

**REVIEW BY FORT BEND COUNTY
COMMISSIONERS COURT**

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

☐

Right of Way Permit

☒

Commercial Driveway Permit

Permit No: 2018-22483

Applicant: Britannia Soccer Academy LLC

Job Location Site: 3606 FM 723 , Rosenberg, TX 77471

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

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

Notes:

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

On this 28th day of August, 2018, Upon Motion of Commissioner T. Myers, seconded by Commissioner M. Kates, duly put and carried, it is ORDERED, ADJUDGED AND DECREED that said notice of said above purpose is hereby acknowledged by the Commissioners Court of Fort Bend County, Texas, and that said notice be placed on record according to the regulation order thereof.

Signature

Presented to Commissioners Court and approved.

By: Sean Eglinton

County Engineer

Date Recorded 09-04-2018 Comm. Court No. 12B

N/A

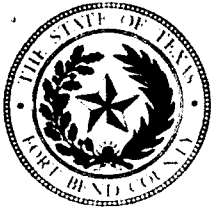
Clerk of Commissioners Court

By:

Drainage District Engineer/Manager

By: Archie Wallis

Deputy



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

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

- ☐ Right of Way Permit
☒ Commercial Driveway Permit

Permit No: 2018-22483

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:

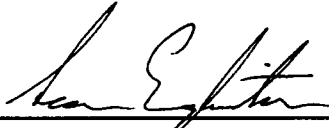
- ☐ County Attorney, approval when applicable.
- ☐ Perpetual bond currently posted. Bond No: _____ Amount: _____
- ☐ Performance bond submitted. Bond No: _____ Amount: _____
- ☒ Cashier's Check Check No: XXXXXXXXXX Amount: \$5,000.00

(3) DRAINAGE DISTRICT APPROVAL (WHEN APPLICABLE):

Drainage District Approval

Date

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



Permit Administrator

8/17/2018

Date

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD TO LIGHT TO VIEW / ESTE DOCUMENTO CONTIENE UNA MARCA DE AGUA VERDAD - TIENEN A LA LUZ PARA VER

BBVA Compass

CASHIER'S CHECK

503912206

CHEQUE DE CAJA

PAY FORT BEND COUNTY
TO THE
ORDER OF
Paguese por este cheque a lo orden de

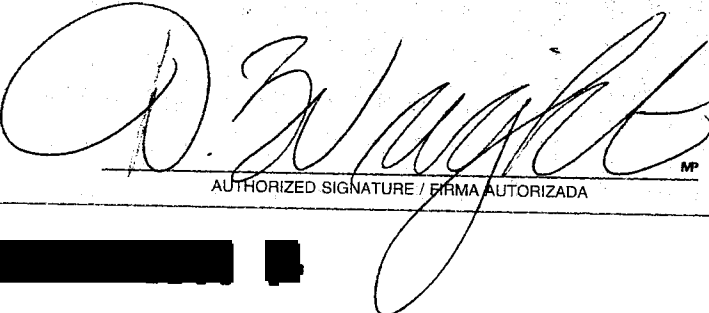
Date/Fecha: 07/30/2018 890

***** \$5,000.00 *****

*** FIVE THOUSAND DOLLARS AND 00 CENTS ***

Remitter/Remitente: BRITANNIA SOCCER ACA
Description/Descripción: BOND

Drawee:
Compass Bank
Birmingham, AL 35233


AUTHORIZED SIGNATURE / FIRMA AUTORIZADA

See Details on Back.
Vea Detalles en la Parte de Detrás.

Security Features Included.
Características de la Seguridad Incluidas.

9/5/18

DATE	CURRENCY	COINS	TOTAL CASH	CHECKS	DOLLARS	CENTS
				1 Cashiers Check 5,000.00		
				2 Check #		
				3 503912206		
				4		
				5 Britannia		
				6 Soccer Academy		
				7 LLC		
				8 Permit #		
				9 2018-2019		
				10 Cell 8-28-18		
				11		
				12		
				13		
				14		
				15		
				16		
				17		
				18		
				19		
				20		
				21		
				22		
				23		
				24		
				25		
				26		
				27		
				28		
				TOTAL FROM OTHER SIDE OF ATTACHED LIST		
				PLEASE RE-ENTER TOTAL HERE		
						5,000.00

DEPOSIT TICKET

TOTAL ITEMS

1

DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL.

RE-ENTER GRAND TOTAL IN SCREENED BOXES

FORT BEND COUNTY CLERK
REGISTRY FUND
301 JACKSON
RICHMOND, TX 77469



PROSPERITY BANK

SUGAR LAND BANKING CENTER
14060 SOUTHWEST FREEWAY • SUGAR LAND, TX 77478
281-269-7200 www.prosperitybankusa.com

\$

5,000.00

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD TO LIGHT TO VIEW / ESTE DOCUMENTO CONTIENE UNA MARCA DE AGUA VERDAD - TIENEN A LA LUZ PARA VER

BBVA Compass

CASHIER'S CHECK

503912206

CHEQUE DE CAJA

Date/Fecha: 07/30/2018

PAY TO THE ORDER OF
FORT BEND COUNTY

***** \$5,000.00 *****

Paguese por este cheque a lo orden de

*** FIVE THOUSAND DOLLARS AND 00 CENTS ***

Remitter/Remitente: BRITANNIA SOCCER ACA
Description/Descripción: BOND

Drawee:
Compass Bank
Birmingham, AL 35233

[Signature]
AUTHORIZED SIGNATURE / FIRMA AUTORIZADA



PRINT

Order Confirmation

Fort Bend County, Office of County Clerk

301 Jackson Street
Richmond, TX 77469

TXCLASS

Order Date: 9/6/2018 Order Number: [REDACTED]

Participant Name: Fort Bend County, Office of County Clerk

Account Name: CCM2018-

Account Number: [REDACTED] Authorized Linda Willis

Transaction Type: Contribution

Transaction Amount: \$5,000.00

Bank Name: PROSPERITY BANK

Bank Account No: [REDACTED]

Payment Type: [REDACTED] Please note you have made an ACH Contribution, these funds
ABA: [REDACTED] will not be available for withdrawal until the following business
[REDACTED] day.

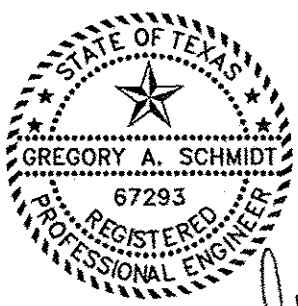
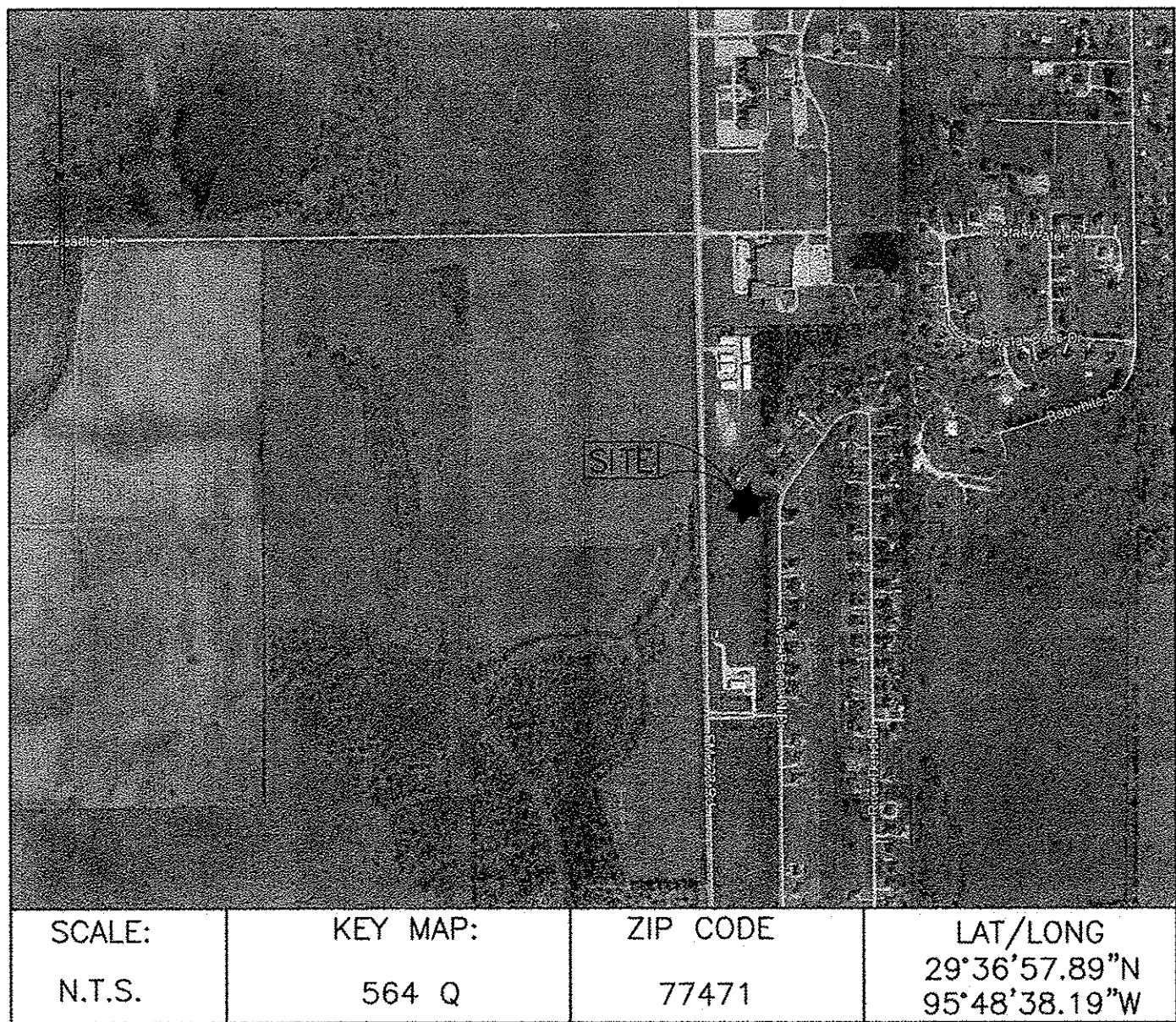
Payment Instructions: [REDACTED]

Memo:

DEPOSIT

PERMIT #	2018-22483
STYLE:	Britannia Soccer Academy LLC
NAME PUT INTO TEXAS CLASS AS:	CCM2018- 22483BritanniaSoccerAc
TEXAS CLASS ACCOUNT NUMBER	TX-01-0465-3011
DEPOSIT AMOUNT:	\$5,000.00
DATE RECEIVED:	8/28/2018
DATE TRANSFERRED TO TEXAS CLASS:	9/6/2018

BRITANNIA SOCCER PARK
LOCATED AT
3606 FM 723 RD
ROSENBERG, TEXAS 77471
(FORT BEND COUNTY)



Handwritten signature and date: 7/5/18

TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: (281) 491-2555 FAX: (281) 491-2555
SURVEYING TERN NO. 10118000 / ENGINEERING TERN NO. P-2808
www.team-civil.com
T.E.A.M. Job No.: 1375-1

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0235L EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED. THE BASE FLOOD ELEVATION FOR THIS SITE IS 93.0'.

OWNER INFORMATION: BRITANNIA SOCCER CLUB
OWNER CONTACT: DEREK WILLIAMS
ADDRESS: 6135 DRISCOLL PARK DRIVE RICHMOND TX 77407
PHONE: 281-802-4484
EMAIL: INFO@BRITANNIASOCCERCLUB.COM
PROJECT DATE: JULY, 2018

INDEX OF DRAWINGS	
SHT. NO.	DESCRIPTION
1	COVER SHEET
2-3	COPY OF RECORDED PLAT
4	TOPOGRAPHIC SURVEY (C-0)
5	GRADING AND DRAINAGE (C-1)
6	STORM SEWER & WATER LAYOUT (C-2)
7	STORM SEWER CALCULATION TABLE (C-2A)
8	PAVING JOINT LAYOUT (C-3)
9	SWPPP LAYOUT (C-4)
10	SWPPP NOTES & DETAILS (C-5)
11	GENERAL NOTES & DETAILS (C-6)
12	DIMENSION SITE PLAN (C-7)
13	DRIVEWAY TRAFFIC CONTROL PLAN (C-8)
14-25	CITY OF RICHMOND DETAILS (C-9 THRU C-20)
26	DIMENSIONED FLOOR PLAN (A1-BY OTHERS)
27	ELEVATION PLANS (A2-BY OTHERS)
28	PLUMBING PLANS (P1-BY OTHERS)
29	PLUMBING DETAILS (P2-BY OTHERS)
30	ON SITE SEWAGE FACILITY PLOT PLAN (BY OTHERS)
31	ON SITE SEWAGE FACILITY DETAILS (BY OTHERS)

FORT BEND COUNTY ENGINEER

ENGINEER: *Richard W. Stolleis* **170E**
for RICHARD W. STOLLEIS, P.E.

DATE: 7/27/18

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

APPROVED: *Cassandra*
by DEVELOPMENT COORDINATOR

DATE: 7-26-18

APPROVED:
CITY OF RICHMOND

KELLY R. KALUZA -CITY ENGINEER DATE

TERRI VELA -CITY MANAGER DATE

SHEET NUMBER

1 OF 31

STATE OF TEXAS :
COUNTY OF FORT BEND :

We, Houston Heritage, LTD., acting by and through Lawrence K. Siller, Secretary of Top Group, Inc., its general partner, and Lawrence K. Siller, individual, hereinafter referred to as Owners of the 12.1784 acres shown hereon and described in the above and foregoing map of RIVERSIDE RANCH COMMERCIAL SEC TWO, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat and do hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tank into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land twenty (20' 0") feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Richmond, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way is hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas," and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners' Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, Houston Heritage, LTD., has caused these presents to be signed by Lawrence K. Siller, Secretary of Top Group, Inc., its general partner, thereunto authorized, this 1st day of December, 2017.

Houston Heritage, LTD., a Texas Limited Partnership

Top Group, Inc., its general partner

BY: Lawrence K. Siller
Secretary

STATE OF TEXAS :
COUNTY OF FORT BEND :

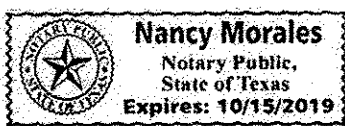
BEFORE ME, the undersigned authority, on this day personally appeared Lawrence K. Siller, Secretary of Top Group, Inc., general partner of Houston Heritage, LTD., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1st day of December, 2017.

Notary Public in and for the State of Texas

My Commission Expires: 10/15/2019

Notary



Witness my hand in the County of Fort Bend this 1st day of December, 2017.

BY: Lawrence K. Siller
Lawrence K. Siller, individually

STATE OF TEXAS :
COUNTY OF FORT BEND :

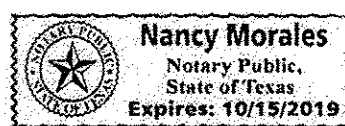
BEFORE ME, the undersigned authority, on this day personally appeared Lawrence K. Siller, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said individual.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1st day of December, 2017.

Notary Public in and for the State of Texas

My Commission Expires: 10/15/2019

Notary



This Plat of RIVERSIDE RANCH COMMERCIAL SEC TWO is approved by the City Manager of the City of Richmond, Texas, this 5th day of September, 2017.

Terri Veto, City Manager

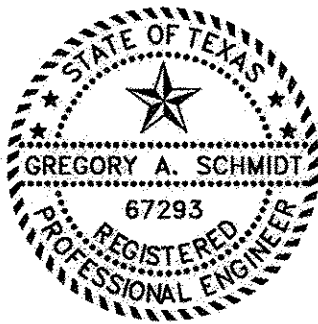
This Plat of RIVERSIDE RANCH COMMERCIAL SEC TWO approved on September 5, 2017 by the City of Richmond Commission and signed this 5th day of September, 2017, provided, however, this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas, within six (6) months hereafter.

Evajyn W. Moore, Mayor

Laura Scarfaro, City Secretary

I, Gregory A. Schmidt, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

Gregory A. Schmidt, P.E.
Texas Registration No. 67293



FOSTER/BRISCOE
SCHOOL SUBDIVISION
(SLIDE NO. 2160A; F.B.C.P.R.)

723 UTILITY COMPANY, LLC
(F.B.C.C.F. NO. 2013058298)
(F.B.C.C.F. NO. 2017079715)

GIBSON RANCH INVESTMENTS LLC
CALLED 3.0911 ACRES
(F.B.C.C.F. NO. 2015119353)

RIVERSIDE RANCH
COMMERCIAL SEC 1
(PLAT NO. 20150168; F.B.C.P.R.)

GIBSON RANCH INVESTMENTS LLC
CALLED 1.9531 ACRES
(F.B.C.C.F. NO. 2015119353)

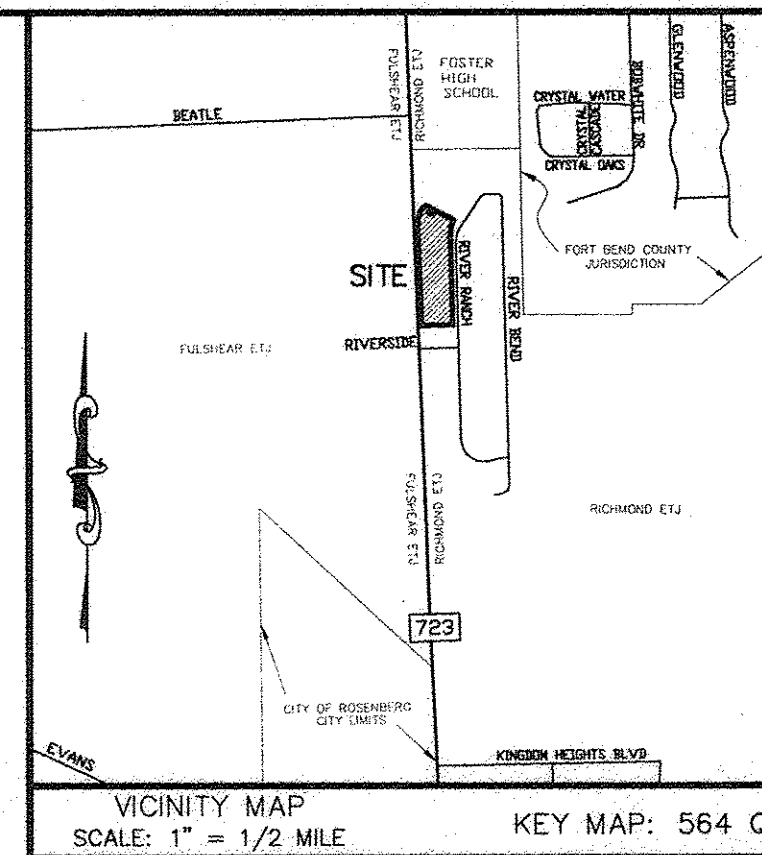
RIVERSIDE RANCH
SECTION TWO
(PLAT NO. 20060312; F.B.C.P.R.)

GIBSON RANCH INVESTMENTS LLC
CALLED 1.9531 ACRES
(F.B.C.C.F. NO. 2015119353)

HOUSTON HERITAGE, LTD. AND
LAWRENCE K. SILLER
REMAINDER OF 160.4960 ACRES
(F.B.C.C.F. NO. 2000006680)

I, Brian Nesvadba, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of five-eighths (5/8) inch and a length of not less than three (3) feet unless otherwise noted hereon; and that the plat boundary corners have been tied to the nearest street intersection.

Brian Nesvadba, R.P.L.S.
Texas Registration No. 5776



I, Richard W. Stolleis, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court; however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.

Richard W. Stolleis, P.E.
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas this 9th day of January, 2018.

W. A. "Andy" Meyers, Commissioner
Precinct 3

Robert E. Hebert, County Judge

James Patterson, Commissioner
Precinct 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON January 9, 2018, AT 2:25 O'CLOCK P.M., IN PLAT NUMBER(S) 2018 0007 OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS THE DAY AND DATE LAST ABOVE WRITTEN.

BY: Laura Richard
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: Debra Guebara
DEPUTY
LAURA RICHARD



15 pgs 2018003445

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

January 09, 2018 02:25:02 PM

FEE: \$494.00 PG2

20180007

FINAL PLAT OF RIVERSIDE RANCH COMMERCIAL SEC TWO

1 BLOCK - 4 RESERVES - 0 LOTS

A SUBDIVISION OF 12.1784 ACRES
IN THE WILLIAM ANDREWS SURVEY,
ABSTRACT NO. 3,
FORT BEND COUNTY, TEXAS

~ OWNERS ~
HOUSTON HERITAGE, LTD. AND LAWRENCE K. SILLER

5545 F.M. 359
Richmond, Texas 77406
PHONE: 281.342.5950

~ SURVEYOR/ENGINEER ~
TEXAS ENGINEERING AND MAPPING CO.

12718 Century Drive
Stafford, Texas 77477
Brian Nesvadba, R.P.L.S.
PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2806
www.team-civil.com
1070-2
DECEMBER 1, 2017



NOTES:

- 1) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE CITY OF HOUSTON C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99987504771.
- 2) THE MINIMUM FINISHED SLAB ELEVATION SHALL BE 94.5 FEET ABOVE MEAN SEA LEVEL, OR 18 INCHES ABOVE NATURAL GROUND, WHICHEVER IS HIGHER. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND. THE TOP OF SLAB ELEVATIONS SHALL BE NO LESS THAN 12" ABOVE EXTREME EVENT PONDING AND SHEET FLOW ELEVATIONS AS CALCULATED IN FUTURE SITE DESIGNS.
- 3) BENCHMARK: NATIONAL GEODETIC SURVEY MARKER PID AW4693, DESIGNATED L 1212, IS A BENCHMARK DISK STAMPED "L 1212 1973" SET IN CONCRETE HEADWALL ON THE EAST SIDE OF FARM ROAD 723 APPROXIMATELY 4.05 MILES NORTH FROM ROSENBERG, TEXAS.
- 4) TEMPORARY BENCHMARK: BOX CUT ON THE NORTHWEST END OF A 24" RCP LOCATED NEAR THE SOUTHEAST CORNER OF THE SUBJECT TRACT, AS SHOWN HEREON. ELEVATION=90.08
- 5) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE FORT BEND COUNTY DRAINAGE DISTRICT, THE CITY OF RICHMOND'S ETJ, AND FORT BEND COUNTY, TEXAS.
- 6) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION WITHIN FORT BEND COUNTY IS DESIGNED IN ACCORDANCE WITH THE FORT BEND DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 7) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 8) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 9) THIS PLAT LIES IN LIGHTING ZONE 3 (LZ3).
- 10) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-023SL EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED. THE BASE FLOOD ELEVATION FOR THIS SITE IS 93.0
- 11) SUBJECT TO TERM, CONDITIONS, AND STIPULATIONS SET FORTH IN FORT BEND COUNTY CLERK'S FILE NO. 2014056162.
- 12) RESERVE "A" SHOWN HEREON WAS SUBMITTED TO THE CITY OF RICHMOND FOR REVIEW ON JANUARY 7, 2013, FOR PLATTING REVIEW AND IS GRANDFATHERED FOR THE RULES IN PLACE AT THAT TIME.
- 13) NO PIPELINE OR PIPELINE EASEMENTS APPEAR IN THE CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY AND NO ABOVE GROUND EVIDENCE WAS FOUND MARKING THE EXISTENCE OF ANY PIPELINES CROSSING THIS PLAT.
- 14) - - INDICATES A SET 5/8" IR W/ CAP STAMPED "TEAM 281-491-2525", UNLESS OTHERWISE NOTED.
- 15) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- 16) RESERVE "D" DEDICATED HEREON SHALL BE RESTRICTED TO DRAINAGE PURPOSES. MAINTENANCE OF RESERVE "D" SHALL BE THE RESPONSIBILITY OF HOUSTON HERITAGE, LTD., AND ITS SUCCESSORS AND/OR ASSIGNS; HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THIS RESERVE, IF NECESSARY.
- 17) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT PER THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE "UDC", PER SECTION 4.5.201, WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
- 18) EACH RESERVE SHOWN HEREON MUST HAVE PLANS APPROVED BEFORE THE ISSUANCE OF ANY PERMIT IS GRANTED.

RESTRICTED RESERVE TABLE	
A	3.0000 ACRES (130,680 SQ. FT.) RESTRICTED TO COMMERCIAL/ INDUSTRIAL
B	7.1383 ACRES (310,946 SQ. FT.) RESTRICTED TO COMMERCIAL/ INDUSTRIAL
C	1.5882 ACRES (69,182 SQ. FT.) RESTRICTED TO COMMERCIAL/ INDUSTRIAL
D	0.4518 ACRE (19,680 SQ. FT.) RESTRICTED TO DRAINAGE PURPOSES

RESERVE "D"
0.4518 ACRE
(19,680 SQ. FT.)

LINE	BEARING	DISTANCE
L1	N 53°47'50" E	13.32'
L2	S 82°03'53" E	50.15'
L3	S 78°41'59" E	124.59'
L4	N 15°57'41" E	26.06'
L5	N 52°25'22" W	48.42'
L6	N 52°25'22" W	48.42'
L7	N 15°57'41" E	41.47'
L8	N 15°57'41" E	41.47'
L9	N 14°41'53" E	53.30'
L10	N 14°41'53" E	53.30'
L11	N 14°41'53" E	53.30'

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	39°09'57"	175.00'	119.42'	N 34°14'51" E - 117.12'
C2	28°48'07"	336.00'	188.40'	S 17°55'05" W - 186.63'

RESERVE "A"
3.0000 ACRES
(130,680 SQ. FT.)

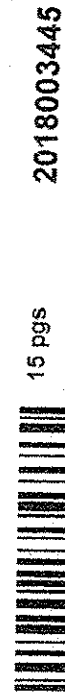
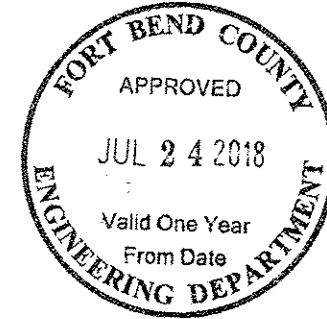
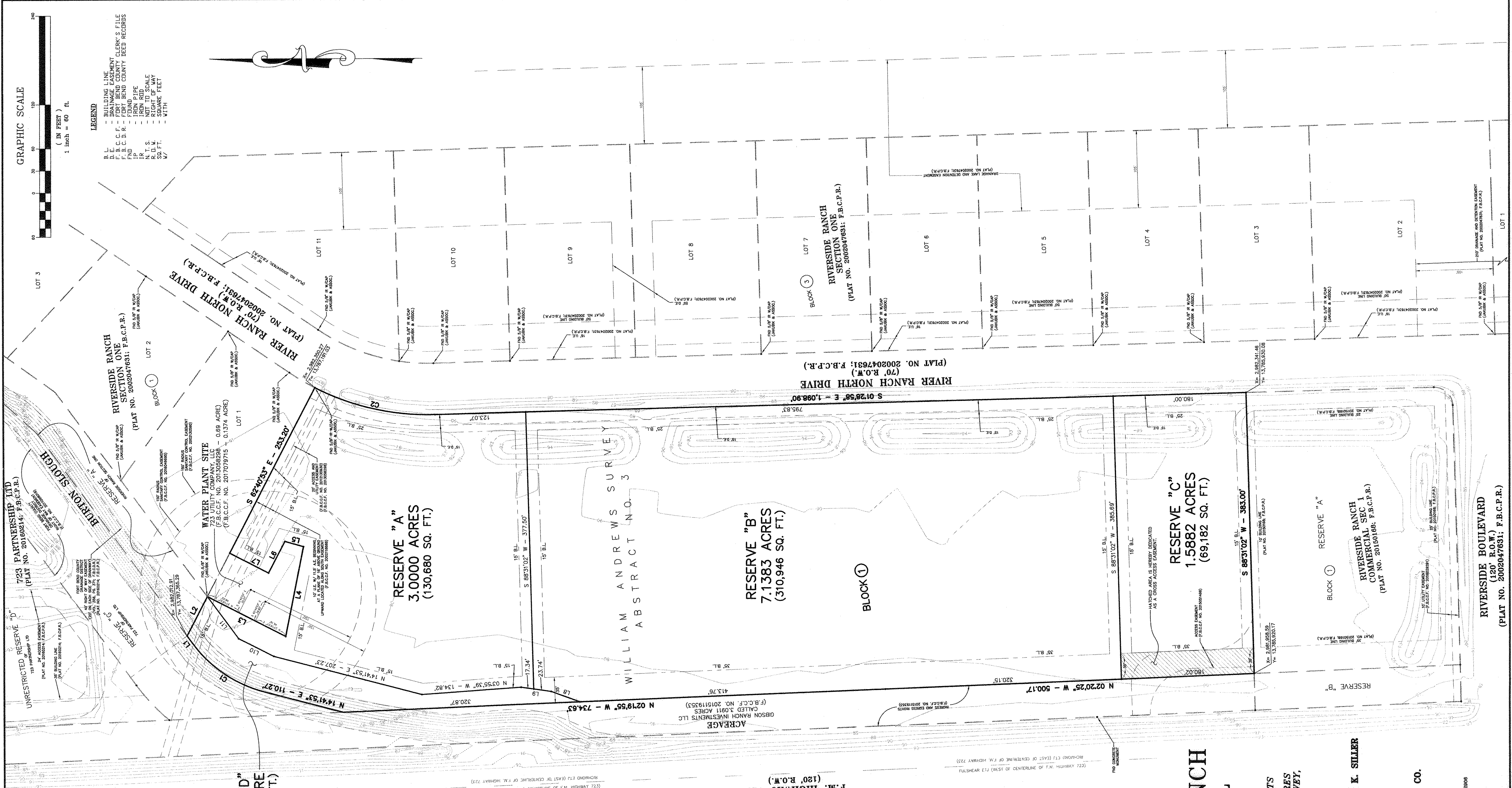
RESERVE "B"
7.1383 ACRES
(310,946 SQ. FT.)

FINAL PLAT OF RIVERSIDE RANCH COMMERCIAL SEC TWO

1 BLOCK - 4 RESERVES - 0 LOTS
A SUBDIVISION OF 12.1784 ACRES
IN THE WILLIAM ANDREWS SURVEY,
ABSTRACT NO. 3,
FORT BEND COUNTY, TEXAS

~ OWNERS ~
HOUSTON HERITAGE, LTD. AND LAWRENCE K. SILLER
5545 F.M. 350
Richmond, Texas 77406
PHONE: 281.342.5990

~ SURVEYOR/ENGINEER ~
TEXAS ENGINEERING AND MAPPING CO.
12718 Century Drive
Stafford, Texas 77477
Brian Nesvadba, R.P.L.S.
PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10110000 / ENGINEERING FIRM NO. P-3906
www.team-civil.com
1070-22



15 PGS 2018003445

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Donna Richard
Fort Bend County Clerk
January 09, 2018 02:15:02 PM
FEE \$484.00 PAGE 201800007



RIVERSIDE BOULEVARD
(120' R.O.W.)
(PLAT NO. 2002047631, F.B.C.P.R.)

RESERVE "A"
RIVERSIDE RANCH
COMMERCIAL SEC 1
(PLAT NO. 201001668, F.B.C.P.R.)

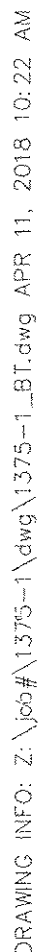
RESERVE "C"
1.5882 ACRES
(69,182 SQ. FT.)

RIVERSIDE RANCH
SECTION ONE
(PLAT NO. 2002047631, F.B.C.P.R.)

RIVER RANCH NORTH DRIVE
(70' R.O.W.)
(PLAT NO. 2002047631, F.B.C.P.R.)

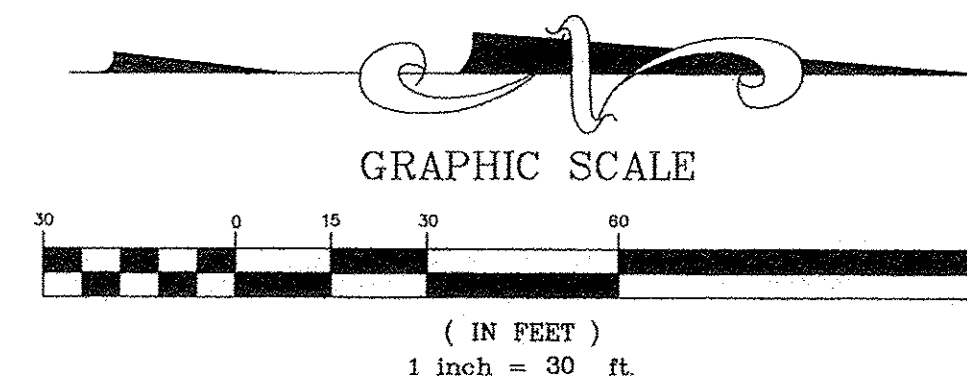
RIVERSIDE RANCH
SECTION ONE
(PLAT NO. 2002047631, F.B.C.P.R.)

UNRESTRICTED RESERVE "D"
723 PARTNERSHIP LTD
(PLAT NO. 20160214, F.B.C.P.R.)



WILLIAMS ANDREWS SURVEY ABSTRACT NO. 3

F.M.



CONTRACTOR TO COORDINATE WITH C-0 TOPOGRAPHIC SURVEY FOR ADDITIONAL ITEMS REMOVED FROM THIS DRAWING FOR CLARITY.

OWNER TO OBTAIN ALL PERMITS REQUIRED BY FORT BEND COUNTY, TEXAS, PRIOR TO STARTING CONSTRUCTION OF UTILITY AND/OR CULVERTS WITHIN FORT BEND COUNTY ROAD RIGHTS OF WAY.

CONTRACTOR SHALL COORDINATE WITH OWNER, GEOTECHNICAL ENGINEER, AND STRUCTURAL FOR SELECT FILL REQUIREMENTS AND PROCEDURES UNDER BUILDING SLABS. REFER TO SOILS REPORT FOR ALL DESIGN CRITERIA. CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION UNTIL THE REQUIRED SELECT FILL PROCEDURE UNDER BUILDING SLABS HAS BEEN APPROVED.

ALL EXCAVATION TO BE EITHER HAULED OFF OR IF SPREAD ON SITE, EXISTING DRAINAGE PATTERN TO REMAIN.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0235L EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED. THE BASE FLOOD ELEVATION FOR THIS SITE IS 93.0'.

ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00% PER ADA REQUIREMENTS.

OWNER TO OBTAIN ALL PERMITS REQUIRED BY FORT BEND COUNTY, TEXAS, AND ALL GOVERNMENTAL AUTHORITIES WITH JURISDICTION, PRIOR TO STARTING CONSTRUCTION OF UTILITY AND/OR DRIVEWAYS WITHIN PUBLIC RIGHTS OF WAY.

CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY REGULATION OF FORT BEND COUNTY, TEXAS, FOR FLOOD PLAIN MANGEMENT PRIOR TO STARTING CONSTRUCTION.

CONTRACTOR TO REPLACE ANY SPRINKLER SYSTEM, ELECTRICAL WIRING, PUBLIC & PRIVATE UTILITIES, OR ANY OTHER DAMAGES CAUSED DURING CONSTRUCTION.

CLEAN-OUTS, INLETS AND/OR JUNCTION BOXES LOCATED IN PAVEMENT OR SIDEWALK SHALL HAVE TRAFFIC BEARING LIDS OR GRATES WITH LOAD CLASS E.

COORDINATE WITH ARCHITECT FOR ALL DEMOLITION.

CONTRACTOR SHALL ALSO COORDINATE WITH SOILS REPORT FOR ALL REQUIRED FILL, COMPACTION AND LIME STABILIZATION UNDER PROPOSED PAVING SECTIONS.

CONTRACTOR TO COORDINATE WITH THE MUD & MUD OPERATOR FOR ALL SANITARY AND WATER REQUIREMENTS, INSPECTIONS, FEES, & LOCATING ANY MUD UTILITIES NOT SHOWN ON THE PLANS ETC.

COORDINATE WITH MEP DRAWINGS FOR ALL LOCATIONS OF GAS OR ELECTRICAL SLEEVES.

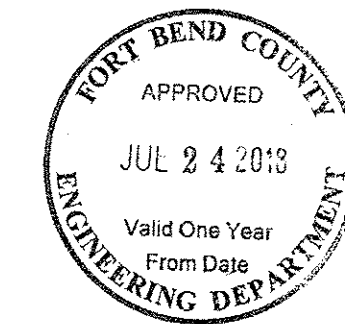
KEY NOTES:

- CONSTRUCTION OF DRIVEWAY AND SIZING/PLACEMENT OF CULVERT WILL BE COORDINATED WITH FORT BEND COUNTY ROAD & BRIDGE DEPARTMENT.
- 3.50' DROP. COORDINATE WITH OWNER FOR STEP REQUIREMENTS.
- 3.00' DROP. COORDINATE WITH OWNER FOR STEP REQUIREMENTS.
- COORDINATE WITH OWNER FOR STEP REQUIREMENTS IN THIS AREA.
- EXISTING BERM TO BE REGRADED AS SHOWN.
- CONTRACTOR TO OBTAIN PERMISSION FROM ADJACENT LANDOWNER TO REGRADE.
- PROPOSED SEPTIC TANK AREA COORD. W/SEPTIC PLANS FOR REQUIREMENTS

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

APPROVED: _____
DEVELOPMENT COORDINATOR

DATE: _____



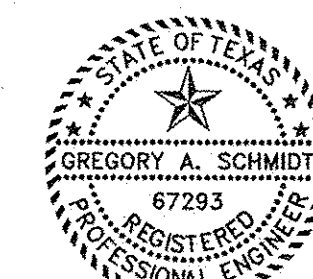
C-1 GRADING & DRAINAGE

Scale 1" = 30'
JOB: 1375-1
SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
SEE SHT C-1 FOR GRADING & DRAINAGE
SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
SEE SHT C-3 FOR PAVING JOINT LAYOUT
SEE SHT C-4 FOR SWPPP
SEE SHT C-5 FOR SWPPP NOTES & DETAILS
SEE SHT C-6 FOR GENERAL NOTES & DETAILS
SEE SHT C-7 FOR DIMENSIONED SITE PLAN
SEE SHT C-8 FOR DRIVEWAY TOP
SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS

LEGEND

- 79.5 EXISTING ELEV.
- 71.20 TOP OF PAVEMENT
- 79.80 TOP OF WALK ELEV.
- 69.80 FINISHED GRADE ELEV.
- 69.80 FINISHED FLOOR ELEV.
- 69.80 FLOW LINE ELEV.
- 69.80 TOP OF BANK
- 69.80 TOP OF DECK
- 69.80 TOP OF RAMP

- SQUARE GRATE INLET
- JUNCTION BOX
- DRAINAGE FLOW
- 100 YR EVENT SHEET FLOW



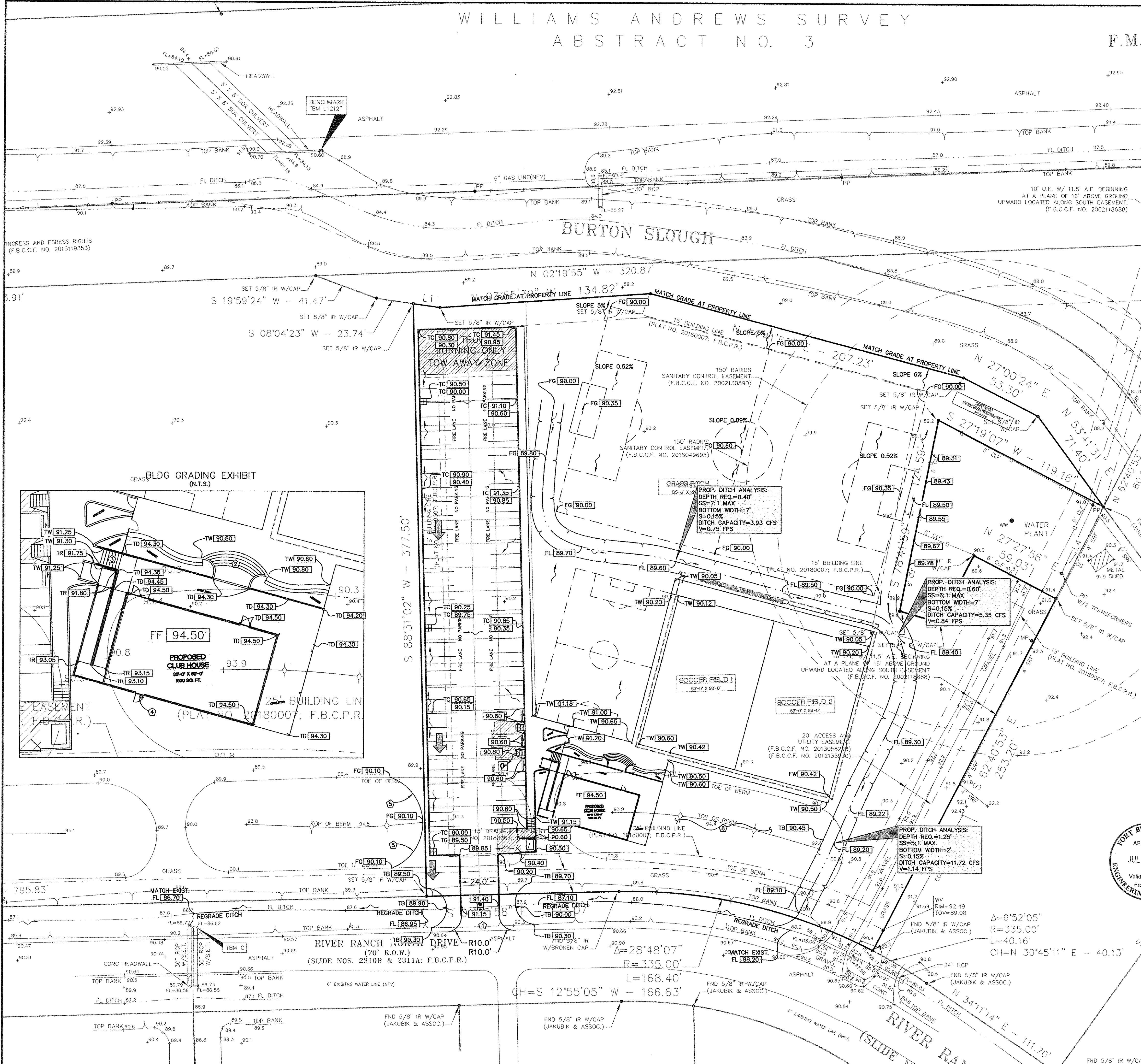
Handwritten signature and date 1/5/13



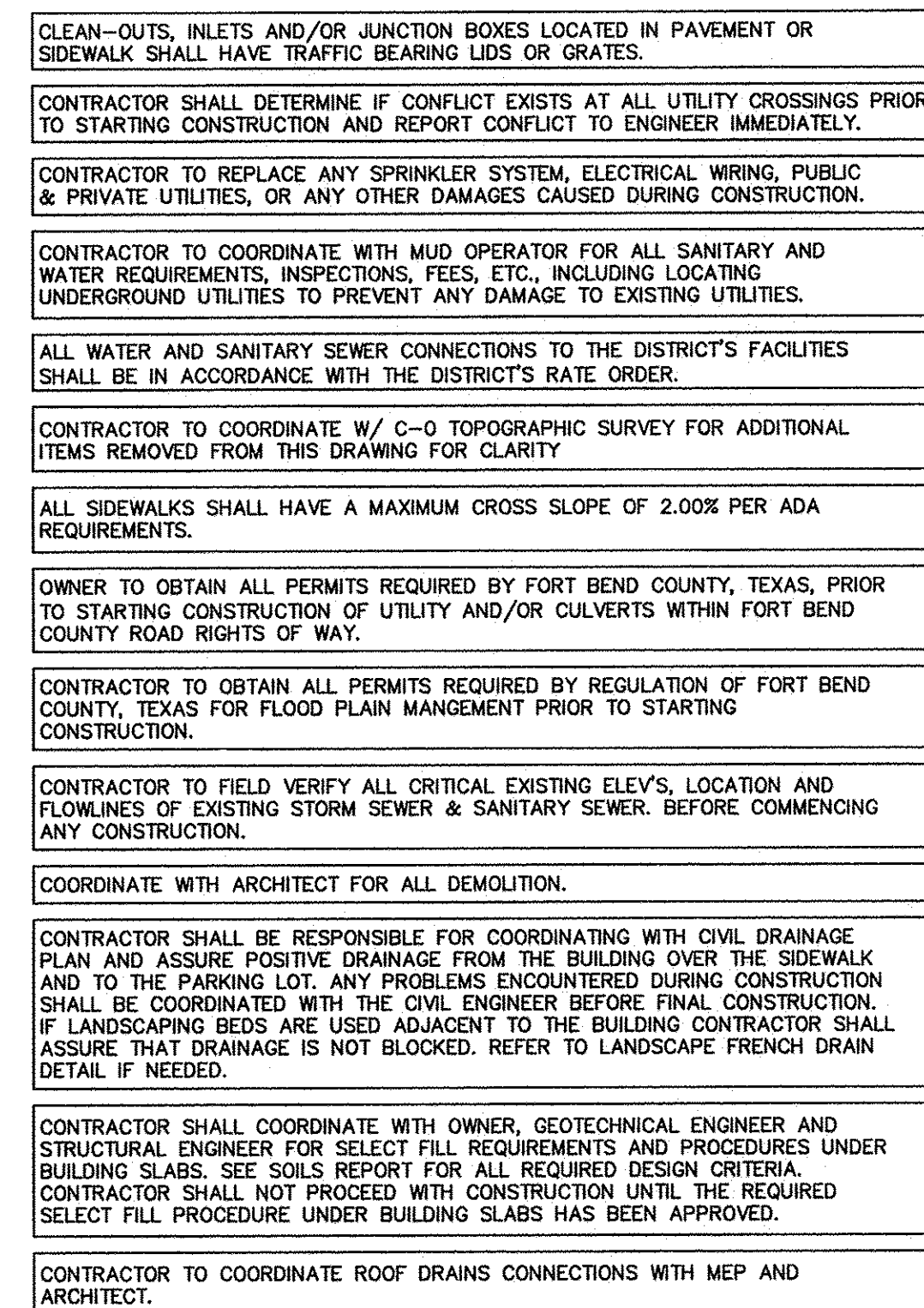
TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10110000 / ENGINEERING FIRM NO. F-2906
www.team-civil.com

DRAWN BY: CS
DATE: 06-01-18
JOB NO: 1375-1
REVISION DATE: N/A

C-1



F.M.



- ① COORDINATE WITH ARCHITECT AND MEP PLANS FOR CONTINUATION OF LINE INTO BUILDING.
- ② CONSTRUCTION OF DRIVEWAY AND SIZING/PLACEMENT OF CULVERT WILL BE COORDINATED WITH FORT BEND COUNTY ROAD & BRIDGE DEPARTMENT.
- ③ CONTRACTOR TO VERIFY EXISTING 2" WATER METER AND 2" WATER LINE LOCATION WITH OWNER AND RELOCATE ON SITE IF NEEDED. WATER METER AND WATER LINE WERE PERMITTED SEPARATELY BY UNDINE TEXAS LLC (WATER UTILITY PROVIDER)
- ④ SEPTIC AREA. COORDINATE WITH OSSF PLANS FOR LAYOUT AND DETAILS.

WATER SERVICE CONTACT:
PROVIDER: UNDINE TEXAS LLC
CONTACT NAME: RICKEY WALLACE
PHONE: 713-574-7754
ADDRESS: 10913 METRONOME DRIVE
HOUSTON, TX 77043

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

APPROVED: _____
DEVELOPMENT COORDINATOR

DATE:

















STORM SEWER & WATER LAYOUT

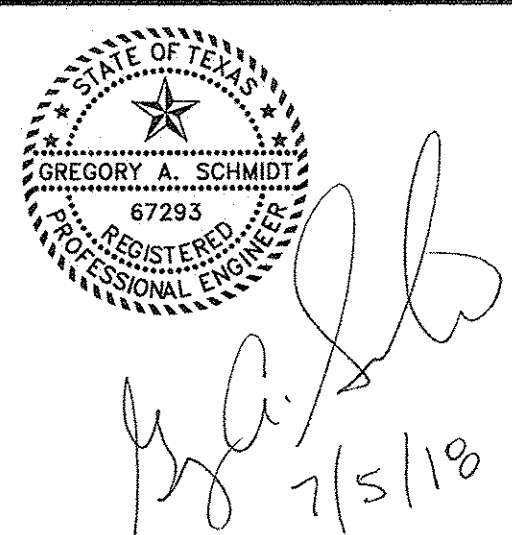
Scale 1" = 30' JOB: 1375-1

SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
SEE SHT C-1 FOR GRADING & DRAINAGE
SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
SEE SHT C-3 FOR PAVING JOINT LAYOUT
SEE SHT C-4 FOR SWPPP
SEE SHT C-5 FOR SWPPP NOTES & DETAILS
SEE SHT C-6 FOR GENERAL NOTES & DETAILS
SEE SHT C-7 FOR DIMENSIONED SITE PLAN
SEE SHT C-8 FOR DRAINAGE
SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS

BRITANNIA SOCCER PARK
LOCATED AT:
3606 FM 723 RD
ROSENBERG, TEXAS 77471

LEGEND

- | | |
|---|-------------------------|
| 70.5 | EXISTING ELEV. |
|  | TOP OF PAVEMENT |
|  | TOP OF GRATE ELEV. |
|  | FLOW LINE ELEV. |
|  | FINISHED GRADE ELEV. |
|  | TOP OF RIM ELEV. |
|  | JUNCTION BOX ELEV |
|  | SQUARE GRATE INLET |
|  | JUNCTION BOX |
|  | WATER METER |
|  | WATER LINE |
|  | 100 YR EVENT SHEET FLOW |
|  | ACCUMULATIVE CFS |
|  | (100-YR) |
|  | AREA NUMBER |
|  | AGEAGE |
|  | DRAINAGE AREA MAP |



TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906
www.team-civil.com

DRAWN BY: CS
DATE: 06-01-18
JOB NO: 1375-1
REVISION DATE: N/A

C-2

BRITANNIA SOCCER

100-YR STORM TABLE
CF=1.25

Inlet Area #	Inlet #	Area No.	Delta Area	ACC Area (acres)	Runoff Coefficient C	Sum of C x A	Intensity I (100Yr) (In/Hr)	Sum of Flows (cfs)	Time of C (min)	Pipe Time (min)	Reach Length (ft)	Diameter or Rise (inches)	Area (ft²)	Hydraulic Radius (ft)	Slope (%)	Mannings "n"	Design Capacity (cfs)	Design Velocity (ft/s)	Fall (ft)	Drop (ft)	Flowline Elevation Upstream (ft)	Top of Pipe Elevation Upstream (ft)	Flowline Elevation Downstream (ft)	Top of Pipe Elevation Downstream (ft)	100Yr Actual Velocity (ft/s)	Hydraulic Gradient (%)	Change in Head (ft)	Minor Losses (ft)	Elevation of Hyd. Grad. Upstream (ft)	Elevation of Hyd. Grad. Downstream (ft)	Throat Area Required (ft²)	Inlet size (ft)	Throat Area Provided (ft²)	pavement Elevation Upstream (ft)	pavement Elevation Downstream (ft)	cover Upstream (ft)	cover Downstream (ft)	Ponding Upstream (ft)	Ponding Downstream (ft)
1	2	1	0.19	0.19	0.80	0.152	11.634	2.21	10.00	1.332401	144	15	1.2272	0.3125	0.25	0.013	3.230	2.632	0.36	0.00	87.90	89.15	87.54	88.79	1.801	0.1173	0.1689293	0.02519	90.66	90.47	0.52	18	0.79	90.00	89.75	0.85	0.96	0.66	0.72
2	3	2	0.22	0.41	0.80	0.328	11.171	4.58	11.33	0.638558	143	15	1.2272	0.3125	0.25	0.013	3.230	2.632	0.3575	0.00	87.54	88.79	87.18	88.43	3.732	0.5037	0.7202699	0.108157	90.47	89.64	0.58	18	0.79	89.75	89.50	0.96	1.07	0.72	0.14
3	4	3	0.18	0.59	0.80	0.472	10.964	6.47	11.97	0.145441	46	15	1.2272	0.3125	0.25	0.013	3.230	2.632	0.115	0.00	87.18	88.43	87.07	88.32	5.271	1.0047	0.4621546	0.215736	89.64	88.96	0.46	18	0.79	89.50	91.26	1.07	2.94	0.14	-2.30

DITCH ROW DITCH DITCH 1.55 1.55 0.40 0.620 8.933 6.92 20.05

3-YR STORM TABLE
CF=1.00

Inlet Area #	Inlet #	Area No.	Delta Area	ACC Area (acres)	Runoff Coefficient C	Sum of C x A	Intensity I (100Yr) (In/Hr)	Sum of Flows (cfs)	Time of C (min)	Pipe Time (min)	Reach Length (ft)	Diameter or Rise (inches)	Area (ft²)	Hydraulic Radius (ft)	Slope (%)	Mannings "n"	Design Capacity (cfs)	Design Velocity (ft/s)	Fall (ft)	Drop (ft)	Flowline Elevation Upstream (ft)	Top of Pipe Elevation Upstream (ft)	Flowline Elevation Downstream (ft)	Top of Pipe Elevation Downstream (ft)	100Yr Actual Velocity (ft/s)	Hydraulic Gradient (%)	Change in Head (ft)	Minor Losses (ft)	Elevation of Hyd. Grad. Upstream (ft)	Elevation of Hyd. Grad. Downstream (ft)	Throat Area Required (ft²)	Inlet size (ft)	Throat Area Provided (ft²)	pavement Elevation Upstream (ft)	pavement Elevation Downstream (ft)	cover Upstream (ft)	cover Downstream (ft)	Ponding Upstream (ft)	Ponding Downstream (ft)
1	2	1	0.19	0.19	0.80	0.152	5.975	0.91	10.00	3.242935	144	15	1.2272	0.3125	0.25	0.013	3.230	2.632	0.36	0.00	87.90	89.15	87.54	88.79	0.740	0.0198	0.0285166	0.004252	88.82	88.79	0.27	18	0.79	90.00	89.75	0.85	0.96	-1.18	-0.96
2	3	2	0.22	0.41	0.80	0.328	5.320	1.75	13.24	1.676033	143	15	1.2272	0.3125	0.25	0.013	3.230	2.632	0.3575	0.00	87.54	88.79	87.18	88.43	1.422	0.0731	0.1045515	0.0157	88.55	88.43	0.28	18	0.79	89.75	89.50	0.96	1.07	-1.20	-1.07
3	4	3	0.18	0.59	0.80	0.472	5.041	2.38	14.92	0.395451	46	15	1.2272	0.3125	0.25	0.013	3.230	2.632	0.115	0.00	87.18	88.43	87.07	88.32	1.939	0.1359	0.0625138	0.029182	88.19	88.10	0.21	18	0.79	89.50	91.26	1.07	2.94	-1.31	-3.16

DITCH ROW DITCH DITCH 1.55 1.55 0.40 0.620 4.356 2.70 20.05



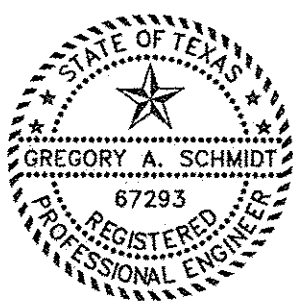
THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE (1) YEAR FROM DATE OF APPROVAL.

APPROVED: _____
DEVELOPMENT COORDINATOR

DATE: _____

C-2A STORM SEWER CALCULATION TABLE

Scale 1" = 30' JOB: 1375-1
SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
SEE SHT C-1 FOR GRADING & DRAINAGE
SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
SEE SHT C-3 FOR PAVING JOINT LAYOUT
SEE SHT C-4 FOR SWPPP
SEE SHT C-5 FOR SWPPP NOTES & DETAILS
SEE SHT C-6 FOR GENERAL NOTES & DETAILS
SEE SHT C-7 FOR DIMENSIONED SITE PLAN
SEE SHT C-8 FOR DRIVEWAY TCP
SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS



Handwritten signature and date 7/5/18.



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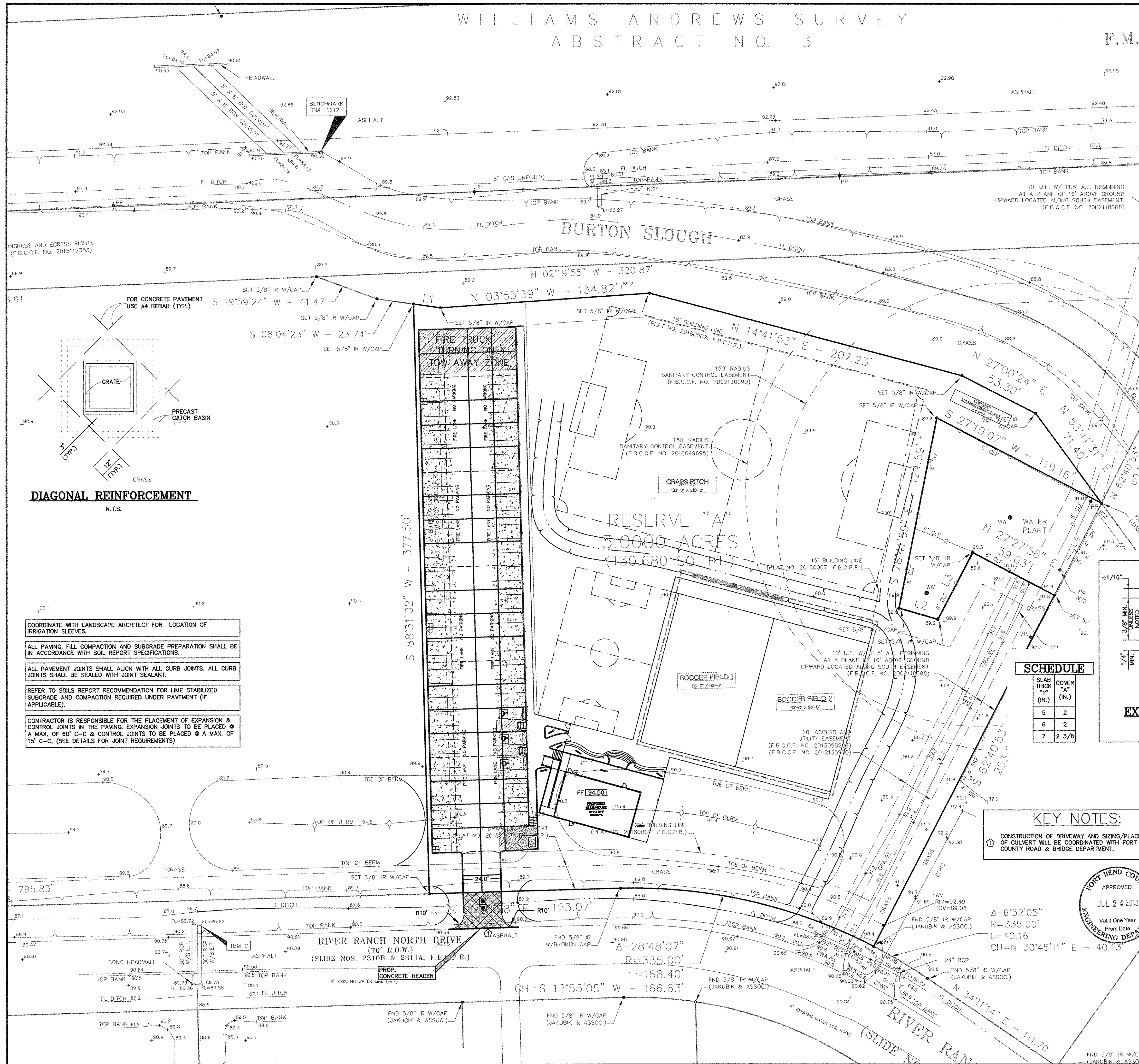
DRAWN BY: CS
DATE: 06-01-18
JOB NO: 1375-1
REVISION DATE: N/A

C-2A

BRITANNIA SOCCER PARK
LOCATED AT:
3606 FM 723 RD
ROSENBERG, TEXAS 77471

WILLIAMS ANDREWS SURVEY
ABSTRACT NO. 3

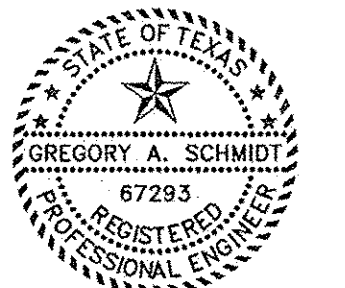
F.M.



BRITANNIA SOCCER PARK
LOCATED AT:
3606 FM 723 RD
ROSENBERG, TEXAS 77471

LEGEND

- EXISTING ELEV.
- SQUARE GRATE INLET
- JUNCTION BOX
- EXPANSION JOINT
- CONTROL OR CONSTRUCTION JOINT
- 5" THICK CONCRETE PAVEMENT
- 6" THICK CONCRETE PAVEMENT
- 7" THICK CONCRETE PAVEMENT
- DRIVEWAY PER FORT BEND COUNTY STANDARDS.



hfa
1/5/18

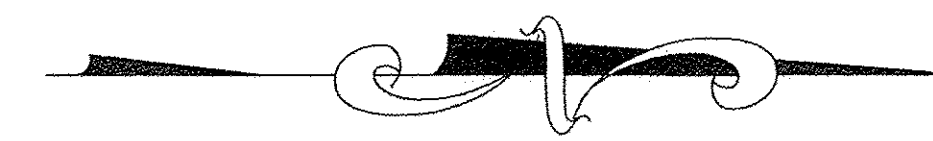
TEXAS ENGINEERING AND MAPPING CO.
12716 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10116000 / ENGINEERING FIRM NO. P-2906
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DRAWN BY: CS
DATE: 06-01-18
JOB NO: 1375-1
REVISION DATE: N/A

C-3

WILLIAMS ANDREWS SURVEY ABSTRACT NO. 3

F.M.



CONTRACTOR TO ENSURE THAT ALL DOWNSTREAM EDGES OF THE PROPERTY ARE PROTECTED WITH AN ENVIRONMENTAL CONTROL DEVICE DURING ALL PHASES OF CONSTRUCTION.

CONTRACTOR TO PROVIDE CONCRETE WASHOUT FOR ALL PROPOSED CONCRETE WORK. LOCATION OF CONCRETE WASHOUT SHALL BE ON SITE AND APPROVED BY THE CITY INSPECTOR PRIOR TO USE.

REFER TO SWPPP REPORT FOR MORE INFORMATION.

CONTRACTOR TO PROTECT EXISTING INLETS AT ALL TIME DURING CONSTRUCTION.

CONTRACTOR TO COMPLY WITH ALL TCEQ REQUIREMENTS FOR SWPPP PLAN INCLUDING SUBMITTAL OF N.O.I. WHEN REQUIRED.

BRITANNIA SOCCER PARK
LOCATED AT:
3606 FM 723 RD
ROSENBERG, TEXAS 77471

LEGEND

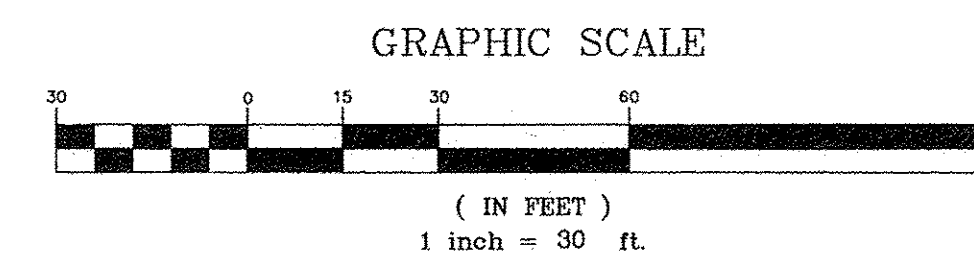
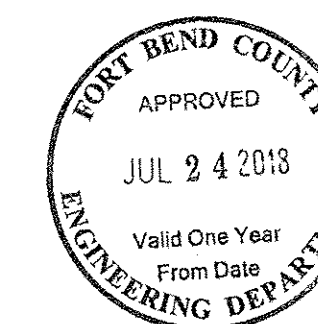
FF FILTER FABRIC FENCE
MIN. 2' BEHIND CURB

IPB INLET PROTECTION BARRIER
(GRATE INLET)

STABILIZED CONSTRUCTION ENTRANCE
(LOCATION TO BE CONFIRMED BY CONTRACTOR)

C.T.W. CONCRETE TRUCK WASHOUT AREA
(LOCATION TO BE CONFIRMED BY CONTRACTOR)

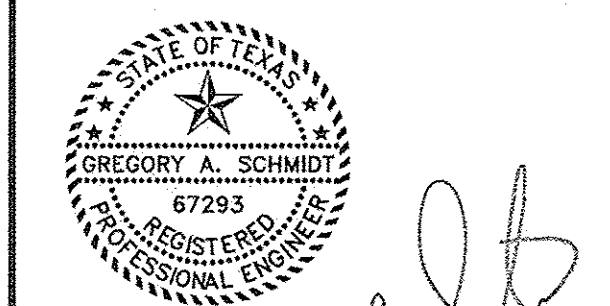
IN-CHANNEL FILTER DAM



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APPROVED: _____
DEVELOPMENT COORDINATOR

DATE: _____



Gregory J. Schmidt
6/22/13

TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
STARFORD, TEXAS 77477
PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10118000 / ENGINEERING FIRM NO. P-2008
www.tem-civil.com

DRAWN BY: CS
DATE: 06-01-18
JOB NO: 1375-1
REVISION DATE: N/A

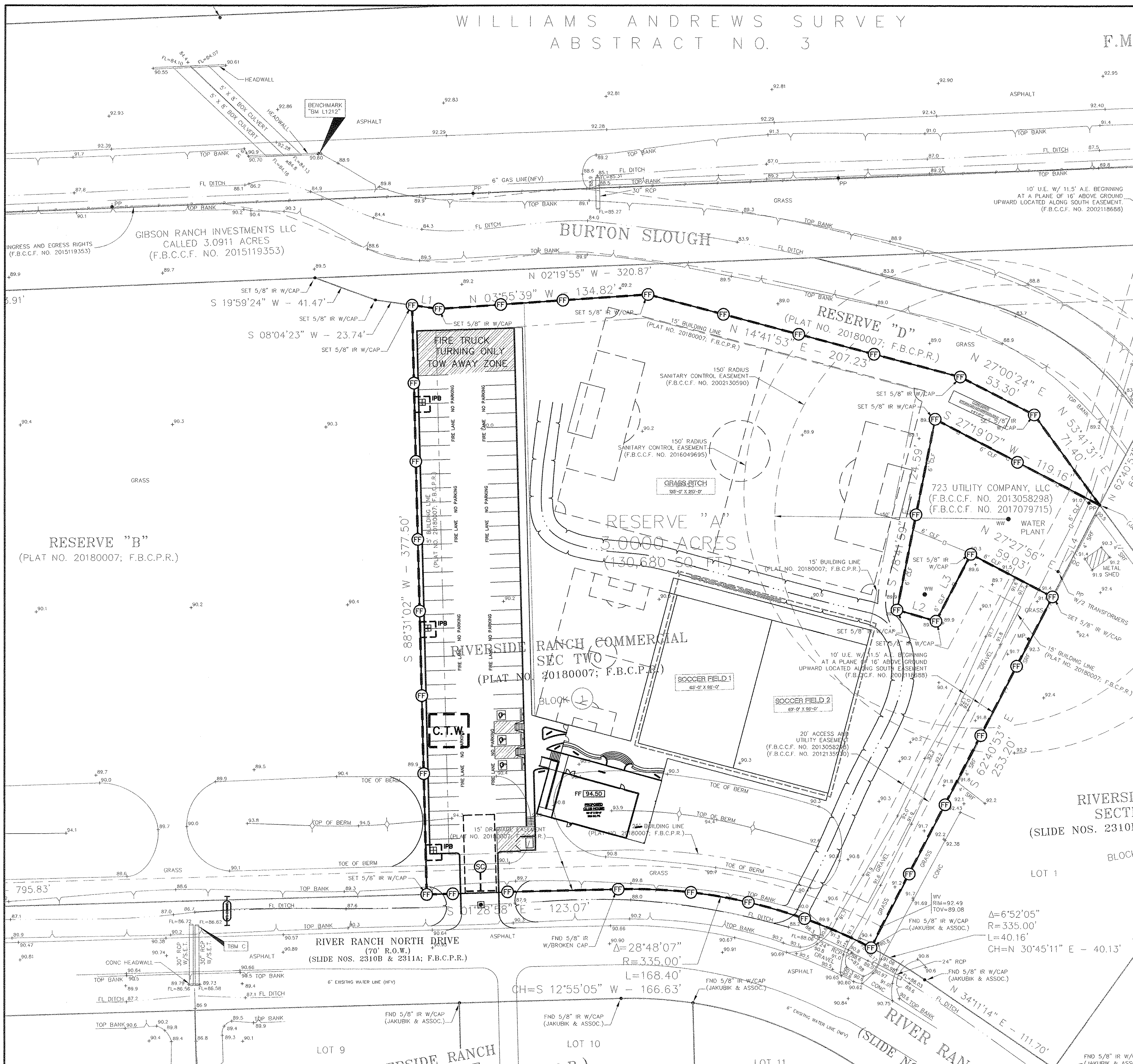
C-4

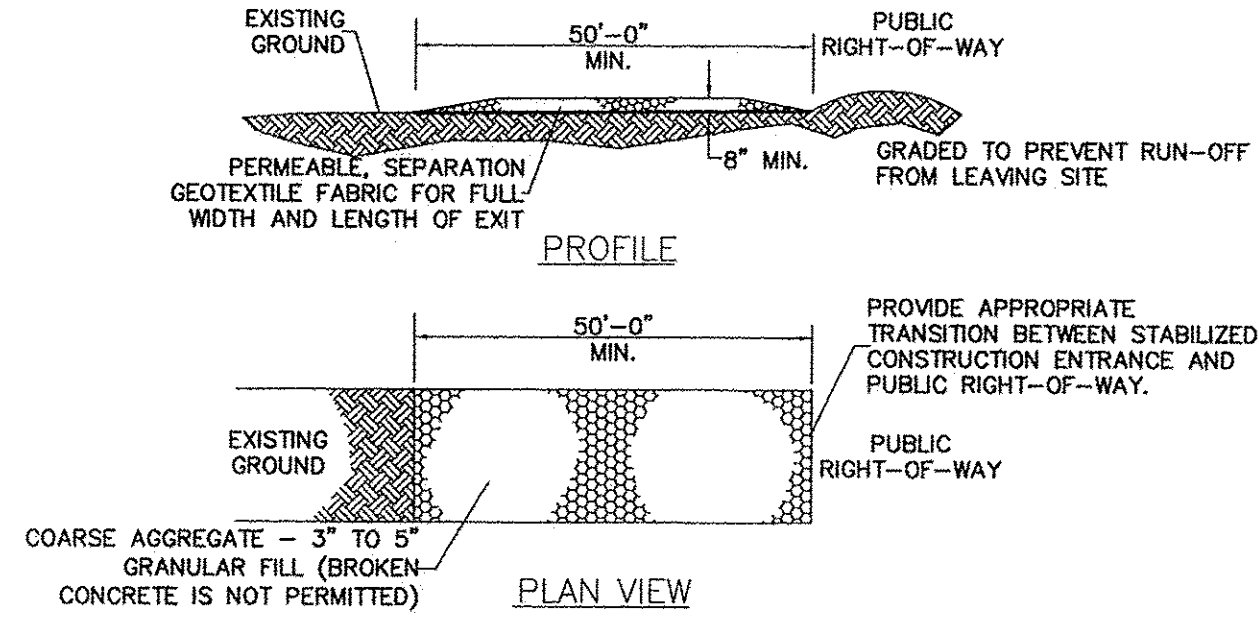
C-4 SWPPP LAYOUT

Scale 1" = 30'

JOB: 1375-1

SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
SEE SHT C-1 FOR GRADING & DRAINAGE
SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
SEE SHT C-3 FOR PAVING JOINT LAYOUT
SEE SHT C-4 FOR SWPPP
SEE SHT C-5 FOR SWPPP NOTES & DETAILS
SEE SHT C-6 FOR GENERAL NOTES & DETAILS
SEE SHT C-7 FOR DIMENSIONED SITE PLAN
SEE SHT C-8 FOR DRIVEWAY TCP
SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS





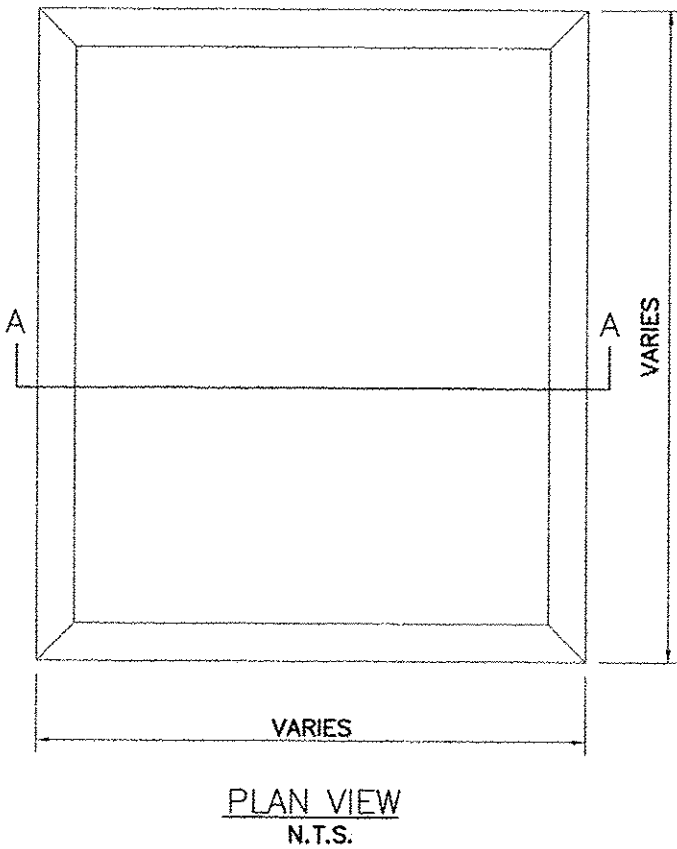
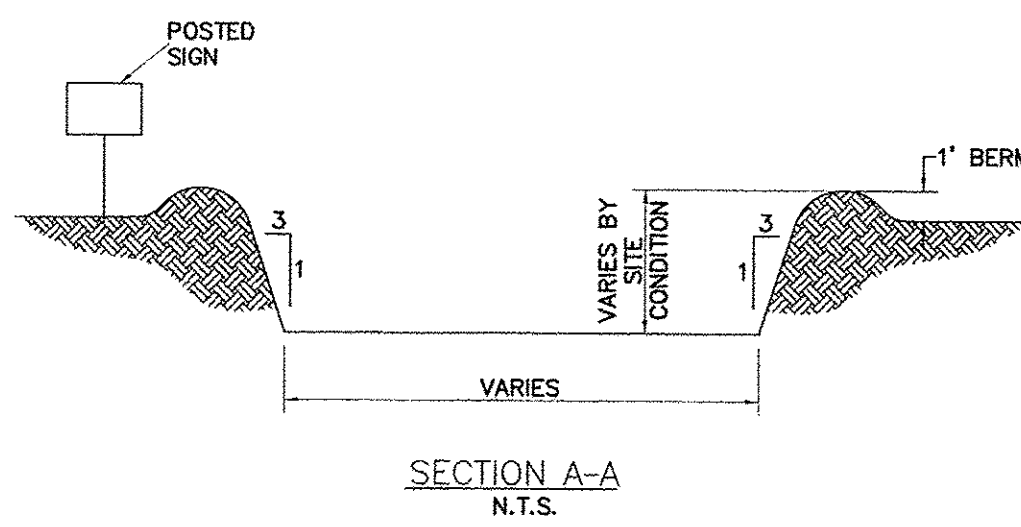
GENERAL NOTES:

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

STABILIZED CONSTRUCTION ACCESS



SYMBOL
(IF REQUIRED)



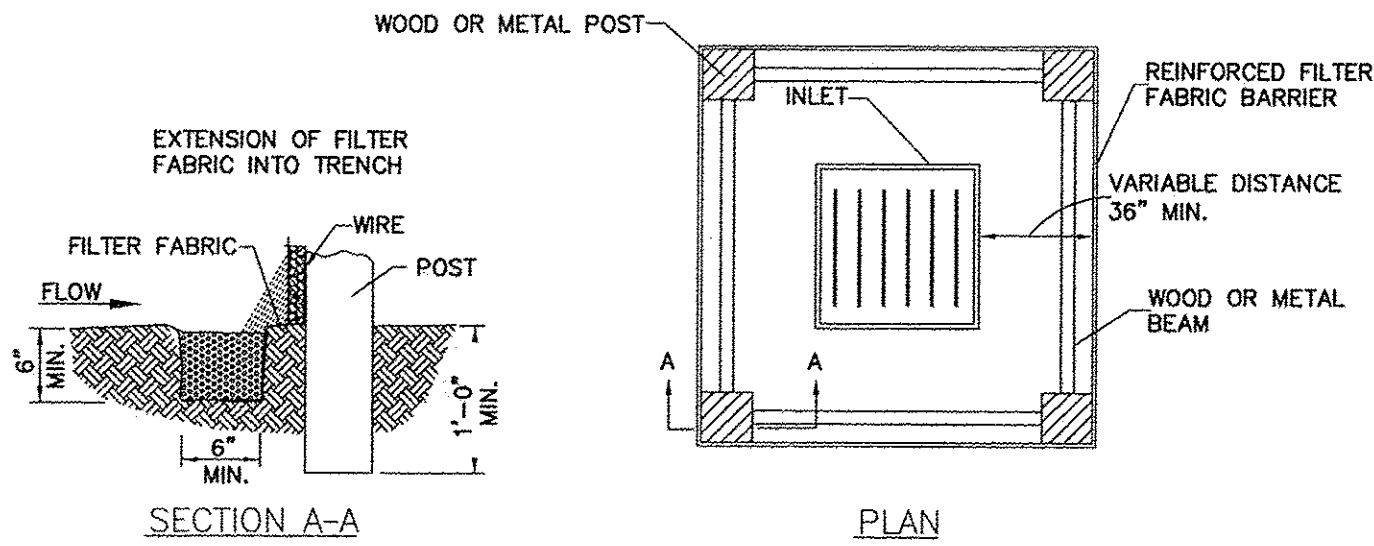
GENERAL NOTES:

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

CONCRETE TRUCK WASHOUT AREA

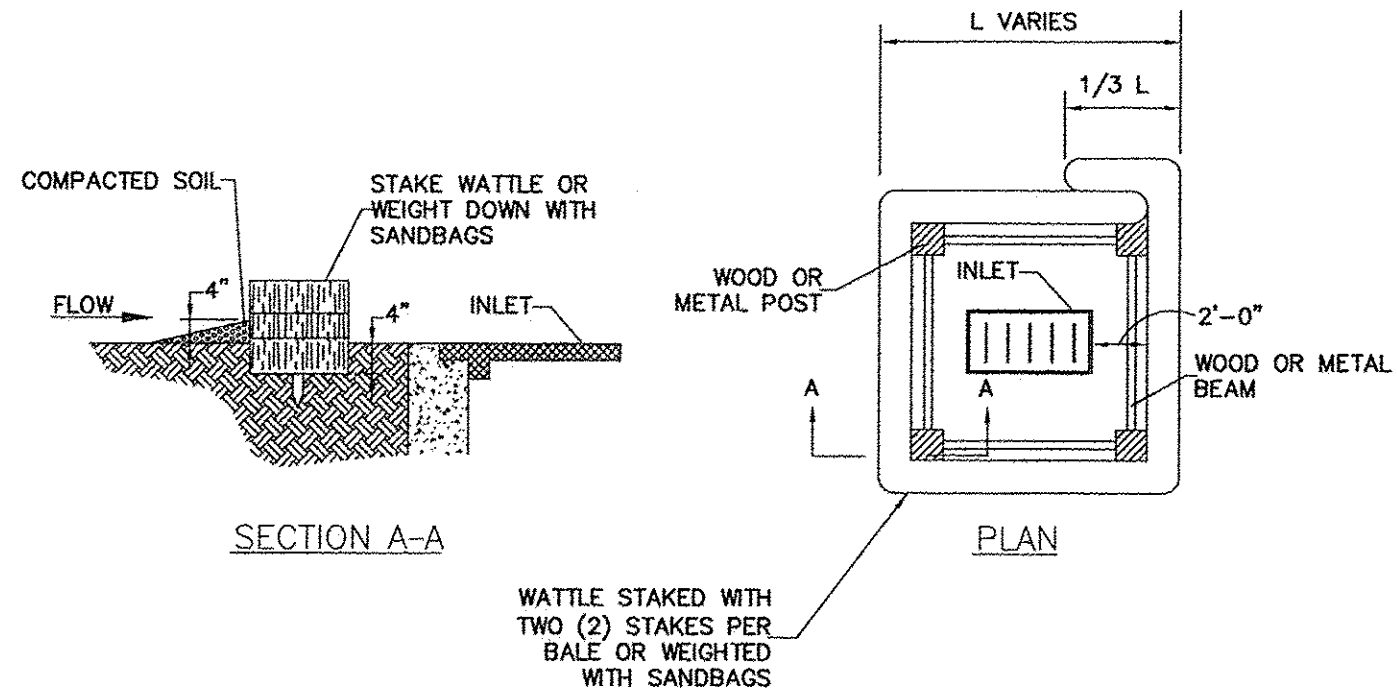


SYMBOL



GENERAL NOTE:

1. SEE REINFORCED FILTER FABRIC BARRIER DETAIL FOR REINFORCED FILTER FABRIC BARRIER REQUIREMENTS.



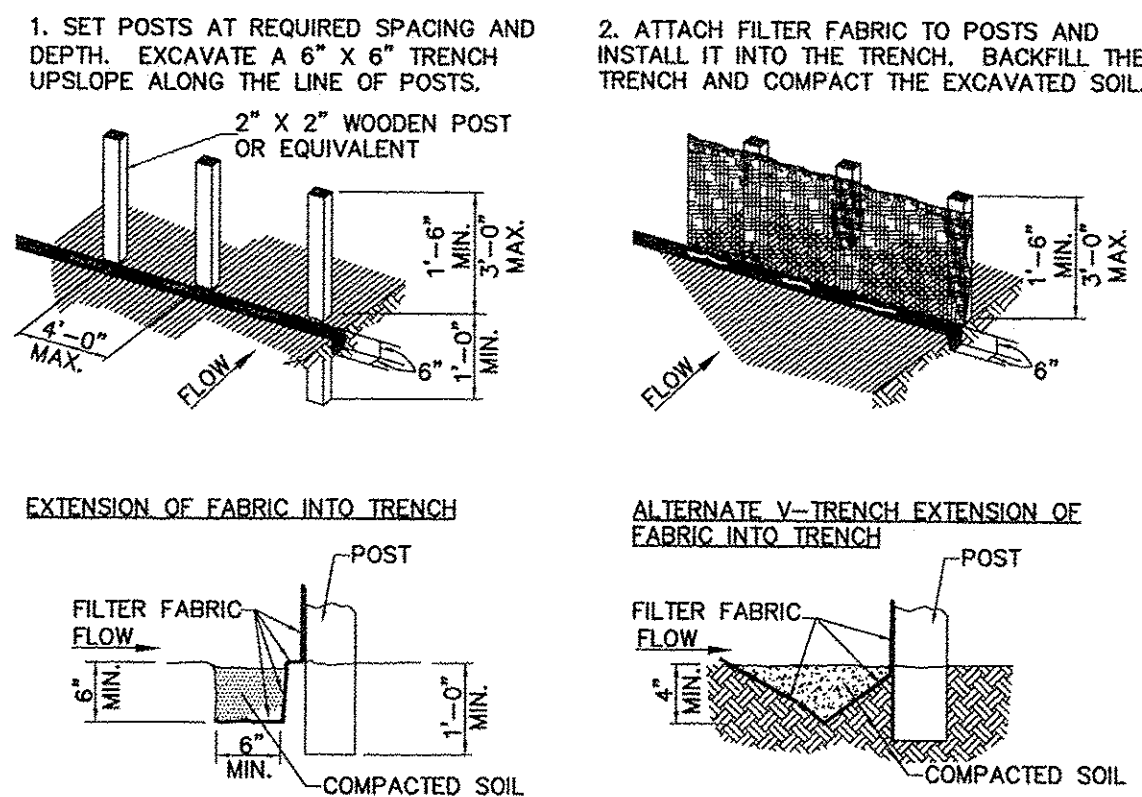
GENERAL NOTE:

1. TYPICALLY STRAW BALES ARE NOT RECOMMENDED FOR INLET PROTECTION BARRIERS.

INLET PROTECTION BARRIERS FOR STAGE I INLETS



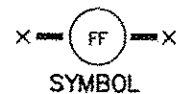
SYMBOL



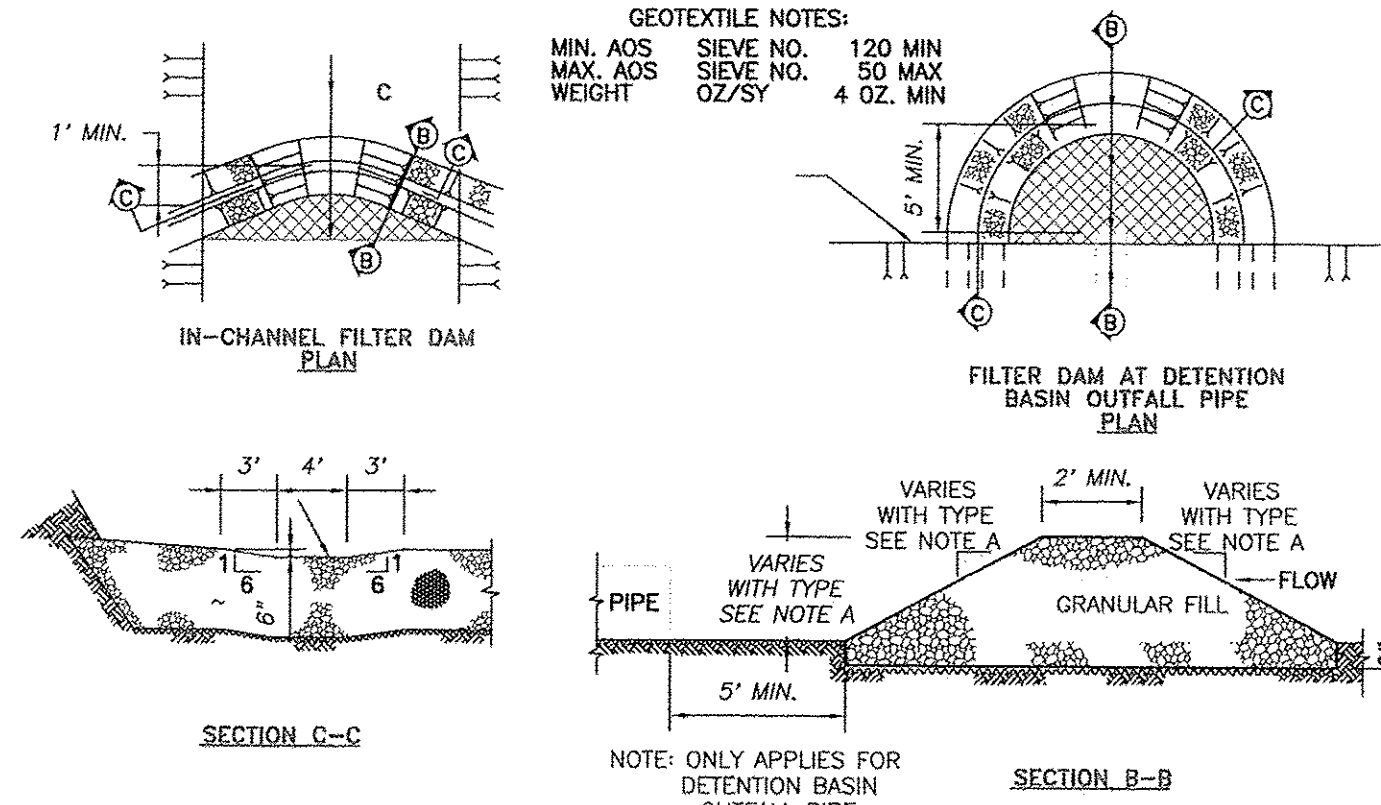
GENERAL NOTES:

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

FILTER FABRIC BARRIER



SYMBOL



A. TYPES OF FILTER DAMS

1. TYPE 1 (NON-REINFORCED)
 - a. HEIGHT - 18-24 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH - 2 FEET (MINIMUM).
 - c. SLOPES - 2:1 (MAXIMUM).
2. TYPE 2 (REINFORCED)
 - a. HEIGHT - 18-36 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH - 2 FEET (MINIMUM).
 - c. SLOPES - 2:1 (MAXIMUM).
3. TYPE 3 (REINFORCED)
 - a. HEIGHT - 36-48 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH - 2 FEET (MINIMUM).
 - c. SLOPES - 3:1 (MAXIMUM).
4. TYPE 4 (GABION)
 - a. HEIGHT - 30 INCHES (MINIMUM). MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH - 2 FEET (MINIMUM).
5. TYPE 5. AS SHOWN ON THE PLANS.

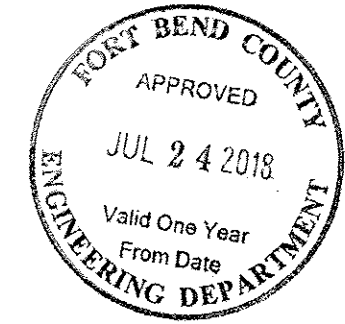
B. CONSTRUCT FILTER DAMS ACCORDING TO THE FOLLOWING CRITERIA UNLESS SHOWN OTHERWISE ON THE PLANS.

1. TYPE 2 AND 3 FILTER DAMS: SECURE WITH 20 GAUGE GALVANIZED WOVEN WIRE MESH WITH 1 INCH DIAMETER HEXAGONAL OPENINGS.
2. PLACE GRANULAR FILL ON THE WIRE MESH TO HEIGHT AND SLOPES SHOWN ON PLANS OR AS SPECIFIED BY THE ENGINEER.
 - a. 3-5 INCHES FOR ROCK FILTER DAM TYPES 1, 2 AND 4.
 - b. 4-8 INCHES FOR ROCK FILTER DAM TYPE REFER TO GRANULAR FILL IN SPECIFICATION SECTION No. 02378 RIPRAP AND GRANULAR FILL.
3. FOLD WIRE MESH AT UPSTREAM SIDE OVER GRANULAR FILL AND TIGHTLY SECURED TO ITSELF ON THE DOWNSTREAM SIDE USING WIRE TIES OR HOG RINGS.
4. IN STREAMS: SECURE OR STAKE MESH TO STREAM BED PRIOR TO AGGREGATE PLACEMENT.
5. SEE HOFCD SPECIFICATION SECTION NO. 02364-FILTER DAMS.
6. EMBED ONE FOOT MINIMUM INTO SLOPE AND RAISE ONE FOOT HIGHER THAN CENTER OF DEPRESSED AREA AT SLOPE.

FILTER DAM



SYMBOL



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

APPROVED: _____
DEVELOPMENT COORDINATOR

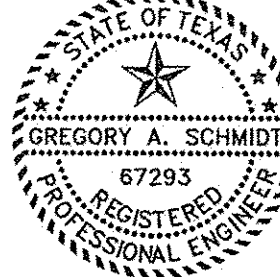
DATE: _____

C-5 SWPPP NOTES & DETAILS

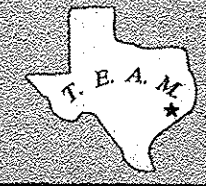
Scale: N.T.S. JOB: 1375-1
SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
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SEE SHT C-6 FOR GENERAL NOTES & DETAILS
SEE SHT C-7 FOR DIMENSIONED SITE PLAN
SEE SHT C-8 FOR DRIVEWAY TOP
SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS

BRITANNIA SOCCER PARK
LOCATED AT:
3606 FM 723 RD
ROSENBERG, TEXAS 77471

LEGEND



Signature
1/5/18



TEXAS ENGINEERING AND MAPPING CO.
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STAFFORD, TEXAS 77477
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www.temco-civil.com

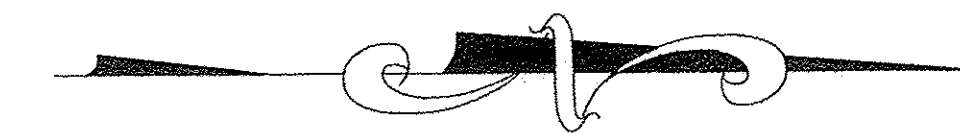
DRAWN BY: CS
DATE: 06-01-18
JOB NO: 1375-1
REVISION DATE: N/A

C-5

C-6

WILLIAMS ANDREWS SURVEY
ABSTRACT NO. 3

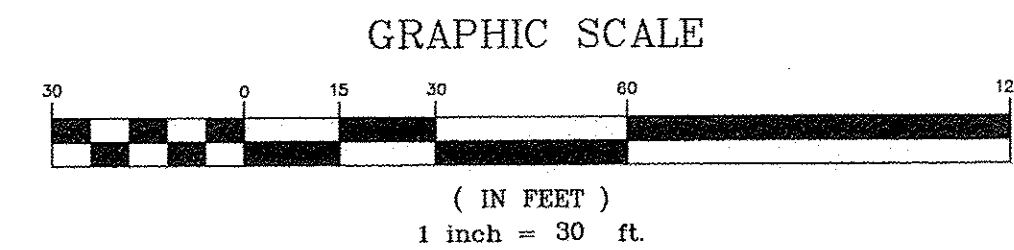
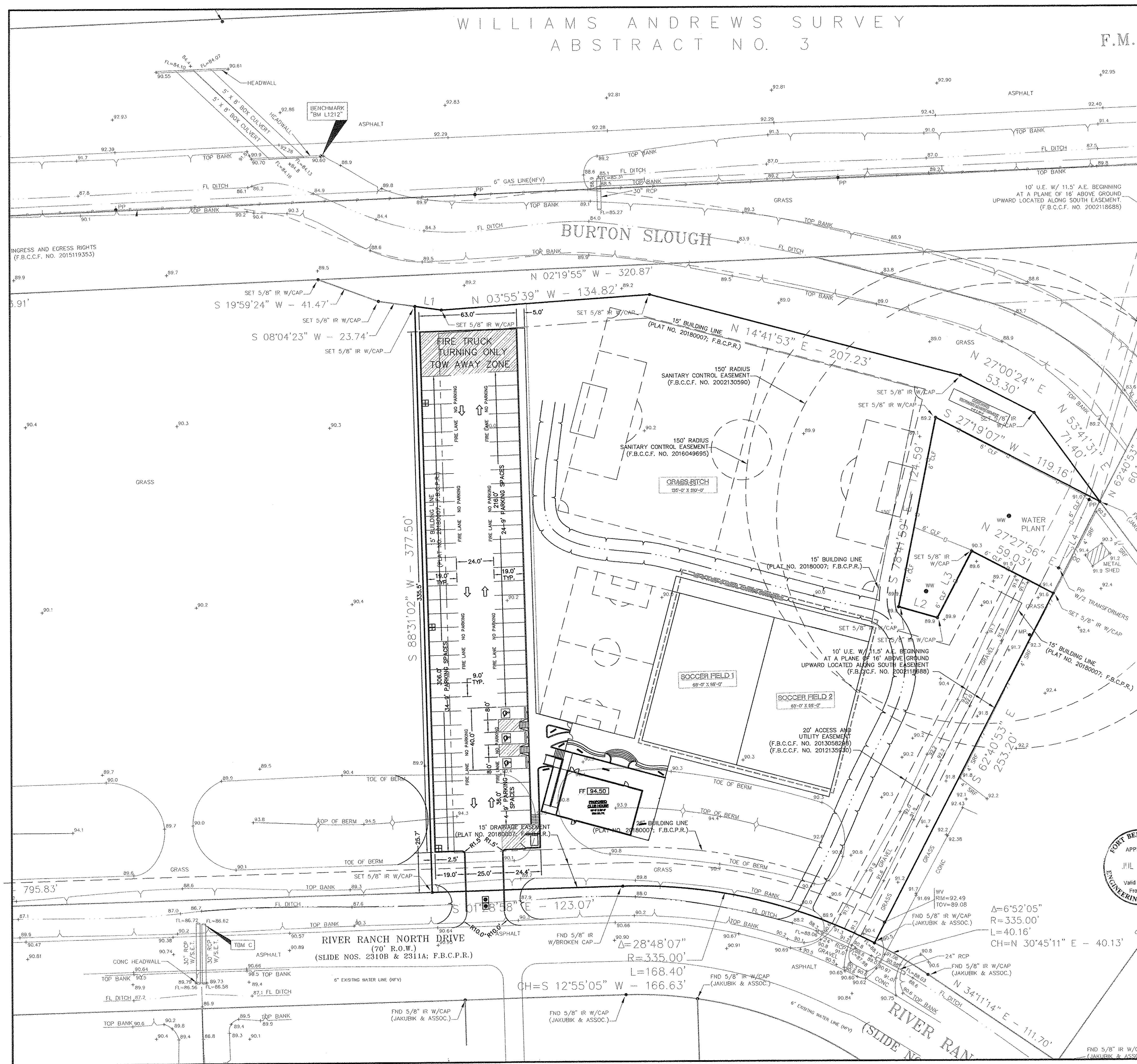
F.M.



COORDINATE WITH ARCHITECT FOR ALL BUILDING DIMENSIONS.
ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
CONTRACTOR TO COORDINATE WITH ARCHITECT TO ASSURE THAT THIS SITE PLAN MATCHES WITH THE FOUNDATION PLANS. IF CONFLICT OCCURS, CONTACT ARCHITECT IMMEDIATELY.

CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND SITE LIGHTING ELECTRICAL LAYOUT.

PARKING SPACES:	62
ADA SPACES:	3
TOTAL PARKING SPACES:	65
BUILDING SQ. FT.:	1500 SQ. FT.
BUILDING HEIGHT:	SEE AS1.0



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APPROVED: _____
DEVELOPMENT COORDINATOR

DATE: _____



C-7 DIMENSIONED SITE PLAN

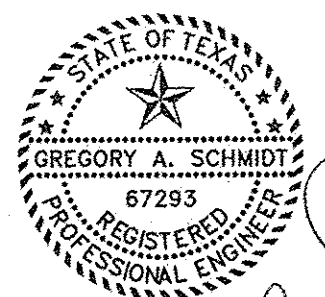
Scale 1" = 30' JOB: 1375-1
SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
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SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
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SEE SHT C-4 FOR SWPPP
SEE SHT C-5 FOR SWPPP NOTES & DETAILS
SEE SHT C-6 FOR GENERAL NOTES & DETAILS
SEE SHT C-7 FOR DIMENSIONED SITE PLAN
SEE SHT C-8 FOR DRIVEWAY TOP
SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS

BRITANNIA SOCCER PARK

LOCATED AT:
3606 FM 723 RD
ROSENBERG, TEXAS 77471

LEGEND

- 70.5 EXISTING ELEV.
- 71.20 TOP OF PAVEMENT
- TW 69.80 TOP OF WALK ELEV.
- FG 69.80 FINISHED GRADE ELEV.
- FF 69.80 FINISHED FLOOR ELEV.
- FL 69.80 FLOW LINE ELEV.
- TB 69.80 TOP OF BANK
- SQUARE GRATE INLET
- JUNCTION BOX
- DRAINAGE FLOW
- 100 YR EVENT SHEET FLOW



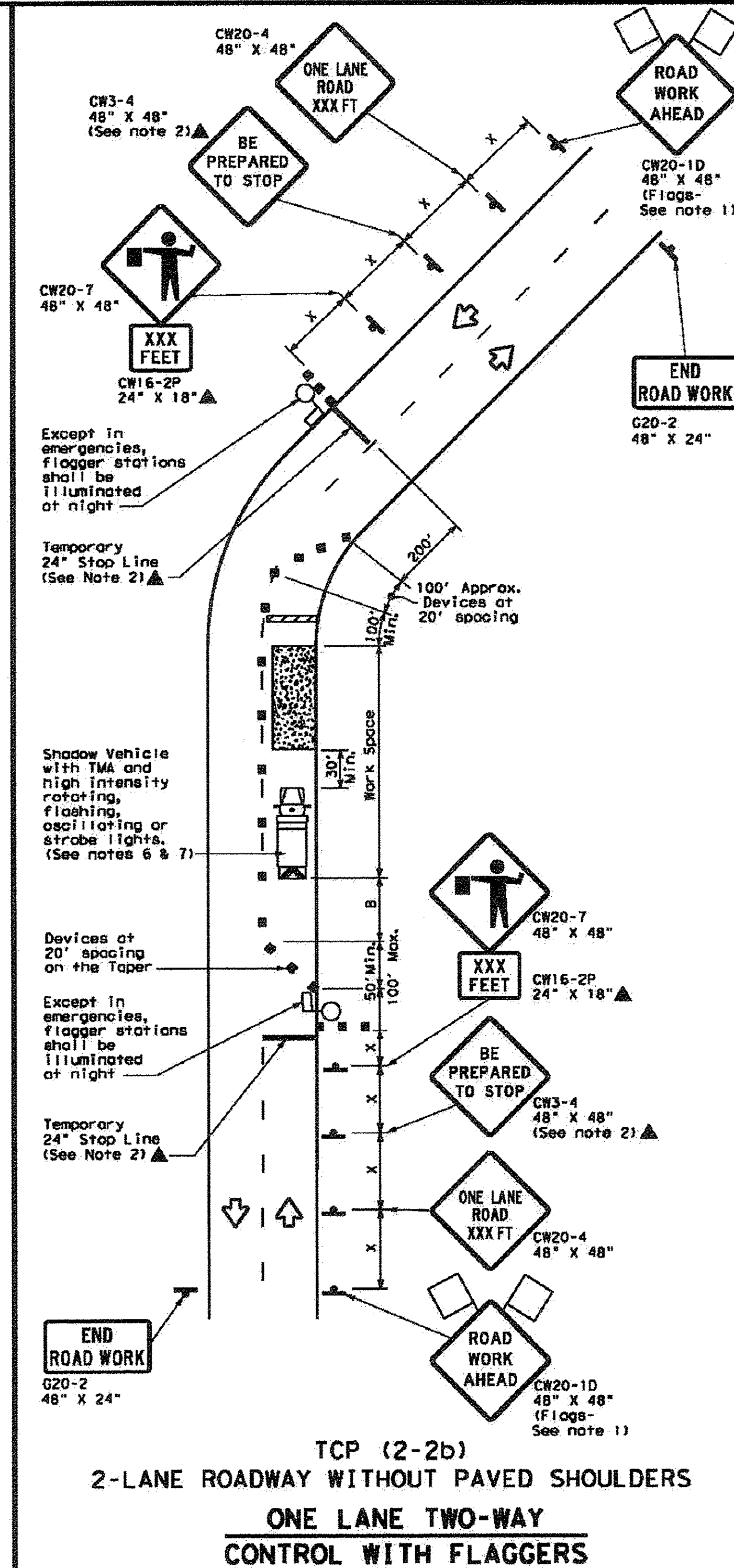
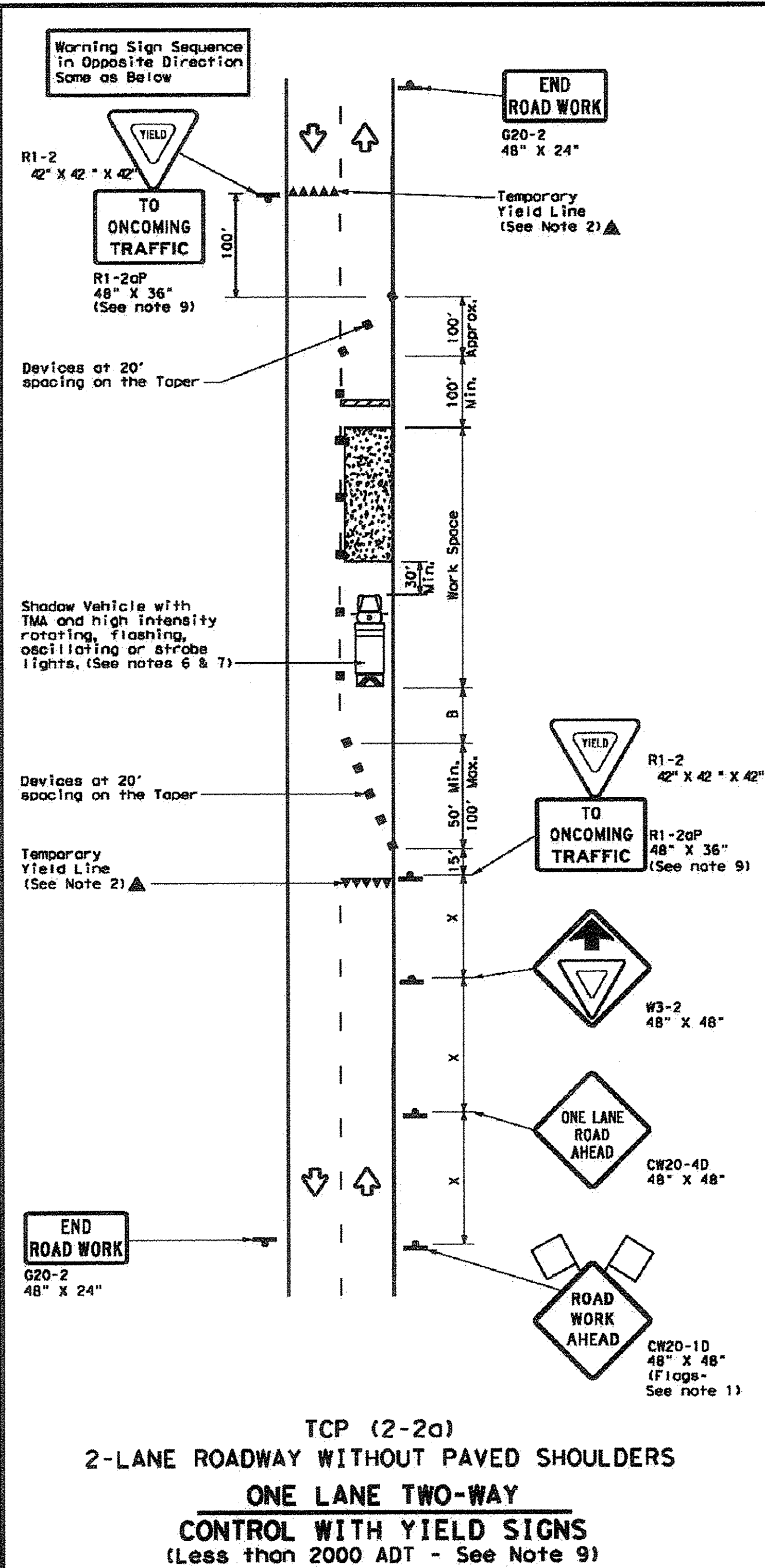
TEXAS ENGINEERING AND MAPPING CO.
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STAFFORD, TEXAS 77477
PHONE: 817.491.2500 FAX: 817.491.2505
SURVEYING FIRM NO. 10110000 / ENGINEERING FIRM NO. P-2906
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DATE: 06-01-18
JOB NO: 1375-1
REVISION DATE: N/A

C-7

DISCLAIMER: The use of this standard is governed by the Texas Engineering Practices Act. No warranty of any kind is made by the State of Texas for any purpose whatsoever, 19001 assumes no responsibility for the consequences of its use.

DATE: FILE:



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		Flogger

Posted Speed %	Formula	Minimum Desirable Taper Lengths * %			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"	Stopping Sight Distance
		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'	200'
35		205'	225'	245'	35'	70'	160'	120'	250'
40		265'	295'	320'	40'	80'	240'	155'	305'
45	L = WS	450'	495'	540'	45'	90'	320'	195'	360'
50		500'	550'	600'	50'	100'	400'	240'	425'
55		550'	605'	660'	55'	110'	500'	295'	495'
60		600'	660'	720'	60'	120'	600'	350'	570'
65		650'	715'	780'	65'	130'	700'	410'	645'
70		700'	770'	840'	70'	140'	800'	475'	730'
75		750'	825'	900'	75'	150'	900'	540'	820'

* Conventional Roads Only

** Taper lengths have been rounded off.

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

TYPICAL USAGE

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

GENERAL NOTES

- Flags attached to signs where shown, are REQUIRED.
- All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
- The CW3-4 "BE PREPARED TO STOP" sign may be installed after the CW20-4 "ONE LANE ROAD XXX FT" sign, but proper sign spacing shall be maintained.
- Flaggers should use two-way radios or other methods of communication to control traffic.
- Length of work space should be based on the ability of flaggers to communicate.
- 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.
- Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect a wider work space.

TCP (2-2a)

- The R1-2 "YIELD" sign traffic control may be used on projects with approaches that have adequate sight distance. For projects in urban areas, work space should be no longer than one half city block. In rural areas, roadways with less than 2000 ADT, work space should be no longer than 400 feet.
- The R1-20P "YIELD TO ONCOMING TRAFFIC" sign shall be placed on a support at a 7 foot minimum mounting height.

TCP (2-2b)

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

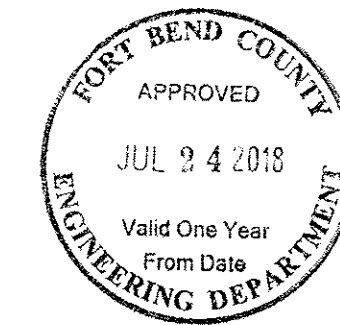
For construction or maintenance contract work, specific project requirements for shadow vehicles can be found in the project GENERAL NOTES for Item 502, Barricades, Signs and Traffic Handling.

Texas Department of Transportation
Traffic Operations Division

TRAFFIC CONTROL PLAN ONE-LANE TWO-WAY TRAFFIC CONTROL

TCP (2-2) - 12

© TxDOT December 1985		DATE	BY	CHK	DATE	BY	CHK	DATE	BY	CHK
REVISIONS		CONT	SECT	JOB		HIGHWAY				
B-95	2-12									
1-97										
4-98										
3-03										
162										



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APPROVED: _____
DEVELOPMENT COORDINATOR

DATE: _____

C-8 DRIVEWAY TCP

Scale: N.T.S. JOB: 1375-1

SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
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SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS

BRITANNIA SOCCER PARK
LOCATED AT:
3606 FM 723 RD
ROSENBERG, TEXAS 77471

STATE OF TEXAS
GREGORY A. SCHMIDT
67283
REGISTERED
PROFESSIONAL ENGINEER

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DRAWN BY: CS
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REVISION DATE: N/A

C-8

BRITANNIA SOCCER PARK
LOCATED AT:
3606 FM 723 RD
ROSENBERG, TEXAS 77471

1. WATER LINE BEDDING

NOTES:
1. BACKFILL SHALL BE NATIVE SOIL, FREE OF DEBRIS, PLACED IN LIFTS, 8" THICK OR LESS, COMPACTED TO 95% STANDARD PROCTOR DENSITY, EXCEPT AS REQUIRED BELOW.
2. BACKFILL UNDER AND WITHIN 3 FEET OF DRIVEWAYS AND PUBLIC STREETS SHALL BE (CONCRETE STABILIZED SAND (2 BAGS OF CEMENT PER TON OF SAND), EXCEPT THE TOP 6" SHALL BE NATIVE SOIL, FREE OF DEBRIS. ALL BACKFILL UNDER PAVING SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3. TRENCH SHORING, IN ACCORDANCE WITH OSHA, SHALL BE INSTALLED AS REQUIRED.
4. ALL EXCAVATED MATERIAL WITH A P.I. OF 1% OR LESS MAY BE USED AS BACKFILL WITH FIELD APPROVAL BY THE CITY.

2. THRUST BLOCK

NOTES:
1. 5/8" ALL-THREAD IS TO BE USED TO THE VALVE TO TEE AND VALVE TO HYDRANT.
2. PROVIDE MECHANICAL GASKETED JOINTS (EPA IRON, SERIES 2000/PV, OR APPROVED EQUAL).
3. PAINT ALL FIRE HYDRANT BARRELS CHROME ALUMINUM (ACE HARDWARE 255A110) OR AN APPROVED EQUAL BY THE CITY OF RICHMOND.
PAINT BONNET AND CAPS IN ACCORDANCE WITH CITY OF RICHMOND REQUIREMENTS BASED ON MAINLINE SIZE. (COLORS: YELLOW-6" AND LESS; WHITE-8"; GREEN-TALL TO 20"; ORANGE-TALL TO 60").

3. GATE VALVE AND BOX

NOTES:
1. PROVIDE OPERATING NUT EXTENSION, AS NEEDED, TO APPROXIMATELY THREE (3) FEET BELOW FINISHED GRADE.
2. VALVE BOX SHALL NOT TRANSMIT ANY LOAD DIRECTLY TO THE VALVE OR PIPE.
3. GATE VALVES SHALL BE COUNTER-CLOCKWISE OPEN.
4. TAPPING VALVES ARE NOT ALLOWED WHEN TAP IS SAME SIZE AS THE EXISTING MAIN EXCEPT WHEN APPROVED BY PUBLIC WORKS.
5. FOR CUT IN VALVES OR FITTINGS, PROVIDE CAST IRON SLEEVE WITH MJ X MJ ON ALL SIDES OF VALVE/FITTING. BLOCK UP INSTALLED FITTING WITH CONSTRUCTION BRICKS.

4. FIRE HYDRANT

NOTES:
1. VALVES IN THIS LOCATION ARE NOT ACCEPTABLE.
2. ACCEPTABLE VALVE LOCATIONS.

5. 2" BLOWOFF VALVE ASSEMBLY

NOTES:
1. ON OPEN DITCH ROADS, SET THE FLUSHING HYDRANTS WITHIN 3 FEET OF ROAD RIGHT-OF-WAY LINE.
2. ALL PIPING AND FITTINGS SHALL BE BRASS ALL THE WAY TO THE SADDLE.

6. WATER PIPE OFFSET ASSEMBLY

NOTES:
1. PIPE MATERIAL SHALL BE AWWA C900 PVC, DR-14, 200 PSI WITH INTEGRAL PVC RESTRAINED JOINTS.
2. OFFSET ASSEMBLY MUST PASS OVER THE OBSTRUCTION AS LONG AS THE MINIMUM CLEARANCE IS MAINTAINED. SPECIFIC APPROVAL FROM THE UTILITIES DEPARTMENT MUST BE GRANTED FOR THE OFFSET TO PASS UNDER THE OBSTRUCTION.
3. MATERIAL AND COATINGS SHALL BE IN ACCORDANCE WITH WATER MAIN STANDARD SPECIFICATIONS.
4. RESTRAIN EXISTING PIPING BEYOND OFFSET SECTION AS REQUIRED TO PREVENT MOVEMENT.
5. ALL PVC PRODUCTS MUST BE LISTED ON CITY OF RICHMOND'S APPROVED PRODUCTS LIST.

7. WATER LINE CASING

NOTES:
1. CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE ENCASEMENT PIPE TO PROVIDE SUPPORT AROUND THE PERIPHERY OF THE PIPE. MINIMUM CLEARANCE BETWEEN MAXIMUM O.D. OF CARRIER PIPE AND I.D. OF CASING SHALL BE ONE INCH.
2. SPACERS SHALL BE PROJECTION TYPE, WITH A MINIMUM NUMBER OF PROJECTIONS AROUND THE CIRCUMFERENCE EQUAL TO THE NUMBER OF DIAMETER INCHES OF THE CARRIER PIPE. CASING SPACERS SHALL BE TOTALLY NON-METALLIC SPACERS CONSTRUCTED OF INTERLOCKING PROFORMED TUBES OF HIGH DENSITY POLYETHYLENE. SPACERS SHALL BE ISO 9002 CERTIFIED FOR STRENGTH AND QUALITY.
3. THE ENDS OF THE CASING SHALL BE SEALED USING PVM MODEL 1 WA WRAP AROUND END SEAL MADE OF 1/8" THICKNESS RUBBER AND STAINLESS STEEL BANDS, OR APPROVED EQUAL.
4. EXTEND CASING A MINIMUM OF 5' BEYOND EDGE OF PAVEMENT.

8. VALVE LOCATION PLAN

NOTES:
1. VALVES IN THIS LOCATION ARE NOT ACCEPTABLE.
2. ACCEPTABLE VALVE LOCATIONS.

9. BLOWOFF LOCATION PLAN

NOTES:
1. VALVES IN THIS LOCATION ARE NOT ACCEPTABLE.
2. ACCEPTABLE VALVE LOCATIONS.

10. AIR RELEASE VALVE

NOTES:
1. 1-1/2"x1-1/2" BOUNNY FORCE 3000P THROATLETS, OR APPROVED EQUAL.

NO.	DATE	REVISIONS	APP.
CITY OF RICHMOND STANDARD CONSTRUCTION DETAILS WATER-1			
SCALE		DESIGNED BY: LUT	
HORIZONTAL	1" = 10'	DRAWN BY: AJS	
VERTICAL	1" = 10'	CHECKED BY: KHK	
		DATE: 7/24/17	
		JOB NO:	
		DWG. NO:	
		R-2-17	
Sheet:			

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

APPROVED: _____
DEVELOPMENT COORDINATOR

DATE: _____

CITY OF
RICHMOND DETAILS R2
JOB: 1375-1

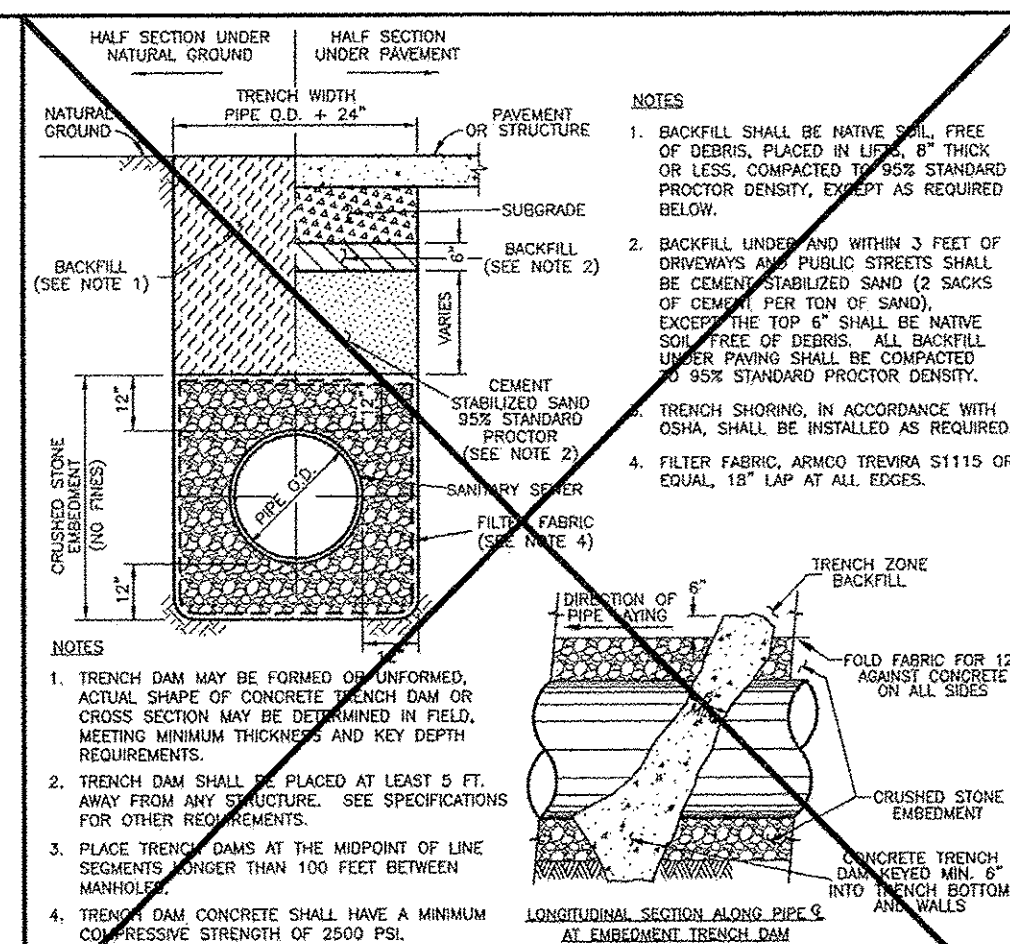
SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
SEE SHT C-1 FOR GRADING & DRAINAGE
SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
SEE SHT C-3 FOR PAVING JOINT LAYOUT
SEE SHT C-4 FOR SWPPP
SEE SHT C-5 FOR SWPPP NOTES & DETAILS
SEE SHT C-6 FOR GENERAL NOTES & DETAILS
SEE SHT C-7 FOR DIMENSIONED SITE PLAN
SEE SHT C-8 FOR DRIVEWAY TCP
SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS

1/5/18

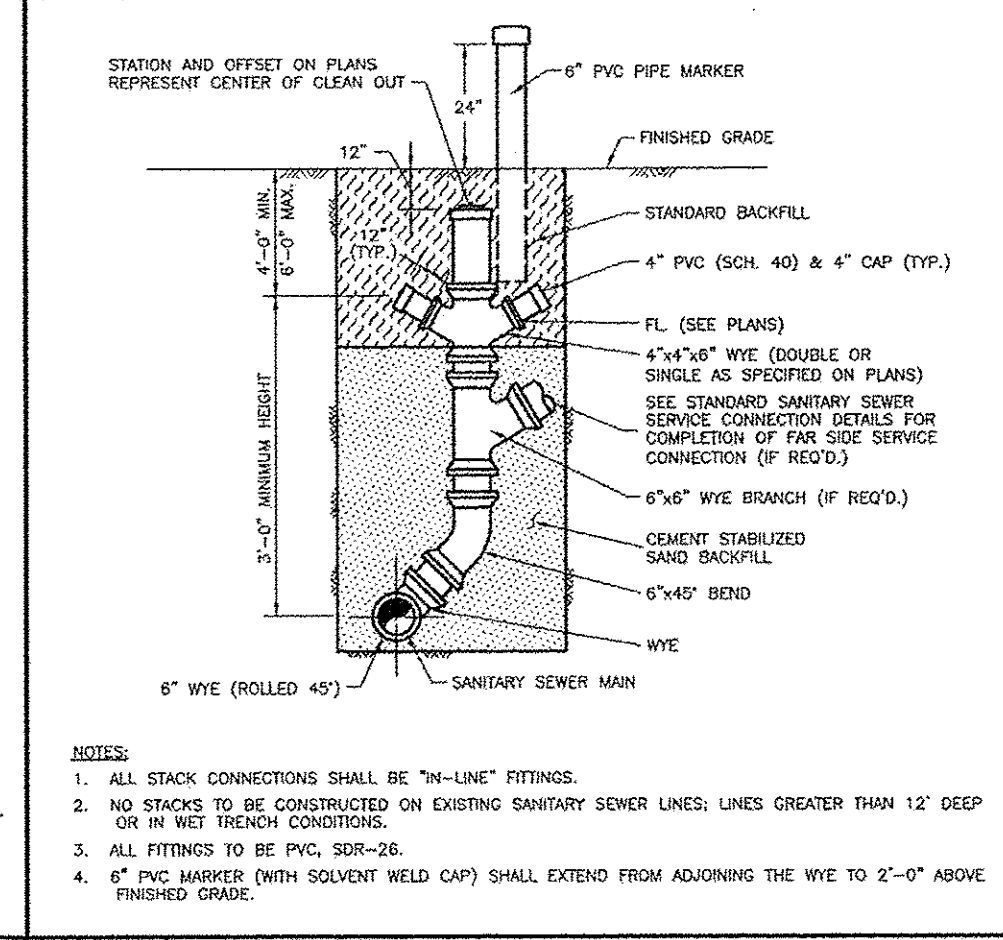
TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2605 FAX: 281.491.2535
SURVEYING FIRM NO. 10110000 / ENGINEERING FIRM NO. F-2908
www.team-civil.com

DRAWN BY: CS
DATE: 06-01-18
JOB NO: 1375-1
REVISION DATE: N/A

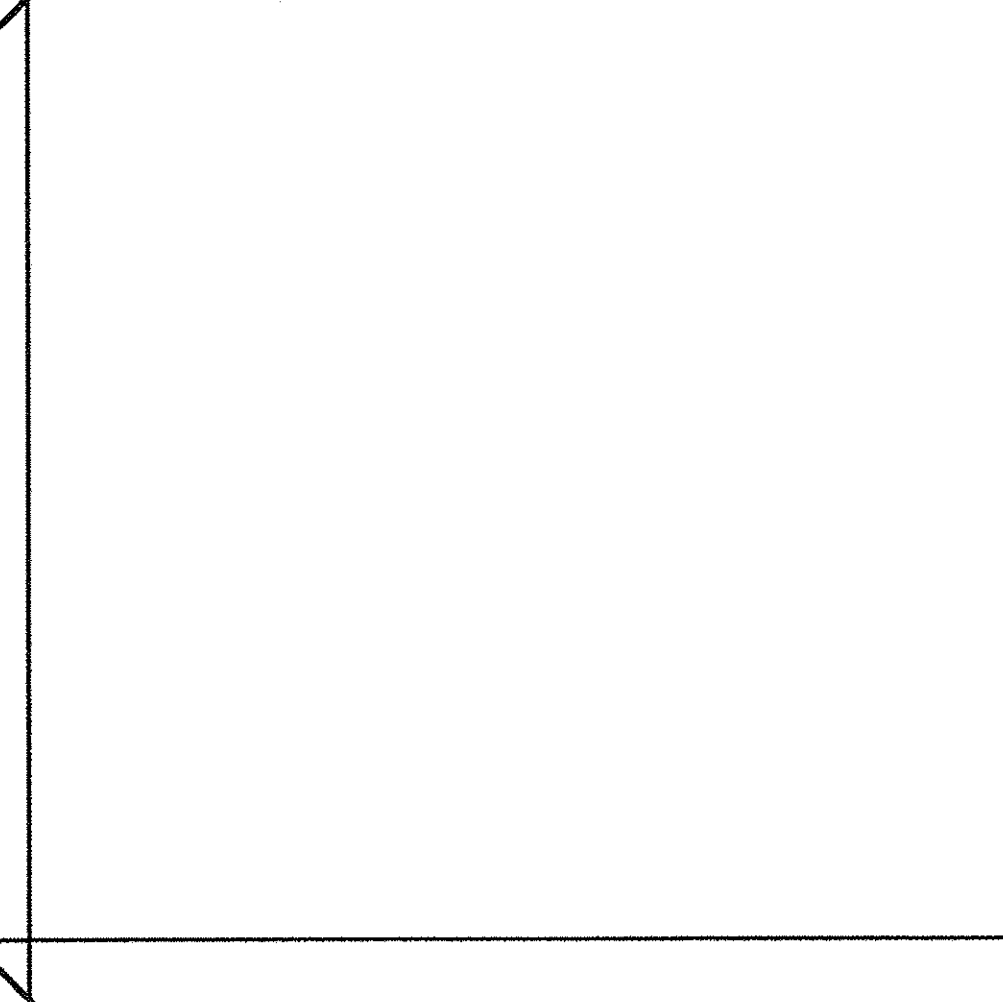
C-10
CITY OF RICHMOND
DETAILS R2




3. SANITARY SEWER BEDDING FOR WET CONDITIONS



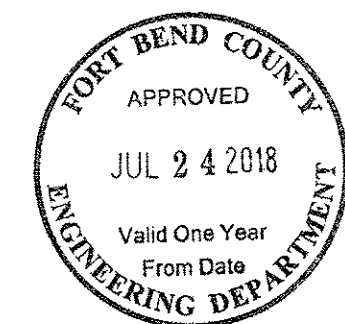
6. SANITARY SEWER STACK



8. SANITARY SEWER FORCE MAIN BEDDING

No.	DATE	REVISIONS			APP.
<div>CITY OF RICHMOND STANDARD CONSTRUCTION DETAILS SANITARY-1</div>					
<div style="text-align: center;"></div>					
SCALE		DESIGNED BY: LLT			
HORIZONTAL	1" = NTS	DRAWN BY: AJS			
VERTICAL	1" = NTS	CHECKED BY: KKK			
		JOB NO: DATE: 7/24/17			
		DWG. NO:			
		R-4-17			
Sheet:					

DATE: _____



C-12

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SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
SEE SHT C-1 FOR GRADING & DRAINAGE
SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
SEE SHT C-3 FOR PAVING JOINT LAYOUT
SEE SHT C-4 FOR SURFACE
SEE SHT C-5 FOR SWPPP NOTES & DETAILS
SEE SHT C-6 FOR GENERAL NOTES & DETAILS
SEE SHT C-7 FOR DIMENSIONED SITE PLAN
SEE SHT C-8 FOR DRIVEWAY TCP
SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS
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BRITANNIA SOCCER PARK
LOCATED AT:
3606 FM 723 RD
ROSENBERG, TEXAS 77471

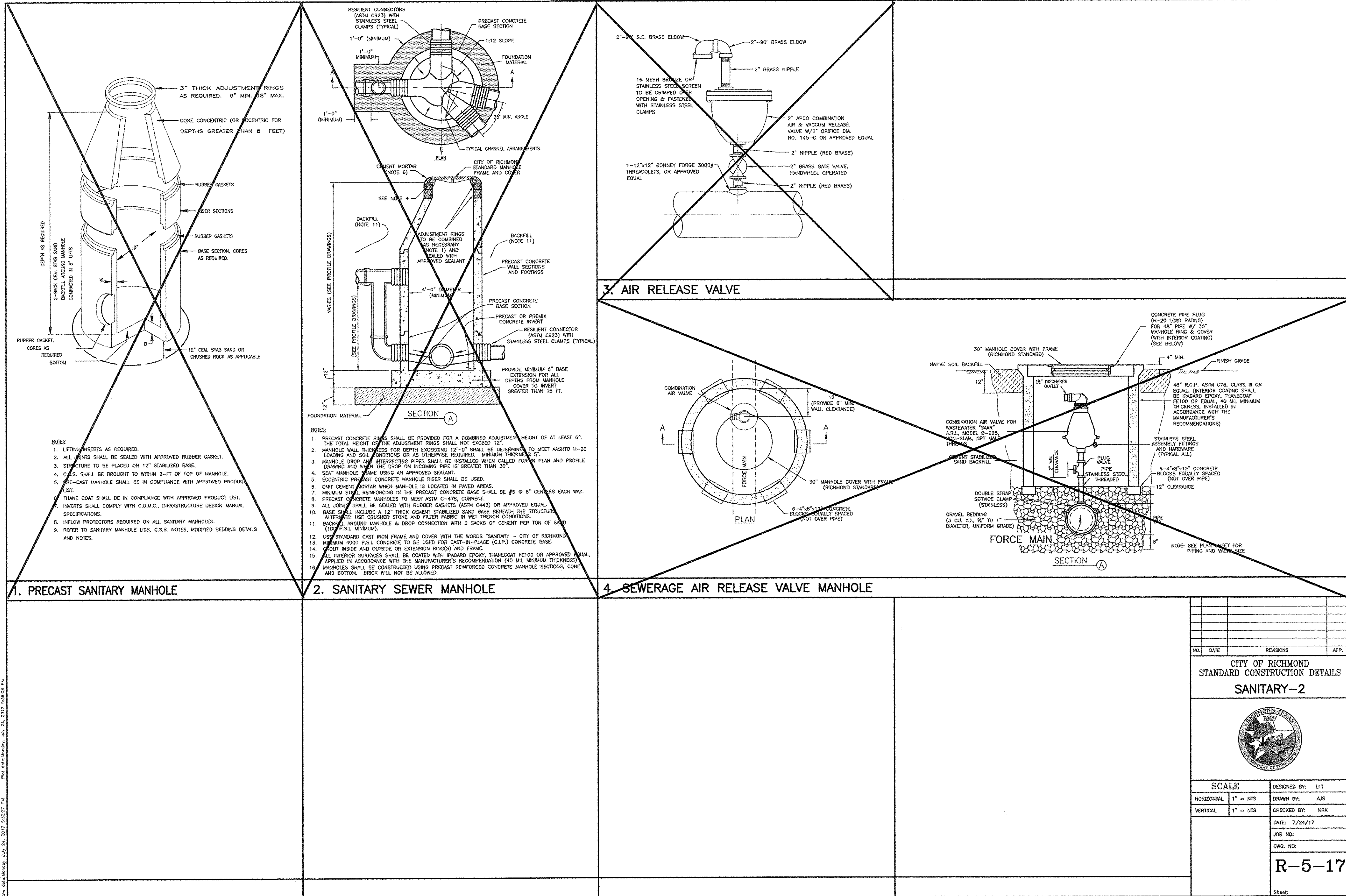


TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906
www.team-civil.com

DRAWN BY: CS
DATE: 06-01-18
JOB NO: 1375-1
REVISION DATE: N/A

C-12
CITY OF RICHMOND
DETAILS R4

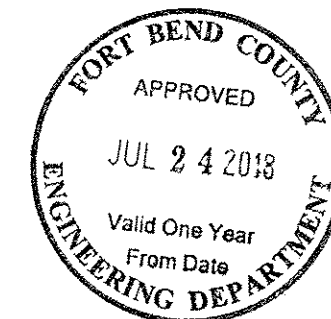
BRITANNIA SOCCER PARK
LOCATED AT:
3606 FM 723 RD
ROSENBERG, TEXAS 77471



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

APPROVED: _____
DEVELOPMENT COORDINATOR

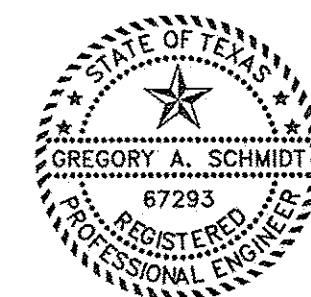
DATE: _____



CITY OF
RICHMOND DETAILS R5

C-13

SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
SEE SHT C-1 FOR GRADING & DRAINAGE
SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
SEE SHT C-3 FOR PAVING JOINT LAYOUT
SEE SHT C-4 FOR SWPPP
SEE SHT C-5 FOR SWPPP NOTES & DETAILS
SEE SHT C-6 FOR GENERAL NOTES & DETAILS
SEE SHT C-7 FOR DIMENSIONED SITE PLAN
SEE SHT C-8 FOR DRIVEWAY TOP
SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS



1/5/18

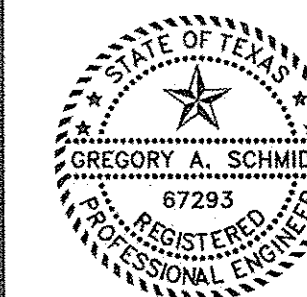


TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2555 FAX: 281.491.2555
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. E-2006
www.team-civil.com

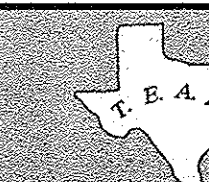
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DATE: 06-01-18
JOB NO: 1375-1
REVISION DATE: N/A

C-13
CITY OF RICHMOND
DETAILS R5

BRITANNIA SOCCER PARK
LOCATED AT:
3606 FM 723 RD
ROSENBERG, TEXAS 77471



Gregory A. Schmidt
1/5/18



TEXAS ENGINEERING AND MAPPING CO.
12716 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281-491-2555 FAX: 281-491-2555
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2006
www.team-civil.com

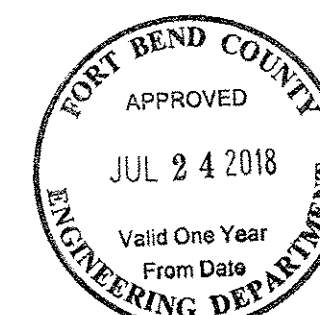
DRAWN BY: CS
DATE: 06-01-18
JOB NO: 1375-1
REVISION DATE: N/A

C-15
CITY OF RICHMOND
DETAILS R7

CITY OF
RICHMOND DETAILS R7

JOB: 1375-1

SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
SEE SHT C-1 FOR GRADING & DRAINAGE
SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
SEE SHT C-3 FOR PAVING JOINT LAYOUT
SEE SHT C-4 FOR SWPPP
SEE SHT C-5 FOR SWPPP NOTES & DETAILS
SEE SHT C-6 FOR GENERAL NOTES & DETAILS
SEE SHT C-7 FOR DIMENSIONED SITE PLAN
SEE SHT C-8 FOR DRIVEWAY TCP
SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS



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

APPROVED: _____
DEVELOPMENT COORDINATOR

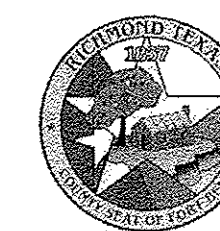
DATE: _____

- GENERAL CONSTRUCTION NOTES:
1. ALL CAST CONCRETE BASES SHALL HAVE #4 REBAR @ 12" C-C EW.
 2. CONCRETE SHALL BE 3500 PSI MIN.
 3. USE C.S.S. BEDDING AS PER DETAILS 2 SK, COMPACTED 6" LIFTS (MAX.) TO 95% STANDARD.

NOTE:
STORM MANHOLES AND INLETS SHALL BE PRECAST CONCRETE. POURED IN PLACE, REINFORCED CONCRETE STRUCTURES MAY BE SUBSTITUTED WHEN THE PROPOSED CONSTRUCTION DETAIL IS SUBMITTED BY THE DESIGN ENGINEER FOR APPROVAL BY THE CITY.
A 4000 PSI COLLAR IS REQUIRED TO BRIDGE A 3" OR LARGER GAP, DEFLECTION OR CONNECTION OF DIFFERENT SIZE PIPES. THE COLLAR WILL BE 6" THICK 2 FT WIDE WITH #4 REBAR DOWELED INTO THE PIPE AND STRUCTURE. FOR A PIPE CONNECTION TO A MANHOLE OR BOX, THE COLLAR WILL BE 1 FOOT WIDE ON THE OUTSIDE OF THE STRUCTURE AND SEALED SMOOTHLY ON THE INSIDE OF THE STRUCTURE WITH NON-SHRINK GROUT.

NO.	DATE	REVISIONS	APP.

CITY OF RICHMOND
STANDARD CONSTRUCTION DETAILS
STORM SEWER-2



SCALE
DESIGNED BY: LLT
HORIZONTAL: 1" = 10'
VERTICAL: 1" = 10'

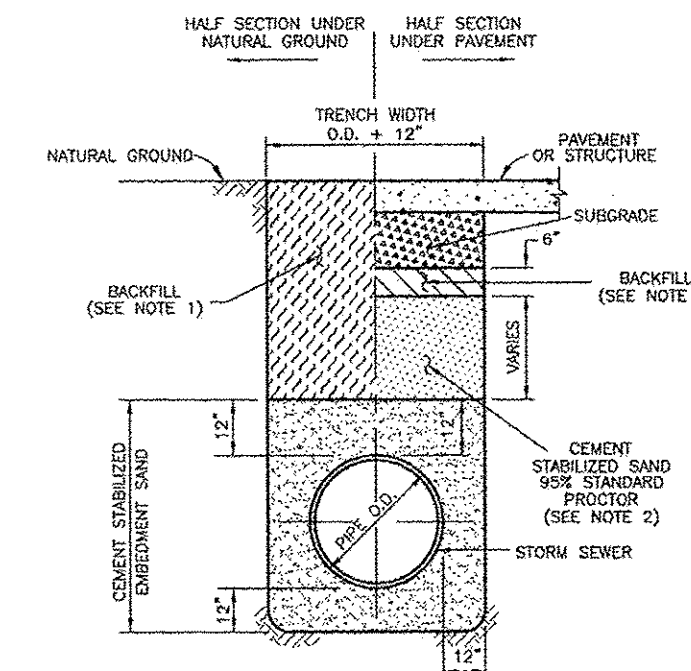
DRAWN BY: AJS
CHECKED BY: KRK
DATE: 7/24/17
JOB NO:
DWG. NO:

R-7-17

Sheet:

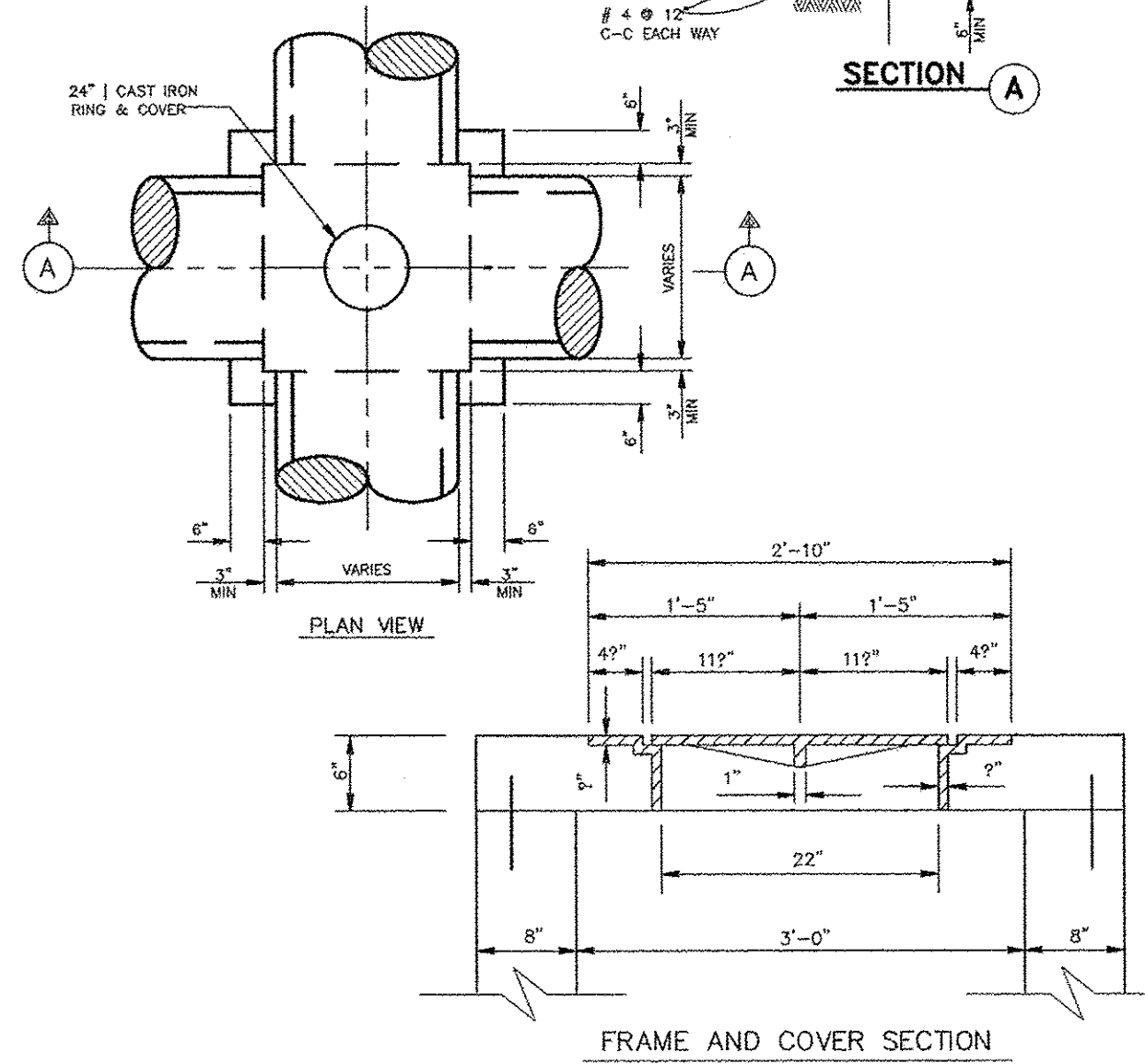
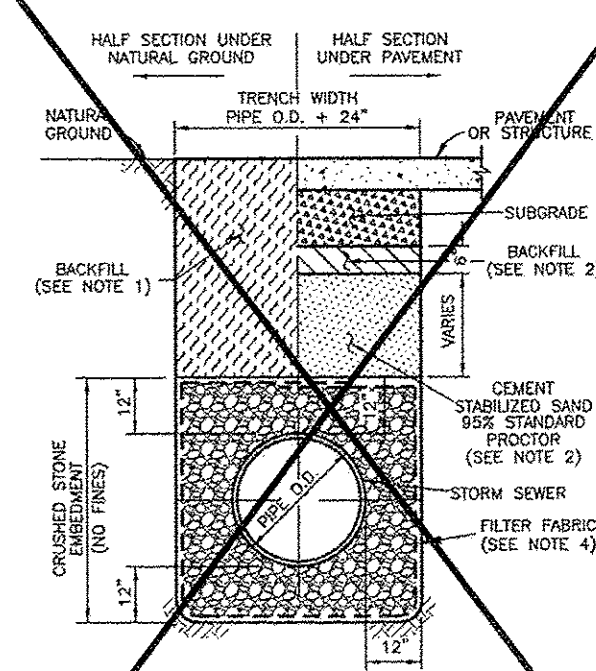
3. STORM SEWER BEDDING

- NOTES
1. BACKFILL SHALL BE NATIVE SOIL, FREE OF DEBRIS, PLACED IN LIFTS, 8" THICK OR LESS, COMPACTED TO 95% STANDARD PROCTOR DENSITY, EXCEPT AS REQUIRED BELOW.
 2. BACKFILL UNDER AND WITHIN 3 FEET OF DRIVEWAYS AND PUBLIC STREETS SHALL BE CEMENT STABILIZED SAND (2 SACKS OF CEMENT PER TON OF SAND), EXCEPT THE TOP 6" SHALL BE NATIVE SOIL, FREE OF DEBRIS. ALL BACKFILL UNDER PAVING SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 3. TRENCH SHORING, IN ACCORDANCE WITH OSHA, SHALL BE INSTALLED AS REQUIRED.



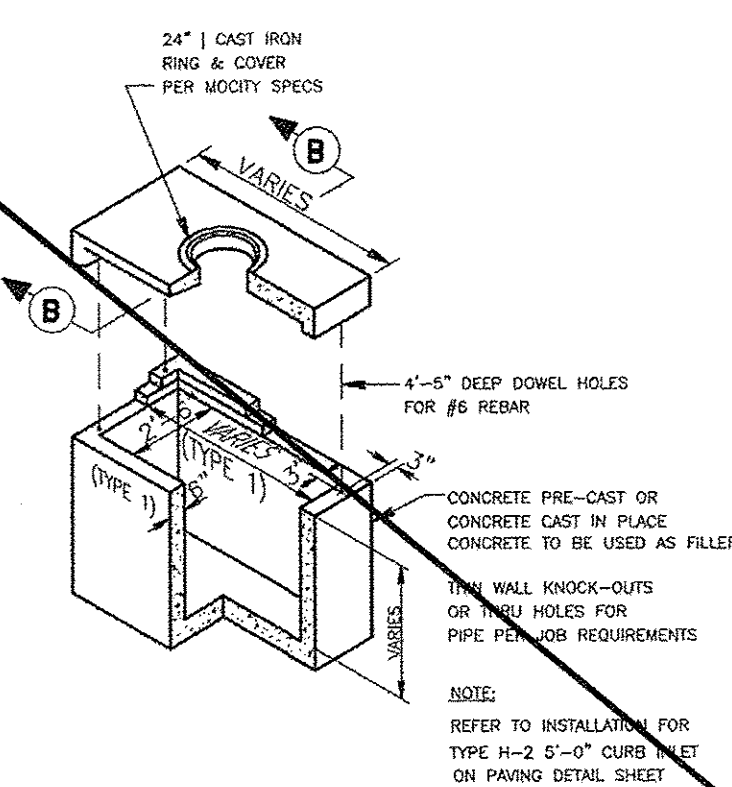
4. STORM SEWER BEDDING FOR WET CONDITIONS

- NOTES
1. BACKFILL SHALL BE NATIVE SOIL, FREE OF DEBRIS, PLACED IN LIFTS, 8" THICK OR LESS, COMPACTED TO 95% STANDARD PROCTOR DENSITY, EXCEPT AS REQUIRED BELOW.
 2. BACKFILL UNDER AND WITHIN 3 FEET OF DRIVEWAYS AND PUBLIC STREETS SHALL BE CEMENT STABILIZED SAND (2 SACKS OF CEMENT PER TON OF SAND), EXCEPT THE TOP 6" SHALL BE NATIVE SOIL, FREE OF DEBRIS. ALL BACKFILL UNDER PAVING SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 3. TRENCH SHORING, IN ACCORDANCE WITH OSHA, SHALL BE INSTALLED AS REQUIRED.

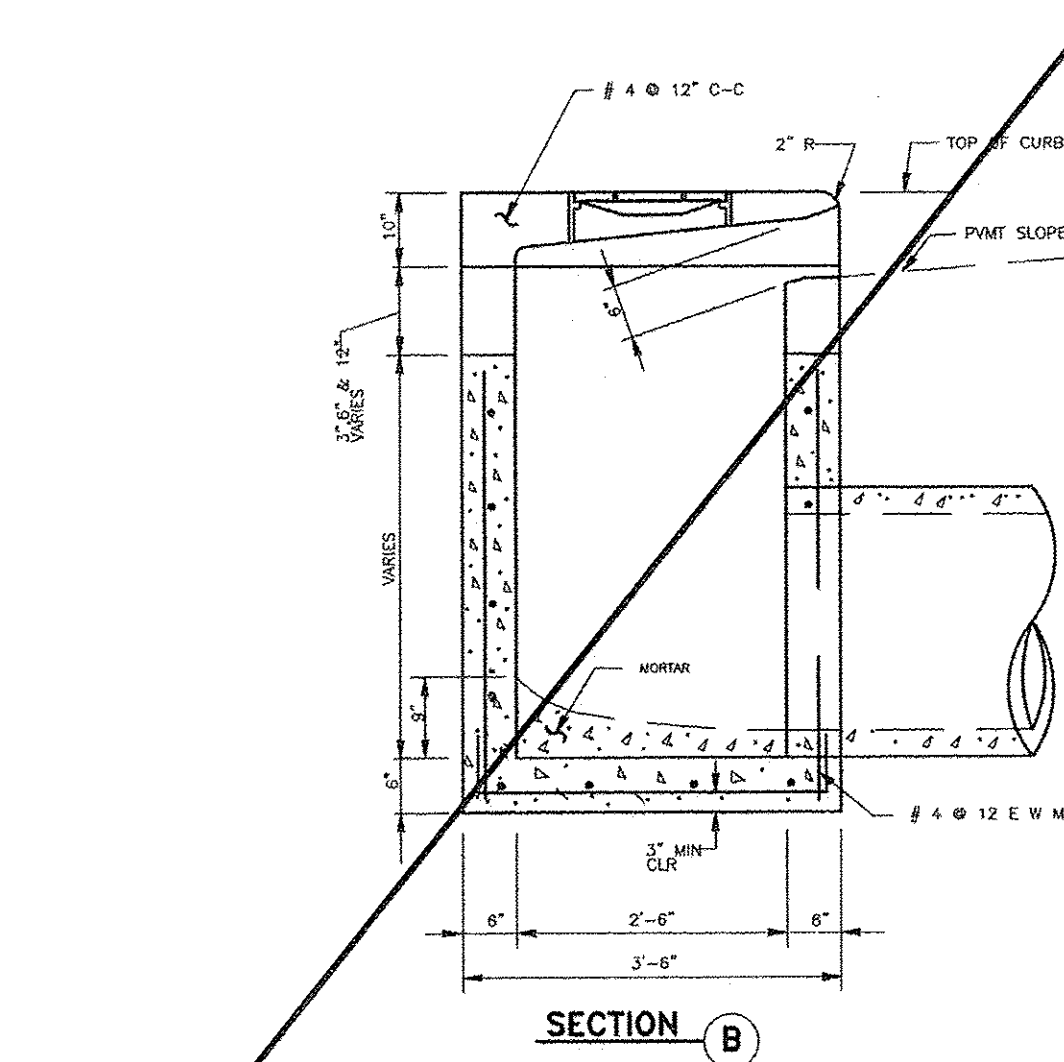
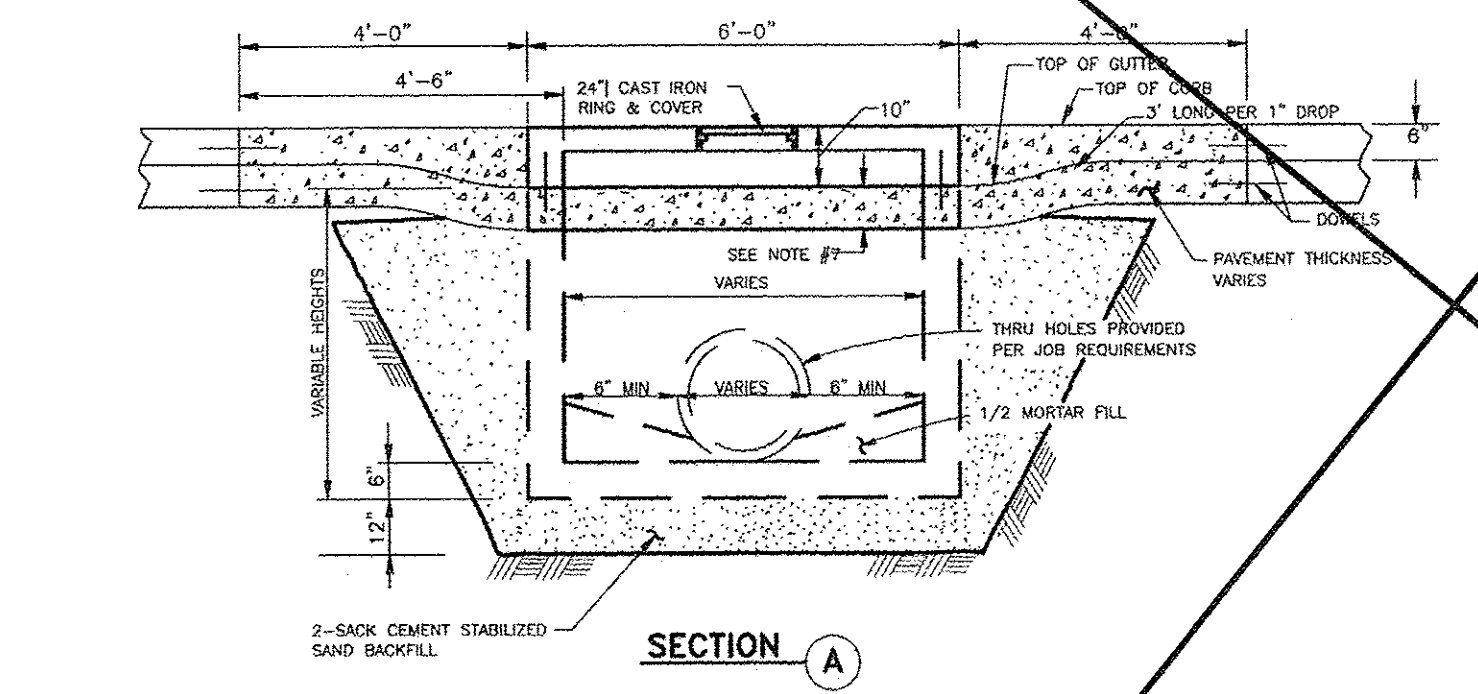
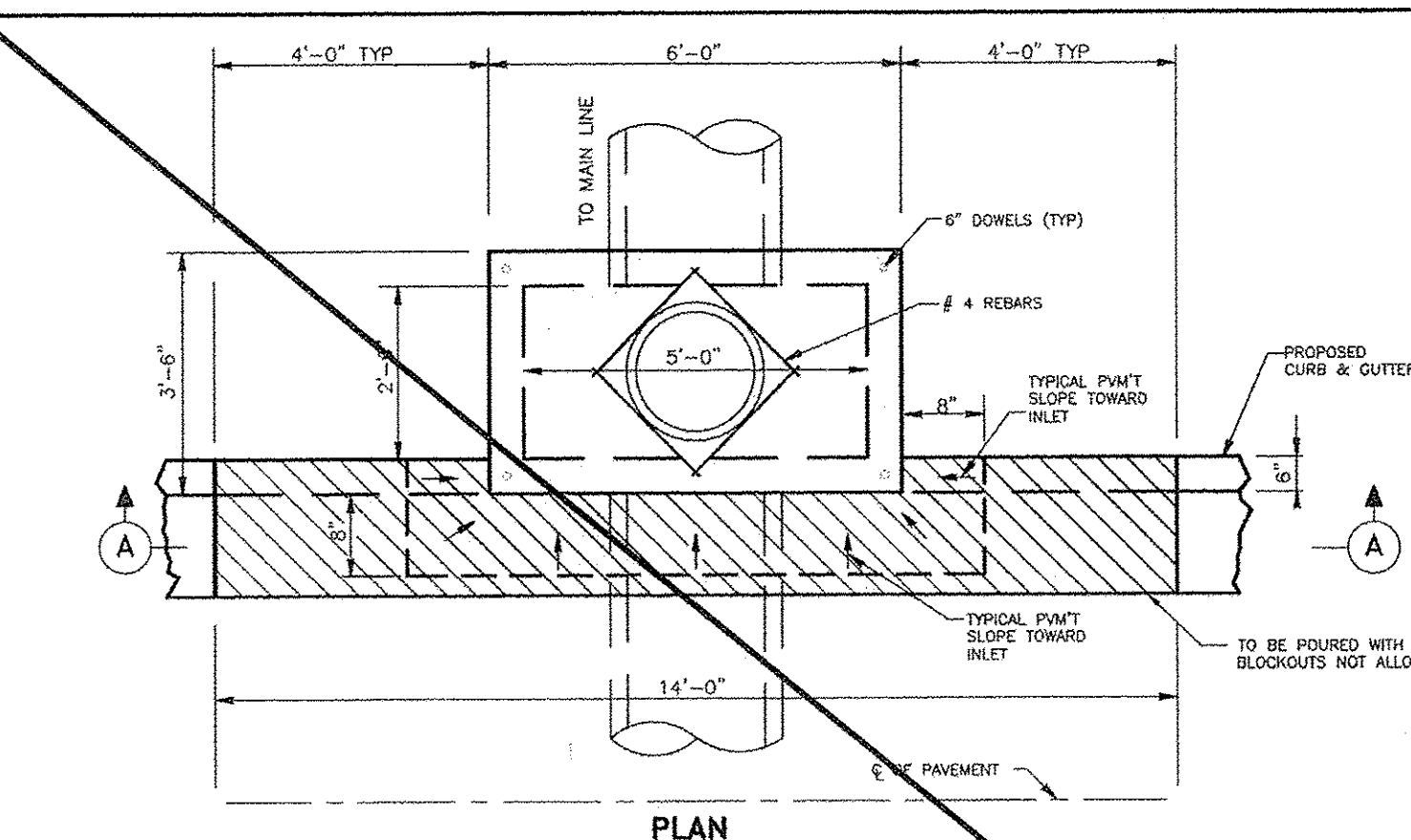
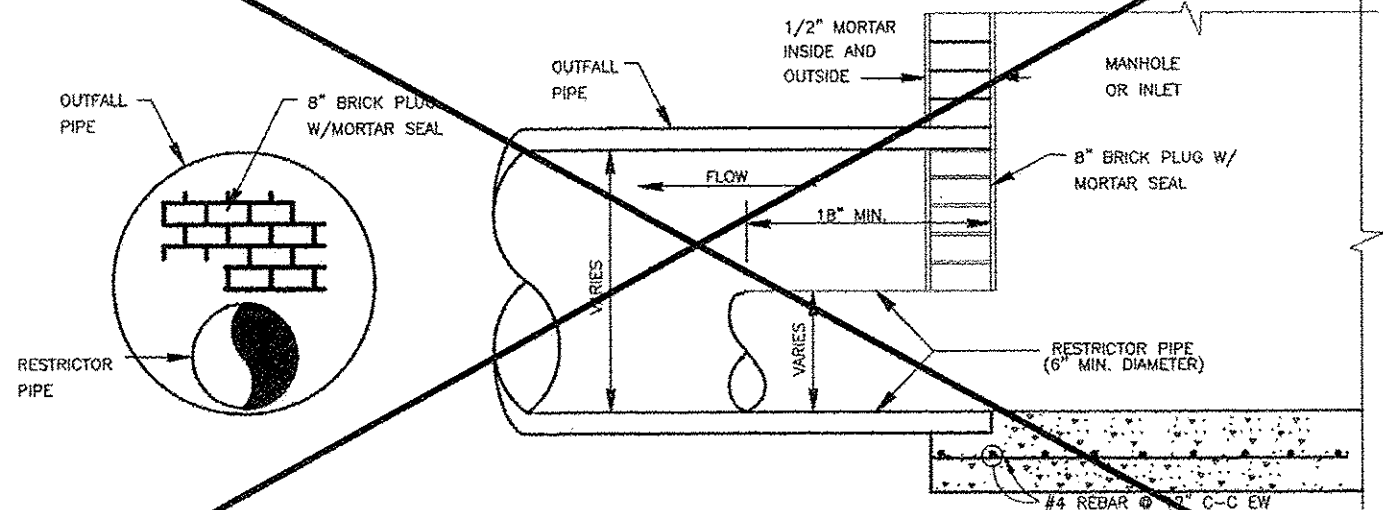


5. JUNCTION BOX

- NOTES
1. INLET WALLS MAY BE EXTENDED USING PRECAST RISER SECTIONS.
 2. INLET TOPS MUST BE SECURED TO THE INLET WALL USING #6 DOWELS DRILLED AND GROUTED A MINIMUM DEPTH OF 5" INTO THE INLET WALL.
 3. INLET BACKFILL SHALL BE CEMENT STABILIZED SAND TO THE TOP OF INLET FIRST STAGE.
 4. GRADE 60 REINFORCED #4 STEEL REBAR TO CONFORM TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.
 5. PRECAST INLET MUST BE CONSTRUCTED TO SPECIFICATIONS REQUIRED BY APPROVED DRAWINGS (SEE GENERAL NOTES).
 6. TOPS POURED-IN-PLACE CONCRETE #4 REBAR @ 12" C-C EACH WAY, 3,500 PSI CONCRETE MINIMUM AND 3" THICK MINIMUM.
 7. PAVEMENT DEPTH AT INLET SHALL BE EQUAL TO OR GREATER THAN REQUIRED PAVEMENT DEPTH.
 8. DEPRESS



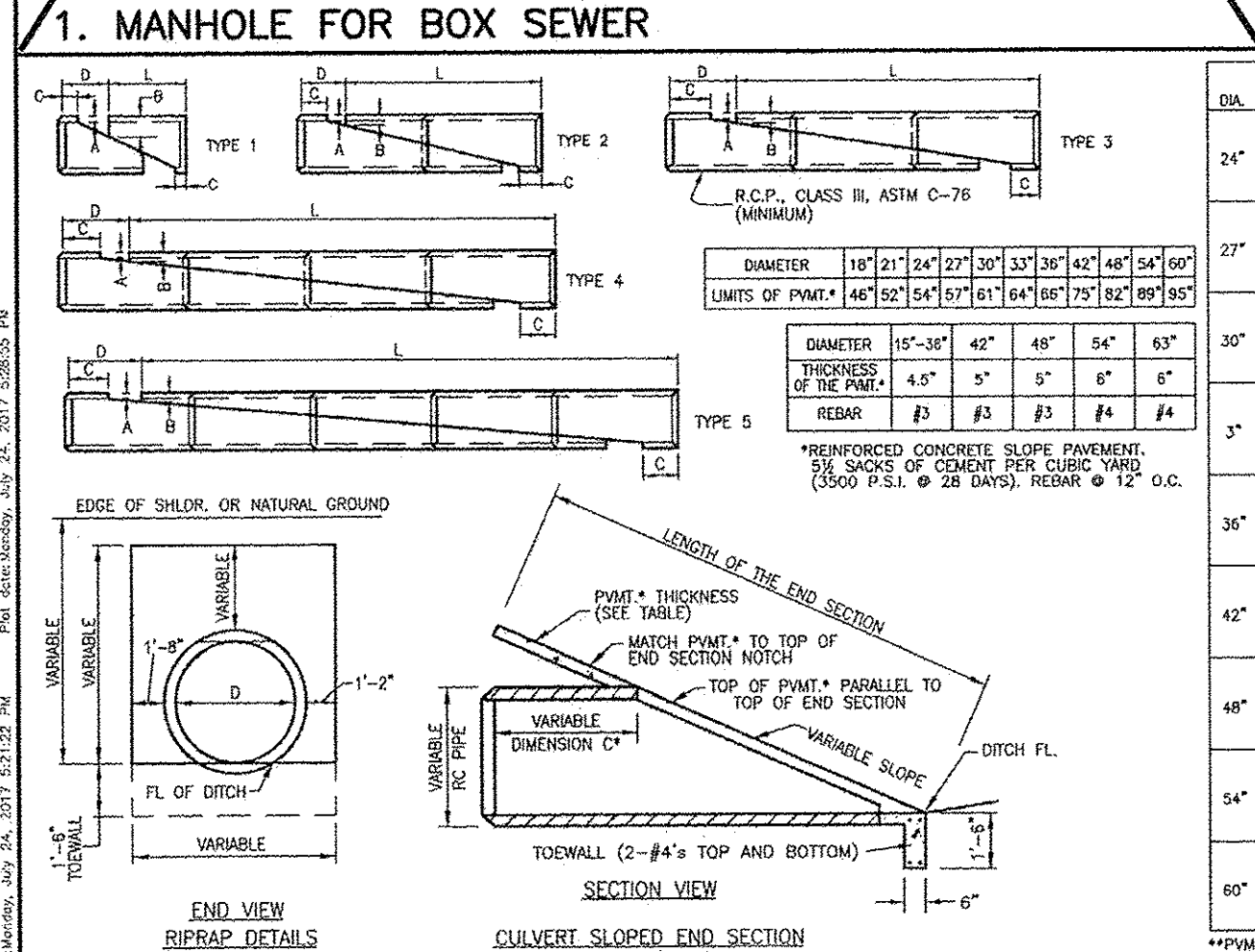
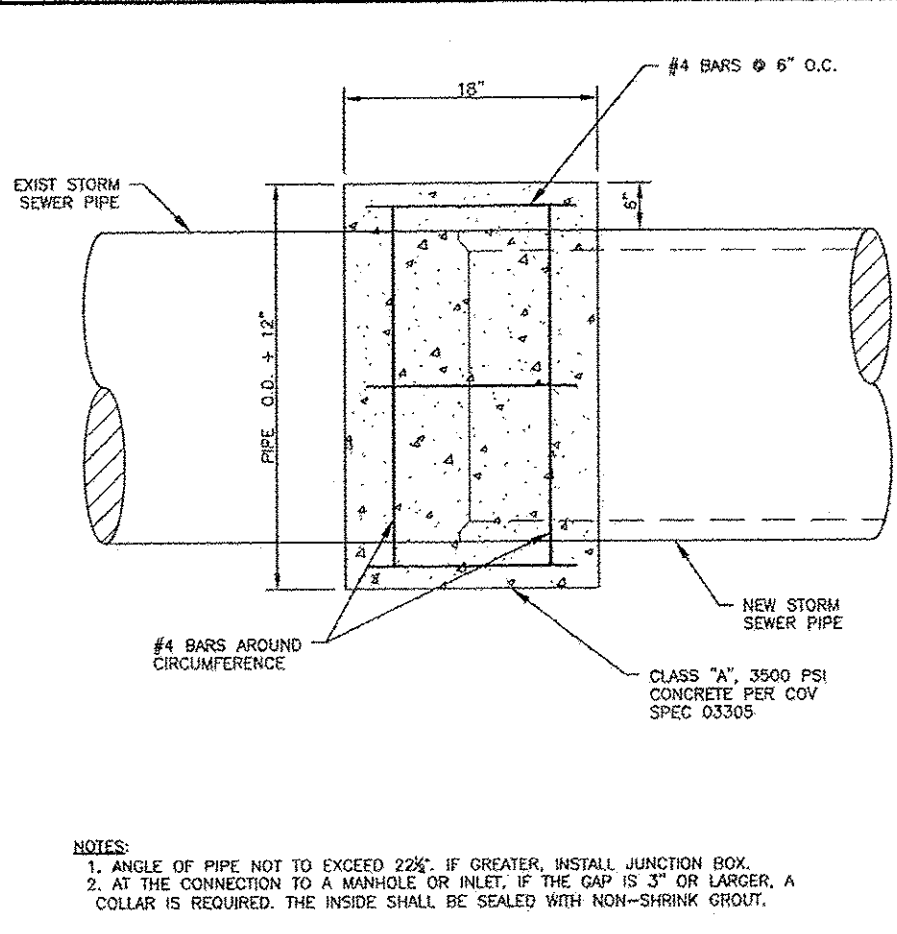
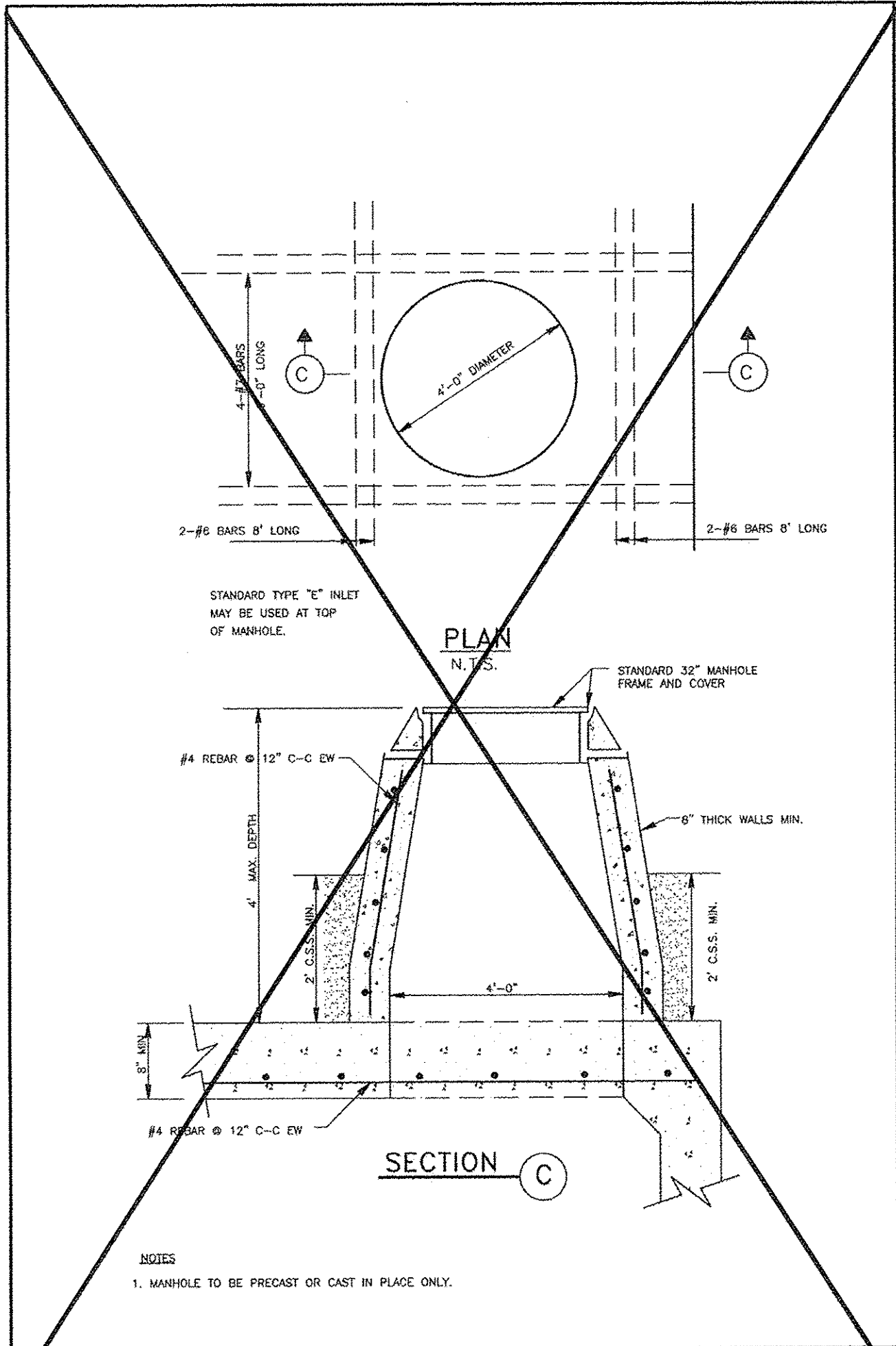
2. STORM SEWER CHOK OUTFALL RESTRICTOR



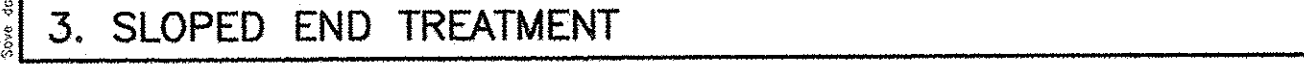
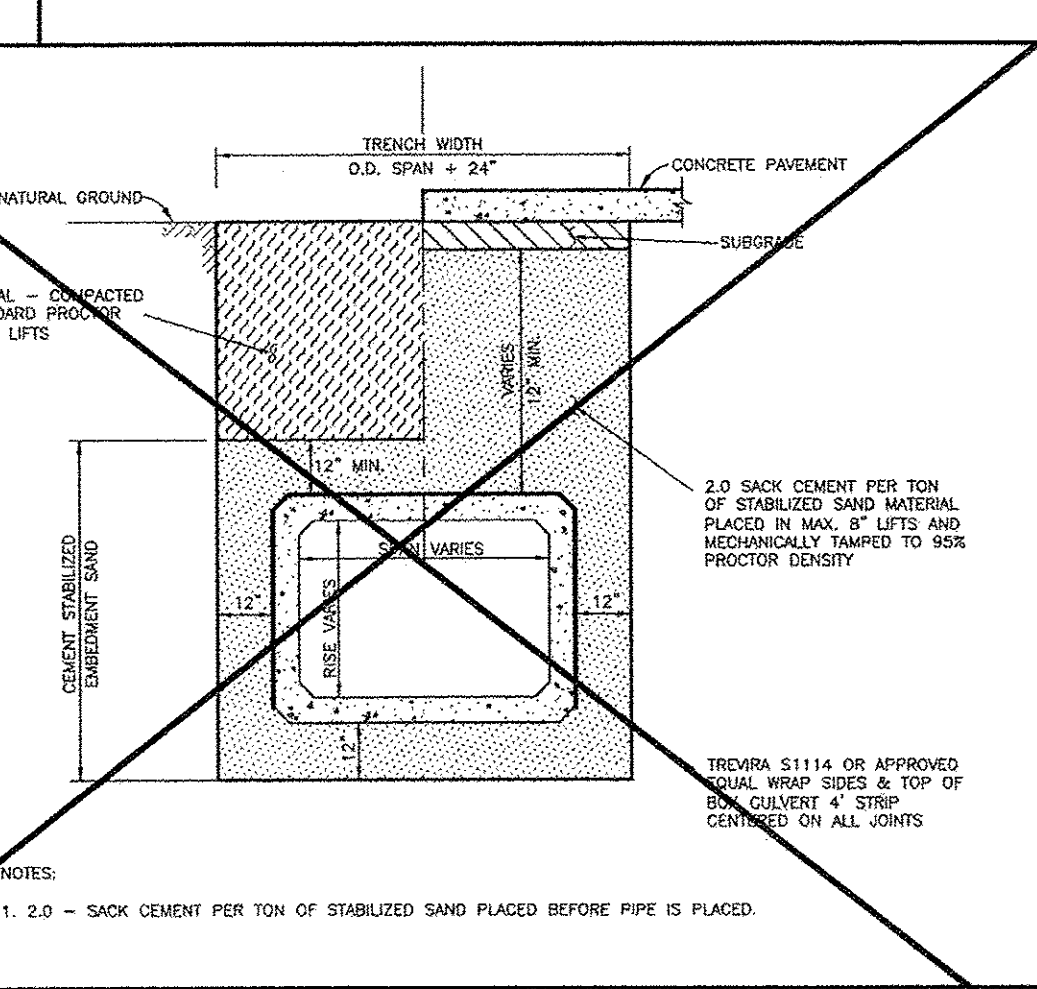
1. TYPE "H-2" PRECAST INLET

The information on this drawing was prepared by the City of Richmond, Texas, and is for informational purposes only. It is not to be used for any other purpose without the written consent of the City of Richmond, Texas.

BRITANNIA SOCCER PARK
LOCATED AT:
3606 FM 723 RD
ROSENBERG, TEXAS 77471



DIAM.	WALL	SLOPE	PIPE LGTH	TYPE	NCH	NCH	NCH	NCH	LENGTH	PIPE	PIPE
24"	3"	30"	3.1	2-6"	2	3	8	36	54	7'-6"	11.27
			4.1	2-6"	2	3	9	24	48	5'-3"	12.33
			5.1	2-6"	3	3	9	36	72	12'-0"	18.23
			6.1	2-6"	2	3	9	31	48	7'-10"	11.6
			7.1	2-7"	2	3	9	36	60	10'-0"	14.6
			8.1	2-7"	3	3	9	54	90	15'-0"	21.54
			9.1	2-6"	2	3	9	27	48	8'-5"	12.12
			10.1	2-7"	2	3	9	36	60	10'-0"	14.6
			11.1	2-7"	3	3	9	45	81	15'-0"	22.55
			12.1	2-6"	2	3	9	22	40	6'-7"	12.65
			13.1	2-7"	2	3	9	24	48	11'-0"	15.97
			14.1	2-7"	3	3	9	36	72	16'-4"	23.57
			15.1	2-7"	2	4	10	36	54	10'-0"	14.75
			16.1	2-7"	3	4	10	28	60	13'-0"	19.21
			17.1	4-6"	4	4	10	36	72	18'-0"	25.36
			18.1	2-7"	2	4	10	27	40	11'-3"	15.81
			19.1	2-7"	3	4	10	51	75	16'-5"	21.8
			20.1	4-7"	4	4	10	54	90	22'-4"	30.41
			21.1	3-6"	3	5	11	36	54	13'-0"	18.44
			22.1	3-7"	3	5	11	39	63	17'-3"	23.27
			23.1	4-7"	4	5	11	36	72	24'-0"	32.44
			24.1	2-6"	3	5	11	27	45	10'-0"	16.5
			25.1	4-6"	4	5	11	36	60	18'-0"	25.43
			26.1	3-7"	3	5	11	63	99	29'-7"	38.27
			27.1	3-7"	3	6	12	45	63	17'-3"	22.64
			28.1	4-7"	4	6	12	60	84	21'-0"	29.95
			29.1	5-7"	5	6	12	45	81	30'-0"	40.28



GENERAL CONSTRUCTION NOTES:

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

NOTE:

STORM MANHOLES AND INLETS SHALL BE PRECAST CONCRETE. POURED IN PLACE, REINFORCED CONCRETE STRUCTURES MAY BE SUBSTITUTED WHEN THE PROPOSED CONSTRUCTION DETAIL IS SUBMITTED BY THE DESIGN ENGINEER FOR APPROVAL BY THE CITY.

A 4000 PSI COLLAR IS REQUIRED TO BRIDGE A 3" OR LARGER GAP, DEFLECTION OR CONNECTION OF DIFFERENT SIZE PIPES. THE COLLAR WILL BE 8" THICK 3 FT WIDE WITH #4 REBAR DOWELED INTO THE PIPE AND STRUCTURE. FOR A PIPE CONNECTION TO A MANHOLE OR BOX, THE COLLAR WILL BE 1 FOOT WIDE ON THE OUTSIDE OF THE STRUCTURE AND SEALED SMOOTHLY ON THE INSIDE OF THE STRUCTURE WITH NON-SHRINK GROUT.

CITY OF RICHMOND
STANDARD CONSTRUCTION DETAILS
STORM SEWER-3

SCALE: HORIZONTAL 1" = 10', VERTICAL 1" = 10'

DESIGNED BY: LLT
DRAWN BY: AUS
CHECKED BY: KMK
DATE: 7/24/17
JOB NO.:
DWG. NO.:
R-8-17
Sheet:

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

APPROVED: _____
DEVELOPMENT COORDINATOR

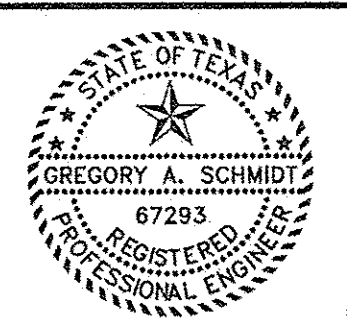
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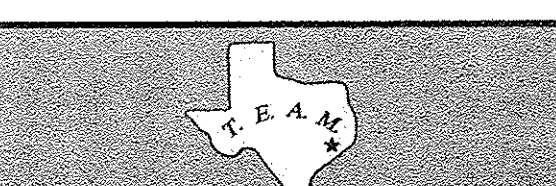
CITY OF
RICHMOND DETAILS R8

JOB: 1375-1

SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
SEE SHT C-1 FOR GRADING & DRAINAGE
SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
SEE SHT C-3 FOR PAVING JOINT LAYOUT
SEE SHT C-4 FOR SWPPP
SEE SHT C-5 FOR SWPPP NOTES & DETAILS
SEE SHT C-6 FOR GENERAL NOTES & DETAILS
SEE SHT C-7 FOR DIMENSIONED SITE PLAN
SEE SHT C-8 FOR DRIVEWAY TOP
SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS



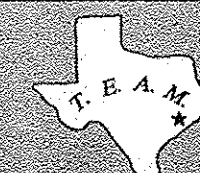
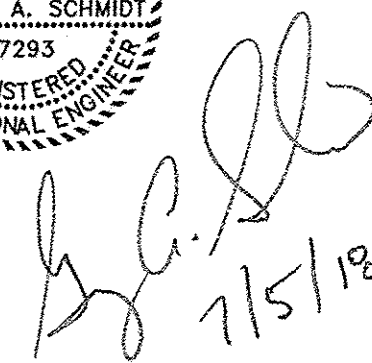
TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.8525 FAX: 281.491.8535
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. P-2806
www.team-civil.com



DRAWN BY: CS
DATE: 06-01-18
JOB NO: 1375-1
REVISION DATE: N/A

C-16
CITY OF RICHMOND
DETAILS R8

**LOCATED AT:
3606 FM 723 RD
ROSENBERG, TEXAS 77471**



DRAWN BY: CS
DATE: 06-01-18
JOB NO: 1375-1
REVISION DATE: N/A

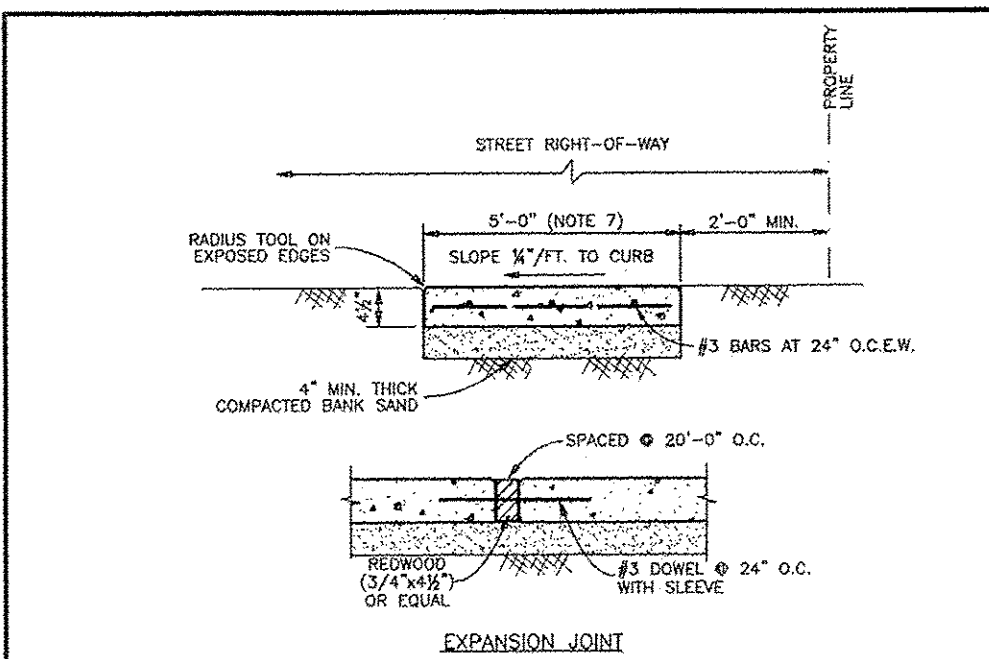
C-17
CITY OF RICHMOND
DETAILS R9



DATE: _____

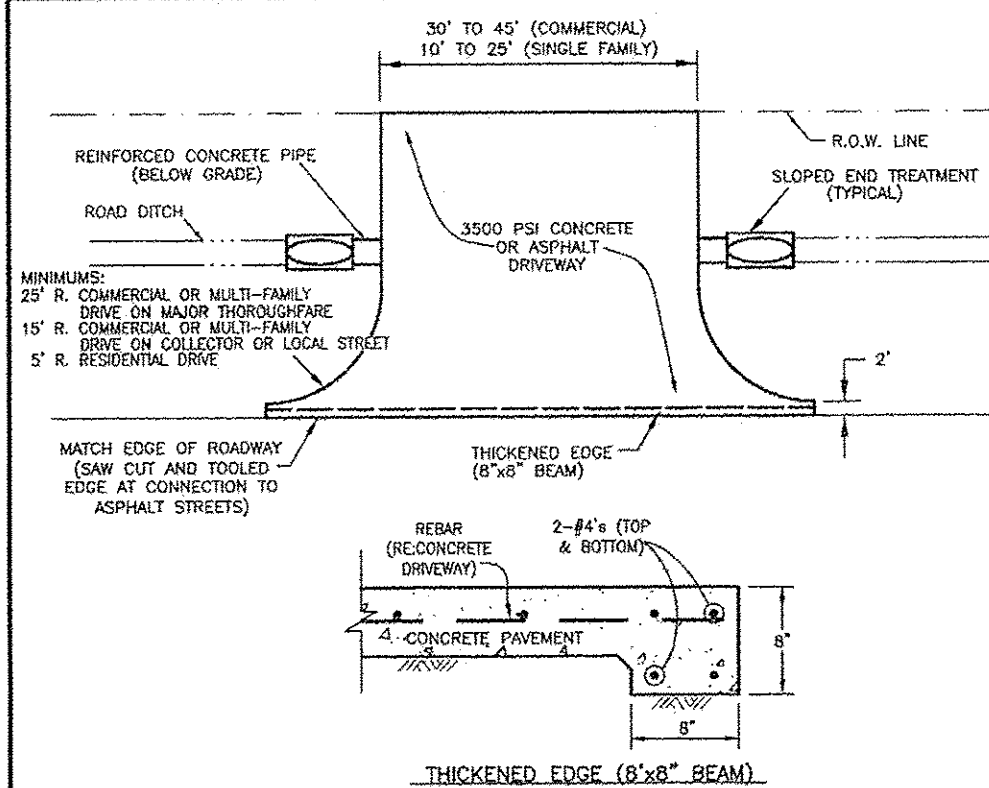
JOB: 1375-1

SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
SEE SHT C-1 FOR GRADING & DRAINAGE
SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
SEE SHT C-3 FOR PAVING JOINT LAYOUT
SEE SHT C-4 FOR SWPPP
SEE SHT C-5 FOR SWPPP NOTES & DETAILS
SEE SHT C-6 FOR GENERAL NOTES & DETAILS
SEE SHT C-7 FOR DIMENSIONED SITE PLAN
SEE SHT C-8 FOR DRIVEWAY TOP
SEE SHT C-9 TO C-20 FOR CITY OF CHANDLER DETAILS



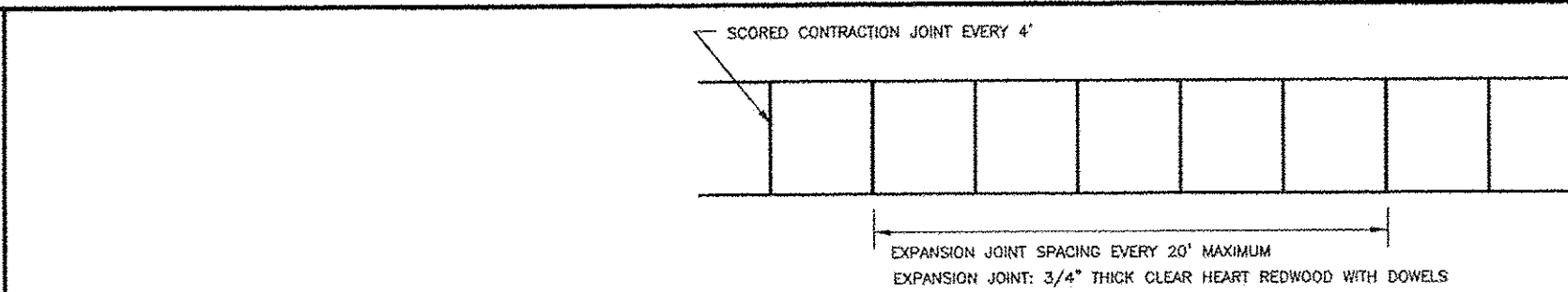
- NOTES:
- CONCRETE SHALL CONTAIN A MINIMUM OF FIVE AND ONE HALF (5 1/2) SACKS OF CEMENT PER CUBIC YARD OF CONCRETE, 3500 P.S.I., 28 DAYS.
 - THE TO EXISTING STEEL IN CONNECTION TO EXISTING WALK.
 - FINISH CONCRETE IN ACCORDANCE WITH CITY REQUIREMENTS - LIGHT BROOM FINISH.
 - SCORED CONTRACTION JOINTS AT 4'-0" O.C. EXPANSION JOINT EVERY 20'-0" O.C.
 - MAXIMUM SLOPE ALONG LENGTH OF SIDEWALK AT ANY LOCATION IS 5%. MAXIMUM SLOPE ACROSS SIDEWALK AT ANY LOCATION IS 2%.
 - SIDEWALK THICKNESS AND REINFORCEMENT SHALL MATCH DRIVEWAY REQUIREMENTS WITHIN THE LIMITS OF A DRIVEWAY.
 - WIDTH MAY BE REDUCED TO 4'-0" IF A SIDEWALK FOOTPRINT PLAN IS INCLUDED IN THE PLANS SHOWING 5'-0" X 5'-0" PASSING AREAS AT A MAXIMUM SPACING OF 200 FEET.

1. CONCRETE SIDEWALK

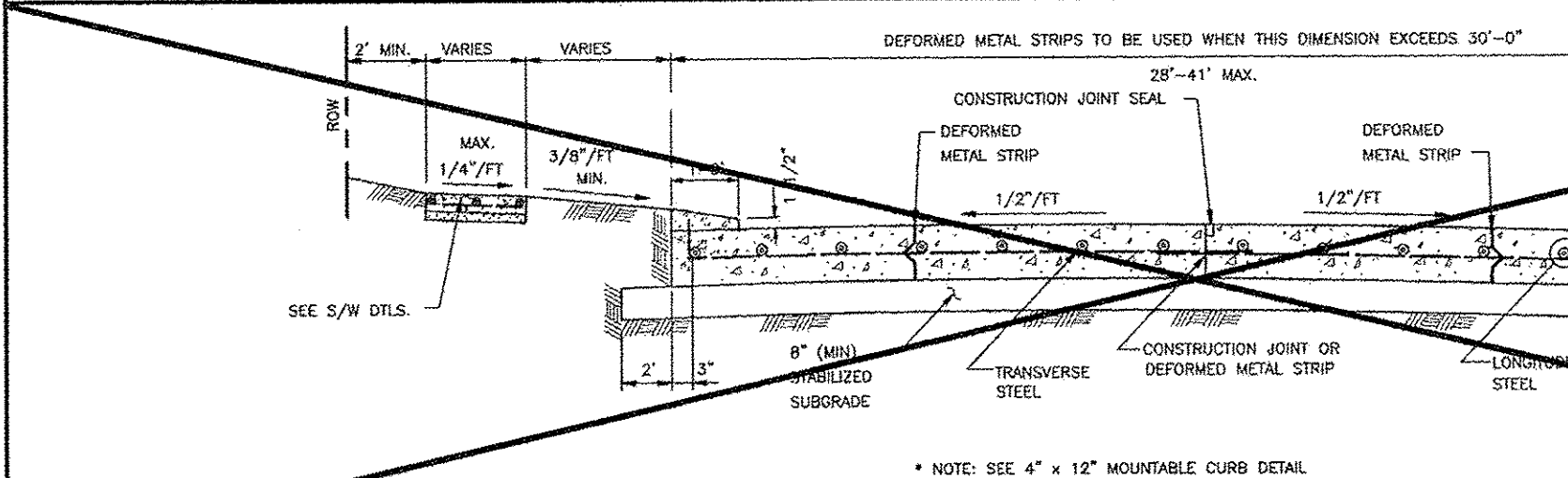


- NOTES:
- CULVERT DIAMETER SHALL BE A MINIMUM OF 15" (IN CITY ONLY) OR 24" (IN ETD).
 - SLOPED END TREATMENTS SHALL BE INSTALLED ON ALL CULVERTS. SLOPED END TREATMENTS ON CULVERTS WITHIN COLLECTION OR RESIDENTIAL STREET RIGHT-OF-WAYS SHALL HAVE A MINIMUM SLOPE OF 3 TO 1.
 - SLOPED END TREATMENTS ON CULVERTS WITHIN MAJOR THROUGHFARE RIGHT-OF-WAYS SHALL HAVE A MINIMUM SLOPE OF 6 TO 1.
 - USE C/S #1.

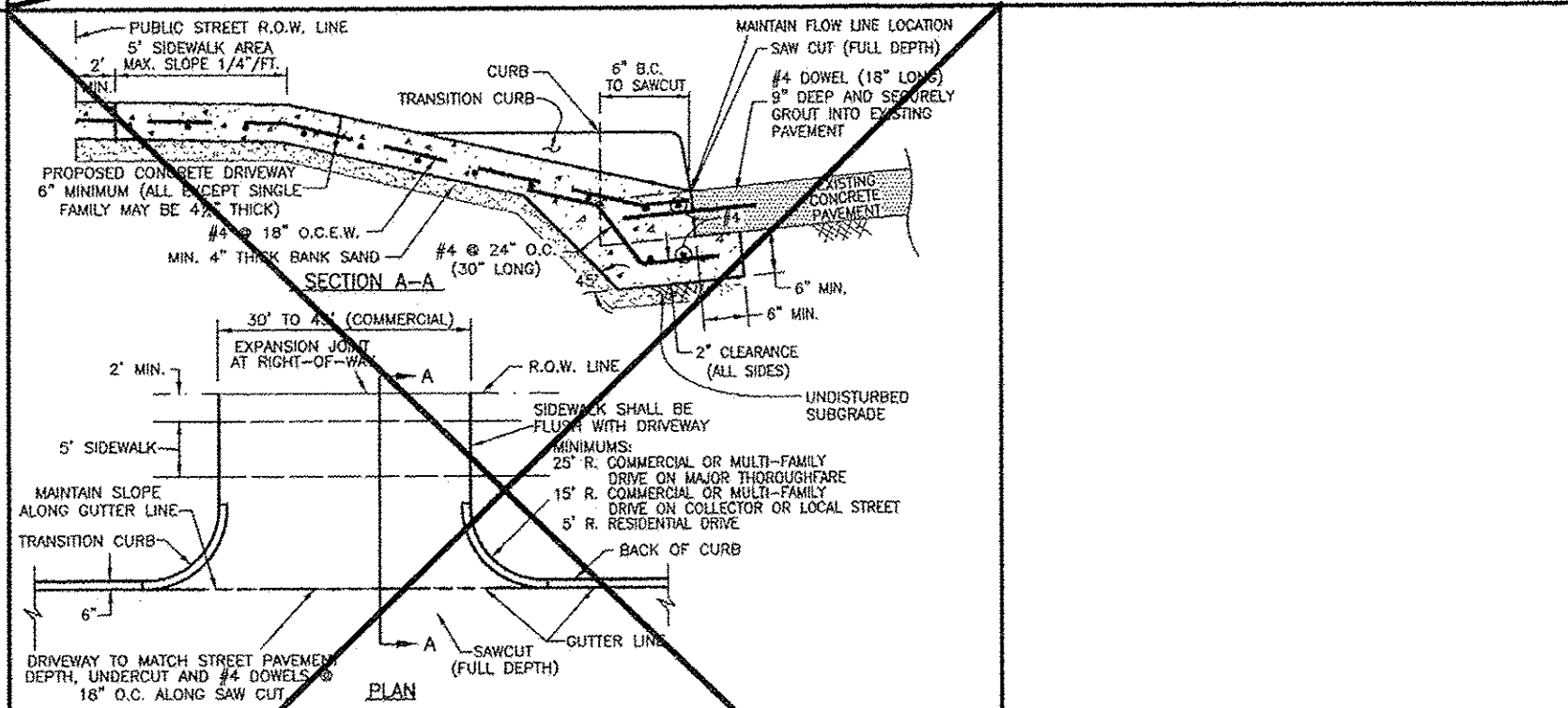
5. DRIVEWAY WITH OPEN DITCH



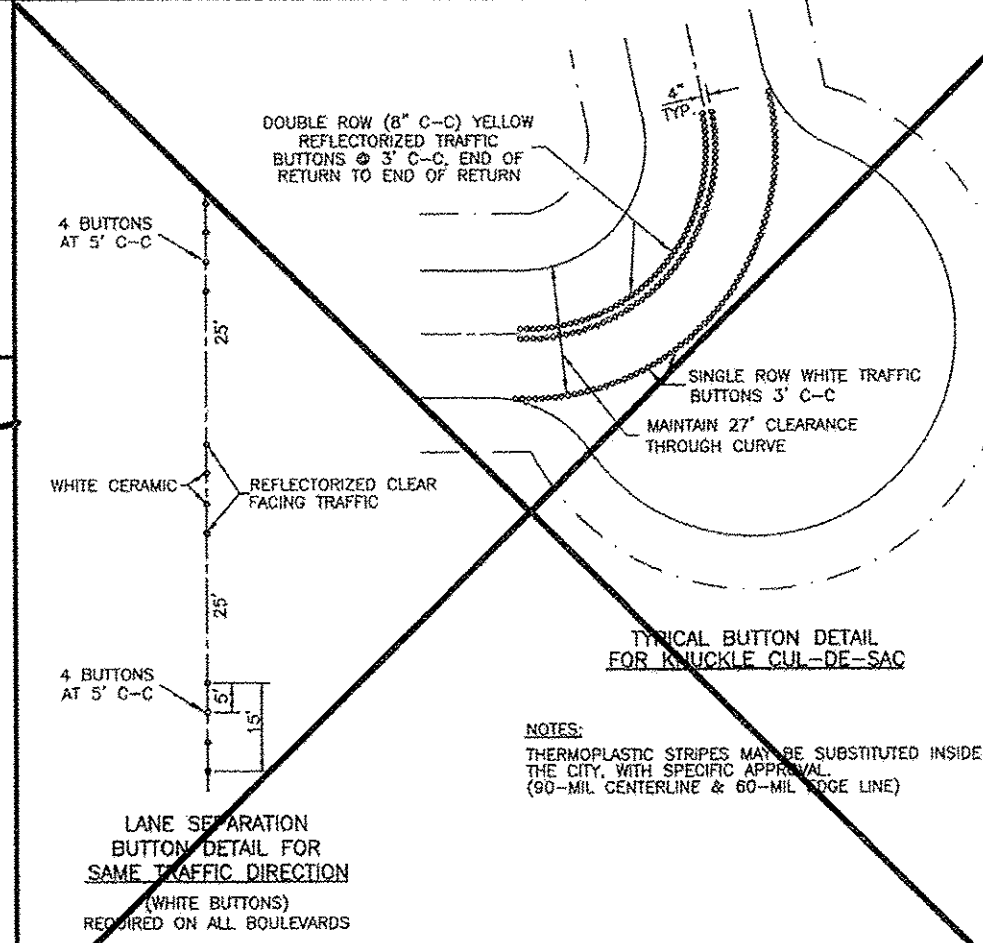
2. SIDEWALK JOINT DETAILS



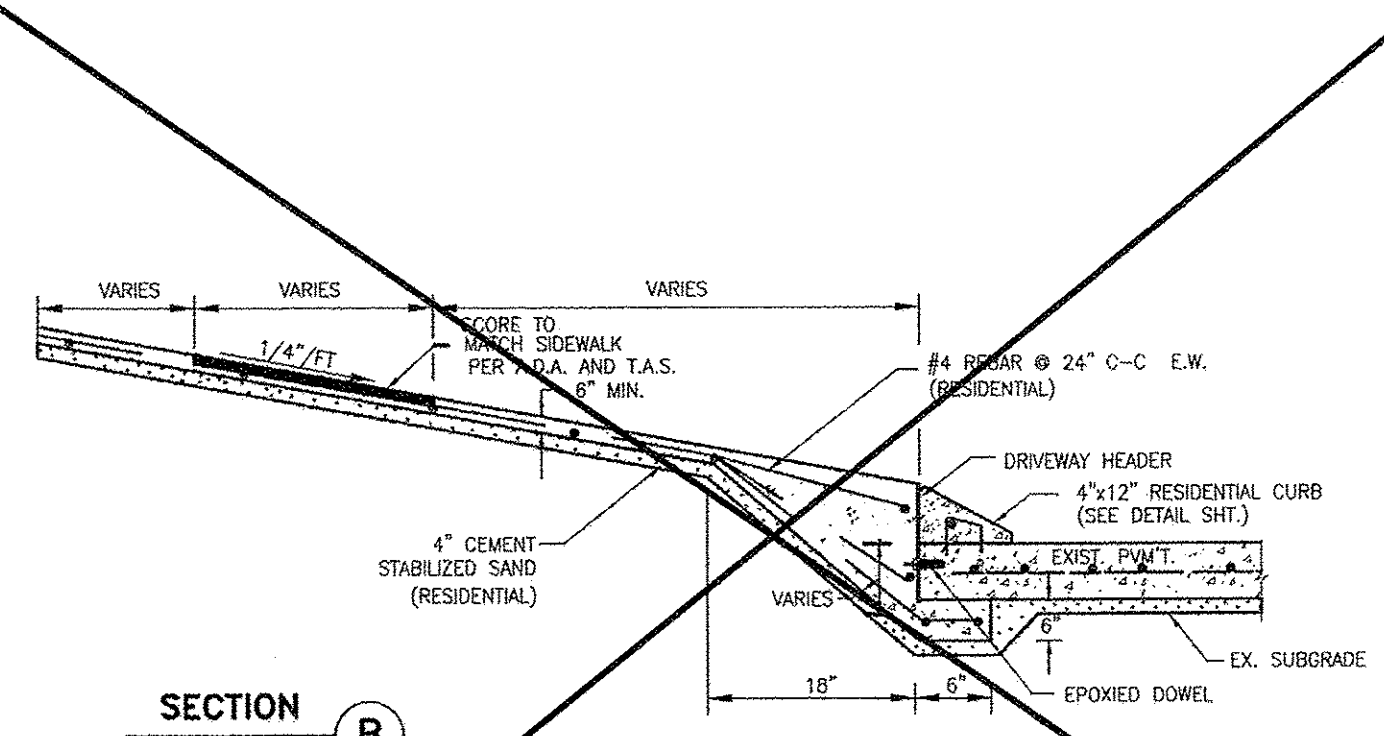
3. TYPICAL SINGLE ROADWAY SECTION FOR CONCRETE PAVEMENT WITH 4"X12" CURB



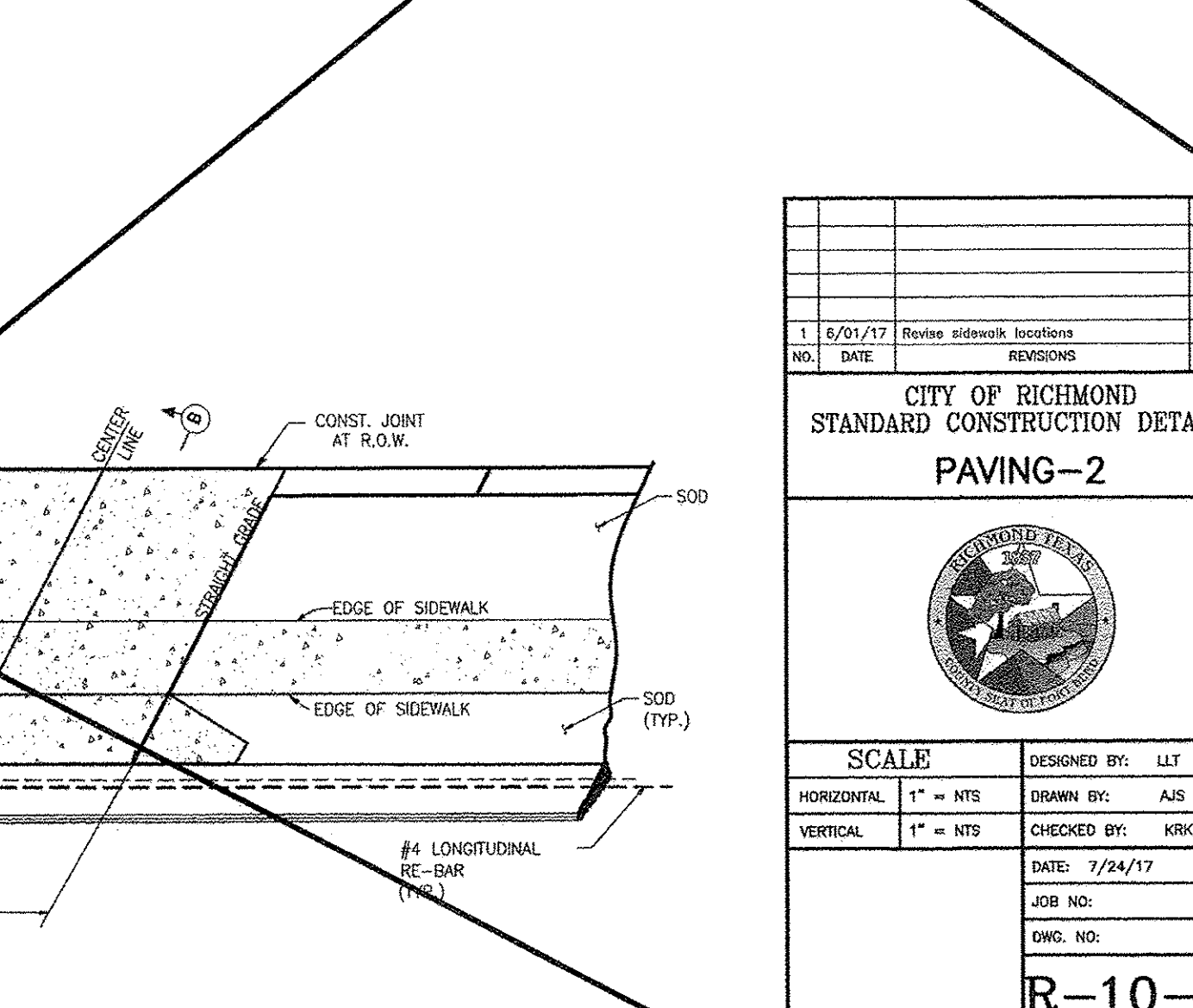
8. CONCRETE DRIVEWAY



4. TRAFFIC MARKINGS



SECTION B



7. 4"X12" CONCRETE CURB DRIVEWAY PLAN

NO.	DATE	REVISIONS	APP.
1	8/01/17	Revise sidewalk locations	KRK

CITY OF RICHMOND
STANDARD CONSTRUCTION DETAILS
PAVING-2

SCALE
HORIZONTAL 1" = 10'
VERTICAL 1" = 10'

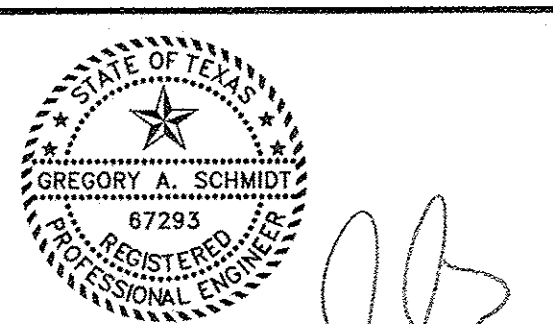
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DRAWN BY: AJS
CHECKED BY: KRK
DATE: 7/24/17
JOB NO:
DWG. NO:
R-10-17
Sheet:



CITY OF RICHMOND DETAILS R10
JOB: 1375-1

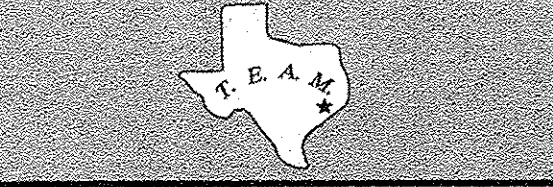
- SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
SEE SHT C-1 FOR GRADING & DRAINAGE
SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
SEE SHT C-3 FOR PAVING JOINT LAYOUT
SEE SHT C-4 FOR SWPPP
SEE SHT C-5 FOR SWPPP NOTES & DETAILS
SEE SHT C-6 FOR GENERAL NOTES & DETAILS
SEE SHT C-7 FOR DIMENSIONED SITE PLAN
SEE SHT C-8 FOR DRIVEWAY TCP
SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS

BRITANNIA SOCCER PARK
LOCATED AT:
3606 FM 723 RD
ROSENBERG, TEXAS 77471



APPROVED: _____
DEVELOPMENT COORDINATOR

DATE: _____



TEXAS ENGINEERING AND MAPPING CO.
12716 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2555 FAX: 281.491.2555
SURVEYING PERM NO. 10110000 / ENGINEERING PERM NO. F-2804
www.team-civil.com

DRAWN BY: CS
DATE: 06-01-18
JOB NO: 1375-1
REVISION DATE: N/A

C-18
CITY OF RICHMOND
DETAILS R10

BRITANNIA SOCCER PARK

LOCATED AT:
3606 FM 723 RD
ROSENBERG, TEXAS 77471

1. STANDARD CONCRETE CURB AND GUTTER STREET CROSS-SECTIONS

2. STANDARD CONCRETE PAVEMENT WITH OPEN DITCH CROSS-SECTION

3. STANDARD ASPHALT PAVEMENT WITH OPEN DITCH CROSS-SECTION

4. TRAFFIC SIGNAGE

5. TYPE 'III' BARRICADE

NOTES:

1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM-A615, CURRENT REVISION, GRADE 60. MINIMUM LAP AT ALL SPLICES SHALL BE FIFTEEN INCHES (15"). No. 4 BARS @ 18" O.C.E.W.
2. CONCRETE SHALL HAVE A 3000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS AND A MINIMUM 550 P.S.I. FLEXURAL STRENGTH AT 7 DAYS, AND SHALL CONTAIN A MINIMUM OF FIVE AND ONE HALF (5 1/2) SACKS OF CEMENT PER CUBIC YARD OF CONCRETE.
3. EXPANSION JOINTS SHALL BE SPACED AT 80'-0" O.C. (MAXIMUM) WITH LATERAL, SAVED JOINTS AT 20'-0" O.C. (MAXIMUM). ALL JOINTS SHALL BE SEALED. THE LOCATION OF CONSTRUCTION JOINTS AND DEFORMED METAL STRIPS MAY BE VARIED WITH CITY APPROVAL.
4. 6" LIME STABILIZED SUBGRADE SHALL BE A MINIMUM OF 8% LIME, UNLESS SPECIFICALLY APPROVED BY THE CITY.
5. THE SLOPE BETWEEN PAVEMENT AND THE SIDEWALK/PROPERTY LINE MAY BE INCREASED, WITH APPROVAL FROM THE CITY.

NOTES:

1. PROVIDE DRAINAGE EASEMENT ADJOINING THE R.O.W. AND EXTEND BACK SLOPE OF DITCH WITHIN THE EASEMENT AS NECESSARY TO MAINTAIN 3 TO 1 SIDE SLOPE (TYP.).
2. PAVING MARKINGS REQUIRED AS PER CITY OF RICHMOND (IN CITY) OR FORT BEND COUNTY SPECIFICATIONS.

NO.	DATE	REVISIONS	APP.
CITY OF RICHMOND STANDARD CONSTRUCTION DETAILS PAVING-3			
SCALE		DESIGNED BY: LIT	
HORIZONTAL	1" = 10'	DRAWN BY: AUS	
VERTICAL	1" = 10'	CHECKED BY: KKK	
		DATE: 7/24/17	
		JOB NO.	
		DWG. NO.	
		R-11-17	
		Sheet:	

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

APPROVED: _____ DEVELOPMENT COORDINATOR

DATE: _____

C-19 CITY OF RICHMOND DETAILS R11
JOB: 1375-1

SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
SEE SHT C-1 FOR GRADING & DRAINAGE
SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
SEE SHT C-2A FOR STORM SEWER CALCULATION TABLE
SEE SHT C-3 FOR PAVING JOINT LAYOUT
SEE SHT C-4 FOR SWPPP
SEE SHT C-5 FOR SWPPP NOTES & DETAILS
SEE SHT C-6 FOR GENERAL NOTES & DETAILS
SEE SHT C-7 FOR DIMENSIONED SITE PLAN
SEE SHT C-8 FOR DRIVEWAY TCP
SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS

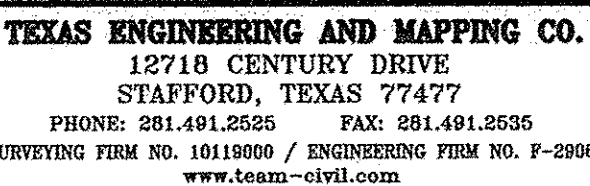
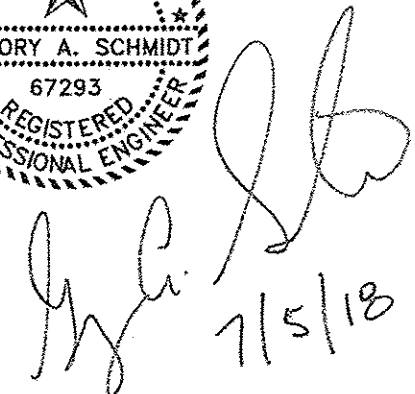
7/5/18

TEXAS ENGINEERING AND MAPPING CO.
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PHONE: 888-491-2555 FAX: 888-491-2555
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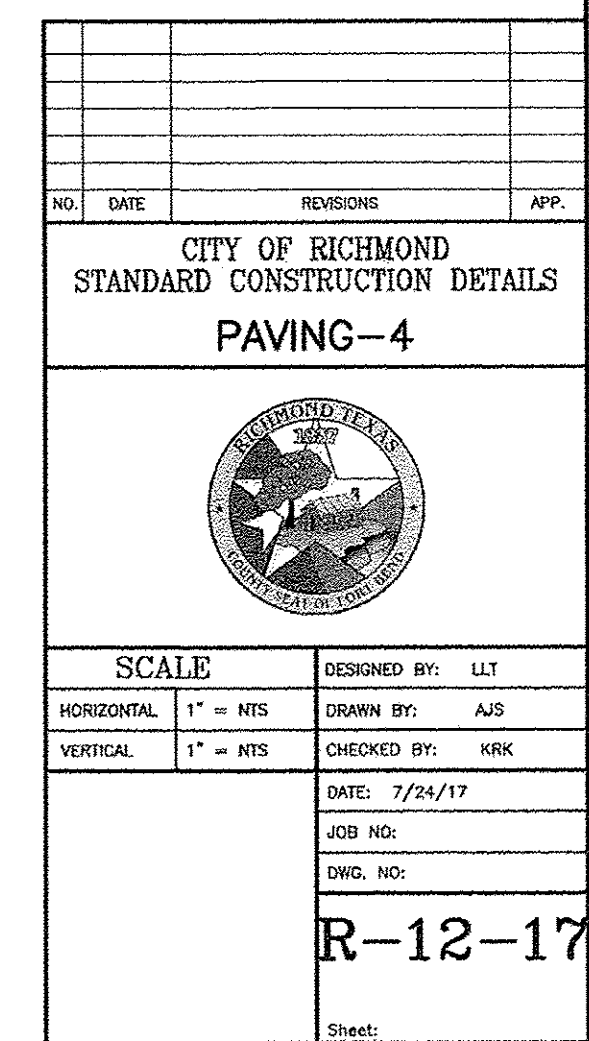
DRAWN BY: CS
DATE: 06-01-18
JOB NO: 1375-1
REVISION DATE: N/A

C-19
CITY OF RICHMOND
DETAILS R11

**LOCATED AT:
3606 FM 723 RD
ROSENBERG, TEXAS 77471**



C-20
CITY OF RICHMOND
DETAILS R12

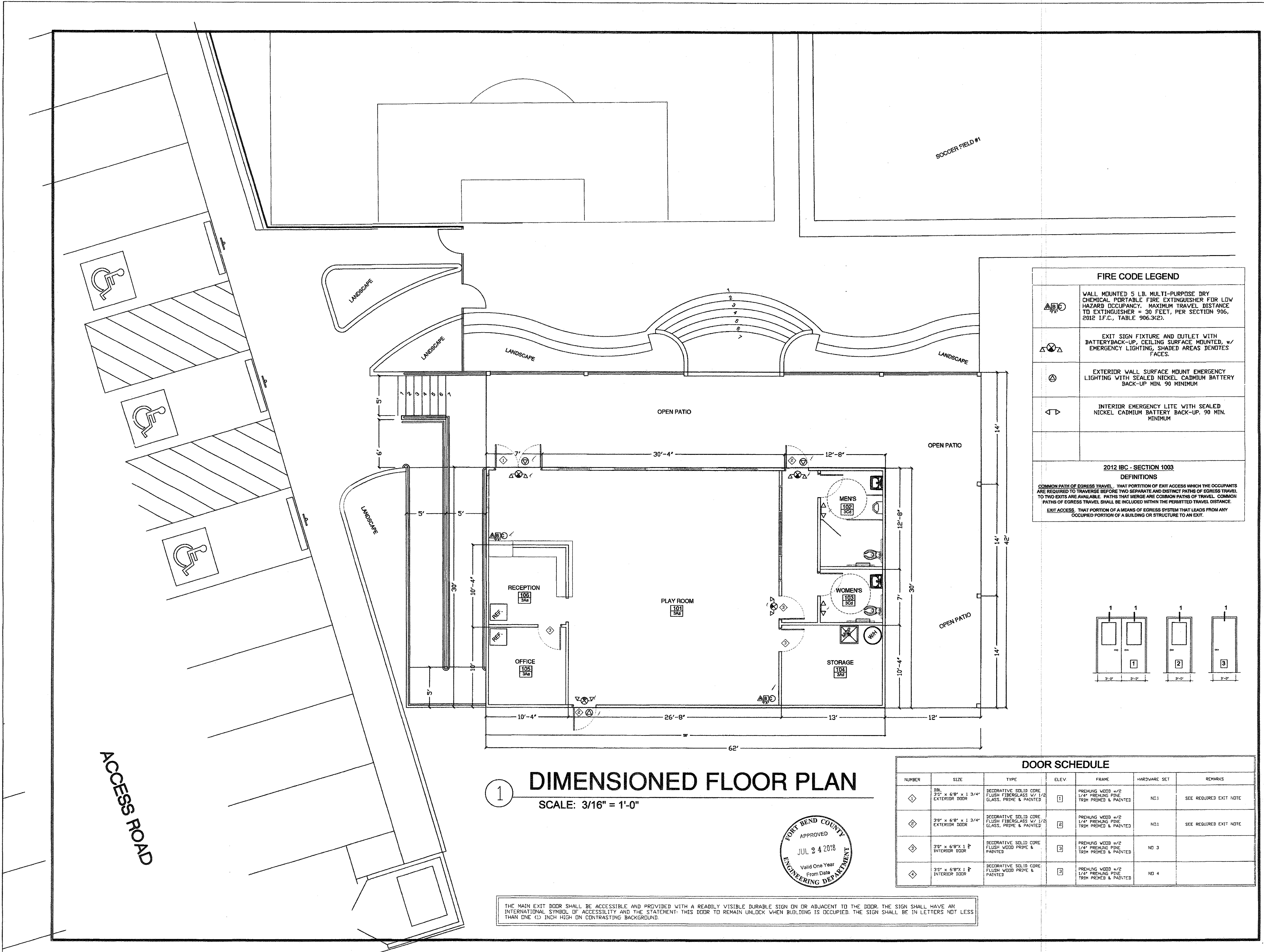


DATE: _____



JOB: 1375-1

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SEE SHT C-0 FOR TOPOGRAPHIC SURVEY
SEE SHT C-1 FOR GRADING & DRAINAGE
SEE SHT C-2 FOR STORM SEWER & WATER LAYOUT
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SEE SHT C-5 FOR SWPPP NOTES & DETAILS
SEE SHT C-6 FOR GENERAL NOTES & DETAILS
SEE SHT C-7 FOR DIMENSIONED SITE PLAN
SEE SHT C-8 FOR DRIVEWAY TYP
SEE SHT C-9 TO C-20 FOR CITY OF RICHMOND DETAILS
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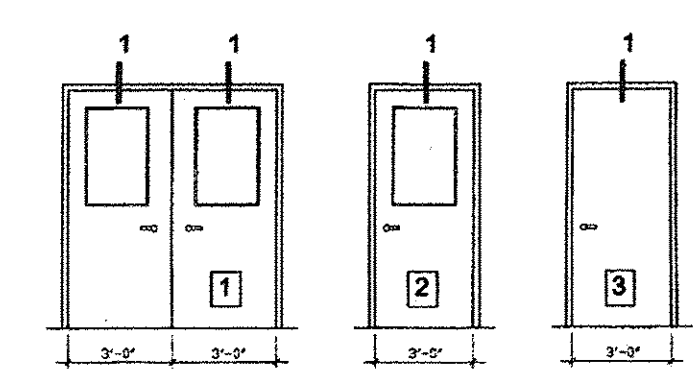



1 **DIMENSIONED FLOOR PLAN**
SCALE: 3/16" = 1'-0"



THE MAIN EXIT DOOR SHALL BE ACCESSIBLE AND PROVIDED WITH A READILY VISIBLE DURABLE SIGN ON OR ADJACENT TO THE DOOR. THE SIGN SHALL HAVE AN INTERNATIONAL SYMBOL OF ACCESSIBILITY AND THE STATEMENT: THIS DOOR TO REMAIN UNLOCK WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS NOT LESS THAN ONE (1) INCH HIGH ON CONTRASTING BACKGROUND.

FIRE CODE LEGEND	
	WALL MOUNTED 5 LB. MULTI-PURPOSE DRY CHEMICAL PORTABLE FIRE EXTINGUISHER FOR LOW HAZARD OCCUPANCY. MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER = 30 FEET, PER SECTION 906, 2012 I.F.C., TABLE 906.3(2).
	EXIT SIGN FIXTURE AND OUTLET WITH BATTERY BACK-UP, CEILING SURFACE MOUNTED, w/ EMERGENCY LIGHTING, SHADED AREAS DENOTES FACES.
	EXTERIOR WALL SURFACE MOUNT EMERGENCY LIGHTING WITH SEALED NICKEL CADMIUM BATTERY BACK-UP MIN. 90 MINIMUM
	INTERIOR EMERGENCY LITE WITH SEALED NICKEL CADMIUM BATTERY BACK-UP. 90 MIN. MINIMUM
2012 IBC - SECTION 1003 DEFINITIONS	
COMMON PATH OF EGRESS TRAVEL: THAT PORTION OF EXIT ACCESS WHICH THE OCCUPANTS ARE REQUIRED TO TRAVERSE BEFORE TWO SEPARATE AND DISTINCT PATHS OF EGRESS TRAVEL TO TWO EXITS ARE AVAILABLE. PATHS THAT MERGE ARE COMMON PATHS OF TRAVEL. COMMON PATHS OF EGRESS TRAVEL SHALL BE INCLUDED WITHIN THE PERMITTED TRAVEL DISTANCE.	
EXIT ACCESS: THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO AN EXIT.	



DOOR SCHEDULE						
NUMBER	SIZE	TYPE	ELEV	FRAME	HARDWARE SET	REMARKS
1	3'0" x 6'8" x 1 3/4" EXTERIOR DOOR	DECORATIVE SOLID CORE FLUSH FIBERGLASS w/ 1/2 GLASS, PRIME & PAINTED	1	PREHUNG WOOD w/2 1/4" PREHUNG PINE TRIM PRIMED & PAINTED	NO.1	SEE REQUIRED EXIT NOTE
2	3'0" x 6'8" x 1 3/4" EXTERIOR DOOR	DECORATIVE SOLID CORE FLUSH FIBERGLASS w/ 1/2 GLASS, PRIME & PAINTED	2	PREHUNG WOOD w/2 1/4" PREHUNG PINE TRIM PRIMED & PAINTED	NO.1	SEE REQUIRED EXIT NOTE
3	3'0" x 6'8" x 1 3/4" INTERIOR DOOR	DECORATIVE SOLID CORE FLUSH WOOD PRIME & PAINTED	3	PREHUNG WOOD w/2 1/4" PREHUNG PINE TRIM PRIMED & PAINTED	NO. 3	
4	3'0" x 6'8" x 1 3/4" INTERIOR DOOR	DECORATIVE SOLID CORE FLUSH WOOD PRIME & PAINTED	3	PREHUNG WOOD w/2 1/4" PREHUNG PINE TRIM PRIMED & PAINTED	NO. 4	

REVISIONS / Date

CBD DESIGN CONSULTING GROUP
Office: 281-498-2100, Fax: 281-530-1818
Mobile: 281-773-9440
email: nji@continentalbuilder.com

CBD
COMMERCIAL DESIGN - BUILD
14722 Lindalia Dr., Houston, TX 77083
www.continentalbuilder.com
since 2001

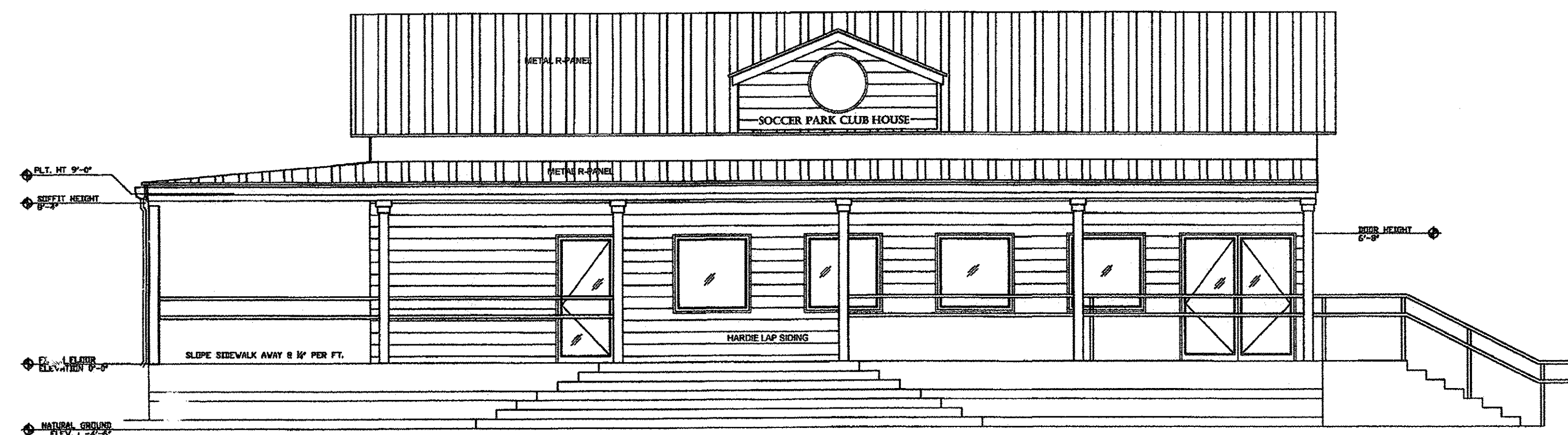
PROJECT TITLE

BRITANNIA SOCCER PARK
(Home of Liverpool FC International Academy)
3606 FM 723,
Rosenberg, TX 77471

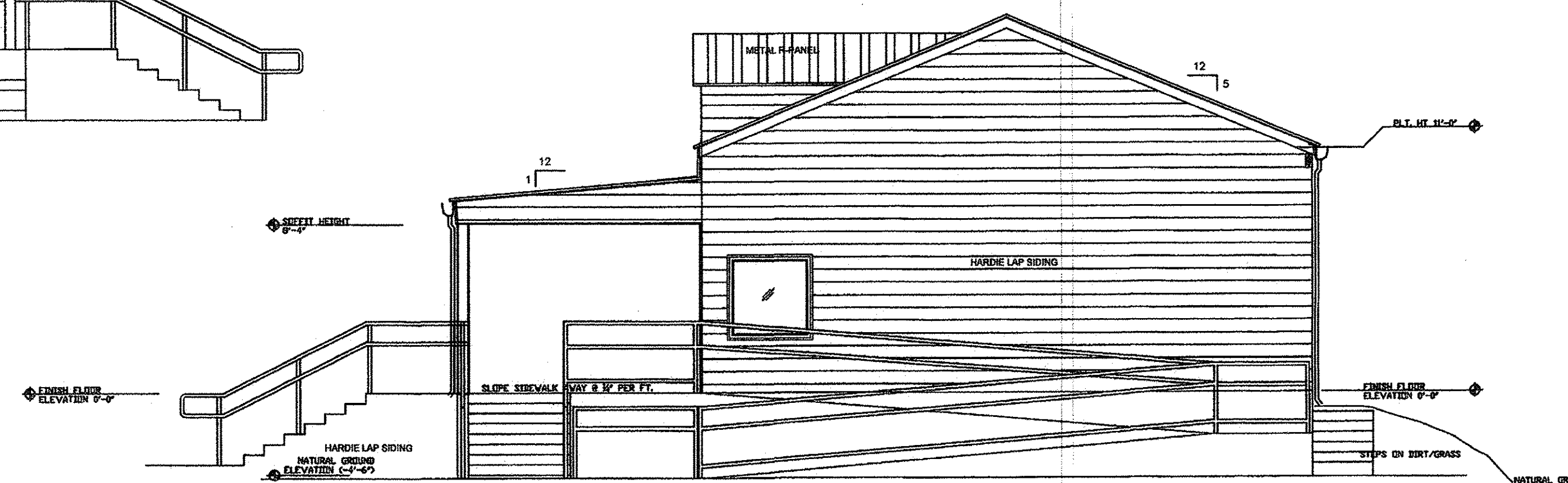
PROPOSED :

SEAL

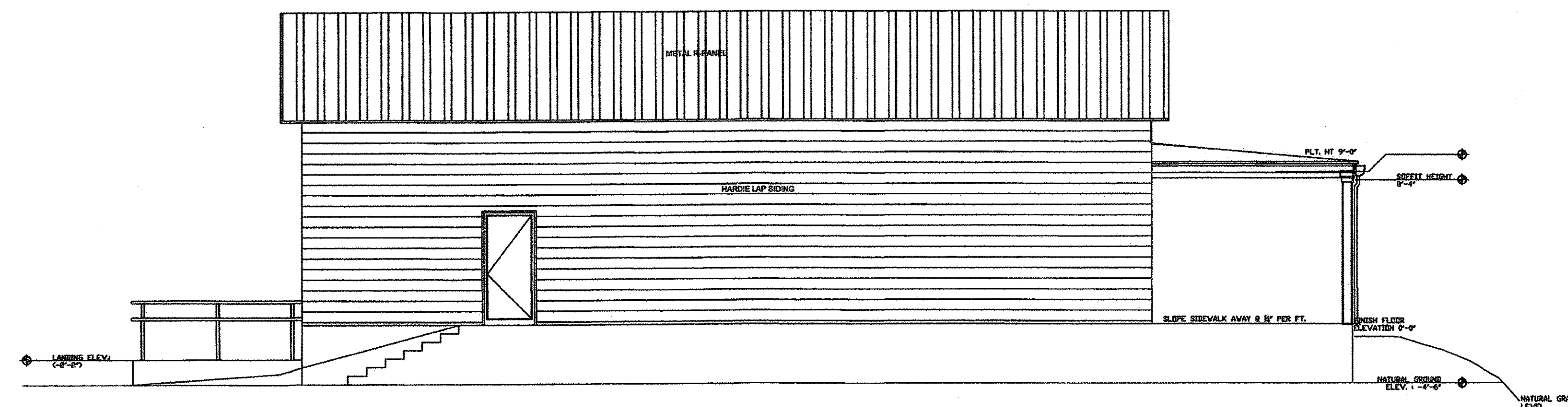
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Drawn By:
Checked By:
Scale:
Issue For:
☐ Review
☐ Bid Only
☒ Permits Set
☐ Construction Set
SHEET NUMBER:
A1



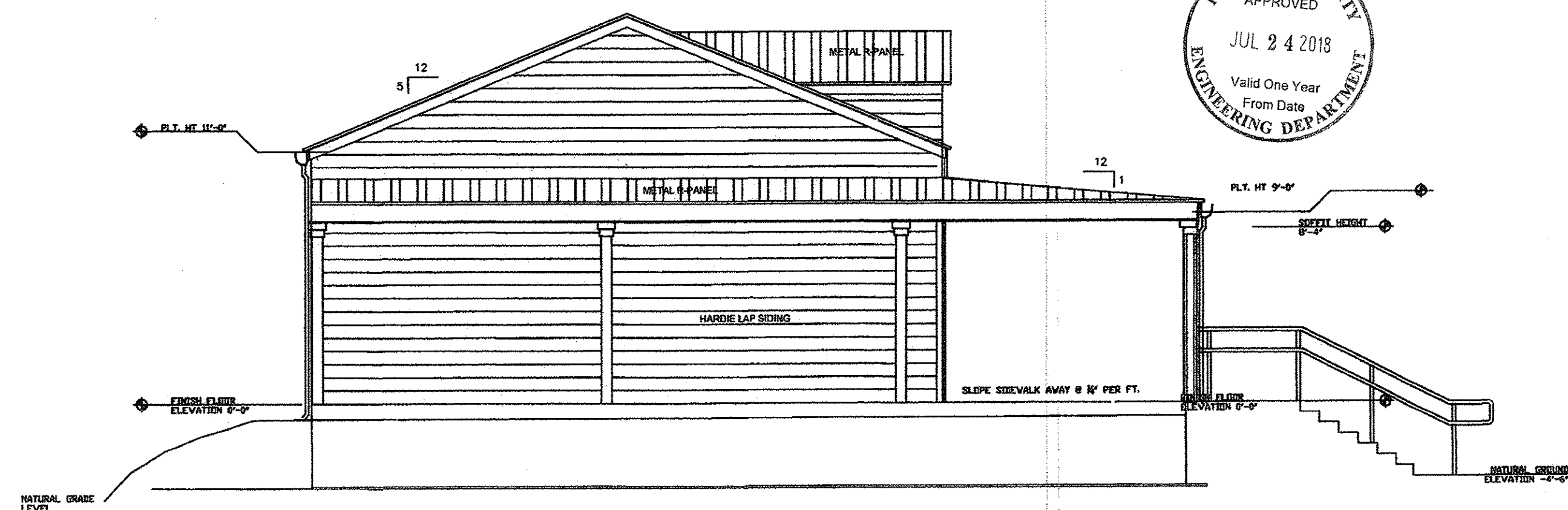
① WEST ELEVATION
SCALE: 3/16" = 1'-0"



② SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



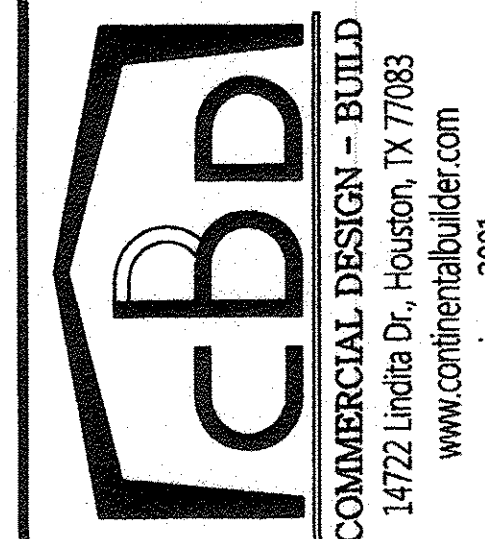
③ EAST ELEVATION
SCALE: 3/16" = 1'-0"



④ NORTH ELEVATION
SCALE: 3/16" = 1'-0"

REVISIONS / Date

CBD DESIGN CONSULTING GROUP
Office: 281-498-2100, Fax: 281-530-1818
Mob: 281-773-8440
email: nlyl@continentalbuilder.com



PROJECT TITLE

PROPOSED :
BRITANNIA SOCCER PARK
(Home of Liverpool FC International Academy)
3606 FM 723,
Rosenberg, TX 77471

SEAL

DATE:

Drawn By:

Checked By:

Scale:

Issue For:

- ☐ Review
- ☐ Bid Only
- ☒ Permits Set
- ☐ Construction Set

SHEET NUMBER:

A2

GENERAL PLUMBING NOTES:

- ALL PLUMBING WORK SHALL COMPLY WITH NATIONAL LOCAL AND STATE PLUMBING AND HEALTH CODES LATEST EDITION PER THE ADMINISTRATIVE PROCEDURE AND TEXAS REGISTER ACT (APTRA)
- ARTICLE 652-13a, SECTION 337.252, DESIGN STANDARDS
 - A PERSON MAY NOT SELL, OFFER FOR SALE, DISTRIBUTE, OR IMPORT INTO THIS STATE A PLUMBING FIXTURE FOR USE IN THIS STATE UNLESS THE PLUMBING FIXTURE MEETS THE WATER SAVING PERFORMANCE STANDARD PROVIDED BY SUBSECTION (b) OF THIS SECTION AND THE PLUMBING FIXTURE IS LISTED SECTION 332.253 OF THIS TITLE (RELATED TO PLUMBING FIXTURE LIST).
 - THE WATER SAVING PERFORMANCE STANDARDS FOR A PLUMBING FIXTURE THOSE ESTABLISHED BY THE AMERICAN NATIONAL STANDARD INSTITUTE (ANSI), CURRENT REVISION, OR THE FOLLOWING STANDARDS, WHICH EVER ARE THE MORE RESTRICTIVE. THE MAXIMUM FLOW OF WATER USING ANSI TESTING PROCEDURES:
 - SINK OR LAVATORY FAUCET OR A FAUCET AERATOR - 2.20 GAL/MIN. @ 60 PSI
 - SHOWER HEAD 2.75 GAL/MIN. @ 80 PSI
 - THE MAXIMUM VOLUME OF WATER PER FLUSH USING ANSI TESTING PROCEDURES:
 - URINAL AND ASSOCIATED FLUSH VALVE - 1.00 GAL / FLUSH
 - TANK TYPE WATER CLOSET - 1.60 GAL / FLUSH
 - WATER CLOSET THAT EMPLOYS A FLUSHOMETER - 2.00 GAL / FLUSH
 - ALL DRIVING FOUNTAINS SHALL BE OPERATED BY A SELF CLOSING VALVE
- COORDINATE PLUMBING PLAN WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND SITE PLANS.
- PROVIDE UNIONS AT WATER HEATER AND WERE REQUIRED.
- PROVIDE BACKFLOW PREVENTERS AT HOSE BIBS, AND SINKS
- ALL WATER AND GAS ROUGH - INS SHALL BE TERMINATED WITH SHUT OFF VALVES BEFORE CONNECTION WITH EQUIPMENT AND FIXTURES
- PIPING -
 - BELOW SLAB WATER - TYPE "K" COPPER SLEEVED THROUGH SLAB
 - ABOVE SLAB WATER - CPVC
 - WASTE AND VENT LINES - (P.V.C.) SCHEDULE 40
 - GAS - N/A
- WATER SUPPLIES TO EACH FIXTURE SHALL BE PROVIDED WITH AIR CHAMBERS OF SUFFICIENT SIZE TO PREVENT WATER HAMMER.
- PLUMBING CONTRACTOR SHALL PAY ALL FEES, COST OF PERMITS AND PRO RATA COST THAT PLIES TO HIS WORK.
- PLUMBING CONTRACTOR SHALL INSTALL FIXTURES AND EQUIPMENT PROVIDED BY THE OWNER FOR THIS PROJECT.
- ALL WATER LINES ABOVE FLOOR ARE TO BE INSULATED. COLD WATER LINES FOR CONDENSATION CONTROL, HOT WATER LINES TO PREVENT HEAT LOSS, PROVIDE INSULATION RINGS ON ALL RISERS TO PREVENT BONDING OF SLAB TO PIPE AND ALLOW MOVEMENT.
- ALL SLEEVES PENETRATING HEATED TO NON-HEATED AREAS SHALL BE PROPERLY INSULATED AND SEALED TO PREVENT LOSS AND SEEPAGE
- PURGE ALL WATER BEFORE CONNECTION

PLUMBING FIXTURE SCHEDULE

MARK	QTY	FIXTURE	MANUFACTURER	REMARKS
WC	1	WATER CLOSET	MOEN INCORP. OR EQ	HANDICAP STANDARD
LAV	1	LAVATORY SINK	STAINLESS STEEL	ELONGATED WALL MOUNTED
FD	1	FLOOR DRAIN	MOEN INCORP. OR EQ	6" NICKEL BRONZE STRAINER TYPE "B" DEEP SEAL "P" TRAP AND TRAP PRIMER
TP	1	TRAP PRIMER	PRECISION PLUMBING PRODUCTS OR EQ	AUTOMATIC TRAP PRIMER VALVE & BACK FLOW PRESENTER 2 OUTLET DIST. W/MOUNTING BRACKET
WH	1	WATER HEATER	RHEEM OR EQ	20 GALLON, HIGH EFFICIENCY ELECTRIC
MOP	1	MOP SINK	RHEEM OR EQ	18"x18" FLOOR MOUNTED PLASTIC TYPE

IMPORTANT NOTES:

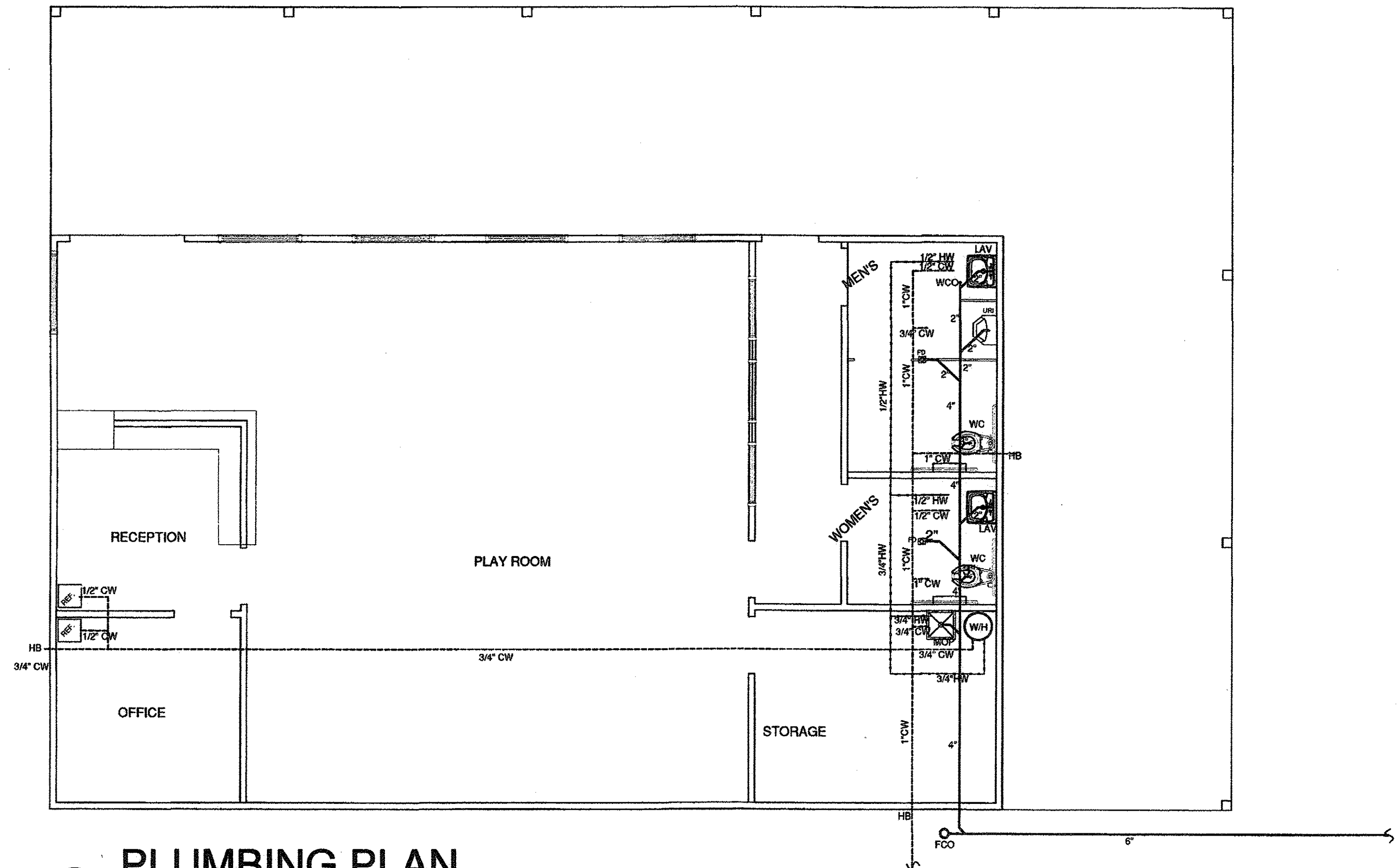
- THE SUBJECT TRACT IS LOCATED WITHIN THE BOUNDARIES OF FORT BEND COUNTY XXX WATER SUPPLY DISTRICT X
- THE CONTRACTOR IS TO CONTACT BOTH THE DISTRICT'S OPERATOR & ENGINEER 48HRS IN ADVANCE OF MOBILIZING TO THE SITE:

OPERATOR:
XXXXXXXXXXXXXXXXX
XXX, XXX STR
HOUSTON, TX 770
832-00-000

ENGINEER:
XXXXXXX, INC.,
1234 XYZ RD.
HOUSTON, TX 77000
281-000-000
- ONLY THE DISTRICT OPERATOR IS AUTHORISED TO OPERATE THE DISTRICT WATER DISTRIBUTION FACILITIES.
- THE DISTRICT OPERATOR WILL FURNISH & INSTALL ALL METERS AND MAKE ALL TAPS IN ACCORDANCE WITH THE DISTRICT'S RATE ORDER.
- THE CONTRACTOR WILL FURNISH & INSTALL ALL BACKFLOW PREVENTERS.
- THE DISTRICT OPERATOR IS TO INSPECT WATER UTILITIES PRIOR TO PLACEMENT OF ANY BACKFILL MATERIAL.

PROPOSED WATER USAGE UTILIZING THE CITY OF HOUSTON SERVICE EQUIVALENCY TABLE:

- PROPOSED BUSINESS AREA = WIDTH x DEPTH x COH SERVICE EQUIVALENT
[27'X30' + 10'X10'] X 0.000281 = 0.256 SERVICE UNITS
 - PROPOSED OFFICE AREA SPACE = 10'X10' X 0.000237 = 0.237 SERVICE UNITS
- TOTAL SERVICE UNITS
REQUIRED = 0.493 SERVICE UNITS



PLUMBING PLAN

SCALE: NONE



REVISIONS / Date

CBD DESIGN CONSULTING GROUP
Office: 281-498-2100, Fax: 281-530-1818
Mobile: 281-773-9440
email: rny@continentalbuilder.com



PROJECT TITLE

PROPOSED :
BRITANNIA SOCCER PARK
(Home of Liverpool Fc International Academy)
3606 FM 723,
Rosenberg, TX 77471

SEAL

DATE:

Drawn By:

Checked By:

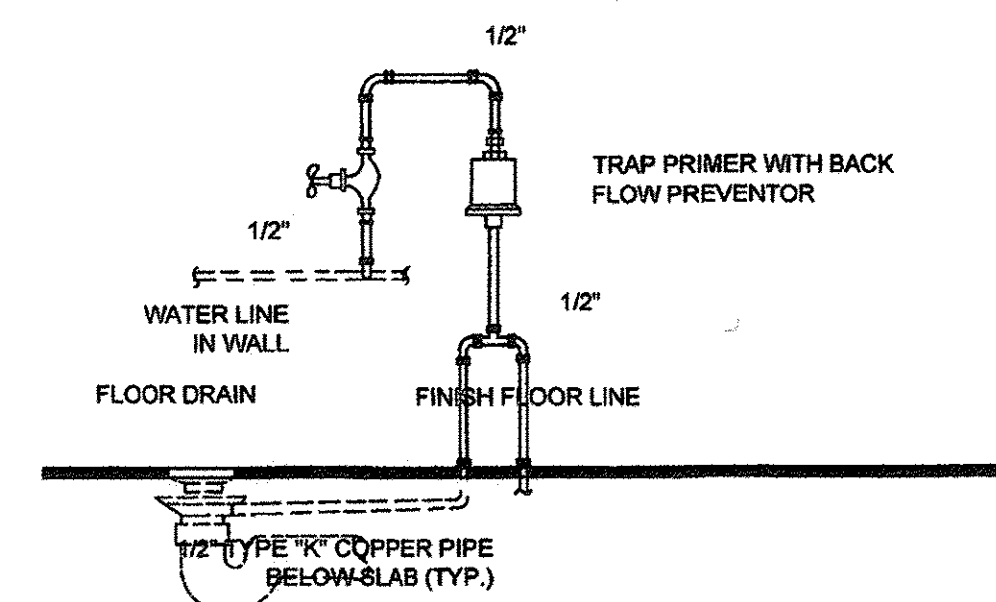
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Issue For:

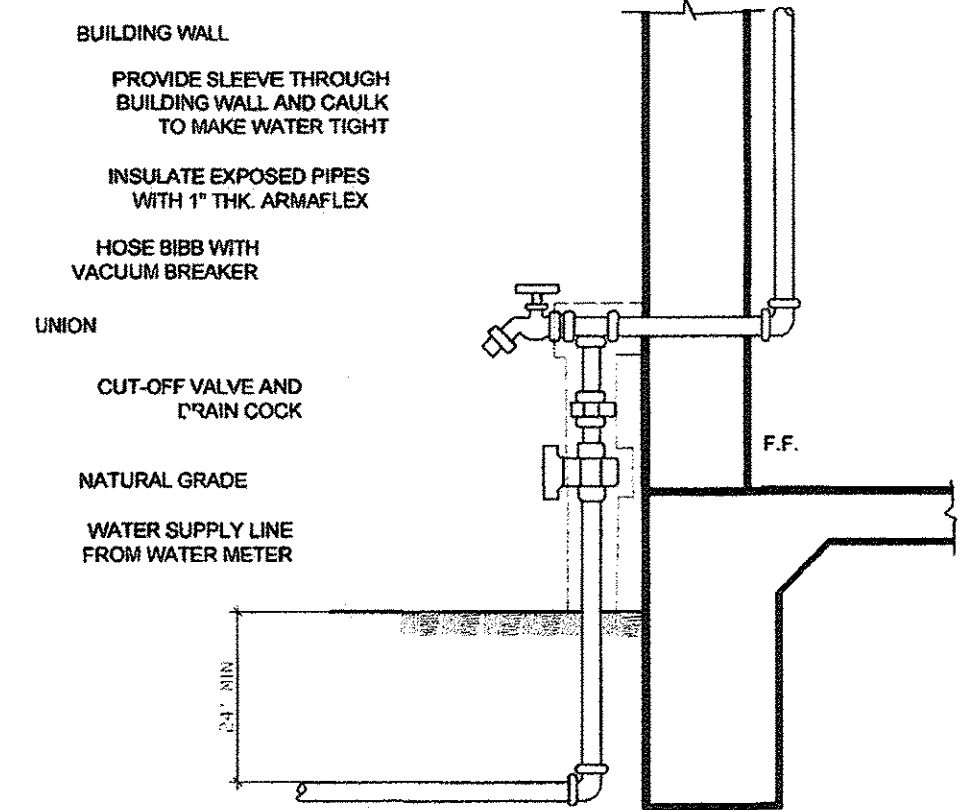
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☐ Bid Only
☒ Permits Set
☐ Construction Set

SHEET NUMBER:

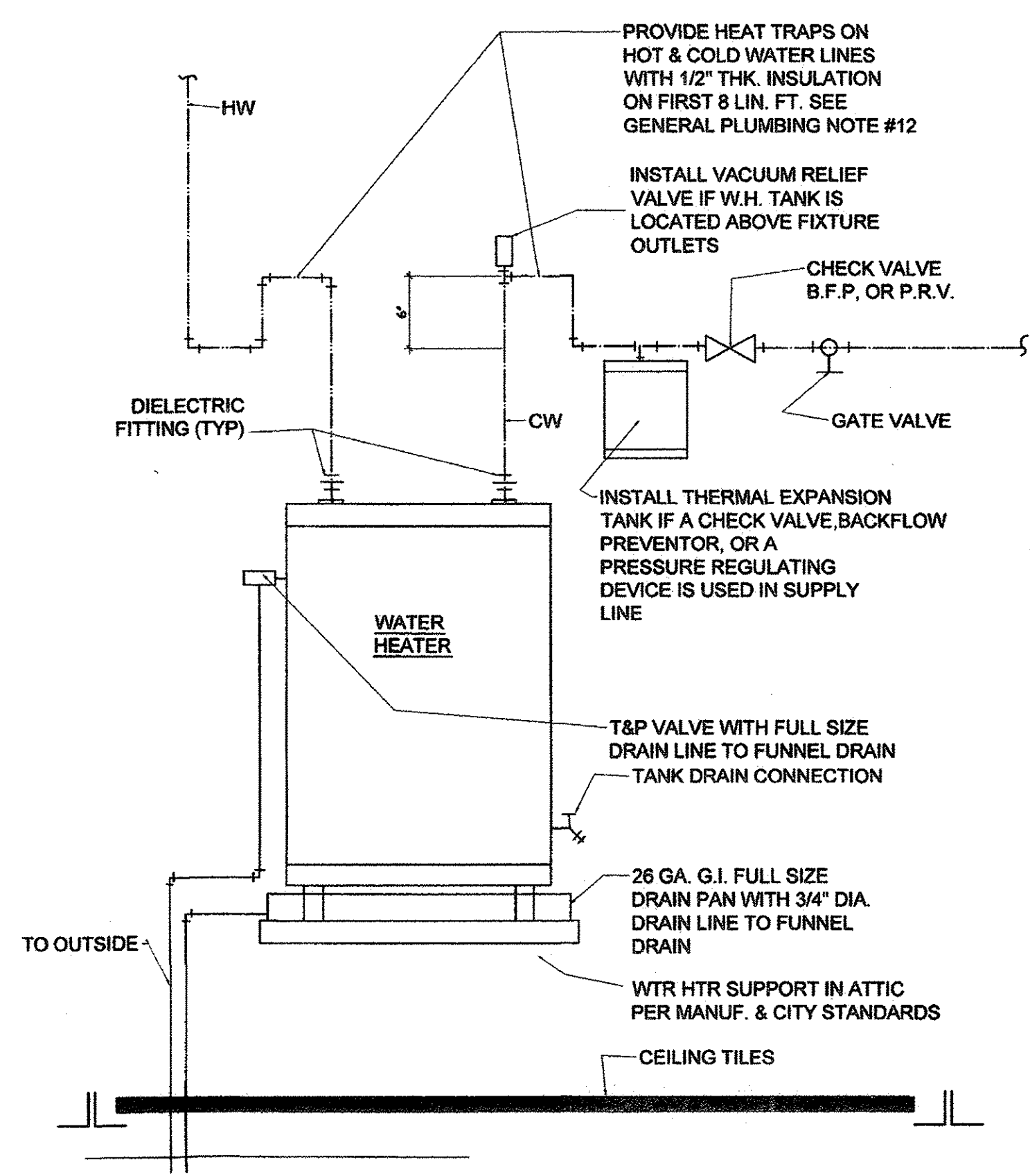
P1



1 TRAP PRIMER DETAIL
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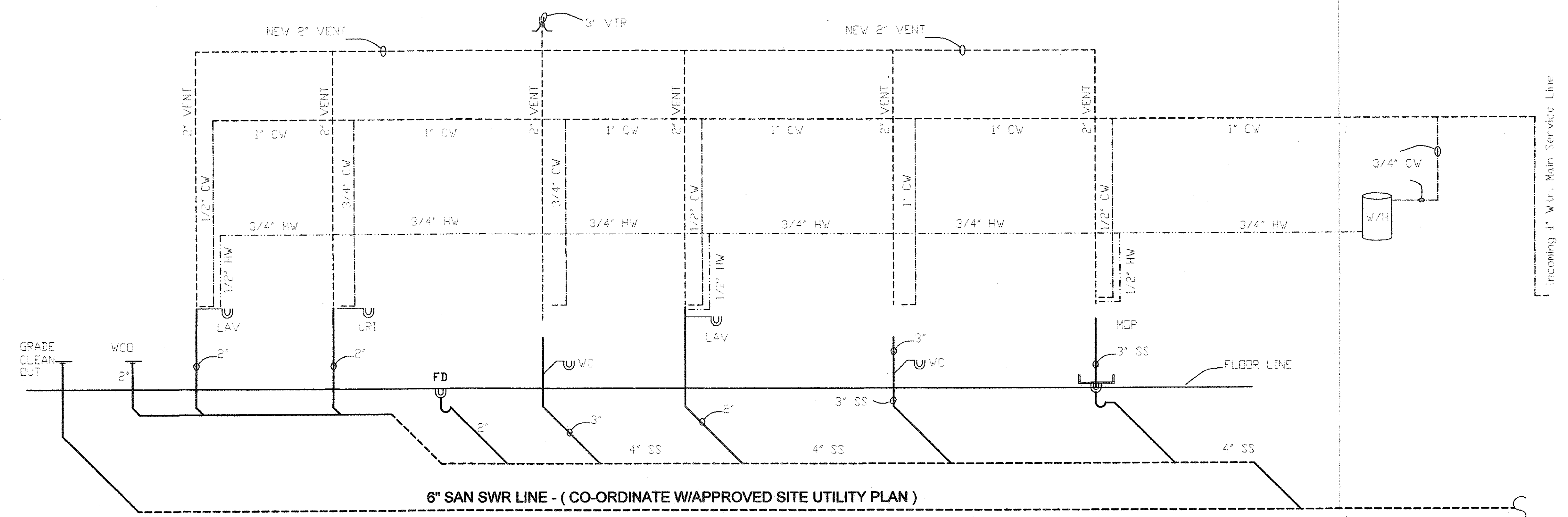
3 WATER SERVICE ENTRY
SCALE: NONE



2 WTR. HTR. DET. ABOVE CLG.
SCALE: NONE

NOTES:

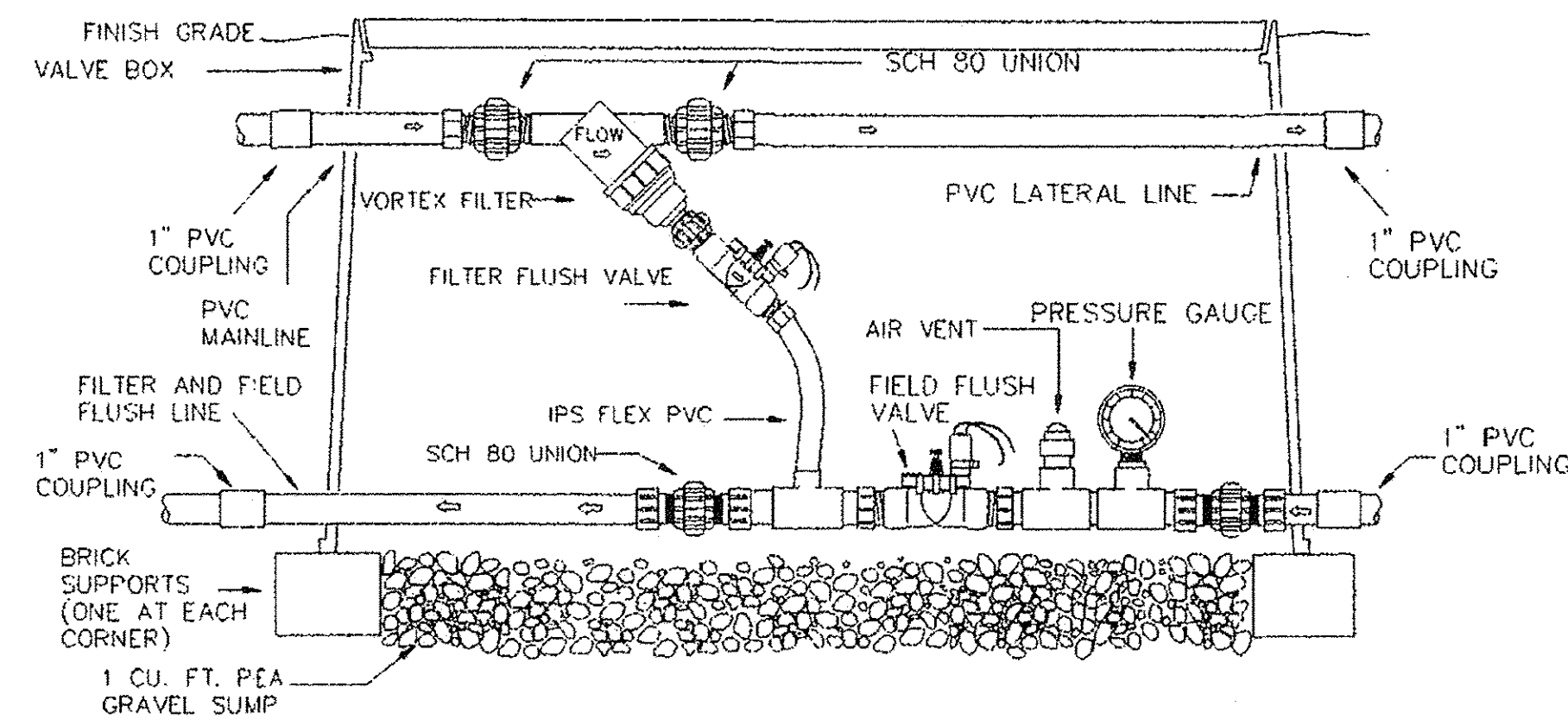
- 1 ALL PROPOSED SANITARY SEWER & VENT PIPES TO BE SCHED 40 PVC.
2. ALL WATER LINES TO BE SCHED 40 CPVC PIPES



4 TYPICAL PLUMBING RISER DIAGRAM
SCALE: NONE



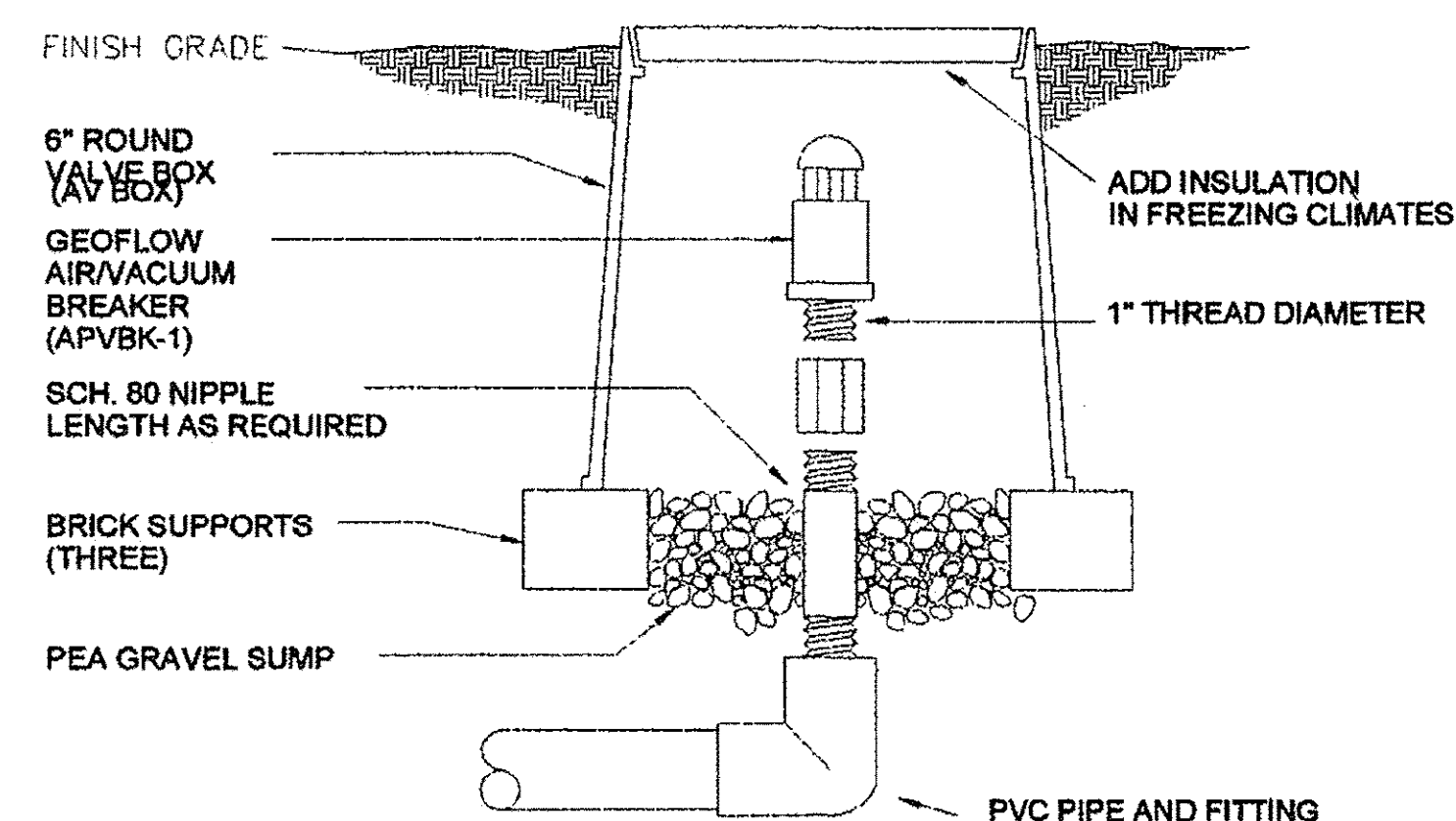
REVISIONS / Date 	
CBD DESIGN CONSULTING GROUP Office: 281-498-2100, Fax: 281-530-1818 Mob: 281-773-8440 email: nryl@continentalbuilder.com	
 14722 Linda Dr., Houston, TX 77083 www.continentalbuilder.com since 2001	
PROJECT TITLE PROPOSED : BRITANNIA SOCCER PARK (Home of Liverpool FC International Academy) 3606 FM 723, Rosenberg, TX 77471	
SBAL 	
DATE: _____ Drawn By: _____ Checked By: _____ Scale: _____ Issue For: <input type="checkbox"/> Review <input type="checkbox"/> Bid Only <input checked="" type="checkbox"/> Permits Set <input checked="" type="checkbox"/> Construction Set SHEET NUMBER: <div style="font-size: 2em; font-weight: bold; text-align: center;">P2</div>	



575 **GEOFLOW** **SIMPLE WASTEFLOW HEADWORKS BOX - AUTOMATIC SCHEMATIC**

Not To Scale

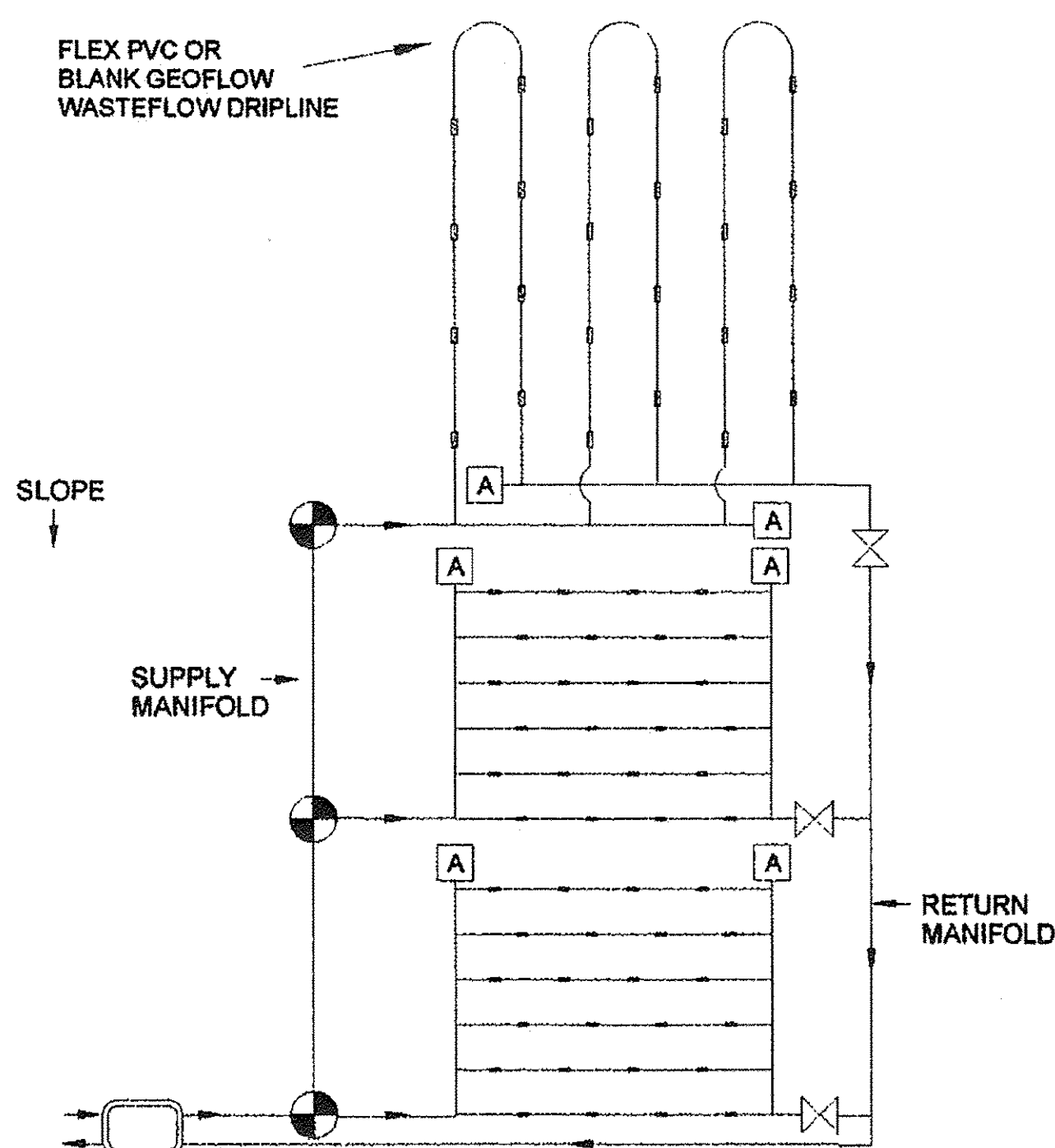
09-02 | GEOFLOW®



522 **GEOFLOW** **1\"/>**

Not To Scale

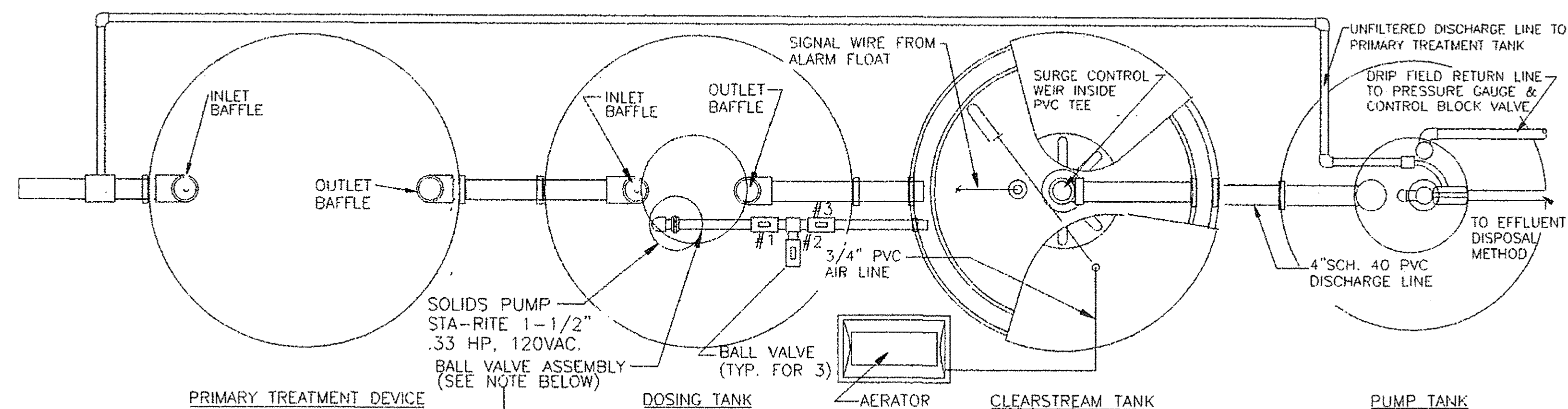
09-02 | GEOFLOW®



588 **GEOFLOW** **MULTIPLE ZONES / SINGLE WASTEFLOW HEADWORK SCHEMATIC**

Not To Scale

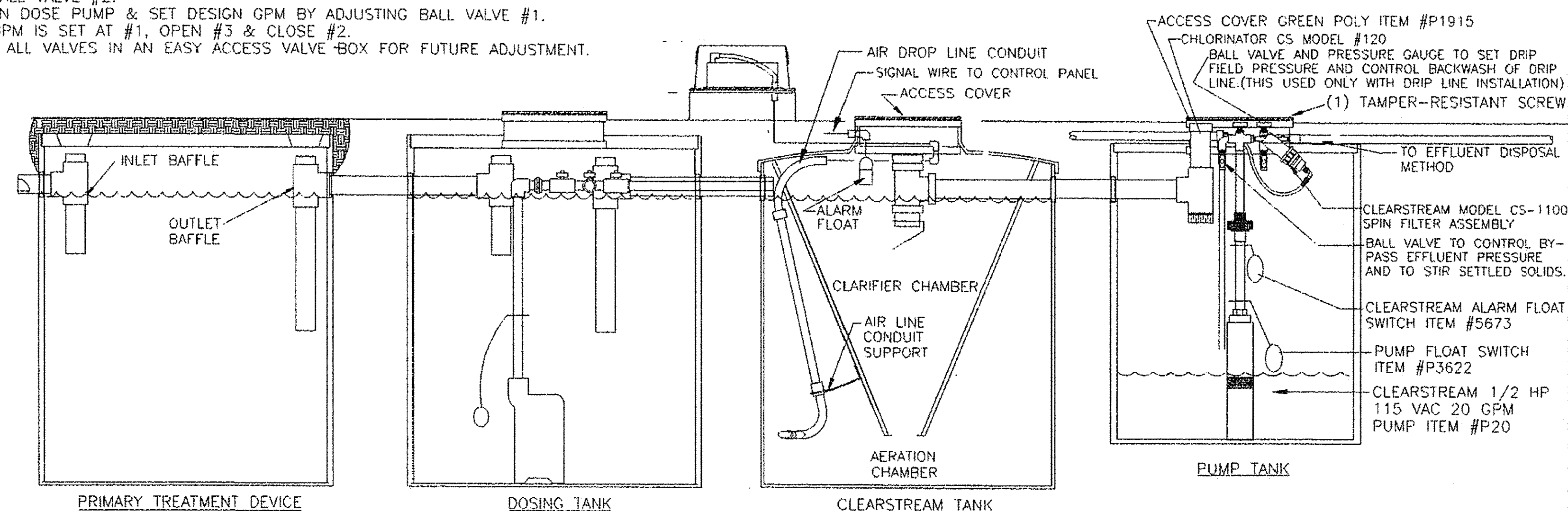
09-02 | GEOFLOW®



BALL VALVE ADJUSTMENTS:

1. CLOSE BALL VALVE #3.
2. OPEN BALL VALVE #2.
3. TURN ON DOSE PUMP & SET DESIGN GPM BY ADJUSTING BALL VALVE #1.
4. WHEN GPM IS SET AT #1, OPEN #3 & CLOSE #2.
5. ENCASE ALL VALVES IN AN EASY ACCESS VALVE BOX FOR FUTURE ADJUSTMENT.

PLAN



BALL VALVE ASSEMBLY:

SECTION

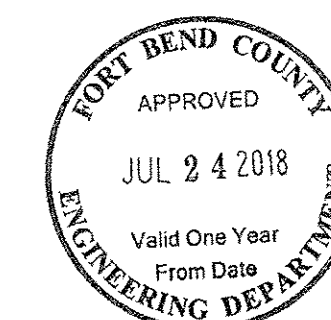
THE BALL VALVE ASSEMBLY IS RECOMMENDED FOR THOSE CONTRACTORS DESIRING A METHOD OF CALIBRATING THE GPM OF A DOSE PUMP THAT IS FEEDING A CLEARSTREAM AEROBIC TREATMENT PLANT. A SINGLE BALL VALVE WILL PERFORM THE TASK OF REDUCING THE FLOW INTO THE CLEARSTREAM. HOWEVER, THIS BALL VALVE MUST BE SERVICED OR OPENED TO CLEAR ITS PATH FROM TIME TO TIME. WHEN THIS IS DONE, IT IS DIFFICULT TO ADJUST THE SINGLE BALL VALVE TO THE ORIGINAL GPM RECOMMENDED BY THE DESIGNER. THE THREE WAY BALL VALVE ASSEMBLY CAN BE PLACED IN A VALVE BOX PRECEDING THE CLEARSTREAM. THIS ALLOWS THE CONTRACTOR TO OPEN THE BALL VALVE THAT REGULATES THE GALLONS PER MINUTE FOR CLEANING. AFTER THE CLEANING PROCESS IS COMPLETE, THE GPM CAN BE SET USING 2 BALL VALVES AS SHOWN ABOVE. THE SIZE OF THE BALL VALVES AND GPM INFLOW RECOMMENDED FOR EACH CLEARSTREAM MODEL SHOULD BE DISCUSSED WITH CLEARSTREAM PRIOR TO IMPLEMENTATION.

NOTICE OF CONFIDENTIAL INFORMATION
Information contained herein is confidential and is the property of Clearstream Wastewater Systems, Inc. When furnished with a proposal, the recipient shall use it solely to evaluate the proposal. When furnished to a customer, it shall be used solely for purposes of inspection, installation or maintenance. When furnished to a supplier, it shall be used solely in the performance of work contracted for by this company. The information shall not be used or disclosed by the recipient for any other purpose whatsoever. Clearstream Wastewater Systems, Inc., retains all patent and other rights including exclusive right of use. This drawing is copyrighted and is the exclusive property of Clearstream Wastewater Systems, Inc. ©Clearstream Wastewater Systems, Inc.-1998

CLEARSTREAM®
WASTEWATER SYSTEMS, INC.
P.O. Box 9337 Beaumont, Texas 77709

TYPICAL MODEL "N" INSTALLATION
PLAN, SECTION & DETAILS
WITH DOSING & PUMP TANKS

DRAWN: CWP	CHKD: JM	DATE: 4/98	REV: 0	REV. DATE: 0	DRAWING NUMBER: 10000004
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NESVADBA ENGINEERING SERVICES

PO Box 353, Needville, Texas 77461
Phone 281-543-4660

Texas Board of Professional Engineers Registration Number F-8079

**ON-SITE SEWAGE FACILITY
DETAILS**

Liverpool FC International
Academy America
River Ranch North Drive
Richmond, Texas 77406

3.00 Acre Tract of Land
Reserve A, Riverside Ranch Commercial, Sec 2
Fort Bend County

RESTRICTED RESERVE TABLE		
A	3.0000 ACRES	(130,680 SQ. FT.)
RESTRICTED TO COMMERCIAL/ INDUSTRIAL		
B	7.1383 ACRES	(310,946 SQ. FT.)
RESTRICTED TO COMMERCIAL/ INDUSTRIAL		
C	1.5882 ACRES	(69,182 SQ. FT.)
RESTRICTED TO COMMERCIAL/ INDUSTRIAL		
D	0.4518 ACRE	(19,680 SQ. FT.)
RESTRICTED TO DRAINAGE PURPOSES		

RESERVE "D"
0.4518 ACRE
(19,680 SQ. FT.)

LINE TABLE				
LINE	BEARING	DISTANCE		
L1	N 53°47'50" E	13.32'		
L2	S 62°40'53" E	60.15'		
L3	S 27°12'07" W	119.16'		
L4	S 78°41'59" E	124.59'		
L5	N 15°57'41" E	26.06'		
L6	N 62°26'22" W	48.42'		
L7	N 22°27'56" E	59.03'		
L8	N 15°59'24" E	41.47'		
L9	N 08°04'23" E	41.08'		
L10	N 27°00'24" E	53.30'		
L11	N 53°41'31" E	71.40'		

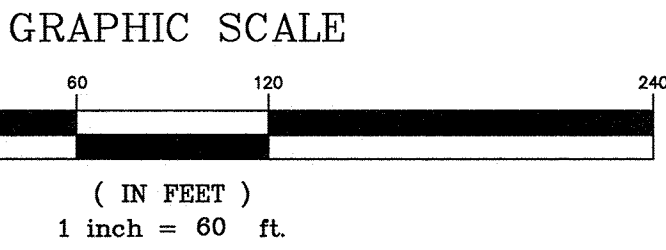
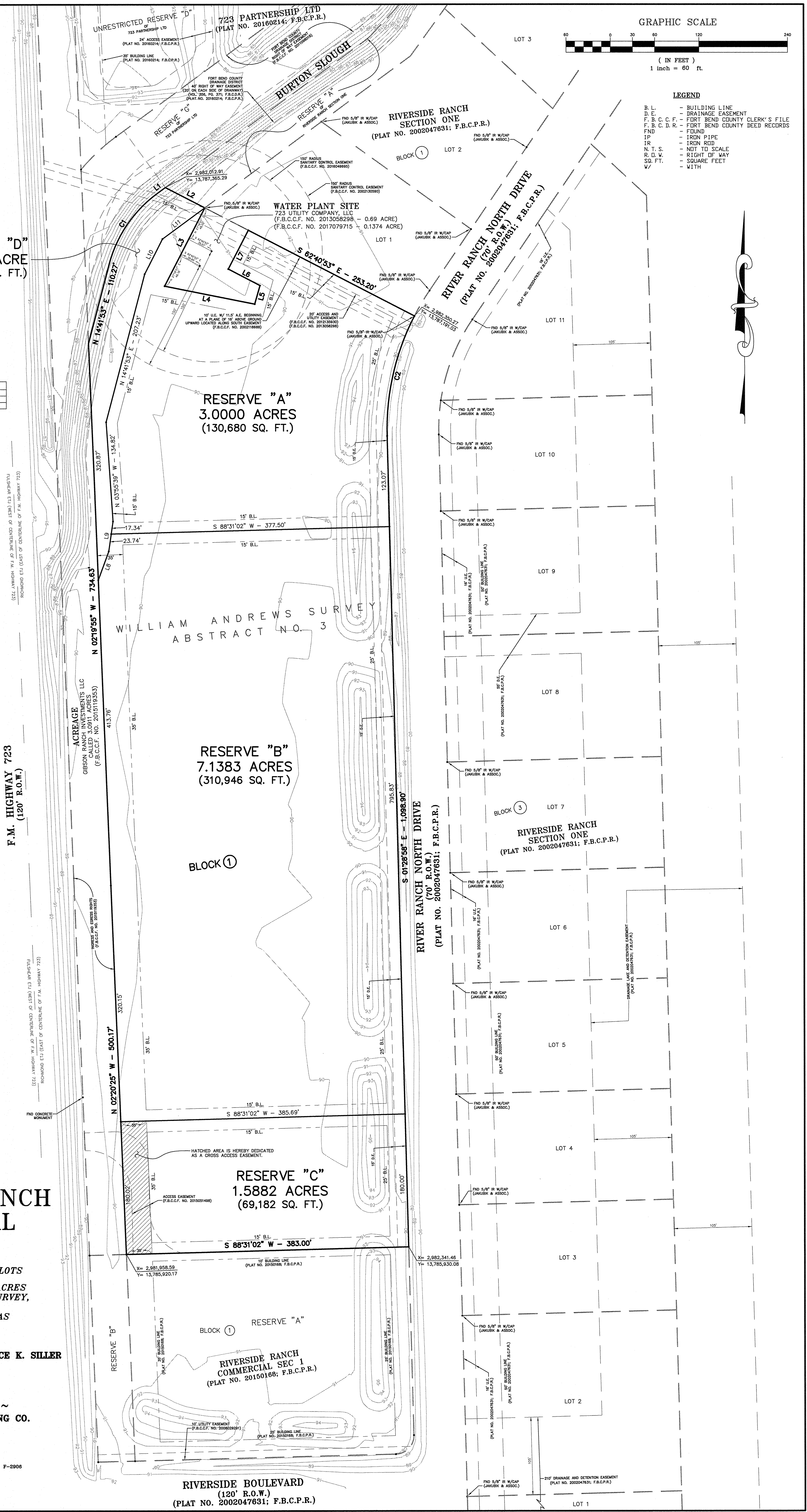
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	39°05'57"	175.00'	119.42'	N 34°14'51" E - 117.12'
C2	28°48'07"	335.00'	168.40'	S 12°55'05" W - 166.63'

FINAL PLAT OF
**RIVERSIDE RANCH
COMMERCIAL
SEC TWO**

1 BLOCK - 4 RESERVES - 0 LOTS
A SUBDIVISION OF 12.1784 ACRES
IN THE WILLIAM ANDREWS SURVEY,
ABSTRACT NO. 3,
FORT BEND COUNTY, TEXAS

~ OWNERS ~
HOUSTON HERITAGE, LTD. AND LAWRENCE K. SILLER
5545 F.M. 359
Richmond, Texas 77406
PHONE: 281.342.5950

~ SURVEYOR/ENGINEER ~
TEXAS ENGINEERING AND MAPPING CO.
12718 Century Drive
Stafford, Texas 77477
Brian Nesvadba, R.P.L.S.
PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. P-2906
www.team-civil.com
1070-2
NOVEMBER 15, 2017



- LEGEND
- B.L. - BUILDING LINE
 - D.E. - DRAINAGE EASEMENT
 - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
 - F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
 - FND - FOUND
 - IP - IRON PIPE
 - IR - IRON ROD
 - N.T.S. - NOT TO SCALE
 - R.O.W. - RIGHT OF WAY
 - SQ. FT. - SQUARE FEET
 - W/ - WITH

DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
ELEVATION CERTIFICATE

IMPORTANT: FOLLOW THE INSTRUCTIONS ON PAGES 9-16

OMB Control Number: 1660-0008
Expiration: 11/30/2018

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION

FORM INSURANCE COMPANY USE

A1. Building Owner's Name
Britannia Soccer Academy LLC

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

3606 FM 723 Road

Company NAIC Number:

City Rosenberg

State Tx

Zip Code 77471

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Reserve "A", Block 1, Riverside Ranch Commercial Sec Two (Plat No. 20180007; F.B.C.P.R.)

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Non-Residential

A5. Latitude/Longitude: Lat. 29°36'57.2"N Long. 95°48'36.7"W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1B

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) N/A sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A8.b N/A sq in

d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

a) Square footage of attached garage N/A sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A9.b N/A sq in

d) Engineered flood openings? ☐ Yes ☒ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
Fort Bend County - 480228

B2. County Name
Fort Bend County

B3. State Tx

B4. Map/Panel Number
48157C0235

B5. Suffix
L

B6. FIRM Index Date
December 21, 2017

B7. FIRM Panel Effective/
Revised Date
April 2, 2014

B8. Flood Zone(s)
AE

B9. Base Flood Elevation(s)
(Zone AO, use base flood depth)
93.0

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:

☒ FIS Profile ☐ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No

Designation Date: ☐ CBRS ☐ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

C2. Elevations - Zones A1 - A30, AE, AH, A (with BFE), VE, V1 - V30, V (with BFE), AR, AR/A, AR/AE, AR/A1 - A30, AR/AH, AR/AO. Complete Items C2.a - h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

* A new Elevation Certificate will be required when construction of the building is complete.

Benchmark Utilized: L1212 Vertical Datum: NAVD '88

Indicate elevation datum used for the elevations in items a) through h) below. ☐ NGVD 1929 ☒ NAVD 1988

☐ Other/Source:

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 94.5 - ☒ feet ☐ meters

b) Top of the next higher floor N/A - ☐ feet ☐ meters

c) Bottom of the lowest horizontal structural member (V Zones only) N/A - ☐ feet ☐ meters

d) Attached garage (top of slab) N/A - ☐ feet ☐ meters

e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) N/A - ☐ feet ☐ meters

f) Lowest adjacent (finished) grade next to building (LAG) 90.0 - ☒ feet ☐ meters

g) Highest adjacent (finished) grade next to building (HAG) 94.5 - ☒ feet ☐ meters

h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 90.0 - ☒ feet ☐ meters

ELEVATION CERTIFICATE

OMB Control Number: 1660-0008
Expiration: 11/30/2018

3606 FM 723 Road

Rosenberg

Tx

77471

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☐ Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor?

☒ Yes ☐ No

Certifier's Name
Brian Nesvadba

License Number
5776

Title
V.P. - Survey Dept.

Company Name
Texas Engineering And Mapping Co.

Address
12718 Century Drive

City
Stafford

State
Tx

Zip Code
77477

Signature

Date
August 2, 2018

Telephone
+1 (281) 491-2525



Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)"

Benchmark: National geodetic survey marker PID AW4693, designated L 1212, is a benchmark disk stamped "L 1212 1973" set in concrete headwall on the east side of Farm Road 723 approximately 4.05 miles north from Rosenberg, Texas. Elevation = 90.68' (NAVD '88)

Signature

Date

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1 -E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1 -E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ - _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ - _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6 -9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8 -9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ - _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ - _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and /or equipment servicing the building is _____ - _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name:

Address

City

State

ZIP Code

Signature

Date

Telephone

Comments

☐ Check here if attachments.