



**REVIEW BY FORT BEND COUNTY
COMMISSIONERS COURT**

14F
**Fort Bend County
Engineering Department**
301 Jackson Suite 401
Richmond, Texas 77469
281.633.7500
Permits@fortbendcountytx.gov

☐

Right of Way Permit

☒

Commercial Driveway Permit

Permit No: 2017-14290

Applicant: Crystal Creek Developers LLC/MT Architects

Job Location Site: 27528 Westridge Creek Lane, Katy, TX 77494

Bond No. OMB 15150-00 **Date of Bond:** 5/1/2017 **Amount:** \$5,000.00

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 27th day of June, 2017, Upon Motion of Commissioner Morales, seconded by Commissioner Prestage, 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

County Engineer

Date Recorded 7-5-2017 Comm. Court No. 14F

Clerk of Commissioners Court

By: N/A

Drainage District Engineer/Manager

By: Ronda Willes

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: 2017-14290

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: XXXXXXXXXX Amount: \$5,000.00
- ☐ 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

4/19/17

Date

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

BOND NO XXXXXXXXXX

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF FORT BEND

ss

THAT WE, Crystal Creek Developers LLC whose address is 907 S Friendswood #220 Friendswood, TX 77546 Texas, hereinafter called the Principal, And Insurors Indemnity 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 225 South 5th Street, Waco, TX 76701, whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought whining said state is Insurors Indemnity Co and Whose address is 225 South 5th Street, Waco, TX 76701, hereinafter called the Surety, and held and firmly bound unto , Robert e. Hebert, County Judge of Fort Bend County, Texas, or his successors in office, in the full sum of Five Thousand Dollars 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, commercial driveway and median openings or modifications 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, commercial driveway and median openings or modifications;

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, commercial driveway and median openings or modifications 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 1st day of May, 2017

Crystal Creek Developers LLC

PRINCIPAL

BY

Insurors Indemnity Company

SURETY

BY

POWER OF ATTORNEY of INSURORS INDEMNITY COMPANY
Waco, Texas

KNOW ALL PERSONS BY THESE PRESENTS:

Number: _____

That INSURORS INDEMNITY COMPANY, Waco, Texas, organized and existing under the laws of the State of Texas, and authorized and licensed to do business in the State of Texas and the United States of America, does hereby make, constitute and appoint

Andrea M. Penaloza of the City of Houston, State of TX

as Attorney in Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, all of the following classes of document, to-wit:

Indemnity, Surety and Undertakings that may be desired by contract, or may be given in any action or proceeding in any court of law or equity; Indemnity in all cases where indemnity may be lawfully given and with full power and authority to execute consents and waivers to modify or change or extend any bond or document executed for this Company.

INSURORS INDEMNITY COMPANY

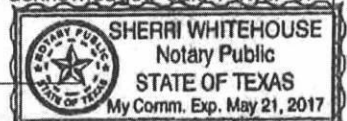
Attest: Tammy Tieperman
Tammy Tieperman, Secretary

By: Dave E. Talbert
Dave E. Talbert, President

State of Texas
County of McLennan

On the 11th day of November, 2014, before me a Notary Public in the State of Texas, personally appeared Dave E. Talbert and Tammy Tieperman, who being by me duly sworn, acknowledged that they executed the above Power of Attorney in their capacities as President and Corporate Secretary, respectively, of Insurors Indemnity Company, and acknowledged said Power of Attorney to be the voluntary act and deed of the Company.

Sherri Whitehouse
Notary Public, State of Texas



Insurors Indemnity Company certifies that this Power of Attorney is granted under and by authority of the following resolutions of the Company adopted by the Board of Directors on November 11, 2014:

RESOLVED, that all bonds, undertakings, contracts or other obligations may be executed in the name of the Company by persons appointed as Attorney in Fact pursuant to a Power of Attorney issued in accordance with these Resolutions. Said Power of Attorney shall be executed in the name and on behalf of the Company either by the Chairman and CEO or the President, under their respective designation. The signature of such officer and the seal of the Company may be affixed by facsimile to any Power of Attorney, and, unless subsequently revoked and subject to any limitation set forth therein, any such Power of Attorney or certificate bearing such facsimile signature and seal shall be valid and binding upon the Company and any such power so executed and certified by facsimile signature and seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is validly attached.

RESOLVED, that Attorneys in Fact shall have the power and authority, subject to the terms and limitations of the Power of Attorney issued to them, to execute and deliver on behalf of the Company and to attach the seal of the Company to any and all bonds and undertakings, and any such instrument executed by such Attorneys in Fact shall be binding upon the Company as if signed by an Executive Officer and sealed and attested to by the Secretary or Assistant Secretary of the Company.

I, Tammy Tieperman, Secretary of Insurors Indemnity Company, do hereby certify that the foregoing is a true excerpt from the Resolutions of the said Company as adopted by its Board of Directors on November 11, 2014, and that this Resolution is in full force and effect. I certify that the foregoing Power of Attorney is in full force and effect and has not been revoked.

In Witness Whereof, I have set my hand and the seal of INSURORS INDEMNITY COMPANY on this _____ 1st _____ day of _____ 2017.



Tammy Tieperman
Tammy Tieperman, Secretary

NOTE: IF YOU HAVE ANY QUESTION REGARDING THE VALIDITY OR WORDING OF THIS POWER OF ATTORNEY, PLEASE CALL 800.933.7444 OR WRITE TO US AT P. O. BOX 2683, WACO, TEXAS 76702-2683 OR EMAIL US AT CONFIRMATION@INSURORSINDEMNITY.COM.



P&C 877 282 1625
Bond 800 933 7444

225 South Fifth Street
PO Box 2683
Waco, Texas 76702-2683

IMPORTANT NOTICE - AVISO IMPORTANTE

To obtain information or make a complaint:

You may call Insurors Indemnity Company's toll-free telephone number for information or to make a complaint at:

1-800-933-7444

You may also write to Insurors Indemnity Company at:

P.O. Box 2683
Waco, TX 76702-2683
Or
225 South Fifth Street
Waco, TX 76701

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 at:

Consumer Protection (111-1A)
P.O. Box 149091
Austin, TX 78714-9091
Fax: 512-490-1007

Web: <http://www.tdi.texas.gov>

E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact the agent or the 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.

Para obtener informacion o para someter una queja:

Usted puede llamar al numero de telefono gratis de Insurors Indemnity Company's para informacion o para someter una queja al

1-800-933-7444

Usted tambien puede escribir a Insurors Indemnity Company:

P.O. Box 2683
Waco, TX 76702-2683
O
225 South Fifth Street
Waco, TX 76701

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

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

Consumer Protection (111-1A)
P.O. Box 149091
Austin, TX 78714-9091
Fax: 512-490-1007

Web: <http://www.tdi.texas.gov>

E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente o la compania 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.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard



Laura Richard, County Clerk
Fort Bend County, Texas

July 05, 2017 02:12:35 PM

FEE: \$0.00 EW
BOND

2017074597

FORT BEND COUNTY

CONSTRUCTION PLANS FOR PROPOSED

WATER DISTRIBUTION, SANITARY SEWER, STORM SEWER AND PAVING SYSTEMS

FOR

THE GODDARD SCHOOL

27528 WESTRIDGE CREEK LANE

KATY, TEXAS 77494

&

PROFESSIONAL BUILDING

27524 WESTRIDGE CREEK LANE

KATY, TEXAS 77494

OWNER

EFE PROPERTY, LLC

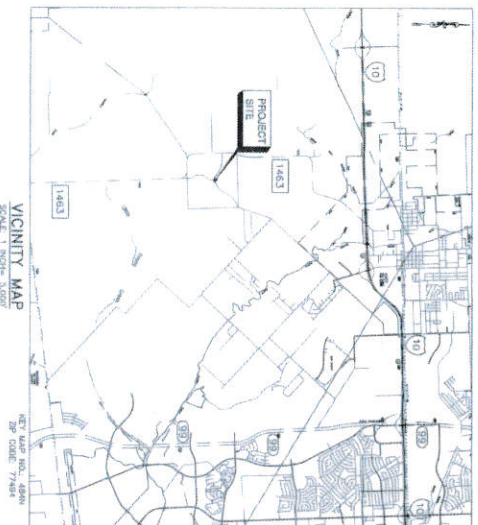
24025 CINCO VILLAGE CENTER BOULEVARD

KATY, TX 77404

WATER, SEWER & STORM DRAINAGE SERVICES PROVIDED BY:
FORT BEND COUNTY MUD NO. 58

FORT BEND COUNTY MUD 58 ENGINEER:
BROWN AND GAY ENGINEER, INC.

10777 WESTEMMER ROAD
HOUSTON, TX 77042



VICINITY MAP
SCALE: 1" = 1/4" = 100'



LOCATION MAP
SCALE: 1" = 1/4" = 100'

REV MAP NO. 484N
REV CODE 7/2014
EFL, JLV, JLV
FORT BEND PROJECT NO.3



EVEREST DESIGN GROUP, LLC
Planning, Engineering, Construction Management
TYPE FIRM NO. F-29440

907 S. FRIENDSWOOD DRIVE, SUITE 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-5770 FAX: 281-993-2294

MARCH 15, 2017



SHEET INDEX

1. COVER SHEET
2. RECORD PLAN - GROUND SURFACE, GROUND HARDNESS
3. SITE LAYOUT PLAN
4. OVERALL WATER & SANITARY LAYOUT PLAN
5. WATER LINE WATER VALVE DETAILS
6. PRE-DEVELOPMENT CONDITION ANALYSIS
7. POST-DEVELOPMENT CONDITION ANALYSIS
8. SANITARY SEWER AND STORM SEWER LAYOUTS
9. STORM SEWER - 100 YEAR WATER SURFACE ELEVATION ANALYSIS
10. PAVING STANDARD DETAILS
11. SITE DETAILS
12. TROUT - PROCESSION FACILITIES - GARDEN RAMP
13. TROUT - PROCESSION FACILITIES - GENERAL NOTES AND DETAILABLE DRAWINGS
14. TROUT - PROCESSION FACILITIES - SIDEWALK
15. TROUT - PROCESSION FACILITIES - INTERSECTION LAYOUTS
16. WATER STANDING DETAILS
17. SANITARY SEWER STANDARD DETAILS
18. GREASE TRAP DETAILS
19. STORM SEWER STANDARD DETAILS
20. EROSION CONTROL STANDARD DETAILS
21. LANDSCAPING PLAN
22. TROUT CONTROL PLAN - WESTRIDGE CREEK LANE
23. TROUT CONTROL PLAN - GROUND TRUCK DRIVE

APPROVED BY FORT BEND COUNTY ENGINEER

4/11/17
4/11/17

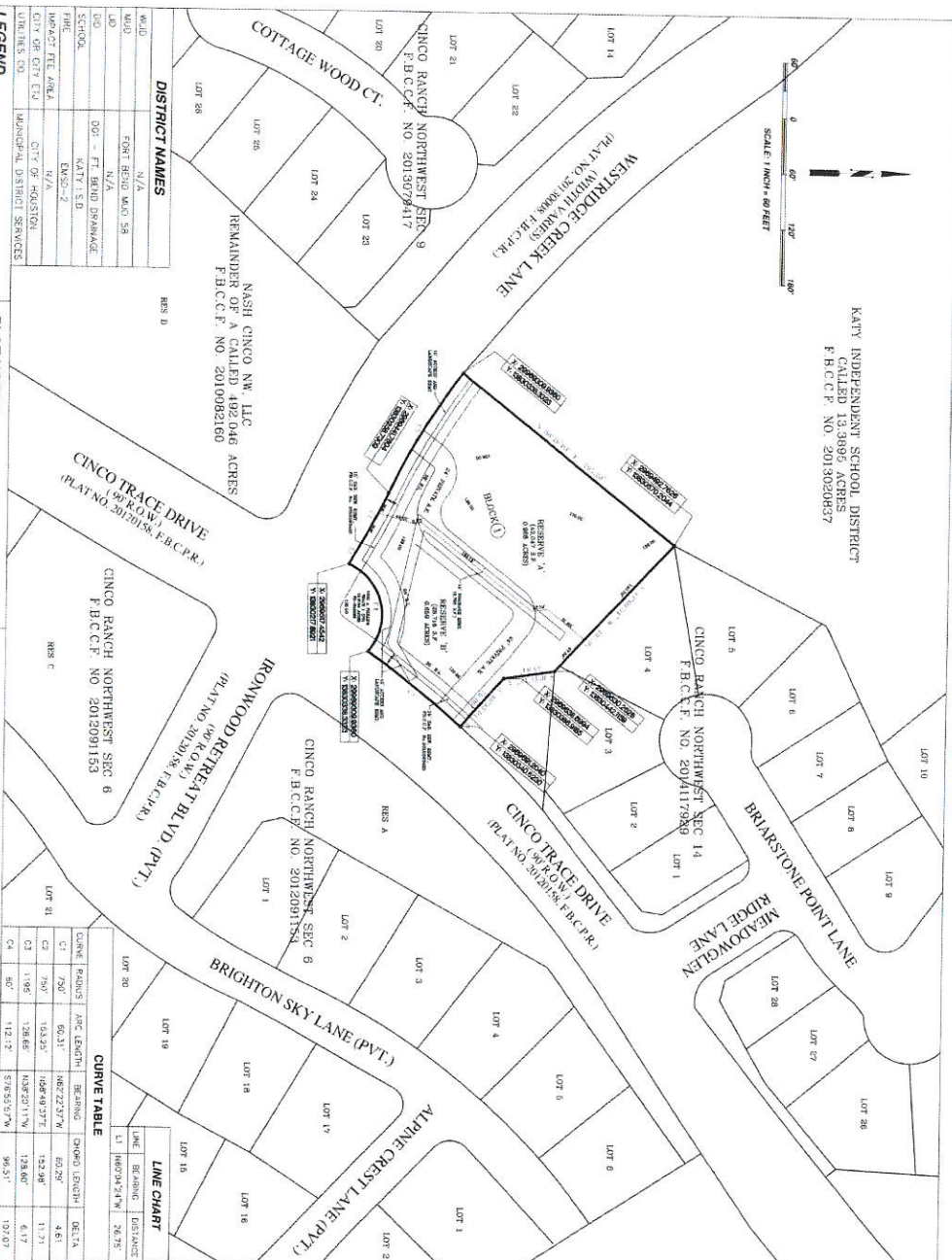
DATE

THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED ONE (1) YEAR FROM DATE OF APPROVAL.

APPROVED BY FORT BEND COUNTY DEVELOPMENT COMMISSIONER

4/11/17
4/11/17

DATE



CURVE TABLE		LINE CHART	
LOT 20		LINE	DISTANCE
LOT 19	LOT 20	LINE	DISTANCE
C1	750'	60.31'	26.73'
C2	750'	152.98'	11.71'
C3	110'	128.66'	13.60'
C4	110'	128.66'	6.17'
C5	112.2'	57.955217W	10.07'
C6	112.2'	96.513'	10.07'

PLAT NOTES:

	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
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5	1	2	3	4	5	6																																																																																														

[illegible][illegible][illegible]

[illegible]


1. SITE AREA = 1.65 AC.
2. BUILDING SET BACK
REAR: 30 FT FROM PROPERTY LINE
SIDE: 25 FT FROM PROPERTY LINE
3. LANDSCAPING SET BACK
FRONT: 20 FT FROM BACK OF CURVE ALONG MAIN STREET
4. LANDSCAPING BUFFER
BACK: 15 FT ADJACENT TO EXISTING RESIDENTIAL AREA
SIDE: 10 FT ADJACENT TO EXISTING COMMERCIAL AREA
5. USE: SCHOOL AND OFFICE BUILDING



PROPOSED PARKING -	43
STANDARD PARKING (8'x18')	10
ADDITIONAL PARKING (8'x10')	2
REQUIRED PARKING (PER 600-0.02)	55
(SEE NOTE 10, ATTACHED)	
TOTAL =	56
REQUIRED PARKING FOR CONCORD SCHOOL	
SPACE PER CLASS ROOM	11
1 SPACE PER STUDY MONITOR	22
REQUIRED PARKING PER OFFICE	
1 SPACE PER 250 SF (5.83) SF/7500	24
TOTAL REQUIRED =	57

[illegible]

APPROVED BY FORT BEND COUNTY DEVELOPMENT COORDINATOR


MAGGIE DALTON

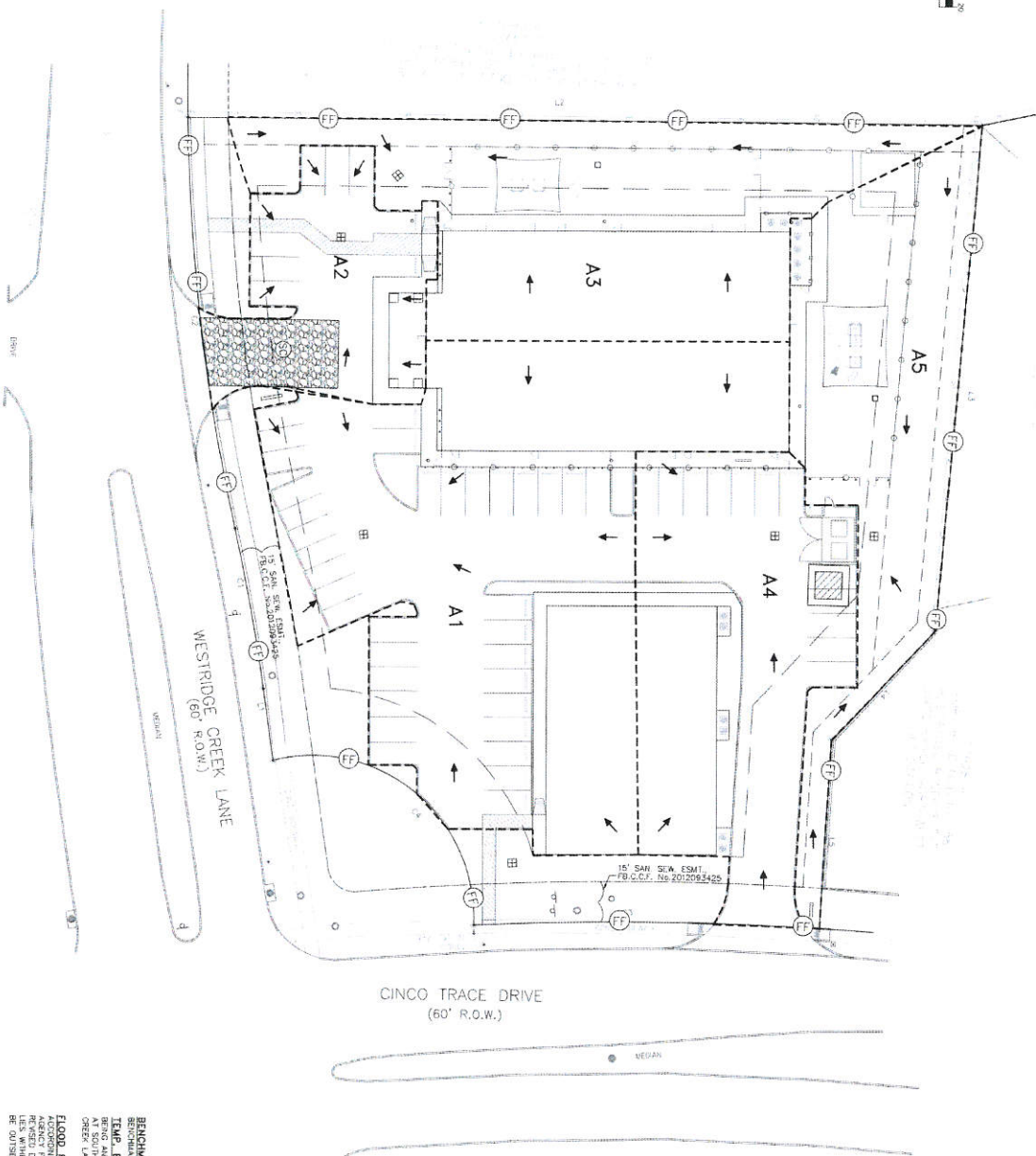
4/17/17
DATE

<p>PROJECT NO.</p> <p>DRAWING SCALE</p> <p>DATE (Month/Day/Year)</p> <p>SHEET NO. 2 OF 14</p>		<p>PROJECT: THE GODDARD SCHOOL & PROFESSIONAL BUILDING</p> <p>27026 & 27024 WESTBROOK CREEK LANE</p> <p>KATY, TEXAS 77494</p> <p>SITE LAYOUT PLAN</p>	<p>Everest Design Group, Inc. Professional Engineering Consultants 11001 RIFE ROAD, SUITE 400 MCKINNEY, TEXAS 75069-2092 TEL: 972-969-2770 FAX: 972-969-5242</p> <p>Professional Engineer Seal: STATE OF TEXAS No. 12456 Exp. 12/31/10 J. L. RIFE, P.E.</p>
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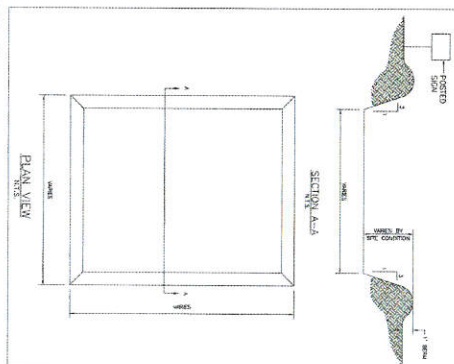
BENCHMARK
BENCHMARK, NJ 080035
TEMP. BENCHMARK
BEING A BENCH MARK ON TOP OF CONCRETE CURB INLET
AT SOUTHWEST CORNER OF PROPERTY ALONG WESTBROOK
CRICK (LAT. ELEV.=138.95 NAVD 88 (2001) MGD)

FLOOD PLAIN NOTE
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT
AGENCY FLOOD INSURANCE RATE MAP NO. 44157C0205L,
REVISED DATE APRIL 2, 2014, THE SUBJECT PROPERTY
LIES WITHIN ZONE X (UNSHADED). AREAS DETERMINED TO
BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN



STABILIZED CONSTRUCTION ENTRAPMENT
SEE DETAILS ON SHEET 13

 DRAINAGE AREA FLOW DIRECTION
 AREA DRAINAGE DIVIDE LINE
 CONCRETE TRUCK WASHOUT AREA
 SEE DETAILS THIS SHEET



- [illegible]

CONCRETE TRUCK WASHOUT AREA

DATE	REMARKS	AM
		△
		△
		△

Herest Design Group, Inc.
Planning, Engineering, Construction
Management
1001 FIRM NO. F4410
507 S. Presidential Drive, Suite 200
Frischhoff, Leake 77546
P: 281-993-1770 FAX: 281-616-2294

PROJECT: THE GODDARD SCHOOL &
PROFESSIONAL BUILDING
27528 & 27524 WESTRIDGE CREEK LANE
KATY, TEXAS 77404

DRAINAGE DIVIDES & SW3P
PLAN

FORT BEND COUNTY, TEXAS

APPROVED BY PORT BEND COUNTY DEVELOPMENT COORDINATOR

Maggie Dalton

MAGGIE DALTON

4/11/17

DATE

Maggie Dalton

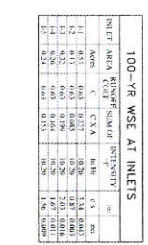
DATE 4/17/17

PROJECT NO.	
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DRAINING SCALE	
HORIZ: AS SHOWN	
VERT:	

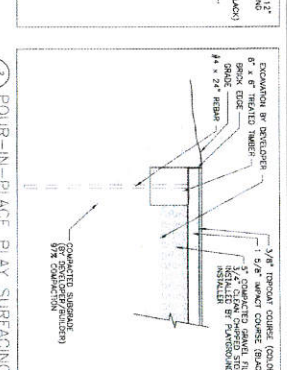
SHEET NO. 6 OF 14

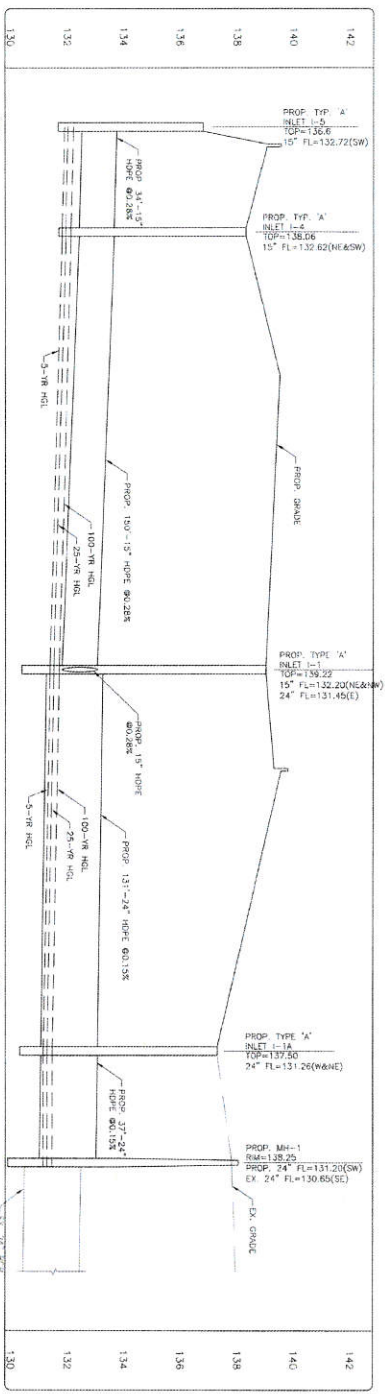
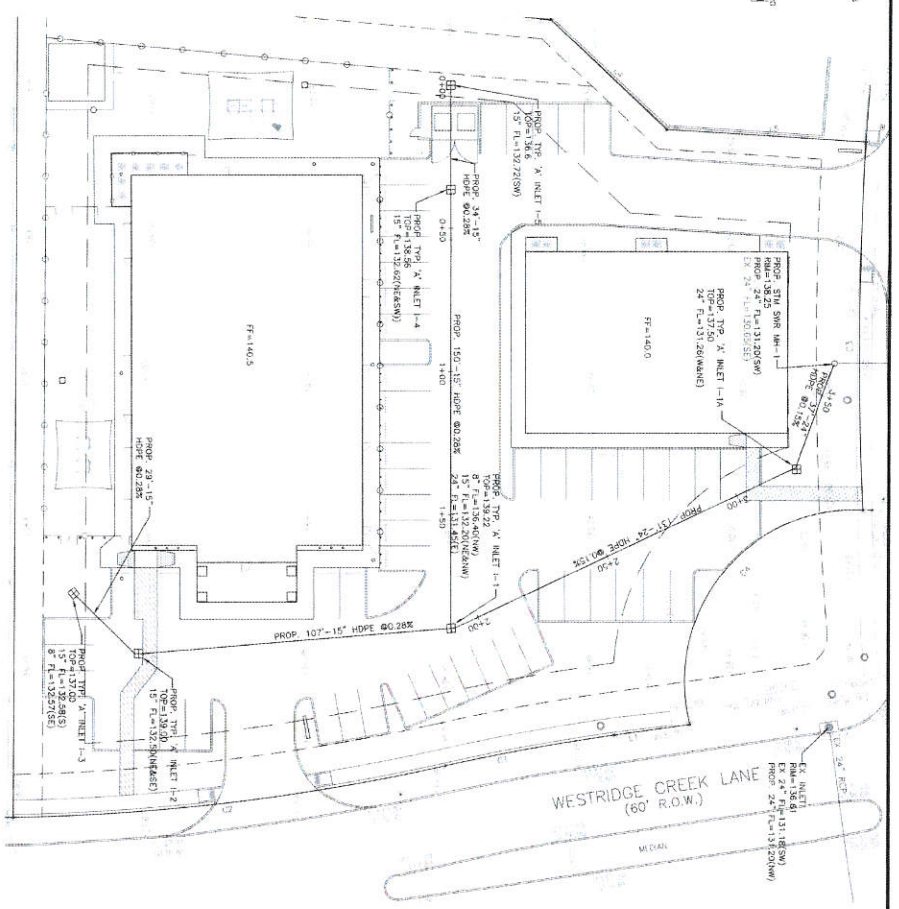
05 14



INLET	AREA ACRES	RIEQUF. SUM OF C & CVA	INTENSITY IN/HR	C & S EQS
1-1	0.51	0.65	0.137	1.14 (0.01)
1-2	0.11	0.63	0.085	0.87 (0.003)
1-3	0.22	0.63	0.179	2.01 (0.018)
1-4	0.22	0.63	0.179	2.01 (0.018)
1-5	0.23	0.63	0.183	1.96 (0.018)

7/17
DATE

[illegible][illegible]



APPROVED BY FORT BEND COUNTY DEVELOPMENT COMMISSION
[Signature]
 DATE 4/17/17

PROJECT: THE GODDARD SCHOOL & PROFESSIONAL BUILDING
 27650 & 27654 WESTRIDGE CREEK LANE
 KATY, TEXAS 77404

STORM SEWER - 100 YEAR WATER SURFACE ELEVATION ANALYSIS

FORT BEND COUNTY, TEXAS

PROJECT NO. 142

DATE: 4/17/17

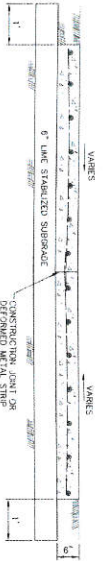
SCALE: 1"=20'

SHEET NO. 7A OF 14

DESIGNER: Everest Design Group, Inc.
 301 S. Loop West, Suite 200
 Katy, TX 77404
 P: 281-961-1170 F: 281-961-2294

CLIENT: The Goddard School & Professional Building
 27650 & 27654 Westridge Creek Lane
 Katy, TX 77404

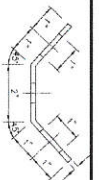
FLOOD PLAIN NOTE
 FLOOD PLAIN MAPS ARE NOT TO BE USED TO DETERMINE FLOOD RISK. FLOOD RISK SHOULD BE DETERMINED BY A LICENSED PROFESSIONAL ENGINEER. FLOOD PLAIN MAPS ARE NOT TO BE USED TO DETERMINE FLOOD RISK. FLOOD RISK SHOULD BE DETERMINED BY A LICENSED PROFESSIONAL ENGINEER.



- NOTES:
1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM-A615 CURRENT EDITION, GRADE 40, MINIMUM LAP AT ALL SPICES SHALL BE 18" (SEE NOTES 13-17).
 2. CONCRETE SHALL BE 3000 P.S.I. AT 28 DAYS, AND 500 P.S.I. TENSILE STRENGTH AT 7 DAYS.
 3. AND THE (3) SHALL BE ELIMINATED FROM SIDEWALKS OR DRIVEWAYS.

DRIVEWAY DETAIL

NOT TO SCALE

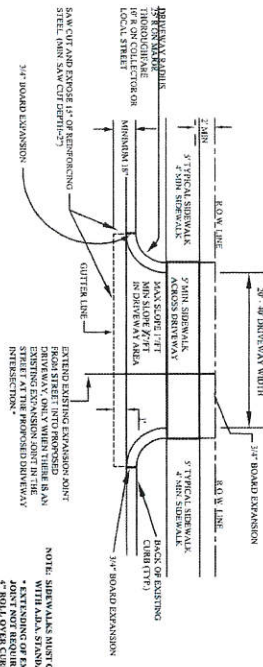


DOWEL FITTING

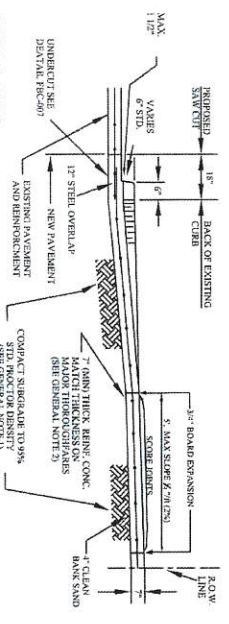
NOT TO SCALE

WHEN A COMMERCIAL SIDEWALK, DRIVEWAY, CURB OR GUTTER IS CONSTRUCTED, RECONSTRUCTED, REPAIRED OR REGRADED ON COUNTY RIGHT-OF-WAY, FOR USE WITH CONCRETE OR ASPHALT CURB TYPE STREETS, USE SECTIONS APPLICABLE.

- A. USE FOR ALL PROPOSED EXISTING CURB REMOVAL FOR DRIVEWAYS (PLAN VIEW NOT TO SCALE)



- B. USE FOR ALL PROPOSED DRIVES ON CURBED TYPE STREETS



GENERAL NOTES:

1. CONTACT SIDEWALK FOR PROPOSED DRIVEWAY CONNECTION FROM PROPOSED SAW CUT AT EXISTING PAVEMENT TO ROAD LINE. CONCRETE SHALL BE 3000 P.S.I. AT 28 DAYS, AND 500 P.S.I. TENSILE STRENGTH AT 7 DAYS. CONCRETE SHALL BE ELIMINATED FROM SIDEWALKS OR DRIVEWAYS.
2. PROPOSED DRIVEWAY REINFORCING STEEL IS TO BE #4 DEFORMED REINFORCING AND 12" MINIMUM LAP. UNLESS NOTED OTHERWISE, ALL REINFORCING SHALL BE ELIMINATED FROM SIDEWALKS OR DRIVEWAYS.
3. PROPOSED DRIVEWAY SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE, CLASS "A" STRUCTURAL (REFER TO SPECIFICATION 03301).
4. PROPOSED DRIVEWAY SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE, CLASS "A" STRUCTURAL (REFER TO SPECIFICATION 03301).
5. FOR TYPICAL DRIVEWAY DETAIL, SEE FIG. 2-1-94.

SIDEWALKS & DRIVEWAYS ON CURB TYPE STREETS COMMERCIAL AREA

DRAWN BY: L. BRDECKA	REVIEWED BY: J. METARDUS
DATE DRAWN: 2-1-94	DATE REVIEWED: 4-7-09
APPROVED BY: L. HOOD	DRAWING NO. FBC-025A
DATE: 2-1-94	

FORT BEND COUNTY ENGINEERING DEPARTMENT

APPROVED BY FORT BEND COUNTY ENGINEERING DEPARTMENT

[Signature]

DATE: 4/11/17

GENERAL NOTES FOR SIDEWALKS AND DRIVEWAYS

1. SAW CUT EXISTING CURB AT EACH END AND KNOCK OUT CURB FROM BEGINNING TO END OF PROPOSED DRIVEWAY.
2. SAW CUT EXISTING PAVEMENT A MINIMUM OF 18" INCHES AWAY FROM BACK OF CURB (GUTTER LINE) AND BREAK OUT TO EXPOSE EXISTING REINFORCEMENT STEEL.
3. COMPACT SUBGRADE FOR PROPOSED DRIVEWAY CONNECTION FROM PROPOSED SAW CUT AT EXISTING PAVEMENT TO RIGHT-OF-WAY LINE, COMPACT TO 95% OF STANDARD PROCTOR DENSITY (4 +/- 2% OPT. MOISTURE). THE COUNTY ENGINEER RESERVES THE RIGHT TO REQUIRE LABORATORY TESTS TO BE CONDUCTED.
4. PLACE AND COMPACT 4" CLEAN BANK SAND.
5. MAINTAIN GUTTER LINE WITH FACE OF EXISTING CURB.
6. PROPOSED DRIVEWAY REINFORCING STEEL IS TO BE TIED TO EXISTING ROADWAY REINFORCING STEEL WITH A MINIMUM LAP OF 12 INCHES.
7. PROPOSED DRIVEWAY REINFORCING STEEL IS TO BE #4 DEFORMED REINFORCING BARS (ASTM A615, GRADE 60, UNLESS NOTED) SPACED AT 24 INCHES C.C. EACH WAY, WITH 12 INCHES MINIMUM LAP (6" x 6" W6 x W6 AS ALTERNATE) FROM PROPOSED SAW CUT TO RIGHT-OF-WAY LINE.
8. PROPOSED DRIVEWAY, CURB, GUTTER LINE, AND GRADE SHALL MATCH EXISTING STREET.
9. PROPOSED DRIVEWAY SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE, CLASS "A" STRUCTURAL (REFER TO SPECIFICATION 03301), 7 INCHES THICK, FROM PROPOSED SAW CUT TO RIGHT-OF-WAY LINE (PROPERTY LINE).
10. PROPOSED SIDEWALK SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE, CLASS "A" STRUCTURAL (REFER TO SPECIFICATION 03301), 4 INCHES THICK AND 4 FEET MINIMUM WIDTH. SEE DRAWING NO. FBC 244 FOR ADDITIONAL INFORMATION AND DETAILS.

CONSTRUCTION NOTES FOR SIDEWALKS & DRIVEWAYS WITH CURB TYPE STREETS COMMERCIAL AREA

DRAWN BY: L. BRDECKA	REVIEWED BY: L. BRDECKA
DATE DRAWN: 2-1-94	DATE REVIEWED: 3-10-05
APPROVED BY: L. HOOD	DRAWING NO. FBC-025B
DATE: 2-1-94	

FORT BEND COUNTY ENGINEERING DEPARTMENT

FORT BEND COUNTY CONSTRUCTION - GENERAL NOTES

1. FORT BEND COUNTY MUST BE LIMITED TO THE PRE-CONSTRUCTION.
2. CONTRACTOR SHALL NOTIFY FORT BEND COUNTY ENGINEERING DEPARTMENT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN THE LIMITS OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE FORT BEND COUNTY ENGINEERING DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE LIMITS OF THE PROJECT.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE FORT BEND COUNTY ENGINEERING DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE LIMITS OF THE PROJECT.
4. ALL PAVING IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FORT BEND COUNTY ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION OF IMPROVEMENTS IN SIDEWALKS AS CURRENTLY ADOPTED.
5. ALL ROAD WORK, CURB, ROAD, AND CURB ALIGNMENT SHOWN IN THE DRAWING SHALL BE MAINTAINED.
6. A CONTINUOUS LONGITUDINAL REINFORCING BAR SHALL BE USED IN THE CURB.
7. ALL DRIVEWAY REINFORCING STEEL SHALL BE #4 SIZED STEEL WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 P.S.I. AT 28 DAYS.
8. ALL DRIVEWAY REINFORCING STEEL SHALL BE INSTALLED AT EACH CURB END AND SHALL BE TIED TO EXISTING STEEL.
9. ALL DRIVEWAY REINFORCING STEEL SHALL BE INSTALLED AT EACH CURB END AND SHALL BE TIED TO EXISTING STEEL.
10. ALL DRIVEWAY REINFORCING STEEL SHALL BE INSTALLED AT EACH CURB END AND SHALL BE TIED TO EXISTING STEEL.
11. CURB HEADERS ARE REQUIRED AT CURB CONNECTIONS TO MAINTAIN ALL INTERSECTIONS AND CORNERS WITH CURRENT ADA REGULATIONS.
12. ALL DRIVEWAY REINFORCING STEEL SHALL BE INSTALLED AT EACH CURB END AND SHALL BE TIED TO EXISTING STEEL.
13. CONTRACTOR ARE SET FORM IN THE TOTAL WIDTH OF THE DRIVEWAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DURING CONSTRUCTION WITH DAY AND NIGHT WORKING LIGHTS.
14. ALL 81-11 STOP SIGNS SHALL BE 30"X30" WITH DIAMOND GRADE SHIELDING FOR TEXAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DURING CONSTRUCTION WITH DAY AND NIGHT WORKING LIGHTS.
15. STREET NAME SIGNS SHALL BE ON A 6" HIGH SIGN PLATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DURING CONSTRUCTION WITH DAY AND NIGHT WORKING LIGHTS.
16. A BLUE DOWEL REINFORCING BARRON SHALL BE PLACED AT ALL FREE END LOCATIONS. THE BARRON SHALL BE PLACED 12 INCHES FROM THE CURB. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DURING CONSTRUCTION WITH DAY AND NIGHT WORKING LIGHTS.

PROJECT: THE GODDARD SCHOOL, & PROFESSIONAL BUILDING, 27036B & 27036C, FORT BEND COUNTY, TEXAS 77994

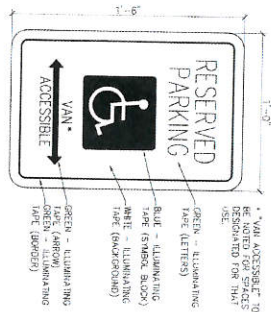
PAVING STANDARD DETAILS

FORT BEND COUNTY, TEXAS

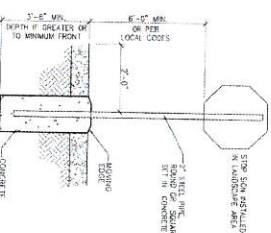
DRAWING NO. FBC-025B

DATE: 2-1-94

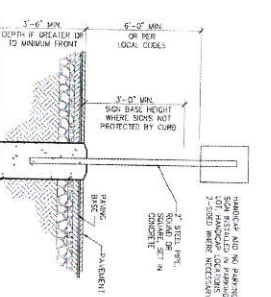
SHEET NO. 8 OF 14



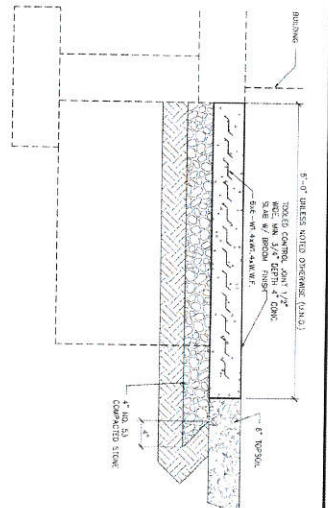
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SCALE: N.T.S.



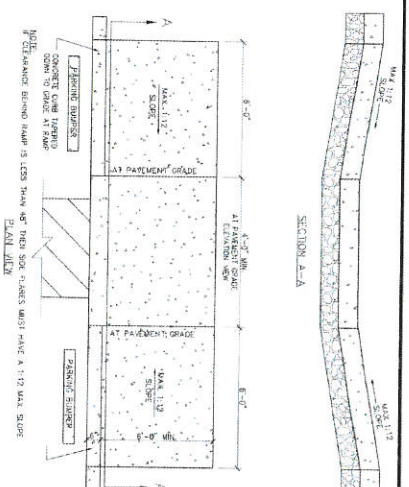
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SCALE: N.T.S.



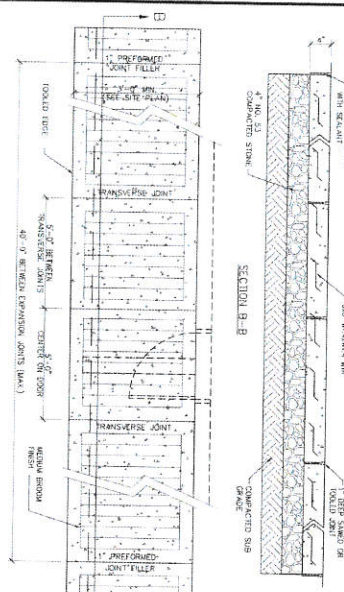
3. PARKING SIGN
SCALE: N.T.S.



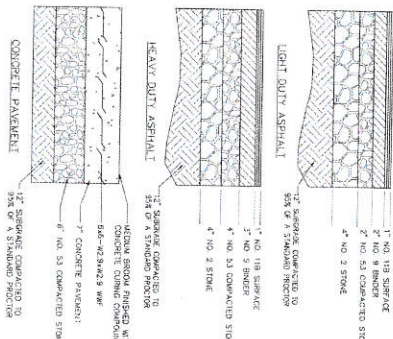
4. COMBINED CURB & WALK DETAIL
SCALE: N.T.S.



5. HANDICAP RAMP DETAIL
SCALE: N.T.S.



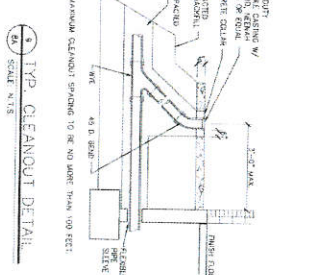
6. TYPICAL SIDEWALK
SCALE: N.T.S.



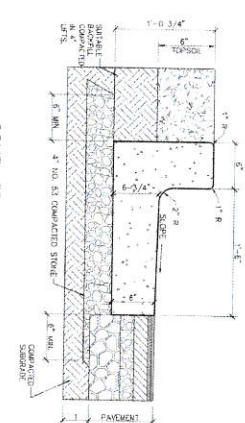
7. PAVEMENT SECTIONS
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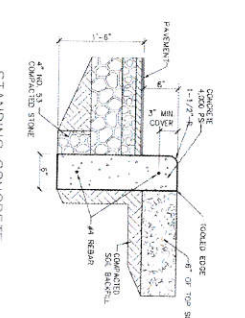
8. TEMPORARY SIGN
SCALE: N.T.S.



9. TYP. CLEANOUT DETAIL
SCALE: N.T.S.



10. COMBINED CONCRETE CURB & GUTTER DETAIL
SCALE: N.T.S.



11. STANDING CONCRETE CURB DETAIL
SCALE: N.T.S.

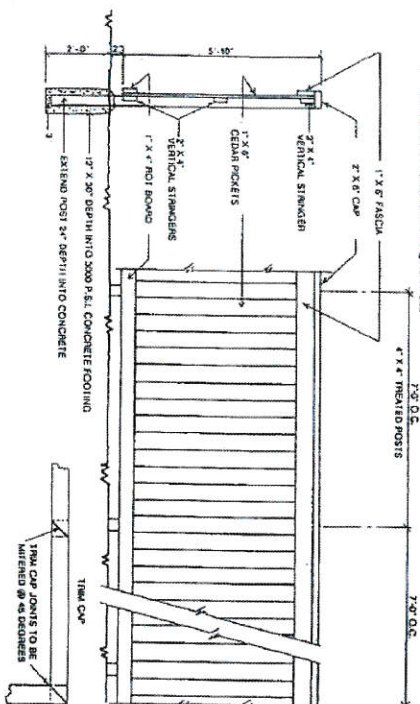
APPROVED BY FORT BEND COUNTY DEPARTMENT CHAIRMAN
M. J. DUNN
MAY 14, 2014

THE GODDARD SCHOOL & PROFESSIONAL BUILDING 27508 & 27504 WESTBROOK CREEK LANE KATY, TEXAS 77494	
SITE DETAILS	
PROJECT NO. DRAWING SCALE HORIZ. AS SHOWN VERT.	SHEET NO. 04 OF 14

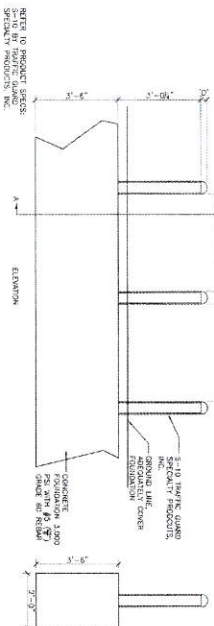
GENERAL WOOD NOTE

- 1) VERTICAL POSTS TO BE NO. 1, 1" X 6" CEDAR
- 2) ALL OTHER WOOD TO BE PRESSURE TREATED PINE
- 3) 4" X 4" POSTS TO BE APPROXIMATELY 7' O.C.
- 4) 1" X 6" CAP JOINTS TO BE SPACED @ 45 ANGLE

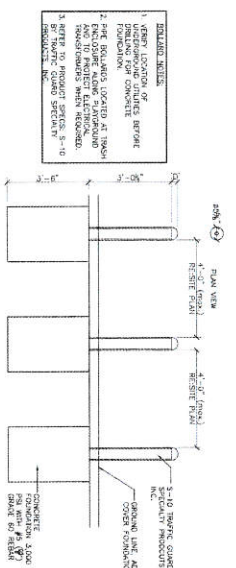
APPROVED BY PART NEED COUNTY DEPARTMENT COORDINATOR
 DATE 4/17/17



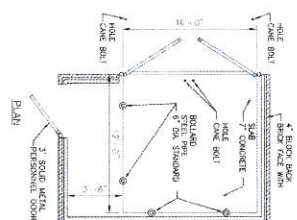
WOOD FENCING DETAILS



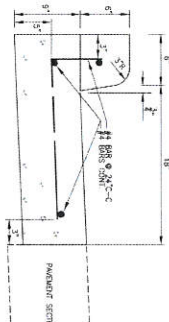
TRENCH FOOTING BOLLARD (DISTANCE < 4'-0")



SHAFT FOOTING BOLLARD (DISTANCE > 4'-0")



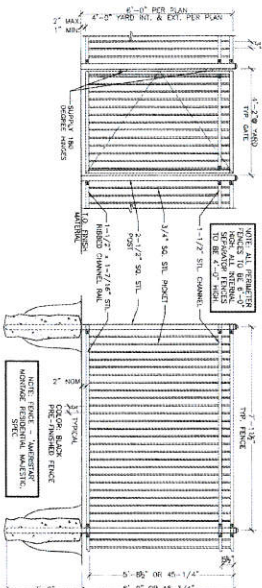
TRASH ENCLOSURE DETAILS



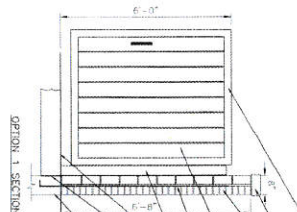
MONOLITHIC CONCRETE CURB AND GUTTER

NOTE: WITH CONCRETE CURB IS TO BE PLACED ON EXISTING CONCRETE BASE #3 OR BETTER. 3/4" C-C COMBLED AND SET IN BOLLARD WITH CONCRETE SETTING. CURB IS FORMED BY A MACHINE, BUT CURB WILL HAVE THE SAME OUTSIDE DIMENSIONS. MONOLITHIC CURB NOT REQUIRED WHEN CURB IS FORMED BY A MACHINE, BUT CURB WILL HAVE THE SAME OUTSIDE DIMENSIONS.

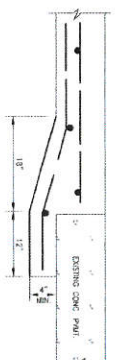
CONCRETE CURB DETAILS



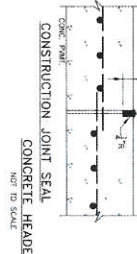
TYPICAL FENCE DETAIL



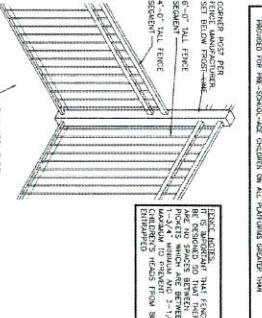
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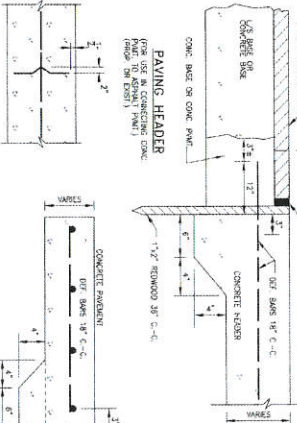
UNDERCUT DETAIL



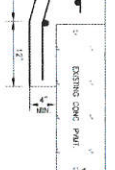
CONSTRUCTION JOINT SEAL



TRANSITION FENCE DETAIL



PAVING HEADER



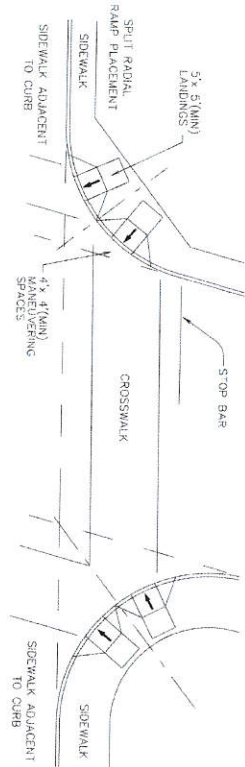
UNDERCUT DETAIL



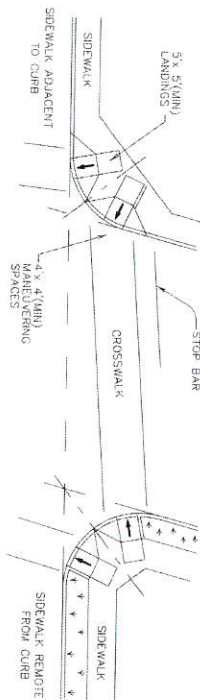
CONSTRUCTION JOINT SEAL

<p>English Design Group, Inc. Project: THE GODDARD SCHOOL & PROFESSIONAL BUILDING 27508 & 27504 WESTBORO CREEK LANE KATY, TEXAS 77494</p>		<p>DATE: 4/17/17 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NO.: [Number] SHEET NO. 58 OF 14</p>
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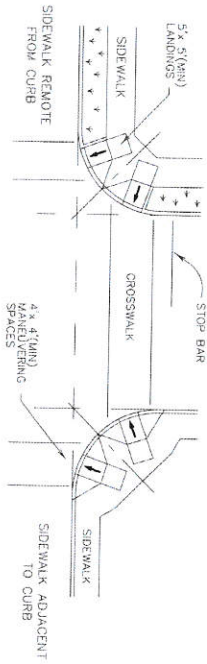
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.



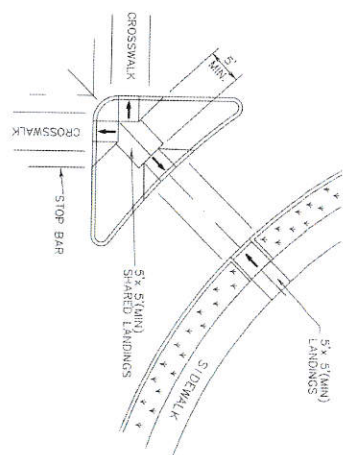
SKewed Intersection with "Large" Radius



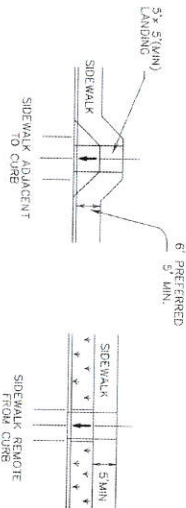
SKewed Intersection with "Small" Radius



NORMAL INTERSECTION WITH "SMALL" RADIUS



AT INTERSECTION
W/FREE RIGHT TURN & ISLAND

MID-BLOCK PLACEMENT
PERPENDICULAR RAMPS

TYPICAL CROSSING LAYOUTS

APPROVED BY PORT BLIND COUNTY DEVELOPMENT COORDINATOR


MAGGIE DALTON

4/17/17
DATE

DATE 4/17/17

REL. PARTICLES		ON TADOT		ON RM		ON TADOT		ON RP	
TADOT		CONT. RES.		RDS		REF. RES.			
MARCH 2002									
RATIONS									
AP June 13, 2012		DST		CART		PLATE NO.		BC OF TA	

PED-12A

PEDESTRIAN FACILITIES
CURB RAMPS

 **Texas Department of Transportation**

DISCLAIMER
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

Curb Ramps

General Notes

1. Install a curb ramp or blended transition at each pedestrian street crossing.
2. All slopes shown are maximum allowable. Lesser slopes that will still drain properly should be used. Adjust curb ramp length or slope of approach sidewalks as directed.
3. The minimum sidewalk width is 5'. Where the sidewalk is adjacent to the back of curb, a 6' sidewalk width is desirable. Where a 5' sidewalk is required, it is preferred due to site constraints, sidewalk width may be reduced to 4' for short distances.
4. Landings shall be 5' x 5' minimum with a maximum 2% slope in any direction.
5. Maneuvering space at the bottom of curb ramps shall be a minimum of 4' x 4' width, contained within the crosswalk and wholly outside the parallel vehicular travel path.
6. Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%.
7. Provide flared sides where the pedestrian circulation path crosses the curb ramp. Flared sides shall be sloped at 10% maximum, measured parallel to the curb. Returned curbs may be used only where pedestrians would not normally walk across the ramp, and the flared side adjacent surface is painted, substantially distressed, or otherwise protected.
8. Additional information on curb ramps, location, design, sight, reflective signs and features may be found in the current edition of the Texas Accessibility Standards (TAS) and 16 TAC 08.102.
9. To serve as a pedestrian refuge area, the median should be a minimum of 6' wide, measured from the curb line. Medians should be designed to provide accessible passage over or through them.
10. Small orientation islands, which do not provide a minimum 5' x 5' landing at the top of curb ramps, shall be cut through level with the surface of the street.
11. Crosswalk directions, crosswalk markings and stop bar locations shall be as shown elsewhere in this plan. At intersections where crosswalk markings are not required, curb ramps shall align with theoretical crosswalk unless otherwise directed.
12. Handrails are not required on curb ramps. Provide curb ramps wherever on accessible route crosses (hereafter) a curb.
13. Curb ramps and landings shall be constructed and paid for in accordance with Item 531, Sidewalks.
14. Place concrete of a minimum depth of 5" for ramps, flares and landings, unless otherwise directed.
15. Provide a smooth transition where the curb ramps connect to the street.
16. Curb shown on sheet 1 within the limits of project are considered part of the curb ramp for payment, whether it is concrete curb, gutter, or combined curb and gutter.
17. Existing features that comply with TAS may remain in place unless otherwise shown on the plans.

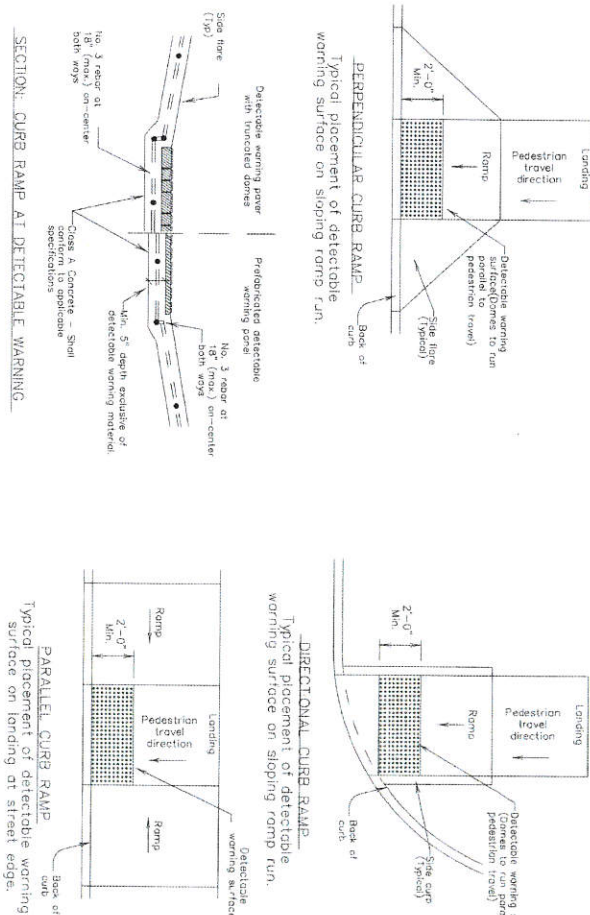
Detectable Warning Material

18. Curb ramps must contain a detectable warning surface that consists of raised truncated domes conforming with the requirements of ASTM C-936, C-1131, and approved cost-in-place done brown or dark red detectable warning surface material adjacent to uncoated concrete, unless specified elsewhere in the plans.
19. Detectable Warning Material must meet TxDOT Departmental Materials Specification DMS 4.320 and be listed on the Material Products List, which products in accordance with manufacturer's specifications.
20. Detectable warning surfaces must be slip resistant and not allow water to accumulate.
21. Detectable warning surfaces shall be a minimum of 24" in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street.
22. Detectable warning surfaces shall be located so that the edge adjacent the curb line is at the back of curb. Align the row of domes to be perpendicular to the curb line break between the ramp run and the street. Detectable warning surfaces may be curved along the corner radius.
23. Shaded areas on Sheet 1 of 4 indicate the approximate location for the detectable warning surface for each curb ramp type.

Detectable Warning Pavers

24. Furnish detectable warning paver units meeting all requirements of ASTM C-936, C-1131, lay in a two by two unit basket weave pattern or as directed.
25. Lay full-size units first followed by closure units consisting of at least 25 percent of a full unit. Full detectable warning paver units using a power saw.
26. Provide clear ground space at operable parts, including pedestrian push buttons. Operable parts shall be placed within one or more reach ranges specified in TAS 506.
27. Place traffic, signal or illumination poles, ground boxes, controller boxes, signs, drainage facilities and other items so as not to obstruct the pedestrian access route or clear ground space.
28. Street, groves and cross slopes shall be as shown elsewhere in the plans.
29. Changes in level greater than 1/4 inch are not permitted.
30. The least possible grade should be used to maximize accessibility. The running slope of sidewalks and crosswalks within the public right of way may follow the grade of the grade roadway, where a continuous grade greater than 5% must be provided, project designers shall provide detectable warning surfaces in accordance with TAS 505.
31. Handrail extensions shall not provide into the usable landing area or into intersecting pedestrian routes.
32. Driveways and turnouts shall be constructed and paid for in accordance with Item 531, Sidewalks, and shall be constructed and paid for in accordance with Item 531, Sidewalks.
33. Sidewalk details are shown elsewhere in the plans.

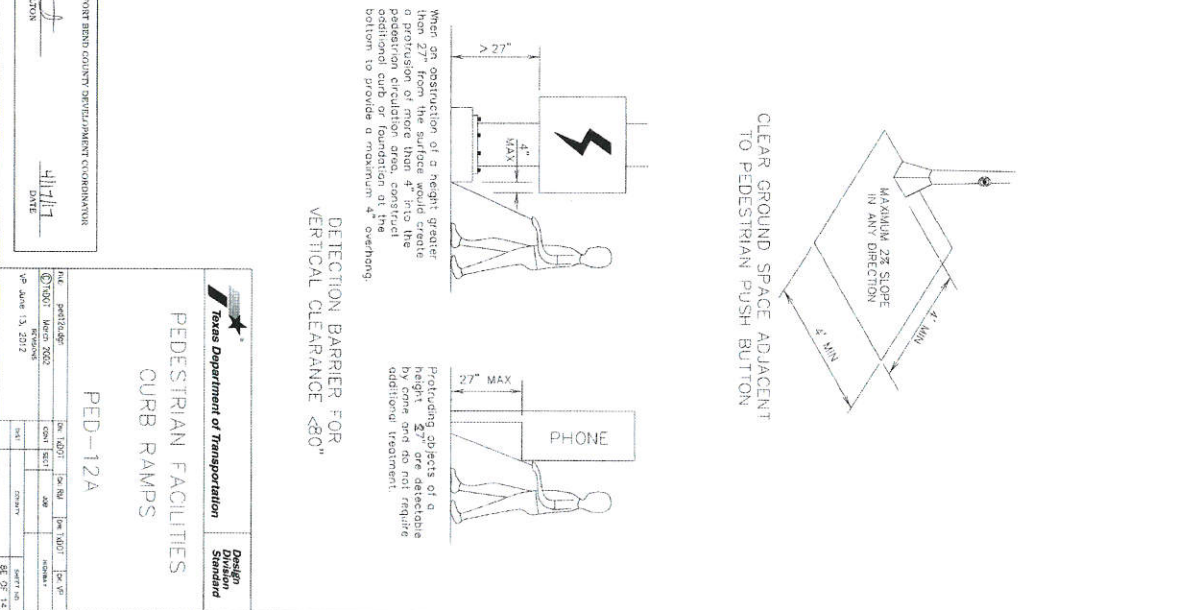
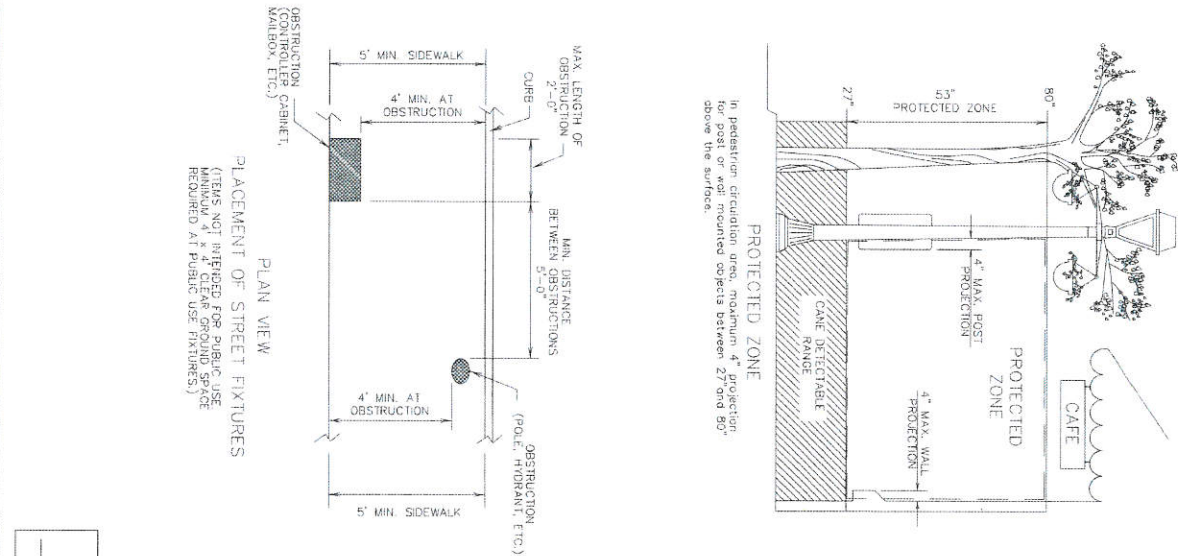
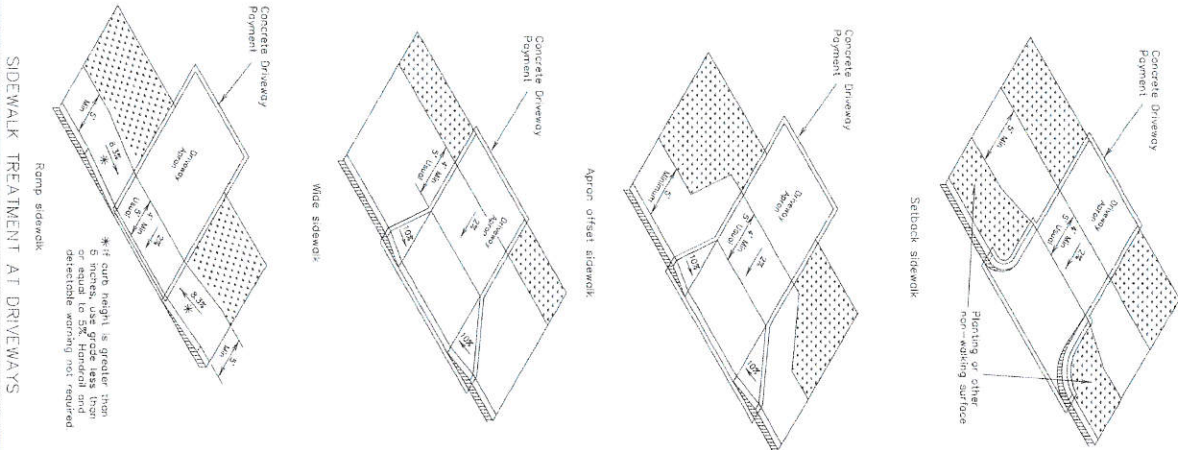
DETECTABLE WARNINGS



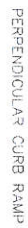
APPROVED BY RIGHT BRAND COUNTY DEVELOPMENT COMMISSIONER
DATE 4/17/17

Texas Department of Transportation				Design Division Standard	
PEDESTRIAN FACILITIES					
CURB RAMPS					
PED-12A					
REV	DATE	BY	CHK	APP	DATE
1	01/01/17	WES	WES	WES	01/01/17
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98	01/01/17	WES	WES	WES	01/01/17
99	01/01/17	WES	WES	WES	01/01/17
100	01/01/17	WES	WES	WES	01/01/17

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.



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TYPE 2



PARALLEL CURB RAMP



Planting on other non-working surface or protect drooff



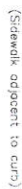
COMBINATION CURB RAMPS



TYPE 7



DIRECTIONAL RAMPS WITHIN RADIUS



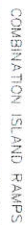
TYPE _____



metal detectable working surface at each end of cut-through ramp with minimum 2" smooth surface between



TYPE 2



1175 6



OFFSET PARALLEL CURB RAMP



APPROVED BY PORT BEND COUNTY DEVELOPMENT COORDINATOR

FILE	post 76 sign		ON FILE	ON RU	ON TADOT	ON VP
PROJECT	March 2002		CON	SECT	JOB	
REVISIONS						
VP DATE 1/3, 2012				COUNTY		SHEET NO.
			DIST			

PED-12A

PEDESTRIAN FACILITIES
CURB RAMPS

 **Texas Department of Transportation**
Design Division Standard

NOTES / LEGEND:

See General Notes on sheet 2 of 4 for more information.

- ✓ Denotes planting or
- ✓ non-working surface
- ✓ not part of pedestrian
- ✓ circulation path.

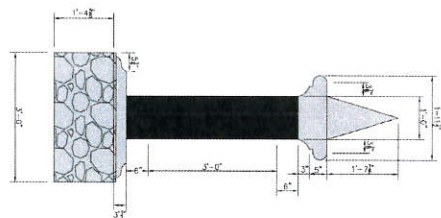
circulation path.

circulation path.

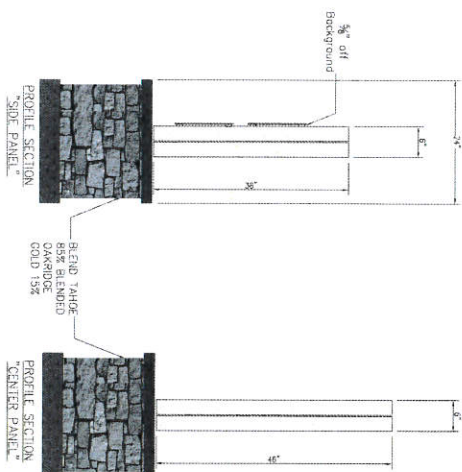
circulation path.

circulation path.

..... Ramp Limits of Payment



2 SIGN WALL SECTIONS
SCALE: NTS



4 SIGN WALL SECTIONS
SCALE: NTS

DATE 4/17/17

BENEFICIARY		DATE
APR		
APR		
APR		
APR		

 **Everest Design Group, Inc.**
Planning • Engineering • Construction
Management

THREE FRAM NO. F-9440

907 S. Francisco Road, Suite 200
Fresno, CA 93726
P: 281-691-7730 FAX: 281-678-2290



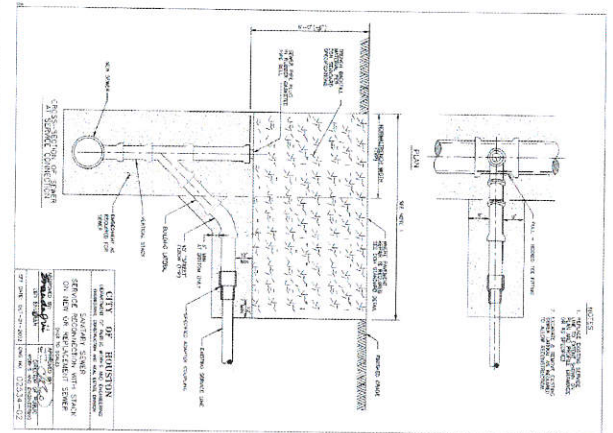
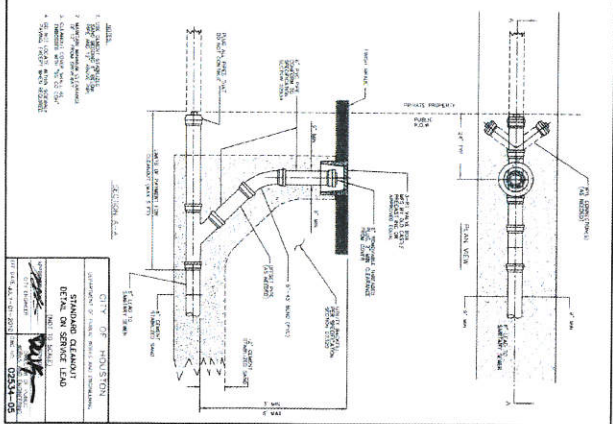
PROJECT: THE GODDARD SCHOOL &
PROFESSIONAL BUILDING
27828 & 27824 WESTRIDGE CREEK LANE
KATY, TEXAS 77494

SIGNAGE DETAILS

FORT BEND COUNTY, TEXAS

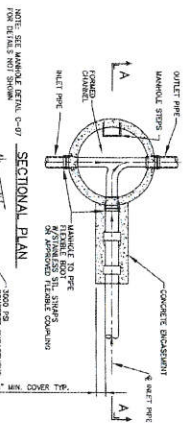
PROJECT NO.:

MON: AS SHOWN
VERT:
SHEET NO. 56 OF 14

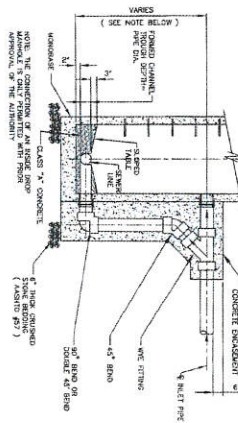


SANITARY SEWER SYSTEM CONSTRUCTION NOTES

1. FINISHED ELEVATION ON SANITARY MANHOLE RING SHALL BE THREE (3) INCHES ABOVE FINISHED GRADE WITHIN UTILITY EASEMENT. ABOVE TOP OF CURB OR CENTERLINE OF STREET FOR STREETS WITHOUT FINISHED GRADE.
2. WATER LINES AND SANITARY SEWER LINES SHALL BE INSTALLED IN SEPARATE TRENCHES.
3. PVC PIPE (EIGHT-FOUR INCHES) SHALL BE IN ACCORDANCE WITH ASTM D-3034, SDN 28 FOR ALL DEPTHS.
4. JOINTS SHALL BE PROTECTED AND JOINTS SHALL BE PROTECTED BY A MINIMUM OF TWO (2) INCHES OF SAND OR GRAVEL.
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11. ALL JOINTS SHALL BE PROTECTED BY A MINIMUM OF TWO (2) INCHES OF SAND OR GRAVEL.
12. SANITARY SEWER LINE IN PIPE ZONE INSIDE LOT EASEMENT SHALL BE PROTECTED BY A MINIMUM OF TWO (2) INCHES OF SAND OR GRAVEL.
13. IF ANY SAND IS ENCOUNTERED IN THE FIELD, SEE SPECIAL RECORDING.
14. SANITARY SEWERS CROSSING UTILITIES OTHER THAN WATER SHALL HAVE A MINIMUM CLEARANCE OF SIX (6) INCHES.
15. ALL PRECAST CONCRETE MANHOLES SHALL HAVE THE TOP ADJUSTMENT CONSTRUCTED OF PRECAST PCC BRICK, SEALED WITH NON-SHINK GROUT INSIDE AND OUTSIDE.
16. ALL SANITARY SEWER MANHOLE COVERS MUST INCLUDE THE WORDS "SANITARY" AND "CITY OF HOUSTON."



OUTSIDE DROP MANHOLE DETAIL



APPROVED BY FORT BEND COUNTY DEVELOPMENT COORDINATOR

DATE

PROJECT: THE GODDARD SCHOOL & PROFESSIONAL BUILDING 27528 & 27524 WESTRIDGE CREEK LANE KATY, TEXAS 77494		CLIENT: FORT BEND COUNTY 27528 & 27524 WESTRIDGE CREEK LANE KATY, TEXAS 77494
DESIGNER: EVERETT DESIGN GROUP, INC. 27528 & 27524 WESTRIDGE CREEK LANE KATY, TEXAS 77494		DATE: 05/17/17
PROJECT NO.: 1701		SHEET NO. 10 OF 14
DRAWING SCALE: 1/4" = 1'-0"		DATE: 05/17/17

APPROVED BY FORT BEND COUNTY DEVELOPMENT COORDINATOR

 DATE

Grease Trooper

Isometric

Top View: Shows overall dimensions including width (D), depth (E), and height (F). It also indicates the location of the inlet (A) and outlet (B) ports.

Side View: Shows the unit's profile with dimensions for height (F) and depth (E). It highlights the 'PRESSURE EQUALIZING & FLOW LIFTING Baffle' and the 'AIR BELT BYPASS'.

Front View: Shows the unit's front face with dimensions for width (D) and height (F). It indicates the 'LEFT HANDLE' and the 'OUTLET'.

DIMENSIONAL DATA

MODEL	FLOW RATE GPM	GRASS CAPACITY LBS	VOLUME GALL	C	D	E	F	G	DEPTH INCHES	INLET/OUTLET
MGT-150	75	150	15	22 1/4"	18 1/4"	36"	28 1/2"	315	3"	5"
MGT-200	100	200	20	24 1/4"	20 1/4"	42"	30 1/2"	345	3"	5"
MGT-250	125	250	25	26 1/4"	22 1/4"	48"	32 1/2"	375	3"	5"
MGT-300	150	300	30	28 1/4"	24 1/4"	54"	34 1/2"	405	3"	5"
MGT-400	200	400	40	32 1/4"	28 1/4"	66"	40 1/2"	480	4"	6"
MGT-500	250	500	50	36 1/4"	32 1/4"	78"	46 1/2"	555	4"	6"
MGT-600	300	600	60	40 1/4"	36 1/4"	90"	50 1/2"	630	4"	6"
MGT-700	350	700	70	44 1/4"	40 1/4"	102"	54 1/2"	705	4"	6"
MGT-800	400	800	80	48 1/4"	44 1/4"	114"	58 1/2"	780	4"	6"
MGT-900	450	900	90	52 1/4"	48 1/4"	126"	62 1/2"	855	4"	6"
MGT-1000	500	1000	100	56 1/4"	52 1/4"	138"	66 1/2"	930	4"	6"

General Information

Grease interceptors are used in non-private establishments to remove excessive amounts of grease from the wastewater stream before it enters the public sewer system. They are designed to collect and store grease, oil, and debris, preventing them from entering the sewer system and causing blockages or environmental issues.

The function of the grease interceptor is to intercept the liquid grease, waste oil, and garbage and retain it for a sufficient amount of time which allows for cool-down and separation of the grease from the wastewater. The solidification time also allows for separation of the garbage from the wastewater.

Grease Trap

Isometric

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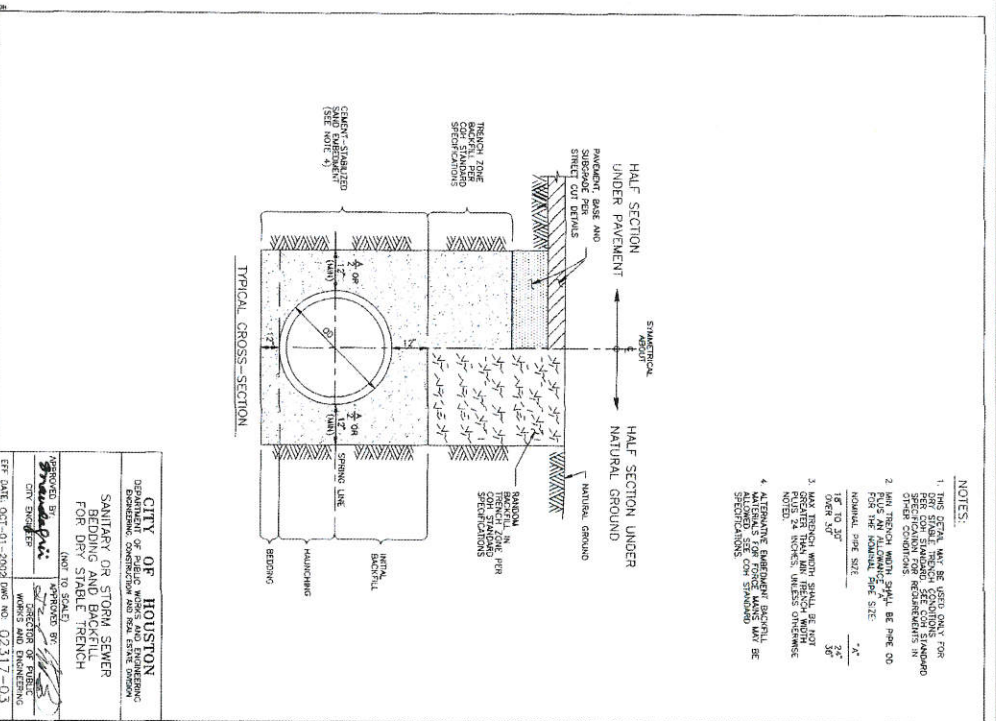
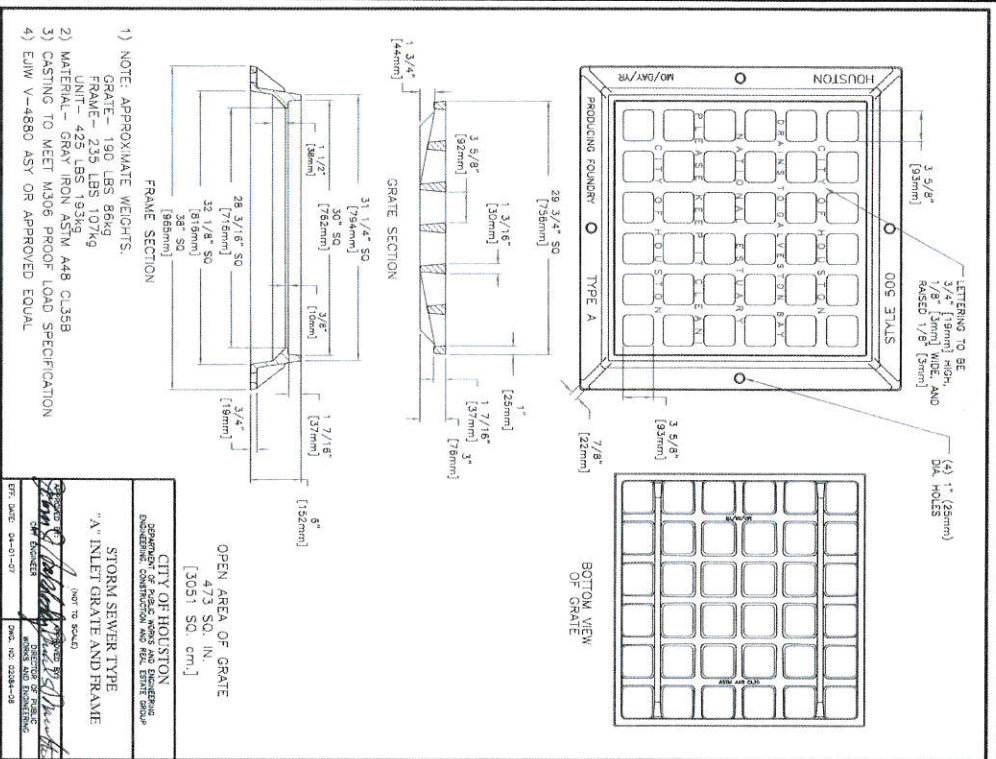
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General Information

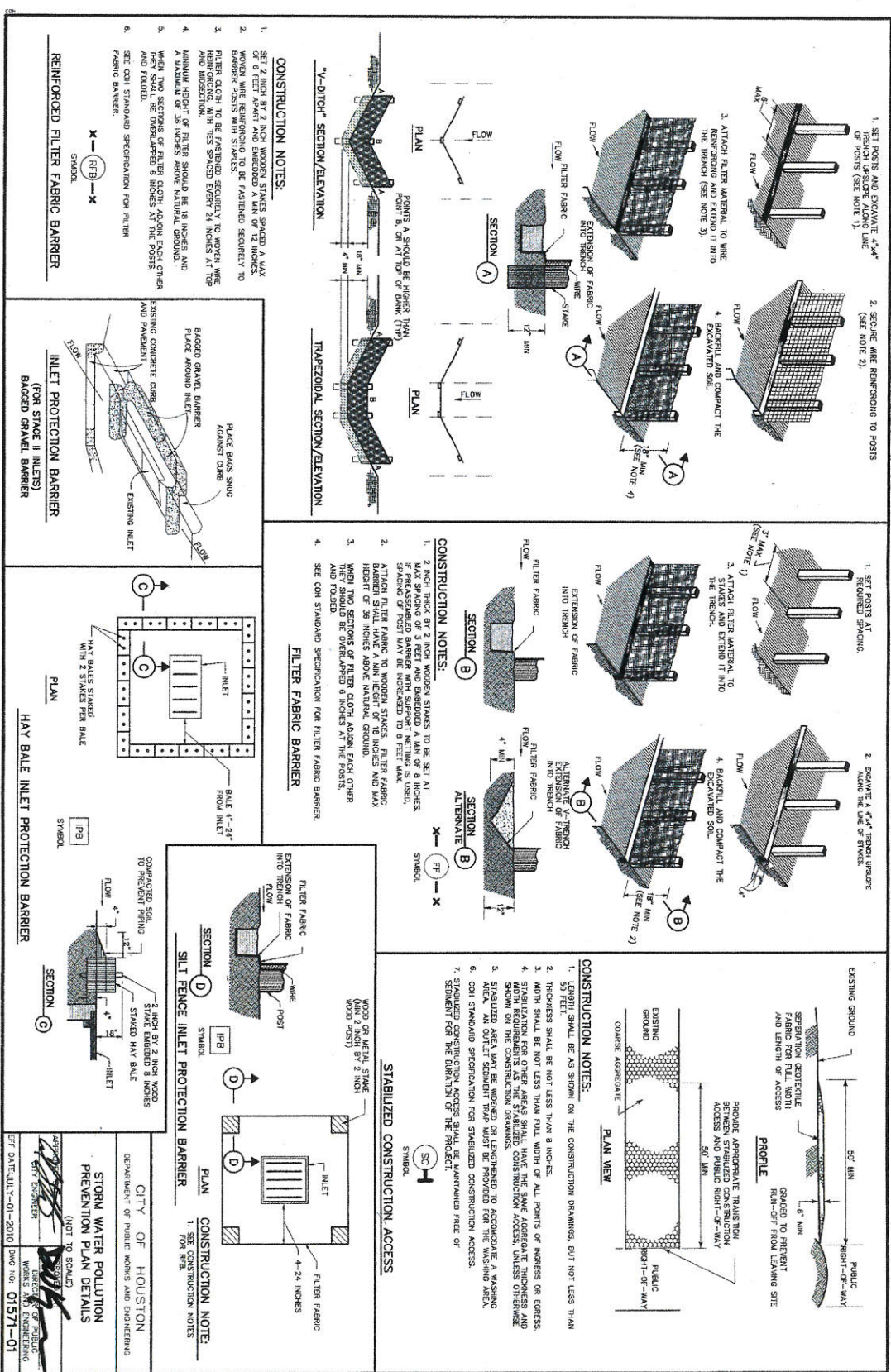
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APPROVED BY: [Signature]
 DATE: 4/17/17

PROJECT: THE GODDARD SCHOOL & PROFESSIONAL BUILDING 27026 & 27024 WESTSIDE CREEK LANE KATY, TEXAS 77189		
STORM SEWER STANDARD DETAILS		
PROJECT NO. 11 OF 14 DRAWING SCALE SHEET NO. 11 OF 14		



APPROVED BY PORT BEND COUNTY DEVELOPMENT COORDINATOR
 MICHAEL DOLTON
 DATE 4/17/17

PROJECT NO.	PROJECT: THE GODDARD SCHOOL, & PROFESSIONAL BUILDING
DRAWING SCALE	2700x8 & KATY, TEXAS 77424
DATE	4/17/17
DESIGNED BY	WORKS AND ENGINEERING
CHECKED BY	WORKS AND ENGINEERING
DATE	4/17/17
PROJECT NO.	PROJECT: THE GODDARD SCHOOL, & PROFESSIONAL BUILDING
DRAWING SCALE	2700x8 & KATY, TEXAS 77424
DATE	4/17/17
DESIGNED BY	WORKS AND ENGINEERING
CHECKED BY	WORKS AND ENGINEERING
DATE	4/17/17

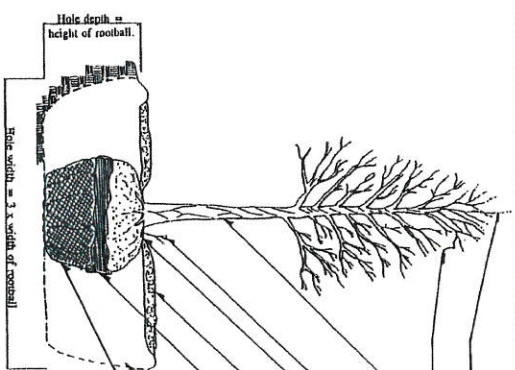
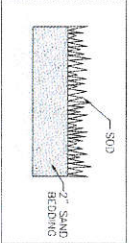
FLOOD PLAIN NOTE
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157C0105L, REVISED DATE APRIL 2, 2014, THE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BLOCK 1
SECTION 14

SODDING DETAIL

NOTE:

NOTE:
ALL TREES PLANTED OUTSIDE THE FENCE
ALONG THE EAST SIDE OF PROP. BUILDING
SHALL HAVE BRANCHES TALLER THAN 7
FEET FROM THE GROUND



Do not prune terminal leader or branch tips.

Prune away dead or broken branches only.

Remove nursery applied tree wrap, tags or labels.

Prune numbers only.

Set rootball level to grade or slightly above grade (1/2" if in dug well).

Mulch 2"-3" deep leaving 3" circle of bare and around trunk of tree.

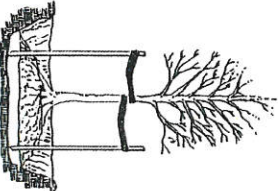
Fold down or pull back eaves, bushes or plastic-covered materials. *Do not* remove soil from rootball.

Break up (sawdust) areas of planting hole.

Center rootball in planting hole. Leave 2" of soil above rootball. Fill firm. Do not amend soil unless planting in poor or unevenly distributed and/or breaking rubble.

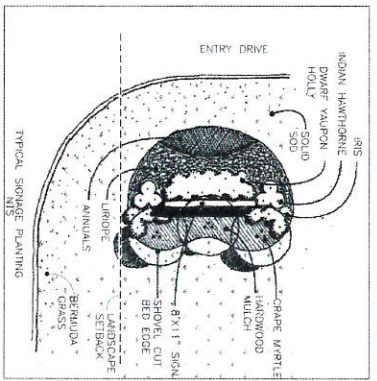
Use water to settle and remove air pockets and firmly set tree. Gently tamp soil around.

Finished.



- Do not stake umbrellas in heavy duty soil. Umbrellas should be staked in sandy or loamy soils, or in small or large crvms. If staking is needed due to these conditions:
 - Stakes with 2 x 4 hardwood stakes or approved steel driven 6"-8" outside of monthall.
 - Loosely stake tree trunk to allow for trunk flexing.
- Stake trees just below first branch with 2" x 3" wide bent-halr nylon or plastic straps (2 per tree on opposite sides of tree, connect from tree to stake horizontally). Do not use rope or wire (remove all staking materials after 1 year).

TREE PLANTING DETAIL



LEGEND

SOLID BERMUDA SOO AREA

BERNALDA GRASS AREA

PLANT LIST

(OJERCUS VIRGINIANA

 30-4" CALIPER

(PINUS TAEDA)


PHOTONIA (8'-10' HEI

124--30" HIGH WAXLE

100

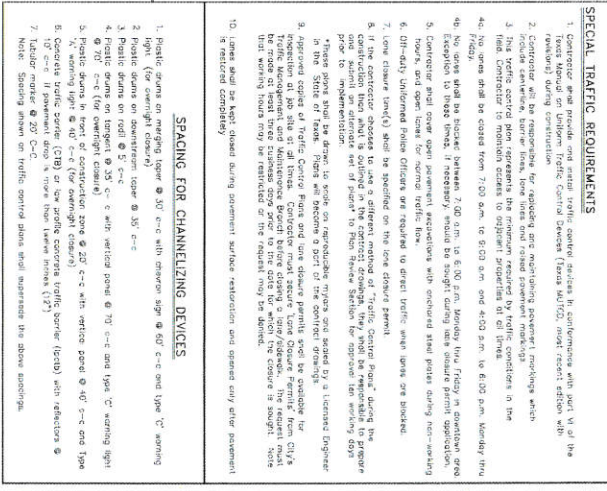
WAX LUBRICANT (2)

YAUPOH (6'-10' HEK

 Forest Design Group, Inc. Planning, Engineering, Construction 2801 Third St., Suite 200 San Francisco, CA 94103-2525 P 415/774-0700 FAX 415/774-0705	PROJECT: THE GODDARD SCHOOL & PROFESSIONAL BUILDING 27538 AND KATYA WESTSIDE CREEK LAKE WYVA, TEXAS 77401
	LANDSCAPE PLAN

MOFZ AS SHOWN



SHEET NO. 11 OF 14



WESTRIDGE CREEK LN	35 MPH
STREET NAME	SPEED LIMIT
INTERIM - CONSTRUCTION WORK	
SPEED LIMIT REDUCED	
TO: 30 MPH	

• ENGINEER TO STRIKE THROUGH ALL SPEED LIMITS NOT APPLICABLE



DATE	REVISION	DATE
		
		
PROJECT: THE GODDARD SCHOOL, & PROFESSIONAL BUILDING 27560 S. & 27th STREET, LANE APT., TEXAS 77489		
FORT BEND COUNTY, TEXAS		
PROJECT NO.: DRAWING SCALE: HOURS AS SHOWN: ARCHT:	Universal Design Group, Inc. Planning, Management, Construction Management 1711 E. 14th St., P.O. Box 200 S.W., Houston, Texas, 77240 P: 281-461-3770 FAX: 281-461-3240	10/1/87 3, 10/1/87
SHEET NO. 144 OF 14		