

REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

On this 9th day of August, 2016, Commissioners Court came on to be heard and reviewed the accompanying notice of Brittany Marcus/Gardner Capital Job Location 15014 Old Richmond Road, Sugar land, TX 77498 Date 06/23/2016 Bond No. 8267916, Permit No. 2016-7719 to make use of certain Fort Bend County property subject to, "A Revised Order Regulating the Laying, Construction, Maintenance, and Repair of Buried Cables, Conduits, and Pole Lines, In, Under, Across or Along Roads, Streets, Highways, and Drainage Ditches in Fort Bend County, Texas, Under the Jurisdiction of the Commissioners Court of Fort Bend County, Texas," as passed by the Commissioners Court of Fort Bend County, Texas the 3rd day of August, 1987, recorded in Volume _____ of the Minutes of the Commissioners Court of Fort Bend County, Texas, to the extent that such order is not inconsistent with Article 1436a, Vernon's Texas Civil Statutes. Upon Motion of Commissioner Meyers, seconded by Commissioner Patterson, duly put and carried, it is ORDERED, ADJUDGED AND DECREED that said notice of said above purpose is hereby acknowledged by the Commissioners Court of Fort Bend County, Texas, and that said notice be placed on record according to the regulation order thereof.

Notes:

1. Evidence of review by the Commissioners Court must be kept on the job site and failure to do so constitutes grounds for job shutdown.
2. Written notices are required:
 - a. 48 hours in advance of construction start up, and
 - b. when construction is completed and ready for final inspection
 Mail notices to: Permit Administrator
 Fort Bend County Engineering
 301 Jackson Street
 Richmond, Texas 77469
 281-633-7500
3. This permit expires one (1) year from date of permit if construction has not commenced.

By: Charles O. Meyer
County Engineer

By: N/A
Drainage District Engineer/Manager

Presented to Commissioners Court and approved.
Recorded in Volume 8-04-16 10 I
Minutes of Commissioners Court

Clerk of Commissioners Court
By: Andrea Willes
Deputy

County of Fort Bend
Engineering Department

301 Jackson Street
Richmond, Texas 77469

Johnny Ortega
Permit Administrator

Phone: (281) 633-7500

**Permit Application Review Form For
Cable, Conduit, and Pole Line Activity
In Fort Bend County**

Permit No. 2016-7719

The following "Notice of Proposed Cable, Conduit, and/or Pole Line activity in Fort Bend County" and accompanying attachments have been reviewed and the notice conforms to appropriate regulations set by Commissioner's Court of Fort Bend County, Texas.

- (1) Complete Application Form:
 - a. Name of road, street, and/or drainage ditch affected.
 - b. Vicinity map showing course of directions
 - c. Plans and specifications
- (2) Bond:
 - _____ District Attorney, approval when applicable.
 - _____ Perpetual bond currently posted.
 - _____ No: _____
 - _____ Amount: _____
 - _____ Performance bond submitted.
 - _____ No: _____
 - _____ Amount: _____
 - Cashier's Check
 - _____ No: 8267916
 - _____ Amount: \$10,000.00
- (3) Verbal permission given for emergencies, to start construction before approved in Commissioner's Court.

_____ Precinct Engineer Acknowledgment _____ Date

_____ Precinct Commissioner Acknowledgment _____ Date

(4)
_____ Drainage District Approval when applicable

We have reviewed this project and agree it meets minimum requirements.



Johnny Ortega CFM/Permit Administrator

6/23/16
Date

Cashier's Check

GREAT SOUTHERN BANK

P.O. Box 9009
Springfield, Missouri 65808
(417) 887-4400 • 1-800-749-7113
BRITTANY MARCUS / ON BEHALF OF GARDNER CA

Date: 6/23/16

Branch: 0034

8267916

80-7392
2865

PAY TO THE ORDER OF FORT BEND COUNTY

EXACTLY **10,000 AND 00/100 DOLLARS

\$10,000.00

CUSTOMERS CANNOT PLACE STOP PAYMENTS ON CASHIER'S CHECKS

Cashier's Check

GREAT SOUTHERN BANK

P.O. Box 9009
Springfield, Missouri 65808
(417) 887-4400 • 1-800-749-7113

8267916

2016-7719

DATE: 6/23/16

REMITTER: BRITTANY MARCUS / ON BEHALF OF GARDNER CA
4803 S NATIONAL AVE
SPRINGFIELD, MO 65810

TO: FORT BEND COUNTY

BRANCH: 0034
ORIGINATOR: KBYAKL
TIME: 13:26:15
CK AMT: \$10,000.00
FEE AMT: \$.00
TOTAL: \$10,000.00

NON-NEGOTIABLE

#2016-7719

DATE **8-11-16**

DATE	CURRENCY	DOLLARS	CENTS
	TOTAL CASH		
	COINS		
	CHECKS		
1	Check	10,000	00
2	TT 824716		
3			
4	Brittany Mays		
5	on behalf of		
6	Gardner CA		
7			
8	Permit #		
9	2016-719		
10			
11	CGM 8-09-16		
12	# 10-I		
13			
14			
15			
16			
17			
18			
19			
20			
21			
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23			
24			
25			
26			
27			
28			
TOTAL FROM OTHER SIDE OR ATTACHED LIST			
PLEASE PRINT FULL NAME			
			10,000 00

DEPOSIT TICKET
TOTAL ITEMS **1**
DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL.
88-2265/1131-111
RE-ENTER GRAND TOTAL IN SCREENED BOXES

FORT BEND COUNTY CLERK
REGISTRY FUND
301 JACKSON
RICHMOND, TX 77468

PROSPERITY BANK®
SUGAR LAND BANKING CENTER
14060 SOUTHWEST FREEWAY • SUGAR LAND, TX 77478
201-269-7200 www.prosperitybankusa.com

\$ **10,000.00**

151

USE ROUTING NUMBER FROM YOUR CHECKS FOR AUTOMATIC PAYMENTS. © 2015 AND OTHER YEARS. ALL RIGHTS RESERVED. SUBJECT TO THE ACCEPTANCE OF THE L-1 FORM AND SPECIAL COPIES AND AN APPLICABLE COLLECTION AGREEMENT.

RECORD OF CHECKS FOR DEPOSIT

CHECKS LIST EACH SEPARATELY	DOLLARS	CENTS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
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16		
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29		
30		

08/11/2016
BR# 111 Tr# 3
Account 4
DDA Deposit 10,000.00

2:45 PM
Seq#

Prosperity Bank

TOTAL THIS SIDE

ENTER THE TOTAL IN THE SPACE PROVIDED

CASH COUNT - FOR OFFICE USE

TOTAL \$

PRINT



Order Confirmation

Fort Bend County, Office of County Clerk

301 Jackson Street
Richmond, TX 77469
U.S.A.

TXCLASS

Order Date: 8/12/2016 Order Number: TXO01248684

Participant Name: Fort Bend County, Office of County Clerk

Account Name: CCM2016-7719
BrittanyMarcus/GC

Account Number: TXCLASS Authorized Linda Willis

Transaction Type: Contribution

Transaction Amount: \$10,000.00

Bank Name: PROSPERITY BANK

Bank Account No: XXXXXXXX-7036

Payment Type: ACH *Please note you have made an ACH Contribution, these funds will not be available for withdrawal until the following business day.*

ABA:

Payment Instructions:

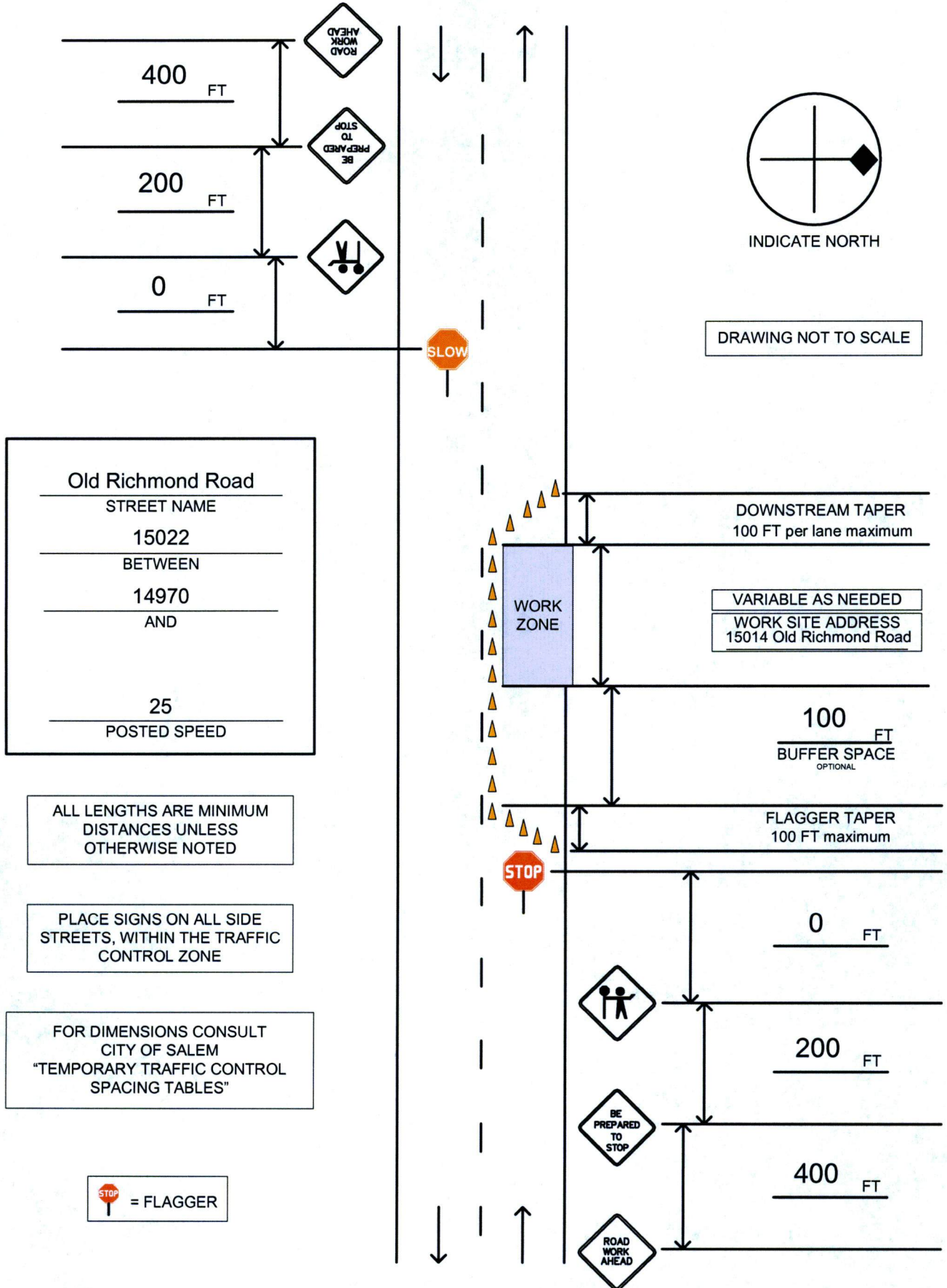
Memo:

Email: clientservices@texasclass.com Tel: (800) 707-6242 Fax: (855) 848-9910 www.texasclass.com

DEPOSIT

PERMIT #	2016-7719
STYLE:	Brittany Marcus/Gardner Capital
NAME PUT INTO TEXAS CLASS AS:	CCM2016-7719 BrittanyMarcus/GC
TEXAS CLASS ACCOUNT NUMBER	
DEPOSIT AMOUNT:	\$10,000.00
DATE RECEIVED:	8/9/2016
DATE TRANSFERRED TO TEXAS CLASS:	8/12/2016

TWO-WAY TRAFFIC WITH FLAGGERS

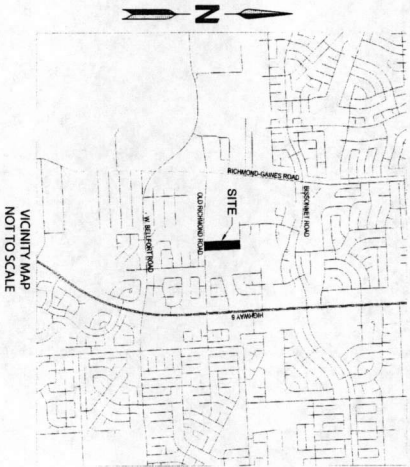


Sight distance shall be maintained at all public and private intersections and driveways. If sight distance is not achievable, prior approval by the City Traffic Engineer is required to either restrict turn movements or use flaggers and shall include coordination with the affected property/business owner(s).

SITE DEVELOPMENT PLANS FOR:
PROVISION AT FOUR CORNERS
 OLD RICHMOND ROAD
 SUGAR LAND, FORT BEND COUNTY, TX

SHEET INDEX

- G-1 COVER
- G-2 GENERAL NOTES
- G-2.1 SURVEY
- C-0 DEMOLITION PLAN
- C-0.1 SITE & PAVING PLAN
- C-1.1 SITE & PAVING PLAN
- C-2.1 GRADING PLAN
- C-2.2 DETENTION POND CROSS SECTIONS
- C-2.3 DRAINAGE PLAN
- C-2.4 DRAINAGE PLAN
- C-2.5 STORM DRAINAGE PROFILES
- C-2.6 DRAINAGE AREA MAP
- C-2.7 DRAINAGE CALCULATIONS
- C-2.8 DRAINAGE CALCULATIONS
- C-2.9 DRAINAGE CALCULATIONS
- C-2.10 DRAINAGE CALCULATIONS
- C-3 UTILITIES PLAN
- C-3.1 SANITARY SEWER PROFILES
- C-3.2 INITIAL EROSION & SEDIMENT CONTROL PLAN
- C-3.3 INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN
- C-3.4 FINAL EROSION & SEDIMENT CONTROL PLAN
- C-4.5 FINAL EROSION & SEDIMENT CONTROL PLAN
- C-4.6 PROPOSED CONTROL NOTES
- C-6 MISCELLANEOUS SITE DETAILS
- C-7 WATER DETAILS
- C-7.1 SANITARY SEWER DETAILS
- C-7.2 STORM SEWER DETAILS
- C-7.3 STORM SEWER DETAILS
- C-8 EROSION CONTROL DETAILS
- C-8.1 EROSION CONTROL DETAILS
- C-9 STORMWATER MANAGEMENT PLAN
- C-9.1 STORMWATER MANAGEMENT PLAN



VICINITY MAP
 NOT TO SCALE

PROJECT DIRECTORY

DEVELOPER
 GARDNER CAPITAL
 2501 N. HARWOOD STREET, SUITE 1501
 DALLAS, TX 75201
 (248) 752-6622
 CONTACT: JENYON HARRIS

CIVIL ENGINEER
 FORESITE GROUP, INC.
 1999 BRYAN STREET, SUITE 890
 DALLAS, TX 75201
 (214) 939-7123
 CONTACT: SEAN FAULKNER, PE

ARCHITECT
 CROSS ARCHITECTS
 1255 W. 15TH STREET, SUITE 120
 PLANO, TX 75075
 (972) 698-6644
 CONTACT: ADAM EVERETT

SURVEYOR
 TERRA SURVEYING COMPANY
 3000 WILLCREST DRIVE, SUITE 210
 HOUSTON, TX 77042
 (713) 993-0327
 CONTACT: GEORGE COLLISON, RPLS

GEOTECHNICAL ENGINEER
 RONE ENGINEERING
 7701 W. LITTLE YORK ROAD
 HOUSTON, TX 77040
 (713) 996-9979
 CONTACT: RICHARD SANDERS, PE

LOCAL ISSUING AUTHORITY
 FORT BEND COUNTY ENGINEERING
 301 JACKSON STREET, 4TH FLOOR
 RICHMOND, TX 77469
 (281) 633-7500

PREPARED BY:
FORESITE
 Group

TBPE Firm No. F-12878
 Foresite Group, Inc.
 1999 Bryan Street
 Suite 890
 Dallas, TX 75201
 W | www.fs-inc.net

24 HR CONTACT:
 SEAN FAULKNER, PE
 (214) 939-7123

ISSUED:
 FEBRUARY 12, 2016
 693.004

FORT BEND COUNTY
 ENGINEER: *Sean Faulkner*, PE
 DATE: 6/1/16
 THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE (1) YEAR FROM THE DATE OF APPROVAL.
DETENTION POND MAINTENANCE AND OWNERSHIP
 1) THE DETENTION POND SHALL BE OWNED AND MAINTAINED BY THE PROJECT OWNER.
 2) THE CONTRACTOR SHALL NOTIFY THE FORT BEND COUNTY OF THE CONSTRUCTION METHOD AND APPROVAL OF THE DETENTION POND.
 NOTE:
 1) THE CONTRACTOR SHALL NOTIFY THE FORT BEND COUNTY OF THE CONSTRUCTION METHOD AND APPROVAL OF THE DETENTION POND.
Maggie D. LaBelle

ENGINEER
FORESITE
 Group
 Firm No. F-12878
 1999 Bryan Street
 Suite 890
 Dallas, TX 75201
 W | www.fs-inc.net
 (214) 939-7123

DEVELOPER
GARDNER CAPITAL
 1999 BRYAN STREET, SUITE 890
 DALLAS, TX 75201
 (214) 939-7123
 CONTACT: SEAN FAULKNER, PE

PROJECT:
PROVISION AT FOUR CORNERS
 OLD RICHMOND ROAD
 SUGAR LAND, FORT BEND COUNTY, TX

SCALE:

 DATE: 6/1/16

REVISION	DATE
1. COUNTY COMMENTS	4.1.2016
2. ADD COMMENTS	4.28.2016

PROJECT MANAGER: SF
 DRAWN BY: RC
 APPROVED BY: SEAN FAULKNER, PE
 DATE: 02/02/2016
 TITLE: COVER
 SHEET NUMBER: G-1
 COMMENTS: NOT RELEASED FOR CONSTRUCTION
 CONTROL NUMBER: 693.004

IN TESTIMONY WHEREOF, the BEST COPY, TEXAS, has caused these presents to be signed by Richard May, President of Four Corners of LLC, its operating partner, on this 24th day of April, 2016.

APPROVED BY FORT BEND COUNTY CLERK
By: *[Signature]*
Fort Bend County Clerk
By: *[Signature]*
Fort Bend County Clerk

DATE: April 24, 2016

IN TESTIMONY WHEREOF, the BEST COPY, TEXAS, has caused these presents to be signed by Richard May, President of Four Corners of LLC, its operating partner, on this 24th day of April, 2016.

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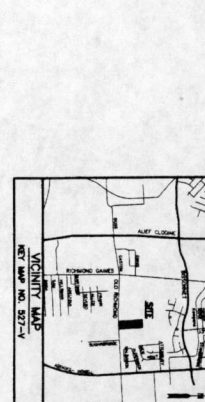
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By: *[Signature]*
Fort Bend County Clerk
By: *[Signature]*
Fort Bend County Clerk

DATE: April 24, 2016



PROVISION AT FOUR CORNERS

A SUBDIVISION OF 19.9956 ACRES OF LAND
BEING A PARTIAL REPLAT OUT OF THE EAST HALF OF LOT 17 OF
BROWN BROTHERS SUBDIVISION (VOL. 35, PG. 232, F.B.C.D.R.)
LOCATED IN THE
JOHN LEVERTON SURVEY, A-402
FORT BEND COUNTY, TEXAS
1 BLOCK 2 RESERVES

REASON FOR REPLAT: TO CREATE TWO (2) RESTRICTED RESERVES

OWNERS: BEST TRASH, LLC & BEST TRASH, TEXAS
17820 MOORE ROAD
HOUSTON, TEXAS 77047
(281) 734-2271

OWNER: PROVISION AT FOUR CORNERS, LP
4803 SOUTH NATIONAL AVENUE, SUITE 200
SPRINGFIELD, MISSOURI 65810
(417) 447-1800

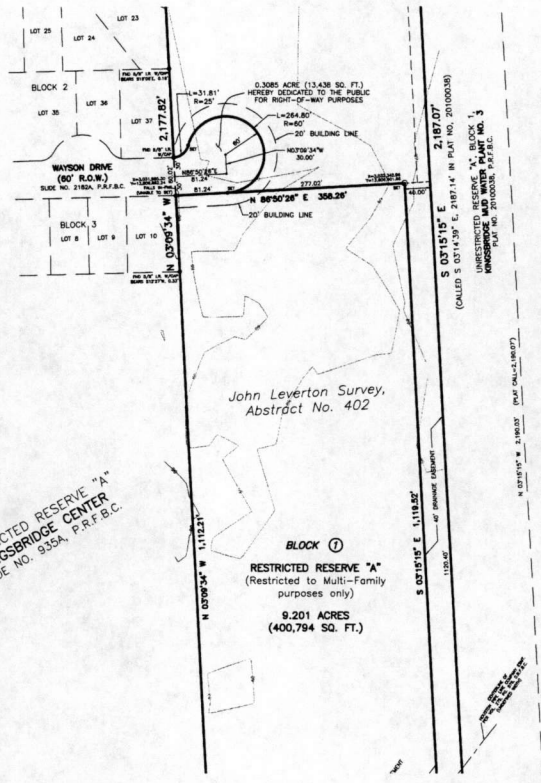
ENGINEER: FORKSHIE GROUP, INC.
1939 BRYAN STREET, SUITE 800
DALLAS, TEXAS 75201
(214) 528-7123

SURVEYOR: TERESA SHERKING COMPANY, INC.
2000 WILCREST DRIVE, SUITE 210
HOUSTON, TEXAS 77042
(713) 992-0227

DATE: MARCH 24, 2016 SCALE: 1" = 100'

PROJECT NO.: 1801-1515-1P

RESTRICTED RESERVE "A"
KINGSBRIDGE CENTER
SLIDE NO. 935A, P.R.F.B.C.

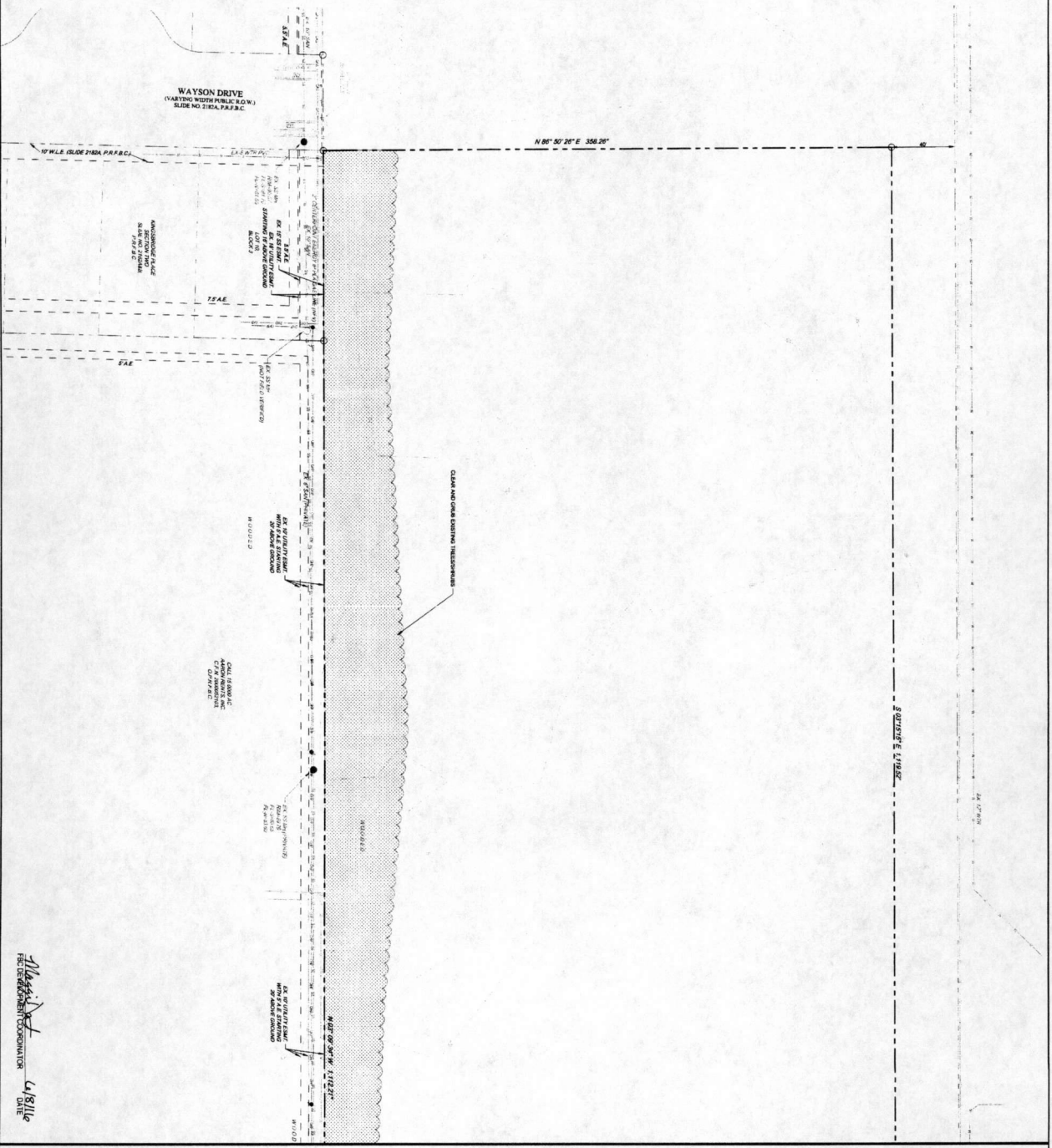
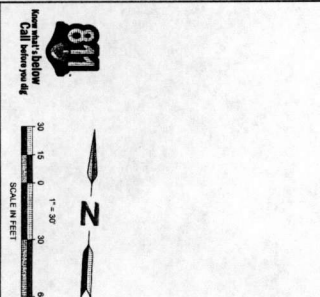
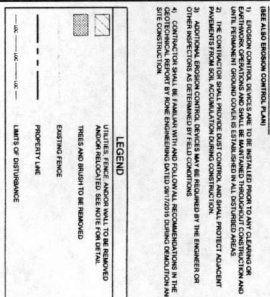


- Kingsbridge Municipal Utility District and Fort Bend Independent School District.
8. This property lies within Houston Extraterritorial Jurisdiction.
 9. All known pipeline easements within the plot boundary are shown hereon.
 10. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated right-of-way within said plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with ADA requirements.
 11. The top of all floor slabs constructed hereafter shall be a minimum of 90.5 feet above mean sea level. In addition, the top of slab elevation at any point of the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
 12. The drainage system for this subdivision is designed in accordance with the "Fort Bend County Drainage Criteria Manual" which allows street ponding with intense rainfall events.
 13. The Lighting Zone is LZ3.
 14. This subdivision is subject to Restrictive Covenants, as recorded in Volume 657, Page 614 (Use of Land, pages 620 and 621) of the Deed Records of Fort Bend County, Texas.
 15. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility.
 16. The contours shown hereon are per conditions prior to the addition of fill.
 17. The detention pond will be owned and maintained by the Owners, or subsequent Owners.
 18. This plot is subject to the terms, conditions and provisions as set out by the "Regulations of Fort Bend County for the Placement of Signs Visible from the Main-Traveled Way of a Toll Road", as adopted by Commissioner Court on January 24, 2006, and as amended on August 27, 2013.
 19. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

- GENERAL NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE DEMOLITION PERMIT FROM THE LOCAL COUNTY PERMITTING OFFICE.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE DEMOLITION PERMITTING REGULATIONS FOR ANY WORK INCLUDING DEMOLITION.
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 4. REMOVE DEBRIS AND REUSE MATERIALS. DEMOLITION SHALL BE IN ACCORDANCE WITH THE DEMOLITION PERMITTING REGULATIONS FOR ANY WORK INCLUDING DEMOLITION.

- DEMOLITION NOTES:**
1. ALL MATERIALS SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF AT AN APPROVED LOCATION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE DEMOLITION PERMIT FROM THE LOCAL COUNTY PERMITTING OFFICE.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE DEMOLITION PERMITTING REGULATIONS FOR ANY WORK INCLUDING DEMOLITION.
 4. REMOVE DEBRIS AND REUSE MATERIALS. DEMOLITION SHALL BE IN ACCORDANCE WITH THE DEMOLITION PERMITTING REGULATIONS FOR ANY WORK INCLUDING DEMOLITION.
 5. THE CONTRACTOR SHALL NOT REMOVE MATERIALS FROM THE PROJECT SITE WITHOUT THE PRIOR WRITTEN CONSENT OF THE ENGINEER.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE DEMOLITION PERMIT FROM THE LOCAL COUNTY PERMITTING OFFICE.
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 11. REMOVE DEBRIS AND REUSE MATERIALS. DEMOLITION SHALL BE IN ACCORDANCE WITH THE DEMOLITION PERMITTING REGULATIONS FOR ANY WORK INCLUDING DEMOLITION.

- EROSION CONTROL NOTES:**
1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EXCAVATION OR GRADING.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EROSION CONTROL PERMIT FROM THE LOCAL COUNTY PERMITTING OFFICE.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE EROSION CONTROL PERMITTING REGULATIONS FOR ANY WORK INCLUDING DEMOLITION.
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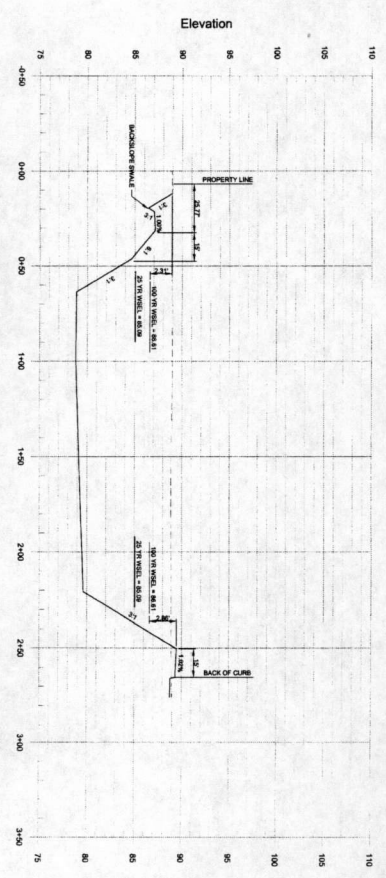
MATCH LINE (SEE SHEET C-0.1)

<p>ENGINEER</p> <p>FORESITE</p> <p>12101 E. 121st St. Suite 100 Houston, TX 77060 Tel: 281.466.1111 www.foresitegroup.com</p>	<p>DEVELOPER</p> <p>GARDNER CAPITAL</p> <p>4811 WOODLAND DRIVE, STE. 300 EAST HOUSTON, TX 77056 (409) 986-0117</p> <p>CONTACT: MR. EDWARD WARRIS</p>	<p>PROJECT:</p> <p>PROVISION AT FOUR CORNERS</p> <p>OLD RICHMOND ROAD SUGAR LAND, FORT BEND COUNTY, TX</p>	<p>DATE:</p> <p>4/1/16</p>
		<p>PROJECT MANAGER: [Blank]</p> <p>DESIGNER: [Blank]</p> <p>APPROVER: [Blank]</p> <p>DATE: 03/20/16</p> <p>TITLE: AS SHOWN</p>	<p>REVISIONS:</p> <p>1. [Blank]</p>

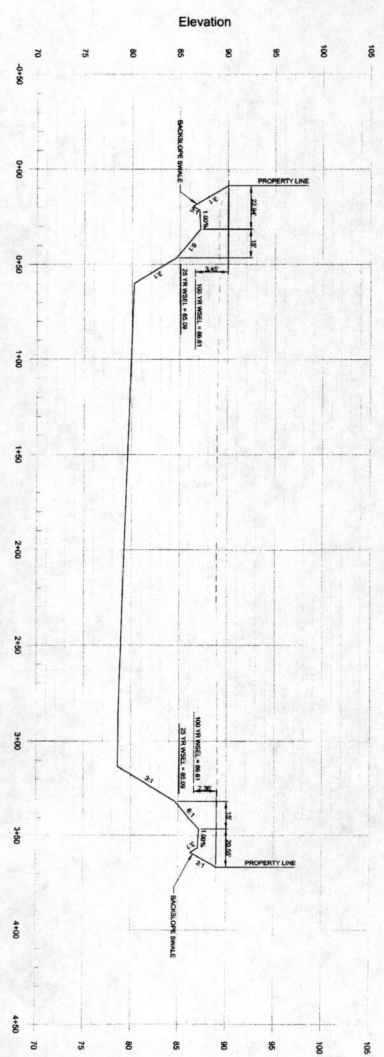
COMMENTS: NOT RELEASED FOR CONSTRUCTION

SHEET NUMBER: C-0

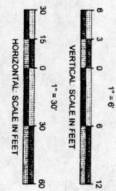
JOB SHEET NUMBER: 693.004



SECTION A-A
1" = 30'H, 1" = 6"V



SECTION B-B
1" = 30'H, 1" = 6"V



Maxwell
FBI TRACKING COORDINATOR
DATE

PROJECT NUMBER	DATE
DRAWN BY	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
TITLE	
DEFENTION POND CROSS SECTIONS	
SHEET NUMBER	C-22
COMMENTS	NOT RELEASED FOR CONSTRUCTION
JOB FILE NUMBER	693.1004

PROJECT: PROVISION AT FOUR CORNERS
OLD RICHMOND ROAD
SUGAR LAND, FORT BEND COUNTY, TX

DEVELOPER: GARDNER CAPITAL
4801 WOODWAY DRIVE, STE 300 DALLAS, TX 75243
(972) 386-8117
CONTACT: MR. GUYTON HARRIS

BROKER: FORESITE group
FIRM FIRM No. A-12478
1999 Wayne St., Suite 100
Dallas, TX 75201
Tel: 1.888.626.8135
Fax: 1.888.626.8136
4300 W. Arapahoe Community Group of Texas, Inc.

NOTES:

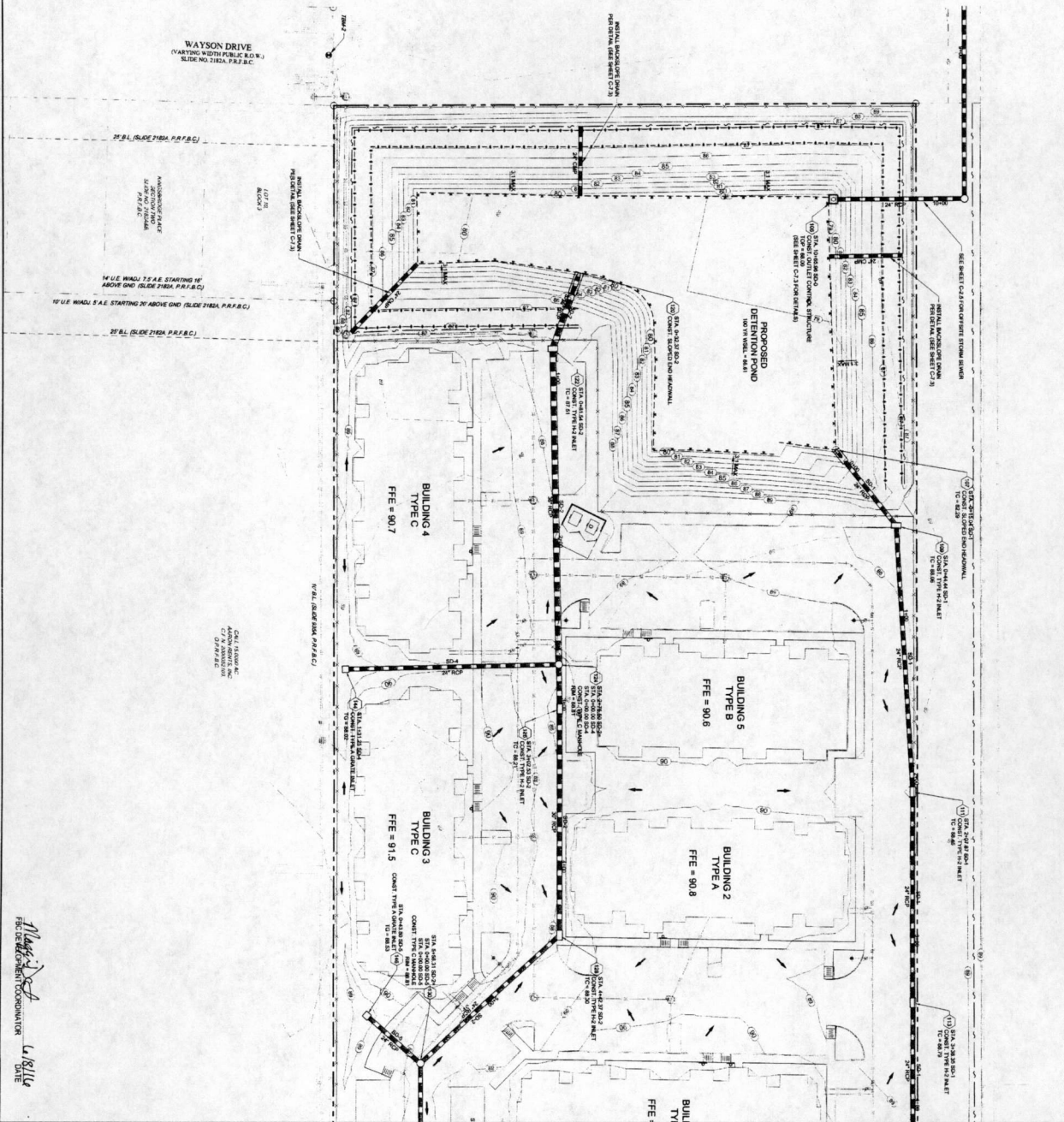
- 1) THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTIONS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- 2) CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY ORDINANCES AND REGULATIONS.
- 3) ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- 4) CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY ORDINANCES AND REGULATIONS.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTIONS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- 6) ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- 7) ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- 8) ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- 9) ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- 10) ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- 11) ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- 12) ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- 13) ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- 14) ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- 15) ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.

811
Call before you dig



LEGEND

	EXISTING CONDITIONS
	PROPOSED CONDITIONS
	BUILDING STRUCTURE NUMBER
	PROPOSED STRUCTURE NUMBER



MATCH LINE (SEE SHEET C-2.4)

DRAINAGE PLAN

C-2.3

PROJECT NUMBER: 693.1004

PROJECT NUMBER	693.1004
DATE	7/2/20
PROJECT MANAGER	...
DESIGNER	...
ASSISTANT	...
DATE	...
TITLE	DRAINAGE PLAN

Matthew J. Smith
Professional Engineer
State of Texas
License No. 10181

PROJECT:

PROVISION AT FOUR CORNERS

OLD RICHMOND ROAD/SUGAR LAND, FORT BEND COUNTY, TX

DEVELOPER:

GARDNER CAPITAL

1400 WOODWAY DRIVE, SUITE 300, SUITE
HOUSTON, TX 77056
(409) 596-0117

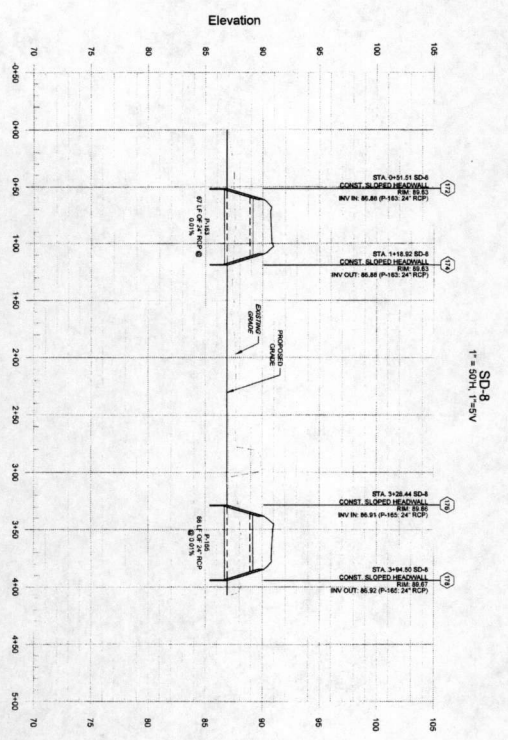
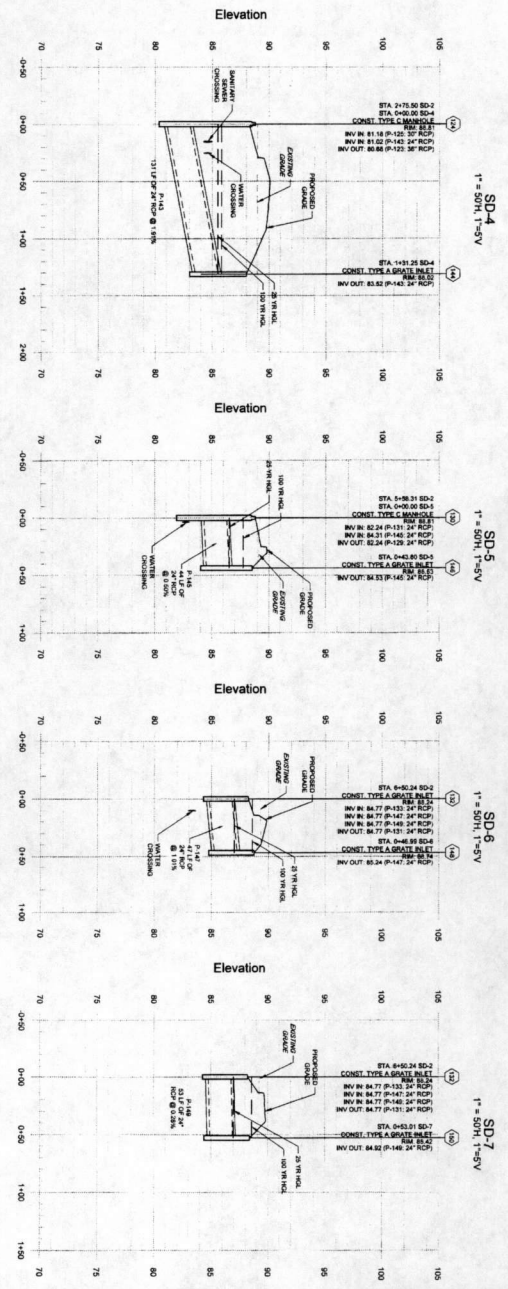
DESIGNER:

FORESITE

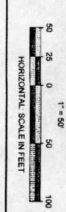
1700 E. FM HWY. 170, SUITE 100
HOUSTON, TX 77056
(281) 998-1113
www.foresite.com

GENERAL NOTES:

1. PRELIMINARY DESIGN OF PROPOSED STORM DRAINAGE SYSTEMS IS BASED ON THE DATA PROVIDED AND ASSUMES THAT THE EXISTING GROUND SURFACE AND PROPOSED DRAINAGE SYSTEMS WILL BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL VERIFY THE EXISTING GROUND SURFACE AND PROPOSED DRAINAGE SYSTEMS BEFORE CONSTRUCTION AND CONTACT THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MDT AND TxDOT SPECIFICATIONS FOR CONSTRUCTION OF STORM DRAINAGE SYSTEMS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.



PREPARED BY: *M. J. ...*
CHECKED BY: *C. J. ...*
DATE: ...



PROJECT: PROVISION AT FOUR CORNERS
OLD RICHMOND ROAD
SUGAR LAND, FORT BEND COUNTY, TX

DATE: 5/1/16

SCALE: 1" = 50'H, 1" = 5'V

PROJECT MANAGER: ...
DESIGNER: ...
APPROVER: ...
DATE: ...

STORM DRAINAGE PROFILES

SHEET NUMBER: C-2.7

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB NUMBER: 693.004

DESIGNER: FORESITE GROUP

CONTACT: IAN BROWN HARRIS

DEVELOPER: GARDNER CAPITAL

1001 WOODWAY DRIVE, STE 300 EAST HOUSTON, TX 77060 (409) 866-8177

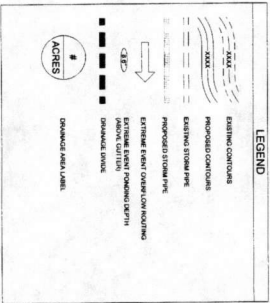
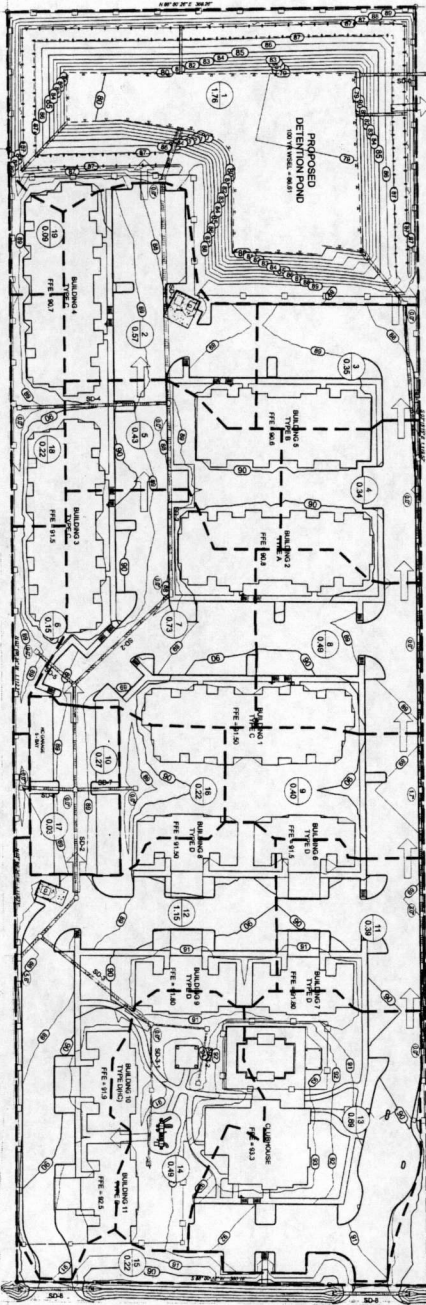
DATE: 5/1/16

PROJECT NUMBER: 15999-0001

DATE: 5/1/16

PROJECT: PROVISION AT FOUR CORNERS

OLD RICHMOND ROAD SUGAR LAND, FORT BEND COUNTY, TX



PROPOSED FLOW SUMMARY

Area	Area (Ac.)	Time of Conc. (min)	C 25 Year	C 100 Year	125 (cfs)	1000 (cfs)	100 (cfs)	25 (cfs)	0100 (cfs)
1	1.76	10	0.72	0.81	\$00	\$13	10.07	4.23	131.05
2	0.97	10	0.72	0.81	\$00	\$13	3.26	2.60	2.60
3	0.35	10	0.72	0.81	\$00	\$13	1.04	1.04	1.04
4	0.34	10	0.72	0.81	\$00	\$13	1.04	1.04	1.04
5	0.43	10	0.72	0.81	\$00	\$13	1.46	1.11	1.11
6	0.15	10	0.72	0.81	\$00	\$13	0.48	0.48	0.48
7	0.73	10	0.72	0.81	\$00	\$13	2.80	3.63	2.97
8	0.49	10	0.72	0.81	\$00	\$13	1.54	2.00	1.88
9	0.40	10	0.72	0.81	\$00	\$13	1.44	1.88	1.88
10	0.27	10	0.72	0.81	\$00	\$13	0.88	1.12	1.12
11	0.29	10	0.72	0.81	\$00	\$13	0.94	1.19	1.19
12	1.15	10	0.72	0.81	\$00	\$13	4.00	5.20	4.90
13	0.89	10	0.72	0.81	\$00	\$13	2.80	3.63	3.63
14	0.49	10	0.72	0.81	\$00	\$13	1.54	2.00	1.88
15	0.22	10	0.72	0.81	\$00	\$13	0.72	0.91	0.91
16	0.22	10	0.72	0.81	\$00	\$13	0.72	0.91	0.91
17	0.03	10	0.72	0.81	\$00	\$13	0.12	0.16	0.16
18	0.22	10	0.72	0.81	\$00	\$13	0.72	0.91	0.91
19	0.09	10	0.72	0.81	\$00	\$13	0.31	0.41	0.41
20	0.09	10	0.72	0.81	\$00	\$13	0.31	0.41	0.41
TOTAL	9.19	10	0.72	0.81	\$00	\$13	52.57	68.17	68.17

NOTES:
 1. FLOW VOLUMES AND PEAK FLOW RATES ARE BASED ON THE PROPOSED DEVELOPMENT AND ARE SUBJECT TO CHANGE.
 2. CONSTRUCTION OF THIS DRAINAGE SYSTEM SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS MANUAL OF PRACTICE FOR DRAINAGE ENGINEERS, PUBLISHED BY THE TEXAS SOCIETY OF PROFESSIONAL ENGINEERS.
 3. THE DRAINAGE SYSTEM SHALL BE DESIGNED TO SERVE THE ENTIRE DEVELOPMENT AND SHALL BE MAINTAINED AS SUCH.

M. J. [Signature]
 PROJECT COORDINATOR
 DATE



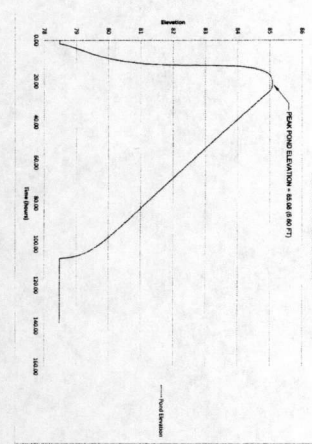
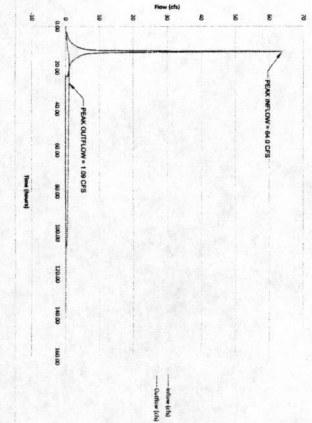
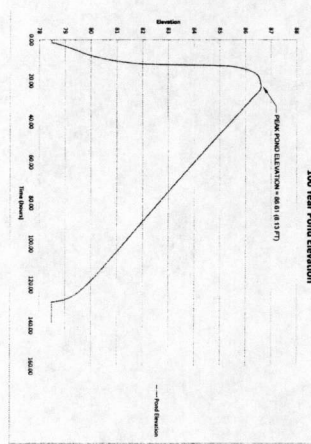
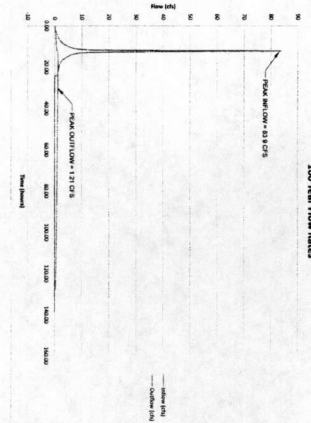
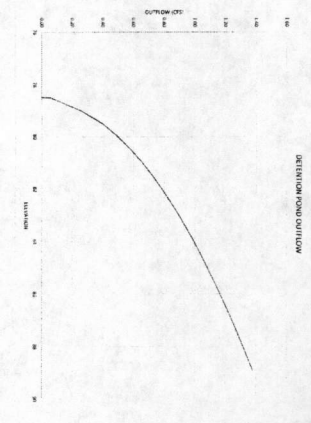
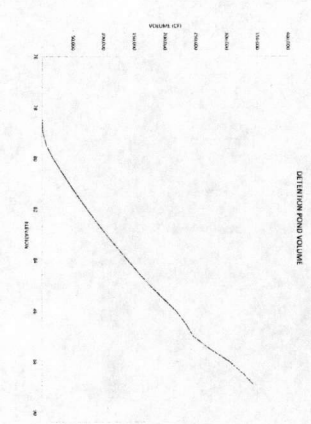
C-2.8
 DRAINAGE AREA MAP
 SHEET NUMBER
 COMMENTS: NOT RELEASED FOR CONSTRUCTION
 SHEET NUMBER: 693.004



PROJECT
PROVISION AT FOUR CORNERS
 OLD RICHMOND ROAD
 SUGAR LAND, FORT BEND COUNTY, TX

GARDNER CAPITAL
 4801 WOODMAN DRIVE, STE. 300
 HOUSTON, TX 77056
 CONTACT: MR. BROWN/HRIS

DESIGNER
FORESITE
 11111 N. 27th St.
 Dallas, TX 75251
 1-800-368-1155
 www.foresite.com
 FORESITE is a member company of FCB, Inc.



Elevation	Contrib. Area (A)	Volume (V)	Outflow (Q)
74.48	0	0	0.00
74.50	10	0	0.06
74.50	0	1,007	0.25
74.50	0	1,941	0.39
74.50	24,148	5,724	0.50
74.50	26,654	30,749	0.50
74.50	27,897	44,346	0.66
74.50	28,146	58,449	0.72
74.50	30,432	73,345	0.79
74.50	31,723	89,043	0.84
74.50	33,011	106,271	0.89
74.50	34,346	122,117	0.95
74.50	35,096	139,800	0.99
74.50	35,212	157,244	1.06
74.50	35,212	174,451	1.13
74.50	41,602	197,951	1.17
74.50	44,002	218,659	1.20
74.50	47,279	234,223	1.24
74.50	52,348	246,872	1.34
74.50	62,895	273,790	1.39
74.50	64,735	300,899	1.52
74.50	73,089	328,995	1.58
74.50	78,035	344,088	1.59

MINIMUM DETENTION REQUIREMENT CALCULATIONS

TOTAL SITE AREA: 400.79 SF (9.2 ACRES)
 IMPERVIOUS AREA (BUILDINGS, PAVEMENT, ETC.): 228,180 SF (5.2 ACRES)
 POND SURFACE AREA: 48,699 SF (1.1 ACRES)
 TOTAL IMPERVIOUS AREA: 276,848 SF (6.4 ACRES)
 % IMPERVIOUS COVERAGE: 69.1%

MINIMUM DETENTION STORAGE: 0.659 ACRES-FT (FACE > 7.88 ACRES-FT (34,204 CF)
 STORAGE AT 100 YR WSEL: 5.43 ACRES-FT (238,612 CF)
 STORAGE AT TOP OF POND (ELEV 88.9): 7.90 ACRES-FT (344,088 CF)
 STORAGE IN PIPES: 0.17 AC-FT (7,212 CF)

MAX STORAGE PROVIDED: 8.08 AC-FT (351,280 CF)

DETENTION CALCULATIONS BASED ON 24 HOUR TYPE III SCS STORM.
 • C.V. VALUE OF .89 FOR TYPE D SOIL AND 7% IMPERVIOUS COVERAGE
 • 100 YEAR RAINFALL OF 12.5 INCHES PER FORT BEND COUNTY DRAINAGE MANUAL
 • 2.5 YEAR RAINFALL OF 9.6 INCHES PER FORT BEND COUNTY DRAINAGE MANUAL

Marilyn Reed
 FORT BEND COUNTY COORDINATOR
 DATE: 4/18/16

FORESITE GROUP

8977 FORT MAE F22078
 1999 Bryson 5th Street
 Dallas, TX 75201
 817.445.9373
 817.445.9373
 www.foresitegroup.com
 ©2014 Foresite Consulting Group of Texas, Inc.

GARDNER CAPITAL

4801 WOODWAY DRIVE, SUITE 500
 HOUSTON, TX 77056
 (846) 960-2117

CONTACT: MR. GREGORY HARRIS

PROVISION AT FOUR CORNERS

OLD RICHMOND ROAD
 SUGAR LAND, FORT BEND COUNTY, TX

SEAL:

REVISIONS: _____ DATE: _____

G. Harris 5/19/16

DETENTION CALCULATIONS

SHEET NUMBER: C-2.10

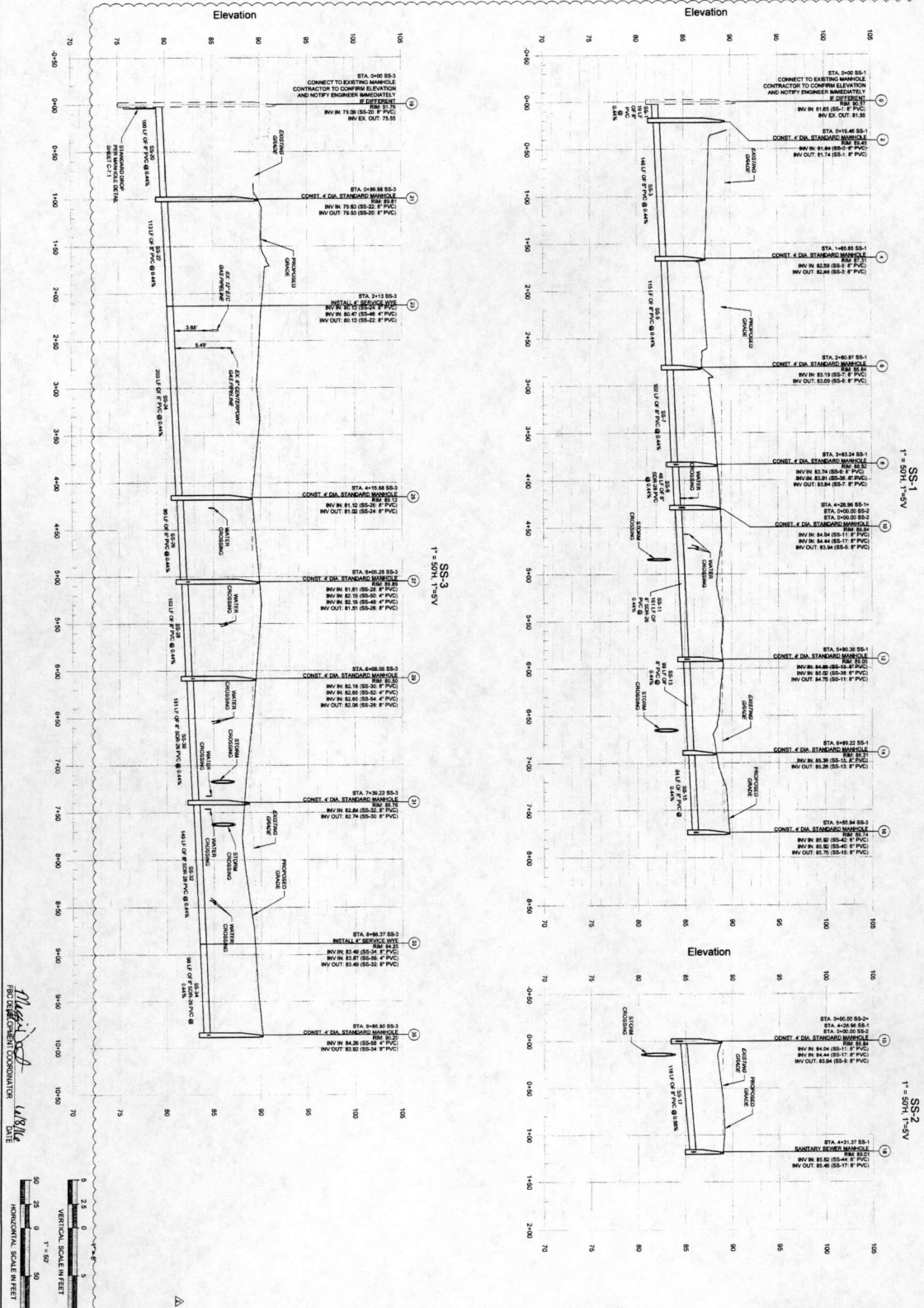
NOT RELEASED FOR CONSTRUCTION

JOB SHEET NUMBER: 693.004

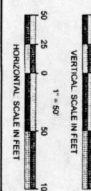
PROJECT MANAGER: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____
 TITLE: _____

GENERAL NOTES:

1. VERIFY EXISTING CONDITIONS BEFORE BEGINNING CONSTRUCTION.
2. EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND ALL APPLICABLE LOCAL ORDINANCES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
7. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS OF ALL CHANGES MADE DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.



FOR RECORD CONSTRUCTION
DATE



SANITARY SEWER PROFILES
C-3.2
NOT RELEASED FOR CONSTRUCTION
693.004

PROJECT MANAGER	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
TITLE	DATE

SCALE

PROJECT:

PROVISION AT FOUR CORNERS

OLD RICHMOND ROAD
SUGAR LAND, FORT BEND COUNTY, TX

DESIGNER:

GARDNER CAPITAL

480 HOUSTON DRIVE, STE 300
HOUSTON, TX 77056
713.866.9111

CONTRACT: MR. BROWN/10885

OWNER:

FORESITE GROUP

7807 Grand Ave., #2000
Houston, Texas 77054
1-832-939-1123
Dallas, TX 75201

1-214-939-1123
www.foresitegroup.com

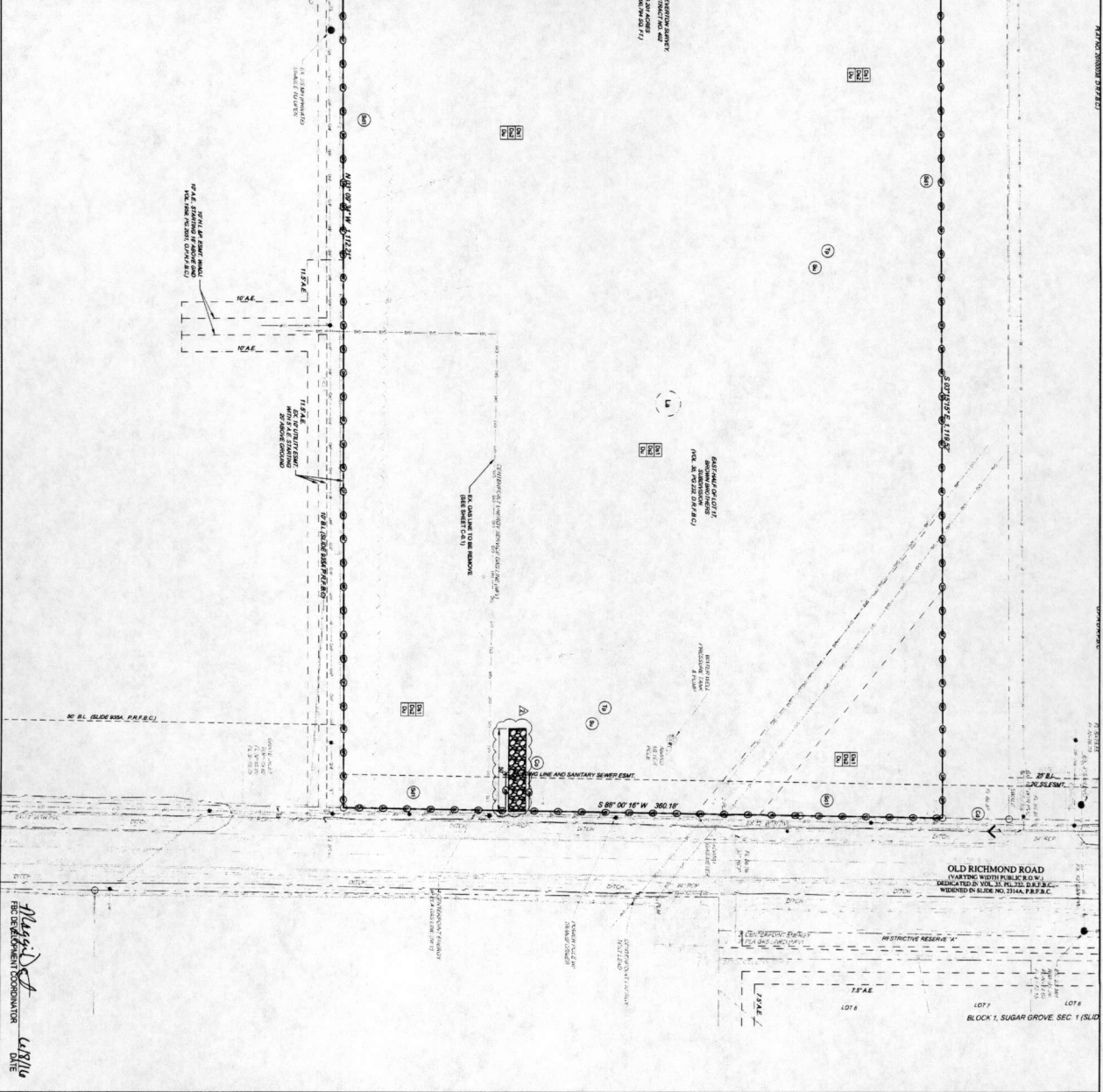
CODE	SYMBOL	DETAIL	APP. SYMBOL	SOIL TYPE
(A)	CONTOUR	1/4" = 1'	(A)	USDA CHEROKEE CLAY 8 TO 10 INCHES DEEP
(B)	CONSTRUCTION ENTRANCE	1/4" = 1'	(B)	
(C)	SEDIMENT BARBER	1/4" = 1'	(C)	
(D)	SURFACE ROOFTOPPING	1/4" = 1'	(D)	
(E)	TERRACING	1/4" = 1'	(E)	
(F)	ROCKED AND MOUNDING	1/4" = 1'	(F)	
(G)	MULCHING (ON LOT)	1/4" = 1'	(G)	
(H)	STABILIZATION WITH TURFGRASS (ON LOT)	1/4" = 1'	(H)	
(I)	STABILIZATION WITH DISTURBED AREAS	1/4" = 1'	(I)	
(J)	LANDS OF DISTURBANCE	N/A	(J)	

GENERAL NOTES:
 1) CONTRACTOR SHALL PROVIDE A COPY OF THIS DESIGN TO ALL SUBS & ASSOCIATES.
 2) CONTRACTOR SHALL PROVIDE A COPY OF THIS DESIGN TO ALL SUBS & ASSOCIATES.

811
 Kentucky's
 Call Before You Dig

1" = 30'
 SCALE IN FEET

MATCH LINE (SEE SHEET C-4)



M. J. ...
 PROJECT ENGINEER
 DATE: 4/8/16

PROJECT:
PROVISION AT FOUR CORNERS
 OLD RICHMOND ROAD
 SUGAR LAND, FORT BEND COUNTY, TX

DEVELOPER:
GARDNER CAPITAL

CONTRACT: MR. BRONKHORST

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	4-8-2016
2	ISSUED FOR PERMITS	4-8-2016

PROJECT NUMBER: 16-0001
DATE: 4-8-2016
SCALE: AS SHOWN

FORESITE

1997 FIRM NO. F-12878
 1999 REV. 15
 2004 REV. 7/20/01
 2008 REV. 11/18/08
 2011 REV. 11/18/11
 2013 REV. 11/18/13
 2015 REV. 11/18/15
 2016 REV. 11/18/16
 2017 REV. 11/18/17
 2018 REV. 11/18/18
 2019 REV. 11/18/19
 2020 REV. 11/18/20
 2021 REV. 11/18/21
 2022 REV. 11/18/22
 2023 REV. 11/18/23
 2024 REV. 11/18/24
 2025 REV. 11/18/25
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 2028 REV. 11/18/28
 2029 REV. 11/18/29
 2030 REV. 11/18/30

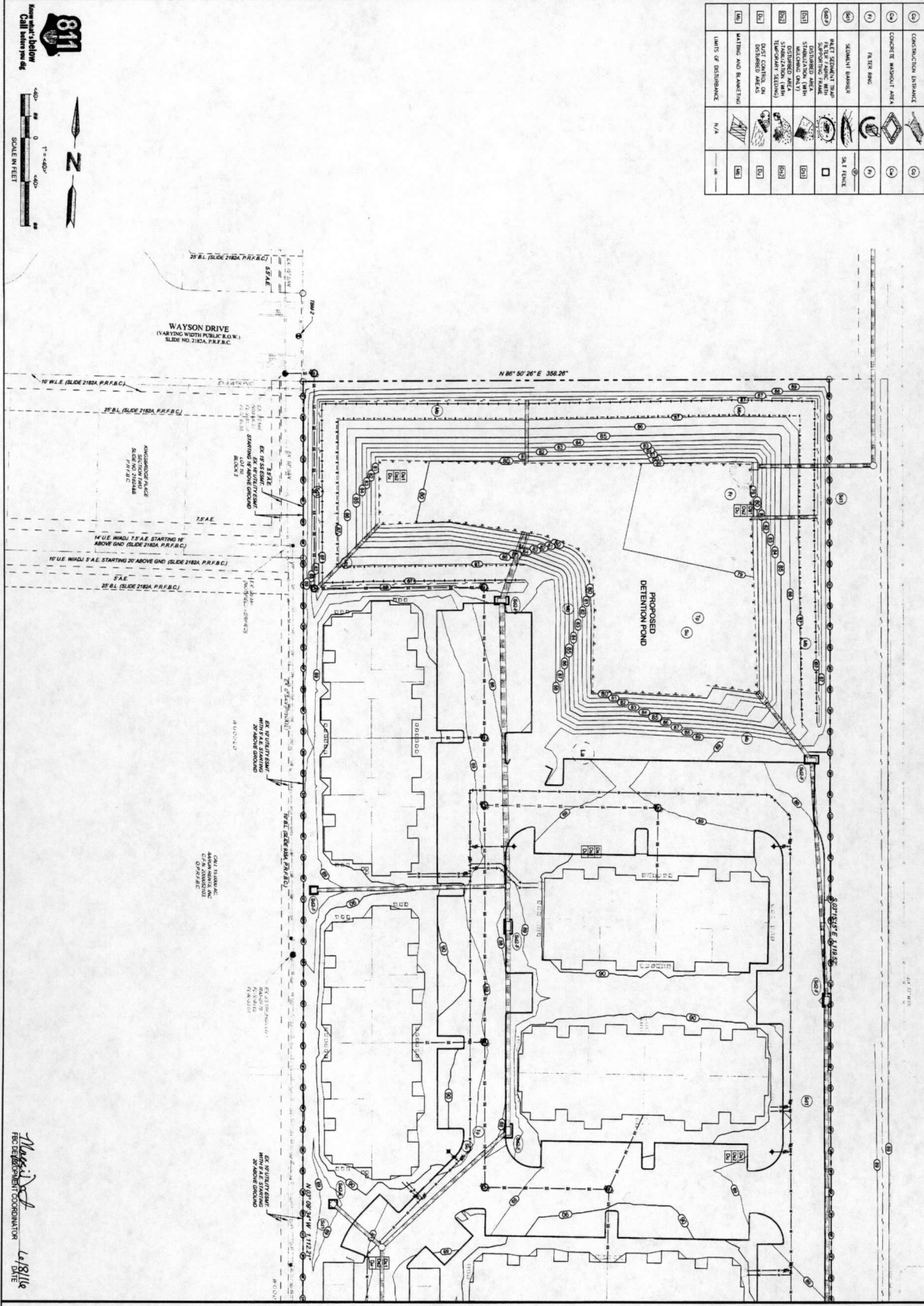
INITIAL EROSION & SEDIMENT CONTROL PLAN

C-4.1

693.004

CODE	FUNCTION	SYMBOL	SOIL TYPE
(1)	CONCRETE		(1)
(2)	CONCRETE DETRAINMENT		(2)
(3)	CONCRETE WASHOUT AREA		(3)
(4)	PAVER PAVEMENT		(4)
(5)	STANDARD BASE		(5)
(6)	PAVEMENT		(6)
(7)	GRAVEL		(7)
(8)	GRAVEL		(8)
(9)	GRAVEL		(9)
(10)	GRAVEL		(10)
(11)	GRAVEL		(11)
(12)	GRAVEL		(12)
(13)	GRAVEL		(13)
(14)	GRAVEL		(14)
(15)	GRAVEL		(15)
(16)	GRAVEL		(16)
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(18)	GRAVEL		(18)
(19)	GRAVEL		(19)
(20)	GRAVEL		(20)
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(43)	GRAVEL		(43)
(44)	GRAVEL		(44)
(45)	GRAVEL		(45)
(46)	GRAVEL		(46)
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(54)	GRAVEL		(54)
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(56)	GRAVEL		(56)
(57)	GRAVEL		(57)
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(59)	GRAVEL		(59)
(60)	GRAVEL		(60)
(61)	GRAVEL		(61)
(62)	GRAVEL		(62)
(63)	GRAVEL		(63)
(64)	GRAVEL		(64)
(65)	GRAVEL		(65)
(66)	GRAVEL		(66)
(67)	GRAVEL		(67)
(68)	GRAVEL		(68)
(69)	GRAVEL		(69)
(70)	GRAVEL		(70)
(71)	GRAVEL		(71)
(72)	GRAVEL		(72)
(73)	GRAVEL		(73)
(74)	GRAVEL		(74)
(75)	GRAVEL		(75)
(76)	GRAVEL		(76)
(77)	GRAVEL		(77)
(78)	GRAVEL		(78)
(79)	GRAVEL		(79)
(80)	GRAVEL		(80)
(81)	GRAVEL		(81)
(82)	GRAVEL		(82)
(83)	GRAVEL		(83)
(84)	GRAVEL		(84)
(85)	GRAVEL		(85)
(86)	GRAVEL		(86)
(87)	GRAVEL		(87)
(88)	GRAVEL		(88)
(89)	GRAVEL		(89)
(90)	GRAVEL		(90)
(91)	GRAVEL		(91)
(92)	GRAVEL		(92)
(93)	GRAVEL		(93)
(94)	GRAVEL		(94)
(95)	GRAVEL		(95)
(96)	GRAVEL		(96)
(97)	GRAVEL		(97)
(98)	GRAVEL		(98)
(99)	GRAVEL		(99)
(100)	GRAVEL		(100)

SOIL TYPE
 (1) LIME COMPLEX CLAY
 (2) TOPOSOIL CLAY



MATCH LINE (SEE SHEET C-4.3)

811
 King and Bell
 Call before you dig

SCALE IN FEET
 0 10 20 30 40

PROJECT: PROVISION AT FOUR CORNERS
 OLD RICHMOND ROAD
 SUGAR LAND, FORT BEND COUNTY, TX

DATE: 5/17/16

PRODUCT MANAGER: [Blank]
 DRAWING BY: [Blank]
 APPROVED BY: [Blank]
 DATE: [Blank]
 TITLE: INTERMEDIATE EROSION & SEDIMENT CONTROL PLAN

COMMENTS: NOT RELEASED FOR CONSTRUCTION
 SHEET NUMBER: C-4.2
 JOB FILE NUMBER: 693.004

ENGINEER: FORESITE
 FORESITE
 15000 Katy Road, Suite 200
 Houston, TX 77058
 281.466.8800
 www.foresite.com

DEVELOPER: GARDNER CAPITAL
 4801 WOODLAND DRIVE, STE. 300 EAST
 HOUSTON, TX 77056
 (281) 969-9112
 CONTACT: MR. BRADY HARRIS

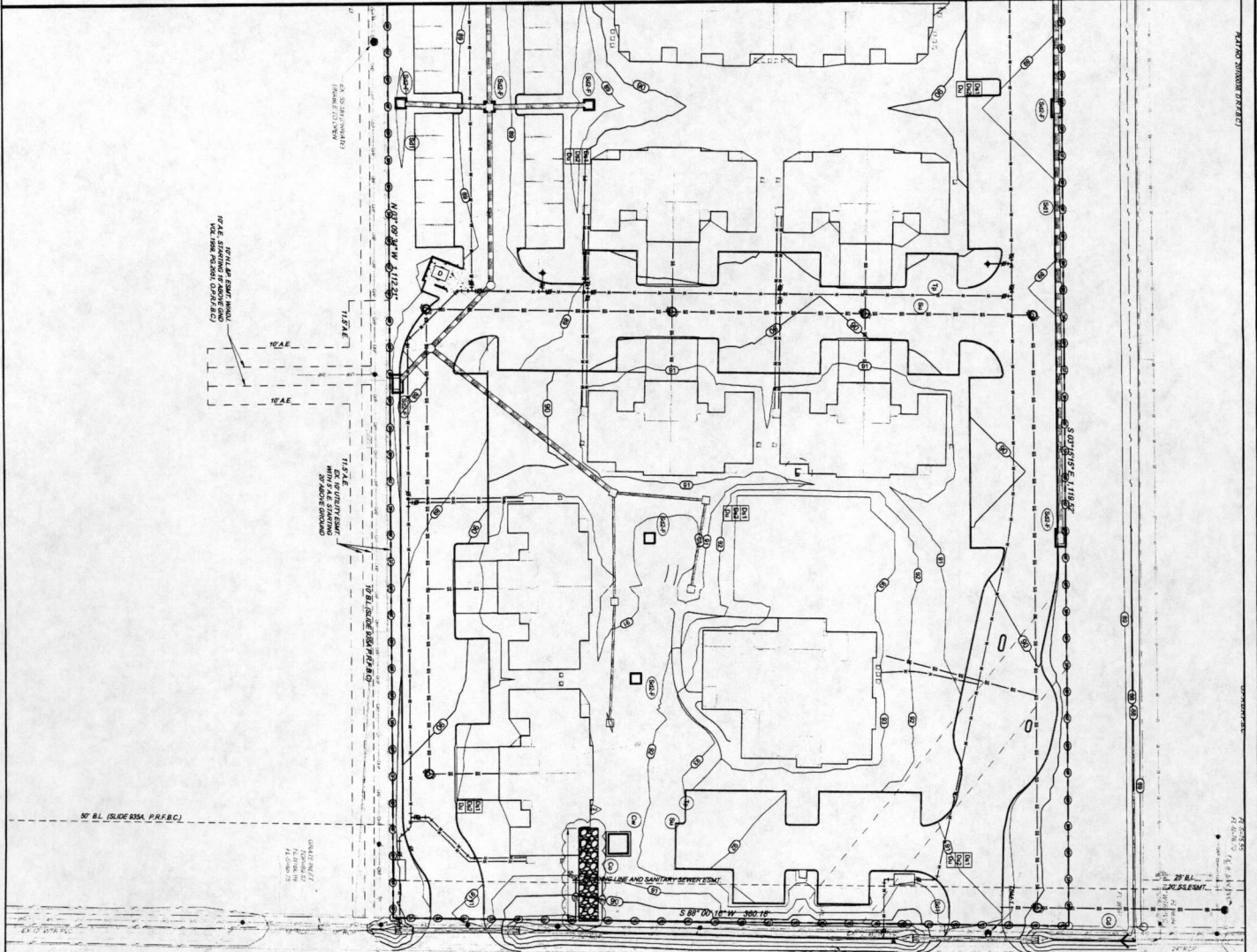
SCALE: [Blank]

PROJECT: PROVISION AT FOUR CORNERS
 OLD RICHMOND ROAD
 SUGAR LAND, FORT BEND COUNTY, TX

DATE: 5/17/16

SOLL TYPE
1. LIME CHELATER CLAY
2. TO FRENCH SLOPES

MATCH LINE (SEE SHEET C-4.2)



OLD RICHMOND ROAD
 (VARYING WIDTH PUBLIC R.O.W.)
 DEDICATED BY VOL. 3, P. 22, ILL. IN. R.C.
 WIDENED IN SLIDE NO. 2144, P. 8, F.B.C.

Maag
 FBC DEVELOPMENT COORDINATOR

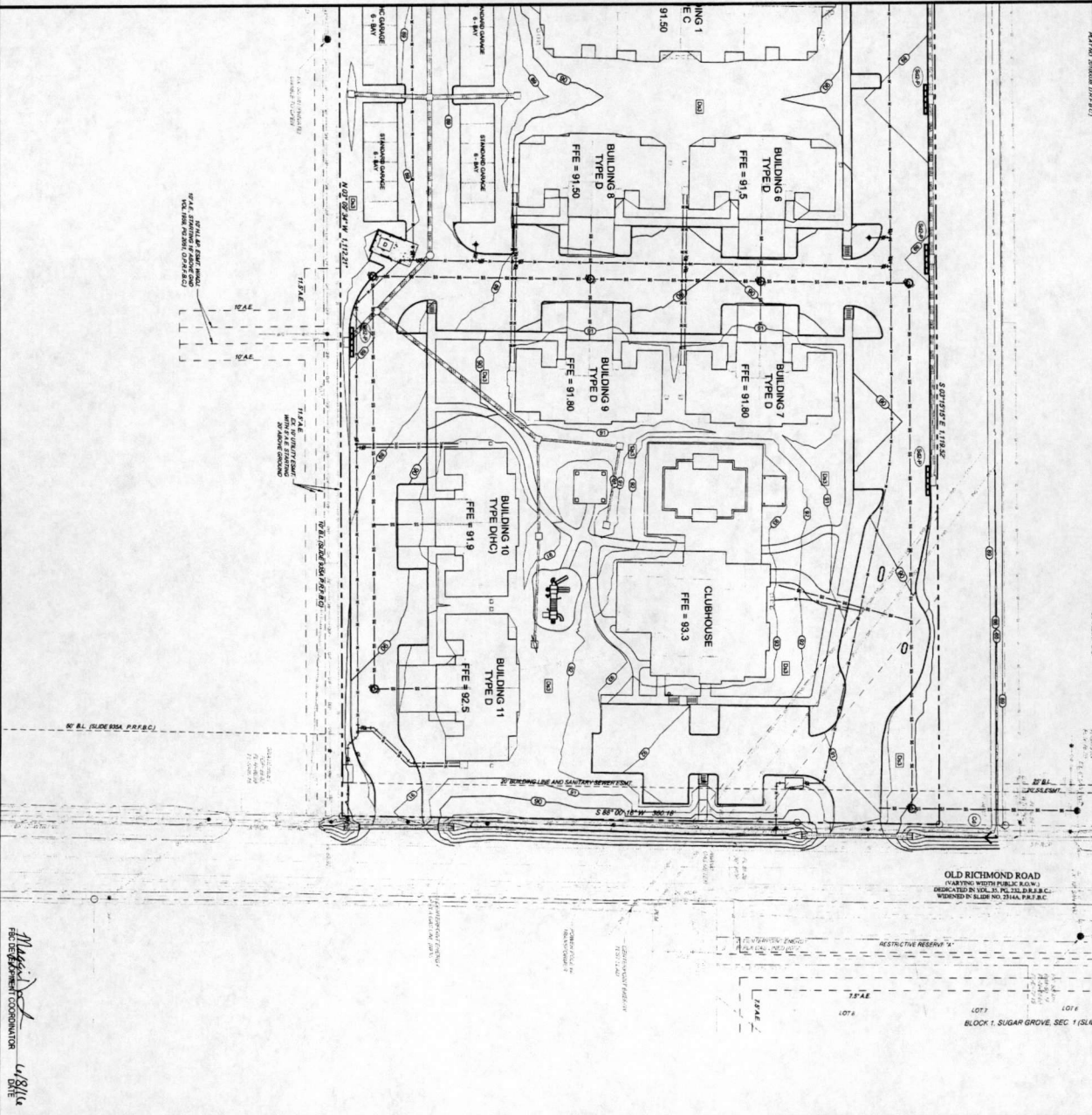
CODE	SYMBOL	DESCRIPTION
1		EROSION CONTROL MEASURE
2		SEDIMENT CONTROL MEASURE
3		STORMWATER MANAGEMENT MEASURE
4		OTHER MEASURE
5		EROSION CONTROL MEASURE
6		SEDIMENT CONTROL MEASURE
7		STORMWATER MANAGEMENT MEASURE
8		OTHER MEASURE
9		EROSION CONTROL MEASURE
10		SEDIMENT CONTROL MEASURE
11		STORMWATER MANAGEMENT MEASURE
12		OTHER MEASURE

SCALE TYPE	SCALE
AS SHOWN	AS SHOWN
AS SHOWN	AS SHOWN
AS SHOWN	AS SHOWN

811
 Home Safe...
 Call 811
 Before You Dig

SCALE IN FEET

MATCH LINE (SEE SHEET C-4.4)



Miss...
 FIELD REPRESENTATIVE COORDINATOR
 4/8/14
 DATE

PROJECT: PROVISION AT FOUR CORNERS
 OLD RICHMOND ROAD
 SUGAR LAND, FORT BEND COUNTY, TX

DESIGNER: GARDNER CAPITAL
 4801 WOODWAY DRIVE, SUITE 300 EAST
 HOUSTON, TX 77056
 (281) 860-1111
 CONTACT: MR. ARTHUR HARRIS

ENGINEER: FORESITE
 FORT BEND COUNTY LICENSE NO. 123279
 13999 Bayport St., Suite 100
 Dallas, TX 75240
 (972) 979-3123
 www.foresite.com
 M. J. ForeSite Inc.

SEAL: [Professional Engineer Seal]

DATE: 5/14/16

REVISIONS:

PROJECT MANAGER: [Name]

DESIGNED BY: [Name]

DATE: [Date]

TITLE: FINAL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER: C-4.5

COMMENTS: NOT RELEASED FOR CONSTRUCTION
 JOB FILE NUMBER: 693.004