

**REVIEW BY FORT BEND COUNTY  
COMMISSIONERS COURT**

**Fort Bend County  
Engineering Department**  
301 Jackson Suite 401  
Richmond, Texas 77469  
281.633.7500  
Permits@fortbendcountytexas.gov

☐ Right of Way Permit  
☒ Commercial Driveway Permit

Permit No: 2017-13986

**Applicant:** RCON1, LLC

**Job Location Site:** 4820 L J Parkway, Sugar Land, TX 77479

**Bond No.**                      **Date of Bond:** 5/30/2017 **Amount:** \$12,000.00

The above applicant came to make use of certain Fort Bend County property subject to, "The 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, of the Minutes of the Commissioners Court of Fort Bend County, Texas, to the extent that such order is not inconsistent with Chapter 181, Vernon's Texas Statutes and Codes Annotated.

**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, submit notification to Permit Administrator thru MyGovernmentOnline.org portal.
3. This permit expires one (1) year from date of permit if construction has not commenced.

On this 13th day of June, 2017, Upon Motion of Commissioner Mayers, seconded by Commissioner Morales, 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.

**Signature**

Presented to Commissioners Court and approved.

By:                     

Charles O. Ay

for County Engineer

N/A

By:                     

Drainage District Engineer/Manager

Date Recorded 6-13-2017 Comm. Court No. 14G

Clerk of Commissioners Court

By:                     

Randa Wells  
Deputy



**PERMIT APPLICATION REVIEW FORM FOR  
CABLE, CONDUIT, AND POLE LINE ACTIVITY  
IN FORT BEND COUNTY**

**Fort Bend County  
Engineering Department**  
301 Jackson Suite 401  
Richmond, Texas 77469  
281.633.7500  
Permits@fortbendcountytexas.gov

- ☐ Right of Way Permit  
☒ Commercial Driveway Permit

Permit No: 2017-13986

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

**(1) COMPLETE APPLICATION FORM:**

- ☒ a. Name of road, street, and/or drainage ditch affected.  
☒ b. Vicinity map showing course of directions  
☒ c. Plans and specifications

**(2) BOND:**

- ☐ County Attorney, approval when applicable.
- ☐ Perpetual bond currently posted.      Bond No: \_\_\_\_\_ Amount: \_\_\_\_\_
- ☒ Performance bond submitted.      Bond No: [REDACTED] Amount: \$12,000.00
- ☐ Cashier's Check      Check No: \_\_\_\_\_ Amount: \_\_\_\_\_

**(3) DRAINAGE DISTRICT APPROVAL (WHEN APPLICABLE):**

\_\_\_\_\_  
Drainage District Approval

\_\_\_\_\_  
Date

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

*Charles O. Ay*

Permit Administrator

*6/5/17*

Date

34  
**PERFORMANCE BOND COVERING ALL CABLE, CONDUIT AND/OR POLE LINE  
ACTIVITY IN, UNDER, ACROSS OR ALONG FORT BEND COUNTY ROADS**

**AUTHORIZED**

BOND NO. 5001505  
THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, RCON 1, LLC. whose address is 15010 Lakefair Dr. Richmond, TX 77406, Texas, hereinafter called the 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 Twelve Thousand Dollars (\$ 12,000.00) 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 30th day of May, 2017 .

CCM 6-13-17 # 146  
Fort Bend County Clerk  
Return Admin Serv Coord RAC



RCON 1, LLC.

PRINCIPAL

BY

SureTec Insurance Company

SURETY

BY

Kristi Lovett, Attorney in Fact

# 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

Kristi Lovett

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:** RCON 1, LLC.  
**Obligee:** Fort Bend County Judge  
**Amount:** \$ 12,000.00

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 20<sup>th</sup> 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 6th day of April, A.D. 2017.

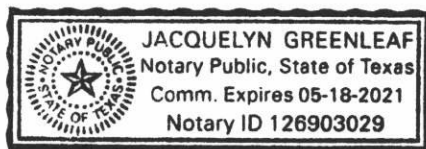


SURETEC INSURANCE COMPANY

By: [Signature]  
 John Knox, Jr., President

State of Texas ss:  
 County of Harris

On this 6th day of April, A.D. 2017 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.



[Signature]  
 Jacquelyn Greenleaf, Notary Public  
 My commission expires May 18, 2021

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 31st day of May, 2017, A.D.

[Signature]  
 M. Brent Beaty, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity.  
 For verification of the authority of this power you may call (713) 812-0800 any business day between 8:00 am and 5:00 pm CST.



# **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](mailto: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.

**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Laura Richard*

Laura Richard, County Clerk  
Fort Bend County, Texas

June 15, 2017 03:34:37 PM 1

FEE: \$0.00 BAK  
BOND

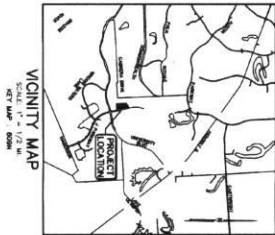
2017065931



# GRADING, DRAINAGE AND UTILITIES TO SERVE RIVERSTONE PLAZA

4820 LJ PARKWAY

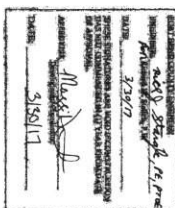
MARCH, 2017



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5909 WEST LOOP SOUTH, SUITE 200  
BELLARE, TEXAS 77401  
PHONE: 713.688.8800  
FAX: 713.688.8800  
TYPE REGISTRATION NO. F-001378  
www.lentzengineering.net



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C22	TRAFFIC CONTROL PLAN



## TX 77479

3338 Margaret St., Suite 100 Houston, Texas 77021  
(713)797-6666 Fax (713)797-6745

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**Consultants**

**LEITZ ENGINEERING**

<i>F</i> subject	
180100	

**Riverside ARC 1st Phase  
City of Sugar Land Site Plan  
Package Application  
January 18, 2017**

**Marchel Permit Submittal**  
**February 14, 2017**  
**Riverside ARC 2nd**

City of Sugar Land 

City of Sugar Land  
Permit-Revised Package  
March 22, 2017

GENERAL NOTES

C2

Journal of Management Education 34(10)

the authors of the book, and the book is a very good example of the kind of work that can be done by a group of people who are interested in the same thing. The book is a very good example of the kind of work that can be done by a group of people who are interested in the same thing.

APPROVED BY: 11/28/07  
DATE: 3/30/17

## GENERAL NOTES

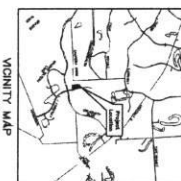
CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	23.00'	91°46'23"	40.06'	36.91'
C2	660.00'	20°51'47"	237.32'	283.40'
C3	2003.50'	14°18'20"	512.40'	581.14'

1. **RESEARCH.** The research consists of the conduct of a study for the purpose of determining the effect of the use of a certain type of material or substance on the health of a certain group of people. The research is conducted in a laboratory setting and is designed to determine the effect of the use of a certain type of material or substance on the health of a certain group of people.
2. **RESEARCH.** The research consists of the conduct of a study for the purpose of determining the effect of the use of a certain type of material or substance on the health of a certain group of people. The research is conducted in a laboratory setting and is designed to determine the effect of the use of a certain type of material or substance on the health of a certain group of people.
3. **RESEARCH.** The research consists of the conduct of a study for the purpose of determining the effect of the use of a certain type of material or substance on the health of a certain group of people. The research is conducted in a laboratory setting and is designed to determine the effect of the use of a certain type of material or substance on the health of a certain group of people.
4. **RESEARCH.** The research consists of the conduct of a study for the purpose of determining the effect of the use of a certain type of material or substance on the health of a certain group of people. The research is conducted in a laboratory setting and is designed to determine the effect of the use of a certain type of material or substance on the health of a certain group of people.
5. **RESEARCH.** The research consists of the conduct of a study for the purpose of determining the effect of the use of a certain type of material or substance on the health of a certain group of people. The research is conducted in a laboratory setting and is designed to determine the effect of the use of a certain type of material or substance on the health of a certain group of people.

#### ABBREVIATIONS

**LEGEND**

Scale: 1" = 8'




1. I HEREBY CERTIFY THAT THIS SUBJECT WAS ARRESTED ON THE CHARGE AND  
THAT THIS PLAIN CORRECTLY REPRESENTS THE FACTS LEAD TO THE  
BET OF SUBJECT.

*[Signature]*

MOBILE MAIL  
REGISTERED POSTALMAN, LAND SURVEYOR  
TOTAL REGISTRATION NO. 5786




  
 LAND SURVEYING, L.C.

APPROVED \_\_\_\_\_  
Date of approval \_\_\_\_\_  
2/20/17

TOPOGRAPHIC SURVEY  
RESERVE "B" BLOCK 1, CARRERA DRIVE  
RESERVED AT RIVERSTONE, A  
SUBDIVISION OF RECORD IN  
PLAT NUMBER 20160229,  
FORT BEND COUNTY PLAT RECORDS

WILLIAM LITTLE SURVEY  
ABSTRACT NO. 54

WILLIAM STAFFORD SURVEY  
ABSTRACT NO. 69

FOR MORE SURVEYS, VISIT  
[www.little-survey.com](http://www.little-survey.com)









**NOTE:**  
SEE ENTIRE PLAN SET FOR  
ADDITIONAL NOTES AND DETAILS

**BENCHMARK**

**ELEV. 70.14'**

GRID OF ROAD LAND BEHIND CONTROL STATION 739+71 SHOWS A BRIDGE OF APPROXIMATELY 100 FEET SPAN CROSSING APPROXIMATELY THE MIDDLE OF THE INTERSECTION OF STATE HIGHWAY 100 AND ELAND ROAD. THE BENCHMARK IS LOCATED ON THE EAST SIDE OF THE BRIDGE. THE BENCHMARK IS CONCRETE AND HAS BEEN ESTABLISHED IN 1973.

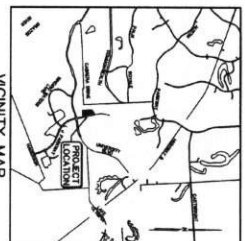
**SECONDARY BENCHMARK**

**ELEV. 65.34'**

SET OUT ON 1<sup>ST</sup> EAST BOUND OF THE NORTH BOUND-ARY LINE OF THE BRIDGE. THE BENCHMARK IS CONCRETE AND IS APPROXIMATELY 100' NORTHEAST OF THE BRIDGE. THE BENCHMARK IS CONCRETE AND HAS BEEN ESTABLISHED IN 1973.

DAVID T. HALL, 2005 ALABAMA

## FLOOD STATEMENT



LEGEND

EXISTING

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---



---

—○—○—○—○—  
 K — X — X  
 H — H — H  
 PROPOSED

CHAIR 1, NE FENCE  
 BASED W/OT FENCE  
 WOOD FENCE

[illegible]

428001200  
Investigative Group  
DATE 3/30/17

[illegible]

**Riverstone Plaza**  
4820 LJ Parkway

### Sugar Land

TX 77479

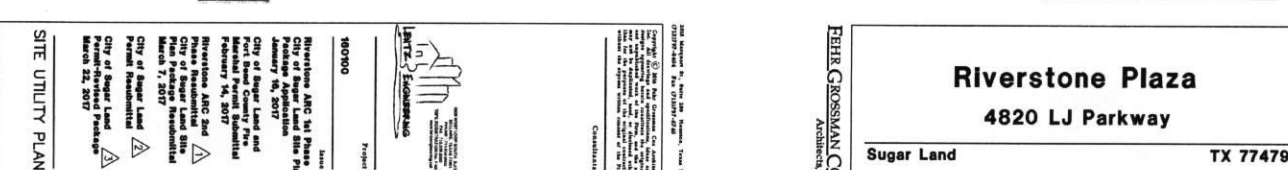
**HEHR GROSSMAN COX**  
Architects, Inc.



**LANTZ ENGINEERING**

NEW YORK OFFICE  
100 WEST 42ND STREET  
SUITE 1200  
NEW YORK, NY 10018  
212-692-1000  
WWW.LANTZ-ENG.COM

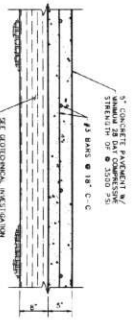
DRAINAGE PLAN



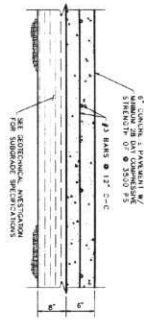




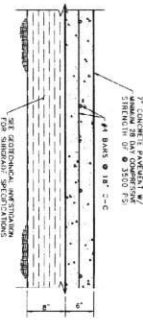




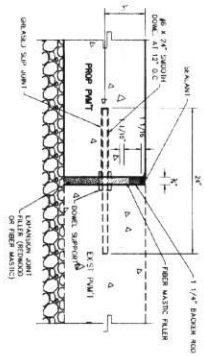
5' REINFORCED CONCRETE PAVEMENT  
DETAIL  
N.T.S.



6' REINFORCED CONCRETE PAVEMENT  
DETAIL  
N.T.S.

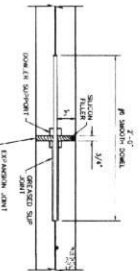


7' REINFORCED CONCRETE PAVEMENT  
DETAIL  
N.T.S.

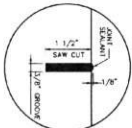
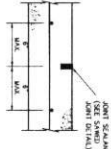


SAWCUT AND TIE TO EXIST. CONCRETE PAVEMENT  
DETAIL  
N.T.S.

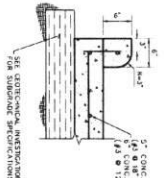
TYPICAL CONSTRUCTION JOINT  
DETAIL  
N.T.S.



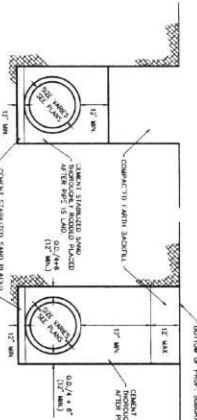
TYPICAL DOWEL TYPE EXPANSION JOINT  
DETAIL  
N.T.S.



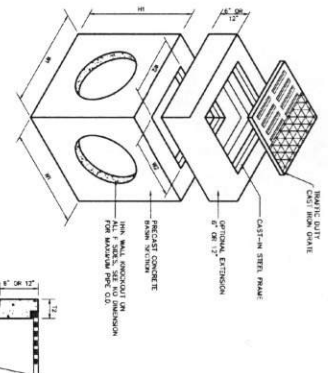
TYPICAL SAW CUT CONTROL JOINT  
DETAIL  
N.T.S.



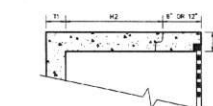
6' CONCRETE CURB  
DETAIL  
N.T.S.



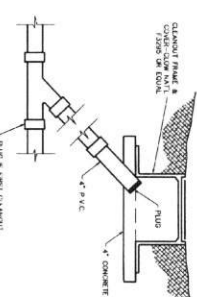
HIDE STORM SEWER BEDDING & BACKFILL  
DETAIL  
N.T.S.



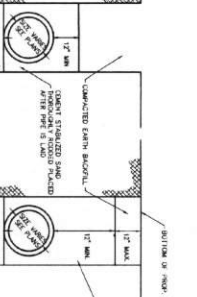
ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	1.00	CU YD	120.00	120.00
2	REINFORCING	1.00	LB	1.50	1.50
3	FORMWORK	1.00	SQ YD	10.00	10.00
4	ADJUSTMENT RINGS	1.00	EA	5.00	5.00
5	ADJUSTMENT RINGS	1.00	EA	5.00	5.00
6	ADJUSTMENT RINGS	1.00	EA	5.00	5.00
7	ADJUSTMENT RINGS	1.00	EA	5.00	5.00
8	ADJUSTMENT RINGS	1.00	EA	5.00	5.00
9	ADJUSTMENT RINGS	1.00	EA	5.00	5.00
10	ADJUSTMENT RINGS	1.00	EA	5.00	5.00
11	ADJUSTMENT RINGS	1.00	EA	5.00	5.00
12	ADJUSTMENT RINGS	1.00	EA	5.00	5.00
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15	ADJUSTMENT RINGS	1.00	EA	5.00	5.00
16	ADJUSTMENT RINGS	1.00	EA	5.00	5.00
17	ADJUSTMENT RINGS	1.00	EA	5.00	5.00
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31	ADJUSTMENT RINGS	1.00	EA	5.00	5.00
32	ADJUSTMENT RINGS	1.00	EA	5.00	5.00
33	ADJUSTMENT RINGS	1.00	EA	5.00	5.00
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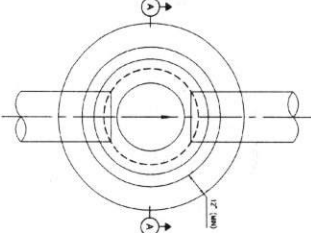
PRECAST CATCH BASIN  
DETAIL  
N.T.S.



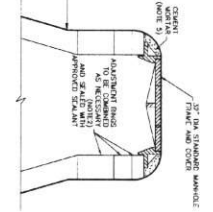
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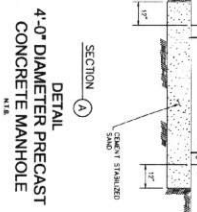
4'-0" DIAMETER PRECAST CONCRETE MANHOLE  
DETAIL  
N.T.S.



1. DETAIL OF MANHOLE SETTING IS SHOWN IN SECTION DRAWING.
2. DETAIL OF MANHOLE SETTING IS SHOWN IN SECTION DRAWING.
3. DETAIL OF MANHOLE SETTING IS SHOWN IN SECTION DRAWING.
4. DETAIL OF MANHOLE SETTING IS SHOWN IN SECTION DRAWING.
5. DETAIL OF MANHOLE SETTING IS SHOWN IN SECTION DRAWING.
6. DETAIL OF MANHOLE SETTING IS SHOWN IN SECTION DRAWING.
7. DETAIL OF MANHOLE SETTING IS SHOWN IN SECTION DRAWING.



4'-0" DIAMETER PRECAST CONCRETE MANHOLE  
DETAIL  
N.T.S.



4'-0" DIAMETER PRECAST CONCRETE MANHOLE  
DETAIL  
N.T.S.



**Riverstone Plaza**  
4820 LJ Parkway  
Sugar Land TX 77479

**FEHR GROSSMAN COX**  
Architects Inc.

**MISCELLANEOUS DETAILS**

3/25/17

City of Sugar Land  
Permit-Related Package  
March 22, 2017

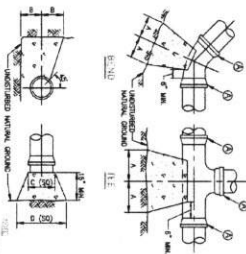
NOTES:  
POLYETHYLENE WRAP FOR IRON PIPE

[illegible]

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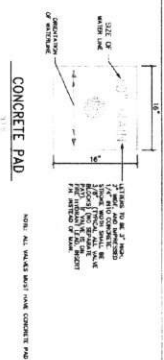
**BENDS, TEES & PLUGS**  
**FOR PIPE OF VARIOUS SIZES**

SL-WA-08



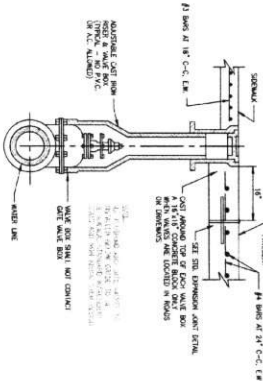
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SL-WA-03



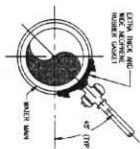
WATER SERVICE CONNECTION  
AND

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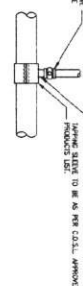
### VALVE BOX INSTALLATION DETAIL

SL-WA-04

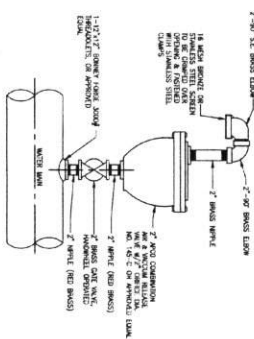


### TAPPING SLEEVE & VALVE DETAIL

SL-WA-07



### TAPPING SLEEVE & VALVE DETAIL




AIR RELEASE VALVE DETAIL

SL WA 06



SL--WA-08

DATE MONTH DAY YEAR		SHEET OF		SL-15
WATER LINE CONSTRUCTION DETAILS				
CITY OF SUGAR LAND, TEXAS ENGINEERING DEPARTMENT CONSTRUCTION PLANS JOB				
				
NUMBER INDICATES _____ DAY _____				
DATE				

**Riverstone Plaza**  
4820 LJ Parkway

### Sugar Land

TX 77479

**FEHR GROSSMAN CO**  
Architects, Inc.

8550 Merquest Ln., Suite 200 Houston, Texas 77024  
(713) 797-0000 Fax (713) 797-4700

### Conclusions

**Lantz Engineering**

1000 NORTH JEFFERSON, SUITE 200  
DENVER, COLORADO 80202  
PHONE: (303) 733-1100  
FAX: (303) 733-1102  
1795 HARRINGTON DRIVE, #100 DENVER  
COLORADO 80202  
www.lantz-engineering.net

160100

City of Sugar Land Site Plan  
Package Application  
January 18, 2017  
City of Sugar Land and

FROM SCOTT F. WELLS, CHAIRMAN  
February 14, 2017

**City of Sugar Land Site  
Plan Package Resubmittal  
March 7, 2017**

City of Beaver Land	2
Permit Resubmittal	2

March 22, 2017

WATER BINE  
CONSTRUCTION  
DETAILS

C11





3/15/17  
 3/15/17

**Riverstone Plaza**  
 4820 LJ Parkway  
 Sugar Land TX 77479

FEHR GROSSMAN COX  
 ARCHITECTS, INC.

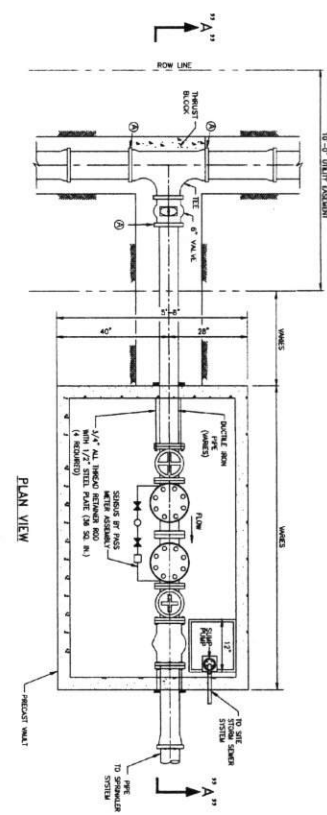
1000 Westwood Blvd., Suite 200, Sugar Land, Texas 77479  
 (281) 271-0000  
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104000  
 Riverstone A/C 3rd Phase  
 City of Sugar Land  
 January 14, 2017  
 City of Sugar Land and  
 Sugar Land Fire Department  
 February 14, 2017  
 Riverstone A/C 2nd  
 Phase Residential  
 Permit Resubmittal  
 March 7, 2017  
 City of Sugar Land  
 Permit Resubmittal  
 March 22, 2017

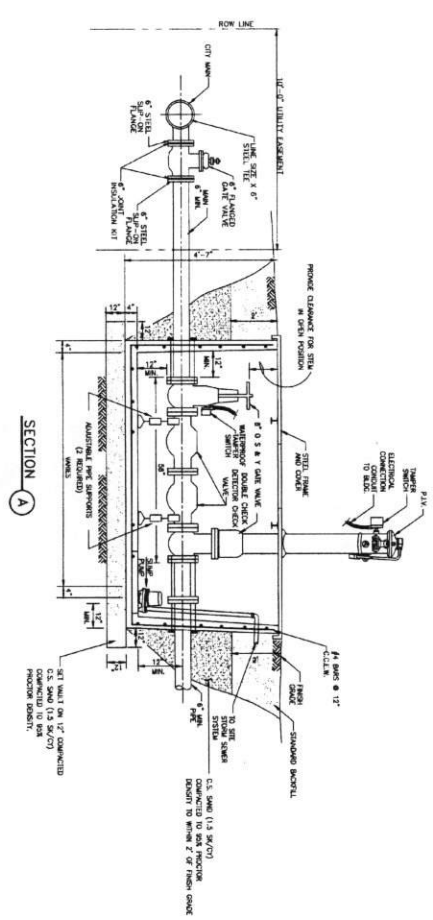
WATER LINE FIRE  
 SERVICE METER  
 VAULT DETAILS

- NOTES:
1. FIRE DEPARTMENT REQUIRED WITHIN 50' LINEAL FEET OF THE FIRE DEPARTMENT
  2. FIRE METER MAY BE SUBSTITUTED FOR GATE VALVE ON THE OUTSIDE SIDE.
  3. ALL FIRE LINE VALVES SHALL BE EQUIPPED WITH A SUMP PUMP.
  4. THE CHECK VALVE SHALL BE LOCATED BELOW THE CENTER LINE OF THE CHECK VALVE. CHECK VALVE SHALL BE CONNECTED TO SITE STORM SEWER SYSTEM.
  5. ALL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 13 STANDARDS FOR THE INSTALLATION OF SPRINKLER SYSTEMS.
  6. REFER TO GENERAL NOTES, WATER LINE AND STORM SEWER NOTES.
  7. ALL FITTINGS AND PIPE JOINTS WITHIN 10' OF A FITTING SHALL HAVE RESTRAINT JOINTS.



TYPICAL FIRE SERVICE METER @ RESTRAINED JOINT

SL-WA-23



TYPICAL FIRE SERVICE METER

SL-WA-24

CITY OF SUGAR LAND, TEXAS ENGINEERING DEPARTMENT CONSTRUCTION PLANS LOG	WATER LINE FIRE SERVICE METER VAULT SL-18
DATE: 3/15/17 DRAWN BY: [Signature] CHECKED BY: [Signature]	SHEET 17

DATE: 5/20/17

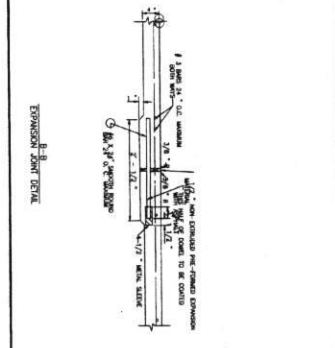
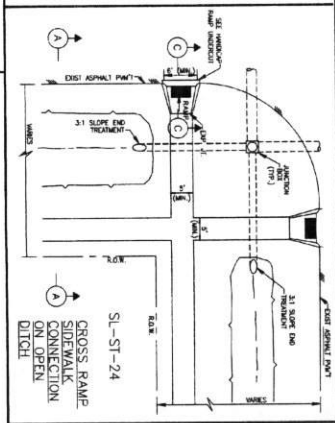
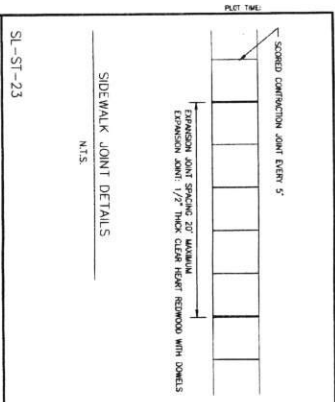
**Riverstone Plaza**  
4820 LJ Parkway  
Sugar Land TX 77479

**FEHR GROSSMAN COX**  
ARCHITECTS, INC.

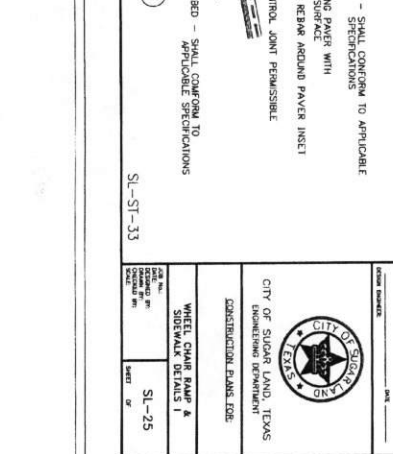
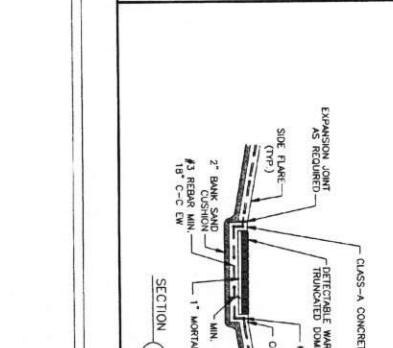
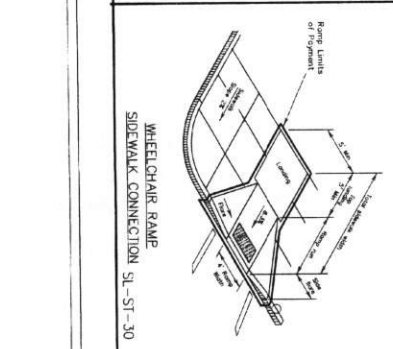
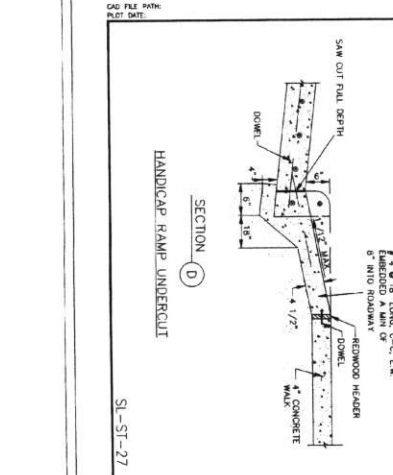
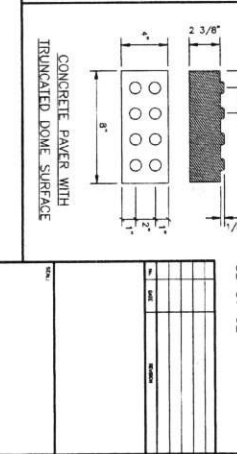
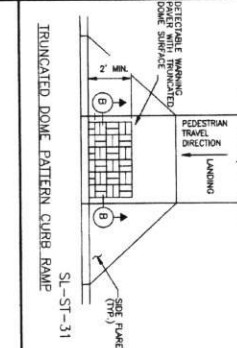
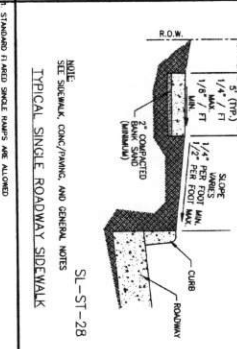
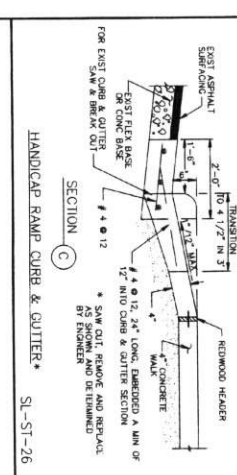
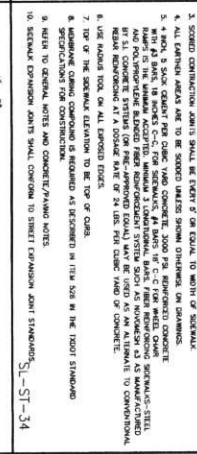
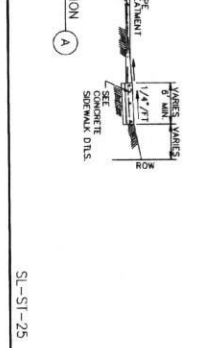
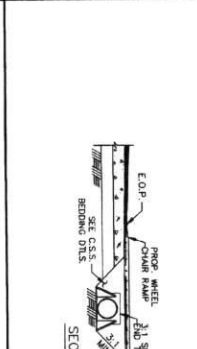
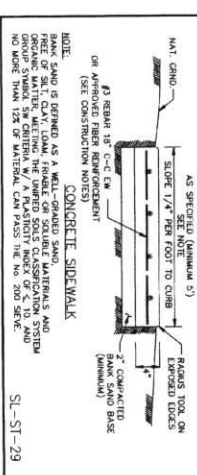
NOTES:  
1. THE STANDARD FOR THE CONSTRUCTION OF THE SIDEWALK SHALL BE 1/2" THICK CLEAR REDWOOD WITH CONCRETE.  
2. EXPANSION JOINTS SHALL BE 1/2" THICK CLEAR REDWOOD WITH CONCRETE.  
3. ALL EXPANSION JOINTS SHALL BE 1/2" THICK CLEAR REDWOOD WITH CONCRETE.  
4. ALL EXPANSION JOINTS SHALL BE 1/2" THICK CLEAR REDWOOD WITH CONCRETE.  
5. ALL EXPANSION JOINTS SHALL BE 1/2" THICK CLEAR REDWOOD WITH CONCRETE.  
6. ALL EXPANSION JOINTS SHALL BE 1/2" THICK CLEAR REDWOOD WITH CONCRETE.  
7. ALL EXPANSION JOINTS SHALL BE 1/2" THICK CLEAR REDWOOD WITH CONCRETE.  
8. ALL EXPANSION JOINTS SHALL BE 1/2" THICK CLEAR REDWOOD WITH CONCRETE.  
9. ALL EXPANSION JOINTS SHALL BE 1/2" THICK CLEAR REDWOOD WITH CONCRETE.  
10. ALL EXPANSION JOINTS SHALL BE 1/2" THICK CLEAR REDWOOD WITH CONCRETE.

**WHEEL CHAIR RAMP**  
DETAILS 1

160100  
City of Sugar Land, Texas  
City of Sugar Land, Texas  
City of Sugar Land, Texas  
City of Sugar Land, Texas  
City of Sugar Land, Texas  
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City of Sugar Land, Texas

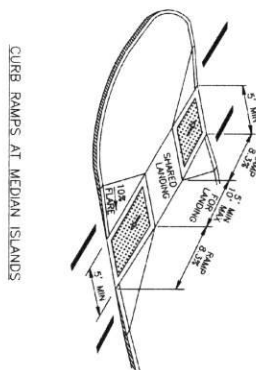


- NOTES:**
1. EXPANSION JOINTS SHALL BE 1/2" THICK CLEAR REDWOOD WITH CONCRETE.
  2. EXPANSION JOINTS SHALL BE 1/2" THICK CLEAR REDWOOD WITH CONCRETE.
  3. EXPANSION JOINTS SHALL BE 1/2" THICK CLEAR REDWOOD WITH CONCRETE.
  4. EXPANSION JOINTS SHALL BE 1/2" THICK CLEAR REDWOOD WITH CONCRETE.
  5. EXPANSION JOINTS SHALL BE 1/2" THICK CLEAR REDWOOD WITH CONCRETE.
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  9. EXPANSION JOINTS SHALL BE 1/2" THICK CLEAR REDWOOD WITH CONCRETE.
  10. EXPANSION JOINTS SHALL BE 1/2" THICK CLEAR REDWOOD WITH CONCRETE.

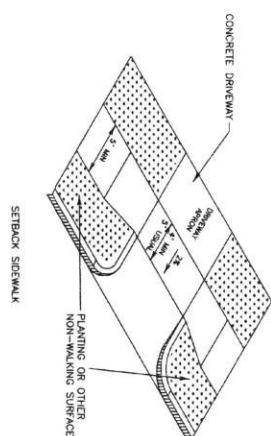




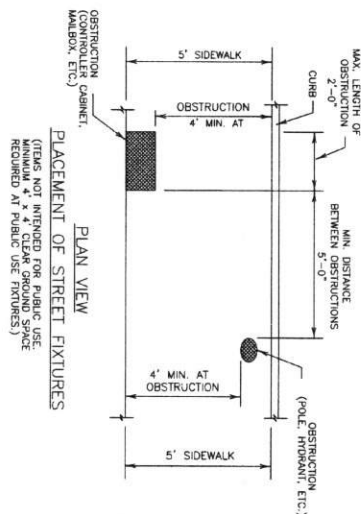
SL-ST-35



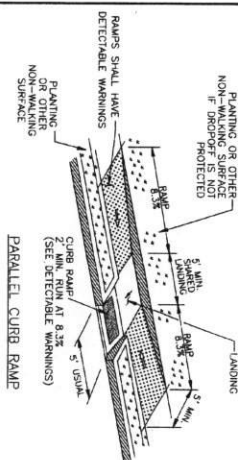
SL-ST-37




SL-ST-38



SL-ST-36



SL-ST-39

DATE TIME COUNTY DISTRICT CASE NO.	SHEET OF	SL-26	<div style="text-align: center;">  <p>CITY OF SUGAR LAND, TEXAS          UTILITIES DEPARTMENT</p> </div> <p>CONSTRUCTION PLANS FOR:</p> <p>WHEEL CHAIR RAMP &amp;          SIDEWALK DRIVELAY II</p>
DRAWN BY: _____ DATE: _____			SCALE: _____

SL-ST-40

- [illegible]

APPROVED: 11/28/11  
DATE: 3/30/11



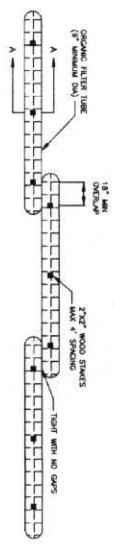
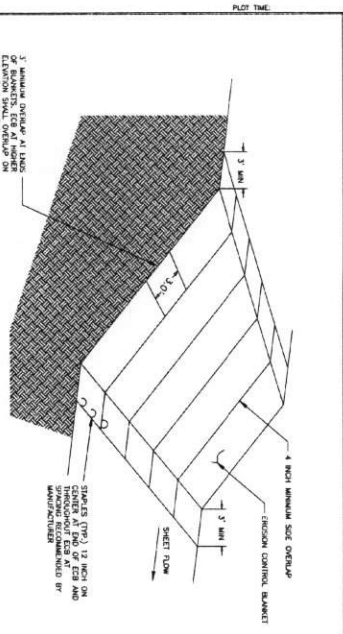




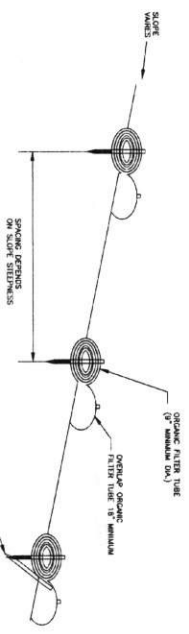




DRAWING NO. 2130117  
 DATE 11/1/17  
 PROJECT RIVERSTONE PLAZA

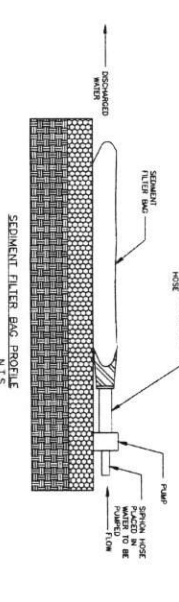
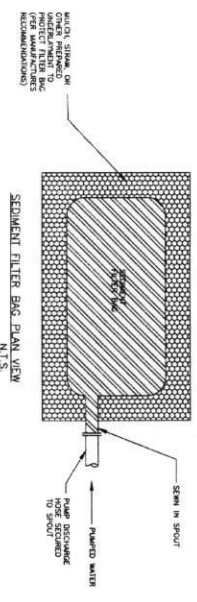


- ORGANIC FILTER TUBES NOTES**
- TYPE OF FILTER, FILTER MATERIAL, SPACING OF TUBES, AND SPACING OF TUBES SHALL BE SPECIFIED BY THE DESIGNER BASED ON THE FOLLOWING:
    - TYPE OF SOIL
    - SIZE OF CONFINING DRAINAGE AREA
    - GROUND CONDITIONS (SOIL OR PAVEMENT)
  - DESIGNER SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE TUBES ARE TO BE TURNED OVERLAP. OVERLAP LENGTHS SHALL BE MINIMUM OF 10 FEET.



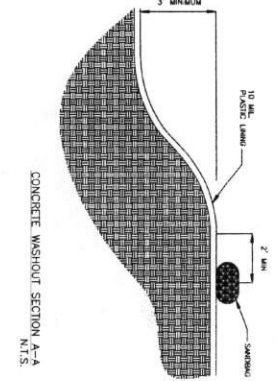
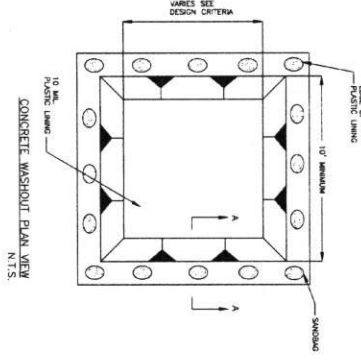
10% SLOPE OF 3:1 OR STEEPER, A SECOND STAKE, PLACED AT THE CORNER OF THE TUBE MAY BE USED TO SECURE THE TUBE.

FILTER TUBE  
 N.T.S.



NOTE: A FILTRATION BAG IS NOT REQUIRED IF THE DRAINAGE SYSTEM CAN BE ADEQUATELY PROTECTED.

DRAINAGE CONTROLS  
 N.T.S.



CONCRETE WASHOUT NOTES

1. SANDWICH WARE REPLACED BY A SOLID BRICK TO ANCHOR THE PLASTIC BAG.

CONCRETE WASHOUT AREA  
 N.T.S.

CITY OF SUGAR LAND, TEXAS ENGINEERING DEPARTMENT	
CONSTRUCTION PLANS, LOTS	
EROSION CONTROL DETAILS - 2	
SHEET NO.	SL-35
OF	35

**Riverstone Plaza**  
 4820 LJ Parkway  
 Sugar Land, TX 77479

FEHR GROSSMAN COX  
 ARCHITECTS, INC.



Riverstone ALC Ltd Phase  
 City of Sugar Land, Texas  
 January 14, 2017  
 City of Sugar Land and  
 Port of Sugar Land  
 February 14, 2017  
 Riverstone ALC Ltd  
 Phase 2  
 City of Sugar Land  
 February 14, 2017  
 City of Sugar Land  
 February 14, 2017  
 City of Sugar Land  
 February 14, 2017

[illegible][illegible][illegible][illegible][illegible][illegible][illegible]

JOB NO.: DATE: DESIGNED BY: DRAWN BY: CHECKED BY: SCALE:	SL-33 SHEET OF
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CONSTRUCTION PLANS FOR:

SL-33

City of Sugar Land  
Permit-Revised Package  
March 22, 2017

GENERAL EROSION  
CONTROL NOTES

**Riverstone Plaza**  
4820 LJ Parkway

### Sugar Land

TX 77479

**FEHR GROSSMAN CO**  
Architects, Inc.

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 Suite 200  
 Denver, CO 80202  
 Tel: 303.755.8800  
 Fax: 303.755.8801  
 WWW.LATZENGINEERING.COM  
 e-mail: sales@latzeng.com

**LATZ ENGINEERING**

\_\_\_\_\_  
 Project

City of Sugar Land Site Plan  
Package Application  
January 16, 2017  
City of Sugar Land and  
Fort Bend County Fire  
Marshal Permit Submittal  
February 14, 2017

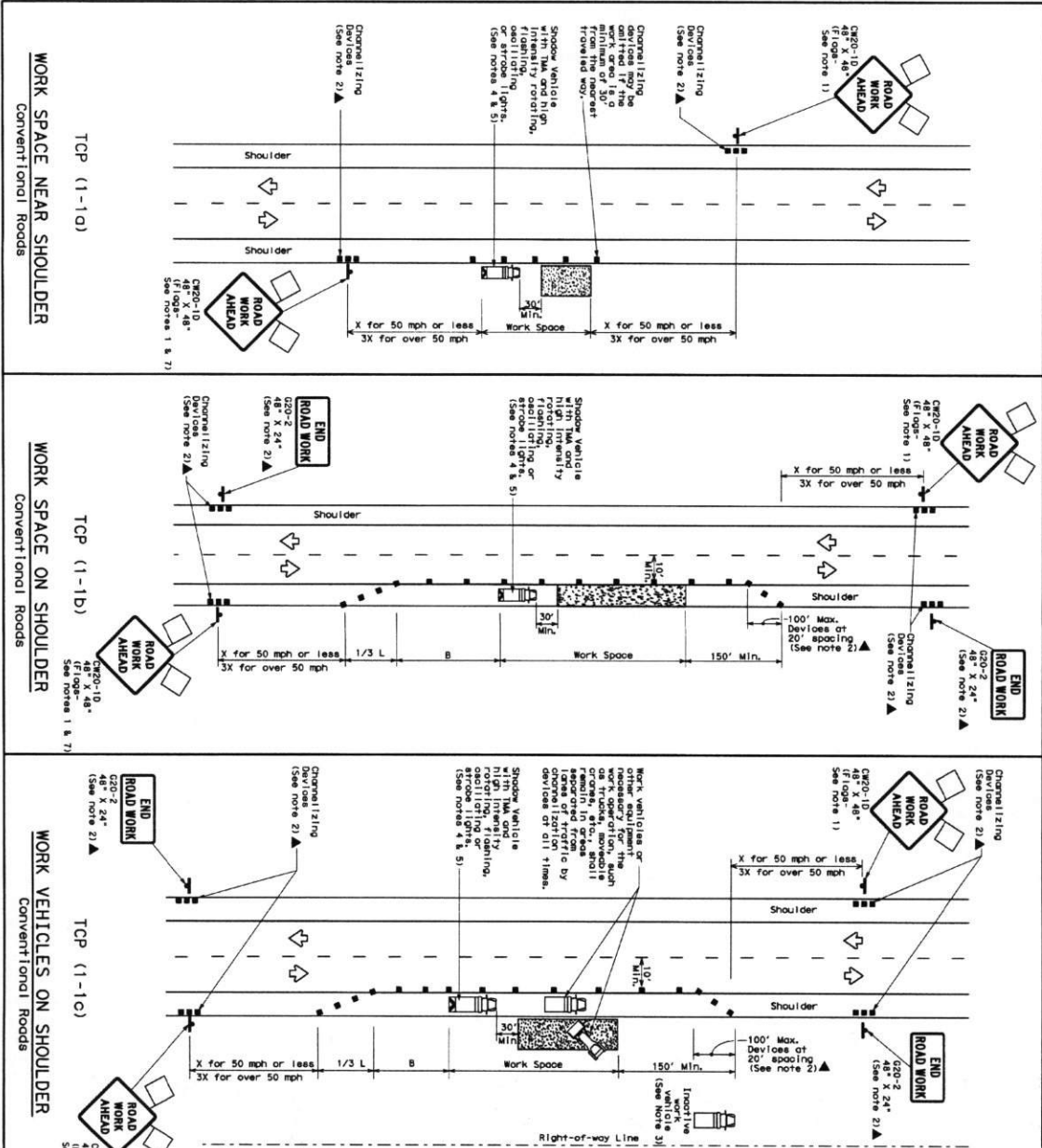
Riverstone ARC 2nd  
Phase Rezonantial  
City of Sugar Land 31E  
Plan Package Rezonantial  
March 7, 2017












City of Sugar Land  
Permit Rezonantial

City of Sugar Land  
Permit-Revised Package  
March 22, 2017



DATE: \_\_\_\_\_  
FILE: \_\_\_\_\_



LEGEND	
	Type 3 Barricade
	Heavy Work Vehicle
	Trailer Mounted Flashing Arrow Board
	Sign
	Flag
	Channelizing Devices
	Truck Mounted Attenuator (TMA)
	Portable Channelize Message Sign (PCMS)
	Traffic Flow
	Flag
	Flag

[illegible]

KK Taper lengths have been

rounded off.

## GENERAL NOTES

- [illegible]

For construction or maintenance contract project requirements for shadow vehicles in the project GENERAL NOTES for Item 502 Barriercodes, Signs and Traffic Handling.

**Texas Department of Transportation**  
*Traffic Operations Division*

# TRAFFIC CONTROL PLAN CONVENTIONAL ROAD SHOULDER WORK

TCP(1-1)-12

② TCU①	DISCORDER 1905	OWN TROUT	SEA TROUT	OWN TROUT	SEA TROUT
2-24	2-24	COMB	SECT	JOB	REPAIRMENT
2-24	2-24				
1-27	1-27			COMMIT	
4-26	4-26				SMALL ME
151					

APPROVED: Miss. J. C.  
SPECIAL AGENT IN CHARGE  
DATE: 3/30/17

**Riverstone Plaza**  
4820 LJ Parkway

### Sugar Land

TX 77479

**FEHR, GROSSMAN & COX**  
Architects, Inc.

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**LENTZ ENGINEERING**

160101

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City of Sugar Land Site Plan  
Package Application  
January 16, 2017Port Band County Fire  
Maribel Parrott Submittal

Riverstone ARC 2nd A

**City of Sugar Land Site  
Plan Package Residential**

City of Sugar Land ☒

City of Sugar Land 3

MARCH 22, 2017

**TO ADD COMMENTS:**

PLAN

C22