



October 8, 2020
PK No.: 4259-19.135

Ms. Maggie Dalton
Development Services Manager
FORT BEND COUNTY ENGINEERING
301 Jackson Street, Suite 401
Richmond, Texas 77469

Re: **FORT BEND ISD – HIGH SCHOOL #12**
New High School
Rosharon, Texas

Dear Ms. Dalton:

Pacheco Koch is requesting a variance from section 3.B.1.g of the regulatory document titled "Permits for the Construction of Driveways and Culverts on County Easements and Right of Ways in Fort Bend County, Texas". Section 3.B.1.g reads as follows:

"Commercial tract with ninety-five (95') or less frontage on a public street shall have no more than one (1) driveway. Commercial tract with between three hundred twenty feet (320') and ninety-six feet (96') or less frontage on a public street shall have no more than two (2) driveways. Commercial tract with between six hundred feet (600') and three hundred twenty-one feet (321') frontage on a public street shall have no more than three (3) driveways."

The proposed project currently has approximately 2,400 feet of frontage, and six (6) proposed driveways along proposed Caldwell Ranch Boulevard. LJA Engineering is the design engineer for the Caldwell Ranch Boulevard improvements. Caldwell Ranch Boulevard is the only public street frontage for the proposed project.

The proposed six (6) driveways are required to properly separate the three (3) different types of vehicle movements related to the project; 1) Student Traffic, 2) Parent Drop Off/Pick Up Traffic, and 3) Bus Traffic. An approved Traffic Impact Analysis (TIA) has been reviewed and approved by Fort Bend County Engineering supporting the need to accommodate the proposed six (6) driveways along Caldwell Ranch Boulevard.

If you have any questions regarding the enclosed items or need any additional information, please call me at your convenience.

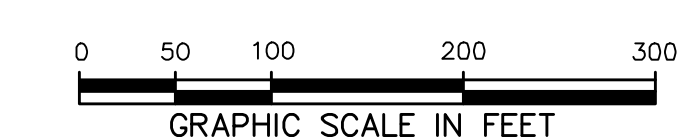
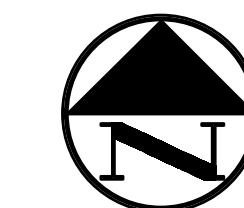
Sincerely,

A handwritten signature in black ink, appearing to read "Kyle Whitis", with a long horizontal flourish extending to the right.

Kyle F. Whitis, P.E., LEED® AP

KFW/jjb
4259-19.135_FBISD HS12 Variance Letter

cc: Geturah Williams – DLR Group



LEGEND

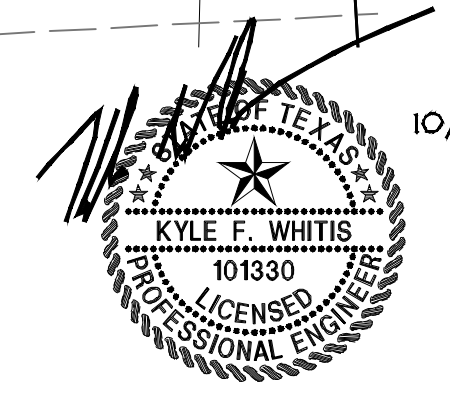
- B₁ BOLLARD
- EM₁ ELECTRIC METER
- PP₁ POWER POLE
- LS₁ LIGHT STANDARD
- WM₁ WATER METER
- WV₁ WATER VALVE
- ICV₁ IRRIGATION CONTROL VALVE
- FD₁ FIRE HYDRANT
- CO₁ CLEANOUT
- MH₁ MANHOLE
- TSC₁ TRAFFIC SIGNAL CONTROL
- TSP₁ TRAFFIC SIGNAL POLE
- TELE₁ TELEPHONE BOX
- FL₁ FLOOD LIGHT
- FP₁ FLAG POLE
- SIGN₁ TRAFFIC SIGN
- IRS 1/2-INCH IRON ROD
- (C.M.) W/"PACHECO KOCH" CAP SET
- PROPERTY LINE
- FENCE
- FIRE LANE
- 4" REINFORCED CONCRETE (CLASS "A", 3000 PSI)
- PARKING AND DRIVE AREAS, 5" REINFORCED CONCRETE PAVEMENT (CLASS "C", 3600 PSI)
- FIRE LANE, 6" REINFORCED CONCRETE PAVEMENT (CLASS "C", 3600 PSI)
- BUS & DUMPSTER AREA, 7" REINFORCED CONCRETE PAVEMENT (CLASS "C", 3600 PSI)
- COURTYARD FIRE LANE SEE DETAILS 14-16 SHEET C6.02 FOR FIRE LANE SECTIONS WITH FINISHES
- REFER TO LANDSCAPE ARCHITECT PLANS FOR ALL DIMENSIONAL CONTROL, PAVING, GRADING & DRAINAGE THROUGHOUT ALL HATCHED AREAS

PAVING GENERAL NOTES

1. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CONCRETE SHALL BE CLASS "A" (3000 PSI) UNLESS OTHERWISE SHOWN ON THESE PLANS, STATED IN STANDARD CITY SPECIFICATIONS OR STATED IN TXDOT STANDARD SPECIFICATIONS.
3. SUBGRADE PREPARATION IN RIGHT OF WAY SHALL CONFORM TO STANDARD CITY SPECIFICATIONS OR TXDOT STANDARD SPECIFICATIONS.
4. ALL FILL PLACED UNDER PAVING SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6 INCH LIFTS, UNLESS OTHERWISE NOTED, OR STATED IN GEOTECH REPORT. REFER TO STRUCTURAL SPECIFICATIONS FOR FILL PLACED BENEATH BUILDING AREAS. ALL OTHER FILL AREAS TO BE COMPACTED TO 90% STANDARD PROCTOR.
5. THE CONTRACTOR SHALL SUBMIT A JOINT SPACING PLAN TO THE ENGINEER FOR APPROVAL. EXPANSION JOINT SPACING SHALL BE 90' MAXIMUM EACH WAY WITH NO KEYWAYS AND SAWED DUMMY JOINTS SHALL BE 15' EACH WAY, UNLESS OTHERWISE NOTED.
6. TRANSVERSE CONSTRUCTION JOINTS SHALL BE USED AT THE END OF EACH DAYS PAVING AND WHERE INTERRUPTIONS SUSPEND OPERATIONS FOR 30 MINUTES OR MORE.
7. ALL PAVING TO BE REMOVED SHALL BE SAWCUT TO A NEAT LINE, MINIMUM 1-1/2" DEEP, AND THE PAVEMENT REMOVED IN SUCH A MANNER AS TO PRESERVE THE EXISTING TRANSVERSE REINFORCING STEEL TO THE MAXIMUM EXTENT POSSIBLE.
8. ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE PAVEMENT AND HAVE THE SAME COMPRESSIVE STRENGTH, UNLESS OTHERWISE NOTED.
9. PAVEMENT REINFORCEMENT SHALL BE #3 BARS, SPACED AT 18 INCHES CENTER TO CENTER EACH WAY EXCEPT WHERE OTHERWISE NOTED IN THE PLANS OR GEOTECH REPORT.
10. BAR LAPS SHALL BE 30 DIAMETERS IN LENGTH.
11. ALL STRIPES SHALL BE 4 INCHES WIDE, UNLESS OTHERWISE NOTED.
12. INSTALLATION AND PLACEMENT OF IRRIGATION SLEEVES AND UTILITY CONDUITS SHALL BE IN ACCORDANCE WITH LANDSCAPE ARCHITECT AND MEP PLANS. CONTRACTOR TO VERIFY ALL SLEEVES HAVE BEEN PLACED PRIOR TO PAVING BEING PLACED.
13. SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.

PLANS HAVE NOT BEEN REVIEWED BY APPLICABLE PERMITTING AGENCIES AND A SITE CIVIL PERMIT HAS NOT BEEN ISSUED.

NO.	DATE	REVISION				
OVERALL PAVING PLAN HIGH SCHOOL NUMBER 12 AND ATHLETICS FACILITIES FORT BEND ISD CITY OF ALVIN, FORT BEND COUNTY, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
KFW	DS/KH	OCT 2020	1"=100'			C6.01



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KYLE F. WHITIS, P.E. 101330 ON 10/02/2020. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

10/2/2020 12:34 PM M:\CVC-42\4259-19.135_PVM.TDWG

FORT BEND ISD HIGH SCHOOL #12