

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

Permit No: 2018-21628

Bond No. [REDACTED] **Date of Bond:** 5/30/2018 **Amount:** \$10,000.00

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

Deputy



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

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

- ☐ Right of Way Permit
☒ Commercial Driveway Permit

Permit No: 2018-21628

The following "Notice of Proposed Cable, Conduit, and/or Pole Line activity in Fort Bend County" and accompanying attachments have been reviewed and the notice conforms to appropriate regulations set by Commissioner's Court of Fort Bend County, Texas.

(1) COMPLETE APPLICATION FORM:

- ☒ a. Name of road, street, and/or drainage ditch affected.
☒ b. Vicinity map showing course of directions
☒ c. Plans and specifications

(2) BOND:

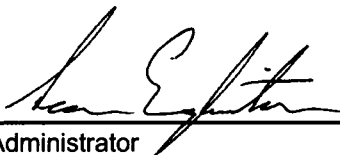
- ☐ County Attorney, approval when applicable.
- ☐ Perpetual bond currently posted. Bond No: _____ Amount: _____
- ☒ Performance bond submitted. Bond No: [REDACTED] Amount: \$10,000.00
- ☐ Cashier's Check Check No: _____ Amount: _____

(3) DRAINAGE DISTRICT APPROVAL (WHEN APPLICABLE):

Drainage District Approval

Date

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



Permit Administrator

7/13/2018

Date

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

AUTHORIZED

BOND NO. [REDACTED]

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF FORT BEND

§

THAT WE, Keeton Contract Services, Inc. whose address is 18515 Mueschke Rd, Cypress, TX 77433 Texas, hereinafter called the Principal, And Insurors Indemnity Company, a Corporation existing under and by virtue of the laws of the state of Texas and authorized to do an indemnifying business in the state of Texas, and whose principal office is located at 225 South 5th Street, Waco, TX 76701, whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought whining said state is Insurors Indemnity Co and Whose address is 225 South 5th Street, Waco, TX 76701, hereinafter called the Surety, and held and firmly bound unto, Robert e. Hebert, County Judge of Fort Bend County, Texas, or his successors in office, in the full sum of Five Thousand Dollars and Zero Cents Dollars (\$ 5,000.00) current, lawful money of the United States of America, to be paid to said Robert E. Hebert, County Judge of Fort Bend County, Texas, or his successors in office, to which payment well and truly to be made and done, we, the undersigned, bind ourselves and each of us, our heirs, executors, administrators, successors, assigns, and legal representatives, jointly and severally, by these presents.

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

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

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

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

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

EXECUTED this 30th day of May, 20 2018.

Keeton Contract Services, Inc.

PRINCIPAL

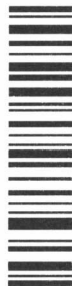
BY

Insurors Indemnity Company

SURETY

BY

CCM 7-24-2018 # 13D
Fort Bend County Clerk
Return Admin Serv Coord
Permit #2018-21626 RAC



**POWER OF ATTORNEY of INSURORS INDEMNITY COMPANY
Waco, Texas**

KNOW ALL PERSONS BY THESE PRESENTS:

Number [REDACTED]

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

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

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

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

INSURORS INDEMNITY COMPANY

Attest:

Tammy Tieperman
Tammy Tieperman, Secretary

By:

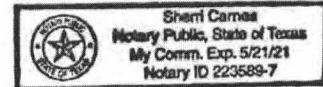
Dave E. Talbert
Dave E. Talbert, President

State of Texas

County of McLennan

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

Sheri Carnes
Notary Public, State of Texas



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

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

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

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

In Witness Whereof, I have set my hand and the seal of INSURORS INDEMNITY COMPANY on this 30th day of May, 2018.

Tammy Tieperman
Tammy Tieperman, Secretary

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

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

July 27, 2018 03:00:49 PM



FEE: \$0.00

SG

2018084508



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: Keeton Contract Services, Inc.
dba
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 (\$10,000.00)

Notes:

Increased Penalty Amount to: Ten Thousand Dollars (\$10,00.00)

Nothing herein contained shall be held to vary, alter, waive or extend any of the terms, limits or conditions of the Cables, Conduits & Poles, except as hereinabove set forth.

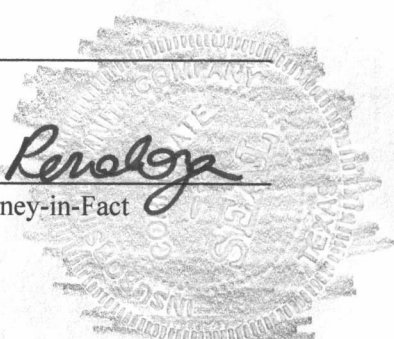
This rider becomes effective on 06/21/2018, at twelve and one minute o'clock a.m., Standard Time.

Attached to and forming part of Bond Number [REDACTED] dated 05/30/2018 issued by Insurors Indemnity Company of Waco, Texas, to Keeton Contract Services, Inc.

Signed this 21st day of June, 2018.

Insurors Indemnity Company

By: Andrea M. Penaloza
Andrea M. Penaloza, Attorney-in-Fact



**POWER OF ATTORNEY of INSURORS INDEMNITY COMPANY
Waco, Texas**

KNOW ALL PERSONS BY THESE PRESENTS:

Number: [REDACTED]

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

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

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

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

INSURORS INDEMNITY COMPANY

Attest:

Tammy Tieperman
Tammy Tieperman, Secretary

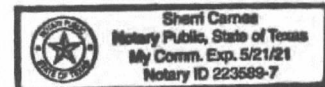
By:

Dave E. Talbert
Dave E. Talbert, President

State of Texas
County of McLennan

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

Sherril Carnes
Notary Public, State of Texas



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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 21st day of June, 2018.

Tammy Tieperman
Tammy Tieperman, Secretary

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



P&C 877 282 1625
Bonds 800 933 7444

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

IMPORTANT NOTICE - AVISO IMPORTANTE

To obtain information or make a complaint:

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

1-800-933-7444

You may also write to Insurors Indemnity Company at:

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

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

1-800-252-3439

You may write the Texas Department of Insurance at:

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

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

E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

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

ATTACH THIS NOTICE TO YOUR POLICY:

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

Para obtener informacion o para someter una queja:

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

1-800-933-7444

Usted tambien puede escribir a Insurors Indemnity Company:

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

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

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

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

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

E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:

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

UNA ESTE AVISO A SU POLIZA:

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

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

July 27, 2018 03:00:49 PM



FEE: \$0.00

SG

2018084509



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
(713)-223-4567



Civil Engineers
5629 FM 1960 W., Suite 314
Houston, TX 77069
281.301.5955
FRN F-11526

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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

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
FIRM #: F-4990

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

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

[illegible]

KIDDIE ACADEMY SUMMER LAKES

636 BENTON ROAD
RICHMOND, TX, 77469

DRAWN: JG PROJ. MGR: ALJ

REFERENCE NUMBER

TITLE:

COVER SHEET

DRAWING NUMBER:

C0.0

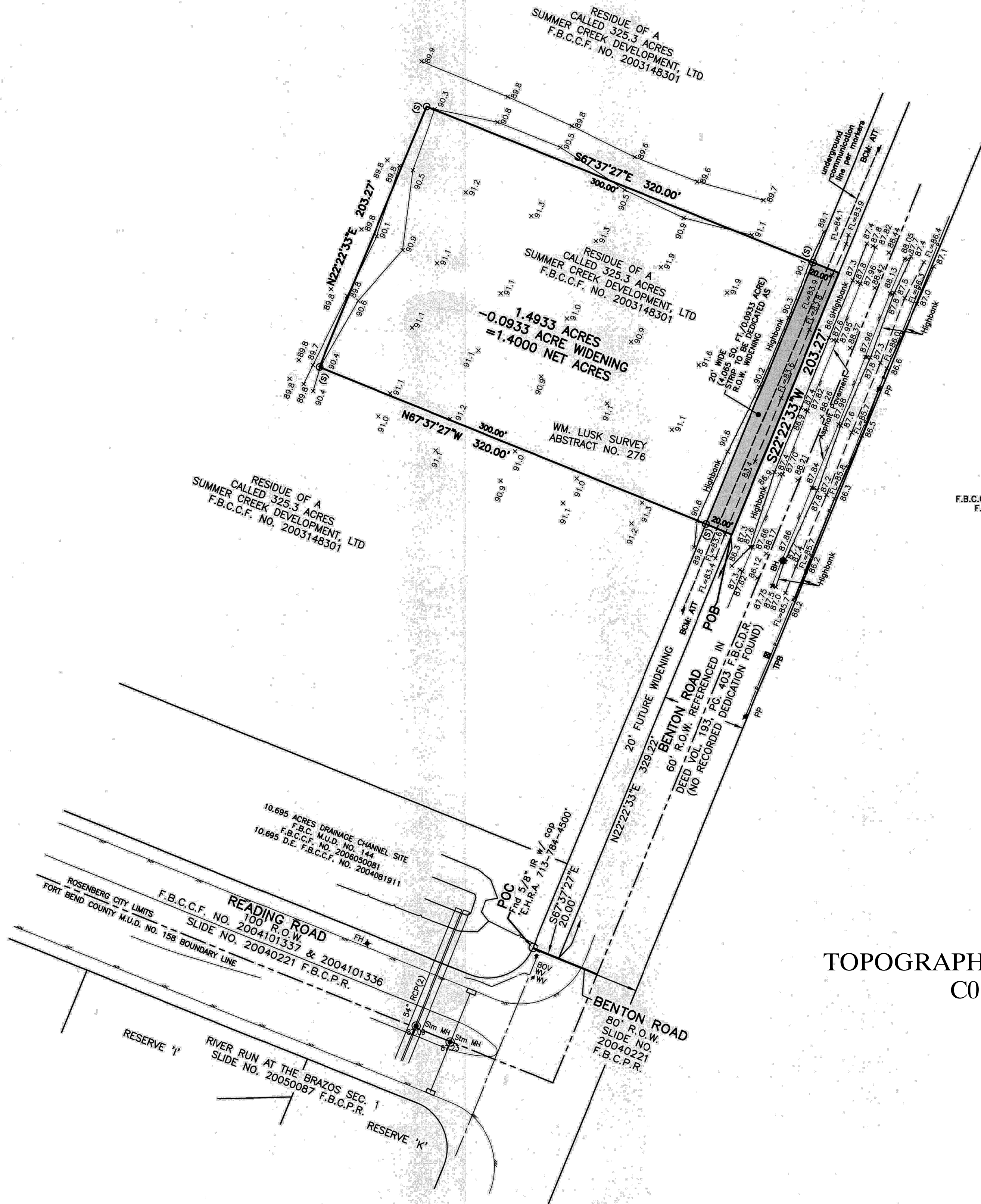
www.identityarchitects.com

713.595.2150

1111 Travis Street, Houston, Texas 77002

NOTES:

- The basis of Bearings shown hereon is referenced to the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Fort Bend County, Texas, Map No. 4815700265L, dated April 2, 2014, the subject tract appears to be within Unshaded Zone "X", defined as areas outside the 0.2% annual chance floodplain.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- Easements and other recorded information shown hereon are as per Commitment for Title Insurance prepared by Old Republic National Title Insurance Company, countersigned by Platinum Title Partners, LLC, G.F. No. 17-26382-23 with an effective date of March 1, 2017 and an issue date of March 9, 2017. No further research for easements or encumbrances was performed by Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- Tract is subject to restrictive covenants recorded in F.B.C.C.F. No. 2004080881.
- This survey does not determine the location of wetlands, fault lines, toxic waste, cemeteries, landfills, dumps or any other environmental issues, should any exist.
- Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
- Readily visible improvements/utilities were located with this survey, no subsurface probing, excavation or exploration was performed by Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- This survey does not address any leases for oil and gas or mineral interest.
- Tract is subject to Ordinance No. 90-74 and 90-87 extending corporate limits for the City of Rosenberg, recorded under F.B.C.C.F. No. 9062500 and 9067472.
- Project Benchmark: NGS W 865, A Disk, 0.6 miles east of Crobb, 0.6 miles east along the Gulf, Colorado and Santa Fe Railway from the station at Crobb, 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



TOPOGRAPHIC SURVEY
C0.2



Charles Kennedy, Jr.
Registered Professional Land Surveyor
Texas Registration No. 5708

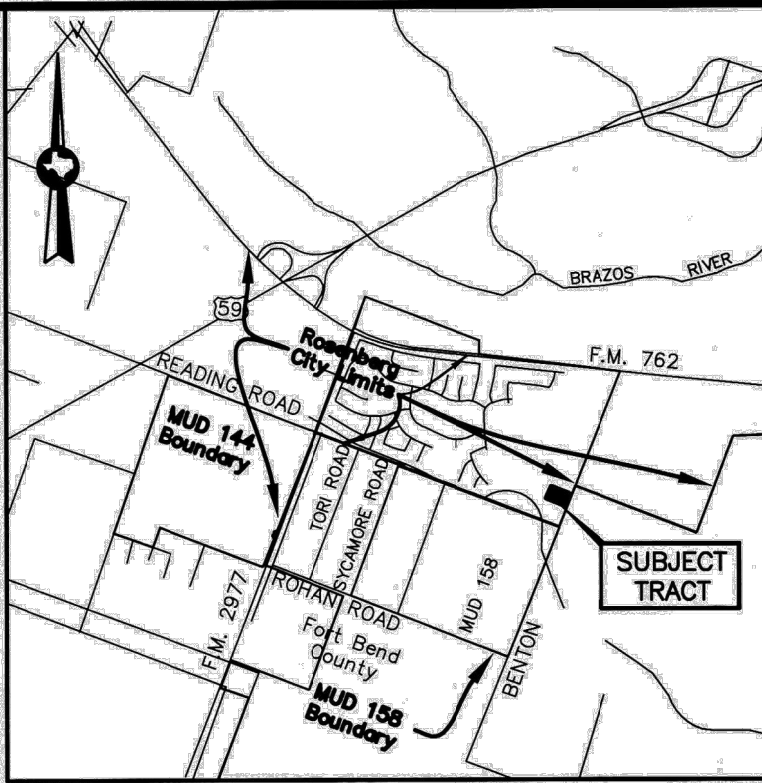


10555 Westoffice Drive
Houston, Texas 77042
713.784.4500
EHRAinc.com
TBPE No. F725
TBPLS No. 10092300

ALTA/NSPS LAND TITLE SURVEY
OF 1.4933 ACRES OF LAND IN
THE WM. LUSK SURVEY, A-276,
FORT BEND COUNTY, TEXAS

DATE: MAR 29, 2017 SCALE: 1"= 50' JOB NO.: 031-015-81

DWG. NAME: 03101581-ALTA-TOPO DAYCARE SITE.dwg



VICINITY MAP
N.T.S. KEYMAP® 608T

To: Keeton Development, LLC, a Texas limited liability company and Platinum Title Partners, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 7(c), 7(b), 8, 9, 10, 13, 14 and 16 of Table A thereof. The field work was completed on March 27, 2017.

1. PAVEMENT DIMENSIONS AND RADII ARE FACE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. RADII ARE 3' UNLESS OTHERWISE NOTED.
3. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING/FOUNDATION DIMENSIONS.
5. FOR ALL WORK BY OTHERS, REFERENCE PLANS BY IDS ENGINEERING GROUP (PROJECT NO. 1065-007-00)

ROSENBERG CITY ORDINANCE SECTION 503.1.1 IS HEREBY AMENDED TO ADD THE FOLLOWING SENTENCES TO THE END OF THE SECTION TO READ AS FOLLOWS: WHERE PARKING IS ALLOWED IN FRONT OF COMMERCIAL AREAS, THERE SHALL BE A BREAK OF EIGHTEEN (18) FEET, AT EVERY ONE HUNDRED FIFTY FOOT LENGTH FOR ACCESS BY THE FIRE DEPARTMENT. THIS SPACE MAY BE UTILIZED FOR HANDICAP RAMPS OR LANDSCAPED. NO PARKING IS TO BE DONE IMPAIR ACCESS BY THE FIRE DEPARTMENT. FIRE LANE SHALL BE MARKED BY PAINTING ON CURBWAYS OR BY PERMANENT SIGNS NOT MORE THAN TWENTY (20) FEET APART WITH THE WORDING "NO PARKING FIRE LANE." ALL FIRE LANE CURBS IN THE CITY SHALL BE PAINTED RED WITH WHITE LETTERS.



ELEVATION = 81.66', NGVD 29

Civil Engineers
5629 FM 1960 W., Suite 314
Houston, TX 77069
281.301.5955
FRN F-11526

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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

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
FIRM #: F-4990

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

KIDDIE 
ACADEMY
EDUCATIONAL CHILD CARE

PROJECT NAME AND ADDRESS

KIDDIE ACADEMY SUMMER LAKES

636 BENTON ROAD
RICHMOND, TX, 77469

DRAWN:

PROJ. MG

REFERENCE NUMBER

17032-00

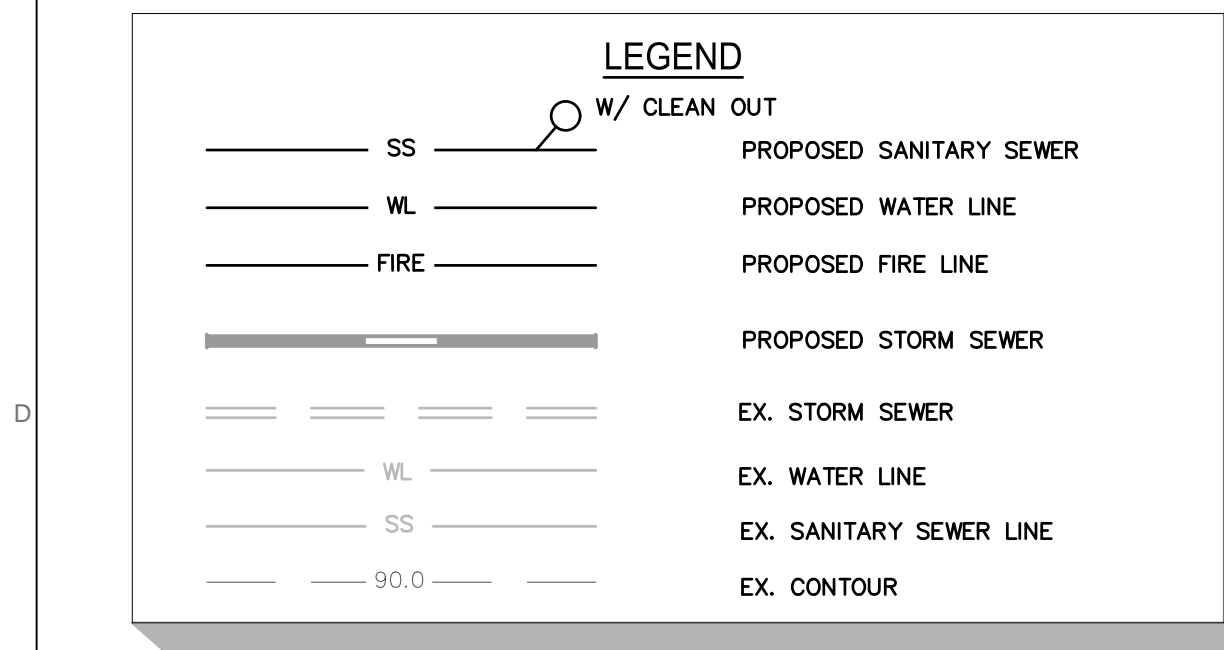
TITLE:

DIMENSION CONTROL PLAN

DRAWING NUMBER:

C1.0

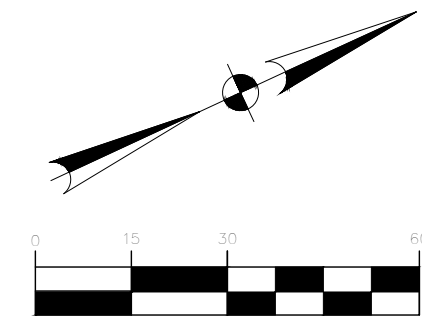
CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST
72 HOURS NOTICE BEFORE YOU DIG, DRILL
OR BLAST - STOP CALL
TEXAS ONE CALL SYSTEM
1-800-545-6005
IN HOUSTON
(713)-223-4567



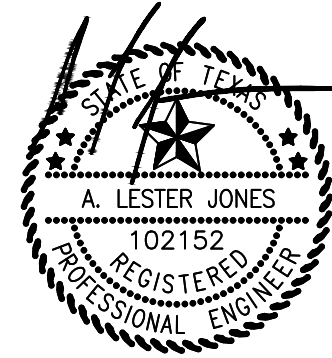
GENERAL NOTES

1. REFERENCE SANITARY SEWER AND WATER LINE NOTES SHEET CO.1 FOR PIPE MATERIAL REQUIREMENTS.
2. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
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).

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.



GRAPHIC SCALE



08 FEBRUARY 2018

BENCHMARK:
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

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dany@arg-properties.com

CIVIL:

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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: 713.973.7851



KIDDIE 
ACADEMY®
 EDUCATIONAL CHILD CARE

[illegible]

PROJECT NAME AND ADDRESS:

KIDDIE ACADEMY SUMMER LAKES

636 BENTON ROAD
RICHMOND, TX, 77469

DRAWN: JG PROJ. MGR: ALJ

REFERENCE NUMBER: 17032-00

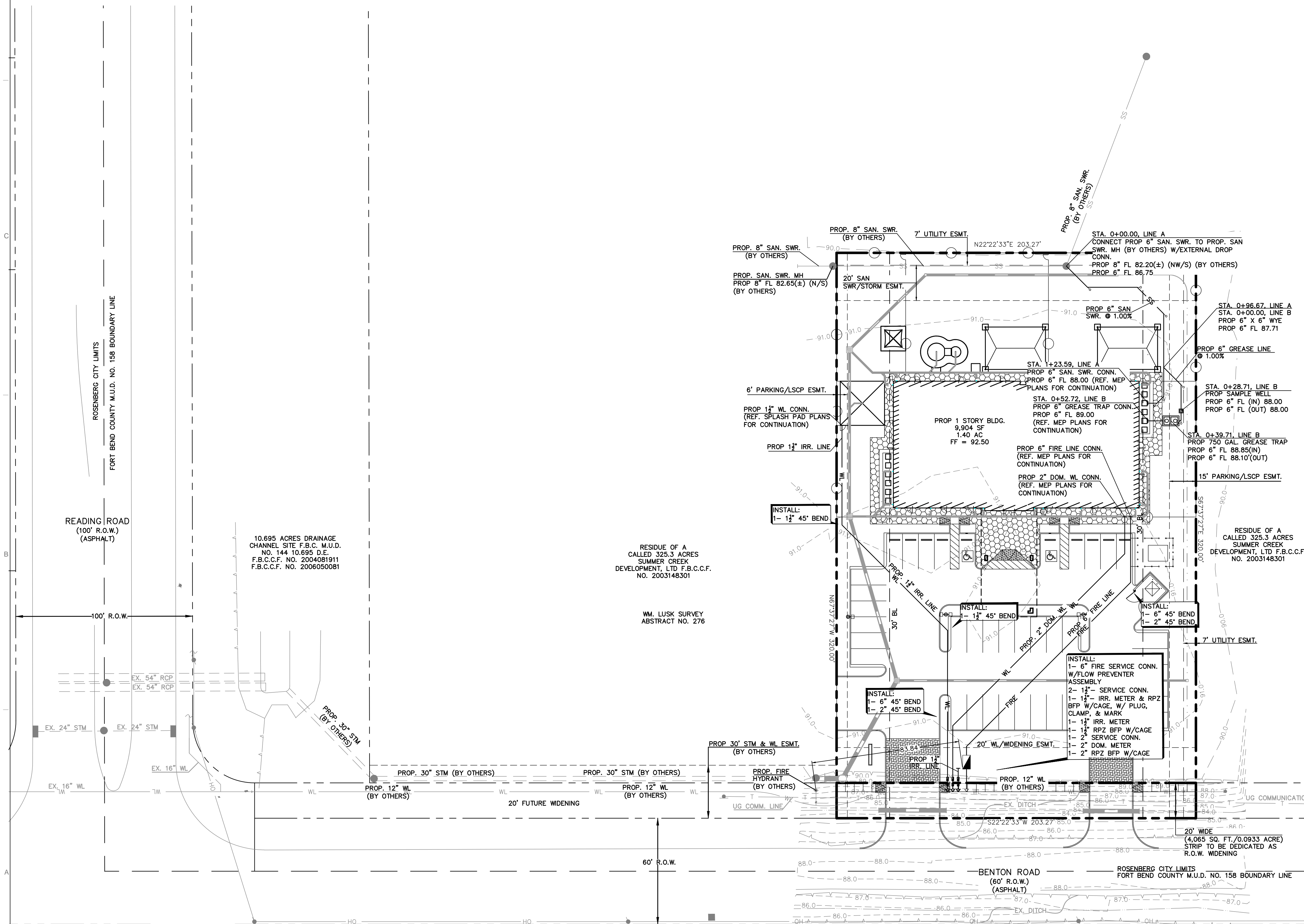
TITLE:

UTILITY PLAN

DRAWING NUMBER:

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
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(713)-223-4567

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
ENGINEER IMMEDIATELY

1. REFERENCE STORM SEWER NOTES SHEET C0.1 FOR PIPE MATERIAL REQUIREMENTS.
2. REFERENCE MEP PLANS FOR EXACT CONTINUATION OF PROPOSED STORM SEWER INSIDE OF BUILDING.
3. FOR TYPE "A" INLET, TYPE "NDS" INLET, TYPE "C" MH, AND BACK DETAILS, SEE SHEET C7.1 & C7.2.
4. FOR ALL WORK BY OTHERS, REFERENCE PLANS BY IDS ENGINEER (PROJECT NO. 1065-007-00).

	SAN	STM	CLR
A	6" 86.68'	8" 87.88'	0.70'

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.

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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DRAWN: **JG** PROJ. MGR: **AL**

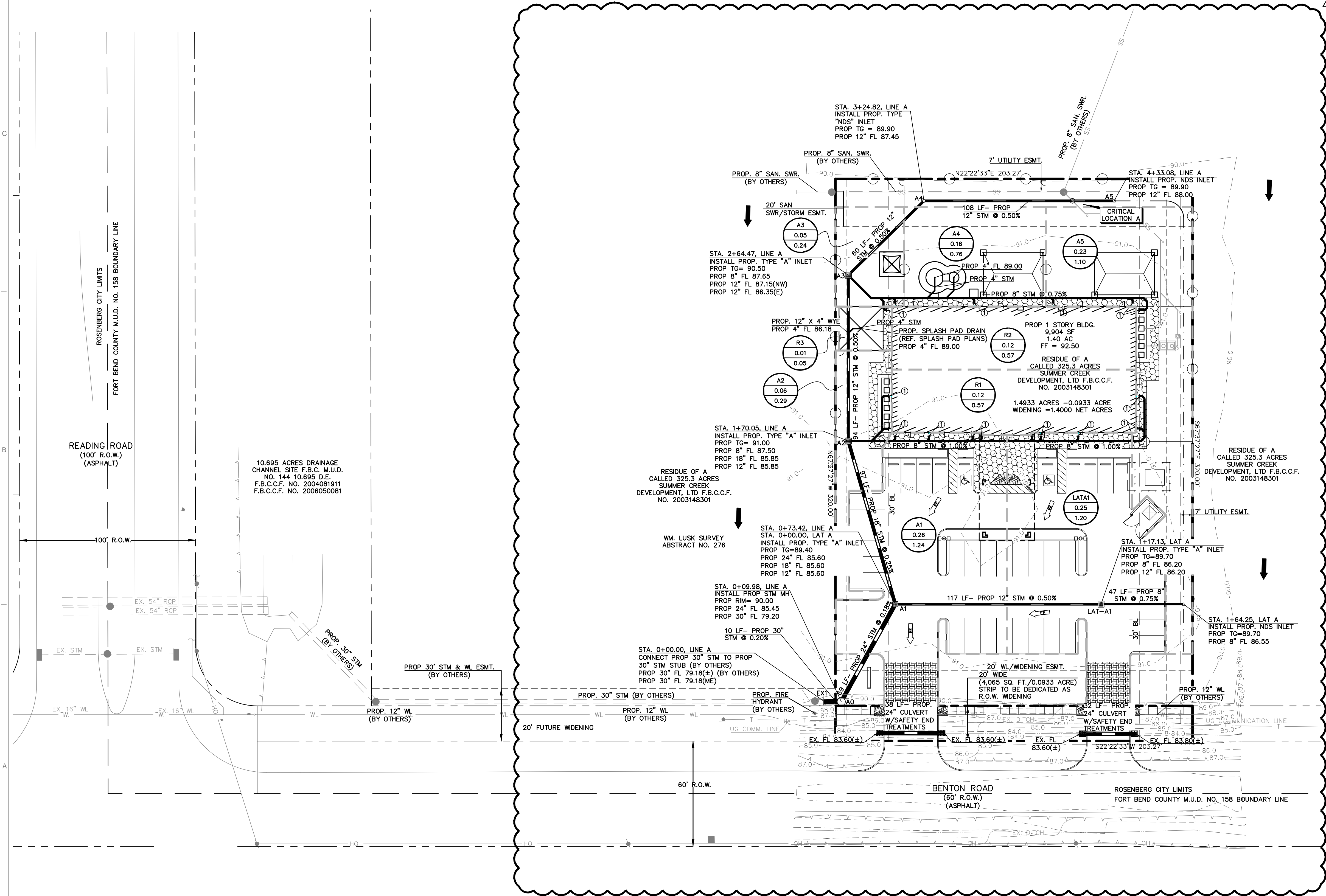
REFERENCE NUMBER: 17032-00

TITLE:

STORM SEWER PLAN

DRAWING NUMBER:

C3.0



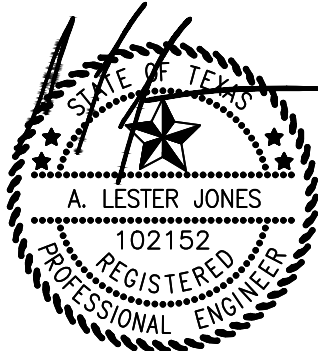
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TEXAS ONE CALL SYSTEM
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FROM THE STATION AT CRABB, FORT BEND COUNTY, NEAR
MILE POLE 58, OPPOSITE RAILROAD BRIDGE 58A AT A
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ELEVATION = 81.66', NGVD 29



Civil Engineers
5629 FM 1960 W., Suite 314
Houston, TX 77069
281.301.5955
FRN F-11526



07 DECEMBER 2017

CUMULATIVE STORM SEWER CALCULATIONS

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

Design Frequency: 3 years
100-Year Multiplier: 1.00
Downstream 25-year WS ELEV 80.42 feet

Manhole No. From	to	Drainage Area (acres)	Total Area (acres)	Runoff Coefficient C	DA C * A	Total C * A	Overland Flow Distance (ft)	Time of Conc. (min)	Intensity I (in/hr)	Drainage Area Flow (cfs)	Total Flow (cfs)	Reach Length (ft)	Diameter (in) or Rise (ft)	Slope %	Manning's Roughness Coefficient "n"	Design Capacity (cfs)	Design Velocity (ft/sec)	Full Pipe Flow			Drop from Downstream Manhole (ft)	Flowline Elevation Upstream (ft)	Flowline Elevation Downstream (ft)	Minimum Depth Ratio (y/d or y/h)	Minimum W.S. Elev. Downstream (ft)	Actual Depth Ratio y/d or y/h	Actual Velocity (ft/sec)	Actual Flow per Barrel		Hydraulic Gradient %	Change in Head (ft)	Elevation of Hyd. Grad. Upstream (ft)	Elevation of Hyd. Grad. Downstream (ft)	Top of Pipe Elevation Upstream (ft)	Top of Pipe Elevation Downstream (ft)	Pvmt / Grate Elevation Upstream (ft)
																		Area (sq ft)	Wetted Perimeter (ft)	Fall (ft)								Area (sq ft)	Wetted Perimeter (ft)							
A5	A4	0.11	0.11	0.80	0.09	0.09	63	10.00	5.98	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	87.56	88.69	88.15	89.90
A4	A3	0.16	0.27	0.80	0.13	0.22	67	10.00	5.98	0.76	1.29	60	12	0.500	0.013	2.5	3.2	0.8	3.1	0.30	0.00	86.85	86.55	0.50	87.05	0.94	1.68	0.77	2.65	0.113	0.07	87.56	87.49	87.85	87.55	89.90
A3	A2	0.05	0.45	0.80	0.04	0.36	0	10.00	5.98	0.24	2.15	94	12	0.500	0.013	2.5	3.2	0.8	3.1	0.47	0.25	86.57	86.10	0.71	86.81	1.00	2.74	0.79	3.14	0.365	0.34	87.49	87.15	87.57	87.10	90.50
A2	A1	0.04	0.61	0.80	0.03	0.49	0	10.00	5.98	0.19	2.92	100	18	0.250	0.013	5.3	3.0	1.8	4.7	0.25	0.00	85.85	85.60	0.53	86.40	0.99	1.66	1.76	4.29	0.069	0.07	87.15	87.08	87.35	87.10	91.00
A1	A0	0.26	1.12	0.80	0.21	0.90	110	10.00	5.98	1.24	5.35	69	18	0.250	0.013	5.3	3.0	1.8	4.7	0.17	0.50	85.57	85.40	0.83	86.65	1.00	3.03	1.77	4.71	0.260	0.18	87.08	86.90	87.07	86.90	89.40
A0	EX1	0.00	1.12	0.80	0.00	0.90	0	10.00	5.98	0.00	5.35	10	30	0.200	0.013	18.3	3.7	4.9	7.9	0.02	0.00	79.20	79.18	0.37	80.11	0.50	2.24	2.39	3.88	0.073	0.01	80.43	80.42	81.70	81.68	90.00
LAT-A1	A1	0.25	0.25	0.80	0.20	0.20	101	10.00	5.98	1.20	1.20	107	12	0.500	0.013	2.5	3.2	0.8	3.1	0.54	0.25	86.14	85.60	0.48	86.08	1.00	1.52	0.79	3.14	0.113	0.12	87.20	87.08	87.14	86.60	89.75
R3	A3	0.01	0.01	0.80	0.01	0.01	18	10.00	5.98	0.05	0.05	32	4	1.000	0.013	0.2	2.2	0.1	1.0	0.32	0.33	89.12	88.80	0.34	88.91	1.00	0.55	0.09	0.98	0.058	0.02	89.15	89.13	89.45	89.13	91.00
R2	A3	0.12	0.12	0.80	0.10	0.10	143	10.00	5.98	0.57	0.57	178	8	0.750	0.013	1.0	3.0	0.3	2.1	1.34	0.17	88.99	87.65	0.52	88.00	1.00	1.64	0.35	2.09	0.225	0.40	88.72	88.32	89.66	88.32	92.50
R1	A2	0.12	0.12	0.80	0.10	0.10	143	10.00	5.98	0.57	0.57	195	8	0.750	0.013	1.0	3.0	0.3	2.1	1.46	0.42	88.96	87.50	0.52	87.85	1.00	1.64	0.35	2.09	0.225	0.44	88.61	88.17	89.63	88.17	92.50

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

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

Manhole No.		Drainage Area	Total Area	Runoff Coefficient	DA	Total C * A	Overland Flow Distance	Time of Conc.	Intensity I	Drainage Area Flow	Total Flow	Reach Length	Diameter (in) or Rise (ft)	Slope %	Manning's Roughness Coefficient "n"	Design Capacity (cfs)	Design Velocity (ft/sec)	Full Pipe Flow			Drop from Downstream Manhole (ft)	Flowline Elevation Upstream (ft)	Flowline Elevation Downstream (ft)	Minimum Depth Ratio (y/d or y/h)	Minimum W.S. Elev. Downstream (ft)	Actual Depth Ratio (y/d or y/h)	Actual Velocity (ft/sec)	Actual Flow per Barrel		Hydraulic Gradient %	Change in Head (ft)	Elevation of Hyd. Grad. Upstream (ft)	Elevation of Hyd. Grad. Downstream (ft)	Top of Pipe Elevation Upstream (ft)	Top of Pipe Elevation Downstream (ft)	Pvmt / Grate Elevation Upstream (ft)
From	to	(acres)	(acres)	C	C * A	C * A	(ft)	(min)	(in/hr)	(cfs)	(cfs)	(ft)	(ft)			(cfs)	(ft/sec)	Area (sq ft)	Wetted Perimeter (ft)	Fall (ft)							Area (sq ft)	Wetted Perimeter (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	12	0.500	0.013	2.5	3.2	0.8	3.1	0.30	0.00	86.85	86.55	1.00	87.55	1.00	4.00	0.79	3.14	0.777	0.47	90.91	90.45	87.85	87.55	89.90
A3	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
A0	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	8	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

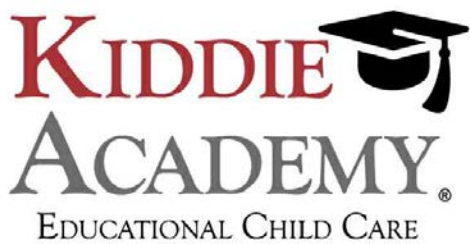
*THE DRAINAGE CALCULATIONS LISTED ABOVE ARE BASED ON THE 100-YEAR STORM EVENTS PER FORT BEND COUNTY INFRASTRUCTURE DESIGN MANUAL.

identityARCHITECTS

www.identityarchitects.com

713.595.2150

111 Travis Street, Houston, Texas 77002



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

DRAWN: JG PROJ. MGR: ALJ

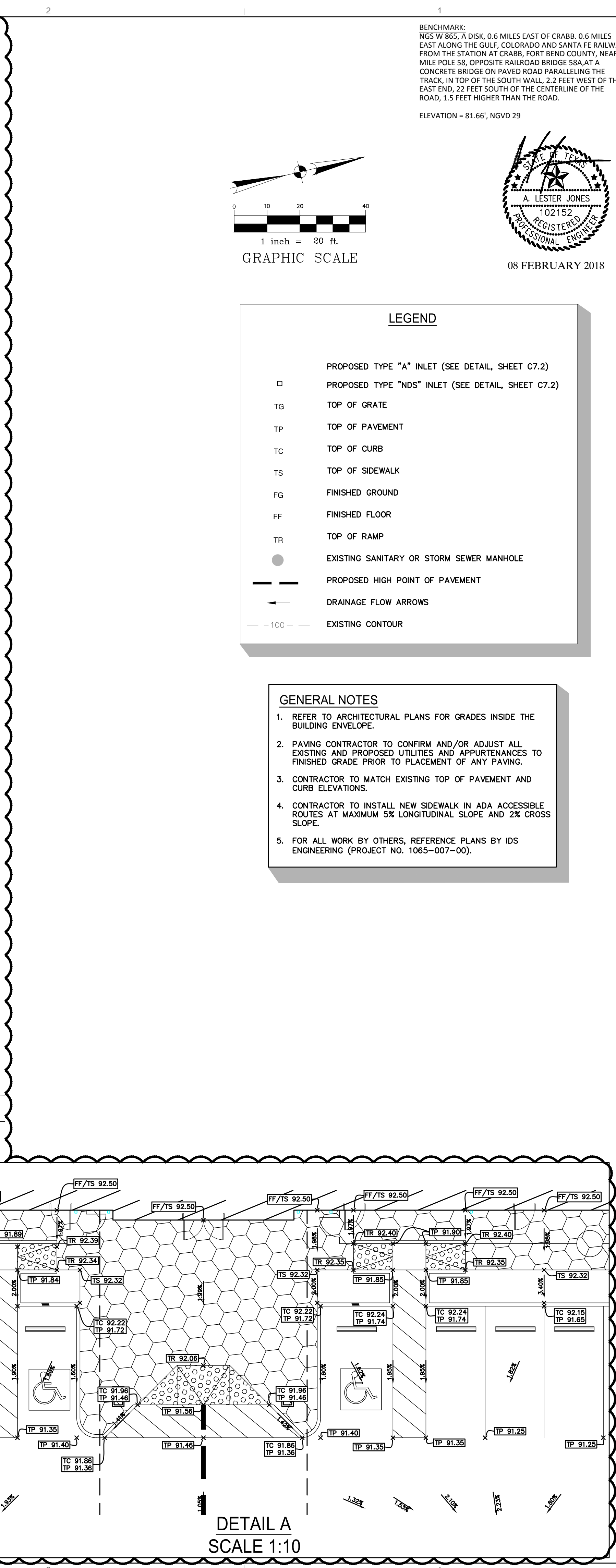
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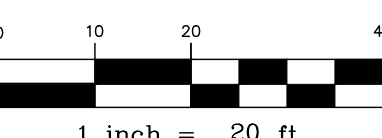
STORM
CALCULATIONS

DRAWING NUMBER:

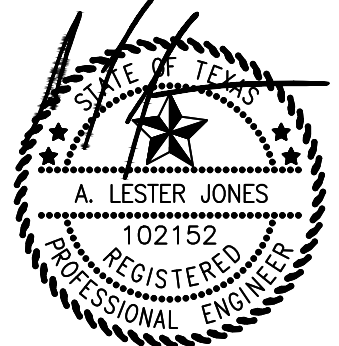
C3.1



ELEVATION = 81.66', NGVD 29



GRAPHIC SCALE



08 FEBRUARY 2018

LEGEND

- | | |
|---------|--|
| | PROPOSED TYPE "A" INLET (SEE DETAIL, SHEET C7.2) |
| □ | PROPOSED TYPE "NDS" INLET (SEE DETAIL, SHEET C7.2) |
| TG | TOP OF GRATE |
| TP | TOP OF PAVEMENT |
| TC | TOP OF CURB |
| TS | TOP OF SIDEWALK |
| FG | FINISHED GROUND |
| FF | FINISHED FLOOR |
| TR | TOP OF RAMP |
| ● | EXISTING SANITARY OR STORM SEWER MANHOLE |
| — | PROPOSED HIGH POINT OF PAVEMENT |
| ← — | DRAINAGE FLOW ARROWS |
| - 100 - | EXISTING CONTOUR |

GENERAL NOTES

1. REFERENCE TO ARCHITECTURAL PLANS FOR GRADES INSIDE THE BUILDING ENVELOPE.
2. PAVING CONTRACTOR TO CONFIRM AND/OR ADJUST ALL EXISTING AND PROPOSED UTILITIES AND APPURTENANCES TO FINISHED GRADE PRIOR TO PLACEMENT OF ANY PAVING.
3. CONTRACTOR TO MATCH EXISTING TOP OF PAVEMENT AND CURB ELEVATIONS.
4. CONTRACTOR TO INSTALL NEW SIDEWALK IN ADA ACCESSIBLE ROUTES AT MAXIMUM 5% LONGITUDINAL SLOPE AND 2% CROSS SLOPE.
5. FOR ALL WORK BY OTHERS, REFERENCE PLANS BY IDS ENGINEERING. (PROJECT NO. 1065-007-00).



Civil Engineers
5629 FM 1960 W., Suite 314
Houston, TX 77069
281.301.5955
FRN F-11526

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



MFP.

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Architecture
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PHONE: 713.973.7855

KIDDIE 
ACADEMY®
EDUCATIONAL CHILD CARE

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

DRAWN: **JG** PROJ. MGR: **AL**

REFERENCE NUMBER: 17032-00

TITLE:

GRADING PLAN

DRAWING NUMBER:

C4.0

www.identityarchitects.com

713.595.2150

111 Travis Street, Houston, Texas 77002

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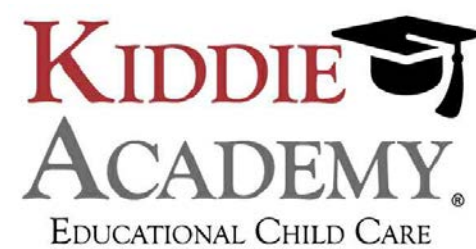
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Architecture
765 Rolling Oaks Dr
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PHONE: 713.973.785

[illegible]

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636 BENTON ROAD
RICHMOND, TX, 77469

DRAWN: **JG** PROJ. MGR: **ALJ**

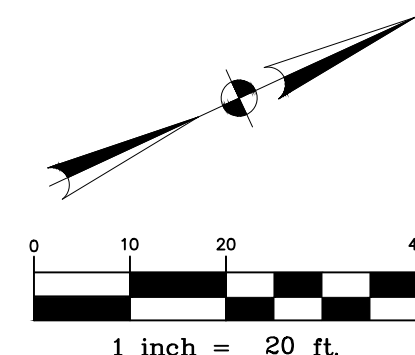
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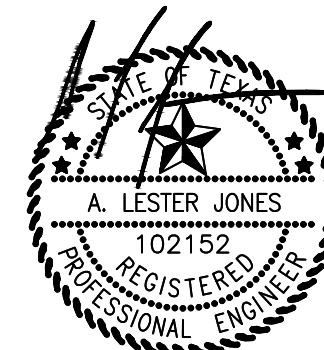
PAVING PLAN

DRAWING NUMBER:

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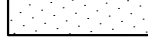
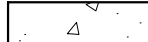

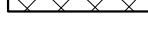
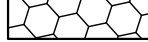

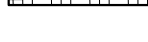
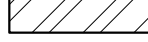

GRAPHIC SCALE



08 FEBRUARY 2018

KEYED NOTES

- ① PROPOSED 6" MONOLITHIC CONCRETE CURB (SEE DETAIL, SHEET C7.0)
- ② PROPOSED 6" X 18" MONOLITHIC CONCRETE CURB (SEE DETAIL, SHEET C7.0)
- ③ CONSTRUCT CURB RAMP (SEE DETAIL, SHEET C7.0)
- ④ 4" PAINTED WHITE STRIPING @ 2' O.C. @ 45'
- ⑤ 90' WHITE PARKING LOT STRIPING
- ⑥ HANDICAP PARKING SYMBOL W/ SIGNAGE (REF. ARCHITECTURAL PLANS)
- ⑦ HANDICAP ACCESSIBLE PARKING STALL STRIPING
- ⑧ WHEEL STOP (REF. ARCHITECTURAL PLANS)
- ⑨ DUMPSTER ENCLOSURE
- ⑩ CONCRETE SIDEWALK (WIDTH PER PLANS)
- ⑪ PROPOSED FENCE (REF. ARCHITECTURAL PLANS)
- ⑫ LANDSCAPED AREA (REF. LANDSCAPE PLANS)
- ⑬ MONUMENT SIGN (REF. ARCHITECTURAL PLANS)
- ⑭ PROP TRANSFORMER (REF. ARCHITECTURAL PLANS)
- ⑮ LIGHT POLE (REF. ARCHITECTURAL PLANS)

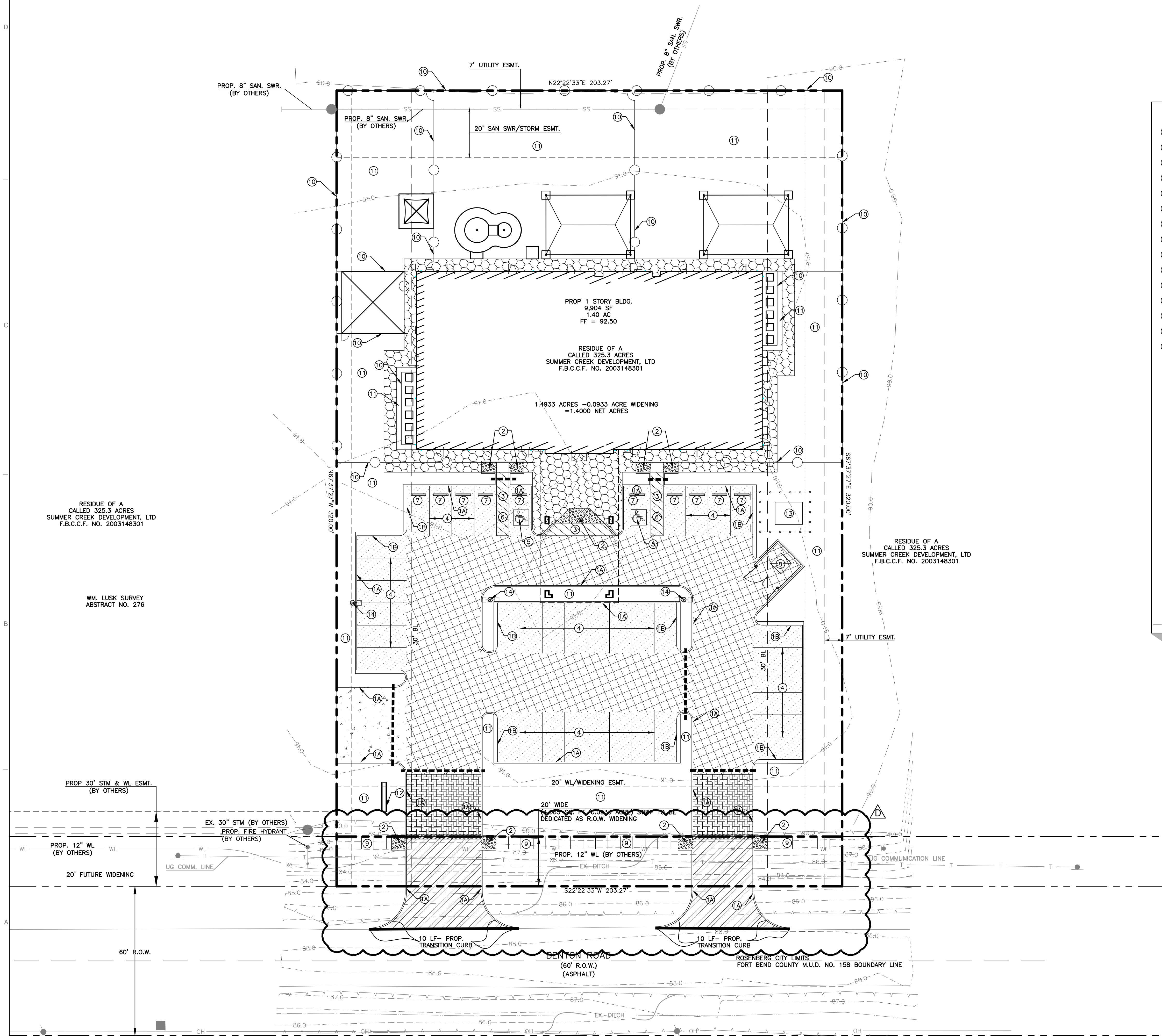
- 
 PROPOSED LIGHT DUTY CONCRETE PAVEMENT WITH STABILIZED SUBGRADE (SEE NOTE 2 BELOW)
- 
 PROPOSED MEDIUM DUTY CONCRETE PAVEMENT WITH STABILIZED SUBGRADE (SEE NOTE 2 BELOW)
- 
 PROPOSED HEAVY DUTY CONCRETE PAVEMENT WITH STABILIZED SUBGRADE (SEE NOTE 2 BELOW)
- 
 PROPOSED BUILDING PERIMETER SIDEWALK
(REF. ARCHITECTURAL PLANS FOR SURFACE FINISH, SEE GRADING ON SHEET C4.0)
- 
 DECORATIVE PAVERS (REF. ARCHITECTURAL PLANS)
- 
 PROPOSED 2" ASPHALT 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 SEALED JOINTS)
- 100 —
- EX. CONTOUR

GENERAL NOTES

1. 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. GE028306).
3. REFER TO IRRIGATION PLAN FOR EXACT LOCATION OF IRRIGATION SLEEVES.
4. MAXIMUM CONTROL JUMP SPACING TO BE 15-FT AND EXPANSION JUMP 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.

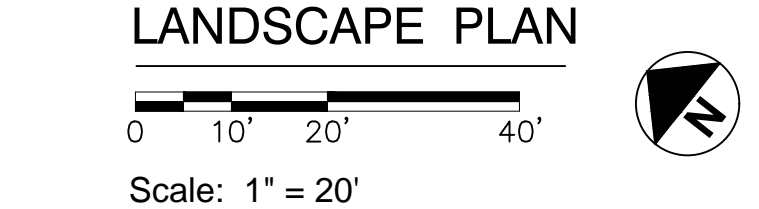
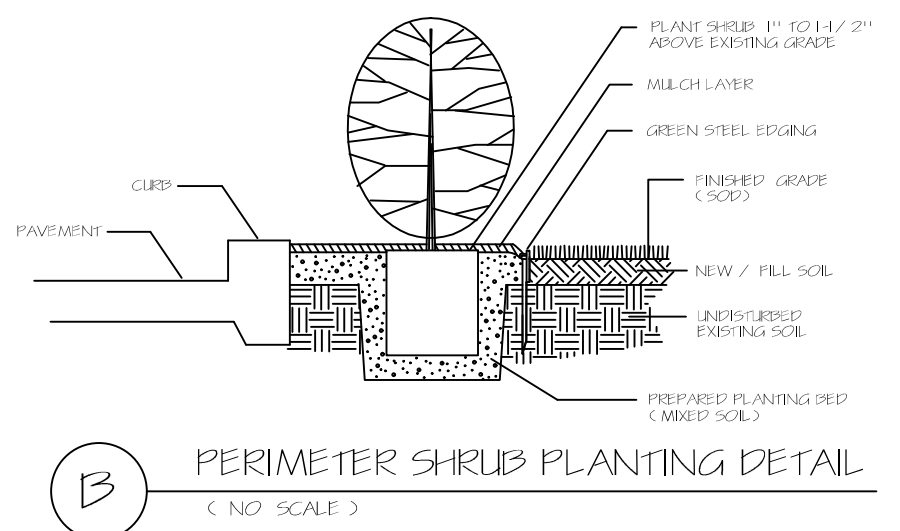
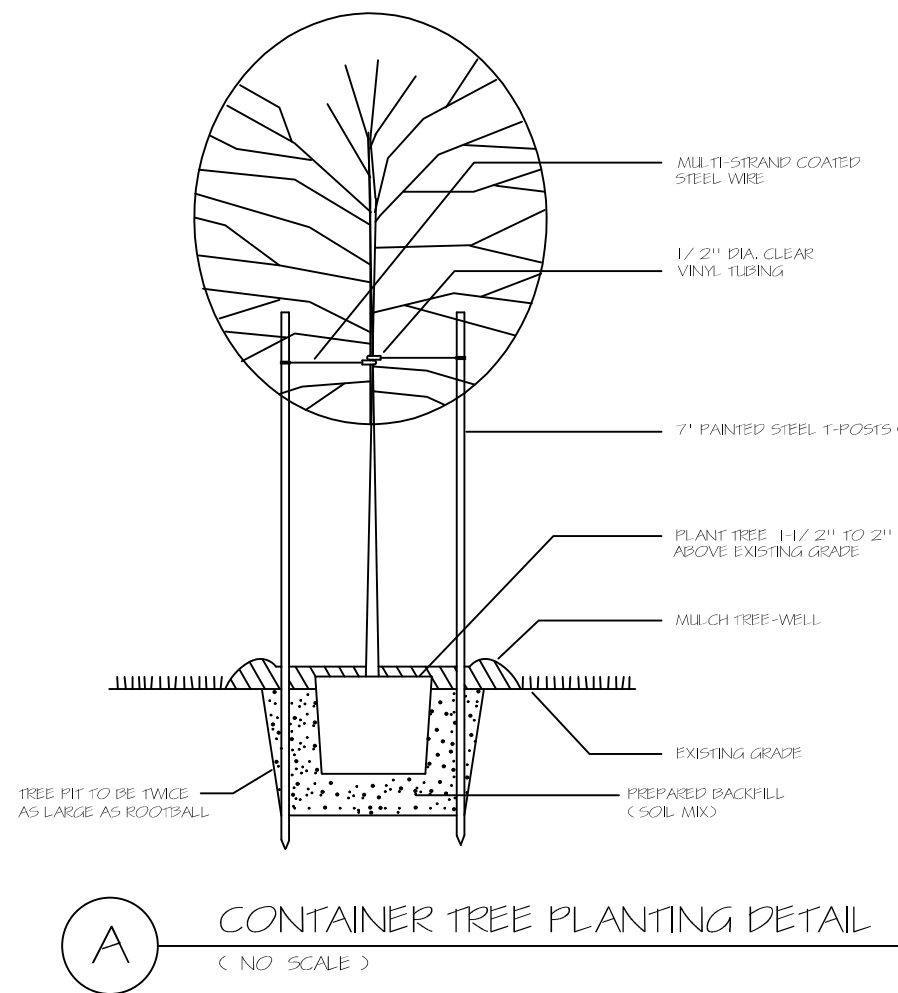
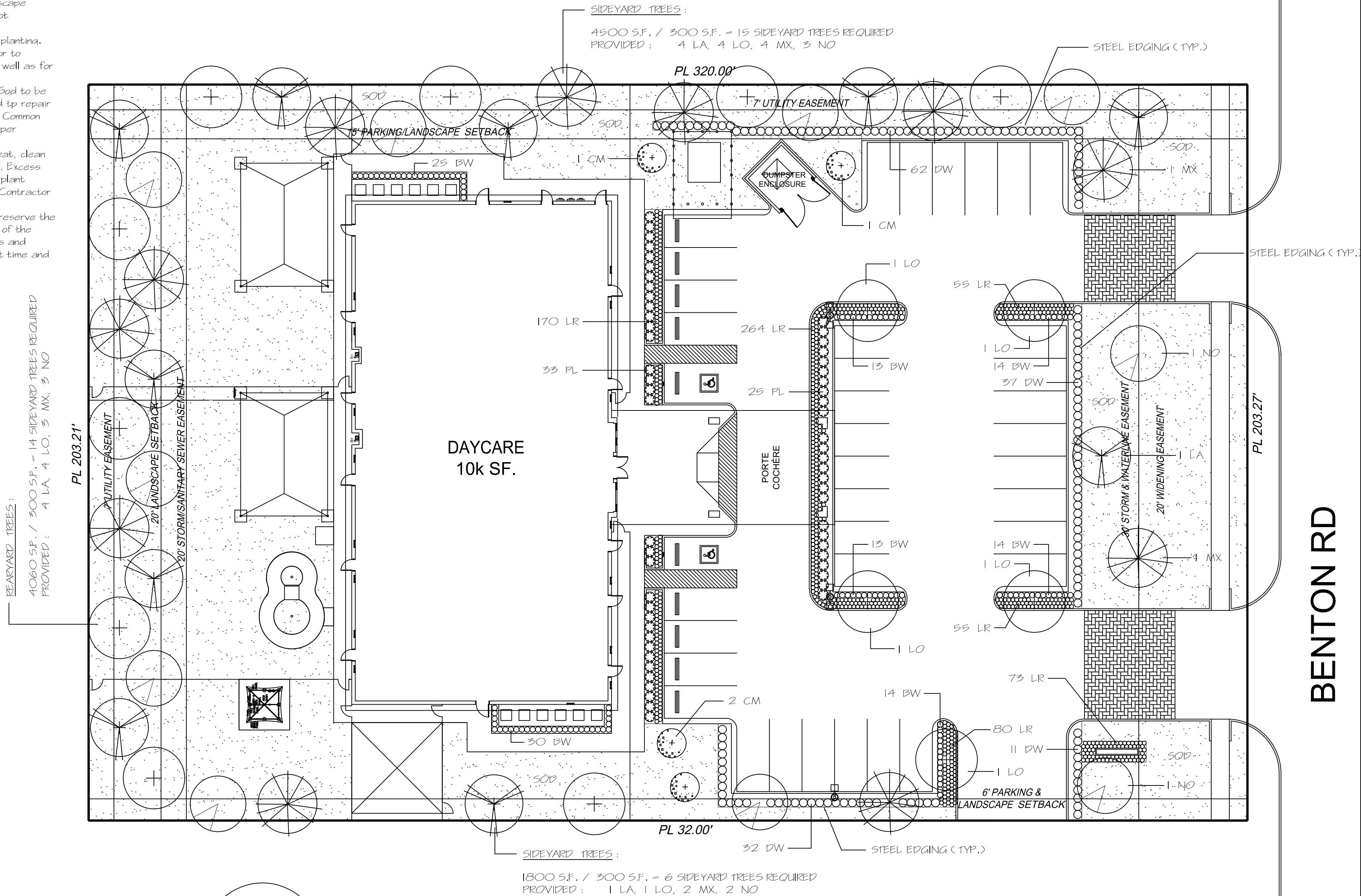
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C:\Users\Duane\Desktop\Drawings\Identity Kiddie Acad Summer (1-20) 17032-00_LSCP_12.07.17.dwg plotted by Duane Bungo on 2017-12-07 at 10:39 AM

LANDSCAPE CONSTRUCTION SPECIFICATIONS:

- 1.) Prepare all new planting beds by removing all rocks, concrete and construction debris and till in 5" to 4" of new Soil Mix and pre-emergent herbicide (such as Preen 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 Ruerson 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 to repair construction disturbed turf areas outside of property apply Common Bermudagrass hydromulch at a rate of 2 lbs. hulled seed per 1000 s.f.
- 11.) 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.



PLANT LIST				
QUANT.	SYMBOL	PLANT TYPE	SIZE	NOTES
68	B W	BOXWOOD Buxus microphylla japonica	3 GAL.	1'-6" O.C., FULL, HEALTHY 12" - 14" HT. X 12" - 14" SPR.
4	C M	CRAPE MYRTLE / "WM RED" Lagerstroemia indica	30 GAL. 2" CAL. MIN.	MULTI-TRUNK, DOUBLE-STAKED 8' - 10' HT. X 4' - 5' SPR., MATCHING
142	D W	DWARF WAX MYRTLE Myrica cerifera / Dwarf	3 GAL.	2 - 3" O.C., FULL, HEALTHY, MATCHING 14" - 18" HT. X 12" - 18" SPR.
10	LA	LAUREL OAK Quercus laurifolia	65 GAL. 3" CAL. MIN.	SINGLE-TRUNK, DOUBLE-STAKED 11" - 14" HT. X 5' - 6' SPR., MATCHING
14	LO	LIVE OAK Quercus virginiana	65 GAL. - 100 GAL. 3.5" CAL. MIN.	SINGLE-TRUNK, DOUBLE-STAKED 12" - 14" HT. X 5' - 6' SPR., MATCHING
667	L R	LIRIOPE, BIG BLUE Liriope spicata 'Big Blue'	1 GAL.	13" O.C., FULL, HEALTHY, MATCHING 6" - 8" HT. X 6" - 8" SPR.
11	M X	MEXCAN SYCAMORE Platanus sycamore	SINGLE-TRUNK 12" - 14" HT. X 5'	SINGLE-TRUNK, DOUBLE-STAKED 12" - 14" HT. X 5' - 6' SPR., MATCHING
10	NO	NUTTALL OAK Quercus nuttallii	65 GAL. 3" CAL. MIN.	SINGLE-TRUNK, DOUBLE-STAKED 11" - 14" HT. X 5' - 6' SPR., MATCHING
58	P L	BLUE PLUMBAGO Plumbago auriculata	3 GAL.	2 - 9" O.C., FULL, HEALTHY, MATCHING 22" - 28" HT. X 18" - 22" SPR.
	SOD	COMMON BERMUDAGRASS Cynodon dactylon	SQ. YD.	SOLID SOD, ROLLED INSTALL WHERE INDICATED

PLANT LEGEND	
	LO LIVE OAK
	LA LAUREL OAK
	MX MEXICAN SYCAMORE
	NO NUTTALL OAK
	CM TUSCARORA CREPE MYRTLE
	PL BLUE PLUMBAGO
	DW DWARF WAX MYRTLE
	BW BOXWOOD
	LR BIG BLUE LIRIOPE

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

STATE OF TEXAS
DUANE BUNGO
1375
REGISTERED
LANDSCAPE ARCHITECT

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FIRM #: F-4990

LANDSCAPE:

Integrated Landscape
Architecture
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Driftwood, TX 78619
PHONE #: 713.973.7851

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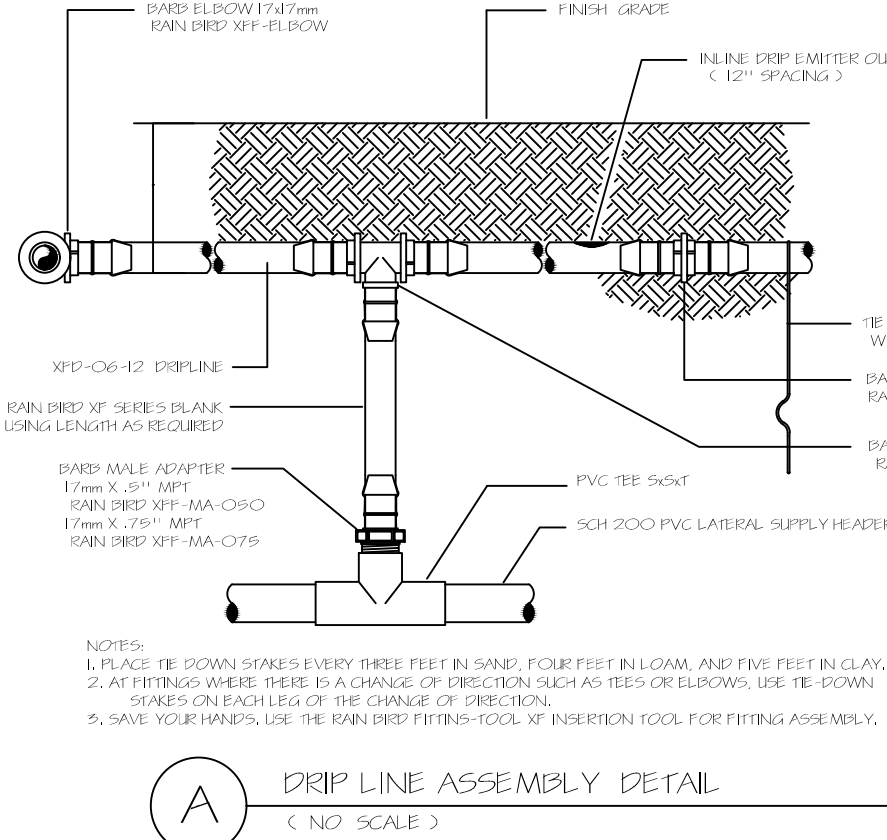
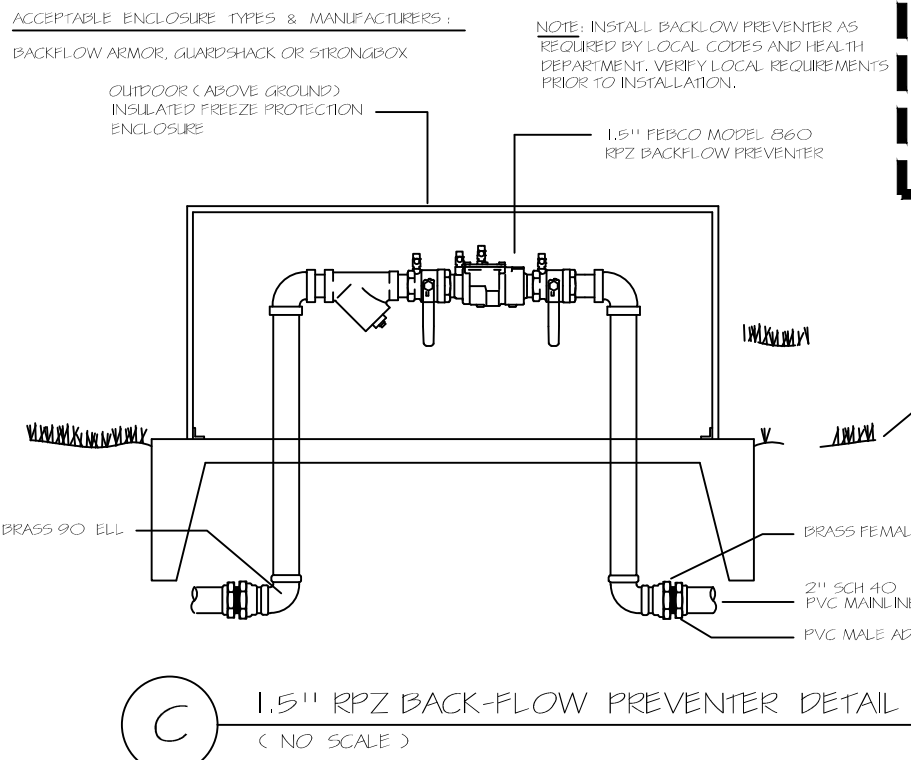
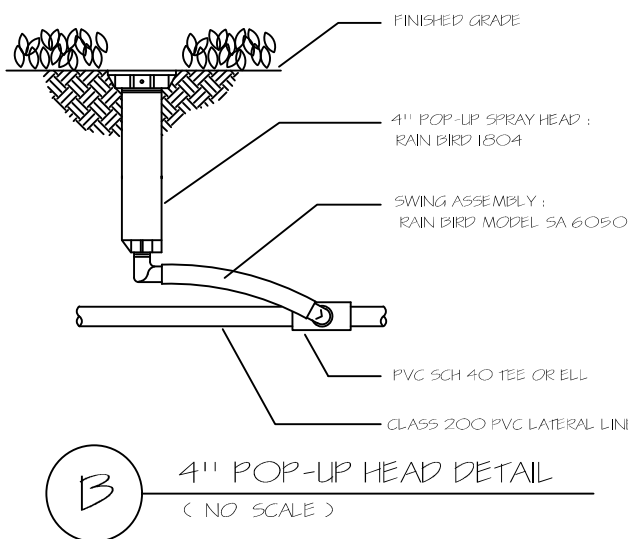
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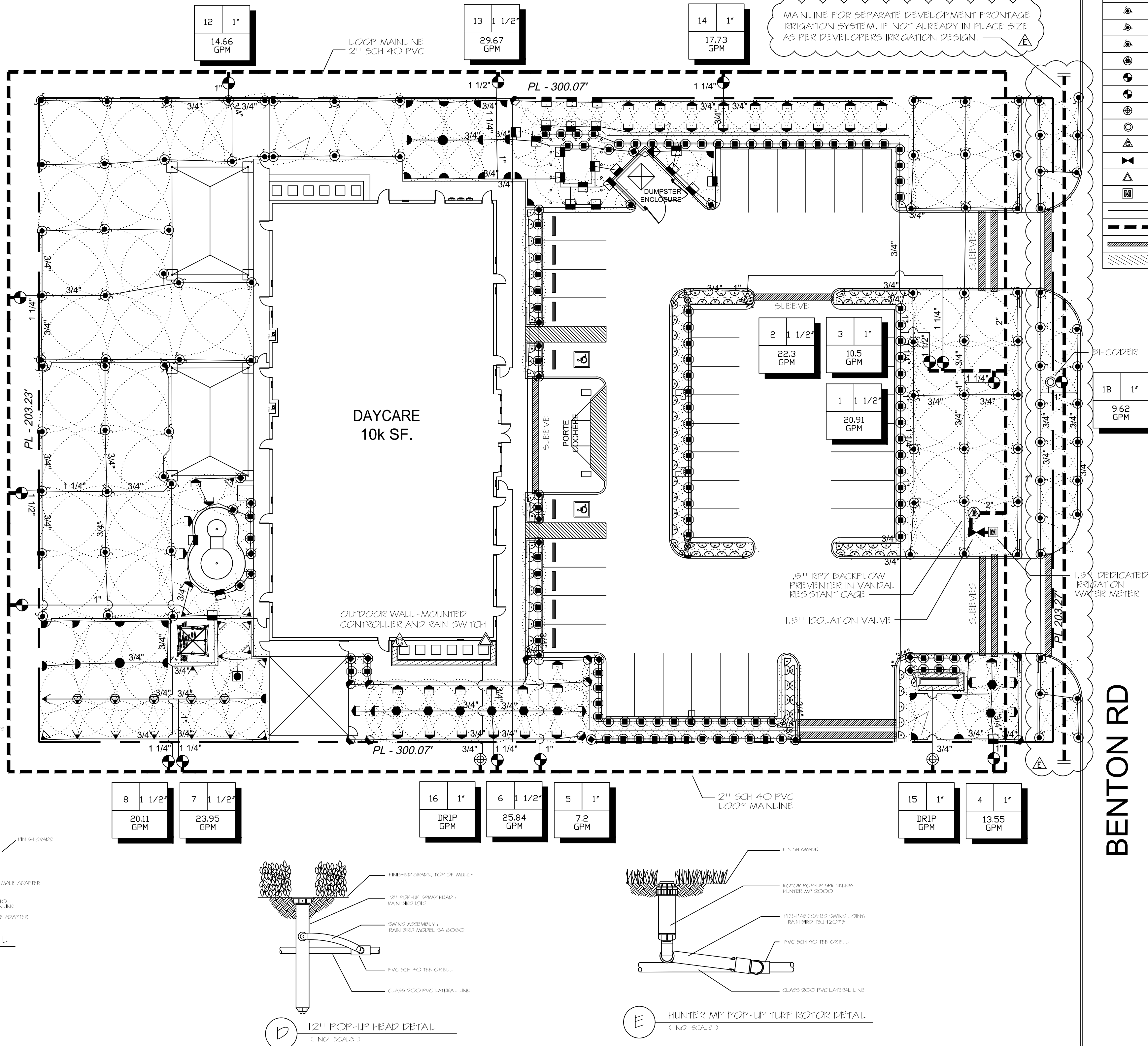
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IRRIGATION SPECIFICATIONS:

- General Contractor to provide a 1.5" dedicated irrigation water meter and at least 4 L.F. of capped-off service line in general location shown.
- General Contractor to provide a 110V outlet or junction box for timer / controller at exterior wall in general location shown.
- General Contractor to provide 4" PVC sleeves in areas indicated under driveways and walkways.
- General Contractor to show location of all utility lines to irrigation contractor.
- Line layout is diagrammatic and should be adjusted in field to accommodate existing conditions.
- Irrigation Contractor to obtain all necessary irrigation permits and inspections.
- All irrigation work to conform to local codes and requirements and be installed by a licensed professional.
- Valve control wires to be 14 UF AWG.
- All valves to have separate valve cover. 11" long.
- Dig trenches to support pipe continuously along bottom of trench at an even grade. All lines shall be 12" deep except for Mainlines which must be buried 18" deep. Coordinate any machine trenching with notes.
- All glued connections to be primed first with primer. Great care should be taken not to drip blue primer or glue onto new concrete work and paving.
- Initial backfill material on all lines shall be of a fine granular nature with no foreign material larger than 1/2" in size. Backfill material will be tamped under and uniformly on both sides of the pipe for the full width and length of the pipe. Install backfill and tamp in 4" layers. Finished backfill to be free of voids. Top of backfill to be smooth and at an even grade with existing adjacent undisturbed soil surface after watering in. Any excess soil upon completion to be legally disposed of by Irrigation Contractor.
- After all is in place and connected system will be thoroughly flushed without nozzles in heads to remove all dirt and debris from lines. Install nozzles and filters in heads only after adequate flushing has been completed.
- Test integrity of main line at 100 psi for 4 hours minimum. Adjust all valve flows, nozzles and rotary arcs for optimum coverage / wetting. Coverage may be inspected by Landscape Architect, Owner or Landscape Contractor at their discretion. All shall work together to achieve a good system that will sufficiently water all new plantings and turf.
- Irrigation Contractor to maintain a clean and safe jobsite at all times. Excess excavated soils, accumulations of trash, pieces of pipe, boxes etc., to be removed from jobsite by Irrigation Contractor daily and at the end of the project.
- The Owner and Landscape Architect reserve the right to inspect the progress of the project and any or all materials being used at any time. Such materials, progress or procedures will be subject to approval or rejection at that time and promptly followed up in writing to all concerned parties.

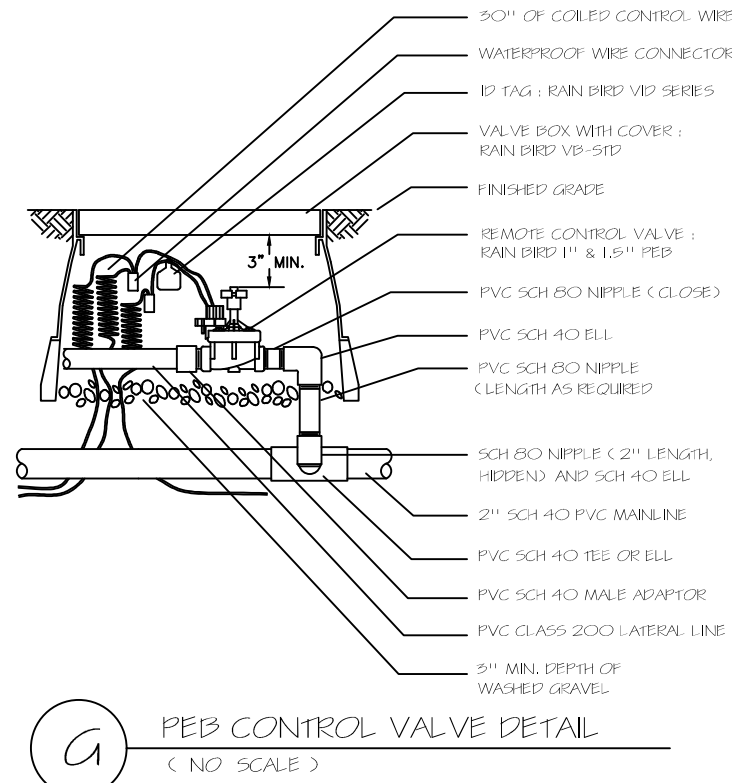


Drip line assembly detail
(NO SCALE)

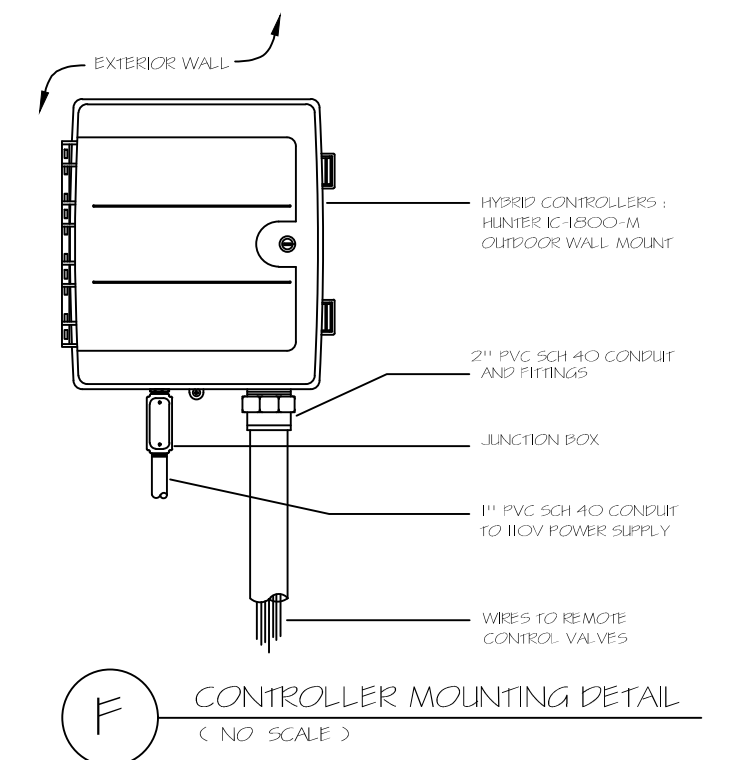


FIRST AND LAST RUN - SETS:	
Run Set: 2-1B	Run Set: 2-14
Water Source 2 Description: New Water Source Type: Meter Static Pressure: 60 (psi) Service Line: 0.036 (psi) Meter Loss: 0.597 (psi)	Water Source 2 Description: New Water Source Type: Meter Static Pressure: 60 (psi) Service Line: 0.049 (psi) Meter Loss: 0.744 (psi)
Mean System Static Pressure: 60 (psi) Service Line Loss: 0.036 (psi) Meter Loss: 0.597 (psi) Backflow Loss: 11.326 (psi) Master Valve Loss: 0 (psi) Filter Loss: 0 (psi)	Mean System Static Pressure: 60 (psi) Service Line Loss: 0.049 (psi) Meter Loss: 0.744 (psi) Backflow Loss: 11.697 (psi) Master Valve Loss: 0 (psi) Filter Loss: 0 (psi)
Zone 2-1 @ 9.2 (GPM) Mainline Loss: 0.12 (psi) Valve Loss: 2.34 (psi) Filter Loss: 0 (psi) Lateral Loss: 0.88 (psi) Elevation: 0 (psi) Sprinkler Requirement: 40 (psi) Total Design Pressure: 55.3 (psi) Residual Pressure: 4.7 (psi)	Zone 2-15 @ 17.73 (GPM) Mainline Loss: 0.38 (psi) Valve Loss: 2.65 (psi) Filter Loss: 0 (psi) Lateral Loss: 0.68 (psi) Elevation: 0 (psi) Sprinkler Requirement: 30 (psi) Total Design Pressure: 46.2 (psi) Residual Pressure: 13.8 (psi)

IRRIGATION LEGEND					
Symbol	Description	Part #	Pressure	Flow	Radius
☼	Rain Bird 5H - 1804	5H	30	0.2	5
☼	Rain Bird 5H - 1812	5H	30	0.2	5
☼	Rain Bird 5Q - 1804	5Q	30	0.1	5
☼	Rain Bird 5Q - 1812	5Q	30	0.1	5
☼	Rain Bird 8F - 1804	8F	30	1.05	8
☼	Rain Bird 8H - 1804	8H	30	0.52	8
☼	Rain Bird 8Q - 1804	8Q	30	0.26	8
☼	Rain Bird 8T - 1804	8T	30	0.35	8
☼	Rain Bird 10F - 1804	10F	30	1.58	10
☼	Rain Bird 10H - 1804	10H	30	0.79	10
☼	Rain Bird 10Q - 1804	10Q	30	0.39	10
☼	Rain Bird 12F - 1804	12F	30	2.6	12
☼	Rain Bird 12H - 1804	12H	30	1.3	12
☼	Rain Bird 12Q - 1804	12Q	30	0.65	12
☼	Hunter MP1000 180° - MPR40-04	MP1000 90-210°	40	0.37	13.5
☼	Rain Bird 15F - 1804	15F	30	3.7	15
☼	Rain Bird 15H - 1804	15H	30	1.85	15
☼	Rain Bird 15Q - 1804	15Q	30	0.92	15
☼	Hunter MP2000 180° - MPR40-04	MP2000 90-210°	40	0.74	19
☼	Hunter MP2000 270° - MPR40-04	MP2000 210-270°	40	1.1	19
☼	Hunter MP2000 360° - MPR40-04	MP2000 360°	40	1.47	19
☼	Hunter MP2000 90° - MPR40-04	MP2000 90-210°	40	0.4	20
☼	Hunter MP3000 180° - MPR40-04	MP3000 90-210°	40	1.82	30
☼	Hunter MP3000 360° - MPR40-04	MP3000 360°	40	3.64	30
☼	Hunter MP3000 90° - MPR40-04	MP3000 90-210°	40	0.86	30
☼	1.5" Febco 860 RPZ Backflow Preventer	860 - 1 1/2"			
☼	1" Rain Bird 100-PEB Control Valve	100-PEB			
☼	1.5" Rain Bird 150-PEB Control Valve	150-PEB			
☼	Rain Bird XCZ-100 COM Valve	XCZ-100 COM			
☼	BI - Coder	BL5201			
☼	Hunter IC-1800-M Controller / Timer	IC-1800-M			
☼	1.5" Nibco Isolation Valves				
☼	Hunter MINI-CLIK Rain Switch	MINI-CLIK			
☼	1.5" Dedicated Irrigation Water Meters				
☼	Class 200 PVC Lateral Line				
☼	2" Sch 40 PVC Mainlines				
☼	Sch 40 PVC Sleeve (size as needed)				
☼	XFD-06-12 Drip Line	XFD-06-12			



PEB control valve detail
(NO SCALE)



Controller mounting detail
(NO SCALE)

IRRIGATION PLAN

Scale: 1" = 20'

03/07/18

IDENTITY ARCHITECTS INC.

1531

111 Travis Street, Houston, Texas 77002

713.595.2150

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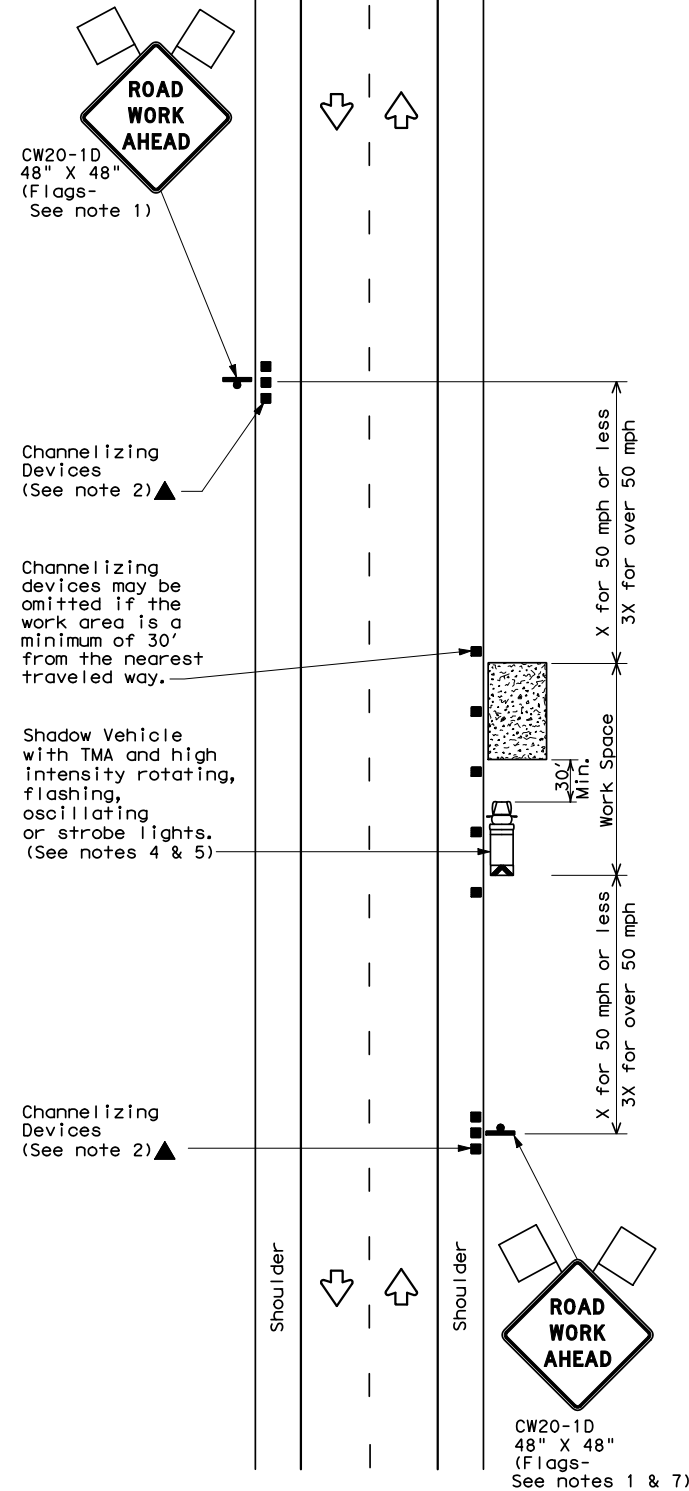
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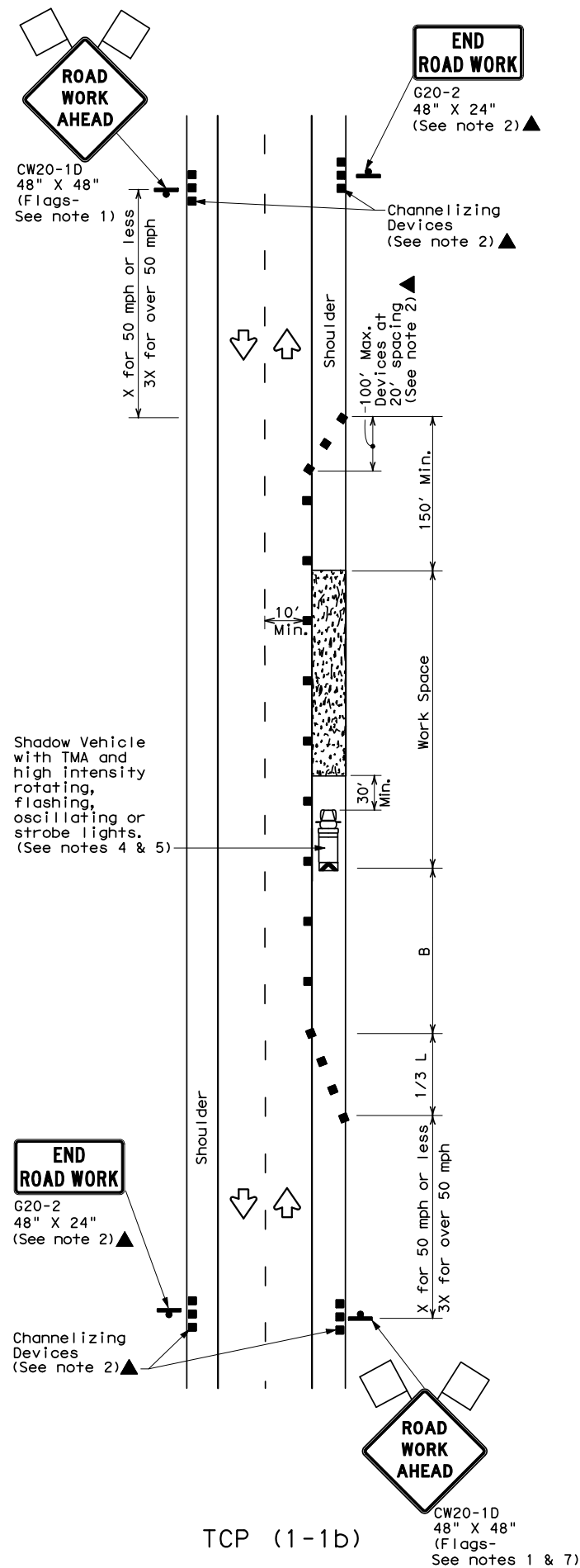


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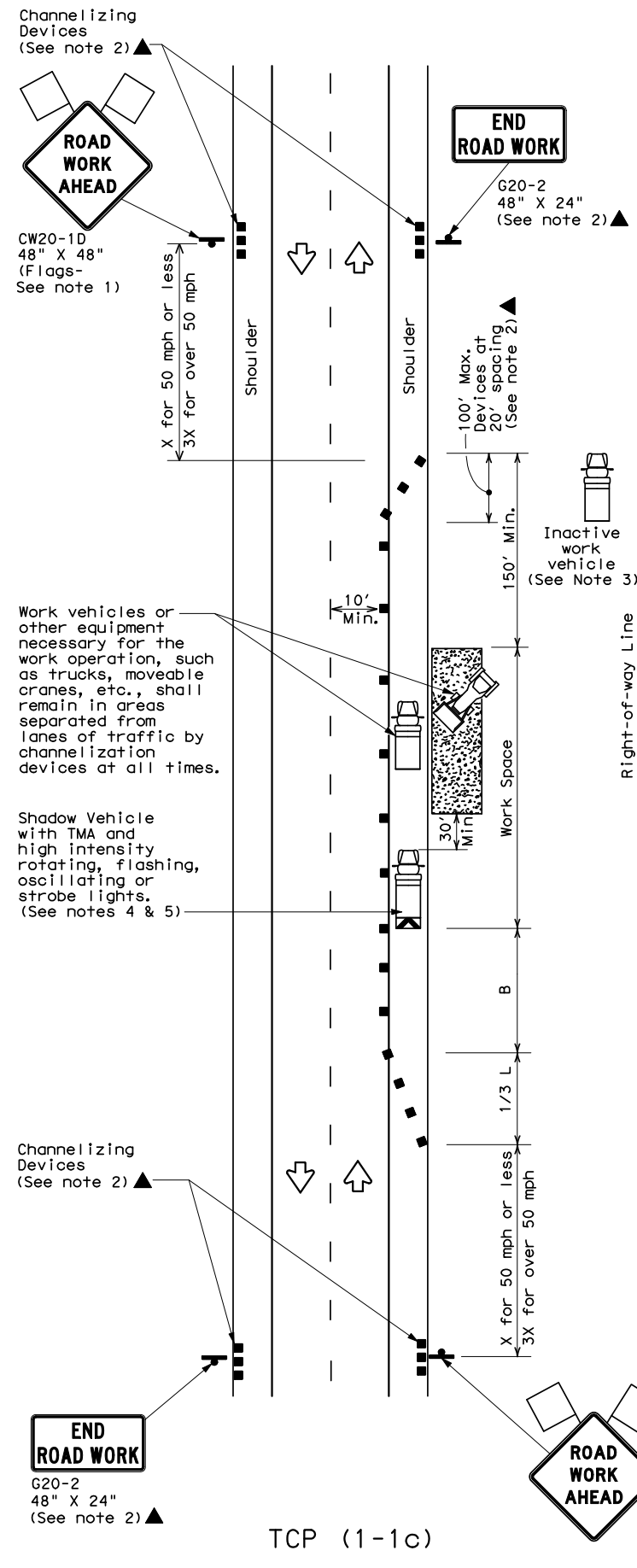
TCP (1-1a)

WORK SPACE NEAR SHOULDER













TCP (1-1b)

WORK SPACE ON SHOULDER



TCP (1-1c)

WORK VEHICLES ON SHOULDER Conventional Roads

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

Posted Speed *	Formula	Minimum Desirable Taper Lengths **			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent		
30	$L = \frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L = WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only

** Taper lengths have been rounded off.

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

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

GENERAL NOTES

1. Flags attached to signs where shown are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
4. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
5. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
6. See TCP(5-1) for shoulder work on divided highways, expressways and freeways.
7. CW21-5 "SHOULDER WORK" signs may be used in place of CW20-1D "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

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



TRAFFIC CONTROL PLAN
CONVENTIONAL ROAD
SHOULDER WORK

TCP (1-1)-12

① TxDOT December 1985 REVISIONS		DN: TXDOT	CK: TXDOT	DW: TXDOT	CK: TXDOT
2-94	1-12	CONT	SECT	JOB	HIGHWAY
8-95					
1-97		DIST	COUNTY		SHEET NO.
4-98					

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@fortbendcountytexas.gov>; Velasquez, Courtney <Courtney.Velasquez@fortbendcountytexas.gov>; Eglinton, Sean <Sean.Eglinton@fortbendcountytexas.gov>; Slawinski, Stacy <Stacy.Slawinski@fortbendcountytexas.gov>
Cc: Staigle, Rick <Rick.Staigle@fortbendcountytexas.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.fortbendcountytexas.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@fortbendcountytexas.gov>; Eglinton, Sean <Sean.Eglinton@fortbendcountytexas.gov>; Slawinski, Stacy <Stacy.Slawinski@fortbendcountytexas.gov>
Cc: Peterson, Jillian <Jillian.Peterson@fortbendcountytexas.gov>; Staigle, Rick <Rick.Staigle@fortbendcountytexas.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.fortbendcountytexas.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@fortbendcountytexas.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@fortbendcountytexas.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.fortbendcountytexas.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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