

REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

On this 27th day of September, 2016, Commissioners Court came on to be heard and reviewed the accompanying notice of CWT Construction LLC

Job Location 4711 LJ Parkway , Sugarland, TX

Date 8/25/2016 Bond No. TX 830977, Permit No. 2016-9210 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 Postage, 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. Ayl
for County Engineer

Presented to Commissioners Court and approved.

Recorded in Volume 12B
Minutes of Commissioners Court

By: N/A
Drainage District Engineer/Manager

Clerk of Commissioners Court

By: Andrea Wilho
Deputy

**PERFORMANCE BOND COVERING ALL CABLE, CONDUIT AND/OR POLE LINE
ACTIVITY IN, UNDER, ACROSS OR ALONG FORT BEND COUNTY ROADS**

AUTHORIZED

BOND NO TX 830977 _____

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF FORT BEND §

THAT WE, CWT Construction, LLC whose address is P.O. Box 1715, Stafford, Texas, hereinafter called the Principal, and Merchants Bonding Company (Mutual), a Corporation existing under and by virtue of the laws of the State of Iowa and authorized to do an indemnifying business in the State of Texas, and whose principal office is located at 6700 Westown Parkway, West Des Moines, IA 50266, whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought within said State is Keenan Lehman and whose address is 9500 Arboretum Boulevard, Suite 100, Austin, TX 78759, hereinafter called the Surety, and held and firmly bound unto, **Robert E. Hebert, County Judge of Fort Bend County, Texas**, or his successors in office, in the full sum of Five Thousand Dollars (\$5,000.00) current, lawful money of the United States of America, to be paid to said Robert E. Hebert, County Judge of Fort Bend County, Texas, or his successors in office, to which payment well and truly to be made and done, we, the undersigned, bind ourselves and each of us, our heirs, executors, administrators, successors, assigns, and legal representatives, jointly and severally, by these presents.

THE CONDITION OF THIS BOND IS SUCH THAT, WHEREAS, the above bounden principal contemplates laying, constructing, maintaining and/or repairing one or more cables, conduits, and/or pole lines in, under, across and/or along roads, streets and highways in the County of Fort Bend, and the State of Texas, under the jurisdiction of the Commissioners' Court of Fort Bend County, Texas, pursuant to the Commissioners' Court order adopted on the 1st day of December, A.D. 1980, recorded in Volume 13, of the Commissioners' Court Minutes of Fort Bend County, Texas, regulating same, which Commissioners' Court order is hereby referred to and made a part hereof for all purposes as though fully set out herein;

AND WHEREAS, the principal desires to provide Fort Bend County with a performance bond covering all such cable, conduit and/or pole line activity;

NOW, THEREFORE, if the above bounden principal shall faithfully perform all its cable, conduit and/or pole line activity (including, but not limited to the laying, construction, maintenance and/or repair of cables, conduits and/or pole lines) in, under, across and/or along roads, streets and highways in the County of Fort Bend and State of Texas, under the jurisdiction of the Commissioners Court of Fort Bend County, Texas, pursuant to and in accordance with minimum requirements and conditions of the above mentioned Commissioners' Court order set forth and specified to be by said principal done and performed, at the time and in the manner therein specified, and shall pay over and make good and reimburse Fort Bend County, all loss and damages which Fort Bend County may sustain by reason of any failure or default on the part of said principal, then this obligation shall be null and void, otherwise to remain in full force and effect.

This bond is payable at the County Courthouse in the County of Fort Bend and State of Texas.

It is understood that at any time Fort Bend County deems itself insecure under this bond, it may require further and/or additional bonds of the principal.

EXECUTED this 25th day of August, 2016.

CWT Construction, LLC

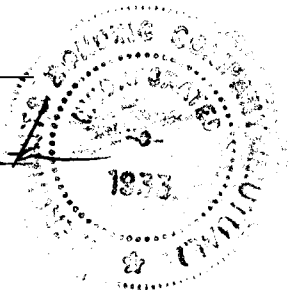
PRINCIPAL

BY 

Merchants Bonding Company (Mutual)

SURETY

BY  Attorney-in-Fact



MERCHANTS
BONDING COMPANY™
POWER OF ATTORNEY

TX 830977

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Jennifer Winters

their true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver on behalf of the Companies, as Surety, bonds, undertakings and other written obligations in the nature thereof, subject to the limitation that any such instrument shall not exceed the amount of:

\$3,000,000.00

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 24, 2011.

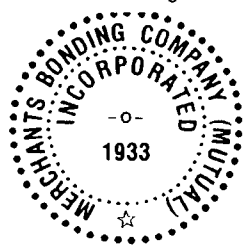
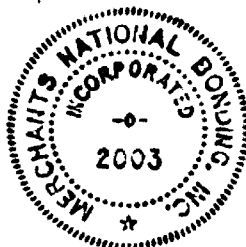
"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 15th day of August, 2015



MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.

By *Larry Taylor*

President

STATE OF IOWA
COUNTY OF Dallas ss.

On this 15th day of August, 2015, before me appeared Larry Taylor, to me personally known, who being by me sworn did say that he is President of the MERCHANTS BONDING COMPANY (MUTUAL and MERCHANTS NATIONAL BONDING, INC.); and that the seals affixed to the foregoing instrument are the Corporate seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

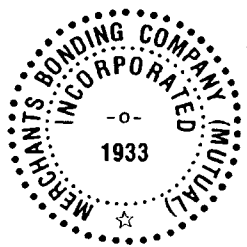


Wendy Woody
Notary Public, Polk County, Iowa

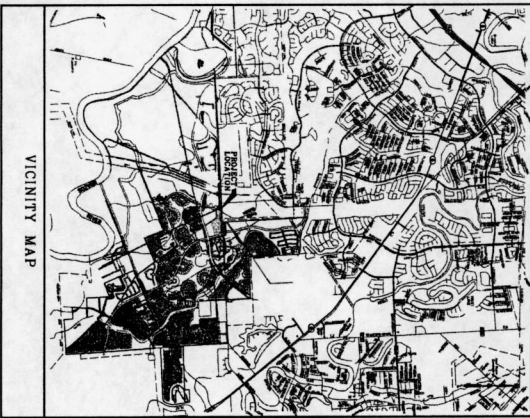
(Expiration of notary's commission does not invalidate this instrument)

I, William Warner, Jr., Secretary of the MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 25th day of August, 2016



William Warner Jr.
Secretary



MAP REF: F.B.C. KEY MAP PG. 609, BLK. N

CONSTRUCTION PLANS FOR PRIVATE PAVING AND PRIVATE UTILITIES TO SERVE BROADSTONE AT RIVERSTONE LOCATED IN THE CITY OF SUGAR LAND ETJ FORT BEND COUNTY, TEXAS

Construction Issue 8/3/2016



Engineering and Surveying
9900 Richmond Avenue, Suite 450 N
Houston, Texas 77042
(713) 783-7788 (713) 783-3590, Fax
TBPUS FIRM REG. NO. 290
DATE: JULY 2016

CONTACT MEMBERS
CITY OF SUGAR LAND - ENGINEERING DEPT _____ 281-278-2788
F.A.C. MILD. No. 129 - OPERATOR - SI ENVIRONMENTAL _____ 632-498-3488
FORT BEND COUNTY MILD. No. 128 - ENGINEER - COSTELLO, Inc. _____ 713-783-7788
FORT BEND COUNTY DRAINAGE DISTRICT _____ 281-242-2863



APPROVAL BY THE CITY OF SUGAR LAND WILL BE DEEMED VOID IF CONSTRUCTION HAS NOT BEGUN WITHIN ONE YEAR OF APPROVAL. APPROVAL SHALL NOTIFY THE CITY OF SUGAR LAND AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK. NO CONSTRUCTION SHALL BEGIN UNTIL COVER SHEET IS SIGNED.

CITY OF SUGAR LAND APPROVED SITE PLAN
APPROVED _____
DATE _____

PRINTING DATE: 8/2/16

FORT BEND COUNTY
ENGINEER: *Mark J. ...*
DATE: 8/2/16
THESE SCHEMATICS ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE YEAR FROM DATE OF APPROVAL.

APPROVED: *Mark J. ...*
DATE: 8/2/16

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C3	WATER AND SANITARY WEST
C4	WATER AND SANITARY EAST
C5	OVERALL DRAINAGE NOTES
C6	DRAINAGE LAYOUT WEST
C7	DRAINAGE LAYOUT EAST
C8	SOFT LAYOUT WEST
C9	SOFT LAYOUT EAST
C10	PAVING COORDINATE LAYOUT WEST
C11	PAVING COORDINATE LAYOUT EAST
C12	SHEDDING & STORAGE LAYOUT WEST
C13	SHEDDING & STORAGE LAYOUT EAST
C14	POLLUTION PREVENTION LAYOUT WEST
C15	POLLUTION PREVENTION LAYOUT EAST
C16	PAVING DETAILS
C17	DRAINAGE DETAILS
C18	COORDINATE SHEET
C19	TYPOT PFD-124 FEDERALMAN FACILITIES CORP RAMP
SUGAR LAND DETAILS	
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SI-02	GENERAL CONSTRUCTION NOTES II
SI-03	GENERAL CONSTRUCTION NOTES III
SI-04	GENERAL CONSTRUCTION NOTES IV
SI-05	GENERAL CONSTRUCTION NOTES V
SI-06	GENERAL CONSTRUCTION NOTES VI
SI-07	GENERAL CONSTRUCTION NOTES VII
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SI-98	GENERAL CONSTRUCTION NOTES XXXXXVIII
SI-99	GENERAL CONSTRUCTION NOTES XXXXXIX
SI-100	GENERAL CONSTRUCTION NOTES XXXXXX

NO.	DATE	BY	REVISION
1	06/01/16	RM	DESIGN
2	07/07/16	RM	REVISION
3	07/07/16	RM	REVISION
4	07/07/16	RM	REVISION
5	07/07/16	RM	REVISION

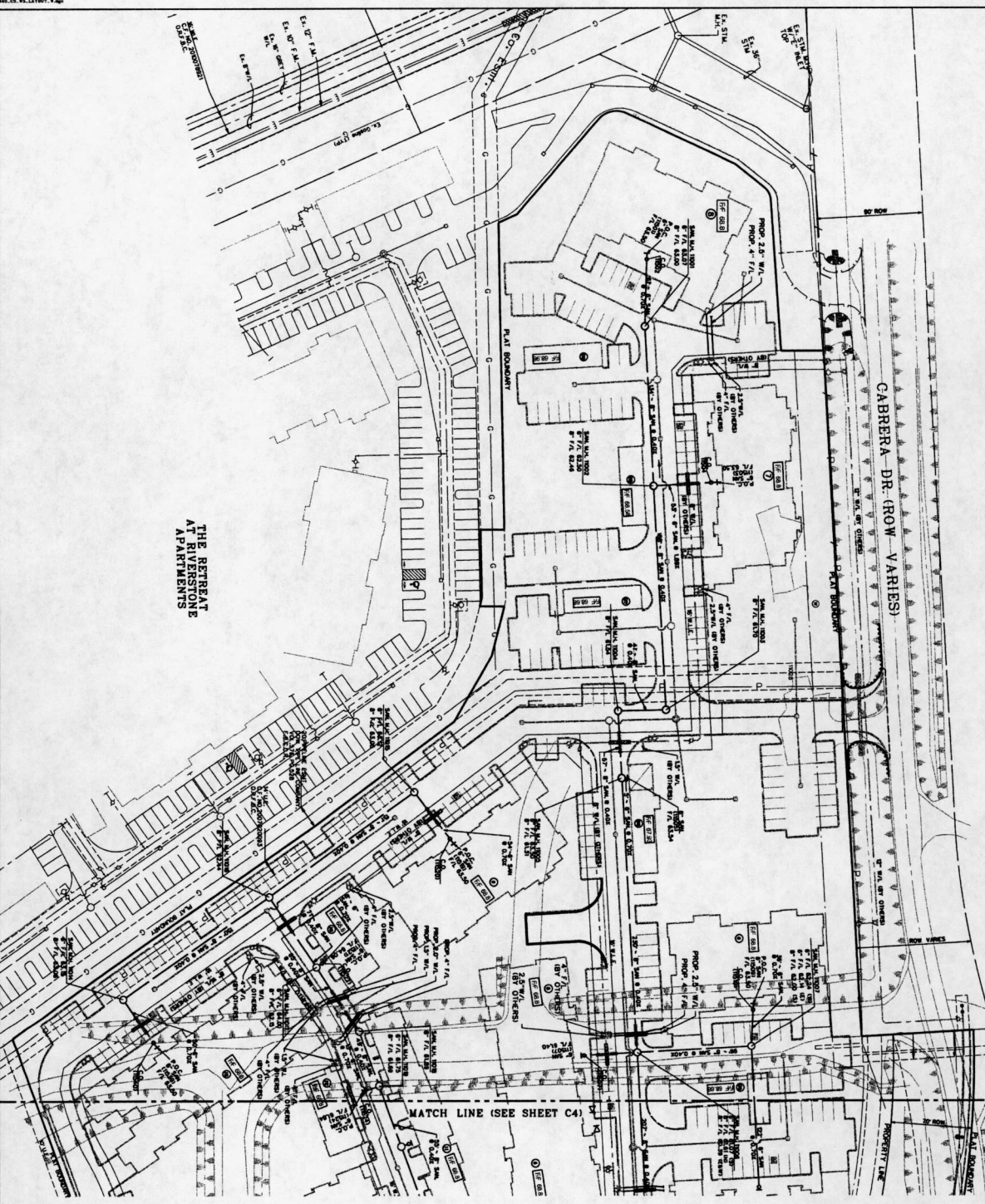
DESIGNED BY: _____
 DESIGN CHECKED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____

Costello
 Engineering and Surveying
 9900 Richmond Avenue, Suite 450 N
 Houston, Texas 77042
 (713) 783-7788 (713) 783-3880, Fax
 TBP-131784N REG. NO. 102486

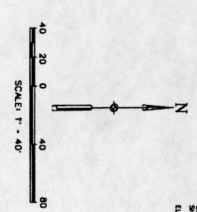
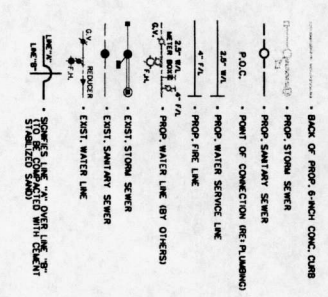
BROADSTONE AT RIVERSTONE
WATER & SEWER LAYOUT - WEST

8/2/16

APPROVED: *[Signature]*
 DATE: 8/2/16
 SHEET: C3
 OF: C22 SHEETS
 JOB NO. 2016-840-04




- NOTE:**
1. ALL EXISTING SANITARY MANHOLES SHALL BE ASSESS BY CODE. BE RECORDED.
 2. REFERENCE MEP DRAWINGS FOR EXACT UTILITY LOCATIONS.
 3. FINISHED FLOOR ELEVATION AS NOTED.
 4. TYPICAL WATERBULK FLOWLINE: 4.0 FEET BELOW FINISHED GRADE
 5. MAINTAIN A MINIMUM OF 6-INCH CLEARANCE BETWEEN ALL UTILITIES.



CONTROL BENCHMARK:
 UTM 16 Q UTM NORTH = 5000000 840 11
 UTM 16 Q UTM EAST = 1000000 840 11
 SEA LEVEL ADJUSTMENT
 SEE PLAN AT APPROX. 1/2
 THE SCALE OF THIS DRAWING IS 1/4\"/>

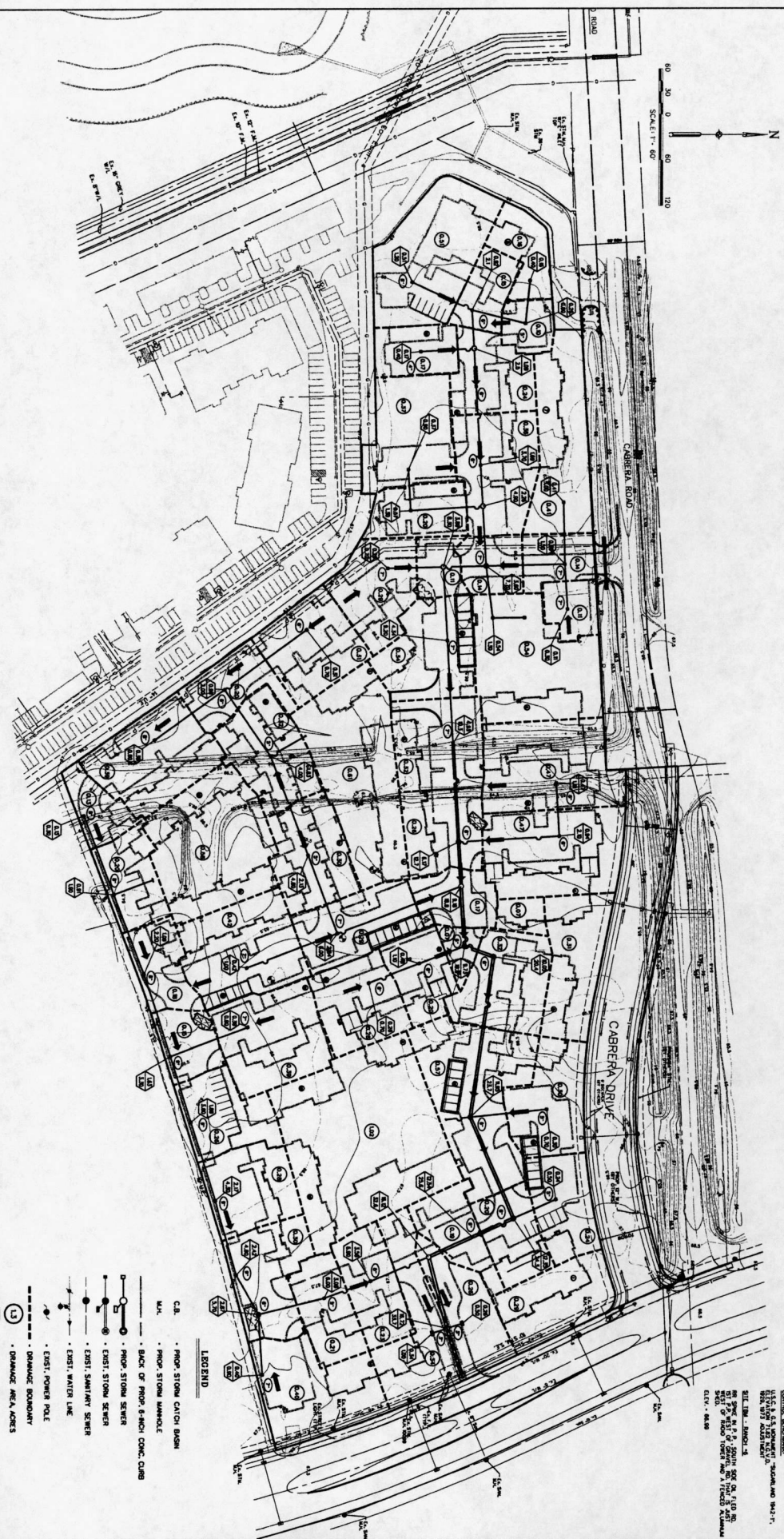
NO.	DATE	REVISION
1	03/21/16	ISSUE FOR PERMITS
2	07/14/16	ADD COMMENTS FROM SOC ARCHITECTS
3	07/27/16	FINAL PRELIMINARY TO CONSTRUCTION ISSUE
4	07/27/16	ADD COMMENTS FROM SOC ARCHITECTS
5	07/27/16	ADD COMMENTS FROM SOC ARCHITECTS

PREPARED BY: _____
 CHECKED BY: _____
 DRAWN BY: _____
 GOOD CHECKED BY: _____
 SURVEY CHECKED BY: _____
 Q.A./C. BY: _____
 Q.A./C. REVISIONS BY: _____



Costello
 Engineering and Surveying
 9900 Richmond Avenue, Suite 450 N
 Houston, Texas 77042
 (713) 782-7939 (713) 782-3850, Fax
 (713) 782-7939 (713) 782-3850
 TIPS'S FINANCE, No. 02048

SHEET **C5**
 OF **C22** SHEETS
 JOB NO. 2015-240-04



- LEGEND**
- CB - PROP. STORM CATCH BASIN
 - M.H. - PROP. STORM MANHOLE
 - BACK OF PROP. 8-INCH CONC. CURB
 - PROP. STORM SEWER
 - EXIST. STORM SEWER
 - EXIST. SANITARY SEWER
 - EXIST. WATER LINE
 - EXIST. POWER POLE
 - DRAINAGE BOUNDARY
 - DRAINAGE AREA ACRES
 - 3 YR. FREQ. CRITERIA
 - 100 YEAR OVERLAND FLOW
 - MAXIMUM FLOODING LEVEL AT OUTLET
 - - BALDING NUMBER

GENERAL NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
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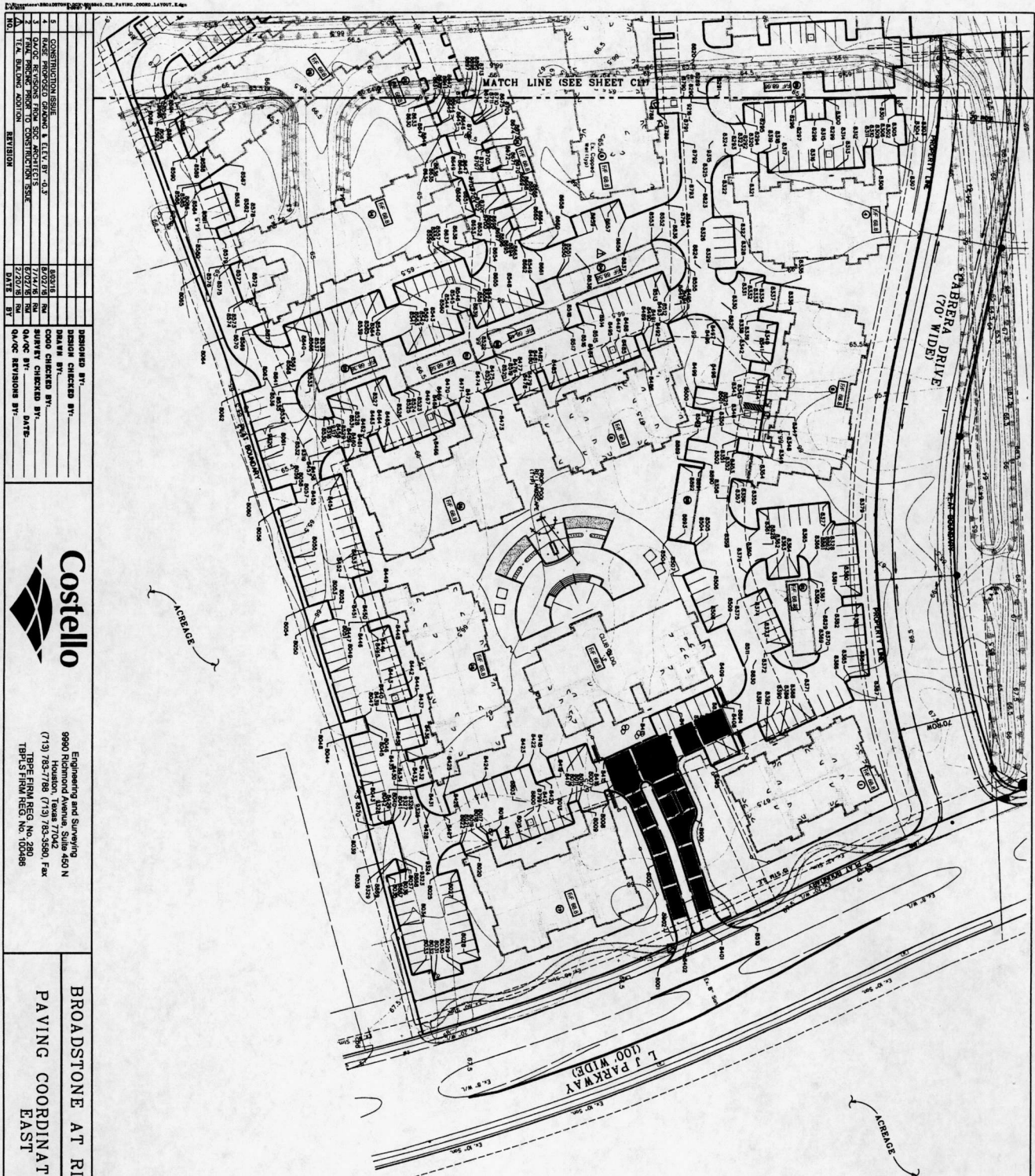
LINE	NO.	DESCRIPTION	QTY	UNIT	AMOUNT	TOTAL	DATE
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2	2	2.00	2.00	2.00	2.00	2.00	2.00
3	3	3.00	3.00	3.00	3.00	3.00	3.00
4	4	4.00	4.00	4.00	4.00	4.00	4.00
5	5	5.00	5.00	5.00	5.00	5.00	5.00
6	6	6.00	6.00	6.00	6.00	6.00	6.00
7	7	7.00	7.00	7.00	7.00	7.00	7.00
8	8	8.00	8.00	8.00	8.00	8.00	8.00
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26	26	26.00	26.00	26.00	26.00	26.00	26.00
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28	28	28.00	28.00	28.00	28.00	28.00	28.00
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38	38	38.00	38.00	38.00	38.00	38.00	38.00
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40	40	40.00	40.00	40.00	40.00	40.00	40.00
41	41	41.00	41.00	41.00	41.00	41.00	41.00
42	42	42.00	42.00	42.00	42.00	42.00	42.00
43	43	43.00	43.00	43.00	43.00	43.00	43.00
44	44	44.00	44.00	44.00	44.00	44.00	44.00
45	45	45.00	45.00	45.00	45.00	45.00	45.00
46	46	46.00	46.00	46.00	46.00	46.00	46.00
47	47	47.00	47.00	47.00	47.00	47.00	47.00
48	48	48.00	48.00	48.00	48.00	48.00	48.00
49	49	49.00	49.00	49.00	49.00	49.00	49.00
50	50	50.00	50.00	50.00	50.00	50.00	50.00

NO.	DATE	DESCRIPTION	BY	DATE
1	01/15/16	ISSUED FOR PERMIT	SM	01/15/16
2	01/20/16	CONSTRUCTION ISSUE	SM	01/20/16
3	01/20/16	FINAL REVIEW PRIOR TO CONSTRUCTION ISSUE	SM	01/20/16
4	01/20/16	TRAIL BUILDING ACTION	SM	01/20/16
5	01/20/16	REVISION	SM	01/20/16

DEMONSTRATED BY: _____
 CHECKED BY: _____
 DRAWN BY: _____
 CADD CHECKED BY: _____
 SURVEY CHECKED BY: _____
 M/V/C BY: _____
 M/V/C REVISIONS BY: _____

Costello
 Engineering and Surveying
 9990 Richmond Avenue, Suite 400 N
 (713) 783-7788 (713) 783-5890 Fax
 TPLS-FIRM REG. NO. 100496

LINE	NO.	DESCRIPTION	QTY	UNIT	AMOUNT	TOTAL	DATE
1	1	1.00	1.00	1.00	1.00	1.00	1.00
2	2	2.00	2.00	2.00	2.00	2.00	2.00
3	3	3.00	3.00	3.00	3.00	3.00	3.00
4	4	4.00	4.00	4.00	4.00	4.00	4.00
5	5	5.00	5.00	5.00	5.00	5.00	5.00
6	6	6.00	6.00	6.00	6.00	6.00	6.00
7	7	7.00	7.00	7.00	7.00	7.00	7.00
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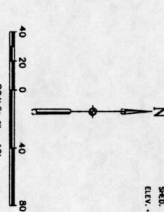


NO.	DATE	BY	REVISION
1	06/01/04	MM	CONSTRUCTION SET
2	06/01/04	MM	DESIGN CHECKED BY: [Signature]
3	06/01/04	MM	GOOD CHECKED BY: [Signature]
4	06/01/04	MM	APPROVED FOR CONSTRUCTION SET
5	06/01/04	MM	DATE

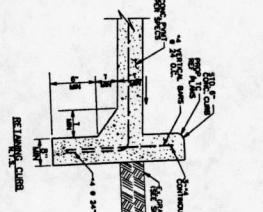
Costello
 Engineering and Surveying
 9960 Richmond Avenue, Suite 450 N
 (713) 783-2700, (713) 783-2800, Fax
 TDP'S FIRM REG. NO. 2980
 TDP'S FIRM REG. NO. 02946

BROADSTONE AT RIVERSTONE
PAVING COORDINATE LAYOUT
EAST

APPROVED FOR CONSTRUCTION SET
 [Signature]
 DATE: 8/14/04
 SHEET **C12**
 OF **C22** SHEETS
 JOB NO. 2013-240-04



- NOTES:**
1. ALL COORDINATE POINTS AND DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. BACK OF CURB SHALL BE FINISHED TO FACE OF 8" CONC. UNLESS OTHERWISE NOTED.
 3. SEWERAGE LAYOUTS AND CURB PLANS FOR ALL AREAS ARE TO BE REFERENCED TO THE ARCHITECTURAL PLANS FOR ALL AREAS.
 4. FINISHED POINTS ARE INDICATED BY REFERENCE TO THE ARCHITECTURAL PLANS FOR ALL AREAS.
 5. THE POSITION OF ALL CURBS IS TO BE REFERENCED TO THE ARCHITECTURAL PLANS FOR ALL AREAS.



CONTRACT REQUIREMENTS:
 STANDARD SPECIFICATIONS FOR PUBLIC WORKS
 SECTION 201 - PAVEMENT
 DIVISION 200 - CONSTRUCTION
 201.01 - CONCRETE PAVEMENT
 201.02 - BRICK PAVEMENT
 201.03 - ASPHALT PAVEMENT
 201.04 - ASPHALT CONCRETE PAVEMENT
 201.05 - ASPHALT EMULSION TREATMENT
 201.06 - ASPHALT SURFACING
 201.07 - ASPHALT CURBS
 201.08 - ASPHALT GUTTERS
 201.09 - ASPHALT DRIVEWAYS
 201.10 - ASPHALT SIDEWALKS
 201.11 - ASPHALT BIKEWAYS
 201.12 - ASPHALT BIKELANES
 201.13 - ASPHALT SHOULDER
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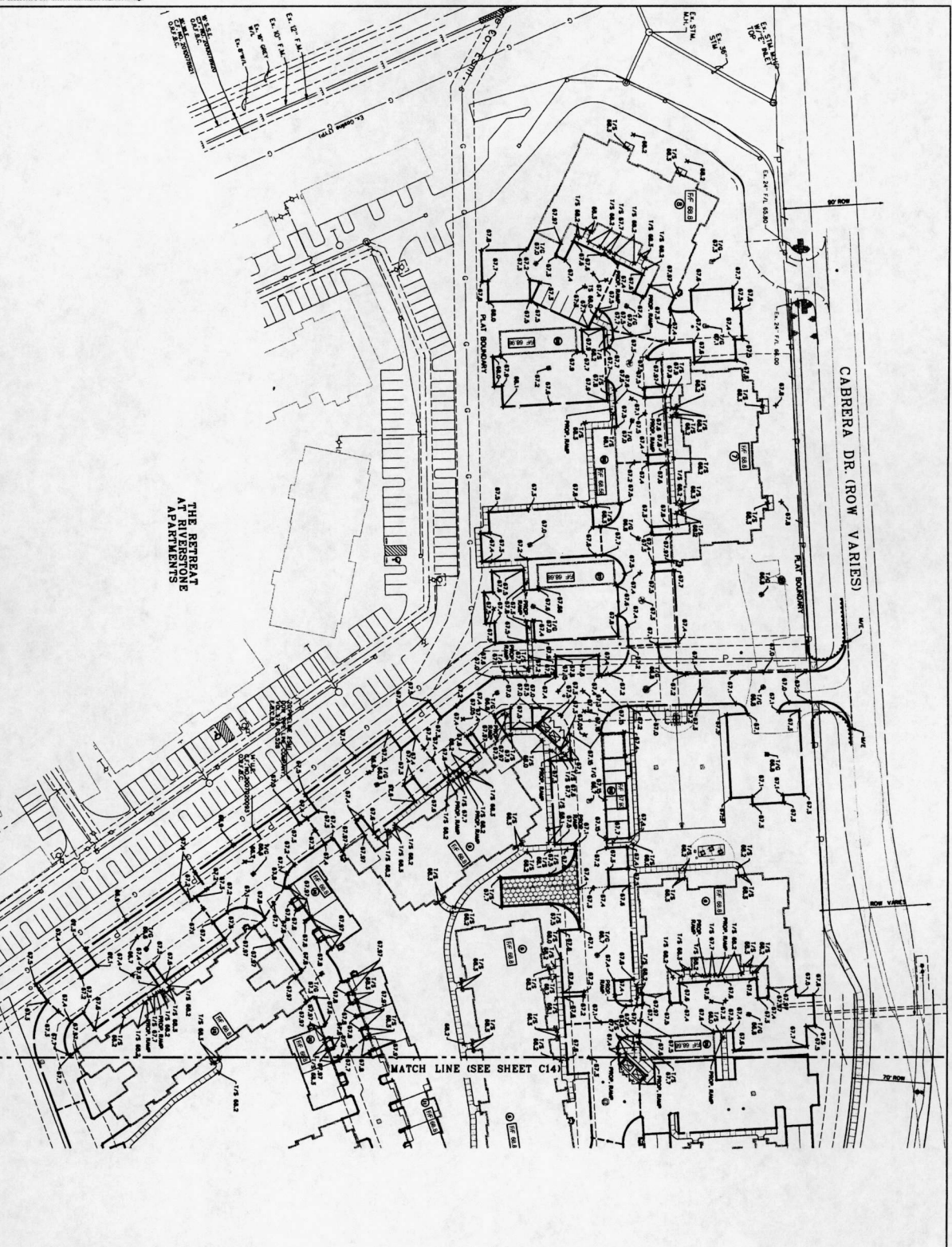
NO.	DATE	BY	REVISION
1	8/20/18	DESIGN CHECKED BY: _____	
2	8/27/18	DRAWN BY: _____	
3	8/27/18	SHAWBY CHECKED BY: _____	
4	8/27/18	QUAD/C CHECKED BY: _____	
5	8/27/18	DATE: _____	
6	8/27/18	DATE: _____	

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 Houston, Texas 77042
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 TBP#LS-THM REG. NO. 280
 TBP#LS-THM REG. NO. 100486

BROADSTONE AT RIVERSTONE
GRADING LAYOUT - WEST

APPROVED: *Shawby*
 DATE: 8/27/18
 SHEET: **C13**
 OF: **C22** SHEETS
 JOB NO. 2018-840-04



LEGEND

- PROPOSED DIRECTION OF FLOW
- PROPOSED FINISHED FLOOR
- PROPOSED TOP OF SIDEWALK/PAVEMENT ELEVATION
- PROPOSED TOP OF CURB ELEVATION (IF CURB)
- PROPOSED TOP OF PAVEMENT ELEVATION
- MATCH EXIST PAVEMENT GRADE
- PROPOSED TOP OF GRADE ELEVATION
- PROPOSED FINISHED GRADE ELEVATION
- EXIST. TOP OF CURB/TOP OF PAVEMENT SPOTS
- EXIST. GROUND SPOTS
- PROPOSED SHALE
- PROPOSED ASPHALT
- BACK OF PROPOSED CONC. CURB
- PROPOSED ELEVATION OF CONCRETE
- PROPOSED ROLL GRASS PAVING WITH CONCRETE BORDER (SEE LANDSCAPE PLANS)

TYPICAL GRADING AT BUILDINGS

NOTE:
 1. CONSTRUCTION SHALL BE AS SHOWN ON THESE LANDSCAPE PLANS.
 2. SPOT ELEVATIONS ARE SHOWN ACCORDING TO THE REGULATION CONTRACTOR SHALL USE THE LANDSCAPE PLANS FOR REFERENCE AND DETAIL FOR CONSTRUCTION DETAILS OF BUILDING PAD.

****ALL ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.**
 FINISHED FLOOR ELEVATION IS AS INDICATED.
 CONTRACTOR IS RESPONSIBLE FOR REFERENCE AND DETAIL FOR CONSTRUCTION DETAILS OF BUILDING PAD.

CONTROLS, BENCHMARKS:
 STA. 10.00 - BENCHMARK
 STA. 10.00 - BENCHMARK
 STA. 10.00 - BENCHMARK
 SEE SHEET C11 FOR LOCATION OF ALL BENCHMARKS AND FINISHED ELEVATIONS
 ELEV. - 68.99

SCALE: 1" = 40'

CONSTRUCTION BY:
 ARCHITECT: _____
 E.E.S. AS INDICATED
 SLOPE AS PER LANDSCAPE PLANS

NO.	REVISION	DATE	BY	QUAD/C	REVISIONS BY
1	DESIGN CHECKED BY: _____				
2	DRAWN BY: _____				
3	DESIGN CHECKED BY: _____				
4	DESIGN CHECKED BY: _____				
5	DESIGN CHECKED BY: _____				
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9	DESIGN CHECKED BY: _____				
10	DESIGN CHECKED BY: _____				

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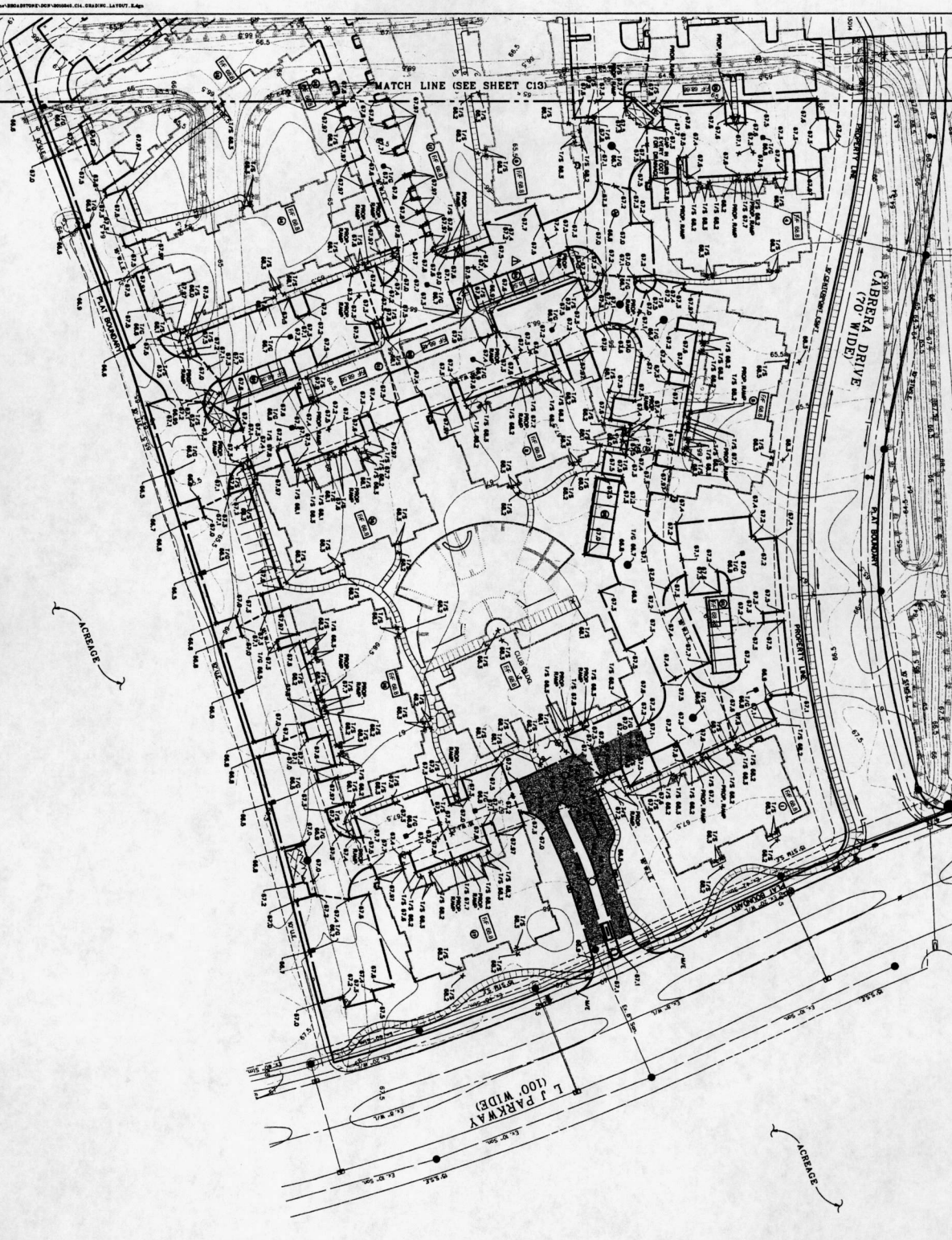
Engineering and Surveying
 8900 Richmond Avenue, Suite 450 N
 Houston, Texas 77042
 (713) 783-7798 (713) 783-3580, Fax
 TBPSTFRM REG. NO. 280
 TBPSTFRM REG. NO. 100486

BROADSTONE AT RIVERSTONE
 GRADING LAYOUT
 EAST

APPROVED: _____
 DATE: 04/11/16

SHEET C14
 OF C22 SHEETS

APPENDIX B
 2015-2016
 2015-2016
 2015-2016



TYPICAL GRADING AT BUILDING
 N.T.S.

NOTE: 1. INTERIOR SHALL GRADE ALL OTHER AREAS AT PROPOSED BUILDING ACCORDING TO THE LANDSCAPE PLANS.
 2. FINISHED FLOOR ELEVATION IS AS INDICATED ON ARCHITECTURAL PLANS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING FINISHED FLOOR ELEVATION FROM ARCHITECTURAL PLANS AND VERIFYING FINISHED FLOOR ELEVATION FROM ARCHITECTURAL PLANS.
 3. ALL ELEVATIONS ARE TO TOP OF PAVEMENT, UNLESS OTHERWISE NOTED.
 4. FINISHED FLOOR ELEVATION IS AS INDICATED ON ARCHITECTURAL PLANS.
 5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING FINISHED FLOOR ELEVATION FROM ARCHITECTURAL PLANS AND VERIFYING FINISHED FLOOR ELEVATION FROM ARCHITECTURAL PLANS.
 6. CONSTRUCTION DETAILS OF BUILDING PAD.

- LEGEND**
- PROPOSED DIRECTION OF FLOW
 - PROPOSED FINISHED FLOOR
 - PROPOSED TOP OF SIDEWALK/PAVEMENT ELEVATION
 - PROPOSED TOP OF CURB ELEVATION (IF CURB)
 - PROPOSED TOP OF PAVEMENT ELEVATION
 - MATCH EXIST PAVEMENT GRADE
 - PROPOSED TOP OF DRIVE ELEVATION
 - PROPOSED FINISHED GRADE ELEVATION
 - EXIST TOP OF CURB/TOP OF PAVEMENT SHOTS
 - EXIST GROUND SHOTS
 - PROPOSED SWALE
 - EDGE OF PROPOSED ASPHALT
 - BACK OF PROPOSED 6-INCH CONC. CURB
 - PROPOSED EDGE OF CONCRETE
 - PROPOSED BRICK PAVEMENT SECTION

CONTROL BENCHMARK: _____
 U.S. G.S. 11-10-1985
 11-10-1985
 11-10-1985

SCALE: 1" = 40'

40 20 0 40 80

CONTROL BENCHMARK: _____
 U.S. G.S. 11-10-1985
 11-10-1985
 11-10-1985

NO.	DATE	BY	REVISION
1	10/17/16	MM	FINAL DESIGN
2	11/02/16	MM	REVISED PER COMMENTS
3	11/02/16	MM	REVISED PER COMMENTS
4	11/02/16	MM	REVISED PER COMMENTS
5	11/02/16	MM	REVISED PER COMMENTS

DESIGNED BY:	DESIGNED BY:
MM	MM
CHECKED BY:	CHECKED BY:
MM	MM
DATE:	DATE:
10/17/16	10/17/16

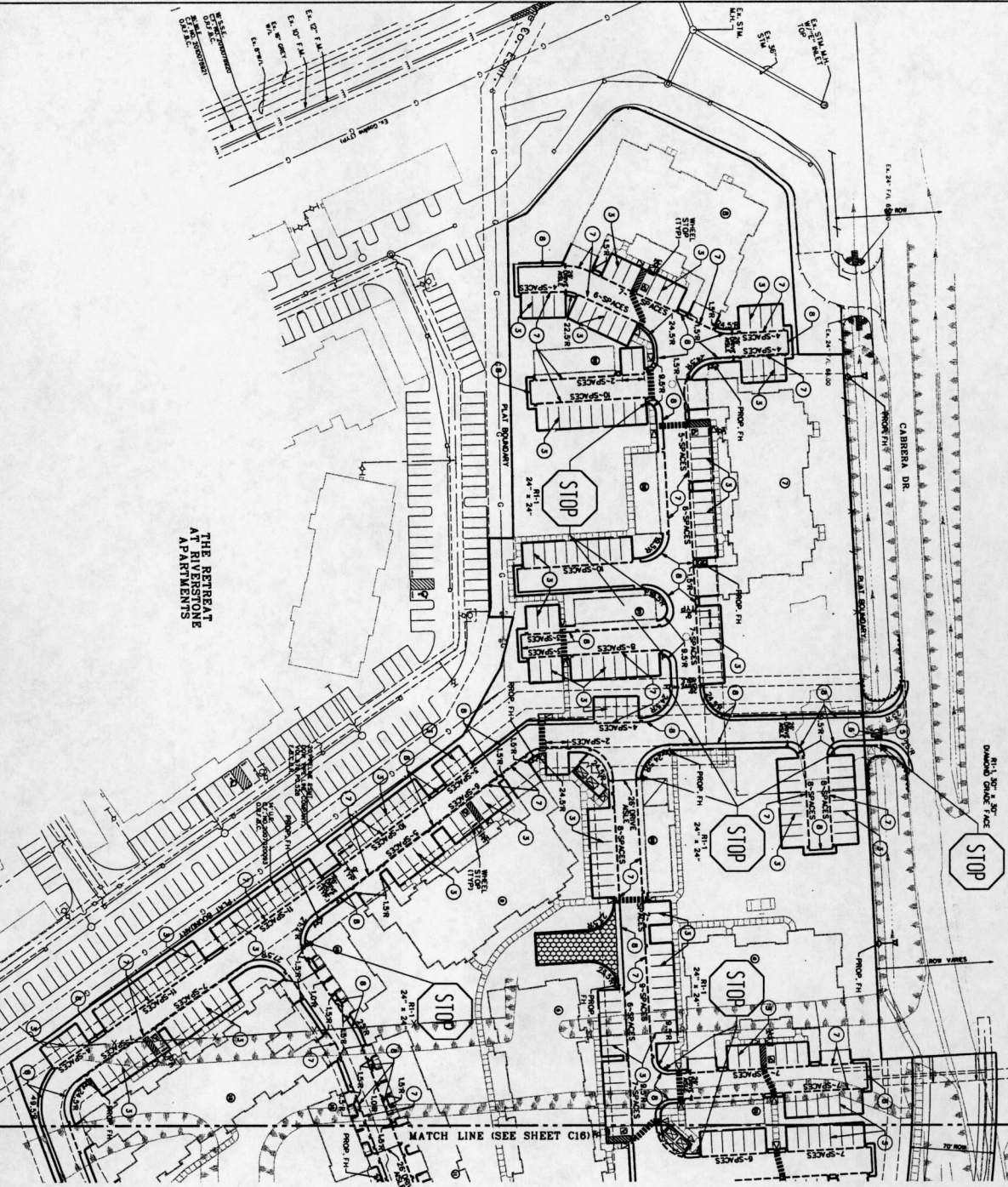
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 Houston, Texas 77042
 (713) 785-7788 (713) 785-3500, Fax
 TUBE FIRM REG. NO. 280
 TUBE FIRM REG. NO. 10086

BROADSTONE AT RIVERSTONE
CIVIL STRIPING & SIGNAGE LAYOUT
WEST

C15

APPROVED: *[Signature]*
 DATE: 10/17/16



STRIPING NOTES

1. ALL SIGN RESOLUTIONS USED ARE REFERENCED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
2. ALL 78-1" STOP SIGNS SHALL BE SIZED AS NOTED.
3. ALL 78-1" STOP SIGNS SHALL BE SIZED AS NOTED.
4. ALL 78-1" STOP SIGNS SHALL BE SIZED AS NOTED.
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20. ALL 78-1" STOP SIGNS SHALL BE SIZED AS NOTED.

LEGEND

- PROPOSED SIGN
- BACK OF PROP. 6-INCH CONC. CURB
- EXIST. STONE CURB
- EXIST. SANITARY SEWER
- EXIST. WATER LINE
- PROP. GRANITIC SECTION (RELANDSCAPING DINGS)

TYPICAL HANDICAP PARKING DETAILS

TYPICAL HANDICAP PARKING DETAIL

TYPICAL STOP BAR

CONTROL INFORMATION:
 DATE: 10/17/16
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 40'
 SHEET NO. C15 OF C22 SHEETS
 JOB NO. 2016-840-04

NO.	DATE	BY	REVISION
1	10/27/16	MM	ISSUE FOR PERMITTING
2	11/02/16	MM	REVISED PER COMMENTS
3	11/02/16	MM	REVISED PER COMMENTS
4	11/02/16	MM	REVISED PER COMMENTS
5	11/02/16	MM	REVISED PER COMMENTS
6	11/02/16	MM	REVISED PER COMMENTS
7	11/02/16	MM	REVISED PER COMMENTS
8	11/02/16	MM	REVISED PER COMMENTS
9	11/02/16	MM	REVISED PER COMMENTS
10	11/02/16	MM	REVISED PER COMMENTS

DESIGNED BY:	MM
CHECKED BY:	MM
DESIGN DATE:	11/02/16
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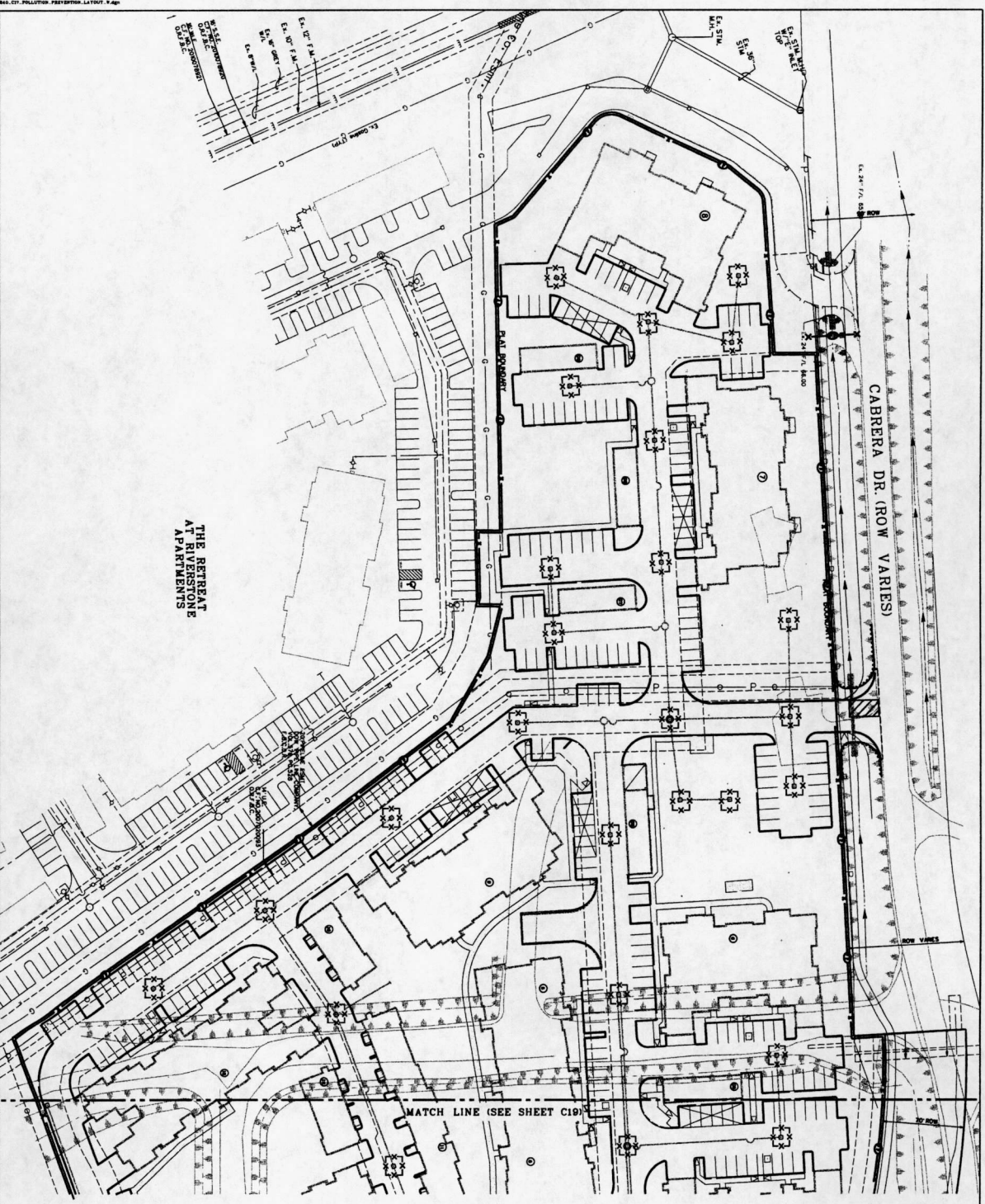
Engineering and Surveying
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 Houston, Texas 77042
 (713) 783-7788 (713) 783-3500 Fax
 TUBE FIRM REG. NO. 280
 TUBE FIRM REG. NO. 102486

**BROADSTONE AT RIVERSTONE
 POLLUTION PREVENTION LAYOUT
 WEST**

8/21/16

APPROVED: *Michael J. Costello*
 LICENSED PROFESSIONAL ENGINEER
 DATE: 8/21/16

SHEET **C17**
 OF **C22** SHEETS
 JOB NO. 8013-240-04

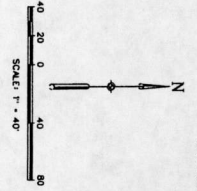


THE RETREAT
 AT RIVERSTONE
 APARTMENTS

MATCH LINE (SEE SHEET C19)

LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED FILTER FABRIC FENCE
- PROPOSED METE SILT BARRIERS
- BACK OF PROP. 6-INCH CONC. CURB
- PROP. STORM SEWER
- PROP. STORM
- EXIST. STORM SEWER
- EXIST. SANITARY SEWER
- EXIST. WATER LINE



CONTROL, RESERVATION,
 1:50 AS SHOWN ON SHEET C17
 1:50 AS SHOWN ON SHEET C18
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 1:50 AS SHOWN ON SHEET C97
 1:50 AS SHOWN ON SHEET C98
 1:50 AS SHOWN ON SHEET C99
 1:50 AS SHOWN ON SHEET C100

- NOTES:**
- PLACE FILTER FABRIC SILT FENCE W/ 3 FEET AROUND ALL INLETS.
 - AT SILT FENCE LOCATIONS OF SIGNIFICANT SIZE SHALL BE ENCLOSURED
 - ALL PROPOSED SITES TO BE CONSTRUCTED BY THE CONTRACTOR
 - TO FACILITATE SITE DRAINAGE, SITES SHALL HAVE SLOPES OF THE CONTRACTOR'S DESIGN.
 - A VERTICAL WASH-DOWN AREA MAY BE LOCATED AT THE CONSTRUCTION ENTRANCE TO THE CONSTRUCTION SITE. THE LOCATION OF THE WASH-DOWN IS AT THE CONTRACTOR'S OPTION.
 - ALL FACILITIES INDICATED ON THIS PLAN.
 - THE CONTRACTOR SHALL MAINTAIN SILT BARRIERS INSTALLED IN THE WRITTEN STORMWATER POLLUTION PREVENTION PLAN TEST.
 - UPON PROJECT COMPLETION, THE ENTIRE DISTURBED AREA NOT PROPOSED FOR PREVENTION SHALL BE RESTORED AS PER THE POLLUTION PREVENTION PLAN.
 - UPON PROJECT COMPLETION AND FINAL STABILIZATION, ALL SILT FENCE SHALL BE REMOVED AND DISPOSED OF.

NO.	DATE	REVISION
1	7/20/78	ISSUE FOR PERMITS
2	7/20/78	ISSUE FOR PERMITS
3	7/20/78	ISSUE FOR PERMITS
4	7/20/78	ISSUE FOR PERMITS
5	7/20/78	ISSUE FOR PERMITS

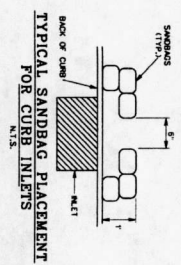
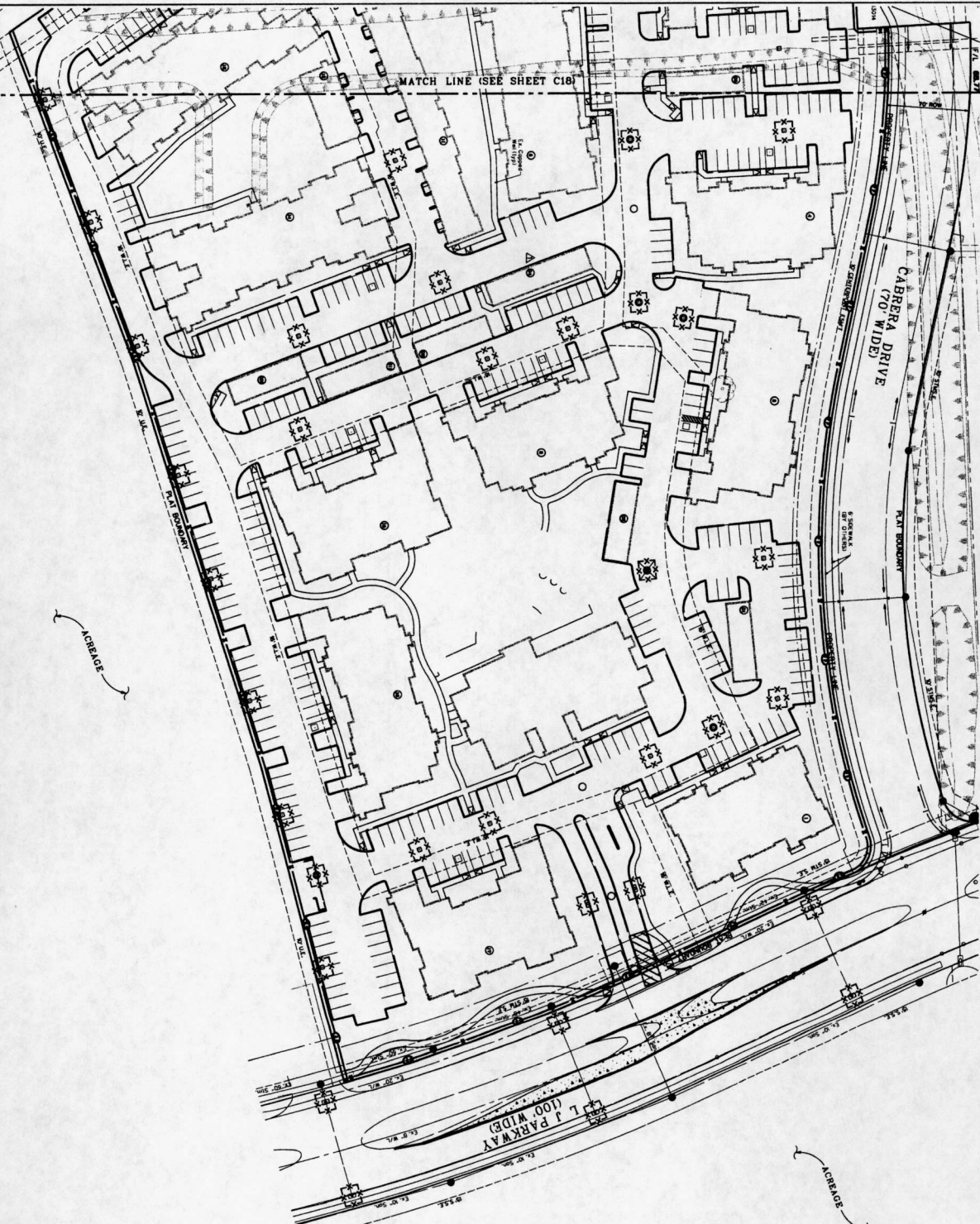
DESIGNED BY:	DESIGN CHECKED BY:
DRAWN BY:	SURVEY CHECKED BY:
QUAD. CHECKED BY:	DATE:
DATE:	DATE:

Costello

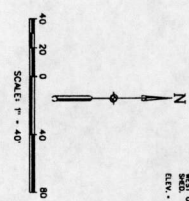
Engineering and Surveying
 9990 Richmond Avenue, Suite 450 N
 Houston, Texas 77042
 (713) 783-7788 (713) 783-3580, Fax
 TBPCE FIRM REG. NO. 2890
 TBPES FIRM REG. NO. 10098

**BROADSTONE AT RIVERSTONE
 POLLUTION PREVENTION LAYOUT
 EAST**

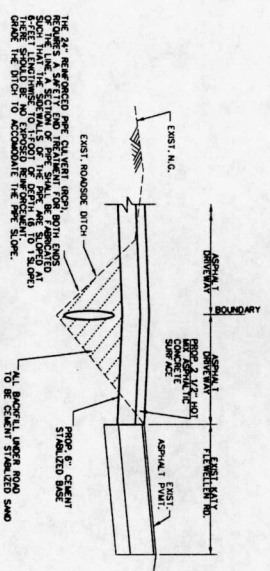
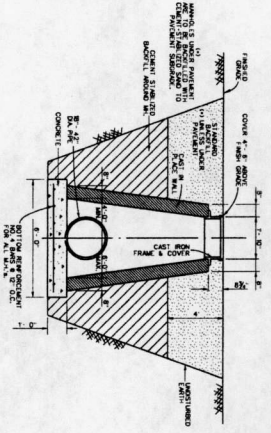
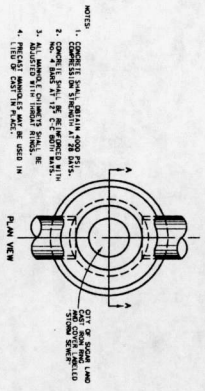
8/2/78



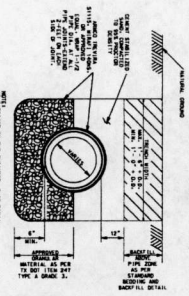
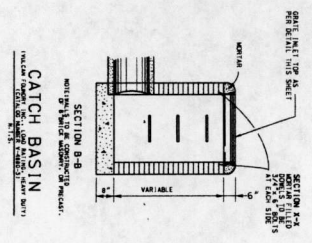
- NOTES:**
1. PLACE FILTER FABRIC SILT FENCE +/- 5 FEET AROUND ALL INLETS.
 2. ALL SOIL STOCKPILES OF SIGNIFICANT SIZE SHALL BE ENCLOSED BY A SILT FENCE.
 3. ALL PROPOSED SANDBAGS TO BE CONSTRUCTED BY THE CONTRACTOR ROUNDED CORNERS TO PREVENT DAMAGE TO THE CURB OR TO THE FACILITY. A SAND-BAG AREA MAY BE LOCATED BY THE CONSTRUCTION FENCED AROUND THE ENTIRE SHALE JUST UPSTREAM OF THE CONSTRUCTION IS OPTIONAL.
 4. A SAND-BAG AREA MAY BE LOCATED BY THE CONSTRUCTION FENCED AROUND THE ENTIRE SHALE JUST UPSTREAM OF THE CONSTRUCTION IS OPTIONAL.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION FENCE.
 6. THE CONTRACTOR SHALL CONSTRUCT SILT BARRIERS INDICATED ON THIS PLAN IN ADDITION TO CONFORMING WITH ALL PERMITS ISSUED ON THE WHICH REQUIRE POLLUTION PREVENTION PLAN 101.
 7. UNDER NO CIRCUMSTANCES SHALL THE PROPOSED POLLUTION PREVENTION PLAN BE CONSIDERED AS A SUBSTITUTE FOR THE POLLUTION PREVENTION PLAN.
 8. UPON PROJECT COMPLETION AND FINAL STABILIZATION, ALL SILT FENCE SHALL BE REMOVED AND DISPOSED OF.



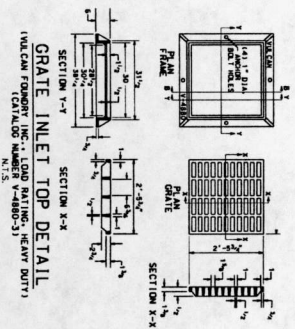
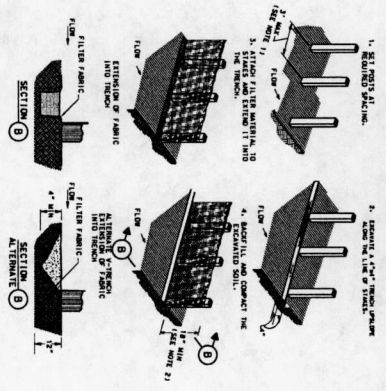
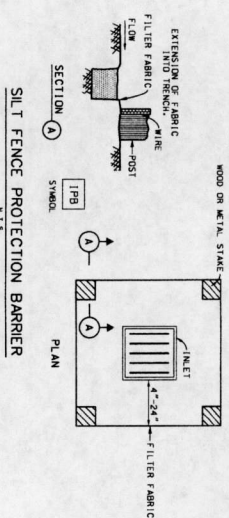
CONTROL, REVISIONS:
 1. 11/13/80
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NOTES:
 1. THE 2" REINFORCED CONCRETE SHALL BE 4000 PSI STRENGTH WITH 4% STEEL FIBERS.
 2. THE 4" REINFORCED CONCRETE SHALL BE 4000 PSI STRENGTH WITH 4% STEEL FIBERS.
 3. THE 4" REINFORCED CONCRETE SHALL BE 4000 PSI STRENGTH WITH 4% STEEL FIBERS.
 4. THE 4" REINFORCED CONCRETE SHALL BE 4000 PSI STRENGTH WITH 4% STEEL FIBERS.



NOTES:
 1. THE 4" REINFORCED CONCRETE SHALL BE 4000 PSI STRENGTH WITH 4% STEEL FIBERS.
 2. THE 4" REINFORCED CONCRETE SHALL BE 4000 PSI STRENGTH WITH 4% STEEL FIBERS.
 3. THE 4" REINFORCED CONCRETE SHALL BE 4000 PSI STRENGTH WITH 4% STEEL FIBERS.
 4. THE 4" REINFORCED CONCRETE SHALL BE 4000 PSI STRENGTH WITH 4% STEEL FIBERS.

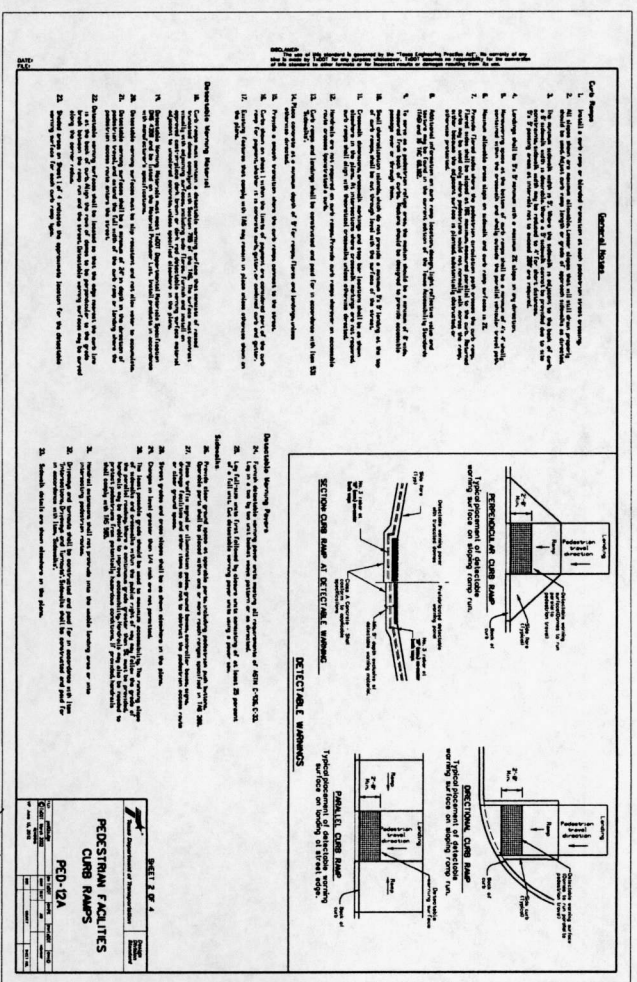
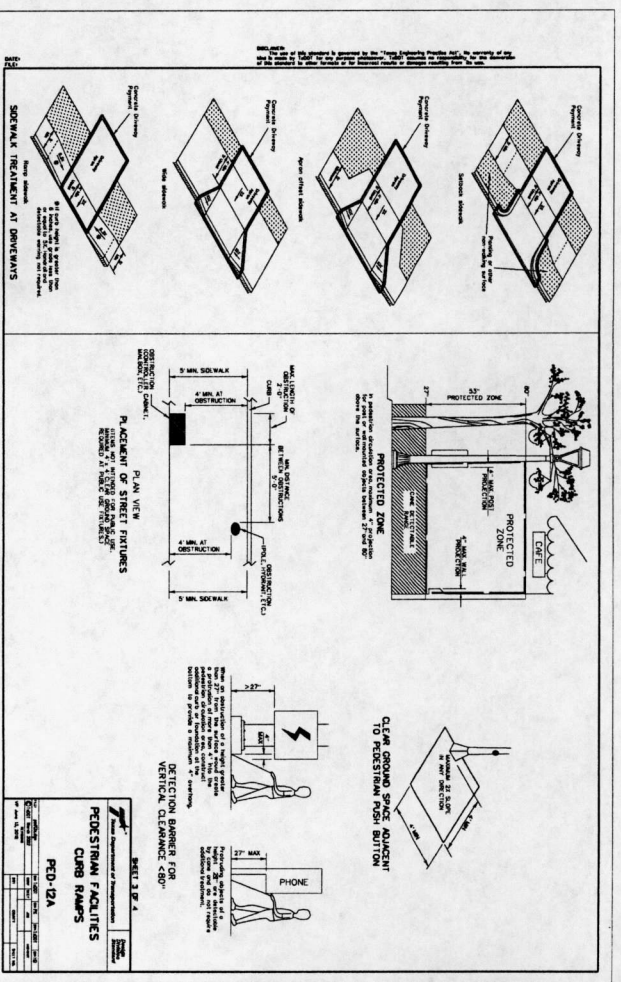
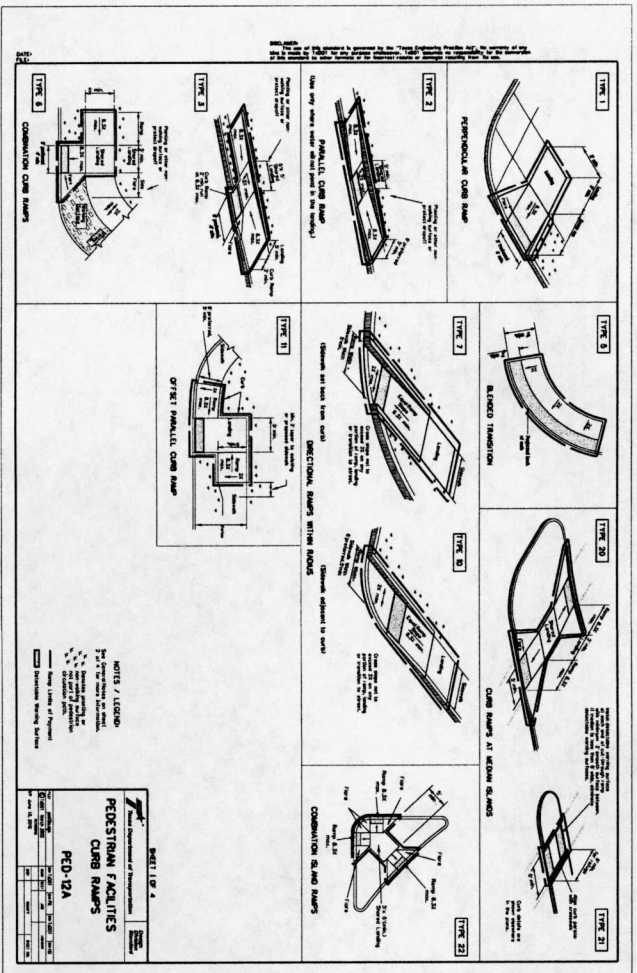
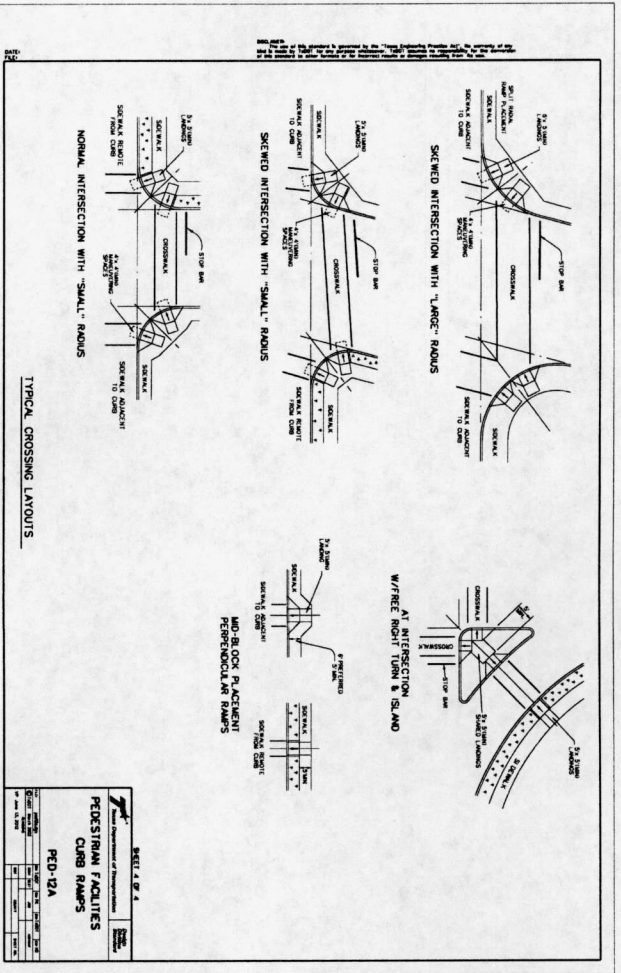


NO.	REVISION	DATE	BY	APPROVED BY
1	ISSUED FOR CONSTRUCTION	02/27/18	MM	MM
2	FOR PRELIMINARY REVIEW	02/27/18	MM	MM
3	FOR PRELIMINARY REVIEW	02/27/18	MM	MM
4	FOR PRELIMINARY REVIEW	02/27/18	MM	MM
5	FOR PRELIMINARY REVIEW	02/27/18	MM	MM

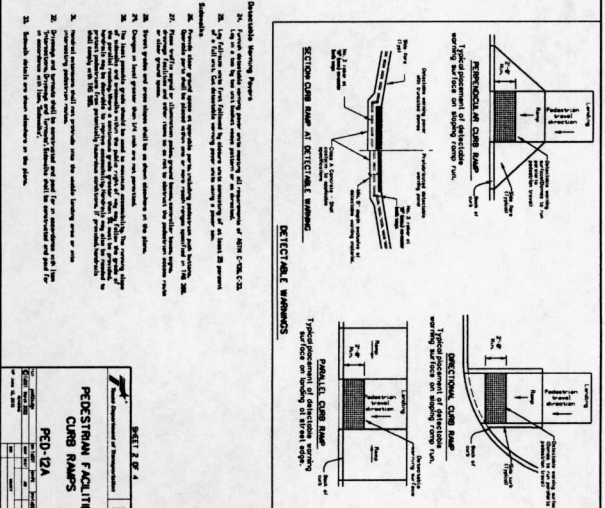
Costello
 Engineering and Surveying
 9990 Richmond Avenue, Suite 450 N
 Houston, Texas 77042
 (713) 783-7788 (713) 783-5890 Fax
 TRS-FIRM REG. NO. 290
 TRS-FIRM REG. NO. 100486

BROADSTONE AT RIVERSTONE
 CIVIL DRAINAGE DETAILS

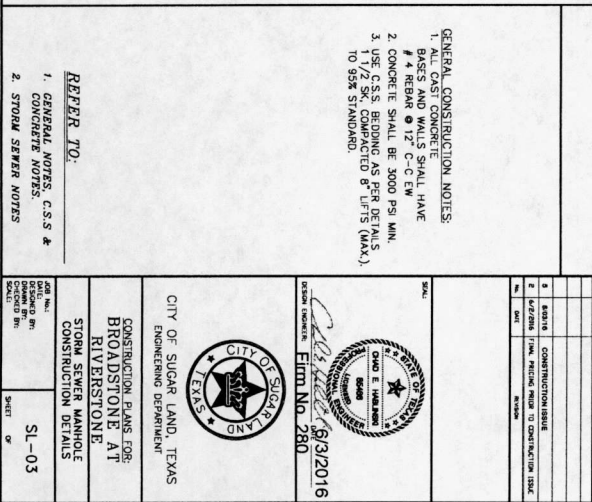
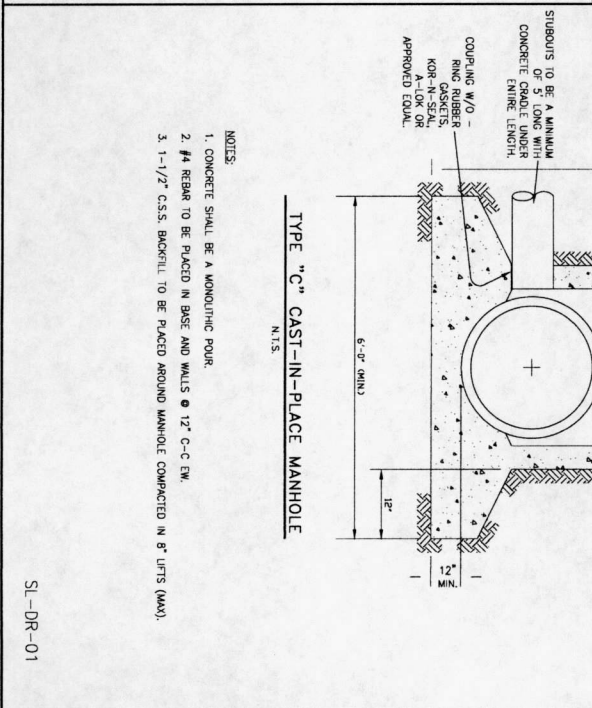
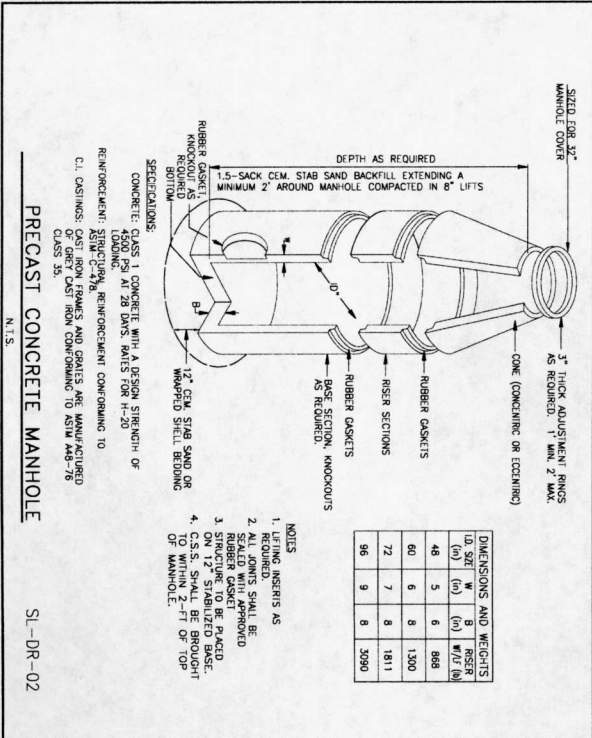
APPROVED: *Michael J. ...*
 DATE: 8/14/18
 SHEET: C21
 OF: C22 SHEETS
 JOB NO. 2018-240-04



- General Notes**
1. All work shall be done in accordance with the specifications and standards of the Department of Transportation.
 2. All materials shall be of the highest quality and shall be tested and approved by the Department of Transportation.
 3. All work shall be done in accordance with the specifications and standards of the Department of Transportation.
 4. All work shall be done in accordance with the specifications and standards of the Department of Transportation.
 5. All work shall be done in accordance with the specifications and standards of the Department of Transportation.
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 24. All work shall be done in accordance with the specifications and standards of the Department of Transportation.
 25. All work shall be done in accordance with the specifications and standards of the Department of Transportation.



11/11/16 8/11/16



GENERAL CONSTRUCTION NOTES:

1. BASES AND WALLS SHALL HAVE #4 REBAR @ 12" C-C EW.
2. CONCRETE SHALL BE 3000 PSI MIN.
3. USE C.S.S. BEDDING AS PER DETAILS 1 1/2" S.S. COMPACTED 8' LIFTS (MAX.) TO 95% STANDARD.

REFER TO: 1. GENERAL NOTES, C.S.S. & 2. STORM SEWER NOTES

DATE: 6/3/2016

PROJECT: CITY OF SUGAR LAND, TEXAS
CONSTRUCTION PLANS FOR
BROADSTONE AT
RIVERSTONE

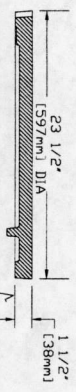
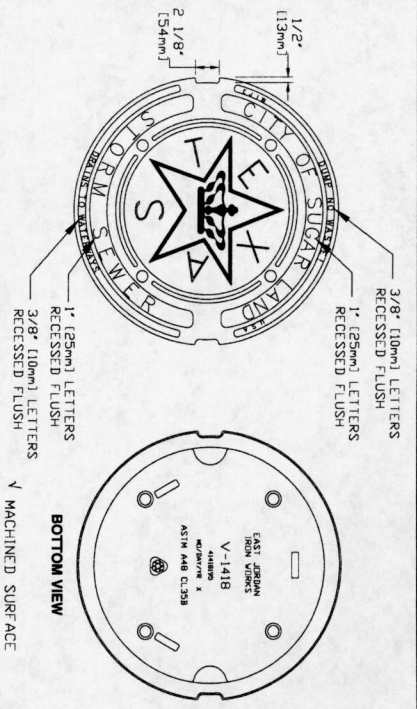
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 6/3/2016

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

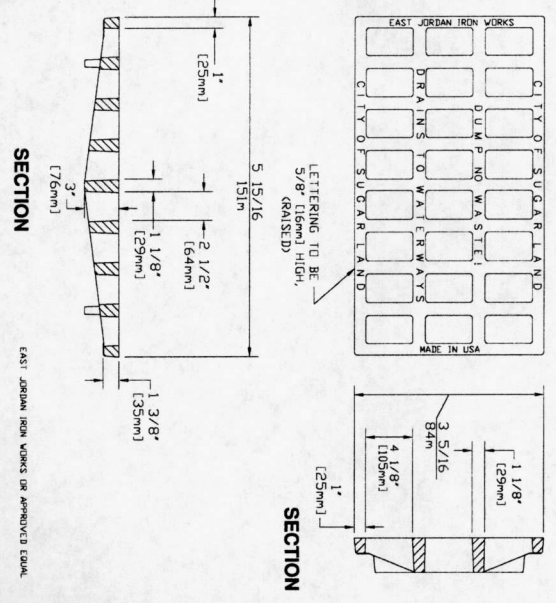
STORM SEWER MANHOLE CONSTRUCTION DETAILS

SL-03

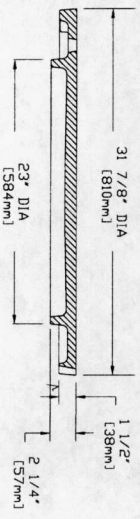
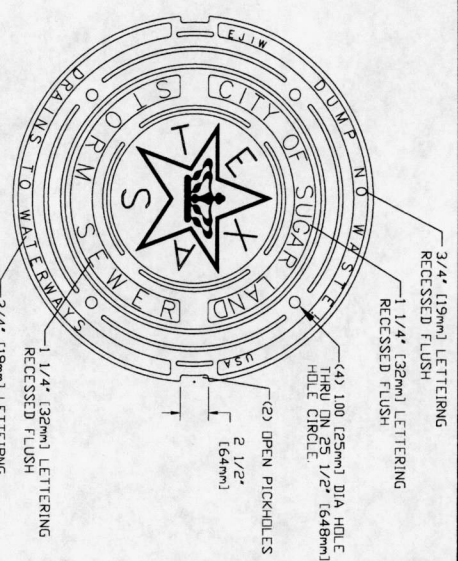
8/1/16



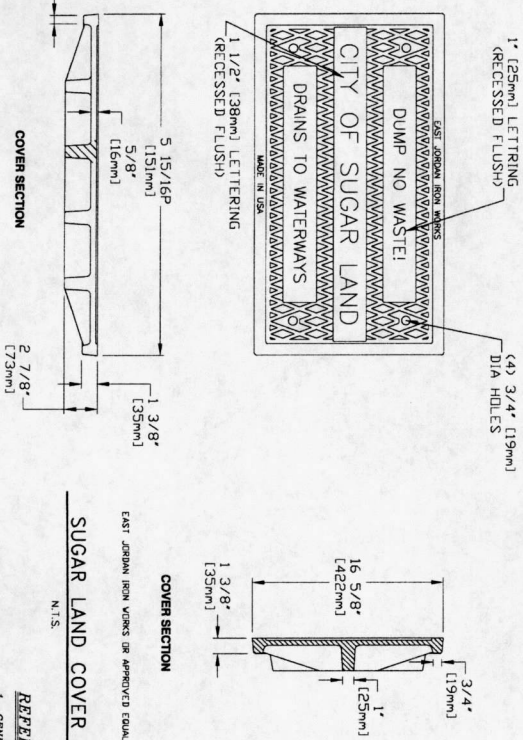
COVER SECTION
24" MANHOLE COVER
N.T.S.
EAST JORDAN IRON WORKS OR APPROVED EQUAL
SL-DR-05



SECTION
CATCH BASIN GRATE
N.T.S.
EAST JORDAN IRON WORKS OR APPROVED EQUAL
SL-DR-07



COVER SECTION
32" MANHOLE COVER
N.T.S.
EAST JORDAN IRON WORKS OR APPROVED EQUAL
SL-DR-06



COVER SECTION
SUGAR LAND COVER
N.T.S.
EAST JORDAN IRON WORKS OR APPROVED EQUAL
SL-DR-08

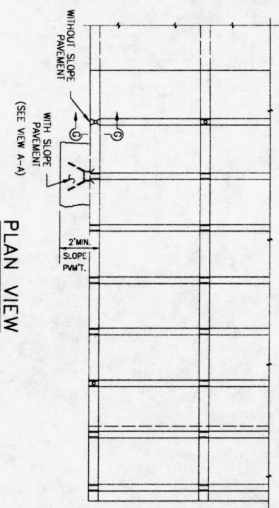
REFER TO:
1. GENERAL NOTES, C.S.S. &
2. STORM SEWER NOTES

NO.	REVISION	CONSTRUCTION/ISSUE
1	ISSUED	FOR CONSTRUCTION
2	ISSUED	FOR CONSTRUCTION

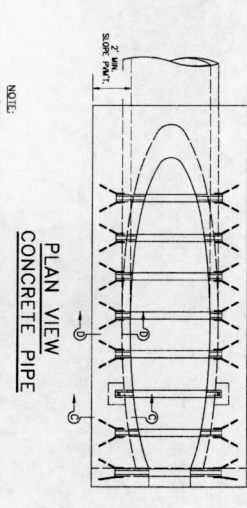
CITY OF SUGAR LAND, TEXAS
 ENGINEERING DEPARTMENT
 6/3/2016
 Firm No. 280

CONSTRUCTION PLANS FOR
 BROADSTONE AT
 RIVERSTONE
 STORM SEWER MANHOLE
 CONSTRUCTION DETAILS
 SL-04

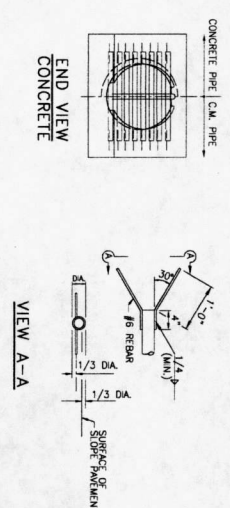
8/11/16



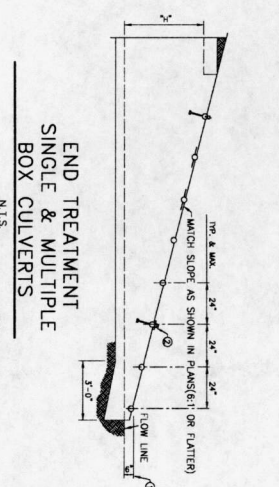
SL-DR-34



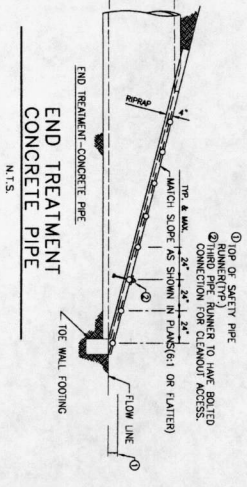
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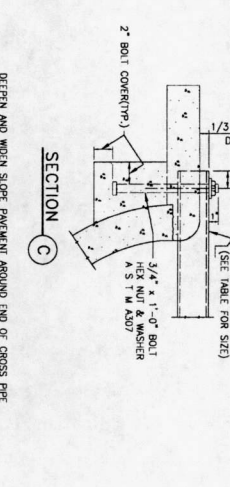
SL-DR-37



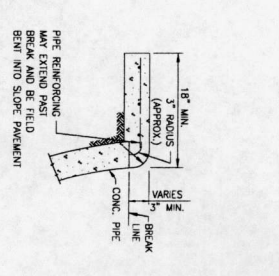
SL-DR-36



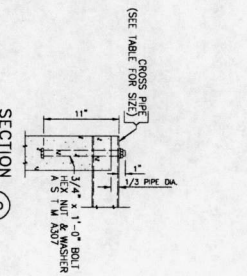
SL-DR-36



SL-DR-35



SL-DR-35



SL-DR-35

REQUIRED PIPE SIZES FOR GIVEN PIPE YIELD

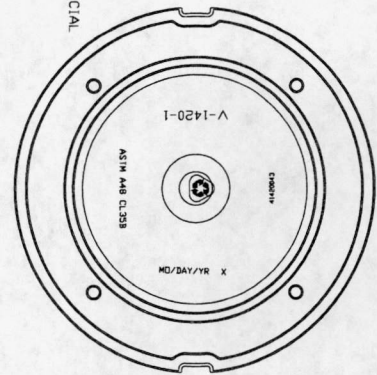
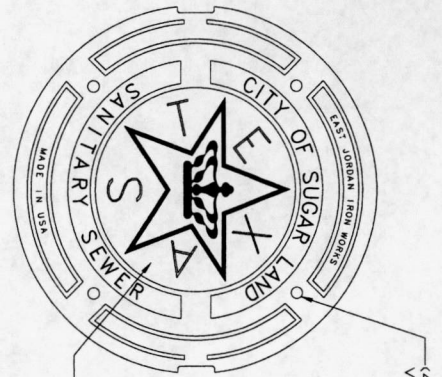
CULVERT SIZE	PIPE RUNNER (LENGTH)	35 KSI		42 KSI		52 KSI	
		ASIM A43, X, E & S	NO. OF PIPES	ASIM A43, X, E & S	NO. OF PIPES	ASIM A43, X, E & S	NO. OF PIPES
36"	3" X 3"	3,500	2,300	3,500	2,300	3,500	2,300
	3" X 4"	3,500	2,300	3,500	2,300	3,500	2,300
42"	3" X 4"	3,500	2,300	3,500	2,300	3,500	2,300
	4" X 4"	4,500	3,000	4,500	3,000	4,500	3,000
48"	4" X 4"	4,500	3,000	4,500	3,000	4,500	3,000
	4" X 5"	4,500	3,000	4,500	3,000	4,500	3,000
54"	4" X 5"	4,500	3,000	4,500	3,000	4,500	3,000
	5" X 5"	5,500	3,500	5,500	3,500	5,500	3,500
60"	5" X 5"	5,500	3,500	5,500	3,500	5,500	3,500
	5" X 6"	5,500	3,500	5,500	3,500	5,500	3,500
66"	5" X 6"	5,500	3,500	5,500	3,500	5,500	3,500
	6" X 6"	5,500	3,500	5,500	3,500	5,500	3,500
72"	6" X 6"	5,500	3,500	5,500	3,500	5,500	3,500
	6" X 7"	5,500	3,500	5,500	3,500	5,500	3,500

SL-DR-38

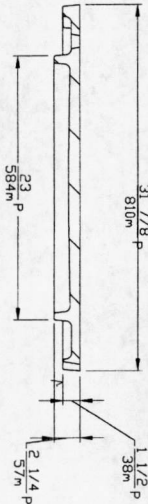
NOTES:
1. THESE DETAILS ARE TO BE USED AS A GUIDE FOR INSTALLATION OF SAFETY PIPE RUNNERS FOR CROSS-DRAINAGE STRUCTURES WHERE GO-UP CONTROL VEHICLES MAY BE REQUIRED. SAFETY PIPE RUNNERS SHALL BE INSTALLED ON CROSS-DRAINAGE STRUCTURES AT MAXIMUM SPACINGS OF APPROXIMATELY 24 INCHES.
2. WITHOUT PIPE RUNNERS, 24 INCH (2") MAXIMUM DIAMETER PIPES ARE PERMISSIBLE. WITH SAFETY PIPE RUNNERS, 36 INCH (3") MAXIMUM DIAMETER PIPES ARE PERMISSIBLE. SAFETY PIPE RUNNERS ARE DESIGNED FOR A TRAFFIC LOAD OF 1,800 POUNDS AT YIELD AS RECOMMENDED BY RESEARCH REPORT 280-4, SAFETY TREATMENT OF ROUND-OFF CROSS-DRAINAGE STRUCTURES, TEXAS TRANSPORTATION INSTITUTE, MARCH, 1981.
3. SEE STORM OUTFALL DETAILS FOR SLOPE PAVEMENT REQUIREMENTS.

SL-DR-39

DIAM.	WALL	O.D.	SLOPE	PIPE LENGTH	A	B	C	D	L	LENGTH
INCH	INCH	INCH	INCH	INCH	INCH	INCH	INCH	INCH	INCH	INCH
24"	3"	30"	2-6"	2	3	9	24	48	5'-3"	12.33
30"	3"	36"	2-6"	2	3	9	24	48	5'-3"	12.33
36"	3"	42"	2-6"	2	3	9	24	48	5'-3"	12.33
42"	4"	48"	2-7"	2	4	10	26	50	10'-8"	14.75
48"	4"	54"	2-7"	2	4	10	26	50	10'-8"	14.75
54"	4"	60"	2-7"	2	4	10	26	50	10'-8"	14.75
60"	4"	66"	2-7"	2	4	10	26	50	10'-8"	14.75
66"	4"	72"	2-7"	2	4	10	26	50	10'-8"	14.75
72"	5"	78"	2-7"	2	4	10	26	50	10'-8"	14.75
78"	5"	84"	2-7"	2	4	10	26	50	10'-8"	14.75
84"	5"	90"	2-7"	2	4	10	26	50	10'-8"	14.75
90"	5"	96"	2-7"	2	4	10	26	50	10'-8"	14.75
96"	5"	102"	2-7"	2	4	10	26	50	10'-8"	14.75
102"	5"	108"	2-7"	2	4	10	26	50	10'-8"	14.75
108"	5"	114"	2-7"	2	4	10	26	50	10'-8"	14.75
114"	5"	120"	2-7"	2	4	10	26	50	10'-8"	14.75
120"	5"	126"	2-7"	2	4	10	26	50	10'-8"	14.75
126"	5"	132"	2-7"	2	4	10	26	50	10'-8"	14.75
132"	5"	138"	2-7"	2	4	10	26	50	10'-8"	14.75
138"	5"	144"	2-7"	2	4	10	26	50	10'-8"	14.75
144"	5"	150"	2-7"	2	4	10	26	50	10'-8"	14.75
150"	5"	156"	2-7"	2	4	10	26	50	10'-8"	14.75
156"	5"	162"	2-7"	2	4	10	26	50	10'-8"	14.75
162"	5"	168"	2-7"	2	4	10	26	50	10'-8"	14.75
168"	5"	174"	2-7"	2	4	10	26	50	10'-8"	14.75
174"	5"	180"	2-7"	2	4	10	26	50	10'-8"	14.75
180"	5"	186"	2-7"	2	4	10	26	50	10'-8"	14.75
186"	5"	192"	2-7"	2	4	10	26	50	10'-8"	14.75
192"	5"	198"	2-7"	2	4	10	26	50	10'-8"	14.75
198"	5"	204"	2-7"	2	4	10	26	50	10'-8"	14.75
204"	5"	210"	2-7"	2	4	10	26	50	10'-8"	14.75
210"	5"	216"	2-7"	2	4	10	26	50	10'-8"	14.75
216"	5"	222"	2-7"	2	4	10	26	50	10'-8"	14.75
222"	5"	228"	2-7"	2	4	10	26	50	10'-8"	14.75
228"	5"	234"	2-7"	2	4	10	26	50	10'-8"	14.75
234"	5"	240"	2-7"	2	4	10	26	50	10'-8"	14.75
240"	5"	246"	2-7"	2	4	10	26	50	10'-8"	14.75
246"	5"	252"	2-7"	2	4	10	26	50	10'-8"	14.75
252"	5"	258"	2-7"	2	4	10	26	50	10'-8"	14.75
258"	5"	264"	2-7"	2	4	10	26	50	10'-8"	14.75
264"	5"	270"	2-7"	2	4	10	26	50	10'-8"	14.75
270"	5"	276"	2-7"	2	4	10	26	50	10'-8"	14.75
276"	5"	282"	2-7"	2	4	10	26	50	10'-8"	14.75
282"	5"	288"	2-7"	2	4	10	26	50	10'-8"	14.75
288"	5"	294"	2-7"	2	4	10	26	50	10'-8"	14.75
294"	5"	300"	2-7"	2	4	10	26	50	10'-8"	14.75
300"	5"	306"	2-7"	2	4	10	26	50	10'-8"	14.75
306"	5"	312"	2-7"	2	4	10	26	50	10'-8"	14.75
312"	5"	318"	2-7"	2	4	10	26	50	10'-8"	14.75
318"	5"	324"	2-7"	2	4	10	26	50	10'-8"	14.75
324"	5"	330"	2-7"	2	4	10	26	50	10'-8"	14.75
330"	5"	336"	2-7"	2	4	10	26	50	10'-8"	14.75
336"	5"	342"	2-7"	2	4	10	26	50	10'-8"	14.75
342"	5"	348"	2-7"	2	4	10	26	50	10'-8"	14.75
348"	5"	354"	2-7"	2	4	10	26	50	10'-8"	14.75
354"	5"	360"	2-7"	2	4	10	26	50	10'-8"	14.75
360"	5"	366"	2-7"	2	4	10	26	50	10'-8"	14.75
366"	5"	372"	2-7"	2	4	10	26	50	10'-8"	14.75
372"	5"	378"	2-7"	2	4	10	26	50	10'-8"	14.75
378"	5"	384"	2-7"	2	4	10	26	50	10'-8"	14.75
384"	5"	390"	2-7"	2	4	10	26	50	10'-8"	14.75
390"	5"	396"	2-7"	2	4	10	26	50	10'-8"	14.75
396"	5"	402"	2-7"	2	4	10	26	50	10'-8"	14.75
402"	5"	408"	2-7"	2	4	10	26	50	10'-8"	14.75
408"	5"	414"	2-7"	2	4	10	26	50	10'-8"	14.75
414"	5"	420"	2-7"	2	4	10	26	50	10'-8"	14.75
420"	5"	426"	2-7"	2	4	10	26	50	10'-8"	14.75
426"	5"	432"	2-7"	2	4	10	26	50	10'-8"	14.75
432"	5"	438"	2-7"	2	4	10	26	50	10'-8"	14.75
438"	5"	444"	2-7"	2	4	10	26	50	10'-8"	14.75
444"	5"	450"	2-7"	2	4	10	26	50	10'-8"	14.75
450"	5"	456"	2-7"	2	4	10	26	50	10'-8"	14.75
456"	5"	462"	2-7"	2	4	10	26	50	10'-8"	14.75
462"	5"	468"	2-7"	2	4	10	26	50	10'-8"	14.75
468"	5"	474"	2-7"	2	4	10	26	50	10'-8"	14.75
474"	5"	480"	2-7"	2	4	10	26	50	10'-8"	14.75
480"	5"	486"	2-7"	2	4	10	26	50	10'-8"	14.75
486"	5"	492"	2-7"	2	4	10	26	50	10'-8"	14.75
492"	5"	498"	2-7"	2	4	10	26	50	10'-8"	14.75
498"	5"	504"	2-7"	2	4	10	26	50	10'-8"	14.75
504"	5"	510"	2-7"	2	4	10	26	50	10'-8"	14.75
510"	5"	516"	2-7"	2	4	10	26	50	10'-8"	14.75
516"	5"	522"	2-7"	2	4	10	26	50	10'-8"	14.75
522"	5"	528"	2-7"	2	4	10	26	50	10'-8"	14.75
528"	5"	534"	2-7"	2	4	10	26	50	10'-8"	14.75
534"	5"	540"	2-7"	2	4	10	26	50	10'-8"	14.75
540"	5"	546"	2-7"	2	4	10	26	50	10'-8"	14.75
546"	5"	552"	2-7"	2	4	10	26	50	10'-8"	14.75
552"	5"	558"	2-7"	2	4	10	26	50	10'-8"	14.75
558"	5"	564"	2-7"	2	4	10	26	50	10'-8"	14.75
564"	5"	570"	2-7"	2	4	10	26	50	10'-8"	14.75
570"	5"	576"	2-7"	2	4	10	26	50	10'-8"	14.75
576"	5"	582"	2-7"	2	4	10	26	50	10'-8"	14.75
582"	5"	588"	2							



**BOTTOM VIEW
OF COVER**




COVER SECTION

32" MANHOLE COVER
N.I.S.

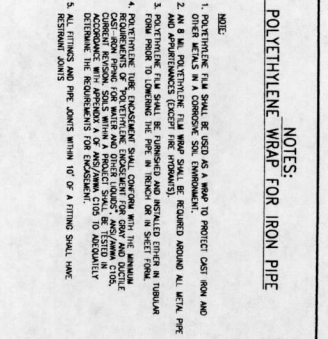
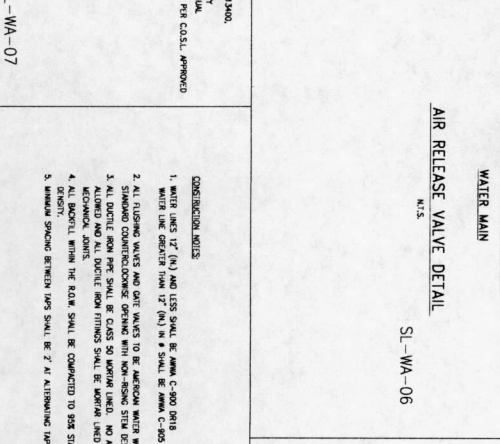
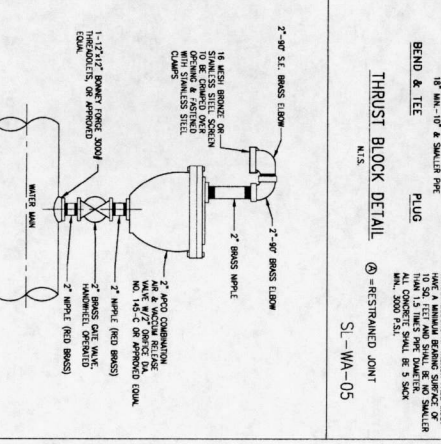
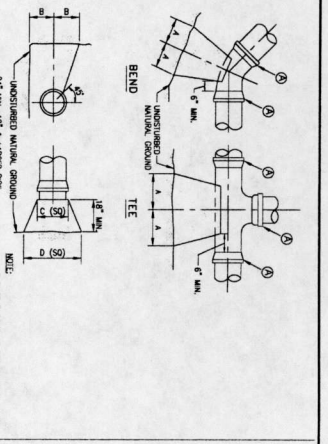
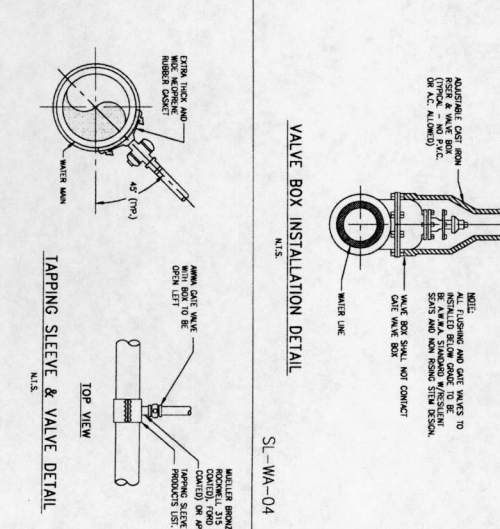
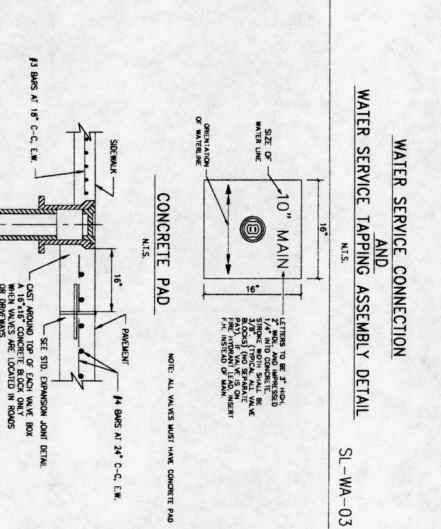
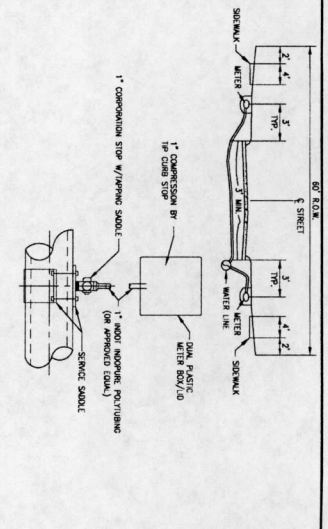
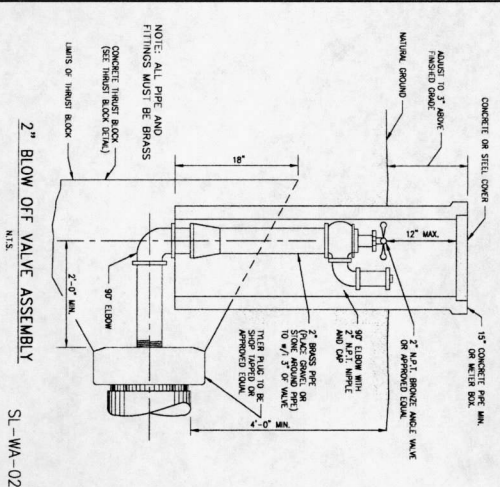
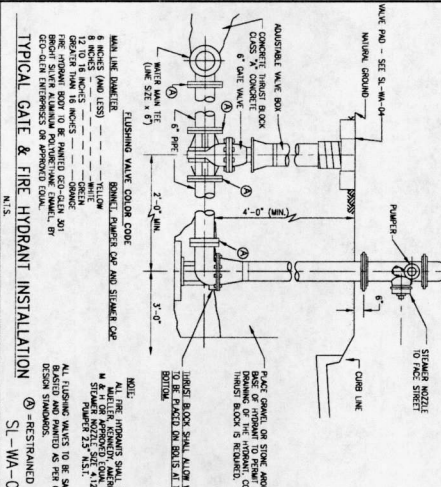
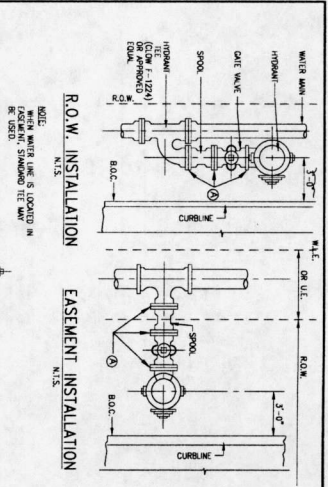
SI-SS-02

— DUCTILE IRON
EAST JORDAN IRON WORKS OR APPROVED EQUAL.
✓ MACHINED SURFACE

NO.	REVISION
1	AS BUILT
2	ADDITION FROM FIELD NOTES TO CONSTRUCTION ISSUE
3	DATE
4	BY
5	REVISION


 CITY OF SUGAR LAND, TEXAS
 ENGINEERING DEPARTMENT
 CONSTRUCTION PLANS JOB:
 BROADSTONE AT RIVERSTONE
 SANITARY SEWER MANHOLE CONSTRUCTION DETAILS
 DATE: 6/3/2016
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO: 280

SHEET NO. SL-13
 OF
 8/14/16



BENDS, TEES & PLUGS FOR PIPE OF VARIOUS SIZES

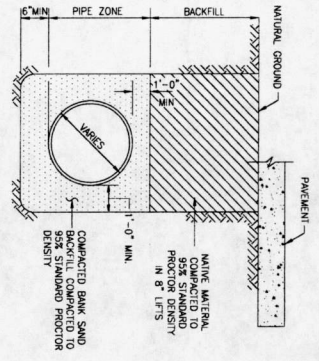
SIZE	90° BEND	45° BEND	2 1/2" BEND	TEES	PLUGS
1/2"	A	A	A	A	A
3/4"	A	A	A	A	A
1"	A	A	A	A	A
1 1/4"	A	A	A	A	A
1 1/2"	A	A	A	A	A
1 3/4"	A	A	A	A	A
2"	A	A	A	A	A
2 1/2"	A	A	A	A	A
3"	A	A	A	A	A
3 1/2"	A	A	A	A	A
4"	A	A	A	A	A
4 1/2"	A	A	A	A	A
5"	A	A	A	A	A
5 1/2"	A	A	A	A	A
6"	A	A	A	A	A
6 1/2"	A	A	A	A	A
7"	A	A	A	A	A
7 1/2"	A	A	A	A	A
8"	A	A	A	A	A
8 1/2"	A	A	A	A	A
9"	A	A	A	A	A
9 1/2"	A	A	A	A	A
10"	A	A	A	A	A
10 1/2"	A	A	A	A	A
11"	A	A	A	A	A
11 1/2"	A	A	A	A	A
12"	A	A	A	A	A
12 1/2"	A	A	A	A	A
13"	A	A	A	A	A
13 1/2"	A	A	A	A	A
14"	A	A	A	A	A
14 1/2"	A	A	A	A	A
15"	A	A	A	A	A
15 1/2"	A	A	A	A	A
16"	A	A	A	A	A
16 1/2"	A	A	A	A	A
17"	A	A	A	A	A
17 1/2"	A	A	A	A	A
18"	A	A	A	A	A
18 1/2"	A	A	A	A	A
19"	A	A	A	A	A
19 1/2"	A	A	A	A	A
20"	A	A	A	A	A
20 1/2"	A	A	A	A	A
21"	A	A	A	A	A
21 1/2"	A	A	A	A	A
22"	A	A	A	A	A
22 1/2"	A	A	A	A	A
23"	A	A	A	A	A
23 1/2"	A	A	A	A	A
24"	A	A	A	A	A
24 1/2"	A	A	A	A	A
25"	A	A	A	A	A
25 1/2"	A	A	A	A	A
26"	A	A	A	A	A
26 1/2"	A	A	A	A	A
27"	A	A	A	A	A
27 1/2"	A	A	A	A	A
28"	A	A	A	A	A
28 1/2"	A	A	A	A	A
29"	A	A	A	A	A
29 1/2"	A	A	A	A	A
30"	A	A	A	A	A
30 1/2"	A	A	A	A	A
31"	A	A	A	A	A
31 1/2"	A	A	A	A	A
32"	A	A	A	A	A
32 1/2"	A	A	A	A	A
33"	A	A	A	A	A
33 1/2"	A	A	A	A	A
34"	A	A	A	A	A
34 1/2"	A	A	A	A	A
35"	A	A	A	A	A
35 1/2"	A	A	A	A	A
36"	A	A	A	A	A
36 1/2"	A	A	A	A	A
37"	A	A	A	A	A
37 1/2"	A	A	A	A	A
38"	A	A	A	A	A
38 1/2"	A	A	A	A	A
39"	A	A	A	A	A
39 1/2"	A	A	A	A	A
40"	A	A	A	A	A

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT
CONSTRUCTION PLANS FOR
BOARDSTONE AT
RIVERSTOWN
WATER LINE
CONSTRUCTION DETAILS

CONTRACT NO. 63/2016
EIRM NO. 280

DATE: 08/17/16
DRAWN BY: [Signature]
CHECKED BY: [Signature]

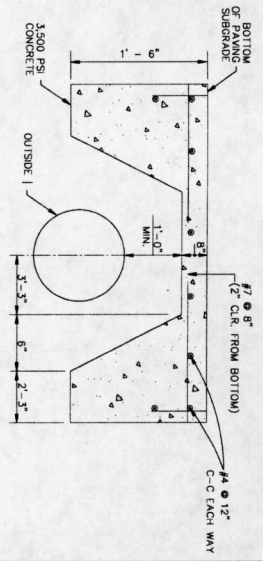
SL-WA-08



P.V.C. PIPE BEDDING & BACKFILL
SEE CONSTRUCTION NOTES

SANITARY FORCE MAIN & WATER LINE BEDDING AND BACKFILL

SL-BB-01

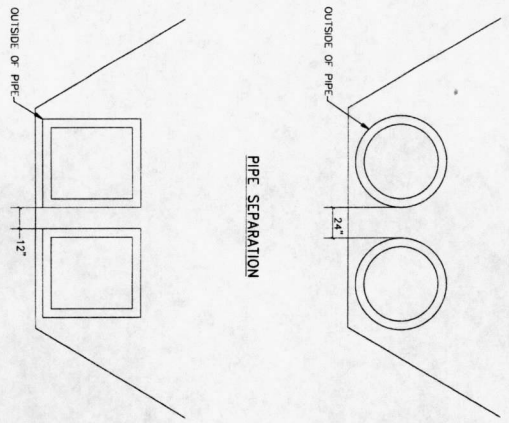


PROTECTIVE SLAB DETAIL
ZERO LOAD TRANSFER CONCRETE SLAB

SL-BB-04

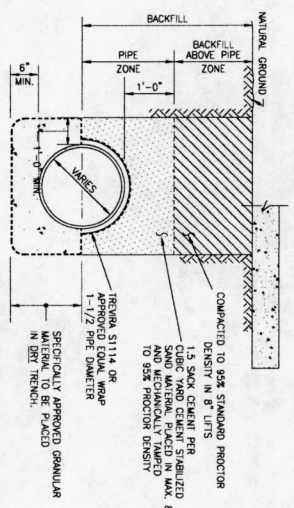
- CONSTRUCTION NOTES**
- CONTRACTOR SHALL CONTACT SUGAR LAND ENGINEERING DEPARTMENT IMMEDIATELY IF WET SAND CONDITIONS ARE ENCOUNTERED.
 - LIMESTONE AND RECYCLED CONCRETE DIMENSIONS SHOWN ARE TYPICAL BUT MAY BE VARYED BY ORDER OF CITY ENGINEER.
 - LIMESTONE OR RECYCLED CONCRETE SHALL BE IN ACCORDANCE WITH TxDOT SPECIFICATION NO. 248 FLEXIBLE BASE, TYPE A, GRADE 2 AGGREGATE.
 - NO BEDDING SHALL BE INSTALLED IN WET CONDITIONS, WHEN WELL POINTING OR IN WET SAND CONDITIONS, MAINTAIN GROUND WATER 1 FT) FROM THE BOTTOM OF THE BEDDING FOR A MINIMUM OF 24-HRS AFTER BEDDING AND BACKFILL IS IN PLACE.
 - ALL MATERIALS SHALL BE FROM THE APPROVED PRODUCTS LIST UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER.
 - SANITARY SEWER BEDDING FOR WET SAND CONDITIONS SHALL BE AS PER BORROWED "A".
 - ALL SAND BEDDING FOR WATER LINES SHALL BE CLEAN, MECHANICALLY COMPACTED BANK SAND.
 - REFER TO: MANHOLE DETAILS, SANITARY, C.S.S., GENERAL, WATER CROSSING, WATER DISTRIBUTION DETAILS AND NOTES.
 - ALL BEDDING WILL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - A GEOTECHNICAL REPORT MAY BE REQUIRED TO ANALYZE THE BEARING CAPACITY OF EXISTING SOILS AND MAKE A DETERMINATION IF ADDITIONAL BEDDING AND BACKFILL IS APPROPRIATE.

SL-BB-05



SANITARY SEWER BEDDING AND BACKFILL

SL-BB-03



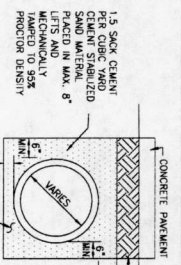
MODIFIED "A"
N.T.S.

NOTE: C.S.S. SHALL BE INSTALLED A MIN. 1' ABOVE TOP OF PIPE.

- REFER TO:**
- GENERAL NOTES
 - C.S.S. NOTES

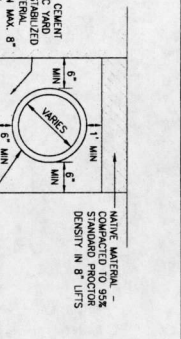
DATE: 6/3/2016	PROJECT: SANITARY SEWER BEDDING AND BACKFILL
SCALE: AS SHOWN	DESIGNER: [Signature]
CITY OF SUGAR LAND, TEXAS	ENGINEERING DEPARTMENT
CONSTRUCTION PLANS FOR: BROADSTONE AT RIVERSTONE	ENGINEERING DEPARTMENT
WATER MAIN BEDDING DETAILS	ENGINEERING DEPARTMENT
DATE: 8/11/16	SCALE: AS SHOWN
SHEET: 19	OF: 19

PLOT TIME:



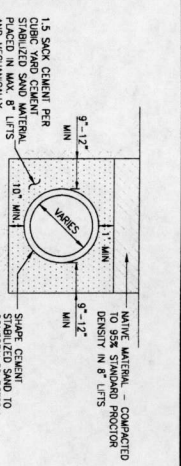
BEDDING DETAIL FOR
CONCRETE CULVERT UNDER
ROADWAY PAVEMENT
CLASS "A-A"
N.I.S.

SL-BB-06



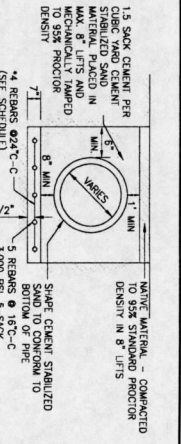
BEDDING DETAIL FOR
REINFORCED CONCRETE PIPE
36" DIAMETER & SMALLER
N.I.S.

SL-BB-07



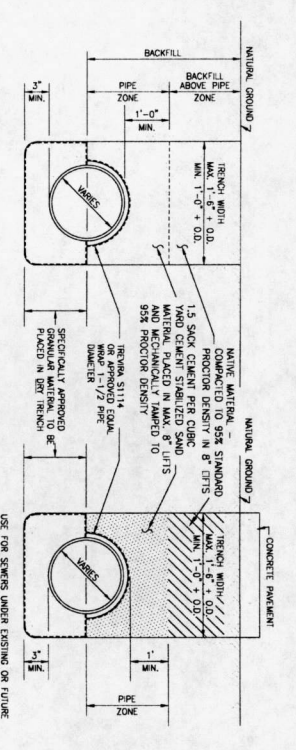
BEDDING DETAIL FOR
REINFORCED CONCRETE PIPE
42" TO 108" DIAMETER
WHERE SATISFACTORY SOIL CONDITIONS EXIST
N.I.S.

SL-BB-08



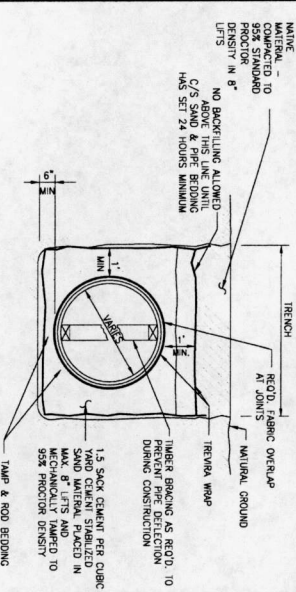
BEDDING DETAIL FOR
SEAL SLAB
REINFORCED CONCRETE PIPE
STORM SEWER
42" TO 108" DIAMETER
WHERE UNSATISFACTORY SOIL CONDITIONS EXIST
N.I.S.

SL-BB-09



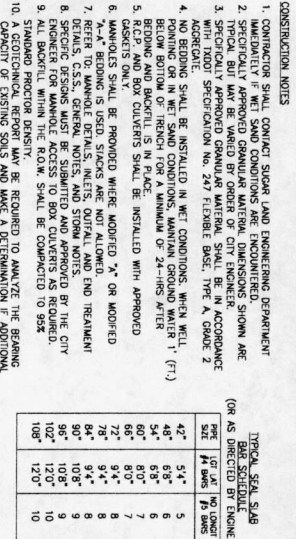
1. MODIFIED BEDDING TO BE USED IN WET GROUND CONDITIONS FOR NON-CORROSION MATERIALS WITH A SHEAR STRENGTH LESS THAN 1000 PSF. SL-BB-10
N.I.S.

SL-BB-10



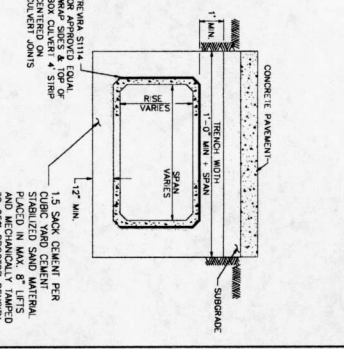
BEDDING DETAIL FOR STORM SEWER-
CORRUGATED METAL PIPE
N.I.S.

SL-BB-11



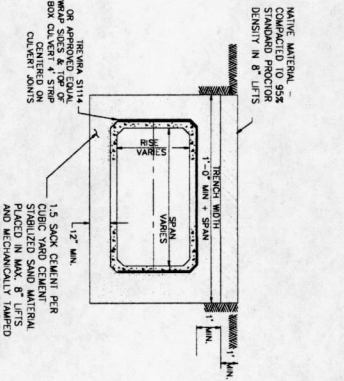
1. 1.5-SACK CEMENT PER CUBIC YARD STABILIZED SAND PLACED BEFORE PIPE IS PLACED (8" MINIMUM FOR 42" TO 60", 12" MINIMUM FOR 66" TO 108").
N.I.S.

SL-BB-12



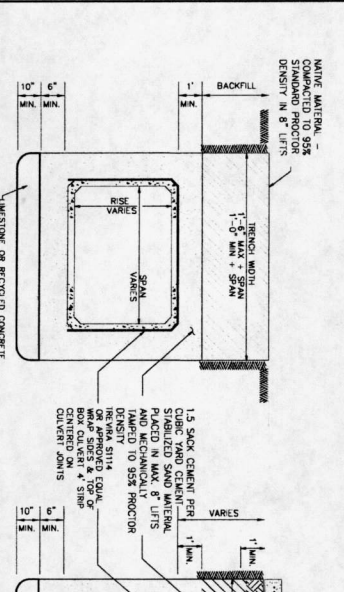
BEDDING DETAIL FOR
REINFORCED CONCRETE BOX
CULVERT UNDER ROADWAY PAVEMENT
N.I.S.

SL-BB-13



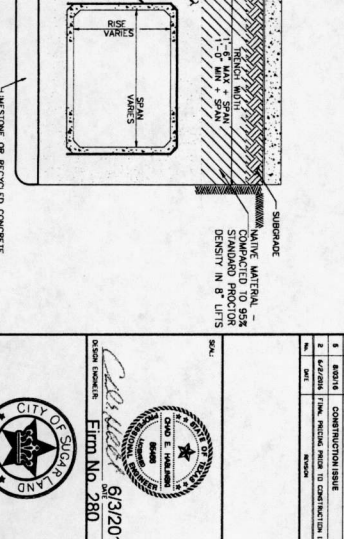
BEDDING DETAIL FOR
REINFORCED CONCRETE BOX
PLACED IN EASEMENT
N.I.S.

SL-BB-14



BEDDING DETAIL FOR
REINFORCED CONCRETE BOX CULVERT
W/MODIFIED BEDDING
N.I.S.

SL-BB-15



BEDDING DETAIL FOR
REINFORCED CONCRETE BOX CULVERT
UNDER ROADWAY PAVEMENT
N.I.S.

SL-BB-16

CAD FILE PATH:
PLOT DATE:

NOTES:
1. 1.5-SACK CEMENT PER CUBIC YARD STABILIZED SAND PLACED BEFORE PIPE IS PLACED (8" MINIMUM FOR 42" TO 60", 12" MINIMUM FOR 66" TO 108").
SL-BB-12

NOTES:
1. 1.5-SACK CEMENT PER CUBIC YARD STABILIZED SAND PLACED BEFORE PIPE IS PLACED (8" MINIMUM FOR 42" TO 60", 12" MINIMUM FOR 66" TO 108").
SL-BB-13

NOTES:
1. 1.5-SACK CEMENT PER CUBIC YARD STABILIZED SAND PLACED BEFORE PIPE IS PLACED (8" MINIMUM FOR 42" TO 60", 12" MINIMUM FOR 66" TO 108").
SL-BB-14

NOTES:
1. 1.5-SACK CEMENT PER CUBIC YARD STABILIZED SAND PLACED BEFORE PIPE IS PLACED (8" MINIMUM FOR 42" TO 60", 12" MINIMUM FOR 66" TO 108").
SL-BB-15

CONSTRUCTION NOTES

- CONTRACTOR SHALL CONTACT SURVEY AND ENGINEERING DEPARTMENT IMMEDIATELY IF WET SAND CONDITIONS ARE ENCOUNTERED.
- SPECIFICALLY APPROVED GRANULAR MATERIAL DIMENSIONS SHOWN ARE TYPICAL BUT MAY BE VARY BY ORDER OF CITY ENGINEER'S APPROVAL.
- WITH 10001 SPECIFICATION NO. 247 FLEXIBLE BASE, TYPE A GRADE 2 AGGREGATE.
- NO BEDDING SHALL BE INSTALLED IN WET CONDITIONS, WHICH WILL MAINTAINLY IF WET SAND CONDITIONS ARE ENCOUNTERED.
- TRENCH AND BOX BACKFILL IS IN PLACE.
5. BEDDING AND BOX BACKFILL SHALL BE INSTALLED WITH APPROVED AGGREGATE ONLY.
6. MANHOLES SHALL BE PROVIDED WHERE MODIFIED "A-A" OR MODIFIED "A-A" BEDDING IS USED. MANHOLES ARE NOT ALLOWED.
7. REFER TO 10001 SPECIFICATION NO. 247 FLEXIBLE BASE, TYPE A GRADE 2 AGGREGATE FOR MANHOLE DIMENSIONS AND END TREATMENT.
8. SPECIFIC DESIGNERS MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER FOR MANHOLE ACCESS TO BOX CULVERTS AS REQUIRED.
9. STANDARD SECTION BUREAU SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
10. A GEOTECHNICAL REPORT MAY BE REQUIRED TO ANALYZE THE BEARING CAPACITY OF EXISTING SOILS AND MAKE A DETERMINATION IF ADDITIONAL BEDDING AND BACKFILL IS APPROPRIATE.

PIPE SIZE (DIA)	NO. OF LIFTS	NO. OF SACKS PER CU YD
42"	8	5.4*
48"	8	6.0*
60"	8	6.6*
66"	8	7.2*
72"	8	7.8*
78"	8	8.4*
84"	8	9.0*
90"	8	9.6*
96"	8	10.2*
102"	8	10.8*
108"	8	11.4*
120"	10	12.0*

TYPICAL SEAL SLAB BAR SCHEDULE (OR AS DIRECTED BY ENGINEER)

PIPE SIZE (DIA)	NO. OF LIFTS	NO. OF SACKS PER CU YD
42"	8	5.4*
48"	8	6.0*
60"	8	6.6*
66"	8	7.2*
72"	8	7.8*
78"	8	8.4*
84"	8	9.0*
90"	8	9.6*
96"	8	10.2*
102"	8	10.8*
108"	8	11.4*
120"	10	12.0*

SL-BB-15

6/3/2016

FORM NO. 280

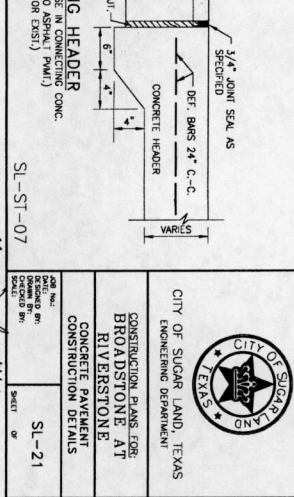
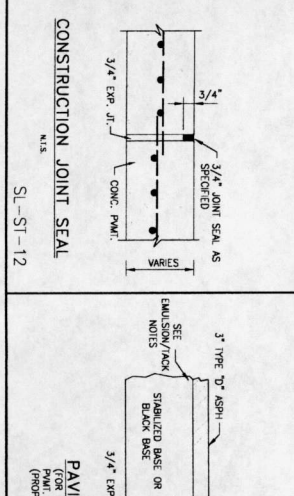
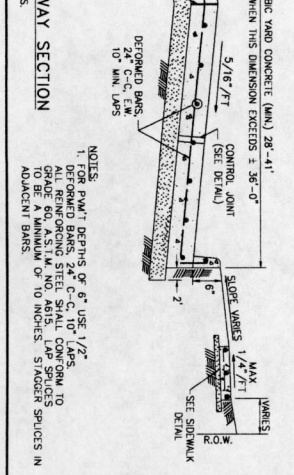
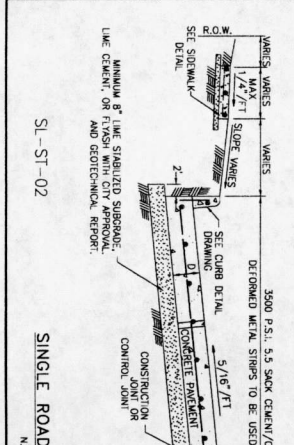
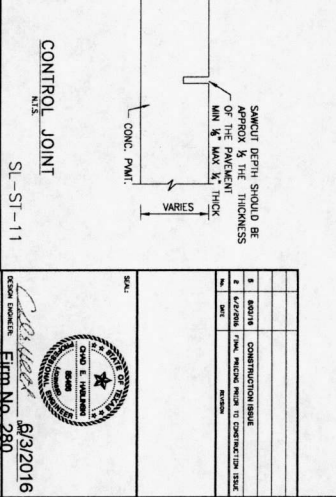
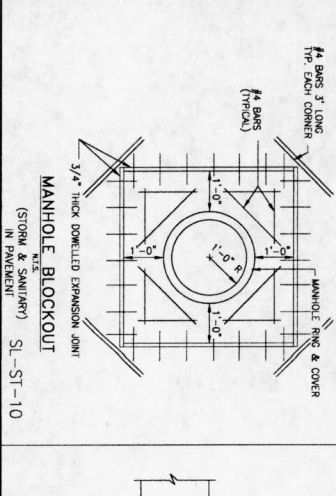
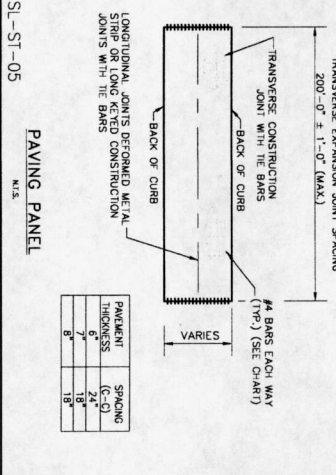
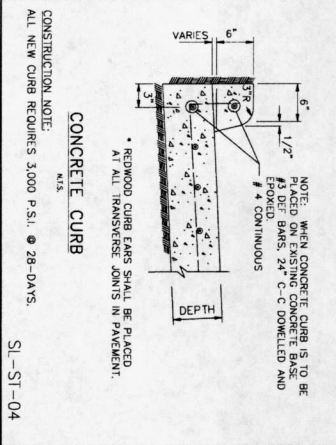
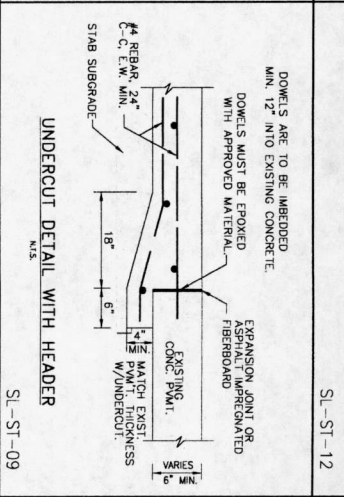
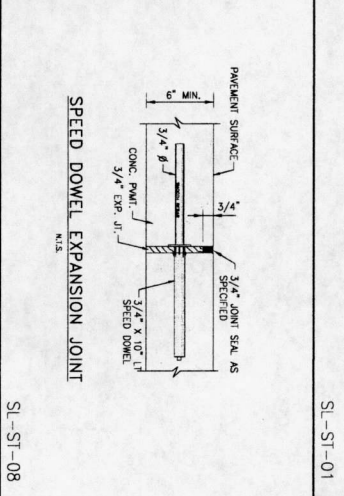
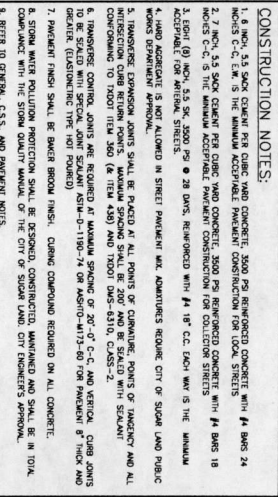
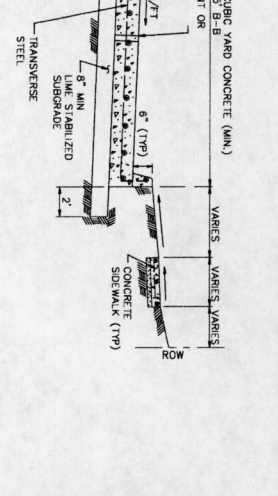
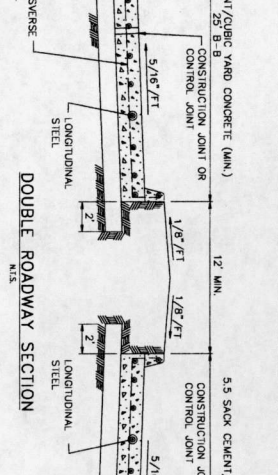
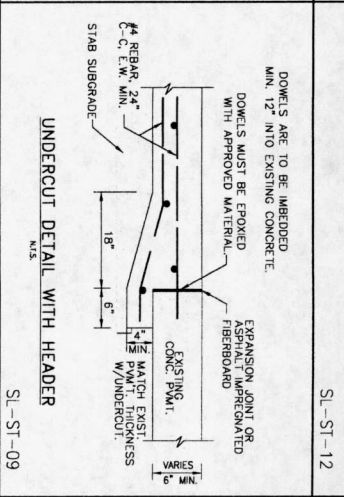
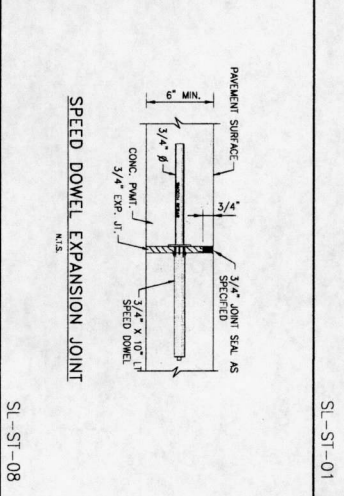
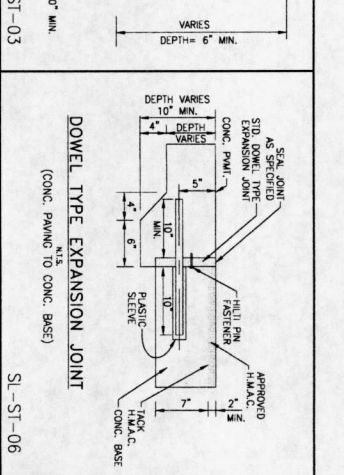
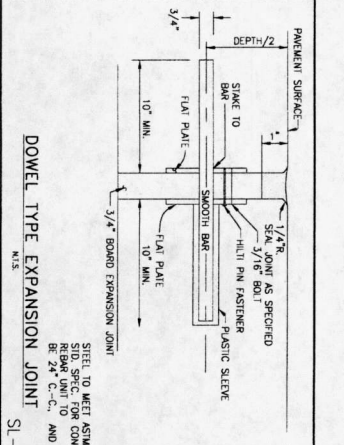
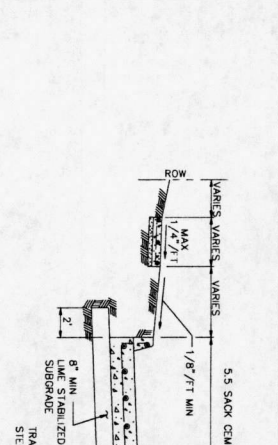
CITY OF SUGAR LAND, TEXAS

CONSTRUCTION PLANS FOR
BROADSTONE AT
RIVERSTONE

STORM SEWER PIPE BEDDING
AND BACKFILL DETAILS

SL-20

8/14/16



CONSTRUCTION NOTES:

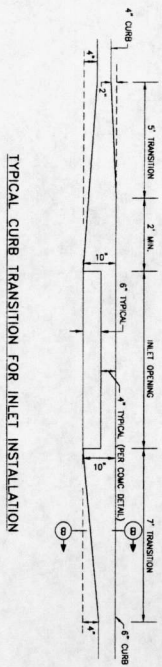
1. 4 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3000 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, E.W. IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR LOCAL STREETS.
2. 7 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3000 PSI REINFORCED CONCRETE WITH #4 BARS 18 INCHES C-C, E.W. IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR COLLECTION STREETS.
3. LOCAL (8 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3000 PSI REINFORCED CONCRETE WITH #4 BARS 18 INCHES C-C, E.W.) IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR LOCAL STREETS.
4. ALL JOINTS SHALL BE REINFORCED WITH #4 BARS 24 INCHES C-C, E.W. UNLESS OTHERWISE SPECIFIED.
5. TRANSVERSE EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CHANGE, POINTS OF INTERSECTION AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 200' AND BE SEALED WITH STANTY-200 COMPROMISING TO 1200' (ITEM 300 (6 ITEM 438) AND 1700' (DAS-6310, CAS-2).
6. TRANSVERSE CONTROL JOINTS ARE REQUIRED AT MAXIMUM SPACING OF 20'-0" C-C, AND VERTICAL CURB JOINTS SHALL BE SEALED WITH STANTY-200 COMPROMISING TO 1200' (ITEM 300 (6 ITEM 438) AND 1700' (DAS-6310, CAS-2).
7. PAVEMENT FINISH SHALL BE BUILT FROM INSIDE TO OUTSIDE, CURB TO CENTERLINE, AND CENTERLINE TO OUTSIDE.
8. REINFORCEMENT SHALL BE PLACED IN THE CORNER OF THE CURB AND SHALL BE SEALED WITH STANTY-200 COMPROMISING TO 1200' (ITEM 300 (6 ITEM 438) AND 1700' (DAS-6310, CAS-2).
9. REFER TO GENERAL, C.S.S. AND PAVEMENT NOTES.

CITY OF SUGAR LAND, TEXAS
 CONSTRUCTION PLANS FOR
BROADSTONE AT RIVERSTONE
 CONSTRUCTION ON DETAILS

DATE: 6/3/2016
 FIRM NO. 250

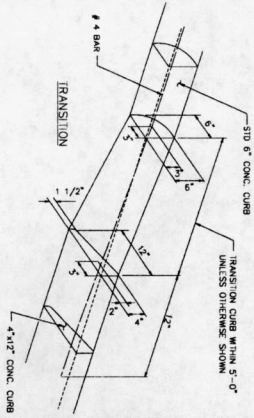
SCALE: AS SHOWN

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 8/11/16



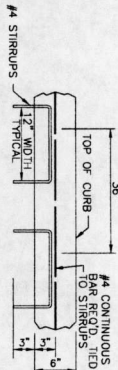
TYPICAL CURB TRANSITION FOR INLET INSTALLATION

SL-ST-13



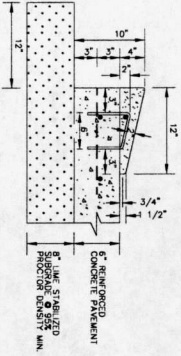
TYPICAL CURB TRANSITION

SL-ST-15



TYPICAL CONCRETE CURB REINFORCING

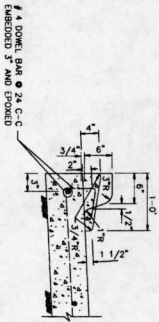
SL-ST-16



4"x12" MOUNTABLE CONCRETE CURB

- NOTES:
- 1.0 LBS. OF APPROVED NON-METALLIC FIBER MESH PER CY IN 4"x12" CURBS.
 - 2.0 REBAR STIRRUPS TO BE PLACED AT INTERVALS OF 2' (7) C-C.
 - 3.0 REBAR LONGITUDINAL SHALL BE 1/2" TO EACH STRIP.
 - 4.0 MOUNTABLE CURB ONE ALIGNED ONE C-C.
 - 5.0 REINFORCING SHALL BE 4" (7), UNLESS OTHERWISE SHOWN.

SL-ST-17

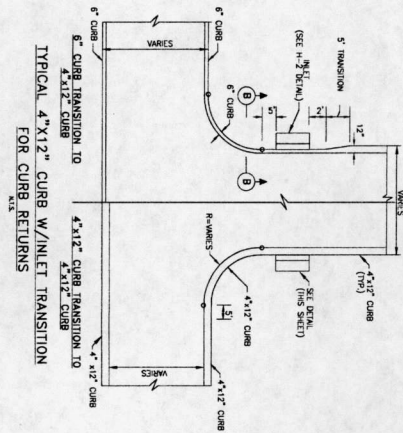


4-INCH X 12-INCH TRANSITION CURB

SL-ST-18

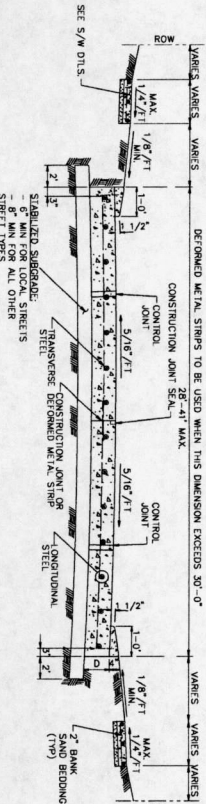
- 4"x12" MOUNTABLE CONCRETE CURB AND TRANSITION CURB NOTES:
1. 6-INCH CONCRETE CURB TO BE CONSTRUCTED ON ALL EXPANSES. ISLANDS WITH EITHER 6-INCH CONCRETE CURB OR 4-INCH X 12-INCH CONCRETE CURB AS NOTED ON PLANS.
 2. PROVIDED CONCRETE PAVEMENT.
 3. TRANSITION FROM 6-INCH CONCRETE CURB TO 4-INCH X 12-INCH CONCRETE REINFORCING STEEL AS SHOWN IN 4-INCH X 12-INCH TRANSITION CURB DETAIL IS TO BE INSTALLED.

SL-ST-20



TYPICAL 4"x12" CURB W/INLET TRANSITION FOR CURB RETURNS

SL-ST-14



TYPICAL SINGLE ROADWAY SECTION FOR CONCRETE PAVEMENT WITH 4"x12" CURB

* SEE 4" X 12" MOUNTABLE CURB DETAIL (THIS SHEET)

SL-ST-19

CONSTRUCTION NOTES:

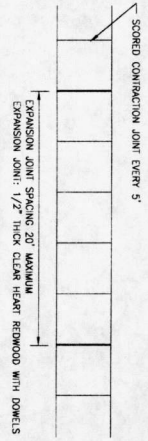
1. 6 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, E.W. IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR RESIDENTIAL STREETS.
2. 7 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR COLLECTOR STREETS.
3. EACH (6) INCH, 5.5 SACK, 3500 PSI @ 28 DAYS REINFORCED WITH #4 BARS 24 INCHES C-C, IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR ARTERIAL STREETS.
4. TRANSVERSE EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE. POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS MAXIMUM SPACING SHALL BE 200' AND BE SLATED CONFORMING TO TYPICAL DETAIL (SEE 4" X 12" MOUNTABLE CURB DETAIL).
5. TRANSVERSE JOINTS SHALL BE REINFORCED WITH #4 BARS 24 INCHES C-C, AND VERTICAL CURB JOINTS TO BE SLATED WITH SPCOK JOINT SEALANT ASTM-D-1190-74 OR ASHTO-M173-60 FOR PAVEMENT 8" THICK AND GREATER (ELASTOMERIC TYPE HOT Poured).
6. PAVEMENT FINISH SHALL BE BAKER BROOD FINISH, CURING COMPOUND ON ALL CONCRETE.
7. STORM WATER POLLUTION PROTECTION SHALL BE DESIGNED CONSTRUCTED QUALITY MANAGE OF THE CITY OF SUGAR LAND.
8. UNDESIRABLE SUBGRADE SHALL BE EXCAVATED AND REPLACED WITH CEMENT STABILIZED SAND.
9. USE 1"x2" REMOVED SWANKS FOR HEADERS.
10. EDGE ALL SIDES WITH EDGING TOOL.
11. DOWN SLOPE SHALL BE 3/4" DIAMETER, WITH MINIMUM 6" PENETRATION (BOTH SIDES).
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF SUGAR LAND OF ANY BIDDING PROBLEMS PRIOR TO CONSTRUCTION OF DRIVEWAY.
13. REFER TO GENERAL, C.S.S., AND PAVEMENT NOTES.
14. 1.0 LBS. OF APPROVED POLYPROPYLENE FIBER MESH PER CY IN 4"x12" CURBS REQUIRED.

SL-ST-20

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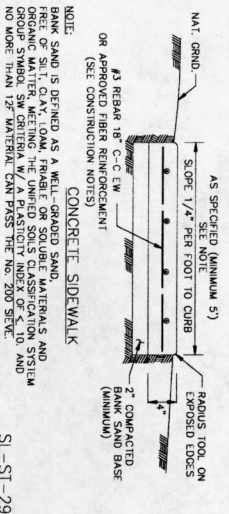
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DESIGN NUMBER: TUBE FROM REC. NO. 280
CITY OF SUGAR LAND, TEXAS
CONSTRUCTION PLANS FOR
BROADSTONE
AT INTERSECTION
RESIDENTIAL CURB
CONSTRUCTION DETAILS
SL-23

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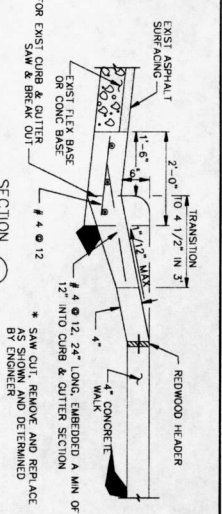


SCORED CONTRACTION JOINT DETAILS

SL-ST-23



SL-ST-29



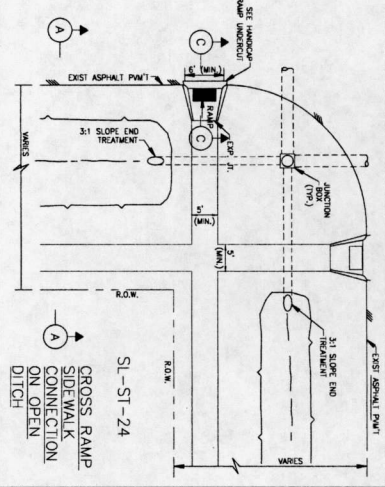
HANDICAP RAMP CURB & GUTTER*

SL-ST-26



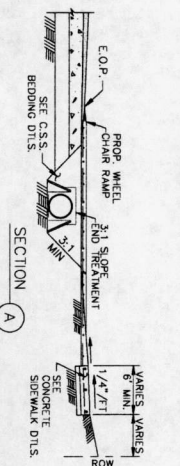
HANDICAP RAMP UNDERCUT

SL-ST-27



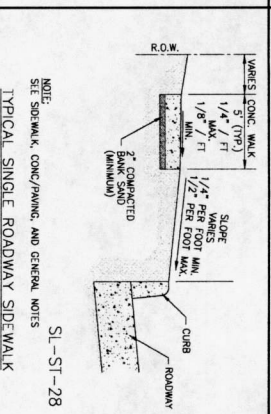
CROSS RAMP SIDEWALK CONNECTION ON OPEN DITCH

SL-ST-24



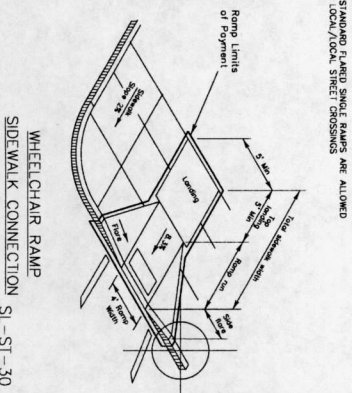
TYPICAL SINGLE ROADWAY SIDEWALK

SL-ST-28



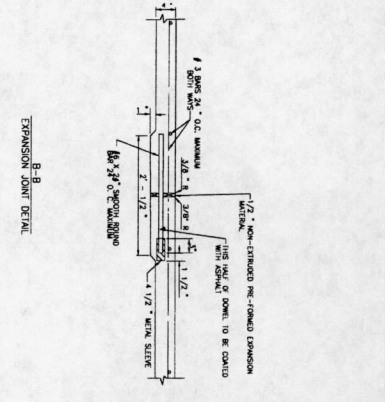
TRUNCATED DOME PATTERN CURB RAMP

SL-ST-31



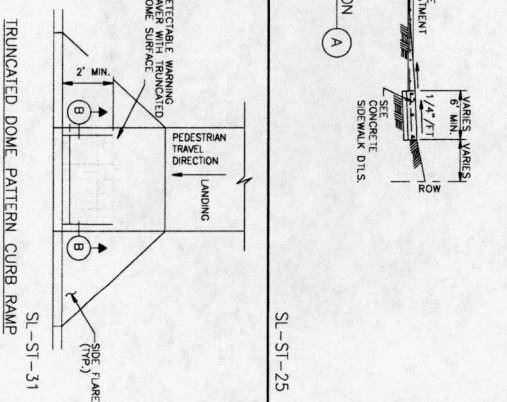
WHEEL CHAIR RAMP SIDEWALK CONNECTION

SL-ST-30



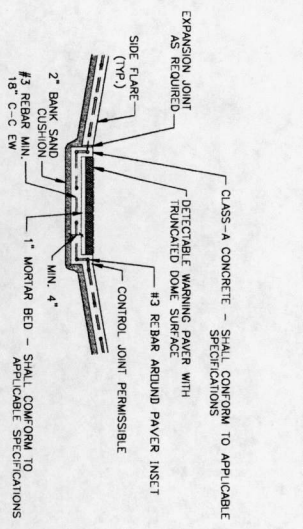
EXPANSION JOINT DETAIL

SL-ST-25



CONCRETE PAVER WITH TRUNCATED DOME SURFACE

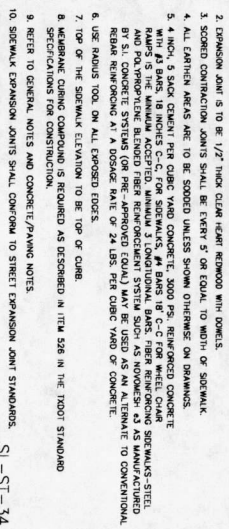
SL-ST-32



EXPANSION JOINT DETAIL

SL-ST-33

- NOTES:
1. EXPANSION JOINTS SHALL BE SAW CUT, FINISHED AND REPAIRED PER SECTION 107.00.
 2. EXPANSION JOINTS SHALL BE 1/2" THICK CLEAR HEART REMOVED WITH DOWELS.
 3. SCORED CONTRACTION JOINTS SHALL BE EXPOSED TO 1/8" OR EQUAL TO WIDTH OF SIDEWALK.
 4. ALL EXPOSED AREAS ARE TO BE SMOOTH UNLESS SHOWN OTHERWISE ON DRAWINGS.
 5. 4" MIN. 5 SACK GROUT PER CIRCULAR VARD CONCRETE, 3000 PSI, REINFORCED CONCRETE WITH #3 BARS, 18 INCHES C-C, FOR SIDEWALKS. #3 BARS 18" C-C FOR WHEEL CHAIR RAMP. THE MINIMUM ACCEPTED MINIMUM 3 TON DOWEL BARS, FIBER REINFORCED SIDEWALKS SHALL BE BY S1. CONCRETE SYSTEMS (OR PRE-APPROVED EQUAL) MAY BE USED AS AN ALTERNATE TO CONVENTIONAL REBAR REINFORCING AT A REDUCE RATE OF 24 LBS. PER CIRCULAR VARD OF CONCRETE.
 6. USE RADIUS TOOL ON ALL EXPOSED EDGES.
 7. TOP OF THE SIDEWALK ELEVATION IS TO BE TOP OF CURB.
 8. MARGINE CURING COMPOUND IS REQUIRED AS DESCRIBED IN ITEM 526 IN THE 2007 STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 9. REFER TO GENERAL NOTES AND CONCRETE/PAVING NOTES.
 10. SIDEWALK EXPANSION JOINTS SHALL CONFORM TO STREET EXPANSION JOINT STANDARDS.



SL-ST-34

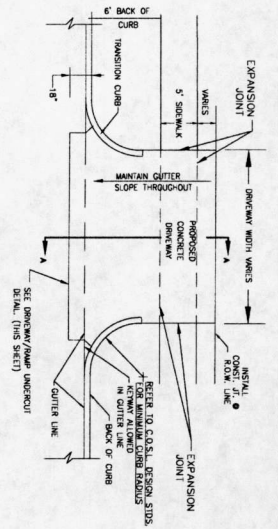
CONSTRUCTION PLANS FOR
BROADSTONE AT
RIVERSTONE
WHEEL CHAIR RAMP &
SIDEWALK DETAILS I

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

6/3/2016
Elm No. 280

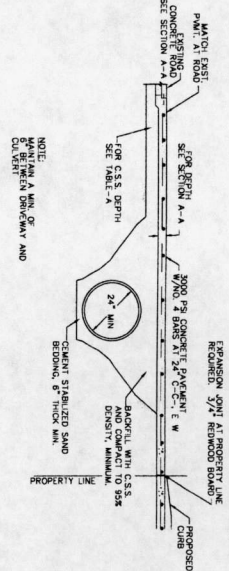
SL-25

8/17/16



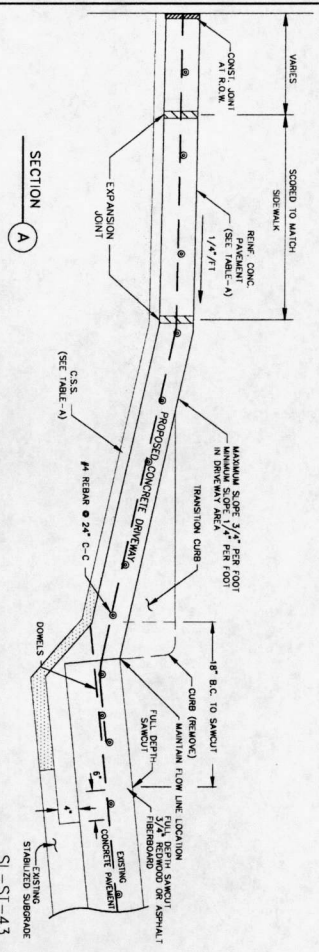
6" CONCRETE CURB DRIVEWAY PLAN
N.T.S.

SL-ST-41



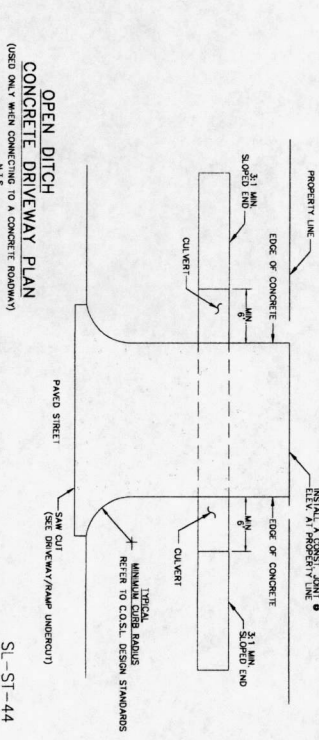
CONCRETE APRON DETAIL - DRIVEWAY PROFILE FOR CULVERT DRAINAGE
N.T.S.

SL-ST-42



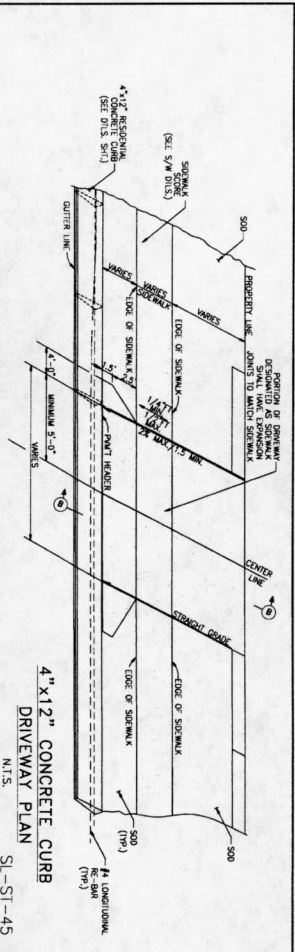
SECTION A

SL-ST-43



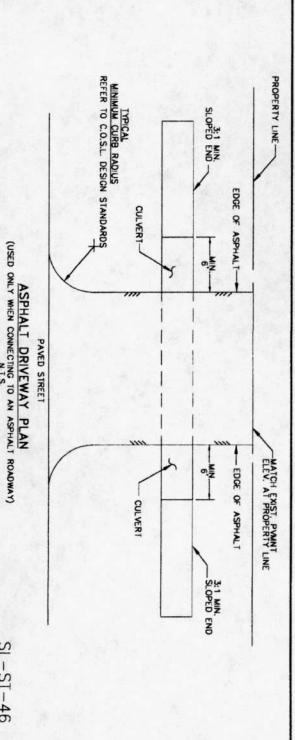
OPEN DITCH CONCRETE DRIVEWAY PLAN
(USED ONLY WHEN CONNECTING TO A CONCRETE ROADWAY)
N.T.S.

SL-ST-44



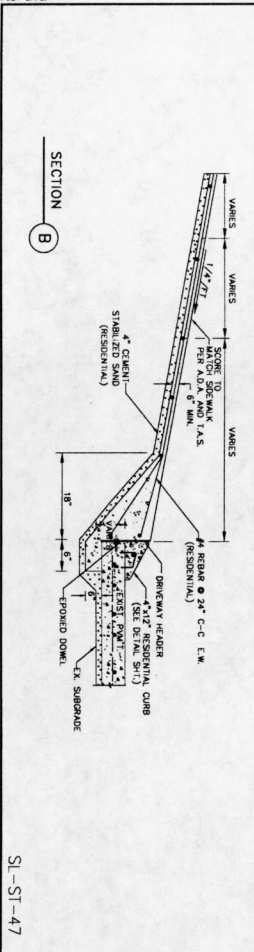
SECTION B

SL-ST-45



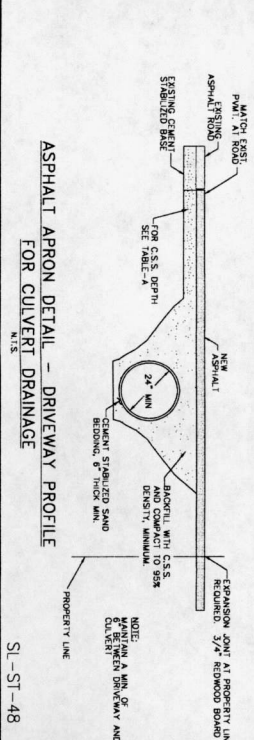
ASPHALT DRIVEWAY PLAN
(USED ONLY WHEN CONNECTING TO AN ASPHALT ROADWAY)
N.T.S.

SL-ST-46



SECTION B

SL-ST-47



ASPHALT APRON DETAIL - DRIVEWAY PROFILE FOR CULVERT DRAINAGE
N.T.S.

SL-ST-48

- NOTES**
- 1) SAW CUT & BREAKOUT NO MORE THAN 72 HOURS PRIOR TO PROPOSED CONCRETE PLACEMENT.
 - 2) NOTIFY SLOPE LANE PRIOR TO CUT.
 - 3) UNDESIRABLE SURFACES SHALL BE OPEN EXCAVATED & REPAIRED TO ORIGINAL FINISH.
 - 4) IT IS CONTRACTOR'S RESPONSIBILITY TO NOTIFY SLOPE LANE OF ANY ROAD BATH PROBLEMS PRIOR TO CONSTRUCTION OF DRIVEWAY.
 - 5) USE 1" x 2" TREATED REMOVED TOOL AND BROOD FINISH.
 - 6) DRIVEWAY GRADE MUST MEET A.O.D. AND I.A.S. SIDEWALK SLOPE.
 - 7) EXPANSION JOINT AT PROPERTY LINE REQUIRED. 3/4" REMOVED BOARD WITH NO. 4 DOWELS MAXIMUM.
 - 8) MAXIMUM ALLOWABLE DRIVEWAY GRADE IN PAVED R.O.W. IS 5%.
 - 9) DRIVEWAY GRADE MUST MEET A.O.D. AND I.A.S. SIDEWALK SLOPE.
 - 10) SLOPE IS CONTINUED THROUGH THE R.O.W. LINE. PROVIDE A 3/4" REMOVED EXPANSION JOINT WITH DOWELS AT R.O.W. LINE.
 - 11) REFER TO GENERAL, C.S.S. ASPHALT, AND CONCRETE PAVEMENT NOTES.

SL-ST-49

TABLE-A

ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE STABILIZED SAND	2.5	CU YD
2	4" MINIMUM GRANULAR	8	CU YD
3	NONREINFORCED CONCRETE	1000	SQ YD
4	MINIMUM 6" MINIMUM	8	CU YD
5	CONCRETE	1000	SQ YD
6	MINIMUM 6" MINIMUM	8	CU YD

DRIVEWAY PAVEMENT CONSTRUCTION TABLE

ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE STABILIZED SAND	2.5	CU YD
2	4" MINIMUM GRANULAR	8	CU YD
3	NONREINFORCED CONCRETE	1000	SQ YD
4	MINIMUM 6" MINIMUM	8	CU YD
5	CONCRETE	1000	SQ YD
6	MINIMUM 6" MINIMUM	8	CU YD

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT
CONSTRUCTION PLANS FOR
BROOKSTONE AT RIVERSTONE
CONSTRUCTION DETAILS

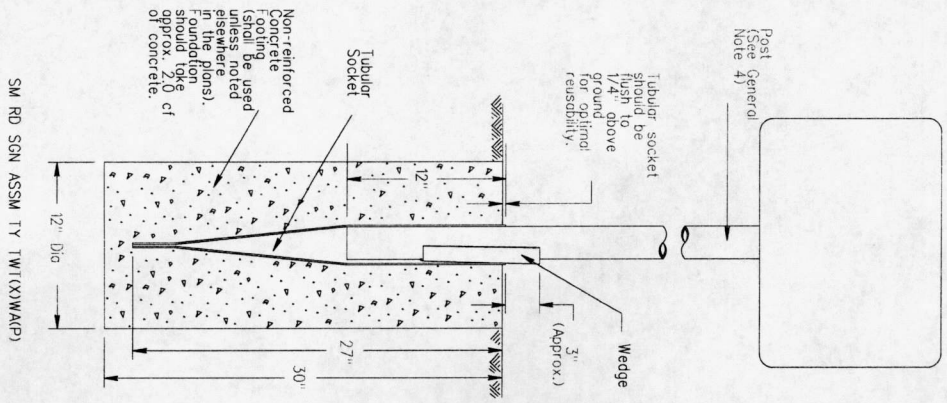
DATE: 6/3/2016
FILE NO: 280

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT
CONSTRUCTION PLANS FOR
BROOKSTONE AT RIVERSTONE
CONSTRUCTION DETAILS

DATE: 6/3/2016
FILE NO: 280

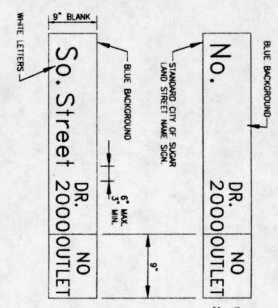
8/1/16

Wedge Anchor System



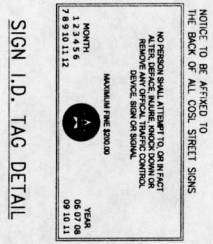
SI-ST-62

DETAIL OF STANDARD STREET NAME SIGN



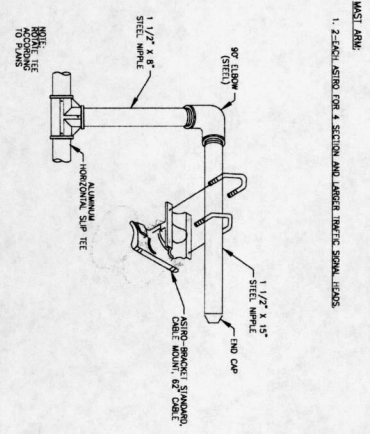
- NOTES:
1. HETEROG. BOLD, MEDIUM STYLE, WITH 6" UPPER CASE
 2. REFER TO C.O.S.L. DESIGN STANDARDS FOR MORE INFO

SI-ST-66



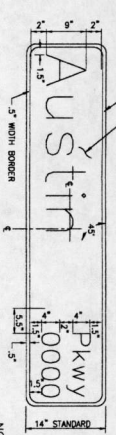
SI-ST-68

ASTRO BRACKET CABLE MOUNT DETAIL



SI-ST-63

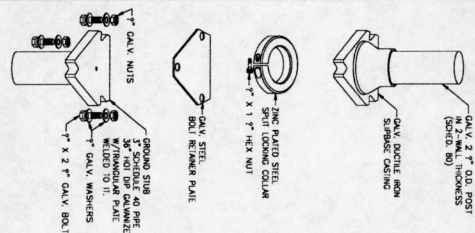
DETAIL OF SIGN FOR MAST ARM TRAFFIC SIGNAL POLES



- GENERAL CONSTRUCTION NOTES:
1. SECURELY ATTACH STREET NAME SIGN TO TRAFFIC SIGNAL SUPPORT WITH MULTI-LENGTH, WELD DUMPING
 2. BRACKET WAYS SHOULD NOT BE PROVIDED FROM INTERSECTION MONUMENT
 3. INSTALL ONE STREET NAME SIGN APPROXIMATE 2' FROM POLE AND/OR ONE CORNER TRAFFIC ON EACH TRAFFIC SIGNAL
 4. LETTERS FOR EACH WORD SHALL BE UPPER CASE, SUBSEQUENT LETTERS SHALL BE LOWER CASE, ALL INDIVIDUAL
 5. LETTERS FOR EXAMPLE '7' M. SHALL BE UPPER CASE, STREET SIGNETS & 'NO OUTLET' SHALL BE UPPER CASE
 6. USE MONUMENT BRACKET ONLY
 7. STREET SIGN FONTS SHALL BE HETEROG. BOLD, MEDIUM STYLE
 8. MINIMUM SIGN THICKNESS: 9" SIGN = .005", 14" SIGN = .005"

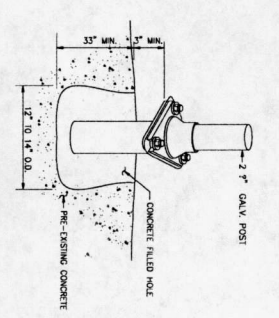
SI-ST-68

POZ-LOCK SLIPBASE SYSTEM



SI-ST-64

CONCRETE SIGN PEDESTAL



DATE: 06/07/08	DESIGNED BY: [Signature]	CHECKED BY: [Signature]	SHEET: 1 OF 1
CONTRACT NO.:	CONSTRUCTION NUMBER:	CONTRACTOR:	CONTRACT DATE:
CITY OF SUGAR LAND, TEXAS ENGINEERING DEPARTMENT CONSTRUCTION PLANS FOR BROADSTONE AT RIVERSTONE SIGN DETAILS			
ORDER NUMBER: ELM No. 280 6/3/2016			
SIGN I.D. TAG DETAIL			
SI-ST-68			

Maple 8/11/16

HYPER-CHLORINATED WATER NOTES

1. HYPER-CHLORINATED WATER SHALL NOT BE DISCHARGED TO THE STORM DRAINAGE SYSTEM UNLESS IT IS FIRST TREATED TO A pH OF 7.0 OR LESS BY CHEMICALLY TREATING THE DISCHARGE WITH SODIUM HYDROXIDE OR SODIUM CARBONATE.
2. ON-OR OFF-SITE RETENTION UNIT, MANUAL ATTENTION OCCURS TO PREVENT OVERFLOW OF HYPER-CHLORINATED WATER TO THE STORM DRAINAGE SYSTEM.
3. VEGETATION THAT IS BEING USED FOR STABILIZATION, VEGETATED FILTERS OR BARRIERS, OR OTHER VEGETATION TO BE PRESERVED. AN ON-SITE RETENTION UNIT SHALL BE INSTALLED TO PREVENT OVERFLOW OF HYPER-CHLORINATED WATER TO THE STORM DRAINAGE SYSTEM.
4. MANUAL ATTENTION OCCURS THE AREA MAY BE A BARRIERS OR OTHER VEGETATION TO BE PRESERVED. AN ON-SITE RETENTION UNIT SHALL BE INSTALLED TO PREVENT OVERFLOW OF HYPER-CHLORINATED WATER TO THE STORM DRAINAGE SYSTEM.
5. DAMAGE TO VEGETATION OR OTHER STRUCTURES MAY BE AVOIDED BY AVOIDING CONTACT WITH HYPER-CHLORINATED WATER. AVOID CONTACT WITH HYPER-CHLORINATED WATER BY AVOIDING CONTACT WITH HYPER-CHLORINATED WATER.
6. ON-SITE DISCHARGE MAY REQUIRE SEVERAL HOURS TO A FEW DAYS BEFORE THE WATER IS TREATED TO A pH OF 7.0 OR LESS BY CHEMICALLY TREATING THE DISCHARGE WITH SODIUM HYDROXIDE OR SODIUM CARBONATE.

SANITARY WASTE NOTES

1. THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE NUMBER OF PORTABLE TOILETS BASED ON THE NUMBER OF EMPLOYEES USING THE TOILETS AND SANITARY FACILITIES SHALL BE PLACED ON A MINIMUM OF 50 FEET AWAY FROM STORM DRAIN NETS, CONSTRUCTION CHANNELS OR SURFACE WATERS.
2. PORTABLE TOILETS SHALL BE MAINTAINED AND OPERATED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE FOLLOWING:
3. THE LOCATION OF THE PORTABLE TOILETS SHALL BE ACCESSIBLE TO ALL EMPLOYEES AND SHALL BE PROTECTED FROM DAMAGE BY VEHICLES OR OTHER EQUIPMENT.
4. THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPLIES OF TOILET PAPER AND SANITARY TISSUE TO ALL EMPLOYEES.
5. THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPLIES OF HAND SANITIZER TO ALL EMPLOYEES.
6. THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPLIES OF FIRST AID KIT TO ALL EMPLOYEES.
7. THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPLIES OF DRINKING WATER TO ALL EMPLOYEES.
8. THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPLIES OF SHOWER FACILITIES TO ALL EMPLOYEES.

SPILL AND LEAK RESPONSE NOTES

1. RECORD OF RELEASES THAT EXCEED THE REPORTABLE QUANTITY (RQ) FOR ALL HAZARDOUS MATERIALS SHALL BE MAINTAINED AND SHALL BE MADE AVAILABLE FOR ACCESS BY ALL EMPLOYEES AND AGENCY PERSONNEL.
2. THE FEDERAL AND STATE REGULATIONS ALL RESPONSE PROCEDURES SHALL BE POSTED IN A READILY AVAILABLE AREA FOR ACCESS BY ALL EMPLOYEES AND AGENCY PERSONNEL.
3. SPILL KITS AND ABSORBENT PRODUCTS SHALL BE MAINTAINED FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS THAT ARE REGULATED UNDER FEDERAL, STATE AND LOCAL REGULATIONS. SPILL KITS SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE FOLLOWING:
4. SPILL KITS ARE INTENDED FOR RESPONSE TO SMALL SPILLS, TYPICALLY LESS THAN 55 GALLONS OF LIQUID OR 100 POUNDS OF SOLID MATERIAL.
5. SPILL KITS SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE FOLLOWING:
6. SUGGESTED ABS-ORBE COMPACTION SHOULD BE IMMEDIATELY REPORTED TO THE SUPERVISOR AND PROTECTIVE ACTIONS TAKEN.
7. SUPERVISOR SHALL BE NOTIFIED OF THE SPILL AND LEAK RESPONSE COORDINATOR AND IS OBLIGATED TO REPORT THE SPILL AND LEAK RESPONSE COORDINATOR AND IS OBLIGATED TO REPORT THE SPILL AND LEAK RESPONSE COORDINATOR AND IS OBLIGATED TO REPORT THE SPILL AND LEAK RESPONSE COORDINATOR.

SUBGRADE STABILIZATION NOTES

1. MINIMIZE THE DISCHARGE OF THE CHEMICAL STABILIZERS BY THE CONTINUOUS LAYING THE AMOUNT OF STABILIZING AGENT ON SITE TO THAT WHICH IS NECESSARY TO STABILIZE THE SUBGRADE.
2. STABILIZERS SHALL BE APPLIED AT RATES THAT RESULT IN NO RUN OFF OF STABILIZER FROM THE WORK AREA.
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DEBRIS AND TRASH NOTES

1. ALL WASTE SOURCES AND STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM NETS, SWALES, CHANNELS, DRENCH PITS, AND OTHER WATER BODIES.
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15. ALL WASTE SOURCES AND STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM NETS, SWALES, CHANNELS, DRENCH PITS, AND OTHER WATER BODIES.

Scale: _____

DATE: 6/3/2016

PROJECT: BROADSTONE AT RIVERSTONE



CONTRACTOR: CITY OF SUGAR LAND, TEXAS

ENGINEERING DEPARTMENT

GENERAL EROSION CONTROL NOTES

SL-33

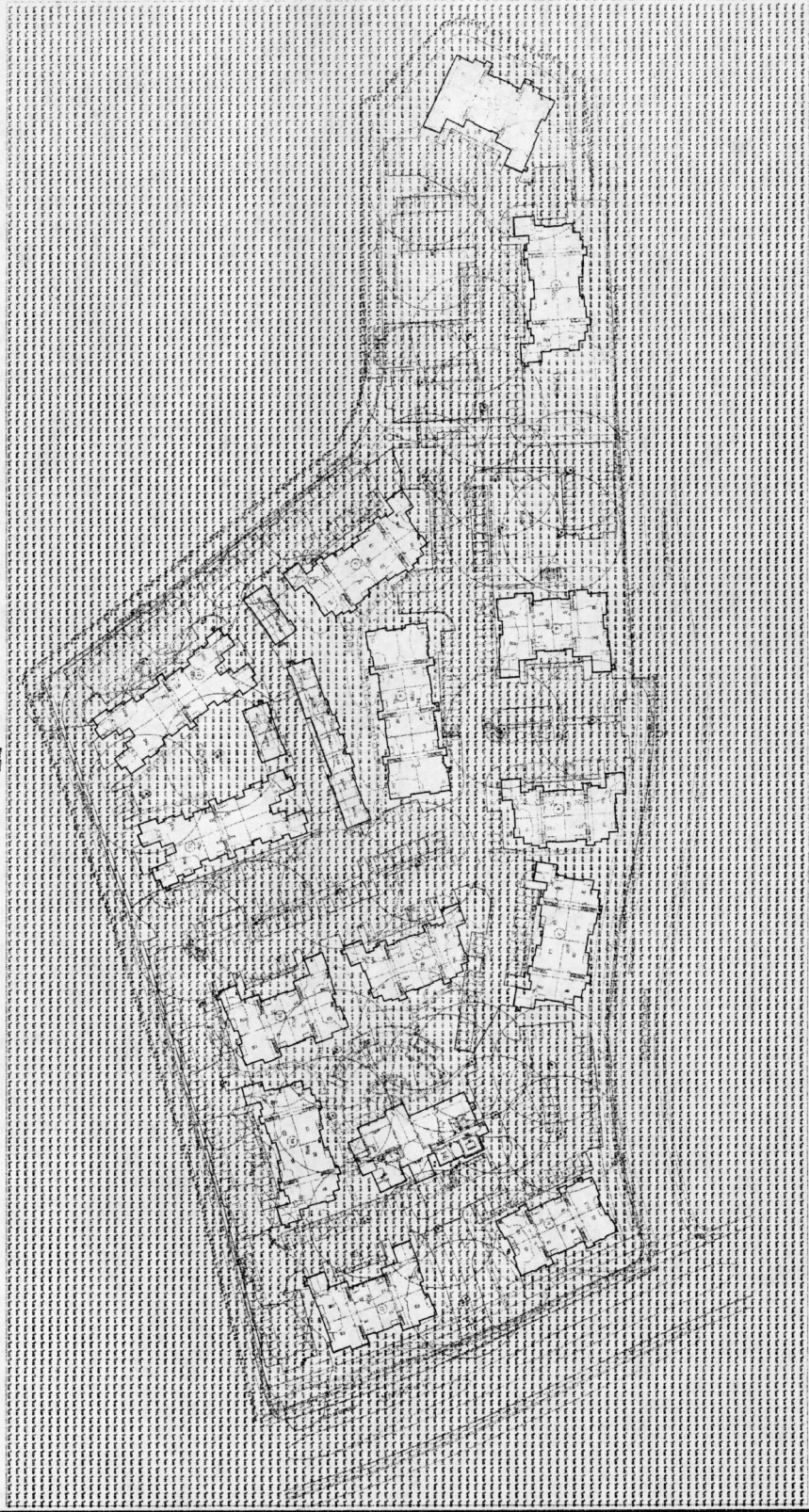
8/1/16

NO.	DATE	DESCRIPTION	BY	CHKD.
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03	07/15/15	ISSUED FOR PERMITTING	MMW	MMW
04	07/15/15	ISSUED FOR PERMITTING	MMW	MMW
05	07/15/15	ISSUED FOR PERMITTING	MMW	MMW

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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NO.	DATE	DESCRIPTION	BY	CHKD.
01	07/15/15	ISSUED FOR PERMITTING	MMW	MMW
02	07/15/15	ISSUED FOR PERMITTING	MMW	MMW
03	07/15/15	ISSUED FOR PERMITTING	MMW	MMW
04	07/15/15	ISSUED FOR PERMITTING	MMW	MMW
05	07/15/15	ISSUED FOR PERMITTING	MMW	MMW



SITE LIGHTING
BROADSTONE RIVERSTONE
SUGARLAND, TEXAS

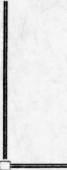
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 1/2" = 1'-0"



E-1.1.2

NO.	DATE	DESCRIPTION	BY	CHKD.
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02	07/15/15	ISSUED FOR PERMITTING	MMW	MMW
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05	07/15/15	ISSUED FOR PERMITTING	MMW	MMW

MMW PARTNERS, LLC
 13144/AS
 06/29/15
 07/27/15



BROADSTONE RIVERSTONE
SUGARLAND, TEXAS

