

REVIEW BY FORT BEND COUNTY COMMISSIONERS COURT

Fort Bend County

Engineering Department 301 Jackson Suite 401 Richmond, Texas 77469 281.633.7500 Permits@fortbendcountytx.gov

Right of Way	Permit										
X Commercial	Driveway Permit										
Permit No: 2018-2	1628										
Applicant: Keeton Contract Services, Inc.											
Job Location Site: 636 Benton Road, Rosenberg, TX 77469											
Bond No Date of Bond:5/30/2018											
Laying, Construction, Maintenance, and Repair of Burier Roads, Streets, Highways, and Drainage Ditches in Fort I Commissioners Court of Fort Bend County, Texas," as pa	assed by the Commissioners Court of Fort Bend County, rt Bend County, Texas, to the extent that such order is not										
grounds for job shutdown. 2. Written notices are required: a. 48 hours in advance of construction	d ready for final inspection, submit notification to Permit Online.org portal.										
On this <u>24th</u> day of <u>July</u> , <u>2018</u> , Upon Motion of Commissioner <u>Muyers</u> , seconded by Commissioner <u>Muyers</u> , 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.											
By: County Engineer	Presented to Commissioners Court and approved. Date Recorded 8-01-20 Comm. Court No. 13 D										
N/A By: Drainage District Engineer/Manager	Clerk of Commissioners Court By: 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

301 Jackson Suite 401 Richmond, Texas 77469 281.633.7500 Permits@fortbendcountytx.gov

Righ	nt of Way Permit									
X Con	nmercial Driveway P	ermit								
Permit No	2018-21628	<u></u>								
The following "Notice of Proposed Cable, Cond attachments have been reviewed and the notic of Fort Bend County, Texas.										
(1) COMPLETE APPLICATION FORM:										
X a. Name of road, street, and/or	r drainage ditch affect	ed.								
X b. Vicinity map showing course of directions										
X c. Plans and specifications										
(2) BOND:										
County Attorney, approval whe applicable.	n									
Perpetual bond currently posted.	Bond No:	Amount:								
X Performance bond submitted.	Bond No:	Amount: \$10,000.00								
Cashier's Check	Check No:	Amount:								
(3) DRAINAGE DISTRICT APPROVAL (WHE	EN APPLICABLE):	Date								
We have reviewed this project and agree it n	neets minimum requ	irements.								
hear Lyften		7/13/2018								
Permit Administrator /		Date								

3 pgs

2018084508

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

AUTHORIZED
BOND NO_
THE STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF FORT BEND §
THAT WE, Keeton Contract Services, Inc. whose
address is 18515 Mueschke Rd, Cypress, TX 77433 Texas, hereinafter called the Principal,
And Insurers Indemnity Company 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 at225 South 5th Street, Waco, TX 76701
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 Stated 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.
executors, autimistrators, successors, assigns, and regar representatives, joining and severany, 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.
Manager A. D.
This bond is payable at the County Courthouse in the County of Fort Bend and State of Texas.
It is understood that at any time Fort Bend County deems itself insecure under this bond, it may require further
and/or additional bonds of the principal.
EXECUTED this 30th day of May, 20 2018.
Keeton Contract Services, Inc.

BY

CCM 7-24-2018 # 13 D Fort Bend County Clerk Return Admin Serv Coord Permit #2018-21628 RAC Comples M. Kender

Section of Section of

Insurors Indemnity Company



POWER OF ATTORNEY of INSURORS INDEMNITY COMPANY Waco, Texas

KNOW ALL PERSONS BY THESE PRESENTS:

Number

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

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

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

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

INSURORS INDEMNITY COMPANY

Attest:

Tammy Tieperman, Secretary

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.

Notary Public, State of Texas

My Comm. Exp. 5/21/21 Notary ID 223589-7

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 ______

y of May 2018

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.

FILED AND RECORDED OFFICIAL PUBLIC RECORDS

(*)

Laura Richard, County Clerk Fort Bend County Texas July 27, 2018 03:00:49 PM

FEE: \$0.00

SG

2018084508



P&C 877 282 1625 Bonds 800 933 7444 225 South Fifth Street PO Box 2683 Waco, Texas 76702-2683

RIDER

It is hereby agreed and understood that Insurors Indemnity Company gives consent to revise the information contained in the original bond as follows:

Name of Principal: dba	Keeton Contract Services, Inc.							
Address of Principal:	18515 Mueschke Rd, Cypress, TX 77433							
Bond Effective Date:	05/30/2018							
Bond Expiration Date:	05/30/2019							
Penalty Amount:	Ten Thousand Dollars and Zero Cents (\$1	0,000.00)						
Notes: Increased Penalty Amount to	o: Ten Thousand Dollars (\$10,00.00)							
	shall be held to vary, alter, waive or exte s, Conduits & Poles	and any of the terms, limits or conditions of _, except as hereinabove set forth.						
This rider becomes effective Standard Time.	ve on06/21/2018	_, at twelve and one minute o'clock a.m.,						
Attached to and forming part of Bond Number dated05/30/2018								
issued by Insurors Indemni	ity Company of Waco, Texas, to	Keeton Contract Services, Inc.						
Signed this <u>21st</u> day	of June , 2							

Insurors Indemnity Company

Andrea M. Penaloza, Attorney-in-Fact



POWER OF ATTORNEY of INSURORS INDEMNITY COMPANY Waco, Texas

Number: 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

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

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

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

INSURORS INDEMNITY COMPANY

Tammy Tieperman, Secretary

Dave E. Talbert, President

m. Exp. 5/21/21 tary ID 223589-7

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.

Notary Public, State of Texas

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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 June

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 tanbien 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).

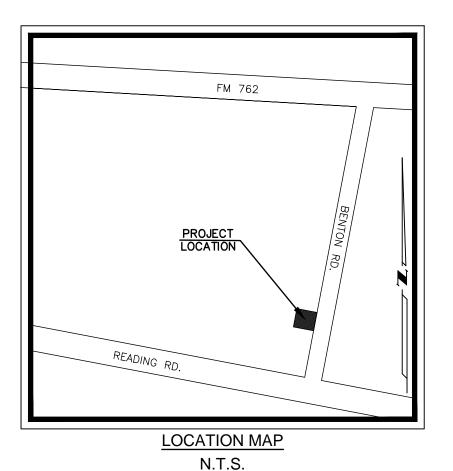
UNA ESTE AVISO A SU POLIZA:

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, County Clerk
Fort Bend County Texas
July 27, 2018 03:00:49 PM
FEE: \$0.00 SG

oo sg **2018084509**



KEYMAP NO.: 606X ZIP CODE: 77469

PLANS SUBMITTAL/REVIEW LOG

COORDINATION SET -NOT FOR CONSTRUCTION 08/23/2017

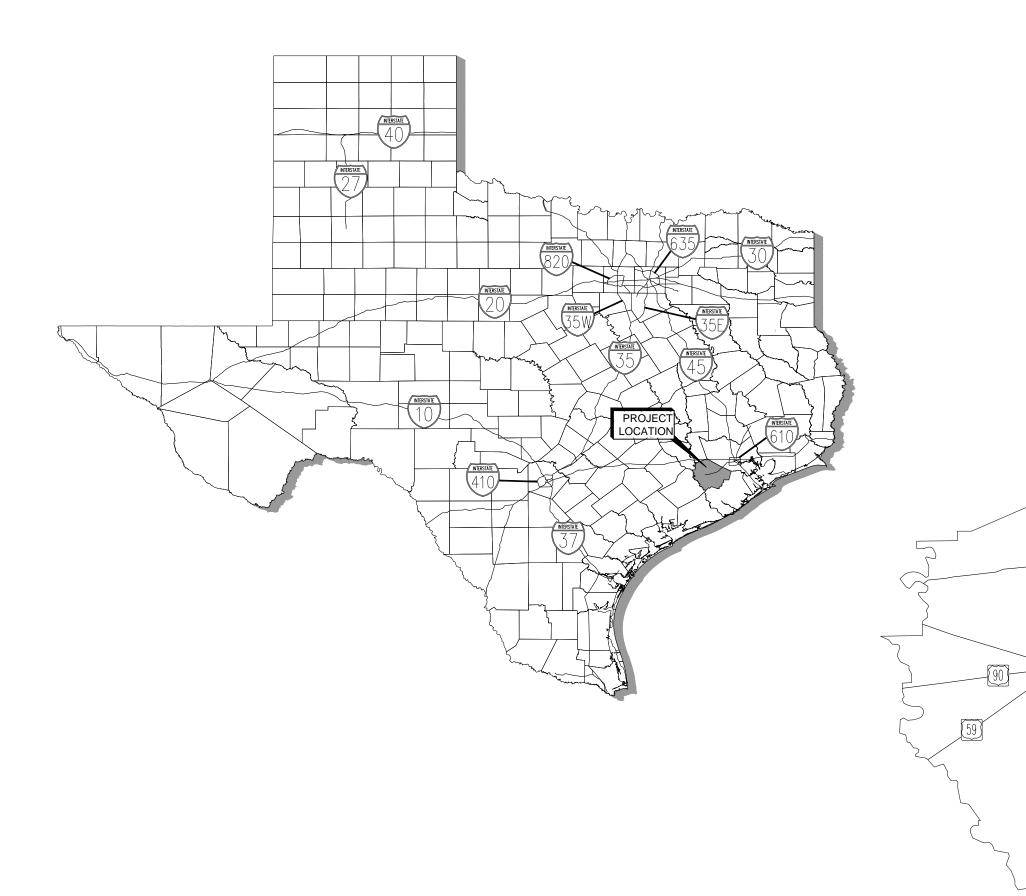
ISSUE FOR PERMIT -NOT FOR CONSTRUCTION 10/05/2017

SUBMIT TO CITY OF ROSENBERG

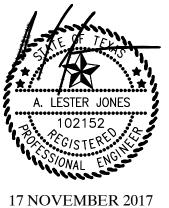
11/17/2017

CIVIL PLANS FOR SUMMER LAKES KIDDIE ACADEMY

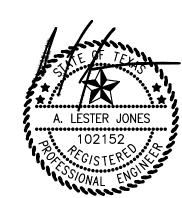
LOCATED IN CITY OF ROSENBERG, TEXAS



ACCORDING TO MAP NO. 48157C0265L OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR FORT BEND COUNTY AND INCORPORATED AREAS, DATED APRIL 2, 2014, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"



INDEX OF SHEETS								
CIVIL ENGINEERING (ALJ LINDSEY, LLC)								
SHEET NO.	DESCRIPTION							
C0.0	COVER SHEET							
C0.1	GENERAL NOTES							
C0.2	TOPOGRAPHIC SURVEY							
C1.0	DIMENSION CONTROL PLAN							
C2.0	UTILITY PLAN							
C3.0	STORM SEWER PLAN							
C3.1	STORM CALCULATIONS							
C4.0	GRADING PLAN							
C5.0	PAVING PLAN							
C6.0	EROSION CONTROL PLAN							
C7.0	CONSTRUCTION DETAILS (1 OF 4)							
C7.1	CONSTRUCTION DETAILS (2 OF 4)							
C7.2	CONSTRUCTION DETAILS (3 OF 4)							
C7.3	CONSTRUCTION DETAILS (4 OF 4)							
P0.1	PLUMBING DETAILS							



Under the Copyright Act, 17 U.S.C. as amended December 1, 1990, also known as the "Architectural Works Protection Act of 1990", these documents are copyrighted and are subject to copyright protection as an "Architectural Work". The design, spatial forms, ideas, compositions and arrangement of items delineated in this set of plans are proprietary of Identity Architects. unauthorized use of these plans can

American Realty Group 1001 West Loop South Houston, TX 77027 713.439.0101 dany@arg-properties.com

Civil Engineers 5629 FM 1960 W., Suite 314

ALJ Lindsey, LLC 5629 FM 1960 West, Suite 314 Houston, Texas 77069 PHONE #: 281.301.5955

STRUCTURE:

CJG Engineers 3200 Wilcrest, Suite 305 Houston, Texas 77042 713.780.3345 FIRM #: F-170

Jordan & Skala Engineers 10375 Richmond Avenue Suite 300 Houston, Texas 77042 PHONE #: 281.617.3200

LANDSCAPE 765 Rolling Oaks Dr Driftwood, TX 78619 PHONE: 713.973.7851

KIDDIE ACADEMY.

EDUCATIONAL CHILD CARE

REVISION ISSUE NO. DATE ISSUE FOR PERMIT 10/05/17 AGENCY COMMENTS 11/17/17

PROJECT NAME AND ADDRESS:

KIDDIE ACADEMY SUMMER LAKES

636 BENTON ROAD RICHMOND, TX, 77469

JG PROJ. MGR: ALJ

REFERENCE NUMBER:

COVER SHEET

DRAWING NUMBER:

C0.0

CALL BEFORE YOU DIG TEXAS ONE CALL PARTICIPANTS REQUEST TEXAS ONE CALL SYSTEM 1-800-545-6005

- THE LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS WAS TAKEN FROM AVAILABLE SURVEY INFORMATION AND/OR EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND THE LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS WAS TAKEN FROM AVAILABLE SURVET INFORMATION AND/ON EXISTING FORCE ALGORISM.

 ELEVATION OF ALL UNDERGROUND UTILITIES MUST BE DETERMINED BY CONTRACTOR. IT SHALL BE THE DUTY AND RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN

 WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A DISCREPANCY 1. PAVEMENT DESIGN AND SOIL PREPARATION RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT PREPARED BY THE MURILLO COMPANY, DATED JULY 2006 (PROJECT NUMBER IMMEDIATELY IF A DISCREPANCY 1. PAVEMENT DESIGN AND SOIL PREPARATION RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT PREPARED BY THE MURILLO COMPANY, DATED JULY 2006 (PROJECT NUMBER IMMEDIATELY IF A DISCREPANCY 1. PAVEMENT DESIGN AND SOIL PREPARATION RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT PREPARED BY THE MURILLO COMPANY, DATED JULY 2006 (PROJECT NUMBER IMMEDIATELY IF A DISCREPANCY 1. PAVEMENT DESIGN AND SOIL PREPARATION RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT PREPARED BY THE MURILLO COMPANY, DATED JULY 2006 (PROJECT NUMBER IMMEDIATELY IF A DISCREPANCY 1. PAVEMENT DESIGN AND SOIL PREPARATION RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT PREPARED BY THE MURILLO COMPANY, DATED JULY 2006 (PROJECT NUMBER IMMEDIATELY IN THE CONTRACTOR SATED AND THE PROPERTY OF THE PRO AND/OR CONFLICT IS DISCOVERED. CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC UTILITIES, PAVEMENT TO REMAIN, CURBS, SIDEWALKS, SIGNS, TREES, ETC., IN THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES. DURING CONSTRUCTION ALL DAMAGES SHALL BE REPAIRED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE OWNING/OPERATING AUTHORITY, WITH NO COST TO THE CITY, COUNTY, PRIVATE UTILITY OWNERS, ENGINEER, OR THE OWNER.
- CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITY LINES AND SHALL NOTIFY THE FOLLOWING AGENCIES 72 HOURS PRIOR TO EXCAVATING OR AUGERING NEAR
- A. TEXAS ONE CALL SYSTEM AT 1-800-245-4545 B. LONE STAR NOTIFICATION CENTER AT 1-800-669-8344
- C. TEXAS EXCAVATION SAFETY SYSTEM AT 1-800-344-8377
- PRIOR TO ANY CONSTRUCTION ACTIVITY, CONTRACTOR IS TO ACQUIRE ALL REQUIRED CONSTRUCTION PERMITS FROM APPROPRIATE AUTHORITIES. CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PUBLIC AND PRIVATE UTILITY LINES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.
- THE ENGINEER AND THE CITY/COUNTY OR MUD SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE CONTRACTOR CONNECTING TO ANY EXISTING UTILITY LINES.
- 3. NO CONNECTIONS SHALL BE MADE TO EXISTING PUBLIC WATER LINES OR PUBLIC SANITARY SEWERS UNTIL ALL PROPOSED WATER OR SEWER LINES HAVE BEEN THOROUGHLY 8. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER A.D.A. & T.A.S) EXIST TO AND FROM EVERY DOOR. IN NO CASE SHALL: CLEANED, TESTED (AS REQUIRED) AND APPROVED BY THE APPROPRIATE AUTHORITIES.
- HORIZONTAL AND VERTICAL INFORMATION REGARDING UTILITY CONNECTIONS TO PROPOSED BUILDINGS ON THIS SET OF PLANS TERMINATE AT FIVE (5) FEET FROM THE NEAREST
- ALL MANHOLES. CLEAN-OUTS. VALVE BOXES. FIRE HYDRANTS. ETC MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING
- OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THE PAVING FOR THIS DEVELOPMENT. ALL APPURTENANCES WILL BE ASSUMED TO BE IN GOOD CONDITION UNLESS OTHERWISE CONFIRMED IN WRITING PRIOR TO COMMENCEMENT OF WORK
- OVERHEAD LINES EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH AND SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSON OR EQUIPMENT MAY COME WITHIN 6 FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. CONTRACTORS ARE LEGALLY RESPONSIBLE FOR SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CIVIL AND
- CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND ALL REGULATIONS OF UTILITY COMPANIES CONCERNING SAFETY AND HEALTH PRACTICES. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SITE TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY/COUNTY STANDARDS, TEXAS STATE LAW, AND O.S.H.A.
- PRIOR TO THE START OF CONSTRUCTION, OWNER AND CONTRACTOR ARE RESPONSIBLE FOR SUBMITTING THE "NOTICE OF INTENT" (N.O.I.) AND ANY ADDITIONAL INFORMATION REQUIRED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). UPON COMPLETION OF THE PROJECT, OWNER AND CONTRACTOR ARE RESPONSIBLE FOR SUBMITTING 13. ALL PROPOSED PAVEMENT WITHIN ANY PUBLIC ROW SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE DETAIL FROM THE APPLICABLE GOVERNING ENTITY. THE "NOTICE OF TERMINATION" (N.O.T.).
- 13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT ALL TIMES DURING CONSTRUCTION
- 14. CONTRACTOR SHALL REMOVE ALL MUD, DIRT, AND DEBRIS DEPOSITED OR DROPPED ON THE EXISTING ROADWAY AT THE END OF EACH WORK DAY. MATERIAL THAT IS HAZARDOUS TO TRAFFIC OR OTHERWISE PRESENTS A SAFETY CONCERN, SHALL BE REMOVED IMMEDIATELY.
- 15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND LOCAL REGULATIONS RELATED TO STORM WATER POLLUTION AND QUALITY. REFER TO EROSION CONTROL
- 16. CONTRACTOR SHALL REESTABLISH ALL TURF DISTURBED DURING CONSTRUCTION TO ACCEPTABLE OPERATING CONDITION, AS DETERMINED BY OWNER AND/OR REGULATORY
- 17. CONTRACTOR SHALL MAINTAIN A WORKSITE FREE OF TRASH AND DEBRIS.
- 18. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES. NO TREE SHALL BE REMOVED OR ALTERED WITHOUT WRITTEN PERMISSION FROM OWNER OR ENGINEER. EQUIPMENT OR MATERIALS SHALL NOT BE STAGED UNDER THE DRIP LINE OF EXISTING TREES.
- 19. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A SET OF "AS BUILT" PLANS FOR ALL WORK PERFORMED ON AND OFF SITE. UPON COMPLETION OF CONSTRUCTION, 2 CONTRACTOR SHALL PROVIDE AS-BUILT PLANS IDENTIFYING ALL DEVIATIONS OR VARIATIONS FROM ORIGINAL PLANS TO THE OWNER AND THE ENGINEER.
- 20. ALL TRAFFIC CONTROL AND WARNING SIGNS SHALL BE IN ACCORDANCE WITH TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- 21. ALL SIDEWALKS, RAMPS, AND HANDRAILS TO MEET OR EXCEED CITY/COUNTY, TAS, AND ADA REQUIREMENTS.
- 22. ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY/COUNTY RULES AND REGULATIONS, CONSTRUCTION SPECIFICATIONS AND CONSTRUCTION DETAILS
- 23. ALL EXCESS SPOIL MATERIAL GENERATED FROM CONSTRUCTION ACTIVITY TO BE HAULED OFFSITE AND DISPOSED IN ACCORDANCE WITH LOCAL LAWS, RULES, AND REGULATIONS. 24. AT THE END OF ALL CONSTRUCTION PROJECTS, THE CONTRACTOR SHALL RESTORE THE EXISTING FACILITIES, TO EQUAL TO BETTER THAN EXISTING SITE CONDITIONS PRIOR TO
- 25. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING LANDSCAPING AND IRRIGATION. NO SEPARATE PAY.
- 26. PRIOR TO SUBMITTAL OF BID OR PROPOSAL, CONTRACTOR SHALL VISIT PROJECT SITE AND BECOME FAMILIAR WITH THE PROJECT AND THE EXISTING CONDITIONS ON THE SITE.
- NO ADDITIONAL CONSIDERATION WILL BE GIVEN FOR ADDITIONAL WORK CAUSED BY FIELD CONDITIONS VISIBLE ON SITE DURING BIDDING BUT NOT SHOWN ON THESE PLANS. 27. THERE WILL BE NO SEPARATE PAYMENT FOR WORK SHOWN ON THESE PLANS, UNLESS SPECIFICALLY ESTABLISHED IN THE BID SECTION OF THE CONTRACT DOCUMENTS. INCLUDE COST OF SAME TO WHICH THIS WORK IS A COMPONENT PART
- 28. IN THE EVENT OF A DISCREPANCY WITHIN THESE PLANS, OR BETWEEN THESE PLANS AND THE GEOTECHNICAL REPORT, THE MOST CONSERVATIVE CRITERIA SHALL APPLY.
- 29. ALL UTILITY TRENCHES BELOW PROPOSED OR FUTURE PAVING SHALL BE BACKFILLED WITH CEMENT SAND.
- SEALED TO RESTRICT WATER INTRUSION AND FLOW THROUGH THE TRENCHES THAT COULD MIGRATE BELOW THE BUILDING. WE RECOMMEND CONSTRUCTING AN EFFECTIVE CLAY "TRENCH PLUG" THAT EXTENDS AT LEAST 5 FEET OUT FROM THE FACE OF THE BUILDING EXTERIOR. THE PLUG MATERIAL SHOULD CONSIST OF CLAY COMPACTED AT A WATER CONTENT AT OR ABOVE THE SOILS OPTIMUM WATER CONTENT. THE CLAY FILL SHOULD BE PLACED TO COMPLETELY SURROUND THE UTILITY LINE AND BE COMPACTED IN ACCORDANCE WITH RECOMMENDATIONS IN THIS REPORT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITY TIE IN LOCATIONS FOR MATERIAL, SIZE, ELEVATION AND FIELD CONDITIONS. IN THE EVENT THE PLANS DO NOT REPRESENT FIELD CONDITIONS THE CONTRACTOR IS TO CONTACT THE ENGINEER AND OWNER IMMEDIATELY AND PRIOR TO PERFORMING ANY WORK. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO CONFIRM POSSESSION OF LATEST DRAWINGS, INCLUDING ANY REVISIONS. IF THE DRAWINGS ARE NOT LABELED AS
- "CONSTRUCTION SET" ON THE COVER PAGE, CONTRACTOR TO CONTACT ENGINEER IMMEDIATELY. 33. CONTRACTOR TO OBTAIN ALL PERMITS. OWNER WILL PROVIDE PAYMENT AS NECESSARY AND REQUESTED BY CONTRACTOR.

GRADING NOTES

- GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- BEFORE STARTING CONSTRUCTION, CONTRACTOR SHALL VERIFY BENCHMARK ELEVATION AND NOTIFY ENGINEER IF ANY DISCREPANCY AND/OR CONFLICT IS FOUND.
- CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS AND NO PONDING IN EITHER PAVED OR LANDSCAPE AREAS, AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
- CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE
- ALL EXISTING CONCRETE PAVING, SIDEWALK, AND CURB DEMOLITION SHALL BE REMOVED AND DISPOSED OF BY CONTRACTOR. DISPOSAL SHALL BE AT AN APPROVED
- OFF-SITE, LAWFUL LOCATION, UNLESS DIRECTED OTHERWISE BY THE OWNER.
- FOR BUILDING PAD SUBGRADE PREPARATION AND GENERAL EARTHWORK OBSERVATIONS, REFER TO THE GEOTECHNICAL REPORT PREPARED BY THE MURILLO COMPANY, DATED JULY 2006 (PROJECT NUMBER GEO26306). ALL MATERIAL SPECIFICATIONS AND TESTING SHALL BE ADHERED TO AS OUTLINED IN THIS REPORT.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING THIS REPORT PRIOR TO PRICING ITEMS IMPACTED BY THE REPORT. FINAL PAVEMENT GRADES SHALL BE WITHIN 0.05' OF DESIGN ELEVATIONS, EXCEPT FOR ADA AREAS, WHICH SHALL BE WITHIN 0.01' OF DESIGN ELEVATIONS. FINAL
- ALL DETENTION PONDS SHALL BE GRADED TO WITHIN 0.1' OF PROPOSED ELEVATIONS AND WITHIN 6" OF HORIZONTAL LOCATION. AFTER COMPLETION AN AS-BUILT SURVEY WILL BE ORDERED BY OWNER, AND ANY POND NOT BUILT PER PLAN, WILL BE CORRECTED AT CONTRACTOR'S SOLE COST.

FRANCHISE UTILITY NOTES

- CONTRACTOR SHALL CALL THE TEXAS ONE CALL AND DIG-TESS AT LEAST 72 HOURS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION ACTIVITIES. TH CONTRACTOR BEARS SOLE RESPONSIBILITY FOR VERIFYING LOCATIONS OF EXISTING UTILITIES, SHOWN OR NOT SHOWN, AND FOR ANY DAMAGE TO THESE FACILITIES.
- . CONTRACTOR SHALL INSTALL LONG SWEEPS FOR DRY UTILITY CONDUITS WHERE A BEND IS GRAPHICALLY SHOWN.

NON-PAVEMENT ELEVATIONS SHALL BE WITHIN 0.1' OF PROPOSED GRADE.

<u>PAVING AND STRIPING NOTES</u>

- GEO26306) SHALL BE ADHERED TO FOR BOTH MATERIALS AND PRACTICE OF INSTALLATION. CONTRACTOR SHALL ENSURE ALL SPECIFICATIONS AND TESTING ARE MET AS OUTLINED IN THIS REPORT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THIS REPORT PRIOR TO PRICING ITEMS IMPACTED BY THE REPORT.
- 2. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND CITY/COUNTY STANDARDS.
- CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND
- 4. ALL JOINTS SHALL BE SEALED PER CITY/COUNTY SPECIFICATIONS. ALL JOINTS SHALL EXTEND THROUGH THE CURB.

SIGNS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AS SHOWN ON THE PLANS.

- 5. THE MATERIALS AND PROPERTIES OF CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE AS WELL AS CITY/COUNTY STANDARDS. IN THE EVENT OF A CONTRADICTION BETWEEN THESE TWO STANDARDS, THE MOST RESTRICTIVE (AS DETERMINED BY THE ENGINEER) SHALL
- 6. PAVEMENT THICKNESS'S SHOWN IN THIS PLAN SET ARE "MINIMUM" NOT AVERAGE. PAVEMENT THICKNESS AT ALL LOCATIONS SHALL EXCEED THE THICKNESS SPECIFIED.
- 7. ANY DAMAGED PAVEMENT, CURB AND/OR SIDEWALK WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
- HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT
- LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVEMENT CONSTRUCTION IF ANY SLOPES EXCEED THE ABOVE LIMITS.
- 9. REINFORCING BAR SPLICES SHALL BE STAGGERED WITH NO MORE THAN 2 SPLICES ADJACENT TO EACH OTHER
- 10. STABILIZED SUBGRADE SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND EDGE OF ALL PAVEMENT, OR AS DIRECTED IN GEOTECHNICAL REPORT.
- 11. ALL CONCRETE PAVEMENT SHALL BE FLOAT FINISHED MECHANICALLY WITH APPROVED SELF-PROPELLED MACHINES, HANDING FLOATING SHALL BE PERMITTED ONLY IN AREAS INACCESSIBLE TO A FINISHING MACHINE. AFTER FLOATING, CONTRACTOR SHALL PROVIDE A FINE OR MEDIUM-COARSE "BROOM FINISH," UNLESS OTHERWISE INDICATED BY THE OWNER, FOR ALL EXTERIOR SIDEWALKS, EXTERIOR RAMPS, EQUIPMENT AND TRANSFORMER PADS, AND SITE PAVING. BROOMING SHALL BE DONE TRANSVERSELY TO THE DIRECTION OF MAIN TRAFFIC ALL FINISHING SHALL CONFORM TO A.C.I.301. CONTRACTOR SHALL DETERMINE THE APPROPRIATE MEANS & METHODS TO PROTECT THE FINISHED CONCRETE FROM PRECIPITATION FOR A MINIMUM OF 24 HOURS.
- 12. CONTRACTOR SHALL PROTECT THE FINISHED CONCRETE PAVEMENT AGAINST LOSS OF MOISTURE FOR NO LESS THAN 72 HOURS IN CONFORMANCE WITH THE A.C.I. MANUAL OF CONCRETE PRACTICE.

- STORM SEWER PIPE USED FOR CONNECTION TO STORM SEWER IN PUBLIC RIGHT-OF-WAY OR CONSTRUCTED WITHIN PUBLIC EASEMENTS SHALL BE REINFORCED CONCRETE PIPE ASTM C-76, CLASS III, WITH O-RING RUBBER GASKET PER ASTM C-443 AND SHALL EXTEND TO FIRST PRIVATE INLET OR MANHOLE. ALL OTHER PRIVATE STORM SEWER MAY BE SELECTED PER THE FOLLOWING CRITERIA:
 - A. CORRUGATED HIGH-DENSITY POLYETHYLENE (HDPE) (4 INCHES TO 48 INCHES IN DIAMETER): AASHTO M 294, DUAL WALL WITH WATER TIGHT (ASTM D3212) BELL-TO-BELL COUPLER, TRADE NAME N-12 BY ADS OR EQUAL
 - POLYVINYL CHLORIDE (PVC) CORRUGATED PIPE WITH SMOOTH INTERIOR PER ASTM F 949 (4 INCHES TO 36 INCHES (102-MM TO 914-MM)) WITH ELASTOMETRIC GASKET JOINTS. TRADÈ NAME A-2000 BY CONTECH OR EQUAL
- STEEL REINFORCED HIGH-DENSITY POLYETHYLENE (HDPE) (24 INCHES TO 48 INCHES IN DIAMETER): AASHTO M 294, HIGH PERFORMANCE JOINTS (ASTM D3212), TRADE NAME DUROMAXX OR EQUAL D. REINFORCED CONCRETE PIPE (RCP): ASTM C76, CLASS III WITH O-RING RUBBER GASKET JOINTS PER ASTM C-443
- STORM SEWERS IN PUBLIC R.O.W. OR PUBLIC EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CITY OF ROSENBERG STANDARD CONSTRUCTION PECIFICATIONS FOR STORM DRAINAGE INCLUDING ALL CURRENT AMENDMENTS THERETO. ALL STORM SEWER ON PRIVATE PROPERTY SHALL BE CONSTRUCTED PER SPECIFICATIONS AND DETAILS IN THESE DRAWINGS AND IN ACCORDANCE WITH THE PIPE MANUFACTURERS RECOMMENDATIONS.
- 3. ALL SEWERS UNDER PROPOSED OR FUTURE PAVEMENT AND TO A POINT ONE (1) FOOT BACK OF ALL PROPOSED OR FUTURE CURBS SHALL BE BACKFILLED WITH 1 1/2 SACK CEMENT/C.Y. STABILIZED SAND TO WITHIN ONE (1) FOOT OF SUBGRADE. CEMENT STABILIZED SAND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM
- TRENCH BACKFILL SHALL BE SUITABLE EARTH MATERIAL PLACED IN 8 INCH LIFTS, WITH TESTS TAKEN AT 100 FOOT INTERVALS ON EACH LIFT. BACKFILL TO BE MECHANICALLY COMPACTED TO A DENSITY OF NOT LESS THAN 95% OF OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST (ASTM DESIGNATION D-698/AASHTO T99). MOISTURE CONTENT OF BACKFILL SHALL BE WITHIN PARAMETERS ESTABLISHED BY THE PROCTOR TEST.
- 5. PROPOSED PIPE STUB-OUTS ARE TO BE PLUGGED WITH 8" BRICK WALLS, UNLESS OTHERWISE NOTED.

- 1. WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CITY OF ROSENBERG, AND TCEQ REGULATIONS, STANDARD SPECIFICATIONS, AND
- 30. UTILITY TRENCHES ARE A COMMON SOURCE OF WATER INFILTRATION AND MIGRATION. ALL UTILITY TRENCHES THAT PENETRATE BENEATH THE BUILDING SHOULD BE EFFECTIVELY

 SEALED TO RESTRICT WATER INTELLISION AND FLOW TURNING THAT COMES THAT PENETRATE BENEATH THE BUILDING SHOULD BE EFFECTIVELY

 2. 4" THRU 12" WATER LINES SHALL BE P.V.C. CLASS 150, DR-18, AWWA C-900 AND 1" THRU 3" WATER LINES SHALL BE PVC SCHEDULE 40. 4" THRU 54" D.I.P. WATER

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 - CONCRETE THRUST BLOCKS SHALL BE PROVIDED AS NECESSARY TO PREVENT PIPE MOVEMENT. WHERE PREVENTING MOVEMENT OF 16" OR GREATER PIPE IS NECESSARY DUE TO THRUST, USE RESTRAINED JOINTS.
 - 4. ALL WATER LINES UNDER PROPOSED OR FUTURE PAVING AND TO A POINT ONE (1) FOOT BACK OF ALL PROPOSED OR FUTURE CURBS SHALL BE ENCASED IN BANK SAND TO 12" OVER PIPE AND BACKFILLED WITH CEMENT STABILIZED SAND TO WITHIN ONE (1) FOOT OF SUBGRADE. 5. ALL WATER LINE AND SEWER LINE CROSSINGS SHALL BE CONSTRUCTED PER TCEQ REGULATIONS.
 - 6. ALL WATER VALVES SHALL OPEN COUNTERCLOCKWISE AND BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C-500 AND SHALL BE OF THE RESILIENT SEAT TYPE
 - 7. ALL WATER LINES TO BE DISINFECTED IN CONFORMANCE WITH AWWA C-651 AND THE TEXAS STATE DEPARTMENT OF HEALTH. AT LEAST ONE BACTERIOLOGICAL SAMPLE SHALL BE COLLECTED FOR EACH 1,000 LINEAR FEET OF WATER LINE AND SHALL BE REPEATED IF CONTAMINATION PERSISTS.
 - 8. ALL BELOW GRADE VALVES SHALL BE GASKETED, HUB-END GATE VALVES WITH A CAST IRON BOX, EXCEPT WHERE FLANGES ARE CALLED OUT ON THE PLANS.
 - 9. 4" THRU 12" FITTINGS, MECHANICAL JOINTS, AND RESTRAINED JOINTS SHALL BE CEMENT MORTAR LINED COMPACT DUCTILE IRON PRESSURE FITTINGS PER ANSI A21.53 PRESSURE RATED AT 250 PSIG
 - 10. HYDROSTATIC TESTING: ALL WATER PIPE SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH THE LATEST CITY OF ROSENBERG, AND TCEQ REQUIREMENTS. TESTS ARE TO BE PERFORMED ON THE TOTAL FOOTAGE OF WATER PIPE LINE INCLUDED IN THE PROJECT.
 - 11. ALL WATER LINES TO HAVE 4' MINIMUM COVER TO FINISHED GRADE AND MINIMUM 12" CLEAR TO OTHER UTILITIES AT CROSSING UNLESS OTHERWISE NOTED ON PLANS. ALL WATER LINE INSTALLED OVER 8' DEEP SHALL UTILIZE RESTRAINED JOINT FITTINGS.
 - 12. CONTRACTOR SHALL KEEP WATER PIPE CLEAN AND CAP (OR OTHERWISE EFFECTIVELY COVER) OPEN PIPE ENDS TO EXCLUDE INSECTS, ANIMALS OR OTHER SOURCES OF CONTAMINATION FROM UNFINISHED PIPE LINES AT TIMES WHEN CONSTRUCTION IS NOT IN PRÓGRESS. 13. ALL FIRE LINES TO BE INSTALLED AND TESTED PER NFPA REGULATIONS.
 - 14. CITY OF ROSENBERG IS TO BE CONTACTED PRIOR TO TYING INTO CITY FACILITIES.

- 1. POTENTIAL POLLUTANT SOURCES ASSOCIATED WITH CONSTRUCTION SITE:
- -ADHESIVES, PESTICIDES, DETERGENTS, PAINTS, FUELS, SOLVENTS, SEALANTS, FERTILIZERS, OILS, HERBICIDES, CLEANING SOLUTIONS, CONCRETE/CEMENT/PLASTER 2. STORM WATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES:
- A. PRIOR TO CONSTRUCTION: SILT FENCING SHALL BE INSTALLED IN ALL LOCATIONS SHOWN ON SITE MAP THAT WILL NOT BE DISTURBED DURING THE INITIAL GRADING PROCESS. THE STABILIZED CONSTRUCTION EXIT SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
- B.1. IMMEDIATELY AFTER PAVING CONSTRUCTION IS COMPLETE, INLET PROTECTION TRAPS WILL BE INSTALLED ON ALL NEWLY CONSTRUCTED INLETS B.2. WHEN EXISTING SILT FENCING NEEDS TO BE REMOVED FOR CONSTRUCTION OR ACCESS PURPOSES, IT WILL BE REPLACED AS SOON AS POSSIBLE AFTER
- CONSTRUCTION IN THE VICINITY OF THE REMOVED FENCE IS COMPLETE. B.3. AS SOON AS PRACTICABLE AFTER SITE GRADING IS COMPLETE, FINAL STABILIZATION PROCEDURES SUCH AS TURF ESTABLISHMENT AND INSTALLATION OF
- C. AFTER CONSTRUCTION: AFTER CONSTRUCTION ACTIVITY AND SITE STABILIZATION PROCEDURES ARE COMPLETE, STRUCTURAL EROSION AND SEDIMENT CONTROLS WILL BE REMOVED. SOIL DISTURBED BY THE REMOVAL OF CONTROLS WILL BE STABILIZED
- 3. PERMANENT STORM WATER CONTROLS: AFTER CONSTRUCTION ACTIVITY IS COMPLETE, AREAS NOT COVERED BY CONCRETE PAVEMENT OR BY STRUCTURES WILL BE LANDSCAPED AND IRRIGATED. ONCE ESTABLISHED, THIS VEGETATION WILL HELP PREVENT SEDIMENT RUNOFF IN THE FUTURE STORM EVENTS. NEWLY GRADED AREA WILL BE TEXTURED TO REDUCE FLOW VELOCITY.
- 4. MATERIAL HANDLING AND SPILL PREVENTION PLAN:
- A. HAZARDOUS MATERIALS WILL BE STORED AND USED IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS. DISPOSAL WILL BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION, AND IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS.
- B. THE FOLLOWING PROCEDURES WILL BE FOLLOWED FOR CONTAINMENT AND CLEAN-UP OF SPILLS:
- B.1. ALL SPILLS WILL BE CLEANED UP AND PROPERLY REMOVED IN ACCORDANCE WITH STATE REGULATIONS AND LOCAL ORDINANCES.

B.2. SOIL AND SPILLED MATERIALS WILL BE COLLECTED UNTIL NO VISIBLE EVIDENCE OF SPILLED MATERIAL REMAINS

- B.3. THE TYPE OF MATERIAL AND QUANTITY OF RELEASE SHALL BE IDENTIFIED, AND APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT (PPE) SHALL BE WORN AS
- B.4. SPILL CONTAINMENT MAY BE INCLUDE CONSTRUCTION OF EARTH DIKES AROUND THE SPILL AREA, DEPLOYMENT OF ABSORBENT MATERIALS, OR USE OF COMMERCIALLY AVAILABLE KITS. B.5. CONTAMINATED SOIL AND SPILLED MATERIAL WILL BE STORED IN APPROPRIATE AND PROPERLY LABELED CONTAINERS, AND DISPOSED OF IN ACCORDANCE WITH
- STATE, LOCAL, AND FEDERAL RULES AND REGULATIONS.
- 5. GENERAL PERMIT MAINTENANCE REQUIREMENTS (FROM GENERAL PERMIT):
- A. ALL PROTECTIVE MEASURES IDENTIFIED IN THIS SWPPP MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. IF, THROUGH INSPECTION OR OTHER MEANS, THE PERMITEE DETERMINES THAT BMP'S ARE NOT OPERATING EFFECTIVELY, THEN THE PERMITEE SHALL PERFORM MAINTENANCE AS NECESSARY TO MAINTAIN THE CONTINUED EFFECTIVENESS OF STORM WATER CONTROLS, AND PRIOR TO THE NEXT RAIN EVENT, IF FEASIBLE. IF MAINTENANCE PRIOR TO THE NEXT ANTICIPATED STORM EVENT IS IMPRACTICABLE, THE REASON SHALL BE DOCUMENTED IN THE SWPPP AND MAINTENANCE MUST BE SCHEDULED AND ACCOMPLISHED AS SOON AS PRACTICABLE. EROSION AND SEDIMENT CONTROLS THAT HAVE BEEN INTENTIONALLY DISABLED, RUN-OVER, REMOVED, OR OTHERWISE RENDERED INEFFECTIVE MUST BE REPLACED OR CORRECTED IMMEDIATELY UPON DISCOVERY.
- B. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INCORRECTLY, IS PERFORMING INADEQUATELY, OR IS DAMAGED, THEN THE OPERATOR MUST REPLACE OR MODIFY THE CONTROL AS SOON AS PRACTICABLE AFTER MAKING THE DISCOVERY.
- C. SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAPS AND SEDIMENTATION PONDS NO LATER THAN THE TIME THAT DESIGN CAPACITY HAS BEEN REDUCED BY 50%. FOR PERIMETER CONTROLS SUCH AS SILT FENCES, BERMS, ETC., THE TRAPPED SEDIMENT MUST BE REMOVED BEFORE IT REACHES 50% OF THE ABOVE GROUND
- D. IF SEDIMENT ESCAPES THE SITE, ACCUMULATIONS MUST BE REMOVED AT A FREQUENCY THAT MINIMIZES OFF-SITE IMPACTS, AND PRIOR TO THE NEXT RAIN EVENT, IF FEASIBLE. IF THE PERMITEE DOES NOT OWN THE OFFSITE CONVEYANCE, THEN THE PERMITEE MUST WORK WITH THE OWNER OR OPERATOR OF THE PROPERTY TO REMOVE THE SEDIMENT.

6. EROSION AND SEDIMENT CONTROLS:

- A. THE FOLLOWING NON-STRUCTURAL EROSION AND SEDIMENT CONTROLS WILL BE UTILIZED ON THE PROJECT SITE:
- A.1. WHERE PRACTICAL, CARE WILL BE TAKEN TO PROTECT NATURAL VEGETATION THAT DOES NOT NEED TO BE REMOVED FOR CONSTRUCTION PURPOSES. A.2. PLACEMENT OF CONCRETE PARKING AND DRIVEWAY AREAS WILL BE PERFORMED AS SOON AS POSSIBLE AFTER SUB-GRADE STABILIZATION, TO MINIMIZE THE
- AMOUNT OF TIME DISPOSED SOIL IS EXPOSED TO THE ELEMENTS. THIS PRACTICE WILL REDUCE THE FREQUENCY THAT MAINTENANCE IS REQUIRED ON THE STRUCTURAL BMP'S A.3. THE GENERAL PERMIT REQUIRES THAT EROSION AND STABILIZATION MEASURES MUST BE INITIATED WITHIN 14 DAYS IN PORTIONS OF THE SITE WHERE
- CONSTRUCTION ACTIVITY HAS CEASED. IF CONSTRUCTION ACTIVITY IS SCHEDULED TO RESUME WITHIN 21 DAYS FROM THE CESSATION OF CONSTRUCTION ACTIVITY, EROSION AND STABILIZATION MEASURES ARE NOT REQUIRED FOR THAT PORTION OF THE SITE.
- A.4. STABILIZATION PROCEDURES SUCH AS TURF ESTABLISHMENT AND INSTALLATION OF PLANT MATERIAL SHOULD BE COMMENCED AS SOON AS PRACTICABLE AFTER SITE GRADING IS COMPLETE AND FINAL.
- B. THE FOLLOWING STRUCTURAL EROSION AND SEDIMENT CONTROLS WILL BE UTILIZED ON THE PROJECT SITE:
- B.1. A STABILIZED CONSTRUCTION EXIT WILL BE INSTALLED AT THE LOCATION WHERE CONSTRUCTION TRAFFIC EXITS THE PROJECT SITE B.2. INLET PROTECTION TRAPS WILL BE INSTALLED AT ALL INLETS IMMEDIATELY AFTER CONCRETE PAVEMENT IS PLACED
- B.3. SILT FENCING (FILTER FABRIC FENCE OR REINFORCED FILTER FABRIC FENCE) WILL BE INSTALLED ALONG THE PROPERTY BOUNDARY AND ADJACENT TO FXISTING DITCHES, BAYOUS, STREAMS, RIVERS, AND/OR CHANNELS
- B.4. ANY SEDIMENT THAT ENTERS THE STORM SEWER SYSTEM WILL BE REMOVED IMMEDIATELY (NOT FLUSHED). SINCE ALL PROPOSED INLETS DRAIN LESS THAN 10-ACRES, SEDIMENT BASINS ARE NOT REQUIRED FOR THIS SITE
- B.6. WHERE PRACTICAL, CARE WILL BE TAKEN TO PROTECT NATURAL VEGETATION THAT DOES NOT NEED TO BE REMOVED FOR CONSTRUCTION PURPOSES.

TRAFFIC NOTES

1) CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD - LATEST EDITION WITH REVISIONS) DURING CONSTRUCTION.

2) NO LANES SHALL BE BLOCKED FROM 7 A.M. TO 9 A.M. AND 4 P.M. TO 6:30 P.M. MONDAY THRU FRIDAY.

3) OFF DUTY POLICE OFFICERS/FLAGGERS ARE REQUIRED TO DIRECT TRAFFIC WHEN LANES ARE BLOCKED.

4) CONTRACTOR SHALL COVER THE EXCAVATION WITH STEEL PLATES ANCHORED PROPERLY DURING NON-WORKING HOURS AND ALLOW NORMAL TRAFFIC FLOW. IF COVERING IS NOT FEASIBLE, USE TRANTEX FR 336 EFX 36" DELINEATOR OR APPROVED EQUAL WITH SHEETING AND BASE EPOXIED TO PAVEMENT NEXT TO EXCAVATION DURING

NON-WORKING HOURS. 5) APPROVED COPIES OF "TRAFFIC CONTROL PLANS: SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES.

FOR THE SAFE EXECUTION OF THE WORK SHOWN WITHIN THESE CONSTRUCTION DOCUMENTS. NO SEPERATE PAY.

*THESE PLANS SHALL BE DRAWN TO SCALE ON REPRODUCIBLE MYLARS AND SEALED BY A LICENSED ENGINEER IN THE STATE OF TEXAS. PLANS WILL BECOME A PART **THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND OPERATION FOR ANY AND ALL TRAFFIC CONTROL MEASURES AS REQUIRED BY REGULATING AGENCIES OR

SANITARY SEWERS

- 1. ALL SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CITY OF ROSENBERG, AND TCEQ CRITERIA AND BE SUBJECT TO A REQUIRED FIELD TESTING. TESTS ARE TO BE PERFORMED ON THE TOTAL FOOTAGE OF SEWER LINE INCLUDED IN THE PROJECT. REQUIREMENTS OF TEXAS ADMINISTRATIVE CODE, TITLE 30 CHAPTER 217, "DESIGN CRITERIA FOR SEWERAGE SYSTEMS" SHALL GOVERN WHERE CONFLICTS EXIST EXCEPT WHERE CITY REQUIREMENTS ARE OF HIGHER STANDARDS.
- 2. SANITARY SEWER PIPE USED FOR CONNECTION TO SEWER IN PUBLIC RIGHT-OF-WAY SHALL BE C900 P.V.C. PIPE MEETING ASTM SPECIFICATION D3034 WITH RUBBER GASKET JOINTS. ALL OTHER PRIVATE SANITARY SEWER PIPE MATERIAL SHALL CONFORM TO THE FOLLOWING CRITERIA: A) POLYVINYL CHLORIDE (PVC) SCHEDULE 40 TO BE USED FOR PIPE SIZES 6 INCHES AND SMALLER.
- B) STANDARD DIMENSION RATIO (SDR) 35 PVC OR 26 PVC CAN BE USED FOR PIPE SIZES 8 INCHES AND LARGER. SEE NOTE 6 BELOW REGARDING SDR 26 FITTINGS 3. ALL SANITARY SEWER LINES UNDER PROPOSED OR FUTURE PAVING AND TO A POINT (1) FOOT BACK OF ALL PROPOSED OR FUTURE CURBS SHALL BE ENCASED IN BAND SAND TO 12" OVER PIPE AND BACKFILLED WITH CEMENT STABILIZED SAND TO WITHIN ONE (1) FOOT OF SUBGRADE.
- 4. ALL SANITARY SEWERS AND WATER LINES CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ROSENBERG, AND TCEQ REGULATIONS.
- 5. SANITARY SEWER MANHOLE RIMS OUTSIDE OF PROPOSED PAVING WILL BE SET 3"- 6" ABOVE THE SURROUNDING LEVEL FINISHED GRADE AFTER PAVING AND GRADING

6. SDR 26 P.V.C. PIPE USES "FULL BODIED" SDR 26 P.V.C. FITTINGS OR D.I.P. FITTINGS WITH APPROPRIATE ADAPTERS. AWWA C-900 DR-18 P.V.C. PIPE USES EITHER AWWA

- 7. DEFLECTION TEST: DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE AND SEMI-RIGID SEWER PIPE BETWEEN MANHOLES. SERVICE LEADS SHALL NOT BE TESTED HE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. THE DEFLECTION TEST SHALL USE A RIGID 7-SIDED MANDREL, WITH A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. NO MECHANICAL PULLING IS ALLOWED.
- 8. INFILTRATION, EXFILTRATION OR LOW-PRESSURE AIR TEST: EITHER OF THE FOLLOWING TESTS SHALL BE PERFORMED AS PER TAC, TITLE 30 217.2 WITHIN THE SPECIFIED
- 9. NO CONNECTIONS SHALL BE MADE TO THE EXISTING SANITARY SEWER LINES UNTIL ALL PROPOSED SEWER LINES HAVE BEEN THOROUGHLY CLEANED, TESTED AND APPROVED BY THE ENGINEER. THE ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE CONTRACTOR CONNECTING TO ANY EXISTING SEWER LINES.
- 10. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY/COUNTY AT LEAST 48 HOURS PRIOR TO PRESSURE AND DEFLECTION TEST ON ALL SANITARY LINES. 11. ALL SEWER LINES ENTERING A MANHOLE AT A FLOWLINE HIGHER THAN 3.0' OR 36" ABOVE THE MANHOLE INVERT MUST BE PROVIDED WITH A DROP PIPE OUTSIDE OF THE
- 12. ALL SANITARY SEWER NOTES PERTAIN TO SANITARY SEWER LINES BETWEEN OSSF AND BUILDING.
- 13. CITY OF ROSENBERG IS TO BE CONTACTED PRIOR TO TYING INTO CITY FACILITIES

C900 DR-18 P.V.C. FITTINGS OR D.I.P. FITTINGS.



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A. LESTER JONES

17 NOVEMBER 2017

American Realty Group 1001 West Loop South Suite #880 Houston, TX 77027 713.439.0101

dany@arg-properties.com

ALJ Lindsey, LLC 5629 FM 1960 West, Suite 314 Houston, Texas 77069 PHONE #: 281.301.5955 FIRM #: F-11526

STRUCTURE

3200 Wilcrest, Suite 305 Houston, Texas 77042 713.780.3345 FIRM #: F-170

Jordan & Skala Engineers 10375 Richmond Avenue Suite 300 Houston, Texas 77042 PHONE #: 281.617.3200 FIRM #: F-4990

LANDSCAPE ntegrated Landscape

765 Rolling Oaks Dr

Driftwood, TX 78619

PHONE: 713.973.7851



REVISION ISSUE

			10/05/17	ISSUE FOR PERMIT
	В	A	11/17/17	AGENCY COMMENTS
Т				
'				
	_			

PROJECT NAME AND ADDRESS:

KIDDIE ACADEMY SUMMER LAKES

636 BENTON ROAD

RICHMOND, TX, 77469

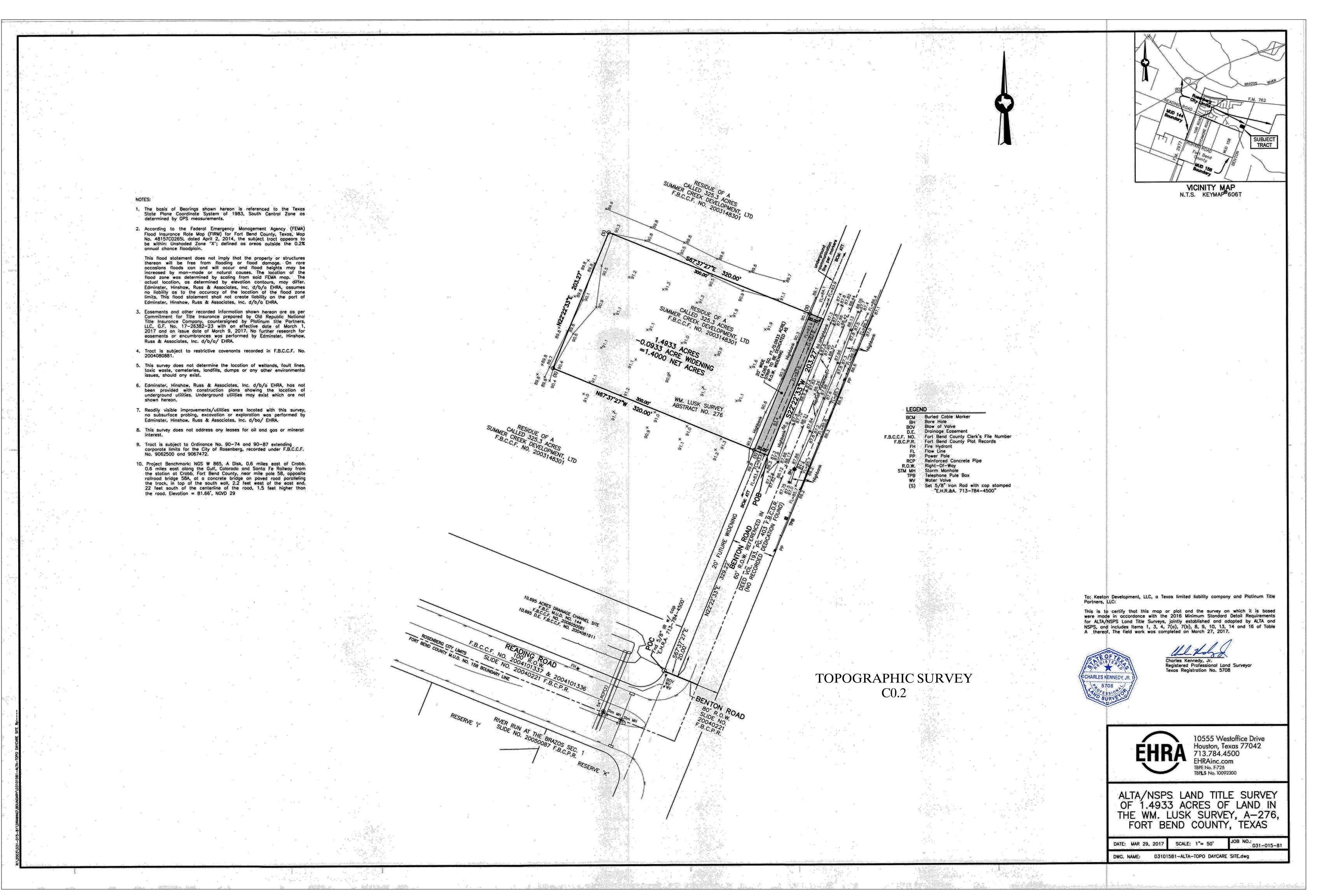
JG

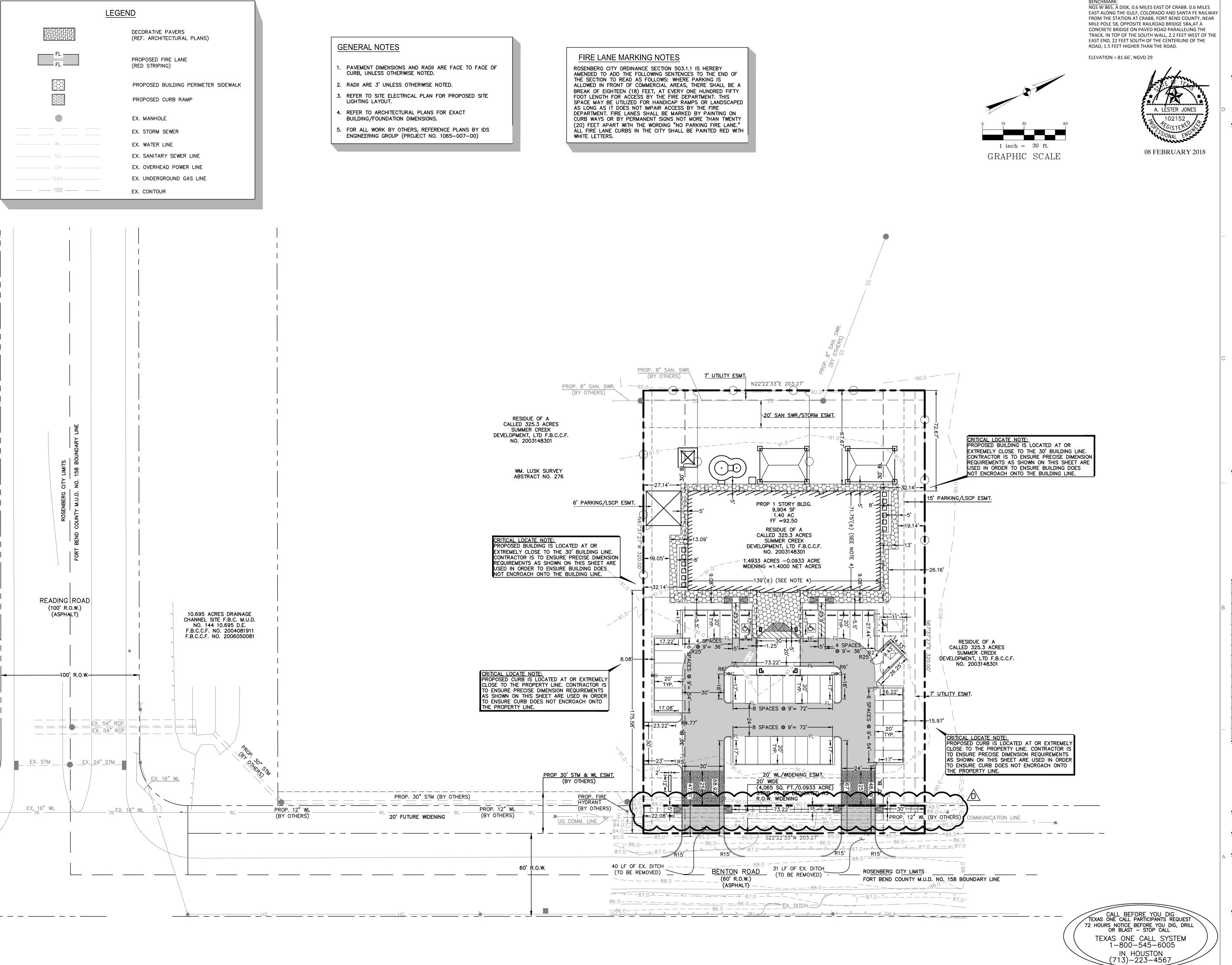
PROJ. MGR:

17032-00

REFERENCE NUMBER:

DRAWING NUMBER:







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OWNER:

American Realty Group 1001 West Loop South Suite #880 Houston, TX 77027 713.439.0101

dany@arg-properties.com

CIVIL:

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STRUCTURE:

CJG Engineers 3200 Wilcrest, Suite 305 Houston, Texas 77042 713.780.3345 FIRM #: F-170

Jordan & Skala Engineers 10375 Richmond Avenue Suite 300 Houston, Texas 77042 PHONE #: 281.617.3200

LANDSCAPE: Integrated Landscape Architecture 765 Rolling Oaks Dr

PHONE: 713.973.7851

Driftwood, TX 78619

KIDDIE

EDUCATIONAL CHILD CARE

NO.	DATE	REVISION ISSUE
	10/05/17	ISSUE FOR PERMIT
A	11/17/17	AGENCY COMMENTS
A	12/07/17	CITY OF ROSENBERG COMMENTS
A	01/02/18	FIRE LANE REVISION
₼	02/08/18	REVISION D

PROJECT NAME AND ADDRESS:

KIDDIE ACADEMY SUMMER LAKES

636 BENTON ROAD RICHMOND, TX, 77469

JG

REFERENCE NUMBER:

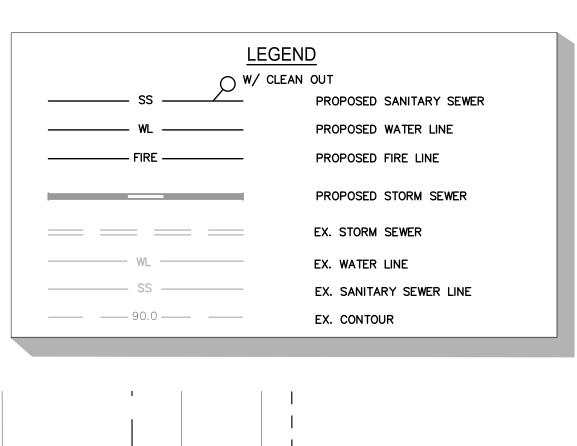
DIMENSION

CONTROL PLAN

PROJ. MGR: ALJ

DRAWING NUMBER:

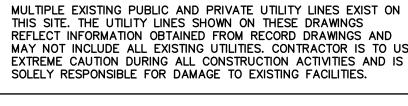
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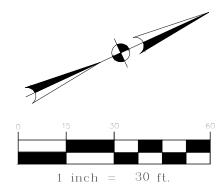


GENERAL NOTES

- REFERENCE SANITARY SEWER AND WATER LINE NOTES SHEET CO.1 FOR PIPE MATERIAL REQUIREMENTS.
- 2. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING
- 3. REFERENCE MEP PLANS FOR CONTINUATION OF SANITARY AND WATER FACILITIES INSIDE BUILDING.
- 4. ALL CLEANOUTS LOCATED WITHIN CONCRETE PAVEMENT TO BE TRAFFIC RATED.
- 5. FOR ALL WORK BY OTHERS, REFERENCE PLANS BY IDS ENGINEERING (PROJECT 1065-007-00).

MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.







NGS W 865, A DISK, 0.6 MILES EAST OF CRABB. 0.6 MILES EAST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT CRABB, FORT BEND COUNTY, NEAR MILE POLE 58, OPPOSITE RAILROAD BRIDGE 58A,AT A

CONCRETE BRIDGE ON PAVED ROAD PARALLELING THE TRACK, IN TOP OF THE SOUTH WALL, 2.2 FEET WEST OF THE

EAST END, 22 FEET SOUTH OF THE CENTERLINE OF THE

ROAD, 1.5 FEET HIGHER THAN THE ROAD.

ELEVATION = 81.66', NGVD 29

08 FEBRUARY 2018

dany@arg-properties.com

OWNER:

Suite #880

American Realty Group

1001 West Loop South

Houston, TX 77027 713.439.0101

CIVIL:

ALJ Lindsey, LLC 5629 FM 1960 West, Suite 314 Houston, Texas 77069 PHONE #: 281.301.5955 FIRM #: F-11526

Civil Engineers 5629 FM 1960 W., Suite 314

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Houston, TX 77069

281.301.5955

FRN F-11526

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CJG Engineers 3200 Wilcrest, Suite 305 Houston, Texas 77042 713.780.3345 FIRM #: F-170

Jordan & Skala Engineers 10375 Richmond Avenue Suite 300 Houston, Texas 77042 PHONE #: 281.617.3200

LANDSCAPE: Integrated Landscape 765 Rolling Oaks Dr Driftwood, TX 78619

PHONE: 713.973.7851

KIDDIE 3

NO. DATE REVISION ISSUE 10/05/17 ISSUE FOR PERMIT A 11/17/17 AGENCY COMMENTS 12/07/17 CITY OF ROSENBERG COMMENTS 6 01/02/18 FIRE LANE REVISION 02/08/18 | REVISION D

EDUCATIONAL CHILD CARE

PROJECT NAME AND ADDRESS:

KIDDIE ACADEMY SUMMER LAKES

636 BENTON ROAD RICHMOND, TX, 77469

JG PROJ. MGR: ALJ

REFERENCE NUMBER:

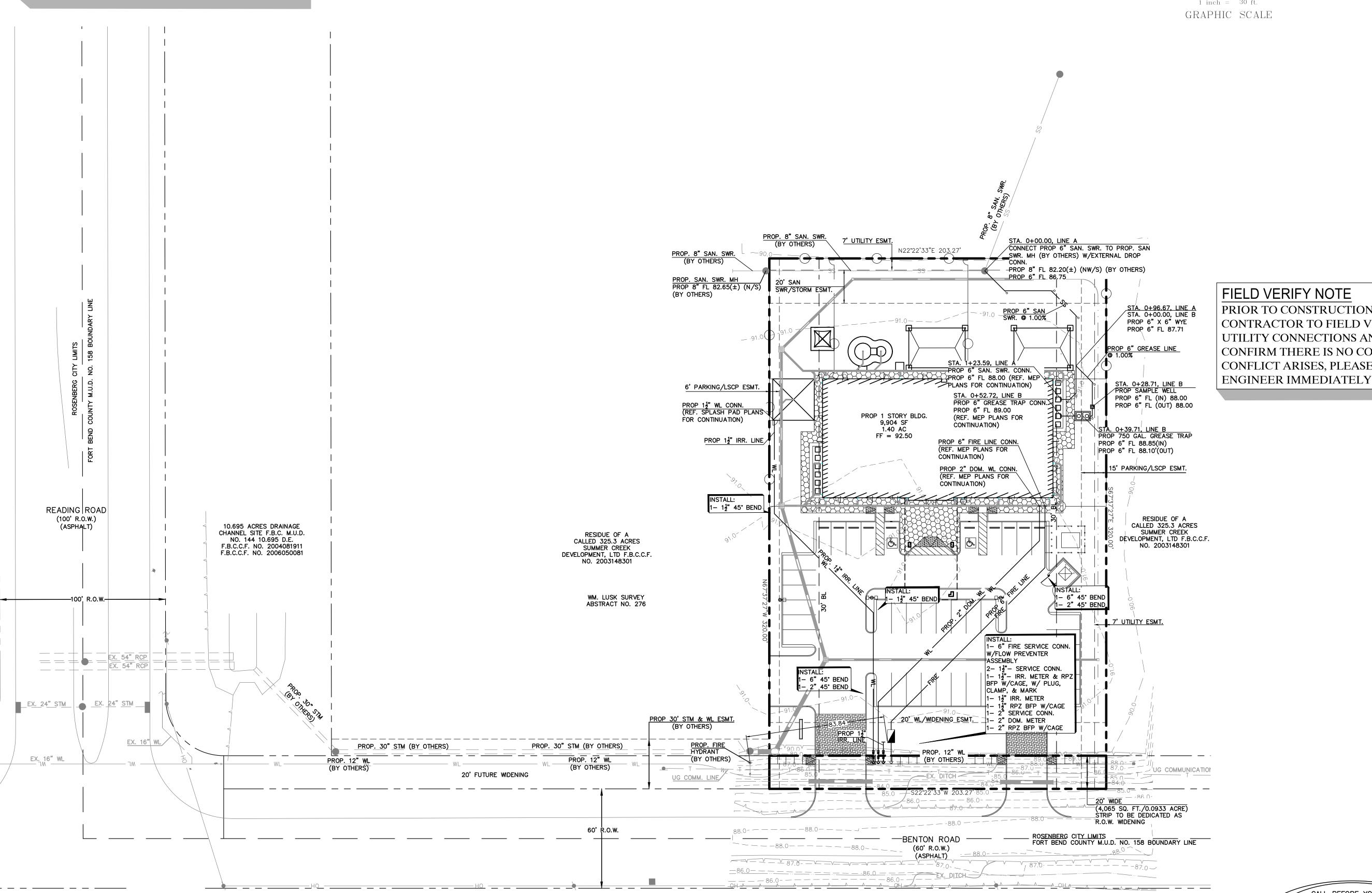
TITLE:

UTILITY PLAN

17032-00

DRAWING NUMBER:

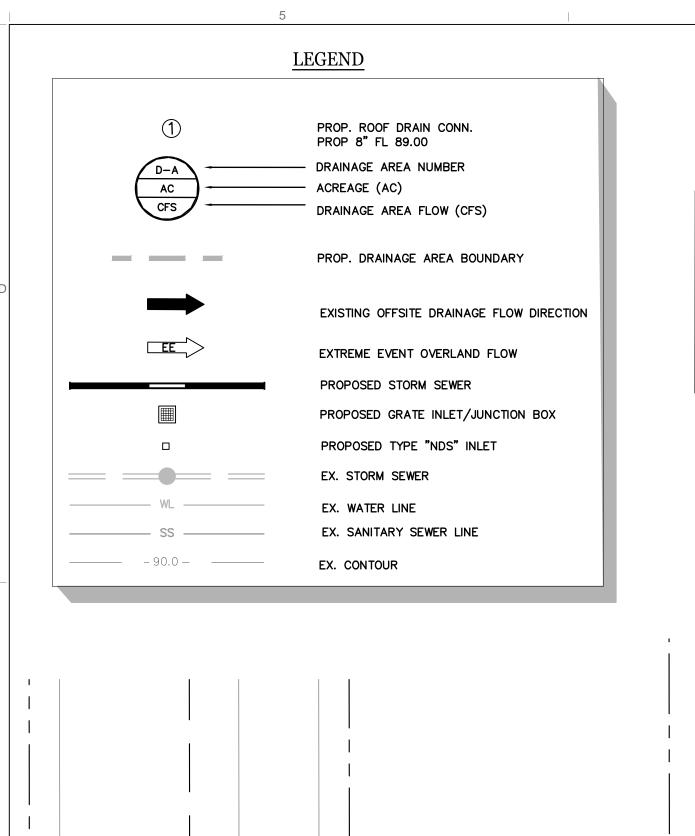
C2.0



FIELD VERIFY NOTE PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD VERIFY ALL UTILITY CONNECTIONS AND CONFIRM THERE IS NO CONFLICT. IF CONFLICT ARISES, PLEASE CONTACT

> CALL BEFORE YOU DIG TEXAS ONE CALL PARTICIPANTS REQUEST 72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST — STOP CALL

TEXAS ONE CALL SYSTEM 1-800-545-6005



READING ROAD

(100' R.O.W.)

(ASPHALT)

EX. STM ____

EX. 16" WL

= = EX. 54" RCP EX. 54" RCP

10.695 ACRES DRAINAGE CHANNEL SITE F.B.C. M.U.D.

NO. 144 10.695 D.E. F.B.C.C.F. NO. 2004081911

F.B.C.C.F. NO. 2006050081

PROP. 12" WL

(BY OTHERS)

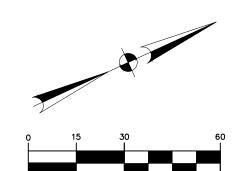
GENERAL NOTES

- REFERENCE STORM SEWER NOTES SHEET CO.1 FOR PIPE MATERIAL REQUIREMENTS.
- REFERENCE MEP PLANS FOR EXACT CONTINUATION OF PROPOSED STORM SEWER INSIDE OF BUILDING.
- FOR TYPE "A" INLET, TYPE "NDS" INLET, TYPE "C" MH, AND BACKFILL DETAILS, SEE SHEET C7.1 & C7.2.
- 4. FOR ALL WORK BY OTHERS, REFERENCE PLANS BY IDS ENGINEERING (PROJECT NO. 1065-007-00).

CROSSING TABLE STM | CLR A | 6" 86.68' | 8" 87.88' | 0.70'

SWQMP PERMIT REQUIREMENTS

UPON COMPLETION OF CONSTRUCTION THE PERMANENT STORM WATER QUALITY FEATURE WILL BE CLEANED OF ALL SEDIMENT AND DEBRIS THAT MAY HAVE ACCUMULATED. ADDITIONALLY ALL DISTURBED AREAS RELATED TO THIS PROJECT WILL BE COMPLETELY STABILIZED. THIS WILL BE DONE PRIOR TO SUBMITTING AN AS "AS-BUILT CERTIFICATE" AND CALLING FOR FINAL INSPECTION. HARRIS COUNTY ENGINEERING WILL NOT PASS THE FINAL INSPECTION OR ISSUE THE CERTIFICATE OF COMPLIANCE UNTIL THE REQUIRED FINAL CLEANOUT AND STABILIZATION HAVE BEEN COMPLETED. THE DEVELOPMENT IS NOT APPROVED FOR OPERATION UNTIL A CERTIFICATE OF COMPLIANCE HAS BEEN ISSUED.

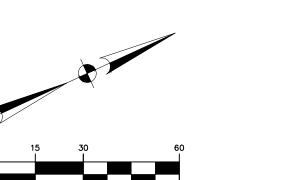


1 inch = 30 ft.

GRAPHIC SCALE

08 FEBRUARY 2018

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.



A. LESTER JONES

NGS W 865, A DISK, 0.6 MILES EAST OF CRABB. 0.6 MILES

EAST END, 22 FEET SOUTH OF THE CENTERLINE OF THE

ROAD, 1.5 FEET HIGHER THAN THE ROAD.

ELEVATION = 81.66', NGVD 29

EAST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT CRABB, FORT BEND COUNTY, NEAR MILE POLE 58, OPPOSITE RAILROAD BRIDGE 58A,AT A CONCRETE BRIDGE ON PAVED ROAD PARALLELING THE TRACK, IN TOP OF THE SOUTH WALL, 2.2 FEET WEST OF THE

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Civil Engineers 5629 FM 1960 W., Suite 314

Houston, TX 77069

281.301.5955

FRN F-11526

OWNER:

American Realty Group 1001 West Loop South Suite #880 Houston, TX 77027 713.439.0101

dany@arg-properties.com

CIVIL:

ALJ Lindsey, LLC 5629 FM 1960 West, Suite 314 Houston, Texas 77069 PHONE #: 281.301.5955 FIRM #: F-11526

STRUCTURE:

CJG Engineers 3200 Wilcrest, Suite 305 Houston, Texas 77042 713.780.3345 FIRM #: F-170

Jordan & Skala Engineers 10375 Richmond Avenue Suite 300 Houston, Texas 77042 PHONE #: 281.617.3200

LANDSCAPE Integrated Landscape

Architecture 765 Rolling Oaks Dr Driftwood, TX 78619 PHONE: 713.973.7851



PROJECT NAME AND ADDRESS:

KIDDIE ACADEMY SUMMER LAKES

636 BENTON ROAD RICHMOND, TX, 77469

JG

REFERENCE NUMBER:

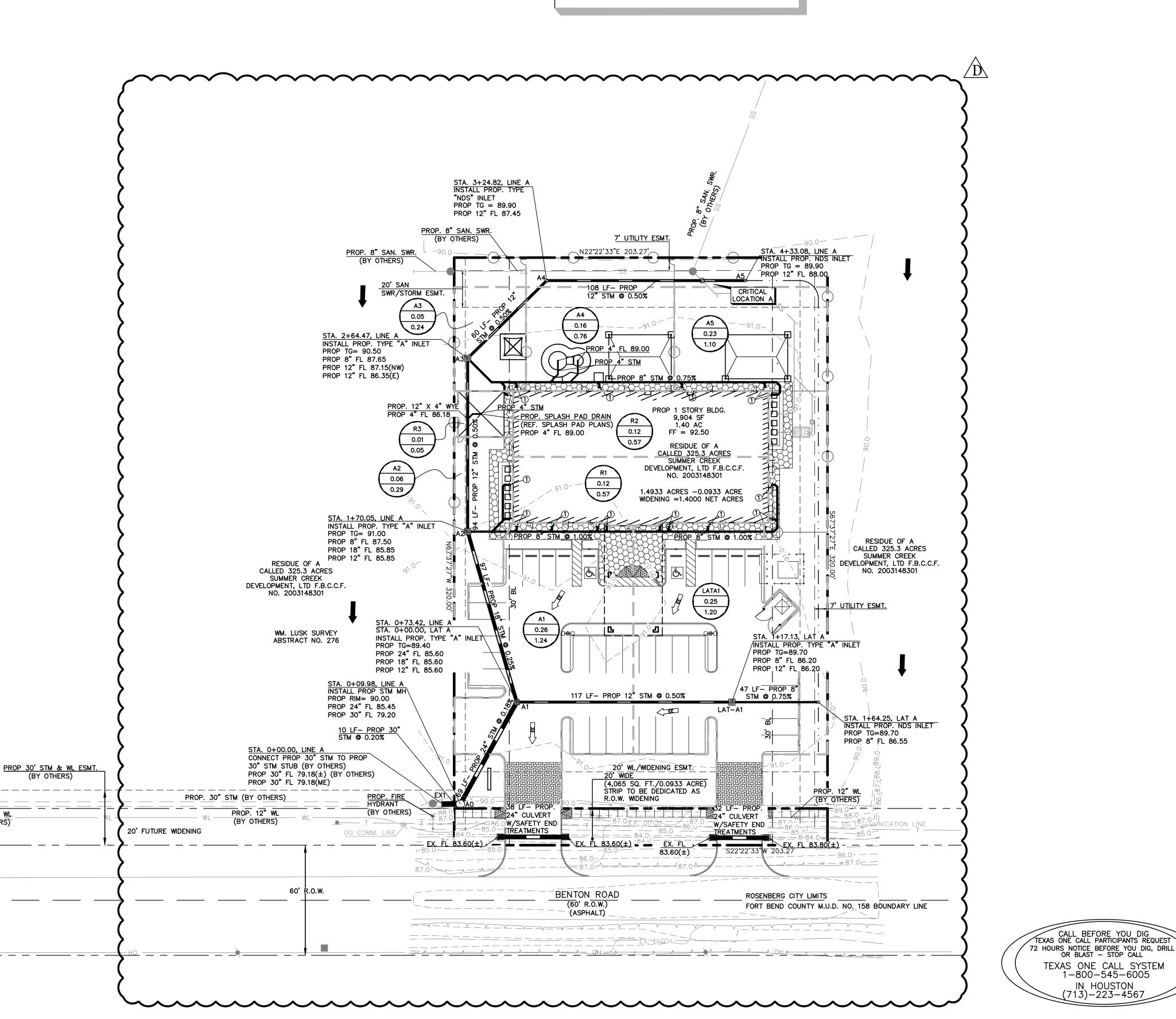
IN HOUSTON (713)-223-4567

STORM SEWER PLAN

PROJ. MGR: ALJ

DRAWING NUMBER:

C3.0



NGS W 865, A DISK, 0.6 MILES EAST OF CRABB. 0.6 MILES EAST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT CRABB, FORT BEND COUNTY, NEAR MILE POLE 58, OPPOSITE RAILROAD BRIDGE 58A,AT A CONCRETE BRIDGE ON PAVED ROAD PARALLELING THE TRACK, IN TOP OF THE SOUTH WALL, 2.2 FEET WEST OF THE EAST END, 22 FEET SOUTH OF THE CENTERLINE OF THE ROAD, 1.5 FEET HIGHER THAN THE ROAD.

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07 DECEMBER 2017

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Suite #880

American Realty Group

1001 West Loop South

dany@arg-properties.com

Houston, TX 77027 713.439.0101

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Houston, TX 77069 281.301.5955

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LANDSCAPE Integrated Landscape Architecture 765 Rolling Oaks Dr

Driftwood, TX 78619 PHONE: 713.973.7851

KIDDIE

EDUCATIONAL CHILD CARE

NO.	DATE	REVISION ISSUE
	10/05/17	ISSUE FOR PERMIT
A	11/17/17	AGENCY COMMENTS
A	12/07/17	CITY OF ROSENBERG COMMENTS

PROJECT NAME AND ADDRESS:

KIDDIE ACADEMY SUMMER LAKES

636 BENTON ROAD RICHMOND, TX, 77469

JG

REFERENCE NUMBER:

PROJ. MGR: ALJ

17032-00

TITLE:

STORM CALCULATIONS

DRAWING NUMBER:

C3.1

CUMULATIVE STORM SEWER CALCULATIONS Storm Sewer Design Analysis Design Frequency: 3 years Summer Lakes Kiddie Academy 100-Year Multiplier: 1.00 Benton Rd & Reading Rd. Downstream 25-year WS ELEV 80.42 feet Fort Bend County, Texas Full Pipe Flow Actual Flow per Barrel | Elevation of | Elevation of | Top of Pipe | Top of Pipe | Pvmt / Grate Drop from | Flowline | Flowline | Minimum | Minimum | Actual | Drainage | Diameter | Manning's Flow | Time of | Intensity | |Roughness| Design | Design Wetted W.S. Elev. | Depth | Actual | Total Runoff Area Total | Downstream | Elevation | Elevation | | Wetted | Hydraulic | Change in | Hyd. Grad. | Hyd. Grad. | Elevation | Depth | Drainage Manhole No. Total Distance Conc. Flow Length or Rise | Slope | Coefficient | Capacity | Velocity | Area Perimeter Fall | Downstream | Ratio | Velocity | Area | Perimeter | Gradient | Head | Upstream | Downstream | Upstream | Downstream | Area Area Coefficient Flow Manhole Upstream Downstream Ratio Upstream C * A (ft) (cfs) (cfs) "n" (cfs) (sq ft) v/d or y/h (ft/sec) (sq ft) From (acres) (acres) (in/hr) (ft) (ft/sec) (ft) (ft) (ft) (ft) (y/d or y/h) A4 0.11 0.11 0.80 0.09 0.09 63 10.00 0.53 0.53 108 12 0.500 0.013 2.5 3.2 0.8 3.1 0.54 0.00 87.69 87.15 0.31 87.46 0.41 | 1.79 | 0.29 1.37 0.192 0.21 87.77 88.69 88.15 89.90 5.98 A3 0.16 10.00 0.76 1.29 12 0.500 0.013 3.2 0.8 0.30 0.00 86.85 0.50 87.05 0.94 | 1.68 | 0.77 0.113 87.85 87.55 89.90 A2 0.05 0.45 10.00 0.24 2.15 0.500 0.013 3.2 0.8 0.47 0.25 86.57 86.10 0.71 1.00 | 2.74 | 0.79 87.49 87.57 87.10 90.50 Α1 0.04 0.61 0.03 10.00 2.92 100 0.250 0.013 3.0 1.8 0.25 0.00 85.85 85.60 0.53 1.76 0.069 87.35 87.10 91.00 0.19 Α0 0.26 10.00 1.24 5.35 0.250 0.013 3.0 1.8 0.17 0.50 85.57 85.40 0.83 1.00 | 3.03 | 1.77 0.260 87.08 86.90 89.40 EX1 0.00 0.00 10.00 0.00 5.35 0.200 0.013 18.3 3.7 4.9 7.9 0.02 0.00 79.20 79.18 0.37 0.50 | 2.24 | 2.39 0.073 80.43 80.42 90.00 0.25 0.20 0.20 10.00 1.20 1.20 | 107 | 12 | 0.500 | 0.013 2.5 3.2 0.8 3.1 0.54 0.25 85.60 0.48 1.00 | 1.52 | 0.79 | 3.14 0.113 0.12 A3 0.01 0.01 10.00 0.05 0.05 32 1.000 0.013 0.2 2.2 0.1 1.0 0.32 0.33 89.12 0.34 1.00 0.55 0.09 0.98 0.058 0.02 91.00 10.00 0.57 | 178 | 0.750 0.013 3.0 0.3 1.34 0.17 0.52 1.00 | 1.64 | 0.35 0.225 92.50 0.10 88.99

CUMULATIVE STORM SEWER CALCULATIONS

Storm Sewer Design Analysis Summer Lakes Kiddie Academy Benton Rd. & Reading Rd. Fort Bend County, Texas

Design Frequency: 100 years 100-Year Multiplier: 1.25 Downstream 25-year WS ELEV 80.42 feet

0.3

0.42

0.750 0.013

1.0

3.0

							Overland			Drainage			Diameter		Manning's			Full Pi	pe Flow		Drop from	Flowline	Flowline	Minimum	Minimum	Actual	Ad	ctual Flow	per Barre	el		Elevation of	Elevation of	Top of Pipe	Top of Pipe	Pvmt / Grat
		Drainage	Total	Runoff			Flow	Time of	Intensity	Area	Total	Reach	(in)		Roughness	Design	Design		Wetted		Downstream	Elevation	Elevation	Depth	W.S. Elev.	Depth	Actual		Wetted	Hydraulic	Change in	Hyd. Grad.	Hyd. Grad.	Elevation	Elevation	Elevation
Manho	ole No.	Area	Area	Coefficient	DA	Total	Distance	Conc.	ı	Flow	Flow	Length	or Rise	Slope	Coefficient	Capacity	Velocity	Area	Perimeter	Fall	Manhole	Upstream	Downstream	Ratio	Downstream	Ratio	Velocity	Area	Perimete	Gradient	Head	Upstream	Downstream	Upstream	Downstream	Upstream
From	to	(acres)	(acres)	С	C * A	C * A	(ft)	(min)	(in/hr)	(cfs)	(cfs)	(ft)	(ft)	%	"n"	(cfs)	(ft/sec)	(sq ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(y/d or y/h)	(ft)	y/d or y/h	(ft/sec)	(sq ft)	(ft)	%	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)
A5	A4	0.11	0.11	0.80	0.11	0.11	63	10.00	11.63	1.28	1.28	108	12	0.500	0.013	2.5	3.2	0.8	3.1	0.54	0.00	87.69	87.15	0.50	87.65	1.00	1.63	0.79	3.14	0.129	0.14	91.05	90.91	88.69	88.15	89.90
A4	A3	0.16	0.27	0.80	0.16	0.27	67	10.00	11.63	1.86	3.14	60		0.500	0.013	2.5	3.2	0.8	3.1	0.30	0.00	86.85	86.55	1.00	87.55			0.79	3.14	0.777	0.47	90.91	90.45	87.85	87.55	89.90
А3	A2	0.05	0.45	0.80	0.05	0.45	0	10.00	11.63	0.58	5.24	94	12	0.500	0.013	2.5	3.2	0.8	3.1	0.47	0.25	86.57	86.10	1.00	87.10	1.00	6.67	0.79	3.14	2.159	2.03	90.45	88.42	87.57	87.10	90.50
A2	A1	0.04	0.61	0.80	0.04	0.61	0	10.00	11.63	0.47	7.10	100	18	0.250	0.013	5.3	3.0	1.8	4.7	0.25	0.00	85.85	85.60	1.00	87.10	1.00	4.02	1.77	4.71	0.456	0.46	88.42	87.96	87.35	87.10	91.00
A1	A0	0.26	1.12	0.80	0.26	1.12	110	10.00	11.63	3.02	13.03	69	18	0.250	0.013	5.3	3.0	1.8	4.7	0.17	0.50	85.57	85.40	1.00	86.90	1.00	7.37	1.77	4.71	1.539	1.06	87.96	86.90	87.07	86.90	89.40
Α0	EX1	0.00	1.12	0.80	0.00	1.12	0	10.00	11.63	0.00	13.03	10	30	0.200	0.013	18.3	3.7	4.9	7.9	0.02	0.00	79.20	79.18	0.62	80.73	0.62	4.15	3.14	4.48	0.213	0.02	80.75	80.73	81.70	81.68	90.00
LAT-A1	A1	0.25	0.25	0.80	0.25	0.25	101	10.00	11.63	2.91	2.91	107	12	0.500	0.013	2.5	3.2	0.8	3.1	0.54	0.25	86.14	85.60	1.00	86.60	1.00	3.70	0.79	3.14	0.666	0.71	88.67	87.96	87.14	86.60	89.75
													,																							
R3	A3	0.01	0.01	0.80	0.01	0.01	18	10.00	11.63	0.12	0.12	32	4	1.000	0.013	0.2	2.2	0.1	1.0	0.32	0.33	89.12	88.80	0.56	88.99	1.00	1.33	0.09	1.05	0.374	0.12	90.57	90.45	89.45	89.13	91.00
R2	A3	0.12	0.12	0.80	0.12	0.12	143	10.00	11.63	1.40	1.40	178	8	0.750	0.013	1.0	3.0	0.3	2.1	1.34	0.17	88.99	87.65	1.00	88.32	1.00	4.00	0.35	2.09	1.335	2.38	92.82	90.45	89.65	88.32	92.50
R1	A2	0.12	0.12	0.80	0.12	0.12	143	10.00	11.63	1.40	1.40	195		0.750	0.013	1.0	3.0	0.3	2.1	1.46	0.42	88.96	87.50	1.00	88.17	1.00	4.00	0.35	2.09	1.335	2.60	91.02	88.42	89.63	88.17	92.50

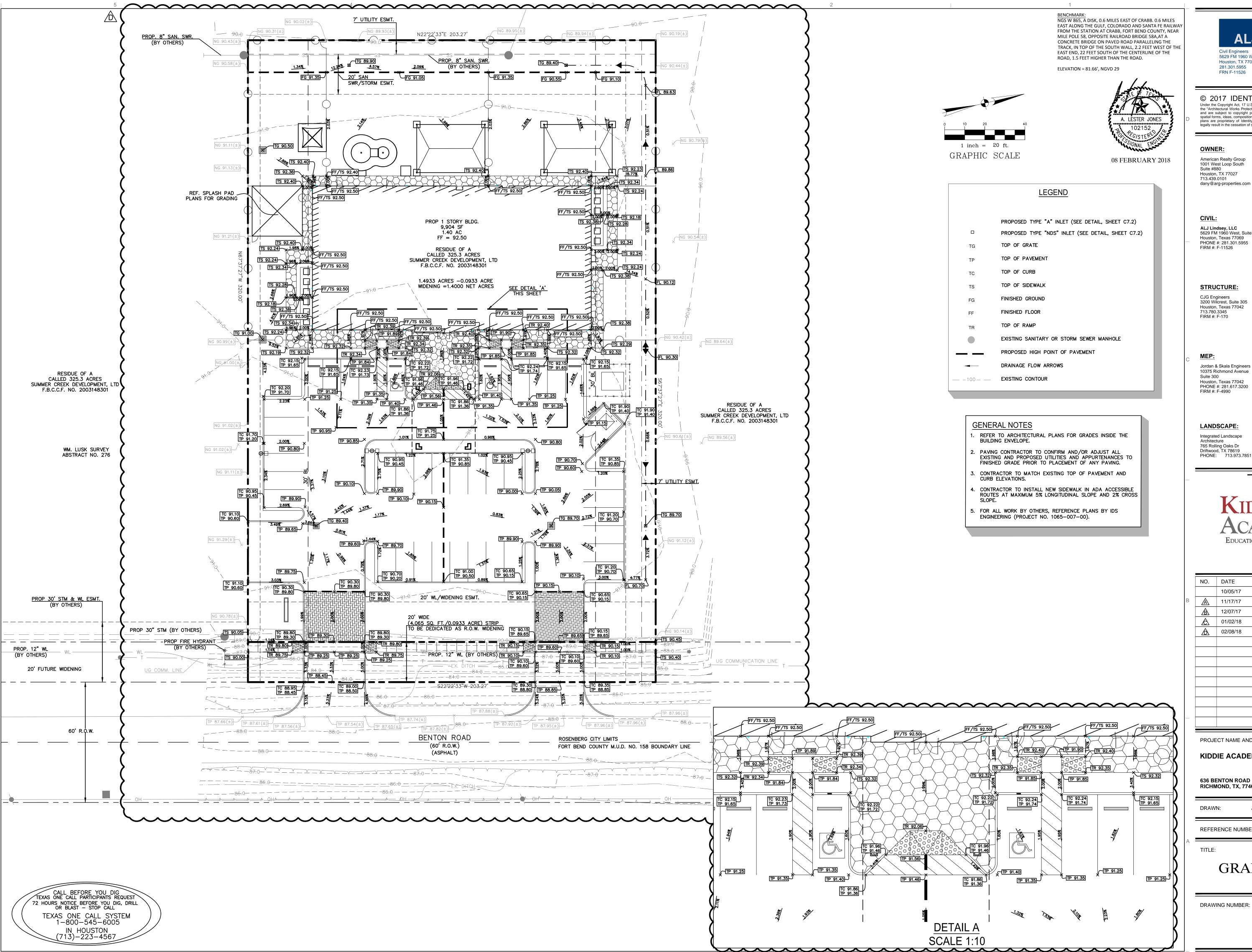
*THE DRAINAGE CALCULATIONS LISTED ABOVE ARE BASED ON THE 100-YEAR STORM EVENTS PER FORT BEND COUNTY INFRASTRUCTURE DESIGN MANUAL.

143

*THE DRAINAGE CALCULATIONS LISTED ABOVE ARE BASED ON THE 3-YEAR STORM EVENTS PER FORT BEND COUNTY INFRASTRUCTURE DESIGN MANUAL

10.00

5.98





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OWNER:

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FRN F-11526

dany@arg-properties.com

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Jordan & Skala Engineers 10375 Richmond Avenue Suite 300 Houston, Texas 77042 PHONE #: 281.617.3200

LANDSCAPE Integrated Landscape 765 Rolling Oaks Dr Driftwood, TX 78619

KIDDIE

EDUCATIONAL CHILD CARE

NO.	DATE	REVISION ISSUE
	10/05/17	ISSUE FOR PERMIT
A	11/17/17	AGENCY COMMENTS
A	12/07/17	CITY OF ROSENBERG COMMENTS
A	01/02/18	FIRE LANE REVISION
\triangle	02/08/18	REVISION D

PROJECT NAME AND ADDRESS:

KIDDIE ACADEMY SUMMER LAKES

636 BENTON ROAD RICHMOND, TX, 77469

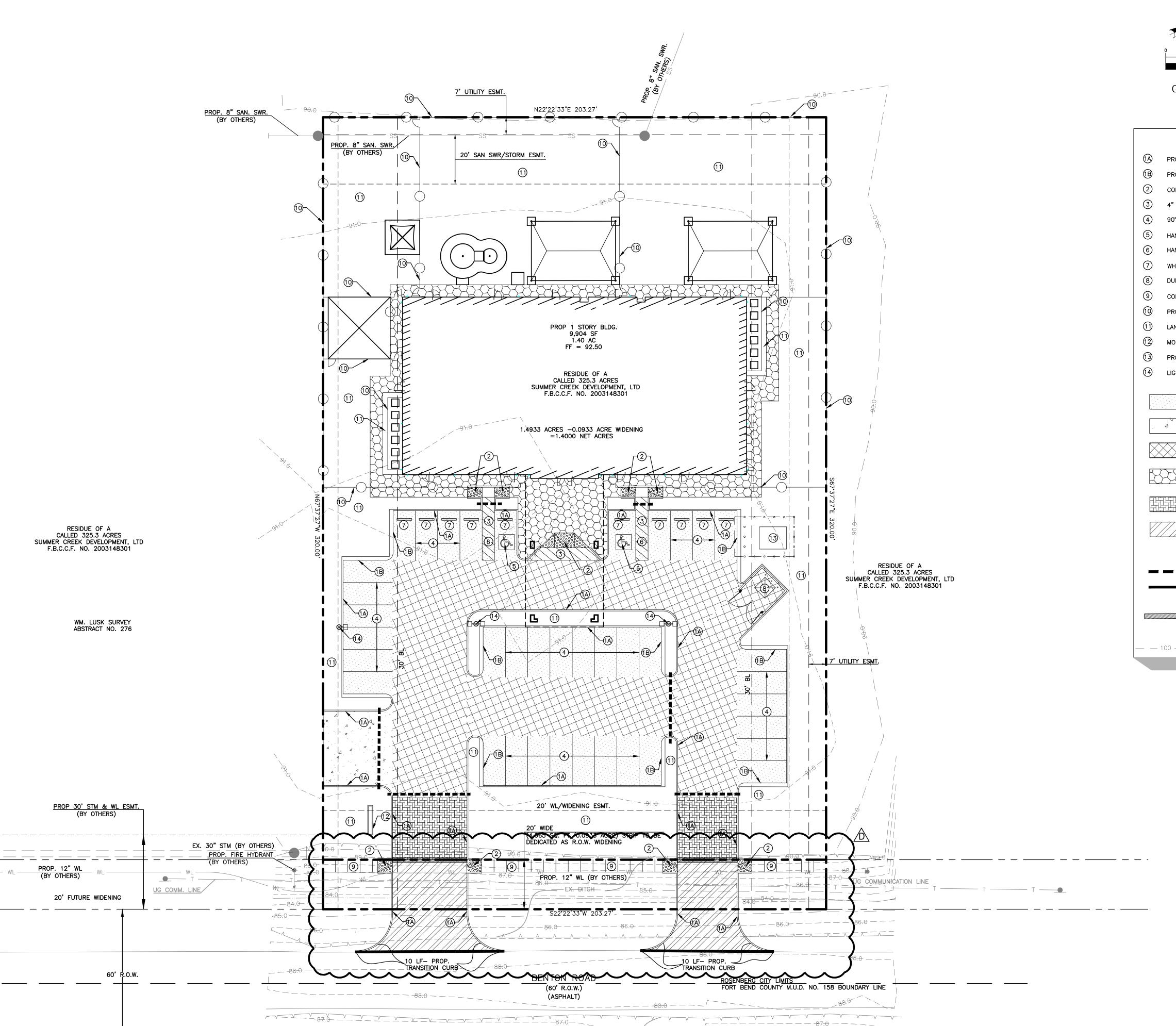
JG PROJ. MGR: REFERENCE NUMBER:

TITLE:

GRADING PLAN

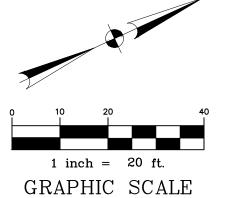
DRAWING NUMBER:

C4.0



NGS W 865, A DISK, 0.6 MILES EAST OF CRABB. 0.6 MILES EAST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT CRABB, FORT BEND COUNTY, NEAR MILE POLE 58, OPPOSITE RAILROAD BRIDGE 58A,AT A CONCRETE BRIDGE ON PAVED ROAD PARALLELING THE TRACK, IN TOP OF THE SOUTH WALL, 2.2 FEET WEST OF THE EAST END, 22 FEET SOUTH OF THE CENTERLINE OF THE ROAD, 1.5 FEET HIGHER THAN THE ROAD.

ELEVATION = 81.66', NGVD 29





08 FEBRUARY 2018

KEYED NOTES

- (A) PROPOSED 6" MONOLITHIC CONCRETE CURB (SEE DETAIL, SHEET C7.0)
- PROPOSED 6" X 18" MONOLITHIC CONCRETE CURB (SEE DETAIL, SHEET C7.0)
- CONSTRUCT CURB RAMP (SEE DETAIL, SHEET C7.0)
- 3 4" PAINTED WHITE STRIPING @ 2' O.C. @ 45°
 - 90° WHITE PARKING LOT STRIPING
- HANDICAP PARKING SYMBOL W/ SIGNAGE (REF. ARCHITECTURAL PLANS)
- HANDICAP ACCESSIBLE PARKING STALL STRIPING
- WHEEL STOP (REF. ARCHITECTURAL PLANS)
- 8 DUMPSTER ENCLOSURE
- CONCRETE SIDEWALK (WIDTH PER PLANS)
- PROPOSED FENCE (REF. ARCHITECTURAL PLANS)
- LANDSCAPED AREA (REF. LANDSCAPE PLANS)
- MONUMENT SIGN (REF. ARCHITECTURAL PLANS)
- PROP TRANSFORMER (REF. ARCHITECTURAL PLANS)
- 14 LIGHT POLE (REF. ARCHITECTURAL PLANS)

PROPOSED LIGHT DUTY CONCRETE PAVEMENT WITH STABILIZED SUBGRADE (SEE NOTE 2 BELOW)

PROPOSED MEDIUM DUTY CONCRETE PAVEMENT WITH STABILIZED SUBGRADE (SEE NOTE 2 BELOW)

> STABILIZED SUBGRADE (SEE NOTE 2 BELOW) PROPOSED BUILDING PERIMETER SIDEWALK

PROPOSED HEAVY DUTY CONCRETE PAVEMENT WITH

(REF. ARCHITECTURAL PLANS FOR SURFACE FINISH, SEE GRADING ON SHEET C4.0) DECORATIVE PAVERS (REF. ARCHITECTURAL PLANS)

PROPOSED 2" ASHPALT PAVEMENT WITH 10" BLACK BASE

(SEE NOTE 2 BELOW) (SEE CITY OF ROSENBERG DRIVEWAY DETAIL SHEET C7.2)

PROPOSED 4" DIAMETER IRRIGATION SLEEVE (SEE NOTE 3)

ASPHALT TO ASPHALT PAVEMENT CONNECTION

CONCRETE TO ASPHALT PAVEMENT CONNECTION (INCLUDING 2' SAWCUT, CONCRETE PAVEMENT HEADER AND

— 100 — — **EX. CONTOUR**

GENERAL NOTES

- . REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
- 2. PAVEMENT AND SUBGRADE THICKNESS INCLUDED ON THIS SHEET FOR REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT PREPARED BY THE MURILLO COMPANY, DATED JULY 2006 (PROJECT NO. GEO26306).
- 3. REFER TO IRRIGATION PLAN FOR EXACT LOCATION OF IRRIGATION SLEEVES.
- 4. MAXIMUM CONTROL JOINT SPACING TO BE 15-FT AND EXPANSION JOINT SPACING TO BE 60-FT.
- 5. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS AND ALL STEEL TO BE GRADE 60, UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT.
- 6. PAVING CONTRACTOR TO CONFIRM AND/OR ADJUST ALL EXISTING AND PROPOSED UTILITIES AND APPURTENANCES TO FINISHED GRADE PRIOR TO PLACEMENT OF ANY PAVING.

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

> CALL BEFORE YOU DIG TEXAS ONE CALL PARTICIPANTS REQUEST 72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST — STOP CALL TEXAS ONE CALL SYSTEM 1-800-545-6005 IN HOUSTON



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281.301.5955

FRN F-11526

dany@arg-properties.com

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STRUCTURE:

713.780.3345

FIRM #: F-170

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LANDSCAPE Integrated Landscape

PHONE: 713.973.7851

765 Rolling Oaks Dr Driftwood, TX 78619

KIDDIE

EDUCATIONAL CHILD CARE

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PROJECT NAME AND ADDRESS:

KIDDIE ACADEMY SUMMER LAKES

636 BENTON ROAD RICHMOND, TX, 77469

PROJ. MGR: ALJ JG

REFERENCE NUMBER:

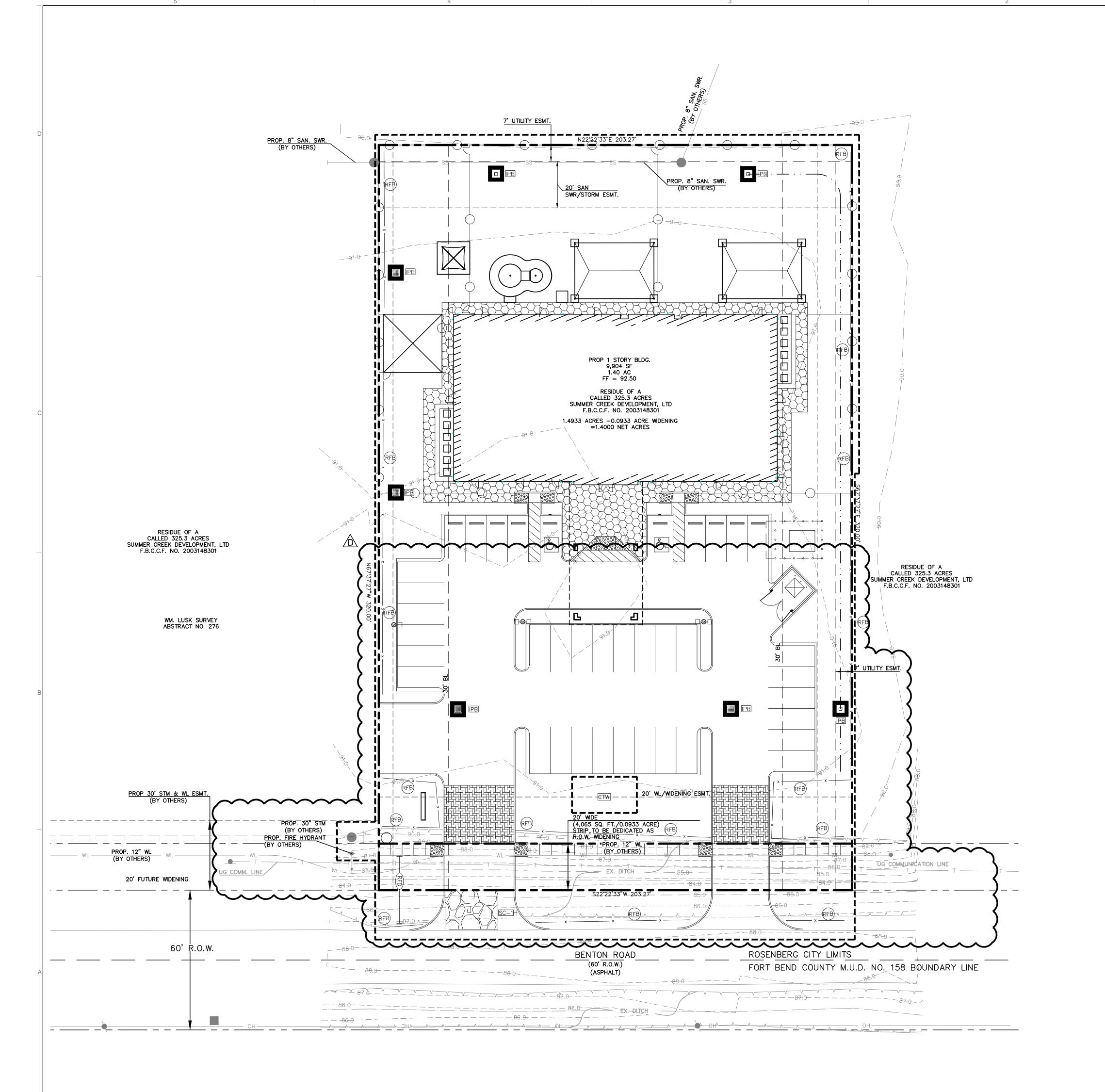
TITLE:

PAVING PLAN

17032-00

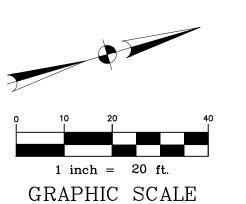
DRAWING NUMBER:

C5.0



NGS W 865, A DISK, 0.6 MILES EAST OF CRABB. 0.6 MILES EAST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT CRABB, FORT BEND COUNTY, NEAR MILE POLE 58, OPPOSITE RAILROAD BRIDGE 58A,AT A CONCRETE BRIDGE ON PAVED ROAD PARALLELING THE TRACK, IN TOP OF THE SOUTH WALL, 2.2 FEET WEST OF THE EAST END, 22 FEET SOUTH OF THE CENTERLINE OF THE ROAD, 1.5 FEET HIGHER THAN THE ROAD.

ELEVATION = 81.66', NGVD 29





08 FEBRUARY 2018

<u>LEGEND</u> C-1 STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL, SHEET C7.3) CTW CONCRETE TRUCK WASHOUT (SEE DETAIL, SHEET C7.3) ---- × ------ (RFB) SILT FENCE (SEE DETAIL, SHEET C7.3) INLET PROTECTION BARRIER (SEE DETAIL, SHEET C7.3) LIMITS OF DISTURBED AREA ROCK FILTER DAM (SEE DETAIL, SHEET C7.3) — 100 — EX. CONTOUR

SITE DATA

TOTAL LOT AREA	1.40 AC
TOTAL AREA DISTURBED	1.65 AC
PAVED AREA AT COMPLETION	0.58 AC
ROOFED AREA AT COMPLETION	0.23 AC
LANDSCAPED AREA AT COMPLETION	0.59 AC

GENERAL NOTES

CONTRACTOR TO MAINTAIN A CLEAN PROJECT SITE AND ENSURE THAT ALL DEBRIS IS PLACED IN DESIGNATED AREA PER PLANS. ALL SPOIL MATERIAL GENERATED FROM CONSTRUCTION ACTIVITY TO BE HAULED OFFSITE AND DISPOSED IN ACCORDANCE WITH LOCAL LAWS, RULES, AND REGULATIONS.

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

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dany@arg-properties.com

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713.780.3345 FIRM #: F-170

Jordan & Skala Engineers 10375 Richmond Avenue Suite 300 Houston, Texas 77042 PHONE #: 281.617.3200

LANDSCAPE:

Integrated Landscape Architecture 765 Rolling Oaks Dr Driftwood, TX 78619 PHONE: 713.973.7851



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⚠	02/08/18	REVISION D

PROJECT NAME AND ADDRESS:

KIDDIE ACADEMY SUMMER LAKES

636 BENTON ROAD RICHMOND, TX, 77469

JG PROJ. MGR: ALJ

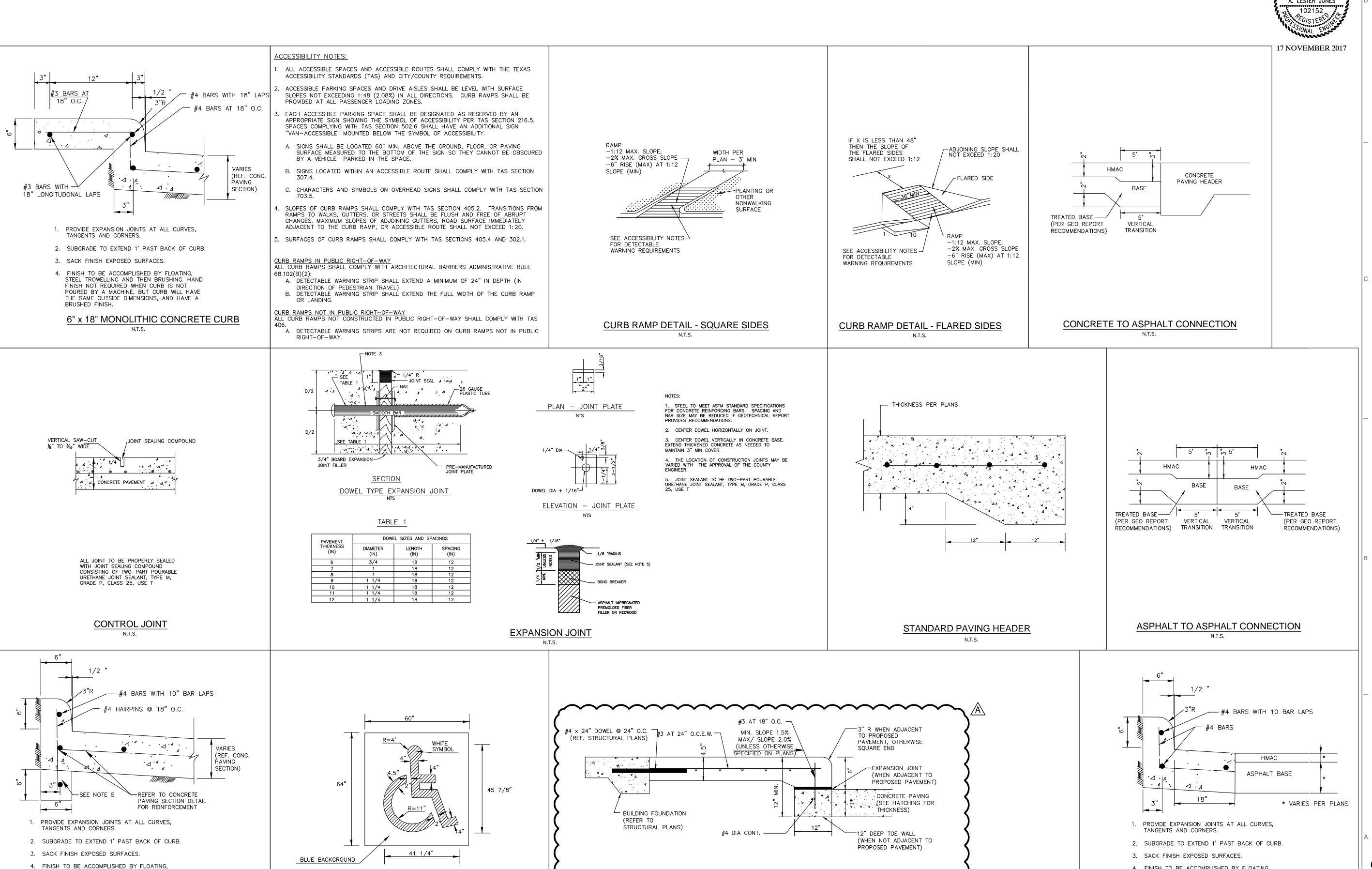
REFERENCE NUMBER:

EROSION CONTROL PLAN

DRAWING NUMBER:

C6.0





* = FOR REQUIRED PAVEMENT/SUBGRADE THICKNESS,

SEE HATCHING ON PLAN. REFERENCE GEOTECHNICAL

REPORT FOR SPECIFICATIONS.

BUILDING PERIMETER SIDEWALK

STEEL TROWELLING AND THEN BRUSHING. HAND

POURED BY A MACHINE, BUT CURB WILL HAVE

THE SAME OUTSIDE DIMENSIONS, AND HAVE A

5. ADD ONLY IF RECOMMENDED BY GEOTECH REPORT

6" MONOLITHIC CONCRETE CURB

HANDICAP SURFACE PAINT DETAIL

FINISH NOT REQUIRED WHEN CURB IS NOT

BRUSHED FINISH.



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1001 West Loop South Houston, TX 77027 713.439.0101 dany@arg-properties.com

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	PROJECT NAME AND ADDRESS:		

KIDDIE ACADEMY SUMMER LAKES

636 BENTON ROAD RICHMOND, TX, 77469

PROJ. MGR: ALJ REFERENCE NUMBER: 17032-00

4. FINISH TO BE ACCOMPLISHED BY FLOATING, STEEL TROWELLING AND THEN BRUSHING. HAND

FINISH NOT REQUIRED WHEN CURB IS NOT

BRUSHED FINISH.

POURED BY A MACHINE, BUT CURB WILL HAVE

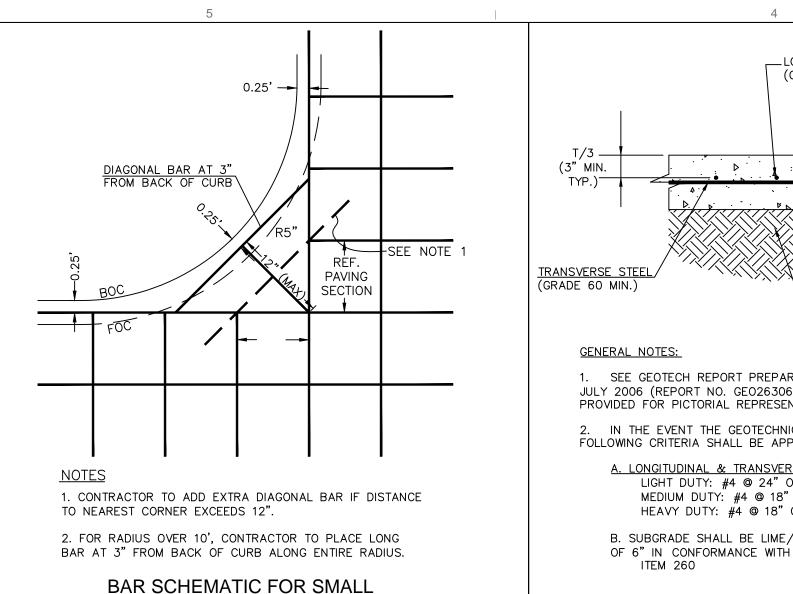
THE SAME OUTSIDE DIMENSIONS, AND HAVE A

6" MONOLITHIC CONCRETE CURB W/ ASPHALT PAVEMENT

CONSTRUCTION DETAILS (1 OF 4)

DRAWING NUMBER:

C7.0



__LONGITUDINAL STEEL (GRADE 60 MIN.) THICKNESS STABILIZED SUBGRADE PER GEOTECHNICAL REPORT (SEE NOTE 1)

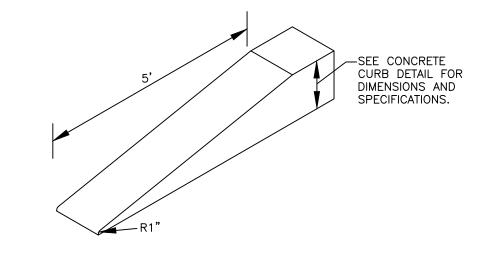
- SEE GEOTECH REPORT PREPARED BY THE MURILLO COMPANY, DATED JULY 2006 (REPORT NO. GEO26306), FOR ALL RECOMMENDATIONS. THIS IS PROVIDED FOR PICTORIAL REPRESENTATION ONLY.
- 2. IN THE EVENT THE GEOTECHNICAL REPORT DOES NOT SPECIFY, THE FOLLOWING CRITERIA SHALL BE APPLIED:

A. LONGITUDINAL & TRANSVERSE STEEL: LIGHT DUTY: #4 @ 24" O.C.E.W. OR #3 @ 18" O.C.E.W. MEDIUM DUTY: #4 @ 18" O.C.E.W. OR #3 @ 12" O.C.E.W. HEAVY DUTY: #4 @ 18" O.C.E.W.

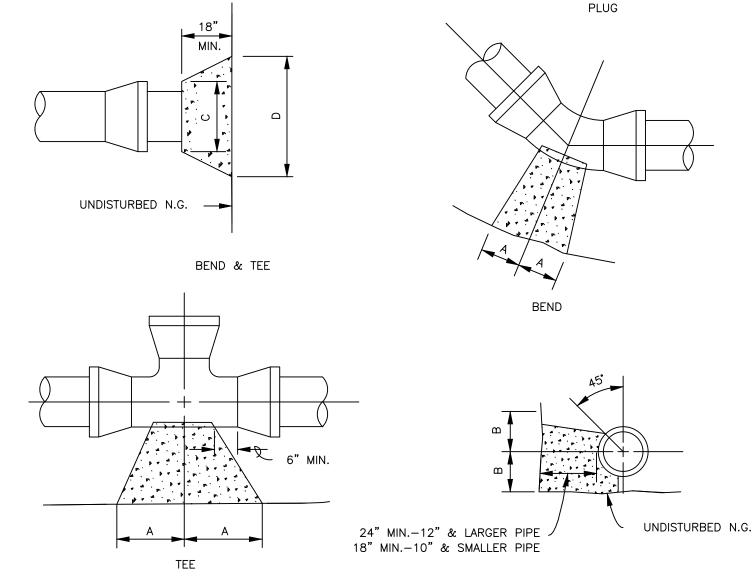
B. SUBGRADE SHALL BE LIME/FLY ASH STABILIZED TO A MIN. DEPTH OF 6" IN CONFORMANCE WITH TXDOT 2004 STANDARD SPECIFICATIONS

CONCRETE PAVING SECTION

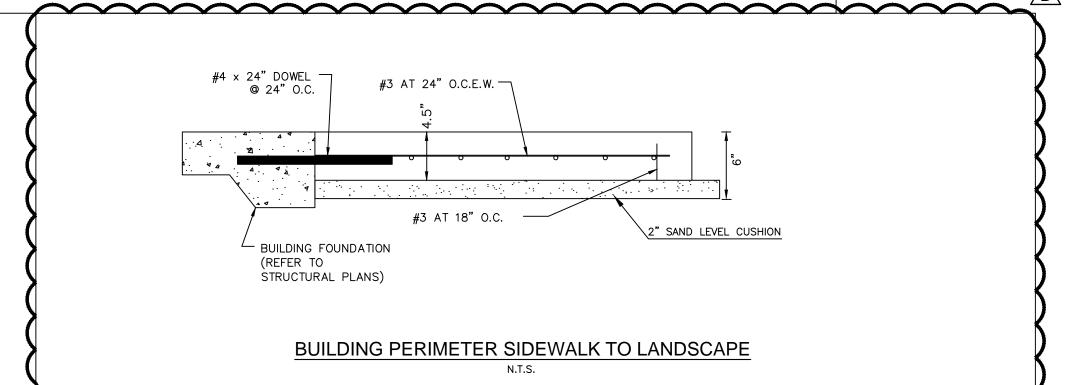
A B A B A B C D 2 1/2 " | 12" | 7" | 6" | 7" | 6" | 6" | 7" | 8" | 8" | 14" 4" | 14" | 8" | 7" | 9" | 6" | 6" | 8" | 11" | 8" | 18" 6" | 16" | 10" | 9" | 10" | 6" | 8" | 10" | 12" | 10" | 21" 1. CONCRETE TO BE MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI. 8" | 22" | 13" | 12" | 13" | 8" | 10" | 13" | 16" | 12" | 29" 12" | 29" | 21" | 16" | 21" | 11" | 16" | 18" | 24" | 16" | 41"
 16"
 38"
 27"
 21"
 27"
 12"
 24"
 24"
 30"
 20"
 54"



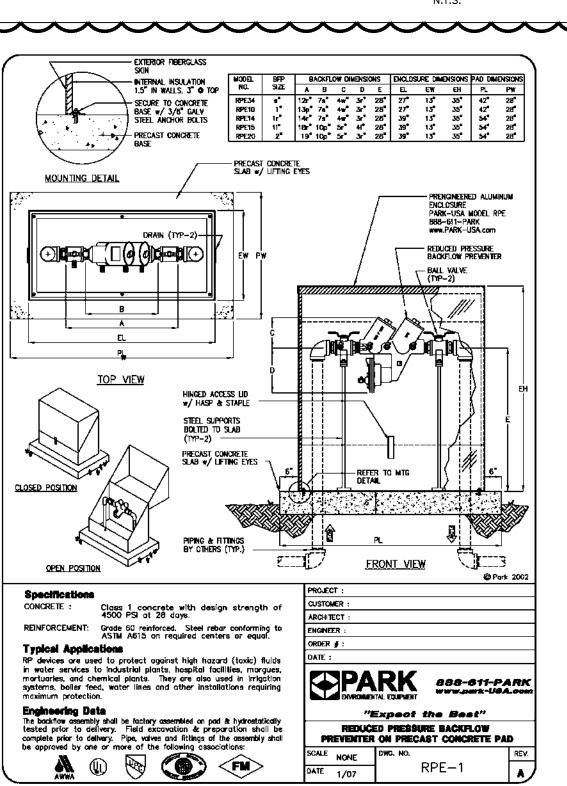
CURB TRANSITION

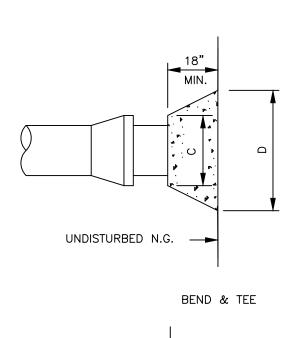


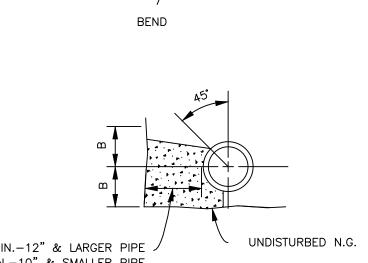
NOTE: THRUST BLOCKS AT TRENCH FACE MUST HAVE A MINIMUM BEARING SURFACE OF 1.0 SQ. FOOT AND THE LEAST DIMENSION SHALL BE NO SMALLER THAN 1.5 TIMES PIPE DIAMETER, BUT NOT LESS THAN 1.0 FT.



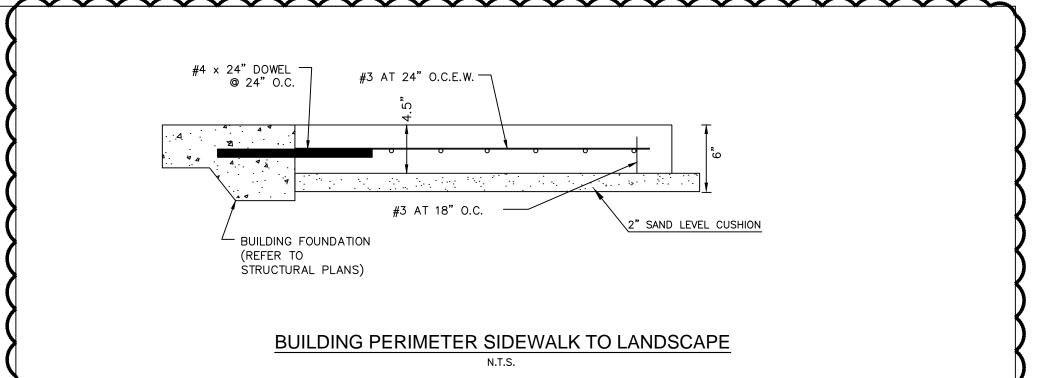
RPE-1

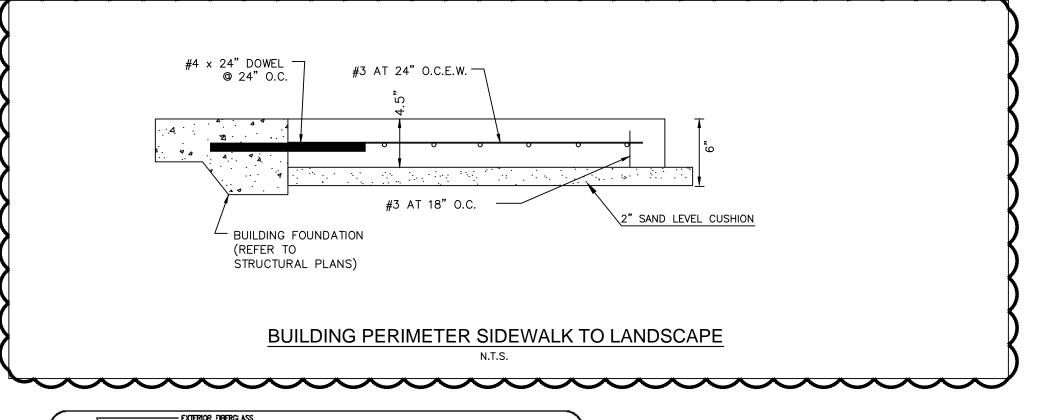


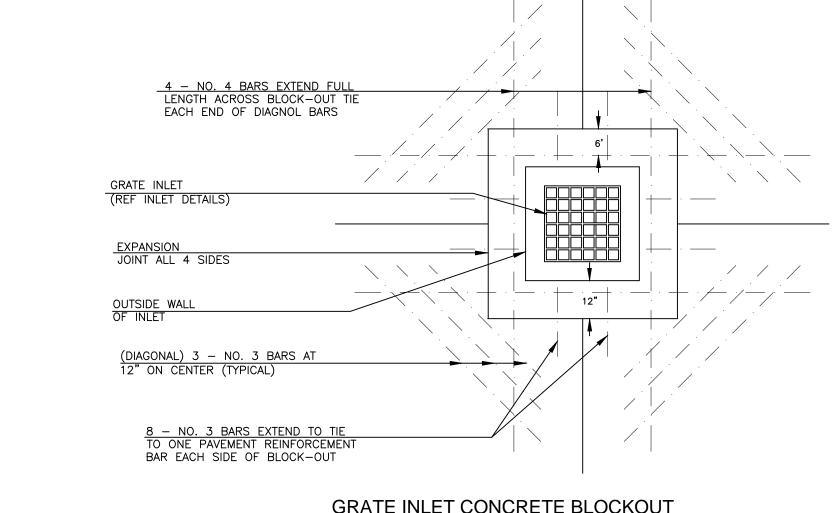




THRUST-BLOCKING







GRATE INLET CONCRETE BLOCKOUT

MATERIAL REQUIREMENTS

BACKFILL ZONE

1. IN PAVED AREAS, USE CEMENT STABILIZED SAND, PLACE IN 8" LIFTS AND COMPACT TO 95% STANDARD PROCTOR DENSITY, TO WITHIN 12" OF SUBGRADE.

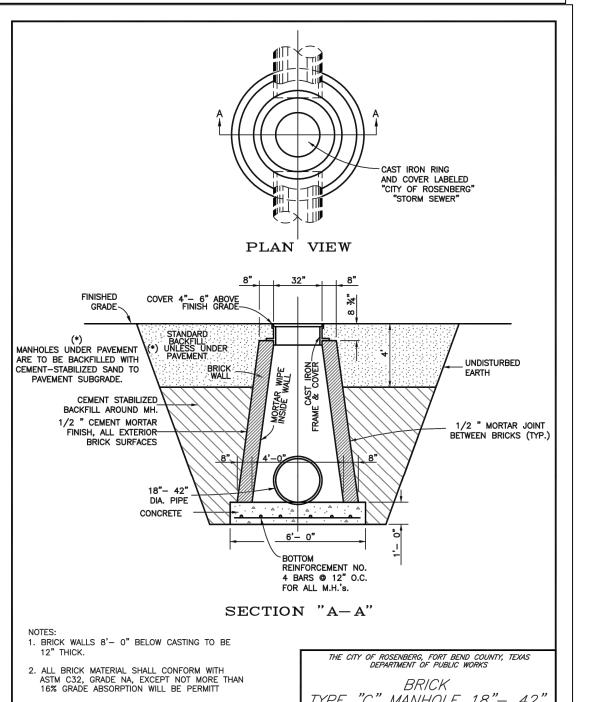
2. IN UNPAVED AREAS, USE SOIL EXCAVATED FROM TRENCH, PLACE IN 8" LIFTS AND COMPACT TO 95% STANDARD PROCTOR DENSITY.

PIPE EMBEDMENT ZONE

1. FOR STORM AND SANITARY SEWERS, USE CEMENT STABILIZED SAND, PLACE IN 8" LIFTS AND COMPACT TO 95% STANDARD PROCTOR DENSITY.

2. FOR WATER LINES, USE SAND, PLACE IN 8" LIFTS AND COMPACT TO 95% STANDARD PROCTOR DENSITY.

WATER, SANITARY AND STORM BEDDING AND BACKFILL FOR DRY STABLE TRENCH





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\triangle	02/08/18	REVISION D
PROJECT NAME AND ADDRESS:		

KIDDIE ACADEMY SUMMER LAKES

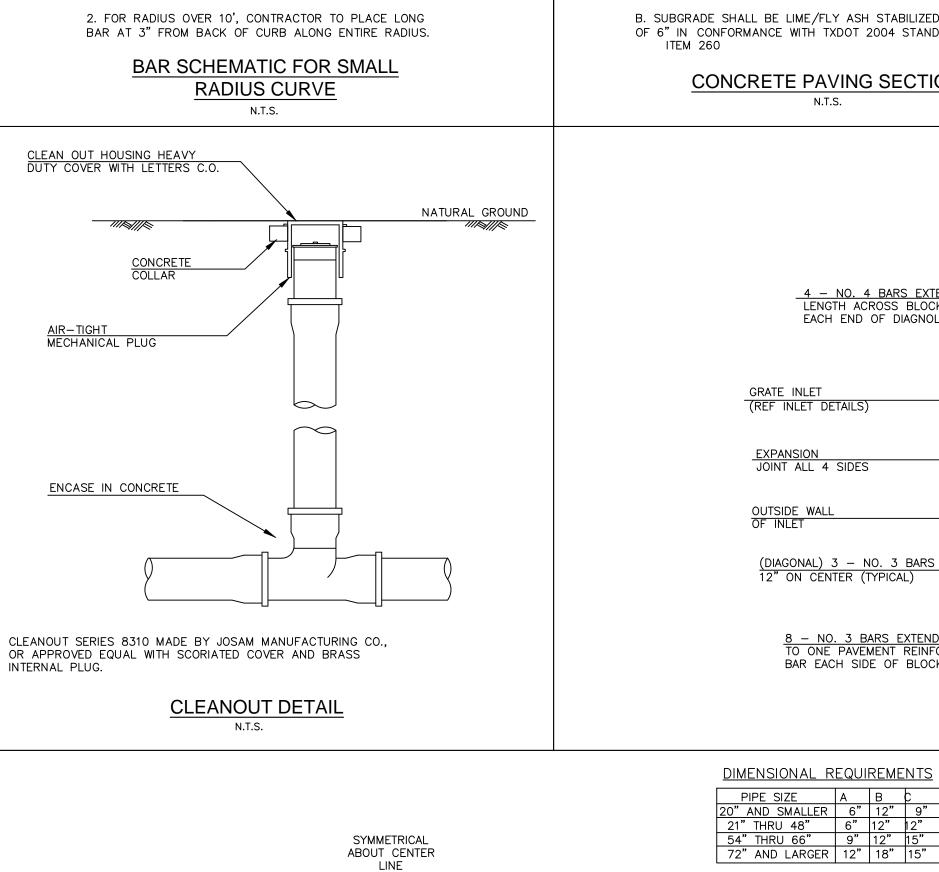
636 BENTON ROAD RICHMOND, TX, 77469

PROJ. MGR: ALJ JG REFERENCE NUMBER: 17032-00

CONSTRUCTION DETAILS (2 OF 4)

DRAWING NUMBER:

C7.1



- FINISH GRADE

HAUNCH ZONE

COMPACT WELL

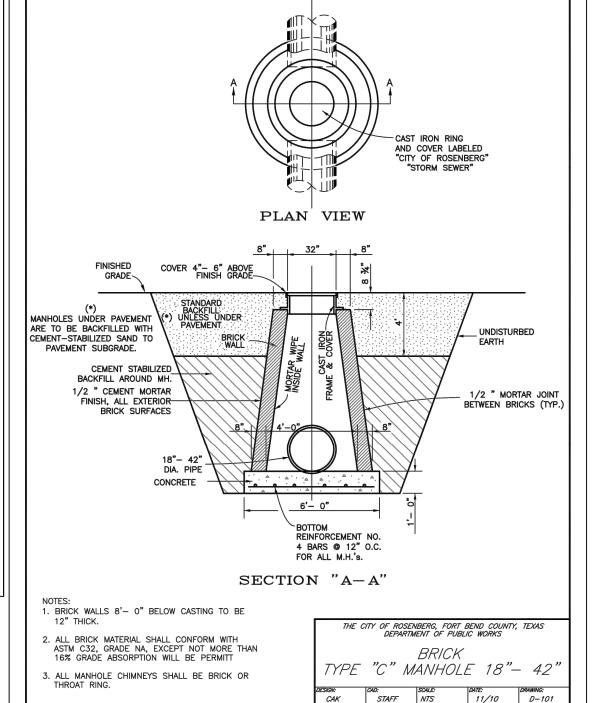
PAVEMENT—

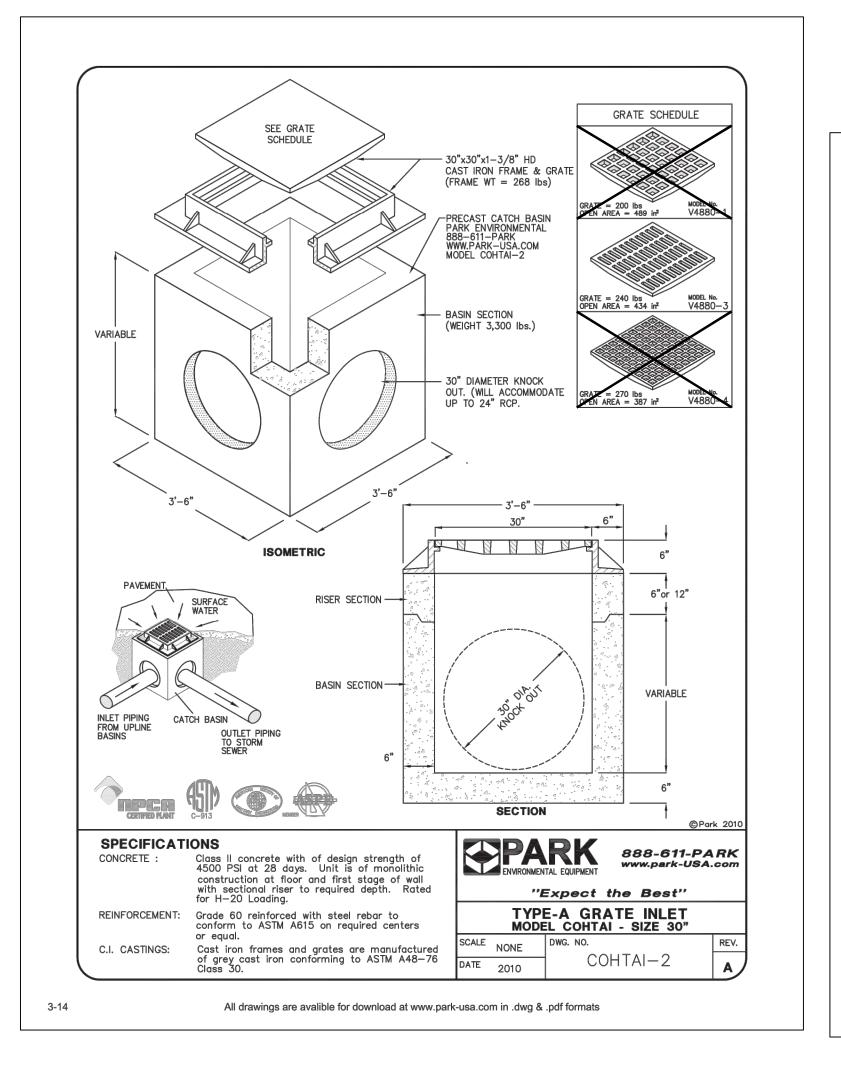
12" OF SELECT FILL

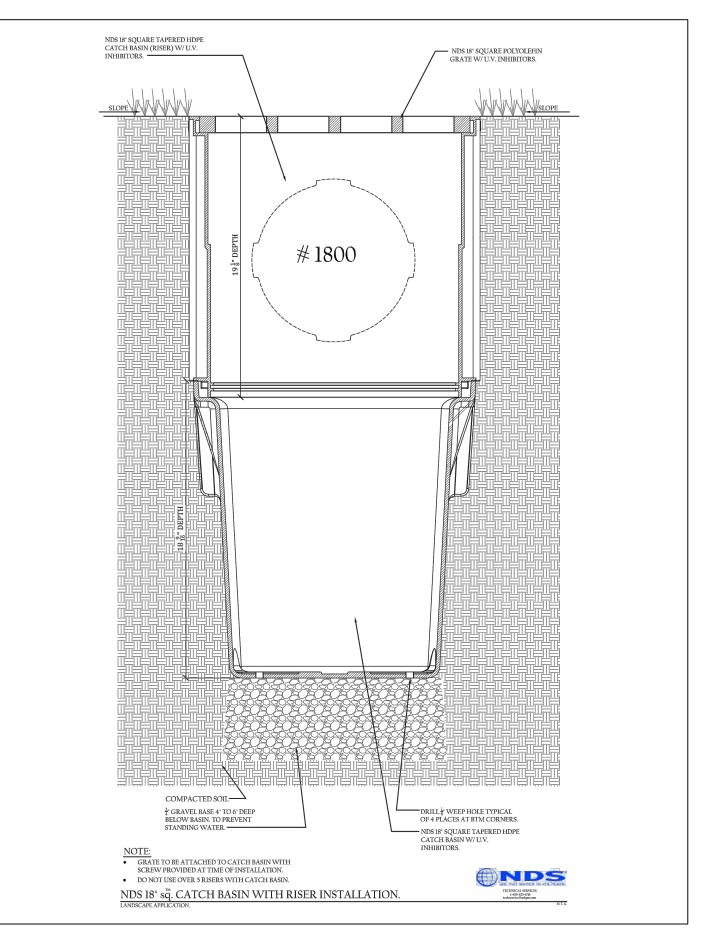
DRY FIRM TRENCH BOTTOM, -SEE COH DETAIL 02317-01 FOR WET TRENCH DETAIL FOR SANITARY AND STORM

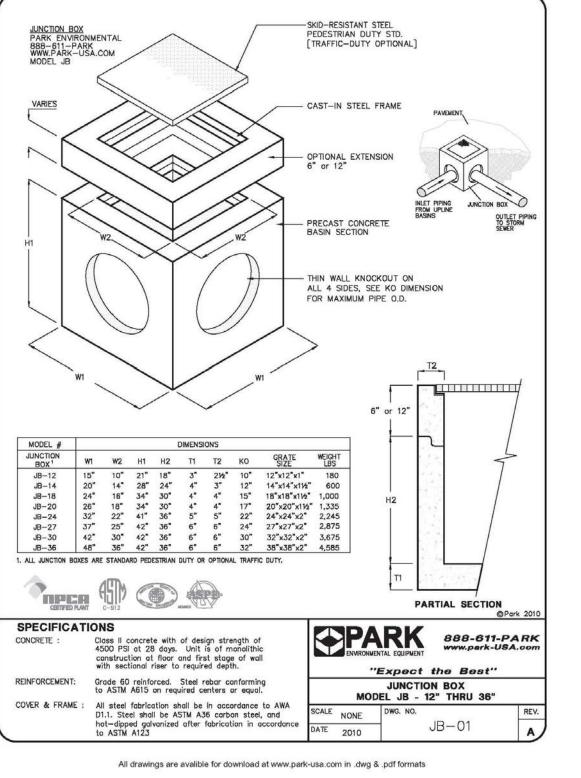
SEWERS.

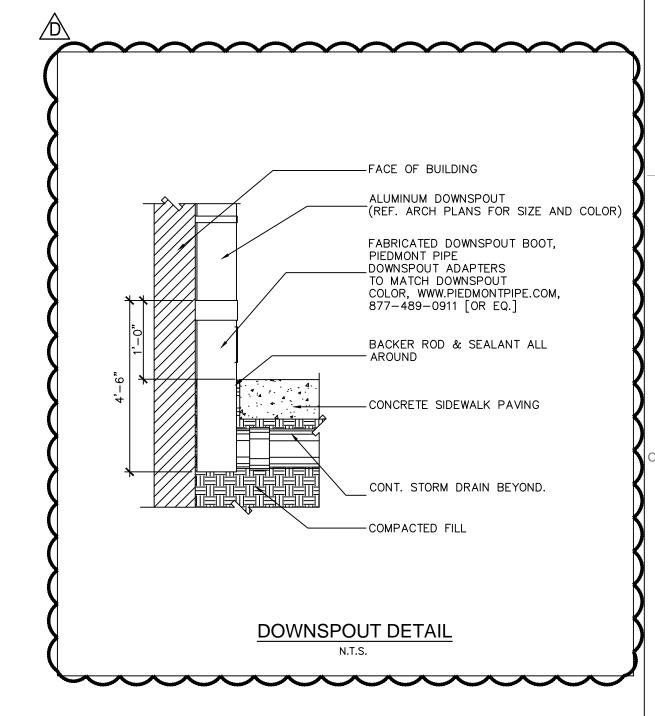
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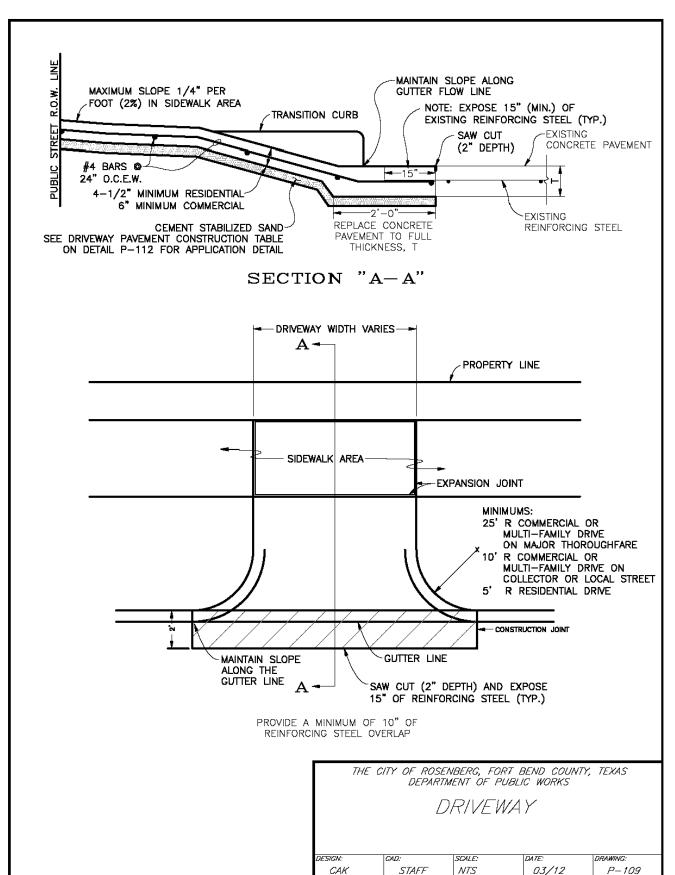


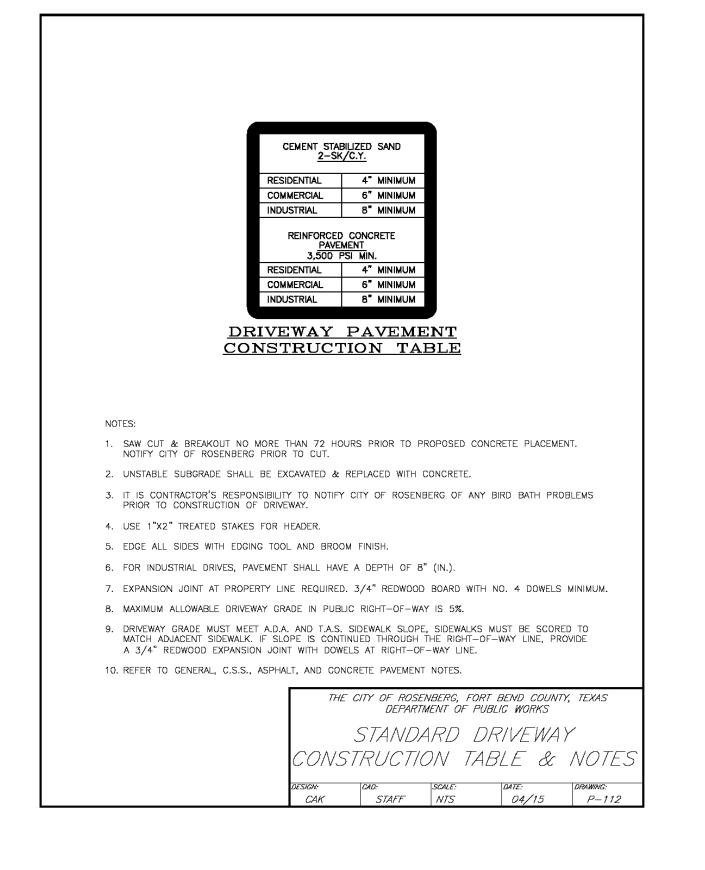


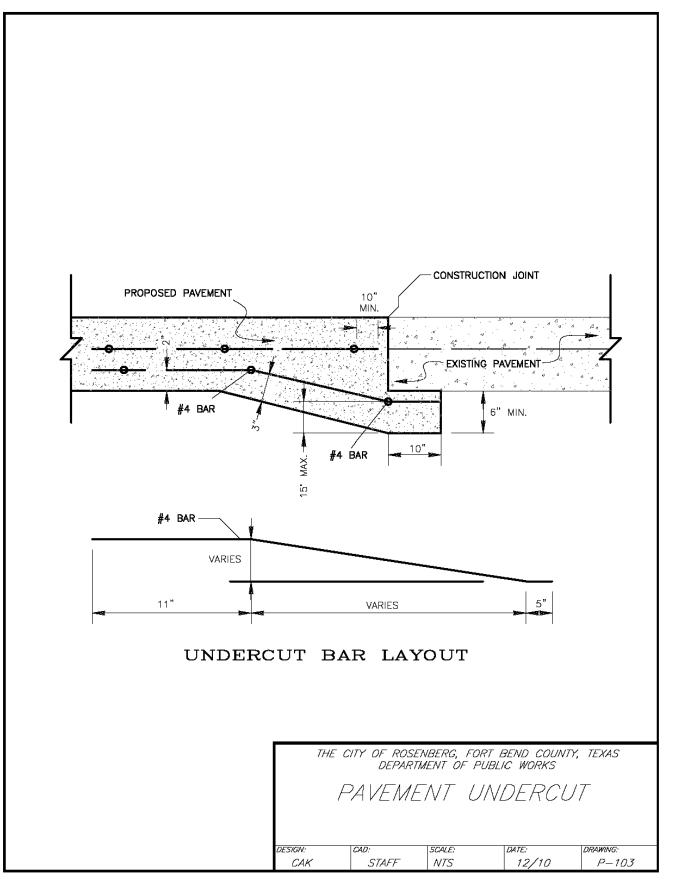


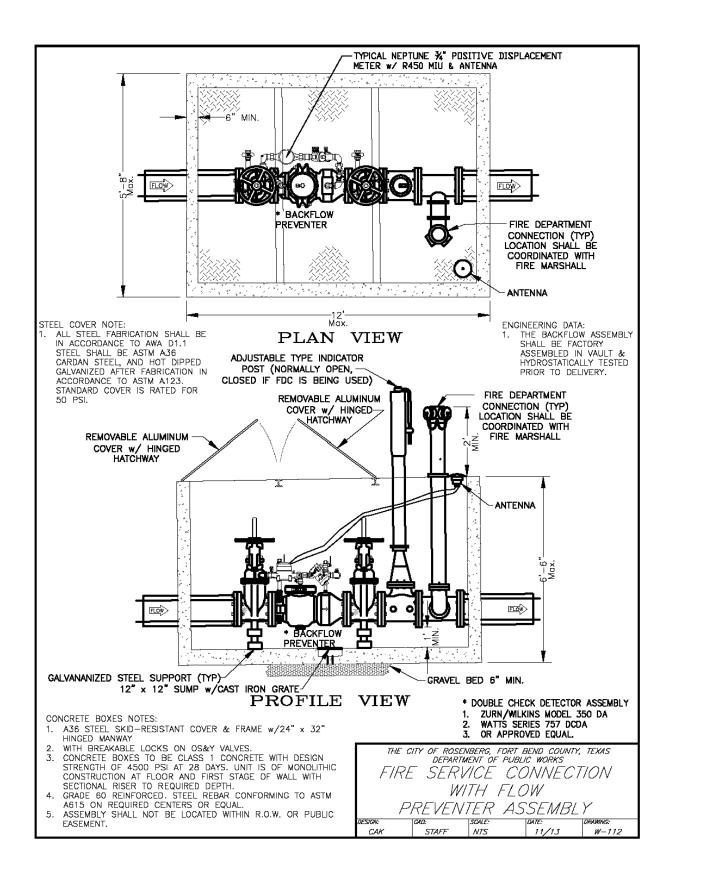














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OWNER:

American Realty Group 1001 West Loop South Suite #880 Houston, TX 77027 713.439.0101

A. LESTER JONES

08 FEBRUARY 2018

dany@arg-properties.com

ALJ Lindsey, LLC 5629 FM 1960 West, Suite 314 Houston, Texas 77069 PHONE #: 281.301.5955 FIRM #: F-11526

STRUCTURE:

CJG Engineers 3200 Wilcrest, Suite 305 Houston, Texas 77042 713.780.3345 FIRM #: F-170

Jordan & Skala Engineers 10375 Richmond Avenue Suite 300 Houston, Texas 77042 PHONE #: 281.617.3200

LANDSCAPE Integrated Landscape Architecture 765 Rolling Oaks Dr Driftwood, TX 78619

PHONE: 713.973.7851



NO.	DATE	REVISION ISSUE	
	10/05/17	ISSUE FOR PERMIT	
A	11/17/17	AGENCY COMMENTS	
A	12/07/17	CITY OF ROSENBERG COMMENTS	
A	01/02/18	FIRE LANE REVISION	
A	02/08/18	REVISION D	
PROJECT NAME AND ADDRESS:			
KIDD	KIDDIE ACADEMY SUMMER LAKES		

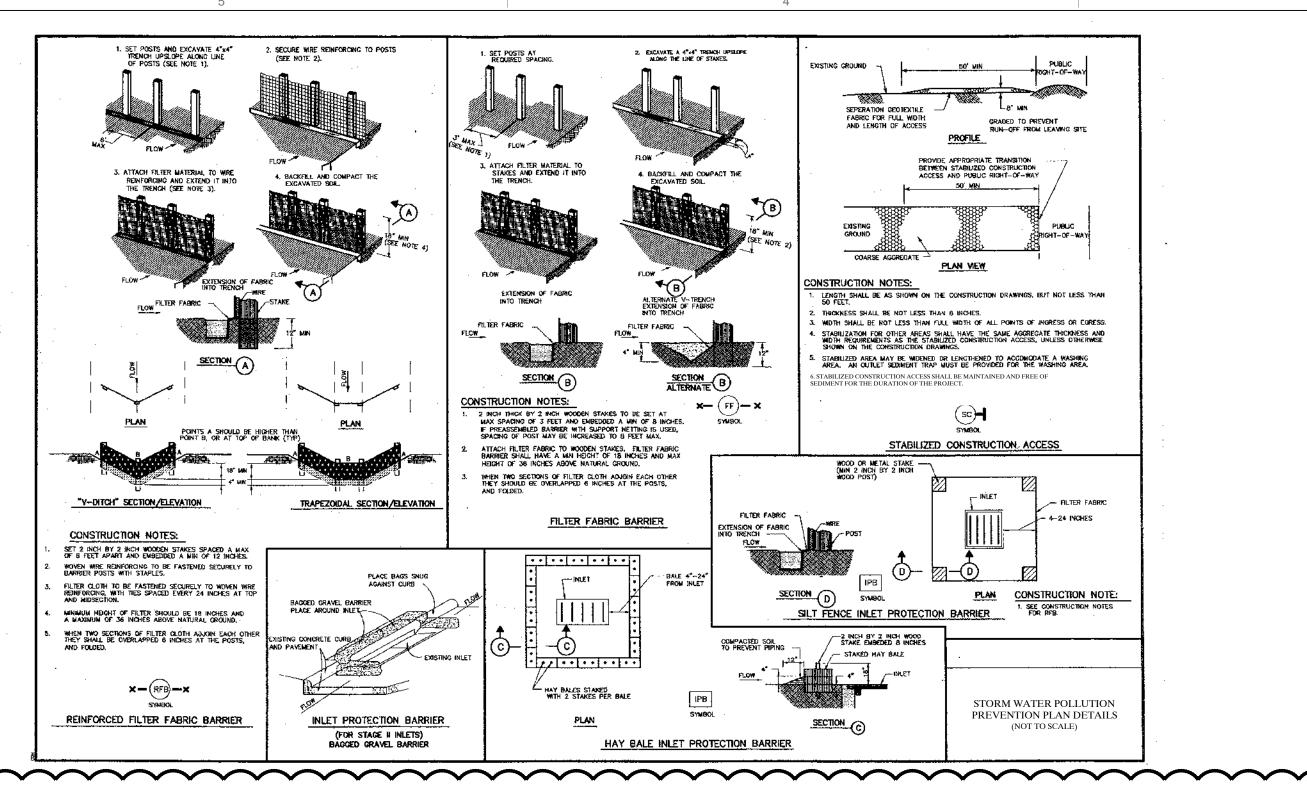
636 BENTON ROAD

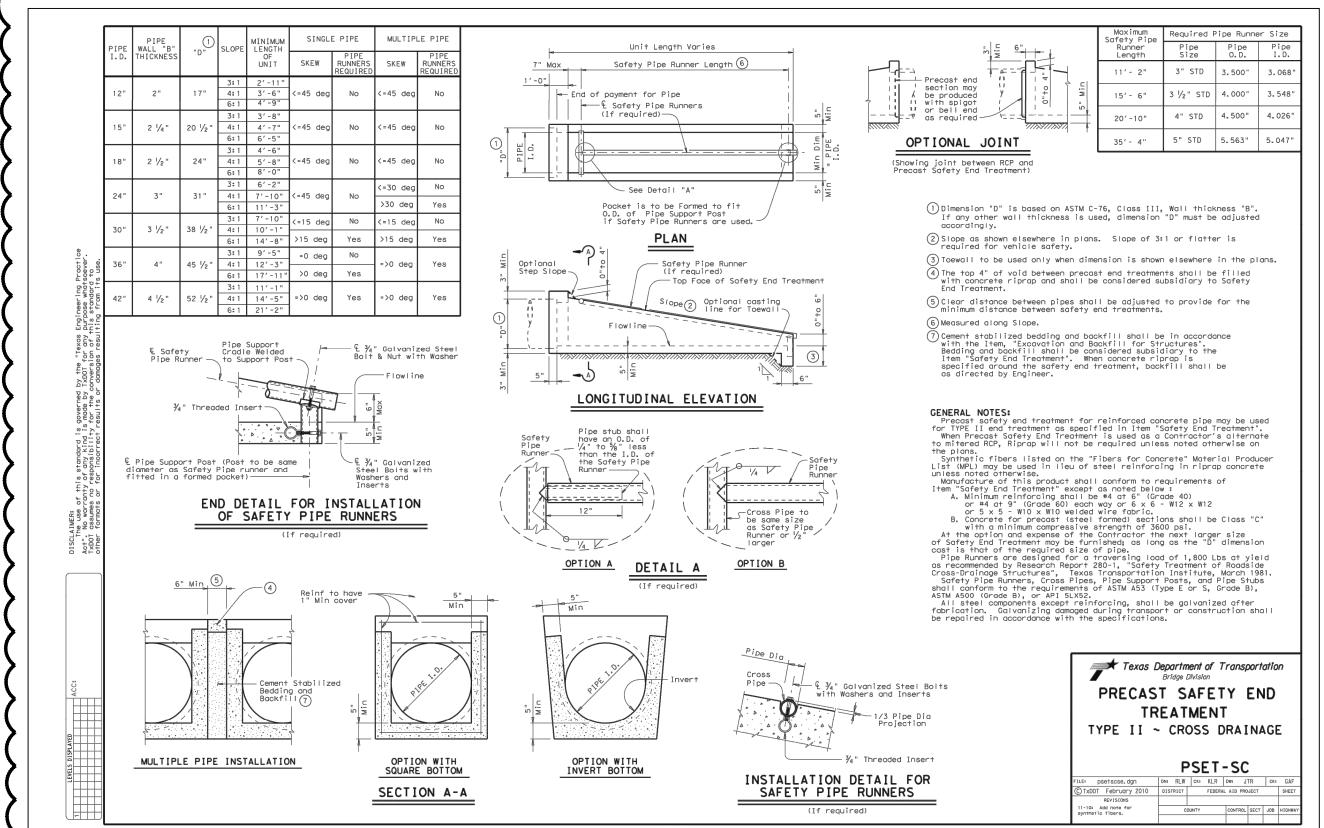
RICHMOND, TX, 77469

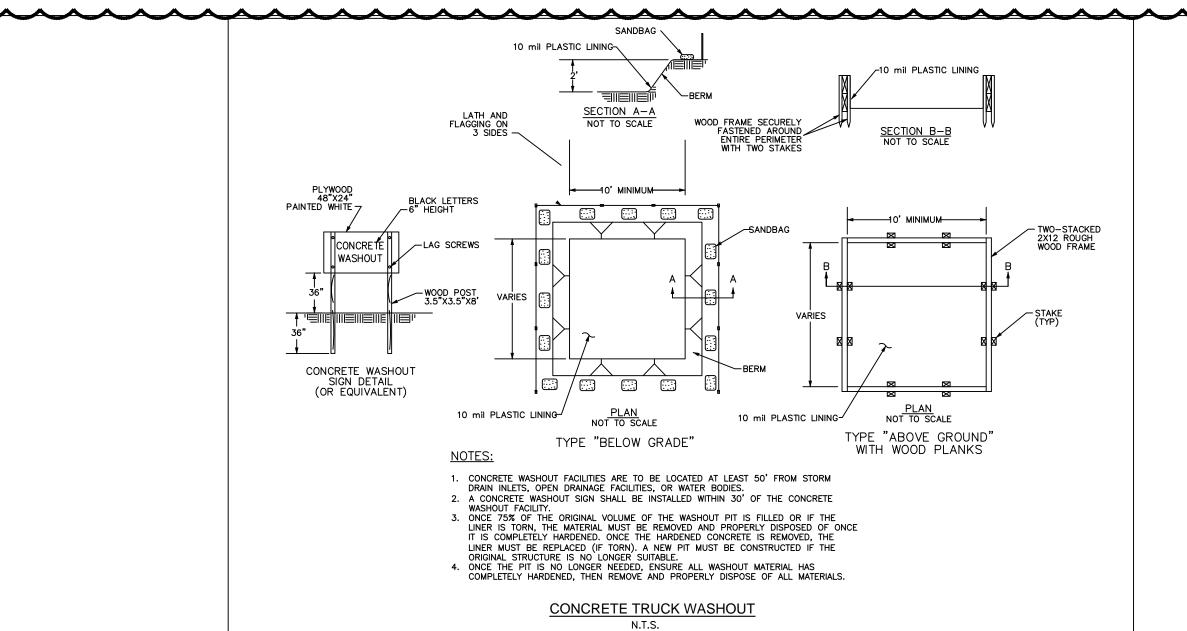
PROJ. MGR: ALJ JG REFERENCE NUMBER: 17032-00

CONSTRUCTION DETAILS (3 OF 4)

DRAWING NUMBER:









SWPPP NOTES

1) POTENTIAL POLLUTANT SOURCES ASSOCIATED WITH CONSTRUCTION SITE:

-ADHESIVES, PESTICIDES, DETERGENTS, PAINTS, FUELS, SOLVENTS, SEALANTS, FERTILIZERS, OILS, HERBICIDES, CLEANING SOLUTIONS, CONCRETE/CEMENT/PLASTER

2) STORM WATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES:

A) PRIOR TO CONSTRUCTION: SILT FENCING SHALL BE INSTALLED IN ALL LOCATIONS SHOWN ON SITE MAP THAT WILL NOT BE DISTURBED DURING THE INITIAL GRADING PROCESS. THE STABILIZED CONSTRUCTION EXIT SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

B) DURING CONSTRUCTION:

a)IMMEDIATELY AFTER PAVING CONSTRUCTION IS COMPLETE, INLET PROTECTION TRAPS WILL BE INSTALLED ON ALL NEWLY CONSTRUCTED INLETS.

b)WHEN EXISTING SILT FENCING NEEDS TO BE REMOVED FOR CONSTRUCTION OR ACCESS PURPOSES, IT WILL BE REPLACED AS SOON AS POSSIBLE AFTER CONSTRUCTION IN THE VICINITY OF THE REMOVED FENCE IS COMPLETE.

c)AS SOON AS PRACTICABLE AFTER SITE GRADING IS COMPLETE, FINAL STABILIZATION PROCEDURES SUCH AS TURF ESTABLISHMENT AND INSTALLATION OF PLANT MATERIAL WILL BE COMMENCED.

C) AFTER CONSTRUCTION: AFTER CONSTRUCTION ACTIVITY AND SITE STABILIZATION PROCEDURES ARE COMPLETE, STRUCTURAL EROSION AND SEDIMENT CONTROLS WILL BE REMOVED. SOIL DISTURBED BY THE REMOVAL OF CONTROLS WILL BE STABILIZED.

3) PERMANENT STORM WATER CONTROLS: AFTER CONSTRUCTION ACTIVITY IS COMPLETE, AREAS NOT COVERED BY CONCRETE PAVEMENT OR BY STRUCTURES WILL BE LANDSCAPED AND IRRIGATED. ONCE ESTABLISHED, THIS VEGETATION WILL HELP PREVENT SEDIMENT RUNOFF IN THE FUTURE STORM EVENTS. NEWLY GRADED AREA WILL BE TEXTURED TO REDUCE FLOW VELOCITY.

4) MATERIAL HANDLING AND SPILL PREVENTION PLAN:

- A) HAZARDOUS MATERIALS WILL BE STORED AND USED IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS. DISPOSAL WILL BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION, AND IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS.
- B) THE FOLLOWING PROCEDURES WILL BE FOLLOWED FOR CONTAINMENT AND CLEAN-UP OF SPILLS:

a)ALL SPILLS WILL BE CLEANED UP AND PROPERLY REMOVED IN ACCORDANCE WITH STATE

REGULATIONS AND LOCAL ORDINANCES. b)SOIL AND SPILLED MATERIALS WILL BE COLLECTED UNTIL NO VISIBLE EVIDENCE OF SPILLED

MATERIAL REMAINS c)THE TYPE OF MATERIAL AND QUANTITY OF RELEASE SHALL BE IDENTIFIED, AND APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT (PPE) SHALL BE WORN AS RECOMMENDED BY THE PRODUCT-SPECIFIC MSDS.

d)SPILL CONTAINMENT MAY BE INCLUDE CONSTRUCTION OF EARTH DIKES AROUND THE SPILL AREA, DEPLOYMENT OF ABSORBENT MATERIALS, OR USE OF COMMERCIALLY AVAILABLE KITS. e)CONTAMINATED SOIL AND SPILLED MATERIAL WILL BE STORED IN APPROPRIATE AND PROPERLY LABELÉD CONTAINERS, AND DISPOSED OF IN ACCORDANCE WITH STATE, LOCAL, AND FEDERAL RULES AND REGULATIONS.

5) GENERAL PERMIT MAINTENANCE REQUIREMENTS (FROM GENERAL PERMIT):

- A) ALL PROTECTIVE MEASURES IDENTIFIED IN THIS SWPPP MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. IF, THROUGH INSPECTION OR OTHER MEANS, THE PERMITEE DETERMINES THAT BMP'S ARE NOT OPERATING EFFECTIVELY, THEN THE PERMITEE SHALL PERFORM MAINTENANCE AS NECESSARY TO MAINTAIN THE CONTINUED EFFECTIVENESS OF STORM WATER CONTROLS, AND PRIOR TO THE NEXT RAIN EVENT, IF FEASIBLE. IF MAINTENANCE PRIOR TO THE NEXT ANTICIPATED STORM EVENT IS IMPRACTICABLE, THE REASON SHALL BE DOCUMENTED IN THE SWPPP AND MAINTENANCE MUST BE SCHEDULED AND ACCOMPLISHED AS SOON AS PRACTICABLE. EROSION AND SEDIMENT CONTROLS THAT HAVE BEEN INTENTIONALLY DISABLED, RUN-OVER, REMOVED, OR OTHERWISE RENDERED INEFFECTIVE MUST BE REPLACED OR CORRECTED IMMEDIATELY UPON DISCOVERY.
- B) IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INCORRECTLY, IS PERFORMING INADEQUATELY, OR IS DAMAGED, THEN THE OPERATOR MUST REPLACE OR MODIFY THE CONTROL AS SOON AS PRACTICABLE AFTER MAKING THE DISCOVERY.
- C) SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAPS AND SEDIMENTATION PONDS NO LATER THAN THE TIME THAT DESIGN CAPACITY HAS BEEN REDUCED BY 50%. FOR PERIMETER CONTROLS SUCH AS SILT FENCES, BERMS, ETC., THE TRAPPED SEDIMENT MUST BE REMOVED BEFORE IT REACHES 50% OF THE ABOVE GROUND HEIGHT.
- D) IF SEDIMENT ESCAPES THE SITE, ACCUMULATIONS MUST BE REMOVED AT A FREQUENCY THAT MINIMIZES OFF-SITE IMPACTS, AND PRIOR TO THE NEXT RAIN EVENT, IF FEASIBLE. IF THE PERMITEE DOES NOT OWN THE OFFSITE CONVEYANCE, THEN THE PERMITEE MUST WORK WITH THE OWNER OR OPERATOR OF THE PROPERTY TO REMOVE THE SEDIMENT.

6) EROSION AND SEDIMENT CONTROLS:

REQUIRED ON THE STRUCTURAL BMP'S.

A) THE FOLLOWING NON-STRUCTURAL EROSION AND SEDIMENT CONTROLS WILL BE UTILIZED ON THE PROJECT SITE:

a)WHERE PRACTICAL, CARE WILL BE TAKEN TO PROTECT NATURAL VEGETATION THAT DOES NOT NEED TO BE REMOVED FOR CONSTRUCTION PURPOSES. b)PLACEMENT OF CONCRETE PARKING AND DRIVEWAY AREAS WILL BE PERFORMED AS SOON AS POSSIBLE AFTER SUB-GRADE STABILIZATION, TO MINIMIZE THE AMOUNT OF TIME DISPOSED SOIL IS EXPOSED TO THE ELEMENTS. THIS PRACTICE WILL REDUCE THE FREQUENCY THAT MAINTENANCE IS

c)THE GENERAL PERMIT REQUIRES THAT EROSION AND STABILIZATION MEASURES MUST BE INITIATED WITHIN 14 DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED. IF CONSTRUCTION ACTIVITY IS SCHEDULED TO RESUME WITHIN 21 DAYS FROM THE CESSATION OF CONSTRUCTION ACTIVITY, EROSION AND STABILIZATION MEASURES ARE NOT REQUIRED FOR THAT PORTION OF THE SITE. e)STABILIZATION PROCEDURES SUCH AS TURF ESTABLISHMENT AND INSTALLATION OF PLANT MATERIAL SHOULD BE COMMENCED AS SOON AS PRACTICABLE AFTER SITE GRADING IS COMPLETE AND FINAL.

B) THE FOLLOWING STRUCTURAL EROSION AND SEDIMENT CONTROLS WILL BE UTILIZED ON THE PROJECT

a)A STABILIZED CONSTRUCTION EXIT WILL BE INSTALLED AT THE LOCATION WHERE CONSTRUCTION TRAFFIC EXITS THE PROJECT SITE b)INLET PROTECTION TRAPS WILL BE INSTALLED AT ALL INLETS IMMEDIATELY AFTER CONCRETE

PAVEMENT IS PLACED c)SILT FENCING (FILTER FABRIC FENCE OR REINFORCED FILTER FABRIC FENCE) WILL BE INSTALLED ALONG THE PROPERTY BOUNDARY AND ADJACENT TO EXISTING DITCHES, BAYOUS, STREAMS,

RIVERS, AND/OR CHANNELS. d)ANY SEDIMENT THAT ENTERS THE STORM SEWER SYSTEM WILL BE REMOVED IMMEDIATELY (NOT FLUSHED).

e)SINCE ALL PROPOSED INLETS DRAIN LESS THAN 10-ACRES, SEDIMENT BASINS ARE NOT REQUIRED FOR THIS SITE.

f)WHERE PRACTICAL, CARE WILL BE TAKEN TO PROTECT NATURAL VEGETATION THAT DOES NOT NEED TO BE REMOVED FOR CONSTRUCTION PURPOSES.



17 NOVEMBER 2017

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5629 FM 1960 W., Suite 314 Houston, TX 77069

281.301.5955

FRN F-11526

OWNER:

American Realty Group 1001 West Loop South Houston, TX 77027 713.439.0101 dany@arg-properties.com

ALJ Lindsey, LLC 5629 FM 1960 West, Suite 314 Houston, Texas 77069 PHONE #: 281.301.5955 FIRM #: F-11526

STRUCTURE:

CJG Engineers 3200 Wilcrest, Suite 305 Houston, Texas 77042 713.780.3345 FIRM #: F-170

Jordan & Skala Engineers 10375 Richmond Avenue Suite 300 Houston, Texas 77042 PHONE #: 281.617.3200

LANDSCAPE Integrated Landscape

765 Rolling Oaks Dr

NO. DATE

Driftwood, TX 78619

PHONE: 713.973.7851

EDUCATIONAL CHILD CARE

REVISION ISSUE

		10/05/17	ISSUE FOR PERMIT
	A	11/17/17	AGENCY COMMENTS
		·	
Ξ			

PROJECT NAME AND ADDRESS:

KIDDIE ACADEMY SUMMER LAKES

636 BENTON ROAD RICHMOND, TX, 77469

PROJ. MGR: ALJ

REFERENCE NUMBER:

CONSTRUCTION DETAILS (4 OF 4)

17032-00

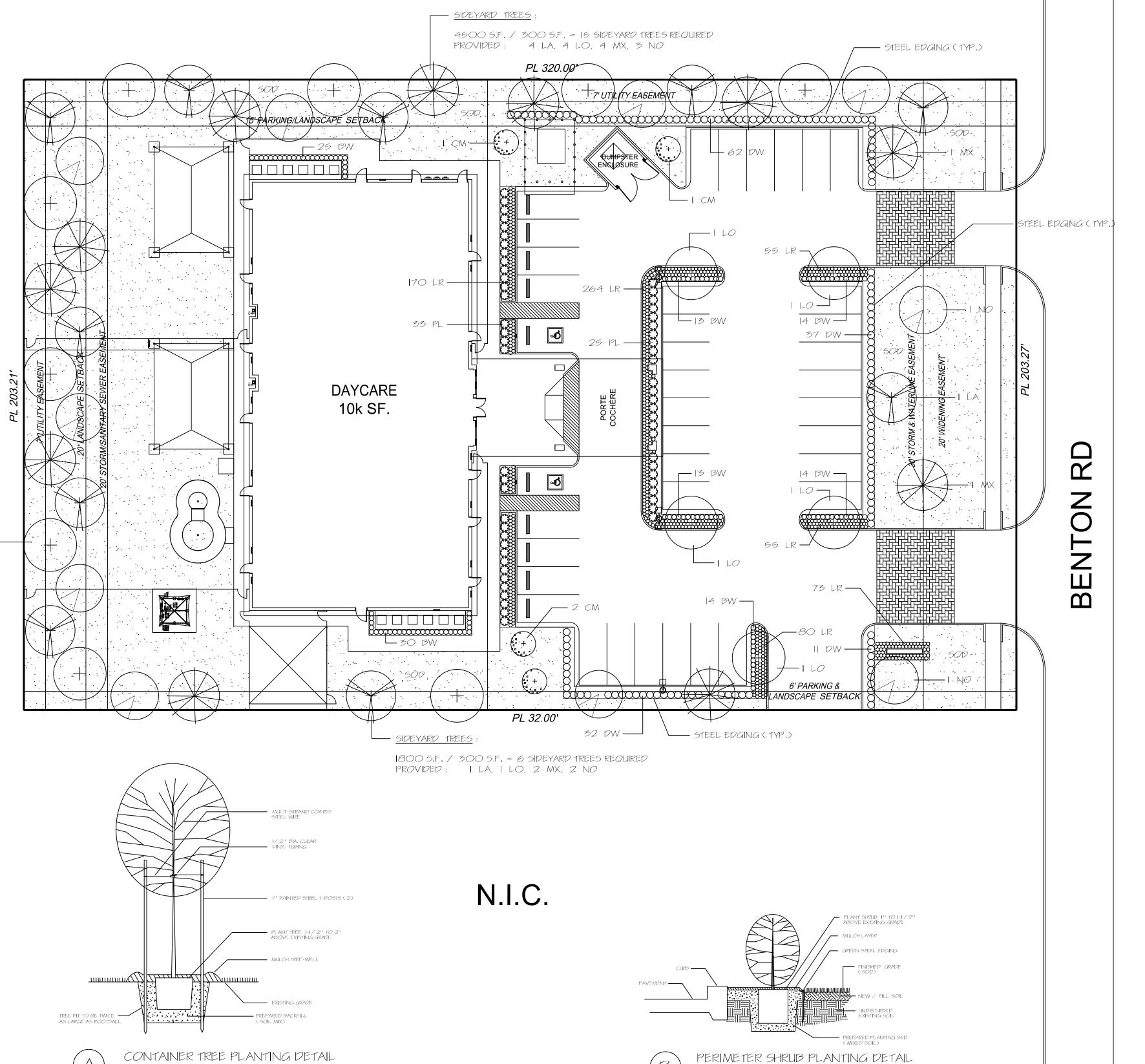
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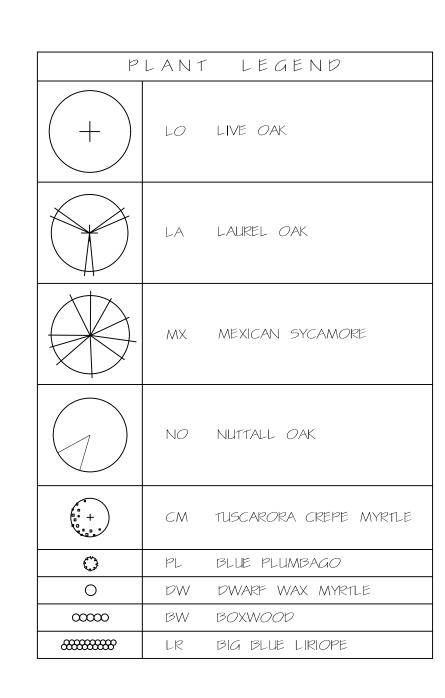
LANDSCAPE CONSTRUCTION SPECIFICATIONS:

- I.) Prepare all new planting beds by removing all rocks, concrete and construction debris and till in 3" to 4" of new Soil Mix and pre-emergant herbicide (such as Pennant or Eptam) at the
- recommended rates, then rake all bed areas smooth prior to planting.

 2.) Grade all planting beds to edges of beds and away from buildings prior to planting for positive drainage away from foundation(s). Install green Ryerson Steel landscape edging (1/8" thick x 4" tall) between turf and planting beds. Cut exposed corners at 45 degrees when steel butts up against curbs or walkways for pedestrian safety.
- 3.) Fertilize all new trees, shrubs and groundcovers with Osmocote (or equal) time-release fertilizer.
- 4.) Mulch all new planting beds and trees with a 2" (avg.) layer of shredded hardwood topdress mulch as from Letco or CJM Soil Supermarket.
- 5.) Double-Stake all specified trees (see plant list) with 2 (7' tall) painted metal T-Posts, multi-strand coated steel wire and clear vinyl tubing.
- 6.) Root-Stimulate all new trees with Superthrive brand root-stimulator (or equal) as per manufacturers recommendations.
- 7.) Plant sizes shown are the minimum acceptable. Plants will be inspected and measured for conformance. Plants specified with container size only shall be of or better than locally accepted nursery standards. Obviously undersized, misshapen, weak or inadequately rooted plants will be rejected. The Owner's decision will be final in matters concerning plant size, condition and health. Plants larger in size than specified may be used if approved by the Landscape Architect or the Owner, but the use of larger plants will not automatically increase the contract amount.
- 8.) Thoroughly hand water all new plantings immediately after planting.
 9.) Fine grade all new turf areas (by hand if necessary) prior to installation of grass. This is for a nice smooth turf-bed as well as for normal drainage purposes.
- 10.) Solid sod to be 99 percent pure Common Bermudagrass. Sod to be rolled immediately after wetting and installation. If needed tp repair construction disturbed turf areas outside of proerty apply Common Bermudagrass hydromulch at a rate of 2 lbs. hulled seed per 1000 s.f.
- II.) Landscape contractor is responsible for keeping jobsite neat, clean and safe at all times in reference to their landscape work. Excess excavated soil, accumulations of landscape related trash, plant containers etc. to be removed from jobsite by Landscape Contractor daily and at the end of the project.
- 12.) The Owner, Landscape Architect and general Contractor reserve the right to inspect the progress of the project and any or all of the materials and procedures used at any time. Such materials and procedures will be subject to approval or rejection at that time and promptly followed up in writing to all concerned parties.







LANDSCAPE PLAN

Scale: 1" = 20'

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS
PLAN AND SPECIFICATION WAS
PREPARED BY ME OR UNDER MY
DIRECT SUPERVISION AND THAT I
AM A DULY REGISTERED
LANDSCAPE ARCHITECT UNDER
THE LAWS OF THE STATE OF
TEXAS AS SIGNIFIED BY MY

HAND AND SEAL.

EXP.: Oct 31, 2017



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KIDDIE ACDEMY 3415 Box Hill Corporate Center Dr Abingdon, MD 21009

ingdon, MD 2 N

ALJ Lindsey, LLC 6111 FM 1960 West, Suite 208 Houston, Texas 77069 PHONE #: 281.301.5955 FIRM #: F-11526

STRUCTURE:

CJG Engineers 3200 Wilcrest, Suite 305 Houston, Texas 77042 713.780.3345 FIRM #: F-170

MEP:

Jordan & Skala Engineers 10375 Richmond Avenue Suite 300 Houston, Texas 77042 PHONE #: 281.617.3200 FIRM #: F-4990

LANDSCAPE:

Integrated Landscape Architecture 765 Rolling Oaks Dr Driftwood, TX 78619 PHONE #: 713.973.785



NO.	DATE	REVISION ISSUE	
	08/25/17	ARC PRE-LIM DESIGN REVIEW	
	10/10/17	ISSUE FOR PERMIT	
	12/07/17	ARC COMMENTS	
SPOJEOTALAME AND ARRESO			

PROJECT NAME AND ADDRESS:

KIDDIE ACADEMY OF SUMMER LAKES

636 BENTON ROAD RICHMOND, TX, 77469

DRAWN: **DB** PROJ. MGR:

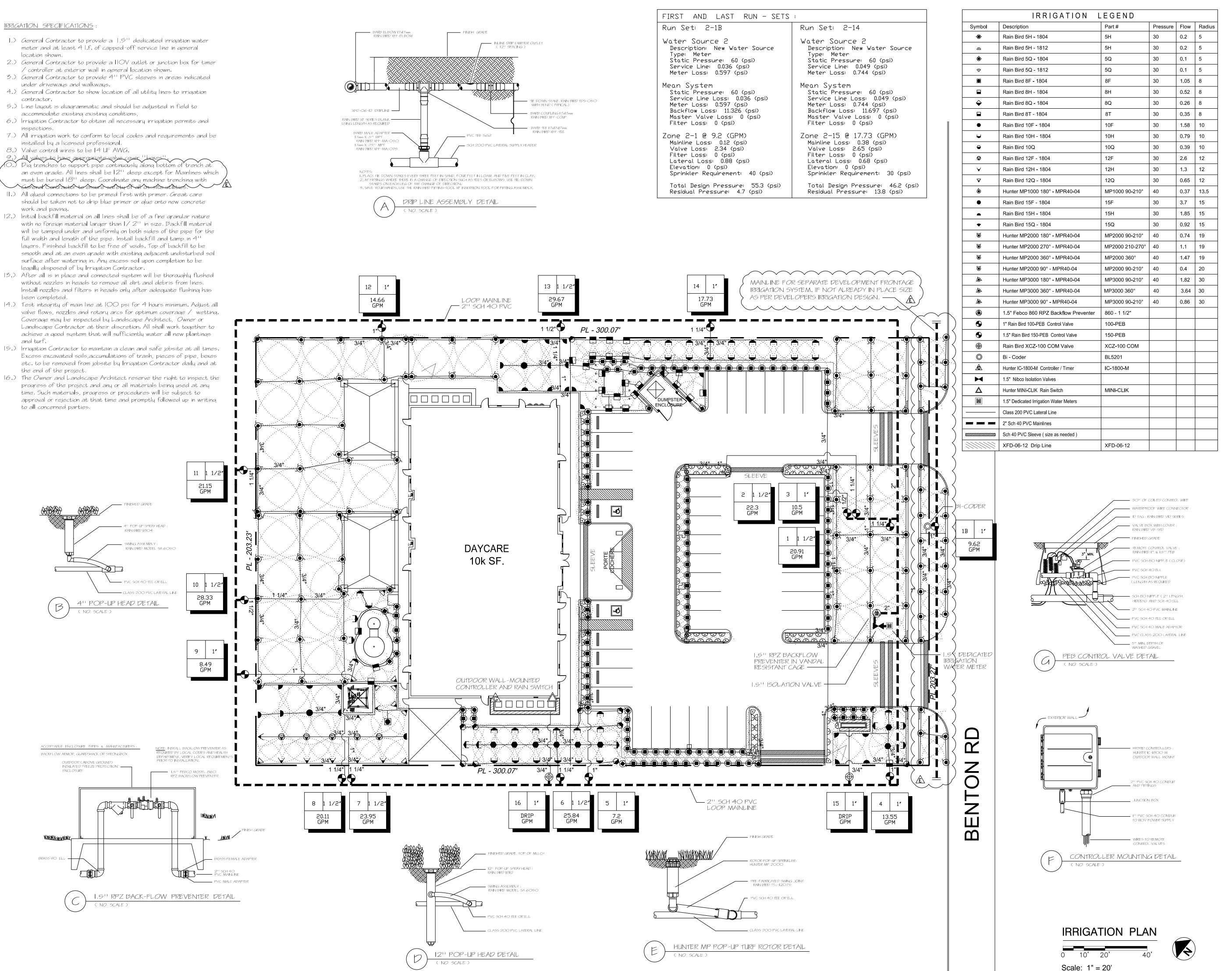
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TITLE:

LANDSCAPE PLAN

DRAWING NUMBER:

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CERTIFICATION AND SEAL

HAND AND SEAL.

I HEREBY CERTIFY THAT THIS
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UNDER THE LAWS OF THE STATE
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KIDDIE ACDEMY

KIDDIE ACDEMY 3415 Box Hill Corporate Center Dr Abingdon, MD 21009

ALJ Lindsey, LLC 6111 FM 1960 West, Suite 208 Houston, Texas 77069 PHONE #: 281.301.5955 FIRM #: F-11526

STRUCTURE:

CJG Engineers
3200 Wilcrest, Suite 305
Houston, Texas 77042

FIRM #: F-170

Jordan & Skala Engineers 10375 Richmond Avenue Suite 300 Houston, Texas 77042 PHONE #: 281.617.3200 FIRM #: F-4990

LANDSCAPE:
Integrated Landscape

Architecture
765 Rolling Oaks Dr
Driftwood, TX 78619
PHONE #: 713.973.7851



NO.	DATE	REVISION ISSUE	
	10/10/17	ISSUE FOR PERMIT	
	12/07/17	ARC COMMENTS	
Ê	03/07/18	REVISION E	
PROJECT NAME AND ADDRESS:			
KIDDIE ACADEMY OF SUMMER LAKES			

636 BENTON ROAD RICHMOND, TX, 77469

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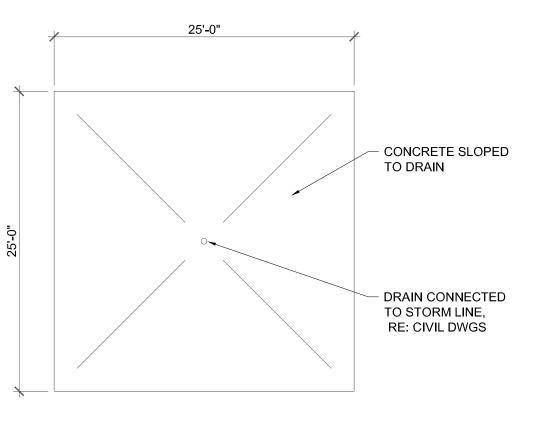
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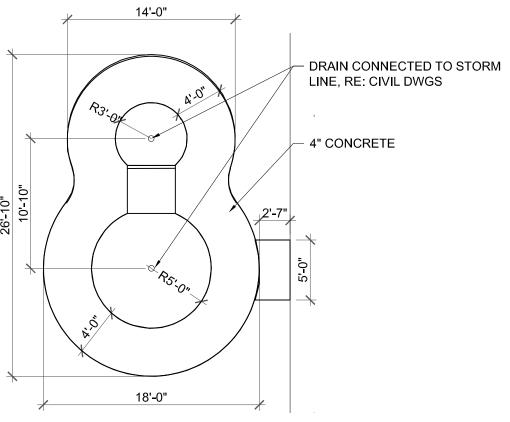
TITLE:

IRRIGATION PLAN

DRAWING NUMBER:

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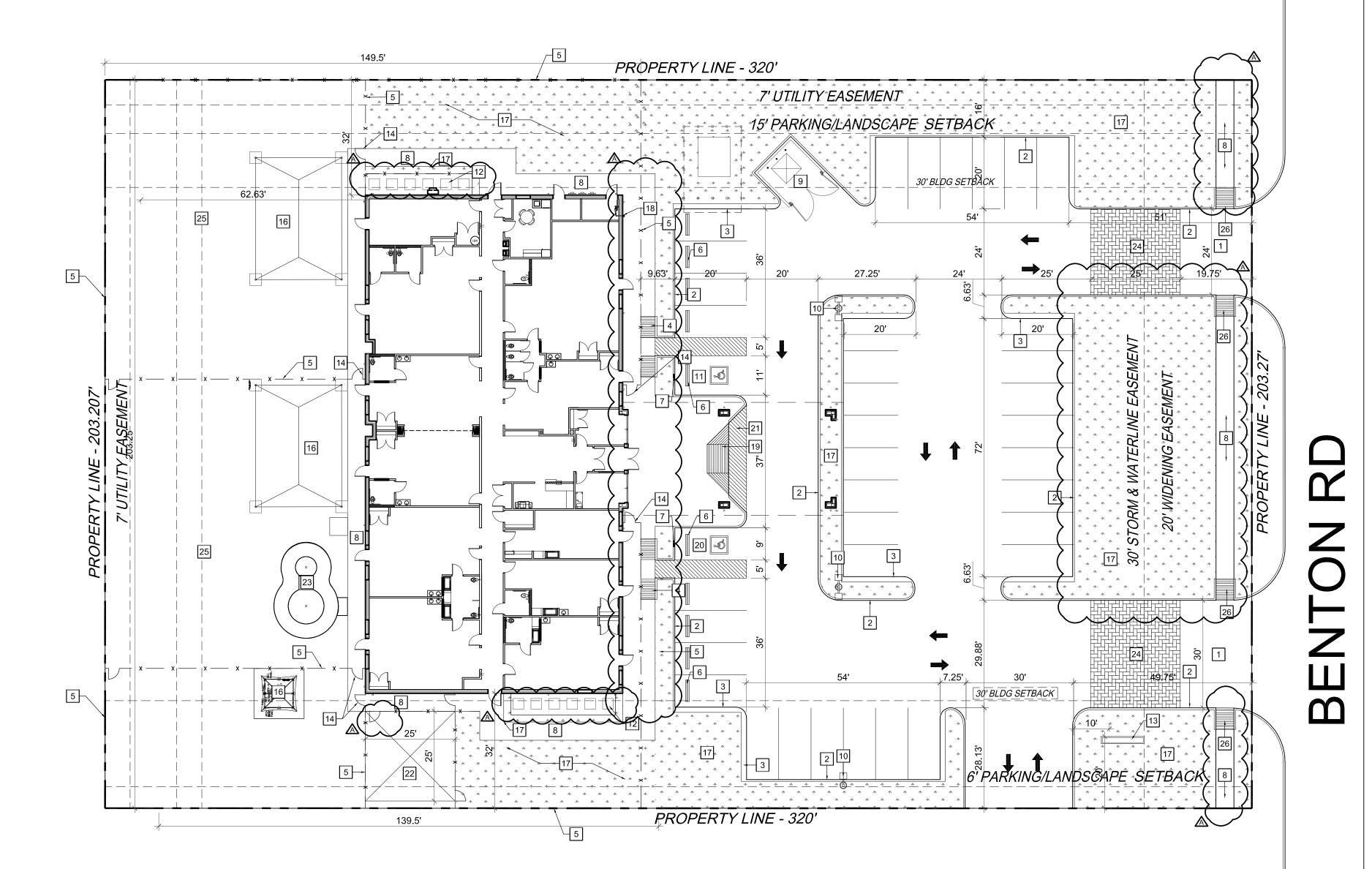




D4 SPLASH PAD SCALE: 1/8" = 1'-0"

D5 PAVER DETAILS
SCALE: 1" = 20'-0"

SCALE 1" = 1"



SITE PLAN NOTES

THE EXTERIOR FENCE TO BE INSTALL SHALL BE CORROSION FREE, WROUGHT IRON LOOK AND FEEL.

THE FENCE SURROUNDING THE PLAYGROUND SHOULD BE 6' TALL. INTERIOR PLAYGROUND DIVIDING FENCE AND ANY FENCE AROUND THE BUILDING WHICH DOES NOT ENCOMPASS THE PLAYGROUND SHOULD BE 4' HIGH.

G.C. WILL PROVIDE EVERY ITEM IN THE PLAY AREA, WITH THE EXCEPTION OF THE PLAY GROUND EQUIPMENT AND INSTALLATION.

G.C. WILL BE RESPONSIBLE TO BRING THE POWER INTO THE BUILDING.

PARKING SYNOPSIS

TOTAL BUILDING AREA: 10,000 SQ FT. PARKING REQUIRED FOR DEVELOPMENT= 30 SPACES PARKING PROVIDED = 38 SPACES PARKING RATIO = 3.8 SPACES PER 1,000 SF H.C. PARKING REQ. BY CODE = 2 SPACES

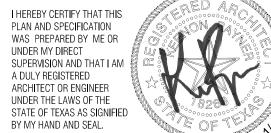
KEYED NOTES

H.C. PARKING PROVIDED = 2 SPACES

- 1 NEW DRIVEWAY TIE-IN INTO EXISTING PAVEMENT
- 2 TYPICAL 6" CONCRETE CURB, RE: CIVIL DWGS
- 3 TYPICAL 18" CONCRETE CURB, RE: CIVIL DWGS
- 4 ACCESSIBLE RAMP, RE: B5/A032
- STEEL FENCE, AMERISTAR MONTAGE , 6' HEIGHT @ PERIMETER FENCE, 5' HEIGHT @ INTERNAL FENCE, RE: A752
- 6 CONCRETE WHEEL STOP RE: B4/A0032
- 7 H.C. ACCESSIBLE SIGNAGE, RE: A1/A032
- 8 NEW CONCRETE SIDEWALK
- 9 TRASH ENCLOSURE RE: A5-D5/A031
- 10 SITE LIGHT, RE: ELECTRICAL DWGS
- 11 ACCESSIBLE PARKING RE: D3/A032 (VAN)
- [12] CONDENSER UNITS,TO BE SCREENED BY LANDSCAPING, RE: MECHANICAL DWGS
- MONUMENT SIGN BY TENANT (NIC) GC. TO BUILD SIGN BASE ONLY
- 4' WIDE EXTERIOR GATE, W/10" KICK PLATE (SEAL BETWEEN RAILINGS)
- 15 DOWNSPOUTS (TYP.), RE: B3/A032
- PLAYGROUND EQUIPMENT TO BE OF EARTH TONE PROJECTS (CANOPY TO BE 12'-0" MAX), MUST CONSIST OF EARTH TONE COLORS. BY OTHERS. G.C. TO COORDINATE WITH TENANT
- 17 LANDSCAPED AREA, RE: LANDSCAPE DWGS
- 18 FDC. COORDINATE FINAL LOCATION WITH FIRE MARSHALL
- 19 ACCESSIBLE RAMP, RE: D4/A032
- 20 ACCESSIBLE PARKING STALL, RE: C1/A302
- 21 5' PASSENGER LOADING ZONE
- 22 CONCRETE SPLASH PAD, G.C. TO COORDINATE WITH TENANT. RE: D4/A001.
- 23 CONCRETE RIDING TRACK, PROVIDED BY G.C., RE: D3/A001.
- CONCRETE PAVERS, ECO-VENETIAN COMBO, 80MM THICK IN ANTIQUE BUFF
- SYNTHETIC TURF X-GRASS SUPER LAWN EXTREME BEHIND FALL ZONE AREAS, RE: KIDDIE ACADEMY SPECIFICATIONS

26 ACCESSIBLE RAMP, RE: C5/A032

CERTIFICATION AND SEAL I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AN A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF TEXAS AS SIGNIFIED



TX REG: 18268 EXP: 07/31/2018

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STRUCTURE: CJG Engineers 3200 Wilcrest, Suite 305

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LANDSCAPE:

Integrated Landscape 765 Rolling Oaks Dr Driftwood, TX 78619 PHONE #: 713.973.785



NO.	DATE	REVISION ISSUE
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Â	11/10/17	AGENCY COMMENTS
DDO IECT NAME AND ADDRESS.		

PROJECT NAME AND ADDRESS:

KIDDIE ACADEMY OF SUMMER LAKES

636 BENTON ROAD RICHMOND, TX, 77469

CJ PROJ. MGR: CJ

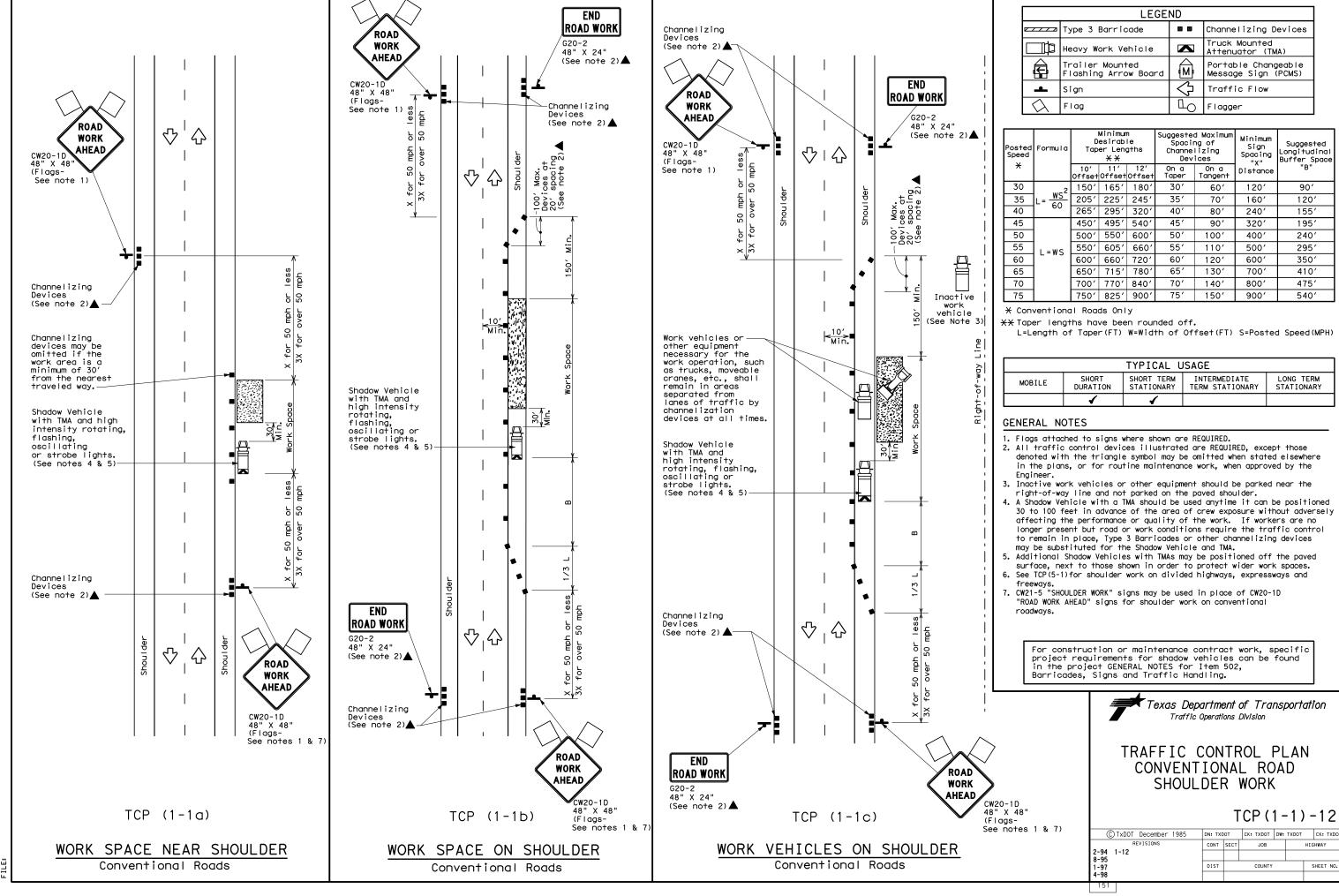
REFERENCE NUMBER:

TITLE:

SITE PLAN

DRAWING NUMBER:

A1 SITE PLAN
SCALE: 1" = 20'-0"



Svatek, Donna

From:

Velasquez, Courtney

Sent:

Wednesday, July 18, 2018 11:22 AM

To:

Svatek, Donna

Subject:

FW: Permit 2018-21628: 636 Benton rd. culvert/driveway permit

Attachments:

RE: Permit 2018-21628 - Benton Rd

Back up

From: Dalton, Maggie

Sent: Wednesday, July 18, 2018 10:34 AM

To: Peterson, Jillian < Jillian.Peterson@fortbendcountytx.gov>; Velasquez, Courtney

<Courtney.Velasquez@fortbendcountytx.gov>; Eglinton, Sean <Sean.Eglinton@fortbendcountytx.gov>; Slawinski, Stacy

<Stacy.Slawinski@fortbendcountytx.gov>

Cc: Staigle, Rick < Rick. Staigle@fortbendcountytx.gov>

Subject: RE: Permit 2018-21628: 636 Benton rd. culvert/driveway permit

No conflict with mobility. Put on the agenda.

Maggie Dalton | Development Services Manager

Fort Bend County Engineering 301 Jackson Street, Suite 401 | Richmond, TX 77469 www.fortbendcountytx.gov | 281-633-7515

From: Peterson, Jillian

Sent: Wednesday, July 18, 2018 10:32 AM

To: Dalton, Maggie; Velasquez, Courtney; Eglinton, Sean; Slawinski, Stacy

Cc: Staigle, Rick

Subject: RE: Permit 2018-21628: 636 Benton rd. culvert/driveway permit

Could someone please confirm that there is no conflict with the Benton Rd mobility project and that this permit is approved for Commissioners Court?

Thanks,

Jillian Peterson Special Projects Coordinator – Administration Fort Bend County Engineering 281,633,7507

From: Dalton, Maggie

Sent: Wednesday, July 18, 2018 10:05 AM

To: Velasquez, Courtney < Courtney.Velasquez@fortbendcountytx.gov; Eglinton, Sean

<<u>Sean.Eglinton@fortbendcountytx.gov</u>>; Slawinski, Stacy <<u>Stacy.Slawinski@fortbendcountytx.gov</u>>

Cc: Peterson, Jillian < Jillian.Peterson@fortbendcountytx.gov>; Staigle, Rick < Rick.Staigle@fortbendcountytx.gov>

Subject: RE: Permit 2018-21628: 636 Benton rd. culvert/driveway permit

These comments are not applicable as the site is within the City of Rosenberg, on the west side of Benton Road. Please see the attached email.

Maggie Dalton | Development Services Manager

Fort Bend County Engineering 301 Jackson Street, Suite 401 | Richmond, TX 77469 www.fortbendcountytx.gov | 281-633-7515

From: Velasquez, Courtney

Sent: Wednesday, July 18, 2018 8:28 AM

To: Dalton, Maggie; Eglinton, Sean; Slawinski, Stacy

Cc: Peterson, Jillian

Subject: Permit 2018-21628: 636 Benton rd. culvert/driveway permit

Maggie on this permit I believe the last communication was that you were going to call the applicant but I can't find that email.

Did we ever talk to the applicant and relay these comments? This is going to court and we need back up to go with it.

From: Velasquez, Courtney

Sent: Monday, July 09, 2018 11:55 AM

To: Eglinton, Sean < Sean. Eglinton@fortbendcountytx.gov > **Subject:** RE: 636 Benton rd. culvert/driveway permit

Sean are you talking to the applicant? Do I need to communicate these things with them or have you do that already?

I am not sure what needs to be done here. I have not saved these comments in the My Permit Now program yet either.

From: Eglinton, Sean

Sent: Monday, July 09, 2018 11:05 AM

To: Dalton, Maggie

Cc: Staigle, Rick; Slawinski, Stacy; Lopez, Carmen; Ramirez, Jose; Velasquez, Courtney

Subject: RE: 636 Benton rd. culvert/driveway permit

Hi Maggie,

The proposed driveways are in conflict with a 2017 Mobility Project. The following comments from Stacy need to be address prior to approving the permit:

- 1. The ROW dedication is included on the plans; (Sandy will verify it's on the plat.)
- 2. The spacing for median openings from the intersection of two major thoroughfares is 500'. The south driveway is less than 500' from Reading Road, but the north driveway is just over 500'. Therefore, the north driveway qualifies for a median opening and LTL, but the south driveway does not.
- 3. Contribution to the construction of Benton Road is \$500/LF x 203.27 feet of frontage = \$101,635
- 4. The design engineer will need to incorporate these plans into the roadway design. This includes drainage, driveways, and grading.

Regards,

Sean Eglinton, P.E., CFM

Assistant County Engineer – Permits and Construction Fort Bend County Engineering 301 Jackson St | Richmond, TX | 77469 sean.eglinton@fortbendcountytx.gov

Office: 281-633-7513

Mobile: 281-750-9674

From: Dalton, Maggie

Sent: Monday, July 09, 2018 10:45 AM

To: Eglinton, Sean **Cc:** Staigle, Rick

Subject: FW: 636 Benton rd. culvert/driveway permit

Sean – do you know what happened?

Maggie Dalton | Development Services Manager

Fort Bend County Engineering 301 Jackson Street, Suite 401 | Richmond, TX 77469 www.fortbendcountytx.gov | 281-633-7515

From: Kelly Bean [mailto:kbean@kcsinc.net]

Sent: Friday, July 06, 2018 9:16 AM

To: Dalton, Maggie

Cc: accounting@kcsinc.net; 'Tina Yager'

Subject: 636 Benton rd. culvert/driveway permit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I was told by Carmen there was an issue with our paperwork when it was reviewed in court Tuesday July 3, can you explain what we need to do?

Kelly Bean
Project Manager
KEETON CONTRACT SERVICES, INC.
18518 Mueschke Road
Cypress Texas 77433
Office 281.304.3558
Cell 832.859.2536

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