

**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: 2018-20324

Applicant: World Wide Packaging L.P./De Anda Engineering

Job Location Site: 503 Randon-Dyer Road, Rosenberg, TX, TX 77471

Bond No. **Date of Bond:** 5/9/2018 **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 Mokales, duly put and carried, it is ORDERED, ADJUDGED AND DECREED that said notice of said above purpose is hereby acknowledged by the Commissioners Court of Fort Bend County, Texas, and that said notice be placed on record according to the regulation order thereof.

Signature

By:

Sean Eglinton
County Engineer

Presented to Commissioners Court and approved.

Date Recorded 5-25-2018

Comm. Court No. 13B

N/A

By:

Drainage District Engineer/Manager

Clerk of Commissioners Court

By:

Arinda Wilkins
Deputy



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

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

- ☐ Right of Way Permit
☒ Commercial Driveway Permit

Permit No: 2018-20324

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:

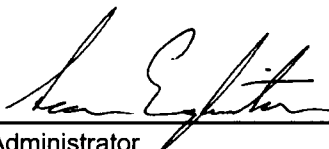
- ☐ County Attorney, approval when applicable.
- ☐ Perpetual bond currently posted. Bond No: _____ Amount: _____
- ☒ Performance bond submitted. Bond No: [REDACTED] Amount: \$5,000.00
- ☐ Cashier's Check Check No: _____ Amount: _____

(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

34



**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, World Wide Packaging L.P. whose address is 503 Randon Dyer Rd, Rosenberg, TX 77471-7962 Texas, hereinafter called the Principal, And Insurors Indemnity Company, a Corporation existing under and by virtue of the laws of the state of Texas and authorized to do an indemnifying business in the state of Texas, and whose principal office is located at 225 South 5th Street, Waco, TX 76701, whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought whining said state is Insurors Indemnity Co and Whose address is 225 South 5th Street, Waco, TX 76701, hereinafter called the Surety, and held and firmly bound unto, Robert e. Hebert, County Judge of Fort Bend County, Texas, or his successors in office, in the full sum of Five Thousand Dollars and Zero Cents 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;

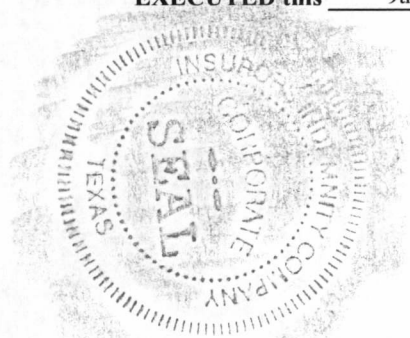
AND WHEREAS, the principal desires to provide Fort Bend County with a performance bond covering all such cable, conduit and/or pole line activity, commercial driveway and median openings or modifications;

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 9th day of May, 20 2018.



World Wide Packaging L.P.

PRINCIPAL

BY

Insurors Indemnity Company

SURETY

BY

Al McDonald

POWER OF ATTORNEY of INSURORS INDEMNITY COMPANY Waco, Texas

KNOW ALL PERSONS BY THESE PRESENTS:

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

Ali McDonald of the City of Richmond, State of TX

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

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

Attest:

Tammy Tieperman
Tammy Tieperman, Secretary

INSURORS INDEMNITY COMPANY

By:

Dave E. Talbert
Dave E. Talbert, President

State of Texas
County of McLennan

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

Shelli Carver
Notary Public, State of Texas



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

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

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

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

In Witness Whereof, I have set my hand and the seal of INSURORS INDEMNITY COMPANY on this 9th day of May, 2018.

Tammy Tieperman
Tammy Tieperman, Secretary

NOTE: IF YOU HAVE ANY QUESTION REGARDING THE VALIDITY OR WORDING OF THIS POWER OF ATTORNEY, PLEASE CALL 800 933 7444 OR WRITE TO US AT P. O. BOX 2683, WACO, TEXAS 76702-2683 OR EMAIL US AT CONFIRMATION@INSURORS.COM.



P&C 877 282 1625
Bonds 800 933 7444

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

IMPORTANT NOTICE - AVISO IMPORTANTE

To obtain information or make a complaint:

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

1-800-933-7444

You may also write to Insurors Indemnity Company at:

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

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

1-800-252-3439

You may write the Texas Department of Insurance at:

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

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

E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact the agent or the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:

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

Para obtener informacion o para someter una queja:

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

1-800-933-7444

Usted tambien puede escribir a Insurors Indemnity Company:

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

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

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

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

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

E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concemiente a su prima o a un reclamo, debe comunicarse con el agente o la compania primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA:

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

May 25, 2018 11:12:24 AM

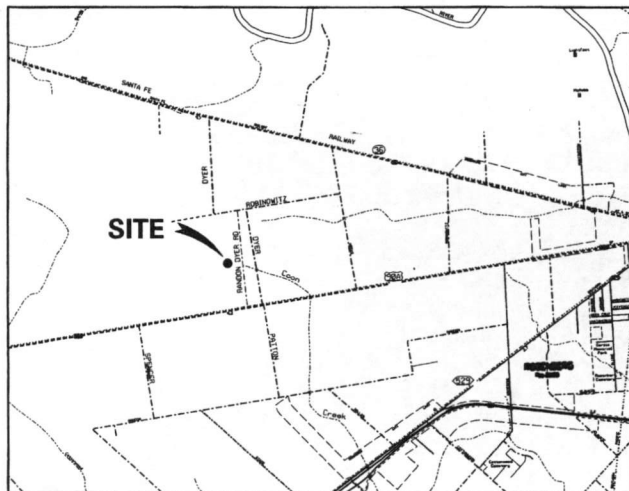


FEE: \$0.00

RMM

2018057064

WORLDWIDE PACKING, LP PROPOSED WAREHOUSE BUILDINGS AT 503 RANDON-DYER ROAD ROSENBERG, FORT BEND COUNTY, TX 77471



VICINITY MAP

KEY MAPS 602-M AND 603-J

LIST OF DRAWINGS

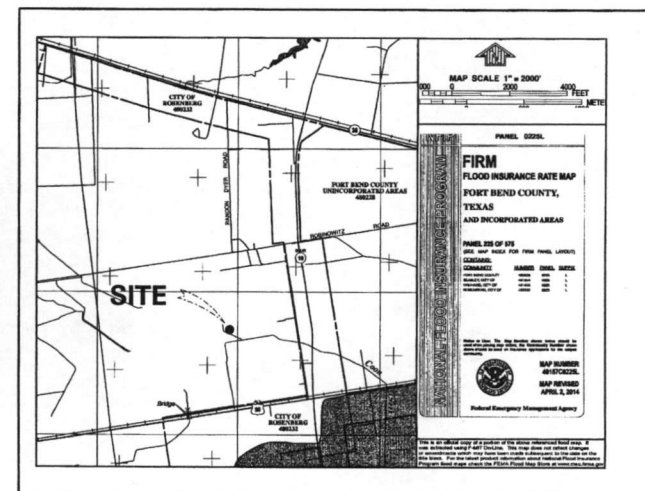
DWG	DESCRIPTION	SHT
C-1	COVER SHEET	1
C-2	TOPOGRAPHIC MAP AND EXCAVATION PLAN	2
C-3	DRAINAGE PLAN AND STORM SEWER CALCULATIONS	3
C-4	CIVIL SITE PLAN AND HORIZONTAL CONTROL PLAN, 1 of 3	4
C-5	CIVIL SITE PLAN AND HORIZONTAL CONTROL PLAN, 2 of 2	5
C-6	CIVIL SITE PLAN AND HORIZONTAL CONTROL PLAN, 3 of 3	6
C-7	SECTIONS AND CIVIL CONSTRUCTION DETAILS, 1 of 3	7
C-8	SECTIONS AND CIVIL CONSTRUCTION DETAILS, 2 of 3	8
C-9	SECTIONS AND CIVIL CONSTRUCTION DETAILS, 3 of 3	9
C-10	FIRE APPARATUS ACCESS LANES PLAN AND DETAILS	10
C-11	STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND DETAILS	11

USAGE OF WAREHOUSES

ALL WAREHOUSE BUILDINGS TO STORE
NON-COMBUSTIBLE STONE QUARTZ SLABS.

FORT BEND COUNTY NOTES:

1. THE ENGINEERING DEPARTMENT MUST BE NOTIFIED OF PRE-CONSTRUCTION MEETINGS AND ALL PAVING ACTIVITIES AT: CONSTRUCTION@fortbendcountytx.gov
2. CONTRACTOR SHALL OBTAIN PERMIT(S) FROM THE FORT BEND COUNTY ENGINEERING DEPARTMENT PRIOR TO ANY WORK WITHIN COON CREEK ULTIMATE RIGHT-OF-WAY (R.O.W.).



FIRM MAP

No. 48157C0225 L. REV. 4.02/2014

CIVIL SITE CONSTRUCTION PLANS

FEBRUARY 12, 2018



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ARNOLD DE ANDA, P.E. 38752 ON FEBRUARY 12, 2018.

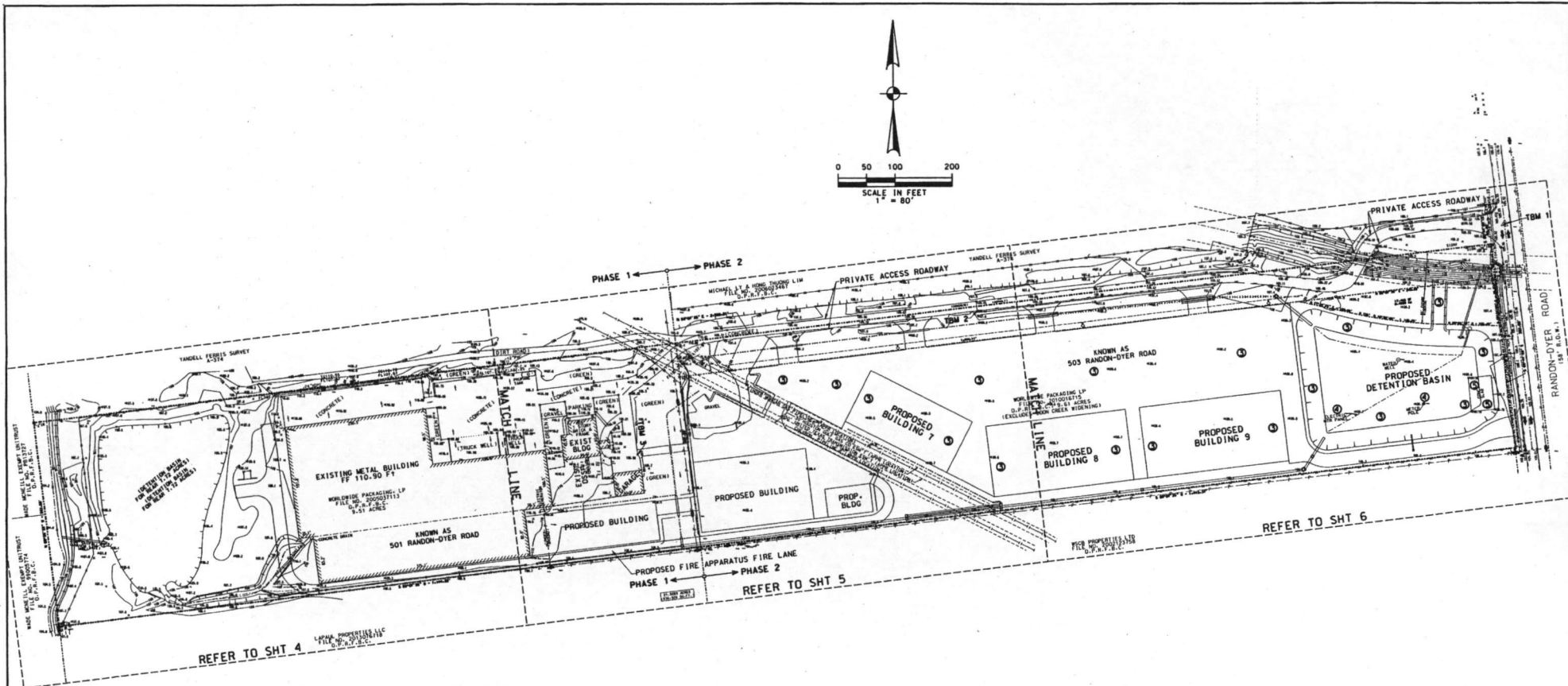
Arnold De Anda

PROP. WAREHOUSE BUILDINGS
AT
503 & 503 RANDON-DYER ROAD
ROSENBERG, FORT BEND CO., TX 77471
Owner: **Worldwide Packing, LP**
Rosenberg, TX 77471
COVER SHEET

FORT BEND COUNTY ENGINEER
ENGINEER: *Arnold De Anda, P.E.*
FOR: *Richard W. Stott, P.E.*
DATE: *4/12/18*
These Signatures are valid if Construction has not commenced in the (1) Year from date of Approval.
APPROVED: *Richard W. Stott*
Development Coordinator
DATE: *4/5/18*

DE ANDA ENGINEERING, INC.
5512 Gulf Freeway, Houston, TX 77023
(713) 248-4305, email: deanda@att.net
T&E FORM No. F-4773

SCALE: N.T.S.
DATE: 2/12/2018
DWG. No. C-1



LEGEND

* SOME ELEMENTS MAY NOT BE USED ON SURVEY

○ HANDICAP	○ BOLLARD	FF = FINISHED FLOOR
○ GAS METER	○ IRRIGATION CONTROL VALVE	HB = HIGH BANK
○ GAS VALVE	○ CABLE PEDESTAL	TC = TOP OF CURB
○ FIRE HYDRANT	○ CLEANOUT	G = GUTTER
○ WATER METER	○ TELEPHONE PEDESTAL	CLD = CENTERLINE OF DITCH
○ WATER VALVE	○ FIBER OPTIC CABLE MARKER	CLR = CENTERLINE OF ROAD
○ GRATE INLET	○ FIBER OPTIC GAS MARKER	EA = EDGE OF ASPHALT
○ SANITARY MANHOLE	○ FIBER OPTIC TELEPHONE MARKER	EC = EDGE OF CONCRETE
○ STORM MANHOLE	○ MONITORING WELL	FL = FLOW LINE
○ PRESSURE VALVE	○ TRAFFIC LIGHT POLE	CMP = CORRUGATED METAL PIPE
○ LIGHT POLE	○ GAS CATHODIC TEST LEAD	RCR = REINFORCED CONCRETE PIPE
○ MONITOR WELL	○ ELECTRIC BOX	PVC = PVC PIPE
○ TRAFFIC SIGNAL POLE	○ COLUMN	CPP = CORRUGATED PLASTIC PIPE
○ SIGN	○ TONE MARK	TBM = TEMPORARY BENCHMARK
○ CLEAN OUT	○ CATCH BASIN	SAN MH = SANITARY SEWER MANHOLE
○ BURIED CABLE MARKER	○ PEDESTAL	X DENOTES SPOT ELEVATION
○ POWER POLE	○ SERVICE POLE	— ASPHALT
○ METER POLE	○ OUT ACHOR	— APPROXIMATE
○ SERVICE POLE	○ TEMPORARY BENCHMARK	— HIGH BANK
○ SEPTIC LID	○ PIPELINE MARKER	— APPROXIMATE PIPELINE
○ WATER WELL	○ CENTERLINE	— LOCATION
○ PROPANE TANK	○ PIPELINE MARKER	— OVERHEAD
		— UTILITY LINES
		— FENCE
		— CHAIN LINK
		— WIRE
		— WOOD
		— METAL
		B.L. = BUILDING LINE
		U.E. = UTILITY EASEMENT
		A.E. = AERIAL EASEMENT
		D.E. = DRAINAGE EASEMENT
		W.L.E. = WATER LINE EASEMENT
		S.S.E. = SANITARY SEWER EASEMENT
		STW.S.E. = STORM SEWER EASEMENT
		P.A.E. = PERMANENT ACCESS EASEMENT
		P.U.E. = PUBLIC UTILITY EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 21.5089 ACRES (936,928 SQUARE FEET), SITUATED IN THE YANDELL FERRIS SURVEY, ABST 374, FORT BEND COUNTY.

PROJECT BENCHMARK

A FLOODPLAIN REFERENCE MARK NUMBER AWS471 IS A PUNCH MARK IN THE TOP OF A STAINLESS STEEL ROD DRIVEN INTO THE GROUND AND INSIDE A 1-INCH PVC PIPE THAT IS 20 FEET LONG FILLED WITH GREASE THAT IS ENCASED IN A 5-INCH PVC PIPE WITH A LOGO CAP STAMPED 681987. THE ROD IS RECESSED 8 CM BELOW THE GROUND SURFACE, LOCATED 32.0 FEET NORTH OF THE CENTERLINE OF AVE D, 27.2 FEET WEST-SOUTHWEST OF THE SOUTHWEST CORNER OF THE MARY LYNNE HEADSTONE, 20.0 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF THE JOHN AND MARTHA CLAY HEADSTONE AND 14.0 FEET WEST OF THE CENTER OF A TRACK ROAD.

PUBLISHED ELEVATION - 100.6 FEET (NAVD 1988, 2001 ADJ)

TEMPORARY BENCHMARK 1 (TBM 1)

MAG NAIL IN THE CENTERLINE OF RANDON-DYER ROAD CENTERED WITH THE DRIVEWAY OF THE 501 RANDON-DYER ROAD PROPERTY.

ELEVATION - 110.26 FEET

TBM 2

SOUTHEAST CORNER OF CONCRETE PAVEMENT, AS INDICATED.

ELEVATION - 109.61 FEET

TBM 3

CORNER OF CONCRETE PAVEMENT IN FRONT OF BLDG 1, AS INDICATED.

ELEVATION - 108.98 FEET

INSTRUCTIONS OF EXCAVATION

1. SAWCUT CONCRETE AND HARD SURFACES, 2" DEEP MINIMUM, IF NEEDED.
2. DEMOLISH AND REMOVE CONCRETE PAVEMENT AND HARD SURFACES, IF NEEDED.
3. EXCAVATE AND REMOVE 3-INCHES MIN. OF TOP SOIL AND UNSUITABLE MATERIALS IN NEW CONSTRUCTION AREAS.
4. UTILIZE TOP SOILS FOR LANDSCAPING AND TO BACKFILL AGAINST FOUNDATIONS.
5. COORDINATE WITH POWER COMPANY, TO REMOVE EXIST. UNDERGROUND SERVICE AND RELOCATE IT AROUND THE EAST END OF THE NEW WAREHOUSE BUILDING.
6. DEMOLISH AND REMOVE CONCRETE SLAB.
7. ALL EXCESS EXCAVATION AND DEMOLITION MATERIALS TO BE HAULED AWAY FROM SITE IN A LEGAL AND PROPER MANNER.
8. CONTRACTOR TO MAINTAIN THE AREAS OF WORK AS CLEAN AS PRACTICE DURING NON-WORKING HOURS.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ARNOLD DE ANDA, P.E. 38752 ON MARCH 6, 2018.

PROP. WAREHOUSE BUILDINGS

501 & 503 RANDON-DYER ROAD
ROSENBERG, FORT BEND CO., TX 77471

Owner: Worldwide Packing, LP

Rosenberg, TX 77471

TOPOGRAPHIC MAP,

DEMOLITION AND

EXCAVATION PLAN

DE ANDA ENGINEERING, INC.

5512 Gulf Freeway, Houston, TX 77023

(713) 248-4305, email: deanda@deanda.net

TXPE FIRM No. F-4773

DESIGNED BY: AGBA

DRAWN BY: AGBA

SHEET NO. 2 OF 11

DWG. NO. C-2

FORT BEND COUNTY ENGINEER

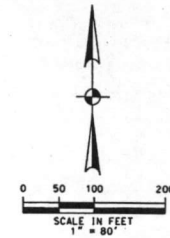
APPROVED: *CLB*

Development Coordinator

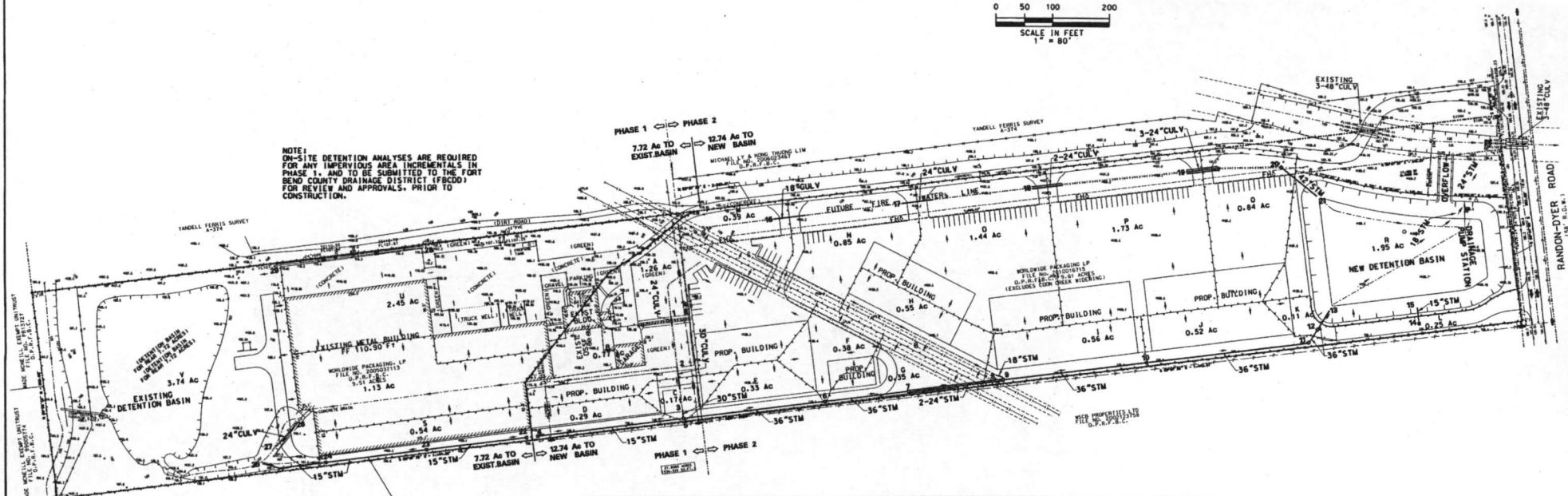
DATE: 4-5-18

SCALE: 1" = 80'

DATE: 3/06/2018



NOTE:
ON-SITE DETENTION ANALYSES ARE REQUIRED FOR ANY IMPERVIOUS AREA INCREMENTS IN PHASE 1, AND TO BE SUBMITTED TO THE FORT BEND COUNTY DRAINAGE DISTRICT (FBCDD) FOR REVIEW AND APPROVALS, PRIOR TO CONSTRUCTION.




THIS PORTION OF STORM SEWER IN PHASE 1 TO BE CONSTRUCTED TO PROVIDE FIRE APPARATUS ACCESSIBILITY.

ESTIMATION OF % OF IMPERVIOUS									
AREA TO NEW DETENTION BASIN:									
PHASE 1 = 1.66 AC (OUT OF 9.51 AC WEST TRACT)									
PHASE 2 = 9.61 AC (EXCL. COON CREEK WIDENING)									
AREA TO NEW BASIN = 12.74 AC									
(THE 12.74 AC AREA INCLUDES THE DETENTION BASIN SITE)									
AS PER FBCDD TABLE 2-3, THE RUNOFF COEFFICIENT (C) = 0.50 FOR LIGHT INDUSTRIAL AREAS, FOR WATERSHED BASIN LESS THAN 1% SLOPE, AND FOR 5-YEAR RAINFALL FREQUENCY.									
FACTOR TO CONVERT C TO 100-YEAR RAINFALL FREQUENCY = 1.25									
C ₁₀₀ = (0.50x1.25) = 0.63, FOR STORM SEWER CALCULATIONS.									
RUNOFF COEFFICIENT FOR ON-SITE DETENTION:									
EXIST. BLDGS + PAVT = 29,743 SF									
NEW BLDGS = 127,600 SF									
NEW PAVEMENT = 174,250 SF									
DET BASIN WATER MIRROR = 65,305 SF									
TOTAL IMPERVIOUS AREA = 409,260 SF = 9.40 ACRES									
% OF IMPERVIOUS AREA = 9.40/12.74 = 73.8%									
AS PER FBCDD TABLE 6-1, MIN DET RATE = 0.875 AC-FT/AC									
REFER TO ON-SITE DETENTION CALCULATIONS.									
DETECTION BASIN GRAVITY DISCHARGE ORIFICE CALCULATIONS									
Q = C _u A ₂ Q _u , OR A = Q / C _u Q _u WHERE:									
Q = ALLOWED DISCHARGE IN CUBIC FEET PER SECOND (CFS) = 1.59									
C = DISCHARGE COEFFICIENT = 0.80									
A = AREA OF ORIFICE IN SQUARE FEET = (TO BE CALCULATED)									
C = GRAVITY OF EARTH = 32.2									
H = HEAD OF DISCHARGE IN FEET = (AS ENTERED)									
Q H A DIAM IN INCHES									
1.59	0.50	0.350	8.01	LOWEST	AVG ORIFICE DIAM = 6.2". USE NOMINAL DIAM 6" PIPE RESTRICTOR.				
1.59	2.75	0.148	5.23	TO SOFFIT 24\"/>					
1.59	4.15	0.122	4.72	TO DET BASIN WS					

100-YEAR RAINFALL INTENSITY - STORM SEWER CALCULATIONS														
STORM SEWER CALCULATIONS - 100-YR RAINFALL FREQUENCY: D=146.18 D=15.12 D=0.7851														
Location: 501 & 503 RANDON-DYER ROAD, ROSENBERG, FORT BEND COUNTY, TEXAS 77471														
No.	FR-TO	AREA	T/L	A	DIST	T	I	C	CI	Q	%	n	SIZE	CAP.
A	1-1	1.260	1.260	15	10.00	11.63	0.63	7.33	7.33	9.24	0.13	0.011	24	3.07
B	2-2	0.770	2.030	36	10.08	11.60	0.63	7.31	14.94	0.10	0.011	30	3.12	15.33
C	3-5	0.170	2.200	16	10.27	11.54	0.63	7.27	15.99	0.11	0.011	30	3.28	16.08
D	4-5	0.290	0.290	258	10.00	11.63	0.63	7.33	2.13	0.23	0.011	15	2.98	3.66
E	5-6	0.330	2.820	250	11.44	11.14	0.63	7.20	19.78	0.10	0.011	36	3.53	24.93
F	6-7	0.380	3.200	149	12.62	10.76	0.63	6.78	21.70	0.10	0.011	36	3.53	24.93
G	7-9	0.350	3.550	167	13.32	10.55	0.63	6.65	23.61	0.10	0.011	36	3.53	24.93
H	8-9	0.550	0.550	15	10.00	11.63	0.63	7.33	4.03	0.18	0.011	18	2.98	5.27
I	9-10	0.560	4.660	253	14.11	10.33	0.63	6.51	30.33	0.15	0.011	36	4.32	30.53
J	10-11	0.520	5.180	286	15.09	10.06	0.63	6.34	32.85	0.18	0.011	36	4.60	33.44
K	11-12	0.000	5.180	27	16.13	9.80	0.63	6.18	32.01	0.22	0.011	36	4.60	36.97
L	12-13	0.110	5.290	39	16.23	9.78	0.63	6.17	32.62	0.22	0.011	36	4.60	36.97
M	14-15	0.250	0.250	27	10.00	11.63	0.63	7.33	1.83	0.23	0.011	15	2.98	3.66
N	16-17	0.390	0.390	225	10.00	11.63	0.63	7.33	2.86	0.18	0.011	18	2.98	5.27
O	17-18	0.850	1.240	231	11.26	11.20	0.63	7.05	8.75	0.15	0.011	24	3.07	9.64
P	18-19	1.440	2.680	275	12.51	10.80	0.63	6.80	18.23	0.15	0.011	30	3.69	18.77
Q	19-20	1.730	4.410	180	13.75	10.43	0.63	6.58	29.01	0.14	0.011	36	4.17	29.49
R	20-21	0.840	5.250	106	14.47	10.23	0.63	6.46	33.94	0.10	0.011	42	3.91	37.60
1/3-S	22-23	0.180	0.180	177	10.00	11.63	0.63	7.33	1.32	0.23	0.011	15	2.98	3.66
1/3-S	23-24	0.180	0.360	178	10.99	11.29	0.63	7.11	2.56	0.23	0.011	15	2.98	3.66
1/3-S	24-25	0.170	0.530	112	11.98	10.96	0.63	6.91	3.66	0.23	0.011	15	2.98	3.66
T	26-27	1.130	1.130	46	10.00	11.63	0.63	7.33	8.28	0.13	0.011	24	3.07	9.64

HYDRAULIC GRADIENT SECTIONS
REFER TO SHEET B.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ARNOLDO DE ANDA, P.E., 38752 ON MARCH 6, 2018.

PROP. WAREHOUSE BUILDINGS
AT
501 & 503 RANDON-DYER ROAD
ROSENBERG, FORT BEND CO., TX 77471
Owner: Worldwide Packing, LP
Rosenberg, TX 77471

DRAINAGE PLAN
AND
STORM SEWER CALCULATIONS

DE ANDA ENGINEERING, INC.
5552 Gulf Freeway, Houston, TX 77023
(713) 248-4305, email: deanda@att.net
TDEC FORM NO. F-4773

DESIGNED BY: AGDA
DRAWN BY: AGDA
SHEET NO. 3 OF 11
DWC. NO. C-3

APPROVED: *[Signature]*
Development Coordinator
DATE: 4-5-18

FORT BEND COUNTY ENGINEER

SCALE: 1" = 80'
DATE: 3/06/2018



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ARNOLD DE ANDA, P.E., 38752 ON MARCH 6, 2018.

PROP. WAREHOUSE BUILDINGS
AT
501 & 503 RANDON-DYER ROAD
ROSENBERG, FORT BEND CO., TX 77471
Owner: Worldwide Packing, LP
Rosenberg, TX 77471
**CIVIL SITE PLAN AND
HORIZONTAL CONTROL PLAN**
1 OF 3

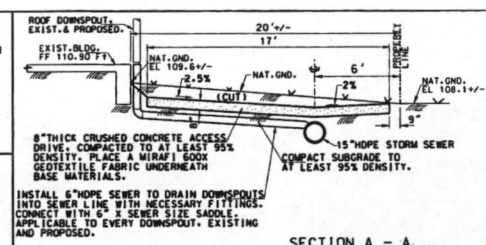
DE ANDA ENGINEERING, INC.
2512 Gulf Freeway, Houston, TX 77023
(713) 248-4305, email: deandab@att.net
TYPE: FROM NO. 2-4773
DESIGNED BY: ADGA
DRAWN BY: ADGA
SHEET NO. 4 OF 11
SCALE: 1" = 30'
DATE: 3/06/2018
DWG. NO. C-4

FORT BEND COUNTY ENGINEER
APPROVED: [Signature]
Development Coordinator
DATE: 4-5-18

LEGEND:

- BL BUILDING LINE
- C-J CONSTRUCTION JOINT
- CONC CONCRETE
- HM/MC HOT MIXED ASPHALT CONCRETE
- ES/M T DIRECTION OF SURFACE FLOW
- EJ EXPANSION JOINT
- EX-BUILDING EXIST. EDGE OF ASPHALT PVM/T
- PH FIRE HYDRANT
- FL FLOW LINE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- LP LIGHT POLE
- MH MANHOLE
- PP POWER POLE
- PROP PROPOSED
- SAH SANITARY
- SEW SEWER
- S/E SPOT ELEVATION
- S/B SIDEWALK
- TB TOP OF BANK
- TG TOP OF GRATE
- TR TOP OF RIM
- WL WATER LINE
- WM WATER METER

SECTION A - A
SCALE: 1" = 4'



INSTRUCTIONS OF CONSTRUCTION

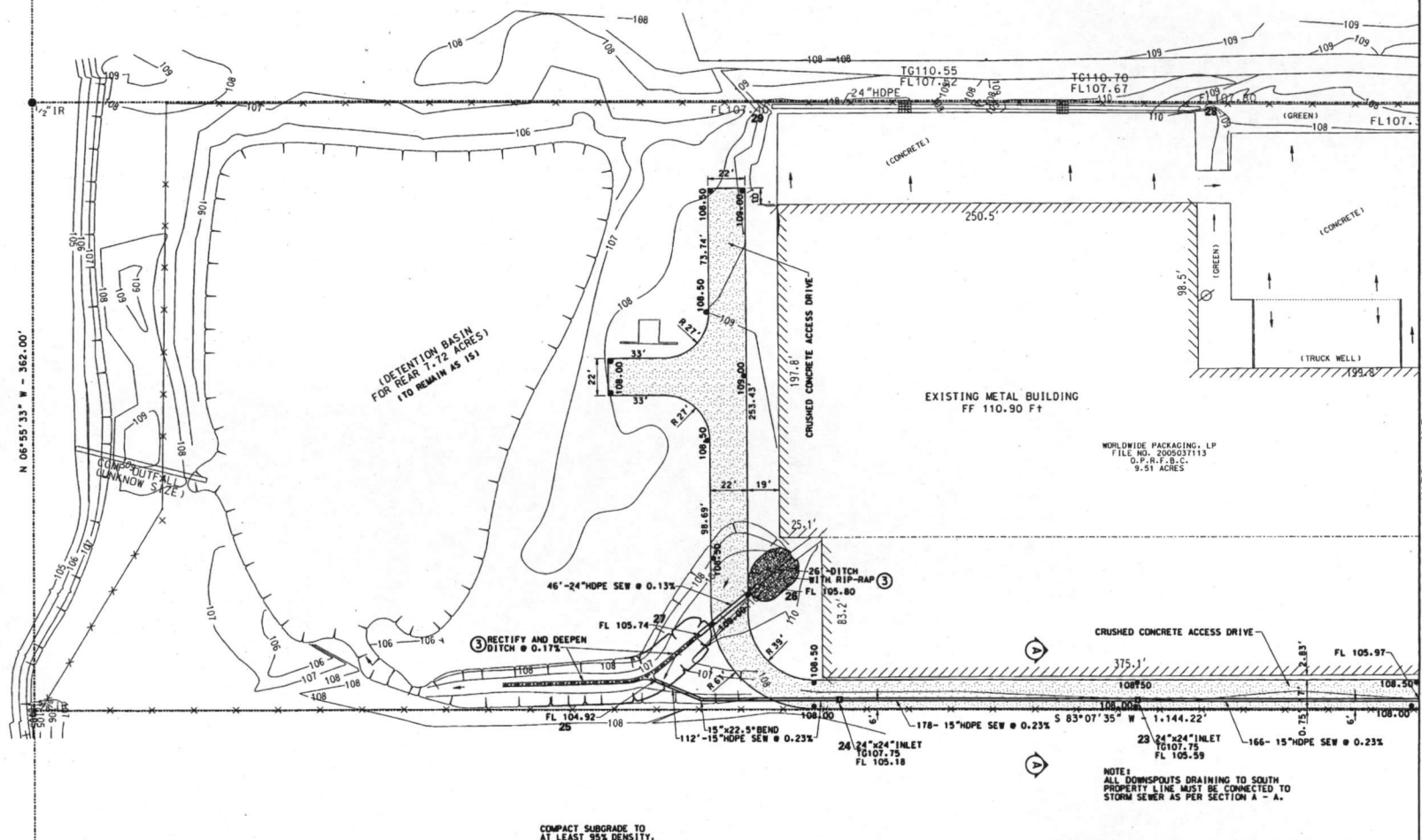
1. REFER TO SEPARATE PLANS FOR BUILDING FOUNDATION AND BUILDING ERECTION PLANS.
2. MATCH EXISTING SLAB ELEVATIONS.
3. EXCAVATE DRAINAGE DITCH AS NOTED IN THIS PLAN AND DETAILS.
4. IMPORT SELECTED MATERIALS FOR THE BUILDING PADS. COMPACT TO AT LEAST 95% DENSITY.
5. GRADE TO DRAIN.
6. DOMESTIC WATER AND SANITARY SEWER LINES ARE NOT ADDRESSED IN THESE PLANS. NOR THE O&M PLANS.
7. CONTRACTOR SHALL MAINTAIN THE SITE OF WORK AS CLEAN AS PRACTICAL.

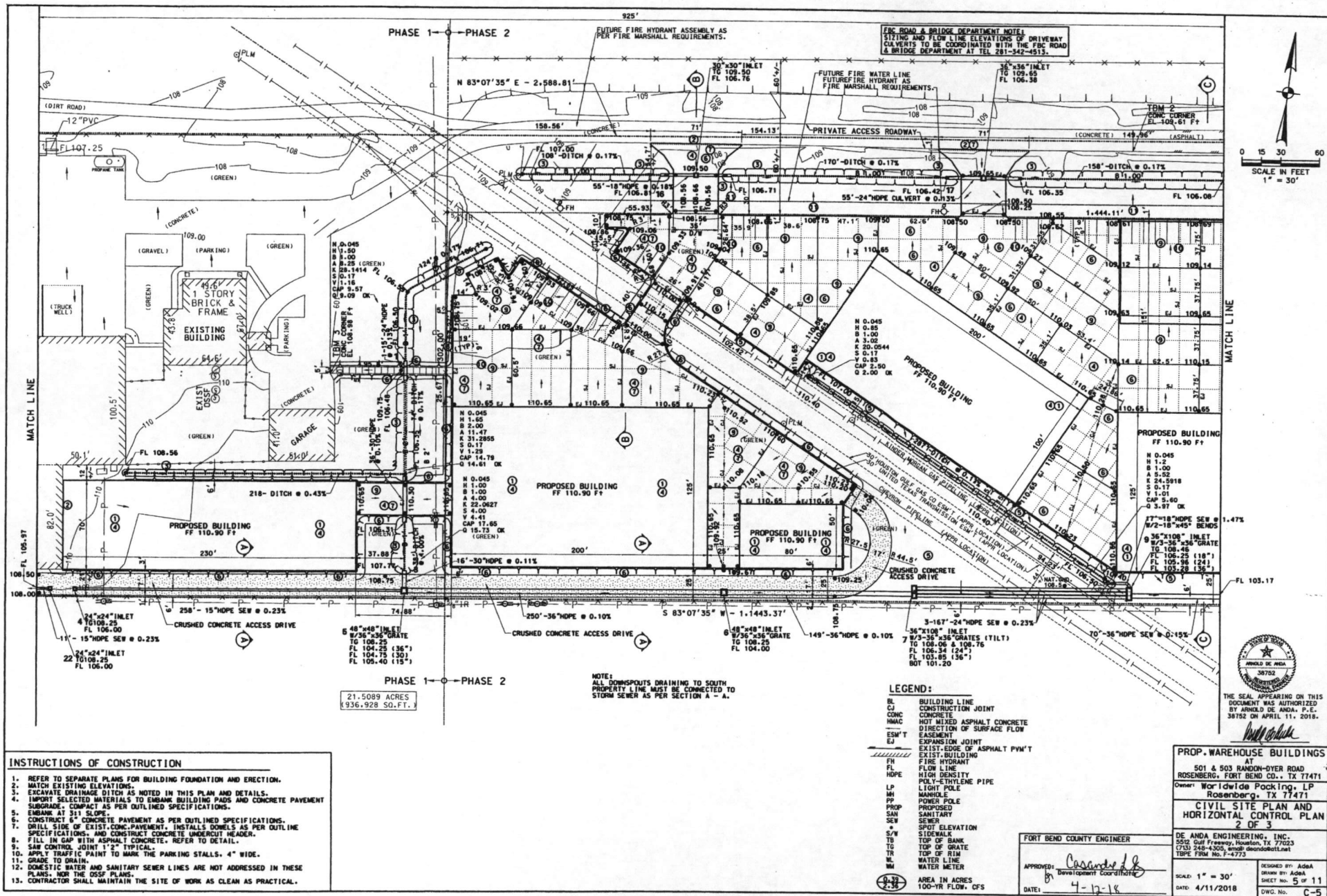
STORM WATER DRAINAGE

THE STORM WATER RUNOFF OF THE ENTIRE PROJECT HAS BEEN AND WILL REMAIN DRAINING OVER THE SURFACE, AND CONVEYED BY DITCHES. ALL RUNOFF IS DIRECTED TO THE EXISTING DETENTION BASIN AT WEST END OF THE PROJECT.

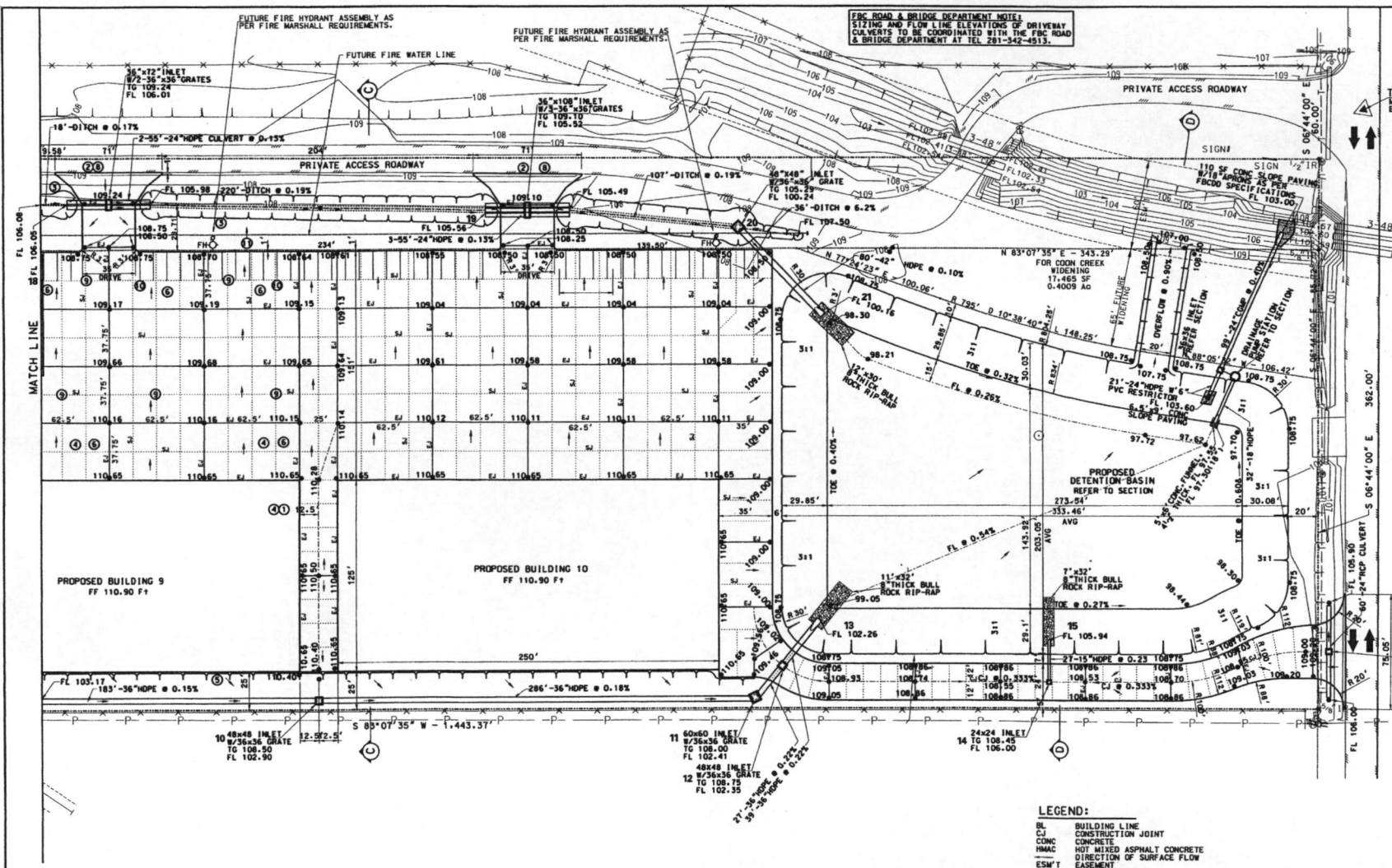
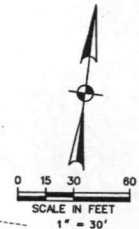
STORM WATER DETENTION

EXISTING AND NEW STORM WATER RUNOFF WITHIN THE PROJECT IS TO BE DETAINED IN THE EXISTING DETENTION BASIN. THE DETENTION BASIN SHALL REMAIN AS IS.





FBC ROAD & BRIDGE DEPARTMENT NOTE:
SIZING AND FLOW LINE ELEVATIONS OF DRIVEWAY
CULVERTS TO BE COORDINATED WITH THE FBC ROAD
& BRIDGE DEPARTMENT AT TEL 281-342-4513.



- INSTRUCTIONS OF CONSTRUCTION**
1. REFER TO SEPARATE PLANS FOR BUILDING FOUNDATION AND ERECTION.
 2. MATCH EXISTING ELEVATIONS.
 3. EXCAVATE DRAINAGE DITCH AS NOTED IN THIS PLAN AND DETAILS.
 4. IMPORT SELECTED MATERIALS TO EMBANK BUILDING PADS AND CONCRETE PAVEMENT SUBGRADE, COMPACT AS PER OUTLINED SPECIFICATIONS.
 5. EMBANK AT 3:1 SLOPE.
 6. CONSTRUCT 6" CONCRETE PAVEMENT AS PER OUTLINED SPECIFICATIONS.
 7. DRILL SIDE OF EXIST. CONC. PAVEMENT, INSTALLS DOWELS AS PER OUTLINE SPECIFICATIONS, AND CONSTRUCT CONCRETE UNDERCUT HEADER.
 8. FILL IN GAP WITH ASPHALT CONCRETE, REFER TO DETAIL.
 9. SAW CONTROL JOINT 1/2" TYPICAL.
 10. APPLY TRAFFIC PAINT TO MARK THE PARKING STALLS, 4" WIDE.
 11. GRADE TO DRAIN.
 12. DOMESTIC WATER AND SANITARY SEWER LINES ARE NOT ADDRESSED IN THESE PLANS, NOR THE DCSF PLANS.
 13. CONTRACTOR SHALL MAINTAIN THE SITE OF WORK AS CLEAN AS PRACTICAL.

- LEGEND:**
- BL BUILDING LINE
 - CJ CONSTRUCTION JOINT
 - CONC CONCRETE
 - HMAC HOT MIXED ASPHALT CONCRETE
 - DIR DIRECTION OF SURFACE FLOW
 - EAS EXIST. BUILDING
 - EJ EXPANSION JOINT
 - EXIST. EDGE OF ASPHALT PAV'T
 - FL FLOW LINE
 - HOPE HIGH DENSITY POLYETHYLENE PIPE
 - LP LIGHT POLE
 - MH MANHOLE
 - PP POWER POLE
 - PROP PROPOSED
 - SAN SANITARY
 - SEW SEWER
 - SPOT SPOT ELEVATION
 - S/W SIDEWALK
 - TB TOP OF BANK
 - TG TOP OF GRADE
 - TR TOP OF RIM
 - WL WATER LINE
 - WM WATER METER
 - AREA IN ACRES
 - 100-YR FLOW, CFS



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ARNOLD DE ANDA, P.E. 38752 ON APRIL 11, 2018.

PROP. WAREHOUSE BUILDINGS
501 & 503 RANDON-OVER ROAD
ROSENBERG, FORT BEND CO., TX 77471
Owner: Worlwide Packing, LP
Rosenberg, TX 77471

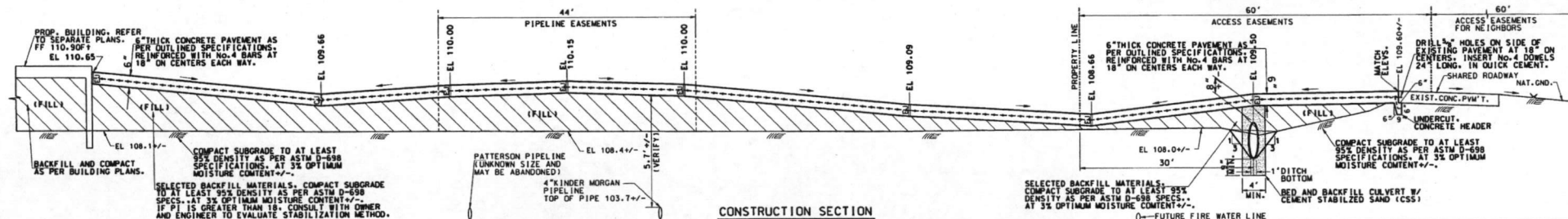
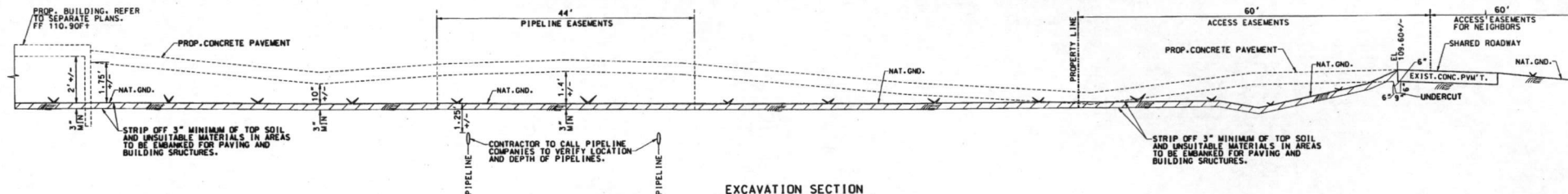
CIVIL SITE PLAN AND HORIZONTAL CONTROL PLAN
3 OF 3

DE ANDA ENGINEERING, INC.
5512 Gulf Freeway, Houston, TX 77023
(713) 245-4305, email: deandae@deanda.net
TYPE FIRM NO. F-6773

DESIGNED BY: AGDA
SHEET NO. 6 OF 11
DATE: 4/11/2018
DWG. NO. C-6

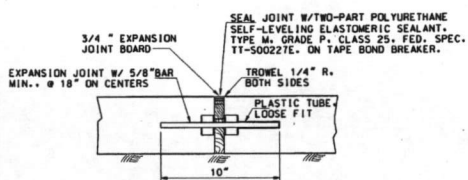
FORT BEND COUNTY ENGINEER

APPROVED: [Signature]
Development Coordinator
DATE: 4-12-18

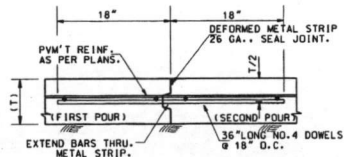


SECTION B - B. TYPICAL PAVEMENT SECTION ALONG CENTER LINE OF DRIVEWAYS

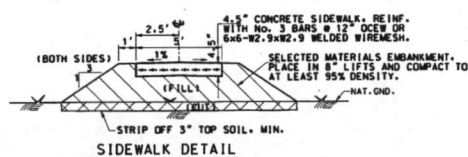
SCALE: H. 1" = 8' V. 1" = 2'



PAVEMENT EXPANSION JOINT
N.T.S.



KEYED CONSTRUCTION JOINT
N.T.S.



SIDEWALK DETAIL
N.T.S.

HIGH PRESSURE PIPELINE NOTES

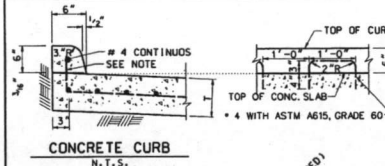
1. CONTRACTOR MUST NOTIFY THE TEXAS ONE CALL FOR ANY WORK WITHIN 25 FEET FROM PIPELINES, ABOVE OR UNDERGROUND FROM PIPELINES, BY CALLING 811, PRIOR TO COMMENCING WORK.
2. CONTRACTOR MUST NOTIFY KINDER-MORGAN PIPELINE AS WELL, FOR ANY WORK AS STATED ABOVE, BY CALLING 281-866-1802.
3. AN ABSOLUTE CLEARANCE OF 2.00 FEET MUST BE MAINTAINED FROM PIPELINES AND STORM SEWERS.
4. AN ABSOLUTE CLEARANCE OF 2.00 FEET MUST BE MAINTAINED FROM PIPELINES TO THE BOTTOM OF CONCRETE PAVEMENT AT CROSSING DRIVEWAY.
5. A PIPELINE INSPECTOR MUST BE PRESENT WHILE WORK IS BEING PERFORMED WITHIN 25 FEET HORIZONTAL DISTANCE FROM PIPELINES.

PAVEMENT SPECIFICATIONS

1. CONTRACTOR SHALL STRIP OFF 3-INCHES OF TOP SOIL MINIMUM, UTILIZE IT FOR ROUGH GRADING OF LANDSCAPED AREAS. EXCESS TO BE HAULLED AS DESCRIBED IN C-2.
2. BACKFILL AND EMBANKMENT WORK SHALL BE OF SELECTED MATERIALS PLACED ON 8" LAYERS, COMPACTED TO 95% DENSITY.
3. SUBGRADE AND EMBANKMENT SHALL BE FREE OF ORGANIC MATTER AND OTHER DEBRIS. IF PI OF ONSITE OR SELECTED MATERIALS IS HIGHER THAN 18, CONSULT WITH OWNER AND ENGINEER TO EVALUATE STABILIZATION METHOD.
4. CONTRACTOR SHALL COMPACT ONE (1) FOOT OVER EDGE OF PAVING, MINIMUM, PRIOR TO SETTING FORMS.
5. CONCRETE PAVEMENT SHALL BE 6" IN THICKNESS MINIMUM, 3000 PSI CONCRETE, REINFORCED WITH NO. 4 BARS AT 18" ON CENTERS EACH WAY, OR 12X12-W6-5W6-5 WELDED WIRE FABRIC IN FLAT SHEETS.
6. CONCRETE MIX SHALL BE COMPOSED OF WELL GRADUATED AGGREGATES, SHALL YIELD A MINIMUM OF 3000 PSI AT 28 DAYS OF AGE, AND SHALL BE POURED AT A MAXIMUM SLUMP OF 6". CONTRACTOR SHALL SUBMIT THE CONCRETE MIX DESIGN FOR APPROVALS PRIOR TO IMPLEMENTATION OF CONCRETE WORK.
7. 24% FLY ASH ADMIXTURE MAY BE ACCEPTED WITH PRIOR APPROVAL FROM THE ENGINEER. REINFORCEMENT SHALL BE HELD IN PLACE IN THE CENTER OF PAVEMENT BY PLASTIC CHAIRS.
8. BARS SHALL BE SPLICED 12" MINIMUM, OR A SQUARE IF FLAT SHEETS.
9. INSTALL KEYS CONSTRUCTION JOINTS (CJ) AT CENTER OF DRIVES AND AS SHOWN ON PLANS, AND AT END OF PAVEMENT POURS TO BE CONTINUED LATER.
10. THE MINIMUM EXPANSION JOINTS (EJ) ARE INDICATED ON PLANS, CONTRACTOR MAY MODIFY THEM BY SUBMITTING A SHOP DRAWING TO THE ENGINEER FOR APPROVALS.
11. PAVEMENT SHALL BE SLOTTED TO STRAIGHT LINE GRADES AND SHALL HAVE A CANVAS OR BURLAP FINISH. NO AGGREGATE SHALL BE EXPOSED.
12. CONTRACTOR SHALL CONSTRUCT PAVEMENT IMPROVEMENTS TO ELEVATIONS AND GRADES SHOWN ON PLANS AND DETAILS, THE GRADE BETWEEN TWO SPOT ELEVATIONS IS THE STRAIGHT STRING LINE BETWEEN THEM.
13. FINISHED CONCRETE PAVEMENT SHALL BE CURED TO RETAIN MOISTURE FOR A PERIOD NOT LESS THAN 72 HOURS. LIQUID MEMBRANE-FORMING COMPOUND SHALL CONFORM TO ASTM C-309 SPECIFICATIONS AND SHALL APPLIED AS PERMANUFACTURER INSTRUCTIONS AT A RATE OF 1 GALLON PER 200 SQUARE FEET OF SURFACE AREA.

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL CONTACT THE ENGINEER AT 713-248-4305 OR DEANDANATT.NET FOR CLARIFICATIONS ON THE CIVIL PLANS.
2. CONTRACTOR SHALL OBTAIN CONSTRUCTION PERMITS FOR ALL WORK COVERED IN THESE PLANS PRIOR TO COMMENCING WORK, FROM APPLICABLE AGENCIES.
3. CONTRACTOR SHALL SCHEDULE ALL NECESSARY INSPECTIONS BY PUBLIC AGENCIES AND MAINTAIN RECORDS OF ALL CIVIL WORK.
4. THIS PROJECT SHALL BE CONSTRUCTED BY MEANS OF OPEN CUT EXCEPT AS NOTED ON PLANS.
5. COSTS FOR STAKE OR CONSTRUCTION PURPOSES, ALL WORK AT HIS EXPENSE, FROM REFERENCES SHOWN ON PLANS.
6. THE CONCRETE MIX SPECIFIED IN THE FOREGOING CIVIL PLANS IS FOR SIDEWALK AND PAVEMENT WORK ONLY, AS OUTLINED IN ITEM 6 OF THE PAVEMENT SPECIFICATIONS.
7. MORTAR SHALL CONSIST OF ONE (1) PART OF PORTLAND CEMENT, TWO (2) OF FINE GRADED SAND, ENOUGH WATER TO MAKE THE MIXTURE PLASTIC.
8. CEMENT STABILIZED SAND SHALL CONSIST OF 1.5 SACKS OF PORTLAND CEMENT PER TON OF SAND.
9. CONTRACTOR SHALL EXERCISE EXTREME PRECAUTION WHILE WORKING NEAR, ALONG OR AROUND, OVER OR UNDER OVERHEAD OR BURIED ELECTRICAL WIRES AND CABLE, PRESSURE PIPELINES, GAS LINES, TELEPHONE CABLES OR CONDUITS, AND OTHER UTILITIES AS ENCOUNTERED.
10. CONTRACTOR TO CONTACT THE UTILITY COORDINATING COMMITTEE TO LOCATE EXISTING FACILITIES THAT MAY NOT BE SHOWN ON THE CIVIL PLANS, AT LEAST 48 HOURS DURING WORKING DAYS AT 1-800-345-6005 OR 811, OR ONLINE AT WWW.LONESTAR811.COM, PRIOR TO COMMENCING THE ACTUAL WORK.
11. CONTRACTOR SHALL UNCOVER EXISTING MANHOLES AND STRUCTURES TO DETERMINE PIPE CONFLICTS PRIOR TO LAYING SEWERS, AND SHALL CONTACT THE ENGINEER TO RESOLVE CONFLICTS IF ANY.
12. CONTRACTOR SHALL CONSTRUCT GRAVITY SEWERS OR CULVERTS FROM DOWNSIDE TO UPSTREAM.
13. CONTRACTOR SHALL MAINTAIN THE SITE OF WORK AS CLEAN AS PRACTICAL, AND SHALL REMOVE ALL EXCESS MATERIALS AND EQUIPMENT AFTER COMPLETION OF WORK, PRIOR TO FINAL COMPENSATION.



CONCRETE CURB
N.T.S.

CONCRETE CURB NOTE:

WHEN CONCRETE CURB IS TO BE PLACED ON EXISTING CONCRETE BASE USE 4" x 8" x 10" LONG, CONWELLED AND SET IN QUICK SETTING CEMENT.

CONCRETE CURB
DOWEL DETAIL
N.T.S.

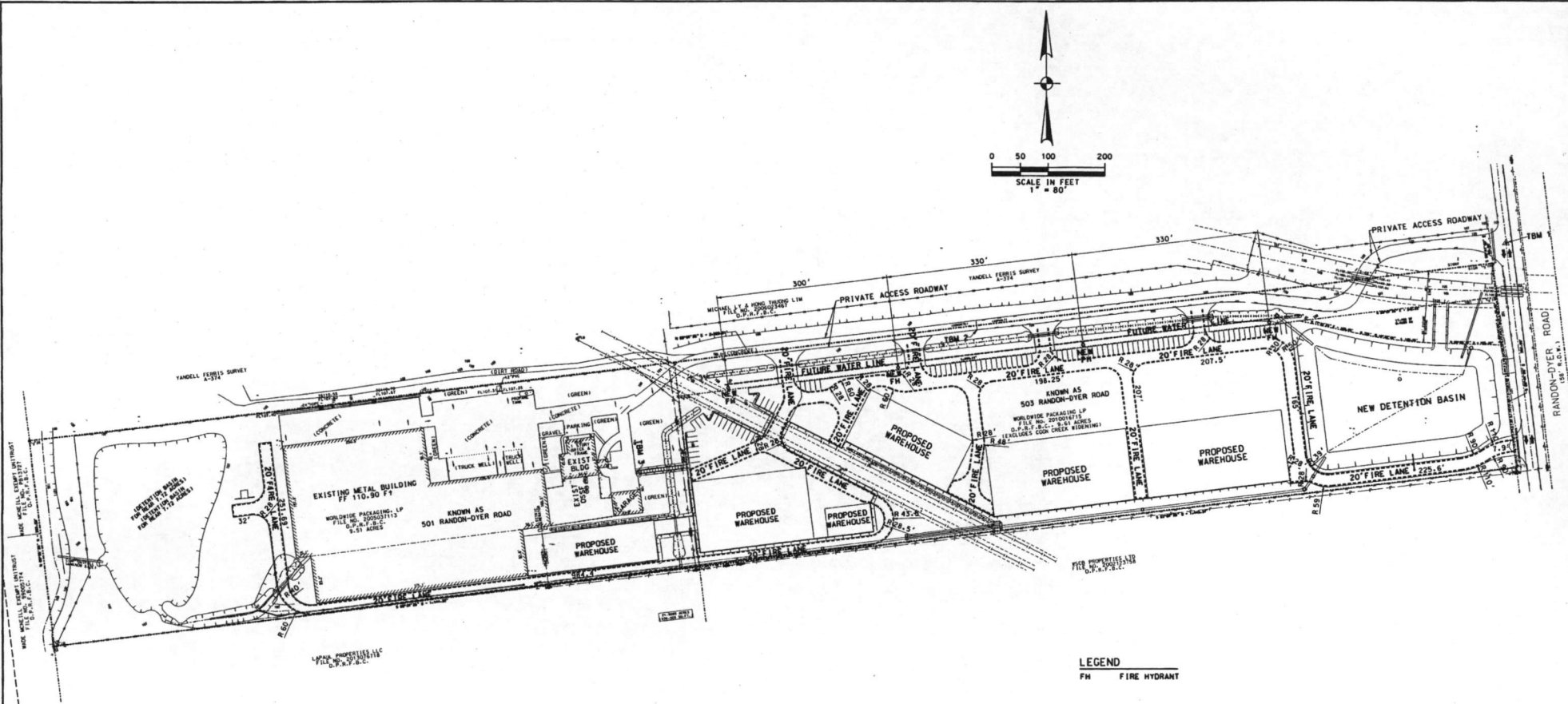
FORT BEND COUNTY ENGINEER

APPROVED: *[Signature]*
Development Coordinator
DATE: 4-5-18

PROP. WAREHOUSE BUILDINGS
AT
501 & 503 RANDON-DYER ROAD
ROSENBERG, FORT BEND CO., TX 77471
Owner: Worldwide Packing, LP
Rosenberg, TX 77471
SECTIONS AND CIVIL
CONSTRUCTION DETAILS
1 OF 3

DE ANDA ENGINEERING, INC.
2502 Gulf Freeway, Houston, TX 77023
(713) 248-4305, email: deandadonatt.net
SPE: FORM No. F-4773

SCALE: AS SHOWN
DATE: 3/06/2018
DESIGNED BY: AGDA
DRAWN BY: AGDA
SHEET NO: 7 OF 11
DWG. NO: C-7



LEGEND
FH FIRE HYDRANT

FIRE ACCESS LANE NOTES:

CURBS LOCATED ON EITHER SIDE OF A FIRE LANE SHALL BE PAINTED RED OR A RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB.

WHERE A FIRE LANE PASSES BETWEEN HEAD IN PARKING SPACES, THE RED STRIPE SHOULD BE PLACED ALONG THE REAR OF THESE SPACES CLEARLY DEFINING THE FIRE LANE. PAINTED CURBS AND FIRE LANE STRIPES SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "FIRE LANE - TOW AWAY ZONE" IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT INTERVALS NOT EXCEEDING FIFTY (50) FEET.

WHERE FIRE LANES ARE CLEARLY DEFINED BY CURB/PAVEMENT STRIPING, FIRE LANE SIGNS ARE NOT REQUIRED.

FIRE LANE SIGNS SHOULD BE PLACED EVERY SEVENTY FIVE (75) FEET ALONG ANY FIRE LANE WHERE PAVEMENT OR CURB STRIPING IS NOT PRACTICAL.



FIRE LANE
SIGN MARKING

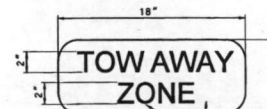
NTS

GRAPHIC LEGEND

FIRE LANE

4" WIDE PAINTED
LINE AS PER
NATIONAL FIRE CODE

NTS



TOW AWAY ZONE
SIGN MARKING

NTS



THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED
BY ARNOLD DE ANDA, P.E.
38752 ON MARCH 6, 2018.

PROP. WAREHOUSE BUILDINGS

501 & 503 RANDON-DYER ROAD
ROSENBERG, FORT BEND CO., TX 77471
Owner: Worldwide Packing, LP
Rosenberg, TX 77471

FIRE APPARATUS ACCESS LANES PLAN AND DETAILS

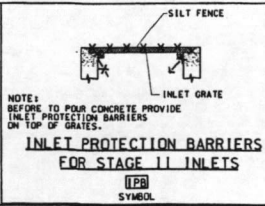
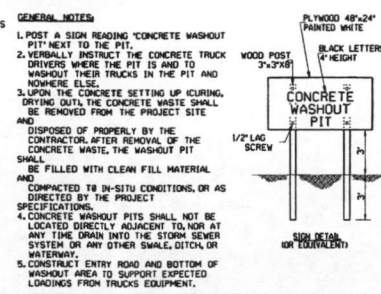
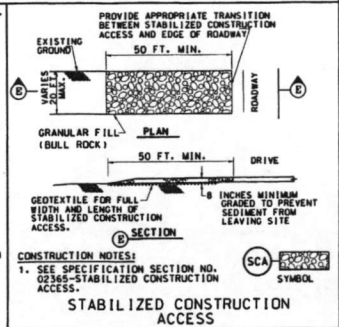
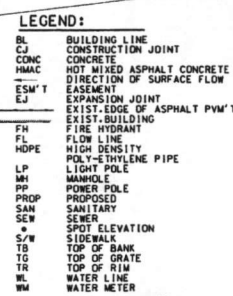
FORT BEND COUNTY ENGINEER

APPROVED: *CAB*
Development Coordinator
DATE: 3/05/18

DE ANDA ENGINEERING, INC.
5512 Gulf Freeway, Houston, TX 77023
713-248-4205, email: deandab@att.net
TPE FIRM No. F-4773

SCALE: 1" = 60'
DATE: 3/05/2018

DESIGNED BY: AGBA
DRAWN BY: AGBA
SHEET No. 10 of 11
DWG. No. C-10



FORT BEND COUNTY ENGINEER

APPROVED: *[Signature]*
Development Coordinator

DATE: 4/5/18

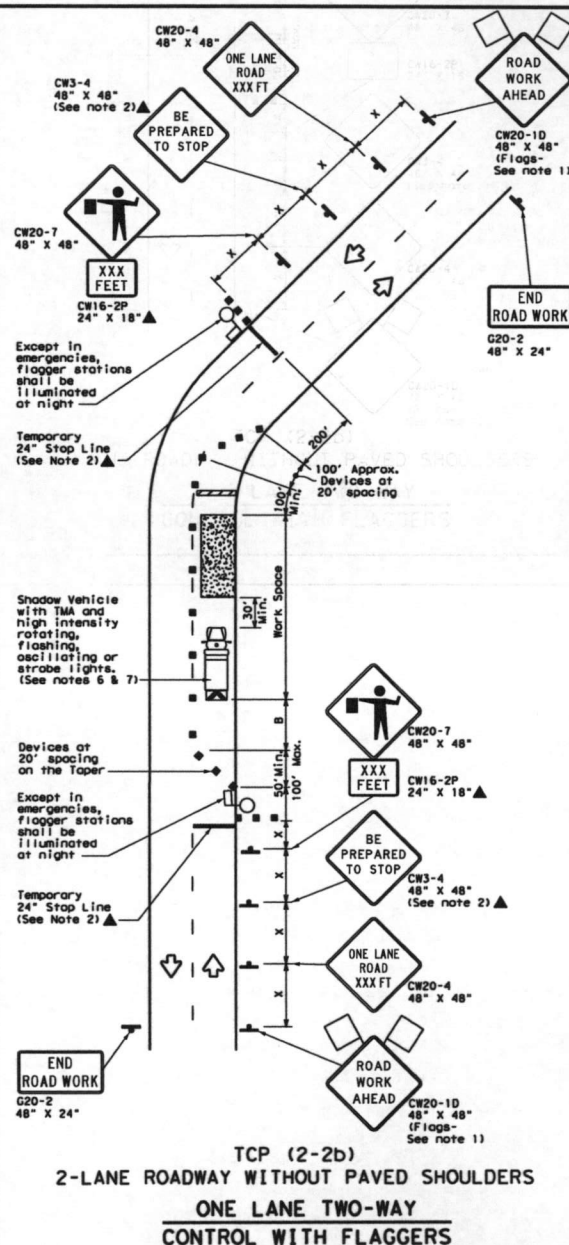
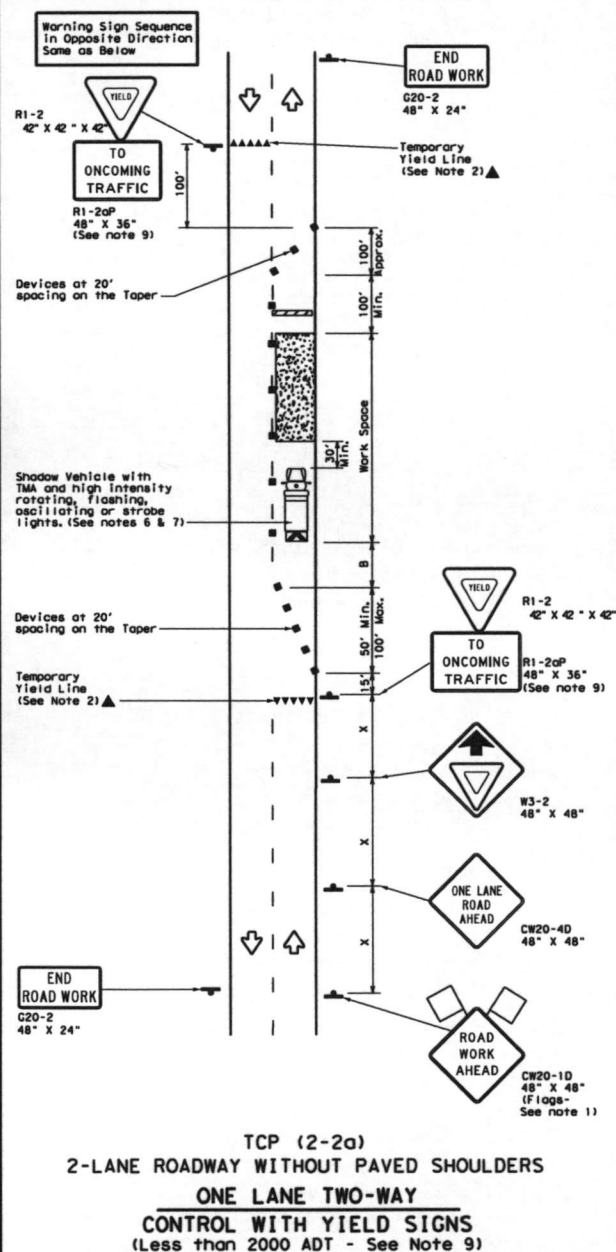
PROP. WAREHOUSE BUILDINGS
AT
501 & 503 RANDON-DYER ROAD
ROSENBERG, FORT BEND CO., TX 77471
Owner: **Worldwide Packing, LP**
Rosenberg, TX 77471











**STORM WATER POLLUTION
PREVENTION PLAN (SWPPP)
AND DETAILS**

DE ANDA ENGINEERING, INC.
5512 Gulf Freeway, Houston, TX 77023
TEL: 248-4305, email: deanda@att.net
TITLE FROM: R-F-4773

DESIGNED BY: **Adna**
DRAWN BY: **Adna**
SHEET NO. **11** OF **11**
DWG. NO. **C-11**

SCALE: **1" = 80'**
DATE: **12/22/2017**

DATE: _____
FILE: _____

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

Posted Sign #	Formula	Minimum Desirable Taper Lengths "N"		Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"	Suggested Sight Distance
		10' Offset	11' Offset	On a Tangent	On a Tangent			
30	L = WS 60	150'	165'	180'	30'	120'	90'	200'
35		205'	225'	245'	35'	160'	120'	250'
40		265'	295'	320'	40'	240'	155'	305'
45		450'	495'	540'	45'	320'	195'	360'
50		500'	550'	600'	50'	400'	240'	425'
55	L = WS	550'	605'	660'	55'	500'	295'	495'
60		600'	660'	720'	60'	600'	350'	570'
65		650'	715'	780'	65'	700'	410'	645'
70		700'	770'	840'	70'	800'	475'	730'
75		750'	825'	900'	75'	900'	540'	820'

* 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. The CW3-4 "BE PREPARED TO STOP" sign may be installed after the CW20-4 "ONE LANE ROAD XXX' FT" sign, but proper sign spacing shall be maintained.
 4. Flaggers should use two-way radios or other methods of communication to control traffic.
 5. Length of work space shall be determined by the ability of flaggers to communicate.
 6. 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.
 7. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect a wider work space.
- TCP (2-20)**
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- The RI-2 "YIELD" sign traffic control may be used on projects with approaches that have adequate sight distance. For projects in urban areas, work space should be no longer than one half city block. In rural areas, roadways with less than 2000 ADT, work space should be no longer than 400 feet.
- The RI-2a "RI-2a TO ONCOMING TRAFFIC" sign should be placed on a support at a 7 foot minimum mounting height.

TCP (2-2b)

10. Channelizing devices on the center line may be omitted when a pilot car is leading traffic and approved by the Engineer.
11. If the work space is located near a horizontal or vertical curve, the buffer distances should be increased in order to maintain stopping sight distance to the flagger and a queue of stopped vehicles. (See table above).
12. Flaggers should use 24" STOP/SLOW paddles to control traffic. Flags should be limited to emergency situations.



Texas Department of Transportation

**Traffic
Operations
Division
Standard**

TRAFFIC CONTROL PLAN
ONE-LANE TWO-WAY
TRAFFIC CONTROL

TCP (2-2) - 18

FILE#	tcp2-2-18.dgn	DW	CK1	DW	CK1
① Tx007	December 1985	CONT	SECT	JOB	HIGHWAY
REVISONS					
8-95	3-03				
1-97	2-12				
4-98	2-18				
		DIST	COUNTY	SHEET #	