

REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

On this 1st day of November, 2016, Commissioners Court came on to be heard and reviewed the accompanying notice of Wytex BTS Inc
Job Location 7402 Grand Mission Boulevard, Richmond, TX 77407
Date 10/12/2016 Bond No. W150269742, Permit No. 2016-10033 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 Meyer, seconded by Commissioner Morrison, 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: C. Charles O. Ay
County Engineer

By: N/A
Drainage District Engineer/Manager

Presented to Commissioners Court and approved.
Recorded in Volume 11/1/16 12D
Minutes of Commissioners Court

Clerk of Commissioners Court
By: [Signature]
Deputy **RENEE MICHULKA**

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

BOND NO W150269742

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF FORT BEND §

 THAT WE, Wytex BTS Inc whose address is
4009 Banister Lane Ste 365 Austin, TX 78704, Texas, hereinafter called the Principal, and
Old Republic Surety Company, a Corporation existing under and by
virtue of the laws of the State of Wisconsin and authorized to do an indemnifying business
in the State of Texas, and whose principal office is located at, whose officer residing in the
State of Texas, authorized to accept service in all suits and actions brought within said State is
Old Republic Surety Company and whose address is
445 S Moorland Rd, Suite 200 Brookfield, WI 53005, hereinafter called the Surety, and held and
firmly bound unto, James C. Adolphus, County Judge of Fort Bend County, Texas, or his successors
in office, in the full sum of Dollars (\$ 5,000.00) current, lawful money of the United States of
America, to be paid to said James C. Adolphus, 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 12th day of October, 2016.



Wytex BTS Inc
PRINCIPAL
[Signature]
BY
Old Republic Surety Company
SURETY
Roberta S. Witherow
BY

IMPORTANT NOTICE

To obtain information or make a complaint:

You may call Old Republic Surety Company's and/or Old Republic Insurance Company's toll-free telephone number for information or to make a complaint at:

1-(800) 527-9834

You may also write to Old Republic Surety Company and/or Old Republic Insurance Company at:

**PO Box 569480
Dallas, TX 75356-9480**

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-(800) 252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-Mail: ConsumerProtection@tdi.state.tx.us

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact the agent or Old Republic Surety Company and/or Old Republic Insurance Company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR

POLICY: This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

Usted puede llamar al numero de telefono gratis de Old Republic Surety Company's / Old Republic Insurance Company's para informacion o para someter una queja al:

1-(800) 527-9834

Usted tambien puede escribir a Old Republic Surety Company / Old Republic Insurance Company:

**PO Box 569480
Dallas, TX 75356-9480**

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companies, coberturas, derechos o quejas al:

1-(800) 252-3439

Puede escribir al Departamento de Seguros de Texas:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-Mail: ConsumerProtection@tdi.state.tx.us

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente o Old Republic Surety Company / Old Republic Insurance Company primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA:

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.



OLD REPUBLIC SURETY COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That OLD REPUBLIC SURETY COMPANY, a Wisconsin stock insurance corporation, does make, constitute and appoint:

Roberta S. Witherow of Brookfield, WI

its true and lawful Attorney(s)-in-Fact, with full power and authority, not exceeding \$10,000,000, for and on behalf of the company as surety, to execute and deliver and affix the seal of the company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof, (other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits, asbestos abatement contract bonds, waste management bonds, hazardous waste remediation bonds or black lung bonds), as follows: Effective Date: 10/12/2016 12:00:00 AM

Bond Number: W150269742 Bond Amount: Five Thousand Dollars \$ 5,000.00

Principal Name: Wytex BTS Inc

Obligee Name: County of Fort Bend of Richmond, TX

and to bind OLD REPUBLIC SURETY COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This appointment is made under and by authority of the board of directors at a special meeting held on February 18, 1982.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC SURETY COMPANY on February 18, 1982.

RESOLVED that the president, any vice president or assistant vice president, in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company

- (i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or
- (ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or
- (iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the company to such person or persons.

RESOLVED FURTHER that the signature of any authorized officer and the seal of the company may be affixed by facsimile 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 affixed.

IN WITNESS WHEREOF, OLD REPUBLIC SURETY COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 12th day of October, 2016.

Jane E. Cherney
Assistant Secretary



OLD REPUBLIC SURETY COMPANY

Alan Pavlic
President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 12th day of October, 2016, personally came before me, Alan Pavlic and Jane E. Cherney, to me known to be the individuals and officers of the OLD REPUBLIC SURETY COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say: that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.



Kathryn R. Pearson
Notary Public

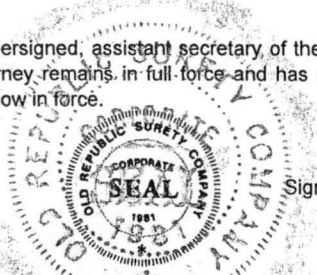
My Commission Expires: 09/28/2018

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

CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

0405650



Signed and sealed at the City of Brookfield, WI this 12th day of October, 2016.

Jane E. Cherney
Assistant Secretary



SURETY RIDER
 Old Republic Surety Company
 PO BOX 1635
 Milwaukee, WI 53201-1635

TO BE ATTACHED TO AND FORM PART OF

Performance Bond

(Type of bond)

Bond Number

W150269742

IN FAVOR OF

County of Fort Bend

(Obligee)

ON BEHALF OF

Wytex BTS Inc

(Principal)

EFFECTIVE

October 12, 2016

(Original Effective Date)

IT IS AGREED THAT, in consideration of the original premium charged for this bond, and any additional premium that may be properly chargeable as a result of this rider,

1. The Surety hereby gives its consent to:

- CHANGE THE NAME OF THE PRINCIPAL
- CHANGE THE ADDRESS OF THE PRINCIPAL

(of) the above referenced bond FROM:

Five Thousand and 00/100 \$5,000.00

TO:

Ten thousand and 00/100 \$10,000

EFFECTIVE:

October 12, 2016

2. PROVIDED, however, that this bond shall be subject to all of its agreements, limitations, and considerations except as herein expressly modified, and that the liability of the Surety under this bond and under this bond as changed by this rider shall not be cumulative.

3. Signed and sealed this 13th day of October, 2016.

ACCEPTED BY:

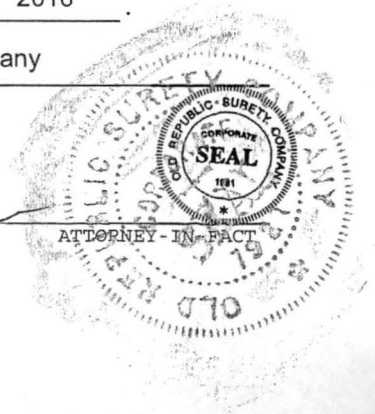
Old Republic Surety Company

SURETY

[Handwritten Signature]

President
(TITLE)

By: Roberta S. Wetheran





OLD REPUBLIC SURETY COMPANY

POWER OF ATTORNEY

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Roberta S. Witherow
Of Brookfield, WI

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This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC SURETY COMPANY on February 18, 1982.

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RESOLVED FURTHER that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company

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Assistant Secretary



OLD REPUBLIC SURETY COMPANY

President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 12th day of October, 2016, personally came before me, Alan Pavlic and Jane E. Cherney, to me known to be the individuals and officers of the OLD REPUBLIC SURETY COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say: that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.



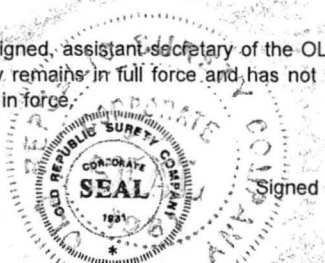
Notary Public

My Commission Expires: 09/28/2018
(Expiration of notary's commission does not invalidate this instrument)

CERTIFICATE

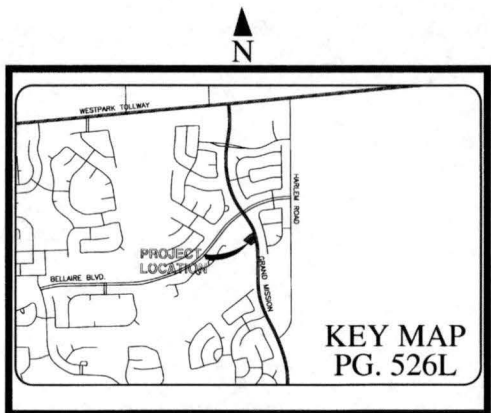
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0405650



Signed and sealed at the City of Brookfield, WI this 13th day of October, 2016.

Assistant Secretary



LOCATION MAP

The Learning Experience
Academy of Early Education

10,000 sqft One-Story Masonry Building
2.2027 Acres
Grand Mission Town Center
Grand Mission Blvd.
Fort Bend County, Richmond, Texas

MUNICIPAL UTILITY DISTRICT:
GRAND MISSION MUD 1
(713) 651-0111

The District Operator, Municipal District Services, is to inspect all sanitary sewer construction and its connection to any District Facilities. Please contact the District operator at least 48 hours prior to construction at (281) 290-3103

SHEET INDEX:

	REV-1: 8-25-16	REV-2: 9-8-16	REV-3: 9-12-16	REV-4: 9-23-16	REV-5: 9-29-16
C-1 COVER	X	X	X	X	X
C-2 SITE SURVEY					
C-3 SITE PLAN	X		X	X	X
C-4 GENERAL NOTES	X		X		
C-5 WATER & SANITARY PLAN	X		X	X	
C-6 GRADING PLAN	X	X		X	
C-7 DRAINAGE & STORM PLAN	X	X		X	
C-8 SWPP PLAN	X			X	
C-9 LANDSCAPE PLAN	X			X	
C-10 TRAFFIC CONTROL PLAN	X		X	X	
C-11 SWPP DETAILS	X				
C-12 PAVING & DRIVEWAY DETAILS	X		X	X	
C-13 WATER & SANITARY SEWER DETAILS	X				
C-14 STORM SEWER DETAILS	X				
C-15 PED-12A TXDOT SIDEWALK & RAMP DETAILS	X				

GRAND MISSION MUD NO.1 ENGINEER _____ DATE _____
SIGNATURE VALID FOR ONE (1) YEAR

FORT BEND COUNTY ENGINEER
ENGINEER: Richard W. Stolleis, P.E.
for Richard W. Stolleis, P.E.
DATE: 10/11/16
THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN (1) YEAR FROM DATE OF APPROVAL.
APPROVED: Maggie D. [Signature]
Development Coordinator
DATE: 10/10/16

MIRAMONT
INTERESTS, L.L.C.

ENGINEERING, BROKERAGE
LAND DEVELOPMENT
TBPE #10477
1790 Huguenot Landing Blvd.
Suite 400
The Woodlands, TX 77380
(832) 691-1581



Richard W. Brown, II
The seal and signature appearing on this document was authorized by Reese W. Brown, III, PE, #65511 on 9-29-16.

OWNER:
WyTex BTS, LLC
4009 Banister Lane,
Suite 365
Austin, TX 78704
c/o Brad Neff
(303) 547-8821
brad@wytexbts.com

REVISIONS:

REV-1: 8-25-16
REV-2: 9-8-16
REV-3: 9-12-16
REV-4: 9-23-16
REV-5: 9-29-16

The Learning Experience
Academy of Early Education
Grand Mission Blvd.
Richmond, TX 77339

SHEET TITLE:
COVER

DATE: 9-29-16

C-1

SITework KEY NOTES

- PROPOSED 25' WIDE CONCRETE DRIVEWAY, MATCH THICKNESS OF EXISTING GRAND MISSION BLVD, MINIMUM 7" CONCRETE WITH 6" SUBGRADE STABILIZATION, SEE GEOTECHNICAL REPORT FOR SUBGRADE STABILIZATION, SEE FORT BEND COUNTY DRIVEWAY DETAIL SHEET C-12
- PROPOSED 6" CONCRETE PAVING FOR MIN. 25' FIRELANE, MARKED AS "FIRELANE - TOW AWAY ZONE", SEE GEOTECHNICAL REPORT FOR SUBGRADE STABILIZATION, SEE CONCRETE PAVING DETAIL SHEET C-12
- PROPOSED 6" CONCRETE PAVING FOR PARKING AREAS, SEE GEOTECHNICAL REPORT FOR SUBGRADE STABILIZATION, SEE CONCRETE PAVING DETAIL SHEET C-12
- PROPOSED 6" CONCRETE DUMPSTER PAD, WITH 7" CONCRETE TRASH TRUCK PAD 10'X30' SEE ARCHITECTURAL DRAWINGS FOR DUMPSTER ENCLOSURE, SEE GEOTECHNICAL REPORT FOR SUBGRADE STABILIZATION, SEE CONCRETE PAVING DETAIL SHEET C-12
- PROPOSED 4" WHITE COLOR DOUBLE COATS FOR PARKING STRIPES, PROVIDE ADA ACCESSIBLE PARKING SIGNS, SYMBOLS AND STRIPING W/PAVING SLOPES NOT TO EXCEED 2% IN ANY DIRECTION
- PROPOSED 5' MIN PRIVATE SIDEWALKS, 4" THICK CONCRETE W/ #3 REBAR @18" O.C.E.W.
- EXISTING SIDEWALKS ALONG GRAND MISSION BLVD
- PROPOSED 6" SPILL CURBS
- ADA PARKING SIGNAGE LOCATION
- PROPOSED ADA SIDEWALK RAMPS, MAX SLOPE 2%
- PROPOSED ADA SIDEWALK RAMPS IN RIGHT OF WAY, SEE DETAIL SHEETS FOR PED-12A TXDOT TYPE 7
- 6" DIA. x 48" CONCRETE FILLED BOLLARD @ 5'-0" o.c. ALONG THE PERIMETER OF THE PLAYGROUND 6" OFF THE FENCE LINE.
- PROPOSED TLE MONUMENT SIGN, TO BE ADJUSTED IN FIELD
- PROPOSED 12' WIDE LEFT TURN LANE MEDIAN CUT, MATCH CONCRETE PAVING DEPTH OF EXISTING GRAND MISSION PKWY, MINIMUM 8" CONCRETE WITH 8" STABILIZED SUBGRADE, SEE GEOTECHNICAL REPORT FOR SUBGRADE STABILIZATION, REPLACE LANDSCAPING AND IRRIGATION LINES AS NECESSARY, SEE PAVING DETAIL SHEET C-12
- PROPOSED 120' HAMMERHEAD FIRE TRUCK TURNAROUND

**BENJAMIN ORSBURN SURVEY,
ABSTRACT NO. 390**

RESTRICTED RESERVE "C"
GRAND MISSION, SECTION 1
SLIDE NO.913 A & B, F.B.C.P.R.

2.207 ACRES, BLOCK 1
UNRESTRICTED RESERVE "A"
GRAND MISSION TOWN CENTER SUBDIVISION
FORT BEND COUNTY, TEXAS.

**5,000 SF
PLAYGROUND**

PROPOSED DAY CARE
10,000 SF
40 PARKING SPACES PROVIDED
FIN FLR. ELEV. = 93.70'

RESTRICTED RESERVE "C"
GRAND MISSION, SECTION 1
SLIDE NO.913 A & B, F.B.C.P.R.

SURVEYOR:
THE MCKINLEY CO., INC.
CHARLES A. MCKINLEY
P.O. BOX 4218
PASADENA, TEXAS 77502
PHONE: (713)473-3502
FAX: (713)473-9601
EMAIL: mckinleycoinc@aol.com

FLOOD INFORMATION

*THIS TRACT OR LOT IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X-SHADED" AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. 48022B, MAP No. 48157C, PANEL No. 0130L, DATED 04/02/2014

*THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.



**Know what's below.
Call before you dig.**

LEGEND	
SITE PROPERTY LINES	
OTHER PROPERTY LINES	
EXISTING UTILITY STRUCTURES	
EXISTING CONTOURS	1,2,5
FIRELANE STRIPING	
EDGE OF CONCRETE	
PARKING ADA STRIPING	
PROPOSED WATER LINE	
PROPOSED SANITARY SEWER	
PROPOSED 6" CDM SEWER	
ELECTRIC COMMUNICATIONS	
DOMESTIC NATURAL GAS	
PROPOSED 6" FENCE	
PROPOSED FENCE	
13' - TOP OF SIDEWALK ELEVATION	
11' - TOP OF PAVING ELEVATION	
10' - TOP OF CURB ELEVATION	
10' - TOP OF GRATE M.E.T. ELEVATION	
80" - EDGE OF PAVING ELEVATION	
1'-1" FINISH GRADE	
SEE SURVEY FOR ABBREVIATION LEGEND OF EXISTING ITEMS	



APPROVED: *Maggie D...*
Development Coordinator
DATE: 10/10/16

MIRAMONT INTERESTS, L.C.
ENGINEERING - BROKERAGE
LAND DEVELOPMENT
TBPE #10477
1790 Hughes Landing Blvd, Suite 400
The Woodlands, TX 77380
(832) 691-1581

STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
8511
CIVIL
K. W. Brown, II, P.E.
The seal and signature appearing on this document was authorized by K. W. Brown, II, P.E. #05511 on 9-29-16

OWNER:
WyTex BTS, LLC
4009 Banister Lane, Suite 365
Austin, TX 78704
c/o Brad Neff
(303) 547-8821
brad@wytexbts.com

REVISIONS:
REV-1: 8-25-16
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REV-5: 9-29-16

The Learning Experience
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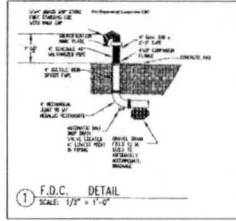
SHEET TITLE:
SITE PLAN

DATE: 9-29-16

C-3

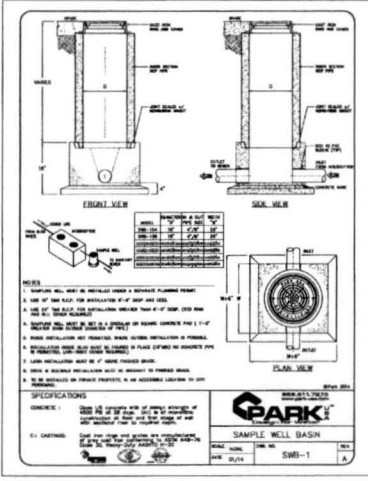
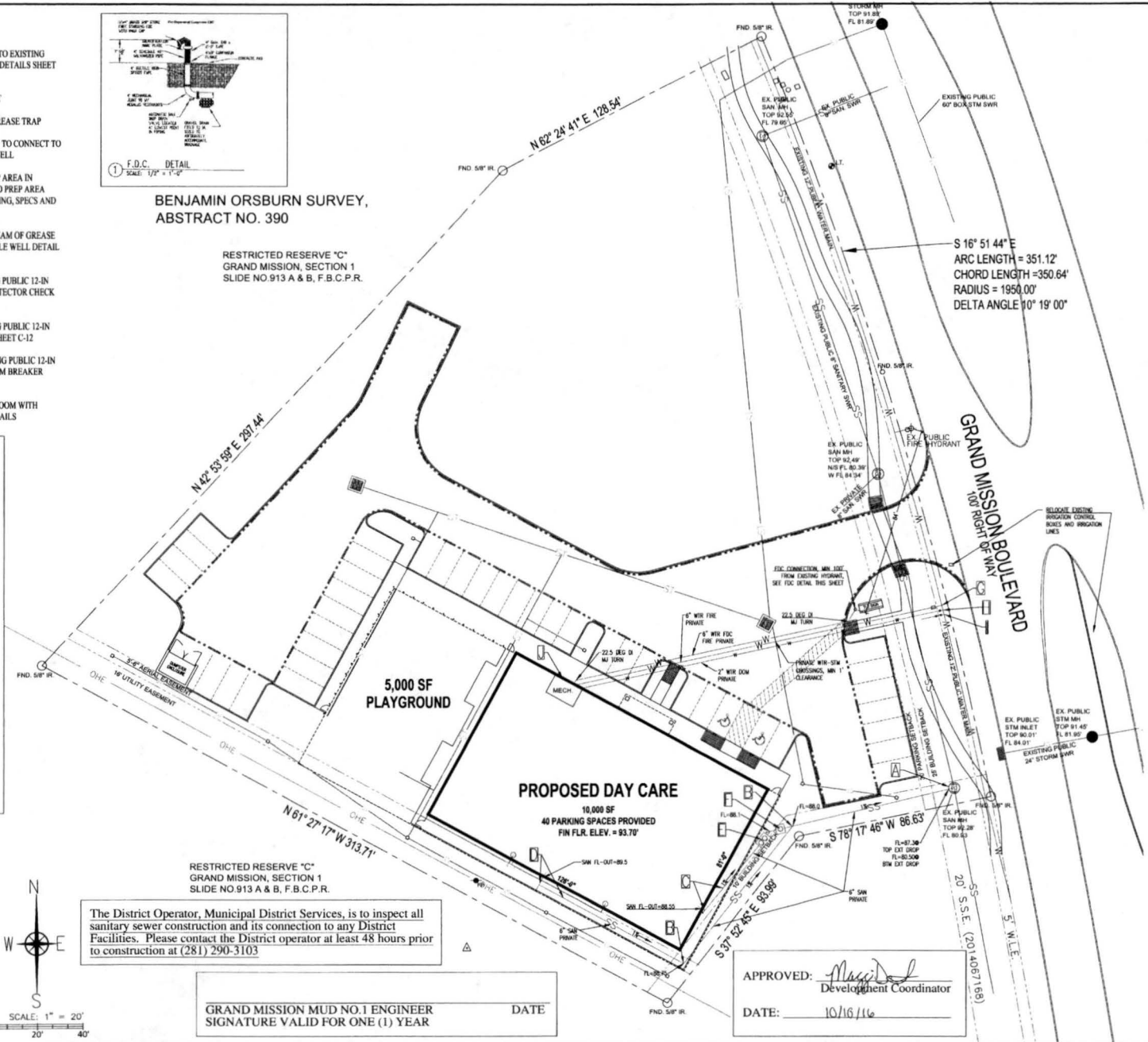
WATER & SANITARY KEY NOTES

- A. PROPOSED PRIVATE 6-IN PVC SCH-40 SANITARY SERVICE LINE CONNECTION TO EXISTING PUBLIC SANITARY SEWER MANHOLE WITH EXTERNAL DROP, SEE SANITARY DETAILS SHEET C-12
- B. PROPOSED 6-IN SCH-40 SANITARY SEWER STACK CONNECTION W/CLEAN-OUT
- C. PROPOSED 6-IN SCH-40 SANITARY SEWER LINE FROM FOOD PREP AREA TO GREASE TRAP
- D. PROPOSED 6-IN SCH-40 SANITARY SEWER LINE FROM NON-FOOD PREP AREAS TO CONNECT TO 6-IN SANITARY SEWER LINE DOWNSTREAM OF GREASE TRAP AND SAMPLE WELL
- E. PROPOSED GREASE TRAP ON 6-IN SCH-40 SANITARY SEWER FROM FOOD PREP AREA IN BUILDING, GREASE TRAP AND SAMPLE WELL TO BE UPSTREAM OF NON-FOOD PREP AREA SANITARY SEWER LINE CONNECTION, SEE MEP PLANS FOR GREASE TRAP SIZING, SPECS AND DETAILS
- F. PROPOSED 15-IN SAMPLE WELL ON 6-IN SCH-40 SANITARY SEWER DOWNSTREAM OF GREASE TRAP WITH PRECAST CONCRETE BASE WITH MINIMUM 8-IN DROP, SEE SAMPLE WELL DETAIL THIS SHEET
- G. PROPOSED PRIVATE 6-IN PVC C-900 FIRE WATER LINE, CONNECT TO EXISTING PUBLIC 12-IN WATER MAIN WITH TAPPING SLEEVE, INCLUDE ABOVE GROUND DOUBLE DETECTOR CHECK BACKFLOW PREVENTER, SEE DETAILS SHEET C-12
- H. PROPOSED PRIVATE 2-IN PEX DOMESTIC WATER LINE, CONNECT TO EXISTING PUBLIC 12-IN WATER MAIN WITH TAPPING SLEEVE, PROVIDE 1.5-IN METER, SEE DETAILS SHEET C-12
- I. PROPOSED PRIVATE 1-IN PEX IRRIGATION WATER LINE, CONNECT TO EXISTING PUBLIC 12-IN WATER MAIN WITH TAPPING SLEEVE, PROVIDE 1-IN METER AND RPZ VACUUM BREAKER BACKFLOW PREVENTER, SEE DETAIL SHEET C-12
- J. PROPOSED FDC CONNECTION AT EXTERIOR OF BUILDING AT MECHANICAL ROOM WITH TAMPER RESISTANT SHUTOFF VALVE, SEE FIRE PROTECTION PLANS FOR DETAILS



**BENJAMIN ORSBURN SURVEY,
ABSTRACT NO. 390**

RESTRICTED RESERVE "C"
GRAND MISSION, SECTION 1
SLIDE NO. 913 A & B, F.B.C.P.R.



LEGEND

SITE PROPERTY LINES	
OTHER PROPERTY LINES	
EASEMENTS / SETBACKS	
EXISTING CONTOURS	1.50' 5
FIRELINE STRIPING	
EDGE OF CONCRETE	
PARKING / ADA STRIPING	
PROPOSED WATER LINE	
PROPOSED SANITARY SEWER	
PROPOSED STORM SEWER	
ELECTRIC / COMMUNICATIONS	
DOMESTIC / NATURAL GAS	
PROPOSED S&T FENCE	
PROPOSED FENCE	
TS = TOP OF SIDEWALK ELEVATION	
SP = TOP OF PAVING ELEVATION	
TC = TOP OF CURB ELEVATION	
TO = TOP OF GRADE ALLET ELEVATION	
SBP = EDGE OF PAVING ELEVATION	
FL = FINISH GRADE	
SEE SURVEY FOR ABBREVIATION LEGEND OF EXISTING ITEMS	

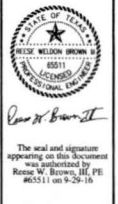


The District Operator, Municipal District Services, is to inspect all sanitary sewer construction and its connection to any District Facilities. Please contact the District operator at least 48 hours prior to construction at (281) 290-3103

GRAND MISSION MUD NO 1 ENGINEER SIGNATURE VALID FOR ONE (1) YEAR

APPROVED: *Masid*
Development Coordinator
DATE: 10/16/16

MIRAMONT INTERESTS, L.L.C.
ENGINEERING, BROKERAGE & LAND DEVELOPMENT
TBPE #10477
1790 Hughes Landing Blvd.
Suite 400
The Woodlands, TX 77380
(832) 691-1581



OWNER:
WyTex BTS, LLC
4009 Banister Lane,
Suite 305
Austin, TX 78704
c/o Brad Neff
(303) 547-8821
brad@wytextbs.com

REVISIONS:

REV-1:	8-25-16
REV-2:	9-8-16
REV-3:	9-12-16
REV-4:	9-23-16
REV-5:	9-29-16

The Learning Experience
&
Academy of Early Education
Grand Mission Blvd.
Richmond, TX 77339

SHEET TITLE:
WATER & SANITARY SEWER PLAN
DATE: 9-29-16

C-5

STORM SEWER KEY NOTES

- a. CONNECT PROPOSED PRIVATE 24" HDPE STORM SEWER TO EXISTING 24" PUBLIC RCP STORM SEWER LINE AT EXISTING PLUG VIA PROPOSED UNDERGROUND JUNCTION BOX, SEE PROPOSED STORM LINE SIZES AND SLOPES SHOWN ON THIS PLAN SHEET, SEE SHEET C-7 FOR CALCULATIONS, SEE DETAILS SHEET C-14
- b. PROPOSED TYPE A GRATE INLET FOR PAVING AREAS, FLOW LINES SHOWN ON THIS PLAN SHEET, SEE CITY OF HOUSTON INLET DETAILS SHEET C-14
- c. PROPOSED 12" PVC NON-STRUCTURAL TYPE GRATE INLETS FOR LANDSCAPED AREAS
- d. PROPOSED 6" STORM SEWER TO SPLASH PAD, SEE PLAYGROUND PLAN IN ARCHITECTURAL PLAN SET
- e. BUILDING ROOF DRAINS CONNECT TO 12" PVC HDPE
- f. PROPOSED 24" DOME GRATE INLET FOR GRASSY AREA RUNOFF FROM FUTURE DEVELOPED AREA

FLOOD INFORMATION

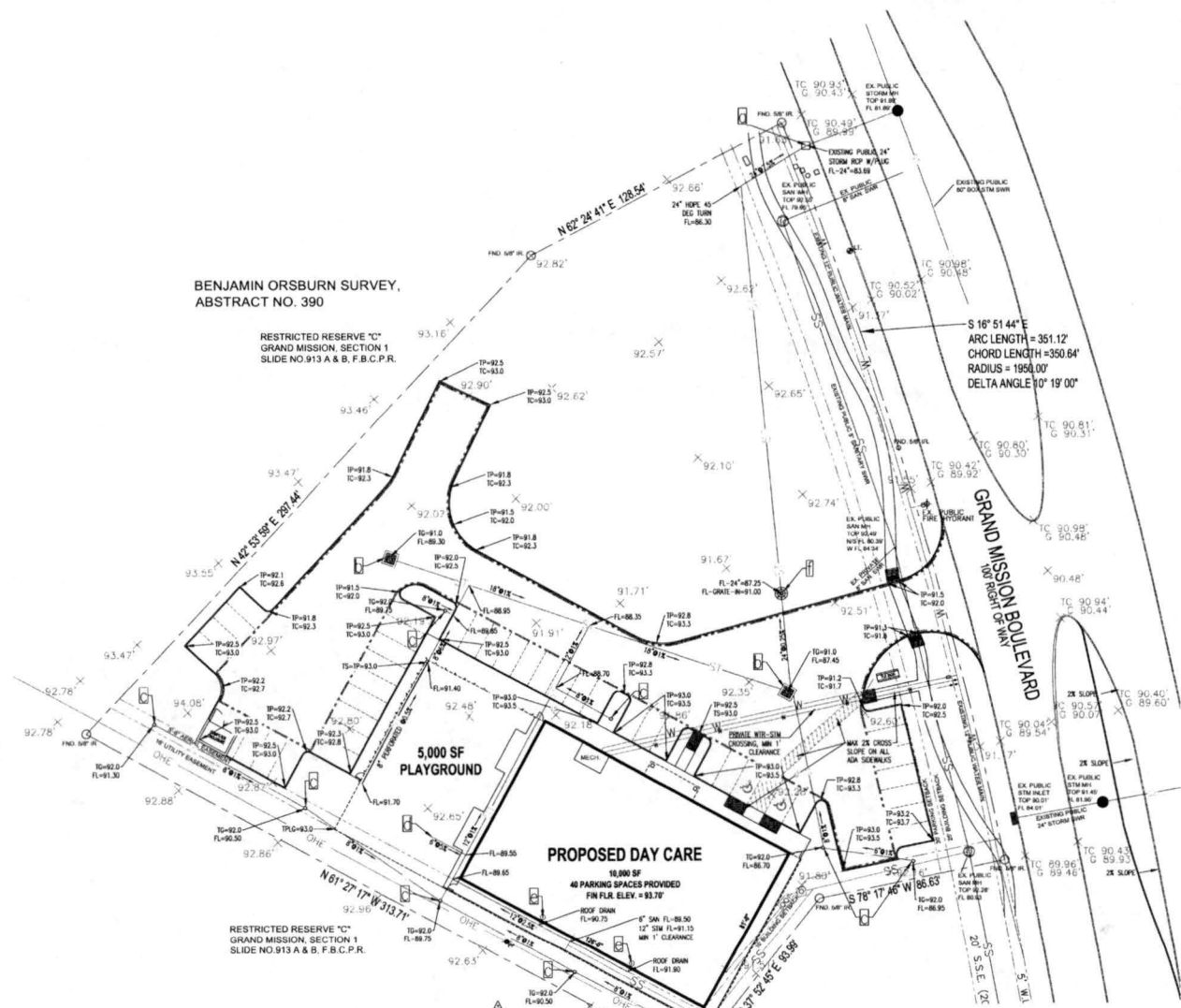
*THIS TRACT OR LOT IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X-SHADED" AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. 480228, MAP No. 48157C, PANEL No. 0130L, DATED 04/02/2014

*THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

SURVEYOR:

THE MCKINLEY CO., INC.
 CHARLES A. MCKINLEY
 P.O. BOX 4218
 PASADENA, TEXAS 77502
 PHONE: (713)473-3502
 FAX: (713)473-9601
 EMAIL: mckinleycoinc@aol.com

LEGEND	
SITE PROPERTY LINES	
OTHER PROPERTY LINES	
BASEMENTS & SETBACKS	
EXISTING CONTIGUOUS	
FINLINE STRIPING	132.5
EDGE OF CONCRETE	
PAVING/ASPH STRIPING	
PROPOSED WATER LINE	
PROPOSED SANITARY SEWER	
PROPOSED STORM SEWER	
ELECTRIC COMMUNICATIONS	
DOMESTIC NATURAL GAS	
PROPOSED BILT FENCE	
PROPOSED FENCE	
TL = TOP OF SIDEWALK ELEVATION	
TP = TOP OF PAVING ELEVATION	
TC = TOP OF CURB ELEVATION	
TT = TOP OF GRADE NEXT ELEVATION	
EDP = EDGE OF PAVING ELEVATION	
FG = FINISH GRADE	
SEE SURVEY FOR ABBREVIATION LEGEND OF EXISTING INFO	



MIRAMONT INTERESTS, L.C.
 ENGINEERING, BROKERAGE
 LAND DEVELOPMENT
 TBPE #10477
 1790 Hughes Landing Blvd.
 Suite 400
 The Woodlands, TX 77380
 (832) 691-1581



The seal and signature appearing on this document was authorized by Renee W. Brown, EIT, PE #00511 on 9/29/16

OWNER:
WyTex BTS, LLC
 4009 Banister Lane,
 Suite 365
 Austin, TX 78704
 c/o Brad Neff
 (303) 547-8821
 brad@wytexbts.com

REVISONS:
REV-1: 8-25-16
REV-2: 9-8-16
REV-3: 9-12-16
REV-4: 9-23-16
REV-5: 9-29-16

The Learning Experience
 Academy of Early Education
 &
 Grand Mission Blvd.
 Richmond, TX 77339

SHEET TITLE:
STORM SEWER & GRADING PLAN
 DATE: 9-29-16

APPROVED: *Mary D. [Signature]*
 Development Coordinator
 DATE: 10/10/16

C-6

THE LEARNING EXPERIENCE GRAND MISSION - DRAINAGE & DETENTION CALCULATIONS

2-Year Storm Event

Drainage From	Drainage To	Sub Area Acres (A)	Sub Runoff Coeff (C)	Total Area Acres	Sum of CA	Intensity I (in/hr)	Sum of Flows Q (cfs)	Time of Conc (min)	Reach Length (ft)	Di (in)	Slope (%)	Manning's (n)	Capacity (cfs)	Design Velocity (fps)	Actual Velocity (fps)	
DA-1	DA-2	0.020	1.000	0.020	0.020	3.784	0.076	20.030	60	8	1.000	0.012	1.308	3.750	0.219022	
DA-2	DA-3	0.034	1.000	0.054	0.054	3.744	0.201	20.502	70	8	1.000	0.012	1.308	3.750	0.577355	
DA-5	DA-6	0.047	1.000	0.047	0.047	3.715	0.176	20.845	75	8	1.000	0.012	1.308	3.750	0.504070	
DA-6	DA-3	0.061	1.000	0.108	0.108	3.693	0.400	21.107	75	8	1.000	0.012	1.308	3.750	1.145337	
DA-3	DA-4	0.030	1.000	0.162	0.162	3.754	0.608	20.386	10	12	1.000	0.012	3.858	4.914	0.774675	
DA-4	DA-8	0.234	1.000	0.195	0.195	3.563	0.995	22.745	220	12	2.500	0.012	6.100	7.770	0.8853	
DA-10	DA-4	0.003	1.000	0.003	0.003	3.909	0.013	18.645	30	6	1.000	0.012	0.608	3.906	0.06461	
DA-7	DA-8	0.124	1.000	0.124	0.124	3.628	0.448	21.319	40	8	0.500	0.012	0.925	2.652	1.284126	
DA-9	DA-7	0.006	1.000	0.130	0.130	3.868	0.502	19.090	5	6	1.000	0.012	0.608	3.906	2.557079	
DA-8	DA-11	0.399	1.000	0.958	0.958	3.506	3.361	23.508	185	18	1.000	0.012	11.374	6.440	1.90275	
DA-13	DA-12	0.014	1.000	0.014	0.014	3.811	0.050	19.726	40	6	1.000	0.012	0.608	3.906	0.275358	
DA-12	DA-11	0.047	1.000	0.061	0.061	3.716	0.227	20.833	70	8	1.000	0.012	1.308	3.750	0.649975	
DA-14	DA-11	0.716	1.000	0.716	0.716	3.440	2.464	24.429	40	18	1.000	0.012	11.374	6.440	1.935038	
DA-11	DA-11	0.040	1.000	2.075	2.075	3.524	7.313	23.268	230	24	0.050	0.012	17.321	5.516	2.329126	
DA-11	PUBLIC TURN	0.340	1.000	2.075	2.075	3.524	7.313	23.268	35	24	7.500	0.012	67.083	21.364	2.329126	
DA-15	STREET	0.058	1.000	0.058	0.058	3.697	0.216	21.063	X	X	X	X	X	X	X	
DA-16	STREET	0.075	1.000	0.075	0.075	3.674	0.277	21.342	X	X	X	X	X	X	X	
		2.548														

100-Year Storm Event

Drainage From	Drainage To	Sub Area Acres (A)	Sub Runoff Coeff (C)	Total Area Acres	Sum of CA	Intensity I (in/hr)	Sum of Flows Q (cfs)	Time of Conc (min)	Reach Length (ft)	Di (in)	Slope (%)	Manning's (n)	Capacity (cfs)	Design Velocity (fps)	Actual Velocity (fps)	
DA-1	DA-2	0.020	1.000	0.020	0.020	7.624	0.154	20.030	60	8	1.000	0.012	1.308	3.750	0.441259	
DA-2	DA-3	0.034	1.000	0.054	0.054	7.560	0.407	20.502	70	8	1.000	0.012	1.308	3.750	1.165933	
DA-5	DA-6	0.047	1.000	0.047	0.047	7.514	0.356	20.845	75	8	1.000	0.012	1.308	3.750	1.020933	
DA-6	DA-3	0.061	1.000	0.108	0.108	7.480	0.809	21.107	75	8	1.000	0.012	1.308	3.750	2.319842	
DA-3	DA-4	0.030	1.000	0.162	0.162	7.576	1.227	20.386	10	12	1.000	0.012	3.858	4.914	1.563503	
DA-4	DA-8	0.234	1.000	0.195	0.195	7.273	1.418	22.745	220	12	2.500	0.012	6.100	7.770	1.806863	
DA-10	DA-4	0.003	1.000	0.003	0.003	7.819	0.025	18.645	30	6	1.000	0.012	0.608	3.906	0.129339	
DA-7	DA-8	0.124	1.000	0.124	0.124	7.376	0.911	21.319	40	8	0.500	0.012	0.925	2.652	2.410921	
DA-9	DA-7	0.006	1.000	0.130	0.130	7.755	1.006	19.090	5	6	1.000	0.012	0.608	3.906	5.176939	
DA-8	DA-11	0.399	1.000	0.958	0.958	7.181	6.883	23.508	185	18	1.000	0.012	11.374	6.440	3.896681	
DA-13	DA-12	0.014	1.000	0.014	0.014	7.666	0.109	19.726	40	6	1.000	0.012	0.608	3.906	0.553906	
DA-12	DA-11	0.047	1.000	0.061	0.061	7.516	0.459	20.833	70	8	1.000	0.012	1.308	3.750	1.314715	
DA-14	DA-11	0.716	1.000	0.716	0.716	7.073	5.066	24.429	40	18	1.000	0.012	11.374	6.440	2.868799	
DA-11	DA-11	0.340	1.000	2.075	2.075	7.209	14.962	23.268	230	24	0.050	0.012	17.321	5.516	4.76481	
DA-11	PUBLIC TURN	0.340	1.000	2.075	2.075	7.209	14.962	23.268	35	24	7.500	0.012	67.083	21.364	4.76481	
DA-15	STREET	0.058	1.000	0.058	0.058	7.486	0.437	21.063	X	X	X	X	X	X	X	
DA-16	STREET	0.075	1.000	0.075	0.075	7.449	0.561	21.342	X	X	X	X	X	X	X	
		2.548														

Storm Intensity (2-Yr) b = 75.01 d = 16.2 e = 0.832

Storm Intensity (100-Yr) b = 125.4 d = 21.8 e = 0.75

Ponding at 100-Yr Storm Event:

Type A grate inlet Capacity = 3 cfs @ 0.22 ft head = 2.64 inches

Largest Drainage Area for Type A Grate Inlet = 0.399 ac = 2.581 cfs = Ponding Max 2.16'

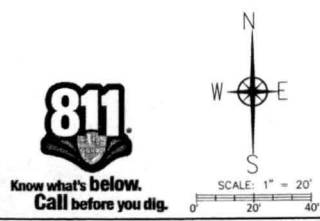
12"x12" Landscape Grate Inlet = 0.9 cfs @ 0.25 ft head = 3 inches

Largest Drainage Area for Type A Grate Inlet = 0.061 ac = 0.409 cfs = Ponding Max 1.20'

SURVEYOR:
 THE MCKINLEY CO., INC.
 CHARLES A. MCKINLEY
 P.O. BOX 4218
 PASADENA, TEXAS 77502
 PHONE: (713)473-3502
 FAX: (713)473-9601
 EMAIL: mckinleycoinc@aol.com

LEGEND

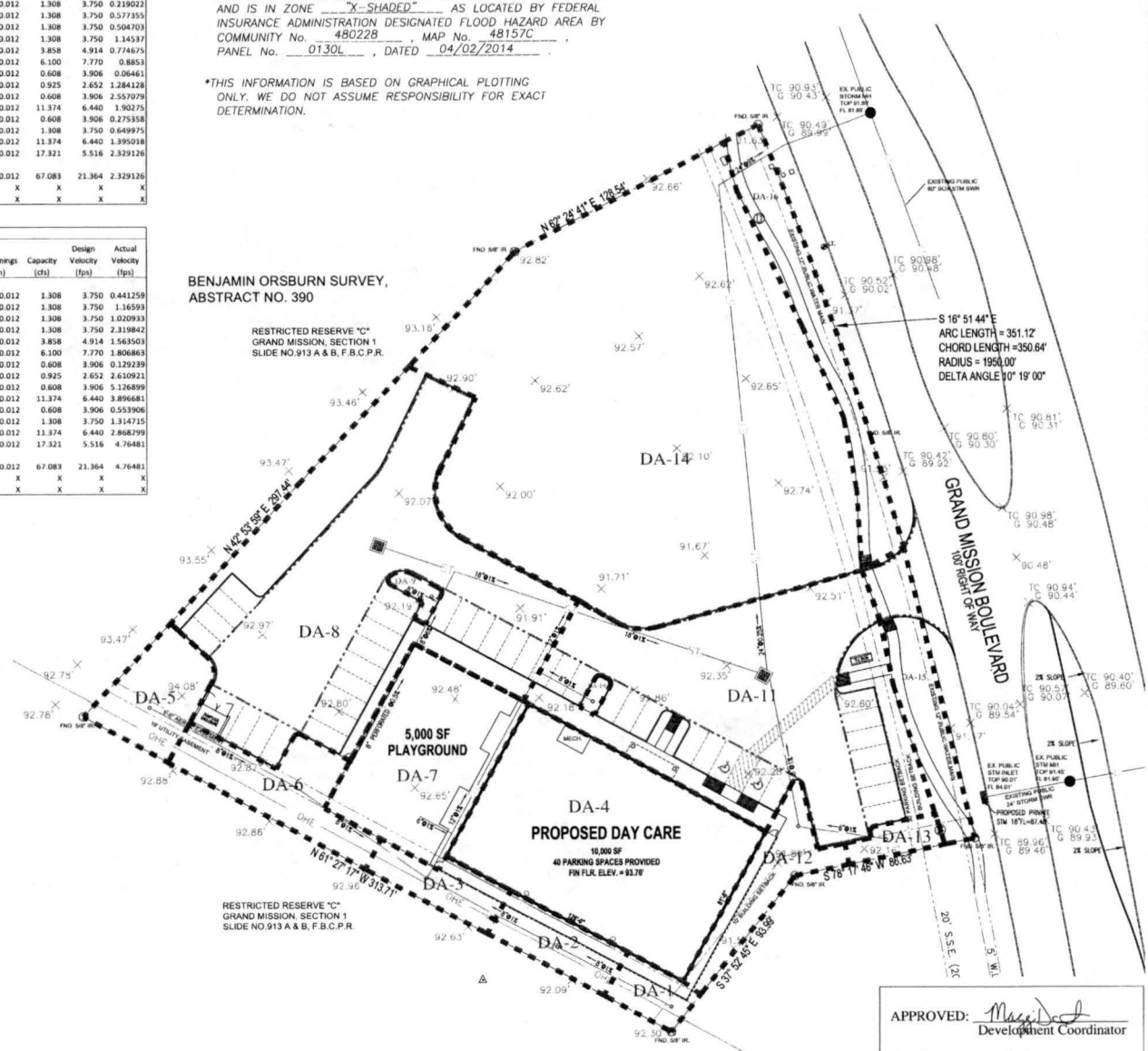
SITE PROPERTY LINES	---
OTHER PROPERTY LINES	---
EASEMENTS / ETTACKS	---
EXISTING CURBURES	---
FIRELINE STRIPING	---
EDGE OF CONCRETE	---
PARKING ADA STRIPING	---
PROPOSED WATERLINE	---
PROPOSED SANITARY SEWER	---
PROPOSED STORM SEWER	---
ELECTRIC / COMMUNICATIONS	---
DOMESTIC NATURAL GAS	---
PROPOSED SLL FENCE	---
PROPOSED FENCE	---
TS = TOP OF SIDEWALK ELEVATION	---
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TC = TOP OF CURB ELEVATION	---
TG = TOP OF GRADE ELEVATION	---
TEP = TOP OF GRADE INLET ELEVATION	---
EOP = EDGE OF PAVING ELEVATION	---
FG = FINISH GRADE	---
SEE SURVEY FOR ABBREVIATION LEGEND OF EXISTING ITEMS	---



FLOOD INFORMATION

*THIS TRACT OR LOT IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X-SHADED" AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. 480228 MAP No. 48157C PANEL No. 0130L, DATED 04/02/2014

*THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.



APPROVED: *M. D. ...*
 Development Coordinator

DATE: 10/16/16

MIRAMONT INTERESTS, L.C.
 ENGINEERING, ARCHITECTURE, LAND DEVELOPMENT
 TBP# 10477
 1790 Hughes Landing Blvd.
 Suite 400
 The Woodlands, TX 77380
 (832) 691-1581



The seal and signature appearing on this document was authorized by the State of Texas, Houston, TX, PE 80511 on 9-29-16

OWNER:
WyTex BTS, LLC
 4009 Banister Lane,
 Suite 305
 Austin, TX 78704
 c/o Brad Neff
 (503) 547-8821
 brad@wytextbts.com

REVISIONS:

REV-1:	8-25-16
REV-2:	9-8-16
REV-3:	9-12-16
REV-4:	9-23-16
REV-5:	9-29-16

The Learning Experience
 Academy of Early Education
 Grand Mission Blvd.
 Richmond, TX 77339

SHEET TITLE:
DRAINAGE PLAN

DATE: 9-29-16

C-7

LANDSCAPE LEGEND					
PLANT	HEIGHT	CALIPER	CANOPY	SPACING	NUMBER
LIVE OAK (QUERCUS VIRGINIANA)	6 FT.	3.25 - IN	3 FT. MIN	20 FT.	20
WAXLEAF LIGUSTRUM (LIGUSTRUM JAPONICUM)	24 - IN	5 GALLON	NA	3 - FT MIN.	48

**LANDSCAPE NOTES (*POA
Commercial Design Guidelines shall
precede any conflicts in requirements):**

CITY OF HOUSTON, TEXAS

Sec. 33-129 - General planting standards.

(a)
Trees and shrubs planted in a parkway shall be planted in accordance with the applicable standards required by appendix B or E. The following additional limitations shall apply.

(1)
When located in the visibility triangle, trees shall be headed to a minimum height of seven feet, and shrubs shall be maintained at a maximum height of 30 inches as measured from the surrounding soil line.

(2)
For streets with curbs or proposed curbs, trees shall be planted at least three feet from the back of the existing curb or the city's final approved design line of the back of the curb of any public street as measured from the center line of the tree trunk. Provided, the city engineer may in writing authorize the planting distance to be reduced after review of the specific location, with the preference that at least two feet of open space should be maintained between the street side of the tree and the back of the curb.

(3)
For streets without curbs or proposed curbs, trees shall be planted at least four feet behind the roadside drainage ditch as measured from the back (private property) side of the top of the roadside drainage ditch bank to the center line of the tree trunk. Provided, the city engineer may in writing authorize the planting distance to be reduced, after review of the specific location, with the preference that the roots not interfere with ditch maintenance.

(b)
In addition to the tree and shrub planting standards contained within appendices B and E, trees and shrubs in esplanades shall be planted according to the following requirements as illustrated in figure C:

(1)
Trees in any major thoroughfare street esplanade shall not be planted closer to the end of the esplanade than 75 feet.

(2)
Trees in any local street esplanade shall not be planted closer to the end of the esplanade than 50 feet.

(3)
Trees planted in any esplanade shall be located not closer than 50 feet from any mid-block opening in the esplanade.

(4)
Shrubs planted in any esplanade shall not be planted closer to the end of the esplanade than 25 feet or closer than three feet from the back of the curb or the final approved design line for the curb of any public street. Use of ground covers or annuals and perennials conforming with the height restrictions of a visibility triangle shall not be restricted.

(5)
Trees planted in the esplanade shall not be located closer than five feet from the back of the curb or the final approved design line for the curb. Trees shall not be spaced at intervals of less than 30 feet.

(c)
Any tree located within a parking lot must be planted and maintained within a permeable area which has a radius of not less than three feet. No tree shall be planted closer than three feet from a curb or fire stop.

(Ord. No. 03-159, § 5, 2-12-03)

**BENJAMIN ORSBURN SURVEY,
ABSTRACT NO. 390**

RESTRICTED RESERVE "C"
GRAND MISSION, SECTION 1
SLIDE NO.913 A & B, F.B.C.P.R.

2.207 ACRES, BLOCK 1
UNRESTRICTED RESERVE "A"
GRAND MISSION TOWN CENTER SUBDIVISION
FORT BEND COUNTY, TEXAS.

5,000 SF
PLAYGROUND

PROPOSED DAY CARE

10,000 SF
40 PARKING SPACES PROVIDED
FIN FLR. ELEV. = 93.70'

RESTRICTED RESERVE "C"
GRAND MISSION, SECTION 1
SLIDE NO.913 A & B, F.B.C.P.R.



MIRAMONT
INTERESTS, L.C.
ENGINEERING - BRICKRIDGE
LAND DEVELOPMENT
TBPE #10477
1790 Hughes Landing Blvd,
Suite 400
The Woodlands, TX 77380
(832) 691-1581



Renee W. Brown, P.E.

The seal and signature appearing on this document was authorized by Renee W. Brown, P.E. #68911 on 9-29-16

OWNER:

WyTex BTS, LLC

4009 Banister Lane,
Suite 365
Austin, TX 78704
c/o Brad Neff
(303) 547-8821
brad@wytextbs.com

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The Learning Experience
Academy of Early Education
Grand Mission Blvd.
Richmond, TX 77339

SHEET TITLE:
LANDSCAPE
PLAN

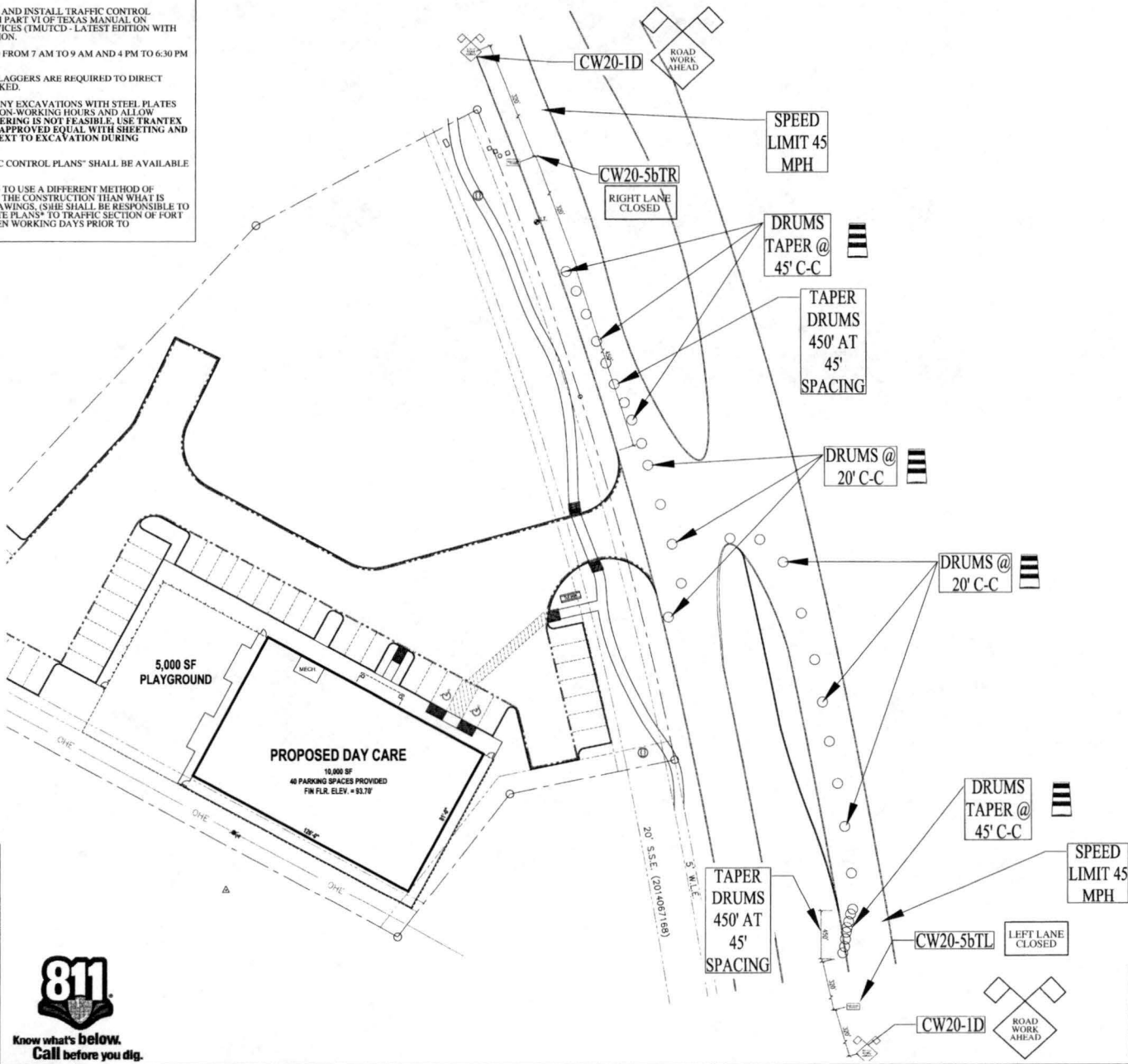
DATE: 9-29-16

C-9

RE-ROUTE IRRIGATION
AS NEEDED FOR TURN
LANE CONSTRUCTION
AND RE-SOD DISTURBED
AREAS, NO LANDSCAPING
ALLOWED THAT WILL
BLOCK VEHICLE
VISIBILITY

APPROVED: *Maddalena*
Development Coordinator
DATE: 10/10/16

- TRAFFIC NOTES:**
1. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD - LATEST EDITION WITH REVISIONS) DURING CONSTRUCTION.
 2. NO LANES SHALL BE BLOCKED FROM 7 AM TO 9 AM AND 4 PM TO 6:30 PM MONDAY THRU FRIDAY.
 3. OFF DUTY POLICE OFFICERS/ FLAGGERS ARE REQUIRED TO DIRECT TRAFFIC WHEN LANES ARE BLOCKED.
 4. CONTRACTOR SHALL COVER ANY EXCAVATIONS WITH STEEL PLATES ANCHORED PROPERLY DURING NON-WORKING HOURS AND ALLOW NORMAL TRAFFIC FLOW. IF COVERING IS NOT FEASIBLE, USE TRANSPARENT 36" REF. 36" DELINEATOR OR APPROVED EQUAL WITH SHEETING AND BASE EPOXIED TO PAVEMENT NEXT TO EXCAVATION DURING NON-WORKING HOURS.
 5. APPROVED COPIES OF "TRAFFIC CONTROL PLANS" SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES.
 6. IF THE CONTRACTOR CHOOSES TO USE A DIFFERENT METHOD OF TRAFFIC CONTROL PLAN DURING THE CONSTRUCTION THAN WHAT IS OUTLINED IN THE CONTRACT DRAWINGS, (SHEE SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT ALTERNATE PLANS* TO TRAFFIC SECTION OF FORT BEND COUNTY FOR APPROVAL TEN WORKING DAYS PRIOR TO IMPLEMENTATION.



LEGEND

SITE PROPERTY LINES	
OTHER PROPERTY LINES	
EASEMENTS/SETBACKS	
EXISTING CONTOURS	1.32.5
PAVING STRIPING	
EDGE OF CONCRETE	
PARKING / ADA STRIPING	
PROPOSED WATER LINE	
PROPOSED SANITARY SEWER	
PROPOSED STORM SEWER	
ELECTRIC / COMMUNICATIONS	
DOMESTIC NATURAL GAS	
PROPOSED BELT FENCE	
PROPOSED FENCE	
TS = TOP OF SIDEWALK ELEVATION	
TP = TOP OF PAVING ELEVATION	
TC = TOP OF CURB ELEVATION	
TO = TOP OF GRATE / INLET ELEVATION	
EOB = EDGE OF PAVING ELEVATION	
FG = FRESH GRADE	
SEE SURVEY FOR ABBREVIATION LEGEND OF EXISTING ITEMS	



APPROVED: *Mage*
Development Coordinator
DATE: 10/19/16

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Renee W. Brown, P.E.
The seal and signature appearing on this document was authorized by Renee W. Brown, P.E. #65511 on 9-29-16

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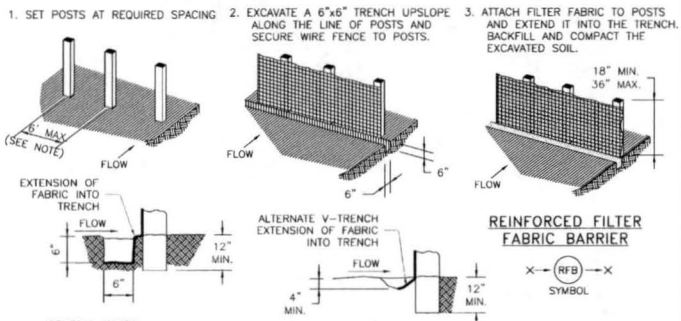
REV-1:	8-25-16
REV-2:	9-8-16
REV-3:	9-12-16
REV-4:	9-23-16
REV-5:	9-29-16

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SHEET TITLE:
TRAFFIC PLAN

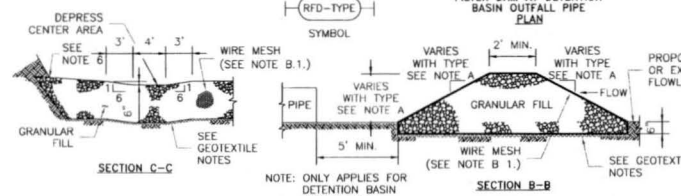
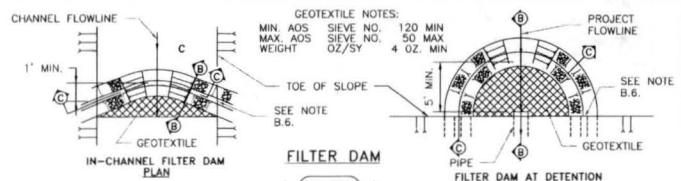
DATE: 9-29-16

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GENERAL NOTES:

1. SECURELY FASTEN MESH FENCING TO POSTS WITH STAPLES OR THE WIRES.
2. SECURELY FASTEN FILTER FABRIC TO MESH FENCING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT A POST, FOLD TOGETHER, AND ATTACH TO A POST.
4. REMOVE SEDIMENT DEPOSITS WHEN SILT REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE IN DEPTH.

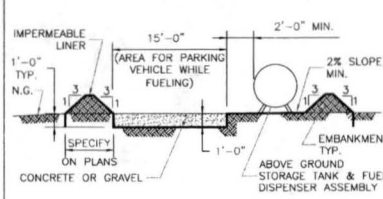


A. TYPES OF FILTER DAMS

1. TYPE 1 (NON-REINFORCED)
 - a. HEIGHT - 18-24 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH - 2 FEET (MINIMUM)
 - c. SLOPES - 2:1 (MAXIMUM).
2. TYPE 2 (REINFORCED)
 - a. HEIGHT - 18-36 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH - 2 FEET (MINIMUM).
 - c. SLOPES - 2:1 (MAXIMUM).
3. TYPE 3 (REINFORCED)
 - a. HEIGHT - 36-48 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH - 2 FEET (MINIMUM).
 - c. SLOPES - 2:1 (MAXIMUM).
4. TYPE 4 (GABION)
 - a. HEIGHT - 30 INCHES (MINIMUM). MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH - 2 FEET (MINIMUM).
5. TYPE 5. AS SHOWN ON THE PLANS.

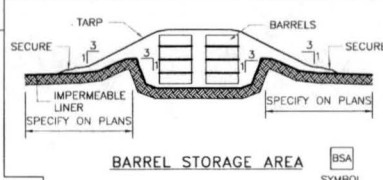
B. CONSTRUCT FILTER DAMS ACCORDING TO THE FOLLOWING CRITERIA UNLESS SHOWN OTHERWISE ON THE PLANS.

1. TYPE 2 AND 3 FILTER DAMS: SECURE WITH 20 GAUGE GALVANIZED WOVEN WIRE MESH WITH 1 INCH DIAMETER HEXAGONAL OPENINGS.
2. PLACE GRANULAR FILL ON THE WIRE MESH TO HEIGHT AND SLOPES SHOWN ON PLANS OR AS SPECIFIED BY THE ENGINEER.
 - a. 3-5 INCHES FOR ROCK FILTER DAM TYPES 1, 2 AND 4.
 - b. 4-8 INCHES FOR ROCK FILTER DAM TYPE REFER TO GRANULAR FILL IN SPECIFICATION SECTION NO. 02378 RIPRAP AND GRANULAR FILL.
3. FOLD WIRE MESH AT UPSTREAM SIDE OVER GRANULAR FILL AND TIGHTLY SECURED TO ITSELF ON THE DOWNSTREAM SIDE USING WIRE TIES OR HOC RINGS.
4. IN STREAMS, SECURE OR STAKE MESH TO STREAM BED PRIOR TO AGGREGATE PLACEMENT.
5. SEE HCFCD SPECIFICATION SECTION NO. 02364-FILTER DAMS. EMBED ONE FOOT MINIMUM INTO SLOPE AND RAISE ONE FOOT HIGHER THAN CENTER OF DEPRESSED AREA AT SLOPE.
6. GRAVEL BAGS SHALL NOT BLOCK THROAT OF INLET UNLESS DIRECTED BY ENGINEER.



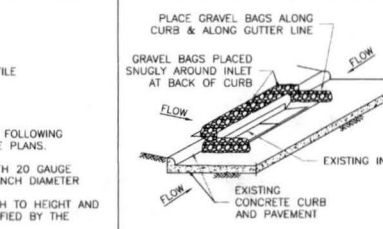
ABOVE GROUND TEMP. VEHICLE & EQUIPMENT FUELING AREA WITH TANK

- GENERAL NOTES:**
1. THE SIZE OF TANK FOUNDATION AREA DEPENDS ON THE SIZE OF ABOVE GROUND STORAGE TANK AND DISPENSER ASSEMBLY.
 2. PROVIDE A MINIMUM SLOPE OF 2% TOWARD THE SLUMP PIT.
 3. INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS.



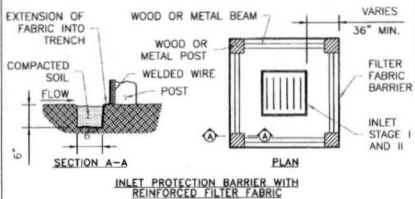
BARREL STORAGE AREA

- GENERAL NOTES:**
1. ALTERNATIVELY, STORE BARRELS IN AN ENCLOSED BUILDING OR SHED.
 2. INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS. 60 mil MINIMUM.
 3. CONSTRUCT BERMED AREA WITH VOLUME GREATER THAN OR EQUAL TO 110% VOLUME OF BARRELS.



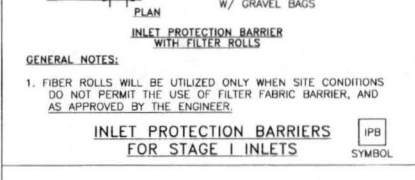
INLET PROTECTION BARRIERS FOR STAGE II INLETS

- GENERAL NOTES:**
1. REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE BARRIER.
 2. GRAVEL BAGS SHALL NOT BLOCK THROAT OF INLET UNLESS DIRECTED BY ENGINEER.



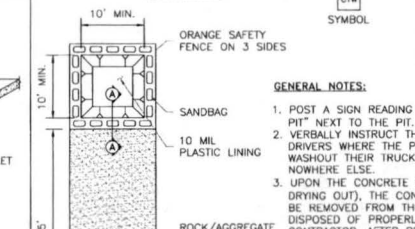
INLET PROTECTION BARRIER WITH REINFORCED FILTER FABRIC

- GENERAL NOTES:**
1. FIBER ROLLS WILL BE UTILIZED ONLY WHEN SITE CONDITIONS DO NOT PERMIT THE USE OF FILTER FABRIC BARRIER, AND AS APPROVED BY THE ENGINEER.



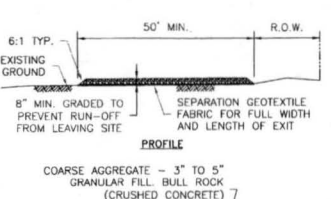
INLET PROTECTION BARRIERS WITH FILTER ROLLS

- GENERAL NOTES:**
1. FIBER ROLLS WILL BE UTILIZED ONLY WHEN SITE CONDITIONS DO NOT PERMIT THE USE OF FILTER FABRIC BARRIER, AND AS APPROVED BY THE ENGINEER.



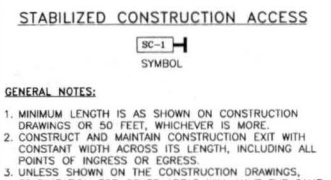
CONCRETE TRUCK WASHOUT AREA

- GENERAL NOTES:**
1. POST A SIGN READING "CONCRETE WASHOUT PIT" NEXT TO THE PIT.
 2. VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASHOUT THEIR TRUCKS IN THE PIT AND NOWHERE ELSE.
 3. UPON THE CONCRETE SETTING UP (CURING, DRYING OUT), THE CONCRETE WASTE SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR. AFTER REMOVAL OF THE CONCRETE WASTE, THE WASHOUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.
 4. CONCRETE WASHOUT PITS SHALL NOT BE LOCATED DIRECTLY ADJACENT TO, NOR AT ANY TIME DRAIN INTO THE STORM SEWER SYSTEM OR ANY OTHER SWALE, DITCH, OR WATERWAY.
 5. CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT AREA TO SUPPORT EXPECTED LOADINGS FROM TRUCKS EQUIPMENT.



STABILIZED CONSTRUCTION ACCESS

- GENERAL NOTES:**
1. MINIMUM LENGTH IS AS SHOWN ON CONSTRUCTION DRAWINGS OR 50 FEET, WHICHEVER IS MORE.
 2. CONSTRUCT AND MAINTAIN CONSTRUCTION EXIT WITH CONSTANT WIDTH ACROSS ITS LENGTH, INCLUDING ALL POINTS OF INGRESS OR EGRESS.
 3. UNLESS SHOWN ON THE CONSTRUCTION DRAWINGS, STABILIZATION FOR OTHER AREAS WILL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT.
 4. WHEN SHOWN ON THE CONSTRUCTION DRAWINGS, WIDEN OR LENGTHEN STABILIZED AREA TO ACCOMMODATE A TRUCK WASHING AREA. PROVIDE OUTFLET SEDIMENT TRAP FOR THE TRUCK WASHING AREA.
 5. PROVIDE PERIODIC TOP DRESSING WITH ADDITIONAL COARSE AGGREGATE TO MAINTAIN THE REQUIRED DEPTH OR WHEN SURFACE BECOMES PACKED WITH MUDD.
 6. PERIODICALLY TURN AGGREGATE TO EXPOSE A CLEAN DRIVING SURFACE.
 7. MINIMUM 14' WIDTH FOR ONE WAY TRAFFIC AND 20' WIDTH FOR TWO WAY TRAFFIC.



CONCRETE WASHOUT PIT

- GENERAL NOTES:**
1. REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE BARRIER.
 2. GRAVEL BAGS SHALL NOT BLOCK THROAT OF INLET UNLESS DIRECTED BY ENGINEER.

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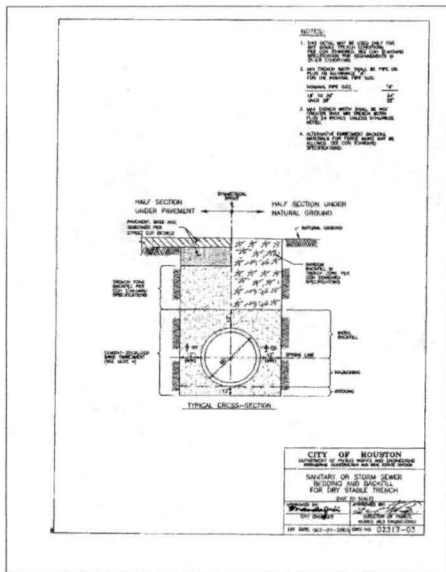
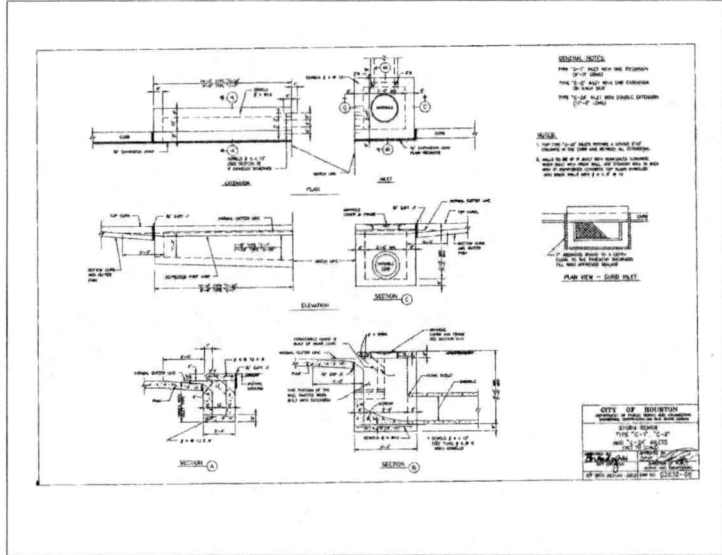
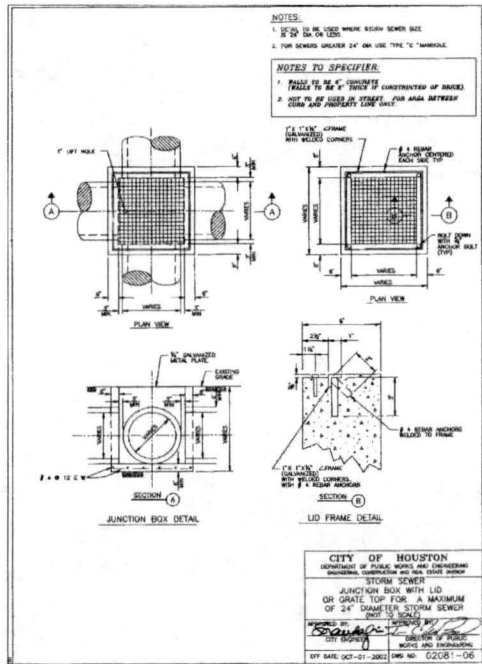
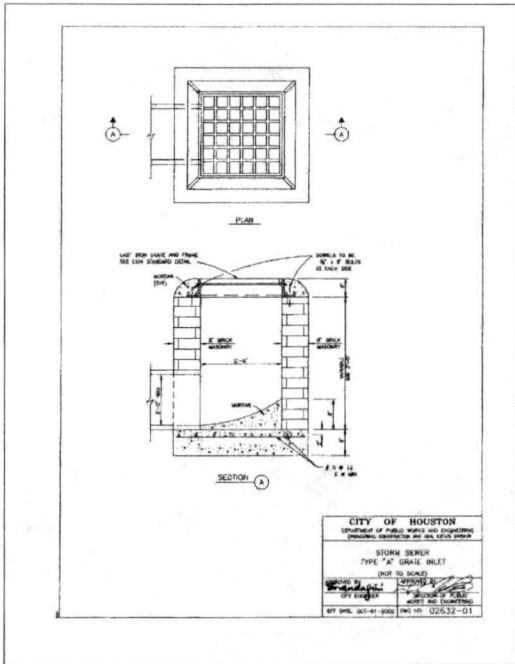
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REVISIONS:
REV-1: 8-25-16

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APPROVED: *Magi D. J.*
Development Coordinator
DATE: 10/10/16

SHEET TITLE:
SWPP
DETAILS
DATE: 8-25-16
C-11



APPROVED: *Maggie Det*
Development Coordinator
DATE: 10/10/16

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STATE OF TEXAS
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REGISTERED PROFESSIONAL ENGINEER
No. 10011
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REVISIONS:

REV. 1	8-25-16
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SHEET TITLE:
STORM SEWER DETAILS
DATE: 8-25-16

C-14

