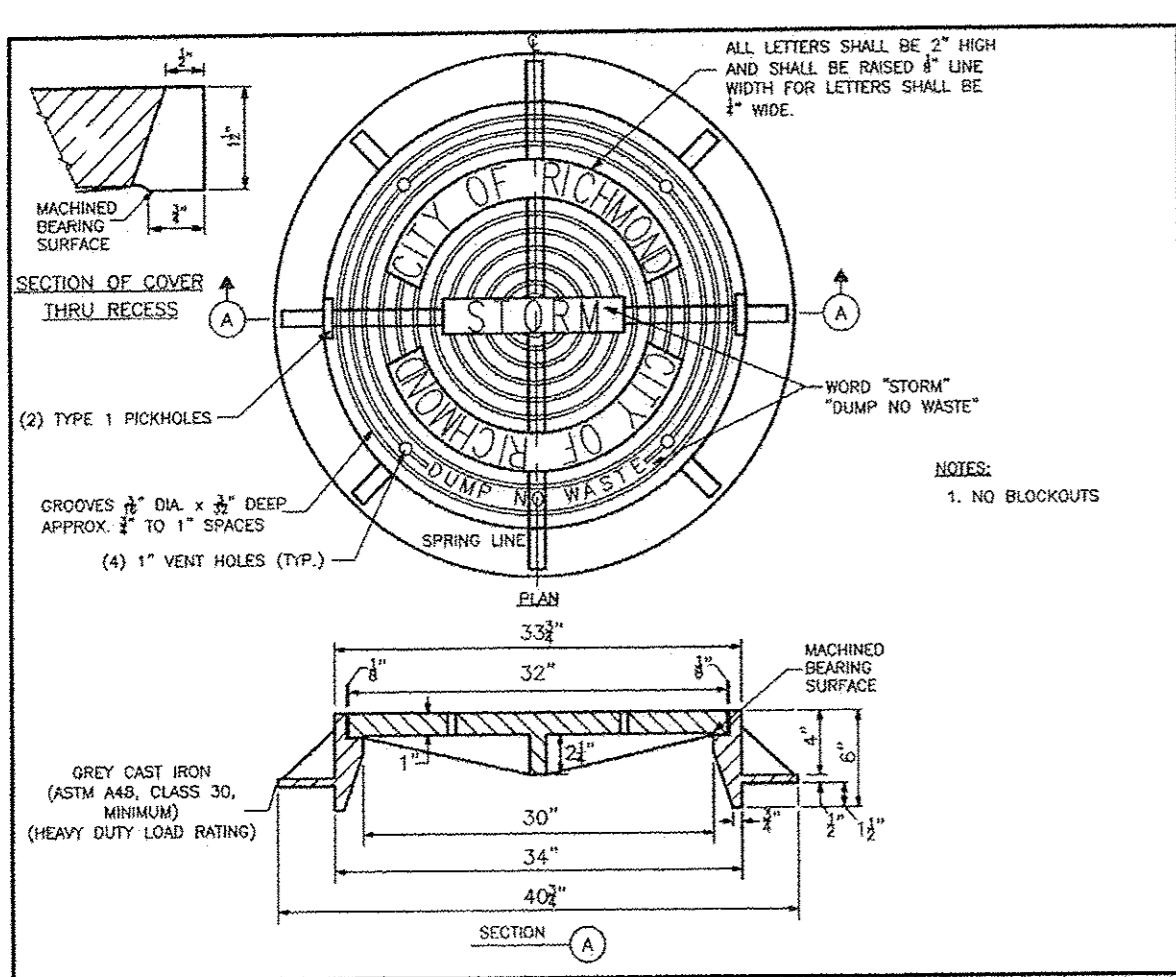
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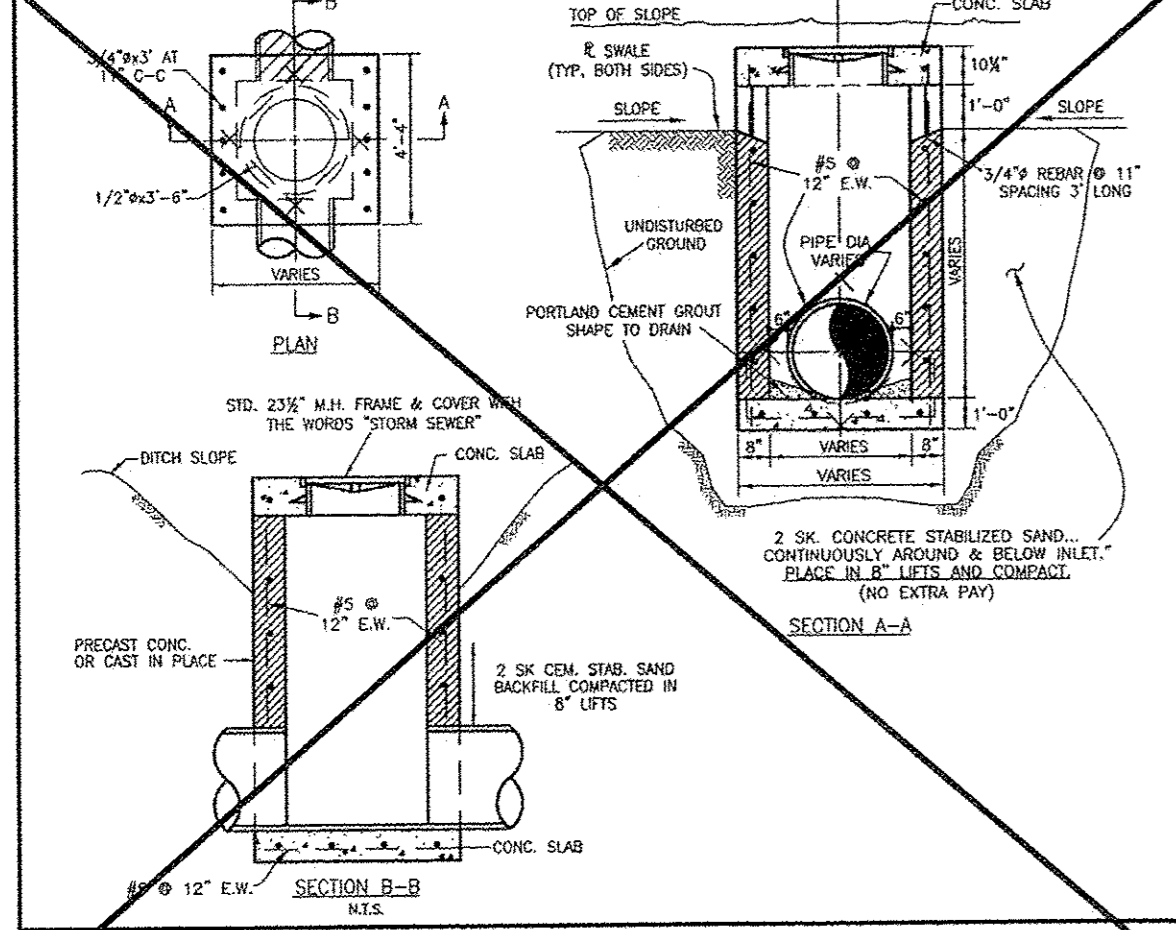
TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
STAFFORD, TEXAS 77477
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DRAWN BY: CS
DATE: 06-01-18
JOB NO: 1375-1
REVISION DATE: N/A

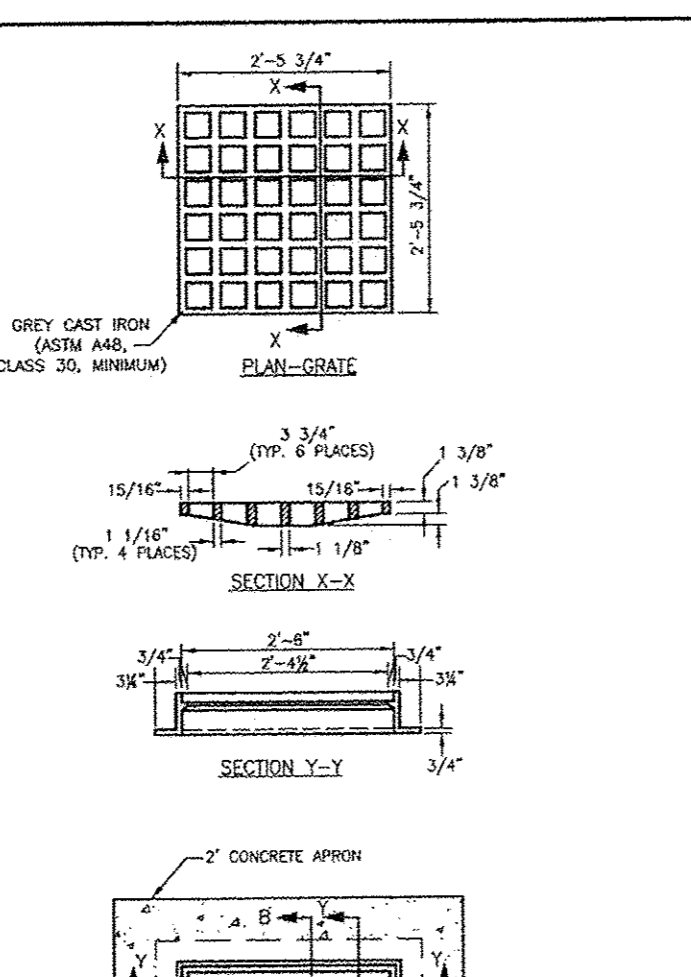
C-13
CITY OF RICHMOND
DETAILS R5



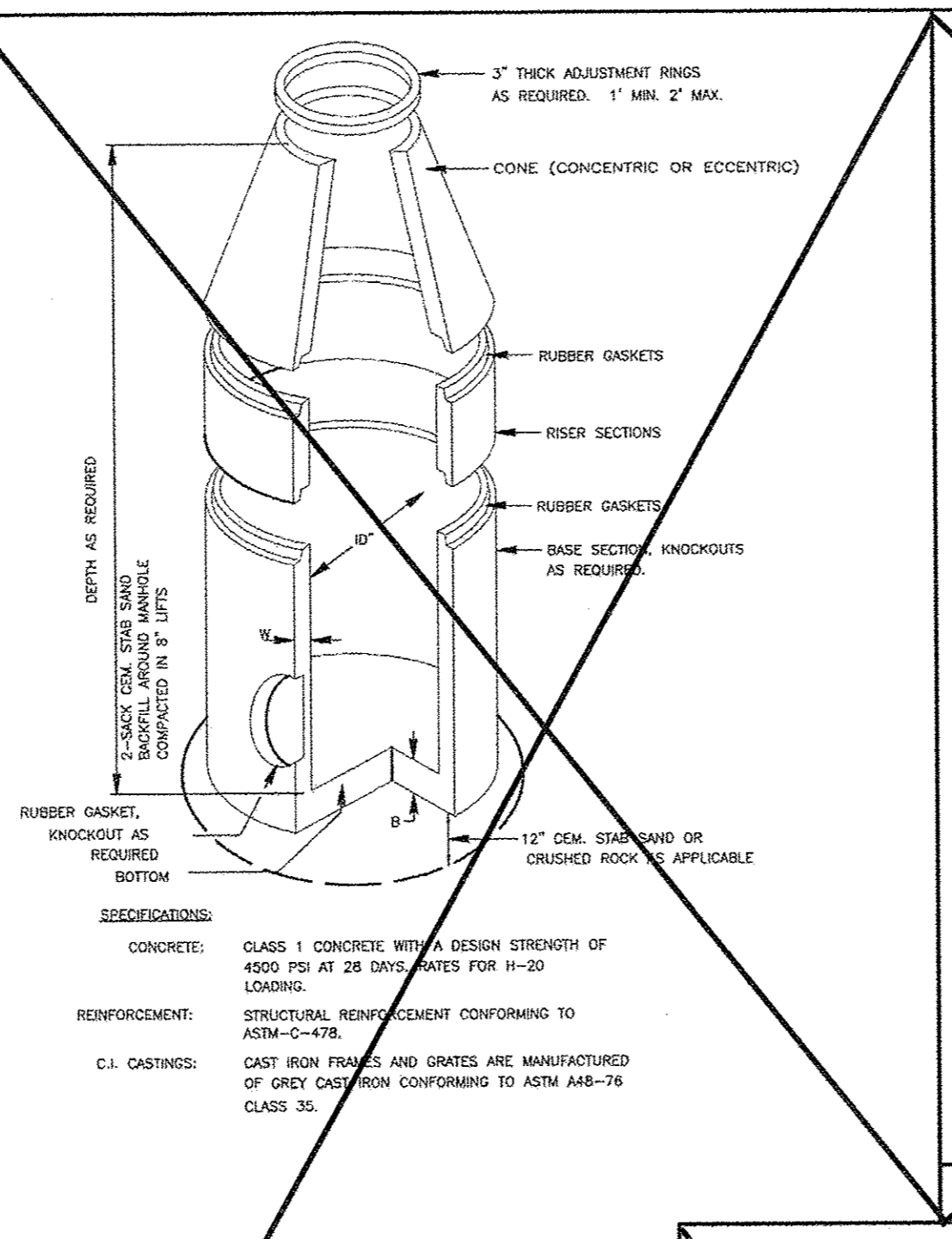
1. MANHOLE AND INLET FRAME AND COVER



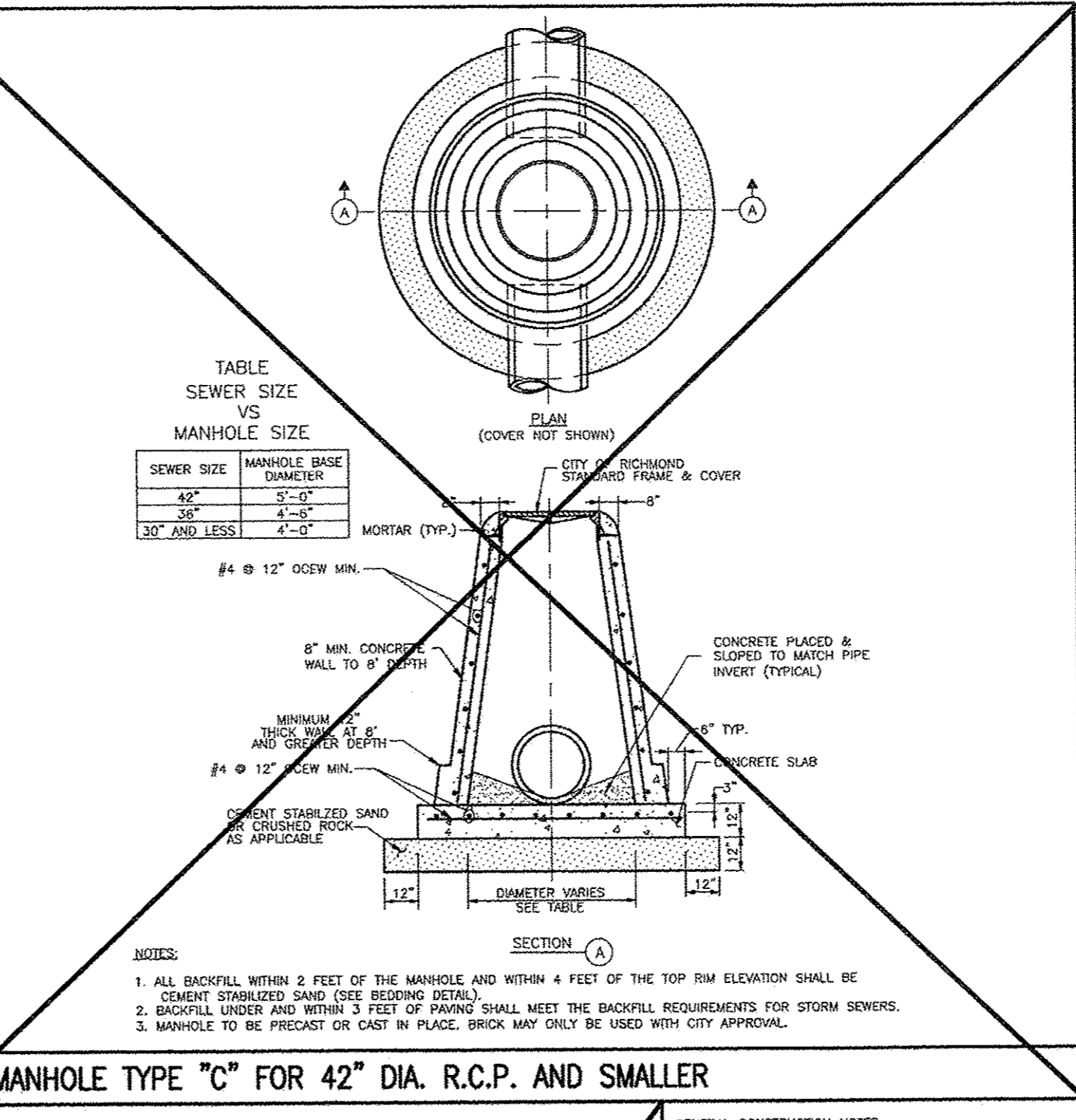
2. TYPE 'E' INLET



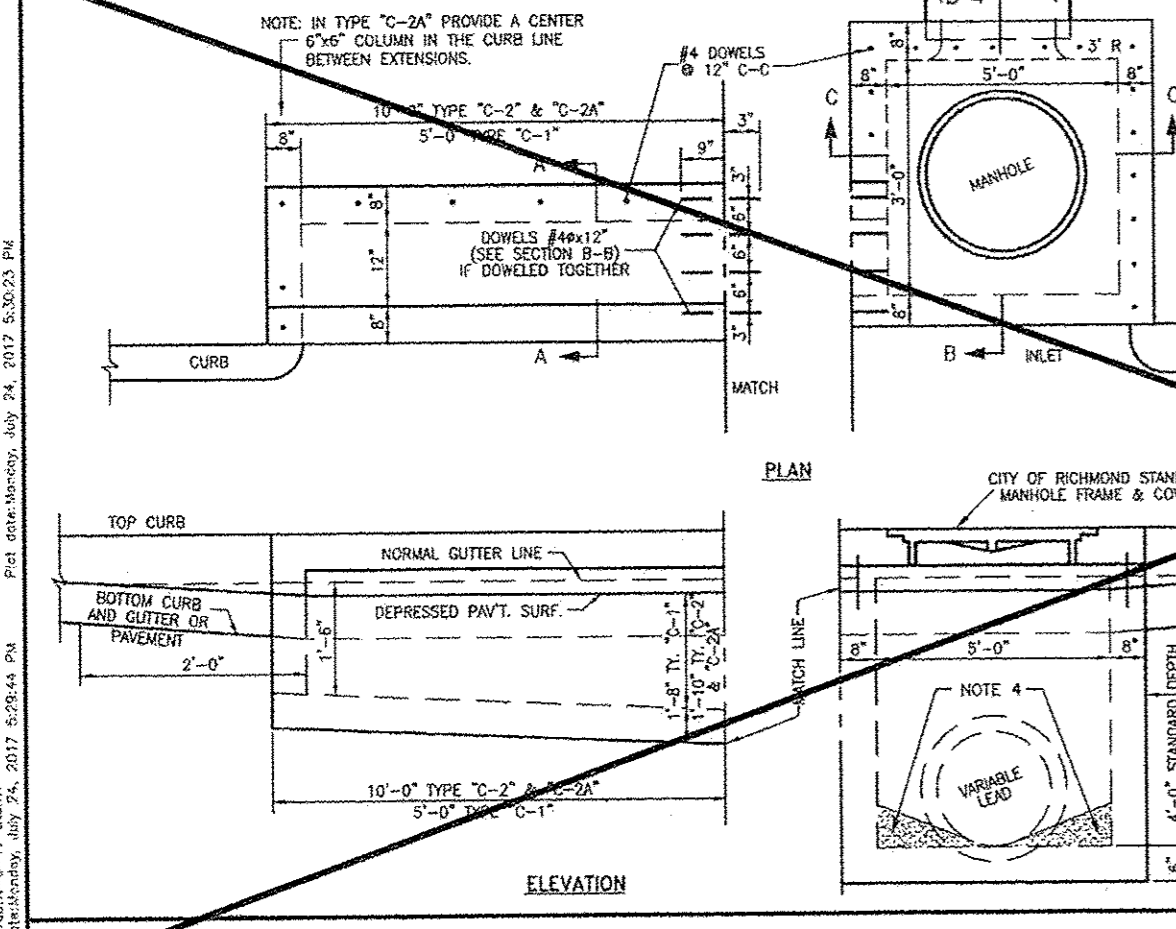
3. TYPE 'A' INLET



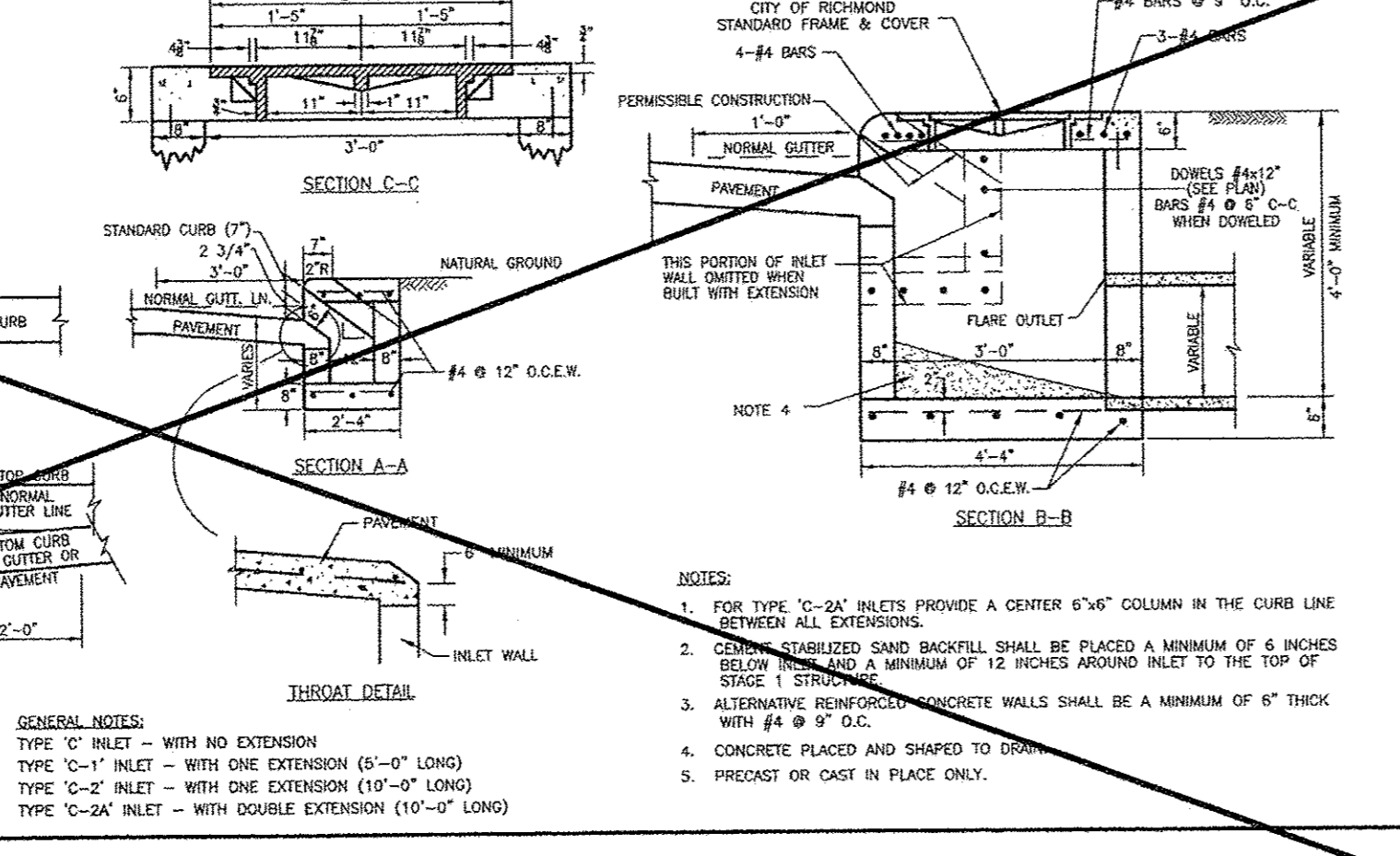
4. PRECAST CONCRETE MANHOLE



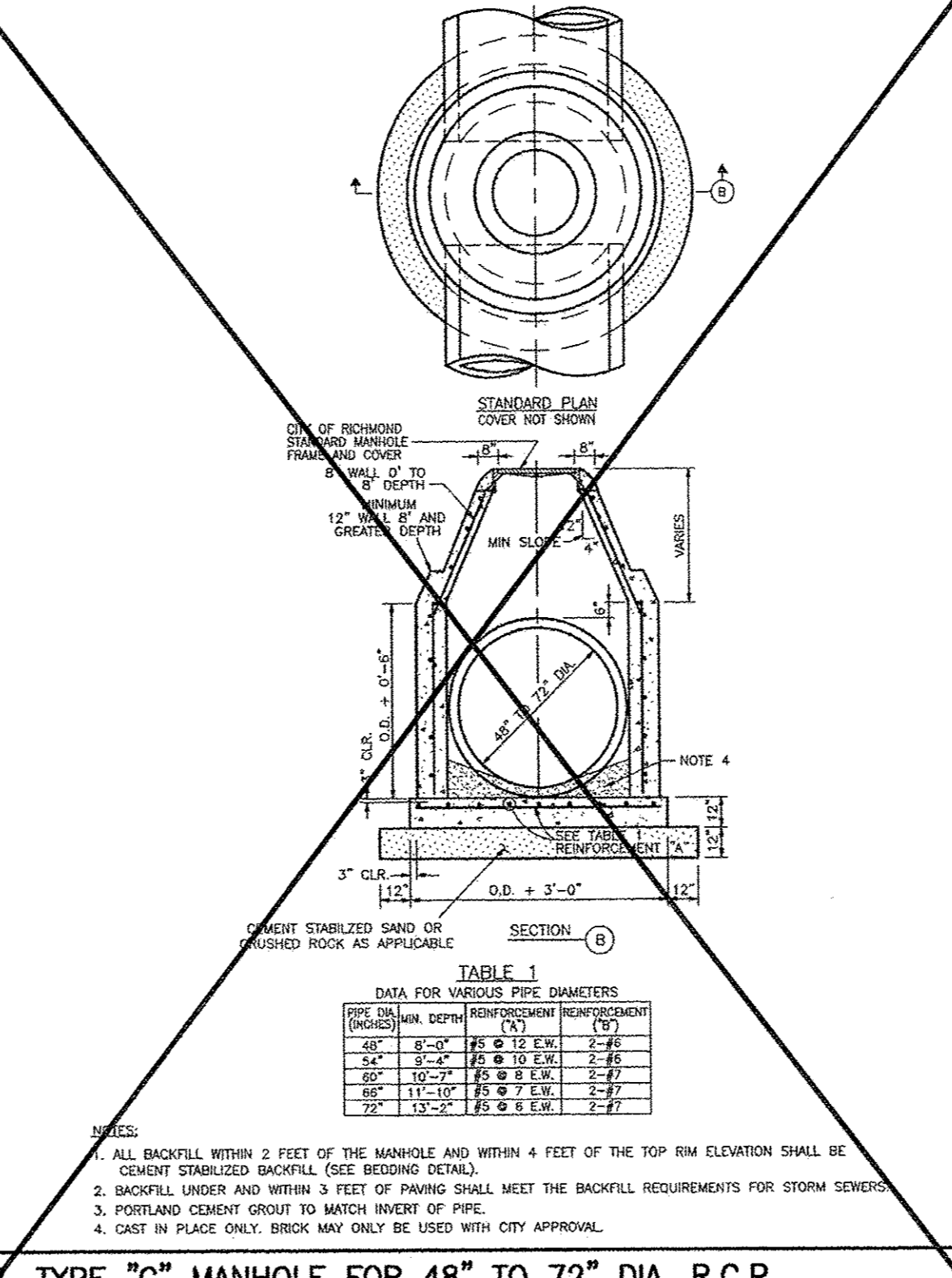
5. MANHOLE TYPE 'C' FOR 42\"/>



6. TYPE 'C' INLET



7. TYPE 'C' MANHOLE FOR 48\"/>



8. TYPE 'C' MANHOLE FOR 48\"/>

GENERAL CONSTRUCTION NOTES:

- ALL CAST CONCRETE BASES SHALL HAVE #4 REBAR @ 12" C-C EW.
- CONCRETE SHALL BE 3500 PSI MIN.
- USE C.S.S. BEDDING AS PER DETAILS 2 SK. COMPACTED 2' LIFTS (MAX.), TO S&S STANDARD.

NOTE:
STORM MANHOLES AND INLETS SHALL BE PRECAST CONCRETE POURED IN PLACE, REINFORCED CONCRETE STRUCTURES MAY BE SUBSTITUTED WHEN THE PROPOSED CONSTRUCTION DETAIL IS SUBMITTED BY THE DESIGN ENGINEER FOR APPROVAL BY THE CITY.

A 4000 psi COLLAR IS REQUIRED TO BRIDGE A 3" OR LARGER GAP, DEFLECTION OR CONNECTION OF DIFFERENT SIZE PIPES. THE COLLAR WILL BE 6" THICK 2 FT WIDE WITH #4 REBAR POWERED INTO THE PIPE AND STRUCTURE. FOR A PIPE CONNECTION TO A MANHOLE OR BOX, THE COLLAR WILL BE 1' FOOT WIDE ON THE OUTSIDE OF THE STRUCTURE AND SEALED SMOOTHLY ON THE INSIDE OF THE STRUCTURE WITH NON-SHINK GROUT.

NO.	DATE	REVISIONS	APP.

**CITY OF RICHMOND
STANDARD CONSTRUCTION DETAILS
STORM SEWER-1**

SCALE
HORIZONTAL: 1" = 4'-0"
VERTICAL: 1" = 4'-0"

DESIGNED BY: LIT
DRAWN BY: AUS
CHECKED BY: BRK
DATE: 7/24/17
JOB NO:
DWG. NO:
R-6-17

DIMENSIONS AND WEIGHTS

I.D. SIZE (in)	W (in)	B (in)	RISE R (in)	WT/AF (lb)
48	5	6	8	868
60	6	8	8	1300
72	7	8	8	1811
96	9	8	8	3090

NOTES:

- LIFTING INSERTS AS REQUIRED.
- ALL JOINTS SHALL BE SEALED WITH APPROVED RUBBER GASKET.
- STRUCTURE TO BE PLACED ON 12" STABILIZED BASE.
- C.S.S. SHALL BE BROUGHT TO WITHIN 2"-FT OF TOP OF MANHOLE.

File Path: \\s:\projects\2017\06\1717-Storm\DWG\1717-Storm-17.rvt
 User: jgibson
 Date: 7/24/17 2:54:14 PM

THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE (1) YEAR FROM DATE OF APPROVAL.

APPROVED: _____
DEVELOPMENT COORDINATOR

DATE: _____

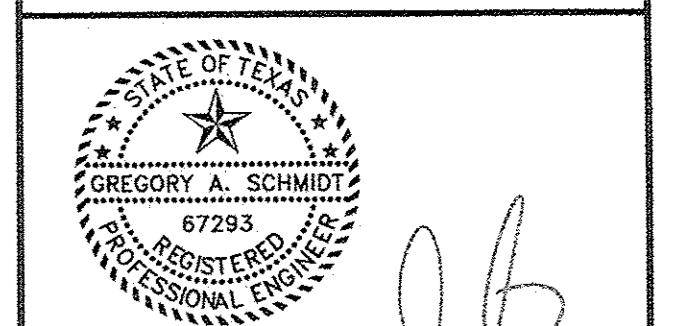


C-14

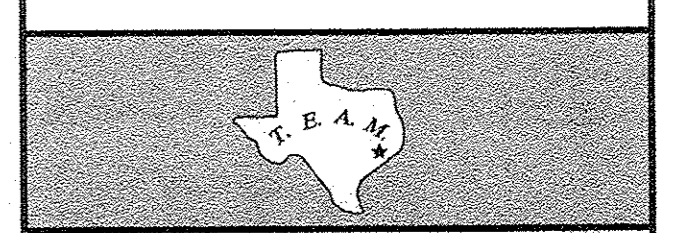
CITY OF RICHMOND DETAILS R6
JOB: 1375-1

SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
SEE SHT C-1 FOR GRADING & DRAINAGE
SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
SEE SHT C-3 FOR PAVING JOINT LAYOUT
SEE SHT C-4 FOR SWPPP
SEE SHT C-5 FOR SWPPP NOTES & DETAILS
SEE SHT C-6 FOR GENERAL NOTES & DETAILS
SEE SHT C-7 FOR DIMENSIONED SITE PLAN
SEE SHT C-8 FOR DRIVEWAY TOP
SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS

BRITANNIA SOCCER PARK
LOCATED AT:
3606 FM 723 RD
ROSENBERG, TEXAS 77471



[Signature]
11/5/18

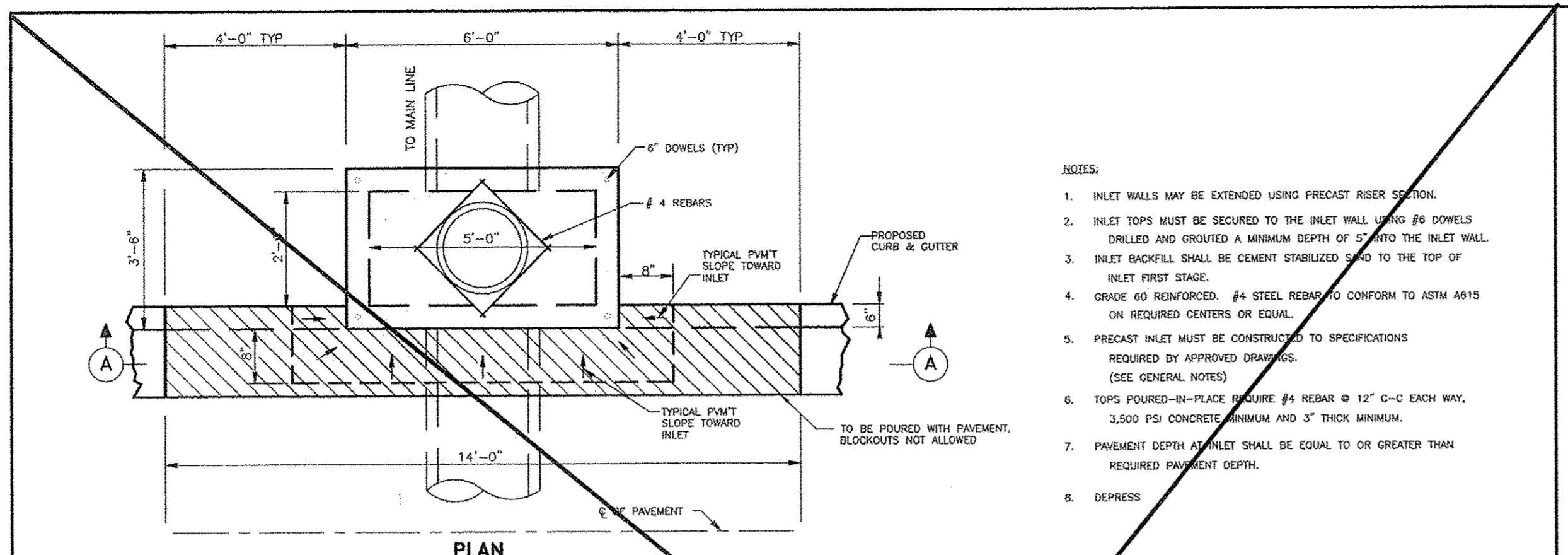


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SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2009
www.team-civil.com

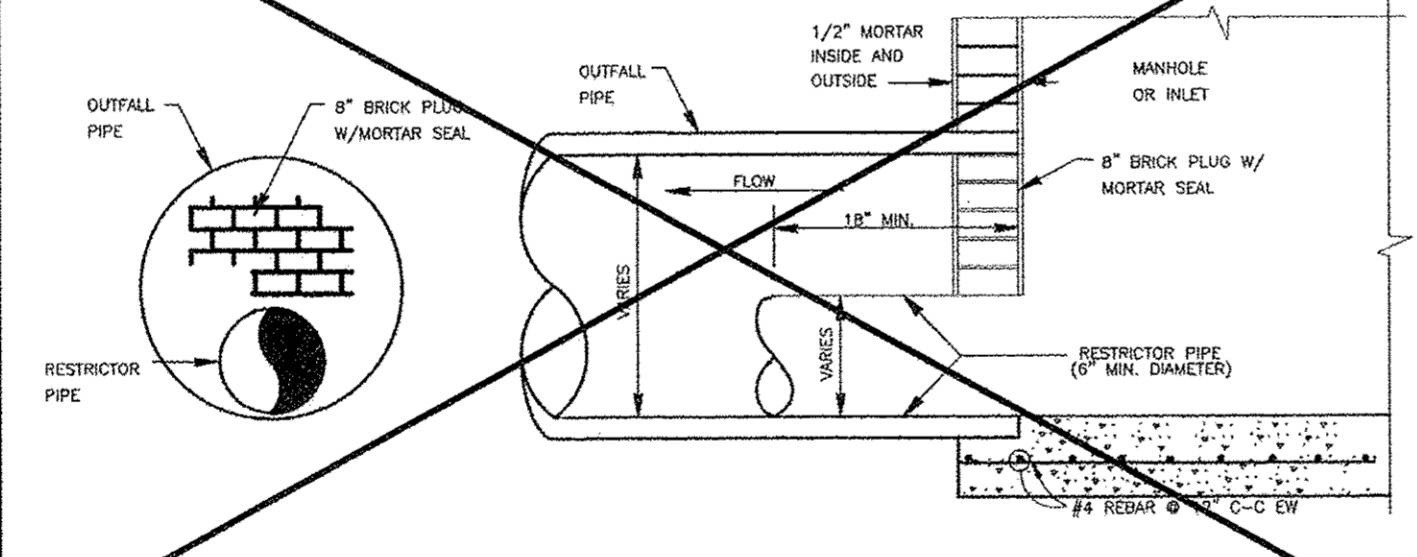
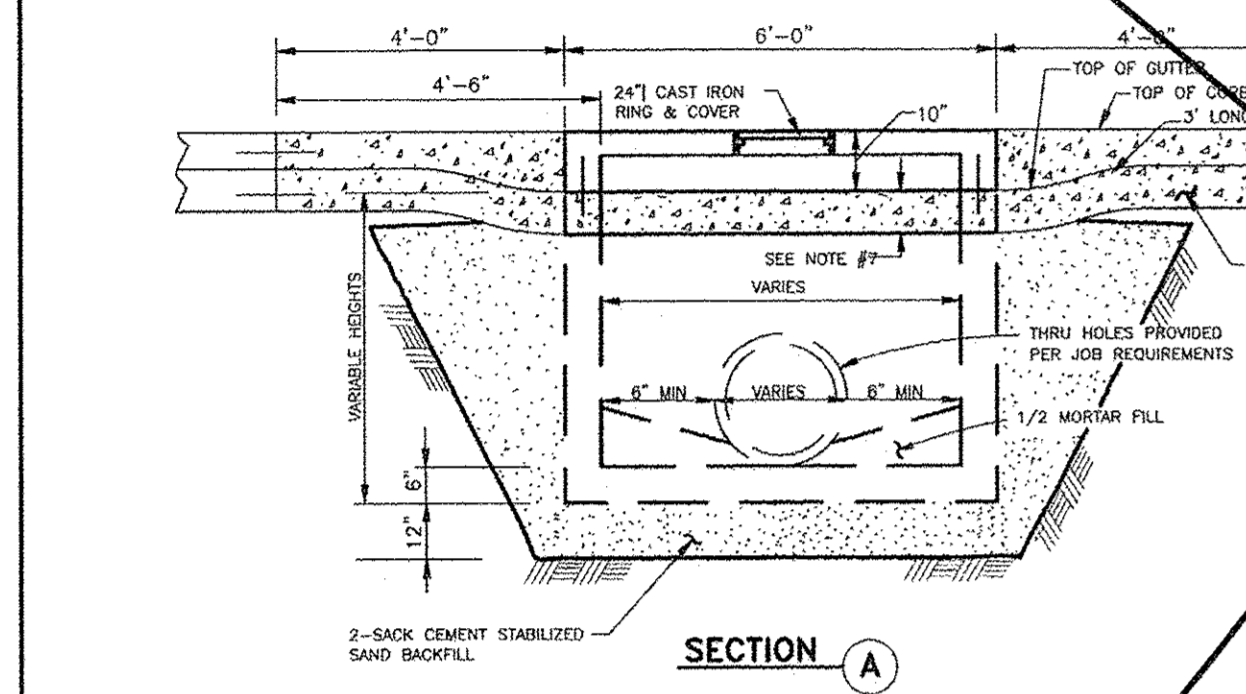
DRAWN BY: CS
DATE: 06-01-18
JOB NO: 1375-1
REVISION DATE: N/A

C-14
CITY OF RICHMOND
DETAILS R6

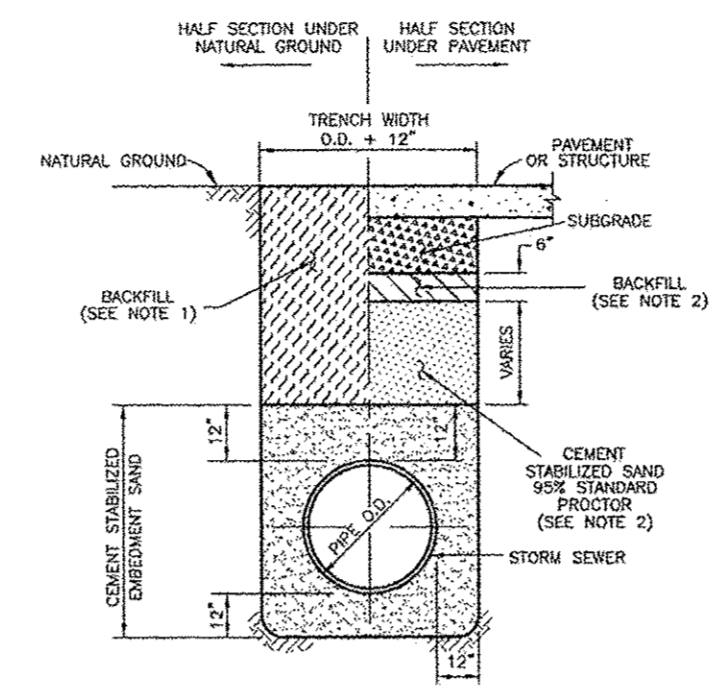
BRITANNIA SOCCER PARK
 LOCATED AT:
 3606 FM 723 RD
 ROSENBERG, TEXAS 77471



- NOTES:**
1. INLET WALLS MAY BE EXTENDED USING PRECAST RISER SECTION.
 2. INLET TOPS MUST BE SECURED TO THE INLET WALL USING #6 DONNELLS DRILLED AND GROUTED A MINIMUM DEPTH OF 5" INTO THE INLET WALL.
 3. INLET BACKFILL SHALL BE CEMENT STABILIZED SAND TO THE TOP OF INLET FIRST STAGE.
 4. GRADE #0 REINFORCED #4 STEEL REBAR TO CONFORM TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.
 5. PRECAST INLET MUST BE CONSTRUCTED TO SPECIFICATIONS REQUIRED BY APPROVED DRAWINGS (SEE GENERAL NOTES).
 6. TOPS POURED-IN-PLACE REBAR #4 REBAR @ 12" C-C EACH WAY, 3,500 PSI CONCRETE MINIMUM AND 3" THICK MINIMUM.
 7. PAVEMENT DEPTH AT INLET SHALL BE EQUAL TO OR GREATER THAN REQUIRED PAVEMENT DEPTH.
 8. DEPRESS.



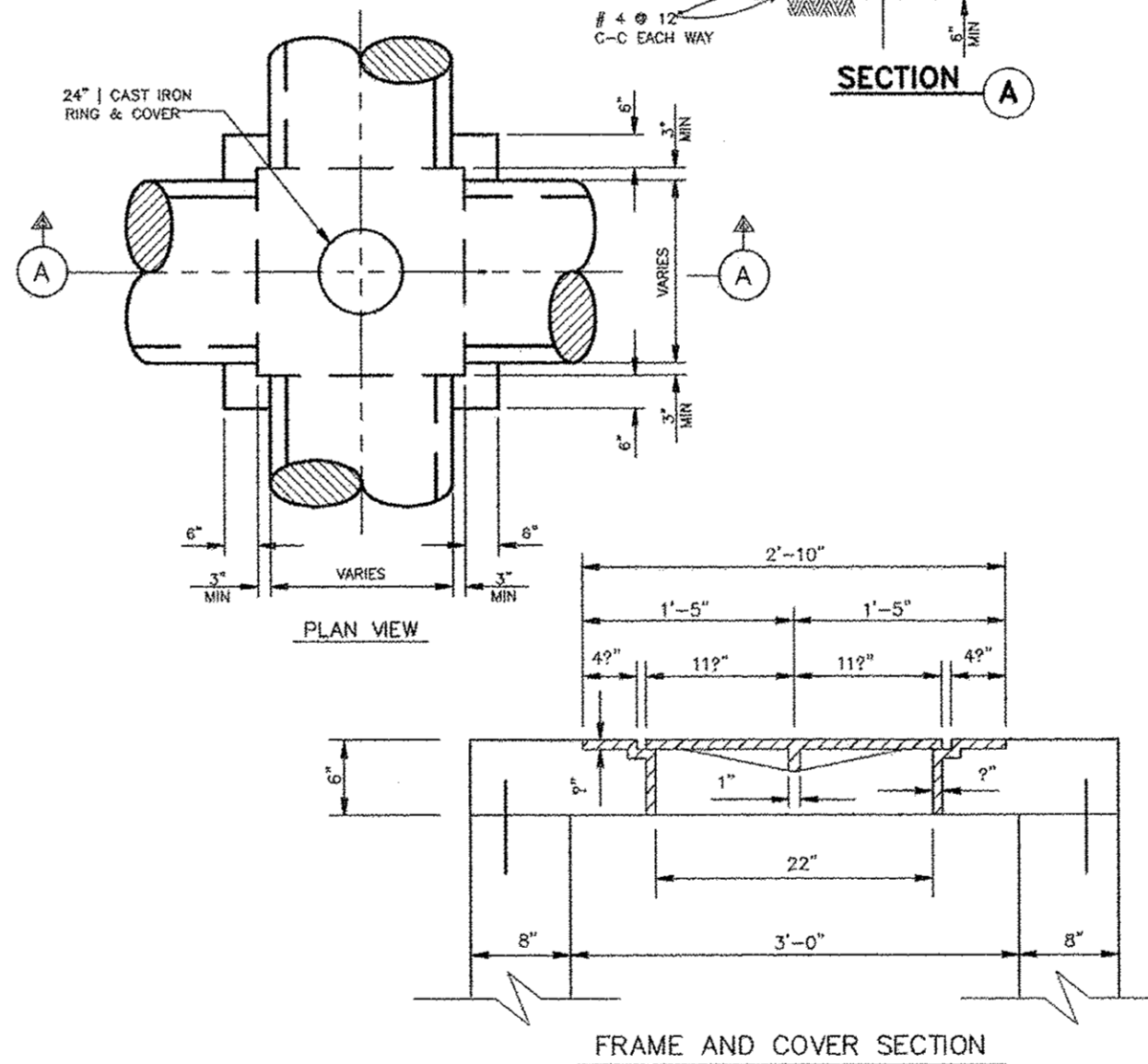
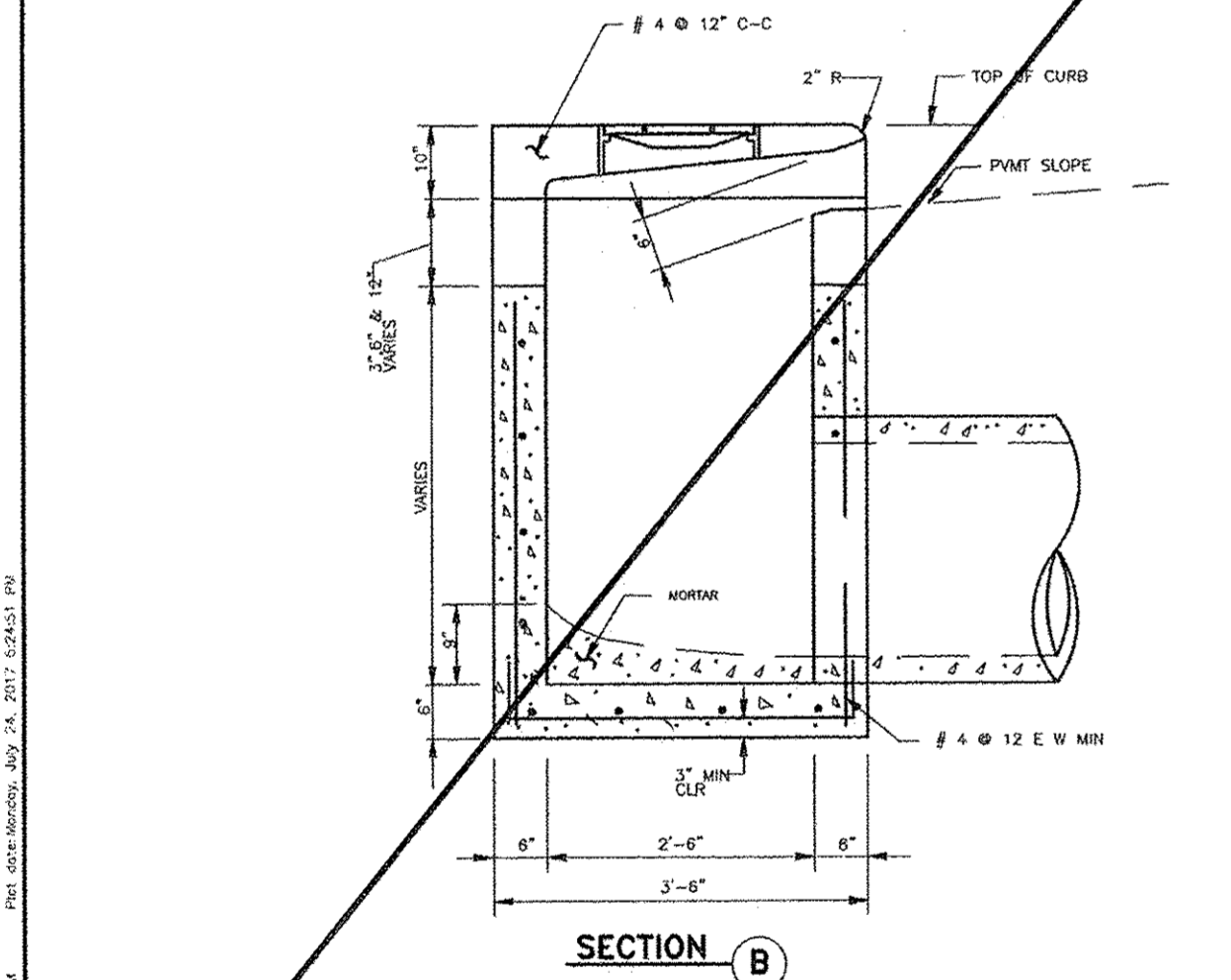
3. STORM SEWER BEDDING



4. STORM SEWER BEDDING FOR WET CONDITIONS

- NOTES:**
1. BACKFILL SHALL BE NATIVE SOIL FREE OF DEBRIS, PLACED IN LIFTS, 8" THICK OR LESS, COMPACTED TO 95% STANDARD PROCTOR DENSITY, EXCEPT AS REQUIRED BELOW.
 2. BACKFILL UNDER AND WITHIN 3 FEET OF DRIVEWAYS AND PUBLIC STREETS SHALL BE CEMENT STABILIZED SAND (2 SACKS OF CEMENT PER TON OF SAND), EXCEPT THE TOP 6" SHALL BE NATIVE SOIL FREE OF DEBRIS. ALL BACKFILL UNDER PAVING SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 3. TRENCH SHORING, IN ACCORDANCE WITH OSHA, SHALL BE INSTALLED AS REQUIRED.

- NOTES:**
1. BACKFILL SHALL BE NATIVE SOIL FREE OF DEBRIS, PLACED IN LIFTS, 8" THICK OR LESS, COMPACTED TO 95% STANDARD PROCTOR DENSITY, EXCEPT AS REQUIRED BELOW.
 2. BACKFILL UNDER AND WITHIN 3 FEET OF DRIVEWAYS AND PUBLIC STREETS SHALL BE CEMENT STABILIZED SAND (2 SACKS OF CEMENT PER TON OF SAND), EXCEPT THE TOP 6" SHALL BE NATIVE SOIL FREE OF DEBRIS. ALL BACKFILL UNDER PAVING SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 3. TRENCH SHORING, IN ACCORDANCE WITH OSHA, SHALL BE INSTALLED AS REQUIRED.



5. JUNCTION BOX

- GENERAL CONSTRUCTION NOTES:**
1. ALL CAST CONCRETE BASES SHALL HAVE #4 REBAR @ 12" C-C EW.
 2. CONCRETE SHALL BE 3500 PSI MIN.
 3. USE C.S.S. BEDDING AS PER DETAILS 2 SR, COMPACTED 6" LIFTS (MAX.) TO 95% STANDARD.
- NOTE:**
 STORM MANHOLES AND INLETS SHALL BE PRECAST CONCRETE. REINFORCED CONCRETE STRUCTURES MAY BE SUBSTITUTED WHEN THE PROPOSED CONSTRUCTION DETAIL IS SUBMITTED BY THE DESIGN ENGINEER FOR APPROVAL BY THE CITY.
- A 4000 psi COLLAR IS REQUIRED TO BRIDGE A 3" OR LARGER GAP, DEFLECTION OR CONNECTION OF DIFFERENT SIZE PIPES. THE COLLAR WILL BE 6" THICK 2 FT WIDE WITH #4 REBAR DOWELED INTO THE PIPE AND STRUCTURE. FOR A PIPE CONNECTION TO A MANHOLE OR BOX, THE COLLAR WILL BE 1 FOOT WIDE ON THE OUTSIDE OF THE STRUCTURE AND SEALED SMOOTHLY ON THE INSIDE OF THE STRUCTURE WITH NON-SHRINK GROUT.

NO.	DATE	REVISIONS	APP.

CITY OF RICHMOND
STANDARD CONSTRUCTION DETAILS
STORM SEWER-2

SCALE

HORIZONTAL	1" = 10'
VERTICAL	1" = 10'

DESIGNED BY: LLT
 DRAWN BY: AJS
 CHECKED BY: KRK
 DATE: 7/24/17
 JOB NO:
 DWG. NO:
R-7-17
 Sheet:

1. TYPE "H-2" PRECAST INLET

2. STORM SEWER CHOKe OUTFALL RESTRICTOR

5. JUNCTION BOX



THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE (1) YEAR FROM DATE OF APPROVAL.

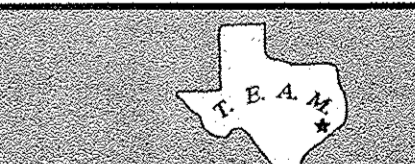
APPROVED: _____
 DEVELOPMENT COORDINATOR

DATE: _____

C-15

CITY OF RICHMOND DETAILS R7

- SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
 SEE SHT C-1 FOR GRADING & DRAINAGE
 SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
 SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
 SEE SHT C-3 FOR PAVING JOINT LAYOUT
 SEE SHT C-4 FOR SWPPP
 SEE SHT C-5 FOR SWPPP NOTES & DETAILS
 SEE SHT C-6 FOR GENERAL NOTES & DETAILS
 SEE SHT C-7 FOR DIMENSIONED SITE PLAN
 SEE SHT C-8 FOR DRIVEWAY TCP
 SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS

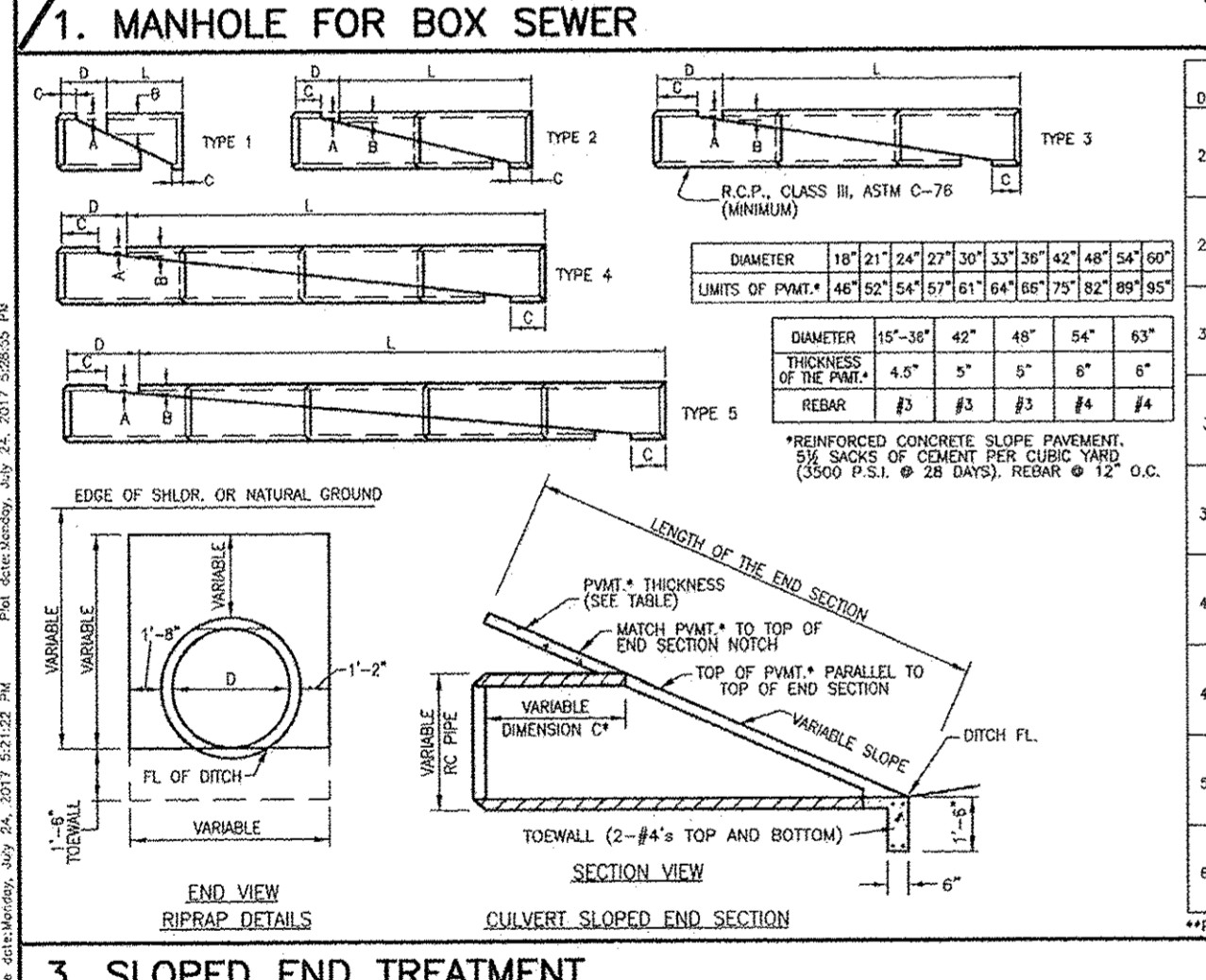
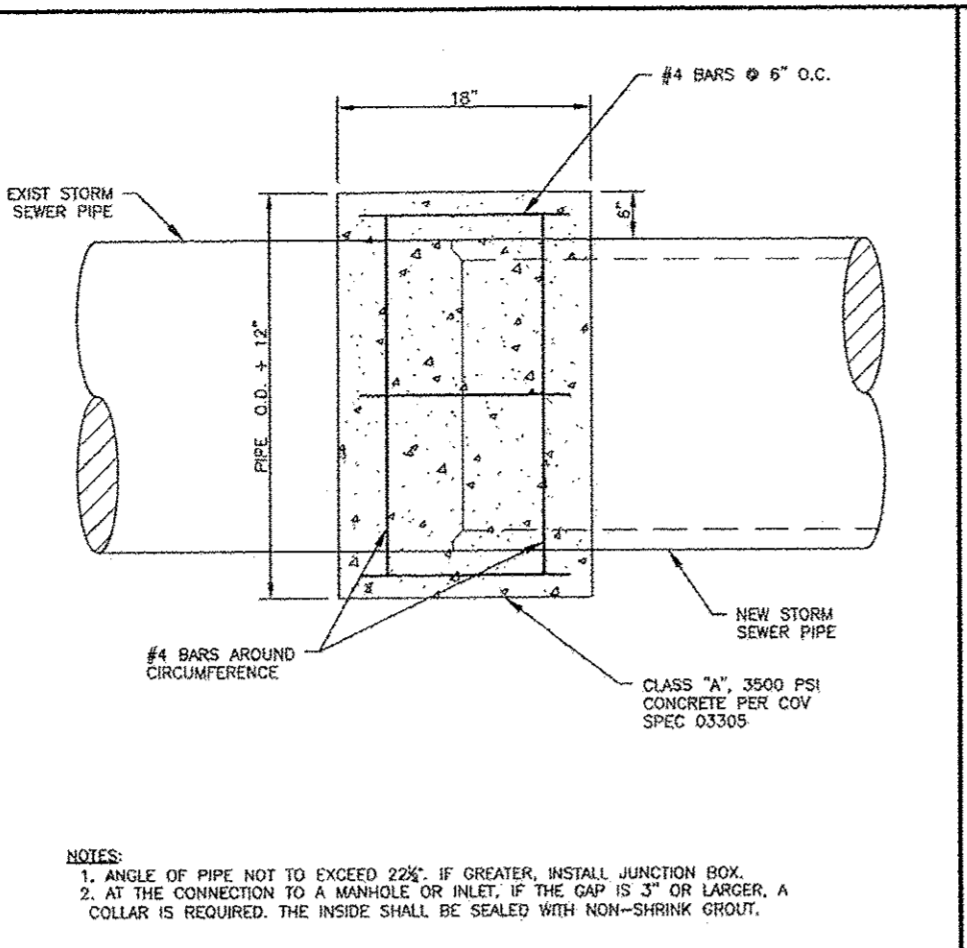
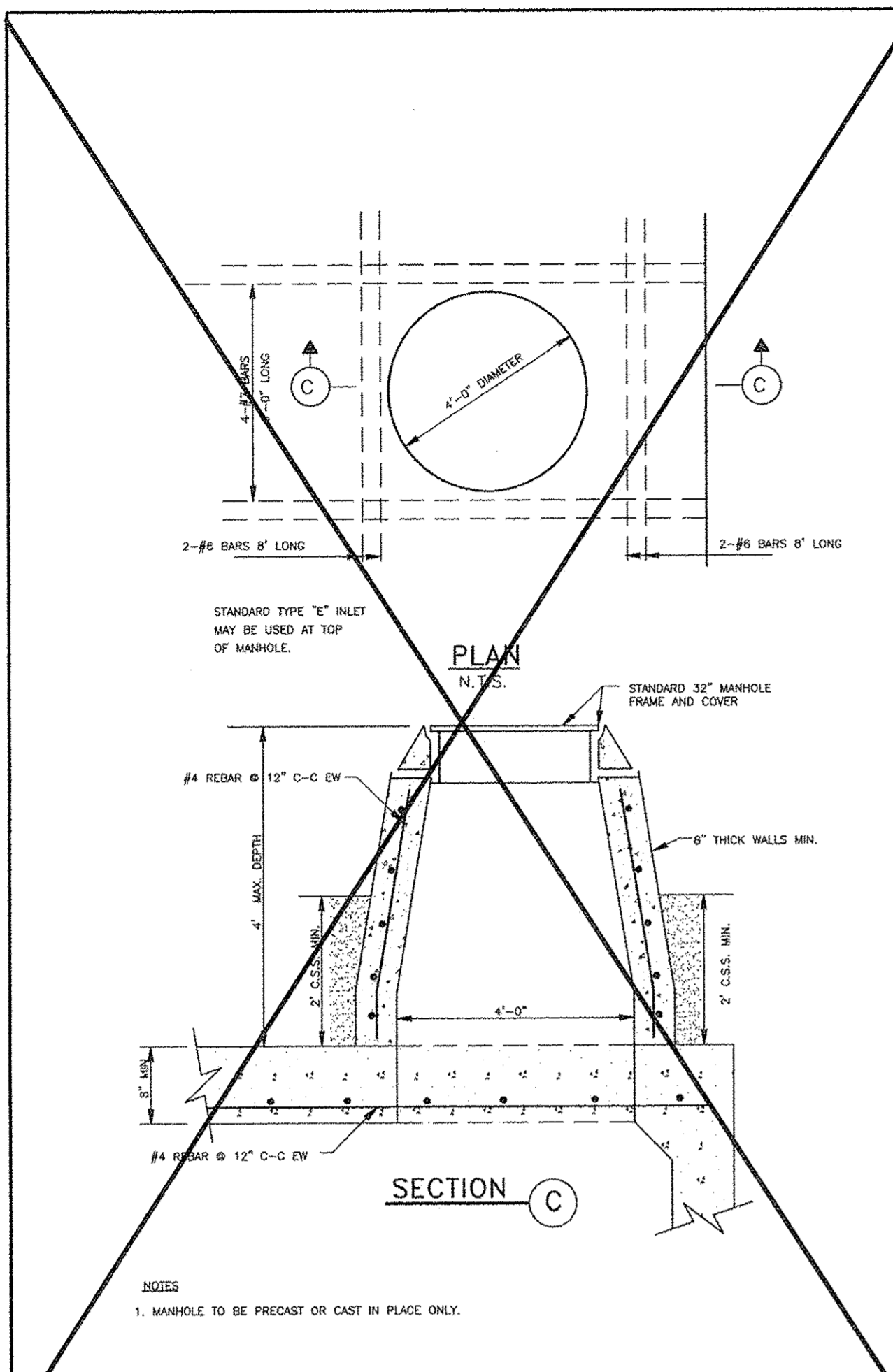


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DRAWN BY: CS
 DATE: 06-01-18
 JOB NO: 1375-1
 REVISION DATE: N/A

C-15
 CITY OF RICHMOND
 DETAILS R7

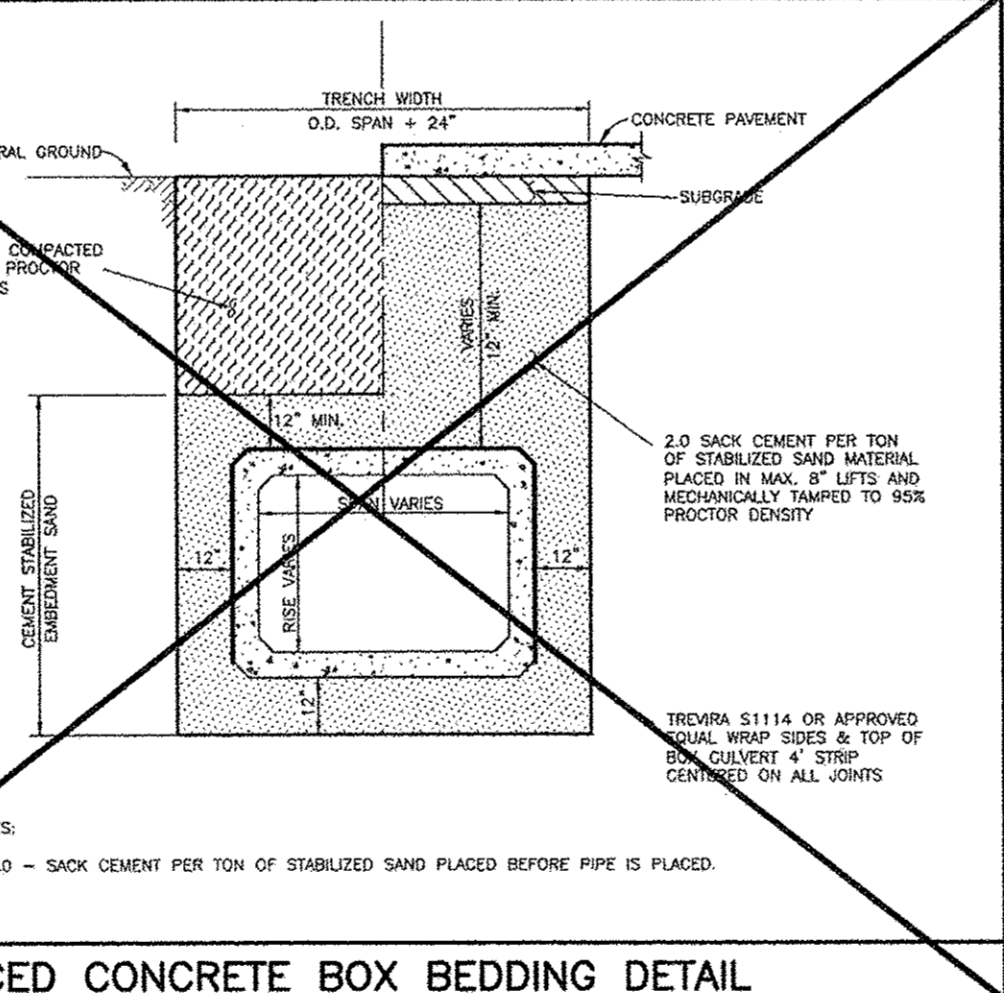
BRITANNIA SOCCER PARK
 LOCATED AT:
 3606 FM 723 RD
 ROSENBERG, TEXAS 77471



2. CONCRETE COLLAR CONNECTION

NOTES:
 1. ANGLE OF PIPE NOT TO EXCEED 2.5% IF GREATER, INSTALL JUNCTION BOX.
 2. AT THE CONNECTION TO A MANHOLE OR INLET, IF THE GAP IS 3\"/>

DIA.	WALL	SLOPE	PIPE LCH	TYPE	A	B	C	D	E	F	G	H	I	J	K	L	LENGTH FEET	PRICE PER CY	
24"	3"	30°	3.1	2-6"	2	3	8	38	54	77-6"	11.97	0.57							
			4.1	2-6"	2	3	9	24	48	57-3"	12.33	0.55							
			5.1	3-6"	3	3	9	38	72	12-0"	18.23	0.74							
27"	3"	33°	3.1	2-6"	2	3	9	31	49	77-10"	11.6	0.6							
			4.1	2-7"	2	3	9	36	60	10-0"	14.6	0.59							
			5.1	3-7"	3	3	9	54	90	10-0"	21.54	0.81							
30"	3"	37°	3.1	2-6"	2	3	9	27	45	87-0"	12.12	0.63							
			4.1	2-7"	2	3	9	30	54	10-0"	15.29	0.72							
			5.1	3-7"	3	3	9	45	81	10-0"	22.55	0.85							
36"	4"	44°	3.1	2-6"	2	3	9	22	40	87-7"	12.65	0.68							
			4.1	2-7"	2	3	9	24	48	11-0"	15.97	0.76							
			5.1	3-7"	3	3	9	36	72	10-0"	23.57	0.88							
42"	4"	51°	4.1	3-6"	3	4	10	28	60	10-0"	18.21	0.88							
			5.1	4-6"	4	4	10	35	72	10-0"	25.36	1.03							
			6.1	4-7"	4	4	10	54	90	12-0"	30.41	1.57							
48"	5"	58°	3.1	3-6"	3	5	11	38	54	13-9"	18.44	1.28							
			4.1	3-7"	3	5	11	39	63	17-0"	23.27	1.49							
			5.1	4-7"	4	5	11	36	72	20-0"	32.44	1.82							
54"	6"	65°	3.1	3-6"	3	5	11	27	45	10-0"	16.5	1.52							
			4.1	4-6"	4	5	11	35	60	10-0"	25.43	2.19							
			5.1	5-7"	5	5	11	63	99	20-0"	38.27	2.57							
60"	7"	72°	3.1	3-7"	3	6	12	45	83	17-0"	22.64	1.98							
			4.1	4-7"	4	6	12	60	84	21-0"	29.85	2.46							
			5.1	5-7"	5	6	12	45	81	30-0"	40.28	2.85							



GENERAL CONSTRUCTION NOTES:

- ALL CAST CONCRETE BASES SHALL HAVE #4 REBAR @ 12" C-C DW.
- CONCRETE SHALL BE 3500 PSI MIN.
- USE C.S.S. BEDDING AS PER DETAILS 2 SK. COMPACTED 8" LIFTS (MAX.), TO 90% STANDARD.

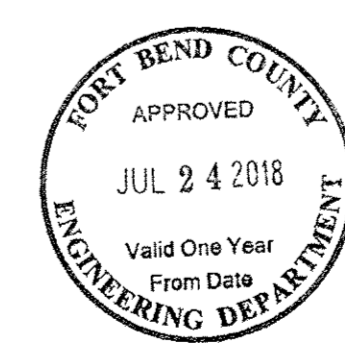
NOTE:
 STORM MANHOLES AND INLETS SHALL BE PRECAST CONCRETE Poured in place, REINFORCED CONCRETE STRUCTURES MAY BE SUBSTITUTED WHEN THE PROPOSED CONSTRUCTION DETAIL IS SUBMITTED BY THE DESIGN ENGINEER FOR APPROVAL BY THE CITY.

A 4000 PSI COLLAR IS REQUIRED TO BRIDGE A 3" OR LARGER GAP, DEFLECTION OR CONNECTION OF DIFFERENT SIZE PIPES. THE COLLAR WILL BE 6" THICK 3 FT WIDE WITH #4 REBAR DOWELED INTO THE PIPE AND STRUCTURE. FOR A PIPE CONNECTION TO A MANHOLE OR BOX, THE COLLAR WILL BE 1 FOOT WIDE ON THE OUTSIDE OF THE STRUCTURE AND SEALED SMOOTHLY ON THE INSIDE OF THE STRUCTURE WITH NON-SHRINK GROUT.

CITY OF RICHMOND
 STANDARD CONSTRUCTION DETAILS
 STORM SEWER-3

SCALE: HORIZONTAL 1" = 10', VERTICAL 1" = 10'

DESIGNED BY: LLT
 DRAWN BY: AUS
 CHECKED BY: MKK
 DATE: 7/24/17
 JOB NO.:
 DWG. NO.:
R-8-17
 SHEET:



THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE (1) YEAR FROM DATE OF APPROVAL.

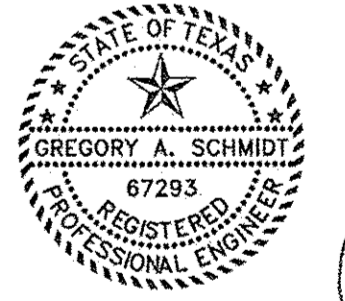
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DATE: _____

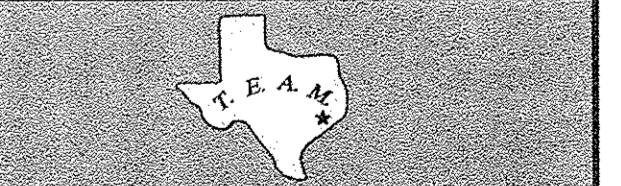
C-16

CITY OF RICHMOND DETAILS R8
 JOB: 1375-1

SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
 SEE SHT C-1 FOR GRADING & DRAINAGE
 SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
 SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
 SEE SHT C-3 FOR PAVING JOINT LAYOUT
 SEE SHT C-4 FOR SWPPP
 SEE SHT C-5 FOR SWPPP NOTES & DETAILS
 SEE SHT C-6 FOR GENERAL NOTES & DETAILS
 SEE SHT C-7 FOR DIMENSIONED SITE PLAN
 SEE SHT C-8 FOR DRIVEWAY TCP
 SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS



Gregory A. Schmidt
 1/5/18



TEXAS ENGINEERING AND MAPPING CO.
 12718 CENTURY DRIVE
 STAFFORD, TEXAS 77477
 PHONE: 281.491.8255 FAX: 281.491.8535
 SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. P-2898
 www.team-civil.com

DRAWN BY: CS
 DATE: 06-01-18
 JOB NO: 1375-1
 REVISION DATE: N/A

C-16
 CITY OF RICHMOND
 DETAILS R8

BRITANNIA SOCCER PARK
 LOCATED AT:
 3606 FM 723 RD
 ROSENBERG, TEXAS 77471

4"x12" MOUNTABLE CONCRETE CURB AND TRANSITION CURB NOTES:

- 6-INCH CONCRETE CURB TO BE CONSTRUCTED ON ALL ESPALANDES, ISLANDS AND NON-RESIDENTIAL STREETS. RESIDENTIAL STREETS MAY BE CONSTRUCTED WITH EITHER 6-INCH CONCRETE CURB OR 4-INCH x 12-INCH CONCRETE CURB AS NOTED ON PLANS.
- ALL 4-INCH x 12-INCH CONCRETE CURBS TO BE POURED SEPARATE FROM PROPOSED CONCRETE PAVEMENT.
- TRANSITIONS FROM 6-INCH CONCRETE CURB TO 4-INCH x 12-INCH CONCRETE CURB TO BE ACCOMPLISHED WITHIN 5 FEET (TYP.) UNLESS OTHERWISE SHOWN. REINFORCING STEEL AS SHOWN IN "4-INCH x 12-INCH TRANSITION CURB" DETAIL IS TO BE INSTALLED.

NOTES FOR DETAILS 1 & 2

- #3 RE-BAR STIRRUPS TO BE PLACED AT INTERVALS OF 2' (FT) C-C.
- #4 RE-BAR LONGITUDINAL SHALL BE TIED TO EACH STIRRUP.
- MOUNTABLE CURB ONLY ALLOWED ON < 41' (FT), UNDIVIDED, RESIDENTIAL ROADWAYS WITHIN SUBDIVISIONS.

1. 4"x12" MOUNTABLE CONCRETE CURB

2. 4"x12" TRANSITION CURB

3. TYPICAL CONCRETE CURB REINFORCING

4. TYPICAL CURB TRANSITION

5. 4"x12" TRANSITION CURB

6. CONCRETE CURB

7. PAVEMENT HEADER

8. PAVEMENT HEADER FOR CONNECTING CONCRETE TO ASPHALT

9. PAVEMENT JOINTS

10. DEFORMED METAL STRIP

11. DOWEL TYPE EXPANSION JOINT

12. PAVEMENT UNDERCUT

NO.	DATE	REVISIONS	APP.

**CITY OF RICHMOND
 STANDARD CONSTRUCTION DETAILS
 PAVING-1**

SCALE

HORIZONTAL	1" = 10'	DESIGNED BY:	LLT
VERTICAL	1" = 10'	DRAWN BY:	AJS
		CHECKED BY:	KRK
		DATE:	7/24/17
		JOB NO.:	
		DWG. NO.:	R-9-17
		Sheet:	



THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE (1) YEAR FROM DATE OF APPROVAL.

APPROVED: _____ DEVELOPMENT COORDINATOR

DATE: _____

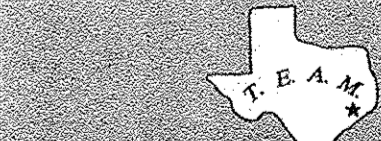


CITY OF RICHMOND DETAILS R9

SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
 SEE SHT C-1 FOR GRADING & DRAINAGE
 SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
 SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
 SEE SHT C-3 FOR PAVING JOINT LAYOUT
 SEE SHT C-4 FOR SWPPP
 SEE SHT C-5 FOR SWPPP NOTES & DETAILS
 SEE SHT C-6 FOR GENERAL NOTES & DETAILS
 SEE SHT C-7 FOR DIMENSIONED SITE PLAN
 SEE SHT C-8 FOR DRIVEWAY TOP
 SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS



Gregory A. Schmidt
 7/5/18

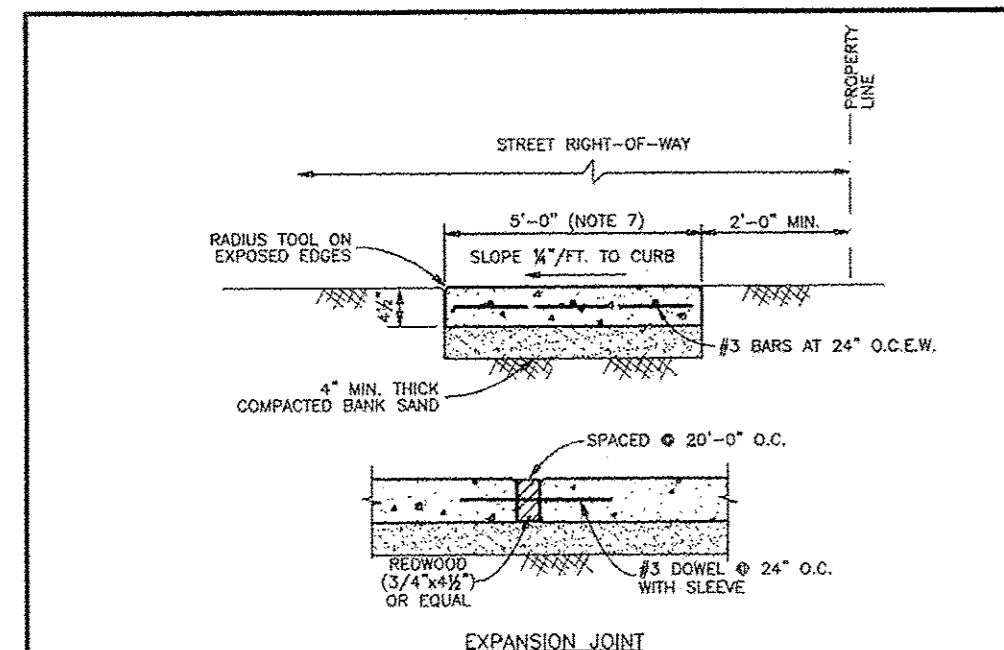


TEXAS ENGINEERING AND MAPPING CO.
 12718 CENTURY DRIVE
 STAFFORD, TEXAS 77477
 PHONE: 281-491-2525 FAX: 281-491-2525
 SUBVIRING FIRM NO. 10119000 / ENGINEERING FIRM NO. P-2908
 www.team-civil.com

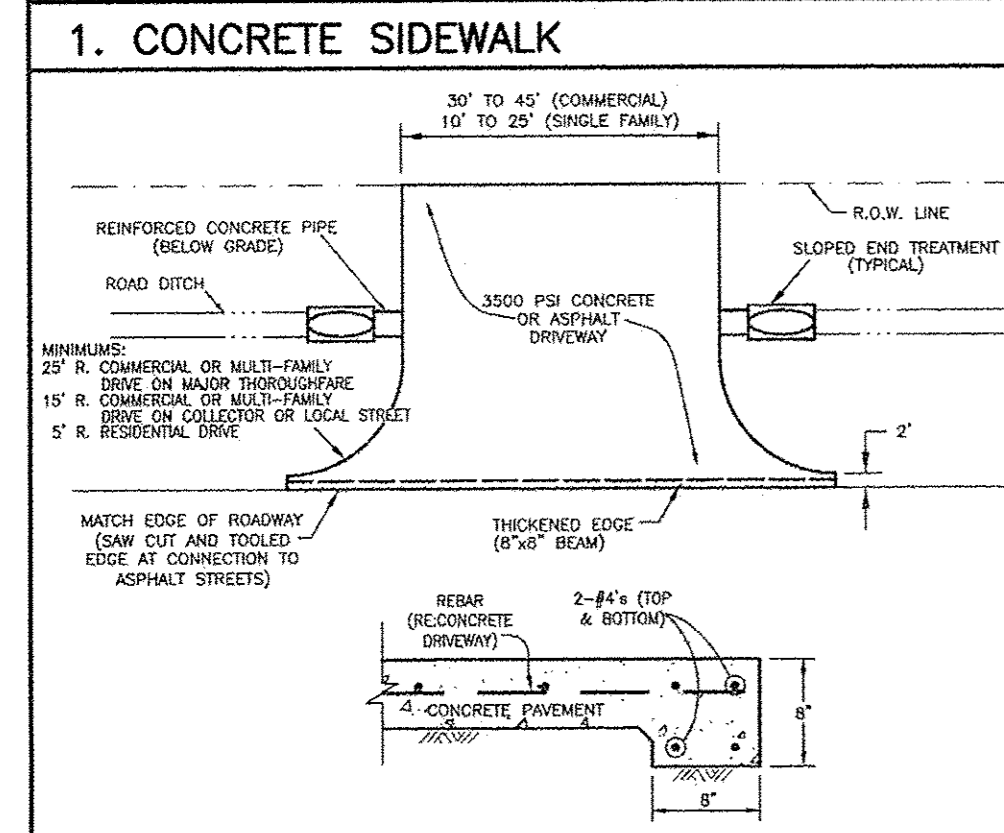
DRAWN BY: CS
 DATE: 06-01-18
 JOB NO: 1375-1
 REVISION DATE: N/A

C-17
 CITY OF RICHMOND
 DETAILS R9

BRITANNIA SOCCER PARK
 LOCATED AT:
 3606 FM 723 RD
 ROSENBERG, TEXAS 77471

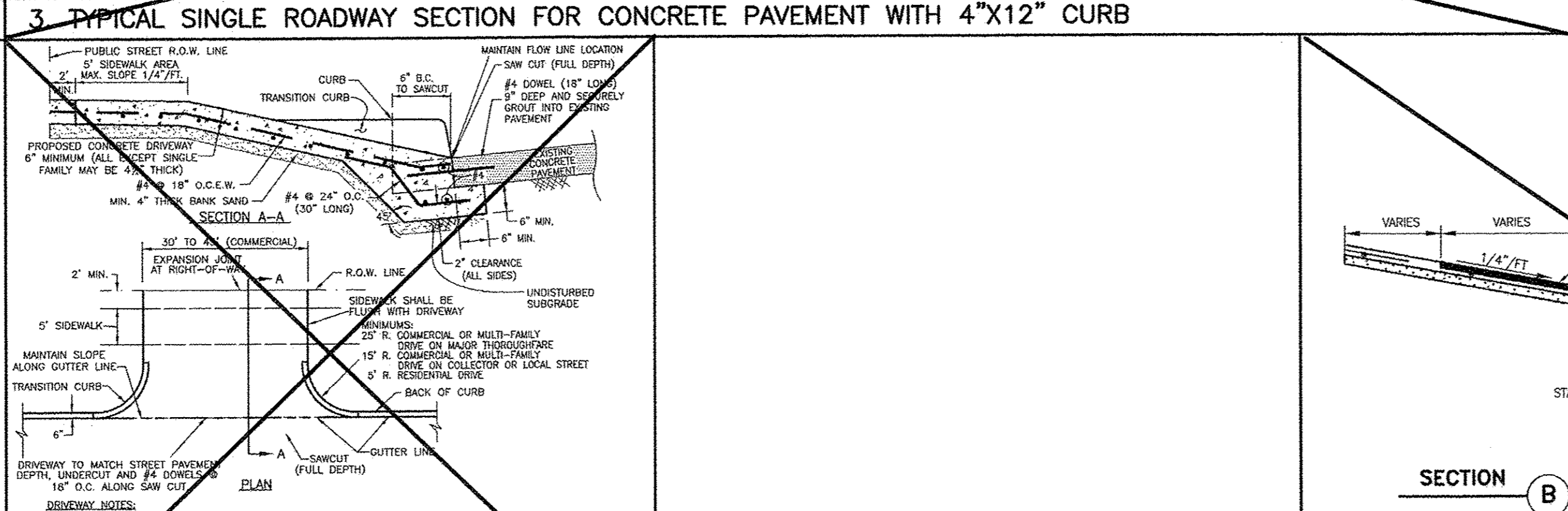
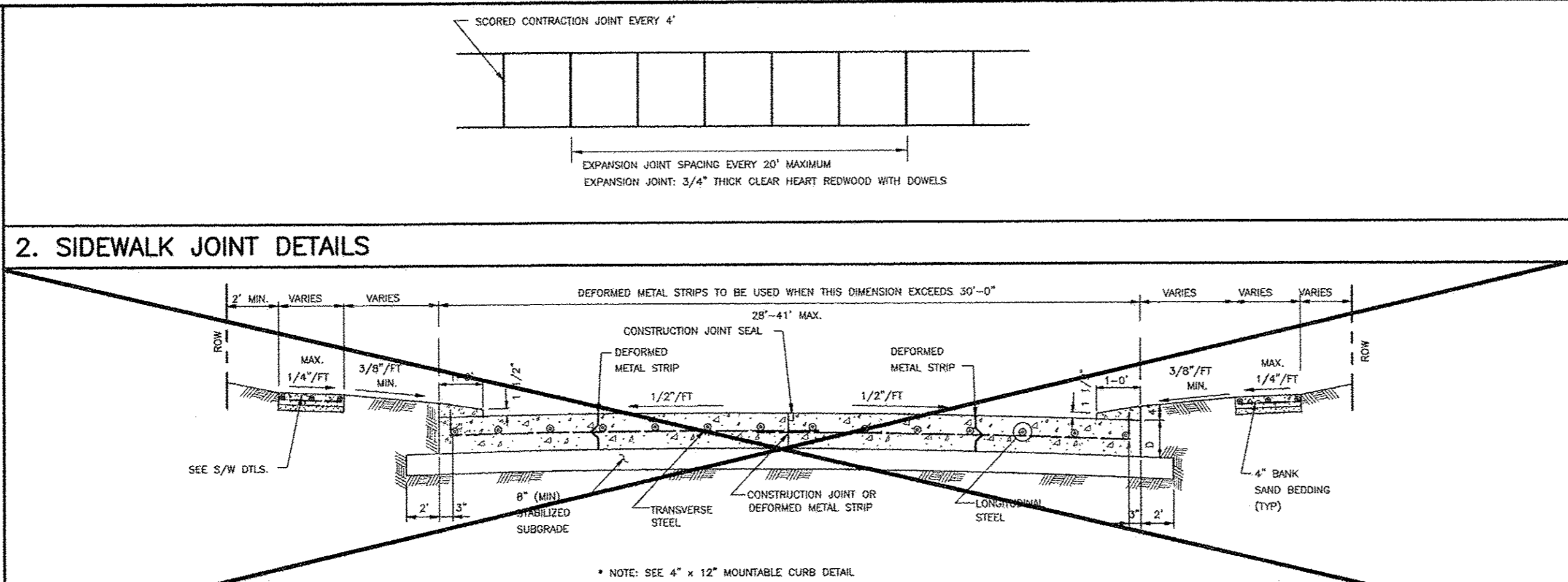


NOTES:
 1. CONCRETE SHALL CONTAIN A MINIMUM OF FIVE AND ONE HALF (5 1/2) SACKS OF CEMENT PER CUBIC YARD OF CONCRETE, 3500 P.S.I., @ 28 DAYS.
 2. THE TO EXISTING STEEL IN CONNECTION TO EXISTING WALK.
 3. FINISH CONCRETE IN ACCORDANCE WITH CITY REQUIREMENTS - LIGHT BROOM FINISH.
 4. SCORED CONTRACTION JOINTS AT 4'-0" O.C. EXPANSION JOINT EVERY 20'-0" O.C.
 5. MAXIMUM SLOPE ALONG LENGTH OF SIDEWALK AT ANY LOCATION IS 5%. MAXIMUM SLOPE ACROSS SIDEWALK AT ANY LOCATION IS 2%.
 6. SIDEWALK THICKNESS AND REINFORCEMENT SHALL MATCH DRIVEWAY REQUIREMENTS WITHIN THE LIMITS OF A DRIVEWAY.
 7. WIDTH MAY BE REDUCED TO 4'-0" IF A SIDEWALK FOOTPRINT PLAN IS INCLUDED IN THE PLANS SHOWING 5'-0" TO 5'-6" PASSING AREAS AT A MAXIMUM SPACING OF 200 FEET.



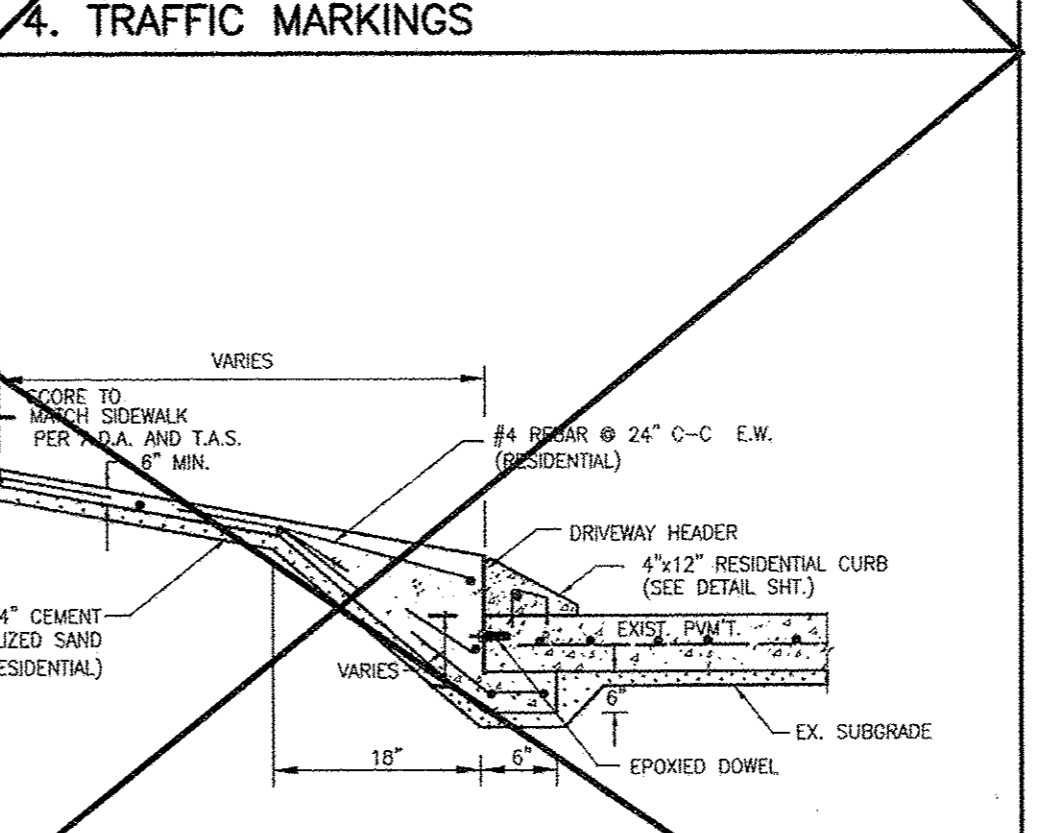
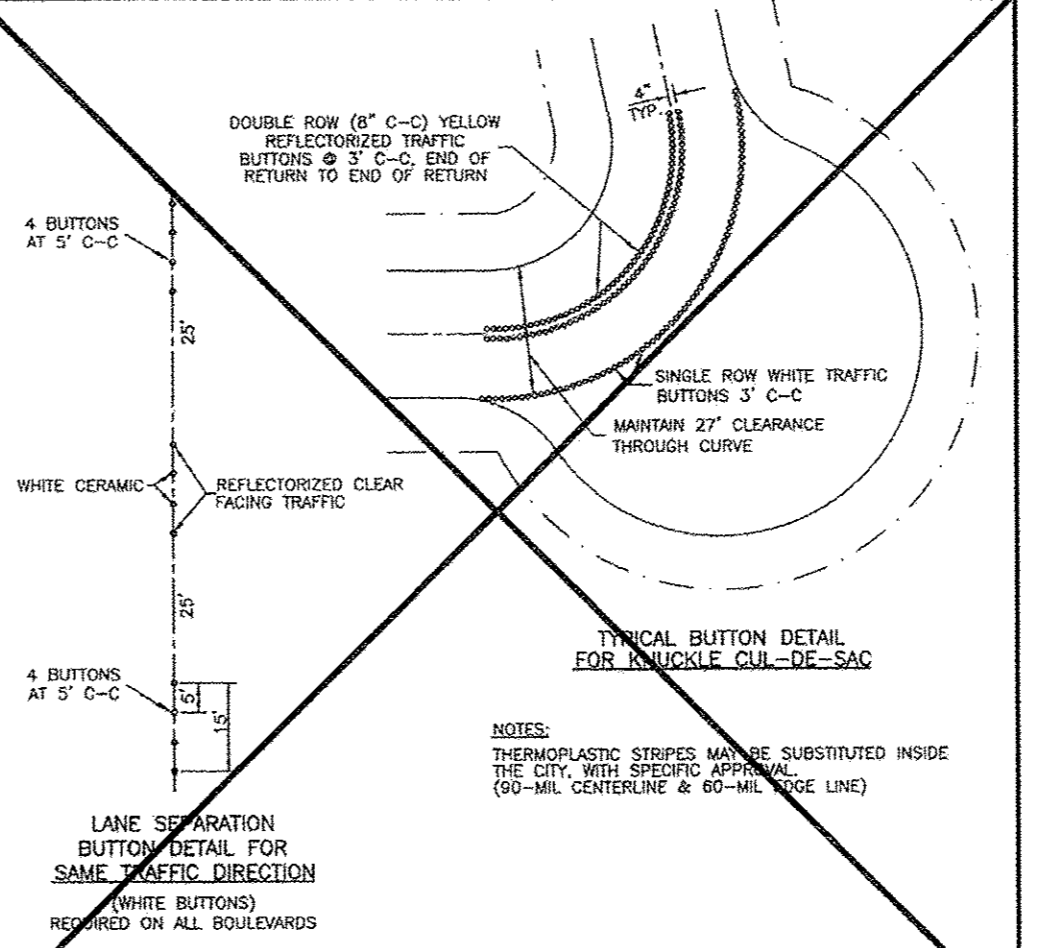
NOTES:
 1. CURBWAY DIAMETER SHALL BE A MINIMUM OF 15" (IN CITY ONLY) OR 24" (ON E.T.).
 2. SLOPED END TREATMENTS SHALL BE INSTALLED ON ALL CURBWAYS. SLOPED END TREATMENTS ON CURBWAYS WITHIN COLLECTOR OR RESIDENTIAL STREET RIGHT-OF-WAYS SHALL HAVE A MINIMUM SLOPE OF 3 TO 1.
 3. SLOPED END TREATMENTS ON CURBWAYS WITHIN MAJOR THROUGHFARE RIGHT-OF-WAYS SHALL HAVE A MINIMUM SLOPE OF 6 TO 1.
 4. USE C/S #1.

5. DRIVEWAY WITH OPEN DITCH



DRIVEWAY NOTES:
 1. SAW CUT & BREAKOUT NO MORE THAN 48 HOURS PRIOR TO PROPOSED CONCRETE PLACEMENT.
 2. UNACCEPTABLE SUBGRADE SHALL BE OVERCROWNED AND REPLACED WITH CONCRETE.
 3. EDGE ALL SIDES WITH EDGING TOOL AND BROOM FINISH.
 4. PROVIDE EMBANKMENTS AND TRAFFIC WARNING DEVICES DURING CONSTRUCTION.
 5. PORTLAND CEMENT CONCRETE CONTAIN A MINIMUM 5% SACKS PER CUBIC YARD (3500 P.S.I. @ 28 DAYS).
 6. REINFORCING SHALL BE ASTM A-615 GRADE WITH 10" MINIMUM OVERLAP AT JOINTS.
 7. CONTACT SUBGRADE TO 95% OF STANDARD PROCTOR DENSITY (+/- 2% OF OPTIMUM MOISTURE).
 8. SET EXPANSION JOINT FROM STREET TO THE RIGHT-OF-WAY.

8. CONCRETE DRIVEWAY



7. 4\"/>

7. 4\"/>

City of Richmond, Texas
 12716 Century Drive
 Stafford, Texas 77477
 Phone: 281-491-2555 Fax: 281-491-2555
 Surveying Firm No. 10110000 / Engineering Firm No. F-2804
 www.team-civil.com

NO.	DATE	REVISIONS	APP.
1	5/01/17	Revise sidewalk locations	KRK

**CITY OF RICHMOND
 STANDARD CONSTRUCTION DETAILS
 PAVING-2**

DESIGNED BY: LIT
 DRAWN BY: AIS
 CHECKED BY: KRK
 DATE: 7/24/17
 JOB NO:
 DWG. NO:
R-10-17
 Sheet:



THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE (1) YEAR FROM DATE OF APPROVAL.

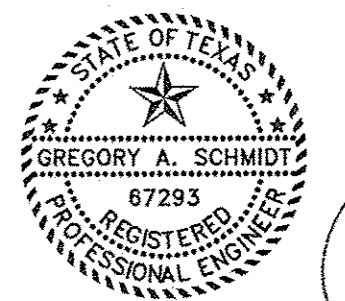
APPROVED: _____
 DEVELOPMENT COORDINATOR

DATE: _____

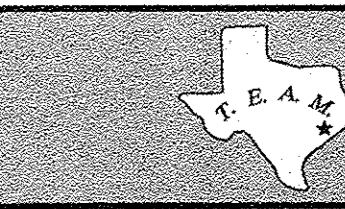
C-18

CITY OF RICHMOND DETAILS R10

SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
 SEE SHT C-1 FOR GRADING & DRAINAGE
 SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
 SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
 SEE SHT C-3 FOR PAVING JOINT LAYOUT
 SEE SHT C-4 FOR SWPPP
 SEE SHT C-5 FOR SWPPP NOTES & DETAILS
 SEE SHT C-6 FOR GENERAL NOTES & DETAILS
 SEE SHT C-7 FOR DIMENSIONED SITE PLAN
 SEE SHT C-8 FOR DRIVEWAY TCP
 SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS



Gregory A. Schmidt
 7/5/18

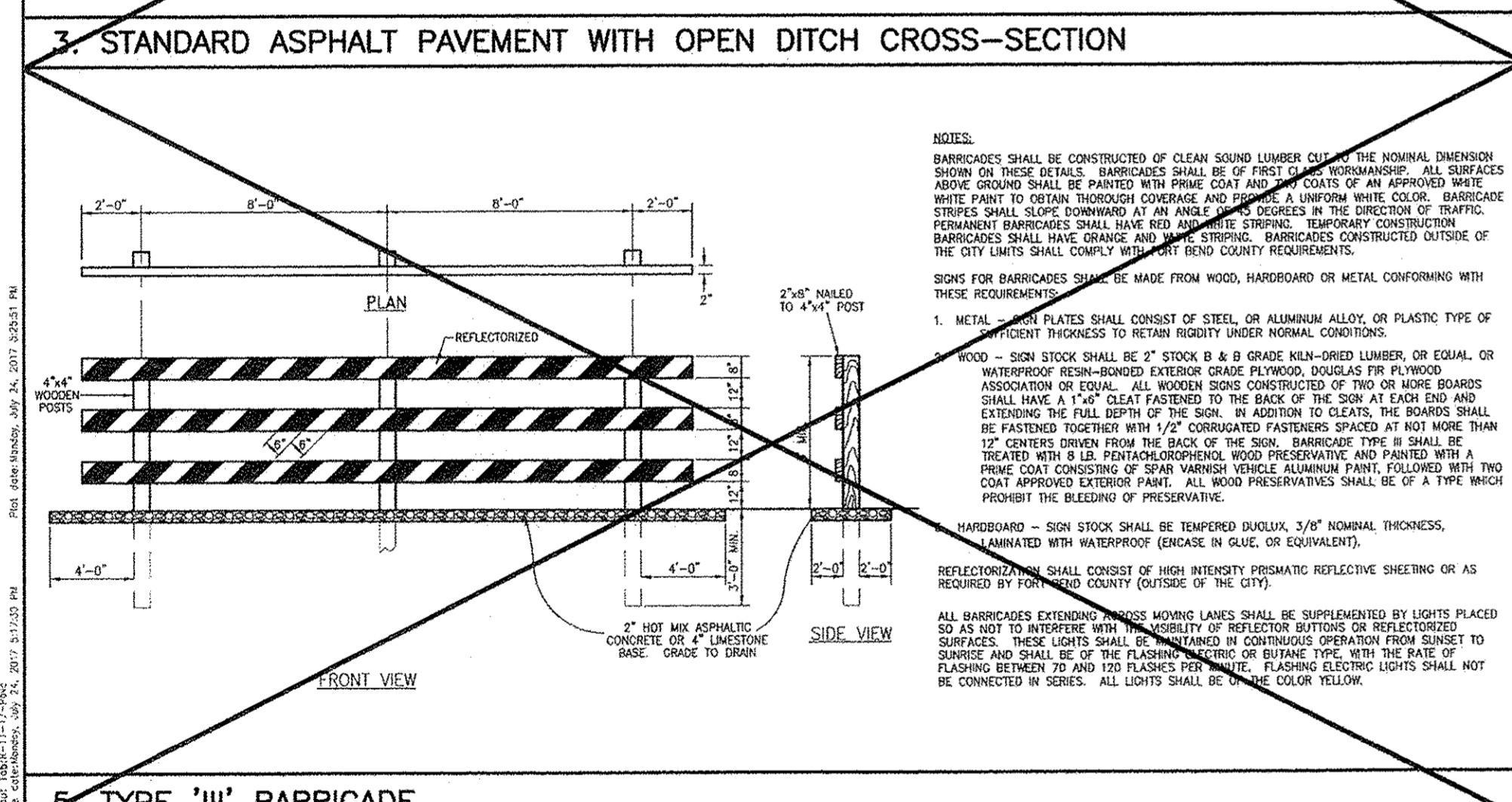
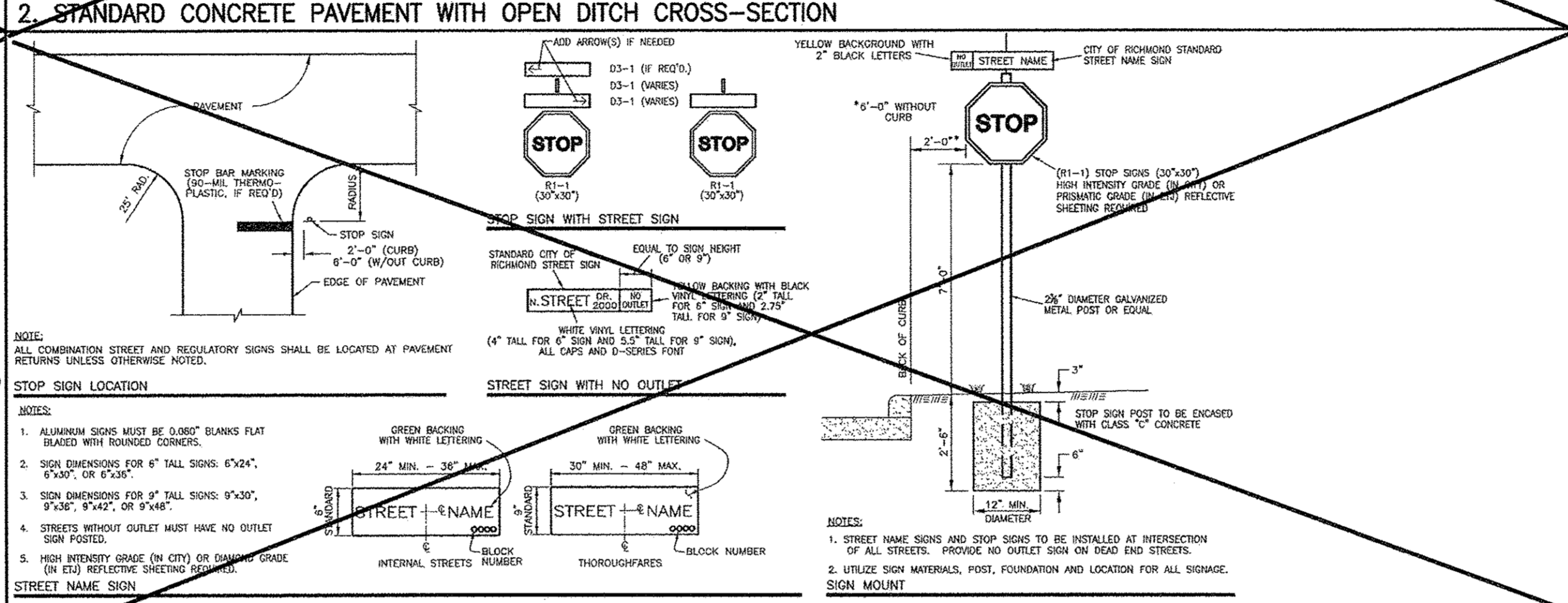
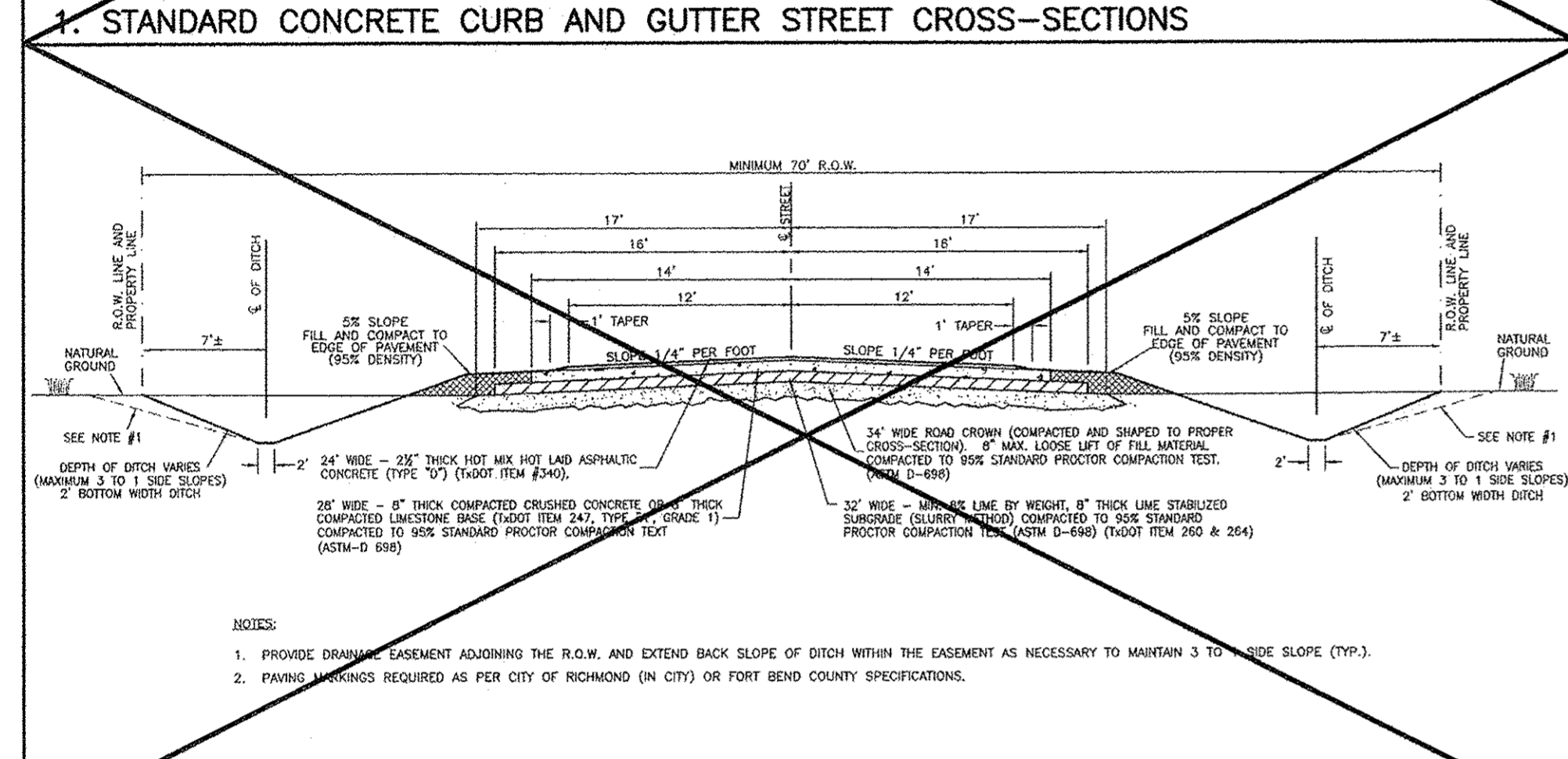
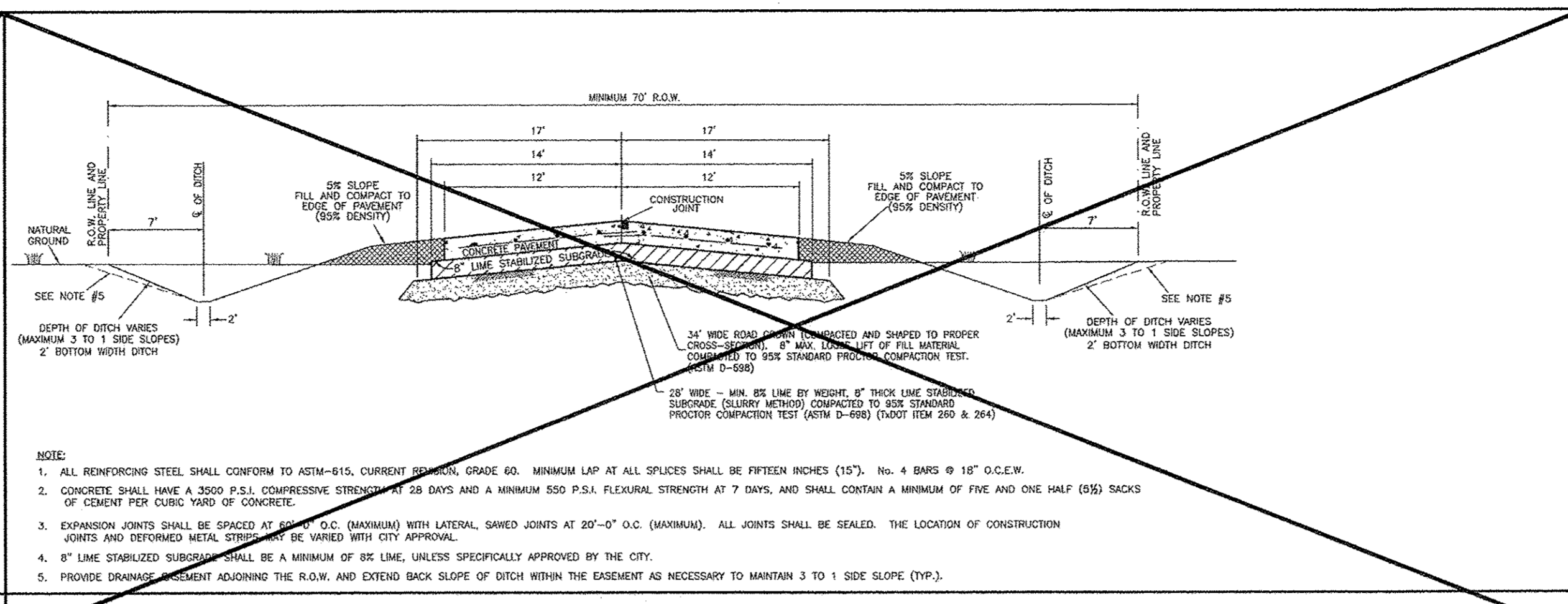
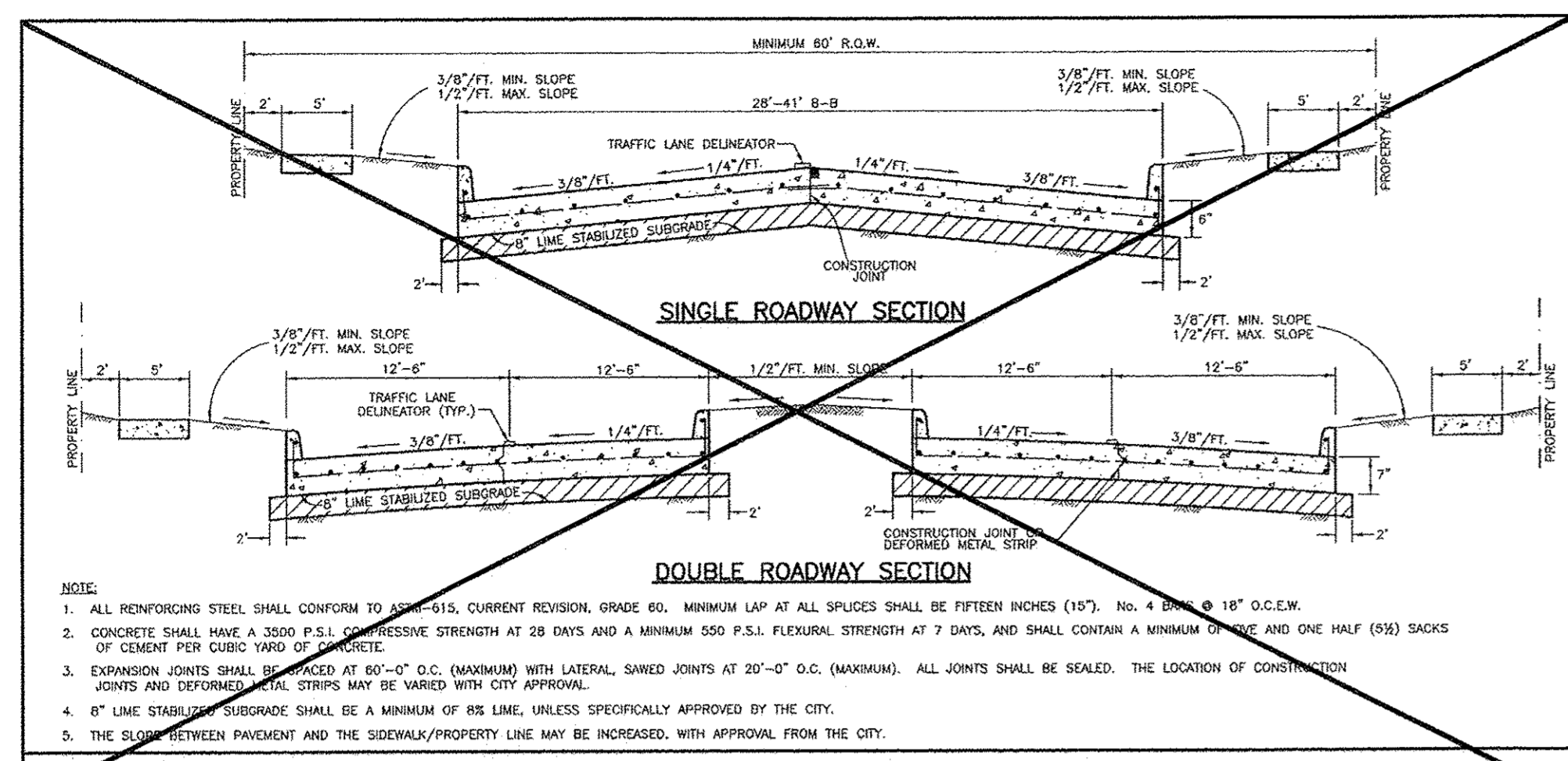


TEXAS ENGINEERING AND MAPPING CO.
 12716 CENTURY DRIVE
 STAFFORD, TEXAS 77477
 PHONE: 281-491-2555 FAX: 281-491-2555
 SURVEYING FIRM NO. 10110000 / ENGINEERING FIRM NO. F-2804
 www.team-civil.com

DRAWN BY: CS
 DATE: 06-01-18
 JOB NO: 1375-1
 REVISION DATE: N/A

C-18
 CITY OF RICHMOND
 DETAILS R10

BRITANNIA SOCCER PARK
 LOCATED AT:
3606 FM 723 RD
ROSENBERG, TEXAS 77471



CITY OF RICHMOND STANDARD CONSTRUCTION DETAILS PAVING-3

NO. DATE REVISIONS APP.

DESIGNED BY: LIT
 DRAWN BY: AUS
 CHECKED BY: KKK
 DATE: 7/24/17
 JOB NO.:
 DWG. NO.:
R-11-17
 Sheet:



THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE (1) YEAR FROM DATE OF APPROVAL.

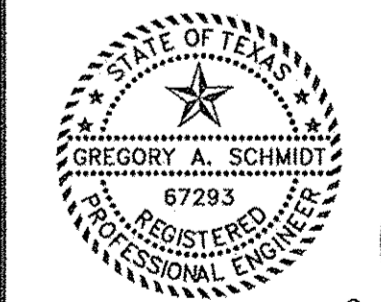
APPROVED: _____
 DEVELOPMENT COORDINATOR

DATE: _____

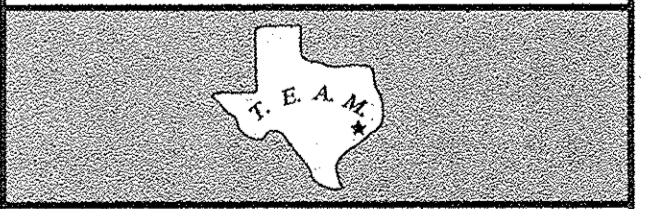
C-19

CITY OF RICHMOND DETAILS R11

SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
 SEE SHT C-1 FOR GRADING & DRAINAGE
 SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
 SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
 SEE SHT C-3 FOR PAVING JOINT LAYOUT
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 SEE SHT C-5 FOR SWPPP NOTES & DETAILS
 SEE SHT C-6 FOR GENERAL NOTES & DETAILS
 SEE SHT C-7 FOR DIMENSIONED SITE PLAN
 SEE SHT C-8 FOR DRIVEWAY TCP
 SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS



Gregory A. Schmidt
 7/5/18

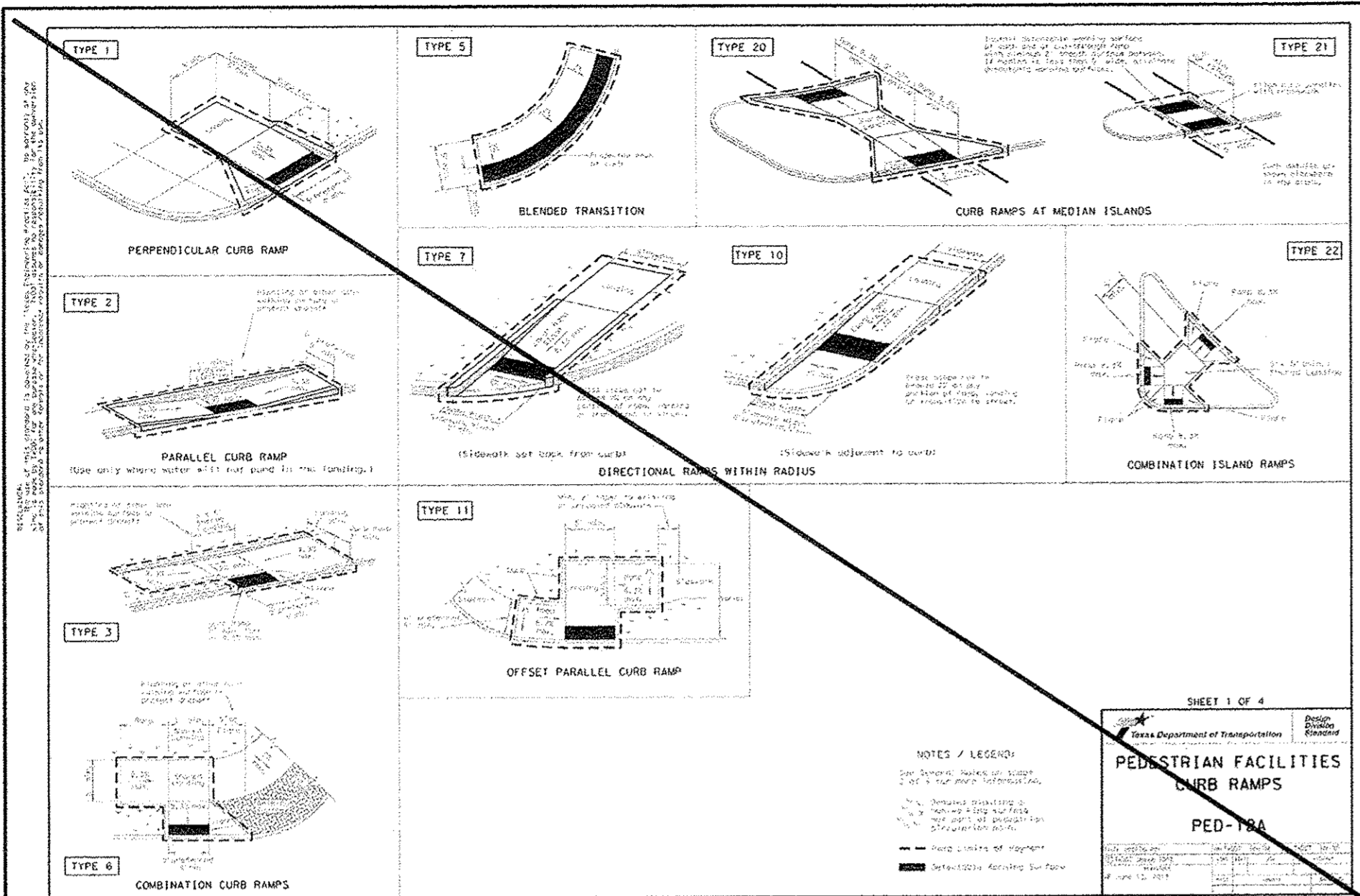


TEXAS ENGINEERING AND MAPPING CO.
 12716 CENTURY DRIVE
 STAFFORD, TEXAS 77477
 PHONE: 817-491-2555 FAX: 817-491-2555
 SURVEYING FIRM NO. 10118060 / ENGINEERING FIRM NO. P-8998
 www.team-civil.com

DRAWN BY: CS
 DATE: 06-01-18
 JOB NO: 1375-1
 REVISION DATE: N/A

C-19
 CITY OF RICHMOND
 DETAILS R11

BRITANNIA SOCCER PARK
 LOCATED AT:
 3606 FM 723 RD
 ROSENBERG, TEXAS 77471

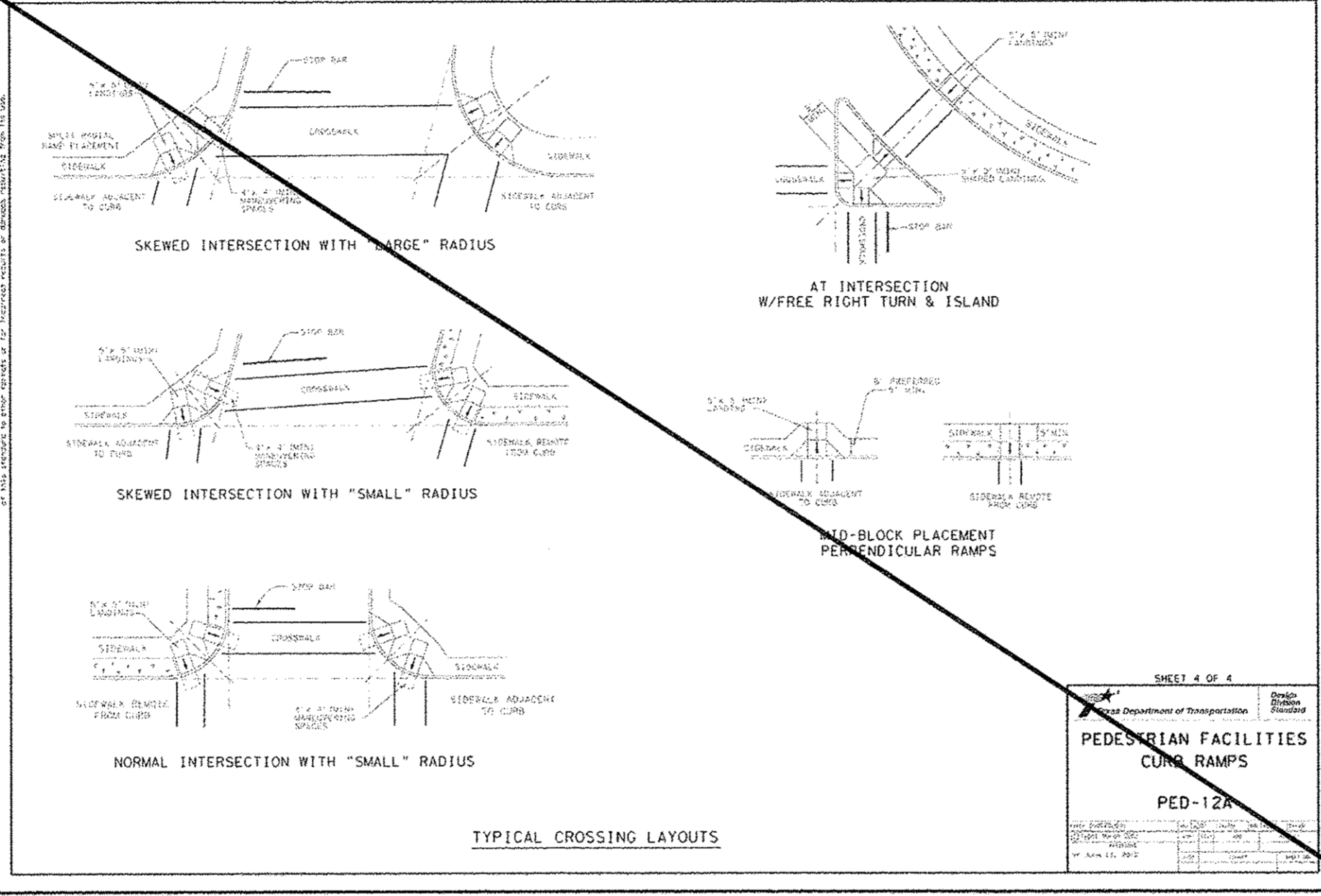
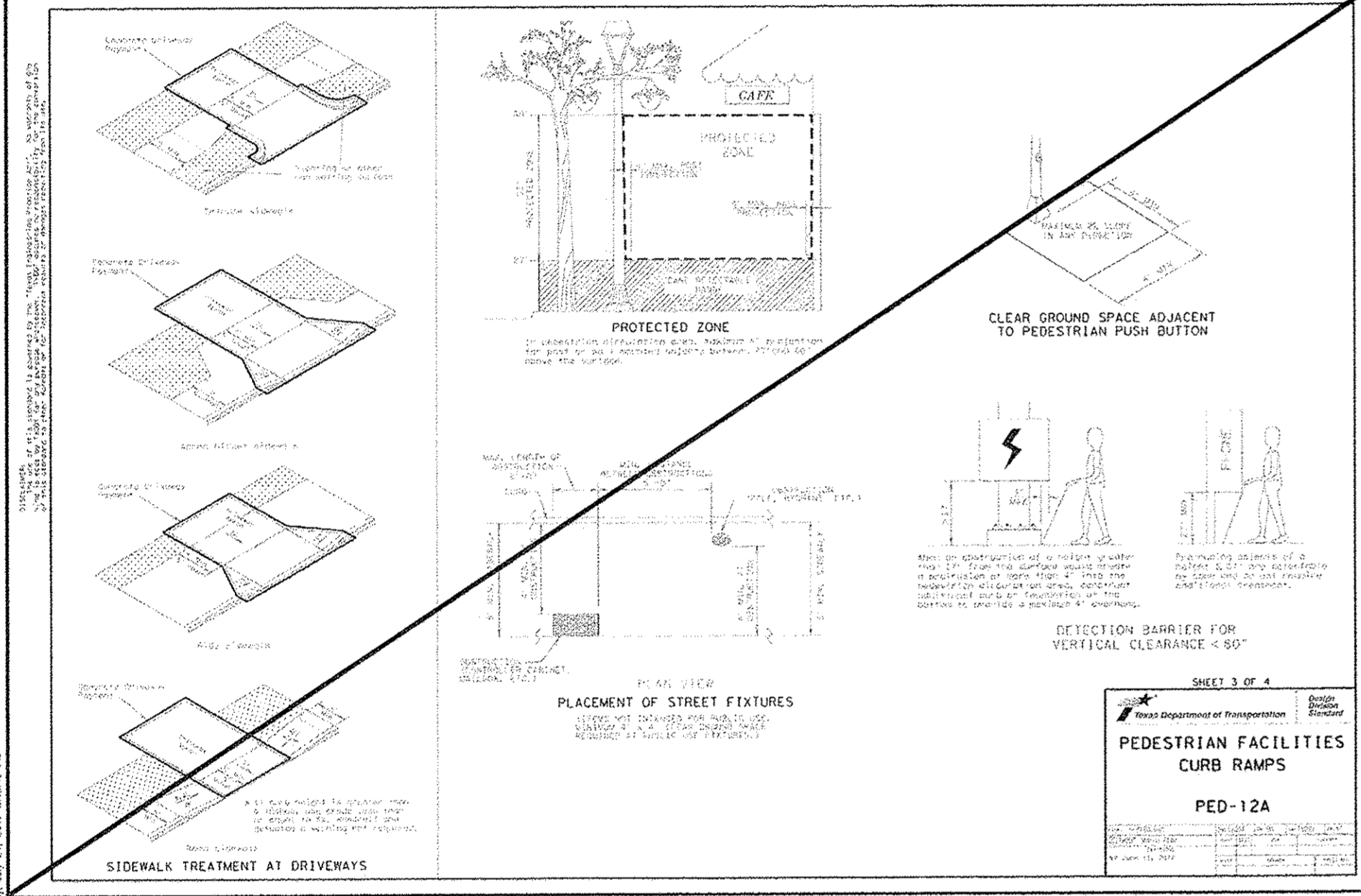


General Notes

1. Detail a curb ramp or blended transition at each pedestrian street crossing.
2. All curb ramps shall be constructed in accordance with the Texas Department of Transportation (TxDOT) Standard Specifications for Roadway Construction, Section 100.01, and the City of Richmond Standard Specifications for Roadway Construction, Section 100.01.
3. The curb ramp shall be constructed in accordance with the Texas Department of Transportation (TxDOT) Standard Specifications for Roadway Construction, Section 100.01, and the City of Richmond Standard Specifications for Roadway Construction, Section 100.01.
4. The curb ramp shall be constructed in accordance with the Texas Department of Transportation (TxDOT) Standard Specifications for Roadway Construction, Section 100.01, and the City of Richmond Standard Specifications for Roadway Construction, Section 100.01.
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30. The curb ramp shall be constructed in accordance with the Texas Department of Transportation (TxDOT) Standard Specifications for Roadway Construction, Section 100.01, and the City of Richmond Standard Specifications for Roadway Construction, Section 100.01.

Detectable Warning Material

1. Detectable warning material shall be installed at all curb ramps.
2. Detectable warning material shall be installed at all curb ramps.
3. Detectable warning material shall be installed at all curb ramps.
4. Detectable warning material shall be installed at all curb ramps.
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30. Detectable warning material shall be installed at all curb ramps.



Notes / Legend

1. Curb ramp
2. Blended transition
3. Directional ramp
4. Parallel curb ramp
5. Perpendicular curb ramp
6. Combination island ramp
7. Offset parallel curb ramp
8. Combination curb ramp
9. Protected zone
10. Clear ground space
11. Street fixture
12. Sidewalk treatment

Typical Crossing Layouts

1. Skewed intersection with "large" radius
2. Skewed intersection with "small" radius
3. Normal intersection with "small" radius
4. At intersection w/free right turn & island

NO.	DATE	REVISIONS	APP.

CITY OF RICHMOND
 STANDARD CONSTRUCTION DETAILS
PAVING-4

SCALE: HORIZONTAL 1" = 10', VERTICAL 1" = 10'

DESIGNED BY: LLT
 DRAWN BY: AJS
 CHECKED BY: KRK
 DATE: 7/24/17
 JOB NO:
 DWG. NO:
R-12-17



THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE (1) YEAR FROM DATE OF APPROVAL.

APPROVED: _____
 DEVELOPMENT COORDINATOR

DATE: _____

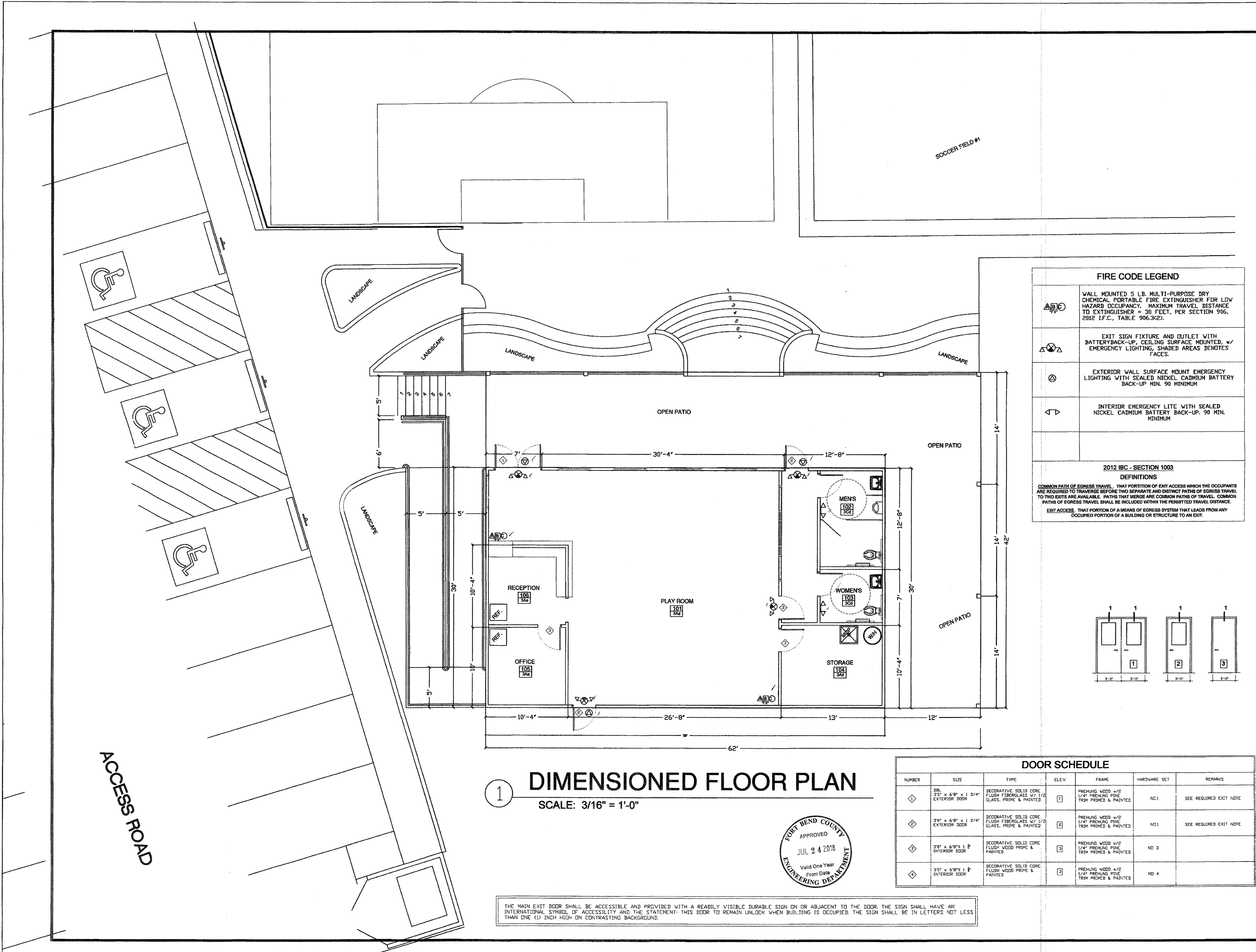
CITY OF RICHMOND DETAILS R12

SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
 SEE SHT C-1 FOR GRADING & DRAINAGE
 SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
 SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
 SEE SHT C-3 FOR PAVING JOINT LAYOUT
 SEE SHT C-4 FOR SWPPP
 SEE SHT C-5 FOR SWPPP NOTES & DETAILS
 SEE SHT C-6 FOR GENERAL NOTES & DETAILS
 SEE SHT C-7 FOR DIMENSIONED SITE PLAN
 SEE SHT C-8 FOR DRIVEWAY TCP
 SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS

TEXAS ENGINEERING AND MAPPING CO.
 12718 CENTURY DRIVE
 STAFFORD, TEXAS 77477
 PHONE: 281-491-2555 FAX: 281-491-2555
 SURVEYING FIRM NO. 181580 / ENGINEERING FIRM NO. P-2994
 www.team-civil.com

DRAWN BY: CS
 DATE: 06-01-18
 JOB NO: 1375-1
 REVISION DATE: N/A

C-20
 CITY OF RICHMOND
 DETAILS R12

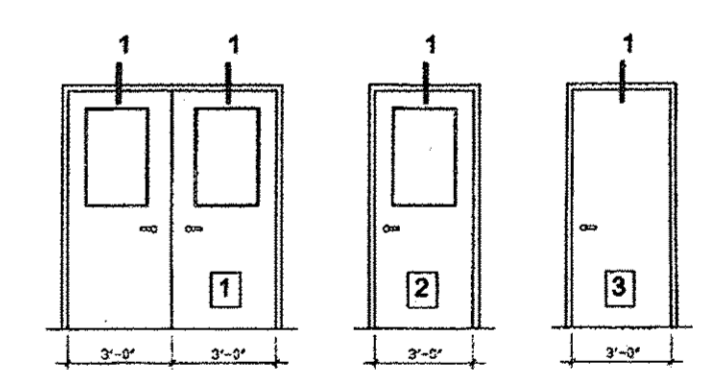


1 DIMENSIONED FLOOR PLAN
SCALE: 3/16" = 1'-0"



THE MAIN EXIT DOOR SHALL BE ACCESSIBLE AND PROVIDED WITH A READILY VISIBLE DURABLE SIGN ON OR ADJACENT TO THE DOOR. THE SIGN SHALL HAVE AN INTERNATIONAL SYMBOL OF ACCESSIBILITY AND THE STATEMENT: THIS DOOR TO REMAIN UNLOCK WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE 3/4 INCH LETTERS NOT LESS THAN ONE (1) INCH HIGH ON CONTRASTING BACKGROUND.

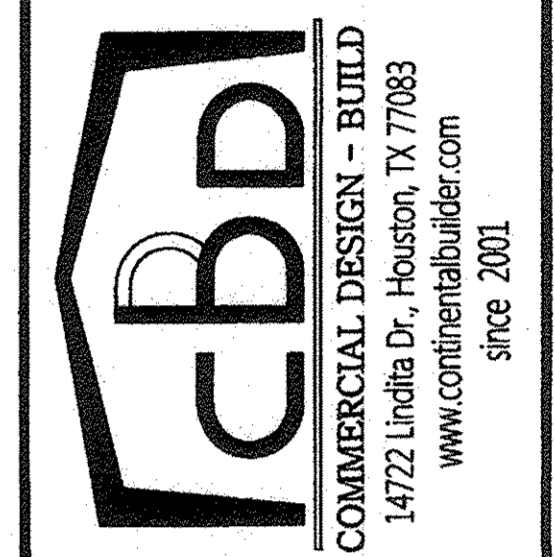
FIRE CODE LEGEND	
	WALL MOUNTED 5 LB. MULTI-PURPOSE DRY CHEMICAL PORTABLE FIRE EXTINGUISHER FOR LOW HAZARD OCCUPANCY. MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER = 30 FEET, PER SECTION 906, 2012 I.F.C., TABLE 906.3(2).
	EXIT SIGN FIXTURE AND OUTLET WITH BATTERY BACK-UP, CEILING SURFACE MOUNTED, w/ EMERGENCY LIGHTING, SHADED AREAS DENDTES FACES.
	EXTERIOR WALL SURFACE MOUNT EMERGENCY LIGHTING WITH SEALED NICKEL CADMIUM BATTERY BACK-UP MIN. 90 MINIMUM.
	INTERIOR EMERGENCY LITE WITH SEALED NICKEL CADMIUM BATTERY BACK-UP. 90 MIN. MINIMUM.
2012 IBC - SECTION 1003 DEFINITIONS	
COMMON PATH OF EGRESS TRAVEL: THAT PORTION OF EXIT ACCESS WHICH THE OCCUPANTS ARE REQUIRED TO TRAVERSE BEFORE TWO SEPARATE AND DISTINCT PATHS OF EGRESS TRAVEL TO TWO EXITS ARE AVAILABLE. PATHS THAT MERGE ARE COMMON PATHS OF TRAVEL. COMMON PATHS OF EGRESS TRAVEL SHALL BE INCLUDED WITHIN THE PERMITTED TRAVEL DISTANCE.	
EXIT ACCESS: THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO AN EXIT.	



DOOR SCHEDULE						
NUMBER	SIZE	TYPE	ELEV.	FRAME	HARDWARE SET	REMARKS
1	3BL 3'-0" x 6'-8" x 1 3/4" EXTERIOR DOOR	DECORATIVE SOLID CORE FLUSH FIBERGLASS 1/2" 1/2" GLASS, PRIME & PAINTED	1	PREHUNG WOOD #/2 1/4" PREHUNG PINE TRIM PRIMED & PAINTED	ND.1	SEE REQUIRED EXIT NOTE
2	3'-0" x 6'-8" x 1 3/4" EXTERIOR DOOR	DECORATIVE SOLID CORE FLUSH FIBERGLASS 1/2" 1/2" GLASS, PRIME & PAINTED	2	PREHUNG WOOD #/2 1/4" PREHUNG PINE TRIM PRIMED & PAINTED	ND.1	SEE REQUIRED EXIT NOTE
3	3'-0" x 6'-8" x 1 3/4" INTERIOR DOOR	DECORATIVE SOLID CORE FLUSH WOOD PRIME & PAINTED	3	PREHUNG WOOD #/2 1/4" PREHUNG PINE TRIM PRIMED & PAINTED	ND.3	
4	3'-0" x 6'-8" x 1 3/4" INTERIOR DOOR	DECORATIVE SOLID CORE FLUSH WOOD PRIME & PAINTED	3	PREHUNG WOOD #/2 1/4" PREHUNG PINE TRIM PRIMED & PAINTED	ND.4	

REVISIONS / Date

CBD DESIGN CONSULTING GROUP
Office: 281-498-2100, Fax: 281-530-1818
Mob: 281-773-9440
email: nji@continentalbuilder.com



PROJECT TITLE

BRITANNIA SOCCER PARK
(Home of Liverpool FC International Academy)
3606 FM 723,
Rosenberg, TX 77471

PROPOSED :

SEAL

DATE: 05/28/2018

Drawn By:

Checked By:

Scale:

Issue For:

Review

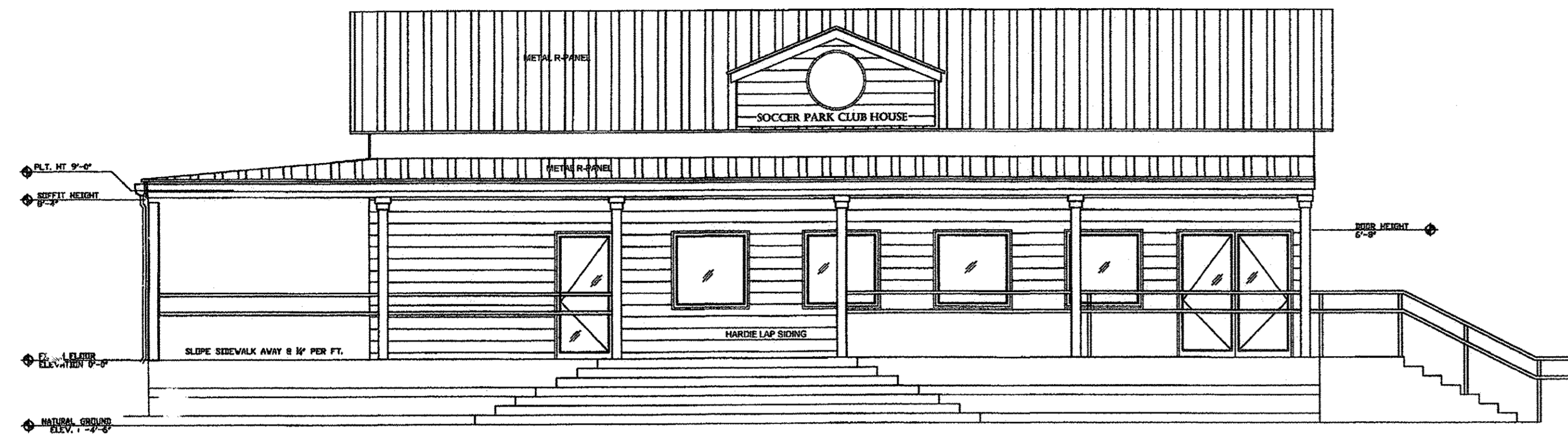
Bid Only

Permits Set

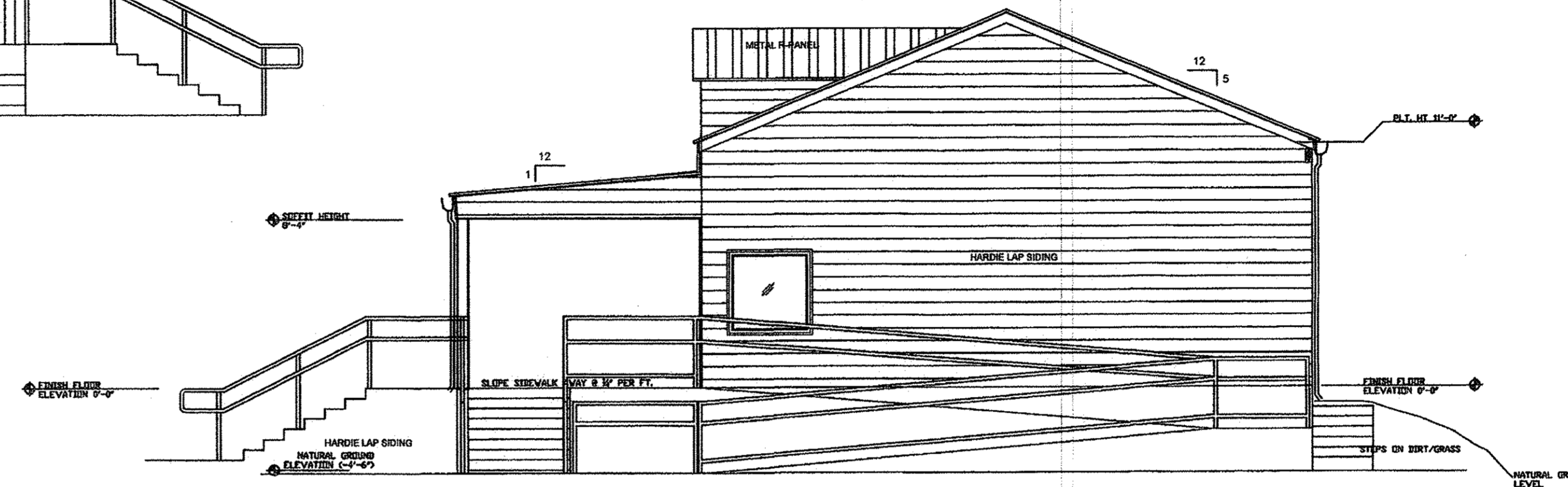
Construction Set

SHEET NUMBER:

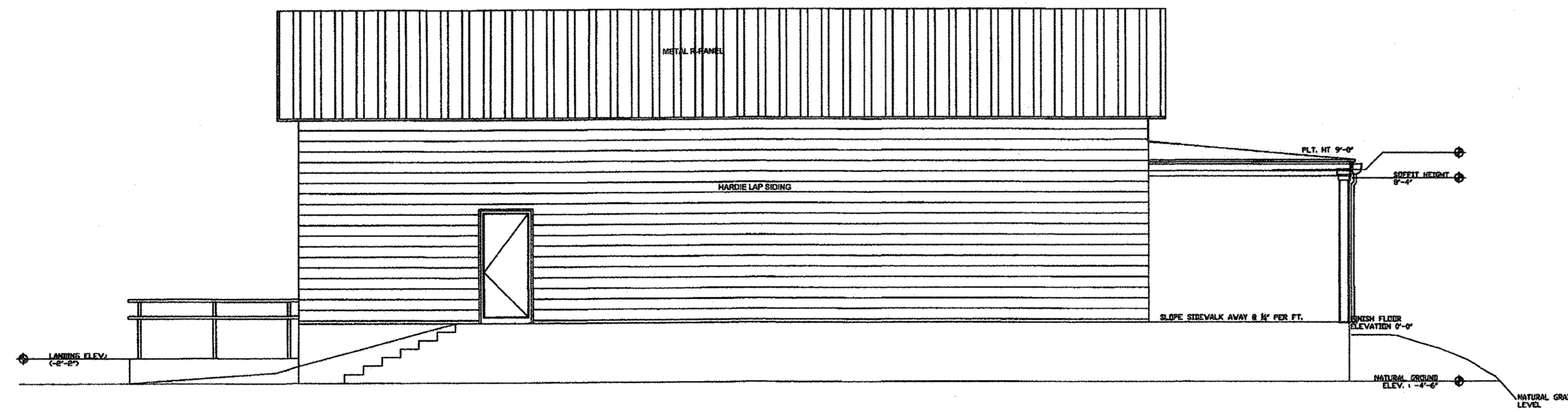
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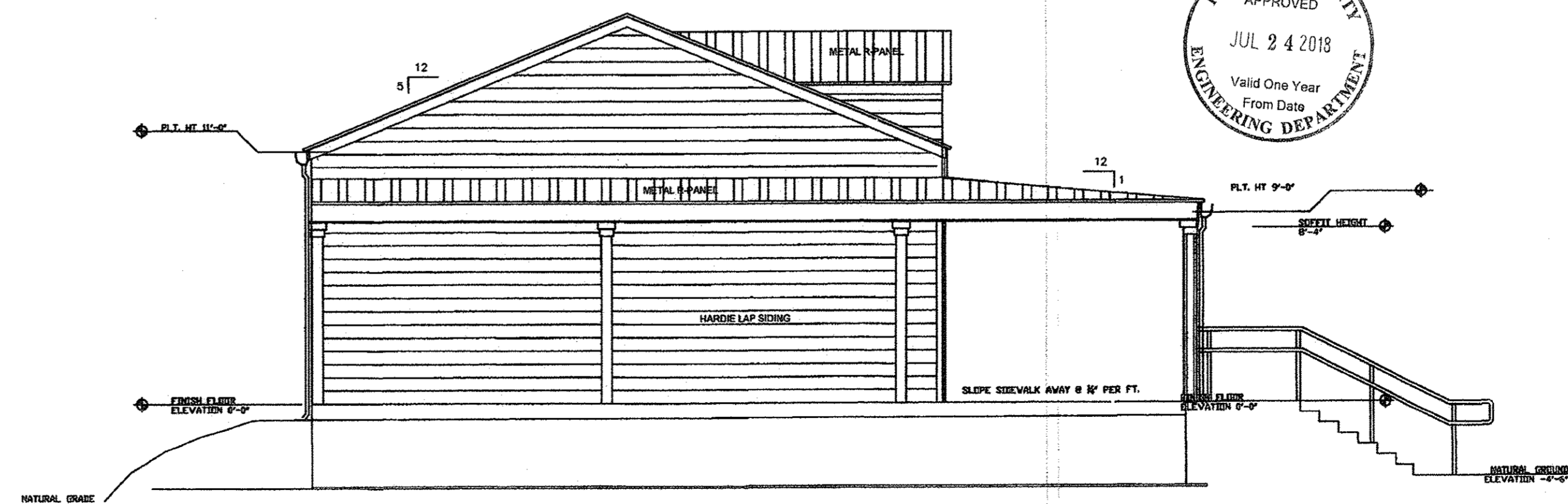
① WEST ELEVATION
SCALE: 3/16" = 1'-0"



② SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



③ EAST ELEVATION
SCALE: 3/16" = 1'-0"

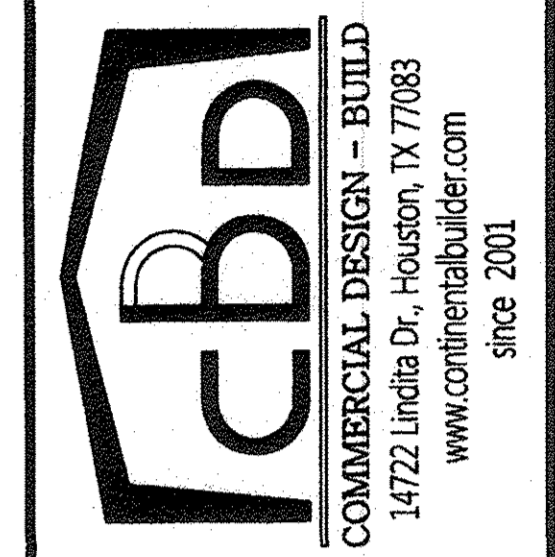


④ NORTH ELEVATION
SCALE: 3/16" = 1'-0"



REVISIONS / Date

CBD DESIGN CONSULTING GROUP
Office: 281-498-2100, Fax: 281-530-1818
Mob: 281-773-8440
email: nlyl@continentalbuilder.com



PROJECT TITLE
BRITANNIA SOCCER PARK
(Home of Liverpool FC International Academy)
3606 FM 723,
Rosenberg, TX 77471

PROPOSED :

SEAL

DATE: _____

Drawn By: _____

Checked By: _____

Scale: _____

Issue For:

Review

Bid Only

Permits Set

Construction Set

SHEET NUMBER:
A2

GENERAL PLUMBING NOTES:

- ALL PLUMBING WORK SHALL COMPLY WITH NATIONAL LOCAL AND STATE PLUMBING AND HEALTH CODES LATEST EDITION PER THE ADMINISTRATIVE PROCEDURE AND TEXAS REGISTER ACT (APTRA)
- ARTICLE 652-13a, SECTION 337.252, DESIGN STANDARDS
 - A PERSON MAY NOT SELL, OFFER FOR SALE, DISTRIBUTE, OR IMPORT INTO THIS STATE A PLUMBING FIXTURE FOR USE IN THIS STATE UNLESS THE PLUMBING FIXTURE MEETS THE WATER SAVING PERFORMANCE STANDARD PROVIDED BY SUBSECTION (b) OF THIS SECTION AND THE PLUMBING FIXTURE IS LISTED SECTION 332.253 OF THIS TITLE (RELATED TO PLUMBING FIXTURE LIST).
 - THE WATER SAVING PERFORMANCE STANDARDS FOR A PLUMBING FIXTURE THOSE ESTABLISHED BY THE AMERICAN NATIONAL STANDARD INSTITUTE (ANSI), CURRENT REVISION, OR THE FOLLOWING STANDARDS, WHICH EVER ARE THE MORE RESTRICTIVE. THE MAXIMUM FLOW OF WATER USING ANSI TESTING PROCEDURES:
 - SINK OR LAVATORY FAUCET OR A FAUCET AERATOR - 2.20 GAL/MIN. @ 60 PSI
 - SHOWER HEAD 2.75 GAL/MIN. @ 80 PSI
 - THE MAXIMUM VOLUME OF WATER PER FLUSH USING ANSI TESTING PROCEDURES:
 - URINAL AND ASSOCIATED FLUSH VALVE - 1.00 GAL / FLUSH
 - TANK TYPE WATER CLOSET - 1.60 GAL / FLUSH
 - WATER CLOSET THAT EMPLOYS A FLUSHOMETER - 2.00 GAL / FLUSH
 - ALL DRIVING FOUNTAINS SHALL BE OPERATED BY A SELF CLOSING VALVE
- COORDINATE PLUMBING PLAN WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND SITE PLANS.
- PROVIDE UNIONS AT WATER HEATER AND WERE REQUIRED.
- PROVIDE BACKFLOW PREVENTERS AT HOSE BIBS, AND SINKS
- ALL WATER AND GAS ROUGH - INS SHALL BE TERMINATED WITH SHUT OFF VALVES BEFORE CONNECTION WITH EQUIPMENT AND FIXTURES
- PIPING -
 - BELOW SLAB WATER - TYPE "K" COPPER SLEEVED THROUGH SLAB
 - ABOVE SLAB WATER - CPVC
 - WASTE AND VENT LINES - (P.V.C.) SCHEDULE 40
 - GAS - N/A
- WATER SUPPLIES TO EACH FIXTURE SHALL BE PROVIDED WITH AIR CHAMBERS OF SUFFICIENT SIZE TO PREVENT WATER HAMMER.
- PLUMBING CONTRACTOR SHALL PAY ALL FEES, COST OF PERMITS AND PRO RATA COST THAT PLIES TO HIS WORK.
- PLUMBING CONTRACTOR SHALL INSTALL FIXTURES AND EQUIPMENT PROVIDED BY THE OWNER FOR THIS PROJECT.
- ALL WATER LINES ABOVE FLOOR ARE TO BE INSULATED. COLD WATER LINES FOR CONDENSATION CONTROL, HOT WATER LINES TO PREVENT HEAT LOSS, PROVIDE INSULATION RINGS ON ALL RISERS TO PREVENT BONDING OF SLAB TO PIPE AND ALLOW MOVEMENT.
- ALL SLEEVES PENETRATING HEATED TO NON-HEATED AREAS SHALL BE PROPERLY INSULATED AND SEALED TO PREVENT LOSS AND SEEPAGE
- PURGE ALL WATER BEFORE CONNECTION

PLUMBING FIXTURE SCHEDULE				
MARK	QTY	FIXTURE	MANUFACTURER	REMARKS
WC	1	WATER CLOSET	MOEN INCORP. OR EQ	HANDICAP STANDARD
LAV	1	LAVATORY SINK	STAINLESS STEEL	ELONGATED WALL MOUNTED
FD	1	FLOOR DRAIN	MOEN INCORP. OR EQ	6" NICKEL BRONZE STRAINER TYPE "B" DEEP SEAL "P" TRAP AND TRAP PRIMER
TP	1	TRAP PRIMER	PRECISION PLUMBING PRODUCTS OR EQ	AUTOMATIC TRAP PRIMER VALVE & BACK FLOW PRESENTER 2 OUTLET DIST. W/MOUNTING BRACKET
WH	1	WATER HEATER	RHEEM OR EQ	20 GALLON, HIGH EFFICIENCY ELECTRIC
MOP	1	MOP SINK	RHEEM OR EQ	18"x18" FLOOR MOUNTED PLASTIC TYPE

IMPORTANT NOTES:

- THE SUBJECT TRACT IS LOCATED WITHIN THE BOUNDARIES OF FORT BEND COUNTY XXX WATER SUPPLY DISTRICT X
- THE CONTRACTOR IS TO CONTACT BOTH THE DISTRICT'S OPERATOR & ENGINEER 48HRS IN ADVANCE OF MOBILIZING TO THE SITE:

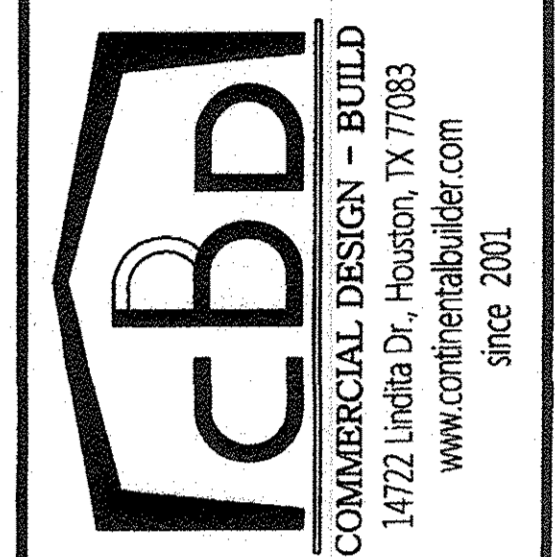
OPERATOR: XXXXXXXXXXXXXXXX XXX, XXX STR HOUSTON, TX 770 832-00-000	ENGINEER: XXXXXX, INC., 1234 XYZ RD. HOUSTON, TX 77000 281-000-000
--	--
- ONLY THE DISTRICT OPERATOR IS AUTHORIZED TO OPERATE THE DISTRICT WATER DISTRIBUTION FACILITIES.
- THE DISTRICT OPERATOR WILL FURNISH & INSTALL ALL METERS AND MAKE ALL TAPS IN ACCORDANCE WITH THE DISTRICT'S RATE ORDER.
- THE CONTRACTOR WILL FURNISH & INSTALL ALL BACKFLOW PREVENTERS.
- THE DISTRICT OPERATOR IS TO INSPECT WATER UTILITIES PRIOR TO PLACEMENT OF ANY BACKFILL MATERIAL.

PROPOSED WATER USAGE UTILIZING THE CITY OF HOUSTON SERVICE EQUIVALENCY TABLE:

- PROPOSED BUSINESS AREA = WIDTH x DEPTH x COH SERVICE EQUIVALENT
 [27'x30' + 10'x10'] X 0.000281 = 0.256 SERVICE UNITS
 - PROPOSED OFFICE AREA SPACE = 10'x10' X 0.000237 = 0.237 SERVICE UNITS
- TOTAL SERVICE UNITS
REQUIRED = 0.493 SERVICE UNITS

REVISIONS / Date

CBD DESIGN CONSULTING GROUP
 Office: 281-498-2100, Fax: 281-530-1818
 Mob: 281-773-8440
 email: rny@continentalbuilder.com



PROJECT TITLE

PROPOSED :
BRITANNIA SOCCER PARK
 (Home of Liverpool Fc International Academy)
 3606 FM 723,
 Rosenberg, TX 77471

SEAL

DATE: _____

Drawn By: _____

Checked By: _____

Scale: _____

Issue For:

Review

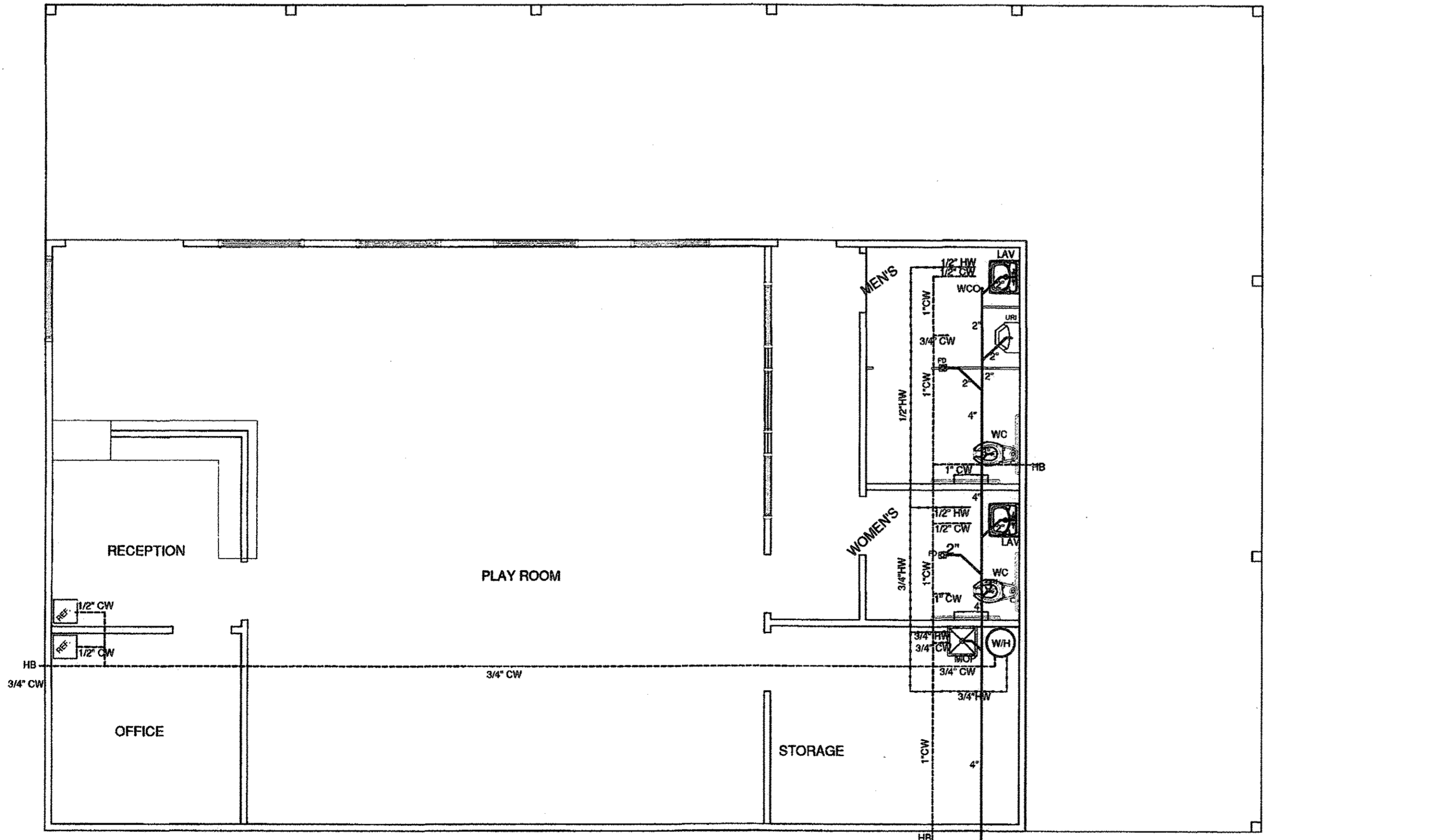
Bid Only

Permits Set

Construction Set

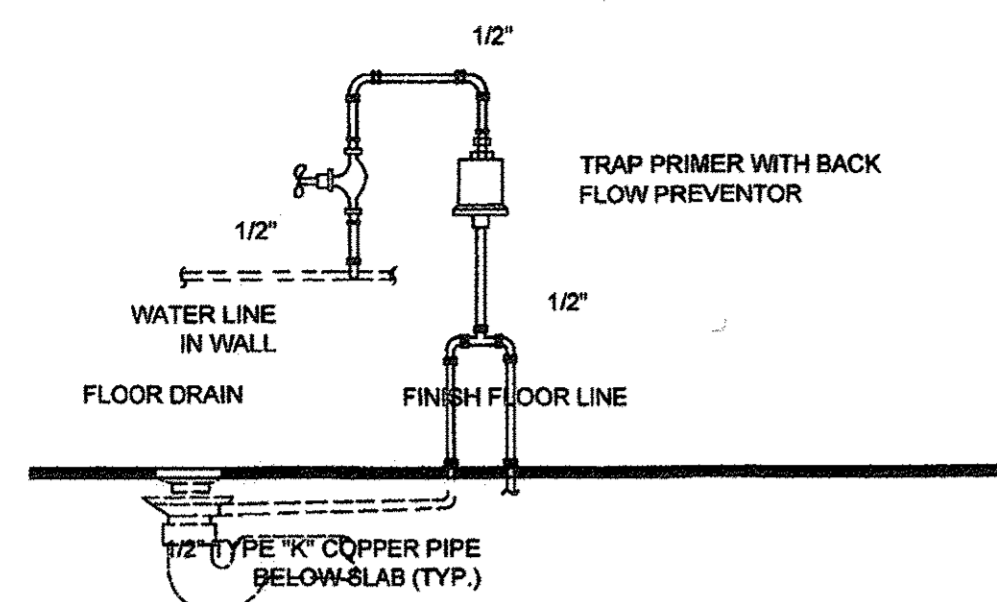
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P1

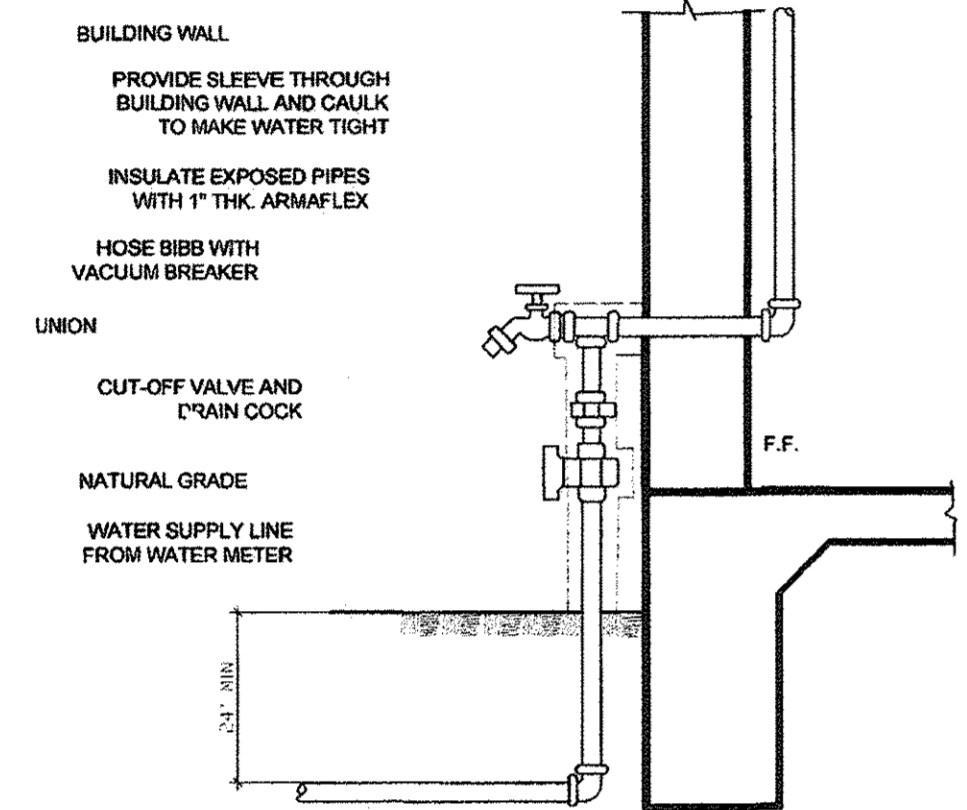


3 PLUMBING PLAN
 SCALE: NONE

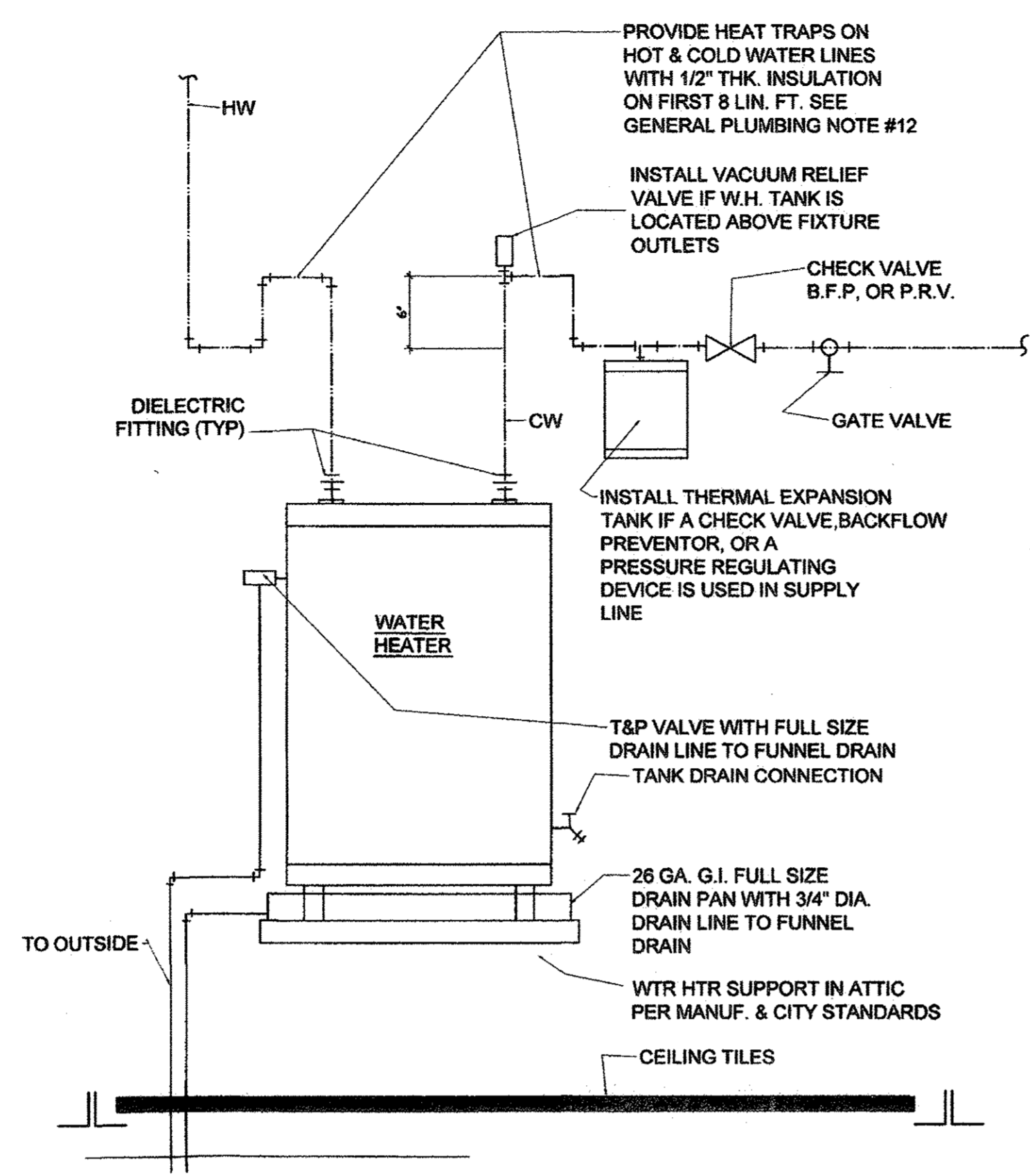




1 TRAP PRIMER DETAIL
SCALE: NONE

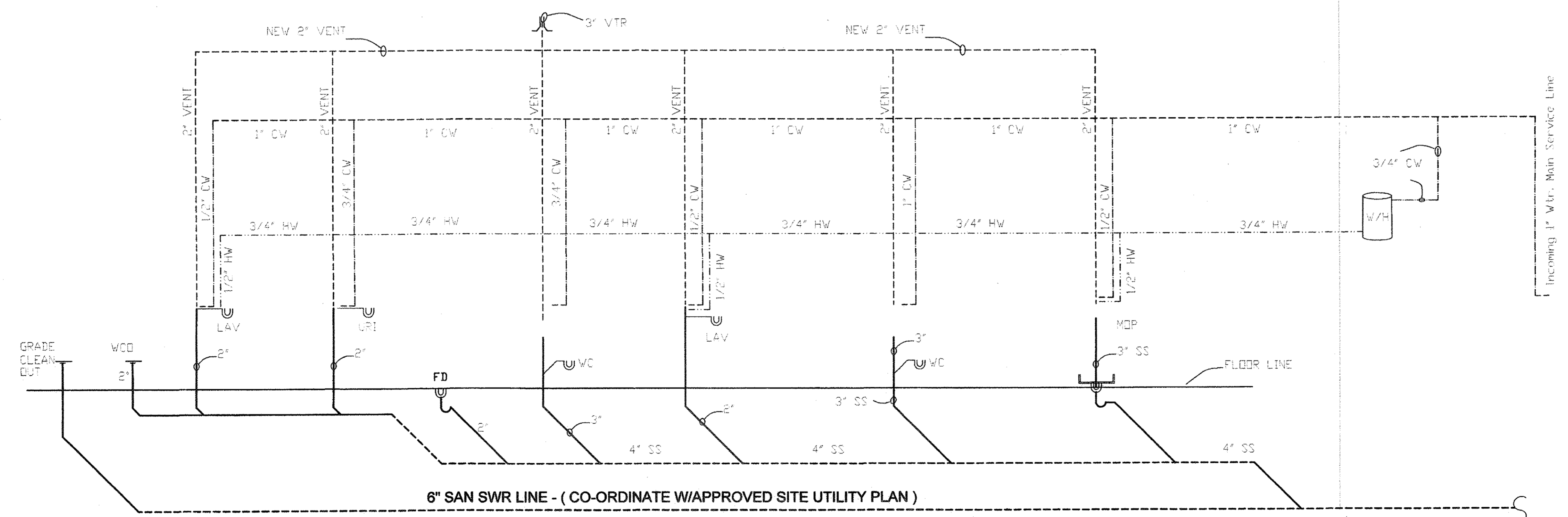


3 WATER SERVICE ENTRY
SCALE: NONE



2 WTR. HTR. DET. ABOVE CLG.
SCALE: NONE

NOTES:
1 ALL PROPOSED SANITARY SEWER & VENT PIPES TO BE SCHED 40 PVC.
2. ALL WATER LINES TO BE SCHED 40 CPVC PIPES

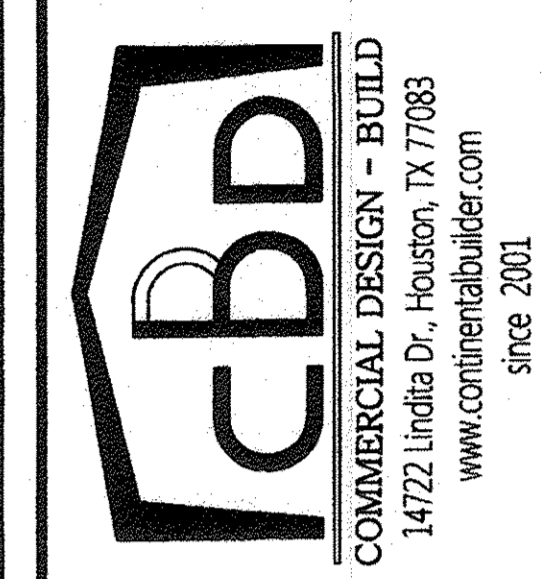


4 TYPICAL PLUMBING RISER DIAGRAM
SCALE: NONE



REVISIONS / Date

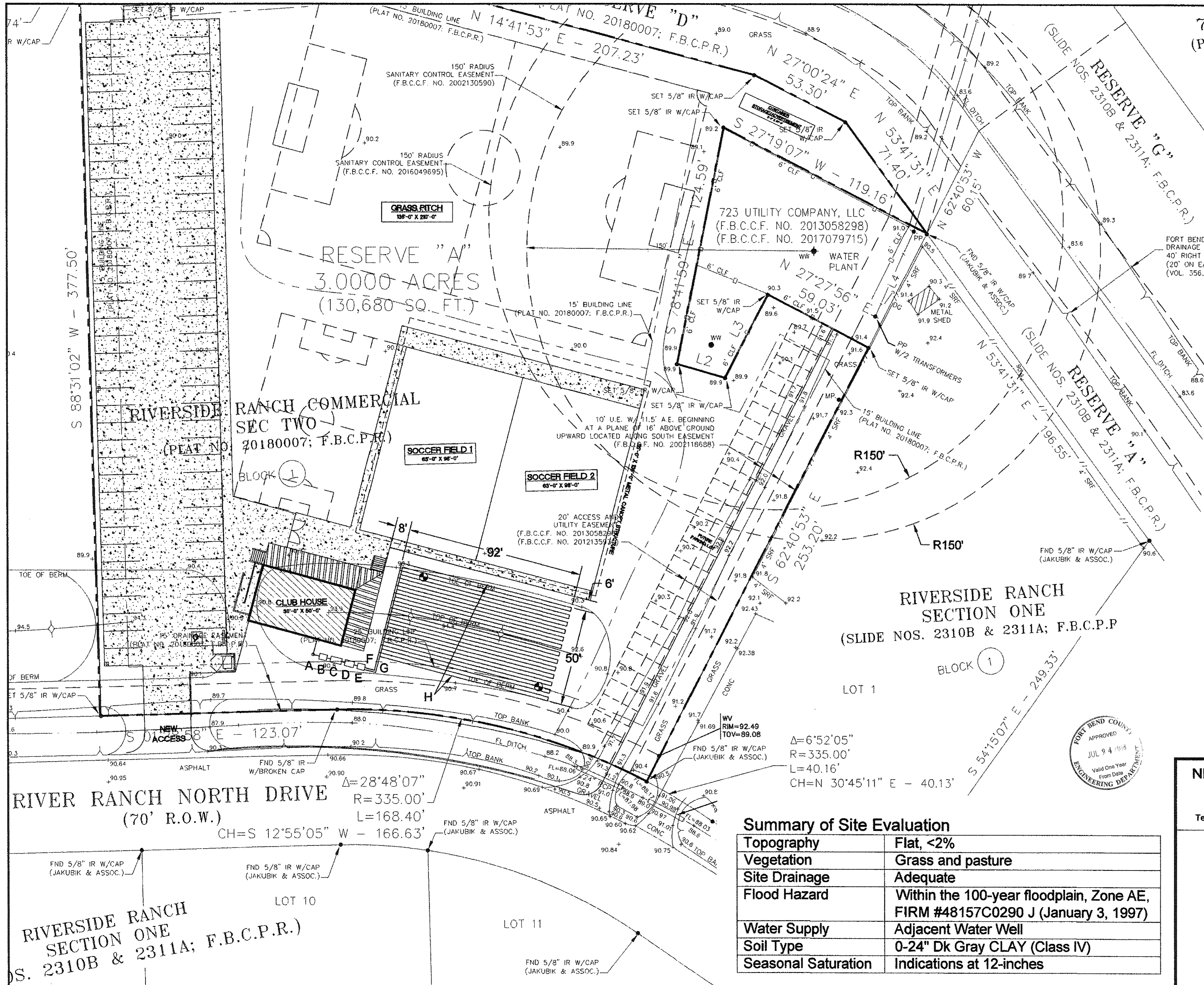
CBD DESIGN CONSULTING GROUP
Office: 281-498-2100, Fax: 281-530-1818
Mob: 281-773-8440
email: riyi@continentalbuilder.com



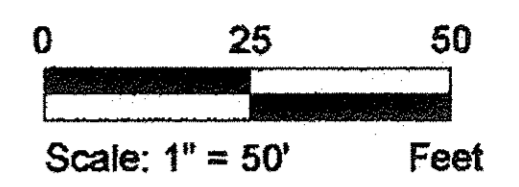
PROJECT TITLE
BRITANNIA SOCCER PARK
(Home of Liverpool FC International Academy)
3606 FM 723,
Rosenberg, TX 77471

PROPOSED :
SBAL
DATE: _____
Drawn By: _____
Checked By: _____
Scale: _____
Issue For:
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<input type="checkbox"/> Bid Only
<input checked="" type="checkbox"/> Permits Set
<input type="checkbox"/> Construction Set
SHEET NUMBER:

P2

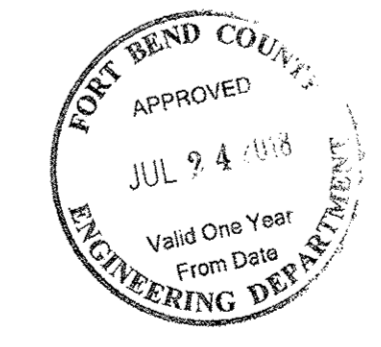
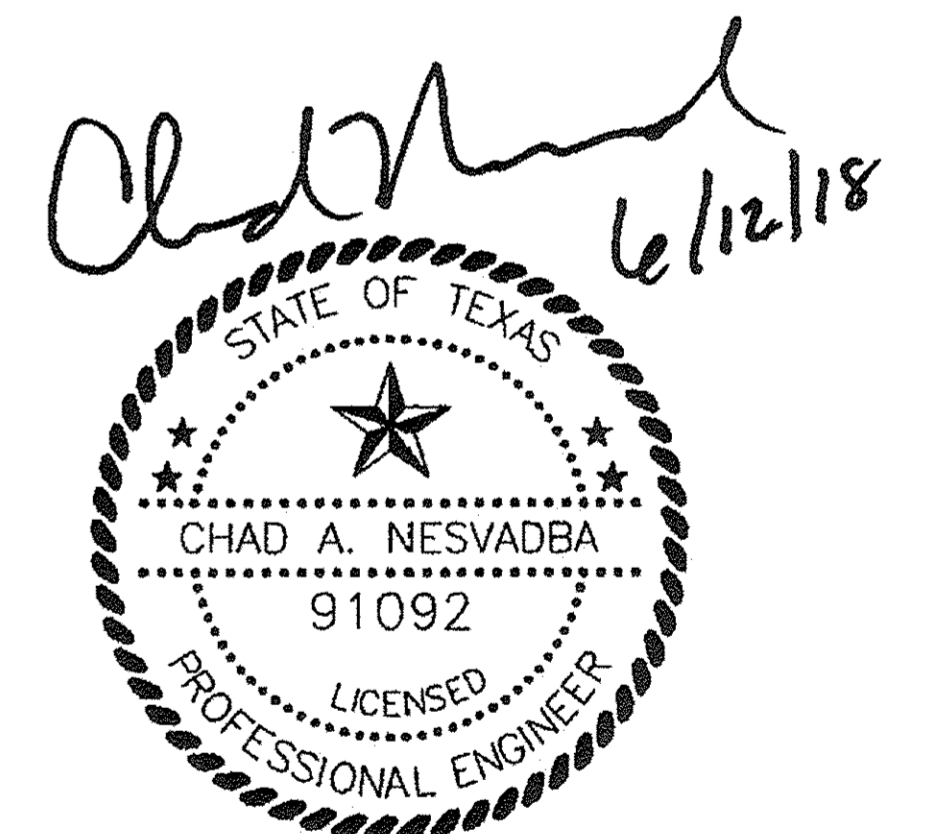


North



LEGEND

- A Two-Way Cleanout
- B 750 Gal. Pretreatment Tank
- C 2000 Gal. Dosing Tank
- D 1000 GPD Tuff Tiger T-1000 (or equal)
- E 1000 Gal. Pump Tank
- F 1" SCH 40 PVC Supply Line
- G 1" SCH 40 PVC Return Line
- H Drip Irrigation Line @ 2' C-C 26 Rows @92'
- Soil Sample



RIVERSIDE RANCH SECTION ONE
(SLIDE NOS. 2310B & 2311A; F.B.C.P.P.)

BLOCK 1

LOT 1

$\Delta = 6'52'05"$
 $R = 335.00'$
 $L = 40.16'$
 $CH = N 30'45'11" E - 40.13'$

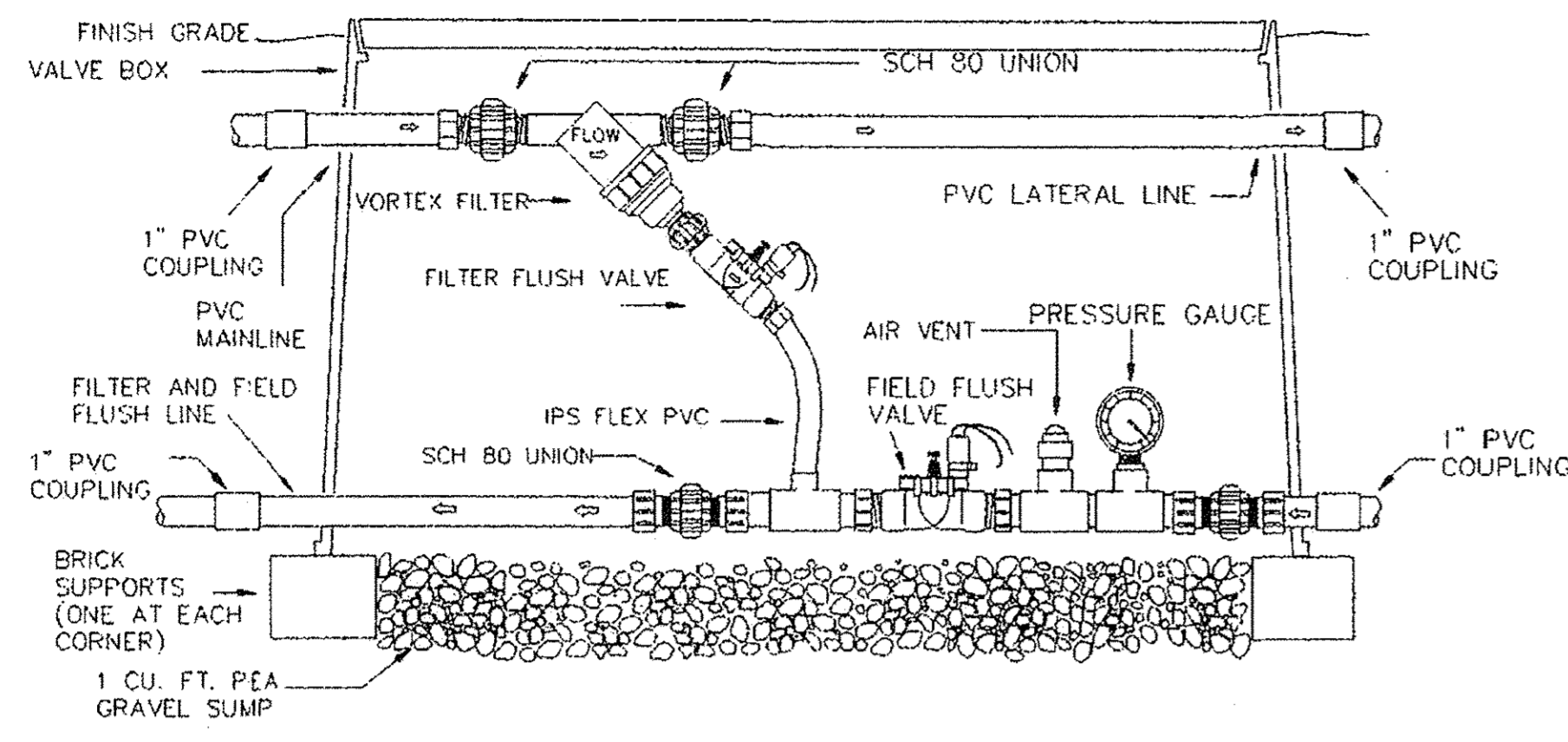
Summary of Site Evaluation

Topography	Flat, <2%
Vegetation	Grass and pasture
Site Drainage	Adequate
Flood Hazard	Within the 100-year floodplain, Zone AE, FIRM #48157C0290 J (January 3, 1997)
Water Supply	Adjacent Water Well
Soil Type	0-24" Dk Gray CLAY (Class IV)
Seasonal Saturation	Indications at 12-inches

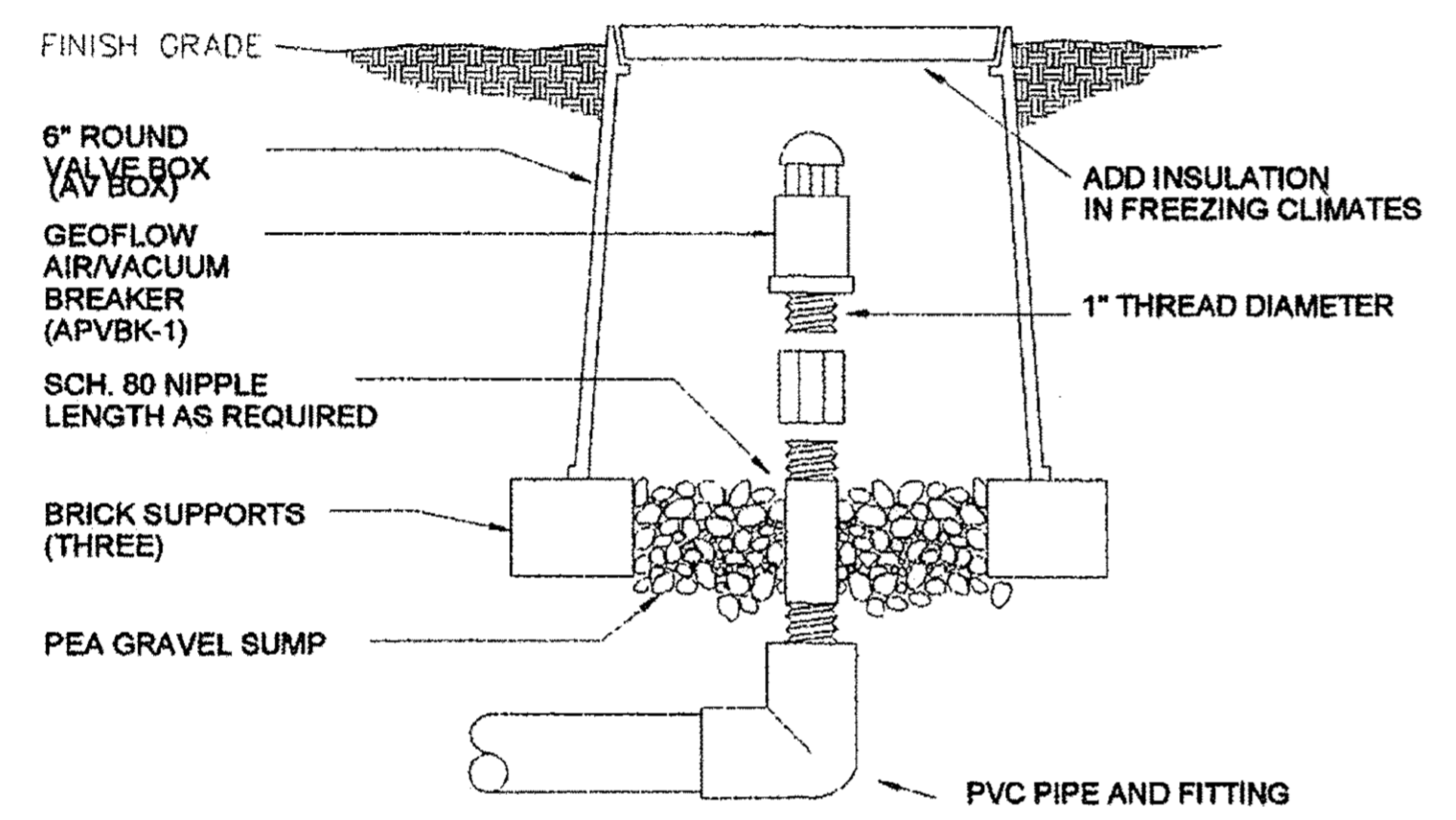
NESVADBA ENGINEERING SERVICES
 PO Box 353, Needville, Texas 77461
 Phone 281-543-4660
 Texas Board of Professional Engineers Registration Number F-8079

ON-SITE SEWAGE FACILITY PLOT PLAN
 Liverpool FC International
 Academy America
 River Ranch North Drive
 Richmond, Texas 77406
 3.00 Acre Tract of Land
 Reserve A, Riverside Ranch Commercial, Sec 2
 Fort Bend County

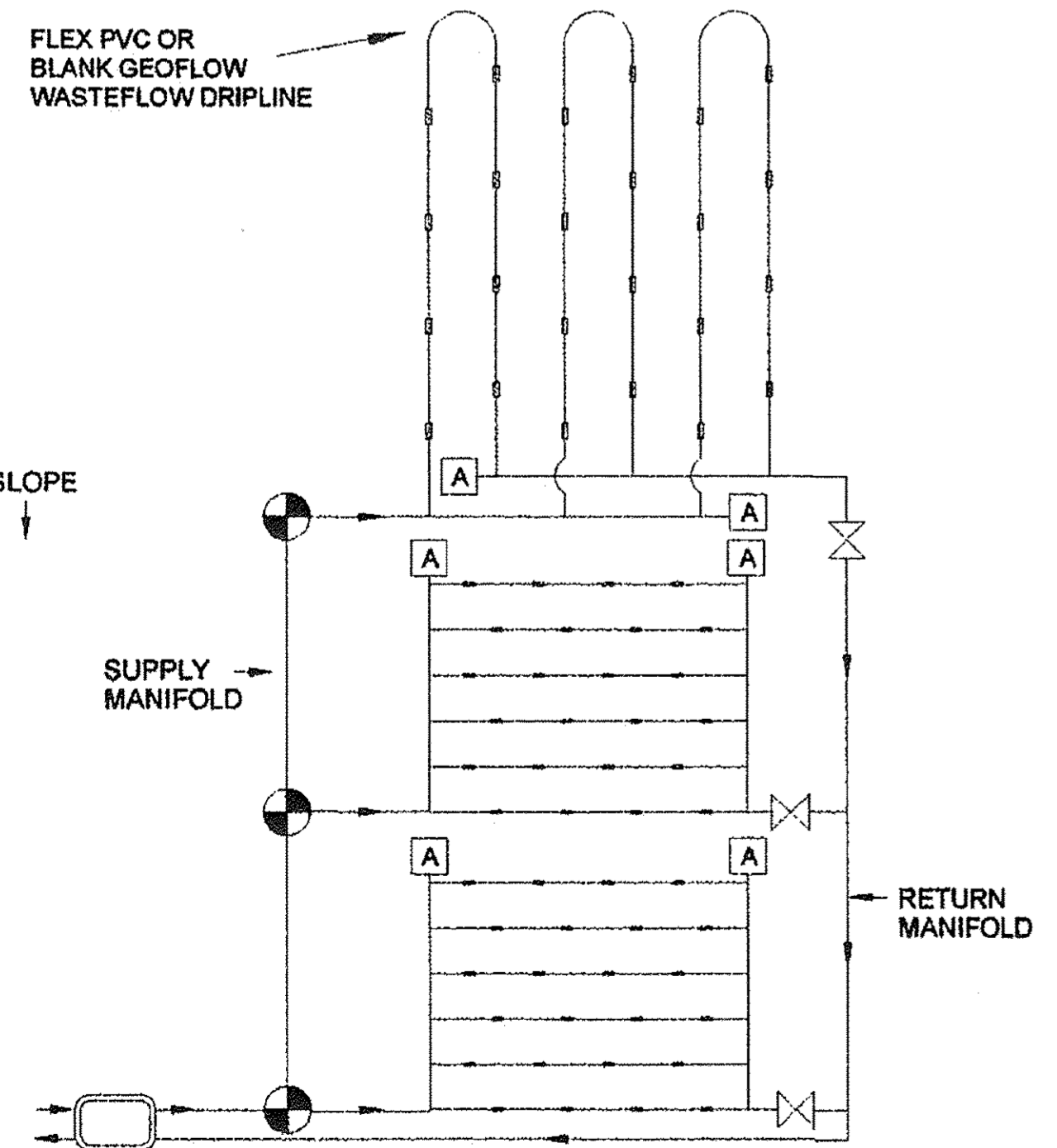
RIVERSIDE RANCH SECTION ONE
(S. 2310B & 2311A; F.B.C.P.R.)



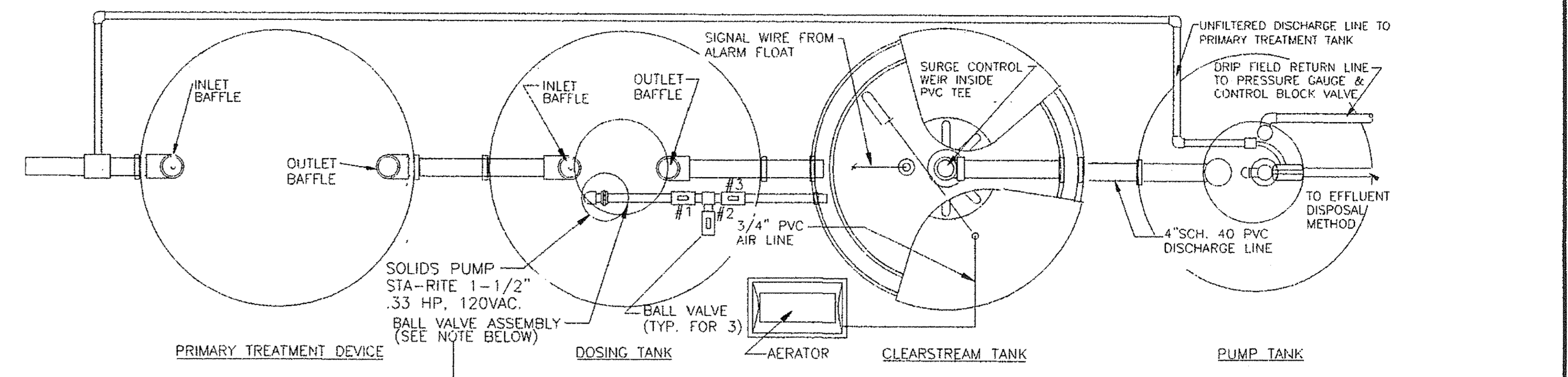
575 **GEOFLOW** **SIMPLE WASTEFLOW HEADWORKS BOX - AUTOMATIC SCHEMATIC**
Not To Scale



522 **GEOFLOW** **1\"/>**



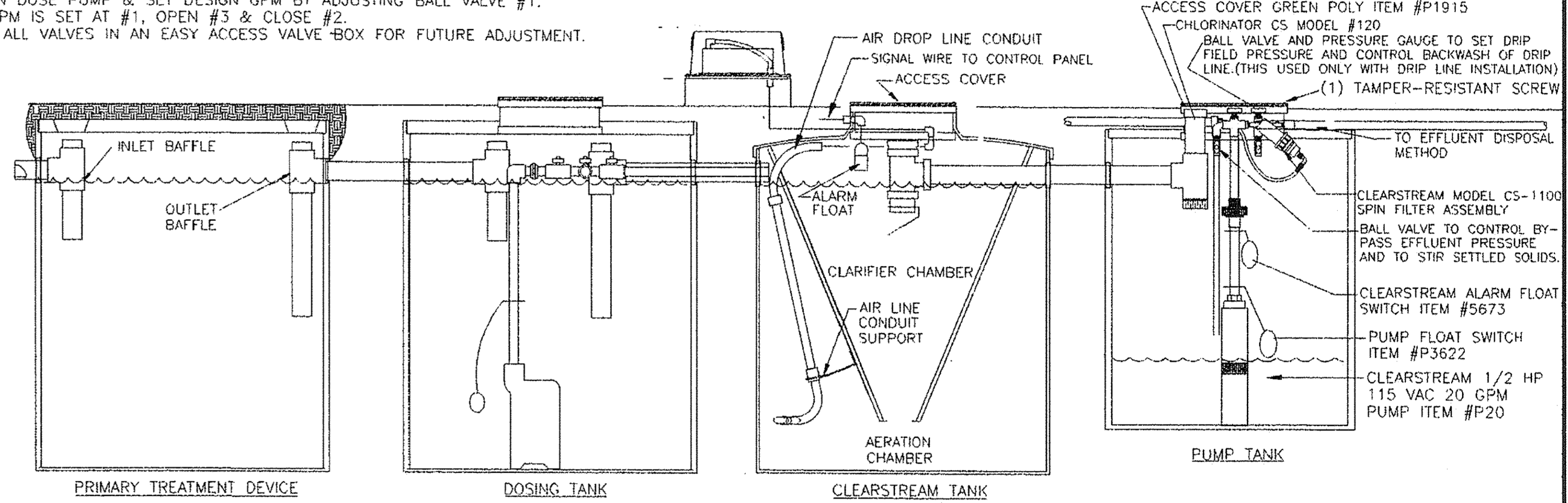
588 **GEOFLOW** **MULTIPLE ZONES / SINGLE WASTEFLOW HEADWORK SCHEMATIC**
Not To Scale



PLAN

BALL VALVE ADJUSTMENTS:

1. CLOSE BALL VALVE #3.
2. OPEN BALL VALVE #2.
3. TURN ON DOSE PUMP & SET DESIGN GPM BY ADJUSTING BALL VALVE #1.
4. WHEN GPM IS SET AT #1, OPEN #3 & CLOSE #2.
5. ENCASE ALL VALVES IN AN EASY ACCESS VALVE BOX FOR FUTURE ADJUSTMENT.



SECTION

BALL VALVE ASSEMBLY:

THE BALL VALVE ASSEMBLY IS RECOMMENDED FOR THOSE CONTRACTORS DESIRING A METHOD OF CALIBRATING THE GPM OF A DOSE PUMP THAT IS FEEDING A CLEARSTREAM AEROBIC TREATMENT PLANT. A SINGLE BALL VALVE WILL PERFORM THE TASK OF REDUCING THE FLOW INTO THE CLEARSTREAM. HOWEVER, THIS BALL VALVE MUST BE SERVICED OR OPENED TO CLEAR ITS PATH FROM TIME TO TIME. WHEN THIS IS DONE, IT IS DIFFICULT TO ADJUST THE SINGLE BALL VALVE TO THE ORIGINAL GPM RECOMMENDED BY THE DESIGNER. THE THREE WAY BALL VALVE ASSEMBLY CAN BE PLACED IN A VALVE BOX PRECEDING THE CLEARSTREAM. THIS ALLOWS THE CONTRACTOR TO OPEN THE BALL VALVE THAT REGULATES THE GALLONS PER MINUTE FOR CLEANING. AFTER THE CLEANING PROCESS IS COMPLETE, THE GPM CAN BE SET USING 2 BALL VALVES AS SHOWN ABOVE. THE SIZE OF THE BALL VALVES AND GPM INFLOW RECOMMENDED FOR EACH CLEARSTREAM MODEL SHOULD BE DISCUSSED WITH CLEARSTREAM PRIOR TO IMPLEMENTATION.

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CLEARSTREAM®
WASTEWATER SYSTEMS, INC.
P.O. Box 9337 Beaumont, Texas 77709

TYPICAL MODEL "N" INSTALLATION
PLAN, SECTION & DETAILS
WITH DOSING & PUMP TANKS

DRAWN: CWP	CHKD: JM	DATE: 4/98	REV: 0	REV. DATE: 0	DRAWING NUMBER: 10000004
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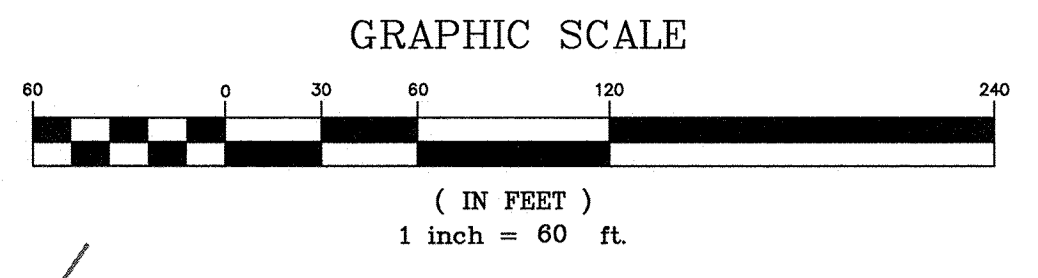
Chad Nesvadba 4/12/18

NESVADBA ENGINEERING SERVICES
PO Box 353, Needville, Texas 77461
Phone 281-543-4660
Texas Board of Professional Engineers Registration Number F-8079

ON-SITE SEWAGE FACILITY DETAILS
Liverpool FC International
Academy America
River Ranch North Drive
Richmond, Texas 77406

3.00 Acre Tract of Land
Reserve A, Riverside Ranch Commercial, Sec 2
Fort Bend County

RESTRICTED RESERVE TABLE		
A	3.0000 ACRES	(130,680 SQ. FT.)
RESTRICTED TO COMMERCIAL/ INDUSTRIAL		
B	7.1383 ACRES	(310,946 SQ. FT.)
RESTRICTED TO COMMERCIAL/ INDUSTRIAL		
C	1.5882 ACRES	(69,182 SQ. FT.)
RESTRICTED TO COMMERCIAL/ INDUSTRIAL		
D	0.4518 ACRE	(19,680 SQ. FT.)
RESTRICTED TO DRAINAGE PURPOSES		



- LEGEND**
- B.L. - BUILDING LINE
 - D.E. - DRAINAGE EASEMENT
 - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
 - F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
 - FND - FOUND
 - IP - IRON PIPE
 - IR - IRON ROD
 - N.T.S. - NOT TO SCALE
 - R.D.W. - RIGHT OF WAY
 - SQ. FT. - SQUARE FEET
 - W - WITH

RESERVE "D"
0.4518 ACRE
(19,680 SQ. FT.)

LINE TABLE			
LINE	BEARING	RADIUS	DISTANCE
L1	N 53°47'50" E	13.32'	13.32'
L2	S 67°40'53" E	60.15'	60.15'
L3	S 27°19'07" W	119.18'	119.18'
L4	S 78°41'59" E	124.59'	124.59'
L5	N 15°57'41" E	26.09'	26.09'
L6	N 62°26'22" W	48.42'	48.42'
L7	N 22°27'58" E	59.03'	59.03'
L8	N 15°59'24" E	41.47'	41.47'
L9	N 08°04'23" E	41.08'	41.08'
L10	N 27°00'24" E	53.30'	53.30'
L11	N 53°41'31" E	71.40'	71.40'

CURVE TABLE			
CURVE	DELTA	RADIUS	CHORD
C1	39°05'57"	175.00'	N 34°14'51" E - 117.12'
C2	28°48'07"	335.00'	S 12°55'05" W - 166.63'

F.M. HIGHWAY 723
(120' R.O.W.)

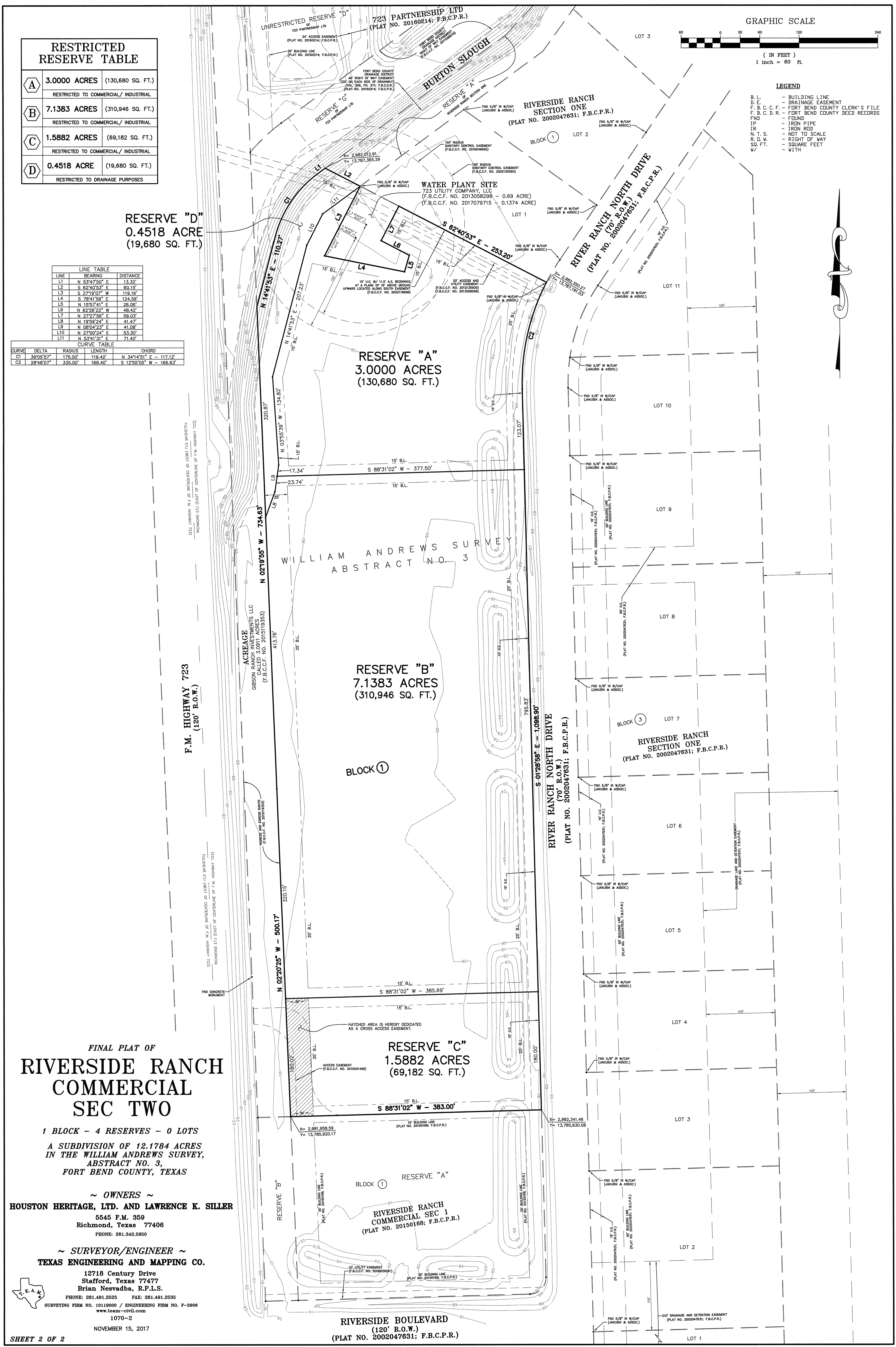
**FINAL PLAT OF
RIVERSIDE RANCH
COMMERCIAL
SEC TWO**

1 BLOCK - 4 RESERVES - 0 LOTS
A SUBDIVISION OF 12.1784 ACRES
IN THE WILLIAM ANDREWS SURVEY,
ABSTRACT NO. 3,
FORT BEND COUNTY, TEXAS

~ OWNERS ~
HOUSTON HERITAGE, LTD. AND LAWRENCE K. SILLER
5545 F.M. 359
Richmond, Texas 77406
PHONE: 281.342.5860

~ SURVEYOR/ENGINEER ~
TEXAS ENGINEERING AND MAPPING CO.

12718 Century Drive
Stafford, Texas 77477
Brian Nesvadba, R.P.L.S.
PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. P-2908
www.team-civil.com
1070-2
NOVEMBER 15, 2017



**RIVERSIDE BOULEVARD
(120' R.O.W.)
(PLAT NO. 2002047631; F.B.C.P.R.)**

DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
ELEVATION CERTIFICATE

IMPORTANT: FOLLOW THE INSTRUCTIONS ON PAGES 9-16

OMB Control Number: 1660-0008
Expiration: 11/30/2018

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FORM INSURANCE COMPANY USE	
A1. Building Owner's Name Britannia Soccer Academy LLC				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 3606 FM 723 Road				Company NAIC Number:	
City Rosenberg		State Tx		Zip Code 77471	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Reserve "A", Block 1, Riverside Ranch Commercial Sec Two (Plat No. 20180007; F.B.C.P.R.)					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Non-Residential					
A5. Latitude/Longitude: Lat. 29°36'57.2"N Long. 95°48'36.7"W Horizontal Datum: <input type="radio"/> NAD 1927 <input checked="" type="radio"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number 1B					
A8. For a building with a crawlspace or enclosure(s):			A9. For a building with an attached garage:		
a) Square footage of crawlspace or enclosure(s) N/A		sq ft	a) Square footage of attached garage N/A		sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade		N/A	b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade		N/A
c) Total net area of flood openings in A8.b		N/A	c) Total net area of flood openings in A9.b		N/A
d) Engineered flood openings?		<input type="radio"/> Yes <input checked="" type="radio"/> No	d) Engineered flood openings?		<input type="radio"/> Yes <input checked="" type="radio"/> No
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Fort Bend County - 480228			B2. County Name Fort Bend County		B3. State Tx
B4. Map/Panel Number 48157C0235	B5. Suffix L	B6. FIRM Index Date December 21, 2017	B7. FIRM Panel Effective/ Revised Date April 2, 2014	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 93.0
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input checked="" type="radio"/> FIS Profile <input type="radio"/> FIRM <input type="radio"/> Community Determined <input type="radio"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="radio"/> NGVD 1929 <input checked="" type="radio"/> NAVD 1988 <input type="radio"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="radio"/> Yes <input checked="" type="radio"/> No Designation Date: <input type="radio"/> CBRS <input type="radio"/> OPA					
SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)					
C1. Building elevations are based on: <input checked="" type="radio"/> Construction Drawings* <input type="radio"/> Building Under Construction* <input type="radio"/> Finished Construction					
C2. Elevations - Zones A1 - A30, AE, AH, A (with BFE), VE, V1 - V30, V (with BFE), AR, AR/A, AR/AE, AR/A1 - A30, AR/AH, AR/AO. Complete Items C2.a - h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters. * A new Elevation Certificate will be required when construction of the building is complete.					
Benchmark Utilized: L1212			Vertical Datum: NAVD '88		
Indicate elevation datum used for the elevations in items a) through h) below. <input type="radio"/> NGVD 1929 <input checked="" type="radio"/> NAVD 1988 <input type="radio"/> Other/Source: _____					
Datum used for building elevations must be the same as that used for the BFE.				Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)		94.5 -		<input checked="" type="radio"/> feet <input type="radio"/> meters	
b) Top of the next higher floor		N/A -		<input type="radio"/> feet <input type="radio"/> meters	
c) Bottom of the lowest horizontal structural member (V Zones only)		N/A -		<input type="radio"/> feet <input type="radio"/> meters	
d) Attached garage (top of slab)		N/A -		<input type="radio"/> feet <input type="radio"/> meters	
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)		N/A -		<input type="radio"/> feet <input type="radio"/> meters	
f) Lowest adjacent (finished) grade next to building (LAG)		90.0 -		<input checked="" type="radio"/> feet <input type="radio"/> meters	
g) Highest adjacent (finished) grade next to building (HAG)		94.5 -		<input checked="" type="radio"/> feet <input type="radio"/> meters	
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support		90.0 -		<input checked="" type="radio"/> feet <input type="radio"/> meters	

ELEVATION CERTIFICATE

OMB Control Number: 1660-0008
Expiration: 11/30/2018

3606 FM 723 Road

Rosenberg

Tx

77471

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor?

Yes No



Certifier's Name Brian Nesvadba		License Number 5776	
Title V.P. - Survey Dept.		Company Name Texas Engineering And Mapping Co.	
Address 12718 Century Drive	City Stafford	State Tx	Zip Code 77477
Signature 	Date August 2, 2018	Telephone +1 (281) 491-2525	

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)"

Benchmark: National geodetic survey marker PID AW4693, designated L 1212, is a benchmark disk stamped "L 1212 1973" set in concrete headwall on the east side of Farm Road 723 approximately 4.05 miles north from Rosenberg, Texas. Elevation = 90.68' (NAVD '88)

8/2/18

Signature Date

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1 -E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1 -E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ - _____ feet meters above or below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ - _____ feet meters above or below the LAG.

E2. For Building Diagrams 6 -9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8 -9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ - _____ feet meters above or below the HAG.

E3. Attached garage (top of slab) is _____ - _____ feet meters above or below the HAG.

E4. Top of platform of machinery and /or equipment servicing the building is _____ - _____ feet meters above or below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name:

Address City State ZIP Code

Signature Date Telephone

Comments

Check here if attachments.