

REVIEW BY FORT BEND COUNTY
COMMISSIONERS COURT

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

☒ Right of Way Permit
☐ Commercial Driveway Permit
 Permit No: 2018-20515

Applicant: Millis Equipment, LLC

Job Location Site: 21155 Southwest Freeway , Richmond , TX 77469

Bond No. **Date of Bond:** 5/2/2018 **Amount:** \$5,000.00

The above applicant came to make use of certain Fort Bend County property subject to, "The Order Regulating the Laying, Construction, Maintenance, and Repair of Buried Cables, Conduits, and Pole Lines, In, Under, Across or Along Roads, Streets, Highways, and Drainage Ditches in Fort Bend County, Texas, Under the Jurisdiction of the Commissioners Court of Fort Bend County, Texas," as passed by the Commissioners Court of Fort Bend County, Texas, of the Minutes of the Commissioners Court of Fort Bend County, Texas, to the extent that such order is not inconsistent with Chapter 181, Vernon's Texas Statutes and Codes Annotated.

Notes:

1. Evidence of review by the Commissioners Court must be kept on the job site and failure to do so constitutes grounds for job shutdown.
2. Written notices are required:
 - a. 48 hours in advance of construction start up, and
 - b. When construction is completed and ready for final inspection, submit notification to Permit Administrator thru MyGovernmentOnline.org portal.
3. This permit expires one (1) year from date of permit if construction has not commenced.

On this 22nd day of May, 2018, Upon Motion of Commissioner Meyers, seconded by Commissioner Morales, duly put and carried, it is ORDERED, ADJUDGED AND DECREED that said notice of said above purpose is hereby acknowledged by the Commissioners Court of Fort Bend County, Texas, and that said notice be placed on record according to the regulation order thereof.

Signature

By:

Sean Eglinton
 County Engineer

Presented to Commissioners Court and approved.

Date Recorded 5-25-2018 Comm. Court No. 13A

N/A

By:

Drainage District Engineer/Manager

Clerk of Commissioners Court

By:

Aminda Willis
 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: 2018-20515

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:

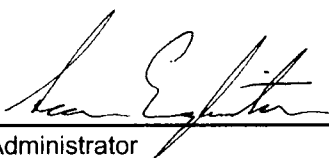
- ☐ County Attorney, approval when applicable.
- ☐ Perpetual bond currently posted. Bond No: _____ Amount: _____
- ☒ Performance bond submitted. Bond No: [REDACTED] Amount: \$5,000.00
- ☐ Cashier's Check Check No: _____ Amount: _____

(3) DRAINAGE DISTRICT APPROVAL (WHEN APPLICABLE):

Drainage District Approval

Date

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



Permit Administrator

5/14/2018

Date

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

AUTHORIZED

BOND NO [REDACTED]

THE STATE OF TEXAS **§**

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF FORT BEND §

THAT WE, Millis Equipment, LLC whose address is 931 Pheasant Valley Dr., Suite 240 Missouri City, Texas 77489 Texas, hereinafter called the Principal, And Travelers Casualty and Surety Company of America, a Corporation existing under and by virtue of the laws of the state of Connecticut and authorized to do an indemnifying business in the state of Texas, and whose principal office is located at One Tower Square Hartford, Connecticut 06183, whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought whining said state is Texas and Whose address is 1301 E. Collins Blvd. Richardson, Texas 75081, hereinafter called the Surety, and held and firmly bound unto Robert e. Hebert, County Judge of Fort Bend County, Texas, or his successors in office, in the full sum of Five Thousand and No/100 ----- Dollars (\$ 5,000.00 -----) current, lawful money of the United States of America, to be paid to said Robert E. Hebert, County Judge of Fort Bend County, Texas, or his successors in office, to which payment well and truly to be made and done, we, the undersigned, bind ourselves and each of us, our heirs, executors, administrators, successors, assigns, and legal representatives, jointly and severally, by these presents.

THE CONDITION OF THIS BOND IS SUCH THAT, WHEREAS, the above bounden principal contemplates laying, constructing, maintaining and/or repairing one or more cables, conduits, and/or pole lines in, under, across and/or along roads, streets and highways, commercial driveway and median openings or modifications in the County of Fort Bend, and the State of Texas, under the jurisdiction of the Commissioners' Court of Fort Bend County, Texas, pursuant to the Commissioners' Court order adopted on the 1st day of December, A.D. 1980, recorded in Volume 13, of the Commissioners' Court Minutes of Fort Bend County, Texas, regulating same, which Commissioners' Court order is hereby referred to and made a part hereof for all purposes as though fully set out herein;

AND WHEREAS, the principal desires to provide Fort Bend County with a performance bond covering all such cable, conduit and/or pole line activity, commercial driveway and median openings or modifications;

NOW, THEREFORE, if the above bounden principal shall faithfully perform all its cable, conduit and/or pole line activity (including, but not limited to the laying, construction, maintenance and/or repair of cables, conduits and/or pole lines) in, under, across and/or along roads, streets and highways, commercial driveway and median openings or modifications in the County of Fort Bend and State of Texas, under the jurisdiction of the Commissioners Court of Fort Bend County, Texas, pursuant to and in accordance with minimum requirements and conditions of the above mentioned Commissioners' Court order set forth and specified to be by said principal done and performed, at the time and in the manner therein specified, and shall pay over and make good and reimburse Fort Bend County, all loss and damages which Fort Bend County may sustain by reason of any failure or default on the part of said principal, then this obligation shall be null and void, otherwise to remain in full force and effect.

This bond is payable at the County Courthouse in the County of Fort Bend and State of Texas.

It is understood that at any time Fort Bend County deems itself insecure under this bond, it may require further and/or additional bonds of the principal.

EXECUTED this 2nd day of May , 20 18

Millis Equipment, LLC

PRINCIPAL

BY

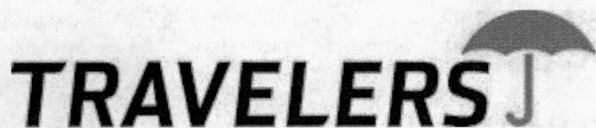
Travelers Casualty and Surety Company of America

SURETY

BY

BY Gloria Villa, Attorney-in-Fact

CCM 5-22-2018 #13A
Fort Bend County Clerk
Return Admin Serv Coord
Permit #2018-20515 RAC



POWER OF ATTORNEY

**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company**

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Gloria Villa**, of the City of **Houston**, State of **Texas**, their true and lawful Attorney-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this **3rd** day of **February**, 2017.


**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company**



State of Connecticut

City of Hartford ss.

By:

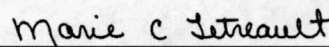

Robert L. Raney, Senior Vice President

On this the **3rd** day of **February**, 2017, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, 2021




Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, which resolutions are now in full force and effect, reading as follows:

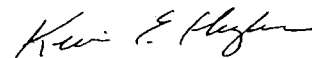
RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which will remain in full force and effect through December 31, 2018.



Kevin E. Hughes, Assistant Secretary

Dated this 2nd day of May, 2018.



To verify the authenticity of this Power of Attorney, call 1-800-421-3880 to contact us. Please refer to the Attorney-In-Fact number, the above-named individual and the details of the bond to which the power is attached.



IMPORTANT NOTICE

TO OBTAIN INFORMATION OR MAKE A COMPLAINT:

You may contact Travelers Casualty & Surety Company of America, Travelers Casualty & Surety Company, Travelers Indemnity Company, Standard Fire Insurance Company and/or Farmington Casualty Company for information or to make a complaint at:

Travelers Bond
Attn: Claims
1500 Market Street
West Tower, Suite 2900
Philadelphia, PA 19102

(267) 675-3057
(267) 675-3102 Fax

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

Texas Department of Insurance
P.O. Box 149104
Austin, TX 78714-9104

(800) 252-3439

ATTACH THIS NOTICE TO YOUR BOND. This notice is for information only and does not become a part or a condition of the attached document and is given to comply with Section 2253-021, Government Code, and Section 53.202, Property Code, effective September 1, 2001.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

May 25, 2018 11:12:24 AM

FEE: \$0.00

RMM

2018057063



CONSTRUCTION PLANS FOR MERCEDES BENZ SPRINTER & CERTIFIED PRE-OWNED CAR DEALERSHIP

8.320 ACRES
CITY OF RICHMOND, FORT BEND COUNTY, TEXAS
JANUARY 2018

THIS SET IS LIMITED TO PROPOSED BOX
CULVERT INSTALLATION WITH ASSOCIATED
GRADING AND PUBLIC SANITARY SEWER
IMPROVEMENTS ONLY. ALL PROPOSED BUILDINGS,
PAVING, WATER, AND PRIVATE SANITARY SEWER
IS TO BE VOIDED AS PART OF THIS PLAN SET.

DRAWING SHEET INDEX

SHEET DESCRIPTION

CIVIL	
C0.00	COVER
---	FILED PLAT
C1.01	DEMOLITION PLAN
C2.01	OVERALL SITE LAYOUT PLAN
C2.02-C2.05	DIMENSIONAL CONTROL PLAN
C3.01	EXISTING DRAINAGE AREA MAP
C3.02	PROPOSED DRAINAGE AREA MAP
C4.01-C4.04	GRADING PLAN
C5.01-C5.04	STORM SEWER PLAN
C5.05	STORM SEWER PROFILE
C5.06	HYDRAULIC CALCULATIONS
C6.01	WATER PLAN
C6.02	WATER DETAILS
C6.03	PUBLIC SANITARY SEWER PLAN & PROFILE
C6.04	PRIVATE SANITARY SEWER PLAN
C7.01	PAVING PLAN
C7.02	PAVING DETAILS
C8.01	EROSION CONTROL PLAN
C8.02	EROSION CONTROL DETAILS
CITY STANDARD DETAILS	
R-1	GENERAL NOTES
R-2	WATER DETAILS
R-3	WATER DETAILS
R-4	SANITARY SEWER DETAILS
R-5	STORM SEWER DETAILS
R-6	PAVING DETAILS
R-7	PAVING DETAILS
TxDOT DETAILS	
PW	PARALLEL WING WALL
PED-12A (SHEET 1 OF 4)	PEDESTRIAN FACILITIES AND CURB RAMPS
PED-12A (SHEET 2 OF 4)	PEDESTRIAN FACILITIES AND CURB RAMPS
PED-12A (SHEET 3 OF 4)	PEDESTRIAN FACILITIES AND CURB RAMPS
PED-12A (SHEET 4 OF 4)	PEDESTRIAN FACILITIES AND CURB RAMPS
LANDSCAPE	
L0.01	TREE SURVEY PLAN
L1.01-L1.04	SITWORK LAYOUT PLANS
L2.01-L2.04	PLANTING PLANS
L3.01-L3.04	IRRIGATION PLANS
L4.01	SITWORK DETAILS
L4.02	PLANTING DETAILS
L4.03	IRRIGATION DETAILS

FOR

GOOD FULTON & FARRELL ARCHITECTS
2808 FAIRMONT STREET, SUITE 300
DALLAS, TX 75201

OWNER/DEVELOPER

MERCEDES BENZ OF SUGAR LAND
15625 SOUTHWEST FWY,
SUGAR LAND, TX 77478

PREPARED BY

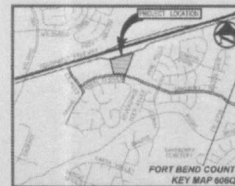
Pacheco Koch

20445 STATE HWY 249, SUITE 380
HOUSTON, TX 77070
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10190905

T: 281.883.0100
F: 972.235.9544

* OUTFALL STORM SEWER ALONG
EAST PROPERTY APPROPRIATE
ONLY

APPROVED:
CITY OF RICHMOND
KELLY R. KALLUA - CITY ENGINEER
3/1/18
DATE
3/1/18
DATE
TERI VELA - CITY MANAGER



VICINITY MAP
(NOT TO SCALE)

* APPROVAL & FOR (1) 7'x4' RCB
AND OUTFALL ONLY

FORT BEND COUNTY ENGINEER
ENGINEER: Kelly Hagle, P.E.
DATE: 4/12/18

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

APPROVED: [Signature]
DEVELOPMENT COORDINATOR
DATE: 4/12/18

ALL ON-SITE UNDERGROUND PIPING TO BE INSPECTED BY THE
MUD OPERATOR PRIOR TO COVERING. CONTACT MARY
HAWACK WITH SI ENVIRONMENTAL, LLC FOR INSPECTIONS VIA
THE BUILDER'S SERVICES DEPARTMENT AT (832) 460-1810.

EQUIVALENT SINGLE FAMILY UNITS ARE BASED ON EXHIBIT C IN THE
MUNICIPAL UTILITY DISTRICT'S RATE ORDER.

1 EQUIVALENT SINGLE-FAMILY UNIT = 315 GPD
GROSS SHOWROOM SQ FOOTAGE = 61,317 SQFT
RETAIL SPACE = 6107 GPD/500 FT
1 COMMERCIAL CAR WASH W/O WATER RECLAIM = 1,200 GPD
TOTAL EQUIVALENT SINGLE FAMILY UNITS = (61,317 / (315 * 1200)) / 315
TOTAL EQUIVALENT SINGLE FAMILY UNITS = 17.44 UNITS

THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY KYLE F. WHITE, P.E. 103320 ON
03/04/2018. A VIOLATION OF A SEALER DOCUMENT
WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE
ENGINEER IS AN OFFENSE UNDER THE TEXAS
ENGINEERING PRACTICE ACT.

U.S. HIGHWAY 59 (SOUTHWEST FREEWAY)
A.S.R. WITH VARIATIONS (PLAN NO. 303000A, F.B.C.P.R.)



LEGEND

1. BOLLARD	(E&S)	CONTROLLING MONUMENT
2. ELECTRIC METER	---	PROPERTY LINE
3. POWER POLE	---	FENCE
4. LIGHT STANDARD	---	OVERHEAD UTILITY LINE
5. WATER METER	---	UNDERGROUND ELECTRIC LINE
6. WATER VALVE	---	UNDERGROUND TELEPHONE LINE
7. IRRIGATION CONTROL VALVE	---	UNDERGROUND WATER LINE
8. FIRE HYDRANT	---	UNDERGROUND CABLE LINE
9. CLEANOUT	---	UNDERGROUND SEWER LINE
10. MANHOLE	---	EAST CORNER
11. TRAFFIC SIGNAL CONTROL	---	EAST SLOPE ELEVATION
12. TRAFFIC SIGNAL POLE	---	EAST TOP OF CURB ELEVATION
13. TELEPHONE BOX	---	EAST GUTTER ELEVATION
14. FLOOD LIGHT	---	DEMOLITION AREA
15. FLAG POLE	---	
16. TRAFFIC SIGN	---	
17. 1/2" IRON RAIL	---	
18. 1/2" IRON RAIL	---	

DEMOLITION GENERAL NOTES

- CONTRACTOR IS TO REVIEW ALL GENERAL NOTES PRIOR TO BEGINNING WORK.
- REMOVE ALL EXISTING PAVEMENT AND STRUCTURES WITHIN THE LIMITS OF DEMOLITION UNLESS OTHERWISE NOTED.
- SAW CUT AND REMOVE ALL EXISTING DRIVE APPROACHES (WITHIN THE LIMITS OF DEMOLITION) TWO FEET FROM BACK OF CURB, SIDEWALKS, PAVEMENT, AND UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO REMAIN UNLESS OTHERWISE NOTED.
- CONSULT THE DIMENSIONAL CONTROL PLAN TO VERIFY THE PORTION OF EXISTING CONCRETE CURBS AND PAVEMENT WHICH ARE TO REMAIN.
- CONTRACTOR TO COORDINATE WITH LOCAL POWER, TELEPHONE, CABLE, AND GAS COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES.
- ALL UTILITIES SHOULD BE CUT AND PLUGGED IN ACCORDANCE WITH THEIR RESPECTIVE UTILITY COMPANY REQUIREMENTS AND PRIOR TO DEMOLITION OF ANY EXISTING BUILDINGS.
- CONTRACTOR TO DETERMINE SOURCE OF ALL EXPOSED UTILITIES AND, IF REQUIRED, RECONNECT TO PROPOSED UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND LEGAL DISPOSAL OF ALL THE UNSUITABLE MATERIALS FROM THE PROJECT SITE. CONTRACTOR SHALL CONTACT ALL LOCAL AUTHORITIES TO DETERMINE DISPOSAL REQUIREMENTS.
- ALL TREES ON THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS UNLESS OTHERWISE NOTED. THE TREE PROTECTION SHALL BE PLACED AROUND TREES PRIOR TO ANY DEMOLITION OR GRADING. TREE PROTECTION SHALL REMAIN UNTIL ALL WORK IS COMPLETED. REFER TO LANDSCAPE PLANS FOR TREE REMOVAL AND PROTECTION DETAILS.
- ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON AT THE OWNER'S DIRECTION. ROOTS EXPOSED AND/OR DAMAGED DURING DEMOLITION AND/OR GRADING OPERATIONS SHALL BE CUT OFF CLEARLY INSIDE THE EXPOSED OR DAMAGED AREA, CUT SURFACES PAINTED WITH AN APPROVED TREE PAINT, AND TOPSOIL AND MULCH PLACED OVER THE EXPOSED ROOT AREA IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING EROSION CONTROL MEASURES ON THE SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS UNTIL THE SITE HAS BEEN STABILIZED.
- CONTRACTOR IS RESPONSIBLE FOR GRADING ALL DISTURBED AREAS TO ALLOW FOR POSITIVE DRAINAGE. GRADING SLOPES ARE NOT TO EXCEED 4:1, UNLESS OTHERWISE NOTED.
- AREAS EXCAVATED FOR FOUNDATION OR UNDERGROUND STRUCTURE REMOVAL SHALL BE BACK-FILLED AND COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR DENSITY.
- CONTRACTOR IS RESPONSIBLE FOR SECURITY OF THE SITE DURING DEMOLITION ACTIVITIES AND UNTIL SUBSTANTIAL COMPLETION.
- ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE CITY OF RICHMOND STANDARD CONSTRUCTION SPECIFICATIONS.
- THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL UTILITY MAINS, MANHOLES, CLEANOUTS, VALVE BOXES, AND FIRE HYDRANTS, ETC. IN THE AREA OF DEMOLITION.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS REGARDING TRUCK SAFETY.
- BARRICADING AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LATEST UPDATES.
- CONTRACTOR SHALL MAINTAIN EXISTING PAVEMENT AND ACCESS TO FIRE HYDRANTS ON SITE UNTIL THE BUILDINGS AND STRUCTURES IN THAT AREA HAVE BEEN DEMOLISHED AND REMOVED.
- CONTRACTOR WILL PROVIDE ON-SITE PARKING FOR WORKERS. VEHICLE PARKING WILL NOT BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.
- CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING ADEQUATE DUST CONTROL MEASURES DURING DEMOLITION ACTIVITIES.
- CONTRACTOR IS TO COORDINATE DEMOLITION ACTIVITIES WITH THE HAZARDOUS MATERIAL ABATEMENT CONTRACTOR'S ACTIVITIES, IF APPLICABLE.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL TEMPORARY UTILITY SERVICES REQUIRED TO COMPLETE THE SCOPE OF WORK.
- IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

8.3201 ACRES
362,426 SQ. FT.
RESTRICTED RESERVE "A"
BLOCK ONE
ALATTA DEVELOPMENT
PLAN NO. 2035002B, F.B.C.P.R.
CALLED & NOTED AGEN
BY SPENT LAND, L.S.
F.B.C.P. NO. 2035002B

SANSBURY BLVD.
100' R.O.W. (PLAN NO. 303000A, F.B.C.P.R.)

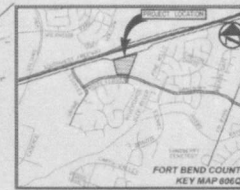
SANSBURY BLVD.
100' R.O.W. (PLAN NO. 303000A, F.B.C.P.R.)

APPROVED: *[Signature]*
DATE: 4/18/18
DEVELOPMENT COORDINATOR



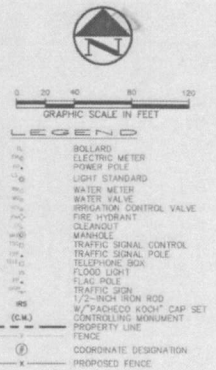
NO. DATE		REVISION	
1		1	
Pacheco Koch 20445 STATE HWY 249, SUITE 200 HOUSTON, TX 77070 (504) 881-0103 TX REG. ENGINEERING FIRM #14439 TX REG. SURVEYING FIRM #100000000			
DEMOLITION PLAN MERCEDES BENZ SPRINTER & CERTIFIED PRE-OWNED CAR DEALERSHIP			
CITY OF RICHMOND, FORT BEND COUNTY, TEXAS			
DESIGN	DRAWN	DATE	SCALE
KFW	BKE	JAN 2018	1"=40'
NOTES	FILE	NO.	
		C1.01	

U.S. HIGHWAY 59 (SOUTHWEST FREEWAY)
R.O.R. BOTH SIDES (PLAT NO. 200500A, F.B.C.P.R.)



VICINITY MAP
(NOT TO SCALE)

ALL DIMENSIONS ARE TO
BACK-OF-CURB UNLESS
OTHERWISE NOTED.



GENERAL NOTES

1. ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AND THE CITY OF RICHMOND STANDARD CONSTRUCTION SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS, ALL NOTES, THE CITY STANDARDS FOR CONSTRUCTION, AND ANY OTHER APPLICABLE STANDARDS AND SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO BE FAMILIAR WITH ALL STANDARDS AND SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY OF PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
3. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSINGS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
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- 5.1. PROTECT AND MAINTAIN ROADWAY TRAFFIC THROUGHOUT THE PROJECT, PROVIDING A MINIMUM OF ONE (1) LANE OPEN IN EACH DIRECTION.
- 5.2. PROVIDE AND MAINTAIN INTERIM ACCESS FROM ROADWAYS CURRENTLY IN USE TO ALL DRIVEWAYS AND INTERSECTING STREETS OR ALLEYS.
- 5.3. MAINTAIN NORMAL PROJECT DRAINAGE UNTIL NEW DRAINAGE FACILITIES ARE FUNCTIONAL, INCLUDING, WHERE NECESSARY, INTERIM REPLACEMENT OF EXISTING DRAINAGE STRUCTURES REMOVED FOR CONSTRUCTION OF NEW DRAINAGE FACILITIES.
- 5.4. MAINTAIN ALL WORK AND MATERIAL STORAGE AREAS IN ORDERLY CONDITION, FREE OF DEBRIS AND WASTE FOR THE DURATION OF CONSTRUCTION. CLEAN UP THE PROJECT AND ADJACENT AFFECTED AREAS TO AN ACCEPTABLE CONDITION AS PROVIDED IN THE GENERAL CONDITIONS.
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12. CONTRACTOR WILL PROVIDE ON-SITE PARKING FOR WORKERS. VEHICLE PARKING WILL NOT BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.

VOID

SANSBURY BLVD.
120' R.O.R. (PLAT NO. 200500A, F.B.C.P.R.)

APPROVED: _____
DATE: _____
DEVELOPMENT COORDINATOR

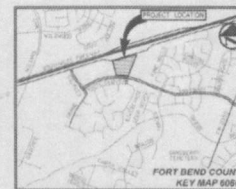


THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY KYLE F. WHITE, P.E., 101330 ON
8/24/2018. ALTERATION OF A SEALED DOCUMENT
WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE
ENGINEER IS AN OFFENSE UNDER THE TEXAS
ENGINEERING PRACTICE ACT.

NO. _____		DATE _____		REVISION _____	
Pacheco Koch 20445 STATE HWY 248, SUITE 200 HOUSTON, TX 77078 281-963-0150 TX REG. ENGINEERING FIRM F-14438 TX REG. SURVEYING FIRM LS-100000000					
OVERALL SITE LAYOUT MERCEDES BENZ SPRINTER & CERTIFIED PRE-OWNED CAR DEALERSHIP					
CITY OF RICHMOND, FORT BEND COUNTY, TEXAS					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE
KFW	BKE	JAN 2018	1"=40'		
					C2.01

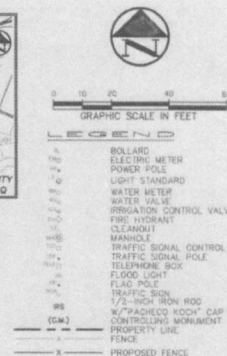
ME 5-PRINTER CPO

U.S. HIGHWAY 59 (SOUTHWEST FREEWAY)
R.O.W. 80 FT. VARIOUS (PLAT NO. 2009029, F.B.C.P.A.)



VICINITY MAP
(NOT TO SCALE)

ALL DIMENSIONS ARE TO
BACK-OF-CURB UNLESS
OTHERWISE NOTED.



GENERAL NOTES

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6. PRIOR TO COMMENCEMENT OF CONSTRUCTION, BIDDING AND THREE-WAY CONTRACTS SHALL BE SUBMITTED TO THE CITY AS REQUIRED.
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12. CONTRACTOR WILL PROVIDE ON-SITE PARKING FOR WORKERS. VEHICLE PARKING WILL NOT BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.

NO.	DATE	REVISION
1	03/07/2017	ADDENDUM 3
Pacheco Koch 10445 STATE HWY 240, SUITE 300 HOUSTON, TX 77070 281.883.0163 TX REG. ENGINEERING FIRM P-14438 TX REG. SURVEYING FIRM LS-10008000		
DIMENSIONAL CONTROL PLAN MERCEDES BENZ SPRINTER & CERTIFIED PRE-OWNED CAR DEALERSHIP CITY OF RICHMOND, FORT BEND COUNTY, TEXAS		
DESIGN	DRAWN	DATE
KFW	BKE	JAN 2018
SCALE	NOTES	FILE
1"=30'		
C2.02		

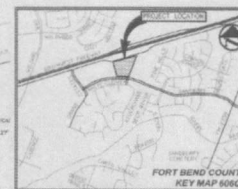
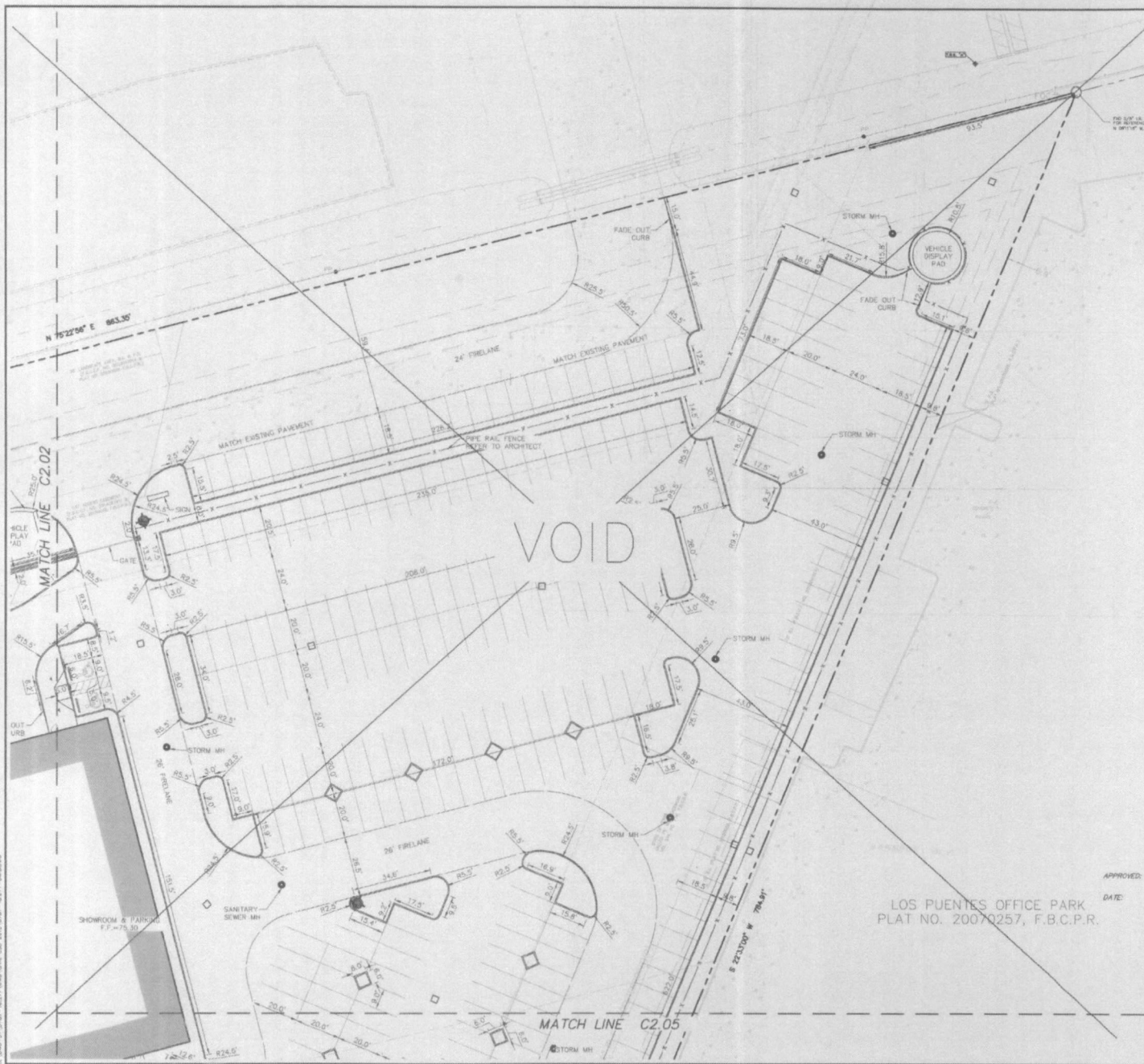


APPROVED: _____
DATE: _____
DEVELOPMENT COORDINATOR

MATCH LINE C2.04

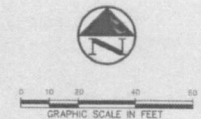
MATCH LINE C2.03

7/27/2018 9:41 AM
C:\PCH\2018\20070257\FB\20070257.DWG
C:\PCH\2018\20070257\FB\20070257.DWG



VICINITY MAP
(NOT TO SCALE)

ALL DIMENSIONS ARE TO
BACK-OF-CURB UNLESS
OTHERWISE NOTED.

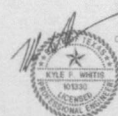


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LOS PUENTES OFFICE PARK
PLAT NO. 20070257, F.B.C.P.R.

APPROVED: _____
DATE: _____
DEVELOPMENT COORDINATOR



THE SEAL APPEARING ON THIS DOCUMENT WAS
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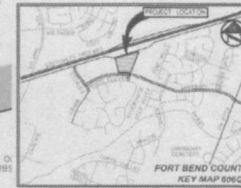
NO.		DATE		REVISION	
Pacheco Koch 20445 STATE HWY 248, SUITE 300 HOUSTON, TX 77050 281.883.0103 TX REG. ENGINEERING FIRM F-14436 TX REG. SURVEYING FIRM LS-10008000					
DIMENSIONAL CONTROL PLAN					
MERCEDES BENZ SPRINTER & CERTIFIED PRE-OWNED CAR DEALERSHIP					
CITY OF RICHMOND, FORT BEND COUNTY, TEXAS					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE NO.
KFW	BKE	JAN 2018	1"=20'		C2.03

MS SPRINTER CPO

CALLED 17.5912 ACRES
RESTRICTED RESERVE "A"
CARMAK ALATTAR
PLAT NO. 20140218, F.O.C.P.R.

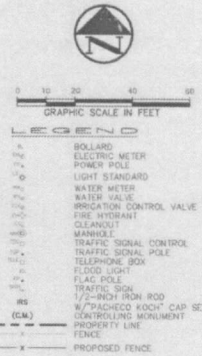
MATCH LINE C2.02

SHOWROOM & PARKING
F.F. = 75.30



VICINITY MAP
NOT TO SCALE

ALL DIMENSIONS ARE TO
BACK-OF-CURB UNLESS
OTHERWISE NOTED.



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VOID

MATCH LINE C2.05

SANSBURY BLVD.
120' E.S.M. (PLAT NO. 20100308, F.B.C.M.R.)

APPROVED: _____
DATE: _____
DEVELOPMENT COORDINATOR



THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY KYLE F. WHITE, P.E. 101530 ON
01/04/2018. ALTERATION OF A SEALED DOCUMENT
WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE
ENGINEER IS AN OFFENSE UNDER THE TEXAS
ENGINEERING PRACTICE ACT.

NO.	DATE	REVISION
Pacheco Koch 20445 STATE HWY 245, SUITE 200 HOUSTON, TX 77020 (281) 853-0103 TX REG. ENGINEERING FIRM E-14431 TX REG. SURVEYING FIRM LS-10006000		
DIMENSIONAL CONTROL PLAN MERCEDES BENZ SPRINTER & CERTIFIED PRE-OWNED CAR DEALERSHIP CITY OF RICHMOND, FORT BEND COUNTY, TEXAS		
DESIGN	DRAWN	DATE
KFW	BKE	JAN 2018
SCALE	NOTES	FILE
1"=20'		
		C2.04

MB SPRINTER CPO

U.S. HIGHWAY 59 (SOUTHWEST FREEWAY)
R.L.M. WITH YAKES (PLAT NO. 2010026, F.B.C.M.)



LEGEND

- 1" = 10' COLLARD
- 1" = 10' ELECTRIC METER
- 1" = 10' POWER POLE
- 1" = 10' LIGHT STANDARD
- 1" = 10' WATER METER
- 1" = 10' WATER VALVE
- 1" = 10' IRRIGATION CONTROL VALVE
- 1" = 10' FIRE HYDRANT
- 1" = 10' CLEANOUT
- 1" = 10' MANHOLE
- 1" = 10' TRAFFIC SIGNAL CONTROL
- 1" = 10' TRAFFIC SIGNAL POLE
- 1" = 10' TELEPHONE BOX
- 1" = 10' FLOOD LIGHT
- 1" = 10' FLAG POLE
- 1" = 10' TRAFFIC SIGN
- PROPERTY LINE
- FENCE
- EXISTING DRAINAGE DITCH
- EX 1 EXISTING DRAINAGE AREA ID
- 1.00 AREA IN ACRES
- 7.99 Q₁₀₀ IN CUBIC FEET PER SECOND

EXISTING DRAINAGE CRITERIA:
Q₁₀₀(C)(A)

DRAINAGE AREA MAP						
DRAINAGE AREA ID	AREA (acres)	C	T _c (minutes)	STORM FREQUENCY	I ₁₀₀ (inch/hour)	Q ₁₀₀ (cfs)
EX 1	0.05	0.50	10	100	9.00	0.23
EX 2	0.05	0.50	10	100	9.00	0.23
EX 3	0.05	0.50	10	100	9.00	0.23
EX 4	1.67	0.50	10	100	9.00	7.51
EX 5	0.64	0.50	10	100	9.00	2.88
EX 6	5.87	0.50	10	100	9.00	26.42

8.3201 ACRES
362,426 SQ.FT.

RESTRICTED RESERVE "A"
BLOCK ONE
ALATTA DEVELOPMENT
PLAT NO. 2010026, F.B.C.M.

8.3201 ACRES
362,426 SQ.FT.
SPRINT LAND, LTD.
F.B.C.M. NO. 2010026

SANSBURY BLVD.
120' R.O.M. (PLAT NO. 2010026, F.B.C.M.)

SANSBURY BLVD.
120' R.O.M. (PLAT NO. 2010026, F.B.C.M.)

APPROVED:
DATE: 1/13/18
DEVELOPMENT COORDINATOR



THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY KYLE F. WHITE, P.E. 101330 ON
01/04/2018. ALTERATION OF A SEALED DOCUMENT
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ENGINEER IS AN OFFENSE UNDER THE TEXAS
ENGINEERING PRACTICE ACT.

NO.		DATE		REVISION	
 EX. DRAINAGE AREA MAP MERCEDES BENZ SPRINTER & CERTIFIED PRE-OWNED CAR DEALERSHIP CITY OF RICHMOND, FORT BEND COUNTY, TEXAS					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE
KFW	BKE	JAN 2018	1"=40'		
					C3.01

MB SPRINTER CPO

U.S. HIGHWAY 59 (SOUTHWEST FREEWAY)
R.O.W. WITH LANES (PLAT NO. 2004038, F.B.C.M.R.)



0 20 40 80 120
GRAPHIC SCALE IN FEET

- LEGEND**
- BOLLARD
 - ELECTRIC METER
 - POWER POLE
 - LIGHT STANDARD
 - WATER METER
 - WATER VALVE
 - IRRIGATION CONTROL VALVE
 - FIRE HYDRANT
 - CLEANSUIT
 - MANHOLE
 - TRAFFIC SIGNAL CONTROL
 - TRAFFIC SIGNAL POLE
 - FLOOD LIGHT BOX
 - FLOOD LIGHT
 - FLAG POLE
 - TRAFFIC SIGN
 - PROPERTY LINE
 - PROPOSED CONTOUR
 - PROPOSED DRAINAGE FLOW DIRECTION
 - PROPOSED 100-YR FLOODPLAIN LIMITS
 - PROPOSED DRAINAGE DIVIDE
 - PROPOSED DRAINAGE AREA ID
 - AREA IN ACRES
 - Q_{100} IN CUBIC FEET PER SECOND

PROPOSED DRAINAGE CRITERIA:
Q=Q(X)A

DRAINAGE AREA MAP

DRAINAGE AREA ID	AREA (acres)	C	Tc (minutes)	STORM FREQUENCY	h_{100} (inch/hour)	Q_{100} (cfs)	Cf (C/CH ² S.F.)	$Q_{100} \times Cf$ (cfs)	COMMENTS
DA 1	0.04	0.50	10	100	9.00	0.18	1.25	0.23	SHEET FLOWS TO NORTHERN PONDS
DA 2	0.05	0.50	10	100	9.00	0.23	1.25	0.28	DRAINS TO EXISTING GRATE INLET
DA 3	0.05	0.50	10	100	9.00	0.23	1.25	0.28	DRAINS TO EXISTING GRATE INLET
DA 4	0.49	0.80	10	100	9.00	3.53	1.25	4.41	DRAINS TO EXISTING GRATE INLET
DA 5	0.11	0.80	10	100	9.00	0.79	1.25	0.99	DRAINS TO PROPOSED GRATE INLET
DA 6	0.06	0.80	10	100	9.00	0.65	1.25	0.81	DRAINS TO PROPOSED GRATE INLET
DA 7	0.70	0.50	10	100	9.00	3.39	1.25	4.22	SHEET FLOWS TO NORTHERN PONDS
DA 8	0.39	0.80	10	100	9.00	2.81	1.25	3.51	DRAINS TO PROPOSED GRATE INLET
DA 9	0.39	0.80	10	100	9.00	2.81	1.25	3.51	DRAINS TO PROPOSED GRATE INLET
DA 10	0.24	0.80	10	100	9.00	1.73	1.25	2.16	DRAINS TO PROPOSED GRATE INLET
DA 11	0.21	0.80	10	100	9.00	1.51	1.25	1.89	DRAINS TO PROPOSED GRATE INLET
DA 12	0.50	0.80	10	100	9.00	3.60	1.25	4.50	DRAINS TO ROOF DRAIN
DA 13	0.14	0.80	10	100	9.00	1.01	1.25	1.26	DRAINS TO ROOF DRAIN
DA 14	0.10	0.80	10	100	9.00	0.72	1.25	0.90	DRAINS TO ROOF DRAIN
DA 15	0.11	0.80	10	100	9.00	0.79	1.25	0.99	DRAINS TO ROOF DRAIN
DA 16	0.39	0.80	10	100	9.00	2.81	1.25	3.51	DRAINS TO ROOF DRAIN
DA 17	0.21	0.80	10	100	9.00	1.51	1.25	1.89	DRAINS TO PROPOSED GRATE INLET
DA 18	0.09	0.80	10	100	9.00	0.65	1.25	0.81	DRAINS TO PROPOSED GRATE INLET
DA 19	0.17	0.80	10	100	9.00	1.22	1.25	1.53	DRAINS TO PROPOSED GRATE INLET
DA 20	0.12	0.80	10	100	9.00	0.86	1.25	1.08	DRAINS TO PROPOSED GRATE INLET
DA 21	0.15	0.80	10	100	9.00	1.08	1.25	1.35	DRAINS TO PROPOSED GRATE INLET
DA 22	0.90	0.80	10	100	9.00	6.62	1.25	8.28	DRAINS TO ROOF DRAIN
DA 23	0.03	0.80	10	100	9.00	0.22	1.25	0.27	DRAINS TO PROPOSED GRATE INLET
DA 24	0.51	0.80	10	100	9.00	3.67	1.25	4.59	DRAINS TO PROPOSED GRATE INLET
DA 25	0.20	0.80	10	100	9.00	1.44	1.25	1.80	DRAINS TO PROPOSED GRATE INLET
DA 26	0.03	0.80	10	100	9.00	0.22	1.25	0.27	DRAINS TO PROPOSED GRATE INLET
DA 27	0.17	0.80	10	100	9.00	1.22	1.25	1.53	DRAINS TO PROPOSED GRATE INLET
DA 28	0.03	0.80	10	100	9.00	0.22	1.25	0.27	DRAINS TO EXISTING CHANNEL
DA 29	0.48	0.80	10	100	9.00	3.46	1.25	4.30	DRAINS TO PROPOSED GRATE INLET
DA 30	0.24	0.80	10	100	9.00	1.73	1.25	2.16	DRAINS TO PROPOSED GRATE INLET
DA 31	0.04	0.80	10	100	9.00	0.29	1.25	0.36	DRAINS TO EXISTING CHANNEL
DA 32	0.04	0.80	10	100	9.00	0.29	1.25	0.36	DRAINS TO PROPOSED GRATE INLET
DA 33	0.22	0.80	10	100	9.00	1.58	1.25	1.98	DRAINS TO PROPOSED GRATE INLET
DA 34	0.32	0.80	10	100	9.00	2.30	1.25	2.88	DRAINS TO PROPOSED GRATE INLET
DA 35	0.15	0.80	10	100	9.00	1.08	1.25	1.35	DRAINS TO PROPOSED GRATE INLET
DA 36	0.12	0.80	10	100	9.00	0.86	1.25	1.08	DRAINS TO PROPOSED GRATE INLET
DA 37	0.07	0.80	10	100	9.00	0.50	1.25	0.63	DRAINS TO PROPOSED GRATE INLET

VOID

SANSBURY BLVD.
132' R.O.W. (PLAT NO. 2004038, F.B.C.M.R.)

SANSBURY BLVD.
120' R.O.W. (PLAT NO. 2004038, F.B.C.M.R.)

APPROVED: _____
DATE: _____
DEVELOPMENT COORDINATOR



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KYLE F. WHITE, P.E. 101330 ON 07/04/2018. A VIOLATION OF THIS SEAL WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

NO.		DATE		REVISION	
Pacheco Koch 25445 STATE HWY 249, SUITE 360 HOUSTON, TX 77050 281-881-0333 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-100080000					
PROP. DRAINAGE AREA MAP MERCEDES BENZ SPRINTER & CERTIFIED PRE-OWNED CAR DEALERSHIP CITY OF RICHMOND, FORT BEND COUNTY, TEXAS					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE
KFW	BKE	JAN 2018	1"=40'		
					C3.02

U.S. HIGHWAY 59 (SOUTHWEST FREEWAY)
R.O.W. WITH VARIES (PLAN NO. 20050000, F&S.P.R.)



GRAPHIC SCALE IN FEET
0 10 20 30 40 50

LEGEND

- 1"=10' BOLLARD
- 1"=10' ELECTRIC METER
- 1"=10' POWER POLE
- 1"=10' LIGHT STANDARD
- 1"=10' WATER METER
- 1"=10' WATER VALVE
- 1"=10' IRRIGATION CONTROL VALVE
- 1"=10' FIRE HYDRANT
- 1"=10' CLEANOUT
- 1"=10' MANHOLE
- 1"=10' TRAFFIC SIGNAL CONTROL
- 1"=10' TRAFFIC SIGNAL POLE
- 1"=10' TELEPHONE BOX
- 1"=10' FLOOD LIGHT
- 1"=10' FLAG POLE
- 1"=10' TRAFFIC SIGN
- 1"=10' 1/2"-IRON ROD
- 1"=10' W/PAVEED FOOT CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- OVERHEAD UTILITY LINE
- EXIST. CONTOUR
- EXIST. SPOT ELEVATION
- EXIST. TOP OF CURB ELEVATION
- EXIST. GUTTER ELEVATION
- PROPOSED CONTOUR
- PROPOSED 10% OF CURB ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED SPOT ELEVATION
- MATCH EXISTING GRADE
- PROPOSED TOP OF WALL ELEVATION
- PROPOSED GROUND ELEVATION AT
- BOTTOM OF WALL
- PROPOSED SWALE
- PROPOSED FENCE
- PROPOSED DRAINAGE, FLOW DIRECTION
- GRADE BREAK

GRADING & DRAINAGE GENERAL NOTES

1. REFER TO GEOTECHNICAL REPORT PREPARED BY GEOSCIENCE ENGINEERING & TESTING DATED 05/31/2016 FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
2. UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN MAXIMUM LIFTS OF 6 INCHES.
3. SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.
4. GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO FEDERAL, STATE, AND LOCAL GUIDELINES.
5. ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED GRADE" (i.e. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL SHALL MATCH PROPOSED FINISHED GRADE).
6. UNLESS NOTED, STORM DRAIN LINES SHALL BE OF THE FOLLOWING MATERIALS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS:
S.A. RCP C-76, CLASS III
S.B. ADS 18-12
S.C. HANCOCK H-0
S.D. CONTECH ALUMINIZED ULTRA FLOW
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE PIPE STABILITY DURING CONSTRUCTION.
8. UNLESS NOTED, GRATE INLETS TO BE "TERRAZA PIPE AND PRECAST" CATCH BASIN SIZED AS SHOWN, OR APPROVED EQUAL.
9. FINAL PAVING, CURB, AND SIDEWALK ELEVATIONS SHALL BE PLACED AT PLUS OR MINUS 0.03 FOOT.
10. REFER TO LANDSCAPE SPECIFICATIONS FOR SEEDING AND SOODING REQUIREMENTS.
11. ANY CONCRETE, ROCK, OR MATERIAL DEMED BY THE ENGINEER TO BE UNSUITABLE FOR SUBGRADE SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.
12. TRENCH BACKFILL MATERIAL SHALL CONFORM TO STANDARD CITY REQUIREMENTS AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
13. EMBANKMENT SHALL CONFORM TO STANDARD CITY REQUIREMENTS UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
14. A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TOPS NEAR THE OUTLET PIPE.
15. ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL CONFORM TO STANDARD CITY REQUIREMENTS UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS.
16. CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM FOR CRUSHED STONE BEDDING.
17. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.
18. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL DISTURBED AREAS TO ALLOW FOR POSITIVE DRAINAGE. GRADING SLOPES ARE NOT TO EXCEED 4:1, UNLESS OTHERWISE NOTED.

VOID

BENCH MARK LIST

BENCHMARK
PROJECT BENCHMARK IS NOS MONUMENT DESIGNATION "A 1212" (P.L.S. "A1212") BEING A BENCH MARK SET IN A CULVERT HEADWALL 3.25 MI NE OF SUGARLAND AT THE NORTHWEST CORNER OF THE JUNCTION OF A ROAD NORTH TO TEXAS DEPT. OF CORRECTIONS JESTER UNIT IN THE TOP AND 2.0 FEET EAST OF THE WEST END OF THE NORTH CONCRETE HEADWALL OF DOUBLE CONCRETE PIPE CULVERTS.

T.B.M. "A"
TEMPORARY BENCHMARK "A" IS A TxDOT BRASS DISC LOCATED APPROXIMATELY 2200' NORTHEAST OF THE INTERSECTION OF GRAND ESTATES DRIVE AND US HIGHWAY 59, APPROXIMATELY 145' SOUTH OF THE SOUTH EDGE OF PAVEMENT OF US HIGHWAY 59 NORTHSIDE FEEDER, ON THE WEST END OF A HEADWALL LOCATED APPROXIMATELY 45' NORTHWEST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.

ELEV=78.18'
ELEV=73.09'

APPROVED: _____
DATE: _____
DEVELOPMENT COORDINATOR



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KYLE F. WHITE, P.E. 101230 ON 07/24/2018. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

NO.	DATE	REVISION

Pacheco Koch
20445 STATE HWY 249, SUITE 300
HOUSTON, TX 77075 281-883-0333
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-100000000

GRADING PLAN
MERCEDES BENZ SPRINTER
& CERTIFIED PRE-OWNED
CAR DEALERSHIP
CITY OF RICHMOND, FORT BEND COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
KFW	BKE	JAN 2018	1"=20'			C4.01

MB SPRINTER C4.0

VOID EXCEPT
AS NOTED

ALL PROPOSED PAVEMENT AND BUILDINGS ARE NULL AND VOID AS PART OF THIS SET. EXISTING ON-SITE DRAINAGE CHANNEL TO BE FILLED WITH PROPOSED BOX CULVERTS AND BACKFILLED. SITE SHALL GRADE TO DRAIN TO PROPOSED INLETS AS SHOWN ON SHEETS C5.02 & C5.04. TXDOT PARALLEL WINGWALLS SHALL BE INSTALLED AS SHOWN.



GRAPHIC SCALE IN FEET
0 10 20 30 40 50

LEGEND

- 1. BOLLARD
- 2. ELECTRIC METER
- 3. POWER POLE
- 4. LIGHT STANDARD
- 5. WATER METER
- 6. WATER VALVE
- 7. IRRIGATION CONTROL VALVE
- 8. FIRE HYDRANT
- 9. CLEANOUT
- 10. MANHOLE
- 11. TRAFFIC SIGNAL CONTROL
- 12. TRAFFIC SIGNAL POLE
- 13. TELEPHONE BOX
- 14. FLAG POLE
- 15. SURVEY MARK
- 16. 7/2-INCH IRON ROD
- 17. W/PACHECO KOCH CAP SET
- 18. CONTROLLING MONUMENT
- 19. PROPERTY LINE
- 20. SLOPE
- 21. OVERHEAD UTILITY LINE
- 22. EXISTING CONTOUR
- 23. EXIST SPOT ELEVATION
- 24. EXIST TOP OF CURB ELEVATION
- 25. EXIST GUTTER ELEVATION
- 26. PROPOSED CONTOUR
- 27. PROPOSED TOP OF CURB ELEVATION
- 28. PROPOSED GUTTER ELEVATION
- 29. PROPOSED SPOT ELEVATION
- 30. MATCH EXISTING GRADE
- 31. PROPOSED TOP OF WALL ELEVATION
- 32. PROPOSED GROUND ELEVATION AT BOTTOM OF WALL
- 33. PROPOSED SWALE
- 34. PROPOSED FENCE
- 35. PROPOSED DRAINAGE FLOW DIRECTION
- 36. GRADE BREAK

GRADING & DRAINAGE GENERAL NOTES

1. REFER TO GEOTECHNICAL REPORT PREPARED BY GEOSCIENCE ENGINEERING & TESTING DATED 05/31/2016 FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
2. UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN MAXIMUM LIFTS OF 6 INCHES.
3. SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.
4. GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO FEDERAL, STATE, AND LOCAL GUIDELINES.
5. ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED GRADE" (I.E. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL SHALL MATCH PROPOSED FINISHED GRADE).
6. UNLESS NOTED, STORM DRAIN LINES SHALL BE OF THE FOLLOWING MATERIALS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS:
 - S.A. RCP C-76, CLASS II
 - S.B. ADS N-12
 - S.C. MANHOLE H-6
 - S.D. CONTECH ALUMINIZED ULTRA FLOW
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE PIPE STABILITY DURING CONSTRUCTION.
8. UNLESS NOTED, GRATE INLETS TO BE "TERRAZA PIPE AND PRECAST" CATCH BASIN SIZED AS SHOWN, OR APPROVED EQUAL.
9. FINAL PAVING, CURB, AND SIDEWALK ELEVATIONS SHALL BE PLACED AT PLUS OR MINUS 0.03 FOOT.
10. REFER TO LANDSCAPE SPECIFICATIONS FOR SEEDING AND SOODING REQUIREMENTS.
11. ANY CONCRETE, ROCK, OR MATERIAL DEEMED BY THE ENGINEER TO BE UNSUITABLE FOR SUBGRADE SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.
12. TRENCH BACKFILL MATERIAL SHALL CONFORM TO STANDARD CITY REQUIREMENTS AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
13. EMBANKMENT SHALL CONFORM TO STANDARD CITY REQUIREMENTS UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
14. A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TOPS NEAR THE OUTLET PIPE.
15. ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL CONFORM TO STANDARD CITY REQUIREMENTS UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS.
16. CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY/TIM FOR CRUSHED STONE BEDDING.
17. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.
18. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL DISTURBED AREAS TO ALLOW FOR POSITIVE DRAINAGE. GRADING SLOPES ARE NOT TO EXCEED 4:1 UNLESS OTHERWISE NOTED.

BENCH MARK LIST

BENCHMARK	PROJECT BENCHMARK IS NGS MONUMENT DESIGNATION "A 1212" P.L.D. "A14725" BEING A BENCH MARK SET IN A CULVERT HEADWALL, 3.25 MI NE OF SUGARLAND AT THE NORTHWEST CORNER OF THE JUNCTION OF A ROAD NORTH TO TEXAS DEPT. OF CORRECTIONS 2-STER UNIT IN THE TOP AND 2.0 FEET EAST OF THE WEST END OF THE NORTH CONCRETE HEADWALL OF DOUBLE CONCRETE PIPE CULVERTS.
T.B.M. "A"	TEMPORARY BENCHMARK "A" IS A TXDOT BRASS DISK LOCATED APPROXIMATELY 2200' NORTHEAST OF THE INTERSECTION OF GRAND ESTATES DRIVE AND US HIGHWAY 59, APPROXIMATELY 143' SOUTH OF THE SOUTH EDGE OF PAVEMENT OF US HIGHWAY 59 NORTHBORND FEEDER ON THE WEST END OF A HEADWALL LOCATED APPROXIMATELY 45' NORTHWEST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
	ELEV=76.18 ELEV=73.09

APPROVED

DATE

DESIGNED BY: COORDINATOR

4/13/18



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KYLE E. WHITE, P.E. 10/13/18 ON 5/14/2018. ALTERATION OF A SEALED DOCUMENT WITHOUT PRIOR NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

NO.	DATE	REVISION
Pacheco Koch 30445 STATE HWY 248, SUITE 300 HOUSTON, TX 77070 281.883.0103 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10088005		
GRADING PLAN MERCEDES BENZ SPRINTER & CERTIFIED PRE-OWNED CAR DEALERSHIP		
CITY OF RICHMOND, FORT BEND COUNTY, TEXAS		
DESIGN	DRAWN	SCALE
KFW	BKE	1"=20'
DATE	NOTES	FILE
JAN 2018		
		NO.
		C4.02

MS SPRINTER CPO

BENCHMARK PROJECT BENCHMARK IS "HWS WORKPOINT DESIGNATION 'A' 1912" / "1912 WAS 4025", BEING A BENCHMARK SET IN A CULVERT HEADWALL 3.25 MI NE OF SUGARLAND AT THE NORTHWEST CORNER OF THE JUNCTION OF A ROAD OF NORTH TEXAS DEP. OF CORRECTIONS JESTER UNIT IN THE TOP AND 2.0 FEET EAST OF THE WEST END OF THE NORTH CORNER HEADWALL OF DOUBLE CONCRETE PIPE GULVERTS.

T.B.M. ELEV=78.18'

BRASS "A" TEMPORARY BENCHMARK "A" IS A DIXOT DSK LOCATED APPROXIMATELY 2200' NORTHWEST NE INTERSECTION OF DARTMOUTH ESTATES DRIVE AND US HIGHWAY 59, APPROXIMATELY EAST SOUTH OF THE SOUTH END OF PAVEMENT OF US HIGHWAY 59 NORTHBOUND FEETED FROM THE WEST END OF A HEADWALL LOCATED APPROXIMATELY 45' NORTHWEST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.

CH=73.06'

U.S. HIGHWAY 59 (SOUTHWEST FREEWAY)
I.O.R. WITH VAMES (PLAT NO. 20150026, F.S.C.P.R.)



GRAPHIC SCALE IN FEET

70	BOLLARD
71	ELECTRIC METER
72	POWER POLE
73	LIGHT STANDARD
74	WATER METER
75	WATER VALVE
76	IRRIGATION CONTROL VALVE
77	FLY WIGGLANT
78	CLEANOUT
79	MANHOLE
80	TRAFFIC SIGNAL CONTROL
81	TRAFFIC SIGNAL POLE
82	TELEPHONE BOX
83	FLOOD LIGHT
84	FLAG POLE
85	TRAFFIC SIGN
86	7/2-INCH IRON ROD
87	W/PADECOCK KOCH" CAP SET
88	PROJECT LINE
89	PROPERTY LINE
90	FENCE
91	OVERHEAD UTILITY LINE
92	UNDERGROUND ELECTRIC LINE
93	UNDERGROUND TELEPHONE LINE
94	UNDERGROUND WATER LINE
95	UNDERGROUND CABLE LINE
96	UNDERGROUND WATER LINE
97	UNDERGROUND SANITARY SEWER


REFER TO GEOLOGICAL REPORT PREPARED BY GEOTECHNICAL ENGINEERING & TESTING DATED 05/31/2016 FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
 1. UNLESS NOTED, FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT.
 2. UNLESS NOTED IN MATERIAL SPECIFICATIONS, ALL FILL SHALL BE FREE OF SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 2% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2% (UNLESS OTHERWISE NOTED).
 3. GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO FEDERAL, STATE AND LOCAL ACCESSIBILITY REQUIREMENTS.
 4. ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED GRADE" (i.e., IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL SHALL BE FINISHED).
 5. UNLESS NOTED, STORM DRAIN LINES SHALL BE OF THE FOLLOWING MATERIALS AND INSTALLED IN-12" DEEP, CLASS 3:
 a. 8" RCP - 24" CLASS 3
 b. 6" ADS - 12"
 c. 6" HAND-MADE
 d. 6" CONCRETE ALUMINIZED ULTRA FLOW
 6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE PIPE STABILITY DURING CONSTRUCTION.
 7. UNLESS NOTED, GRATE INLETS TO BE "GUTTERPIPE PIPE AND PRECAST" CATCH BASINS SHALL BE SET TO THE FINISHED GRADE.
 8. FINAL PAVING, CURB, AND SIDEWALK ELEVATIONS SHALL BE PLACED AT PLUS OR MINUS 0.3' FOOT.
 9. SEE 100% LANDSCAPE SPECIFICATIONS FOR SEEDING AND SOODING REQUIREMENTS.
 10. TREES, SHRUBS, ROCK, OR MATERIAL DEEMED BY THE OWNER TO BE UNSUITABLE FOR SUBGRADE SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.
 11. TO PROTECT BACKFILL MATERIAL, SHALL CONFORM TO STANDARD CITY REQUIREMENTS AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF THE FILL TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY. UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
 12. BACKFILL SHALL CONFORM TO STANDARD CITY REQUIREMENTS UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
 13. AROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TOPS NEAR THE GULLET PIPE.
 14. ALL STRUCTURES FOR CONCRETE OR MAJOR BRIDGE STRUCTURES SHALL CONFORM TO STANDARD CITY REQUIREMENTS UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
 15. CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO FILL OF ANY ITEM OTHER THAN CRUSHED STONE BEDDING OR APPROVED EQUAL IF REQUIRED DUE TO CONSTRUCTION. POWER POLES TO BE BRACED OR SHORED TO THE PROPERTY'S EXPENSE.
 16. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL DISTURBED AREAS TO ALLOW FOR POSITIVE DRAINAGE. GRADING SLOPES ARE NOT TO EXCEED 4:1, UNLESS OTHERWISE NOTED.

APPROVED: _____
DEVELOPMENT COORDINATOR

STA 0+20.36 LINE "ST-4A"
END & CAP STORM AT A
POINT 5' FROM BLDG. FACE
REFER TO MEP FOR CONTINUATION

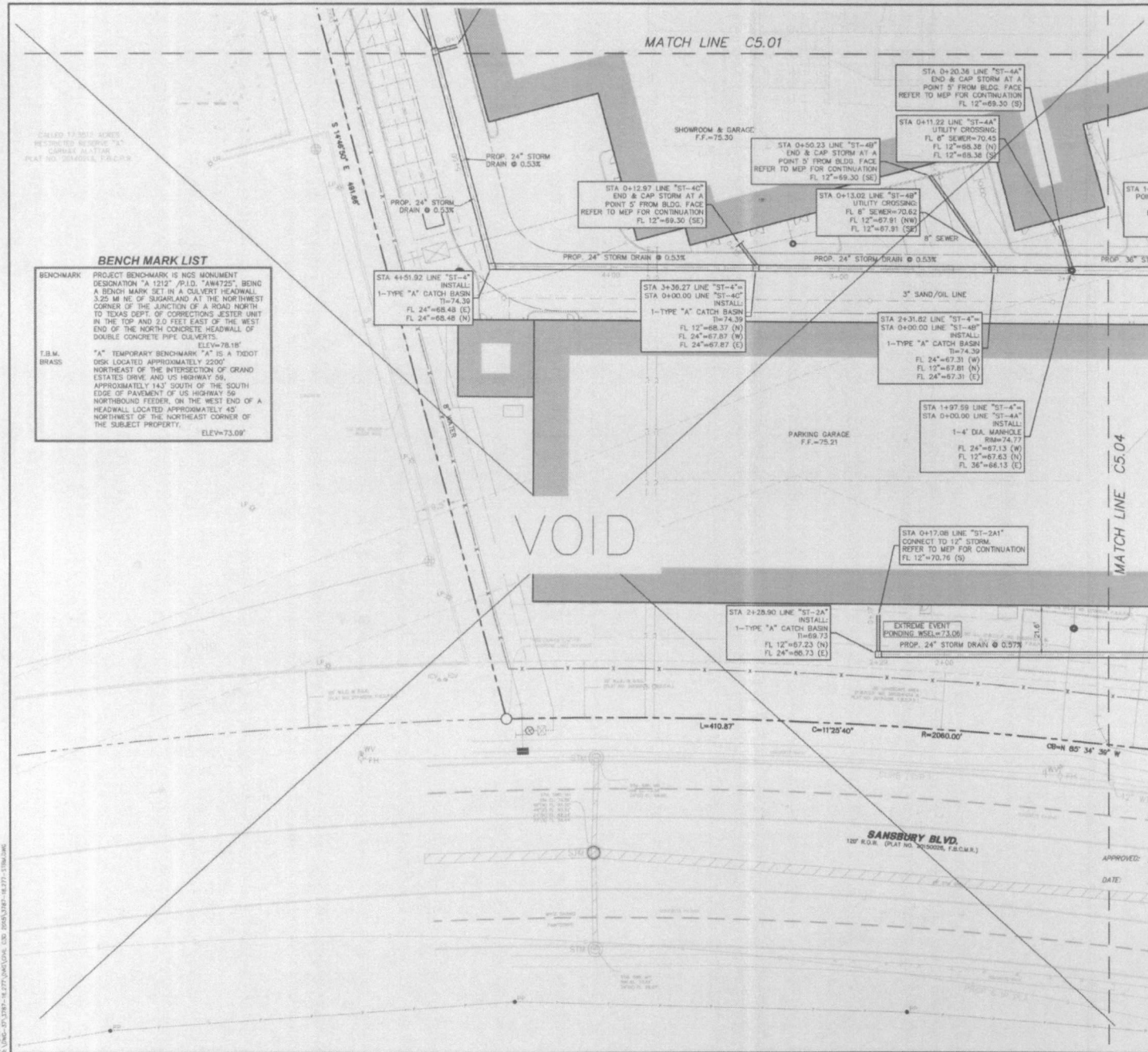


THE SEAL APPEARING ON THIS DOCUMENT IS AUTHORIZED BY KYLE F. WHITIS, P.E. 01/04/2018. ALTERATION OF A SEAL WITHOUT PROPER NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER ENGINEERING PRACTICE ACT.

NO.		DATE				REVISION	
 Pacheco Koch				20445 STATE HWY 246, SUITE 380 HOUSTON, TX 77070 281.883.0103 TX REG. ENGINEERING FIRM 1-14439 TX RES. SURVEYING FIRM 15-10080060			
STORM SEWER PLAN							
MERCEDES BENZ SPRINT							
& CERTIFIED PRE-OWNED							
CAR DEALERSHIP							
CITY OF RICHMOND, FORT BEND COUNTY, TEXAS							
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE		NO.
KFW	BKE	JAN 2015	1"=40'				C5.01

7/25/2018 8:44 AM
\\005-378781-16.277.096\2786-3D.2016\3787-16.27-3786.2782

8
800 SPQINTER CDO



BENCH MARK LIST

BENCHMARK	PROJECT BENCHMARK IS NGS MONUMENT DESIGNATION "A 1212" / P.I.D. "AW4725". BEING A BENCH MARK SET IN A CULVERT HEADWALL 3.25 MI NE OF SUGARLAND AT THE NORTHWEST CORNER OF THE JUNCTION OF A ROAD NORTH TO TEXAS DEPT. OF CORRECTIONS JESTER UNIT IN THE TOP AND 2.0 FEET EAST OF THE WEST END OF THE NORTH CONCRETE HEADWALL OF DOUBLE CONCRETE PIPE CULVERTS. ELEV=73.09'
T.B.M. BRASS	"A" TEMPORARY BENCHMARK "A" IS A TIDOT DISK LOCATED APPROXIMATELY 2200' NORTHEAST OF THE INTERSECTION OF GRAND ESTATES DRIVE AND US HIGHWAY 56, APPROXIMATELY 143' SOUTH OF THE SOUTH EDGE OF PAVEMENT OF US HIGHWAY 56, NORTHBORND FEEDER, ON THE WEST END OF A HEADWALL LOCATED APPROXIMATELY 45' NORTHEAST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY. ELEV=73.09'

GRAPHIC SCALE IN FEET

0 20 40 60 80 100 120

LEGEND

- 1" ELECTRIC METER
- 1" POWER POLE
- 1" LIGHT STANDARD
- 1" WATER METER
- 1" WATER VALVE
- 1" IRRIGATION CONTROL VALVE
- 1" FIRE HYDRANT
- 1" MANHOLE
- 1" CLEARED
- 1" TRAFFIC SIGNAL CONTROL
- 1" TRAFFIC SIGNAL POLE
- 1" TELEPHONE BOX
- 1" FLOOD LIGHT
- 1" FLAG POLE
- 1" TRAFFIC SIGN
- 1" 1/2" INCH IRON ROD
- 1" W/PACKED KOOLIT CAP SET
- 1" CONTROLLING MONUMENT
- 1" PROPERTY LINE
- 1" EASE
- 1" OVERHEAD UTILITY LINE
- 1" UNDERGROUND ELECTRIC LINE
- 1" UNDERGROUND TELEPHONE LINE
- 1" UNDERGROUND CABLE LINE
- 1" UNDERGROUND WATER LINE
- 1" UNDERGROUND SANITARY SEWER LINE

- GRADING & DRAINAGE GENERAL NOTES**
1. REFER TO GEOTECHNICAL REPORT PREPARED BY GEOSCIENCE ENGINEERING & TESTING DATED 05/31/2016 FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
 2. UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN MAXIMUM LIFTS OF 8 INCHES.
 3. SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 3% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.
 4. GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO FEDERAL, STATE, AND LOCAL GUIDELINES.
 5. ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED GRADE" (I.E. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL SHALL MATCH PROPOSED FINISHED GRADE).
 6. UNLESS NOTED, STORM DRAIN LINES SHALL BE OF THE FOLLOWING MATERIALS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS:
6.A. RCP C-76, CLASS II
6.B. ADS 18-12
6.C. HANCOCK 16-12
6.D. CONTECH ALUMINIZED ULTRA FLOW
 7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE PIPE STABILITY DURING CONSTRUCTION.
 8. UNLESS NOTED, GRATE INLETS TO BE "TORTERRE" PIPE AND PRECAST CATCH BASIN SIZED AS SHOWN OR APPROVED EQUAL.
 9. FINAL PAVING, CURBS, AND SIDEWALK ELEVATIONS SHALL BE PLACED AT PLUS OR MINUS 0.03 FOOT.
 10. REFER TO LANDSCAPE SPECIFICATIONS FOR SEEDING AND SOOING REQUIREMENTS.
 11. ANY CONCRETE, ROCK, OR MATERIAL DEEMED BY THE ENGINEER TO BE UNSUITABLE FOR SUBGRADE SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.
 12. TRENCH BACKFILL MATERIAL SHALL CONFORM TO STANDARD CITY REQUIREMENTS AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 90% STANDARD PROCTOR DENSITY UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
 13. EMBANKMENT SHALL CONFORM TO STANDARD CITY REQUIREMENTS UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
 14. A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TIPS NEAR THE OUTLET PIPE.
 15. ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL CONFORM TO STANDARD CITY REQUIREMENTS UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS.
 16. CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM FOR CRUSHED STONE BEDDING.
 17. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.
 18. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL DISTURBED AREAS TO ALLOW FOR POSITIVE DRAINAGE. GRADING SLOPES ARE NOT TO EXCEED 4:1, UNLESS OTHERWISE NOTED.

APPROVED: _____
DATE: _____
DEVELOPMENT COORDINATOR



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KYLE Y. WHITE, P.E. 101330 ON 01/04/2018. ALTERATION OF A SEALED DOCUMENT WITHOUT PRIOR NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

NO.	DATE	REVISION
Pacheco Koch 20445 STATE HWY 240, SUITE 300 HOUSTON, TX 77070 281.883.0103 TX REG. ENGINEERING FIRM #14439 TX REG. SURVEYING FIRM LS-10080800		
STORM SEWER PLAN		
MERCEDES BENZ SPRINTER		
& CERTIFIED PRE-OWNED		
CAR DEALERSHIP		
CITY OF RICHMOND, FORT BEND COUNTY, TEXAS		
DESIGN	DRAWN	DATE
KFW	BKE	JAN 2018
SCALE	NOTES	FILE
1"=40'		
		C5.03

SCALE: 1"=40'
DATE: 01/04/2018
DRAWN BY: BKE
CHECKED BY: KFW
DESIGNED BY: KFW
PROJECT NO. 20180005, F.B.C.M.R.

MATCH LINE C5.02



GRAPHIC SCALE IN FEET
0 20 40 60 80 100

LEGEND	
1/4"	BOLLARD
1/4"	ELECTRIC METER
1/4"	POWER POLE
1/4"	LIGHT STANDARD
1/4"	WATER METER
1/4"	WATER VALVE
1/4"	IRRIGATION CONTROL VALVE
1/4"	FIRE HYDRANT
1/4"	CLEANOUT
1/4"	MANHOLE
1/4"	TRAFFIC SIGNAL CONTROL
1/4"	TRAFFIC SIGNAL POLE
1/4"	TELEPHONE BOX
1/4"	FLOOD LIGHT
1/4"	FLAG POLE
1/4"	TRAFFIC SIGN
1/4"	1/2"-NO. 10 ROD
1/4"	W/PACHECO KOCH® CAP SET
1/4"	CONTROLLING MONUMENT
1/4"	PROPERTY LINE
1/4"	ADJACENT
1/4"	OVERHEAD UTILITY LINE
1/4"	UNDERGROUND ELECTRIC LINE
1/4"	UNDERGROUND TELEPHONE LINE
1/4"	UNDERGROUND CABLE LINE
1/4"	UNDERGROUND WATER LINE
1/4"	UNDERGROUND SANITARY SEWER LINE

BENCH MARK LIST

BENCHMARK PROJECT BENCHMARK IS NOS MONUMENT DESIGNATION "A 1212" P.I.D. "484729" BEING A BENCH MARK SET IN A CULVERT HEADWALL 3.25 MI NE OF SUGARLAND AT THE NORTHWEST CORNER OF THE JUNCTION OF A ROAD NORTH TO TEXAS DEPT. OF CORRECTIONS JESTER UNIT IN THE TOP AND 2.0 FEET EAST OF THE WEST END OF THE NORTH CONCRETE HEADWALL OF DOUBLE CONCRETE PIPE CULVERTS. ELEV=78.18'

T.B.M. "A" TEMPORARY BENCHMARK "A" IS A TADOT DOK LOCATED APPROXIMATELY 2200' NORTHEAST OF THE INTERSECTION OF GRAND ESTATES DRIVE AND US HIGHWAY 56, APPROXIMATELY 143 SOUTH OF THE SOUTH EDGE OF PAYMENT OF US HIGHWAY 59 NORTHERN FIELD, ON THE WEST END OF A HEADWALL LOCATED APPROXIMATELY 40' NORTHWEST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY. ELEV=73.09'

GRADING & DRAINAGE GENERAL NOTES

1. REFER TO GEOTECHNICAL REPORT PREPARED BY GEOSCIENCE ENGINEERING & TESTING DATED 05/31/2016 FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
2. UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN MAXIMUM LIFTS OF 8 INCHES.
3. SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 3% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.
4. GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO FEDERAL, STATE, AND LOCAL GUIDELINES.
5. ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED GRACE" (E.G. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL SHALL MATCH PROPOSED FINISHED GRACE).
6. UNLESS NOTED, STORM DRAIN LINES SHALL BE OF THE FOLLOWING MATERIALS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS:
6.A. RCP C-76, CLASS II
6.B. ADS N-12
6.C. HANGCOR H-Q
6.D. CONTECH ALUMINIZED ULTRA FLOW
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE PIPE STABILITY DURING CONSTRUCTION.
8. UNLESS NOTED, GRATE INLETS TO BE "PORTER PIPE AND PRECAST" CATCH BASIN SIZES AS SHOWN, OR APPROVED EQUAL.
9. FINAL PAVING, CURB, AND SIDEWALK ELEVATIONS SHALL BE PLACED AT PLUS OR MINUS 0.03 FOOT.
10. REFER TO LANDSCAPE SPECIFICATIONS FOR SEEDING AND SOODING REQUIREMENTS.
11. ANY CONCRETE, ROCK, OR MATERIAL DEEMED BY THE ENGINEER TO BE UNSUITABLE FOR SUBGRADE SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.
12. BENCH BACKFILL MATERIAL SHALL CONFORM TO STANDARD CITY REQUIREMENTS AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
13. EMBANKMENT SHALL CONFORM TO STANDARD CITY REQUIREMENTS UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
14. A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TOPS NEAR THE OUTLET PIPE.
15. ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL CONFORM TO STANDARD CITY REQUIREMENTS UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS.
16. CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM FOR CRUSHED STONE BEDDING.
17. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.
18. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL DISTURBED AREAS TO ALLOW FOR POSITIVE DRAINAGE. GRADING SLOPES ARE NOT TO EXCEED 4:1, UNLESS OTHERWISE NOTED.

APPROVED: *[Signature]*
DATE: 11/16/18
DEVELOPMENT COORDINATOR



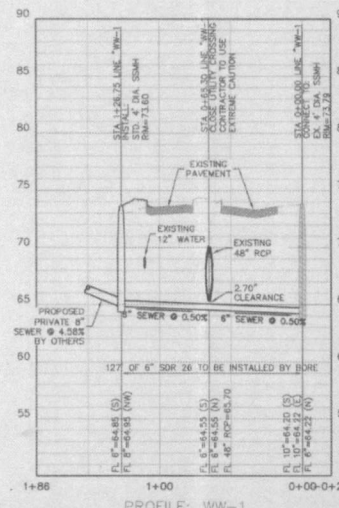
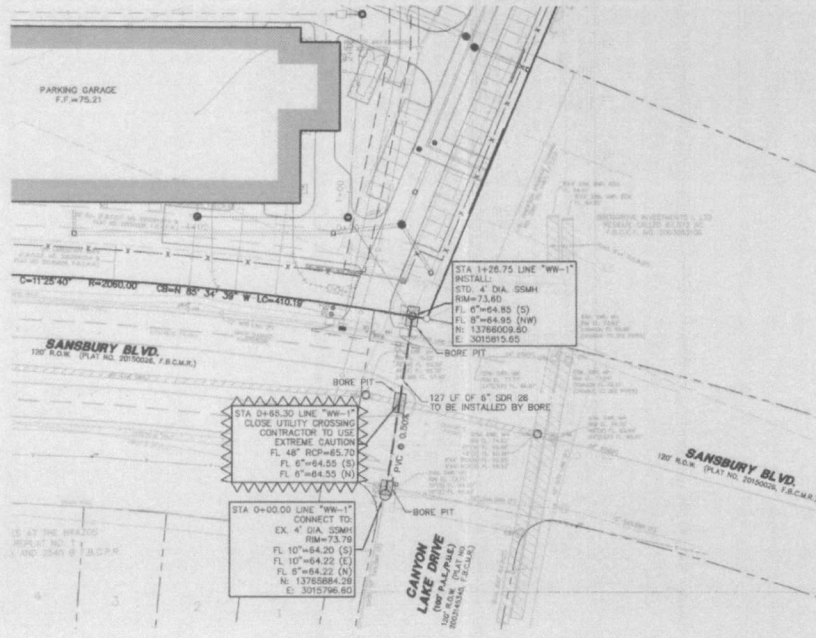
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KYLE F. WHITE, P.E., 09/18/20 ON 07/24/2018. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

NO.	DATE	REVISION
Pacheco Koch 20445 STATE HWY 249, SUITE 380 HOUSTON, TX 77070 281.883.0103 TX REG. ENGINEERING FIRM 1-14439 TX REG. SURVEYING FIRM 13-10000000		
STORM SEWER PLAN MERCEDES BENZ SPRINTER & CERTIFIED PRE-OWNED CAR DEALERSHIP CITY OF RICHMOND, FORT BEND COUNTY, TEXAS		
DESIGN	KFW	NO.
DRAWN	BKE	FILE
DATE	JAN 2018	NOTES
SCALE	1"=40'	
C5.04		

SANSBURY BLVD.
137' R.O.M. (PLAT NO. 201806B, F&CMR)

DATE: 1/23/2018 8:05 AM
C:\Users\SP1\OneDrive\18-071-SANBURY

Line 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EQUIVALENT SINGLE FAMILY UNITS ARE BASED ON EXHIBIT C IN THE MUNICIPAL UTILITY DISTRICTS RATE ORDER.

1 EQUIVALENT SINGLE-FAMILY UNIT = 315 GPD
GROSS SHEDROOM SQ FOOTAGE = 61,317 SQFT.
NETAL SPACE = 0.07 GPD/SQFT.
1 COMMERCIAL CAR WASH W/O WATER RECLAIM = 1,200 GPD
TOTAL EQUIVALENT SINGLE FAMILY UNITS = $(61,317 \times 0.07) + 1200 / 315$
TOTAL EQUIVALENT SINGLE FAMILY UNITS = 17.44 UNITS

BENCH MARK LIST

BENCHMARK PROJECT BENCHMARK IS NOS MONUMENT DESIGNATION PA 12117 P.O.D. "A44725" BEING A BENCH MARK SET IN A CULVERT HEADWALL 3.25 M NE OF SUGARLAND AT THE NORTHWEST CORNER OF THE JUNCTION OF A ROAD NORTH TO TEXAS DEPT. OF CORRECTIONS JESTER UNIT IN THE TOP AND 2.0 FEET EAST OF THE WEST END OF THE NORTH CONCRETE HEADWALL OF DOUBLE CONCRETE PIPE CULVERTS. ELEV=78.15'

T.B.M. "A" TEMPORARY BENCHMARK "A" IS A T1001 BRASS DISH LOCATED APPROXIMATELY 2200' NORTHEAST OF THE INTERSECTION OF GRAND ESTATES DRIVE AND US HIGHWAY 59, APPROXIMATELY 1/4" SOUTH OF THE SOUTH EDGE OF PAVEMENT OF US HIGHWAY 59 NORTHBOROUGH FEEDER, ON THE WEST END OF A HEADWALL LOCATED APPROXIMATELY 45' NORTHWEST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY. ELEV=73.09'

APPROVED: *[Signature]*
DATE: DEVELOPMENT COORDINATOR 4/13/18



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KYLE F. WINTERS, P.E. 101330 ON 04/04/2018. ALTERATION OF A SEAL'S SIGNATURE WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

NO.	DATE	REVISION
Pacheco Koch 30445 STATE HWY 248, SUITE 300 HOUSTON, TX 77070 281-8610834 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-170080000		
PUBLIC SANITARY SEWER PLAN & PROFILE MERCEDES BENZ SPRINTER & CERTIFIED PRE-OWNED CAR DEALERSHIP CITY OF RICHMOND, FORT BEND COUNTY, TEXAS		
DESIGN	DRAWN	DATE
KFW	BKC	JAN 2018
SCALE	NOTES	FILE
1"=40'		
		NO.
		C6.03

U.S. HIGHWAY 59 (SOUTHWEST FREEWAY)
R.O.W. WITH VARIES (PLAT NO. 2005005, F&C.P.A.)

CONTRACTOR TO ONLY CONSTRUCT
PUBLIC SANITARY SEWER IMPROVEMENTS.
ALL PRIVATE SANITARY SEWER
IMPROVEMENTS ARE TO BE VOIDED.



GRAPHIC SCALE IN FEET
0 20 40 60 80 100 120

LEGEND

- 1" BOLLARD
- 1" ELECTRIC METER
- 1" POWER POLE
- 1" LIGHT STANDARD
- 1" WATER VALVE
- 1" FIRE HYDRANT
- 1" CLEANOUT
- 1" MANHOLE
- 1" TRAFFIC SIGNAL CONTROL
- 1" TELEPHONE POLE
- 1" FLARE POLE
- 1" 1/2" IRON ROD
- 1" 8" RATCHET ROOF CAP SET
- 1" CONTROLLING MONUMENT
- 1" PROPERTY LINE
- 1" OVERHEAD UTILITY LINE
- 1" UNDERGROUND UTILITY LINE
- 1" UNDERGROUND TELEPHONE LINE
- 1" UNDERGROUND CABLE LINE
- 1" UNDERGROUND WATER LINE
- 1" EXISTING CONTOUR

WATER & SANITARY SEWER GENERAL NOTES

1. ALL CONCRETE SHALL BE CLASS "A" (2000 PSI) UNLESS OTHERWISE NOTED.
2. ALL WATER MAINS SHALL BE 12" DIA. UNLESS OTHERWISE NOTED. ALL WATER MAINS SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
3. ALL WATER MAINS SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
4. ALL WATER MAINS SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
5. SANITARY SEWER PIPE SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
6. SANITARY SEWER PIPE SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
7. SANITARY SEWER PIPE SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
8. SANITARY SEWER PIPE SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
9. SANITARY SEWER PIPE SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
10. SANITARY SEWER PIPE SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
11. SANITARY SEWER PIPE SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
12. SANITARY SEWER PIPE SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
13. SANITARY SEWER PIPE SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
14. SANITARY SEWER PIPE SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
15. SANITARY SEWER PIPE SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.
16. SANITARY SEWER PIPE SHALL BE 12" DIA. UNLESS OTHERWISE NOTED.

BENCH MARK LIST

BENCHMARK
PROJECT BENCHMARK IS NOS MONUMENT DESIGNATION "A 1212" P.O.D. "A14725" BEING A BENCH MARK SET IN A CULVERT HEADWALL 3.25 MI NE OF SUGARLAND AT THE NORTHWEST CORNER OF THE JUNCTION OF A ROAD NORTH TO TEXAS DEPT. OF CORRECTIONS JESTER UNIT IN THE TOP AND 2.0 FEET EAST OF THE WEST END OF THE NORTH CONCRETE HEADWALL OF DOUBLE CONCRETE PIPE CULVERTS.
ELEV=73.09'

T.B.M. "A"
TEMPORARY BENCHMARK "A" IS A TIDOT BRASS DISK LOCATED APPROXIMATELY 2200' NORTHEAST OF THE INTERSECTION OF GRAND ESTATES DRIVE AND U.S. HIGHWAY 59, APPROXIMATELY 1/4" SOUTH OF THE SOUTH EDGE OF PAVEMENT OF U.S. HIGHWAY 59, NORTHEAST OF THE INTERSECTION OF A HEADWALL LOCATED APPROXIMATELY 40' NORTHWEST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
ELEV=73.09'

APPROVED: DEVELOPMENT COORDINATOR
DATE:



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KYLE F. WHITE, P.E. 10150, ON 01/04/2016. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

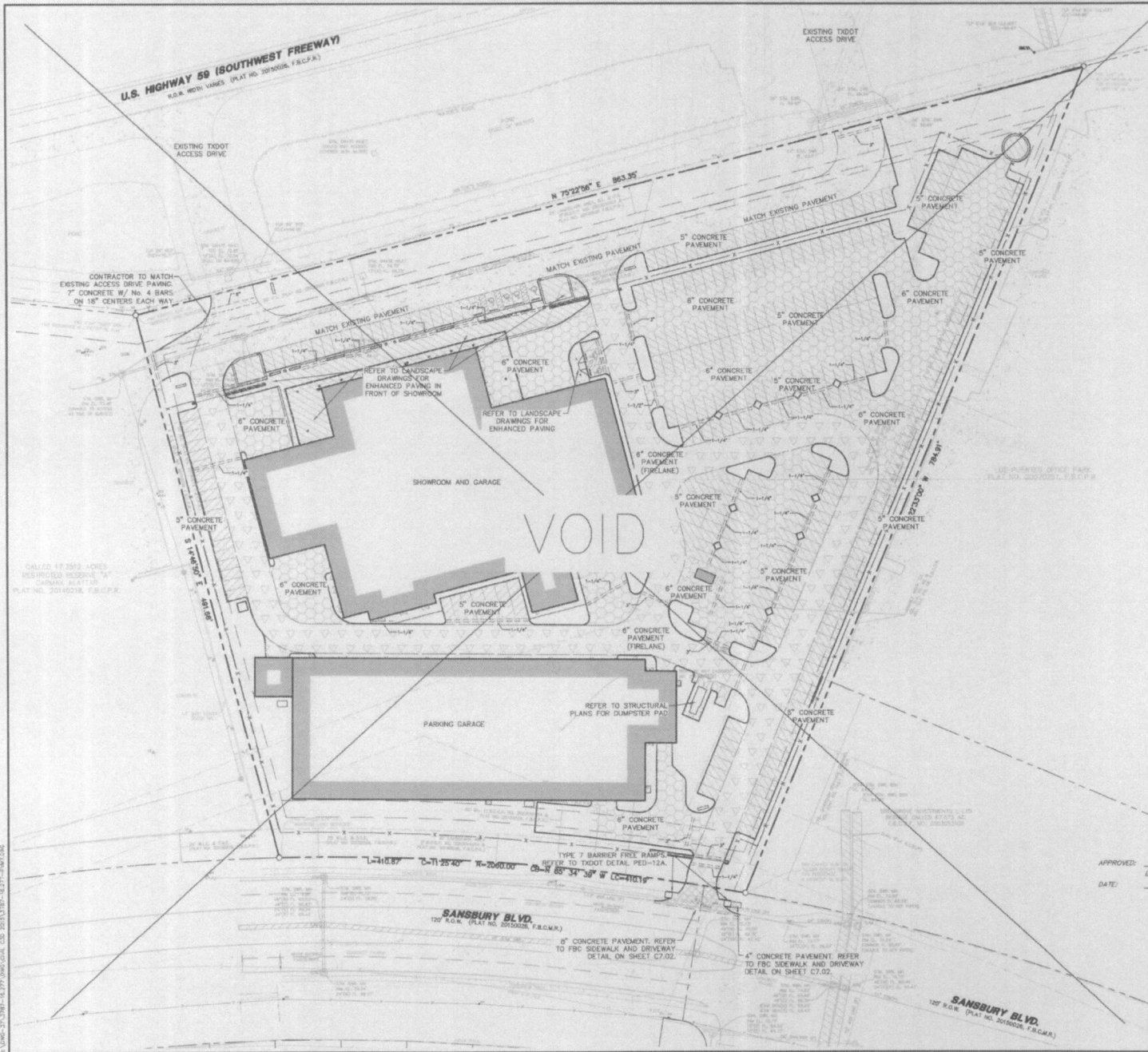
NO.	DATE	REVISION
1	01/04/2016	30445 STATE HWY 249, SUTR 580 HOUSTON, TX 77070 281.853.0103 TX REG. ENGINEERING FIRM 1-14428 TX REG. SURVEYING FIRM LS-100000000

Pacheco Koch
30445 STATE HWY 249, SUTR 580 HOUSTON, TX 77070 281.853.0103 TX REG. ENGINEERING FIRM 1-14428 TX REG. SURVEYING FIRM LS-100000000

PRIVATE SANITARY SEWER PLAN
MERCEDES BENZ SPRINTER
& CERTIFIED PRE-OWNED
CAR DEALERSHIP
CITY OF RICHMOND, FORT BEND COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
KFW	BKE	JAN 2018	1"=40'			C6.04

MS PRINTER PLOT



LEGEND	
1/4"	BOLLARD
1/8"	ELECTRIC METER
1/16"	POWER POLE
1/32"	LIGHT STANDARD
1/64"	WATER METER
1/128"	WATER VALVE
1/256"	IRRIGATION CONTROL VALVE
1/512"	FIRE HYDRANT
1/1024"	CLEANOUT
1/2048"	TRAFFIC SIGNAL CONTROL
1/4096"	TRAFFIC SIGNAL POLE
1/8192"	TELEPHONE BOX
1/16384"	FLOOD LIGHT
1/32768"	FLAG POLE
1/65536"	TRAFFIC SIGN
1/131072"	1/2" IRON ROD
1/262144"	W/ "PACHECO KOCH" CAP SET
1/524288"	CONTROLLING MONUMENT
1/1048576"	PROPERTY LINE
1/2097152"	FENCE
1/4194304"	IRRIGATION SLEEVE. REFER TO IRRIGATION PLANS FOR MORE INFORMATION
1/8388608"	PRIVATE SIDEWALK
1/16777216"	4" REINFORCED CONCRETE PAVEMENT (5" SACK CEMENT/CUYD., 3500 PSI)
1/33554432"	4" REINFORCED CONCRETE PAVEMENT (5" SACK CEMENT/CUYD., 3500 PSI)
1/67108864"	5" REINFORCED CONCRETE PAVEMENT (5" SACK CEMENT/CUYD., 3500 PSI)
1/134217728"	6" REINFORCED CONCRETE PAVEMENT (5" SACK CEMENT/CUYD., 3500 PSI)
1/268435456"	6" REINFORCED CONCRETE PAVEMENT (5" SACK CEMENT/CUYD., 3500 PSI)
1/536870912"	6" REINFORCED CONCRETE PAVEMENT (5" SACK CEMENT/CUYD., 3500 PSI)
1/1073741824"	6" REINFORCED CONCRETE PAVEMENT (5" SACK CEMENT/CUYD., 3500 PSI)
1/2147483648"	6" REINFORCED CONCRETE PAVEMENT (5" SACK CEMENT/CUYD., 3500 PSI)

PAVING GENERAL NOTES

1. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CONCRETE SHALL CONFORM TO STANDARD CITY SPECIFICATIONS UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN TxDOT STANDARD SPECIFICATIONS.
3. SUBGRADE PREPARATION IN RIGHT OF WAY SHALL CONFORM TO STANDARD CITY SPECIFICATIONS OR TxDOT STANDARD SPECIFICATIONS.
4. ALL FILL PLACED UNDER PAVING SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6 INCH LIFTS, UNLESS OTHERWISE NOTED, OR STATED IN TxDOT REPORT. REFER TO STRUCTURAL SPECIFICATIONS FOR FILL PLACED BENEATH BUILDING AREAS. ALL OTHER FILL AREAS TO BE COMPACTED TO 90% STANDARD PROCTOR.
5. THE CONTRACTOR SHALL SUBMIT A JOINT SPACING PLAN TO THE ENGINEER FOR APPROVAL. EXPANSION JOINT SPACING SHALL BE 80' MAXIMUM EACH WAY WITH NO KEYWAYS AND SAVED DUMMY JOINTS SHALL BE 15' EACH WAY, UNLESS OTHERWISE NOTED.
6. TRANSVERSE CONSTRUCTION JOINTS SHALL BE USED AT THE END OF EACH DAY'S PAVING AND WHERE INTERRUPTIONS SUSPENDING OPERATIONS FOR 30 MINUTES OR MORE.
7. ALL PAVING TO BE REMOVED SHALL BE SAWCUT TO A NEAT LINE, MINIMUM 1-1/2" DEEP, AND THE PAVEMENT REMOVED IN SUCH A MANNER AS TO PRESERVE THE EXISTING TRANSVERSE REINFORCING STEEL TO THE MAXIMUM EXTENT POSSIBLE.
8. ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE PAVEMENT AND HAVE THE SAME COMPRESSIVE STRENGTH.
9. PAVEMENT REINFORCEMENT SHALL BE #3 BARS, SPACED AT 18 INCHES CENTER TO CENTER EACH WAY EXCEPT WHERE OTHERWISE NOTED IN THE PLANS OR TxDOT REPORT.
10. BAR LAPS SHALL BE 50 DIAMETERS IN LENGTH.
11. ALL STRIPES SHALL BE 4 INCHES WIDE, UNLESS OTHERWISE NOTED.
12. INSTALLATION AND PLACEMENT OF IRRIGATION SLEEVES AND UTILITY CONDUITS SHALL BE IN ACCORDANCE WITH LANDSCAPE ARCHITECT AND MEP PLANS. CONTRACTOR TO VERIFY ALL SLEEVES HAVE BEEN PLACED PRIOR TO PAVING BEING PLACED.
13. SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.

APPROVED: DEVELOPMENT COORDINATOR
DATE:



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KYLE F. WHITE, P.E. 105330 ON 04/04/2017. ATTESTATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

NO.		DATE		REVISION	
03/01/2017		ADDENDUM 3			
Pacheco Koch					
20445 STATE HWY 245, SUITE 300 HOUSTON, TX 77077 (281) 884-0333 TX REG. ENGINEERING FIRM 7-14439 TX REG. SURVEYING FIRM 15-1008000					
PAVING PLAN					
MERCEDES BENZ SPRINTER					
& CERTIFIED PRE-OWNED					
CAR DEALERSHIP					
CITY OF RICHMOND, FORT BEND COUNTY, TEXAS					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE NO.
KFW	BKE	JAN 2018	1"=40'		C7.01

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4

U.S. HIGHWAY 59 (SOUTHWEST FREEWAY)
R.O.R. WIDTH VARIES (PLAT NO. 20150278, F.B.C.P.R.)

N 75°22'58" E 803.39'

SHOWROOM AND GARAGE.
FF=75.30

PARKING GARAGE
FF=75.21

SANSBURY BLVD.
120' R.O.W. (PLAT NO. 20150026, F.S.C.M.R.)

SANSBURY BLVD.
120' R.O.W. (PLAT NO. 20780028, F.B.C.M.R.)

LEGENDA

-
- 1/2" BOLLARD
 1/2" ELECTRIC METER
 1/2" POWER POLE
 1/2" LIGHT STANDARD
 1/2" WATER METER
 1/2" HYDRANT
 1/2" VALVE
 1/2" IRRIGATION CONTROL VALVE
 1/2" FINE HYDRANT
 1/2" CLEANOUT
 1/2" MANHOLE
 1/2" TRAFFIC SIGNAL CONTROL
 1/2" TRAFFIC SIGNAL POLE
 1/2" TELEPHONE BOX
 1/2" FLOOD LIGHT
 1/2" FLAG POLE
 1/2" TRAFFIC SIGN
 1/2" 1/2-INCH HIGH ROAD
 1/2" 7/8-INCH HIGH ROAD
 1/2" W/PATCHED KOCH'S CAP SET
 1/2" CONTROLLING MONUMENT
 1/2" FENCE
 1/2" OVERHEAD UTILITY LINE
 1/2" EAST CONTOUR
 1/2" PROPOSED CONTOUR
- 0 20 40 60 80 100 120
 GRAPHIC SCALE IN FEET
- PROPOSED DRAINAGE FLOW DIRECTION
 PROPOSED CONSTRUCTION ENTRANCE
 INLET PROTECTION
 SHIFT FENCE (LIMITS OF DISTURBED AREA)
 DITCH DAM


POLLUTION CONTROL GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED TO PROVIDE MEANS TO PREVENT OR MINIMIZE POLLUTION OF STREAM WATER.
2. THE CONSTRUCTION ACTIVITY INCLUDED IN THIS PLAN WILL INCLUDE:
- 2.1. CLEARING AND GRUBBING
 - 2.2. FILLING GRADING
 - 2.3. ROAD GRADING
 - 2.4. FINAL GRADING
 - 2.5. UTILITY INSTALLATION
 - 2.6. PAVEMENT INSTALLATION
3. BUILDING CONSTRUCTION
- 3.1. THE TOTAL ESTIMATED LAND AREA TO BE DISTURBED IS 8,320 ACRES.
- 3.2. THE ESTIMATED RUNOFF COEFFICIENT UPON COMPLETION OF THE PROJECT IS 0.60
- 3.3. STORM WATER EXITS THE SITE COLLECTED BY AN EXISTING DRAINAGE SYSTEM MAINTAINED BY THE CITY OF RICHMOND, TEXAS.
- 3.4. AREAS ON THE SITE ARE GENERALLY EXPANSIVE CLAYS.
- 3.5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION PROTECTION AROUND THE WORK AREA PERIMETER AND AT ALL INLET MOUTHS PRIOR TO COMMENCING WORK AND UNTIL THE WORK AREA HAS BEEN STABILIZED.
- 3.6. THE CONTRACTOR SHALL MAINTAIN ALL EXPOSED SOIL FROM CONSTRUCTION ACTIVITIES PRIOR TO EXITING THE SITE.
- 3.7. ALL DISTURBED AREAS WHICH WILL NOT BE RE-CONSTRUCTED FOR 14 DAYS MUST BE BENEATH STABILIZED MATERIALS BY THE CONTRACTOR TO CONTROL EROSION. THE CONTRACTOR HAS 14 DAYS TO HAVE ALL STABILIZATION AND EROSION CONTROL DEVICES IN PLACE.
- 3.8. THE CONTRACTOR SHALL UNDERTAKE PROPER METHODS TO REDUCE SOIL DUST GENERATION FROM THE SITE.
- 3.9. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL DEVICES AND LOGS THROUGHOUT RECONSTRUCTION AND EROSION CONTROL.
4. SEDIMENTATION
- 4.1. THIS PLAN, AS PART OF THE SWPPP, MUST BE KEPT AT THE CONSTRUCTION FACILITY DURING THE ENTIRE CONSTRUCTION PERIOD.
- 4.2. CONSTRUCTION SHALL PROVIDE FOR THE EXCAVATION OF AN ON-SITE SEDIMENTATION BASIN FOR THE COLLECTION OF SEDIMENT PRIOR TO THE DISCHARGE OF GREATER THAN 10 ACRES OF LAND.
- 4.3. ALL FINISHED GRASSES ARE TO BE HYDROMULCHED, SPOT SOODED OR SEEDED AND WATERED UNTIL GROWTH IS ESTABLISHED ON OR IN THE BASIN.
- 4.4. A PIT OR WASH OUT BASIN SHALL BE CONSTRUCTED ON-SITE BY THE CONTRACTOR FOR THE "WASH OUT" OF CONCRETE TRUCKS, BASIN SHALL CONFORM TO LOCAL, STATE, AND FEDERAL REGULATIONS.
- 4.5. ALL TRUCKS AND EQUIPMENT WITH ANY TYPE OF TIRE SHALL BE WASHED AT THE CONSTRUCTION SITE, AND FEDERAL REGULATIONS SHALL BE USED FOR ANY TEMPORARY FUEL STORAGE TANK ON-SITE.
- 4.6. IF ANY DISCHARGE OF OIL OR GREASE OCCURS, THE CONTRACTOR SHALL LOCATE AND FILTER THE DISCHARGE TO REMOVE SEDIMENT AND OTHER POLLUTANTS BEFORE THE WATER LEAVES THE SITE.
- 4.7. TO PREVENT DAMAGE TO VEGETATION IN DOWNSTREAM WATER COURSES, LIMIT ANY PROPOSED LEAK OR DISCHARGE OF OIL OR GREASE TO THAT WHICH CAN BE MIXED AND COMPACTED BY THE END OF EACH WORK DAY.
- 4.8. GEOTEXTILE FABRIC IS NOT EFFECTIVE IN FILTERING LEAK SUCH AS THE GRAIN SIZE IS SMALLER THAN THE OPENING SIZE.
5. WHELY PARKING AREAS, STAGING AREAS, STOCKPILES, SPILLS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STREAM WATER QUALITY. OTHERWISE, COVERING OR ENCLOSING THE AREAS WITH IMPERVIOUSLY MEASURED MATERIALS TO PREVENT EROSION AND POLLUTION.
6. STORE: ALL TRASH AND BUILDING MATERIALS WASTE IN AN ENCLOSURE UNTIL IT CAN BE PROPERLY DISPOSED.
7. TRACKING OF SEDIMENT OFF-SITE BY TRUCK TRAFFIC SHALL BE HANDLED THROUGH REGULAR CLEANING.
8. INSPECTIONS SHALL BE CONDUCTED BY THE PERMITTEE AT LEAST TWICE WEEKS AND TWENTY-FOUR HOURS AFTER EACH RAINFALL EVENT THAT EXCEEDS THE WORKING RAINFALL RATE. INSPECTIONS ARE DEFINED AS:
- 22.1. TRACKING OF SEDIMENT OFF-SITE BY TRUCK TRAFFIC SHALL BE HANDLED THROUGH REGULAR CLEANING.
 - 22.2. AREAS USED TO STORE THE STATE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
 - 22.3. CONSTRUCTION CONTROL MEASURES.
 - 22.4. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
 - 22.5. IDENTIFICATIONS OF MEASURES THAT NEED TO BE MAINTAINED, MODIFIED, OR ADDED TO CORRECT
9. CONTRACTOR SHALL MINIMIZE THE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION GRADING, DRILLING, LANDING, AND OTHER MATERIALS TO PRECIPITATION, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE TO PRECIPITATION AND STORMWATER.
10. CONTAIN ALL STABILIZED EXPOSED SOIL, WITHIN AND ADJACENT TO THE SITE, THAT IS DISTURBED BY VEHICLES, AND PREVENT ALL RUNOFF FROM MATERIAL USED IN SUBGRADE STABILIZATION.
11. EROSION CONTROL DEVICES TO BE COVERED BY PLASTIC OR SURROUNDED BY EROSION CONTROL STRUCTURES TO CONTROL SEDIMENT RELEASES.
12. CONTRACTOR SHALL PROTECT SLOPES IN EXCESS OF 15% IN ORDER TO MINIMIZE EROSION OF SOILS AND THE DISTURBANCE OF EROSION.
13. VEGETATION TO BE PRESERVED WHERE EVER POSSIBLE TO HELP REDUCE EROSION. WHERE VEGETATION MUST BE REMOVED, PREPARE A RESEEDING TOPSOIL IN ORDER TO RESEED THE AREA.
14. MINIMIZE SOIL COMPACTION IN AREAS INTENDED FOR POST CONSTRUCTION PERVIOUS SURFACE.

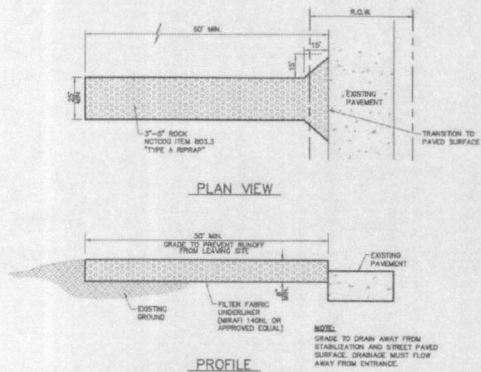
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DEVELOPMENT COORDINATOR
DATE: 4/13/18



THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY KYLE F. WHITIS, P.E. 101330 ON
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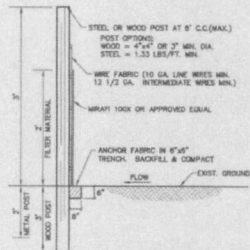
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	EROSION CONTROL PLAN				
	MERCEDES BENZ SPRINTER				
	& CERTIFIED PRE-OWNED				
CAR DEALERSHIP					
CITY OF RICHMOND, FORT BEND COUNTY, TEXAS					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE
KFW	BKE	JAN 2018	1"=40'		
					C8.01

MB SPRINTER CPO



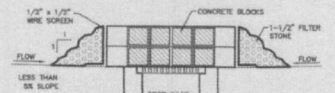
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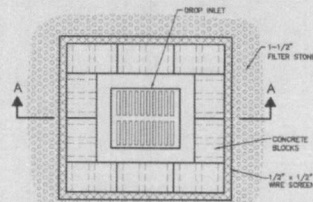


SILT FENCE

NOT TO SCALE



SECTION A-A



PLAN VIEW

DROP INLET PROTECTION

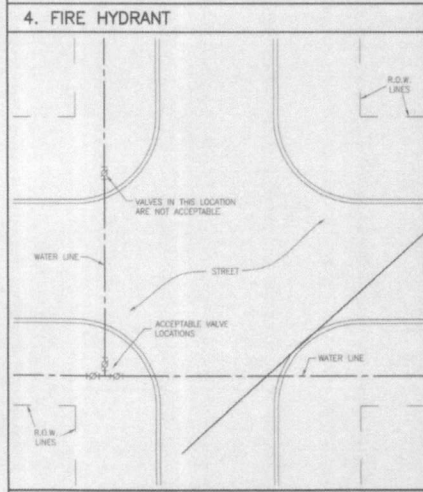
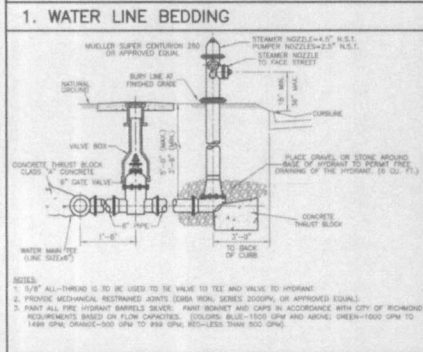
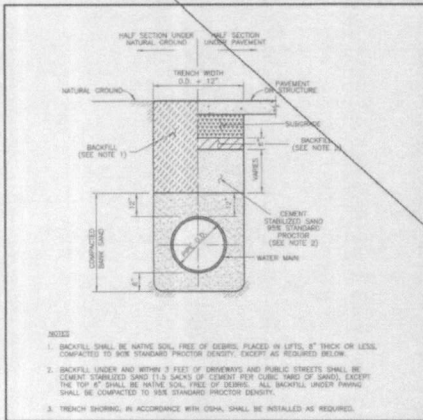
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APPROVED: *[Signature]*
DATE: 4/13/18

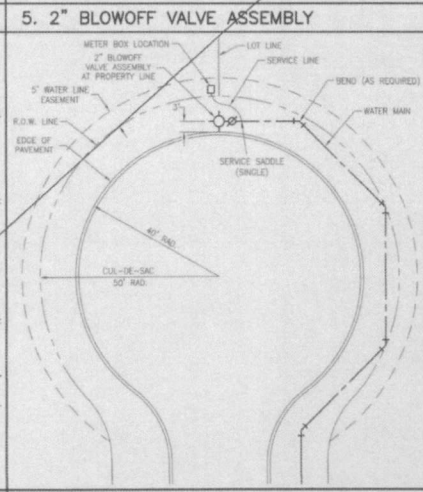
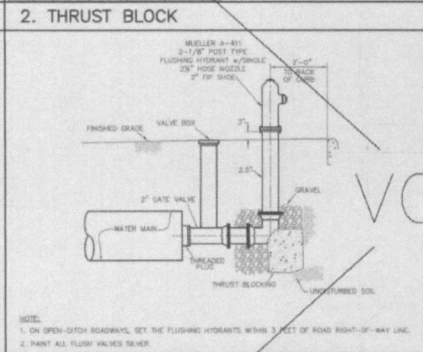
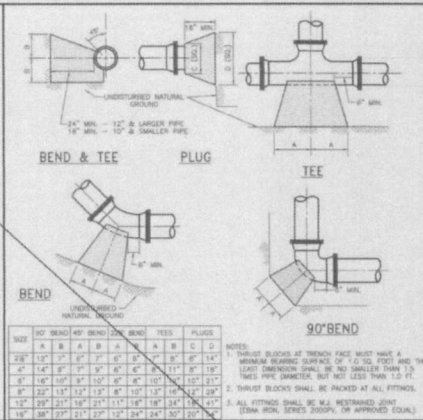


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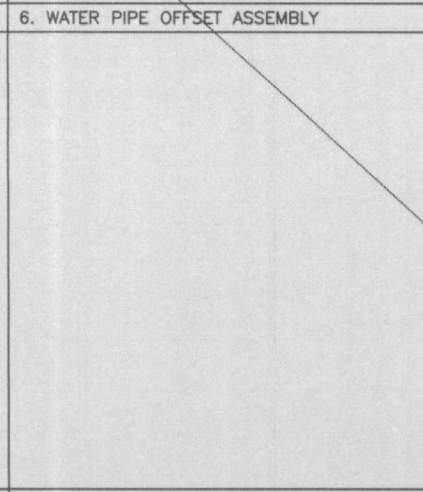
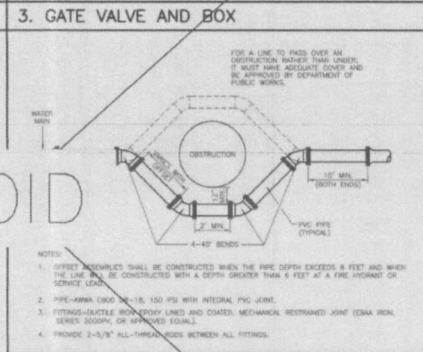
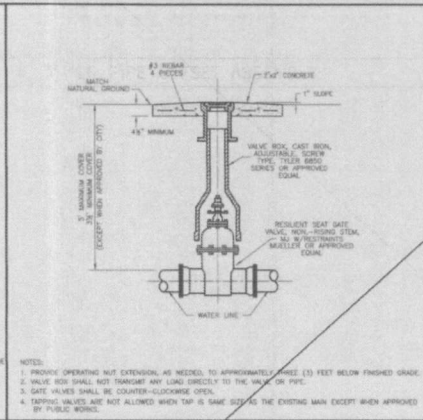
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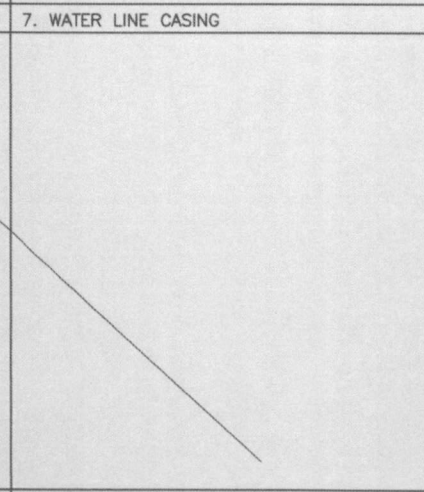
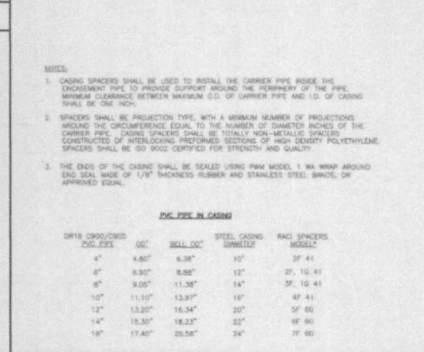
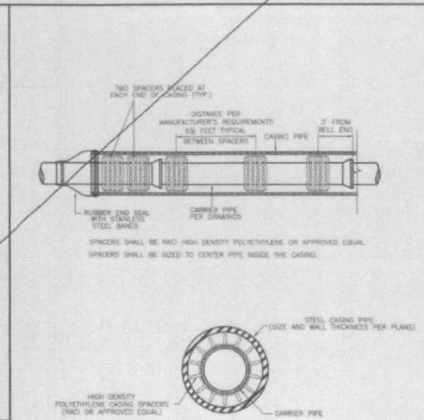
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2. FIRE HYDRANT

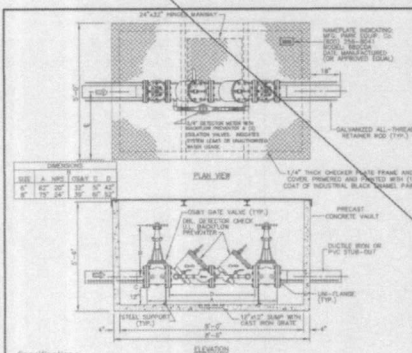


3. WATER LINE CASING



4. VALVE LOCATION PLAN

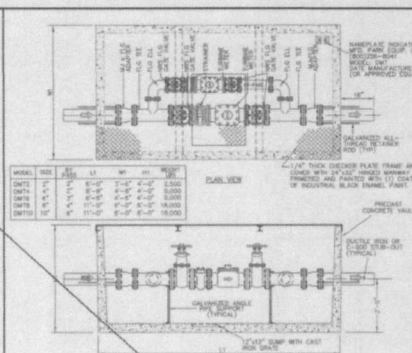
CITY OF RICHMOND STANDARD CONSTRUCTION DETAILS			
WATER			
SCALE		DESIGNED BY: RWS	
HORIZONTAL	1" = 10'	DRAWN BY: JCB	
VERTICAL	1" = 10'	CHECKED BY: RWS	
DATE: OCTOBER 24, 2005		JOB NO:	
DWG. NO:		SHEET:	
		R-2	
NO.	DATE	REVISIONS	APP.
CITY OF RICHMOND APPROVALS			
LESLIE KURTZ, DIRECTOR OF PUBLIC WORKS		DATE:	
GARRIN SCHWARTZ, WATER SUPERINTENDENT		DATE:	
WAKE WHITE, WASTEWATER SUPERINTENDENT		DATE:	
JAN WHITFIELD, STREET SUPERINTENDENT		DATE:	
TIMOTHY PINK, PARKS SUPERINTENDENT		DATE:	



Specifications
 CONCRETE - Class 1 concrete with design strength of 4,500 psi and at 28 days. Unit is of monolithic construction at floor and first stage of riser with reinforced concrete support. Class 1 concrete weight of approximately 150 lbs/cu yd.
 REINFORCEMENT - Grade 60 reinforcement. Steel reinforcement to ASTM A615 or equivalent section or equal.
 STEEL COVER - 1/4\"/>

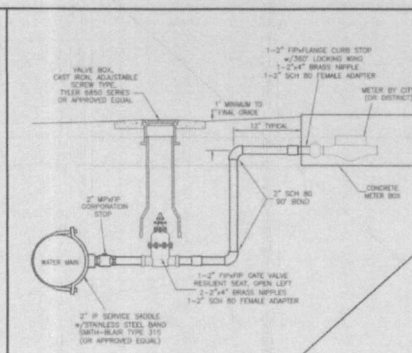
Notes:
 Manufacturer shall provide certified engineering data and frequency recommendations.

1. DOUBLE CHECK DETECTOR ASSEMBLY



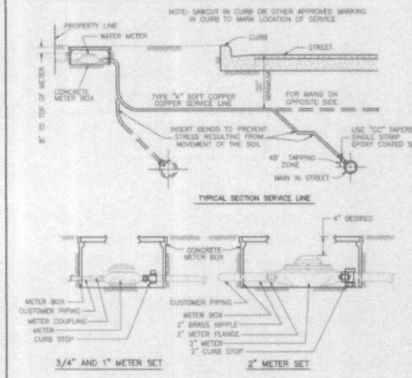
Specifications
 CONCRETE - Class 1 concrete with design strength of 4,500 psi and at 28 days. Unit is of monolithic construction at floor and first stage of riser with reinforced concrete support.
 REINFORCEMENT - Grade 60 reinforcement. Steel reinforcement to ASTM A615 or equivalent section or equal.
 STEEL COVER - 1/4\"/>

2. DOMESTIC TURBINE WATER METER ASSEMBLY

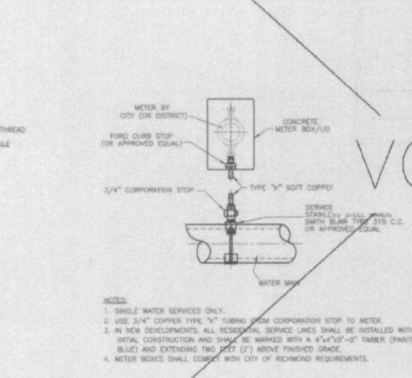


Notes:
 USE ONLY 2\"/>

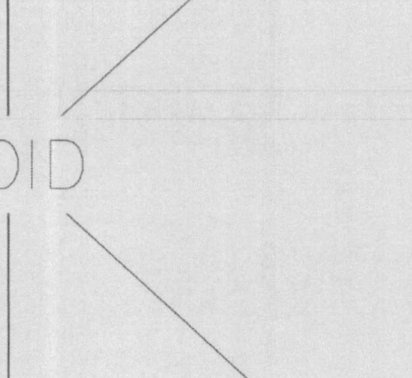
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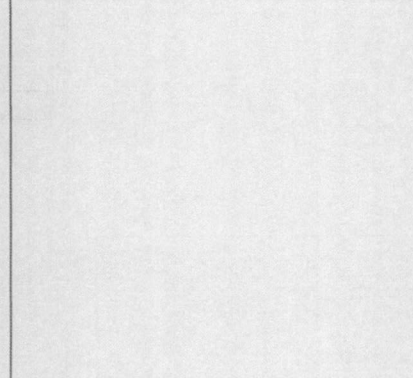
4. RESIDENTIAL WATER METER AND SERVICE LINE



Notes:
 1. SINGLE WATER SERVICES ONLY.
 2. USE 3/4\"/>



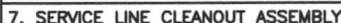
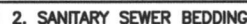
Notes:
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 2. USE 3/4\"/>



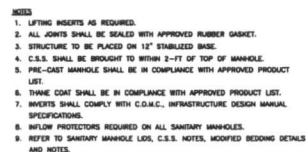
Notes:
 1. SINGLE WATER SERVICES ONLY.
 2. USE 3/4\"/>

NO.	DATE	REVISIONS	APP.
CITY OF RICHMOND APPROVALS			
GENEY KURTZ, DIRECTOR OF PUBLIC WORKS			DATE
GAREN SCHMIDT, WATER SUPERINTENDENT			DATE
WIDE MOORE, WATERWATER SUPERINTENDENT			DATE
JIM WATKINS, STREET SUPERINTENDENT			DATE
DANIEL PRICE, PAVES SUPERINTENDENT			DATE

CITY OF RICHMOND STANDARD CONSTRUCTION DETAILS WATER			
SCALE		DESIGNED BY: BWS	
HORIZONTAL	1\"/>	DRAWN BY: DGB	
VERTICAL	1\"/>	CHECKED BY: KRM	
DATE: OCTOBER 24, 2008		JOB NO.	
SHEET NO.		SHEET	
Sheet		R-3	



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 Plot date Monday, July 24, 2017 5:37:07 PM



RESILIENT CONNECTORS (ASTM C933) WITH STAINLESS STEEL CLAMPS (TYPICAL)

1'-0" (MINIMUM)

1'-0" (MINIMUM)

1'-0" (MINIMUM)

12° MIN. ANGLE

FOUNDATION MATERIAL

1-1/2 SLOPE

TYPICAL CHANNEL ARRANGEMENTS

PILE

CITY OF RICHMOND STANDARD MANHOLE FRAME AND COVER

CONCRETE MORTAR (NOTE 3)

SEE NOTE 4

ADJUSTMENT RINGS TO BE COMBINED AS NECESSARY (NOTE 1) AND SEALED WITH APPROVED SEALANT

4'-0" DIAMETER (MINIMUM)

BACKFILL (NOTE 11)

PRECAST CONCRETE WALL SECTIONS AND FOOTINGS

PRECAST CONCRETE BASE SECTION

PRECAST OR PREPARED CONCRETE INVERT

RESILIENT CONNECTOR (ASTM C933) WITH STAINLESS STEEL CLAMPS (TYPICAL)

PROVIDE MINIMUM 6" BASE EXTENSION FOR ALL DEPTHS FROM MANHOLE COVER TO INVERT, GREATER THAN 15 FT.

1'-0" (MINIMUM)

1'-0" (MINIMUM)

1'-0" (MINIMUM)

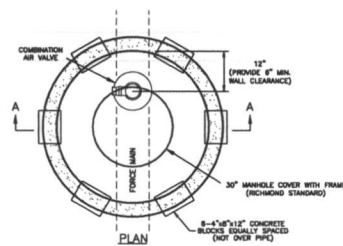
FOUNDATION MATERIAL

SECTION (A)

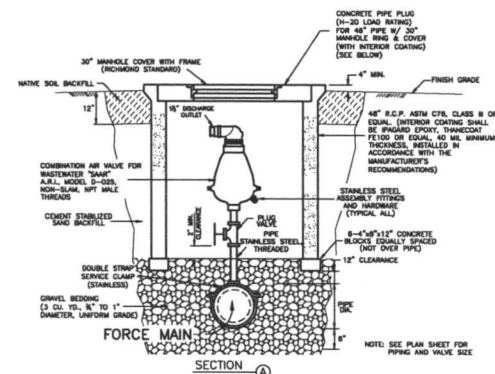
VARIES (SEE PROFILE DRAWINGS)

(SEE PROFILE DRAWINGS)

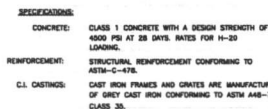
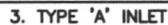
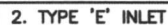
2. SANITARY SEWER MANHOLE



4. SEWERAGE AIR RELEASE VALVE MANHOLE

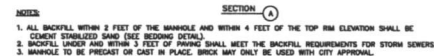


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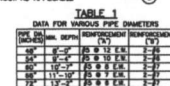


NOTES

1. LIFTING INSERTS AS REQUIRED.
2. ALL JOINTS SHALL BE SEALED WITH APPROVED RUBBER GASKET
3. STRUCTURE TO BE PLACED ON 12" STABILIZED BASE
4. C.S.S. SHALL BE BROUGHT TO WITHIN 2'-FT OF TOP OF MANHOLE.



5. MANHOLE TYPE "C" FOR 42" DIA. R.C.P. AND SMALLER



POP. AGE (MO)	MR. DEPTH	MR. INCLOSURE (A)	MR. INCLOSURE (B)
48	6'-0"	75 @ 12 E.M.	2-26
54	9'-4"	75 @ 10 E.M.	2-28
80	10'-2"	75 @ 8 E.M.	2-27
88	11'-10"	75 @ 7 E.M.	2-27
72	13'-0"	75 @ 8 E.M.	2-27

1. ALL BACKFILL WITHIN 2 FEET OF THE MANHOLE AND WITHIN 4 FEET OF THE TOP RIM ELEVATION SHALL BE CEMENT STABILIZED BACKFILL (SEE BEDDING DETAIL).
2. BACKFILL UNDER AND WITHIN 3 FEET OF PAVING SHALL MEET THE BACKFILL REQUIREMENTS FOR STORM SEWERS.
3. PORTLAND CEMENT GROUT TO MATCH INSET OF PIPE.
4. CAST IN PLACE ONLY. BRICK MAY ONLY BE USED WITH CITY APPROVAL.

GENERAL CONSTRUCTION NOTES:

1. ALL CAST CONCRETE BASES SHALL HAVE #4 REBAR @ 12" C-C EX.
2. CONCRETE SHALL BE 3500 PSI MIN.
3. USE C.S.S. BEDDING AS PER DETAILS 2 SK, COMPACTED 8" LIFTS (MAX.), TO 95% STANDARD.

NOTE

A 4000 psi COLLAR IS REQUIRED TO BRIDGE A 3" OR LARGER GAP, DEFLECTION OR CONNECTION OF DIFFERENT SIZE PIPES. THE COLLAR WILL BE 6" THICK 2 FT WIDE WITH #4 REBAR DOVEILED INTO THE PIPE AND STRUCTURE. FOR A PIPE CONNECTION TO A MANHOLE OR BOX, THE COLLAR WILL BE 1 FOOT WIDE ON THE OUTSIDE OF THE STRUCTURE AND SEALED SMOOTHLY ON THE INSIDE OF THE STRUCTURE WITH NEAL-SHANK GROUT.

NO.	DATE	REVISIONS	APP.

CITY OF RICHMOND
STANDARD CONSTRUCTION DETAILS
STORM SEWER-1



SCALE

DESIGNED BY: U.T.

HORIZONTAL	1° = NTS
VERTICAL	1° = NTS

DIAGN BY:	AGE:
CHECKED BY:	DATE:

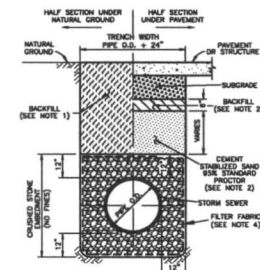
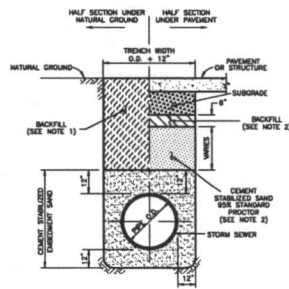
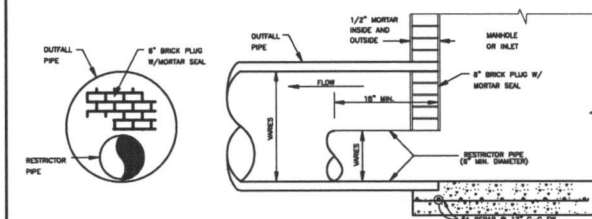
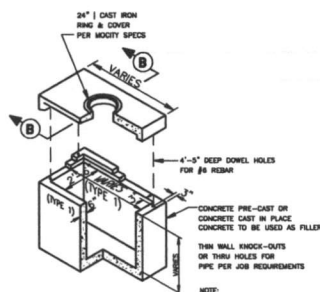
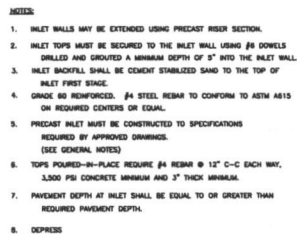
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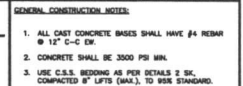
DWG. NO.	
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R-6-17

Show



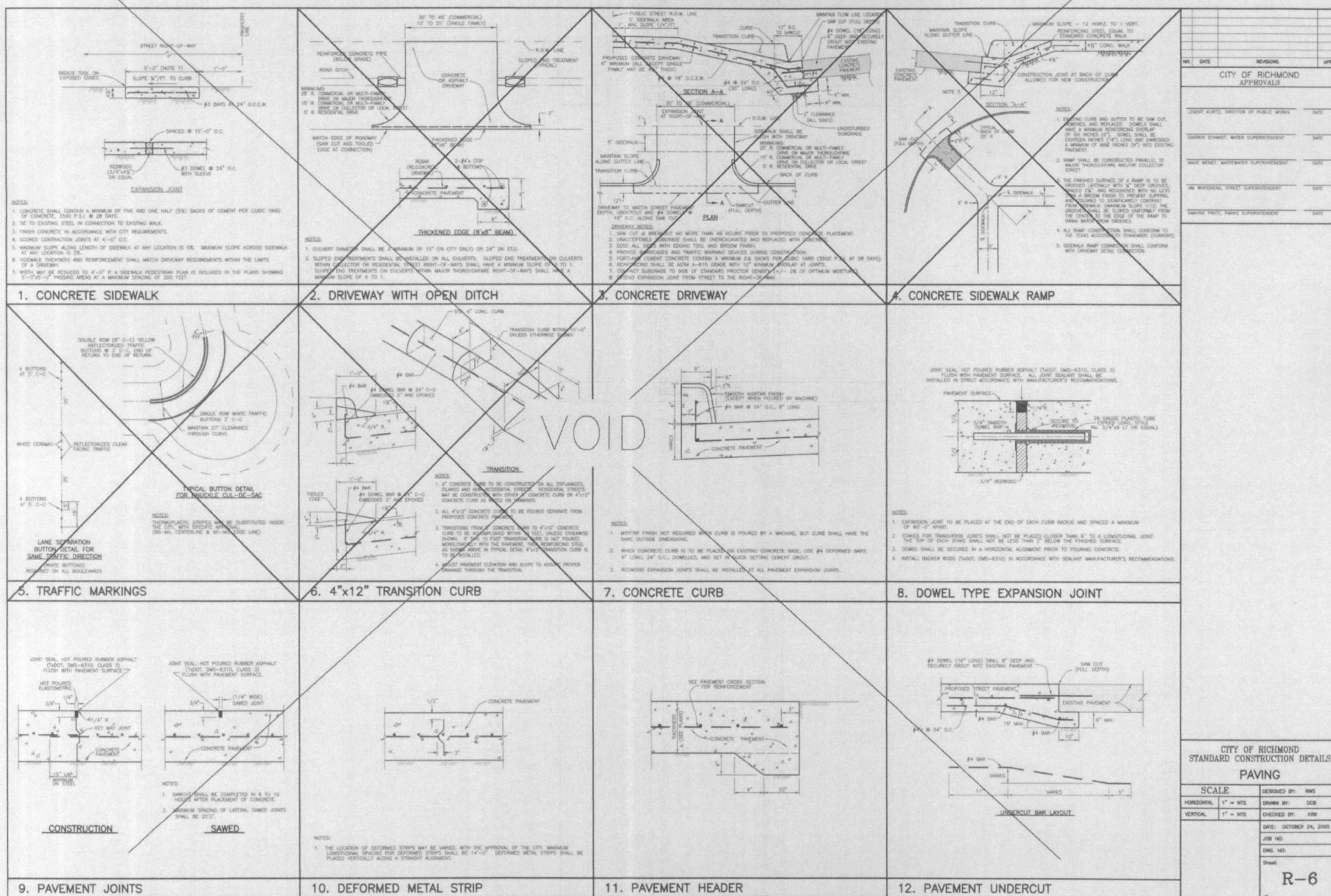
4. STORM SEWER BEDDING FOR WET CONDITIONS

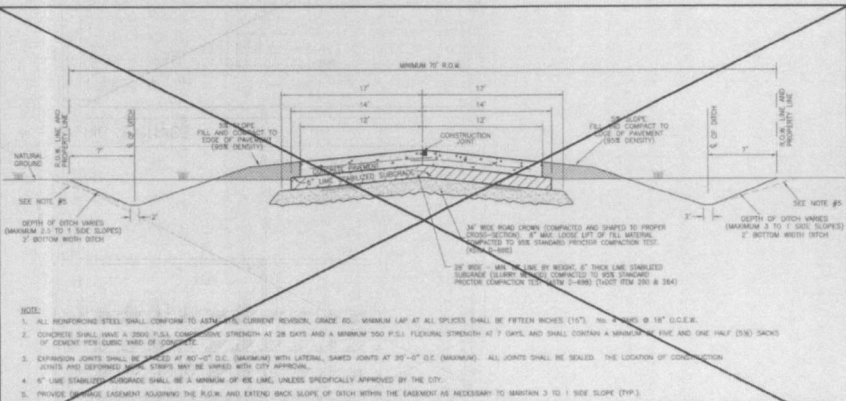
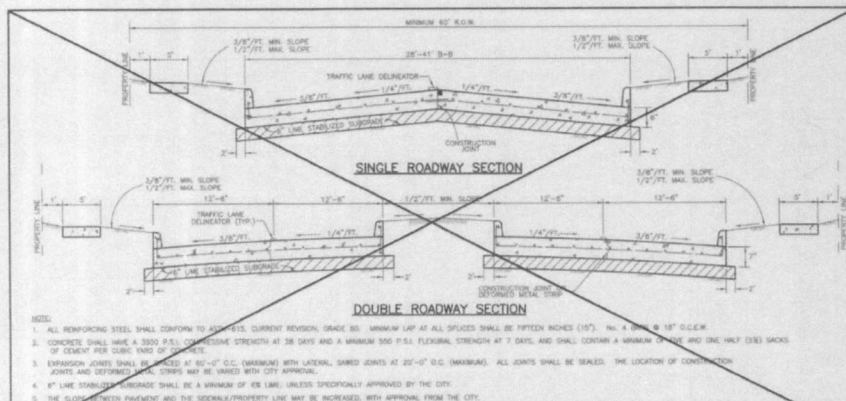


SCALE		DESIGNED BY: LJT
HORIZONTAL	1" = NTS	DRAWN BY: AUS
VERTICAL	1" = NTS	CHECKED BY: HKK
		DATE: 7/24/17
		JOB NO:
		DWG. NO:

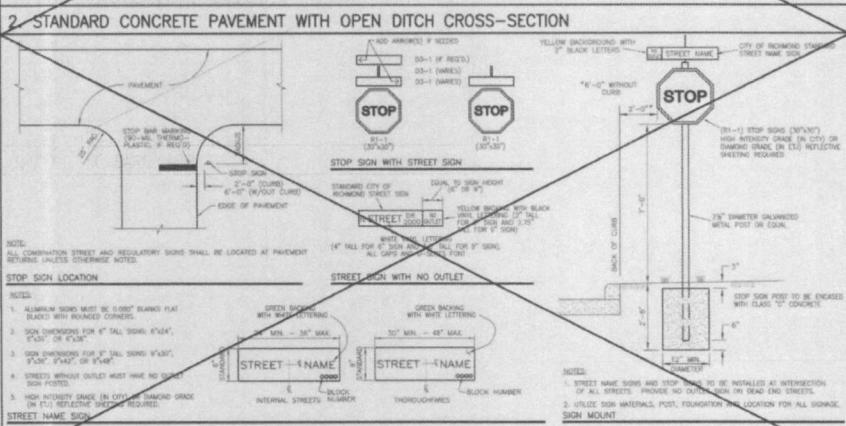
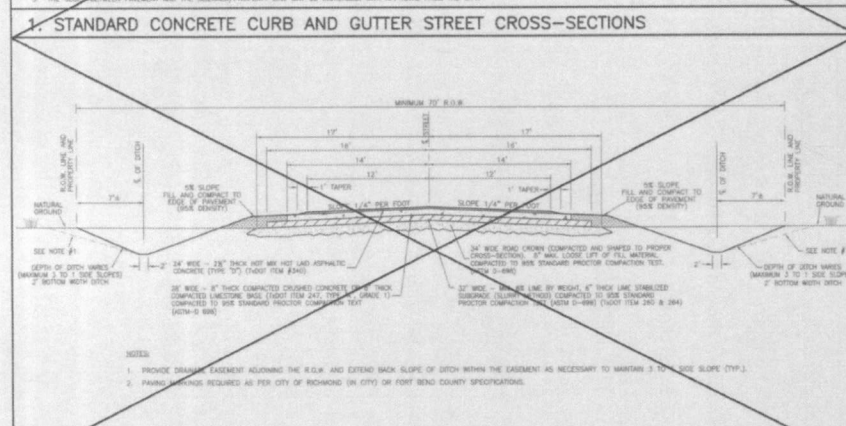
R-7-17

Sheet:

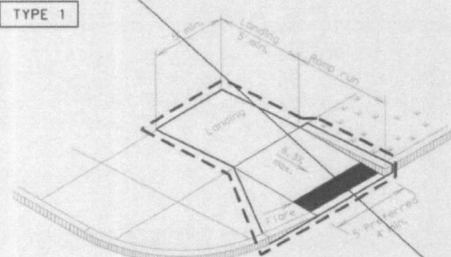




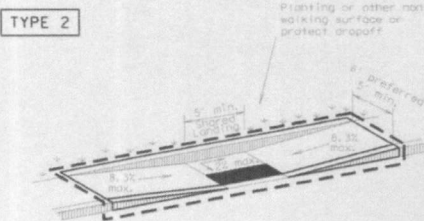
CITY OF RICHMOND	
APPROVALS	
LINEER PLATE, DIRECTOR OF PUBLIC WORKS	DATE
CARRER STREET, WATER SUPERINTENDENT	DATE
MADE WATER, WATERWORK SUPERINTENDENT	DATE
JAN WATERWALL, STREET SUPERINTENDENT	DATE
SHAWNEE, PUBLIC WORKS SUPERINTENDENT	DATE



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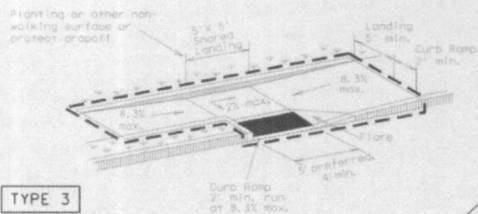


PERPENDICULAR CURB RAMP

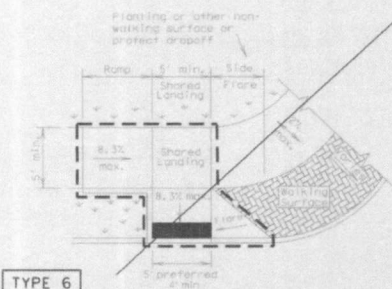


PARALLEL CURB RAMP

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

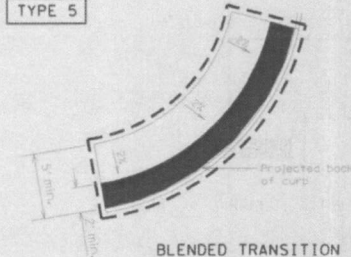


TYPE 3



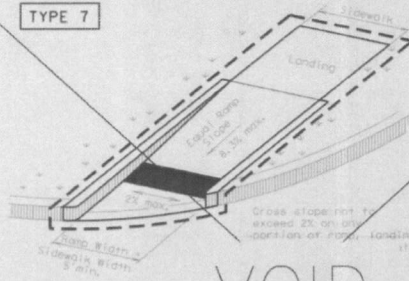
TYPE 6

COMBINATION CURB RAMP



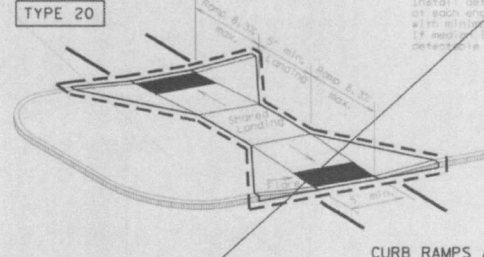
TYPE 5

BLENDED TRANSITION



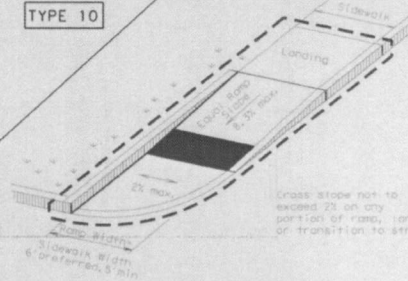
TYPE 7

(Sidewalk set



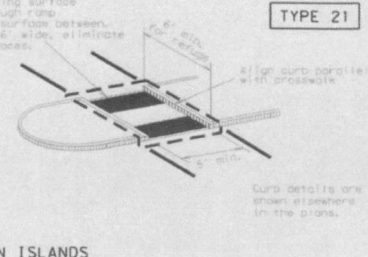
TYPE 20

CURB RAMP AT MEDIAN ISLANDS



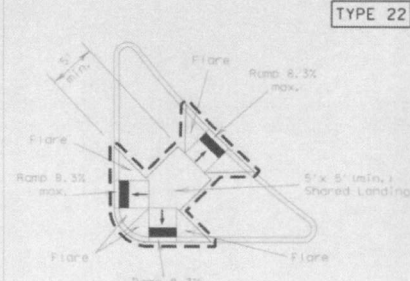
TYPE 10

(Sidewalk adjacent to curb)



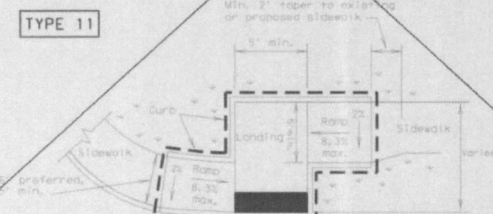
TYPE 21

Curb details are shown elsewhere in the plans.



TYPE 22

COMBINATION ISLAND RAMP



TYPE 11

OFFSET PARALLEL CURB RAMP

VOID

RAMP WITHIN RADIUS

NOTES / LEGEND:

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

W.V. 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 RAMP

PED-12A

Rev	1	2	3	4	5
Date	10/01	01/01	01/01	01/01	01/01
By	WV	WV	WV	WV	WV
Check	WV	WV	WV	WV	WV
Rev	1	2	3	4	5
Date	10/01	01/01	01/01	01/01	01/01
By	WV	WV	WV	WV	WV
Check	WV	WV	WV	WV	WV

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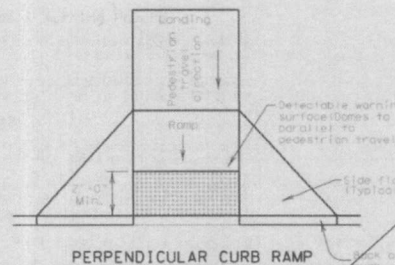
General Notes

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 6'. 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.

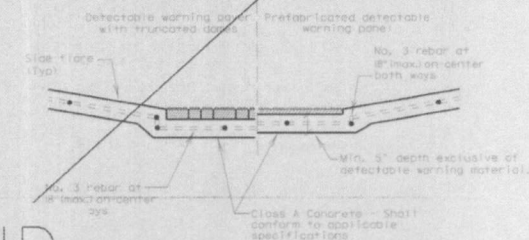
Detectable Warning Material

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.

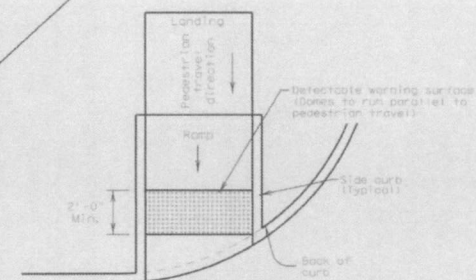


PERPENDICULAR CURB RAMP

Typical placement of detectable warning surface on sloping ramp run.

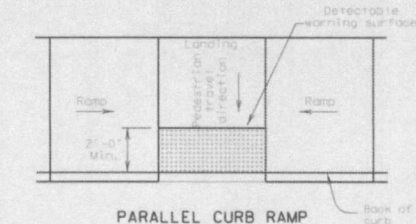


ON: CURB RAMP AT DETECTABLE WARNING



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.

VOID

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 paver saw.

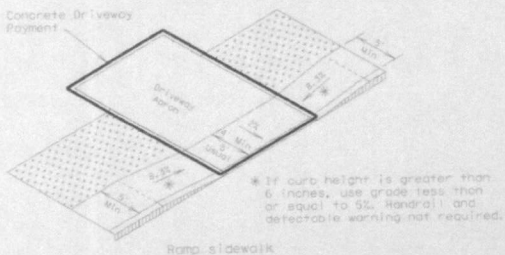
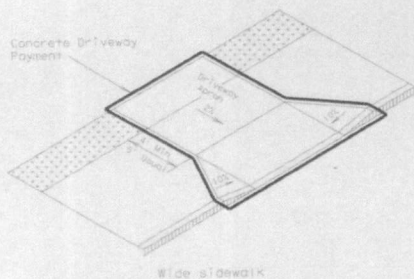
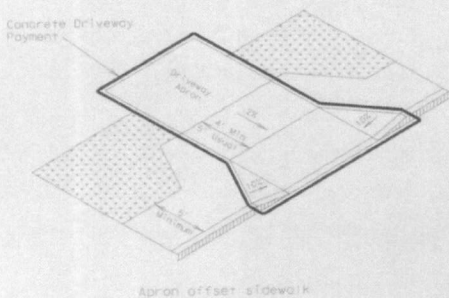
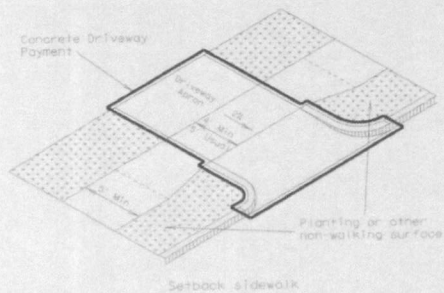
Sidewalks

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.

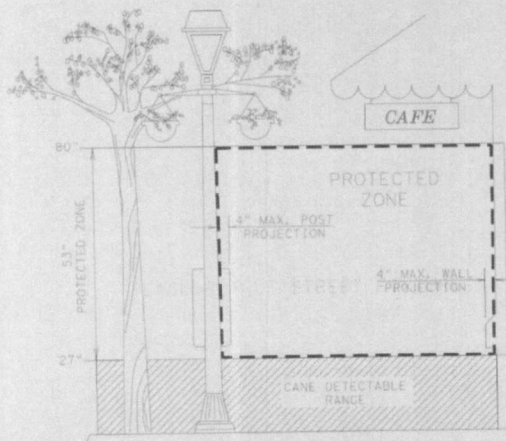
SHEET 2 OF 4

Texas Department of Transportation		Design Division Standard	
PEDESTRIAN FACILITIES CURB RAMPS			
PED-12A			
File# 200720.000	Rev TADOT	Rev RM	Rev TADOT
20 TADOT March 2002	001	001	001
REVISED			
07 June 13, 2012	2012	ENR	SHEET NO.

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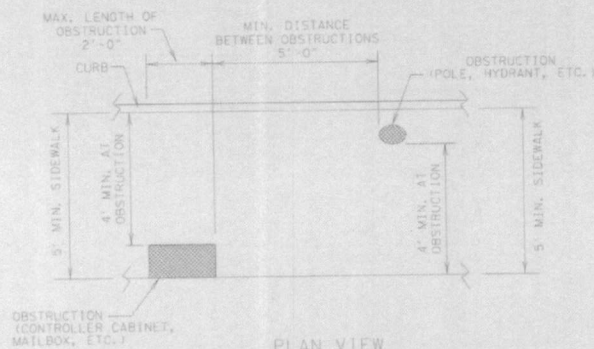


SIDEWALK TREATMENT AT DRIVEWAYS



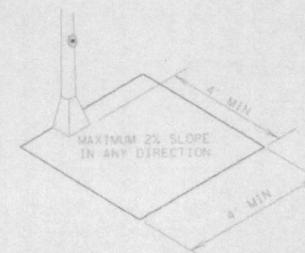
PROTECTED ZONE

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

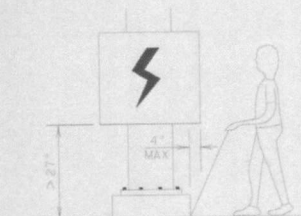


PLAN VIEW
PLACEMENT OF STREET FIXTURES

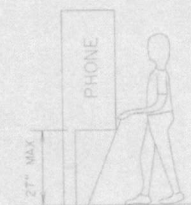
(ITEMS NOT INTENDED FOR PUBLIC USE. MINIMUM 4" x 4" CLEAR GROUND SPACE REQUIRED AT PUBLIC USE FIXTURES.)



CLEAR GROUND SPACE ADJACENT TO PEDESTRIAN PUSH BUTTON



When an obstruction of a height greater than 27" from the surface would create a protrusion of more than 4" into the pedestrian circulation area, construct additional curb or foundation at the bottom to provide a maximum 4" overhang.



Protruding objects of a height ≤ 27" are detectable by cane and do not require additional treatment.

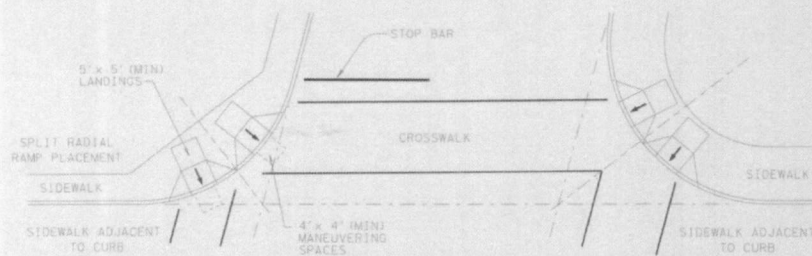
DETECTION BARRIER FOR VERTICAL CLEARANCE < 80"

SHEET 3 OF 4

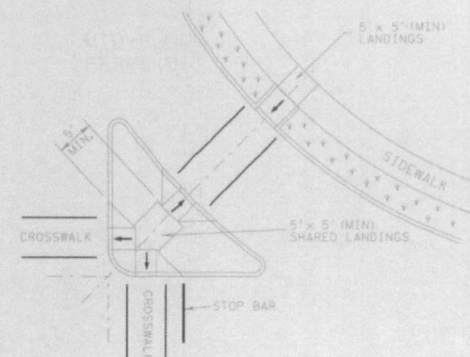
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PEDESTRIAN FACILITIES CURB RAMPS			
PED-12A			
FILED: 08/15/2012 DATE: 08/15/2012 BY: [Signature]	DATE: 08/15/2012 BY: [Signature]	DATE: 08/15/2012 BY: [Signature]	DATE: 08/15/2012 BY: [Signature]
REVISIONS 01: June 13, 2012		SHEET NO.	

MD 4/10/12

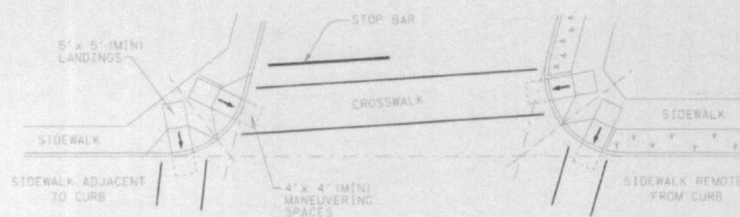
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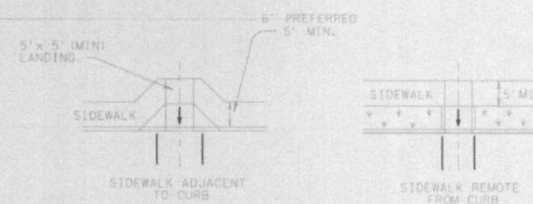
SKewed INTERSECTION WITH "LARGE" RADIUS



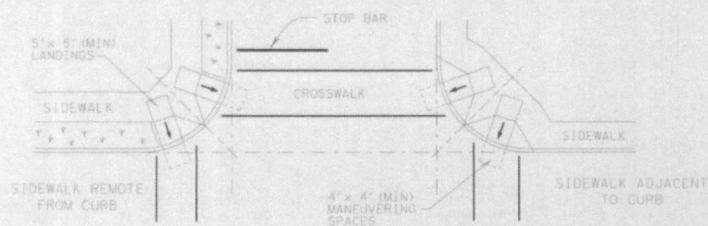
AT INTERSECTION
W/FREE RIGHT TURN & ISLAND



SKewed INTERSECTION WITH "SMALL" RADIUS



MID-BLOCK PLACEMENT
PERPENDICULAR RAMPS



NORMAL INTERSECTION WITH "SMALL" RADIUS

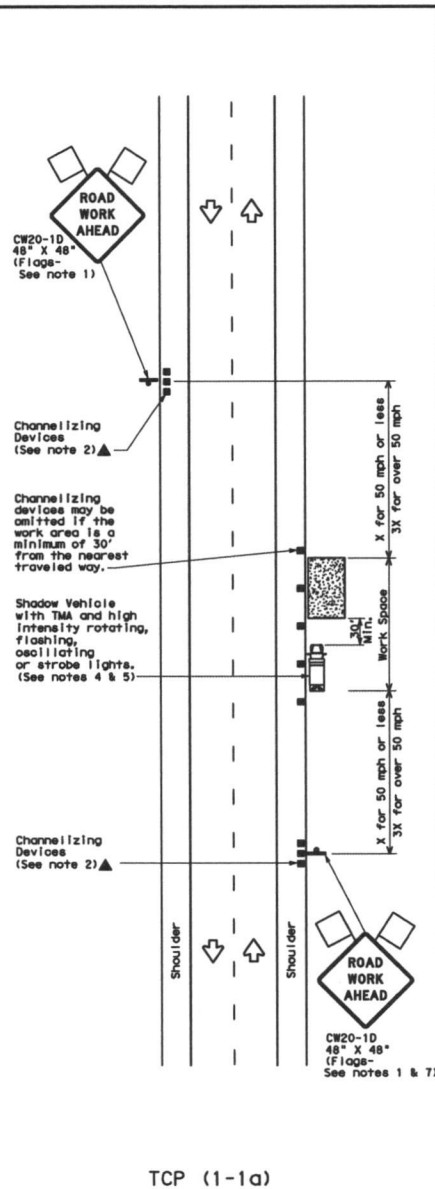
TYPICAL CROSSING LAYOUTS

SHEET 4 OF 4

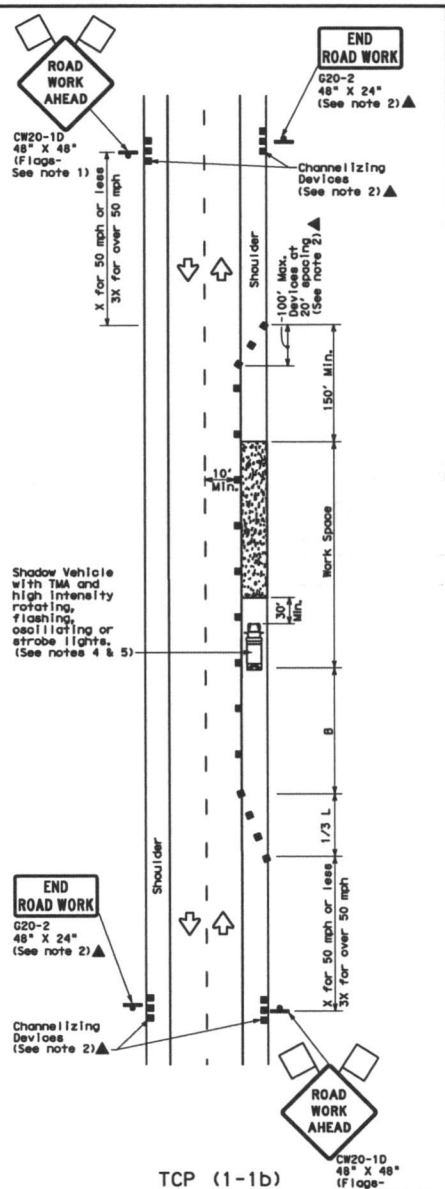
		Design Division Standard	
PEDESTRIAN FACILITIES CURB RAMPS			
PED-12A			
Title: PED12A.dgn Date: 03/14/01 Author: JRM Checked: JRM Date: 03/14/01 Project: 000000	Date: 03/14/01 Author: JRM Checked: JRM Date: 03/14/01 Project: 000000	Date: 03/14/01 Author: JRM Checked: JRM Date: 03/14/01 Project: 000000	Date: 03/14/01 Author: JRM Checked: JRM Date: 03/14/01 Project: 000000
Revision: 01 - June 13, 2012		Date: 06/13/12 Author: JRM Checked: JRM Date: 06/13/12 Project: 000000	Date: 06/13/12 Author: JRM Checked: JRM Date: 06/13/12 Project: 000000

Handwritten signature 4/10/18

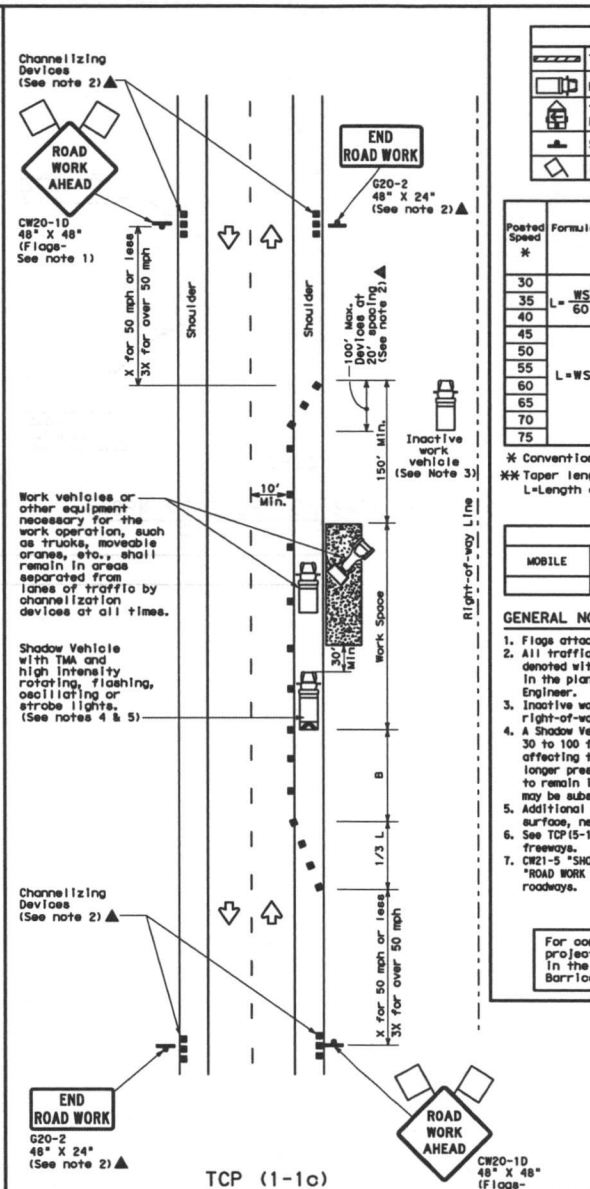
DATE:
FILE:













WORK SPACE NEAR SHOULDER Conventional Roads



WORK SPACE ON SHOULDER Conventional Roads



WORK VEHICLES ON SHOULDER Conventional Roads

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

Posted Speed %	Formula	Minimum Desirable Travel Lengths **		Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing **	Suggested Longitudinal Buffer Spacing **	
		10' Offset	11' 12' Offset	On a Tangent	On a Tangent	Distance		
30	L = $\frac{WS}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45		450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55	L = WS	550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* 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. Flags attached to signs where shown 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, or for routine maintenance work, when approved by the Engineer.
3. Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
4. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
5. Additional Shadow Vehicles with TMAs may be positioned off the paved area of the work near the shoulder to provide additional work zone protection.
6. See TDP-11 for shoulder work on divided highways, expressways and freeways.
7. CR21-9 "SHOULDER WORK" signs may be used in place of CR20-10 "ROAD WORK AHEAD" signs for shoulder work on conventional two-lane roads.

For construction or maintenance contract work, specific project requirements for shadow vehicles can be found in the project GENERAL NOTES for Item 502, Barricades, Signs and Traffic Handling.

 **Texas Department of Transportation**
Traffic Operations Division

TRAFFIC CONTROL PLAN CONVENTIONAL ROAD SHOULDER WORK

TCP (1-1)-12

(C) TxDOT December 1985 REVISIONS 2-94 1-12 8-95 1-97 4-98		DSH TXDOT COMT SECT DIST	CE# TXDOT JOB COUNTY	DSH TXDOT HIGHWAY SHEET NO.	CE# TXDOT
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