



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

9A

Richard W. Stolleis, P.E.
County Engineer

May 17, 2017

MEMORANDUM

To: The Members of Commissioners Court

Re: Approval of release of Bond No. [REDACTED]

On the May 2, 2017 Commissioners Court Agenda item 9a, the bond form attached was identified as a performance bond when it should have labeled in the original agenda wording as a perpetual bond.

Should you have any questions please do not hesitate to call 281-633-7510.

Sincerely,

A handwritten signature in blue ink, appearing to read "Charles O. Dean".

Charles O. Dean, P.E., CFM
Assistant County Engineer – Development

cc: File

REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

On this 7th day of June, 2016, Commissioners Court came on to be heard and reviewed the accompanying notice of A&F General Contractors, LLC.

Job Location 22031 Bellaire Boulevard, Richmond, TX 77407

Date 5/25/2016 Bond No. [REDACTED], Permit No. 2016-7255 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 _____, seconded by Commissioner _____

_____, 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 Engineer
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:

County Engineer

Presented to Commissioners Court and
approved.
Recorded in Volume

N/A

Minutes of Commissioners Court

By:

Drainage District Engineer/Manager

Clerk of Commissioners Court

By:

Deputy

Engineering Department

Phone: (281) 633-7500

Permit No. 2016-7255

5/25/2016
Date

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

BOND NO. [REDACTED]

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, A&F General Contractors LLC whose address is
21175 Tomball Parkway #363 Houston, TX 77070 as **Principal,**
and SureTec Insurance Company, a Corporation existing under and by virtue of
the laws of the State of Texas and authorized to do an indemnifying business in the State
of Texas, and whose principal office is located at 1330 Post Oak Blvd., Suite 1100 Houston, TX 77056, whose
officer residing in the State of Texas, authorized to accept service in all suits and actions brought
within said State is Steven D. Nelson and whose address is 9737 Great Hills Trail, Suite 320, Austin, TX 78759,
hereinafter called the Surety, are 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 perpetual
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, constructing,
maintaining 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 20th day of May, 2016.

A&F General Contractors LLC

PRINCIPAL

David Trinch

BY

SureTec Insurance Company

SURETY

Xenia Chavez

BY

Xenia Chavez Attorney in Fact

SureTec Insurance Company

THIS BOND RIDER CONTAINS IMPORTANT COVERAGE INFORMATION

Statutory Complaint Notice/Filing of Claims

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint or file a claim at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company
9737 Great Hills Trail, Suite 320
Austin, Tx 78759

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252-3439. You may write the Texas Department of Insurance at

PO Box 149104
Austin, TX 78714-9104
Fax#: 512-490-1007
Web: <http://www.tdi.state.tx.us>
Email: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES: Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

SureTec Insurance Company

LIMITED POWER OF ATTORNEY

Know All Men by These Presents, That SURETEC INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Texas, and having its principal office in Houston, Harris County, Texas, does by these presents make, constitute and appoint

Xenia Chavez

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include waivers to the conditions of contracts and consents of surety for:

Principal: A&F General Contractors LLC
Obligee: Fort Bend County Judge
Amount: \$ 5,000.00

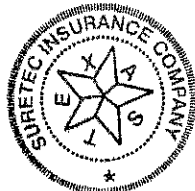
and to bind the Company thereby as fully and to the same extent as if such bond were signed by the President, sealed with the corporate seal of the Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolutions of the Board of Directors of the SureTec Insurance Company:

Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and of behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached. (Adopted at a meeting held on 20th of April, 1999.)

In Witness Whereof, SURETEC INSURANCE COMPANY has caused these presents to be signed by its President, and its corporate seal to be hereto affixed this 21st day of March, A.D. 2013.

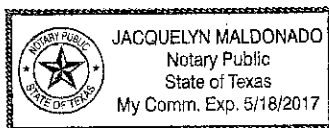


SURETEC INSURANCE COMPANY

By: _____
John Knox Jr., President

State of Texas SS:
 County of Harris

On this 21st day of March, A.D. 2013 before me personally came John Knox Jr., to me known, who, being by me duly sworn, did depose and say, that he resides in Houston, Texas, that he is President of SURETEC INSURANCE COMPANY, the company described in and which executed the above instrument; that he knows the seal of said Company; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Company; and that he signed his name thereto by like order.



Jacquelyn Maldonado, Notary Public
 My commission expires May 18, 2017

I, M. Brent Beaty, Assistant Secretary of SURETEC INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Company, which is still in full force and effect; and furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

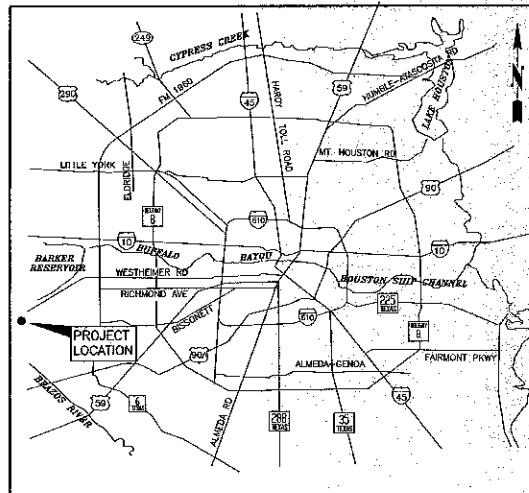
Given under my hand and the seal of said Company at Houston, Texas this 20th day of May, 2016, A.D.

M. Brent Beaty, Assistant Secretary

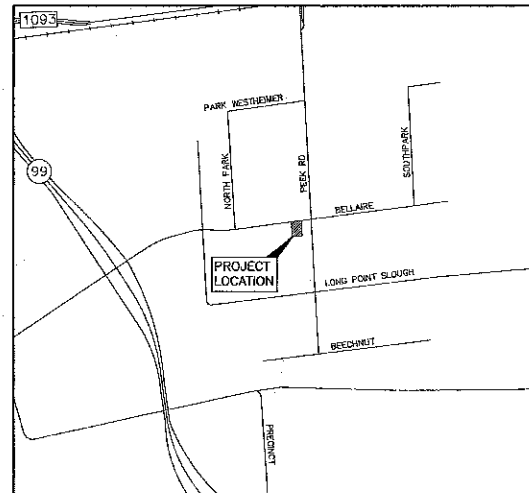
PLANS FOR CONSTRUCTION OF PRIVATE SITE WORK TO SERVE KIDDIE ACADEMY 22031 BELLAIRE BOULEVARD FORT BEND COUNTY, TEXAS 77407

ARCHITECT: **BAKER & ASSOCIATES ARCHITECTS**
673 HIGH STREET, SUITE 204
WORTHINGTON, OHIO 43085
PHONE: (614) 436-0555

ENGINEER:
TERRA
ASSOCIATES, INC.
CONSULTING ENGINEERS
1445 N. LOOP WEST - SUITE 450
HOUSTON, TEXAS 77008
713-963-0553
TSPC Registration No. F-003632



**GREATER HOUSTON AREA
AREA MAP
NOT-TO-SCALE**



**FORT BEND COUNTY, TEXAS
LOCATION MAP
NOT-TO-SCALE
KEY MAP No. 525 L**

SHEET	TITLE
C1	COVER SHEET
C2	CONSTRUCTION NOTES
C3	EXISTING CONDITIONS & DEMOLITION PLAN
C4	DIMENSIONED SITE PLAN
C5	SITE GRADING PLAN
C6	SITE DRAINAGE PLAN
C7	DRAINAGE AREA MAP & CALCULATIONS
C8	OFFSITE DRAINAGE DITCH & OVERALL DETENTION
C9	SITE UTILITY PLAN
C10	SITE PAVING PLAN
C11	STORM WATER POLLUTION PREVENTION PLAN
C12	STORM WATER POLLUTION PREVENTION DETAILS
C13	SITE UTILITY DETAILS
C14	SITE PAVING DETAILS (1 OF 2)
C15	SITE PAVING DETAILS (2 OF 2)
L1.1	LANDSCAPE PLAN
L2.1	IRRIGATION PLAN
L3.1	LANDSCAPE DETAILS
L4.1	IRRIGATION DETAILS

ONE-CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
(713)963-4557 (In Houston)
(New Statewide Number Outside Houston)
1-800-545-6000

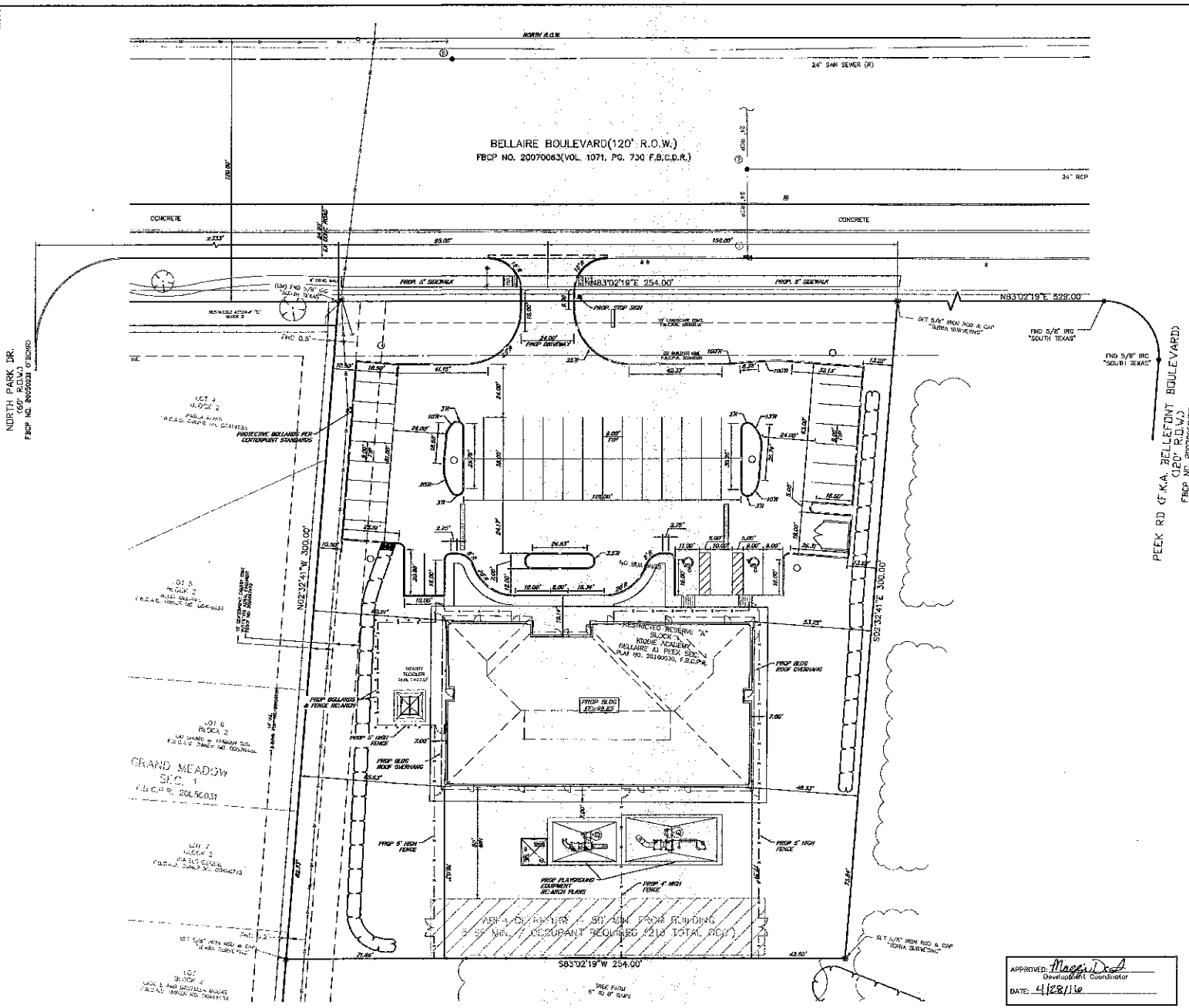
ACCORDING TO THE FEDERAL MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48200U000A, MAP REVISED JUNE 19, 2007, THE SUBJECT PROPERTY LIES IN ZONE "X" UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN).

TERRA
ASSOCIATES, INC.
CONSULTING ENGINEERS
1445 N. LOOP WEST - SUITE 450
HOUSTON, TEXAS 77008
713-963-0553
TSPC Registration No. F-003632

TAI PROJECT No. 0054-1402
CONTRACT No. 1
APRIL 4, 2016

FORT BEND COUNTY ENGINEER
ENGINEER: *Paul G. Morgan, P.E., P.O.B.*
FOR: Richard W. Stodien, D.E.
DATE: 4/23/16
THESE SIGNATURES ARE VOID IF CONSTRUCTION
HAS NOT COMMENCED IN (1) YEAR FROM DATE
OF APPROVAL.
APPROVED: *Maggie DeL...*
SUPERVISOR
DATE: 4/28/16



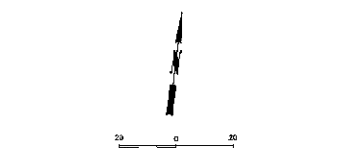


FLOODPLAIN INFORMATION
THIS TRACT LIES IN ZONE "X" (UNSHADED) DESIGNATED AS "AREAS DEEMED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN" AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM PANEL NUMBER 48157C001A, LATEST AVAILABLE PUBLISHED REVISION DATED APRIL 3, 2014.

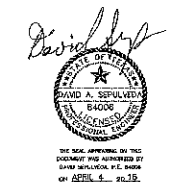
BENCHMARK INFORMATION
ALL ELEVATIONS SHOWN HEREON ARE BASED ON U.S. SURVEY FOOT: NAD 83 (2011 ADJUSTED).

FLOODPLAIN E.M. NO. 190315: ELEVATION=201.45'
BRASS DISK ON BRIDGE, ON MASON ROAD, APPROXIMATELY 0.5 MILES NORTH OF INTERSECTION OF FM 1081 AND MASON ROAD. DISK IS LOCATED 14.4' SOUTH OF NORTHEAST END OF PEDESTRIAN WALKWAY, ON EAST SIDE OF BRIDGE, NORTHBOUND SPAN.

PROJECT, T.M. 5: ELEVATION=87.50'
BOX CUT ON BB INLET, APPROXIMATELY 100' WEST OF THE INTERSECTION OF THE INTERSECTION OF FIVE ROAD AND BELLAIRE BOULEVARD.

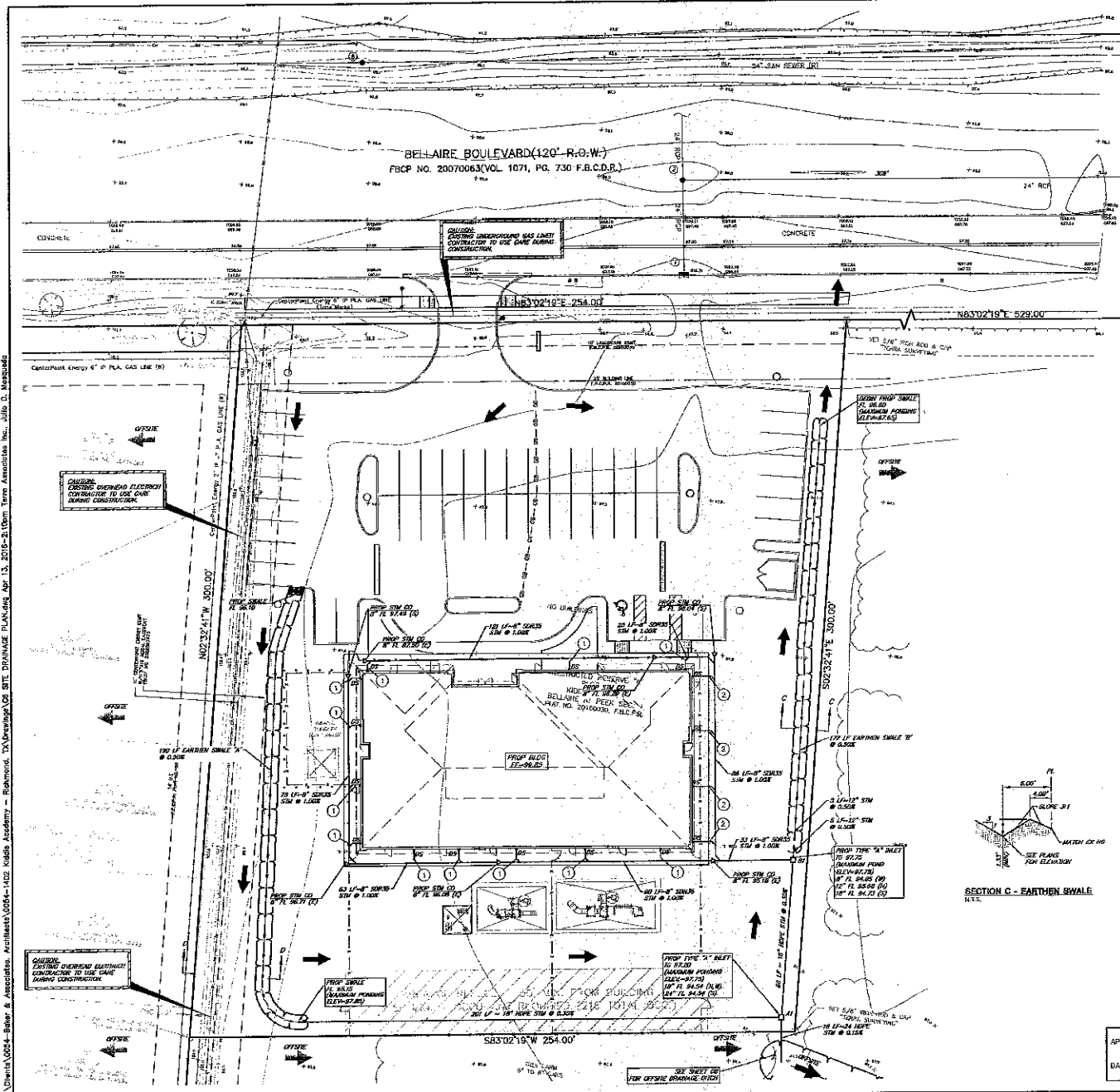


- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. SEE ARCHITECTS PLANS FOR DETAILS OF HANDICAP PARKING, STORAGE, RAMP, STRIPING, ETC.
 3. ALL CURB RETURN RADIUS SHALL BE 2', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.



REVISED	DESCRIPTION	DATE	APP.
	KIDDLE ACADEMY RICHMOND, TEXAS		
DIMENSIONED SITE PLAN			
1445 N. LOOP WEST - SUITE 450 HOUSTON, TEXAS 77008 713-961-0333 ASSOCIATES, INC. OPERATING TRANSMISSIONS TYPE Registration No. F-003832			
DESIGNED BY: JAZ	SCALE: 1" = 20'	PROJECT NO. 0504-1402	CONTRACT NO. 1
CHECKED BY: BAS	DATE: APRIL 4, 2016	SHEET C4	OF C15

APPROVED: *Mosqueda*
Development Coordinator
DATE: 4/18/16



- INVERT LOGS**
- BB INLET
TO EL=78.60
OUTTER EL=78.71
24"RCPI(H)=82.95
- STORM MANHOLE
HUB EL=79.42
TO EL=79.55
24"RCPI(H)=82.07
24"RCPI(H)=82.72
- STORM MANHOLE
RUE EL=80.45
TO EL=82.47
24"RCPI(H)=81.20
24"RCPI(H)=82.20
24"RCPI(H)=81.60
- BB INLET
TO EL=90.81
OUTTER EL=90.85
24"RCPI(H)=92.01
- SAN MANHOLE
HUB EL=89.37
TOP OF DEBRIS EL=89.4
BOTTOM EL=88.84
(CAN NOT SEE PIPES)
- SAN MANHOLE
HUB EL=89.08
TOP OF DEBRIS EL=89.6
BOTTOM EL=88.63
(CAN NOT SEE PIPES)
- SAN MANHOLE
HUB EL=90.46
TOP OF DEBRIS EL=90.4
BOTTOM EL=89.84
(CAN NOT SEE PIPES)

FLOODPLAIN INFORMATION

THIS TRACT LIES IN ZONE "X" (UNSHADED), DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM PANEL NUMBER 48197C0110L, LATEST AVAILABLE PUBLISHED REVISION DATED APRIL 2, 2014.

BENCHMARK INFORMATION

ALL ELEVATIONS SHOWN HEREON ARE BASED ON U.S. SURVEY FOOT; NAD 83 (2011 ADJUSTMENT).

FLOODPLAIN R.M. NO. 10025; ELEVATION-101.46'
BRASS DISK ON BRIDGE, ON MASON ROAD, APPROXIMATELY 0.6 MILES NORTH OF
INTERSECTION OF Fw 1023 AND MASON ROAD. DISK IS LOCATED 14.5' SOUTH OF
NORTHERN END OF PEDESTRIAN WALKWAY, ON EAST SIDE OF BRIDGE, NORTH-BOUND
SPAN.

PROJECT: TRM-1 ELEVATION: 57.80'
BOX CUT ON EB DEET, APPROXIMATELY 680' WEST OF THE INTERSECTION OF THE
SOUTHWEST CORNER OF DEET ROAD AND DALLAS BOULEVARD



- LEGEND**
- | | |
|---|----------------------------------|
|  | EXISTING INLET |
|  | EXISTING MANHOLE |
|  | PROPOSED INLET |
|  | PROPOSED MANHOLE |
|  | PROPOSED CLEANOUT |
|  | PROPOSED 100 YR SHEET FLOW ROUTE |
|  | EXISTING 100 YR SHEET FLOW ROUTE |

GENERAL NOTES

1. 12" DIAMETER AND LARGER STORM SEWER MATERIAL SHALL BE HDPE (HIGH DENSITY POLYETHYLENE) UNLESS NOTED OTHERWISE ON PLAN
2. 8" DIAMETER STORM SEWER MATERIAL SHALL BE SDR 35 FVC UNLESS NOTED OTHERWISE ON PLAN.

STORM NOTES:

- ① 5 LF 8" SDR35 STM SHR @ 1.00%
- ② 11 LF 8" SDR35 STM SHR @ 1.00%



REVNO.	DESCRIPTION	DATE	APP.
KIDDE ACADEMY RICHMOND, TEXAS			
SITE DRAINAGE PLAN			



1445 N. LOOP WEST - SUITE 450
HOUSTON, TEXAS 77008
713-961-0333

PROJECT No. 0054-1403
CONTRACTS No. 1

TBPE Registration No. F-0003832

DRAWN BY: JMS SCALE: 1" = 30' SHEET C6 OF C15

CHECKED BY: DAS DATE: APRIL 12, 2018

FLOODPLAIN INFORMATION

THIS TRACT LIES IN ZONE "X" (UNSHADED), DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM PANEL NUMBER 48157C0110, LATEST AVAILABLE PUBLISHED REVISION DATED APRIL 2, 2014.

BENCHMARK INFORMATION

ALL ELEVATIONS SHOWN HEREON ARE BASED ON U.S. SURVEY FOOT; NAD 83 (2001 ADJUSTMENT).

FLOODPLAIN R.M. NO. 190712; ELEVATION-101.48'
BRASS DISK ON BRIDGE, ON MASON ROAD, APPROXIMATELY 0.5 MILES NORTH OF
INTERSECTION OF FM 1083 AND MASON ROAD. DISK IS LOCATED 14.5" SOUTH OF
NORTHERN END OF PEDESTRIAN WALKWAY, ON EAST SIDE OF BRIDGE, NORTHBOUND
SPAN.

PROJECT TRN-1: ELEVATION=97.80'
BOX CUT ON DB BLVD, APPROXIMATELY 850' WEST OF THE INTERSECTION OF THE
INTERSECTION OF PEEK ROAD AND MILLAIRE BOULEVARD.

[illegible]

INVERT LEGEND

- ① BB INLET
 TC EL=97.60
 GUTTER EL=96.71
 24"RCP@92-95

 STORM MANHOLE
 RIM EL=99.42
 24"RCP@95-92
 24"RCP@92-07
 24"RCP@92-95

 ② STORM MANHOLE
 RIM EL=99.45
 24"RCP@98.47
 24"RCP@97.30
 24"RCP@97.20
 24"RCP@97.40

 BB INLET
 TC EL=92.91
 GUTTER EL=96.51
 24"RCP@92-91

 STORM MANHOLE
 RIM EL=96.37
 10P OF DEIRIS EL
 17
 BOTTOM EL=86.84
 (CAN NOT SEE
 PIPE)
- STORM MANHOLE
 RIM EL=99.09
 10P OF DEIRIS EL
 17
 BOTTOM EL=86.89
 (CAN NOT SEE
 PIPE)
- STORM MANHOLE
 RIM EL=100.46
 10P OF DEIRIS EL
 17
 BOTTOM EL=86.56
 (CAN NOT SEE
 PIPE)

LEGENDE

-  PROPOSED DRAINAGE AREA DIVISION
 EXISTING INLET
 EXISTING MANHOLE
 PROPOSED "BB" INLET
 PROPOSED INLET
 PROPOSED MANHOLE
 INCREMENTAL DRAINAGE AREA, ACRES
 5-YR. INCREMENTAL FLOW, CFS
 CUMULATIVE AREA, ACRES
 5-YR. CUMULATIVE FLOW, CFS

NOTES

DETENTION CAPACITY FOR THIS TRACT WILL BE PROVIDED AS PART OF THE PROPOSED FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50 REGIONAL DETENTION BASIN, WHICH IS CURRENTLY UNDER DESIGN. NO BUILDING SLABS SHALL BE POURED PRIOR TO THE COMPLETION OF THE REGIONAL DETENTION BASIN CONSTRUCTION.

[Handwritten signature]



Professional Engineer

THE SEAL APPEARED ON THE DOCUMENT WAS AUTHORIZED BY
Special Agent in Charge

ON APRIL 4, 2016

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524
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REV. NO.	DESCRIPTION	DATE
	KIDNEY ACADEMY	

RIDDIE ACADEMY
RICHMOND, TEXAS

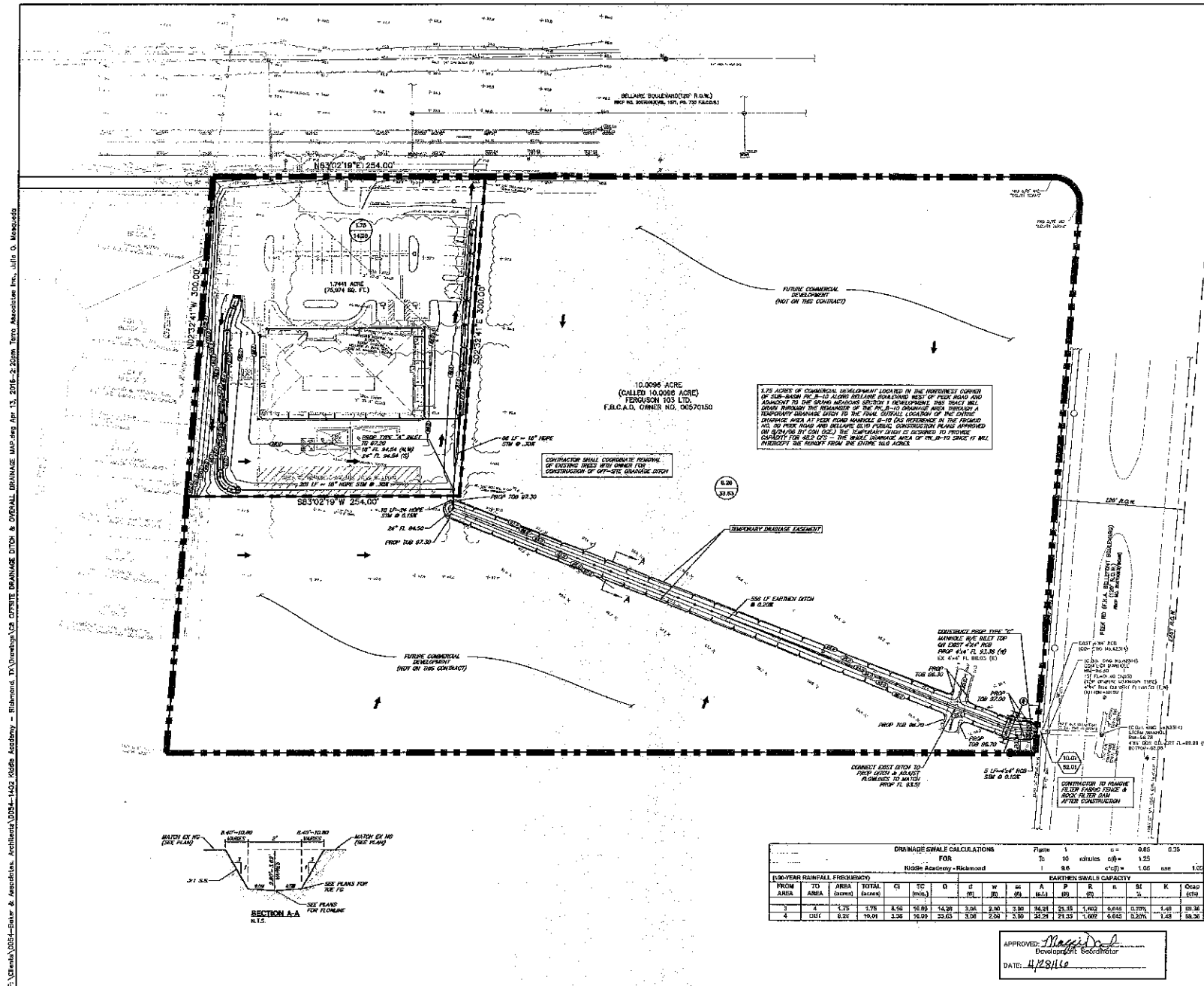
DRAINAGE AREA MAP &

CALCULATIONS

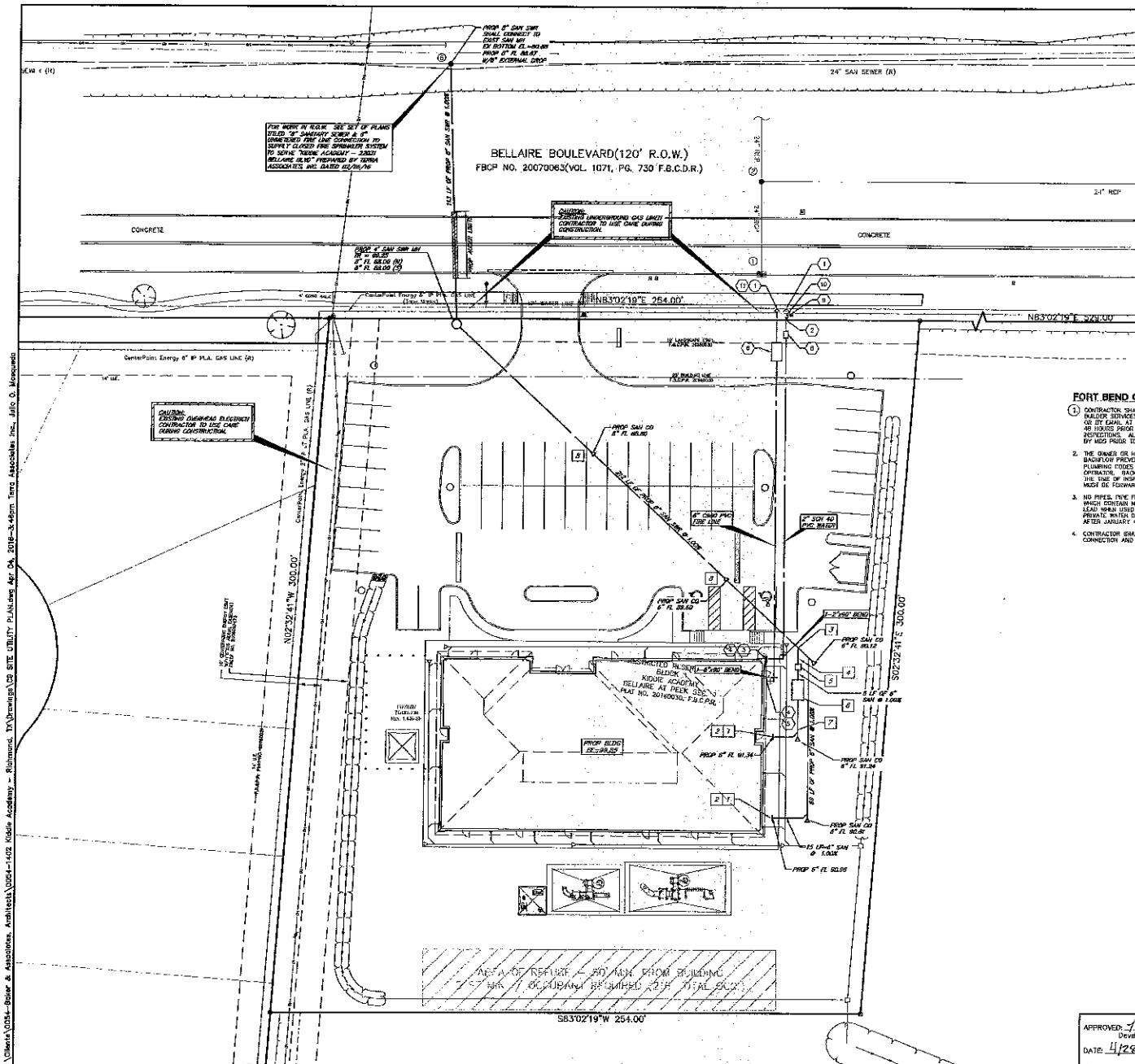
TERRA 1445 N. LOOP WEST - SUITE 450
HOUSTON, TEXAS 77008
713-893-0333

ASSOCIATES, INC. CONSULTING ENGINEERS		TYPE Registration No.: F-003832
OWNER: Mr. and Mrs. J. H. Smith	PROJECT No. 8054-1492	

DRAWN BY: JNZ	SCALE: 1" = 20'	CONTRACT: No. 1
CHECKED BY: UAS	DATE: APRIL 4, 2018	SHEET C7 OF C1



REVISED	DESCRIPTION	DATE	BY		
KIDDIE ACADEMY RICHMOND, TEXAS OFFSITE DRAINAGE DITCH & OVERALL DRAINAGE MAP TERRA 1448 N. LOOP WEST - SUITE 450 HOUSTON, TEXAS 77058 713-883-0330 T&E Registration No. F-036332 ASSOCIATES, LLC CONSULTING ENGINEERS					
DESIGNED BY: JAZ	SCALE: 1" = 40'	PROJECT NO. 0056-1402 CONTRACT NO. 1			
CHECKED BY: DAS	DATE: APRIL 12, 2016	SHEET C8 OF C15			



FLOODPLAIN INFORMATION

THIS TRACT LIES IN ZONE "C" (UNHAZARDOUS), DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN," AS PER THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD HAZARD MAPS. THE LATEST AVAILABLE FLOODPLAIN REVISION DATED APRIL 2, 2014.

BENCHMARK INFORMATION

ALL ELEVATIONS SHOWN HEREON ARE BASED ON U.S. SURVEY FOOT (NAVD 83) ADJUSTMENT.

FLOODPLAIN AND SANITARY SEWER ELEVATIONS: 100.00' BEARS CORNER ON BRIDGE, ON MASON ROAD, APPROXIMATELY 0.8 MILES NORTH OF INTERSECTION OF FM 1024 AND MASON ROAD. DSH IS LOCATED 1.5 MILES SOUTH OF SOUTHERN END OF FORT BEND COUNTY, ON EAST SIDE OF BRIDGE, NORTHERN SPAN.

PROJECT: 100.00' BEARS CORNER ON BRIDGE, ON MASON ROAD, APPROXIMATELY 0.8 MILES NORTH OF INTERSECTION OF FM 1024 AND MASON ROAD. DSH IS LOCATED 1.5 MILES SOUTH OF SOUTHERN END OF FORT BEND COUNTY, ON EAST SIDE OF BRIDGE, NORTHERN SPAN.

LEGEND	
BS	EXISTING INLET
●	EXISTING MANHOLE
○	PROPOSED INLET
○	PROPOSED MANHOLE
△	PROPOSED CLEANOUT
▽	PROPOSED DATE VALVE
○	PROPOSED WATER METER
□	PROPOSED WPP
—	PROPOSED SANITARY SEWER
—	PROPOSED WATER LINE

WATER NOTES:

1. FROM 2" STANDARD SERVICE CONNECTION BY DISTRICT OPERATOR (F-2000 AND 500)
2. 2" STANDARD METER BY DISTRICT OPERATOR
3. STUD 5' FROM BUILDING WITH 2" TEMPORARY PLUG & CLAMP
4. SEE MEP PLANS FOR CONTINUATION
5. SIMILAR FROM BUILDING WITH 6" TOP PLUG & CLAMP
6. 6" DOUBLE DETECTOR CHECK BACK FLOW PREVENTER 4" P.V. & 4" IN CONCRETE VALVE
7. EMPTY
8. 1-2" RP2 BACKFLOW PREVENTER BY CONTRACTOR
9. 1-1/2" IRRIGATION METER BY DISTRICT OPERATOR
10. 1-1/2" IRRIGATION METER BY DISTRICT OPERATOR
11. 1-1/2" IRRIGATION METER BY DISTRICT OPERATOR
12. 1-1/2" IRRIGATION METER BY DISTRICT OPERATOR

SANITARY SEWER NOTES:

1. STUD 5' FROM BUILDING WITH 2" TEMPORARY PLUG & CLAMP
2. SEE MEP PLANS FOR CONTINUATION
3. 6" FL 90.04
4. 6" FL 90.04
5. 6" FL 90.04
6. 6" FL 90.04
7. 6" FL 90.04
8. 6" FL 90.04
9. 6" FL 90.04
10. 6" FL 90.04
11. 6" FL 90.04
12. 6" FL 90.04

FORT BEND COUNTY MUD 80 NOTES

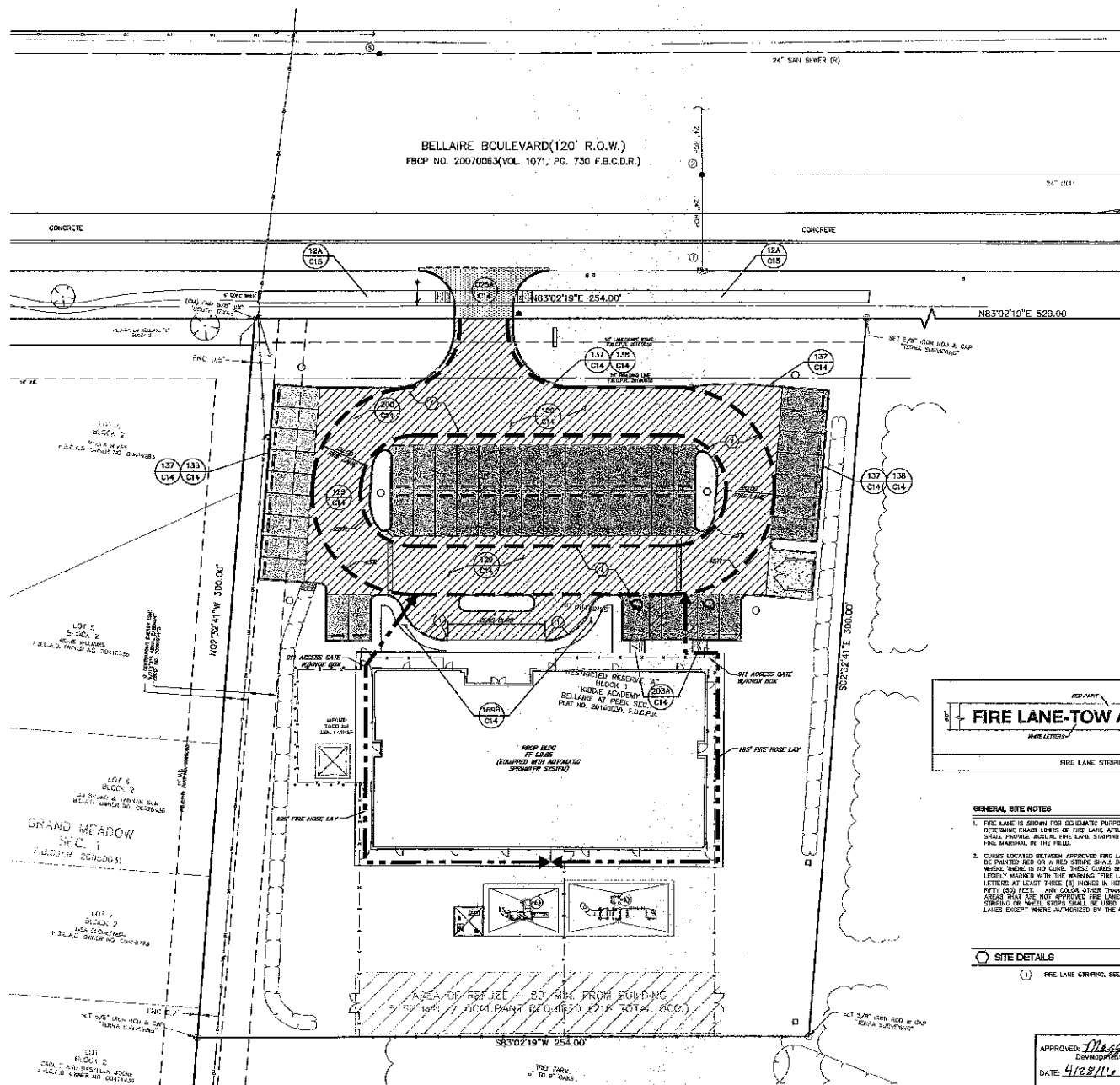
1. CONTRACTOR SHALL NOTIFY MUNICIPAL DISTRICT SERVICES, LLC, 10000 W. 100TH STREET, SUITE 100, FORT BEND COUNTY, TEXAS 77459, BY E-MAIL AT SLASH@FORTBENDCOUNTYTX.GOV OR BY FAX AT 281-291-1000 FOR APPROVAL OF THE MUD 80 TEST REPORTS. ALL SITE SANITARY SEWER SHALL BE INSPECTED BY MUD 80 PRIOR TO BACKFILL.
2. THE OWNER OR HIS CONTRACTOR SHALL INITIAL APPROPRIATE BACKFLOW PREVENTION DEVICES IN ACCORDANCE WITH STATE PLUMBING CODES OR AS REQUIRED BY THE DISTRICT'S OPERATOR. BACKFLOW TEST REPORTS MUST BE AVAILABLE AT THE TIME OF INSPECTION. COPIES OF ANNUAL TEST REPORTS MUST BE FORWARDED TO THE DISTRICT.
3. NO PIPES FOR FITTINGS, PLUMBING FITTINGS, AND FITTINGS WHICH CONTAIN MORE THAN A SCHEDULED AMOUNT OF 0.2% LEAD SHALL BE USED WITH RESPECT TO WETTED SURFACES EXCEPT IN PRIVATE WATER DISTRIBUTION FACILITIES INSTALLED ON OR AFTER JANUARY 1, 2014.
4. CONTRACTOR SHALL COMPLY WITH THE SANITARY MANHOLE CONNECTION AND USE WATERBATH RESIDENT CONNECTION.

EXISTING INVERT LEGEND

1. BB INLET
TO EL=97.60
OUTLET EL=96.71
24"RCP(N)=92.95
2. STORM MANHOLE
RM EL=93.42
24"RCP(N)=92.52
24"RCP(E)=92.07
24"RCP(S)=92.72
3. STORM MANHOLE
RM EL=93.42
24"RCP(N)=92.47
24"RCP(E)=91.30
24"RCP(S)=92.20
24"RCP(W)=91.40
4. BB INLET
TO EL=92.91
OUTLET EL=96.81
24"RCP(N)=92.91
5. SAN MANHOLE
RM EL=93.37
TOP OF DEBRIS EL=96.97
BOTTOM EL=92.84
(CAN NOT SEE PIPES)
6. SAN MANHOLE
RM EL=93.08
TOP OF DEBRIS EL=93.43
BOTTOM EL=90.85
(CAN NOT SEE PIPES)
7. SAN MANHOLE
RM EL=100.48
TOP OF DEBRIS EL=96.56
BOTTOM EL=90.00
(CAN NOT SEE PIPES)

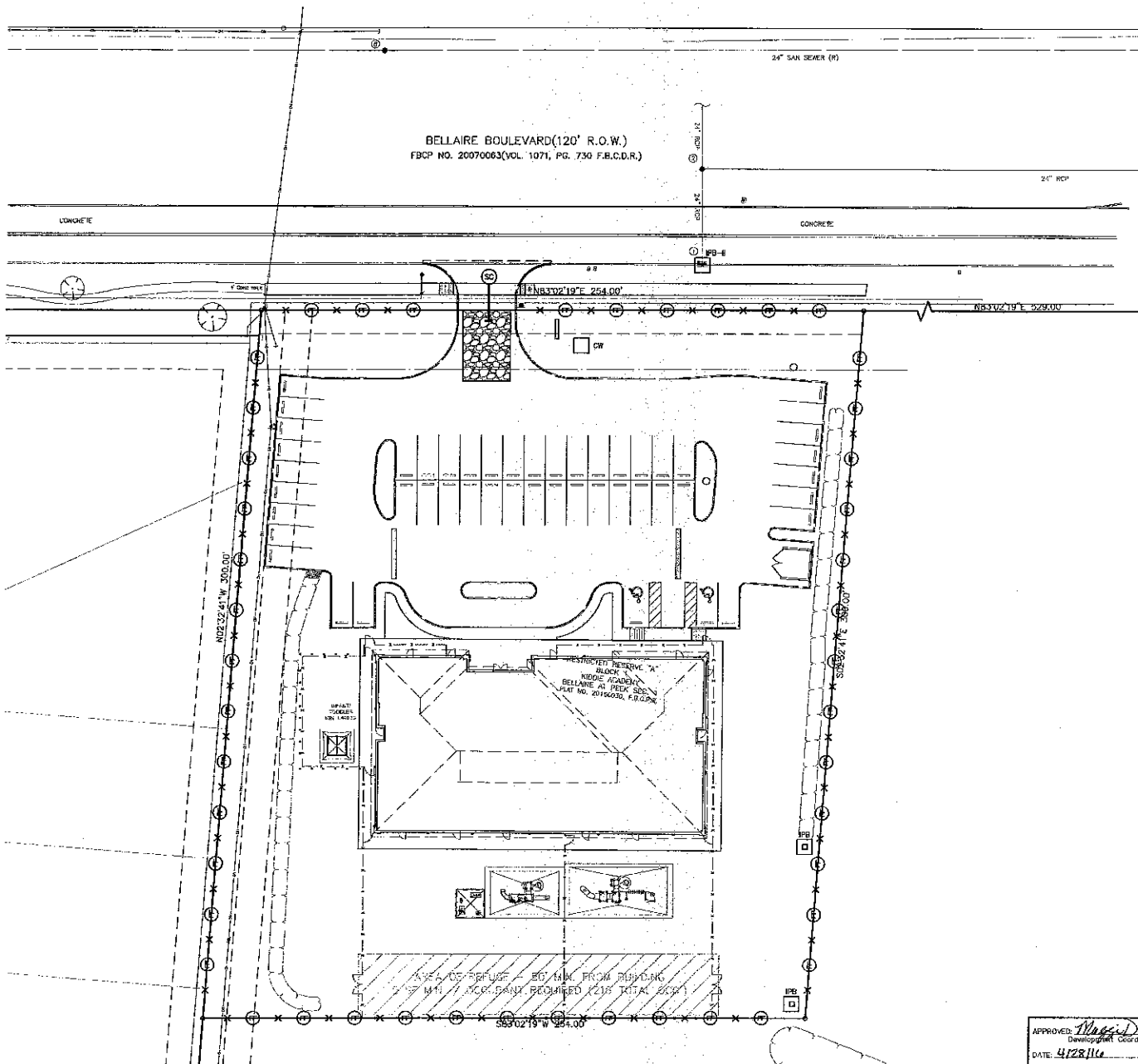
APPROVED: *Magi D. D.*
Development Coordinator
DATE: 4/25/16

REV.	DESCRIPTION	DATE	APP.
1	KIDDIE ACADEMY RICHMOND, TEXAS		
SITE UTILITY PLAN			
1445 N. LOOP WEST - SUITE 450 HOUSTON, TEXAS 77008 713-962-0033 CONSULTING ENGINEERS TXPE Registration No. F-000832			
DRAWN BY: JAZ	SCALE: 1" = 20'	PROJECT No. 0504-1402	CONTRACT No. 1
CHECKED BY: DAS	DATE: APRIL 4, 2016	SHEET C9	OF C15



APPROVED: Maggi J. A.
Development Coordinator

DATE: 4/28/16



FLOODPLAIN INFORMATION

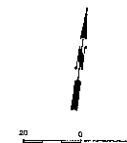
THIS TRACT LIES IN ZONE "X" (UNSHADED), DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN" AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM, PANEL NUMBER 48020101, LATEST AVAILABLE PUBLISHED REVISION DATED APRIL 2, 2014.

BENCHMARK INFORMATION

ALL ELEVATIONS SHOWN HEREON ARE BASED ON U.S. SURVEY FOOT, NAD 83 (2011 ADJUSTED).

FLOODPLAIN ELEVATION: 150.00' ELEVATION: 151.00' BRUSH PILE ON BRIDGE, ON BAYON ROAD, APPROXIMATELY 0.5 MILES NORTH OF INTERSECTION OF FM 1704 AND BAYON ROAD, 1704 IS LOCATED 1/4 MI. SOUTH OF NORTHERN END OF PREDERSON WALKWAY, ON EAST SIDE OF BRIDGE, NORTHBOUND 1704.

PROJECT ITEM: D ELEVATION: 87.00' BOX CUT ON US INLET, APPROXIMATELY 100' WEST OF THE INTERSECTION OF THE INTERSECTION OF FM 1704 AND BELLAIRE BOULEVARD.



NOTES LEGEND

- X (F) FILTER FABRIC FENCE
- PB-I INLET PROTECTION BARRIER
- PB-II INLET PROTECTION BARRIER STAGE 2
- SE STABILIZED CONSTRUCTION EXIT
- CW CONCRETE WASHOUT AREA

NOTES

1. SEE SHEET C02 FOR STORM WATER POLLUTION PREVENTION PLAN NORTH AND DETAILS.
2. SEE SHEET C03 FOR EROSION CONTROL MEASURES FOR CITY-USE SCALE.

David A. Sepulveda



SEE SEAL APPEARING ON THIS DOCUMENT. WAS AFFIRMED BY STATE ENGINEER, T.C. BRADSHAW ON APRIL 4, 2018.

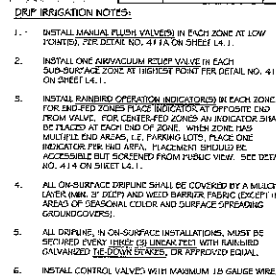
REVNO.	DESCRIPTION	DATE	APP.
	KIDDIE ACADEMY RICHMOND, TEXAS		
	STORM WATER POLLUTION PREVENTION PLAN		
	TERRA 1445 N. LOOP WEST - SUITE 150 HOUSTON, TEXAS 77008 713-983-0333		
	ASSOCIATES, INC. 15000 HOUSTON, TEXAS 77058 713-983-0333		
	PROJECT NO. 004-1422 CONTRACT NO. 1		
	DRAWN BY: JAZ SCALE: 1" = 30'		
	CHECKED BY: DAS DATE: APRIL 4, 2018		
		SHEET C11	OF C15

APPROVED: *Manoj D. D.*
Development Coordinator
DATE: 4/12/18

NO.	DESCRIPTION	DATE	APP.
	KIDDIE ACADEMY RICHMOND, TEXAS		
SITE UTILITY DETAILS			
 1445 N. LOOP WEST - SUITE 450 HOUSTON, TEXAS 77008 713-993-0533 TBPE Registration No.: F-003832			
DRAWN BY: JJC	SCALE: N/A	PROJECT NO. 8056-1492 CONTRACT NO. 1	
CHECKED BY: DAS	DATE: APRIL 4, 2016	SHEET C13 OF C15	

[illegible]

F:\Clients\0054-Baker & Associates, Architects\0054-1402 Kiddie Academy ~ Richmond, TX\Drawings\2.1 IRRIGATION PLANS.dwg Apr 21, 2018-B:34am Terra Associates Inc., Amanda Buckson



NUM/CR	INSTR.	TYPE	PRECIP	INFLATES	MIN. AMTS	GA. ASSEK	GA/DAY
1	Fluster PGV-151 Globe	Turf Raiser	1.01 in/s	0.59	60	1,254	260.6
2	Fluster PGV-201 Globe	Turf Raiser	1.03 in/s	0.58	60	1,343	377.8
3	Fluster PGV-151 Globe	Turf Raiser	2.62 in/s	0.53	82	501.6	71.7
4	Fluster PGV-101G	Turf Raiser	0.70 in/s	0.59	66	427.9	61.1
5	Fluster PGV-201 Globe	Turf Raiser	0.85 in/s	0.59	60	1,247	355.3
6	Fluster PGV-151 Globe	Turf Raiser	0.89 in/s	0.59	57	1,247	355.3
7	Fluster PGV-151 Globe	Turf Raiser	0.74 in/s	0.59	51	1,247	263.0
8	Fluster PGV-201 Globe	Turf Raiser	1.62 in/s	0.58	37	1,125	160.7
9	Hydrer PGV-151 Globe	Turf Raiser	0.82 in/s	0.53	73	1,664	237.6
10	Fluster PGV-101G	Roller for Driveway	0.63 in/s	0.59	66	797.3	113.9
11	Fluster PGV-101G	Turf Raiser	0.46 in/s	0.39	128	1,273	162.7
12	Fluster PGV-101G	Turf Raiser	0.23 in/s	0.39	264	1,328	501.4
13	Hydrer PGV-101G	Turf Raiser	0.56 in/s	0.39	66	2,308	191.1
14	Hydrer PGV-101G	Turf Raiser	0.57 in/s	0.39	64	2,445.9	191.1
15	Fluster PGV-151 Globe	Turf Raiser	2.41 in/s	0.39	25	1,700	166.6
TOTALS:				1,355	20,860	2,380	

SEE SHEET E3.1 FOR FULL LEGEND WITH
DESCRIPTIONS AND QUANTITIES.

Amanda Buckner



April 21, 2018

REVISION	DESCRIPTION	DATE	APP		

KIDDIS ACADEMY
RICHMOND, TEXAS

IRRIGATION PLAN



TERRA
ASSOCIATES, INC.
CONSULTING ENGINEERS

1445 N. LOOP WEST - SUITE 450
HOUSTON, TX 77003
713-933-0353

TIRE Registration No: TC-036352

DRAWN BY: JAZ	SCALE: 1" = 20'	PROJECT NO. 1009-1403
CHECKED BY: JAZ	DATE: APRIL 15, 2018	SHEET NO. 1

C15

SYMBOL	MANUFACTURER/DESCRIPTION	QTY	PSH
① ①	Plaster MP1000 PROS-DA-PES40-CV Turt Rotator, 4" (10.2) and pop-up with factory installed chase valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PES40 body, 1/4" Nipple adj. are 30 to 210, L-logic Lose 2.0 to 270 sec, G-Green adj are 30-210, G-Green adj are 210-270, R-Red 360 sec.	60	30
① ②	Plaster MP2000 PROS-DA-PES40-CV Turt Rotator, 4" (10.2) and pop-up with factory installed chase valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PES40 body, 1/4" Nipple adj. are 30-210, G-Green adj are 210-270, R-Red 360 sec.	14	30
① ③	Plaster MP2000 PROS-DA-PES40-CV Turt Rotator, 4" (10.2) and pop-up with chase valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PES40 body, A21-Orange and Gray (sec 30-210), 350-Lime Green and Gray (sec 260)	10	30
① ④	Plaster MP1000 PROS-DA-PES40-CV Turt Rotator, 4" (10.2) and pop-up with factory installed chase valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PES40 body, 1/4" Nipple adj. are 30-210, G-Green adj are 210-270, R-Red 360 sec.	4	30

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL DESCRIPTION</u>	<u>QTY</u>	<u>PSI</u>	<u>GPM</u>	<u>RADIUS</u>
	Hunter J-40-04-55 Turf Nozzle, 4.0" Pop-Up, Adjustable to Flat Circle, Drive Check Valve, Stainless Steel Nozzle, 1" Female NPT Inlet Thread, Standard Nozzle.	32	40	7.60	4ft

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>
	Rain Bird KCI-100-19P Medium Flow Drip Control Kit, 1" EMV valve, 1" pressure regulating filter, 40psi pressure regulator, 3/8in - 1/2in	1
	Pipette Transition Point in Drip Date Pipette transition point from PVC lateral to drip tubing with open in 5' (150mm) drip box	6

Area to Receive Driveline
Rear Wheel WFO-09-10 (10)
WFO On-Chassis Pressure Compensating Landscape Driveline,
0.5GPM emitters at 10.0' O.C. Driveline laterals spaced at
10.0' apart, with emitters offset for triangular pattern. Place
under mulch per details. Place under weed barrier fabric
except in gravel cover and concrete border areas.

SYMBOL	MANUFACTURER MODEL DESCRIPTION	QTY
	Master PIV-151 Glove 1-1/2" Pilot-Operated Remote Control Valve, for Remote-Acting Commercial Use, Female NPT 1/2" Inlet/Outlet, With Flow Control. Globe Configuration.	5
	Master PIV-101G 1" Pilot-Operated Remote Control Valve, for Remote-Acting Commercial Use, Female NPT 1/4" Inlet/Outlet, Globe Configuration, With Flow Control.	3

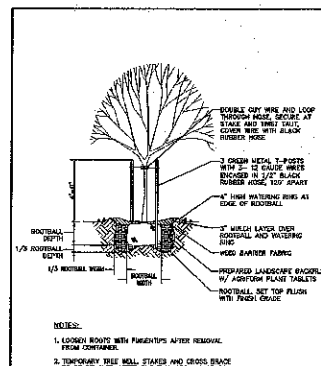
⑧ Felico 765 1" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" (305MM) above highest downstream outlet and the highest point in the downstream pipe.

C	Model PDC-1500 Electromechanical Controller, 15 stations, outdoor model, with plastic cabinet, and 3 independent programs, 150 VAC. A Cost-Effective Choice for Residential and Commercial Applications.	2
H	Harco Meter-Span-Set Solar, dual tracer sensor with outdoor interface, connects to Fluorac X-Gene and ACT Controllers, install as needed. Indicates system meter linework.	2
M	Water Meter 1-1/2" See Cool Flow for more details on Irrigation Meter Connection. Automated pressure and flow monitoring.	2

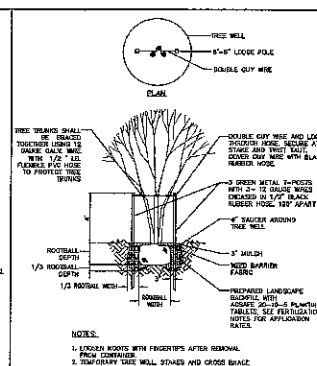
Immigration lateral lines: Dio-lock and PVC Class 200 3,470 l.f.
 Dio-lock pipe, as manufactured by Hydro-Rain, 1/2" to 1",
 then PVC Class 200 for 1-1/4" and larger. Only lateral
 lineation pipe sizes 1" and above are indicated on the plan,
 with all others being 3/4" in size.

Diagram of a Valve Cabinet showing internal components and labels:

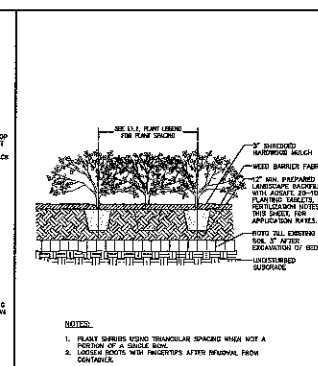
- Valve Number
- Valve Flow
- Valve Stop



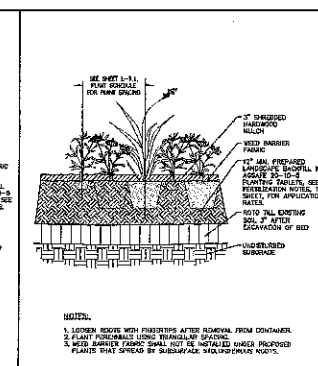
SINGLE-TRUNK TREE PLANTING		No. 300
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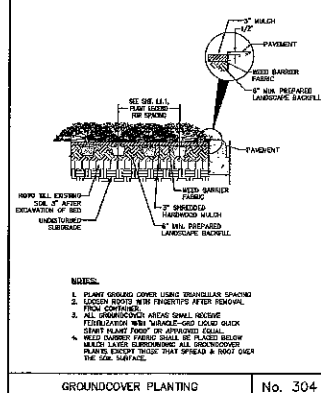
TO BE REMOVED AFTER ONE FULL GROWING SEASON.	
MULTI-TRUNK TREE PLANTING	No. 301

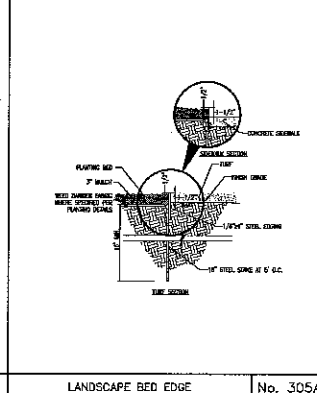


SHRUB BED PLANTING	No. 30
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2	PERENNIAL ANNUAL PLANTING	No. 30
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[illegible]



_____ Amanda Decker

IRREGULAR NOTES:

- [illegible]

- [illegible]

- [illegible]

APPROVED: Maggi D'Amico
Development Coordinator

DATE: 4/28/16

Amanda Buckee



Apr 21, 20

REV.NO.	DESCRIPTION	DATE
	KIDDIE ACADEMY	
	RICHMOND, TEXAS	

LANDSCAPE DETAILS

TERRA
ASSOCIATES, INC.
CONSULTING ENGINEERS

1445 N. LOOP WEST - SUITE
HOUSTON, TEXAS 77008
713-993-0333

TYPE Registration No.: F-00383

DRAWN BY: JAZ	SCALE: 1" = 20'	PROJECT No. 0054-1 CONTRACT: No. 1
CHECKED BY: 22 APRIL 13, 2010		SHEET 13.1 OF

