



6330 West Loop South, Suite 150
Bellaire, Texas 77401
Tel: 713.777.5337
Fax: 713.777.5976
www.jonescarter.com

September 9, 2021

Mr. Stacy Slawinski, P.E.
Fort Bend County Engineer
301 Jackson Street
Richmond, TX 77469

Re: McCrary Meadows Sections 5
Variance Request

Dear Mr. Slawinski:

We request a variance from the note on the referenced plats that states "Sidewalks shall be built or caused to be built not less than five 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 A.D.A." The request is to allow a 4' sidewalk on both sides of the dedicated right-of-way within McCrary Meadows Sections 5.

According to the 2010 ADA Standards for Accessible Design, Chapter 4, Section 403.5.3, "An accessible route with a clear width less than 60 inches shall provide passing spaces at intervals of 200 feet maximum." Adequate passing spaces at intervals of 200 feet or less are provided in both sections by the existing driveways, wheelchair ramps, and mailbox pads.

We appreciate your consideration of this variance request. If you have any questions or need any additional information, please let me know either by phone at 832-913-4000 or by email at bbozoarth@jonescarter.com.

Sincerely,

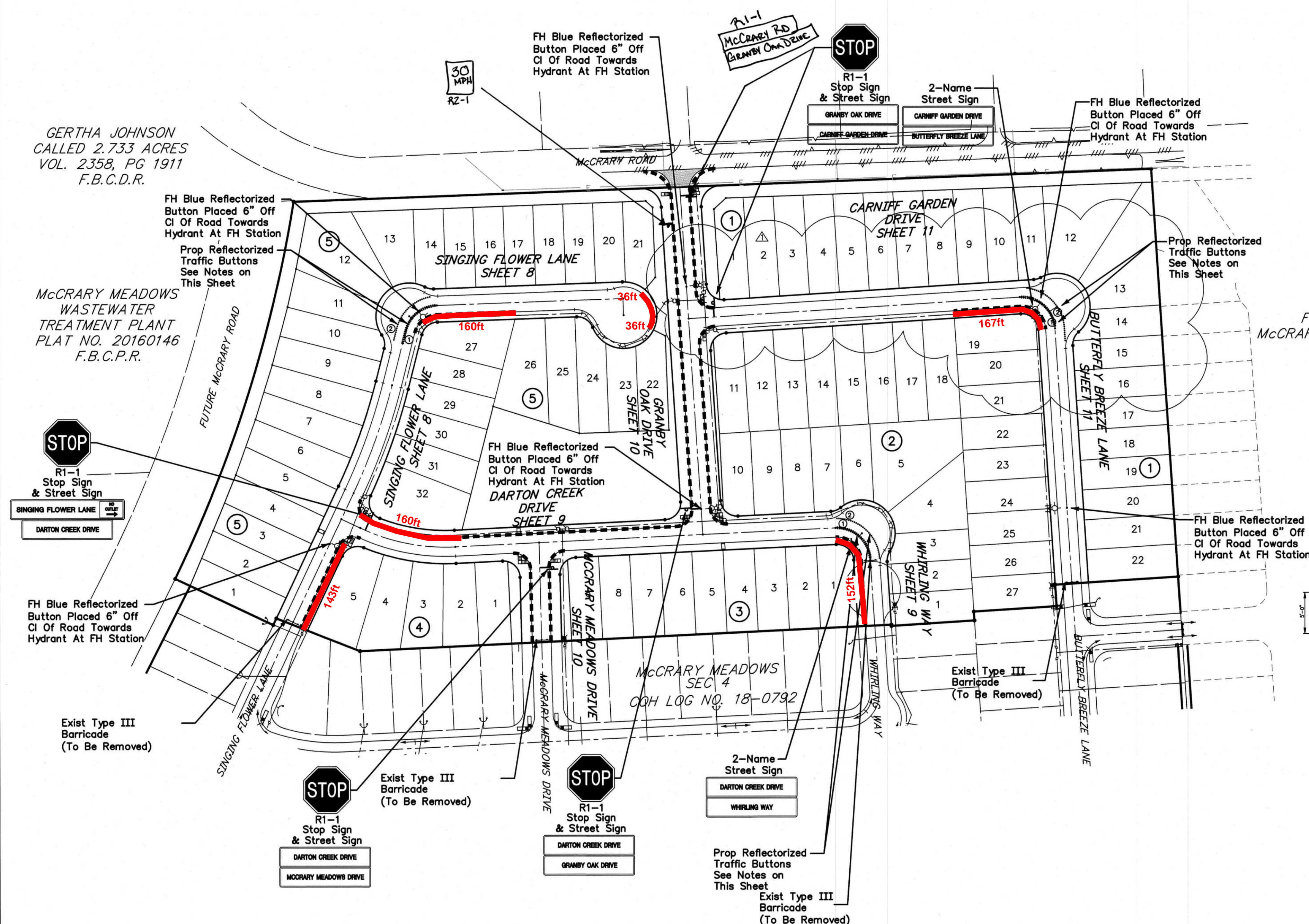
Blair M. Bozoarth, P.E.

k:\15826\client management\correspondence\sidewalk variance.docx

ISSUED FOR CONSTRUCTION

GERTHA JOHNSON
CALLED 2.733 ACRES
VOL. 2358, PG 1911
F.B.C.D.R.

McCRARY MEADOWS
WASTEWATER
TREATMENT PLANT
PLAT NO. 20160146
F.B.C.P.R.



IRRIGATION SLEEVES:

- 1.) SLEEVES SHALL BE CLASS 200 PVC EXTENDING A MIN. 2' BEYOND BACK OF CURB WITH ENDS CAPPED.
- 2.) INSTALL A MIN. 24" BELOW TOP OF PVM'T. TO TOP OF PIPE.
- 3.) CONTRACTOR TO MARK LOCATION ON CURB WITH CHISELED MARK PAINTED GREEN.

SPECIAL NOTES:

1. BLUE REFLECTORIZED BUTTONS SHALL BE PLACED 6" OFF OF THE CENTERLINE OF THE SIDE FLUSH VALVE.
2. ALL R1-1 STOP SIGNS SHALL BE 30" x 30" DIAMOND GRADE SHEETING.
3. ALL STREET NAME SIGNS SHALL BE 6-INCH BLADE.
4. CONTRACTOR SHALL VERIFY ALL STREET NAMES WITH RECORDED PLAT PRIOR TO ORDERING STREET NAME SIGNS.
5. ADA CURB RAMPS TO BE BUILT ACCORDING TO ACCESSIBLE COMPLIANT AND CURB RAMPS AND LANDING DETAILS AS SHOWN ON SHEET 14.
6. CONTRACTOR SHALL COORDINATE SIGN, COLOR & TEXT STYLE WITH OWNER.

CURB NOTE

1. CONTRACTOR TO CONSTRUCTION 6" CONCRETE CURB ON PAVEMENT FRONTING LANDSCAPE RESERVES, SIDE LOTS AND ESPALADES PER FORT BEND COUNTY REQUIREMENTS.
2. CONTRACTOR TO CONSTRUCTION 4"x12" CONCRETE CURB IN FRONT OF ALL LOTS.

TRAFFIC BUTTON PLACEMENT

PROPOSED REFLECTORIZED TRAFFIC BUTTONS TO BE PLACED AS FOLLOWS:

1. PLACE DOUBLE ROW OF YELLOW REFLECTORIZED TRAFFIC BUTTONS AT 8" C-C, SPACED 3' C-C FROM C/R TO C/R.
2. PLACE SINGLE ROW OF WHITE REFLECTORIZED TRAFFIC BUTTONS AT 3' C-C, FROM C/R TO C/R.

LEGEND

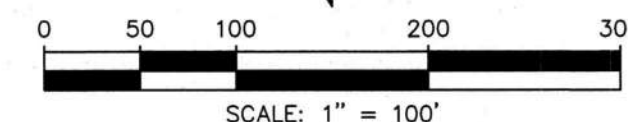
- 4 STREET SIGN (AS LABELED)
- ^ STREET NAME SIGNS ONLY
- W WHEELCHAIR RAMP (TYPE 7)
- TYPE III BARRICADE
- EXIST TYPE III BARRICADE
- 24" STOP BAR
- 6" CONCRETE CURB
- 4"x12" CONCRETE CURB

100-YEAR FLOOD PLAIN

THIS TRACT LIES WITHIN ZONES "A", "AE" & "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 480228, MAP NUMBER 4815700120L, PANEL 0120, SUFFIX "1", DATED APRIL 2, 2014 FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS. ZONE "A" IS DEFINED AS SPECIAL FLOOD HAZARD AREAS UNINUNDED BY 100-YEAR FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED. ZONE "AE" IS DEFINED AS SPECIAL FLOOD HAZARD AREAS UNINUNDED BY 100-YEAR FLOOD. BASE FLOOD ELEVATIONS DETERMINED. ZONE "X-SHADED" IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

BENCH MARK

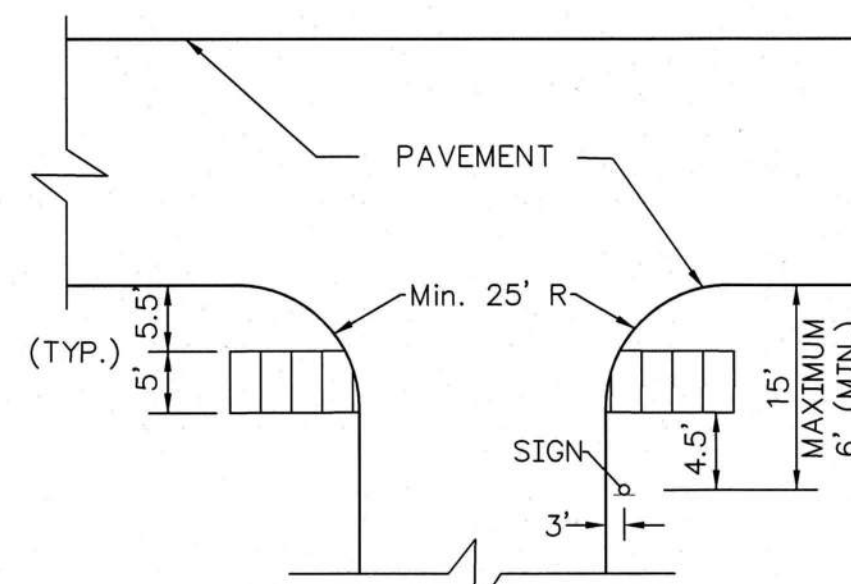
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS PROCESSED USING THE NGS ONLINE OPUS PROGRAM USING SOLUTIONS FROM CORS BASE STATIONS: WHARTON TXWH CORS, HOUSTON WAAS 1 CORS, AND ROSENBERG TXRS CORS (NAVD88 - GEOID 12B).



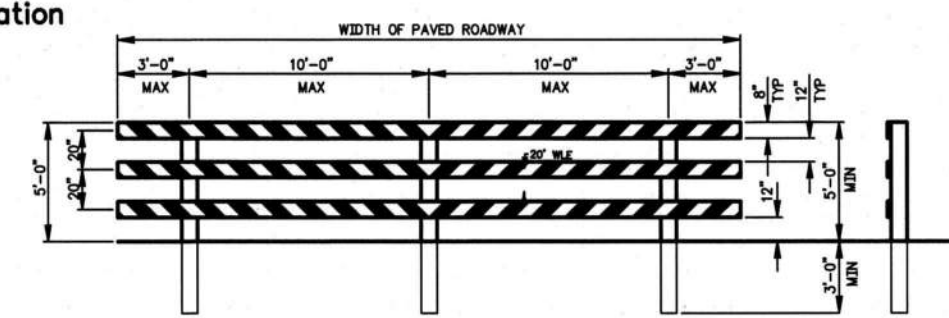
APPROVED: *[Signature]*
DEVELOPMENT COORDINATOR

DATE: 3/14/19

[Signature]
3-7-19



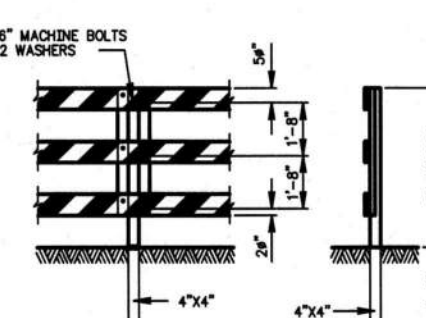
SIGN LOCATION DETAIL
NTS



TYPE III BARRICADE
FOR END OF ROAD
NTS

FOR TYPE III BARRICADE FOR END OF ROAD, THE THREE (3) RAILS SHALL BE REFLECTIVE RED AND REFLECTIVE WHITE STRIPES WITH DIAMOND GRADE SHEETING ON ON SIDE FACING TRAFFIC.

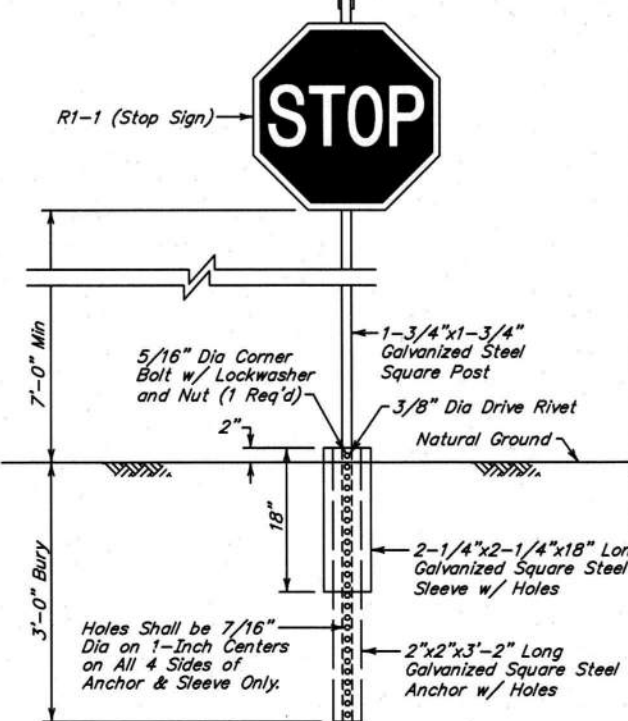
POST FOR
TYPE III BARRICADE
NTS



NOTE:
All Combination Street and Regulatory Signs Shall be Located at Curb Returns Unless Otherwise Noted.

Std Street Name Sign (See Street Sign Detail)

24" From Back of Curb



COMBINATION STREET NAME SIGN AND
REGULATORY SIGN INSTALLATION DETAIL
NTS

- ① YELLOW Button With Reflector in Both Directions
- ② YELLOW Button (Non-Reflective)
- ③ WHITE Button With Reflector in One Direction
- ④ WHITE Button (Non-Reflective)

BUTTON LEGEND
N.T.S.

VERIFICATION OF PRIVATE UTILITY LINES		
Date:		
CenterPoint Energy/Natural Gas Facilities Verification ONLY: (This Signature verifies that you have shown CPE Natural Gas lines correctly - not to be used for conflict verification.) (See service lines are not shown.) Signature Valid for six months.		
Date:		
CenterPoint Energy/Underground Electrical Facilities Verification ONLY: (This Signature verifies existing underground facilities - not to be used for conflict verification.) Signature Valid for six months.		
NO. DATE	REVISIONS	APP.
5/6/19	REVISED CARNIFF GARDEN DRIVE	TWM

FORT BEND COUNTY M.U.D. No. 143
FORT BEND COUNTY, TEXAS

JC JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
2322 W Grand Parkway North, Suite 150, Katy, TX 77449-7821 (832) 913-4000

McCRARY MEADOWS SEC 5

SIGNING & PAVEMENT
MARKING PLAN

NOTE: CITY SIGNATURES VALID FOR ONE YEAR ONLY
AFTER DATE OF SIGNATURES

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

WATER	TRAFFIC & STREET/BIDGE
WASTEWATER	STORM WATER QUALITY
STORM	FACILITIES

FILE NO:
JOB NO: 15826-0006-00

DATE: MARCH 2019
DGN. BY: HDD
DWG. BY: EPV

SCALE: 1"=100'

SHEET No. 4A OF 22

