

# PLAT RECORDING SHEET

**PLAT NAME:** 3401 5<sup>th</sup> Street Mobile Home Park  
Infrastructure Development Plan

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 9.3822

**LEAGUE:** William Neal Survey

**ABSTRACT NUMBER:** 64

**NUMBER OF BLOCKS:** 0

**NUMBER OF LOTS:** 0

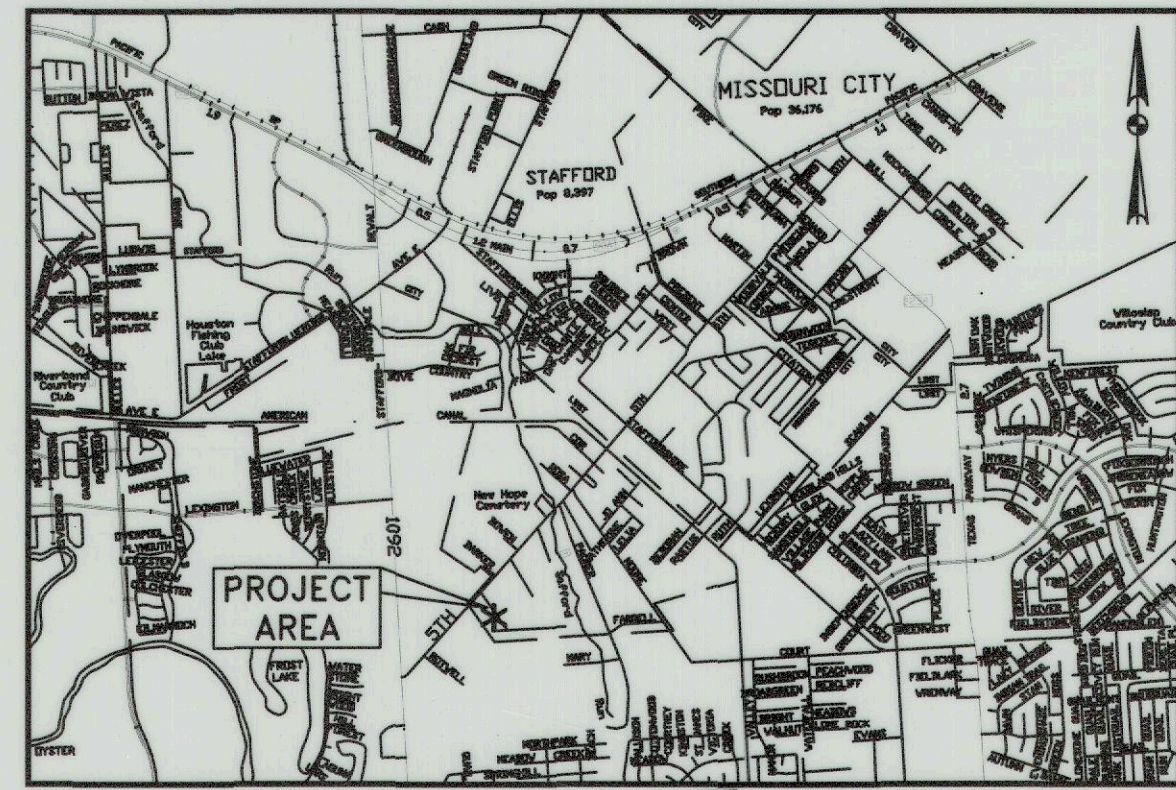
**NUMBER OF RESERVES:** 0

**OWNERS:** 3401 5<sup>th</sup> Street LLC

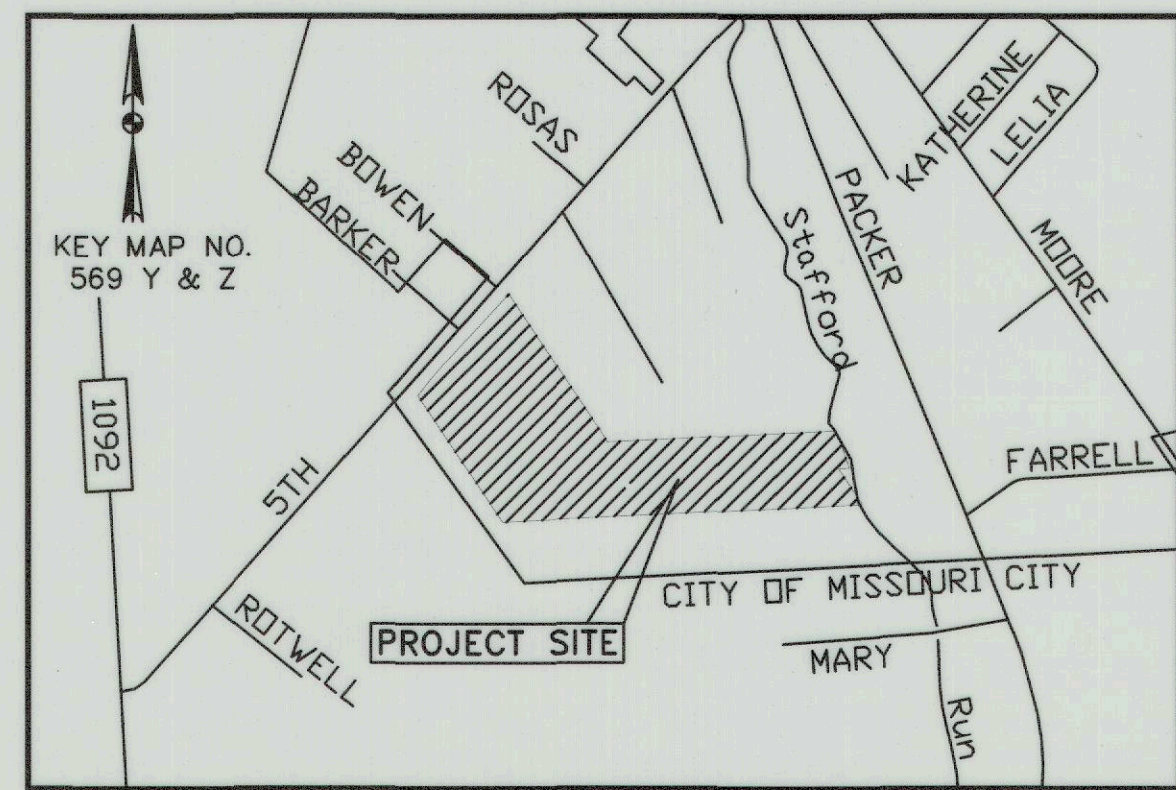
\_\_\_\_\_  
**(DEPUTY CLERK)**

INFRASTRUCTURE DEVELOPMENT PLAN  
FOR PROPOSED  
**3401 5TH STREET MOBILE HOME PARK**  
**3401 5TH STREET, STAFFORD, TEXAS 77477**  
WITHIN  
**FORT BEND COUNTY, TEXAS**

DRAINAGE, PAVING AND UTILITIES PLANS  
FOR 3401 5TH STREET MOBILE HOME PARK



AREA MAP  
1"=25,000'



VICINITY MAP  
1"=10,000'

INDEX OF DRAWINGS

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C0.2	PLAT
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C2.1	STORM WATER POLLUTION PREVENTION PLAN
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C3.1	DIMENSION CONTROL PLAN
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E1	ELECTRIAL NOTES AND DETAILS
E2	ELECTRICAL - POWER POLE LOCATION PLAN
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E4	NOT USED
E5	DETAILS
E6	DETAILS
A1.0	MODULAR OFFICE BLDG

INFRASTRUCTURE DEVELOPMENT PLAN  
I, J. Stacy Slawinski, P.E., FORT BEND COUNTY ENGINEER, DO  
HEREBY CERTIFY THAT THIS INFRASTRUCTURE DEVELOPMENT PLAN (IDP)  
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 IDP ON THE INTERCEPTING DRAINAGE  
ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION  
WITHIN THE WATERSHED.

J. Stacy Slawinski, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS,  
THIS DAY OF \_\_\_\_\_

VINCENT MORALES  
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

W.A. "ANDY" MEYERS  
PRECINCT 3, COUNTY COMMISSIONER

KEN McMERCHANT  
PRECINCT 4, COUNTY COMMISSIONER

KP GEORGE  
COUNTY JUDGE

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND  
COUNTY, HEREBY CERTIFY THAT THE FORGOING INSTRUMENT WITH ITS  
CERTIFICATE OF AUTHENTICATION WAS FILED FOR THE RECORDATION IN  
MY OFFICE ON \_\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P.M. IN  
PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND  
COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

ELIZABETH RIVERA  
DEPUTY

**NOTE:**  
CONTRACTOR SHALL OBTAIN A PERMIT FOR THE  
PROPOSED STAFFORD RUN OUTFALL FROM THE FORT  
BEND COUNTY ENGINEERING DEPARTMENT. (281)  
633-7500.

CONTRACTOR SHALL NOTIFY FORT BEND COUNTY  
ENGINEERING DEPARTMENT 48 HOURS PRIOR TO  
COMMENCING CONSTRUCTION AND 48 HOURS NOTICE  
TO ANY CONSTRUCTION ACTIVITY WITHIN THE LIMITS  
OF THE PAVING AT  
CONSTRUCTION@FORTBENDCOUNTYTX.GOV

THE MINIMAL SLAB ELEVATION SHALL BE 76.60'

**MAINTENANCE DECLARATION:**  
PROPERTY OWNER SHALL BE RESPONSIBLE AT ALL  
TIMES FOR THE MAINTENANCE, REPAIR AND  
INSPECTION OF THE PROPOSED STORMWATER CONTROL  
FACILITIES. THIS MAINTENANCE RESPONSIBILITY SHALL  
BE FILED AND RECORDED AS AN EASEMENT BY THE  
PROPERTY OWNER AND SHALL BE BINDING FOR ALL  
SUCCESSORS.

**OWNERS INFORMATION:**  
MICHAEL B. MASSEY  
1400 POST OAK BLVD., SUITE 950  
HOUSTON, TEXAS 77056

FORT BEND COUNTY ENGINEER

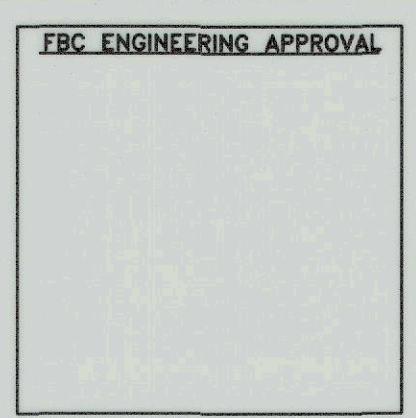
ENGINEER: Rishi Stangle, PE, PVE  
for J. STACY SLAWINSKI, P.E.

DATE: 9/10/2020

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

APPROVED: [Signature]

DATE: 9/10/2020



C0.0

STATE OF TEXAS  
COUNTY OF FORT BEND

3401 5TH STREET, LLC

IN TESTIMONY WHEREOF, 3401 5TH STREET, LLC HAS CAUSED THESE  
PRESENTS TO BE SIGN BY MICHAEL B. MASSEY, ITS MANAGER,  
THEREUNTO AUTHORIZED, ATTESTED BY ELIZABETH RIVERA, AND ITS  
COMMON SEAL HEREUNTO AFFIXED THIS 9th DAY OF  
SEPTEMBER, 2020.

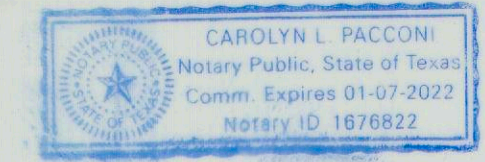
3401 5th STREET, LLC  
BY: [Signature]  
MICHAEL B. MASSEY, MANAGER

ATTEST: [Signature]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY  
APPEARED MICHAEL B. MASSEY, MANAGER, 3401 5TH STREET, LLC,  
KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED  
TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT  
THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS  
THEREIN EXPRESSED.

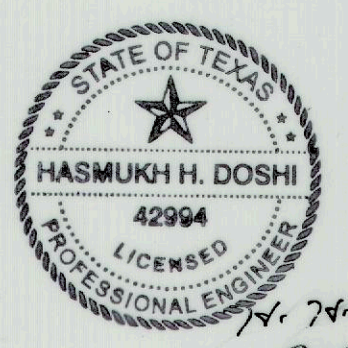
GIVEN UNDER MY HAND AND SEAL, THIS 9th DAY OF  
Sept., 2020.

[Signature]  
NOTARY PUBLIC IN AND FOR  
FORT BEND COUNTY, TEXAS

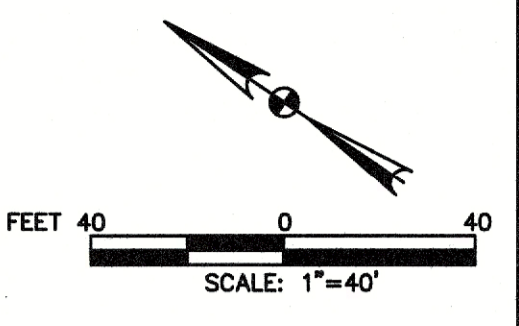
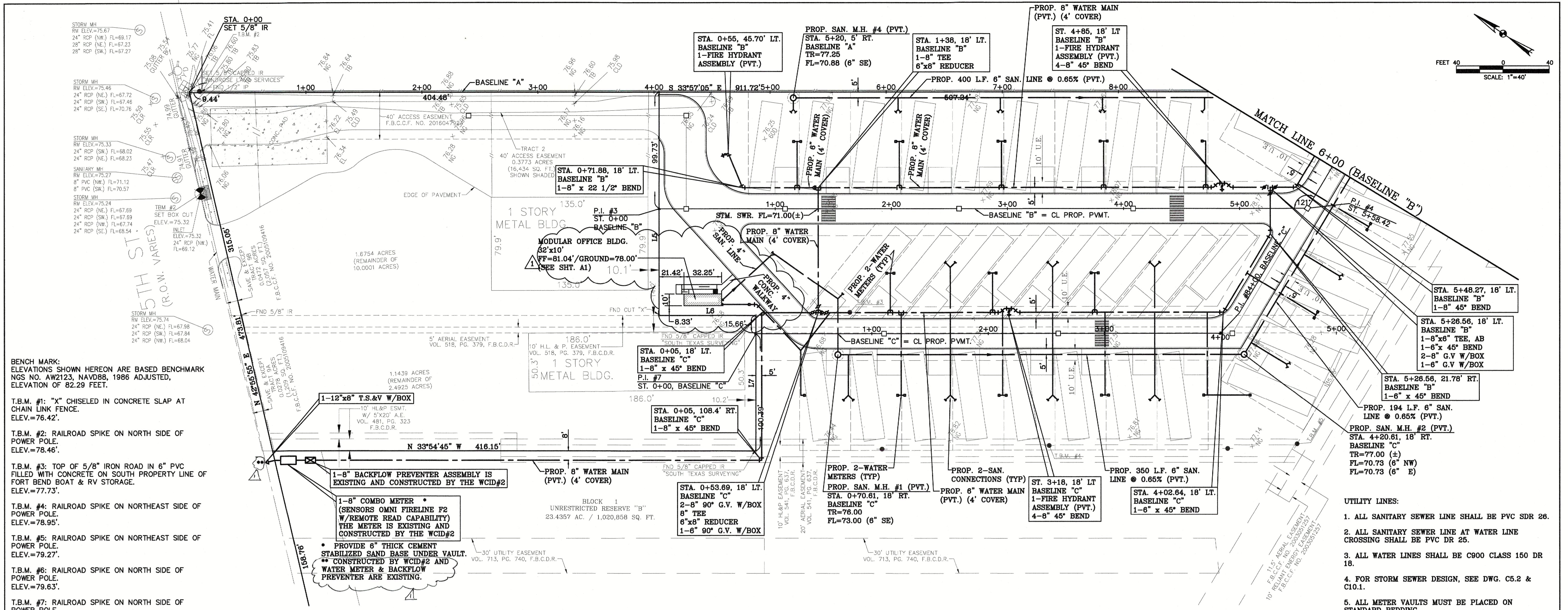


**DOSHI ENGINEERING & SURVEYING COMPANY**  
**CONSULTING ENGINEERS & SURVEYORS**

2019 SHADOW PARK DRIVE  
KATY, TEXAS. 77494-2135  
OFFICE: (281) 395-9906  
EMAIL: HHDOSHI@HOTMAIL.COM  
FIRM REG. NO.: F-9873  
JULY 2020



H. H. Doshi  
9-9-2020



BENCH MARK: ELEVATIONS SHOWN HEREON ARE BASED BENCHMARK NOS. NO. AW2123, NAVD88, 1986 ADJUSTED, ELEVATION OF 82.29 FEET.

- T.B.M. #1: "X" CHISELED IN CONCRETE SLAP AT CHAIN LINK FENCE. ELEV.=76.42'
- T.B.M. #2: RAILROAD SPIKE ON NORTH SIDE OF POWER POLE. ELEV.=78.46'
- T.B.M. #3: TOP OF 5/8" IRON ROD IN 6" PVC FILLED WITH CONCRETE ON SOUTH PROPERTY LINE OF FORT BEND BOAT & RV STORAGE. ELEV.=77.73'
- T.B.M. #4: RAILROAD SPIKE ON NORTHEAST SIDE OF POWER POLE. ELEV.=78.95'
- T.B.M. #5: RAILROAD SPIKE ON NORTHEAST SIDE OF POWER POLE. ELEV.=79.27'
- T.B.M. #6: RAILROAD SPIKE ON NORTH SIDE OF POWER POLE. ELEV.=79.63'
- T.B.M. #7: RAILROAD SPIKE ON NORTH SIDE OF POWER POLE. ELEV.=75.18'
- T.B.M. #8: RAILROAD SPIKE ON WEST SIDE OF POWER POLE. ELEV.=75.18'
- T.B.M. #9: TOP OF 5/8" IRON ROAD IN 6" PVC FILLED WITH CONCRETE ON P.I. OF SOUTH PROPERTY LINE OF FORT BEND BOAT AND RV STORAGE. ELEV.=77.95'
- T.B.M. #10: "X" CHISELED IN CONCRETE SLAB ON SOUTH PROPERTY LINE OF FORT BEND BOAT AND RV STORAGE ACCESS STROAGE BUILDING "N". ELEV.=77.64'

- FORT BEND COUNTY W.C. & I.D. No. 2 STANDARD NOTES:**
- All public water and sanitary sewer facilities are controlled and operated by Fort Bend County Water Control & Improvement District No. 2 (the District) within the boundaries of the District. District regulations, standards, directives and regulations control and supersede others for public water and sanitary sewer construction directives.
  - Permits, approvals and inspections required by the District are the responsibility of Owner/Contractor to obtain prior to commencing construction.
  - It shall be the responsibility of the contractor to notify the District's Engineer 48 hours prior to the start of construction (241-499-3041) for approved projects or work.
  - All connections to the District's water and sanitary sewer systems, including, single wells, grease traps, backflow devices, etc., shall be made in accordance with the District's "Construction Standards for Service Connections" or in the responsibility of the contractor to see that no water or sanitary sewer connection shall be backfilled and water service shall not commence until a representative of the District has inspected and approved the water and sanitary sewer connection and service line.
  - The Contractor shall be fully responsible for any and all damage to the existing public or private utility lines, including but not limited to water lines, wastewater collection systems and storm sewers during construction. All damages shall be repaired in accordance with the District's "Construction Standards for Public Utilities" lines and standards and arrangements thereon, with no cost to the public.
  - Both the General Contractor and the Utility Contractor shall obtain a copy of the District's "Construction Standards for Public Service Connections" prior to the start of construction.
  - Any revisions/changes to the utility construction shall be resubmitted to the District. Construction shall be in accordance with plans approved by the District. Public water and wastewater service will be withheld for service with water or sanitary sewer construction not in accordance with approved plans or requirements until corrections are made and approved by the District.
  - All connections to the District's water system shall be performed by The District. Connections to the sanitary sewer system must be performed or witnessed by Representatives of the District.
  - Manholes, testing requirements, water meters, valves, and hydrants shall be per District standards and requirements. District specific covers are required for manholes and valves on public lines. All District waterline valves open left (counter clockwise).
  - All waterline tees, hydrants, elbows, and plugs shall be installed with restrained fittings. Restraint may be from their blocking or restrained pipe joint (if approved manufacturer). All pipe must include a minimum of two (2) joints of restraint on each side of the fitting. Public fire hydrants shall be manufactured by either Mueller or EI, equipped with Firebach Storm concrete and debris cap, and painted according to District color standards. All fire and backflow equipment in walls must be a reinforced concrete wall, placed outside of structures and use the public right-of-way property edge or adjacent to but not obstructing a District accessible easement. The wall must be installed on stabilized compacted sub-base material.
  - An expansion joint is required at all boundaries in proposed concrete pavement placed over existing District utility easements to facilitate concrete removal and replacement for gravity line maintenance. If a section of pavement crosses twice, a deformed metal strip joint is allowed for the second crossing.

- 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@fortbendcountytexas.gov](mailto:Construction@fortbendcountytexas.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 Subdivisions as currently amended.
  - All road widths, curb radii 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% 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" x 12" reinforced concrete curb shall be placed in front of single family lots only. All other areas shall be 6" reinforced concrete curb.
  - At all intersection locations, Type 7 ramps shall be placed in accordance with TxDOT Ped-18 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 a minimum of 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 blade w/reflective green background. Street names shall be upper and lowercase lettering with uppercase letters of 6" minimum and lowercase letters 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 hereunder. Neither failure to inspect nor failure to discover or reject 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 project shall be construed to imply an acceptance of such work or to relieve the Contractor of any of its obligations hereunder.
  - Stabilized Subgrade: Determine the thickness of the stabilized subgrade after curing and compaction. If the subgrade depth is greater than the proposed thickness by 20% or more, the CMT lab must provide verification the percentage of material being used to stabilize the subgrade meets or exceeds project requirements. Test results required.
- NOTE: Fort Bend County notes supersede any conflicting notes.**
- 301 Jackson St., Suite 401, Richmond, TX 77469  
Phone 281-633-7500

**Table 7.3 PROTECTION REQUIREMENTS AT WATER LINE (WL) - SANITARY SEWER (SS) CROSSINGS**

	PROPOSED WATER LINE				PROPOSED SANITARY SEWER			
	OVER	UNDER	OVER	UNDER	OVER	UNDER	OVER	UNDER
	EXISTING SS	PROP SS	EXISTING SS	PROP SS	EXISTING WL	PROP WL	EXISTING WL	PROP WL
Minimum 2 feet vertical clearance	√ <sup>1</sup>	√ <sup>1</sup>	√	√	√ <sup>6</sup>	√	√ <sup>1</sup>	√ <sup>1</sup>
Place 1 full section (min 18 ft) of WL centered at SS Crossing. Provide restrained joints on WL, spaced at least 9 ft horizontally from centerline of SS	√	√	√	√	√ <sup>6</sup>	√	√	√
Place 1 full section (min 18 ft) of SS centered at WL Crossing. Provide restrained joints on SS, spaced at least 9 ft horizontally from centerline of WL	√ <sup>2,3</sup>	√	√ <sup>3</sup>	√	√ <sup>6</sup>	√	√	√
Replace 1 full section of existing SS with pressure-rated DIP or pressure-rated PVC pipe with adapters and restrained joints centered at WL crossing	√ <sup>2,3</sup>	√	√ <sup>3</sup>	√	√ <sup>6</sup>	√	√	√
Provide DIP for small diameter WL (less than 24 inches), PVC pipe is only allowed if encased as per TAC § 290.44, and use restrained joints for both DIP and PVC pipe	√ <sup>2,3</sup>	√ <sup>4</sup>	√ <sup>3</sup>	√ <sup>4</sup>	√ <sup>5,6</sup>	√ <sup>4</sup>	√ <sup>4</sup>	√ <sup>4</sup>
Embed SS with CSS for the total length of 1 pipe segment plus 1 foot beyond the joints on each end	√ <sup>2,3</sup>	√ <sup>4</sup>	√ <sup>3</sup>	√ <sup>4</sup>	√ <sup>5,6</sup>	√ <sup>4</sup>	√ <sup>4</sup>	√ <sup>4</sup>
Place 1 full section (min 18 ft) of min 150 psi SS centered at WL crossing	√	√	√	√	√	√	√	√
Replace 1 full section of existing WL with pressure-rated DIP or pressure-rated PVC pipe with adapters and restrained joints centered at WL crossing	√	√	√	√	√	√	√	√
Replace 1 full section of existing WL with pressure-rated DIP or pressure-rated PVC pipe with adapters and restrained joints centered at WL crossing	√	√	√	√	√	√	√	√

- Minimum clearance is 2 feet for non-pressure rated SS and 6 inches for pressure rated SS (with at least 150 psi pressure rating)
- Minimum clearance is 2 feet for non-pressure rated SS and 1 foot for pressure rated SS
- Require if existing SS is disturbed and/or there is evidence of leakage
- Not required for augered WL unless there is evidence of leakage, completely fill augered hole with bentonite/clay mixture
- Not required for augered SS, completely fill augered hole with bentonite/clay mixture
- Not allowed requires approval of City Engineer
- Both Waterline and Wastewater main or lateral must pass a pressure and leakage test as specified in AWWA C600 standards

- UTILITY LINES:**
- ALL SANITARY SEWER LINE SHALL BE PVC SDR 26.
  - ALL SANITARY SEWER LINE AT WATER LINE CROSSING SHALL BE PVC DR 26.
  - ALL WATER LINES SHALL BE C900 CLASS 150 DR 18.
  - FOR STORM SEWER DESIGN, SEE DWG. C5.2 & C10.1.
  - ALL METER VALVES MUST BE PLACED ON STANDARD BEDDING.
  - ALL PRIVATE FIRE HYDRANT TO BE PAINTED YELLOW.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 38°19'54" E	62.99'
L2	S 19°57'59" E	200.47'
L3	S 87°14'05" W	56.41'
L4	S 34°06'35" E	220.54'
L5	S 56°05'15" W	191.01'
L6	S 33°54'45" E	83.37'
L7	S 56°05'15" W	116.05'

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2000.00'	04°36'01"	160.58'	S 40°37'54" W	160.54'

**FLOOD NOTE:**  
PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48157C 0285L, DATE 4-2-14. BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

NO.	REVISION	BY	DATE	CKD.	DATE
1	MODULAR OFFICE BUILDING	D.D.	05/30/2020	H.D.	06/30/2020

WATER AND SANITARY SEWER UTILITY PLAN  
PARK AT 3401 FIFTH STREET  
3401 5th STREET  
STAFFORD, TEXAS 77477

DOSHI ENGINEERING & SURVEYING COMPANY  
CONSULTING ENGINEERS & SURVEYORS  
KATY, TEXAS 77494

OFFICE: (281) 395-9906 FIRM REGISTRATION NO. F-9873

DRAWN BY: SD DATE: 09/08/2020  
CHECKED BY: HD DATE: 09/08/2020  
SCALE: 1"=40'  
CAD NO.: DSD-2018-032 C5.1A

PROJ. NO.:  
DWG. NO.: C5.1A 1

HASUKH H. DOSHI  
42994  
LICENSED PROFESSIONAL ENGINEER  
9/8/20

