

REVIEW BY FORT BEND COUNTY
COMMISSIONERS COURT

12A
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: 2018-19134

Applicant: Budget Builders, LLC/Taylor Made Designs

Job Location Site: 8603 Reading Road, Rosenberg, TX 77469

Bond No. **Date of Bond:** 3/14/2018 **Amount:** \$15,000.00

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 3rd day of April, 2018, Upon Motion of Commissioner Meyers, seconded by Commissioner Mokales, 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: Rick J Staigle, PE, PTOE
County Engineer

Date Recorded 4-6-2018 Comm. Court No. 12A

By: N/A
Drainage District Engineer/Manager

Clerk of Commissioners Court

By: Ronda White
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@fortbendcountytx.gov

- ☐ Right of Way Permit
☒ Commercial Driveway Permit

Permit No: 2018-19134

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: \$15,000.00
- ☐ 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.

Rick J. Staigle, PE, PTOE

Permit Administrator

3/23/2018

Date

37



Effective Date: March 12, 2018

**PERFORMANCE BOND COVERING ALL CABLE, CONDUIT AND/OR POLE LINE
ACTIVITY IN, UNDER, ACROSS OR ALONG FORT BEND COUNTY ROAD,
COMMERCIAL DRIVEWAY AND MEDIAN OPENINGS OR MODIFICATIONS
(AUTHORIZED)**

BOND NO. [REDACTED]

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Budget Builders, LLC
whose (address, phone) is 20830 Windrose Bend Dr., Spring, TX 77379

Texas,
hereinafter called the Principal, and WESTERN SURETY COMPANY, a Corporation existing under and
by virtue of the laws of the state of South Dakota and authorized to do an indemnifying business in the state of
Texas, and whose principal office is located at (name/address/phone) P. O. Box 5077, Sioux Falls, SD
57117-5077 (605) 336-0850, whose officer residing in the State of Texas, authorized to accept service in all
suits and actions brought whining said state is David Longhouse
and whose address is 700 Pearl St., Ste. 400, Dallas, TX 75201,
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 Fifteen Thousand and no/100
Dollars (\$ 15,000.00) 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 14th day of March, 2018.



CCM 4-3-2018 # 12A
Fort Bend County Clerk
Return Admin Serv Coord
Permit # 2018-19134 RAC

BUDGET BUILDERS
PRINCIPAL
BY [Signature]
WESTERN SURETY COMPANY
SURETY
BY M. Bent M. Bent, Ass't. Sec.

Western Surety Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

M. Bent of Sioux Falls,
State of South Dakota, with limited authority, its true and lawful Attorney-in-Fact, with full power and authority hereby conferred to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One HIGHWAY PERMIT COUNTY OF FORT BEND

bond with bond number [REDACTED]

for BUDGET BUILDERS, LLC

as Principal in the penalty amount not to exceed: \$15,000.00.

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its
Vice President with the corporate seal affixed this 14th day of March,
2018.

ATTEST

A. Vietor

A. Vietor, Assistant Secretary

WESTERN SURETY COMPANY

By

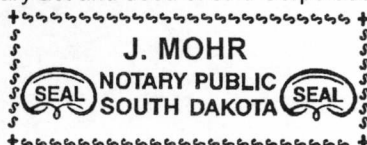
Paul T. Bruflat

Paul T. Bruflat, Vice President

STATE OF SOUTH DAKOTA }
COUNTY OF MINNEHAHA } ss



On this 14th day of March, 2018, before me, a Notary Public, personally appeared
Paul T. Bruflat and A. Vietor
who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President
and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the
voluntary act and deed of said Corporation.



My Commission Expires June 23, 2021

J. Mohr

Notary Public

To validate bond authenticity, go to www.cnasurety.com > Owner/Obligee Services > Validate Bond Coverage.

IMPORTANT NOTICE

1 To obtain information or make a complaint:

2 You may contact Western Surety Company, Surety Bonding Company of America or Universal Surety of America at 605-336-0850.

3 You may call Western Surety Company's, Surety Bonding Company of America's or Universal Surety of America's toll-free telephone number for information or to make a complaint at:

1-800-331-6053

4 You may also write to Western Surety Company, Surety Bonding Company of America or Universal Surety of America at:

P.O. Box 5077
Sioux Falls, SD 57117-5077

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

1-800-252-3439

6 You may write the Texas Department of Insurance:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-Mail: ConsumerProtection@tdi.texas.gov

7 PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact Western Surety Company, Surety Bonding Company of America or Universal Surety of America first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

8 ATTACH THIS NOTICE TO YOUR POLICY:

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

AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

Puede comunicarse con Western Surety Company, Surety Bonding Company of America o Universal Surety of America al 605-336-0850.

Usted puede llamar al numero de telefono gratis de Western Surety Company's, Surety Bonding Company of America's o Universal Surety of America's para informacion o para someter una queja al:

1-800-331-6053

Usted tambien puede escribir a Western Surety Company, Surety Bonding Company of America o Universal Surety of America:

P.O. Box 5077
Sioux Falls, SD 57117-5077

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:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: 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 Western Surety Company, Surety Bonding Company of America o Universal Surety of America 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

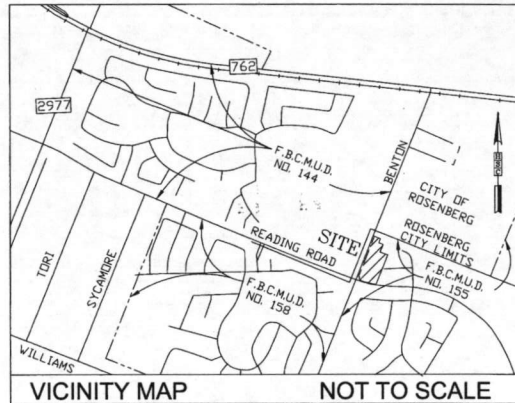
April 05, 2018 02:33:26 PM



FEE: \$0.00

DP2

2018035763



VICINITY MAP NOT TO SCALE
KEY MAP PAGE: 606Y

CONSTRUCTION DRAWINGS

READING ALLIANCE, LLC

CONVENIENCE STORE

8603 READING ROAD.

ROSENBERG, TX 77469

DRAWINGS BY:
TAYLOR MADE DESIGNS

4253 FISHER RANCH LANE
BELLVILLE, TEXAS 77418
713-557-2537

CIVIL-STRUCTURAL ENGINEERING BY:
SARAB STRUCTURAL & CIVIL, LLC

KARIM S. DADELAHI
FIRM NUMBER: F-10808
6503 Costa Sienna Ln.
HOUSTON, TEXAS 77041
PH/FAX 713-896-6365

DRAWING LEGEND

COVER SHEET

PRELIMINARY PLAT

TOPOGRAPHICAL SURVEY

C1 DRAINAGE PLAN AND DETAILS

C1.1 STORM SEWER NOTES CALCS & DETAILS

C2 DRAINAGE MAP

C3 CSWPPP-PLAN & DETAILS

PLAN AND PROFILE EXXON PIPELINE

WATERMAIN PLAN AND PROFILE

WATER MAIN DETAILS

ROSENBERG WATER STANDARD DETAILS (SHT. 1)

ROSENBERG WATER STANDARD DETAILS (SHT. 2)

ROSENBERG STORM SEWER STANDARD DETAILS

ROSENBERG SANITARY SEWER STANDARD DETAILS

ROSENBERG PAVING STANDARD DETAILS (SHT. 1)

ROSENBERG PAVING STANDARD DETAILS (SHT. 2)

ROSENBERG MISCELLANEOUS STANDARDS

TCP-1 TRAFFIC CONTROL PLAN

TCP 1-1 TCP1_1-1-98

TCP 1-2 TCP1_1-2-98

TCP 1-3 TCP1_1-3-98

TCP 1-4 TCP1_1-4-98

A1.0 MASTER SITE PLAN

A1.1 ARCHITECTURAL DEVELOPMENT SITE PLAN

E6 PHOTOMETRIC ANALYSIS SITE PLAN

PED-12A TXDOT PEDESTRIAN FACILITIES CURB RAMPS

FORT BEND COUNTY ENGINEER

ENGINEER: *Richard W. Stouffer, P.E.*
for Richard W. Stouffer, P.E.

DATE: 5/26/17

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

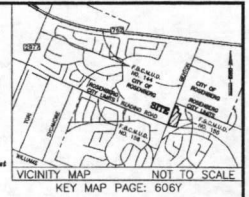
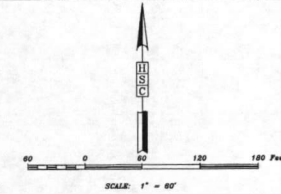
APPROVED: *Marcus*
Development Coordinator

DATE: 5/16/17

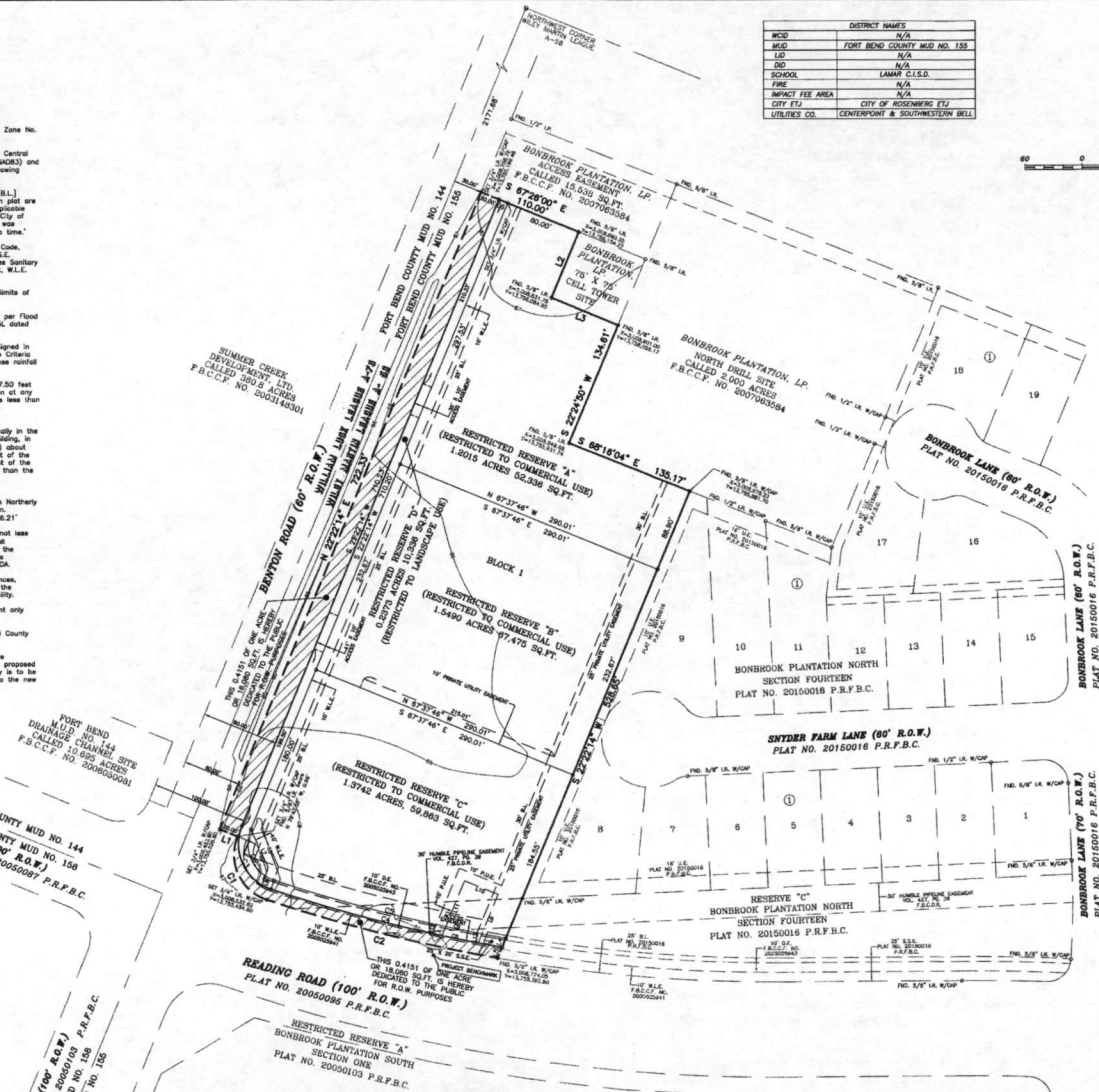
NOTES

- Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204), derived from GDS 504 1005.
- The coordinates shown herein are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.9998924.
- Unless otherwise indicated, the Building Line (B.L.) whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- B.L. indicates Building Line, F.C. indicates Film Code, P.U.E. indicates Private Utility Easement, S.M. S.E. indicates Storm Sewer Easement, S.S.E. indicates Sanitary Sewer Easement, U.E. indicates Utility Easement, W.L.E. indicates Water Line Easement.
- The pipelines or pipeline easements within the limits of the plat are shown.
- This property lies within Unincorporated Zone "Z" as per Flood Insurance Rate Maps, Map Number 48157C0265, dated April 2, 2014.
- The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which shows street ponding during intense rainfall events.
- The top of all lots shall be a minimum of 87.50 feet above mean sea level. The top of each elevation of any point on the perimeter of the plat shall not be less than eighteen (18) inches above mean ground.
- Control Benchmarks: NOS 1 1219
A brass disk stamped 1 1219 1913, set vertically in the North Block wall of the First Baptist Church Building, in Rosenberg, along State Highway 36 (1st Street) about midway between Avenues I and J, 3.7 feet East of the Northwest corner of the building, 36.7 feet East of the East curb of the Highway, about 4 feet higher than the street and 3.5 feet above the ground.
Elevation = 106.14' (MAD 86, 1991 ADJ.)
- Project Benchmarks: Cheating Square on inlet on Northern right-of-way of Reading Road as shown herein.
+1008.706.68 (+1175.386.0, Elevation = 86.31')
- Sidewalks shall be built or caused to be built not less than five feet (5') in width on both sides of all indicated right-of-ways with acid pit and on the contiguous right-of-ways of all perimeter roads surrounding said plat in accordance with the AOA.
- All Drainage Easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- All property to drain into the drainage easement only through an approved drainage structure.
- This plat lies within Zone "Z" of the Fort Bend County Lighting Ordinance Zone, dated June 2004.
- Reading Alliance LLC will have ownership and be responsible for proposed drainage facilities and proposed detention facilities until such time that property is to be sold. These responsibilities will be transferred to the new owners.

DISTRICT NAMES	
WCD	N/A
MUD	FORT BEND COUNTY MUD NO. 155
LD	N/A
RD	N/A
SD	N/A
FD	N/A
IMPACT FEE AREA	N/A
CITY (F)	CITY OF ROSENBERG EX
UTILITIES CO.	CENTERPOINT & SOUTHWESTERN BELL



LINE	DISTANCE	BEARING
L1	20.00'	N 67°37'48" W
L2	75.00'	S 22°24'50" W
L3	75.00'	S 67°26'00" E
L4	10.24'	S 22°22'14" W
L5	12.28'	S 22°22'14" W
L6	10.00'	S 67°26'00" E
L7	43.75'	S 24°29'43" E
L8	19.66'	S 18°36'19" W
L9	55.10'	N 22°22'14" E
L10	37.80'	N 67°37'48" W
L11	82.14'	S 21°05'28" W
L12	10.00'	N 12°28'54" E
L13	10.00'	S 10°52'40" W



CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	50.00	83°42'23"	81.77	53.34	N 24°28'54" W	72.96
C2	1650.00	08°39'45"	249.46	124.97	N 79°39'52" W	249.22
C3	50.00	83°43'55"	81.80	53.37	S 24°29'43" E	72.98
C4	1638.00	08°43'35"	249.48	124.98	S 79°43'28" E	249.24
C5	1628.00	08°48'15"	250.18	125.33	N 79°45'48" W	249.92
C6	40.00	83°43'55"	65.44	42.89	N 24°29'43" W	58.36
C7	1638.00	08°37'58"	249.41	124.97	N 79°36'18" W	249.21
C8	1638.00	01°36'14"	45.55	22.93	N 78°18'13" W	45.85
C9	1628.00	01°36'14"	45.57	22.79	S 78°18'13" E	45.57

PRELIMINARY PLAT READING ALLIANCE LLC

A SUBDIVISION OF 4.7771 ACRES OF
LAND SITUATED IN THE
WILEY MARTIN LEAGUE,
ABSTRACT NUMBER 56,
FORT BEND COUNTY, TEXAS
4 RESERVES, 0 LOTS, 1 BLOCK

OWNERS:
READING ALLIANCE LLC
20307 BRIGHTON WOOD LANE
SPRING, TEXAS 77379
281-216-7974

PREPARED BY:
HOVIS
SURVEYING
COMPANY
Land Survey - Computer Mapping
6000 Cabbage - Spring, Texas 77379
(832) 380-9098
Asurvey - Residential - Industrial - Commercial
Texas Firm Registration No. 10030400

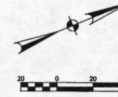
DATE: APRIL 20, 2017 SCALE: 1" = 60' JOB NO. 15-075-00

Mary *Shil*

DRAINAGE CHANNEL SITE
CALLED 10.695 ACRES
F.B.C.C.F. NO. 200605008

CALLFD 360.8 ACRES
F.B.C.C.F. NO. 200314830

BENTON ROAD (60' R.O.W.,



FLOOD PLAIN DATA

SUBJECT PROPERTY _____ LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA.

MAP # SL-25-1A, PANEL 00000L, DATUM NAD-83. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

LEGAL DESCRIPTION:

EASTWATER RESERVE CSD
 (RESTRICTED TO COMMONWEALTH USE)
 1.2742 ACRES, SBAK SURV. CO.
 A TRACT OF LAND SITUATED IN THE CITY OF WILLY MAINTENANCE,
 TOWNSHIP 1-34E ACRES, RANGE 10E, COUNTY, TEXAS,
 BEING LAND 1-34E ACRES, TRACT BEING OUT OF A
 148.4134 ACRE TRACT OF LAND BEING PART OF THE
 TEXAS STATE CLARK'S FILE NO. 2000-07260.

GENERAL NOTES	
A--	ALL EXCAVATED SOIL FROM FOUNDATION SHALL BE REMOVED UNLESS SPECIFICALLY CALLED FOR ON PLAN.
B--	AT NO TIME MAY RUN-OFF FROM CONSTRUCTION SITE TRAVELSE NEIGHBORING PROPERTY.
C--	THE ENGINEER CERTIFY THAT THERE WILL BE NO IMPACT TO THE NEIGHBORING PROPERTIES DUE TO THIS NEW DEVELOPMENT AND DRAINAGE SYSTEM.

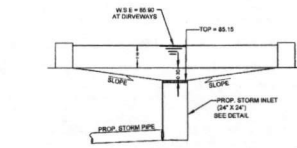
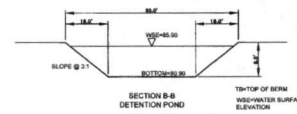
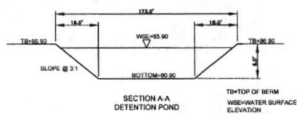
PROPOSED DRAINAGE & DETENTION FACILITIES OWNERSHIP NOTE:
READING ALLIANCE LLC WILL HAVE OWNERSHIP AND BE RESPONSIBLE FOR
PROPOSED DRAINAGE FACILITIES AND PROPOSED DETENTION FACILITIES UNTIL
SUCH TIME THAT PROPERTY TO BE SOLD. THOSE RESPONSIBILITIES WILL
TRANSFERRED TO THE NEW OWNERS.

<p align="center">SPECIAL NOTES:</p> <p>CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY FORT BEND COUNTY FOR FLOOD PLAIN MANAGEMENT PRIOR TO STARTING CONSTRUCTION. OWNER TO OBTAIN ALL PERMITS REQUIRED BY FORT BEND COUNTY PRIOR TO STARTING CONSTRUCTION OF UTILITIES AND/OR CULVERTS WITHIN FORT BEND ROAD RIGHTS-OF-WAY.</p>
<p align="center">REFERENCE BENCHMARK</p> <p align="center">TBM, SEE PLAN FOR LOCATION</p>
<p align="center">NOTE: PRIOR TO CONSTRUCTION</p> <p>ALL DIMENSIONS MUST BE CHECKED AND VERIFIED PRIOR TO CONSTRUCTION AND RE-SET, IN CASE OF A DISCREPANCY/ERROR CONTACT GENERAL CONTRACTOR IMMEDIATELY.</p>
<p align="center">APPROVAL NOTES:</p> <p>IF A BUILDING PERMIT IS NOT ISSUED AND CONSTRUCTION HAS NOT BEGUN, THE DEVELOPER MUST BE REQUESTED TO RESUBMIT THE SITE PLAN FOR APPROVAL.</p>

LEGEND	
	EXISTING PROPOSED
Curb	
Edge of Pavement	
E.O.W.	
Storm Sewer/HT	
Curb Inlet/Grate Inlet	
85-43	•PROP. GRADE
Top of Grate	•TG 85.15
Flow Line	•FL 81.88
Exist. Grade	
Top of Junction Box	•T.J.B. MATCH PMVT
Flow Direction	
High Rise	
SWALE	
P.T.V	FIELD TO VERIFY

Date: 12-4-2015	
Scale: 1"=30'	
Plot: 1=30	
Sheet C-1	Rev. E

SITE DRAINAGE &
GRADING
PLAN



MINIMUM SLAB ELEVATION ANALYSIS:

THE MINIMUM SLAB ELEVATION FOR THE PROPOSED DEVELOPMENT AT THIS PROPERTY SHALL BE 87.50'. IT HAS BEEN DETERMINED USING THE FORT BEND COUNTY CRITERIA AS FOLLOWS:

1. 12' ABOVE THE MAX. PONDING OR SHEET FLOW ELEVATION IN THE PARKING LOT / SITE PLIN DURING THE EXTREMES EVENT. (MIN. SLAB ELEVATION 87.50' (12' (4") ABOVE) 85.50' (MIN. SLAB ELEVATION 18' (1") ABOVE) 87.50' (MIN. SLAB ELEVATION 18' (1") ABOVE)
2. IF ABOVE THE 100-YEAR FLOOD PLAIN OR IMPACTING WATER SURFACE ELEVATION: THE IMPACTING 100-YEAR WATER SURFACE (WHICH IS THE STREAM/DRAIN PONDING WHICH THIS SITE GRAD/ TO ELEVATION) AND ALSO CITE THE LOWEST POND 100-YEAR WATER SURFACE ELEVATION 88.00' (MIN. SLAB ELEVATION 18' (1") ABOVE)
3. NOT LESS THAN 18" ABOVE HIGHEST NATURAL GROUND AT ANY POINT THE PERIMETER OF THE LOWEST SLAB. THE PROPERT NATURAL GROUND AT THE PERIMETER OF THE LOWEST SLAB IS 88.00' (MIN. SLAB IS 18" (1") ABOVE)

**FORT BEND COUNTY
PLAN SIGNATURE BLOCK**

APPROVED: Maggie
Development Coordinator

DATE: 5/16/17

NOTE:
SEE SHEET C-1.1 FOR DRAINAGE/STORM SEWER NOTES, CALCULATIONS
AND DETAILS

SITE DRAINAGE & GRADING PLAN
(C-1)

Drainage Notes

CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE DRAINAGE SYSTEM AND FOR THE PROTECTION OF THE EXISTING UTILITIES. THE DRAINAGE SYSTEM SHALL BE DESIGNED TO DRAIN THE SURFACE WATER FROM THE PROJECT AREA TO THE EXISTING DRAINAGE SYSTEM. THE DRAINAGE SYSTEM SHALL BE DESIGNED TO DRAIN THE SURFACE WATER FROM THE PROJECT AREA TO THE EXISTING DRAINAGE SYSTEM. THE DRAINAGE SYSTEM SHALL BE DESIGNED TO DRAIN THE SURFACE WATER FROM THE PROJECT AREA TO THE EXISTING DRAINAGE SYSTEM.

Grading Notes

1. THE GRADING SHALL BE DESIGNED TO DRAIN THE SURFACE WATER FROM THE PROJECT AREA TO THE EXISTING DRAINAGE SYSTEM. THE GRADING SHALL BE DESIGNED TO DRAIN THE SURFACE WATER FROM THE PROJECT AREA TO THE EXISTING DRAINAGE SYSTEM. THE GRADING SHALL BE DESIGNED TO DRAIN THE SURFACE WATER FROM THE PROJECT AREA TO THE EXISTING DRAINAGE SYSTEM.
2. THE GRADING SHALL BE DESIGNED TO DRAIN THE SURFACE WATER FROM THE PROJECT AREA TO THE EXISTING DRAINAGE SYSTEM. THE GRADING SHALL BE DESIGNED TO DRAIN THE SURFACE WATER FROM THE PROJECT AREA TO THE EXISTING DRAINAGE SYSTEM. THE GRADING SHALL BE DESIGNED TO DRAIN THE SURFACE WATER FROM THE PROJECT AREA TO THE EXISTING DRAINAGE SYSTEM.
3. THE GRADING SHALL BE DESIGNED TO DRAIN THE SURFACE WATER FROM THE PROJECT AREA TO THE EXISTING DRAINAGE SYSTEM. THE GRADING SHALL BE DESIGNED TO DRAIN THE SURFACE WATER FROM THE PROJECT AREA TO THE EXISTING DRAINAGE SYSTEM. THE GRADING SHALL BE DESIGNED TO DRAIN THE SURFACE WATER FROM THE PROJECT AREA TO THE EXISTING DRAINAGE SYSTEM.

Fort Bend Notes

1. THE SUBJECT SITE IS LOCATED WITHIN THE JURISDICTION OF FORT BEND COUNTY. THE SUBJECT SITE IS LOCATED WITHIN THE JURISDICTION OF FORT BEND COUNTY. THE SUBJECT SITE IS LOCATED WITHIN THE JURISDICTION OF FORT BEND COUNTY.
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Minimum Detention Rate for Drainage Areas Less Than 50 Acres

FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, REVISED 2011
TYPICAL PROJECT SITE = 50.00 A.C. (1.48 AC)
TYPICAL PROJECT SITE = 50.00 A.C. (1.48 AC)
TYPICAL PROJECT SITE = 50.00 A.C. (1.48 AC)

Detention Design

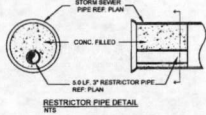
DETENTION VOLUME REQUIRED:
0.90 ACRE-FT/ACRE OF IMPROVED IMPROVED COVER
S = 0.90 * 1.48 AC = 1.341 ACRE-FT
S = 1.341 ACRE-FT * 43,560 FT²/AC = 58,414 FT³
DETENTION PROVIDED:
(A) PAVING LOT DETENTION CALCULATION:
TOTAL PAVING LOT & DRIVEWAY = 30,333 SQ. FT. * 0.58 = 17,333 SQ. FT.
CONVERSION = 17,333 SQ. FT. / 43,560 SF = 0.400 ACRE-FT
(B) STORM SEWER PIPES DETENTION:
TOTAL PIPE LENGTH * 1" PIPE AREA = 324 LF * 1.07 SF = 347 CU. FT.
TOTAL PIPE LENGTH * 18" PIPE AREA = 182 LF * 1.78 SF = 324 CU. FT.
TOTAL PIPE LENGTH * 8" PIPE AREA = 170 LF * 0.53 SF = 90 CU. FT.
TOTAL PIPE AREA = 786 CU. FT.
CONVERSION = 786 CU. FT. / 43,560 SF = 0.018 ACRE-FT

(C) DETENTION POND:
DETENTION POND 0.58 [(173 * 60) / (147 * 30)] * 5.0' DEEP = 40,825 CU. FT. / 43,560 = 0.933 ACRE-FT.

(D) TOTAL DETENTION STORAGE:
(A) 0.402 + (B) 0.017 + (C) 0.933 = 1.352 ACRE-FT. > 1.341 ACRE-FT, OK
(B) Conversion: 1.352 ACRE-FT * 43,560 SF = 58,883 CU. FT. > 58,414 CU. FT.

Restrictor Calculations

TOTAL AREA = 1.49 ACRES
UNDEVELOPED RATE OF FLOW = 0.125 CFS/AC
RATE OF FLOW ALLOWED = (1.49 AC) * 0.125 = 0.188 CFS
TOTAL "Q" ALLOWED = 0.188 CFS
DIAMETER OF THE PIPE "D" = $\sqrt[4]{\frac{Q}{C}} = \sqrt[4]{\frac{0.188}{0.25}} = 0.25$
DIAMETER "D" = (0.188 CFS) * 0.25 / 2.25 * (0.80) * 0.25
= 0.203 FT. = 2.43 INCHES
PROVIDE A RESTRICTOR OF 3" INCHES W/ CONCRETE GROUT IN PLACE.



Fort Bend County

Construction - General Notes

1. Fort Bend County notes are to be used in conjunction with the Fort Bend County Engineering Department's notes.
2. Contractor shall be responsible for the construction of the drainage system and for the protection of the existing utilities.
3. The drainage system shall be designed to drain the surface water from the project area to the existing drainage system.
4. The drainage system shall be designed to drain the surface water from the project area to the existing drainage system.
5. The drainage system shall be designed to drain the surface water from the project area to the existing drainage system.

Inlet Runoff Calculations:

100-Year Event	Total Rainfall Amount= 11.47 in				
Duration = 24 Hour	1" = 6.15 in/hr				
Inlet Area	Acresge "A" [Acres]	Runoff Coeff. "C"	Intensity (I) [in/hr]	Discharge Q = CIA [CFS]	Cumulative Q [CFS]
A	0.1600	0.85	8.150	1.11	1.11
B	0.1201	0.85	8.150	0.93	2.04
C	0.3637	0.85	8.150	2.52	4.56
D	0.2172	0.85	8.150	1.50	6.06
E	0.1003	0.85	8.150	0.70	6.76
POND	0.2561	0.2	8.150	0.42	7.09

Inlet Hydraulic Gradients:

Inlet Location	24 Hour		Diameter of Pipe (ft)	Manning's "n" value	Cumulative Q' (CFS)	Head Loss h _f ' (ft.)	Hydraulic Gradient
	Elevation TDP (ft.)	Length of Pipe (ft.)					
Inlet A	85.15	84	1.17	0.0130	1.11	0.838	85.0
Inlet B	85.15	60	1.17	0.0130	5.88	0.727	84.9
Inlet C	85.15	70	1.17	0.0130	4.62	0.386	84.9
Inlet D	85.15	110	2.00	0.0130	1.68	0.808	84.9
Inlet E	85.15	240	1.50	0.0130	0.78	0.819	84.9

Storm Pipe Design (Sizing Storm Drainage Pipe)

Q (1.48 A.C. / 1.48 A.C.)	Q (1.48 A.C. / 1.48 A.C.)	Q (1.48 A.C. / 1.48 A.C.)	Q (1.48 A.C. / 1.48 A.C.)	Q (1.48 A.C. / 1.48 A.C.)	Q (1.48 A.C. / 1.48 A.C.)
Q (1.48 A.C. / 1.48 A.C.)	Q (1.48 A.C. / 1.48 A.C.)	Q (1.48 A.C. / 1.48 A.C.)	Q (1.48 A.C. / 1.48 A.C.)	Q (1.48 A.C. / 1.48 A.C.)	Q (1.48 A.C. / 1.48 A.C.)
Q (1.48 A.C. / 1.48 A.C.)	Q (1.48 A.C. / 1.48 A.C.)	Q (1.48 A.C. / 1.48 A.C.)	Q (1.48 A.C. / 1.48 A.C.)	Q (1.48 A.C. / 1.48 A.C.)	Q (1.48 A.C. / 1.48 A.C.)
Q (1.48 A.C. / 1.48 A.C.)	Q (1.48 A.C. / 1.48 A.C.)	Q (1.48 A.C. / 1.48 A.C.)	Q (1.48 A.C. / 1.48 A.C.)	Q (1.48 A.C. / 1.48 A.C.)	Q (1.48 A.C. / 1.48 A.C.)
Q (1.48 A.C. / 1.48 A.C.)	Q (1.48 A.C. / 1.48 A.C.)	Q (1.48 A.C. / 1.48 A.C.)	Q (1.48 A.C. / 1.48 A.C.)	Q (1.48 A.C. / 1.48 A.C.)	Q (1.48 A.C. / 1.48 A.C.)

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 (OUTER 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 (94% - 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 CUTTER 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 (PROPERTY LINE).
8. PROPOSED DRIVEWAY, CURB, CUTTER 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-24A FOR ADDITIONAL INFORMATION AND DETAILS.

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

FORT BEND COUNTY ENGINEERING DEPARTMENT

DRAWN BY: L. BROECKA
DATE: 2-1-94

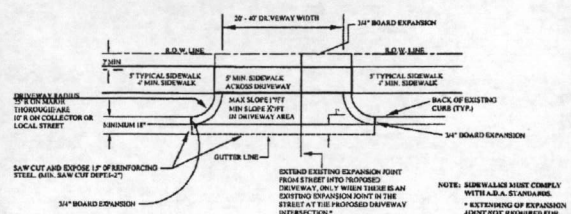
APPROVED BY: L. HOOD
DATE: 2-1-94

REVISOR: J. NETAROUS
DATE: 2-1-94

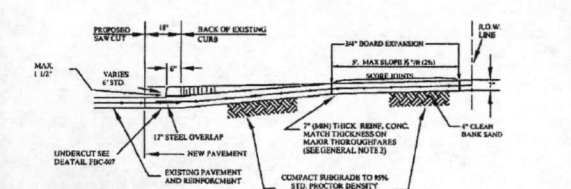
DRAWING NO. FBC-025B

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. COMPACT SUBGRADE FOR PROPOSED DRIVEWAY CONNECTION FROM PROPOSED SAW CUT AT EXISTING PAVEMENT TO R.O.W. LINE. COMPACT TO 95% OF STANDARD PROCTOR DENSITY (94% - 2% OPT. MOISTURE). THE COUNTY ENGINEER RESERVES THE RIGHT TO REQUIRE LABORATORY TESTS TO BE CONDUCTED.
 2. PROPOSED DRIVEWAY REINFORCING STEEL IS TO BE #4 DEFORMED REINFORCING BARS (ASTM A615 GRADE 60, UNLESS NOTED) SPACED AT 24" C.C. EACH WAY WITH 12" MINIMUM LAP FROM PROPOSED SAW CUT TO R.O.W. LINE.
 3. PROPOSED DRIVEWAY SHALL BE RECONSTRUCTED WITH PORTLAND CEMENT CONCRETE, CLASS "A" STRUCTURAL (REFER TO SPECIFICATION 03301), 7 INCHES THICK FROM PROPOSED SAW CUT TO R.O.W. LINE.
 4. PROPOSED DRIVEWAY 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-24A FOR ADDITIONAL INFORMATION AND DETAILS.

SIDEWALKS & DRIVEWAYS ON CURB TYPE STREETS COMMERCIAL AREA

FORT BEND COUNTY ENGINEERING DEPARTMENT

DRAWN BY: L. BROECKA
DATE: 2-1-94

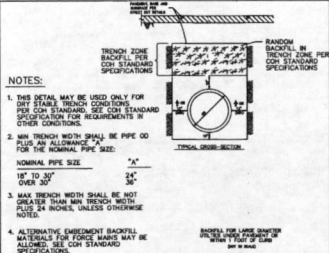
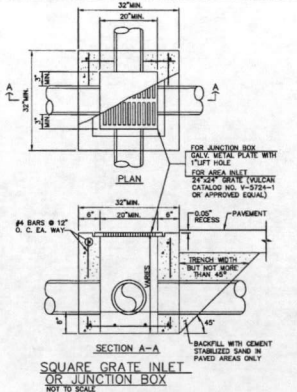
APPROVED BY: L. HOOD
DATE: 2-1-94

REVISOR: J. NETAROUS
DATE: 2-1-94

DRAWING NO. FBC-025A

NOTES:

CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE BENTON RD. RIGHT-OF-WAY, INCLUDING CURB TYPE, SIZE AND GRADES, WITH THE FORT BEND COUNTY ROAD & BRIDGE DEPARTMENT, (281) 342-4513.

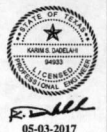


NOTES:

1. THIS DETAIL MAY BE USED ONLY FOR DETAIL TRENCH CONNECTIONS. FOR CON. STANDARDS, SEE CON. STANDARDS FOR CON. STANDARDS FOR CON. STANDARDS.
2. MIN. TRENCH WIDTH SHALL BE PIPED TO NOMINAL PIPE SIZE.
3. MAX. TRENCH WIDTH SHALL BE NOT GREATER THAN MAX. TRENCH WIDTH PLUS 24 INCHES, UNLESS OTHERWISE NOTED.
4. ALTERNATIVE EMBLEMMENT BACKFILL MATERIALS FOR TRENCHES MAY BE USED IF THEY MEET THE FOLLOWING SPECIFICATIONS:

STORM SEWER/DRAINAGE NOTES, CALCULATIONS AND DETAILS (C-1.1)

READING ALLIANCE LLC
CONVENIENCE STORE
ROSENBERG, TX



Revision	Date	No.

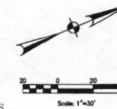
READING ALLIANCE LLC
CONVENIENCE STORE
ROSENBERG, TX

Date: 12-4-2015
Scale: 1"=30'
Plot: 1=30'
Sheet: C-1.1
Rev: E

DRAINAGE CHANNEL SITE
CALLED 10.695 ACRES
P.H.C.C.F. NO. 2006050061

CALLED 360.8 ACRES
P.H.C.C.F. NO. 2003149301

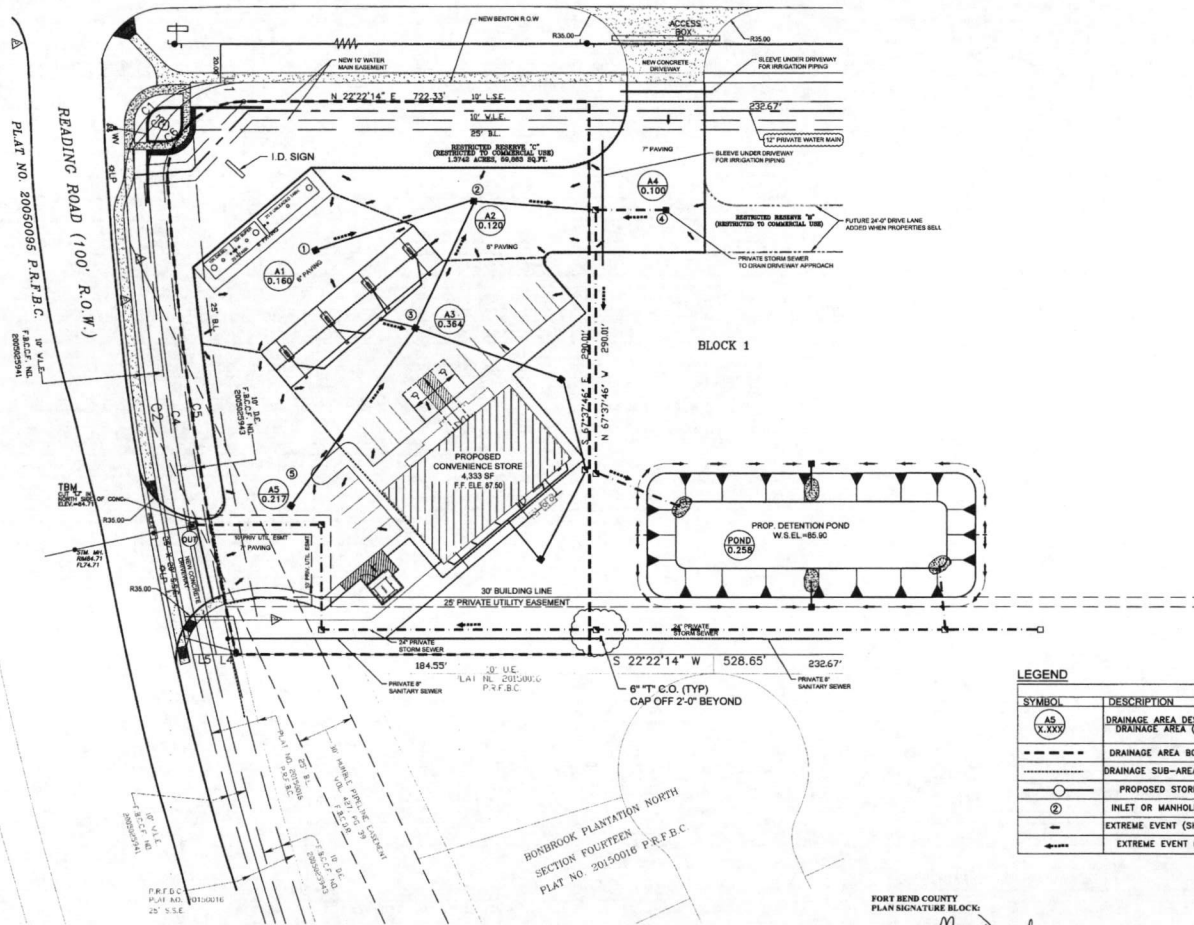
BENTON ROAD (60' R.O.W.)



FLOOD PLAIN DATA
SUBJECT PROPERTY: BENTON ROAD (60' R.O.W.)
DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE
AND FLOODING, FLOOD, DRAINAGE, AND DRAINAGE. This information is based
on graphic quality only. We do not assume responsibility for actual determination.

RESTRICTED RESERVE "N"
BONBROOK PLANTATION SOUTH
SECTION ONE
PLAT NO. 20050103 P.R.F.B.C.

PROPOSED DRAINAGE & DETENTION FACILITIES OWNERSHIP NOTE:
READING ALLIANCE LLC WILL HAVE OWNERSHIP AND BE RESPONSIBLE FOR
PROPOSED DRAINAGE FACILITIES AND PROPOSED DETENTION FACILITIES UNTIL
SUCH TIME THAT PROPERTY TO BE SOLD. THOSE RESPONSIBILITIES WILL BE
TRANSFERRED TO THE NEW OWNERS.



LEGEND	
SYMBOL	DESCRIPTION
AS 1/2" X 1/2"	DRAINAGE AREA DESCRIPTION DRAINAGE AREA (ACRES)
---	DRAINAGE AREA BOUNDARY
---	DRAINAGE SUB-AREA BOUNDARY
---	PROPOSED STORM SEWER
②	INLET OR MANHOLE NUMBER
---	EXTREME EVENT (SHEET FLOW)
---	EXTREME EVENT (IN PIPE)

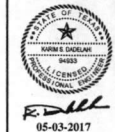
FORT BEND COUNTY
PLAN SIGNATURE BLOCK

APPROVED: *Max*
Development Coordinator

DATE: 5/16/17

DRAINAGE AREA MAP (C-2)
N.T.S.

SS&C
SARAB STRUCTURAL & CIVIL, LLC
6503 Costa Sierra Lane
Houston, Texas 77041 (832) 922-1145
Fax: (713) 896-6365

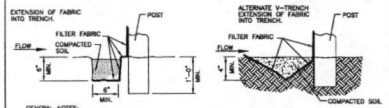
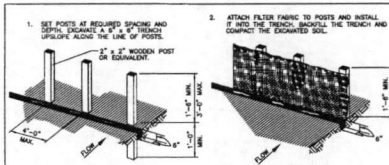


Revision	Date	No.

READING ALLIANCE LLC
CONVENIENCE STORE
READING ROAD AT BENTON ROAD
ROSENBERG, TX

Date:	12-4-2015
Scale:	1"=30'
Plot:	1=30
Sheet:	C-2
Rev:	F

DRAINAGE AREA
MAP

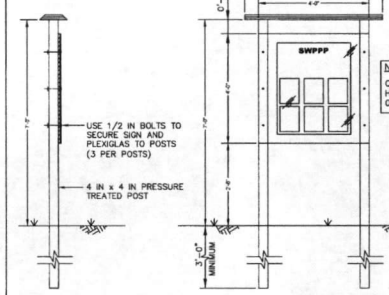


GENERAL NOTES:

1. SET POSTS AT 4-FOOT MAXIMUM SPACING. IF FACTORY PREASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POSTS MAY BE INCREASED TO 8 FEET MAXIMUM.
2. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT THE POST, FOLD TOGETHER, AND ATTACH TO THE POSTS.
3. REMOVE STORMWATER DEPOSITS WHEN SLEET DEPTH REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE.

FILTER FABRIC FENCE

SYMBOL:



LEFT SIDE

FRONT

SWPPP / BMP SIGN AND CONSTRUCTION SITE NOTICE HOLDER DETAILS

NOTE: CONSTRUCT IN ACCORDANCE WITH HCFCD SPECIFICATION SECTION 01580 - PROJECT SIGNS.

USE 1/2 IN BOLTS TO SECURE SIGN AND PLEXIGLAS TO POSTS (3 PER POSTS)

4 IN X 4 IN PRESSURE TREATED POST

MINIMUM 1/2 IN. GAP BETWEEN POSTS

MINIMUM 1/2 IN. GAP BETWEEN POSTS

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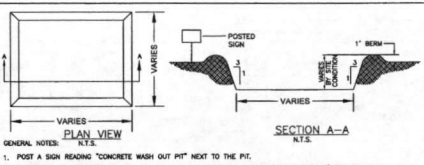
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MINIMUM 1/2 IN. GAP BETWEEN POSTS



GENERAL NOTES:

1. POST A SIGN READING "CONCRETE WASH OUT PIT" NEXT TO THE PIT.
2. VERTICALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASH OUT THEIR TRUCKS IN THE PIT AND NO WHERE ELSE.
3. UNLESS THE CONCRETE WASHING UP (DURING DRYING OUT), THE CONCRETE WASTE SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR. AFTER REMOVAL OF THE CONCRETE WASTE, THE WASH OUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.
4. CONCRETE WASH OUT PITS SHALL NOT BE LOCATED DIRECTLY ADJACENT TO, NOR AT ANY TIME DRAIN INTO THE STORM SEWER SYSTEM OR ANY OTHER SIMILAR UTILITY, OR WATERWAY.
5. CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT AREA TO SUPPORT EXPECTED LOADINGS FROM TRUCKS EQUIPMENT.

CONCRETE TRUCK WASHOUT AREA

SYMBOL:

WOOD OR METAL POST

EXTENSION OF FILTER FABRIC INTO TRENCH

MINIMUM 1/2 IN. GAP BETWEEN POSTS

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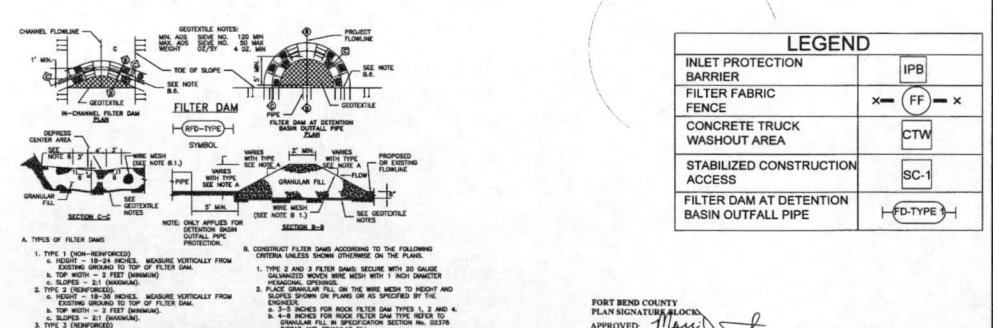
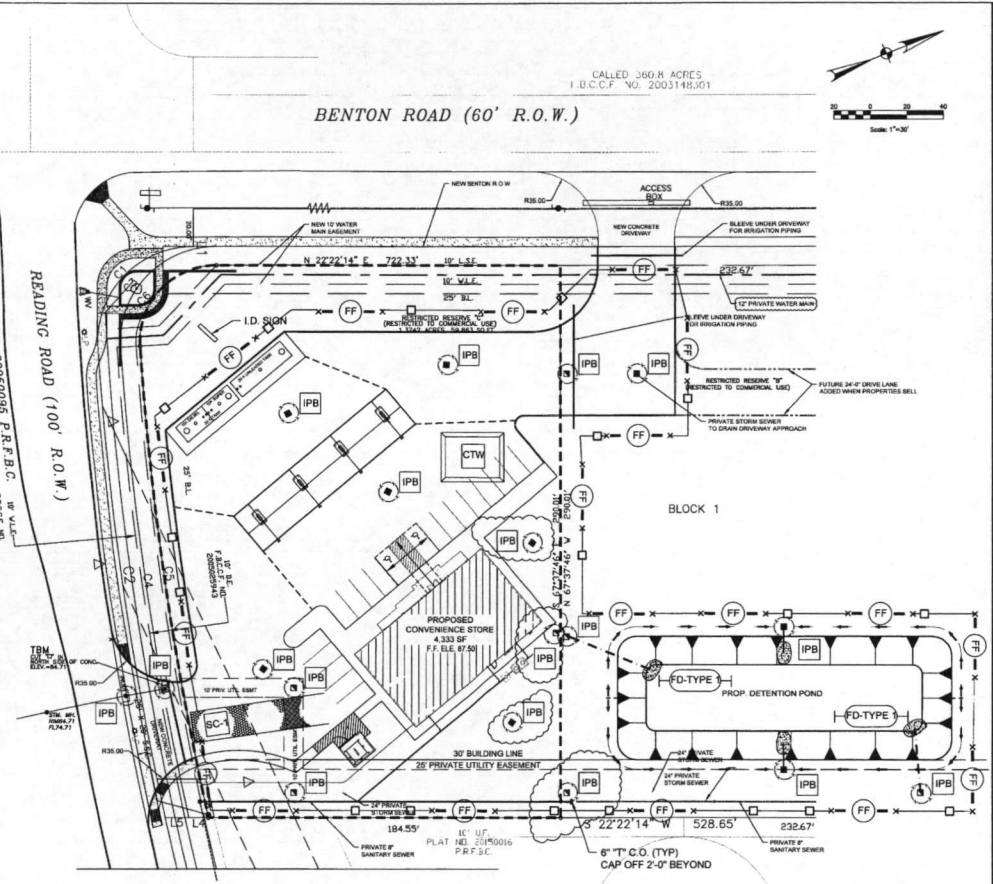
MINIMUM 1/2 IN. GAP BETWEEN POSTS

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MINIMUM 1/2 IN. GAP BETWEEN POSTS



GENERAL NOTES:

1. MINIMUM LENGTH IS AS SHOWN ON CONSTRUCTION DRAWINGS OR 50 FEET, WHICHEVER IS MORE.
2. CONSTRUCT AND MAINTAIN CONSTRUCTION EXIT WITH CONSTANT WIDTH ACROSS ITS LENGTH, INCLUDING ALL PORTS OF INGRESS OR EGRESS.
3. UNLESS SHOWN ON THE CONSTRUCTION DRAWINGS, STABILIZATION FOR OTHER AREAS WILL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT.
4. WHEN SHOWN ON THE CONSTRUCTION DRAWINGS, WIDEN OR LENGTHEN STABILIZED AREA TO ACCOMMODATE A TRUCK WASHING AREA. PROVIDE OUTLET SEDIMENT TRAP FOR THE TRUCK WASHING AREA.
5. PROVIDE PERIODIC TOP DRESSING WITH ADDITIONAL COARSE AGGREGATE TO MAINTAIN THE REQUIRED DEPTH OR WHEN SURFACE BECOMES PACKED WITH MUD.
6. PERIODICALLY TURN AGGREGATE TO EXPOSE A CLEAN DRIVING SURFACE.
7. ALTERNATIVE METHODS OF CONSTRUCTION INCLUDE:
 - CEMENT STABILIZED SOIL, COMPACTED CEMENT STABILIZED SOIL, LIMESTONE AGGREGATE, OR OTHER FILL MATERIAL IN AN APPLICATION OF THICKNESS OF 8 INCHES.
 - WOOD MATS, GOM OR OTHER HARDWOOD TIMBERS PLACED EDGE TO EDGE AND ACROSS SUPPORT WOODEN BEAMS WHICH ARE PLACED OR TOP OF EXISTING SOIL IN AN APPLICATION THICKNESS OF 8 INCHES.
 - STEEL MATS: PERFORATED MATS PLACED ACROSS PERPENDICULAR SUPPORT MEMBERS.
8. MINIMUM 14" WIDTH FOR ONE WAY TRAFFIC AND 20" WIDTH FOR TWO WAY TRAFFIC.

STABILIZED CONSTRUCTION ACCESS

SYMBOL:

NOTE: TYPICALLY STRIP BARS ARE NOT RECOMMENDED FOR INLET PROTECTION BARRIERS.

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SS&C

SARAB STRUCTURAL & CIVIL, LLC
6503 Costa Sienna Lane
Houston, Texas 77041 (832) 822-1145
Fax: (713) 896-6365

05-03-2017

READING ALLIANCE LLC

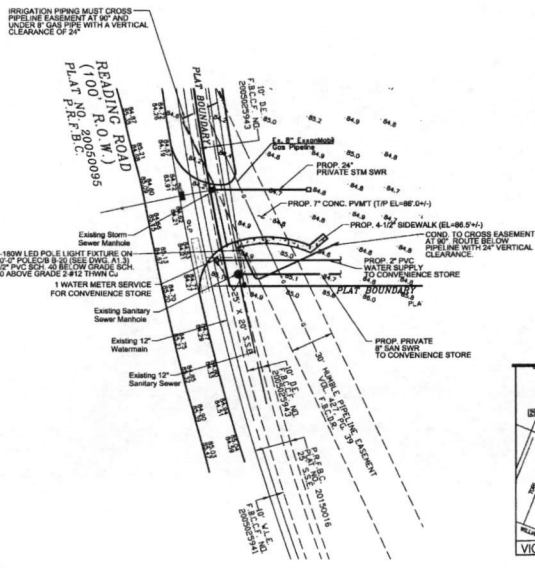
CONVENIENCE STORE
READING ROAD AT BENTON ROAD
ROSENBERG, TX

C-3

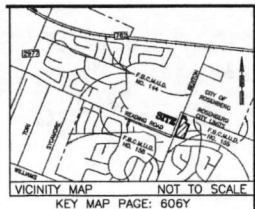
POLLUTION PREVENTION
PLAN & DETAILS

F

POLLUTION PREVENTION
PLAN & DETAILS



Control Benchmarks: NGS L 1219
 @ BRASS DOW STAMPED L 1219 SET VERTICALLY IN THE
 NORTH BACK WALL OF THE FIRST BAPTIST CHURCH BUILDING IN
 ROSENBERG, ALONG STATE HIGHWAY 36 (ST. STREET) ABOUT
 MONDAY BETWEEN AVENUES 1 AND 2.07 FOOT EAST OF THE
 NORTHWEST CORNER OF THE BUILDING 30.7 FEET EAST OF THE
 EAST CURB OF THE HIGHWAY, ABOUT 4 FEET HIGHER THAN THE
 STREET AND 3.5 FEET ABOVE THE GROUND.
 ELEVATION = 108.14' (DAWG 88, 1991 ADJ)



ExxonMobil Pipeline

RIGHT-OF-WAY RESTRICTIONS

In a continuing effort to provide a safe environment for persons working on or near pipelines operated by ExxonMobil Pipeline Company (EMPCo), the following restrictions will apply to all work. Deviations from these restrictions will not be allowed without the express written consent of EMPCo. EMPCo operates pipelines in accordance with the regulations of the U.S. Department of Transportation and other state and local agencies and will enforce any restrictions necessary to protect the pipelines, properties, and safety of the public.

Detailed plans (plan and profile) for proposed construction must be submitted to ExxonMobil Pipeline Company (EMPCo) for review and approval to determine to what extent, if any, the pipeline right-of-way will be affected by the proposed construction or development. See submission addresses below.

These restrictions apply only to EMPCo operated pipelines. Other ExxonMobil affiliates should be contacted to determine requirements for their right-of-way.

GENERAL RESTRICTIONS

- In accordance with these restrictions, contractors must contact the appropriate ONE CALL system(s) 72 hours prior to work. Please dial 811 to make the One Call notification.
- No work may commence in or around EMPCo's right-of-way until an EMPCo representative has authorized it to begin. Notice of desired work start date should be given 48 hours in advance.
- If it is determined that your project impacts EMPCo's facilities, requesting that investigative and/or protective work be performed as an EMPCo pipeline or appurtenance, a non-refundable advance fee may be required to conduct preliminary engineering design work necessary. Any work performed by EMPCo to remedy such impacts will be entirely at the requestor's expense, which will not require the full execution of our standard Remediation Agreement and deposit with EMPCo of our estimated costs for such work. Any necessary inspection, protection, lowering, adjustment, casting, re-casting, and/or relocation of the pipeline will not be scheduled until (1) all prerequisite data is completed, (2) the appropriate agreements are executed, and (3) sufficient funds are received. It is EMPCo's minimum practice to inspect and relocate the pipeline(s) at proposed street and driveway crossings, the costs for which will be borne by the developer or owner.
- No storage area or soil will be placed on EMPCo's pipeline or right-of-way without proper approval from EMPCo. No encroachments of any kind including but not limited to signs, monuments, buildings, parking lots, structures, trees, shrubs, mulchbeds, watering pads, wells, backhoes, excavators, sewer systems or improvements shall be located within the pipeline right-of-way. The violation of this restriction is to maintain an unobstructed right-of-way. No holes are to be bored or excavated within the boundaries of the right-of-way without prior approval of EMPCo.
- A driveway or roadway may be allowed to cross the right-of-way perpendicular, subject to written approval.
- All underground facilities crossing the right-of-way must be installed UNDER the EMPCo pipeline at an angle greater than 45 degrees with a minimum vertical separation of 24 inches between structures in a manner acceptable to EMPCo on site representatives.
- The earth cover over the pipeline shall be maintained and never change in any manner without written consent from EMPCo.
- Construction of any roads, highways, streets, or blasting within 300 feet of the pipeline will require an approved excavation/blasting plan in advance.

ExxonMobil Pipeline

EXCAVATION/CONSTRUCTION RESTRICTIONS

- Any crossings of EMPCo's pipelines with trucks or heavy equipment should be noted in the drawing as crossing may require ramping, matting or bridging. EMPCo will provide the necessary protection to protect the pipeline(s). An EMPCo Inspector must be present when temporary materials are installed and removed.
- Any permanent structures approved for encroachment upon a right-of-way shall be subject to an amendment to the right-of-way agreement between the subject parties prior to construction.
- The contractor shall assume full liability for any damages to EMPCo facilities due to construction/rehabilitation activities.
- Be advised that our pipeline is cathodically protected and may have an effect on utility lines that are made of electrically conductive material. This may with contact EMPCo concerning measures you can take to protect your metallic pipe from the effects of our cathodic protection system. If your utility line is made of plastic pipe, it will not be affected by our cathodic protection system.
- All heavy equipment will have a spacer with it at all times while working in EMPCo's right-of-way.
- Mechanical excavation will cease once the earth has been removed to within six inches below the EMPCo pipeline. The tolerance zone will increase to twenty-four inches at known appurtenances and at all valve/saddle sites until the appurtenance is exposed. If EMPCo's deems it necessary, the excavator shall install a bar across the teeth of the bucket during excavation.
- Shovels will be used to manually clean the area above and below the line. After the line has been initially located, the line shall be kept visible to the equipment operator during the excavation process. Mechanical digging will not be allowed closer than 8 inches from the side and bottom of the pipeline after the line has been exposed per the above procedure.
- Excavation to initially expose the pipeline shall be parallel with the pipeline unless there are no other options.
- No excavation shall be made on land adjacent to the pipeline that will in anyway impair or withdraw the lateral support and cause any subsidence or damage to the pipeline. Shovel piling may be required.
- Excavation shall allow EMPCo pipeline to be lowered in the future to obtain recommended depth for new construction. Any change in the surface grade or elevation over or along the pipeline(s) and right-of-way must be approved in advance.
- When approved by EMPCo, all electrical, fiber optic, and communications cables crossing above an EMPCo pipeline should be secured across the width of EMPCo's right-of-way and covered with concrete 6" to 8" thick and a minimum width of 8 inches in each side and above the conduit.
- All health on EMPCo's right-of-way shall be mechanically compacted to the top of the pipeline(s) after removal of water & trash.
- If EMPCo's line is exposed during the excavation, the excavation will be made safe for entry and left open until EMPCo inspects test tests.
- Contractor shall operate equipment that is in good working condition, conducive to a safe working environment, while working on or near EMPCo's facilities. EMPCo's representative shall have the authority to reject the use of equipment if it meets EMPCo's facilities if, in their opinion the equipment is unsuitable to perform the excavation in a safe and prudent manner.

ExxonMobil Pipeline

PIPELINE CROSSINGS

- Permanent aboveground markers identifying the crossing pipeline or utility shall be installed and maintained at the limits of EMPCo's right-of-way and/or at the crossing.
- If it is impractical to install and maintain aboveground markers due to the crossing location, plastic marker tape shall be installed below cultivation level and over EMPCo's pipeline, extending the width of the right-of-way.
- An approved crossing ABOVE an EMPCo pipeline will need to clear EMPCo's pipeline by 24 inches and require a crossing agreement to be signed by the company responsible for that crossing.

ROCK CROSSINGS

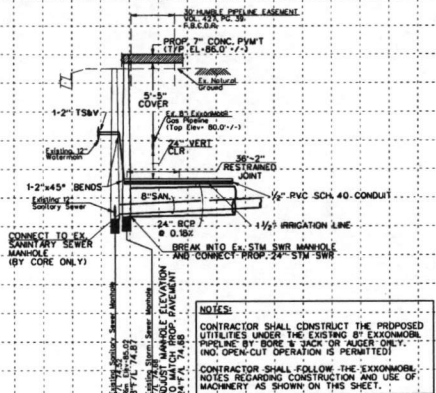
- Road crossings with a clearance of 10' or less will require the installation of piling on both sides of EMPCo's pipeline, two feet below the deepest EMPCo pipeline, at the point of intersection as to view the full clear distance prior to crossing and the piling.

HYDRO-VAC EXCAVATION

- Hydro-Vacuation (Hydro-Vac) may be required in some situations to reduce the risk of damage to a pipeline if so deemed by EMPCo.
- Grounding of the vacuum truck and wand is required and should be tested; downward venting of the vacuum truck is required.
- The water wand tip is to be an oscillation type (circular pattern) to prevent a concentrated water stream; stream nozzles are not allowed.
- The vacuum wand tip must have a response or equivalent tip to prevent damage to the pipeline coating and surrounding structures.
- If the excavation site is suspected to contain hydrocarbon impacted soil, a plan must be developed upfront for testing and disposal of soil/water slurry (e.g., lined roll-off bin).
- Affected utility and pipeline companies should be informed in advance of intent to use hydro-vac to identify any installation.

FENCE POST/UTILITY POLES

- Three poles, where permitted by EMPCo, shall not be placed within 4 feet of the pipeline(s). Utility poles and guy wires shall not be placed within EMPCo's right-of-way or within 8 feet of EMPCo's pipeline(s).



NOTES:
 CONTRACTOR SHALL CONSTRUCT THE PROPOSED UTILITIES UNDER THE EXISTING EXXONMOBIL PIPELINE BY BORE & JACK OR AUGER ONLY. TWO OPEN-CUT OPERATIONS IS PERMITTED.
 CONTRACTOR SHALL FOLLOW THE EXXONMOBIL NOTES REGARDING CONSTRUCTION AND USE OF MACHINERY AS SHOWN ON THIS SHEET.

APPROVED: *Max D. Davidson*
 DATE: 5/11/17

SS&C
 SARAB STRUCTURAL & CIVIL, LLC
 6503 Costa Sienna Lane
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 Firm No. F-10808
 Fax: (713) 896-6365

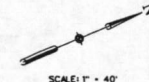
READING ALLIANCE, LLC
 READING ROAD AT BENTON ROAD
 ROSENBERG, TX



EXXONMOBIL PIPELINE CROSSINGS

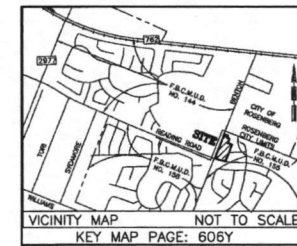
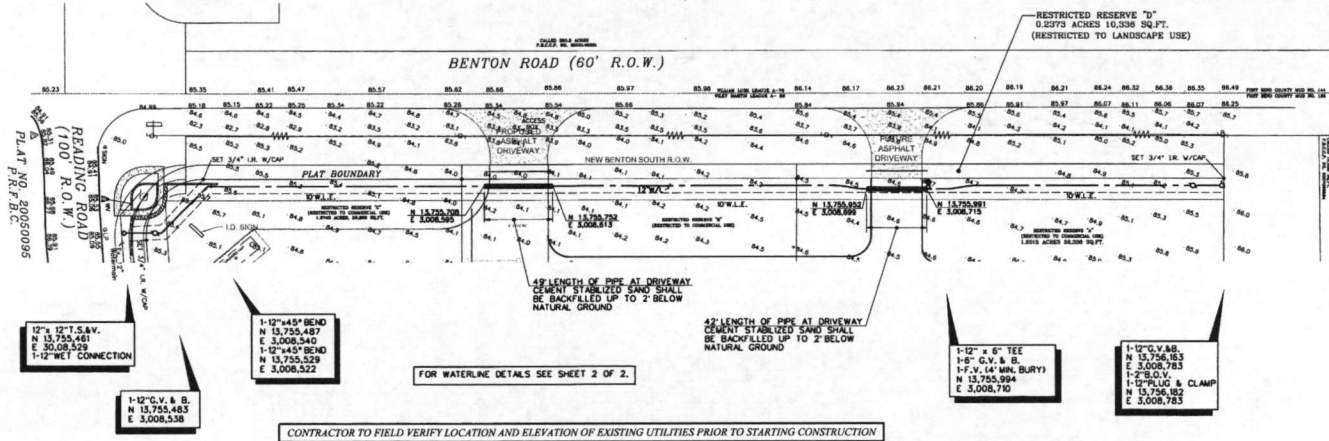
SHEET NUMBER

1 OF 1

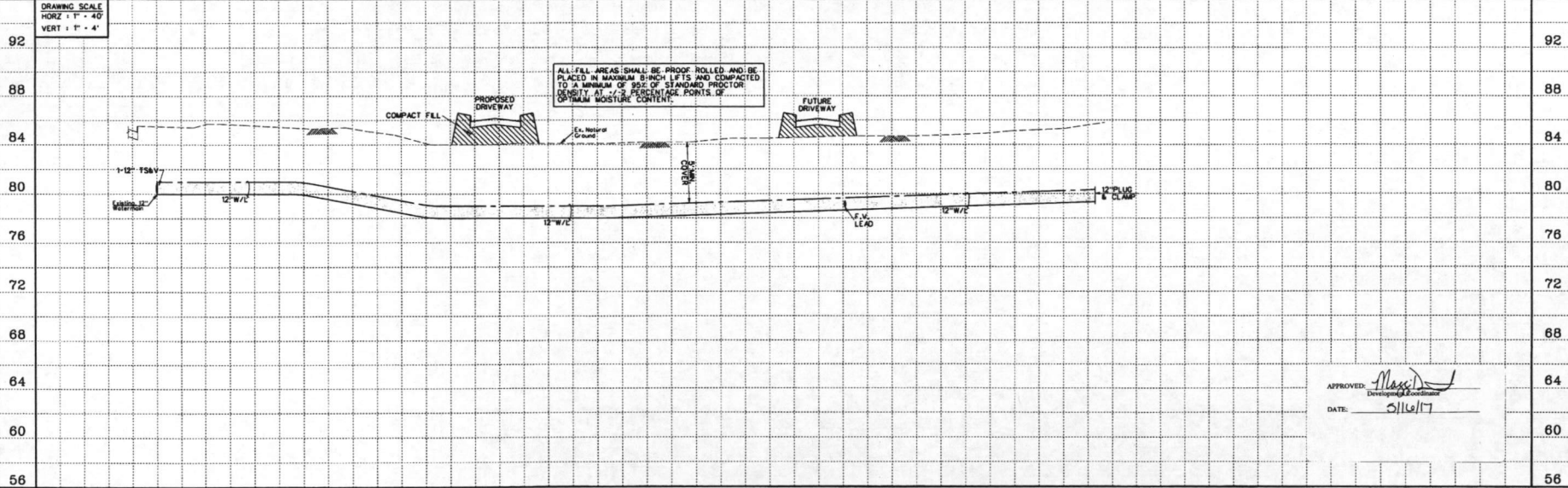


SCALE: 1" = 40'

Control Benchmarks NOS 1, U219
A BRASS DISK STAMPED L 1219 1878 SET VERTICALLY IN THE
NORTH BRICK WALL OF THE FIRST BAPTIST CHURCH BUILDING IN
ROSENBERG, ALONG STATE HIGHWAY 36 1ST STREET ABOUT
MIDWAY BETWEEN AVENUES 1 AND 2.57 FEET EAST OF THE
NORTHWEST CORNER OF THE BUILDING 56.7 FEET EAST OF THE
EAST CURB OF THE HIGHWAY ABOUT 4 FEET HIGHER THAN THE
STREET AND 3.5 FEET ABOVE THE GROUND.
ELEVATION = 106.14' DAVID 88, 1991 ADJ



PROPOSED 8" WATERLINE



APPROVED: *Max D. [Signature]*
DATE: 5/16/17

SS&C
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READING ALLIANCE, LLC
READING ROAD AT BENTON ROAD
ROSENBERG, TX



REVISIONS

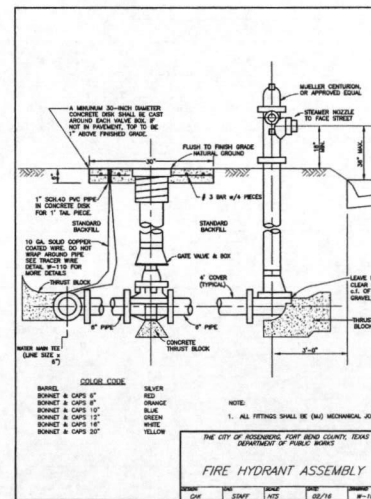
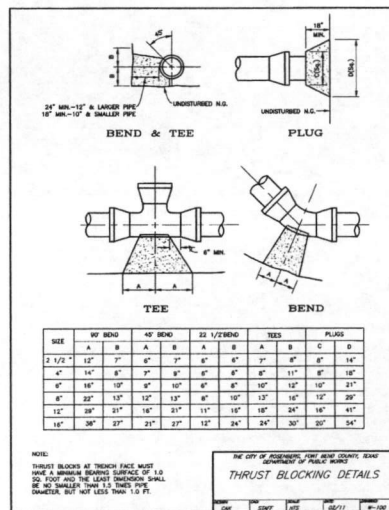
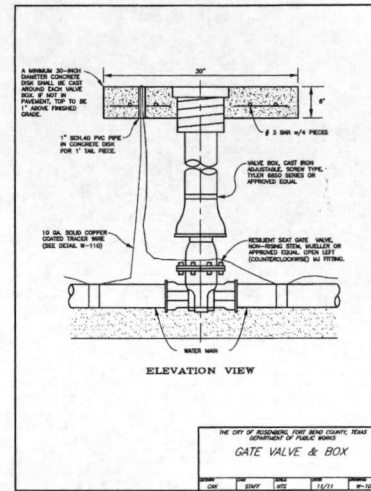
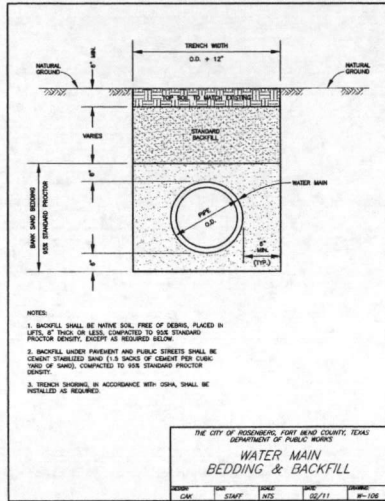
DATE ISSUED: 07-08-2016

SHEET NAME

PROPOSED
12" WATERLINE

SHEET NUMBER

1 OF 2



APPROVED: *[Signature]*
DATE: 5/16/17

SS&C
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Houston, Texas 77041 (832) 922-1145
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READING ALLIANCE, LLC
READING ROAD AT BENTON ROAD
ROSENBERG, TX



07-08-2016

REVISIONS

DATE ISSUED: 7/7/16

SHEET NAME

**WATERLINE
DETAILS**

SHEET NUMBER

2 OF 2

BEND & TEE

PLUG

TEE

BEND

SIZE	90° BEND		45° BEND		22 1/2° BEND		TEES		PLUGS	
	A	B	A	B	A	B	A	B	C	D
2 1/2"	12"	7"	6"	7"	6"	6"	7"	8"	8"	14"
4"	14"	8"	7"	8"	6"	6"	8"	11"	8"	18"
6"	16"	10"	9"	10"	6"	6"	10"	12"	10"	21"
8"	22"	13"	12"	13"	8"	10"	13"	16"	12"	29"
12"	29"	21"	16"	21"	11"	16"	18"	24"	16"	41"
16"	38"	27"	21"	27"	12"	24"	24"	30"	20"	54"

NOTE: THRUST BLOCKS AT TRENCH FACE MUST HAVE A MINIMUM BEARING SURFACE OF 1.0 SQ. FOOT AND THE LEAST DIMENSION SHALL BE NO SMALLER THAN 1.5 TIMES PIPE DIAMETER, BUT NOT LESS THAN 1.0 FT.

THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS
THRUST BLOCKING DETAILS

ELEVATION VIEW

GATE VALVE & BOX

THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS

FIRE HYDRANT ASSEMBLY

THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS

TYPICAL SECTION SERVICE LINE

THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS

ELEVATION VIEW

WATER LINE ENCASEMENT

THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS

WATER MAIN BEDDING & BACKFILL

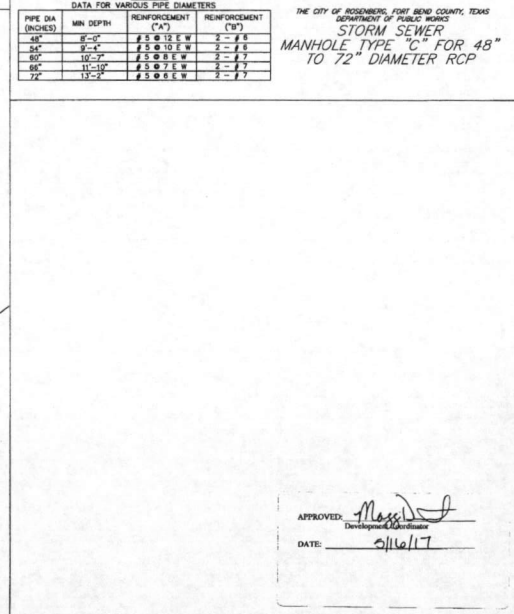
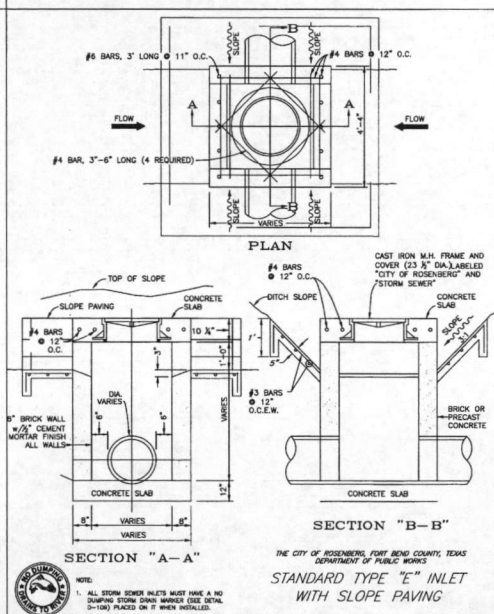
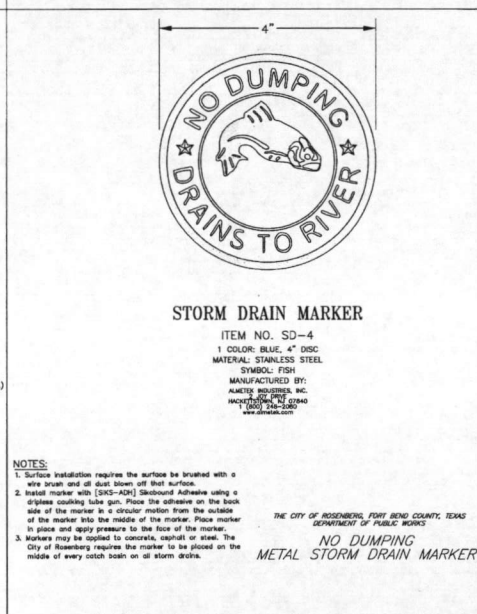
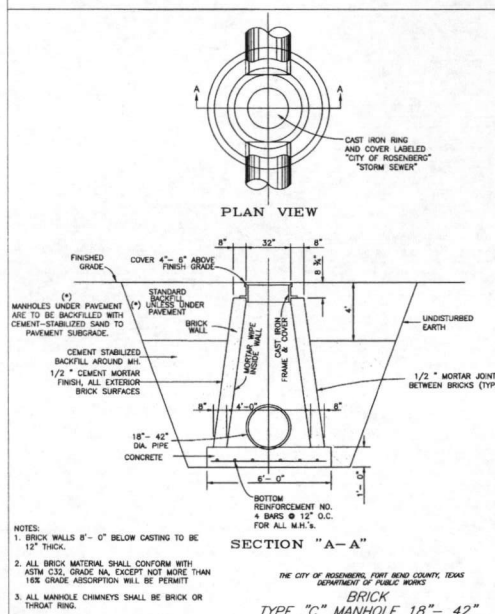
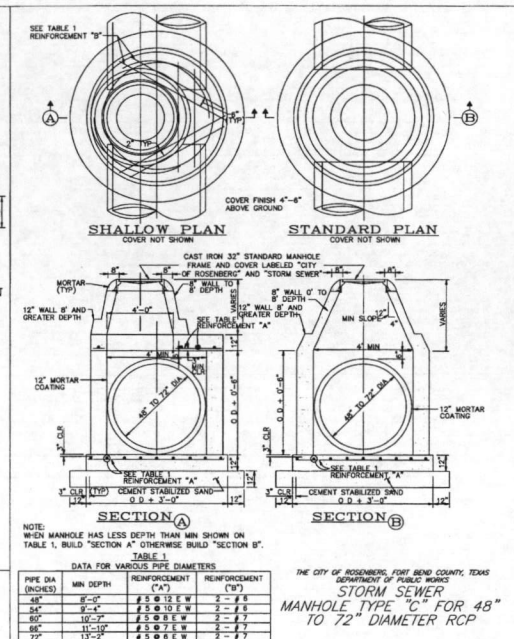
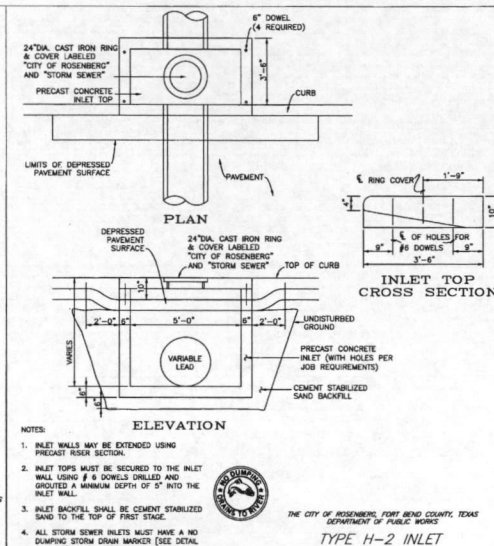
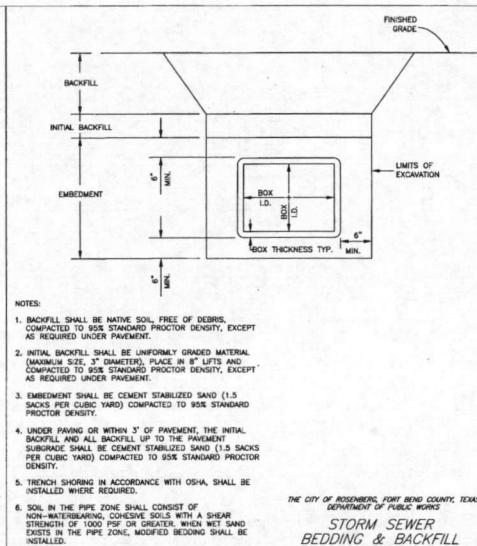
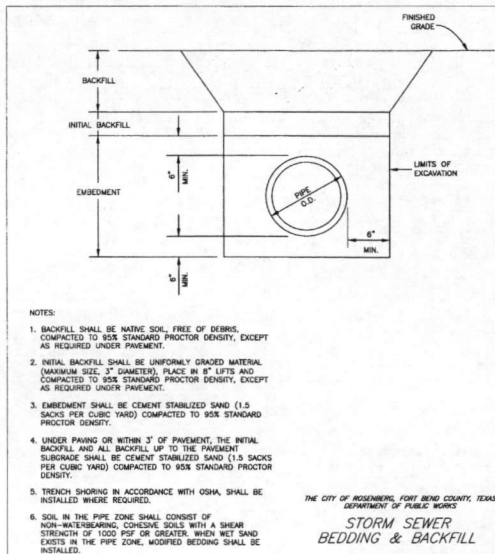
THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS

MAINGUARD NO. 77 BLOW-OFF HYDRANT

THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS

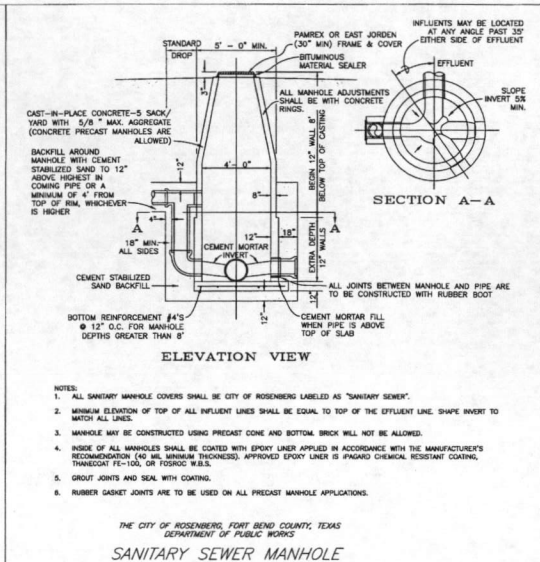
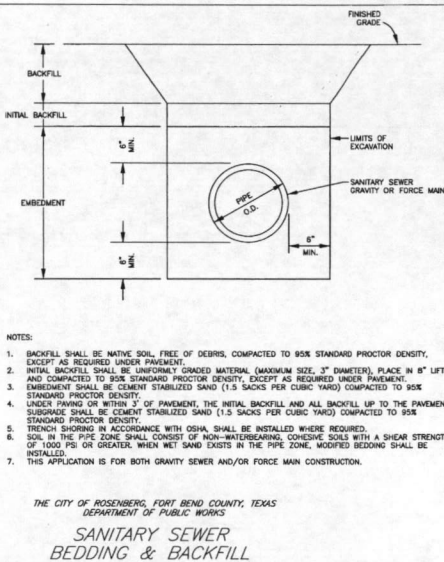
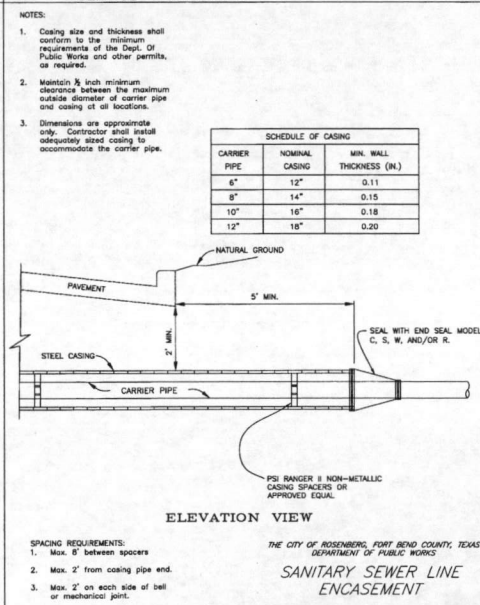
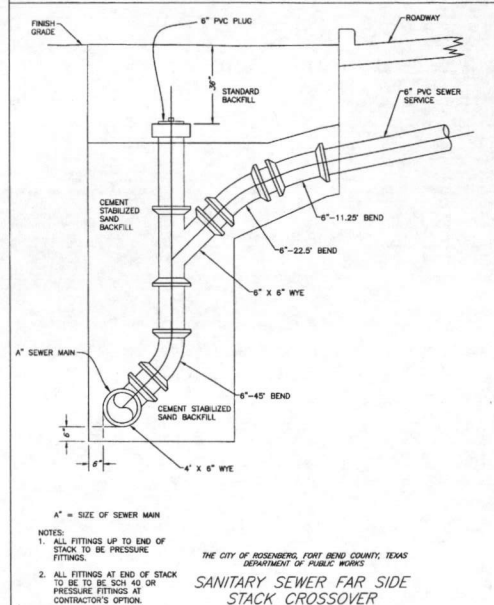
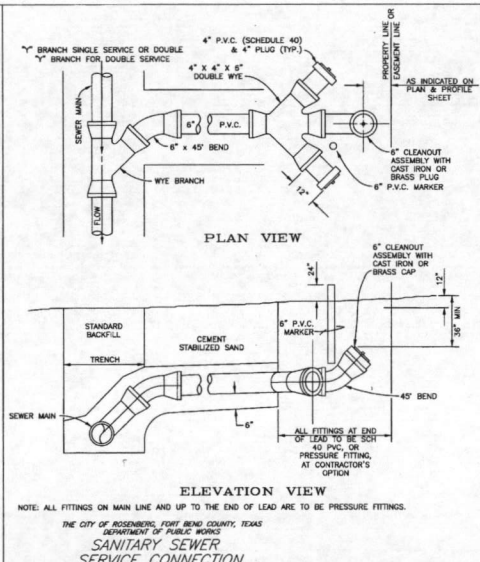
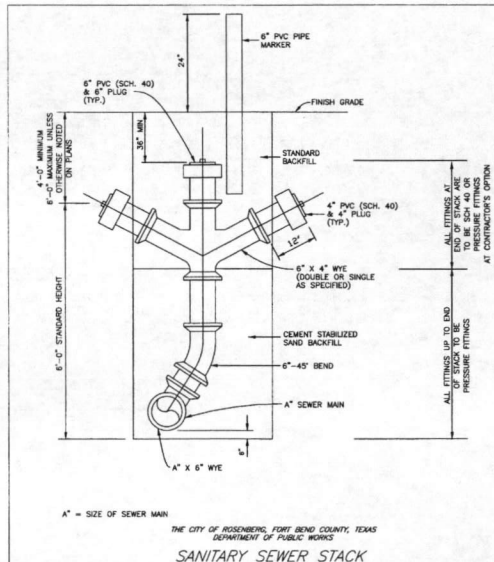
WATER PIPE OFFSET ASSEMBLY

THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS



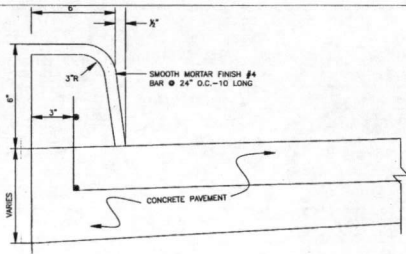
THE CITY OF ROSENBERG,
FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS

STANDARD STORM SEWER DETAILS



THE CITY OF ROSENBERG,
FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS

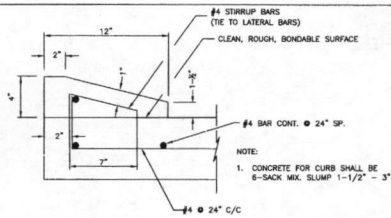
STANDARD SANITARY SEWER DETAILS



- NOTES:
1. MORTAR FINISH NOT REQUIRED WHEN CURB IS POURED BY A MACHINE, BUT CURB WILL HAVE THE SAME OUTSIDE DIMENSIONS.
 2. WHEN CONCRETE CURB IS TO BE PLACED ON EXISTING CONCRETE BASE, USE #4 DEFORMED BARS, 10' LONG, 24" O.C., DOWELED, AND SET IN QUICK SETTING CEMENT MORTAR.
 3. REDWOOD EXPANSION JOINTS SHALL BE INSTALLED IN CURB AT ALL PAVEMENT EXPANSION JOINTS.

THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS

CONCRETE CURB

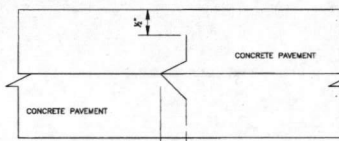


- NOTE:
1. CONCRETE FOR CURB SHALL BE 6-SACK MIX. SLUMP 1-1/2" - 3"

THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS

CONCRETE CURB

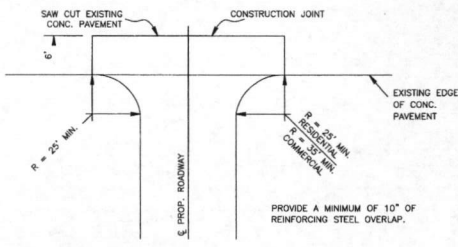
4"x12" APPLIED MOUNTABLE



THE LOCATION OF DEFORMED STRIPS MAY BE VARIED, WITH THE APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS, TO SUIT THE PROPOSED CONSTRUCTION METHODS OF THE CONTRACTOR. MAXIMUM LONGITUDINAL SPACING FOR DEFORMED STRIPS IS 14'-0". DEFORMED METAL STRIPS SHALL BE PLACED VERTICALLY ALONG A STRAIGHT ALIGNMENT.

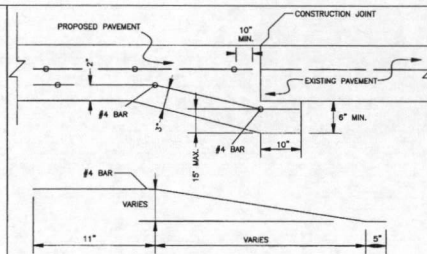
THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS

DEFORMED METAL STRIP



THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS

METROPOLITAN INTERSECTION

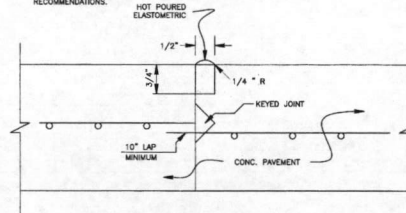


UNDERCUT BAR LAYOUT

THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS

PAVEMENT UNDERCUT

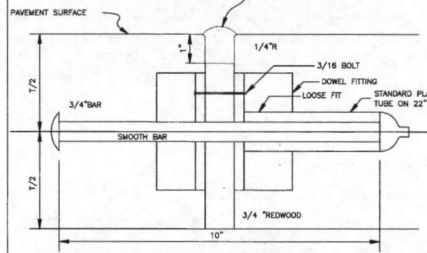
JOINT SEAL, HOT POURED RUBBER ASPHALT (TEXAS S.D.H.P.T. ITEM 360.2 (B) CLASS 2) FLUSH WITH PAVEMENT SURFACE. ALL JOINT SEALANT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS

CONSTRUCTION JOINT

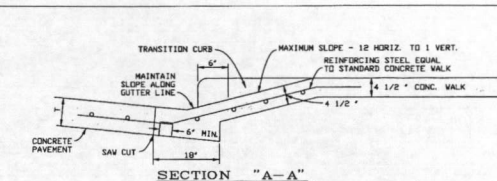
JOINT SEAL, HOT POURED RUBBER ASPHALT (TEXAS S.D.H.P.T. ITEM 360.2 (B) CLASS 2) FLUSH WITH PAVEMENT SURFACE. ALL JOINT SEALANT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



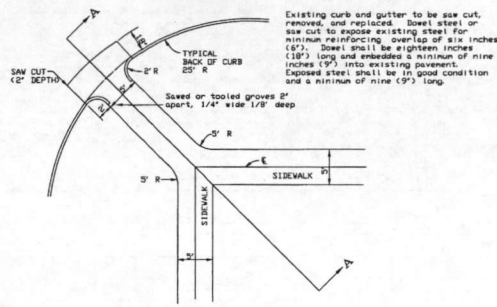
- NOTES:
1. EXPANSION JOINT TO BE PLACED AT THE END OF EACH CURB RADIUS AND SPACED A MAXIMUM OF 60'-0" APART.
 2. STAKES FOR TRANSVERSE JOINTS SHALL NOT BE PLACED CLOSER THAN 6" TO A LONGITUDINAL JOINT. THE TOP OF EACH STAKE SHALL NOT BE LESS THAN 1" BELOW THE FINISHED SURFACE.
 3. ALTERNATIVE DOWEL IS A CANTILEVER TYPE, CAST MALLEABLE IRON LOAD TRANSMISSION UNIT, STAR-LUG, MODEL D-27, OR EQUAL, ON 22" C-C.

THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS

DOWEL TYPE EXPANSION JOINT

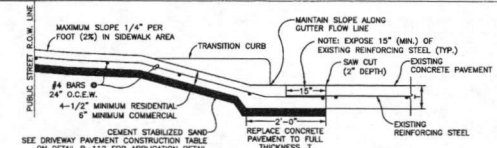


SECTION "A-A"

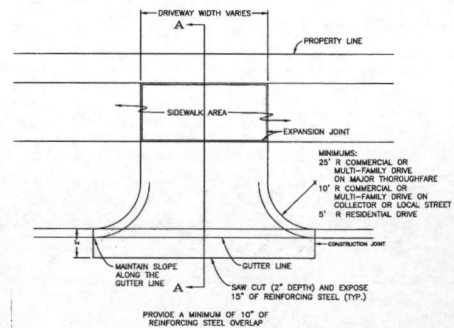


THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS

SIDEWALK RAMP



SECTION "A-A"



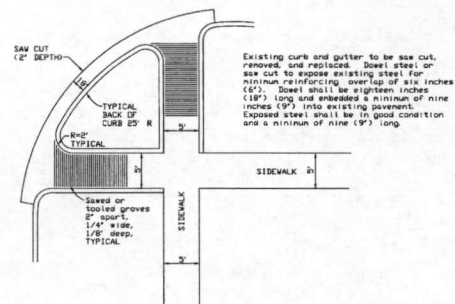
APPROVED: *Max D.*
DATE: 6/16/17

THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS

DRIVEWAY

THE CITY OF ROSENBERG,
FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS

STANDARD PAVING DETAIL
SHEET 1



SIDEWALK RAMP

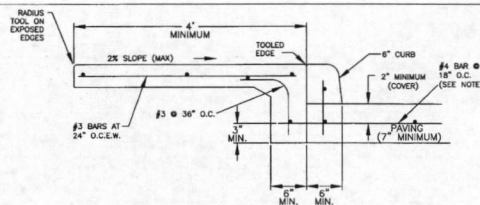
CEMENT STABILIZED SAND 2-SK/C.Y.	
RESIDENTIAL	4" MINIMUM
COMMERCIAL	6" MINIMUM
INDUSTRIAL	8" MINIMUM
REINFORCED CONCRETE PAVEMENT 3,500 PSI MIN.	
RESIDENTIAL	4" MINIMUM
COMMERCIAL	6" MINIMUM
INDUSTRIAL	8" MINIMUM

DRIVEWAY PAVEMENT CONSTRUCTION TABLE

THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS

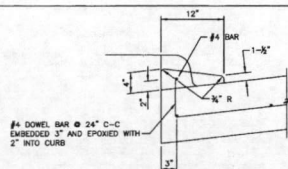
STANDARD DRIVEWAY
CONSTRUCTION TABLE & NOTES

1. SAW CUT & BREAKOUT NO MORE THAN 72 HOURS PRIOR TO PROPOSED CONCRETE PLACEMENT. NOTIFY CITY OF ROSENBERG PRIOR TO CUT.
2. UNSTABLE SUBGRADE SHALL BE EXCAVATED & REPLACED WITH CONCRETE.
3. IT IS CONTRACTOR'S RESPONSIBILITY TO NOTIFY CITY OF ROSENBERG OF ANY BIRD BATH PROBLEMS PRIOR TO CONSTRUCTION OF DRIVEWAY.
4. USE 1/2" TREATED STAKES FOR HEADER.
5. EDGE ALL SIDES WITH EDGING TOOL AND BROOM FINISH.
6. FOR INDUSTRIAL DRIVES, PAVEMENT SHALL HAVE A DEPTH OF 8" (N.).
7. EXPANSION JOINT AT PROPERTY LINE REQUIRED. 3/4" REDWOOD BOARD WITH NO. 4 DOWELS MINIMUM.
8. MAXIMUM ALLOWABLE DRIVEWAY GRADE IN PUBLIC RIGHT-OF-WAY IS 5%.
9. DRIVEWAY GRADE MUST MEET A.D.A. AND T.A.S. SIDEWALK SLOPE, SIDEWALKS MUST BE SCORED TO MATCH ADJACENT SIDEWALK. IF SLOPE IS CONTINUED THROUGH THE RIGHT-OF-WAY LINE, PROVIDE A 3/4" REDWOOD EXPANSION JOINT AT RIGHT-OF-WAY LINE.
10. REFER TO GENERAL, C.S.S., ASPHALT, AND CONCRETE PAYMENT NOTES.

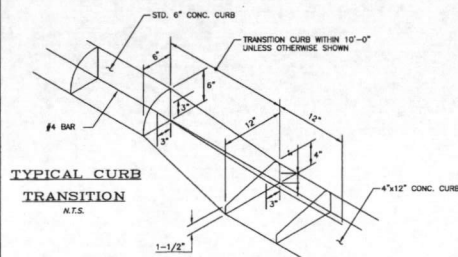


THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS

*SIDEWALK CONNECTION
TO CURB*



TYPICAL DETAIL
4"x12" TRANSITION CURB
N.T.S.



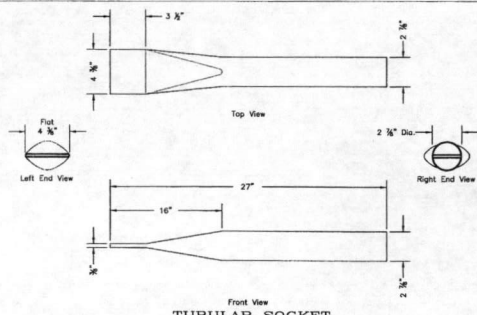
TYPICAL CURB
TRANSITION
NTS

THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS

CONCRETE CURB
TRANSITION DETAIL

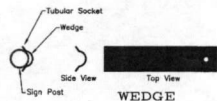
APPROVED: [Signature]
Development coordinator

DATE: 5/16/17

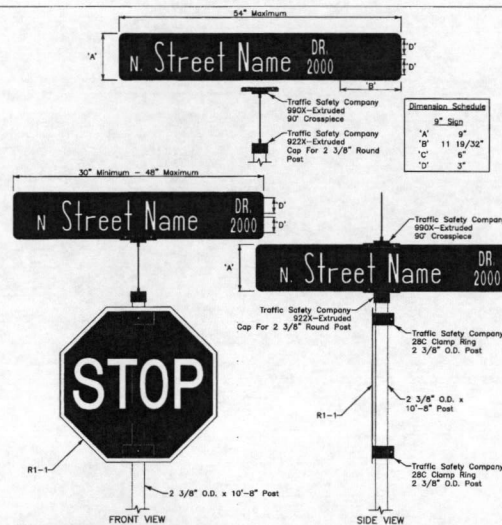


NOTE:

1. POZ-LOC Sign Post Anchor System consists of a Galvanized Traffic Post (2 3/8" O.D.) that may be ordered with Sign Brackets or with Pre-Punched 15 Hole Pattern, Tubular Socket (2 1/2" O.D. x 27" Long 12 Ga. Wall Thickness), Wedge (Locks Traffic Post into Tubular Socket).
2. POZ-LOC Anchor System Tools needed to install or remove are Socket Driver, Drive Cap, and Wedge Puller.
3. To install POZ-LOC Anchor System, with Drive Cap in place on end of Drive Socket drive the Tubular Socket into ground (orient flat end of socket parallel to sign face) using the Socket Driver (or mechanical hammer). Insert Sign Post into Tubular Socket and orient sign to roadway. Insert POZ-LOC Wedge with hole up, between Traffic Post and the Tubular Socket interior and drive the Wedge until the bottom of the hole is within 4" (four inches) of the Tubular Socket Rim. The Wedge Puller can be used if the Wedge needs to be removed by inserting it between Sign Post and Tubular Socket and driving it out.



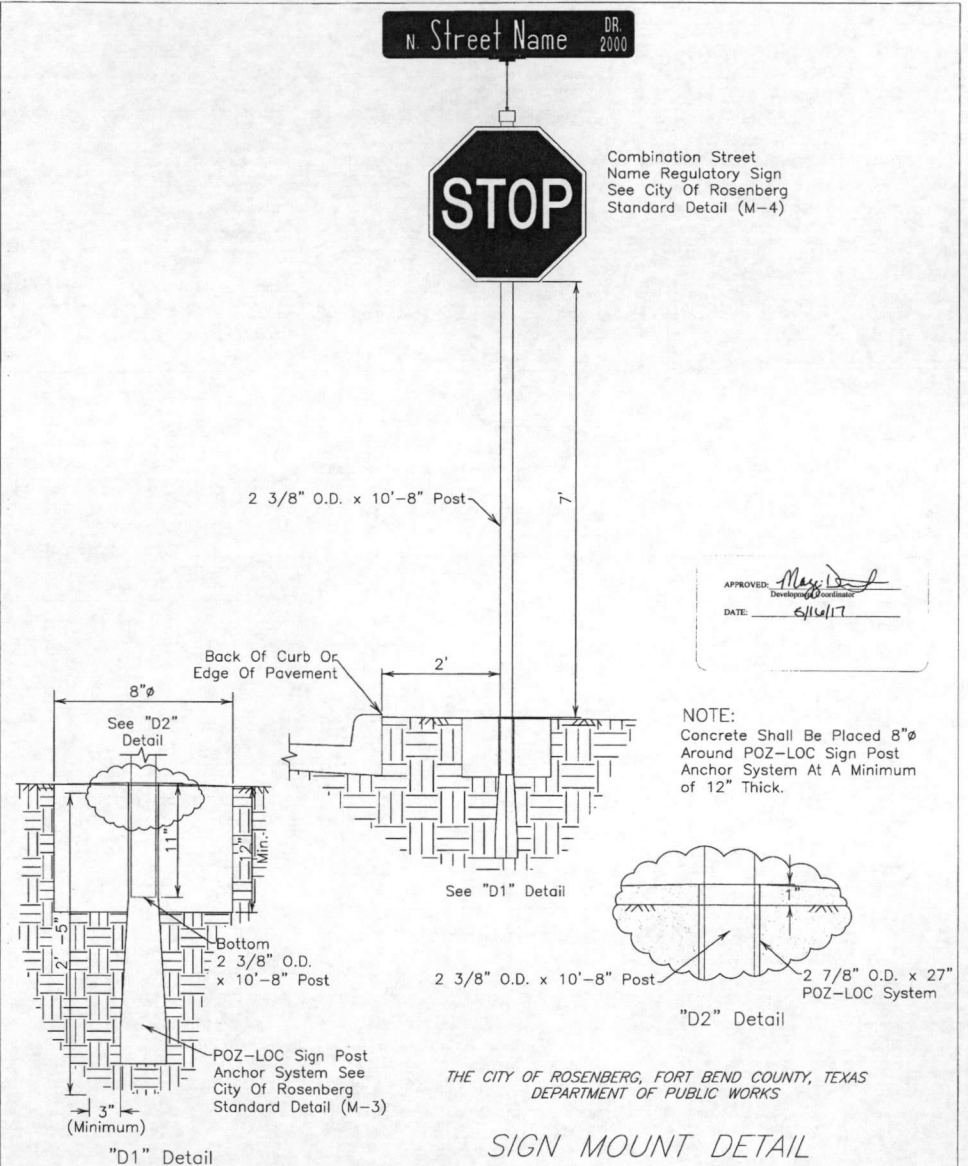
THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS
**POZ-LOC SIGN POST
ANCHOR SYSTEM**



NOTE:

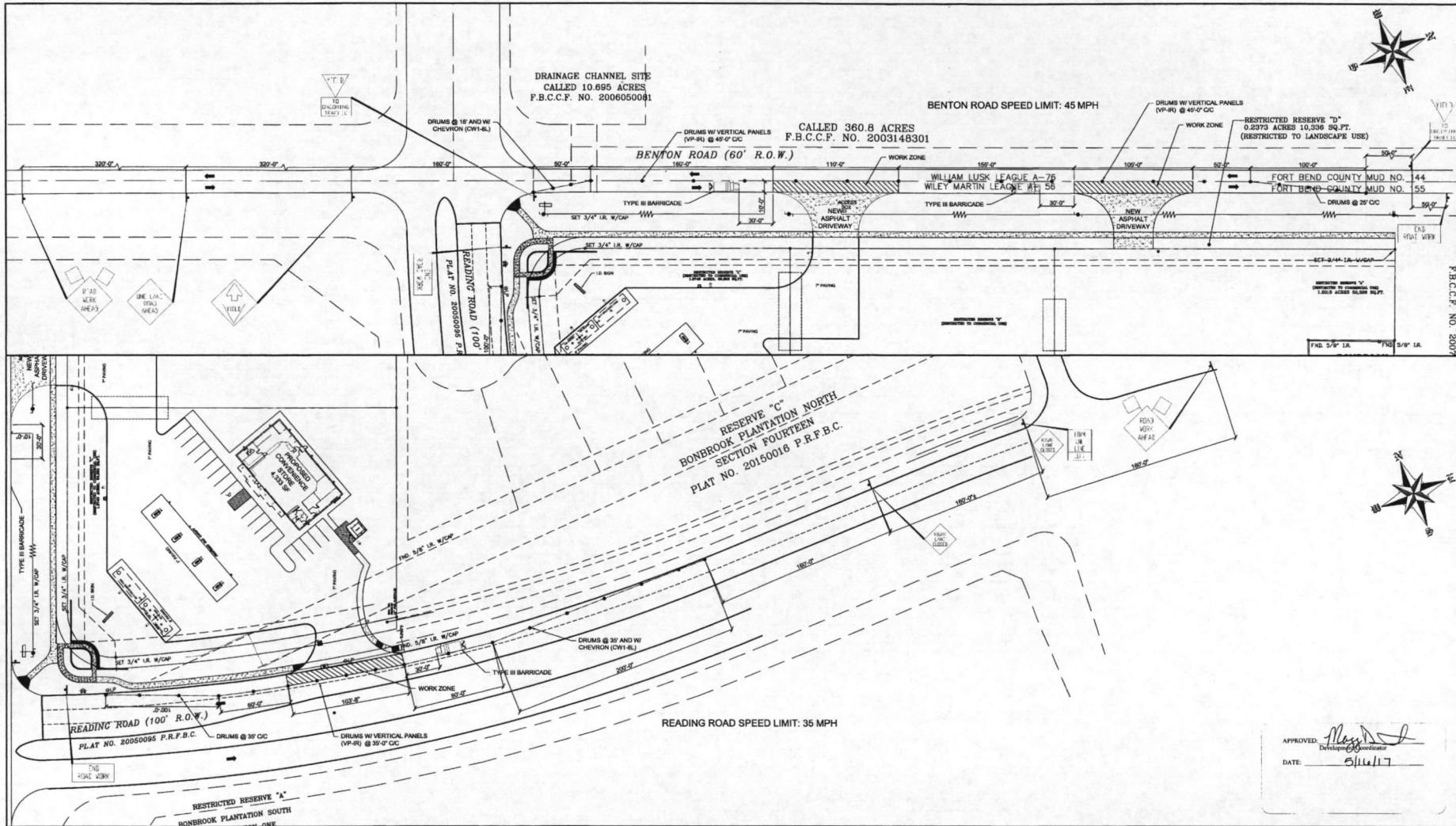
1. All Signs shall be Aluminum in accordance with Design Standards.
2. Street Name Sign Showing shall be Suitable for Appropriate Sign Color Being Used. (See Table 1177)
3. All Street Signs shall be 10" (10") inches in height. Minimum Sign Length shall be Thirty (30") inches.
4. Maximum Sign Length shall be Forty Eight (48") inches.
5. When "NO STOPPING" is indicated, the Maximum Sign Length shall be Fifty Four (54") inches.
6. All Street Signs shall be 10" (10") inches in height. Minimum Sign Length shall be Thirty (30") inches.
7. All "STOP" Signs shall be 30" (30") inches in diameter. Yellow background. Street Name shall be Upper & Lower Case Letters of White on 12" (12") inches in diameter. Post shall be 1 1/2" (1 1/2") inches in diameter. Larger Street Name, Alternative Street Widths may be used.

THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS
**COMBINATION STREET NAME
REGULATORY SIGN DETAIL**



THE CITY OF ROSENBERG,
FORT BEND COUNTY, TEXAS
DEPARTMENT OF PUBLIC WORKS

STANDARD MISCELLANEOUS DETAILS



TAYLOR MADE DESIGNS

4207 FISHER RANCH LANE, BELLVILLE, TX 77118
 281-291-1111
 WWW.TAYLORMADEDESIGNS.COM
 THIS DRAWING AND ELECTRONIC FILE IS THE PROPERTY OF TAYLOR MADE DESIGNS. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREON. NO REPRODUCTIONS OF IT, IN ANY FORM OR BY ANY MEANS, ARE TO BE MADE WITHOUT THE WRITTEN PERMISSION OF TAYLOR MADE DESIGNS. THIS DRAWING MAY NOT BE USED AGAINST TAYLOR MADE DESIGNS IN ANY MANNER WHICH WOULD BE FAULTOUS TO TAYLOR MADE DESIGNS.

11-03-2016
 SARAB STRUCTURAL & CIVIL, LLC
 KAREM K. CADELANI
 6503 Coates Sierra Lane
 Houston, Texas 77041
 (832) 922-1145
 FIRM NUMBER: F-10828

P.B.C.C.F. NO. 2003148301

No. Revision Date

READING ALLIANCE LLC MASTER PLAN
 READING ROAD AT BENTON ROAD
 ROSENBERG, TX

Date: 10-01-2016
 Scale: 1"=30'-0"
 Plot: 1 of 1
 Sheet: TCP1
 Rev: A
 TRAFFIC CONTROL PLAN

 ONE LANE AHEAD 48" X 48"	 YIELD 48" X 48"	 ROAD WORK AHEAD CW20-1D 48" X 48" (FLAGS ARE REQUIRED)	 RIGHT LANE CLOSED AHEAD CW20-5R 48" X 48" PLAQUE 30" X 12"	 END ROAD WORK G20-2a 48" X 24"	 CHEVRON CW1-8L 18" X 24"	 8"-12" VP-1R	 PLASTIC DRUM MOUNTING HOLES FOR VERTICAL PANEL OR CHEVRON 36"	 YIELD TO ONCOMING TRAFFIC SH1-2 42" X 42" X 42" SR1-2B 48" X 36"	<p> RIGHT LANE CLOSED CW20-5R 48" X 48"</p> <p> FORM ONE LANE LEFT R20-5L 42" X 60"</p> <p>The FORM ONE LANE LEFT sign may be used following the RIGHT LANE CLOSED sign. Spacing distance between signs should be the minimum distance indicated.</p>
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LEGEND

- WORK AREA
- BARRELS
- SIGN
- FLASHING ARROW PANEL
- DIRECTION OF TRAFFIC

DRAINAGE CHANNEL SITE
CALLED 10.695 ACRES
F.B.C.C.F. NO. 2006050081

CALLED 360.8 ACRES
F.B.C.C.F. NO. 2003148301

RESTRICTED RESERVE "D"
0.2373 ACRES 10,336 SQ.FT.
(RESTRICTED TO LANDSCAPE USE)



NEW 5'-0" SIDEWALK
AND RAMP SEE TXDOT
PED-12a FOR DETAILS

EXISTING BONBROOK
PLANTATION
SIDEWALK AND
LANDSCAPING
FEATURE

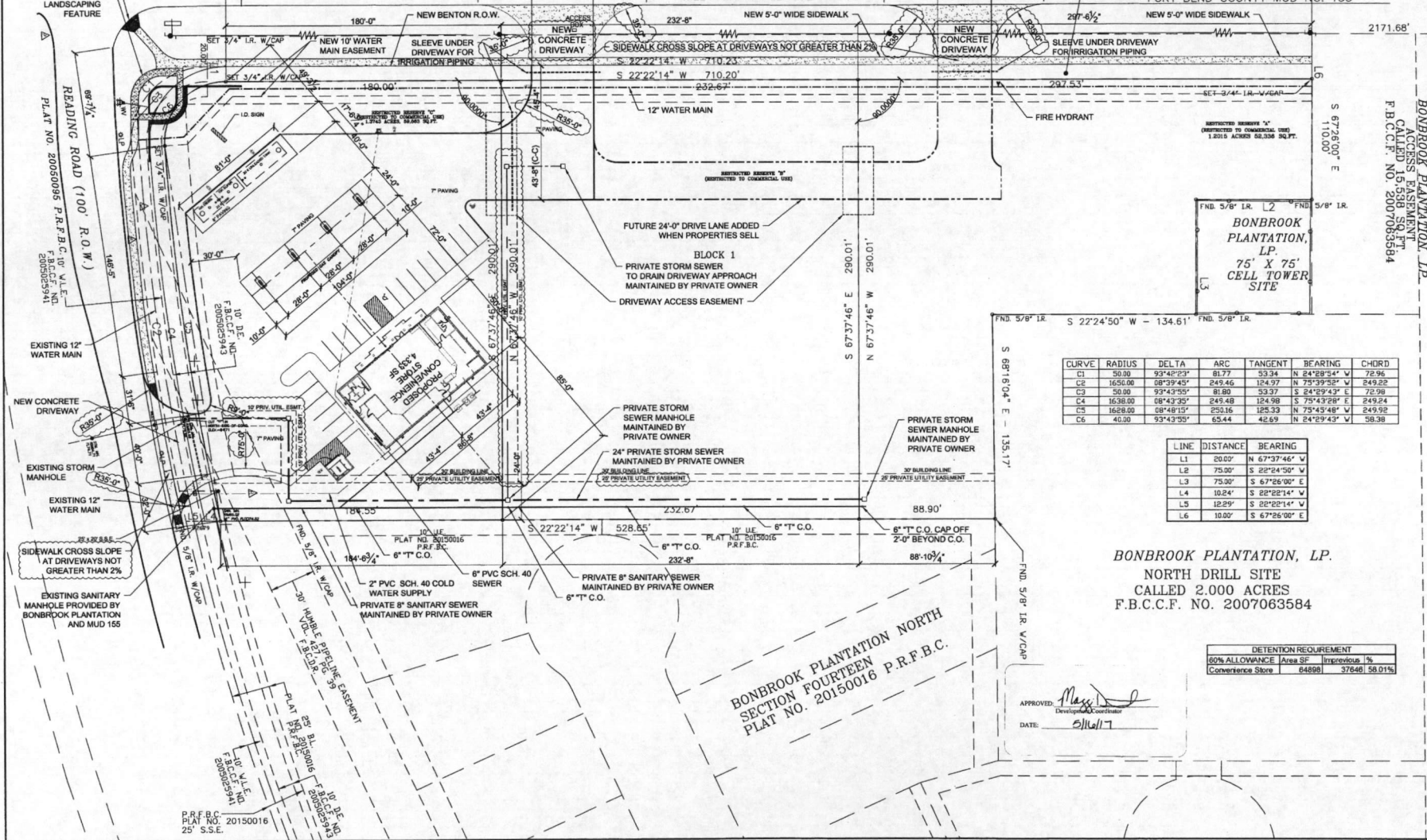
READING ROAD (100' R.O.W.)
PLAT NO. 20050095 P.R.F.B.C.
F.B.C.C.F. NO. 2005035941

BENTON ROAD (60' R.O.W.)

WILLIAM LUSK LEAGUE A-76
WILEY MARTIN LEAGUE A-56

FORT BEND COUNTY MUD NO. 144
FORT BEND COUNTY MUD NO. 155

BONBROOK PLANTATION, LP.
ACCESS EASEMENT
CALLED 16,538 SQ. FT.
F.B.C.C.F. NO. 2007063584



CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	50.00	93°48'23"	81.77	53.34	N 84°28'54" W	72.96
C2	1656.00	08°39'45"	249.46	124.97	N 73°39'33" W	249.23
C3	50.00	93°43'55"	81.89	53.37	S 24°29'43" E	72.98
C4	1638.00	08°43'35"	249.48	124.98	S 75°43'28" E	249.24
C5	1628.00	08°48'15"	255.16	125.33	N 75°43'48" W	249.92
C6	40.00	93°43'55"	65.44	42.69	N 24°29'43" W	58.38

LINE	DISTANCE	BEARING
L1	20.02'	N 67°37'46" W
L2	75.00'	S 22°24'50" W
L3	75.00'	S 67°26'00" E
L4	10.24'	S 22°28'14" W
L5	12.29'	S 22°28'14" W
L6	10.00'	S 67°26'00" E

BONBROOK PLANTATION, LP.
NORTH DRILL SITE
CALLED 2.000 ACRES
F.B.C.C.F. NO. 2007063584

DETENTION REQUIREMENT			
60% ALLOWANCE	Area SF	Improvement	%
Convenience Store	64886	37646	58.01%

APPROVED: *May D. [Signature]*
DATE: 5/11/17

BONBROOK PLANTATION NORTH
SECTION FOURTEEN
PLAT NO. 20150016 P.R.F.B.C.

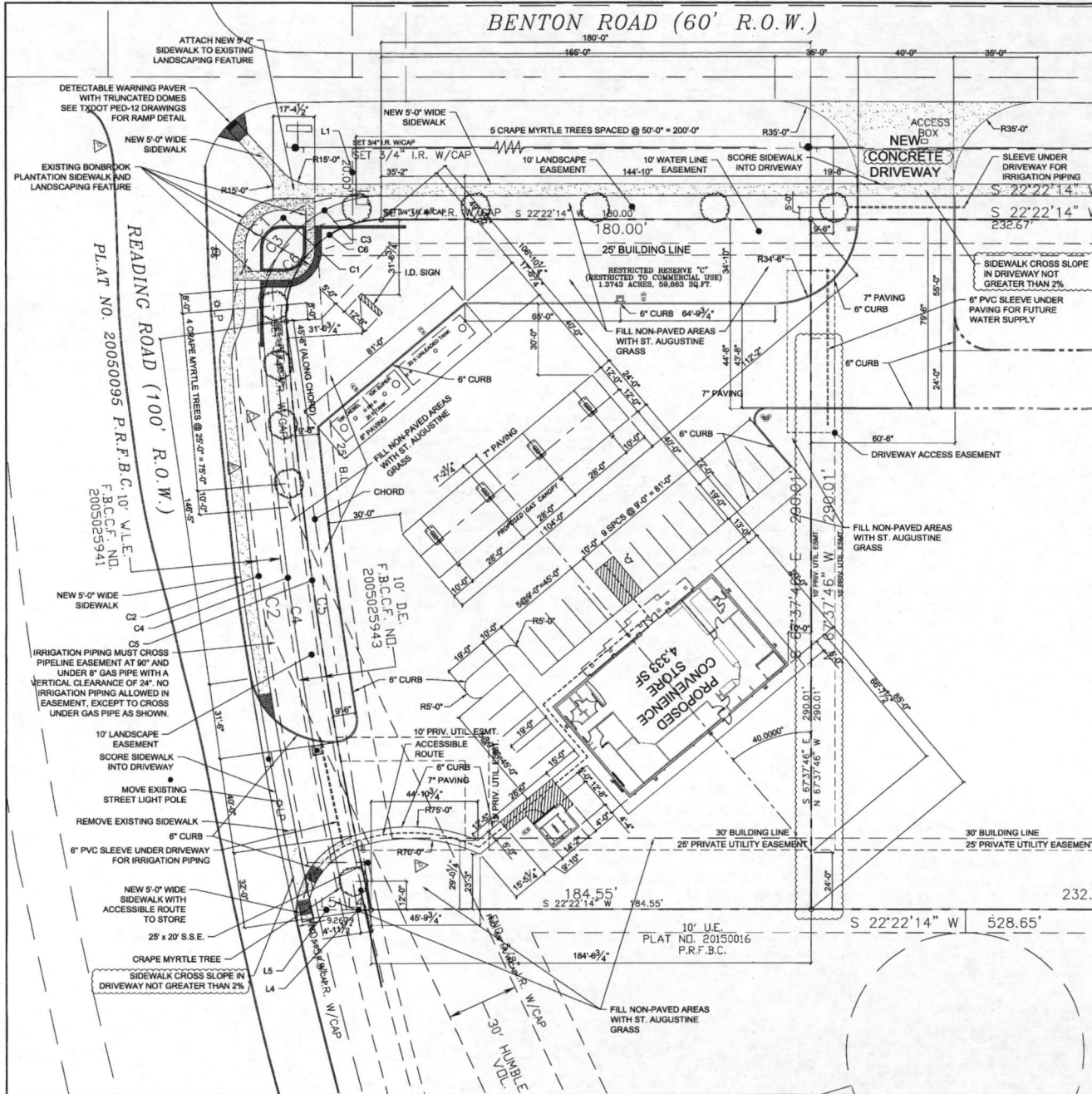
TAYLOR MADE DESIGNS
4203 FISHBONE LANE, BELLVILLE, TX 77116
F.B.C.C.F. NO. 2003148301



4-11-2017
KARAM S. DADELHI
5050 Costa Santa Lane
Houston, Texas 77041
(832) 922-1145
FIRM NUMBER: P-0058

READING ALLIANCE LLC MASTER PLAN
READING ROAD AT BENTON ROAD
ROSENBERG, TX

DATE: 1-09-2016
SCALE: 1"=30'-0"
PLOT: 1 of 1
SHEET: A1.0
REV: S
ARCHITECTURAL MASTER SITE PLAN
READING: [Signature]



CURB RAMP NOTES:
SEE TEXAS DEPARTMENT OF TRANSPORTATION PEDESTRIAN FACILITIES CURB RAMPS PED-12A, DRAWINGS 1-4 FOR NOTES AND DETAILS.



APPROVED: *[Signature]*
DATE: 9/16/17

PAVING DATA	
64,898 (1.49)	SF (ACRE) TOTAL PROPERTY
64,898 (1.49)	SF (ACRE) PROPERTY USED
4,333	SF BUILDING
3,506	SF SIDEWALK
28,809	SF PAVING 7" (ON SITE)
4,780	SF PAVING 7" (OFF SITE)
1,424	SF PAVING 8"
1,380	SF CONCRETE APPROACH READING (R.O.W.)
4,372	SF CONCRETE APPROACHES BENTON (R.O.W.)
1,127	SF SIDEWALK OFFSITE
600	LF 6" CURB

PARKING SPACES REQ'D.	
4,333	SF BUILDING
22	S.F./1000x5+
27	PARKING SPACES PROVIDED

TAYLOR MADE DESIGNS
4233 FISHER RANDOLPH LANE, BELLVILLE, TX 77181
OFFICE: 714.977.0000
TAYLOR MADE DESIGNS IS THE PROPERTY OF TAYLOR MADE DESIGNS. NEITHER THIS DRAWING NOR ANY PART HEREOF IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF TAYLOR MADE DESIGNS. THIS DRAWING MAY NOT BE USED AGAINST TAYLOR MADE DESIGNS WITHOUT THE WRITTEN PERMISSION OF TAYLOR MADE DESIGNS.

94-11-2017
SARAH STRUCTURAL & CIVIL, LLC
KARIM S. SHADELAHI
8603 Costa Sierra Lane
Houston, Texas 77061
(832) 822-1145
FIRM NUMBER: F-1008

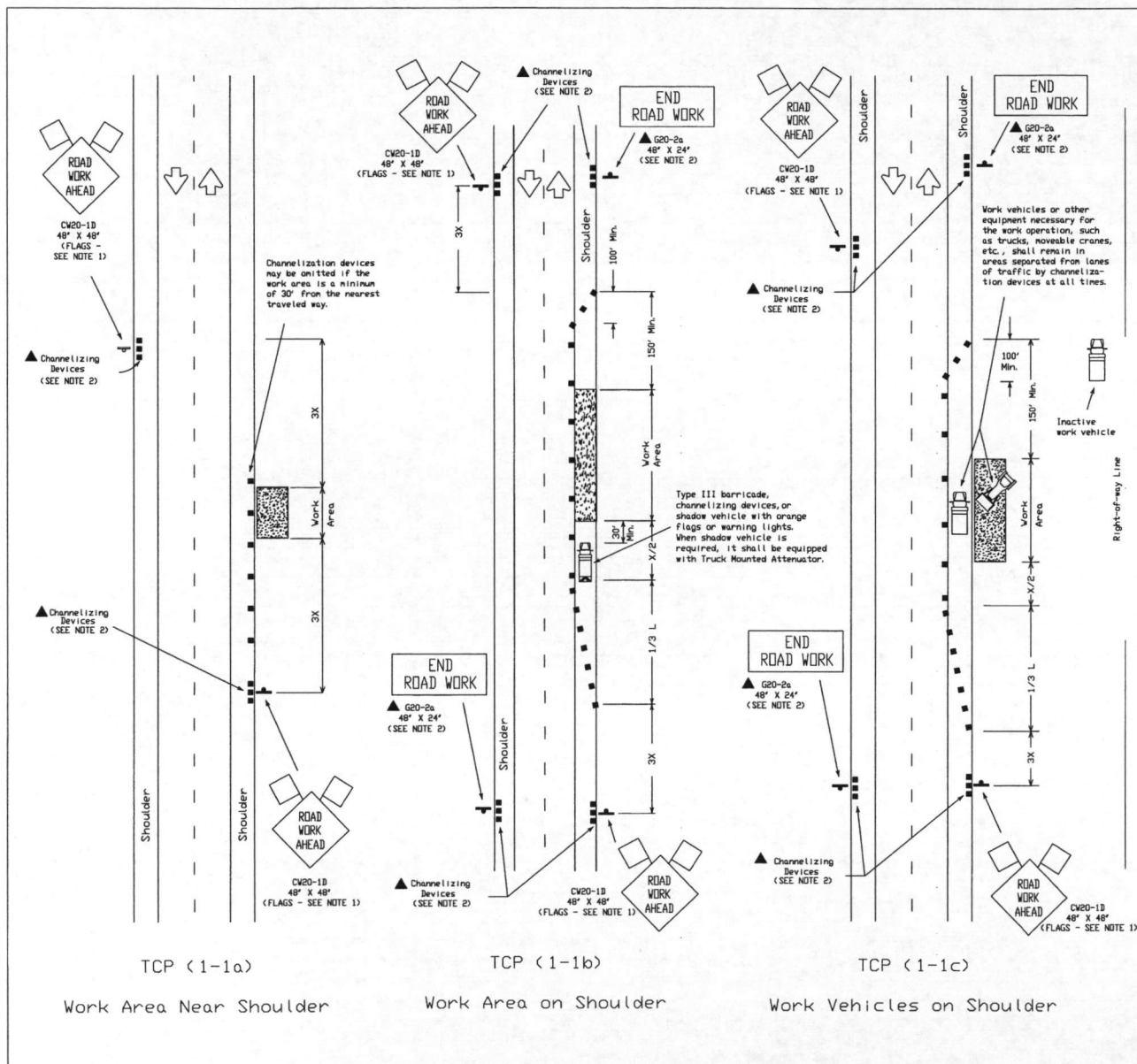
No.	Date	Revision

READING ALLIANCE LLC
CONVENIENCE STORE
8603 READING ROAD,
ROSENBERG, TX 77469

Date: 12-4-2015
Scale: 1"=20'-0"
Plot: 1=1
Sheet: **A1.1**
Rev: **C**
ARCHITECTURAL
SITE PLAN

DISCLAIMER: 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.

REV	DATE	BY	CHK	APP
1	12/15/98	WLS	WLS	WLS
2	12/15/98	WLS	WLS	WLS
3	12/15/98	WLS	WLS	WLS
4	12/15/98	WLS	WLS	WLS
5	12/15/98	WLS	WLS	WLS
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99	12/15/98	WLS	WLS	WLS
100	12/15/98	WLS	WLS	WLS



LEGEND

- Type III Barricade
- Heavy Work Vehicle
- Trailer Mounted Flashing Arrow Panel
- Flag
- Channelizing Devices
- Truck Mounted Attenuator
- Portable Changeable Message Sign
- Sign Post

Posted Speed	Formula	Minimum Desirable Taper Lengths	Suggested Maximum Spacing of Devices	Minimum Sign Spacing
30	$L = \frac{WS^2}{60}$	10' 11' 12'	On a Taper 30' 60'-75'	120'
35		150' 165' 180'	35' 70'-90'	160'
40		205' 225' 245'	40' 80'-100'	240'
45		265' 295' 320'	45' 90'-110'	320'
50		450' 495' 540'	50' 100'-125'	400'
55		550' 605' 660'	55' 110'-140'	500'
60		600' 660' 720'	60' 120'-150'	*600'
65		650' 715' 780'	65' 130'-165'	*700'
70		700' 770' 840'	70' 140'-175'	*800'

* Conventional Roads Only
 * Taper Lengths have been rounded off.
 L=Length of Taper (FT.) W=Width of Off-Pass (FT.) S=Posted Speed (MPH)

TYPICAL USAGE			
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	LONG TERM STATIONARY
	✓	✓	

- GENERAL NOTES:
- Unless otherwise stated in the plans, flags attached to signs are **REQUIRED**.
 - All traffic control devices illustrated are **REQUIRED**, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans.
 - On high speed facilities advance warning signs should be installed approximately 3X from the work area or from the beginning of a lane or shoulder taper. On low speed facilities the advance warning signs should be placed based on the "X" minimum distance.
 - Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.

Only pre-qualified products shall be used. A list of compliant products and their sources may be obtained by writing or faxing:

Standards Engineer
 Traffic Operations Division - TE
 Texas Department of Transportation
 125 East 11th Street
 Austin, Texas 78701-2483
 Phone (512) 416-3335
 Fax (512) 416-3161
 E-mail TRF-STANDARDS@mailgw.dot.state.tx.us

The requirement for shadow vehicles will be listed in the project GENERAL NOTES, Item 502, Barricades, Signs and Traffic Handling.

STANDARD PLANS
 TEXAS DEPARTMENT OF TRANSPORTATION
 Traffic Operations Division


TRAFFIC CONTROL PLAN

TCP (1-1)-98

REVISION	DATE	BY	CHK	APP
2-94	8-95	WLS	WLS	WLS
1-97		WLS	WLS	WLS
4-98		WLS	WLS	WLS

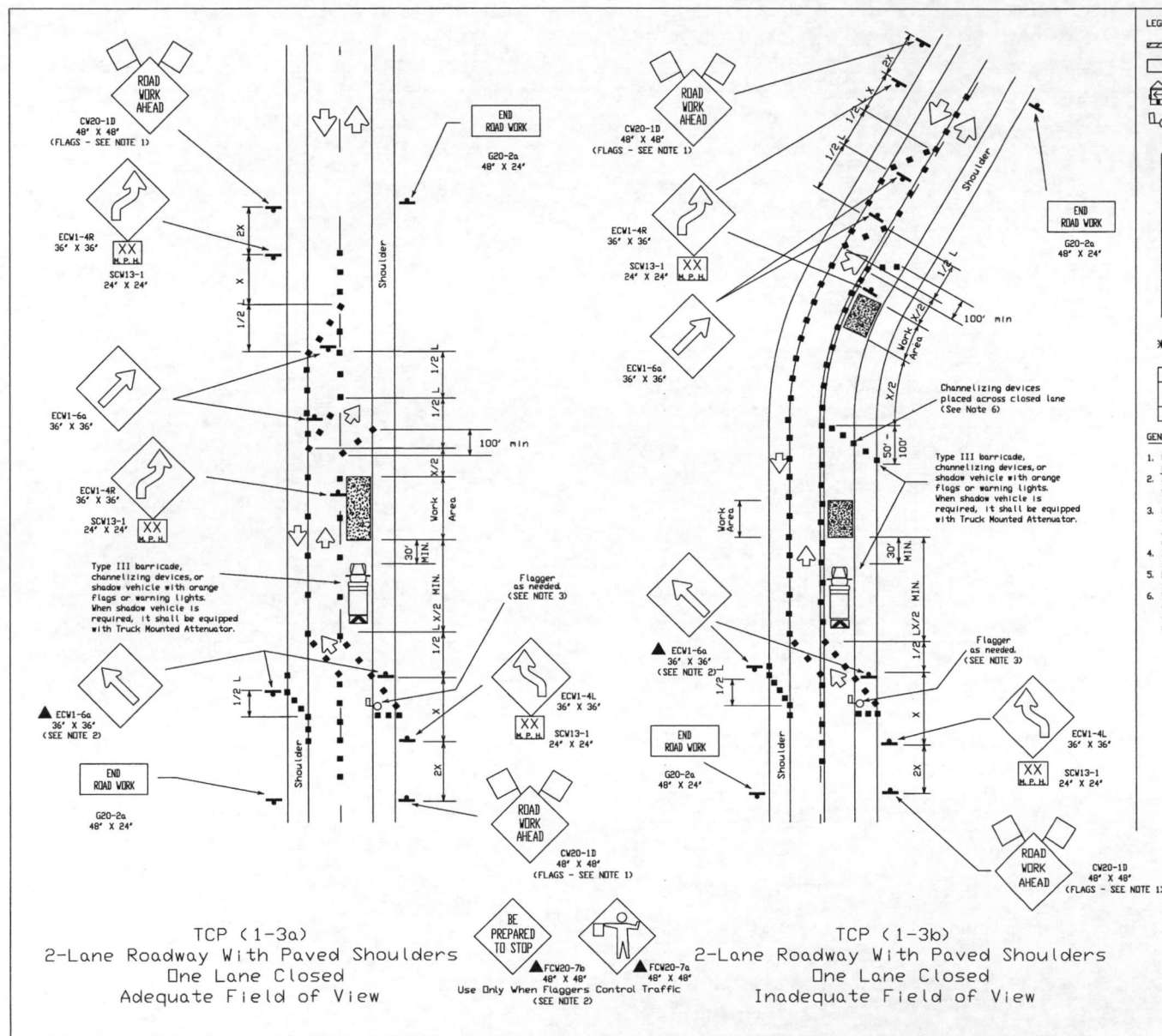
May 1998 5/16/98

LEVELS DISPLAYED													DATE
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3	4	5	6	7	8	9	10	11	12	13	14	15	6718
1	2	3	4	5	6	7	8	9	10	11	12	13	4156
7	8	9	10	11	12	13	14	15	16	17	18	19	803132
3	4	5	6	7	8	9	10	11	12	13	14	15	6718
1	2	3	4	5	6	7	8	9	10	11	12	13	4156
7	8	9	10	11	12	13	14	15	16	17	18	19	803132
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3	4	5	6	7	8	9	10	11	12	13	14	15	6718
1	2	3	4	5	6	7	8	9	10	11	12	13	4156
7	8	9	10	11	12	13	14	15	16	17	18	19	803132
3	4	5	6	7	8	9	10	11	12	13	14	15	6718
1	2	3	4	5	6	7	8	9	10	11	12	13	4156
7	8	9	10	11	12	13	14	15	16	17	18	19	803132
3	4	5	6	7	8	9	10	11	12	13	14	15	6718
1	2	3	4	5	6	7	8	9	10	11	12	13	4156
7	8	9	10	11	12	13	14	15	16	17	18	19	803132
3	4	5	6	7	8	9	10	11	12	13	14	15	6718
1	2	3	4	5	6	7	8	9	10				










 XtDXT December 1985		DN - LR	CO - MT	DN - DN	CO - MT	RES NO.
MONTHS 4-90 2-94 1-97 4-98	STATE DISTRICT 6	FEDERAL REGION	FEDERAL AID PROJECT			SHEET
	COUNTY		CONTROL	SECTION	JOB	ACCOUNT

DN ⁰	CK ⁰	DN ¹	CK ¹
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LEVELS DISPLAYED											DATE:									
1	2	3	4	5	6	7	8	9	10	11	12	3	4	5	6					
7	7	8	9	0	1	2	2	3	4	5	6	7	8	9	0	3	0	3	1	2
3	3	3	4	5	5	6	6	7	8	9	0	1	2	3	4	5	6	7	8	
9	5	0	5	1	2	3	4	5	5	6	6	7	8	9	0	1	2	3	4	



LEGEND

-  Type III Barricade
  Channelizing Devices
  Flag
 Heavy Work Vehicle
 Truck Mounted Attenuator
 Trailer Mounted Flashing Arrow Panel
 Portable Changeable Message Sign
 Flagger
 Sign Post

Posted Speed*	Formula	Minimum Desirable Taper Lengths*			Suggested Maximum Spacing of Service		Sign Spacing Distance	
		On a Graded Off-Road	On a Graded Road	On a Graded Road	On a Graded Road			
30	L = $\frac{W^2}{60}$	15'	10'	11'	18'	30'	60'-75'	120'
35		20'	15'	22'	24'	35'	70'-90'	160'
40		26'	19'	29'	32'	40'	80'-100'	240'
45		45'	49'	54'	45'	90'-110'	320'	
50		50'	50'	60'	50'	100'-125'	400'	
55	L = 55'	55'	60'	60'	55'	110'-140'	500'	
60		60'	60'	72'	60'	120'-150'	*600'	
65		75'	75'	78'	65'	130'-165'	*700'	
70		70'	70'	74'	70'	140'-175'	*800'	
75		75'	75'	75'	75'	140'-175'	*800'	

* Conventional Roads Only

* * * Taper lengths have been rounded off.

L=Length of Taper (FT.) W=Width of Offset (FT.) S=Posted Speed (MPH)

TYPICAL USAGE:				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES:

1. Unless otherwise stated in the plans, flags attached to signs are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans.
3. Flagger control should NOT be used unless roadway conditions or heavy traffic volume require additional emphasis to safely control traffic. Additional flaggers should be positioned at end of traffic queues $\geq 240'$ x 240' STOP/SLW pad(s) to allow for safe clearance.
4. DO NOT PASS, PASS WITH CARE, and construction regulatory speed zone signs may be installed downstream of the ROAD WORK AHEAD signs.
5. ROAD WORK AHEAD sign may be repeated if the visibility of the work zone is less than 1/2 mile.
6. When the work zone is made up of several work areas, channelizing devices should be placed laterally across the closed lane to re-nephase the closure. Laterally placed channelizing devices should be repeated every 500' to 1000' in urban areas and every 1/4 to 1/2 mile in rural areas.

Only pre-qualified products shall be used. A list of compliant products and their sources may be obtained by writing or faxing:


Standards Engineer
Traffic Operations Division - TE
Texas Department of Transportation
125 East 11th Street
Austin, Texas 78701-2483
Phone (512) 416-3335
Fax (512) 416-3161
E-mail TRF-STANDARD@mailow.dot.state.tx.us

The requirement for shadow vehicles will be listed in the project GENERAL NOTES, Item 502, Barricades, Signs and Traffic Handling.


 STANDARD PLANS
 TEXAS DEPARTMENT OF TRANSPORTATION
 Traffic Operations Division

TRAFFIC CONTROL PLAN

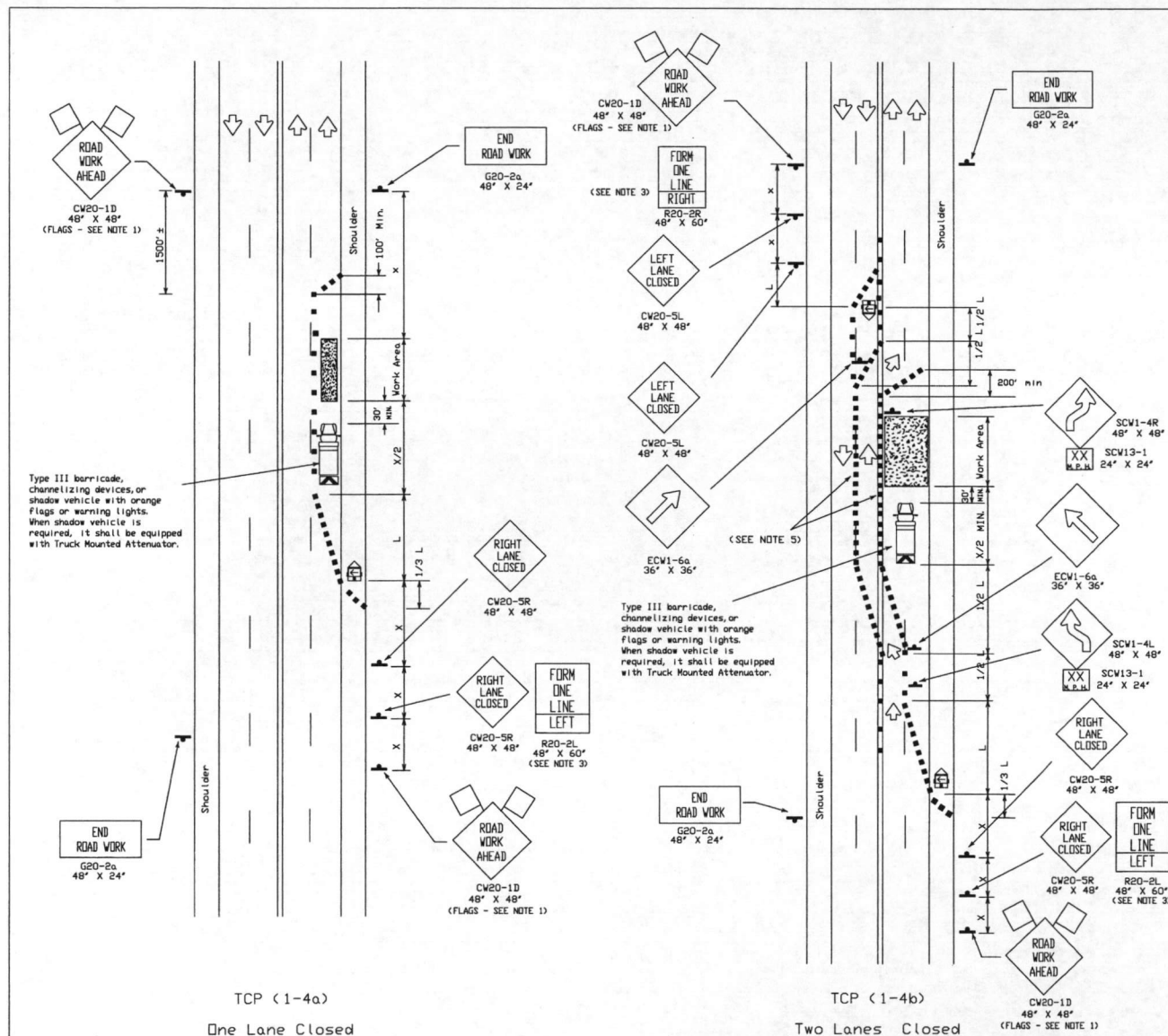
TCP(1-3)-98

 TxDOT December 1985		IN - LR	CO -	IN - IN	CO - HT	RES. NO.
SECTION 2-94 8-95 1-97 4-99	DATE RECEIVED	COUNTY 6	FEDERAL AID PROJECT			SHEET
		COUNTY	CONTROL	SECTION	JOB	ASSIGNMENT

Maxi  5/16/17

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DATE	BY	CHK
1	2	3
4	5	6
7	8	9
10	11	12
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19	20	21
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52	53	54
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58	59	60
61	62	63
64	65	66
67	68	69
70	71	72
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85	86	87
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91	92	93
94	95	96
97	98	99
100	101	102



LEGEND

	Type III Barricade		Channelizing Devices		Flag
	Heavy Work Vehicle		Truck Mounted Attenuator		
	Trailer Mounted Flashing Arrow Panel		Portable Changeable Message Sign		
	Flagger		Sign Post		

Posted Speed	Formula	Minimum Desirable Taper Lengths (ft.)			Suggested Maximum Spacing of Device		Minimum Sign Spacing X Distance
		10'	11'	12'	On a Taper	On a Tangent	
30	$L = \frac{VS^2}{60}$	150'	165'	180'	30'	60' ~ 75'	120'
35		205'	225'	245'	35'	70' ~ 90'	160'
40		265'	295'	320'	40'	80' ~ 100'	240'
45		450'	495'	540'	45'	90' ~ 110'	320'
50	$L = WS$	500'	550'	600'	50'	100' ~ 125'	400'
55		550'	605'	660'	55'	110' ~ 140'	500'
60		600'	660'	720'	60'	120' ~ 150'	600'
65		650'	715'	780'	65'	130' ~ 165'	700'
70		700'	770'	840'	70'	140' ~ 175'	800'
75		750'	825'	900'	75'	150' ~ 190'	900'

* Conventional Roads Only
** Taper lengths have been rounded off.
L = Length of Taper (FT.) W = Width of Offset (FT.) S = Posted Speed (MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

- GENERAL NOTES:
- Unless otherwise stated in the plans, flags attached to the signs are REQUIRED.
 - All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans.
 - The FORM ONE LANE LEFT sign may be used following the RIGHT LANE CLOSED sign. Spacing distance between signs should be the minimum distance indicated.
 - ROAD WORK AHEAD sign may be repeated if the visibility of the work zone is less than 1500'.
 - If pavement markings are not removed and traffic is directed over a double yellow centerline, the maximum spacing of channelizing devices in a tangent section should be no greater than 10 feet.

Only pre-qualified products shall be used. A list of compliant products and their sources may be obtained by writing or faxing:

Standards Engineer
Traffic Operations Division - TE
Texas Department of Transportation
125 East 11th Street
Austin, Texas 78701-2483
Phone (512) 416-3335
Fax (512) 416-3161
E-mail TRF-STANDARD@mailgw.dot.state.tx.us

The requirement for shadow vehicles will be listed in the project GENERAL NOTES, Item 502, Barricades, Signs and Traffic Handling.

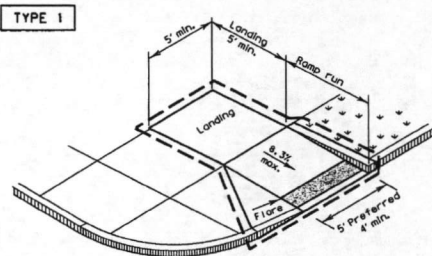
STANDARD PLANS
TEXAS DEPARTMENT OF TRANSPORTATION
Traffic Operations Division

TRAFFIC CONTROL PLAN

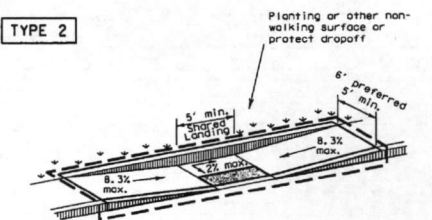
TCP (1-4) - 98

REVISED	DATE	BY	CHK	REASON FOR PROJECT	SHEET
2-94	8-95	6		CPM 14-16-241	34
1-97					
4-98					

May 11/17

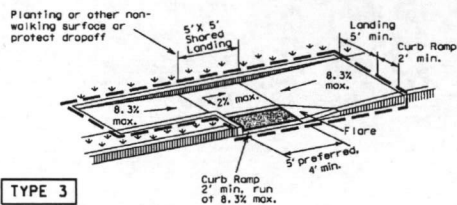
DATE: _____
FILE: _____

PERPENDICULAR CURB RAMP

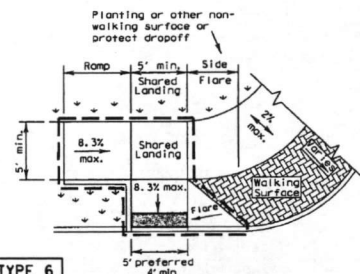


PARALLEL CURB RAMP

(Use only where water will not pond in the landing.)

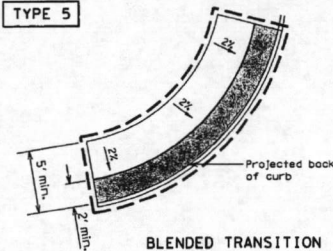


TYPE 3



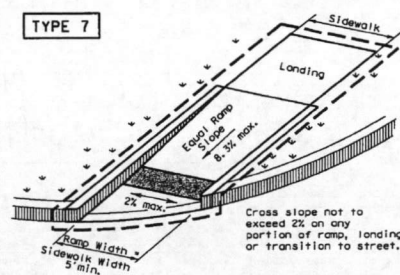
TYPE 6

COMBINATION CURB RAMPS



TYPE 5

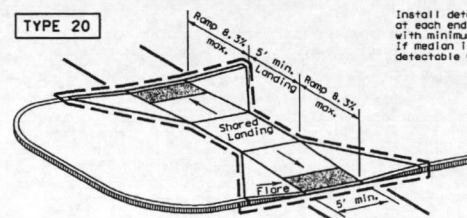
BLENDING TRANSITION



TYPE 7

(Sidewalk set back from curb)

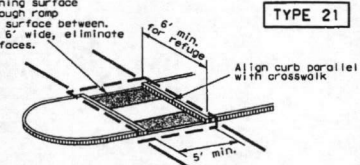
DIRECTIONAL RAMPS WITHIN RADIUS



TYPE 20

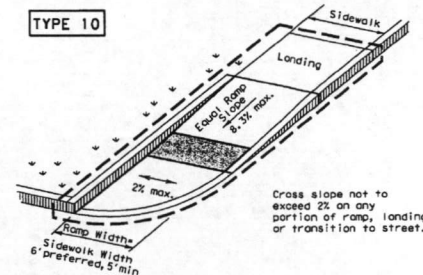
CURB RAMPS AT MEDIAN ISLANDS

Install detectable warning surface at each end of cut-through ramp with minimum 2' smooth surface between. If median is less than 6' wide, eliminate detectable warning surfaces.



TYPE 21

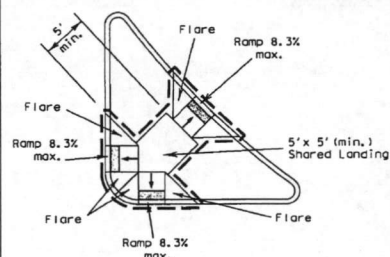
Curb details are shown elsewhere in the plans.



TYPE 10

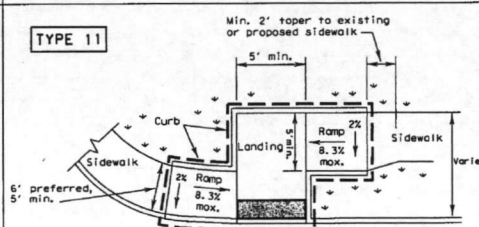
Cross slope not to exceed 2% on any portion of ramp, landing or transition to street.

(Sidewalk adjacent to curb)



TYPE 22

COMBINATION ISLAND RAMPS




TYPE 11

OFFSET PARALLEL CURB RAMP

NOTES / LEGEND:

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


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

— — Ramp Limits of Payment

 Detectable Warning Surface

SHEET 1 OF 4



★ Texas Department of Transportation
Design Division Standard

PEDESTRIAN FACILITIES

CURB RAMPS

PED-12A

FILE: ped12A.dgn	DW TxDOT	CLK PK	DW TxDOT	CLK HD
© TxDOT March 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS				
VP June 13, 2012	DIST	COUNTY		SHEET NO

Massed 5/16/11

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DATE: FILE:

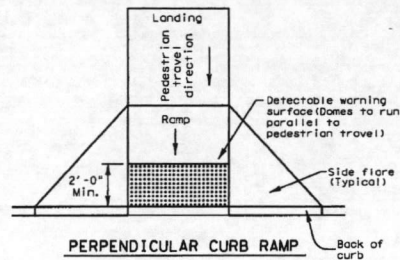
General Notes

Curb Ramps

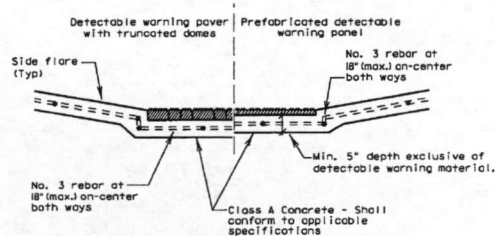
1. Install a curb ramp or blended transition at each pedestrian street crossing.
2. All slopes shown are maximum allowable. Lesser slopes that will still drain properly should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
3. The minimum sidewalk width is 5'. Where the sidewalk is adjacent to the back of curb, a 6' sidewalk width is desirable. Where a 5' sidewalk cannot be provided due to site constraints, sidewalk width may be reduced to 4' for short distances. 5' x 5' passing areas at intervals not to exceed 200' are required.
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' wholly 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, either because the adjacent surface is planted, substantially obstructed, or otherwise protected.
8. Additional information on curb ramp location, design, light reflective value and texture may be found in the current edition of the Texas Accessibility Standards (TAS) and 16 TAC 68.102.
9. To serve as a pedestrian refuge area, the median should be a minimum of 6' wide, measured from back of curbs. Medians should be designed to provide accessible passage over or through them.
10. Small channelization 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 dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps shall align with theoretical crosswalks unless otherwise directed.
12. Handrails are not required on curb ramps. Provide curb ramps wherever an accessible route crosses (penetrates) a curb.
13. Curb ramps and landings shall be constructed and paid for in accordance with Item 531 "Sidewalks".
14. Place concrete at 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. Curbs shown on sheet 1 within the limits of payment 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 complying with Section 705 of the TAS. The surface must contrast visually with adjoining surfaces, including side flares. Furnish and install an approved cast-in-place dark brown or dark red detectable warning surface material adjacent to uncolored concrete, unless specified elsewhere in the plans.
19. Detectable Warning Materials must meet TxDOT Departmental Materials Specification DMS 4350 and be listed on the Material Producer List. Install 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 nearest the curb line is at the back of curb. Align the rows of domes to be perpendicular to the grade 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.



PERPENDICULAR CURB RAMP
Typical placement of detectable warning surface on sloping ramp run.



SECTION: CURB RAMP AT DETECTABLE WARNING

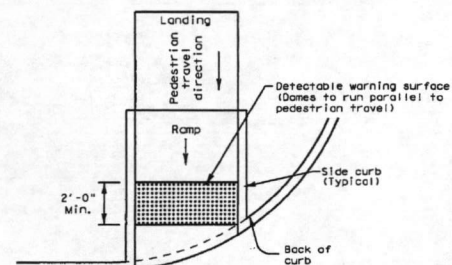
DETECTABLE WARNINGS

Detectable Warning Pavers

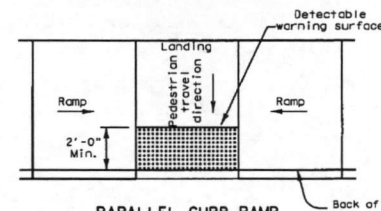
24. Furnish detectable warning paver units meeting all requirements of ASTM C-936, C-33. Lay in a two by two unit basket weave pattern or as directed.
25. Lay full-size units first followed by closure units consisting of at least 25 percent of a full unit. Cut detectable warning paver units using a power saw.

Sidewalks

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 308.
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 grades 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 parallel roadway. Where a continuous grade greater than 5% must be provided, handrails may be desirable to improve accessibility. Handrails may also be needed to protect pedestrians from potentially hazardous conditions. If provided, handrails shall comply with TAS 505.
31. Handrail extensions shall not protrude into the usable landing area or into intersecting pedestrian routes.
32. Driveways and turnouts shall be constructed and paid for in accordance with Item "Intersections, Driveways and Turnouts". Sidewalks shall be constructed and paid for in accordance with Item, "Sidewalks".
33. Sidewalk details are shown elsewhere in the plans.



DIRECTIONAL CURB RAMP
Typical placement of detectable warning surface on sloping ramp run.



PARALLEL CURB RAMP
Typical placement of detectable warning surface on landing at street edge.

SHEET 2 OF 4

Texas Department of Transportation
Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

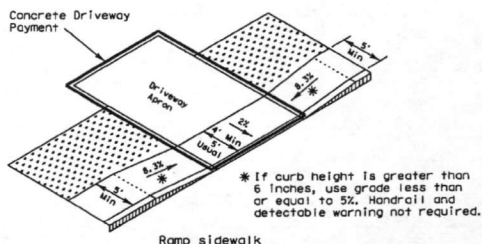
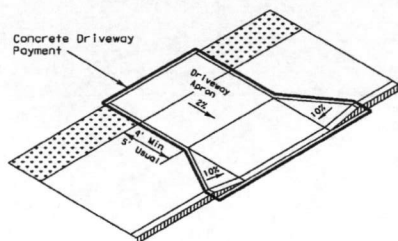
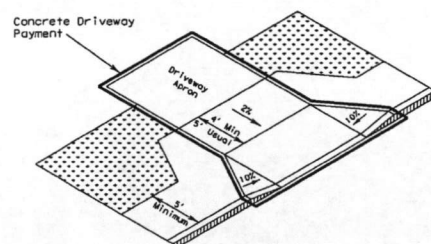
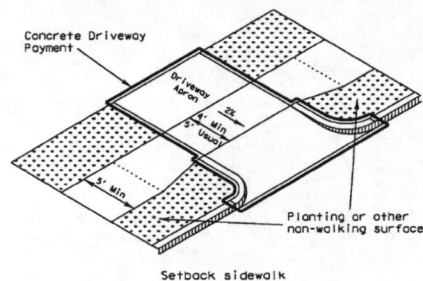
PED-12A

FILE: ped12A.dgn	DN TxDOT	CM PK	DN TxDOT	CM HD
© TxDOT March 2002	CONT	SECT	JOB	HIGHWAY
REVISION				
VP June 13, 2012	DATE		COUNTY	SHEET NO.

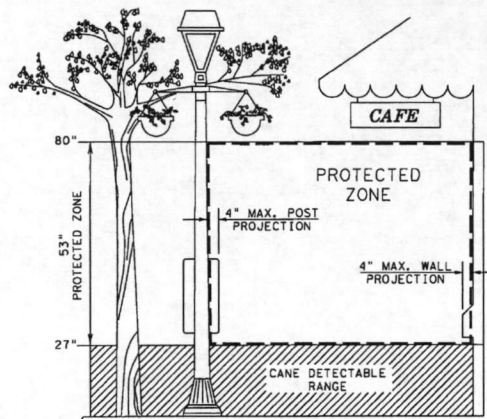
Mary D. J. S. Kelt

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DATE: FILE:

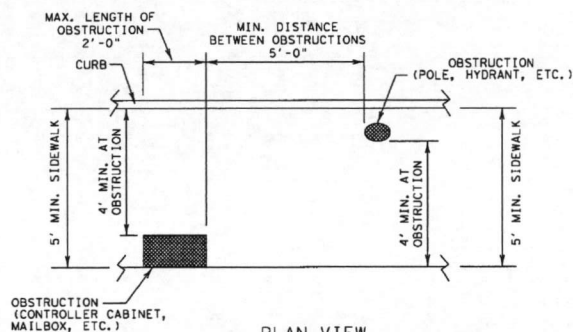


SIDEWALK TREATMENT AT DRIVEWAYS



PROTECTED ZONE

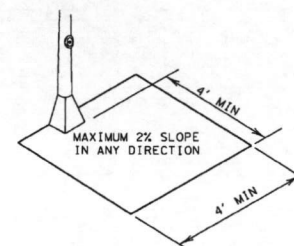
In pedestrian circulation area, maximum 4" projection for post or wall mounted objects between 27" and 80" above the surface.



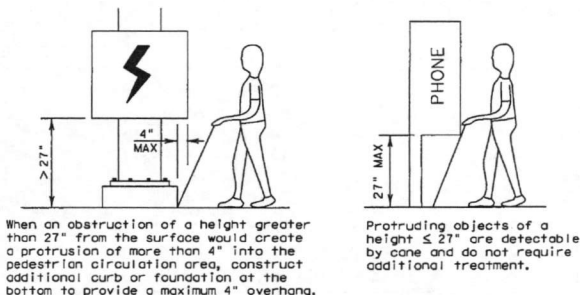
PLAN VIEW

PLACEMENT OF STREET FIXTURES

(ITEMS NOT INTENDED FOR PUBLIC USE. MINIMUM 4' x 4' CLEAR GROUND SPACE REQUIRED AT PUBLIC USE FIXTURES.)



CLEAR GROUND SPACE ADJACENT TO PEDESTRIAN PUSH BUTTON



DETECTION BARRIER FOR VERTICAL CLEARANCE < 80"

SHEET 3 OF 4

Texas Department of Transportation
Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

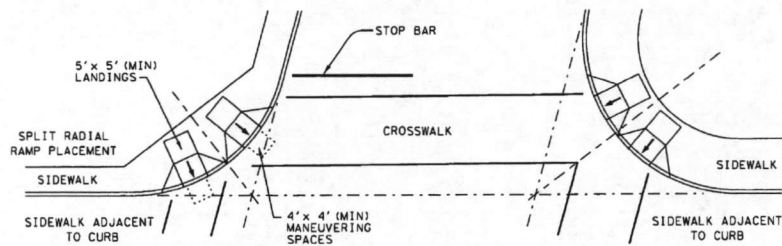
PED-12A

FILED	ped12a.dgn	DR TxDOT	CU PK	DR TxDOT	CU HD
DATE	March 2002	CONT	SECT	JOB	REVISION
VP	June 13, 2012	DIST	COUNTY	SHEET NO.	

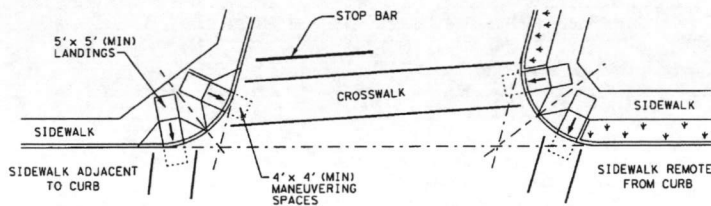
Handwritten signature and date: 5/16/17

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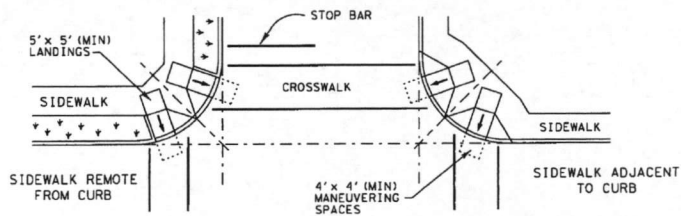
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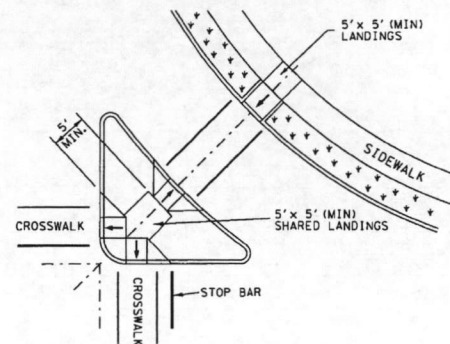
SKewed INTERSECTION WITH "LARGE" RADIUS



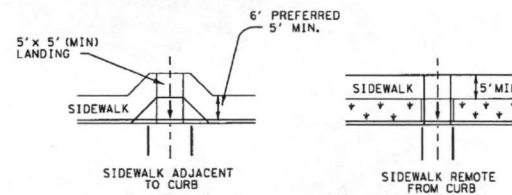
SKewed INTERSECTION WITH "SMALL" RADIUS



NORMAL INTERSECTION WITH "SMALL" RADIUS



AT INTERSECTION
W/FREE RIGHT TURN & ISLAND



MID-BLOCK PLACEMENT
PERPENDICULAR RAMPS

TYPICAL CROSSING LAYOUTS

SHEET 4 OF 4

Texas Department of Transportation
Design Division Standard

PEDESTRIAN FACILITIES
CURB RAMPS

PED-12A

FILE: ped12A.dgn	ON TxDOT	ON PE	ON TxDOT	ON RD
© TxDOT March 2002	DATE	DECT	JOB	ROADWAY
REVISIONS				
VP June 13, 2012	DATE	COUNTY		SHEET NO.

Mass-D *Shelt*