

STATE OF TEXAS §
§
COUNTY OF FORT BEND §

**COMMUNITY AND ECONOMIC DEVELOPMENT
PROGRAM AGREEMENT BETWEEN FORT BEND COUNTY AND
ROSENBERG RAILROAD MUSEUM INCORPORATED**

THIS AGREEMENT is made and entered into by and between Fort Bend County, (hereinafter "County"), a body corporate and politic under the laws of the State of Texas, and ROSENBERG RAILROAD MUSEUM INCORPORATED (hereinafter "Museum"), a Museum's organization in the State of Texas.

WITNESSETH

WHEREAS, the Texas Local Government Code, Section 381.004, authorizes counties to enter into contracts for the purpose of stimulating, encouraging, and developing business location and commercial activity, as well as for the encouragement, promotion, improvement, and application of the arts; and

WHEREAS, Fort Bend County recognizes the Rosenberg Railroad Museum (the "Museum") as a valuable asset that contributes to the County's economic development by attracting tourism and supporting local businesses; and

WHEREAS, the County further recognizes the Museum's importance in preserving and showcasing railroad history and artifacts, thereby contributing to the encouragement, promotion, improvement, and application of the arts; and

WHEREAS, the County desires to support the Museum in its dual role of promoting economic development and enriching the County's cultural landscape; and

WHEREAS, the Texas County Purchasing Act, Texas Local Govt. Code §262.024 (10), exempts from competitive bidding contracts for work performed under a contract for community and economic development.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

AGREEMENT

1. Obligations of County

- A. County agrees to reimburse Museum a maximum payment amount, not to exceed seventy-one thousand dollars and 00/100 (seventy-one thousand dollars and 00/100 (\$71,000.00) .00) to Museum in support of the Rail Heritage Project (comprehensive detail and budget as described in Exhibit A to this Agreement). This Funding is an all-inclusive amount, and the County shall pay no additional fee, cost, or reimbursed

expense pursuant to this Agreement. The County is not obligated to pay more than seventy-one thousand dollars and 00/100 (\$71,000.00), regardless of the Museum's total project costs.

- B. County shall submit a copy of this Agreement as required by Texas Local Government Code Section 381.005 and shall provide a direct link on the County's website to the location of the agreement information published on the comptroller's Internet website.

2. Obligations of Museum

- A. Museum shall use all funds provided by County under this Agreement solely during the Construction Phase of the Project for Civil and Rail Construction Costs at 1921 Avenue F, Rosenberg, Texas. Said improvements shall include drainage and/or expanded utility connections (including water, electricity, and gas) as shown in the attached Civil Plans found in Exhibit B to this Agreement, such improvements to be referred to in this Agreement as the "Project"). Museum is responsible for obtaining all necessary permits and approvals for the Project.
- B. The Project shall be Substantially Completed within twelve (12) months of the execution of this Agreement. "Substantially Completed" shall mean that all primary drainage improvements and/or utility connections are installed, inspected, and functional, even if minor finishing work remains.
- C. Museum shall provide County with written monthly progress reports on the Project.
- D. The Museum shall submit a written invoice to the County requesting payment for the engineering design, construction, and installation of the improvements as described in this Agreement. The invoice must include documentation of all expenditures and payments made. Receipts shall include the date of expenditure, the vendor name, a description of the goods or services purchased, and the amount spent. Receipts shall be submitted to the County Auditor.
- E. The Museum is solely responsible for all project costs exceeding seventy-one thousand dollars and 00/100 (\$71,000.00). The Museum agrees not to seek reimbursement from the County for any costs above this amount. The County will pay within 30 days of receiving a written invoice approved by the County, provided a satisfactory final inspection of the completed Project (as described in this Agreement) has occurred. No payment is due until the Museum submits a written invoice, the County approves it, and all other conditions of this Agreement are met.
- F. Museum shall allow employees or other representatives of County who have been designated by Commissioner's Court to have reasonable access to the Museum Location to ensure that the purposes of this Chapter 381 Agreement are being fulfilled. A designated representative of the Museum shall escort county representatives during their visits.

3. Term

This Agreement is effective upon execution of both Parties and shall continue through July 31, 2026, unless terminated earlier in accordance with the provision Survival. The provisions regarding confidentiality, auditing, reporting and indemnification shall survive the termination or expiration of this Agreement.

4. Audit and Reporting

- A. **County Audit Rights.** The County shall have the right to audit the books and records of the Revenue Fund and the Museum Project expenditures upon thirty (30) days written notice to the Museum.
- B. At the discretion of the County, any such audit shall be performed by the County or by outside firms at County expense. The Museum's cooperation shall include, but not be limited to, access to all Museum's books, records, contracts, spreadsheets, correspondence, and documents, in whatever form, that are applicable to the Project Costs. Each year through 12 months after the completion of the project, the Museum shall furnish complete copies of the audited financial statements of the Museum including auditor's opinion and footnotes, to the County within 135 days of the Museum's fiscal year end.
- C. **Review.** The County (on its behalf and on behalf of the Museum) agrees to maintain adequate records and documentation supporting its calculation of the Project Payments, and the Museum and its duly authorized representatives have the right, upon reasonable notice, to review and audit such records at any reasonable time. The County and the Museum agree to negotiate in good faith to resolve any disputes regarding the Museum and Project payments.
- D. **Annual Report** through 12 months after the completion of the project. During the term of this Agreement, the Museum agrees to provide to the County, on an annual basis, through 12 months after the completion of the project, within 135 days of the Museum fiscal year end, a copy of the Museum's annual fiscal audit and an annual report on the following information:
 - The amount and source of revenue in the Project Fund;
 - The amount and purposes of the expenditures from the Project Fund during the prior fiscal year;
 - The amount of Project Costs paid by the Museum or advanced by the Museum or a developer for the Project during the prior fiscal year and the date of such payment or advance;
 - A schedule of Interest that has accrued on the Project funds expended by the Museum's or a developer for the Project Costs minus any prior Project Payments, considering that the Project Payments are applied first to Interest and second to Project Costs; and
 - Any final report of the Museum's auditor relating to amounts owed by the Museum as reimbursement to a developer for Project Costs that were received and approved by the Museum Board of Trustees during the prior fiscal year,

which report will be determinative of the calculation of Project Costs for any amounts advanced by the developer for the Project.

5. Independent Contractor

Museum is an independent contractor and not an employee, agent, or servant of the County. Museum's agents, employees, officers, and volunteers performing work under this Agreement are solely employees of Museum or its permitted subcontractors. Museum and its personnel are not entitled to any privileges or benefits of County employment. Museum retains control over the means and methods of achieving those outcomes of the Project.

6. Limit of Appropriation

Museum clearly understands and agrees, such understanding and agreement being of the absolute essence of this Agreement, that County shall have available the total maximum sum of seventy-one thousand dollars and 00/100 (seventy-one thousand dollars and 00/100 (\$71,000.00) .00) specifically allocated to fully discharge any and all liabilities County may incur.

7. Modifications and Waivers

- A. The parties may not amend or waive this Agreement, except by a written agreement executed by both parties.
- B. No failure or delay in exercising any right or remedy or requiring the satisfaction of any condition under this Agreement, and no course of dealing between the parties, operates as a waiver or estoppel of any right, remedy, or condition.
- C. The rights and remedies of the parties set forth in this Agreement are not exclusive of, but are cumulative to, any rights or remedies now or subsequently existing at law, in equity, or by statute.

8. Insurance

- A. Prior to commencement of the Services, Museum shall furnish County with properly executed certificates of insurance which shall evidence all insurance required and provide that such insurance shall not be canceled, except on 30 days' prior written notice to County. Museum shall provide certified copies of insurance endorsements and/or policies if requested by County. Museum shall maintain such insurance coverage from the time Services commence until Services are completed and provide replacement certificates, policies and/or endorsements for any such insurance expiring prior to completion of Services. Museum shall obtain such insurance written on an Occurrence form from such companies having Bests rating of A/VII or better, licensed or approved to transact

business in the State of Texas, and shall obtain such insurance of the following types and minimum limits:

1. Workers Compensation in accordance with the laws of the State of Texas. Substitutes to genuine Workers' Compensation Insurance will not be allowed.
 2. Employers' Liability insurance with limits of not less than \$1,000,000 per injury by accident, \$1,000,000 per injury by disease, and \$1,000,000 per bodily injury by disease.
 3. Commercial general liability insurance with a limit of not less than \$1,000,000 each occurrence and \$2,000,000 in the annual aggregate. Policy shall cover liability for bodily injury, personal injury, and property damage and products/completed operations arising out of the business operations of the policyholder.
 4. Business Automobile Liability coverage applying to owned, non-owned and hired automobiles with limits not less than \$1,000,000 each occurrence combined single limit for Bodily Injury and Property Damage combined.
- B. County and the members of Commissioners Court shall be named as additional insured to all required coverage except for Workers' Compensation and Professional Liability (if required). All Liability policies written on behalf of Museum shall contain a waiver of subrogation in favor of County and members of Commissioners Court.
- C. If required coverage is written on a claims-made basis, Museum warrants that any retroactive date applicable to coverage under the policy precedes the effective date of the Contract and that continuous coverage will be maintained or an extended discovery period will be exercised for a period of 2 years beginning from the time the work under this Contract is completed.
- D. Museum shall not commence any portion of the work under this Contract until it has obtained the insurance required herein and certificates of such insurance have been filed with and approved by Fort Bend County.
- E. No cancellation of or changes to the certificates, or the policies, may be made without thirty (30) days prior, written notification to Fort Bend County.
- F. Approval of the insurance by Fort Bend County shall not relieve or decrease the liability of Museum.

9. Indemnity

MUSEUM SHALL INDEMNIFY AND DEFEND COUNTY AGAINST ALL LOSSES, LIABILITIES, CLAIMS, CAUSES OF ACTION, AND OTHER EXPENSES, INCLUDING REASONABLE ATTORNEYS FEES, ARISING FROM ACTIVITIES OF MUSEUM, ITS AGENTS, SERVANTS OR EMPLOYEES, PERFORMED UNDER THIS AGREEMENT THAT RESULT FROM THE NEGLIGENT ACT, ERROR, OR OMISSION OF MUSEUM OR ANY OF MUSEUMS AGENTS, SERVANTS OR EMPLOYEES. THE PARTIES AGREE THAT THIS INDEMNIFICATION PROVISION SHALL APPLY DURING THE PERFORMANCE OF SERVICES AS WELL AS DURING THE PERORMANCE OF ANY CONTINUING OBLIGATIONS THAT MAY EXIST (IF ANY) AFTER THE EXPIRATION OF THIS AGREEMENT.

10. Assignment

Neither party to this contract shall assign the contract, nor any interest arising herein, without the written consent of the other.

11. Termination and Notice

A. Termination for Default

1. County may terminate the whole or any part of this Agreement for cause in if Museum materially breaches any of the covenants or terms and conditions set forth in this Agreement or fails to perform any of the other provisions of this Agreement or so fails to make progress as to endanger performance of this Agreement in accordance with its terms, and in any of these circumstances does not commence curing such breach or failure to County's reasonable satisfaction within a period of ten (10) calendar days after receipt of notice from County specifying such breach or failure.
2. If, after termination, it is determined by County that for any reason whatsoever that Museum was not in default, or that the default was excusable, services may continue in accordance with the terms and conditions of this Agreement.

- B. Return of Unused Funds Upon Early Termination. If this Agreement is terminated early, Museum shall remit all unused funds to County within 30 days of the effective date of termination, without demand. "Unused funds" shall mean any funds provided by the County under this Agreement that have not been demonstrably and reasonably spent by the Museum as of the effective date of termination, less any reasonable and documented expenses incurred by Museum prior to the effective date of termination and directly related to the performance of this Agreement. Museum shall provide documentation supporting any claimed expenses no later than [30] days following the effective date of termination.

- C. Upon termination of this Agreement, County shall compensate Museum in accordance with the Compensation section above, for those services which were provided under this Agreement prior to its termination and which have not been previously invoiced to County. Museum's final invoice for said services will be presented to and paid by County in the same manner set forth in the Compensation section.
- D. Each party giving any notice or making any request, demand, or other communication (each, a "Notice") pursuant to this Agreement shall do so in writing and shall use one of the following methods of delivery, each of which, for purposes of this Agreement, is a writing: personal delivery, registered or certified mail (in each case, return receipt requested and postage prepaid), or nationally recognized overnight courier (with all fees prepaid).
- E. Notices. A Notice is effective only if the party giving or making the Notice has complied with the requirements of this Section and if the addressee has received the Notice. All notices shall be in writing and shall be delivered to the addresses listed below

County : Fort Bend County
 Attn: County Judge
 401 Jackson Street
 Richmond, TX 77469

Copy to: Fort Bend County
 Attn: Purchasing Agent
 301 Jackson, Ste. 201
 Richmond, Texas 77469

Museum: Rosenberg Railroad Museum Incorporated
 PO Box 369
 1921 Avenue F
 Rosenberg, TX 77471
 Attn: Executive Director

A Notice is deemed received as follows:

1. If the Notice is delivered in person, or sent by registered or certified mail or a nationally recognized overnight courier (e.g., FedEx, UPS, DHL), upon receipt as indicated by the date on the signed receipt. 2.
2. If the addressee rejects or otherwise refuses to accept the Notice, or if the Notice cannot be delivered because of a change in address for which no Notice was given, then upon the rejection, refusal, or inability to deliver. 3. If by email, when the email is sent to the designated email address, unless the sending party receives an automated "out of office" reply or notification that the email

address is invalid. A copy of any email notice shall also be sent by one of the methods listed in (1) above.

12. Miscellaneous

- A. This Agreement shall be construed under and in accord with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Fort Bend County, Texas. As required by Chapter 2270, Government Code, Museum hereby verifies that it does not boycott Israel and will not boycott Israel through the term of this Agreement. For purposes of this verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. By signature below, Museum represents pursuant to Section 2252.152 of the Texas Government Code, that Museum is not listed on the website of the Comptroller of the State of Texas concerning the listing of companies that are identified under Section 806.051, Section 807.051 or Section 2253.153.
- B. In the event of one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
- C. The waiver by either party of a breach of any provision of this agreement shall not operate as or be construed as a waiver of any subsequent breach.
- D. Any amendments to this agreement shall be of no effect unless in writing and signed by both parties hereto.
- E. HUMAN TRAFFICKING. BY ACCEPTANCE OF CONTRACT, MUSEUM ACKNOWLEDGES THAT FORT BEND COUNTY IS OPPOSED TO HUMAN TRAFFICKING AND THAT NO COUNTY FUNDS WILL BE USED IN SUPPORT OF SERVICES OR ACTIVITIES THAT VIOLATE HUMAN TRAFFICKING LAWS.

12. Entire Agreement.

It is understood and agreed that the entire Agreement of the parties is contained herein and that this Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter hereof as well as any previous agreements presently in effect between the parties relating to the subject.

IN WITNESS WHEREOF, this Agreement is signed, accepted, and agreed to by all parties by and through the parties or their agents or authorized representatives. All parties hereby acknowledge that they have read and understood this Agreement. All parties further acknowledge that they have executed this legal document voluntarily and of their own free will.

FORT BEND COUNTY

KP George, County Judge

Date

ATTEST:

Laura Richard, County Clerk

**ROSENBERG RAILROAD
MUSEUM INCORPORATED**

_____
Signature of Authorized Agent

Rainey Webster
Name of Authorized Agent

Executive Director
Title of Authorized Agent

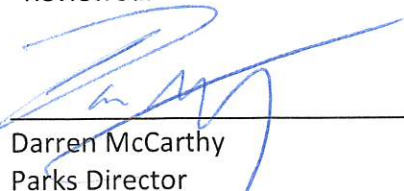
02/05/2025
Date

AUDITOR'S CERTIFICATE

I hereby certify that funds are available in the amount of \$_____ to pay the obligation of Fort Bend County under and within the foregoing Agreement.

Robert Ed Sturdivant, Auditor

Reviewed:

_____
Darren McCarthy
Parks Director

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Exhibit A

Rosenberg Railroad Museum Incorporated
Heritage Rail Project & Capital Improvements
Heritage Rail Project Budget



Rosenberg Railroad Museum Incorporated

Heritage Rail Project & Capital Improvements

Project Overview and Impact:

For over 20 years, the Rosenberg Railroad Museum (the "Museum") has been a cornerstone of the Rosenberg community, preserving the rich history of railroading and offering educational programs that foster learning and growth. Through its humanities-focused exhibits and programs, the Museum enhances the cultural and educational landscape, benefiting local communities and residents who are often underserved.

Located in historic downtown Rosenberg, the Museum has welcomed an average of 17,000 visitors annually since 2019, with the exception of 2020. Remarkably, over 54% of these visitors came from outside Fort Bend County. As tourism is a key driver of economic development, the Museum plays a vital role in attracting visitors and offering unique, engaging experiences. Over the past six years, it has hosted more than 90,000 visitors, contributing an estimated \$3 million in revenue to businesses in Rosenberg and Fort Bend County.

The Heritage Rail Project represents both a capital improvement initiative and a strategic expansion of the Museum's exhibits and educational offerings. This transformative project includes critical drainage and civil upgrades to the Museum grounds, as well as the installation of over 380 feet of track and sidewalks. The newly constructed track will house four historic railcars, enhancing the Museum's ability to serve as a dynamic destination for visitors.

By adding these historic railcars, the Museum will significantly expand its collection, exhibit space, and tour offerings. These improvements will not only enhance the visitor experience but also increase the time visitors and the time spent at the Museum, thereby further boosting the local economy and solidifying the Museum's role as a cultural and economic asset to the community.

Heritage Rail Project Budget
01.10.2024
Expenditures Through 12/31/2024

	Adjusted Budget	Expenditures	Funding Source
Phase 1: Preconstruction Costs			
Survey	\$ 17,000.00	\$ 16,800.00	The George Foundation \$9,426.23 FBCO -ARPA \$7,373.77
Geotech Services	\$ 15,500.00	\$ 15,288.00	The George Foundation
Engineering and Construction Documents	\$ 60,000.00	\$ 5,485.77	The George Foundation
Project Administration	\$ 20,000.00	\$ 20,000.00	The George Foundation\$12,626.23
Project Contingency Adjustment	\$ 1,321.00		
	\$ 113,821.00	\$ 113,820.66	
Phase 2: Civil & Rail Construction Costs			
			Rosenberg Development Corporation (RDC),
Civil Construction Costs	\$ 244,080.40	\$ 242,379.79	\$36,000 ARPA Museum Funds or FBCO
Construction Fencing and Acss	\$ 14,960.00	\$ 14,960.00	Rosenberg Development Corporation (RDC)
Track and Turnout Rail Construction Costs	\$ 108,342.18	\$ 105,160.24	Rosenberg Development Corporation (RDC) \$71,712.58 Museum Funds or FBCO
Contingency/Change Orders for Civil	\$ 3,630.00	\$ 3,630.00	RDC/FBCO/Museum Reserves
Relocation Caboose for Construction	\$ 18,940.00	\$ 18,940.00	Restricted Private Donations
Line of Credit-Closing Cost	\$ 7,234.00	\$ 7,234.00	Restricted Private Donations/Museum Reserves
Line of Credit- Interest Fees (temporary)	\$ 4,054.00	\$ 344.00	Museum Reserves
Total Phase 2 Construction Cost	\$ 401,240.58	\$ 392,648.03	
Phase 3: Historic Rail Cars			
Four Historic Rail Cars	\$ 233,000.00		In-Kind Donation from GCC-NRHS
Relocation of Historic Rail Cars and install	\$ 268,000.00		\$150,000 HWF/\$68,000 Chapman Hauling
Electric Upgrade for Rail Cars	\$ 32,000.00		
Rail Car Perservation, Improvements,	\$ 125,000.00		Various Planned Preservation Grants in
Education and Exhibit Programs			2025/2026/2027 Grant Cycles
	\$ 658,000.00	\$ -	
Project Total	\$ 1,173,061.58	\$ 506,468.69	

Rosenberg Railroad Museum
Heritage Rail Project
Sources of Support (Received and Planned)
as of 01/10/2025

	Received	Pledged	Funds Pending Application	Total	Notes
Phase 1: Preconstruction					
George Foundation	\$ 100,000.00				
FBCO ARPA Engineering Cap Impv. Education Expansion	\$ 13,820.66				
	<u>\$ 113,820.66</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 113,820.66</u>	
Phase 2: Contruction Civil/Rail					
Rosenberg Development Corporation		\$ 260,000.00			RDC ContractReimbursable/ LOC to cover
FBCO ARPA Cap Improvement (2024)	\$ 36,000.00				Funds Expire 12/31/2024
RRM Private Donation Restricted	\$ 25,250.00	\$ 4,000.00			Museum Restricted Project Funds of \$4,000 by Feb. 28, 2025
FBCO Precinct 4			\$ 71,000.00		Pending-January 2025 Comissioners Court
R.A. Schaeffer Co., Inc (Inkind)	\$ 26,065.40				Donation of Rail Materials
Board Approved Museum Reserve Funds/Need Replacement	\$ 83,000.00				Museum Restricted Project Funds Board approved \$83,000 or FBCo
	<u>\$ 170,315.40</u>	<u>\$ 264,000.00</u>	<u>\$ 71,000.00</u>	<u>\$ 505,315.40</u>	
Phase 3: Heritage Rail Cars					
Gulf Coast Chapter National Rail Heritage Society		\$ 233,000.00			In-Kind Donation from GCC-NRHS
Henderson Wessendorff Foundation	\$ 150,000.00		\$ -		Funds can be used to move cars or develop education program./exhibit for cars
Board Approved Museum Reserve Funds/Need Replacement	\$ 50,000.00	\$ -			
Chapman Hauling (Inkind)		\$ 68,000.00	\$ -		Cost to move Cars is \$268,000, will donate \$68,000 inkind Services
	<u>\$ 200,000.00</u>	<u>\$ 301,000.00</u>	<u>\$ -</u>	<u>\$ 501,000.00</u>	
Phase 4: Heritage Rail Car Planned 2025 Grant Requests					
Refrubishment/Preservation					
Museum Funds or find funding Electric and HVAC			\$ 32,000.00		
2025/2026 Award Year- Planned Summerlee Foundation			\$ 15,000.00		
2025/2026 Award Year - Planned City HOT Grant			\$ 10,000.00		
2025/2026 Award Year-Planned Humaninties TX			\$ 15,000.00		
2025/2026 Award Year-Planned Texas Historical Foundation			\$ 5,000.00		
2025/2026 Award Year-Planned Tfort Bend Jr Service League			\$ 10,000.00		
2027 Requests			\$ -		
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 87,000.00</u>	<u>\$ -</u>	
<hr/>					
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All Phases Total	<u>\$ 484,136.06</u>	<u>\$ 565,000.00</u>	<u>\$ 158,000.00</u>	<u>\$ 1,120,136.06</u>	
<hr/>					
Total Capital Project	<u>\$ 1,207,136.06</u>				

Exhibit B

Civil Drainage Plans

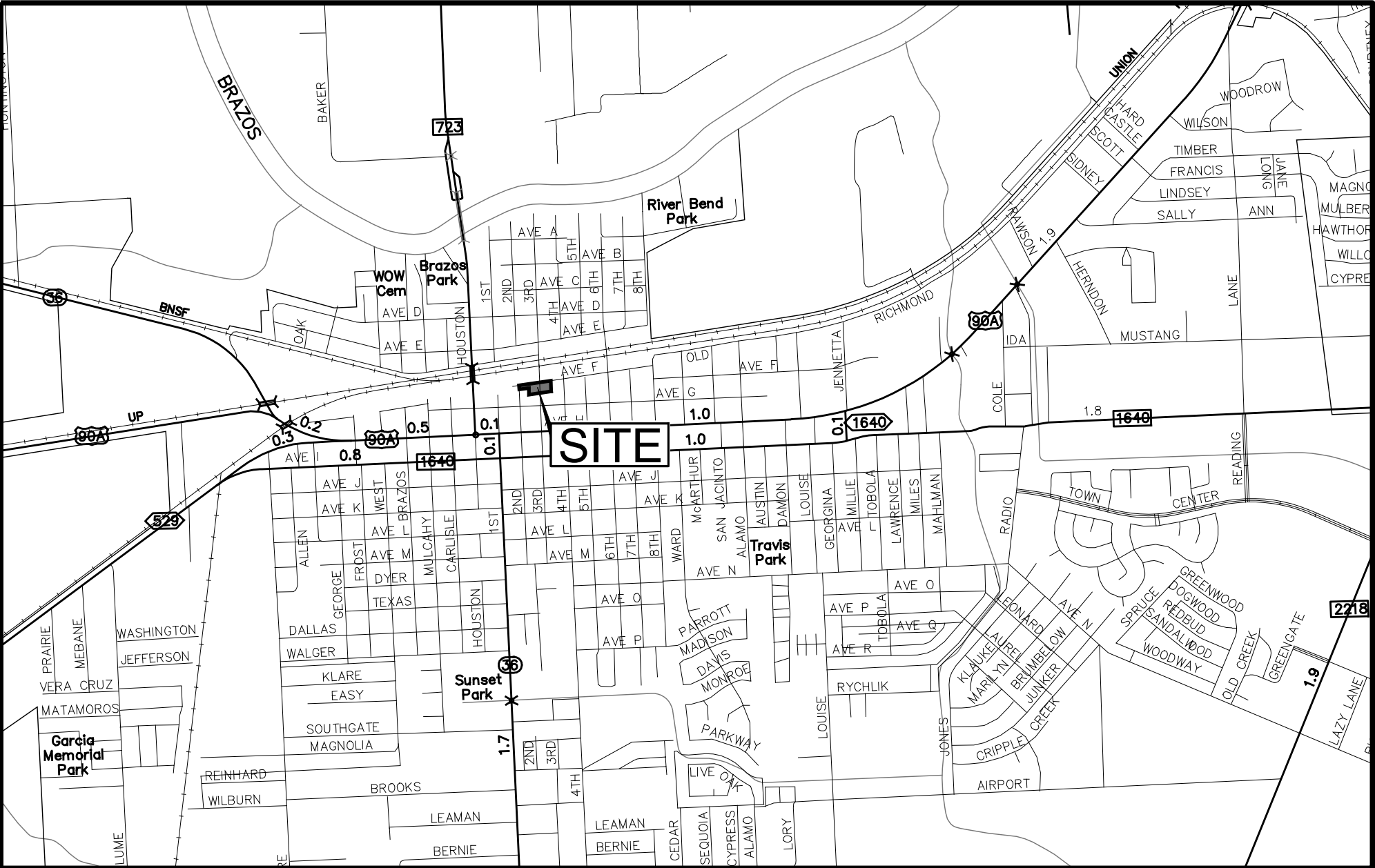
ROSENBERG RAILROAD MUSEUM

WITHIN
CITY OF ROSENBERG, TX
1921 AVENUE F, ROSENBERG, TX

CONSTRUCTION PLANS FOR PROPOSED PAVING & DRAINAGE

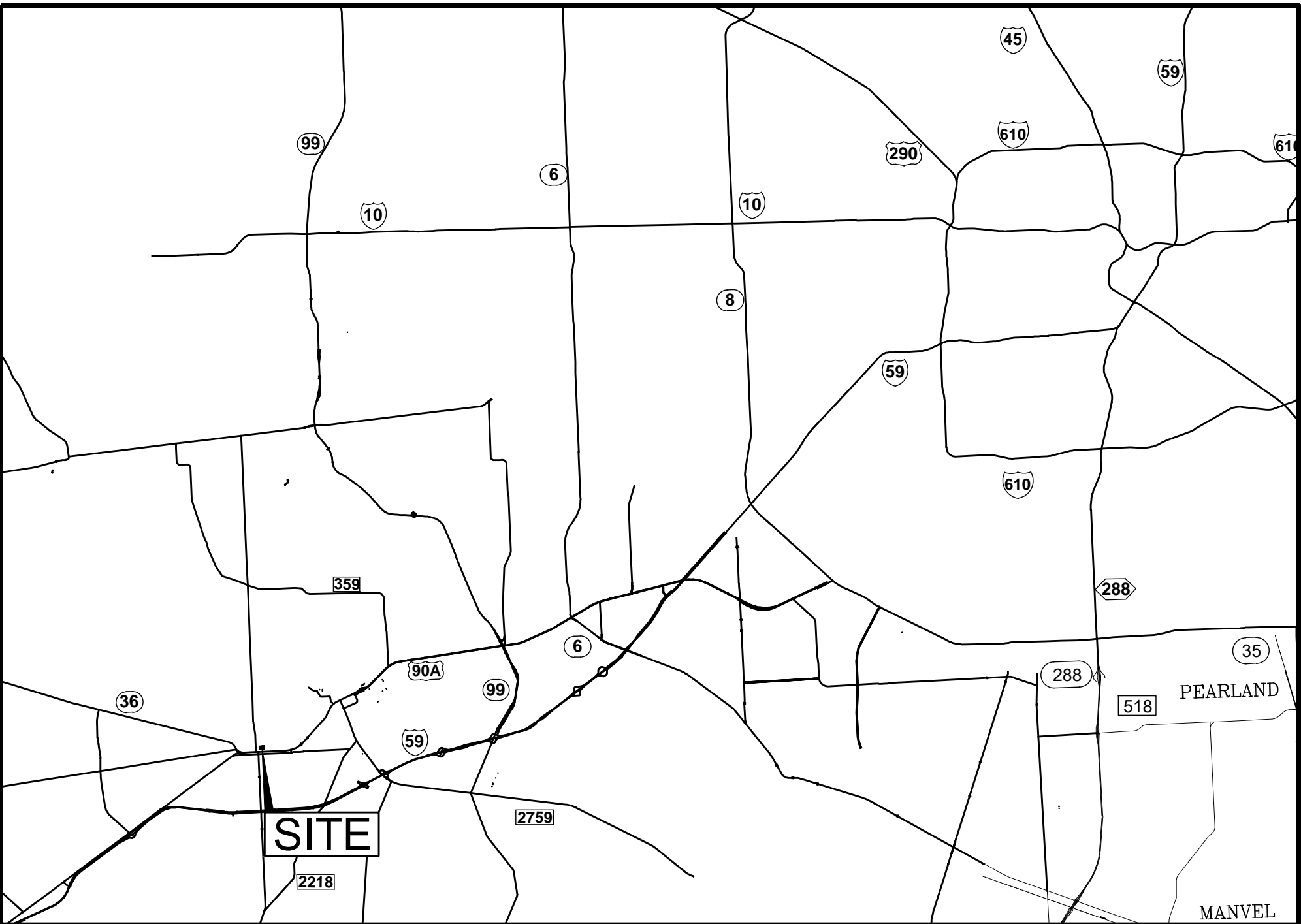
DRAWING INDEX

SHEET NO.	TITLE
	CIVIL PLANS
C0.0	COVER
C0.1	TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY)
C1.1	GENERAL NOTES
C1.2	DEMOLITION PLAN
C2.1	STORM WATER POLLUTION PREVENTION PLAN
C2.2	STORM WATER POLLUTION PREVENTION PLAN DETAILS
C3.1	DIMENSION CONTROL PLAN
C4.1	STORM SEWER & GRADING PLAN
C5.1	EXISTING DRAINAGE AREA MAP & CALCUALTIONS
C5.2	PROPOSED DRAINAGE AREA MAP & CALCULATIONS
C6.1	PAVING & STORM SEWER DETAILS



SITE MAP

SCALE: 1"=2,000'



ZIP CODE 77471

VICINITY MAP

SCALE: 1"=20,000'

KEY MAP: 604L

City of Rosenberg
Building Department
Approved for Construction

All plans submitted for review,
permitting and Work must be compliant
with the 2018 International Codes
(Building, Residential, Mechanical,
Plumbing, Fire, Fuel Gas, Existing
Building, and Swimming Pool & Spa),
the 2015 International Energy Code, the
2017 National Electrical Code and
Locally Adopted Ordinances

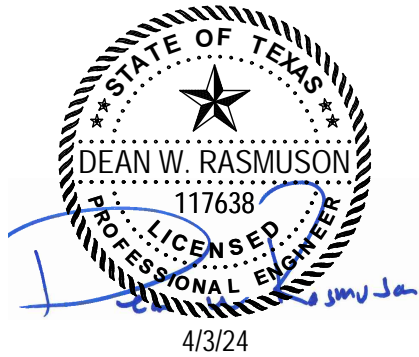


TEXAS REGISTERED ENGINEERING FIRM F-9756
2500 Tanglewilde, Suite 120 Houston, Texas 77063 713.788.1900
4526 Research Forest, Suite 360 The Woodlands, Texas 77381 713.788.1900

APRIL 2024
WGA PROJECT No.00671-006
CITY OF ROSENBERG PROJECT#: CB-241158

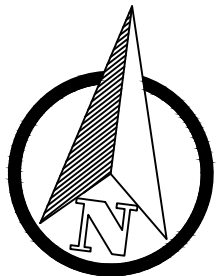
DESIGNED BY: CC
CHECKED BY: DR
DRAWN BY: CR

REV	DESCRIPTION	DATE
	ISSUE FOR PERMIT	02/07/2024
	ISSUE FOR PERMIT	04/03/2024



P & D PLANS FOR
ROSENBERG RAILROAD MUSEUM

C:\Users\heiges\Documents\Railroad\Project Files\0-Design Tech Data\3-SUR\DWG's\618-1_Survey_Plot.dwg * 1/3/2024 5:18 PM * Plotted by Richard Heiges



NOTES:

1. THE NORTH ORIENTATION SHOWN HEREON IS RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 (2011), TX83-SCF ZONE 4204, DISTANCES SHOWN ARE GROUND DISTANCES.
2. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48157C0245L, EFFECTIVE DATE APRIL 2,2014, FORT BEND COUNTY, TEXAS.
3. ELEVATIONS SHOWN ARE RELATIVE TO NGVD 88 USGS BRASS DISK SET IN CONCRETE, PUBLISHED ELEVATION = 100.5'
4. SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS APPLICABLE TO CITY OF ROSENBERG, TEXAS, OR AS STATED OR SHOWN HEREON, AND ANY OF RECORD WHICH MAY BE APPLICABLE.
5. THE CITY OF ROSENBERG, TEXAS DOES NOT HAVE AN OFFICIAL ZONING ORDINANCE AS OF THE DATE OF THIS SURVEY.
6. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE, ABOVE GROUND STRUCTURES, GROUND MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR BY THE CITY OF ROSENBERG UTILITY DEPARTMENT AND BY A DIG-TESS LOCATE REQUEST THROUGH THE RESPECTIVE ENTITIES. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES AND DEPTHS.
7. THE PLOT REPRESENTS A TOPOGRAPHIC SURVEY AND DOES NOT REPRESENT A BOUNDARY SURVEY OF THE SUBJECT PROPERTY.
8. TREE SIZE INDICATES DRIP LINE RADIUS AS SHOWN.
9. THE INFORMATION SHOWN HEREON SHALL BE USED FOR PLANNING PURPOSES ONLY AND NOT AS A DOCUMENT FOR CONSTRUCTION. ALL INFORMATION SHOWN HEREON SHALL BE FIELD-VERIFIED PRIOR TO COMMENCING CONSTRUCTION.

UTILITY CONTACT

EDDIE DELEON, DIRECTOR OF PUBLIC UTILITIES hdeleon@rosenbergtx.gov

SITE BENCHMARKS

NO.	DESCRIPTION	NORTHING	EASTING	ELEV.
1	SITE BM #1 - 5/8 IRON ROD YELLOW CAP	13765276.93	2983385.05	103.10
2	SITE BM #2 - 5/8 IRON ROD YELLOW CAP	13765301.94	2983445.24	101.15
3	SITE BM #3 - 5/8 IRON ROD YELLOW CAP	13765160.61	2983454.74	101.49

CERTIFICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

I, RICHARD W. HEIGES, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6452 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 6, CONDITION 1 TOPOGRAPHIC SURVEY. NO BOUNDARY RETRACEMENT IS CERTIFIED UNDER THE SEAL AND SIGNATURE SHOWN HEREON.

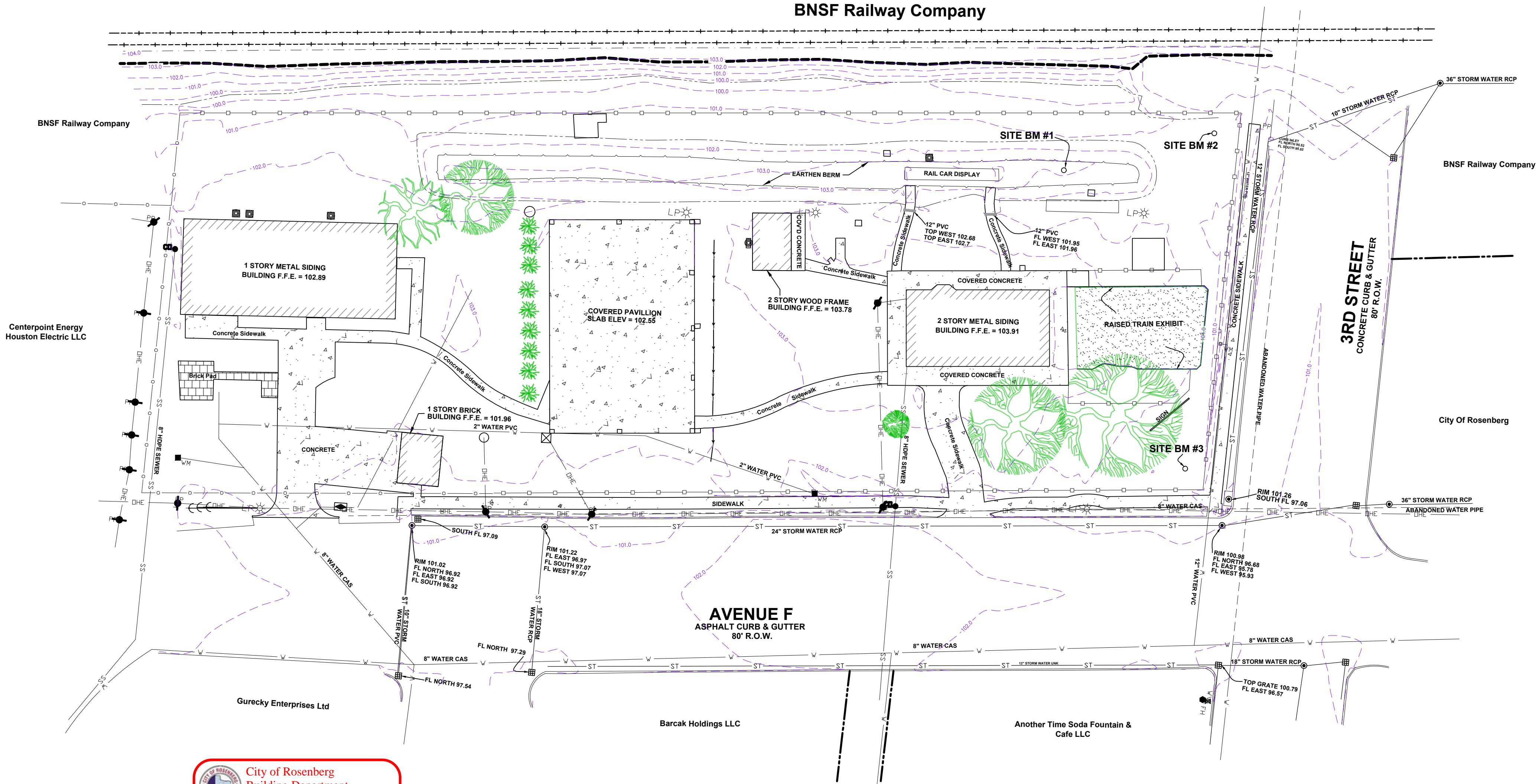
DATED THIS THE 19TH DAY OF DECEMBER, 2023, A.D.



FOR REVIEW

RICHARD W. HEIGES
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6452
RAILROAD INFRASTRUCTURE &
TERMINAL DEVELOPMENT, LLC
308 WEST 10TH STREET
LAMPASAS, TEXAS 76550

BNSF Railway Company



LEGEND

- FIBER OPTIC CABLE
- MANHOLE
- ELECTRIC METER POLE
- ELECTRIC POLE
- ELECTRIC METER
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- PHONE CABLE
- JUNCTION BOX
- FIRE HYDRANT
- SEWER CLEANOUT
- A/C UNIT
- TOPO LOCATION
- LIGHT POLE
- STREET SIGN
- GUY ANCHOR
- CURB / GUTTER
- CONCRETE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- TOP OF SLOPE
- TOE OF SLOPE
- CENTERLINE OF SWALE
- CULVERT
- OVERHEAD ELECTRIC LINE
- U/G ELECTRIC LINE
- WATERLINE
- SANITARY SEWER LINE
- CHAIN LINK FENCE
- BARB WIRE FENCE
- WROUGHT IRON FENCE
- STORM DRAIN
- CONTOUR LINE
- U/G = UNDER GROUND
- OAK TREE
- PECAN TREE
- CREPE MYRTLE TREE
- MAGNOLIA TREE

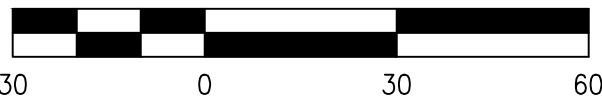
City of Rosenberg
Building Department
Approved for Construction

CITY APPROVED PLANS
MUST BE AVAILABLE AT
THE JOB SITE FOR ALL
INSPECTIONS

All plans submitted for review,
permitting and Work must be compliant
with the 2018 International Codes
(Building, Residential, Mechanical,
Plumbing, Fire, Fuel Gas, Existing
Building, and Swimming Pool & Spa),
the 2015 International Energy Code, the
2017 National Electrical Code and
Locally Adopted Ordinances



35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM FIRM 10194405



REV.	DATE	BY	DESCRIPTION

DATE 12/21/23 DRAWN DH
CHECK RG APPRV'D RH



LOCATION AND DESCRIPTION:
**1921 AVENUE F
ROSENBERG, FORT BEND COUNTY, TEXAS**

**ROSENBERG RAILROAD MUSEUM
ROSENBERG, TEXAS**

**TOPOGRAPHIC SURVEY
TSPS CATEGORY 6 SURVEY
CONDITION 1 - DETAILED**

FES #:

T1.1

PROJ #: 618-1

1. CONTRACTOR SHALL NOTIFY THE CITY OF ROSENBERG AT THE FOLLOWING NUMBERS AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION:
-PERMITS: 832-696-3000
-CONNECTIONS TO CITY UTILITIES: 832-945-7200
-TAPS: 832-695-3400
2. CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION AND SHALL REPORT DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
3. LOCATIONS OF EXISTING UTILITIES FOR WATERLINE, STORM SEWERS, SANITARY SEWERS, GAS LINES AND UNDERGROUND TELEPHONE CABLE AND POWER LINES ARE APPROXIMATE AND ARE BASED UPON INFORMATION OBTAINED FROM THE CITY OF ROSENBERG, UTILITY COMPANIES, AND TOPOGRAPHIC SURVEY.
4. 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 PARTY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE CITY OF ROSENBERG LINE 2014 STORM WATER MANAGEMENT PROGRAM FOR CONSTRUCTION ACTIVITIES. ALL IN COMPLIANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) RE-USE REQUIREMENTS.
5. CONTRACTOR SHALL PROVIDE TEMPORARY DRAINAGE FACILITIES TO DETERMINE SURFACE DRAINAGE DRAIN FROM TRENCHES AND TOWARDS OFF SITE DRAINAGE FACILITIES. PREVENT WATER FROM PONDING ON SITE AND DO NOT BLOCK DRAINAGE FROM OR DIRECT EXCESS DRAINAGE ON TO ADJACENT PROPERTY.
6. CONTRACTOR SHALL PROTECT ALL EXISTING FACILITIES, PROPERTY, AND UNDERGROUND UTILITIES, AND SHALL REPAIR ANY DAMAGE TO THE SATISFACTION OF THE INJURED PARTY AT NO ADDITIONAL COST TO THE OWNER OR CITY OF ROSENBERG.
7. 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 DAMAGE SHALL BE REPAIRED IN ACCORDANCE WITH CITY OF ROSENBERG DESIGN STANDARDS AND DETAILS WITH LATEST ADDENDUM AND AMENDMENTS THERETO, WITH NO COST TO THE OWNER OR CITY OF ROSENBERG.
8. EXISTING PAVEMENTS, CURBS, SIDEWALKS, AND DRIVEWAYS WITHIN PUBLIC RIGHTS-OF-WAY WHICH HAVE BEEN DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO THE STANDARDS OF THE APPROPRIATE REGULATORY AGENCY.
9. CONTRACTOR SHALL CONSTRUCT ALL GRAVITY SEWER LINES COMMENCING AT THE LOWEST ELEVATION AND PROCEED IN THE UPSTREAM DIRECTION. CONTRACTOR SHALL VERIFY CLEARANCES WITH ALL UNDERGROUND OBSTRUCTIONS BEFORE LAYING PIPE.
10. EXCAVATE ALL TRENCHES EVENLY TO LINE AND GRADE SHOWN.
11. CONTRACTOR SHALL KEEP TRENCH DRY AT ALL TIMES AND SHALL PROVIDE AUTOMATIC OR CONTINUOUS TRENCH PUMPS, AND WELL PUMPS, IF NECESSARY TO OBTAIN DRY BEDDING CONDITIONS.
12. CONTRACTOR SHALL KEEP TRENCHES, PIPE BEDDING AND BACKFILL FREE OF DEBRIS.
13. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND STATE OF TEXAS LAW CONCERNING TRENCHING AND SHORING AS SPECIFIED IN CITY OF ROSENBERG ORDINANCES.
14. INCLUDE COST OF BEDDING AND BACKFILL OF TYPE RE-QUIRED FOR WATERLINES, SANITARY SEWERS, AND STORM SEWERS IN UNIT PRICE BID FOR PIPE, UNLESS OTHERWISE NOTED.
15. ALL MATERIALS FOR PROPOSED CONSTRUCTION OR REPAIR OF EXISTING FACILITIES SHALL BE NEW PRODUCTS DIRECT FROM THE FACTORY AND FREE FROM DEFECTS.
16. CONTRACTOR SHALL PROVIDE ALL TESTS, PLUGS, RISERS, GAUGES, GAUGE CALIBRATION DEVICES, TEST PUMPS AND COMPRESSORS AS NECESSARY TO MAKE TESTS.
17. WASTE MATERIALS INCLUDING PAVEMENT REMOVED DURING CONSTRUCTION, WASTE PIPING AND SUPPLIES, CONSTRUCTION DEBRIS AND EXCESS EXCAVATED MATERIAL SHALL BE THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR.
18. WATER LINES, WASTEWATER COLLECTION SYSTEMS, AND DRAINAGE SYSTEMS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE CITY OF ROSENBERG DESIGN STANDARDS.
19. CONTRACTOR SHALL OBTAIN ALL RE-QUIRED PERMITS PRIOR TO STARTING CONSTRUCTION.
20. CONTRACTOR SHALL HAVE A COPY OF ALL DRIVEWAY PERMITS ON SITE AT ALL TIMES DURING CONSTRUCTION OF DRIVES AND DRIVEWAY CULVERTS.
21. CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS AND PERSONS IN CHARGE OF PUBLIC UTILITIES AND UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO STARTING WORK.

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 ANY CONSTRUCTION OR MAINTENANCE ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ACTIVITIES THAT OCCUR IN CLOSE PROXIMITY TO HIGH VOLTAGE LINES, SPECIFICALLY:

- ANY ACTIVITY WHERE PERSON OR THINGS MAY COME WITHIN SIX(6) FEET OF LINE OVERHEAD HIGH VOLTAGE LINES; AND
- OPERATING A CRANE, DERRICK, POWER SHOVEL, DRILLING RIG, PILE DRIVER, HOISTING EQUIPMENT, OR SIMILAR APPARATUS WITHIN 10 FEET OF LINE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF THE WORKERS UNDER THE LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED, CALL CENTERPOINT ENERGY AT 713-207-2222.

THE LOCATIONS OF AT&T TEXAS/SWBT FACILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT MAY BE CAUSED BY OCCASIONS BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND UTILITIES.

THE CONTRACTOR SHALL CALL 1-800-344-8377 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE UNDERGROUND LINES FIELD LOCATED.

WHEN EXCAVATING WITHIN EIGHTEEN INCHES (18") OF THE INDICATED LOCATION OF AT&T TEXAS/SWBT FACILITIES, THE CONTRACTOR SHALL BE REQUIRED TO STOP AND USE NON-MECHANIZED EXCAVATION PROCEDURES. WHEN BORING THE CONTRACTOR SHALL EXPOSE THE AT&T TEXAS/SWBT FACILITIES.

IF THE CONTRACTOR IS UNABLE TO EXPOSE, THE CONTRACTOR SHOULD PROVIDE SUPPORT TO PREVENT DAMAGE TO THE CONDUIT DUCTS OR CABLES. WHEN EXCAVATING NEAR TELEPHONE POLES THE CONTRACTOR SHALL BRACE THE POLE FOR SUPPORT.

THE PRESENCE OR ABSENCE OF AT&T TEXAS/SWBT UNDERGROUND CONDUIT FACILITIES OR UNDERGROUND FACILITIES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. THERE ARE NO DIRECT BURIED CABLES OR OTHER CABLES IN CONDUIT IN THE AREA.

PLEASE CONTACT THE AT&T TEXAS/SWBT DAMAGE PREVENTION MANAGER MR. ROOSEVELT, 214-761-0202 OR 214-761-0203 FOR MORE INFORMATION. THERE ARE NO QUESTIONS ABOUT BORING OR EXCAVATING NEAR OUR AT&T TEXAS/SWBT FACILITIES.

LOCATIONS OF CENTRIFUGAL ENERGY MAIN LINES (TO INCLUDE CENTRIFUGAL ENERGY, INTRASTATE PIPELINE LCL, WHERE APPLICABLE) ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. SERVICE LINES ARE USUALLY NOT SHOWN. OUR SIGNATURE ON THESE PLANS ONLY INDICATES THAT WE HAVE REVIEWED THE INFORMATION PROVIDED TO US AND THAT WE BELIEVE THAT A CONFLICT ANALYSIS HAS BEEN MADE. THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT 1-800-669-8334 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE MAIN AND SERVICE LINE FIELD LOCATED.

WHEN CENTRIFUGAL ENERGY PIPE LINE MARKINGS ARE NOT VISIBLE, CALL 713-967-8037 (7:00 AM TO 3:00 PM) FOR STATUS OF LINE LOCATION RE-UEST BEFORE EXCAVATION BEGINS.

WHEN EXCAVATING WITHIN EIGHTEEN INCHES (18") OF THE INDICATED LOCATION OF CENTRIFUGAL ENERGY FACILITIES, ALL EXCAVATION MUST BE ACCOMPLISHED USING REMOTE CONTROLLED EXCAVATION EQUIPMENT.

WHEN CENTRIFUGAL ENERGY FACILITIES ARE EXPOSED SUFFICIENT SUPPORT MUST BE PROVIDED TO THE FACILITIES TO PREVENT EXCESSIVE STRESS ON THE PIPING.

THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.

- 1) 15-INCH AND SMALLER, SDP, ASTM A304, WITH ELASTOMERIC JOINTS PER ASTM D 3212, EXCEPT SOLVENT-CEMENT JOINTS AT FITTINGS. GASKETS SHALL BE PER ASTM F 477.
- 2) 18-INCH AND LARGER, RCP, ASTM C-76, CLASS II, TONGUE & GROOVE, WITH RAMANEX JOINT SEALANT UNLESS OTHERWISE NOTED. PIPES 36-INCH AND SMALLER SHALL BE SINGLE WRAPPED WITH RAMANEX. PIPES 42-INCH AND LARGER SHALL BE RUBBER GASKETED.
- 3) ALL STORM DRAIN PIPING IN PUBLIC RIGHTS-OF-WAY OR EASEMENTS SHALL BE RCP, CLASS III, C76, WITH RUBBER GASKETED JOINTS, UNLESS OTHERWISE NOTED.
- 4) PROVIDE LICK-SET NONSHRINK MORTAR GROUT AT CONNECTIONS TO MANHOLES AND INLETS.
- 5) STORM SEWER MANHOLES SHALL BE TYPE "C" PER CITY OF ROSENBERG DETAILS, SHEET C8.1 AS APPROPRIATE.
- 6) FOR RCP AND CMP STORM SEWER BEDDING SHALL BE CEMENT STABILIZED SAND AND IN ACCORDANCE WITH CITY OF ROSENBERG DESIGN STANDARDS. BACKFILL SHALL BE AS PER NOTES 4 OR 5 ABOVE. (REFERENCE SHEET C8.1 FOR PIPE HOLE DETAIL.)
- 1) DETAIL D100A: PIPES LESS THAN 24-INCHES IN DIAMETER
- 2) DETAIL D100A: PIPES 24-INCHES THRU 36-INCHES IN DIAMETER
- 3) DETAIL D100A: PIPES 42-INCHES AND LARGER IN DIAMETER
6. UNDERGROUND ROOF DRAIN PIPING SHALL BE ASTM D3034, SDP 35, PVC WITH ELASTOMERIC JOINTS, EXCEPT SOLVENT-CEMENT JOINTS AT FITTINGS. PROVIDE EPIDERMATIC WATERPROOF GASKET AND LICK-SET, NONSHRINK GROUT AT CONNECTIONS TO MANHOLES AND INLETS.
7. POLYETHYLENE PIPE MAY BE SUBSTITUTED FOR REINFORCED CONCRETE PIPE ON PRIVATE PROPERTY SUB. ECT TO THE FOLLOWING:
 - 1) FOR PIPES 36" AND SMALLER - CEMENT STABILIZED SAND PLACED BEFORE PIPE IS LAID, TO 7" MIN. DEPTH. FOR SEWERS 42" CEMENT STABILIZED SAND PLACED BEFORE PIPE IS LAID, TO 10" MIN. DEPTH.
 - 2) CEMENT STABILIZED SAND, THOROUGHLY RODDED, PLACED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY 1'-0" ABOVE THE TOP OF PIPE, AFTER PIPE IS LAID.
 - 3) PIPE AND FITTINGS: THE TYPES OF PIPE WILL BE INDICATED ON THE DRAWINGS BY THE FOLLOWING DESCRIPTION CONFORMING TO AASHTO M 252; ASPH TO M 234, AND/OR AASHTO MP-95, LATEST EDITION. PIPE DESCRIPTION: CORR (CORRUGATED POLYETHYLENE PIPE)
 - 4) TYPE 8 (THIS PIPE SHALL HAVE A FOUR CIRCULAR CROSS-SECTION, WITH AN OUTER CORRUGATED PIPE WALL AND A SMOOTH INNER LINE.)
 - 5) EXCEPT AS OTHERWISE RE: HEREIN OR BY THE ENGINEER, COUPLING BANDS AND OTHER CONNECTIONS FOR CORRUGATED POLYETHYLENE PIPE SHALL MEET THE SLOE TIGHTNESS RE: REQUIREMENTS DESCRIBED IN AASHTO SECTION 28.4.24, "STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES". THE COUPLING SHALL BE ABLE TO WITH STAND A WATER PRESSURE OF 3.5 PSI OR 6" OF HEAD.
 - 6) COUPLING BANDS SHALL BE EQUALLY ON EACH OF THE PIPES BEING CONNECTED TO FORM A TIGHTLY CLOSED JOINT AFTER INSTALLATION. COUPLING BANDS MAY BE OF EITHER CORRUGATED BANDS, BELL AND SPOUT, OR DOUBLE BELL COUPLINGS. THE CORRUGATIONS ON THE BANDS SHALL INDEX THE CORRUGATIONS IN THE PIPE ENDS TO ENGAGE THE FIRST OR SECOND CORRUGATION FROM THE END OF EACH PIPE.
 - 7) FITTINGS: FURNISH FITTINGS AND SPECIALS RE: UREED FOR BENDS, END SECTIONS, BRANCHES, ACCESS MANHOLES, AND CONNECTIONS TO OTHER FITTINGS. DESIGN FITTING AND SPECIALS IN ACCORDANCE WITH DRAWINGS AND AASHTO M 252 OR AASHTO M 292 OR AASHTO MP-95. FITTINGS AND SPECIALS ARE SUB. ECT SAME INTERNAL AND EXTERNAL LOADS AS STRAIGHT PIPE.
 - 8) PIPE FABRICATION: CORRUGATED POLYETHYLENE PIPE SHALL BE MANUFACTURED WITH EITHER ANNUAL CORRUGATIONS, OR HELICAL CORRUGATIONS OF A CLOSED PROFILE CORRUGATION. MEETING THE PERFORMANCE RE: REQUIREMENTS OF AASHTO M 252 OF AASHTO M 294 OR AASHTO MP-95. REFER TO PLANS FOR SPECIFIC PIPE SIZES.
 - 9) NO POLYETHYLENE PIPE MAY BE PLACED WITHIN EASEMENTS OR PUBLIC STREET R.O.W.
 - 10) CONTRACTOR SHALL INSTALL PVC SLEEVES WHERE SHOWN IN PLANS AND AS PER DETAILS ON SHEET C10. SLEEVES SHALL BE ASTM D 3034, SDP 38, PVC PIPE, WITH ELASTOMERIC JOINTS PER ASTM F477.

1. ALL EARTHWORK TO BE DONE IN CONFORMANCE WITH RE-QUIREMENTS OF GEOTECHNICAL ENGINEERING REPORT.
2. PRO-ECT AREA TO BE STRIPPED OF TOP SOIL TO DEPTH AS INDICATED BY SOILS ENGINEER (APPROXIMATELY 4+6 INCHES). TOP SOIL, RUBBISH, DEBRIS, AND OTHER OB-JECTIVE MATERIAL TO BE DISPOSED OF OFF PRO-ECT SITE.
3. CONTRACTOR TO REMOVE ALL TREES & SHRUBS INDICATED TO BE REMOVED. REMOVE STUMPS, MAIN ROOT BALL AND BRANCH SYSTEMS TO A MINIMUM BELOW EXISTING GRADE. APPLY HERBICIDE TO REMAINING STUMPS TO INHIBIT GROWTH.
4. CONTRACTOR TO CLEAR UNDERGROWTH & DEAD WOOD WITHOUT DISTURBING SUBSOIL.
5. PAVING SUBGRADE PREPARATIONS TO BE IN CONFORMANCE WITH THE SOILS REPORT, PRO-ECT SPECIFICATIONS, AND DETAILS IN PLANS.
6. CONTRACTOR SHALL CUT AND FILL SITE AS RE-QUIRED TO OBTAIN FINISHED ELEVATIONS SHOWN ON PLANS. CONTRACT SHALL SPECIFY BACKFILL MATERIAL TO 95% COMPACTION AND PROOF-ROLL DENSITY PER ASTM D698 AND IN CONFORMANCE WITH SOILS REPORT RE-QUIREMENTS. MAXIMUM SIDE SLOPES TO BE 3:1. ALL RE-QUIREMENTS OF PRO-ECT SPECIFICATIONS FOR EARTHWORK SHALL BE MET.
7. CONTRACTOR TO PROVIDE TEMPORARY MEASURES TO CONTROL STORM WATER RUN-OFF DURING CONSTRUCTION AS RE-QUIRED TO MINIMIZE EROSION AND TO MEET NPDES RE-QUIREMENTS.
8. EXCESS EXCAVATION SHALL BE HAULED OFF SITE AT CONTRACTORS EXPENSE. PRIOR TO FILL THE SURFACE AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOP SOIL. FILL SURFACE SHALL BE PROOF-ROLLED AND THE TOP 6-INCHES SHALL BE COMPACTED TO 95%+ MAXIMUM DRY DENSITY PER ASTM D 698.
9. THE FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8-INCHES AND COMPACTED TO 95%+ OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 698. THE MOISTURE CONTENT FOR COMPACTION OF SITE FILL SHALL BE AS DETERMINED BY THE SOILS ENGINEER.
10. THE ON-SITE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE WILL MONITOR THE FILL OPERATION, IDENTIFY SOIL TYPES, AND MAKE RECOMMENDATIONS CONCERNING SELECTION AND PLACEMENT OF SOILS.
11. MAXIMUM CROSS SLOPES FOR SIDEWALKS AND A.D.A. ACCESS ROUTES SHALL NOT EXCEED 2:00. RAMP SLOPES SHALL NOT EXCEED 1-INCH PER FOOT (8.33%). MAXIMUM SIDEWALK SPECIFIC GRADE SHALL NOT EXCEED 1.5% AND SHALL NOT EXCEED 2.0% IN ANY DIRECTION. PUBLIC SIDEWALKS SHALL BE CONCRETE & CONSTRUCTED PER DETAILS.

CONTRACTOR SHALL IMPLEMENT INLET PROTECTION DEVICES AND REINFORCED FILTER FABRIC BARRIER ALONG ROAD AND SITE DITCHES AT LOCATIONS SHOWN ON THE TYPICAL STORM WATER DRAINAGE DETAIL. CONTRACTOR SHALL BE RESPONSIBLE TO KEEP SILT AND/OR EXCAVATED MATERIALS FROM ENTERING INTO THE STORM WATER INLETS AND DITCHES EVENTUALLY POLLUTING THE

DURING THE EXCAVATION PHASE OF THE PROJECT, CONTRACTOR SHALL SCHEDULE THE WORK IN SHORT SEGMENTS SO THAT EXCAVATED MATERIAL CAN BE "LUCKILY HAULING AWAY FROM THE SITE AND TO PREVENT IT FROM STAYING UNCOLLECTED ON THE EXISTING PAVEMENT. ANY EXCAVATED MATERIAL AND MATERIALS FROM PAVEMENTS OR DRIVEWAYS SHALL BE SWEEPED BACK INTO THE EXCAVATED AREA.

CONTRACTOR SHALL CLEAN UP THE EXISTING STREET INTERSECTIONS AND DRIVEWAYS DAILY, IF NECESSARY, TO REMOVE ANY EXCESS MUD, SILT OR ROCK TRACKED FROM THE EXCAVATED AREA.

CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT, ALWAYS MAINTAINING UP DIRT AND LOOSE MATERIAL AS CONSTRUCTION PROGRES.

CONTRACTOR TO INSPECT AND CLEAN THE AREAS LISTED BELOW AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR MORE.

A) DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FULLY STABILIZED.

B) AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.

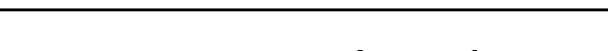
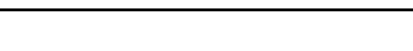
C) STRUCTURAL CONTROL MEASURES.

D) LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.

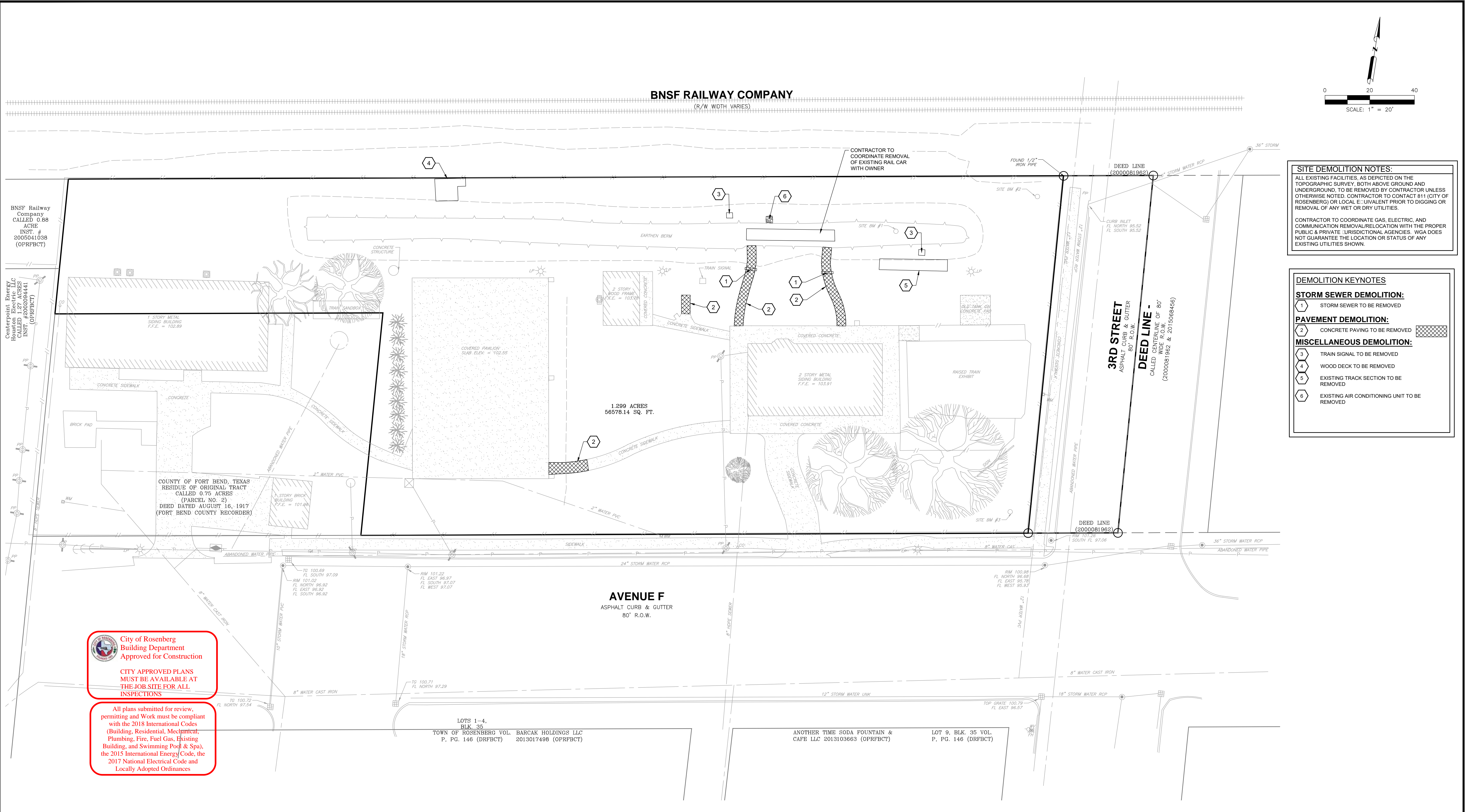
CONTRACTOR TO BE RESPONSIBLE TO MAINTAIN EXISTING DITCHES AND/OR CULVERTS FOR UNOBSTRUCTED DRAINAGE AT ALL TIMES. WHERE SODDING IS DISTURBED BY EXCAVATION OR OTHER CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL REPAIR BY SEEDING OR SODDING. SLOPES 4:1 OR STEEPER SHALL BE REPLACED BY BLOOD SODDING.

B-B	BACK TO BACK	NG	NATURAL GROUND
B-L	BUILDING LINE	PROP	PROPOSED
B-C	BACK OF CURB	ROW	RIGHT-OF-WAY
BBR	BOTTOM OF RAM	RT	RIGHT
PBW	BASE OF WALL	R	RADIUS
ESMT	EXISTING	SS	SANITARY SEWER
FX	EXISTING	SSE	SANITARY SEWER EASEMENT
FL	FLOWLINE	STM	STORM SEWER
G	GUTTER	CT	TOP OF CURB
HG	HYDRAULIC GRADIENT	TG	TOP OF GRATE
H-P	HIGH POINT	TP	TOP OF PAVEMENT
J-B	JUNCTION BOX	TR	TOP OF RAMP
L-F	LINEAR FEET	TW	TOP OF WALK OR WALL
LF	LINEAR FEET	U	UTILITY EASEMENT
ME	MANCH EXISTING	WL	WATERLINE
MH	MANHOLE	WS&D	WATER, SANITARY & DRAINAGE



<div><div><div>RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC</div><div>35505 COOPER RD., P.O. BOX 1087 BROOKSHIRE, TEXAS 77423</div><div>(281) 392-4850 WWW.RITD-LLC.COM FIRM F-16264</div></div></div>	REV	DATE	DESCRIPTION	<div><div>BENCHMARKS:</div><div><div>BENCHMARK #1</div><div>ELEVATION - 103.10'</div><div>SITE BM #1 - 5/8 IRON ROD YELLOW CAP</div><div>BENCHMARK #2</div><div>ELEVATION - 101.15'</div><div>SITE BM #2 - 5/8 IRON ROD YELLOW CAP</div><div>BENCHMARK #3</div><div>ELEVATION - 101.49'</div><div>SITE BM #3 - 5/8 IRON ROD YELLOW CAP</div></div></div>	<div><div>FLOOD PLAIN NOTE:</div><div><div>THIS SUBJECT TRACT LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48157C0245L DATED APRIL 2, 2014.</div><div>THE NEAREST AND HIGHEST CURRENTLY KNOWN AND RELEVANT 1% ANNUAL CHANCE FLOOD ELEVATION APPEARS TO BE 98.79 FT (NAVD 1988) IN DRY CREEK. THE NEAREST AND HIGHEST CURRENTLY KNOWN AND RELEVANT 0.2% ANNUAL CHANCE FLOOD ELEVATION APPEARS TO BE 99.00 FT (NAVD 1988) ACCORDING TO CROSS SECTION LINE "AE" ALONG DRY CREEK, REVISED JANUARY 29, 2021 FLOOD INSURANCE STUDY NUMBER 48157C002C.</div></div></div>	<div><div><div><div>Railroad Infrastructure & Terminal Development, LLC</div><div>SCALE: <u> N/A </u> DRAWN: <u>MM & CR</u></div><div>CHECK: <u>CC & DR</u> DESIGN: <u>CC</u></div></div></div></div>
	<div><div>THIS DRAWING IS THE PROPERTY OF RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC.</div></div>					

<div><div><div>WGA</div><div>CONSULTING ENGINEERS</div></div><div><div>WARD, GETZ & ASSOCIATES, PLLC</div><div>TEXAS REGISTERED ENGINEERING FIRM F-9756</div><div>2500 Tanglewilde, Suite 120</div><div>Houston, Texas 77063</div><div>713.789.1900</div></div></div>	ROSENBERG RAILROAD MUSEUM	<div><div><div>STATE OF TEXAS</div><div>★</div><div>DEAN W. RASMUSSEN</div><div>117638</div><div>LICENSED PROFESSIONAL ENGINEER</div></div><div><div>4/3/24</div></div></div>	
	GENERAL NOTES		
	SHEET C1.1		



SITE DEMOLITION NOTES:
ALL EXISTING FACILITIES, AS DEPICTED ON THE TOPOGRAPHIC SURVEY, BOTH ABOVE GROUND AND UNDERGROUND, TO BE REMOVED BY CONTRACTOR UNLESS OTHERWISE NOTED. CONTRACTOR TO CONTACT 811 (CITY OF ROSENBERG) OR LOCAL E-UNIVALENT PRIOR TO DIGGING OR REMOVAL OF ANY WET OR DRY UTILITIES.
CONTRACTOR TO COORDINATE GAS, ELECTRIC, AND COMMUNICATION REMOVAL/RELOCATION WITH THE PROPER PUBLIC & PRIVATE JURISDICTIONAL AGENCIES. WGA DOES NOT GUARANTEE THE LOCATION OR STATUS OF ANY EXISTING UTILITIES SHOWN.

- DEMOLITION KEYNOTES**
- STORM SEWER DEMOLITION:**
1 STORM SEWER TO BE REMOVED
- PAVEMENT DEMOLITION:**
2 CONCRETE PAVING TO BE REMOVED
- MISCELLANEOUS DEMOLITION:**
3 TRAIN SIGNAL TO BE REMOVED
4 WOOD DECK TO BE REMOVED
5 EXISTING TRACK SECTION TO BE REMOVED
6 EXISTING AIR CONDITIONING UNIT TO BE REMOVED

**City of Rosenberg
Building Department
Approved for Construction**

**CITY APPROVED PLANS
MUST BE AVAILABLE AT
THE JOB SITE FOR ALL
INSPECTIONS**

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RITD
RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC

35505 COOPER RD., P.O. BOX 1087
BROOKSHIRE, TEXAS 77423

(281) 392-4850 WWW.RITD-LLC.COM FIRM F-16264

REV	DATE	DESCRIPTION

BENCHMARKS:
BENCHMARK #1
ELEVATION - 103.10'
SITE BM #1 - 5/8 IRON ROD YELLOW CAP
BENCHMARK #2
ELEVATION - 101.15'
SITE BM #2 - 5/8 IRON ROD YELLOW CAP
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ELEVATION - 101.49'
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RITD Railroad Infrastructure & Terminal Development, LLC

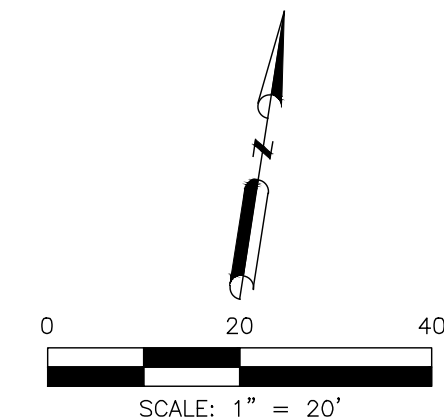
SCALE: 1"=20'
CHECK: CC & DR
DRAWN: MM & CR
DESIGN: CC

WGA
CONSULTING ENGINEERS

WARD, GETZ & ASSOCIATES, PLLC
TEXAS REGISTERED ENGINEERING FIRM F-9756
2500 Tanglewilde, Suite 120
Houston, Texas 77063
713.789.1900

ROSENBERG RAILROAD MUSEUM	
DEMOLITION PLAN	
SHEET C1.2	

4/3/24



SWPPP NOTE:
ANY OFF-SITE STAGING AREA UTILIZED BY THE OPERATOR OF THIS SITE MUST BE INCLUDED IN THE SWPPP NARRATIVE PLAN AND TO SWPPP SITE PLAN AS REQUIRED BY THE TPDES TEXAS GENERAL PERMIT TXR150000 (SECTION F). ANY SUCH AREA INCLUDED IN THE SWPPP WILL BE TREATED BY THE OPERATOR AS ANY OTHER PART OF THE CONSTRUCTION ACTIVITY FOR THE PURPOSES OF STORM WATER POLLUTION PREVENTION.

EROSION CONTROL SCHEDULE AND SEQUENCING

I. ROUGH GRADING
GRADING CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, AND STONE OVERFLOW STRUCTURES SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED.







II. UTILITY INSTALLATION

ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.


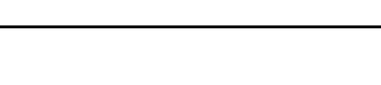


III. PAVING
ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE
TO BE MAINTAINED AS NECESSARY DURING PAVING AND
THROUGHOUT THE REMAINDER OF THE PROJECT.

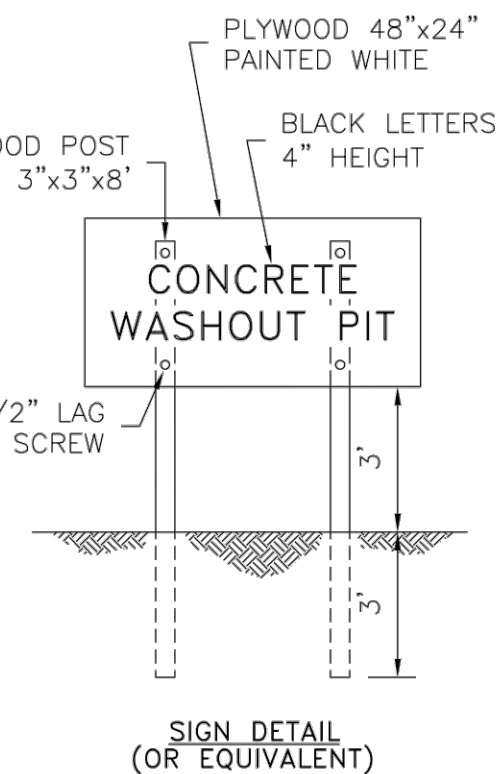
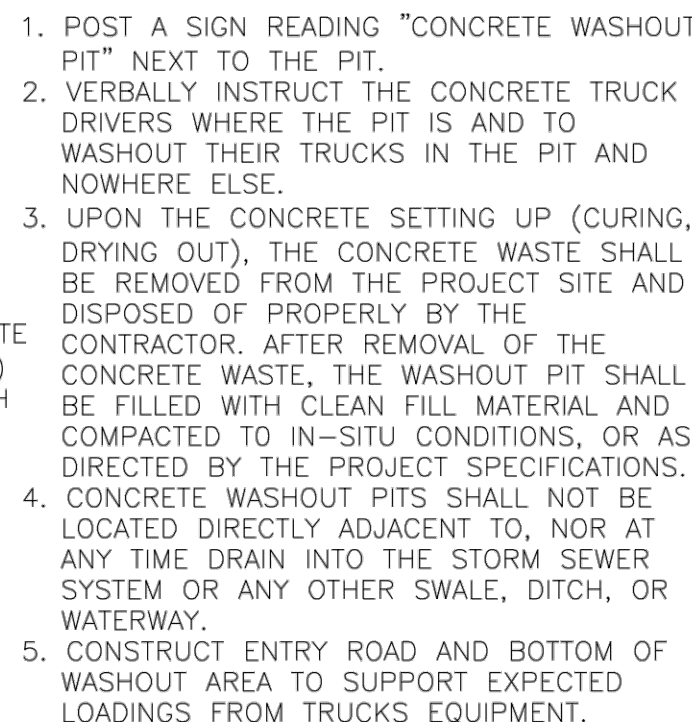
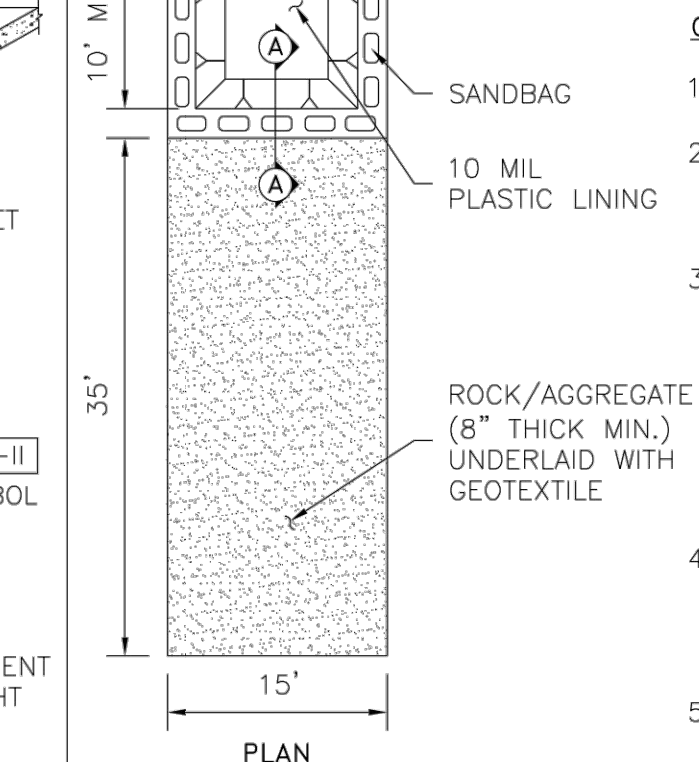
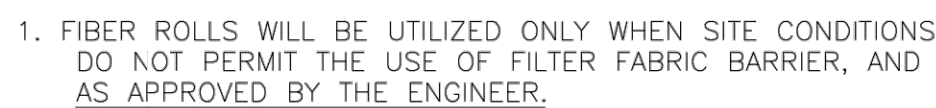
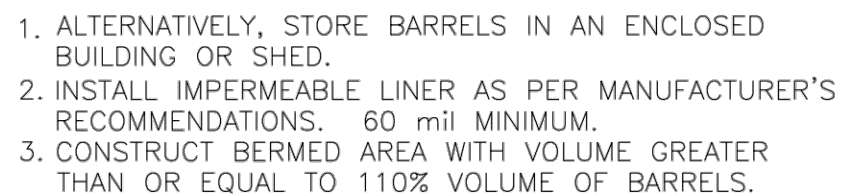
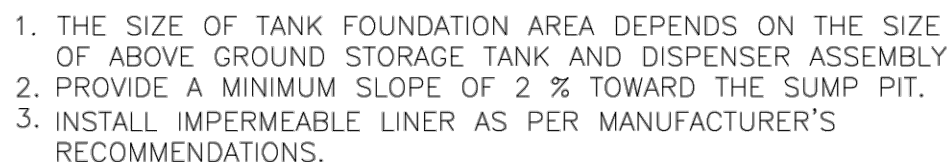
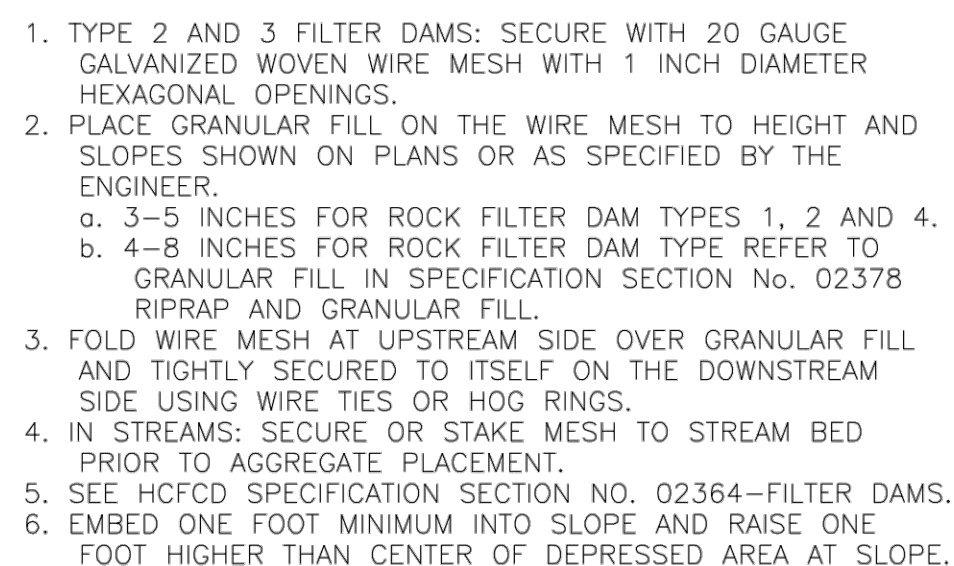
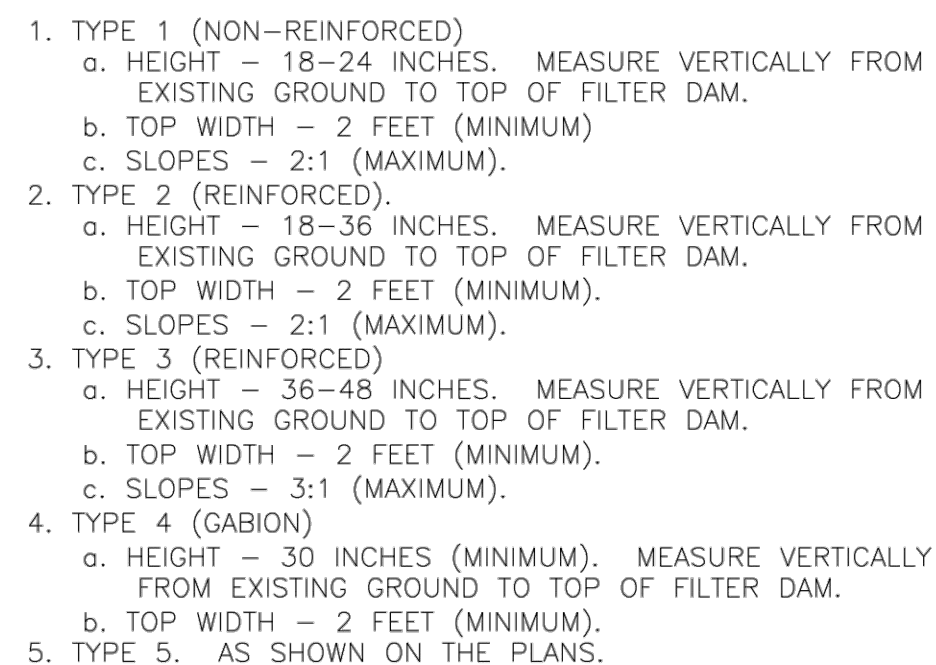
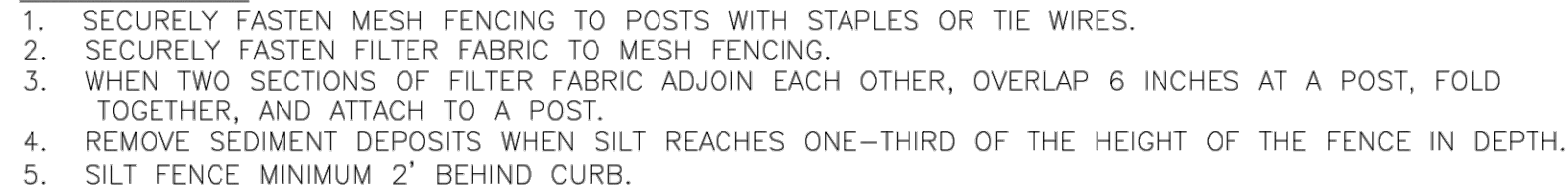
IV. FINAL GRADING/SOIL STABILIZATION/ ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT ONCE FINAL STABILIZATION HAS BEEN ACHIEVED.

SWPPP LEGEND:

STABILIZED CONSTRUCTION EXIT	
	
	FILTER FABRIC FENCE
	REINFORCED FILTER FABRIC BARRIER
	INLET PROTECTION BARRIER (STAGE 1 & 2)
	INLET PROTECTION BARRIER TYPE II
	CONCRETE TRUCK WASHOUT AREA

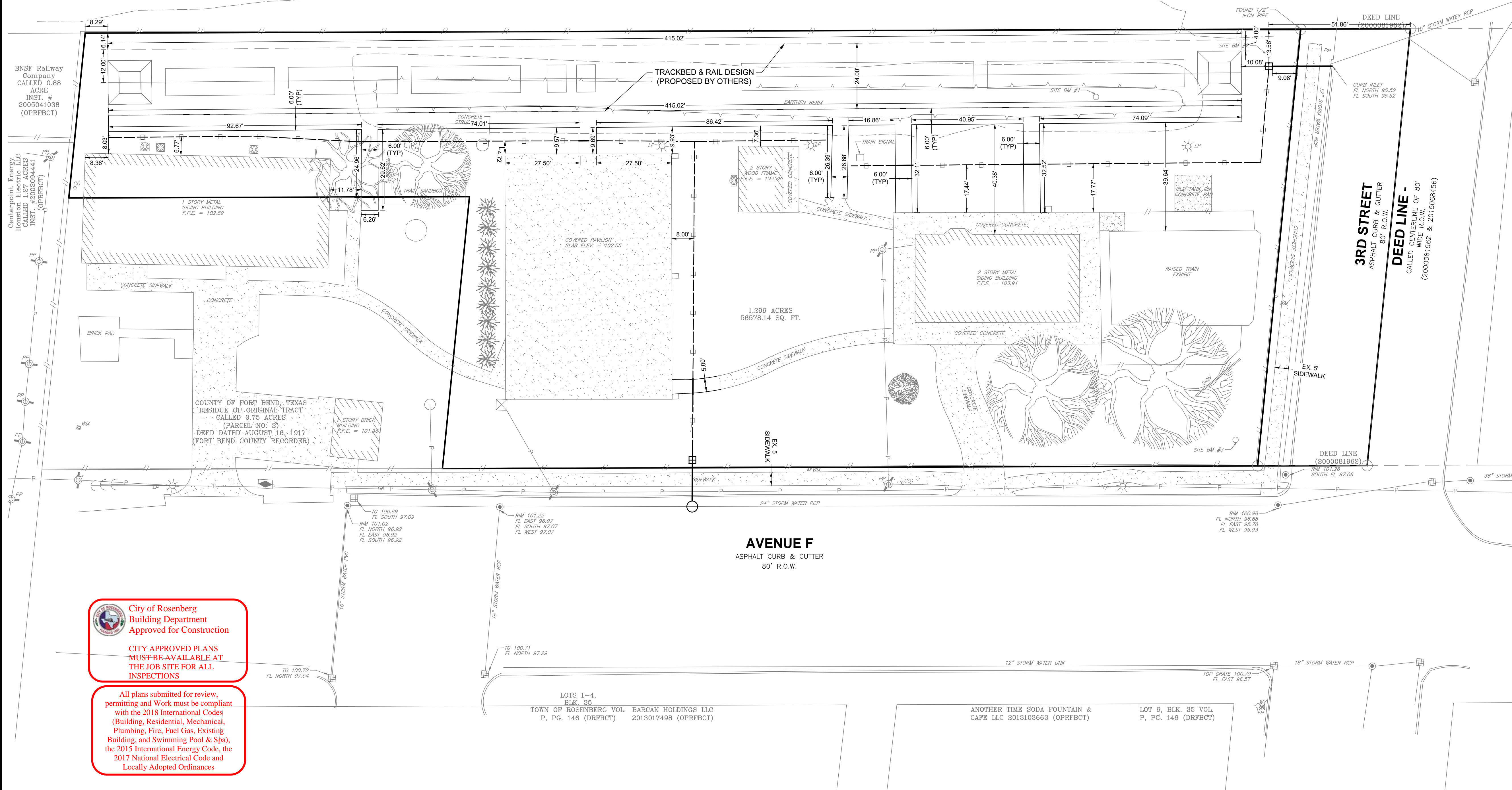
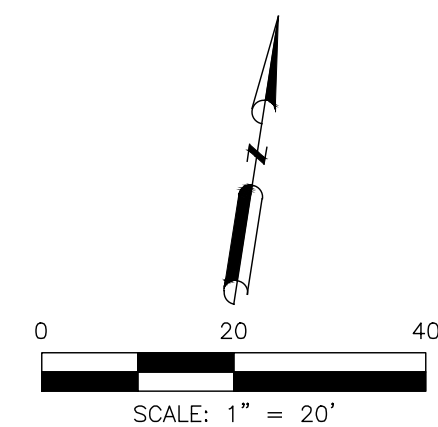
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<div><p>RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC</p><p>35505 COOPER RD. · P.O. BOX 1087 BROOKSHIRE, TEXAS 77423</p><p>(281) 392-4850 WWW.RITD-LLC.COM FIRM F-16264</p></div>	REV.	DATE	DESCRIPTION	BENCHMARKS: BENCHMARK #1 ELEVATION - 103.10' SITE BM #1 - 5/8 IRON ROD YELLOW CAP BENCHMARK #2 ELEVATION - 101.15' SITE BM #2 - 5/8 IRON ROD YELLOW CAP BENCHMARK #3 ELEVATION - 101.49' SITE BM #3 - 5/8 IRON ROD YELLOW CAP	FLOOD PLAIN NOTE: THIS SUBJECT TRACT LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48157C0245L DATED APRIL 2, 2014. THE NEAREST AND HIGHEST CURRENTLY KNOWN AND RELEVANT 1% ANNUAL CHANCE FLOOD ELEVATION APPEARS TO BE 98.79 FT (NAVD 1988) IN DRY CREEK. THE NEAREST AND HIGHEST CURRENTLY KNOWN AND RELEVANT 0.2% ANNUAL CHANCE FLOOD ELEVATION APPEARS TO BE 99.00 FT (NAVD, 1988) ACCORDING TO CROSS SECTION LINE "AE" ALONG DRY CREEK, REVISED JANUARY 29, 2021 FLOOD INSURANCE STUDY NUMBER 48157C0002C.	<div><p>Railroad Infrastructure & Terminal Development, LLC</p></div> <div>SCALE: 1"=20'</div> <div>CHECK: CC & DR</div> <div>DRAWN: MM & CR</div> <div>DESIGN: CC</div>	<div><p>CONSULTING ENGINEERS</p><p>WARD, GETZ & ASSOCIATES, PLLC TEXAS REGISTERED ENGINEERING FIRM F-97576 2500 Tanglewilde, Suite 120 Houston, Texas 77063 713.789.1900</p></div>	<div>ROSENBERG RAILROAD MUSEUM</div> <div>STORM WATER POLLUTION PREVENTION PLAN</div> <div>SHEET C2.1</div> <div>4/3/24</div>	<div><p>DEAN W. RASMUSON 117633 PROFESSIONAL ENGINEER CIVIL STATE OF TEXAS</p></div>
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PROJECT TITLE:				
DRAWN BY:	INIT	SHEET DESCRIPTION: STORM WATER POLLUTION		FBCE STANDARD 54
C'D'D BY:	INIT			
SCALE:	NONE			
DATE:	2-1-22	APPROVED BY:		SHEET NO: /

(R/W WIDTH VARIES)



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CHECK: CC & DR

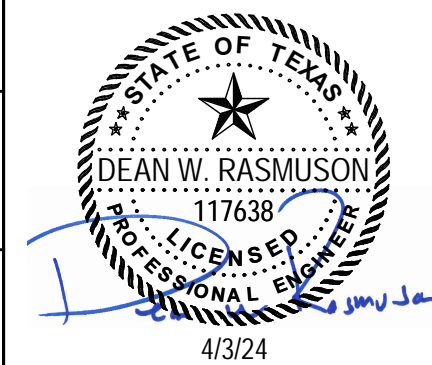
DESIGN: CC

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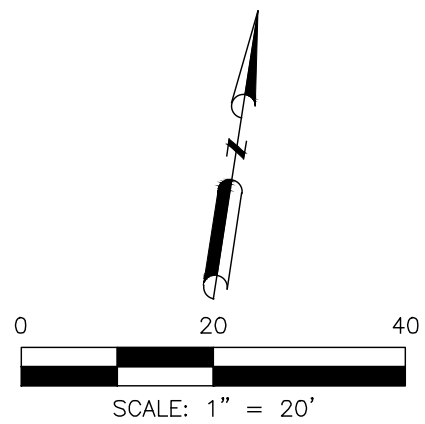
DIMENSION CONTROL PLAN

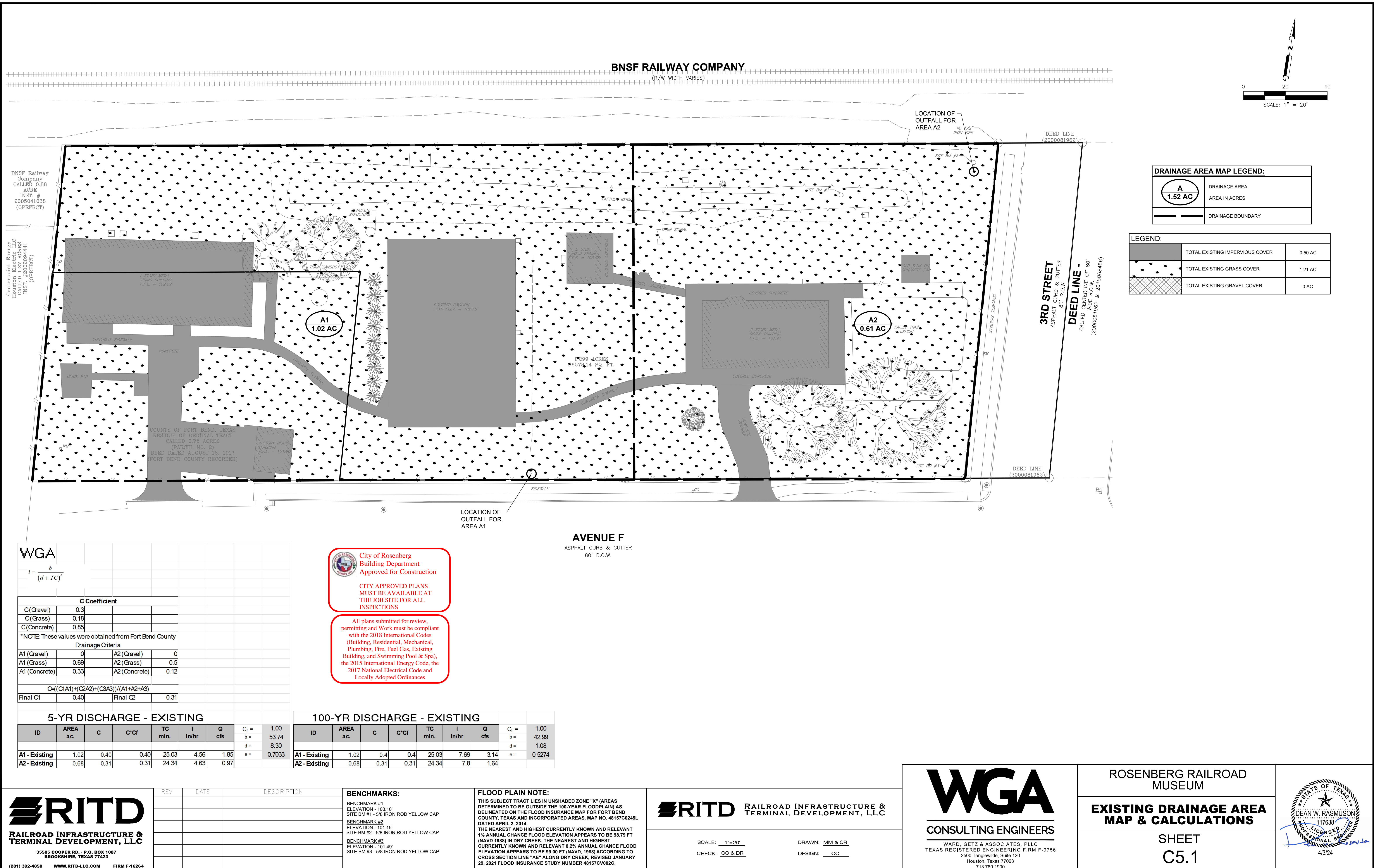
SHEET
C3.1

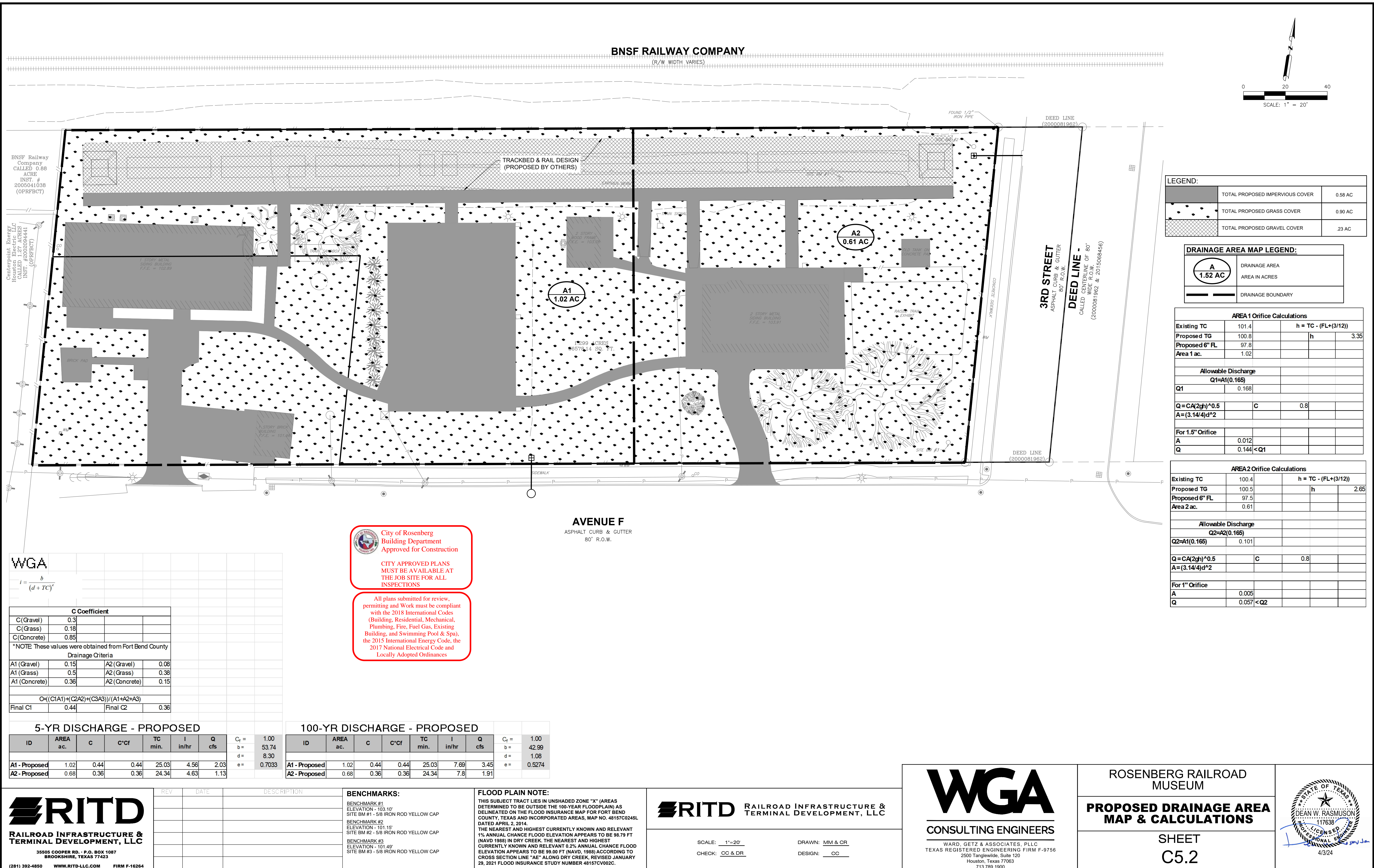


4/3/24

(R/W WIDTH VARIES)







NOTE: KNOCKOUTS—STD. PENETRATIONS—OPTIONAL.

SECTION

MARK	QTY	DESCRIPTION
1	1	GRATE OR COVER AS REQUESTED, SEE OPTIONS
2	1	CAST-IN-STEEL FRAME
3	1	OPTIONAL TOP/EXTENSION 6" TO 18"
4	1	PRECAST CONCRETE BASIN SECTION
5	4	WINDBOOTS (STD) AND PENETRATIONS (OPT) AS REQUIRED, SEE KO DIMENSION FOR MAXIMUM PIPE O.D.
6	1	MANHOLE INDICATING W/2 PANELS 888-611-PARK WWW.PARKUSO.COM MODEL CB-42 DATE MANUFACTURED

MODEL	W1	W2	H1	H2	T1	T2	KO	GRATE SIZE	OPEN AREA	HEIGHT
CB-12	15"	10"	21"	18"	3"	3"	12"	12"x12"x1/4"	90	180
CB-14	20"	14"	28"	24"	4"	4"	12"	14"x14"x1/4"	100	200
CB-18	24"	18"	34"	30"	4"	4"	15"	18"x18"x1/4"	168	1,000
CB-20	28"	18"	34"	30"	4"	4"	17"	20"x20"x1/4"	170	1,325
CB-24	32"	22"	41"	36"	5"	5"	22"	24"x24"x1/4"	268	2,245
CB-27	37"	28"	48"	38"	6"	6"	24"	27"x27"x1/4"	350	2,875
CB-30	42"	30"	48"	38"	6"	6"	30"	30"x30"x1/4"	490	3,675
CB-36	48"	36"	54"	42"	6"	6"	36"	36"x36"x1/4"	693	4,565
CB-48	60"	48"	66"	48"	6"	6"	48"	36"x36"x1/4"	693	7,200
CB-60	72"	60"	78"	60"	6"	6"	60"	36"x36"x1/4"	693	10,000
CB-72	84"	72"	78"	72"	6"	6"	72"	36"x36"x1/4"	693	13,300
CB-84	96"	84"	78"	72"	6"	6"	72"	36"x36"x1/4"	693	19,500

KNOCKOUTS NOT AVAILABLE

KEYED NOTES

CONCRETE : CLASS I/A CONCRETE WITH OF DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR AND FIRST STAGE OF WALL WITH SECTIONAL RISER TO REQUIRED DEPTH.

REINFORCEMENT: GRADE 60 REINFORCED STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.

C.I. CASTINGS: CAST IRON FRAMES AND GRATES ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48-76 CLASS 30.

PAVEMENT
SURFACE WATER
INLET PIPING FROM UPLINE BASINS
CATCH BASIN
OUTLET PIPING TO STORM SEWER

ADDITIONAL OPTIONS

FOR EXISTING TYP. MANHOLE W/ CAST-IRON FRAME (PRECAST CONCRETE)

FOR EXISTING TYP. MANHOLE W/ STAINLESS STEEL FRAME (PRECAST CONCRETE)

FOR EXISTING TYP. MANHOLE W/ STAINLESS STEEL FRAME (PRECAST CONCRETE)

COVER OPTIONS

FOR EXISTING TYP. MANHOLE W/ STAINLESS STEEL FRAME (PRECAST CONCRETE)

FOR EXISTING TYP. MANHOLE W/ STAINLESS STEEL FRAME (PRECAST CONCRETE)

FOR EXISTING TYP. MANHOLE W/ STAINLESS STEEL FRAME (PRECAST CONCRETE)

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ELEVATION VIEW

NOTES:

- ALL STORM SEWER MANHOLE COVERS SHALL BE CITY OF ROSENBERG LABELED AS "STORM".
- MANHOLE MAY BE CONSTRUCTED USING PRECAST CONE AND BOTTOM. BRICK WILL NOT BE ALLOWED.
- PRECAST CONCRETE MANHOLE CONFORMING TO ASTM C478. STRUCTURAL REINFORCEMENT CONFORMING TO ASTM 615A.
- RUBBER GASKET JOINTS ARE TO BE USED ON ALL PRECAST MANHOLE APPLICATIONS.
- FOR CAST-IN-PLACE MANHOLES, CONCRETE SHALL BE A MONOLITHIC POUR.

THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS

TYPE "C" MANHOLE 18"-42"

DESIGN	DATE	SCALE	DATE	SCALE	DESIGNER
CFA	STAFF	NTS	3/18	D-101	

COVER SECTION

NOTES:

- ALL STORM SEWER MANHOLE COVERS SHALL BE LABELED "ROSENBERG TEXAS" AND "STORM" AND INCLUDE THE SPECIFIED LOGO.
- 32" MANHOLE COVERS SHALL BE USED ON ALL STORM SEWER MANHOLES.
- COVER AND 32" FRAME MANUFACTURED BY EAST JORDAN IRON WORKS OR APPROVED EQUAL.

THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS

STORM SEWER 32" MANHOLE COVER

DESIGN	DATE	SCALE	DATE	SCALE	DESIGNER
CFA	STAFF	NTS	2/18	D-111	

STORM DRAIN MARKER

ITEM NO. SD-4
1 COLOR: BLUE, 4" DISC
MATERIAL: STAINLESS STEEL
SYMBOL: FISH
MANUFACTURED BY:
ALUMET INDUSTRIES, INC.
1800 N. HWY. 100
HOUSTON, TX 77060
www.alumet.com

NOTES:

- Surface installation requires the surface be brushed with a wire brush and all dust blown off that surface.
- Install marker with EPOXY-ADHESIVE. Place the adhesive on the back side of the marker in a circular motion from the outside of the marker into the middle of the marker. Place marker in place and apply pressure to the face of the marker.
- Workers may be applied to concrete, asphalt or steel. The City of Rosenberg requires the marker to be placed on the middle of every catch basin on all storm drains.

THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS

NO DUMPING
METAL STORM DRAIN MARKER

DESIGN	DATE	SCALE	DATE	SCALE	DESIGNER
CFA	STAFF	NTS	11/10	D-109	

STORM SEWER BEDDING & BACKFILL DETAIL
N.T.S.

NOTE:

- BACKFILL SHALL BE NATIVE SOIL COMPACTED TO 95% STANDARD PROCTOR DENSITY
- INITIAL BACKFILL AND BEDDING SHALL BE CEMENT STABILIZED SAND
- SUITABLE FOUNDATION SHALL BE SCARIFIED AND RECOMPACTED 6"

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CONCRETE SIDEWALK DETAIL
N.T.S.

CONTRACTOR SHALL PROVIDE A SAWED JOINT SPACED EQUAL TO WIDTH (W) AND EXPANSION JOINTS TO BE PLACED 4 X W

SIDEWALK 4.5" THICKNESS CONCRETE PAVEMENT

TP TOP OF PAVEMENT
BOS BOTTOM OF SIDEWALK

SIDEWALK CONTROL & EXP. JOINT
N.T.S.

NOTE: ALIGN WALK EXP. JOINTS WITH PAVING EXP. JOINTS

AREA 1 RESTRICTOR DETAIL
N.T.S.

AREA 2 RESTRICTOR DETAIL
N.T.S.

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RITD Railroad Infrastructure & Terminal Development, LLC

SCALE: N/A
CHECK: CC & DR

DRAWN: MM & CR
DESIGN: CC

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Houston, Texas 77063
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ROSENBERG RAILROAD MUSEUM

PAVING & STORM SEWER DETAILS

SHEET C6.1

4/3/24