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Monday, November 20th, 2023

Fort Bend County Commissioners' Court
Commissioner Vincent Morales Pct. 1
1517 Eugene Heimann Circle
Richmond, TX 77469

Re: Traffic Turn Lanes at Regency Centers Jordan Ranch
29711 Jordan Crossing Blvd
Fort Bend County, Texas

Dear Commissioner Morales:

Regency Centers at Jordan Ranch consists of six (6) proposed turn lanes. Two (2) right turn lanes are proposed on Texas Heritage Parkway. One (1) right turn lane is proposed on Jordan Crossing Boulevard. One (1) left turn lane is proposed on Jordan Crossing Boulevard. Two (2) left turn lanes are proposed on Birch View Lane.

We respectfully request the Court to consider granting the following:

A variance to the storage and taper length for the southern left turn lane on Birch View Lane. We are requesting a taper length of 80 feet and a storage length of 95 feet due to constraints of the existing road pavement width and median width.

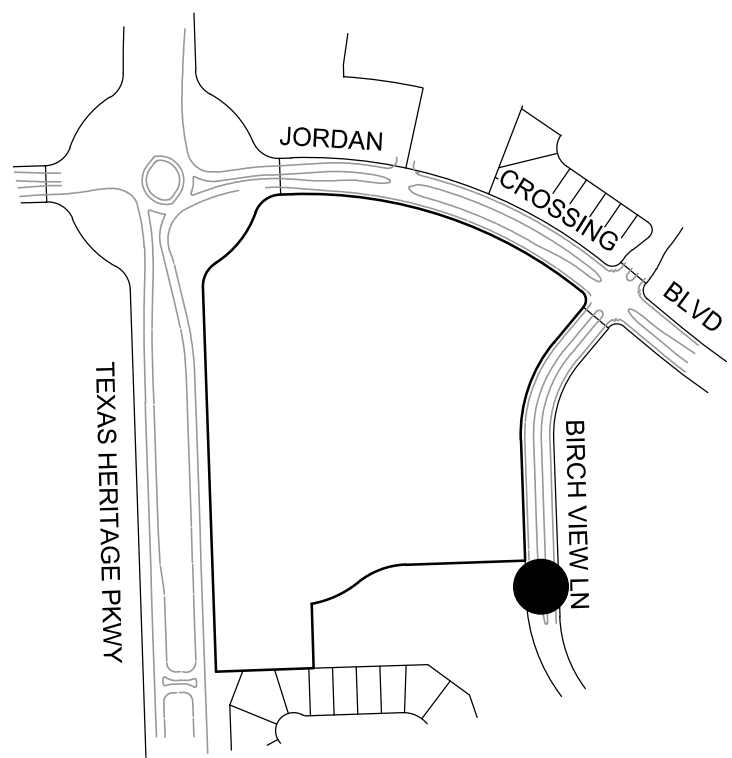
We greatly appreciate your consideration of this variance request.

Please let me know if you have any questions or require additional information.

Sincerely,



Courtney Just



KEY MAP

N. T. S.

EXISTING	PROPOSED	
		WATERLINE w/ GATE VALVE
		FLUSH VALVE w/ GATE VALVE
		PLUG & CLAMP w/ BLOW OFF
		SANITARY SEWER w/ MANHOL
		SANITARY STACK
		SANITARY LEAD
		STORM SEWER w/ MANHOLE
		STORM SEWER w/ INLET
		SWALE CENTERLINE
		NATURAL GROUND CONTOUR
		SAWCUT LINE
		LIMITS OF ISLAND DEMO
	UE	UTILITY EASEMENT
	WLE	WATERLINE EASEMENT
	SSE	SANITARY SEWER EASEMENT
	STM SE	STORM SEWER EASEMENT
	DE	DRAINAGE EASEMENT
	AE	AERIAL EASEMENT

NOTE:

1. ALL FINISHED ELEVATIONS ARE TOP OF PAVEMENT.
2. DRIVEWAY AND DECEL LANE TO BE HEAVY DUTY CONCRETE PAVEMENT FOR TRUCK DRIVEWAYS SEE SHEET 17.

EXISTING AND DEMOLITION PLAN

SCALE 1" = 20

LEGEND

SCALE 1" = 20'

SURFACE COORDINATES:

This survey is in surface coordinates.
Texas State Plane South Central Zone NAD83
Surface-to-Grid Scale Factor 0.999870
Survey performed by IDS Engineering

BASELINE: BIRCH VIEW LANE

STATION RANGE: START: 0+00.00, END: 9+27.13

TANGENT DATA			
DESCRIPTION	PT STATION	NORTHING	EASTING
START:	0+00.000	13836211.65	2958240.316
END:	5+20.005	13836731.36	2958222.945

TANGENT DATA			
PARAMETER	VALUE	PARAMETER	VALUE
LENGTH: 520.005		COURSE: "N 01° 54' 51.6398" W"	

CURVE POINT DATA			
DESCRIPTION	STATION	NORTHING	EASTING
PC:	5+20.005	13836731.36	2958222.945
RP:		13836742.32	2958550.762
PT:	7+58.890	13836952.34	2958298.819

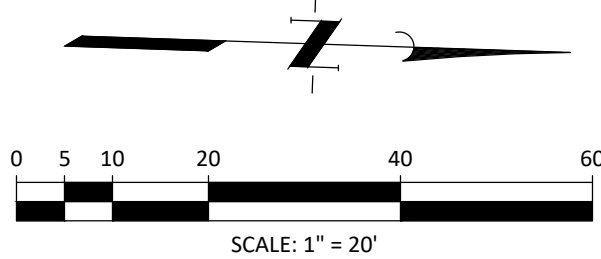
CIRCULAR CURVE DATA			
PARAMETER	VALUE	PARAMETER	VALUE
DELTA:	"41° 43' 44.3760""	TYPE:	RIGHT
RADIUS:	328		
LENGTH:	238.885	TANGENT:	125.018
MID-ORD:	21.508	EXTERNAL:	23.018
CHORD:	233.64	COURSE:	"N 18° 57' 00.5482"" E"

TANGENT DATA			
DESCRIPTION	PT STATION	NORTHING	EASTING
START:	7+58.890	13836952.34	2958298.819
END:	9+27.127	13837081.56	2958406.542

TANGENT DATA			
PARAMETER	VALUE	PARAMETER	VALUE
LENGTH: 168.237		COURSE: "N 39° 48' 52.7362" E"	

SURVEY INFORMATION

FBC ENGINEERING APPROVAL



CAUTION!
OVERHEAD &
GAS
POWER LINES

CONSTRUCTION LAYOUT

SCALE 1" = 20

[illegible]

QUIBIDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
550 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

SCALE:	AS SHOWN	DESIGNED BY: KF
DATE:	NOVEMBER 2023	CHECKED BY: JE/JY
OB NO.:	05461-0003-00	DRAWN BY: CAD

INTERIM REVIEW

Not intended for construction,
bidding or permit purposes.

Engineer: JOSEPH E. YORK V, P.E.
P.E. Serial No.: 124934
Date: NOVEMBER 2023

FULSHEAR MUD No. 3A
FORT BEND COUNTY, TEXAS

BIRCH VIEW LN - LEFT TURN LANE 'A'

SHEET NO.

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OF 24