



**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: 2018-23861

Applicant: Camden Builders, Inc./MGroup + Architects Inc.

Job Location Site: 1535 Moore Rd, Stafford, TX 77477

Bond No. **Date of Bond:** 10/15/2018 **Amount:** \$10,000.00

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.
4. This permit applies to work performed within right-of-ways owned and maintained by Fort Bend County only, and it is the responsibility of the applicant to acquire all other necessary permits.

On this 6th day of November, 2018, Upon Motion of Commissioner Muyers, seconded by Commissioner Patterson, 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 11-13-2018

Comm. Court No. 12D

N/A

Clerk of Commissioners Court

By:

Drainage District Engineer/Manager

By: Ronda Walters

Deputy



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

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

☐ Right of Way Permit
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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:

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | a. Name of road, street, and/or drainage ditch affected. |
| <input checked="" type="checkbox"/> | b. Vicinity map showing course of directions |
| <input checked="" type="checkbox"/> | c. Plans and specifications |

(2) BOND:

- | | | | |
|-------------------------------------|--|---|---------------------|
| <input type="checkbox"/> | County Attorney, approval when applicable. | | |
| <input type="checkbox"/> | Perpetual bond currently posted. | Bond No: _____ | Amount: _____ |
| <input checked="" type="checkbox"/> | Performance bond submitted. | Bond No: XXXXXXXXXX | Amount: \$10,000.00 |
| <input type="checkbox"/> | Cashier's Check | Check No: _____ | Amount: _____ |

(3) DRAINAGE DISTRICT APPROVAL (WHEN APPLICABLE):

Drainage District Approval

Date

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



Permit Administrator

10/29/2018

Date



**PERFORMANCE BOND COVERING ALL CABLE, CONDUIT AND/OR POLE LINE
ACTIVITY IN, UNDER, ACROSS OR ALONG FORT BEND COUNTY ROAD,
COMMERCIAL DRIVEWAY AND MEDIAN OPENINGS OR MODIFICATIONS
(AUTHORIZED)**

BOND NO [REDACTED]

Permit No. 2018-23861

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF FORT BEND §

THAT WE, Camden Builders, Inc. whose (address, phone) is 11 Greenway Plaza, Ste. 2400, Houston, Texas 77046, hereinafter called the Principal, and Travelers Casualty and Surety Company of America, a Corporation existing under and by virtue of the laws of the state of CT and authorized to do an indemnifying business in the state of Texas, and whose principal office is located at (name/address/phone) One Tower Square Bond/5PB, Hartford, CT 06183, whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought within said state is Christopher Noble and whose address is 1301 E. Collins Blvd, Richardson, TX 75081, hereinafter called the Surety, and held and firmly bound unto, Robert E. Hebert, County Judge of Fort Bend County, Texas, or his successors in office, in the full sum of Ten Thousand and No/100 Dollars (\$ 10,000.00) current, lawful money of the United States of America, to be paid to said Robert E. Hebert, County Judge of Fort Bend County, Texas, or his successors in office, to which payment well and truly to be made and done, we, the undersigned, bind ourselves and each of us, our heirs, executors, administrators, successors, assigns, and legal representatives, jointly and severally, by these presents.

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

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

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

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

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

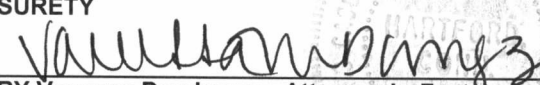
EXECUTED this 15th day of October, 2018.

Camden Builders, Inc.
PRINCIPAL

BY 

Travelers Casualty and Surety Company of America

SURETY


BY Vanessa Dominguez, Attorney-in-Fact

CCM 11-6-2018 # 12D
Fort Bend County Clerk
Return Admin Serv Coord RAC
Permit # 2018-23861



POWER OF ATTORNEY

Farmington Casualty Company
 Fidelity and Guaranty Insurance Company
 Fidelity and Guaranty Insurance Underwriters, Inc.
 St. Paul Fire and Marine Insurance Company
 St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
 Travelers Casualty and Surety Company
 Travelers Casualty and Surety Company of America
 United States Fidelity and Guaranty Company

Attorney-In Fact No.

232300

Certificate No. 007308964

KNOW ALL MEN BY THESE PRESENTS: That Farmington Casualty Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company are corporations duly organized under the laws of the State of Connecticut, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc., is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Michael J. Herrod, Wendy W. Stuckey, Lisa A. Ward, Lupe Tyler, Vanessa Dominguez, Melissa L. Fortier, Naomi Harris-Thompson, Misty Wright, and Donna L. Williams

of the City of Houston, State of Texas, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 27th day of July, 2017.

Farmington Casualty Company
 Fidelity and Guaranty Insurance Company
 Fidelity and Guaranty Insurance Underwriters, Inc.
 St. Paul Fire and Marine Insurance Company
 St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
 Travelers Casualty and Surety Company
 Travelers Casualty and Surety Company of America
 United States Fidelity and Guaranty Company



State of Connecticut
 City of Hartford ss.

By:

Robert L. Raney, Senior Vice President

On this the 27th day of July, 2017, before me personally appeared Robert L. Raney, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.
 My Commission expires the 30th day of June, 2021.



Marie C. Tetreault
 Marie C. Tetreault, Notary Public

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

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

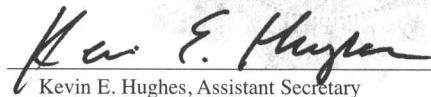
FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing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

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

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

I, Kevin E. Hughes, the undersigned, Assistant Secretary, of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 15th day of October, 2018.


Kevin E. Hughes, Assistant Secretary



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

IMPORTANT NOTICE

To obtain information or make a complaint:

You may call Travelers Casualty and Surety Company of America and its affiliates' toll-free telephone number for information or to make a complaint at:

1-800-328-2189

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

1-800-252-3439

You may write the Texas Department of Insurance:

P. O. Box 149104

Austin, TX 78714-9104

Fax: (512) 475-1771

Web: <http://www.tdi.state.tx.us>

E-mail: ConsumerProtection@tdi.state.tx.us

PREMIUM OR CLAIM DISPUTES:

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

ATTACH THIS NOTICE TO YOUR BOND:

This notice is for information only and does not become a part or condition of the attached document and is given to comply with Texas legal and regulatory requirements.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard County Clerk

Fort Bend County Texas

November 09, 2018 03:08:49 PM

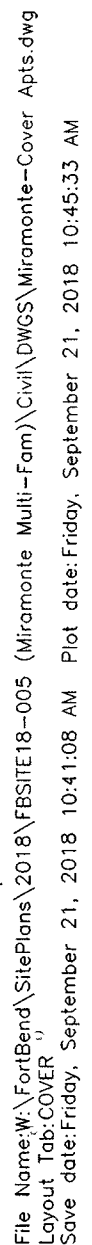
FEE \$0.00

ADS

2018126342



THE MIRAMONTE - RESERVE "A"



ENGINEER
KELLY R. KALUZA & ASSOCIATES, INC.
CONSULTING ENGINEERS' AND SURVEYORS
ENGINEERING FIRM No. F-1339
SURVEYING FIRM No. 10010000
3014 AVENUE I, ROSENBERG, TX 77471
(281) 341-0808

STATE OF TEXAS
DUANE H. WHITEHEAD
105210
LICENSED
PROFESSIONAL ENGINEER
2/2/18

FORT BEND COUNTY ENGINEER

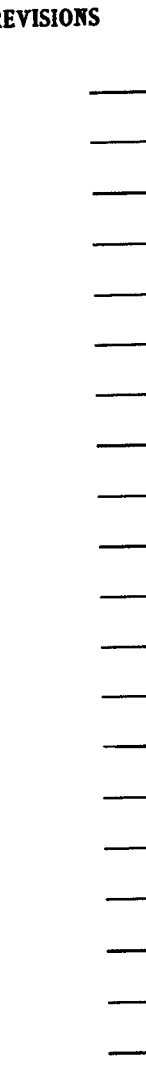
ENGINEER: Rich D. Stolleis, PE, PTOE
FOR RICHARD W. STOLLEIS, P.E.

DATE: 10/3/18

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

APPROVED: Casandor
for DEVELOPMENT COORDINATOR

DATE: 10-2-18



PROJECT NUMBER FBSITE18-005

**Kelly R. Kaluza
& Associates, Inc.**
CONSULTING ENGINEERS & SURVEYORS

ENGINEERING FIRM No. F-1339
SURVEYING FIRM No. 10010000
3014 AVENUE I
ROSENBERG, TEXAS 77471
PH.281.341.0808 FAX.281.341.6333

SUBJECT

The Miramonte

Stafford, Texas

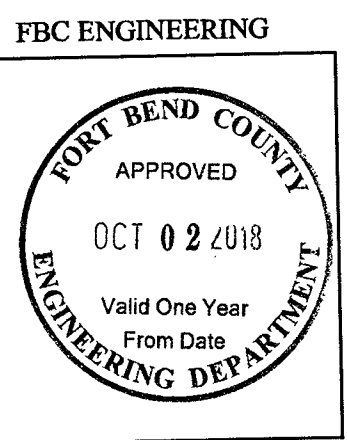
SHEET TITLE

EXISTING CONDITIONS

E

ET NUMBER

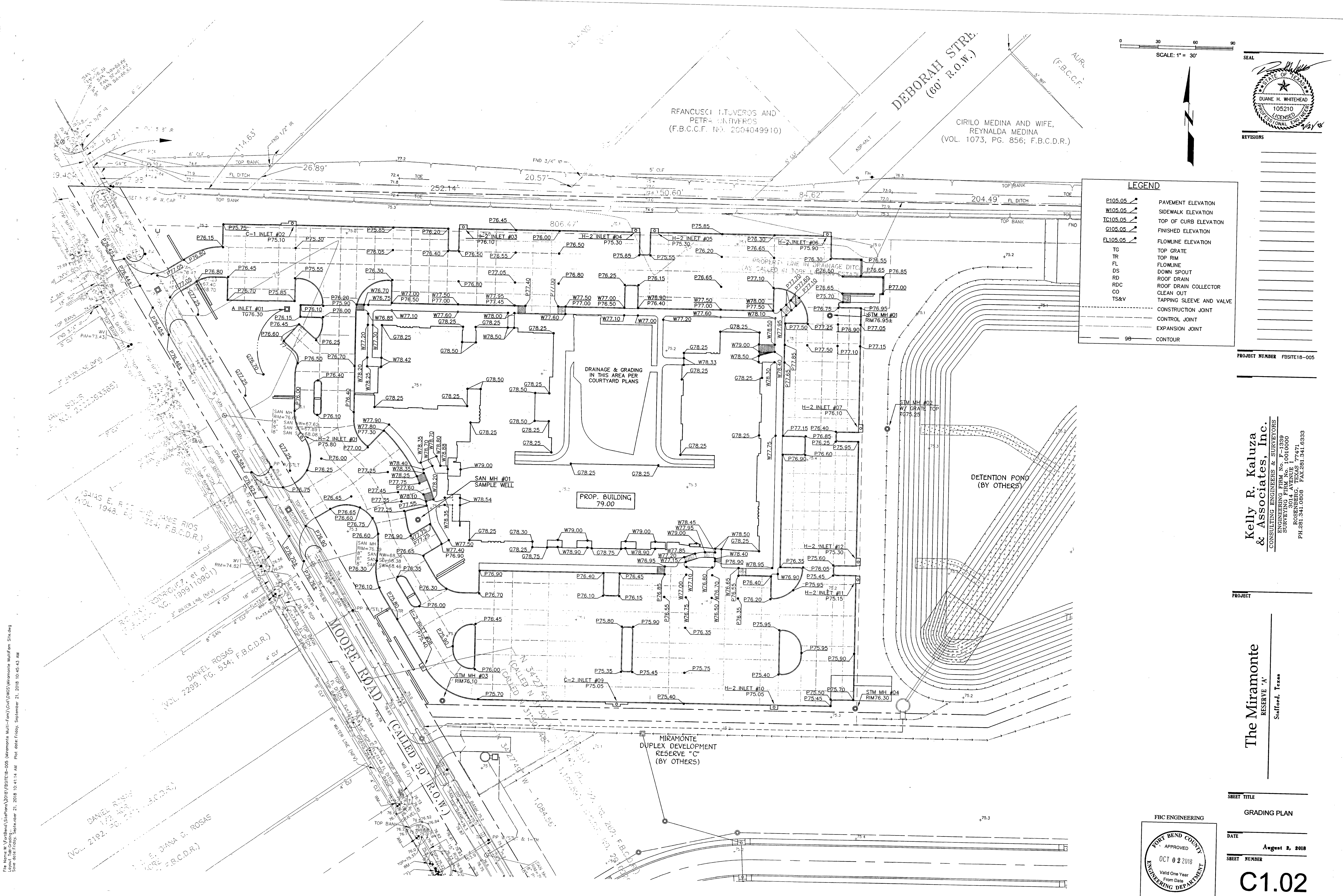
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 Plot date: Friday, September 21, 2018 10:41:14 AM
 Plot date: Friday, September 21, 2018 10:45:35 AM

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Layout: Tab: Grading
Save Date: Friday, September 21, 2018 10:41:14 AM Plot Date: Friday, September 21, 2018 10:45:43 AM



Kelly R. Kaluza
& Associates, Inc.
CONSULTING ENGINEERS & SURVEYORS
ENGINEERING FIRM NO. F-1339
SURVEYING FIRM NO. 10010000
ROSENBERG, TEXAS 77471
PH.281.341.0808 FAX.281.341.6333

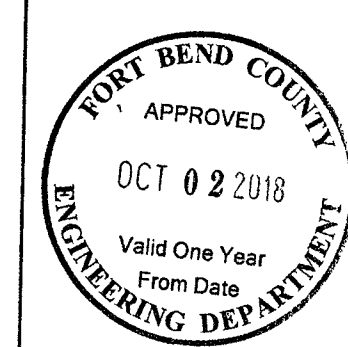
The Miramonte
RESERVE 'A'
Stafford, Texas

SHEET TITLE
GRADING PLAN

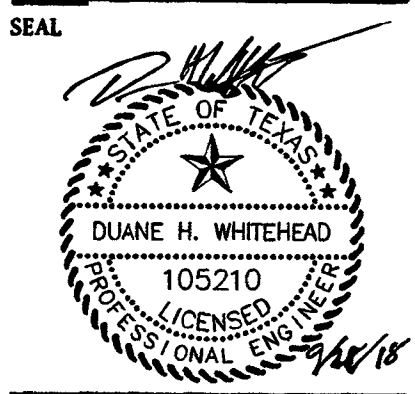
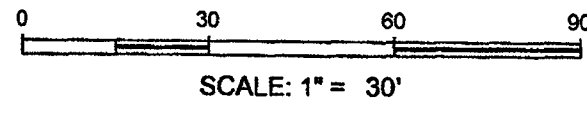
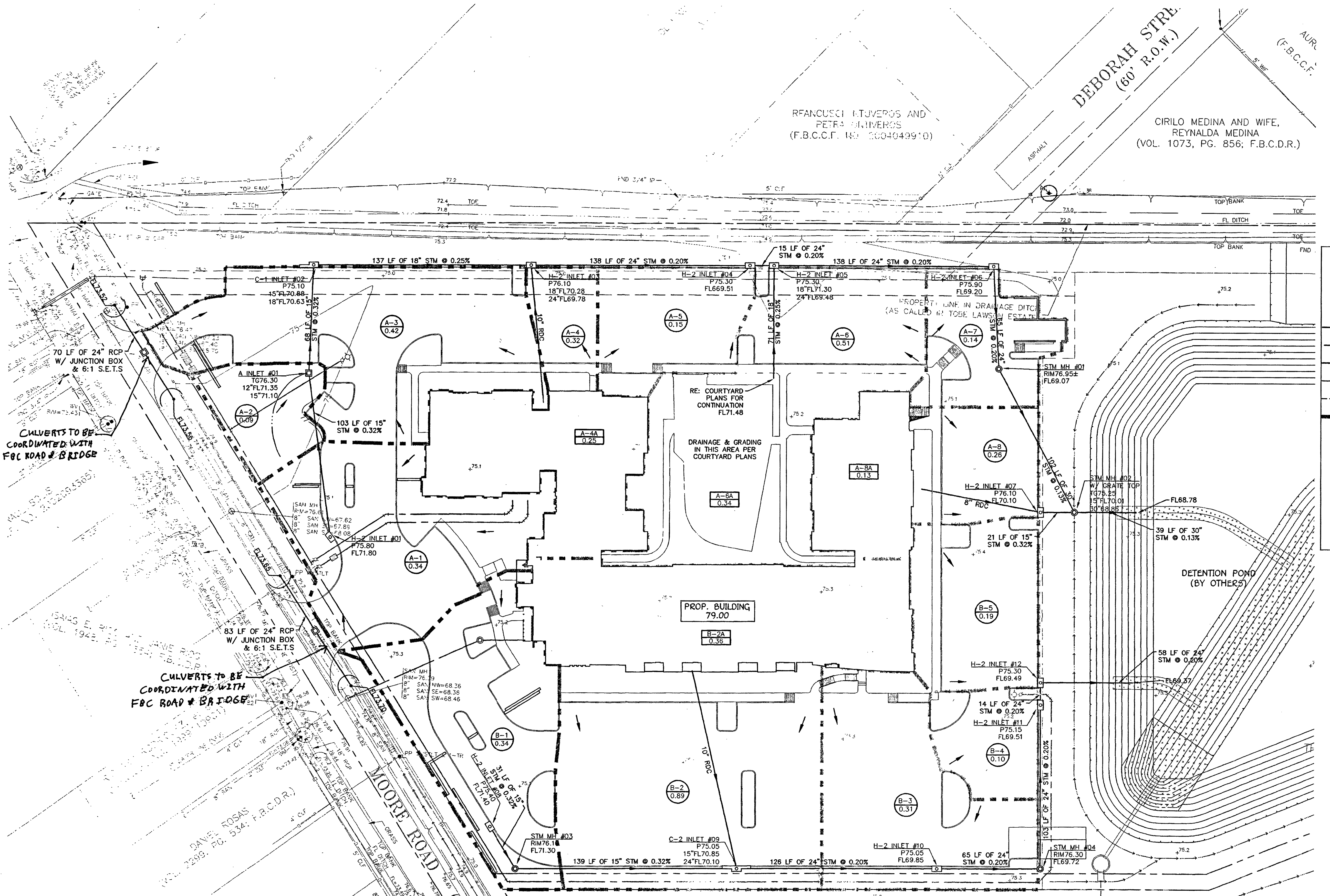
DATE
August 2, 2018
SHEET NUMBER

C1.02

FBC ENGINEERING



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Plot Date: Friday, September 21, 2018 10:41:14 AM



REVISIONS
09/19/18 - PLAN
REVIEW COMMENTS

PROJECT NUMBER FBSE18-005

LEGEND

TG	TOP GRATE
TR	TOP RIM
FL	FLOWLINE
DS	DOWN SPOUT
RD	ROOF DRAIN
RDC	ROOF DRAIN COLLECTOR
STORM SEWER	
SANITARY SEWER	
SANITARY FORCE MAIN	
WATERLINE	
DRAINAGE SWALE	
DRAINAGE AREA BOUNDARY	
DIRECTIONAL FLOW OF RUNOFF	
[Symbol]	TYPE A INLET
[Symbol]	TYPE H-2 CURB INLET (SEE DETAIL)
[Symbol]	TYPE E INLET
[Symbol]	YARD INLET
[Symbol]	STORM MANHOLE
[Symbol]	SANITARY MANHOLE
[Symbol]	DRAINAGE AREA DESIGNATION
[Symbol]	AREA (ACRES)

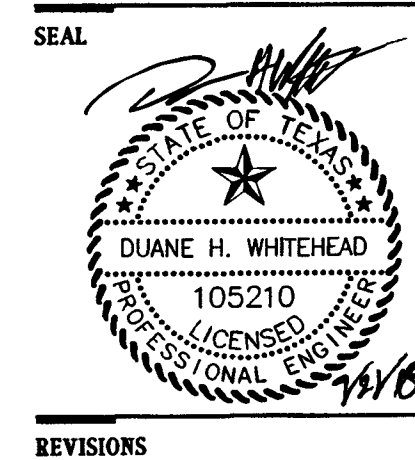
Kelly R. Kaluza & Associates, Inc.
CONSULTING ENGINEERS & SURVEYORS
ENGINEERING FIRM NO. F-13399
SURVEYING FIRM NO. S-101000
ROSENBERG, TEXAS 77471
PH.281.341.0908 FAX.281.341.0393

PROJECT







The Miramonte
RESERVE 'A'
Stafford, Texas

	b	d	e
12	62.62	10.680	0.8111
15	69.35	10.940	0.8060
18	78.89	11.090	0.8008
25	89.26	11.190	0.7893
100	108.05	12.390	0.7862
100	146.18	15.120	0.7851

STORM SEWER DATA																														100-YR HGL					
Sub-Area	UPSTREAM STRUCTURE	DOWN STREAM STRUCTURE	LENGTH (ft)	Roof / Out Area (ac)	SubAREA ACREAGE	TOTAL ACREAGE	Inlet Time (min)	To UPPER (min)	C. RUNOFF coef.	C. avg RUNOFF coef.	SIZE (in.)	QTY (ft)	n	GRADE (ft)	VELOCITY (fps)	CAPACITY (cfs)	12. RAINFALL (in/hr)	Q2. RUNOFF (cfs)	13. RAINFALL (in/hr)	Q3. RUNOFF (cfs)	15. RAINFALL (in/hr)	Q5. RUNOFF (cfs)	110. RAINFALL (in/hr)	Q10. RUNOFF (cfs)	125. RAINFALL (in/hr)	Q25. RUNOFF (cfs)	1100. RAINFALL (in/hr)	Q100. RUNOFF (cfs)	Inlet Type	Inlet Capacity (cfs)	Inlet Q100 (cfs)	HYDRAULIC GRADE DOWNSTREAM	HYDRAULIC GRADE UPSTREAM		
A-1	H1	A1	103	0.00	0.34	0.34	10.00	10.57	0.71	0.71	15	1	0.013	0.32	3.02	3.71	5.25	1.27	5.85	1.42	6.72	1.63	7.85	2.09	9.03	2.62	11.43	3.46	H2	4.00	3.46	76.22	76.51		
A-2	A1	C2	68	0.00	0.09	0.43	10.00	10.94	0.30	0.63	15	1	0.013	0.32	3.02	3.71	5.18	1.39	5.77	1.55	6.63	1.79	7.75	2.29	8.91	2.88	11.30	3.80	A	5.00	0.38	75.88	76.22		
A-3	C2	H3	137	0.00	0.42	0.85	10.00	11.70	0.77	0.70	18	1	0.013	0.25	3.03	5.36	5.03	2.98	5.61	3.32	6.45	3.82	7.54	4.91	8.69	6.17	11.05	8.17	C1	5.00	4.45	75.16	75.98		
A-4	H3	H4	138	0.25	0.32	1.17	10.00	12.41	0.82	0.73	24	1	0.013	0.20	3.22	10.12	4.91	4.19	5.47	4.68	6.30	5.38	7.36	6.92	8.50	8.71	10.83	11.57	H2	4.00	0.78	74.80	75.16		
A-5	H4	H5	15	0.00	0.15	1.32	10.00	12.49	0.82	0.74	24	1	0.013	0.20	3.22	10.12	4.89	4.79	5.46	5.34	6.28	6.14	7.34	7.90	8.47	9.95	10.80	13.21	H2	4.00	1.67	74.75	74.80		
A-6	H5	H6	138	0.34	0.51	1.83	10.00	13.20	0.74	0.74	24	1	0.013	0.20	3.22	10.12	4.77	6.47	5.33	7.22	6.13	8.31	7.17	10.70	8.29	13.48	10.59	17.94	H2	4.00	1.67	73.88	74.75		
A-7	H6	MH1	65	0.00	0.14	1.97	10.00	13.54	0.82	0.75	24	1	0.013	0.20	3.22	10.12	4.72	6.94	5.27	7.75	6.08	8.92	7.10	11.48	8.20	14.48	10.49	19.29	H2	4.00	1.51	72.81	73.88		
A-8	MH1	MH2	102	0.00	0.00	1.97	10.00	14.10	0.30	0.75	30	1	0.013	0.13	3.01	14.79	4.63	6.81	5.17	7.61	5.96	8.76	6.97	11.28	8.07	14.24	10.33	18.99	MH1	0.00	0.00	72.59	72.81		
A-8	MH2	POND	39	0.00	0.00	2.23	10.00	14.32	0.30	0.76	30	1	0.013	0.13	3.01	14.79	4.60	7.75	5.14	8.65	5.91	9.96	6.92	12.83	8.01	16.20	10.27	21.63	MH1	0.00	0.00	71.28	72.59		
B-1	H8	MH3	31	0.00	0.34	0.34	10.00	10.17	0.69	0.69	15	1	0.013	0.32	3.02	3.71	5.33	1.24	5.94	1.38	6.82	1.59	7.97	2.04	9.15	2.56	11.57	3.37	H2	4.00	3.37	75.34	75.43		
B-1	MH3	C9	139	0.00	0.00	0.34	10.00	10.94	0.30	0.69	15	1	0.013	0.32	3.02	3.71	5.18	1.21	5.77	1.34	6.63	1.54	7.75	1.98	8.91	2.49	11.30	3.29	MH1	0.00	0.00	74.98	75.34		
B-2	C9	H10	126	0.36	0.89	1.23	10.00	11.59	0.80	0.76	24	1	0.013	0.20	3.22	10.12	5.05	4.75	5.63	5.30	6.48	6.09	7.57	7.83	8.72	9.94	11.09	13.03	C2	10.00	5.84	74.57	74.98		
B-3	H10	MH4	65	0.00	0.31	1.54	10.00	11.93	0.80	0.77	24	1	0.013	0.20	3.22	10.12	4.99	5.93	5.57	6.61	6.40	7.60	7.48	9.77	8.63	12.29	10.98	16.29	H2	4.00	3.38	74.23	74.57		
B-4	MH4	H11	103	0.00	0.00	1.54	10.00	12.46	0.30	0.77	24	1	0.013	0.20	3.22	10.12	4.90	5.81	5.46	6.48	6.29	7.46	7.35	9.60	8.48	12.08	10.81	16.04	MH1	0.00	0.00	73.72	74.23		
B-4	H11	H12	14	0.00	0.10	1.64	10.00	12.63	0.80	0.77	24	1	0.013	0.20	3.22	10.12	4.89	6.19	5.45	6.90	6.27	7.94	7.33	10.21	8.46	12.66	10.79	17.08	H2	4.00	1.07	73.64	73.72		
B-5	H12	POND	58	0.00	0.19	1.83	10.00	12.83	0.80	0.77	24	1	0.013	0.20	3.22	10.12	4.84	6.85	5.39	7.65	6.21	8.80	7.26	11.32	8.38	14.26	10.70	18.96	H2	4.00	2.02	71.37	73.64		



C4.01

	DIRECTIONAL FLOW OF RUNOFF
	INLET PROTECTION BARRIER
	FILTER FABRIC FENCE TO BE PLACED 2' BEHIND CURB
	REINFORCED FABRIC BARRIER TO BE PLACED 2' BEHIND CURB
	CONCRETE TRUCK WASHOUT (TO BE WITHIN PROJECT LIMITS)
	STABILIZED CONSTRUCTION EXIT MINIMUM 50' X 20' W

C4.02

ADDITIONAL CONSTRUCTION NOTES

GENERAL NOTES

- Connections to public utilities, including water and sanitary sewer, drainage, and streets shall be constructed in conformance with the minimum requirements of Fort Bend Water Control Improvements District No. 2 (WCID No. 2), City of Stafford (Chris Riggs) (281) 261-3946, and Fort Bend County. Contractor shall notify WCID No. 2 forty-eight (48) hours prior to making any connection to existing public utilities, streets, or drainage system.
- Excess clean soil from construction may be distributed on project site, at locations approved by the Architect. All excess debris, trees, and/or waste materials shall be removed from the site and disposed of in an approved landfill or approved equal. All costs shall be at the expense of the contractor.
- Contractor shall notify all utility companies in the area prior to commencing work in any right-of-way or existing easement. A verification number from the one-call utility coordinating committee will be required.
- The drawings show as much information as can be reasonably obtained from on the ground observation and existing construction drawings regarding the entire topography, contours, sub-surface soils, as well as the location and nature of pipelines, storm sewers, water lines, natural gas lines, underground cables, etc., however, the accuracy or completeness of such information is not guaranteed.
- Contractor shall comply with all Occupation, Safety, and Health Act (OSHA) regulations.
- Contractor must obtain all permits and supply all bonds required by WCID No. 2, Fort Bend County, City of Stafford.
- All dimensions shown on civil plans are to the back of curb or to the outside wall of any structure, unless otherwise specified.
- Guidelines set forth in the Texas Manual of Uniform Traffic Control Devices shall be observed.
- All work shall be done in accordance with applicable national, state, municipal, and local codes.
- It is the Contractor's responsibility to supervise and coordinate all work to insure the proper execution. All work is to be accomplished in a neat, workmanlike manner, and all excess materials, trash, and debris, etc., shall be removed from the job by the Contractor, at his expense.
- Prior to bidding the project, the Contractor shall inspect the site and satisfy himself that the above and below ground conditions of the site of this project are acceptable for construction.
- Overhead power lines exist on the site. Centerpoint Energy has not attempted to mark those lines since they are clearly visible, but you should locate them prior to beginning any construction. Texas law, Section 752, Health and Safety Code, forbids all activities in which persons or things may come within six (6) feet of live overhead high voltage lines. Contractors and owners are legally responsible for safety of construction workers under this law. This law carries both criminal and civil liability. To arrange for lines to be turned off or moved, call Houston Lighting and Power Company at (713) 228-7400. Excavations within three feet (3') of existing power poles shall not be allowed. Pipe locations that will require excavation closer than the minimum shall be bored and jacked, with the written approval of the Owner.
- In the event of conflict between the City of STAFFORD, City of Stafford, requirements and these construction plans, the more stringent requirements will govern.
- Contractor shall notify the following forty-eight (48) hours prior to beginning construction
 - WCID No. 2 (Jason Kelly) - (281) 499-2041
 - Kelly R. Kaluza & Associates, Inc. (Duane Whitehead) - (281) 341-0808
 - City of Stafford (Chris Riggs) - (281) 261-3946
- Trench safety system is required for all trench construction.

STORM SEWER CONSTRUCTION NOTES

- All storm sewers shall meet the requirements of Fort Bend County Drainage District and City of Stafford.
- All storm sewer manhole covers must include the words "storm sewer". All storm sewer manholes shall be adjusted to match finished final grades of pavement or final grading.
- All storm sewer bedding and backfill shall meet the requirements of the City of Stafford. It is noted that all storm sewer under paving or within one foot (1') of pavement shall be backfilled up to the pavement subgrade with cement stabilized sand (2.0 sacks cement per cubic yard) and compacted to 95% Standard Proctor Density. All storm sewer bedding outside pavement area shall conform to Detail 529-S1 and 530-S1.
- All storm sewer structures such as manholes and inlets under and adjoining paving shall be backfilled with cement stabilized sand to within one foot of finished grade. Cement stabilized sand backfill shall extend twelve inches (12") minimum from the outside wall of all structures.
- Minimum grades on all storm sewers shall be as follows, except as otherwise noted on the plans:

Pipe Size	Slope (%)	Pipe Size	Slope (%)
8"	1.0	24"	0.18
10"	0.75	30"	0.13
12"	0.55	36"	0.10
15"	0.45	42"	0.08
18"	0.35	48"	0.07
	0.25	54"	0.06

- All areas shall be uniformly graded to positively drain toward inlets, swales, or top of curbs. Contractor shall provide materials, labor, and equipment to perform all grading operations.
- All storm sewer pipe, including inlet leads, shall be reinforced concrete pipe rubber gasketed, A.S.T.M. C-76, Class III, installed, bedded, and backfilled in accordance with construction details, City of Stafford, and Fort Bend County Drainage District criteria. Contractor shall use mechanical roller or mechanical tamper in compacting all backfill for the project. Corrugated Polyethylene Pipe ADSN-12 or Hancor H1-Q or approved equal meeting AASHTO Designation M294 is an approved alternate to reinforced concrete storm sewer pipe. All cast iron storm sewers shall be constructed of materials as specified for buildings. P.V.C. SDR-26 pipe may be used in areas outside of building and pavement areas for roof drain collection system for 4" to 15" storm sewer size. All storm sewer in the public street right-of-way shall be reinforced concrete pipe rubber gasketed.
- All drainage swales shall be constructed to proper grade and cross-section for positive drainage to inlets. Maximum side slope on all swales shall be 5:1 cross-section unless otherwise approved by Architect. In playground areas maximum side slope on all swales shall be 10:1 cross-section.
- Contractor to use 18" x 18" catch basin or minimum 18" Nyloplast Drain Basin/inline Drain or approved equal with light traffic rated grates for all yard inlets.

WATER LINE CONSTRUCTION NOTES

- All water lines shall be constructed in accordance with Texas Commission on Environmental Quality, WCID No. 2 and City of Stafford criteria.
- 8" water lines shall be polyvinyl chloride (PVC), DR18, Class 150, conforming to AWWA C-900, current. Water line size 6" or less shall be Class 200. (No A.C. pipe allowed.)
- Water lines shall have sand embedment to six (6) inches above the top of pipe.
- Minimum profile clearance between water lines and other utilities shall be twelve (12) inches.
- All fire hydrants shall be color coded in accordance with City of Stafford criteria.
- Flushing valve shall be installed a minimum of ten (10) feet from all sanitary sewers and appurtenances.
- All fittings and buried portion of flush valves shall be polyethylene encased as per minimum requirements of "Polyethylene Encasement for Gray or Ductile Cast Iron Piping for Water and Other Liquids" ANSI/AWWA C105, as currently revised.
- All bacteriological samples will be collected by the contractor. The bacteriological test samples will be taken after pressure testing water lines.
- Only WCID No. 2 shall operate water main valves. The Contractor shall contact WCID No. 2 and coordinate as necessary.
- Contractor shall contact WCID No. 2 for working of valves and to coordinate testing of line. Contractor shall pressure test all water lines in accordance with City of STAFFORD and WCID No. 2 Criteria.
- Centerline of flushing valves shall be three (3) feet behind back of curb or edge of pavement.
- Contractor to purchase, pay for installation, and coordinate the installation of water meters with WCID No. 2. The District will install the water meters.

PAVING CONSTRUCTION NOTES

- Concrete for driveways, sidewalks, and parking areas for the project shall be Portland Cement Concrete, five and a half (5.5) sacks of cement per cubic yard of concrete. Concrete paving shall have a minimum compressive strength of 3,500 psi. The compressive strength is equivalent to a flexure strength of approximately 550 psi in third-point loading at 28 days.
- All pavement subgrade shall be stabilized with hydrated lime slurry method. The subgrade for 6" concrete pavement shall be stabilized to 6" depth with hydrated lime. An application rate of 38 lb/yd³ is anticipated to be suitable to stabilize the subgrade. This application rate corresponds to 6% to 8% of lime, by dry weight, for clay having dry unit weights between 85 lb/ft³ and 110 lb/ft³. For 7" thick concrete pavement, stabilization should extend to 8" depth. An application rate of 42 lb/ft³ should be sufficient to stabilize clay within the 7" concrete pavement area. The actual percentage of lime and thus application rate, shall be determined by laboratory tests on samples of the subgrade once grade has been achieved. The amount of lime needed to stabilize the soils should be determined according to ASTM C-6276. Lime stabilization shall be performed according to Item 260 of the TxDOT Specifications. Hydrated lime should meet the requirements of TxDOT Specifications, Item 264. Stabilized soils should be compacted to at least 95% of the standard maximum dry density (ASTM D-698). The moisture content should be within two percentage points of the optimum moisture content. (See Geotechnical Report)
- Minimum reinforcing steel for concrete pavement shall conform to ASTM A-615 current Grade 40. Minimum lap at all splices shall be ten (10) inches.
 - 7" Concrete - #4 bars on 18" centers each way.
 - 6" Concrete - #4 bars on 24" centers each way.
 - 5" Concrete - #4 bars on 24" centers each way
 - 4 1/2" Sidewalks - #3 bars on 24" centers.
- Transverse expansion joints are required at maximum spacing of 60'-0" C-C each way, with joints and vertical curb joints to be sealed with liquid rubber conforming to T.H.D. Rem 360.2 (7)b Class 1-b (Two component, synthetic polymer, cold-pourable, self-leveling type.) Construction or control joints shall not exceed a spacing of twenty (20) feet, center to center, each way. All substitutions shall be approved by the Architect prior to construction. Contractor to furnish joint layout plan for approval.
- Sidewalks shall have expansion joints on twenty (20) foot centers and tooled control joints at minimum four (4) foot spacing each way or as otherwise required by the Architect.
- Slopes on sidewalk shall be one-fourth (1/4) inch per foot, except as shown on the plans.
- Finished concrete pavement surfaces shall not vary from the proposed grade by more than 1/8 inch in ten (10) feet.
- At all sawed joints, expose fifteen (15) inches of reinforcing steel. If no reinforcing steel exists, use horizontal dowels.
- Horizontal dowels shall be No. 6 bars, twenty-four (24) inches long, drilled and embedded eight (8) inches into the center of the existing slab with "Po-Roc" or equal. Dowels shall be twenty-four (24) inch C-C, unless otherwise specified.
- Testing services shall be performed by a laboratory approved by the Architect.

Minimum laboratory testing required is as follows:

- Subgrade - one field density plus four thousand (4,000) square feet of subgrade test and shall be a representative sample of subgrade.
- Concrete - per technical specifications and a minimum of one (1) set of three (3) cylinders per pour.

Any laboratory call backs for retesting due to failure of the contractor to execute his work shall be at the expense of the contractor.

- There are several accessible parking areas and access points at locations shown on site plan. (See Architect's plan for location.)
- Sidewalk ramps shall be located at all intersections, driveways, and street crossings.
- Match existing gutter or existing pavement for grade. Match back of curb for alignment. Match top of curb at existing pavement.
- All dimensions on road widths, curb radii, and curb alignments are measured to the back of curb. TC indicates top of curb. TP indicates top of paving.
- All dimensions for paving, including parking lots and driveways, shall be coordinated with the architectural site plans.
- Finished surfaces in accessible areas and along accessible routes shall conform to the requirements of the Americans with Disabilities Act and Texas Accessibility Standards. Accessible routes shall be constructed in accordance with the architectural drawings. All paving, sidewalks and ramps in accessible areas shall comply with the requirements of the Americans with Disabilities Act, Texas Accessibility Standards and with the following:
 - Parking and loading areas: maximum slope of 1:50 in all directions within accessible parking spaces and aisles.
 - Accessible Routes: maximum slope of 1:20 in the direction of travel. Maximum cross slope of 1:50.
 - Building entrances and exists: at all locations 5'x5' (minimum) accessible, concrete walk with a maximum slope of 1:50 in all directions.

SANITARY SEWER CONSTRUCTION NOTES

- All sanitary sewers shall be constructed in accordance with the Texas Commission on Environmental Quality "Rules and Regulations," WCID No. 2, City of Stafford, and the contract documents.
- Sanitary sewer outside buildings shall be P.V.C. SDR-26, conforming to the minimum standards of performance of ASTM D-3034, except as otherwise shown on the plans. All ductile iron pipe (D.I.P.) shall be Class 51, bituminous coated, conforming to AWWA C-151 or as otherwise required in the plumbing specification. Exterior of ductile iron pipe to be wrapped in 8 mil polyethylene in accordance with AWWA C-105.
- Sanitary sewers shall not be placed within ten (10) feet of a fire hydrant.
- Sanitary sewer manholes shall be constructed of monolithic or precast concrete. All sanitary sewer manhole covers must include the words "sanitary sewer". Precast sanitary sewer manholes shall be constructed as to limit adjustment rings to reduce the potential of infiltration. All precast manhole joints shall be rubber gasketed. All precast adjustment rings to have mastic adjustment material (Ram-Nek).
- All sanitary sewer under paving or within one foot (1') of pavement shall be backfilled up to the pavement subgrade with cement stabilized sand (2 sacks cement per cubic yard) and compacted to 95% Standard Proctor Density.
- All bedding for sanitary sewer outside pavement area shall be Class "A" bedding. All bedding for sanitary sewer under pavement areas shall be Class "A-A" bedding with cement stabilized sand (2 sacks cement per cubic yard) and compacted to 95% Standard Proctor Density, except in wet sand conditions.
- Minimum grades for sanitary sewer lines shall be as follows:

Pipe Size	Slope (%)
8"	0.44
6"	0.70
- Sanitary sewer manhole will be set two (2) to three (3) inches above finished ground level and/or grade to divert storm water drainage away from manhole rim.
- All sanitary sewer lines shall be air tested according to WCID No. 2 specifications and plumbing code prior to connection of service. Contractor shall provide fittings and lead with temporary plug during testing of line. Temporary plug may be removed after testing is complete. A mandrel test shall be performed 30 day after backfilled has been placed prior to acceptance of all installed P.V.C. pipe.
- Steps in sanitary sewer manholes will not be permitted.
- Brick manholes and brick adjustment rings are not allowed.
- Fiberglass manholes are prohibited.
- Flowlines of sanitary sewer service lines from buildings at manholes may be field adjusted in order to alleviate conflicts with other utilities as long as minimum slope requirements are met.

Fort Bend County Construction - General Notes

- Fort Bend County must be invited to the Pre-Construction Meeting.
- Contractor shall notify Fort Bend County Engineering Department 48 hours prior to commencing construction and 48 hour notice to any construction activity within the limits of the paving at Construction@fortbendcountytx.gov.
- Contractor is responsible for obtaining all permits required from Fort Bend County prior to commencing construction of any improvements within County road right of ways.
- All Paving Improvements shall be constructed in accordance with Fort Bend County "Rules, Regulations and Subdivisions" relating to the Approval and Acceptance of Improvements in Subdivisions as currently amended.
- All road widths, curb radii and curb alignment shown indicates back of curb
- All concrete pavement shall be 5 1/2 sack cement with a minimum compressive strength of 3500 psi at 28 days. Transverse expansion joints shall be installed at each curb return and at a maximum spacing of 60 feet.
- All weather access to all existing streets and driveways shall be maintained at all times.
- 4"x 12" reinforced concrete curb shall be placed in front of single family lots only. All other areas shall be 6" reinforced concrete curb.
- At all intersection locations, Type 7 ramps shall be place in accordance with TxDOT Ped-12a standard detail sheet. A.D.A. - Handicap Ramps shall be installed with street paving at all intersections and comply with current A.D.A. regulations.
- Curb headers are required at curb connections to Handicap Ramps, with no construction joint within 5' of ramps.
- All intersections utilizing Traffic Control measures shall have A.D.A. wheel chair ramps installed.
- Guidelines are set forth in the Texas "Manual on Uniform Traffic Control Devices", as currently amended, shall be observed. The Contractor shall be responsible for providing adequate flagmen, signing, striping and warning devices, etc., during construction - both day and night.
- All R1-1 stop signs shall be 30"x30" with diamond grade sheeting per Texas manual on uniform traffic control devices.
- Street name signage shall be on a 9" high sign flat blade w/reflective green background. Street names shall be upper and lowercase lettering with uppercase letters of 6" minimum and lowercase letters of 4.5" minimum. The letters shall be reflective white. Street name signs shall be mounted on stop sign post.
- A Blue Double Reflectorized button shall be placed at all Fire Hydrant locations. The Button shall be placed 12 inches off of the centerline of the street on the same side as the hydrant.

Note: Fort Bend County notes supersede any conflicting notes.

Inspection. The Project and all parts thereof shall be subject to inspection from time to time by inspectors designated by Fort Bend County. No such inspections shall relieve the Contractor of any of its obligations hereunder. Neither failure to inspect nor failure to discover or reject any of the work as not in accordance with the drawings and specifications, requirements and specifications of Fort Bend County or any provision of this Project shall be construed to imply an acceptance of such work or to relieve the Contractor of any of its obligations hereunder.

Pre Construction Meeting

Notification of pre-construction meeting and all paving activities. email: construction@fortbendcountytx.gov
(provide one set of approved construction plans).

For direction only, not parts of Standard Notes, all references or notes, either specific or general utilized from other entities, concerning sanitary sewer and public water distribution or service utilities notes must state that Fort Bend County WCID No. 2 (the District) requirements control construction for public water and sanitary sewer construction and will be utilized for inspection of private utilities that connection to public water facilities. This improvement City authority may also have separate jurisdiction over private plumbing inspection as well. This paragraph is not part of the Standard Notes

FORT BEND COUNTY W.C. & I. D. No. 2 STANDARD NOTES:

- All public potable water and sanitary sewer facilities are controlled and operated by Fort Bend County Water Control & Improvement District No. 2 (the District) within the boundaries of the District. District requirements, standards, directives and regulations control and supersede others for public water and sanitary sewer construction directives.
- Permits, approvals and inspections are the responsibility of Owner/Contractor to obtain prior to commencing construction.
- It shall be the responsibility of the contractor to notify the District's Engineer 48-hours prior to the start of construction (281-499-2041) for approved projects or work.
- All connections to the District's water and sanitary sewer systems, including sample wells, grease traps, backflow devices, etc.; shall be made in accordance with the District's "Construction Standards for Service Connections". It is the responsibility of the contractor to see that no water or sanitary sewer connection shall be backfilled and water service shall not commence until a representative of the District has inspected and approved the water and sanitary sewer connection and service line.
- The Contractor shall be fully responsible for any and all damage to the existing public or private utility lines, including but not limited to water lines, wastewater collection systems and storm sewers during construction. All damages shall be repaired in accordance with the District's "Construction Standards for Public Utilities" latest addenda and amendments thereto, with no cost to the public.
- Both the General Contractor and the Utility Contractor shall obtain a copy of the District's "Construction Standards for Public Service Connections" prior to the start of construction.
- Any revisions/changes to the utility construction shall be resubmitted to the District. Construction shall be in accordance with plans approved by the District. Public water and wastewater service will be withheld for accounts with water or sanitary sewer construction not in accordance with approved plans or requirements until corrections are made and approved by the District.
- All connections to the District's water system shall be performed by The District. Connections to the sanitary sewer system must be performed or witnessed by Representatives of the District.
- Manholes, testing requirements, water meters, valves, and hydrants shall be per District standards and requirements. District specific coven are required for manholes and valves on public lines. All District wateline valves open left (counter clockwise).
- All wateline tees, hydrants, elbows, and plugs shall be installed with restrained fittings. Restmint may be from thrust blocking or restrained pipe joint (of approved manufacturer). All pipe must include a minimum of two (2) Joints of restraint on each side of the fitting. Public fire hydrants shall be manufactured by either Mueller or EI, supplied with five-inch Storz connect with debris cap, and painted according to District color standards. All fire and backflow equipment in vaults must be in a reinforced concrete vault, placed outside of structures and near the public right-of-way property edge or adjacent to but not obstructing a District assessable easement. The vault must be installed on stabilized compacted sub-base material.
- An expansion joint is required at all boundaries in proposed concrete pavement placed over existing District utility easements to facilitate concrete removal and restoration for gravity line maintenance. If a section of pavement crosses twice, a deformed metal strip joint is allowed for the second crossing.

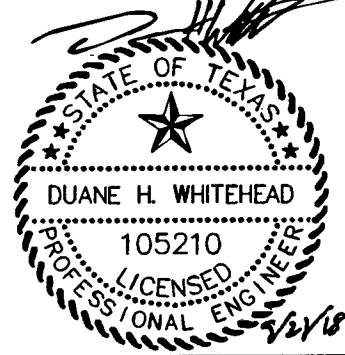
SPECIAL WATER LINE NOTES

- Connection to an existing public sanitary sewer manhole must be cored above the bench and sealed with a resilient boot connection. No damage or penetrations will be permitted into the existing manhole bench. District Standard lid castings and protective coatings are required.
- Cleanouts placed in pavement must have traffic rated fixtures installed.
- Contractor on maintain TCEQ required separation and crossing requirements for proposed sanitary sewer service line crossing existing public wateline.
- All meter and backflow vaults must be placed on stabilized bedding to prevent settling or movement of vault.
- The District must witness and inspect the work prior to backfilling service lines and be provided a minimum of 48-hours prior to commencing and work.

ADDITIONAL FORT BEND COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NOTES:

- ALL METER VAULTS MUST BE PLACED ON STABILIZED BEDDING TO PREVENT SETTLING OR MOVEMENT OF VAULT.
- PRIVATE HYDRANTS MUST BE PAINTED YELLOW FOR PROTECTIVE COATING, AND INCLUDE ISOLATION VALVE, AND FIVE-INCH HYDRO STORZ CONNECTION.
- THE DISTRICT MUST WITNESS AND INSPECT THE WORK PRIOR TO BACKFILLING AND BE PROVIDED A MINIMUM OF 48-HOURS PRIOR TO COMMENCING AND WORK.
- LEFT STATION FORCE MAIN CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER MANHOLE MUST BE CORED ABOVE THE BENCH AND SEALED WITH A RESILIENT BOOT CONNECTION. NO DAMAGE OR PENETRATIONS WILL BE PERMITTED INTO THE EXISTING MANHOLE BENCH. DISTRICT STANDARD LID CASTINGS AND PROTECTIVE COATINGS ARE REQUIRED.
- AS SANITARY SEWER MANHOLES WILL BE A PRIVATE THE COVER CASTING MUST STATE SANITARY OR SIMILAR CASTING. CITY, DISTRICT OR OTHER GOVERNMENTAL AGENCY OWNERSHIP CASTINGS ARE PROHIBITED.
- ALL CONNECTIONS TO THE FIFTH STREET WATER SUPPLY CORPORATION WATER AND SANITARY SEWER SYSTEMS SHALL BE MADE IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS AND REQUIREMENTS. NO WATER OR SANITARY SEWER CONNECTION SHALL BE BACKFILLED AND WATER SERVICE SHALL NOT COMMENCE UNTIL A REPRESENTATIVE OF THE DISTRICT HAS INSPECTED AND APPROVED THE WATER AND SANITARY SEWER CONNECTION AND SERVICE LINE. IN ACCORDANCE WITH THE DISTRICT'S RATE ORDER, THE DISTRICT MAY WITHHOLD THE PROVISION OF SERVICE TO THE PROPERTY, IF THESE INSPECTIONS HAVE NOT BEEN MADE.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO THE EXISTING PUBLIC OR PRIVATE UTILITY LINES, INCLUDING BUT NOT LIMITED TO WATER LINES, WASTEWATER COLLECTION SYSTEMS AND STORM SEWERS DURING CONSTRUCTION. ALL DAMAGES SHALL BE REPAIRED IN ACCORDANCE WITH THE DISTRICT'S "CONSTRUCTION STANDARDS FOR PUBLIC UTILITIES" LATEST ADDENDA AND AMENDMENTS THERETO, WITH NO COST TO THE PUBLIC.
- AT THE TIME OF INSPECTIONS, IF THE PERMIT CARD IS NOT POSTED, THE INSPECTIONS WILL NOT BE PERFORMED, BUT THERE WILL BE A CHARGE FOR THE TRIP.
- IN ACCORDANCE WITH TCEQ RULE 290.46, THE DISTRICT IS REQUIRED TO COMPLETE A CUSTOMER SERVICE INSPECTION ON ALL NEW CONSTRUCTION PRIOR TO PROVIDING CONTINUOUS WATER SERVICE TO THE PREMISES. THIS MUST BE COMPLETED FOR EACH RESIDENCE AND COMMUNITY BUILDING PRIOR TO OCCUPANCY. IT IS THE BUILDER/OWNERS RESPONSIBILITY TO NOTIFY THE DISTRICT WHEN THE BUILDING IS READY TO BE INSPECTED AT LEAST THREE (3) BUSINESS DAYS PRIOR TO OCCUPANCY.

SEAL



REVISIONS

09/19/18 - PLAN
REVIEW COMMENTS

PROJECT NUMBER FBSITE18-005

PROJECT

The Miramonte
RESERVE 'A'
Stafford, Texas

SHEET TITLE

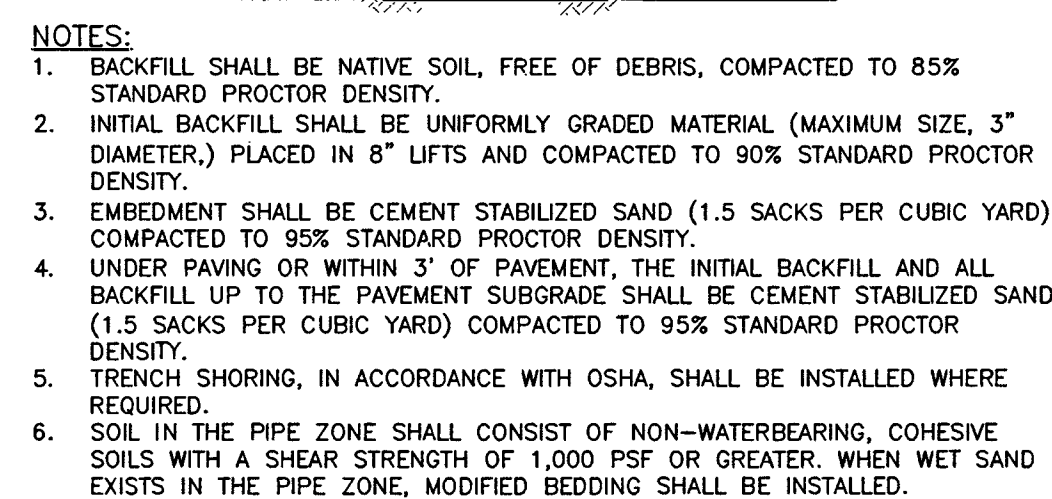
CONSTRUCTION NOTES

DATE

August 2, 2018

SHEET NUMBER

C5.01



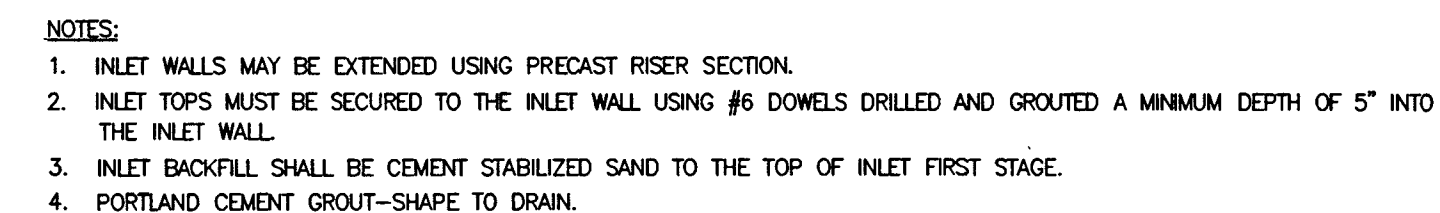
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1. INLETS TO BE PRECAST OR CAST IN PLACE ONLY.

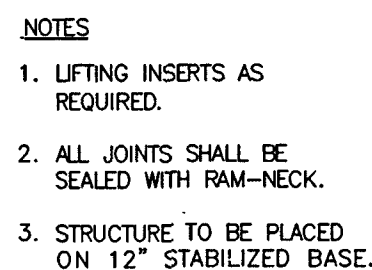
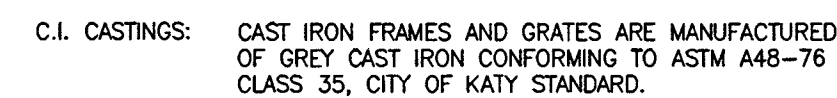
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PROJECT NOTE: IN SIDEWALK AREAS, PROVIDE #3 DOWELS @ 18" O.C. AT INLET WALL/SIDEWALK CONNECTION AND SLOPE TOP OF INLET TO MATCH SIDEWALK (2% CROSS SLOPE).

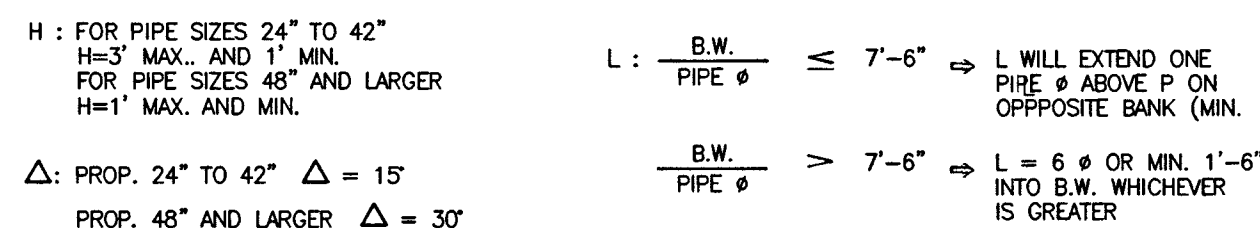
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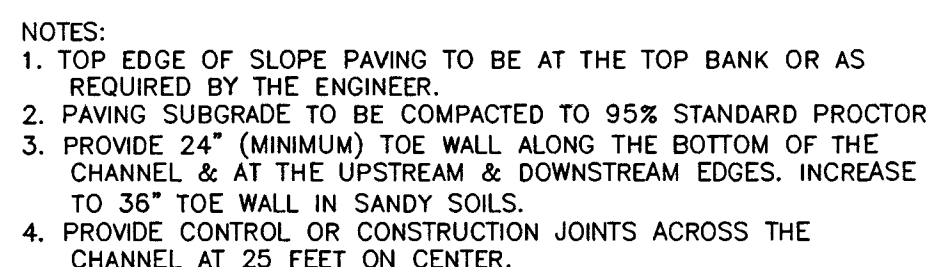
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SCALE: N.T.S.

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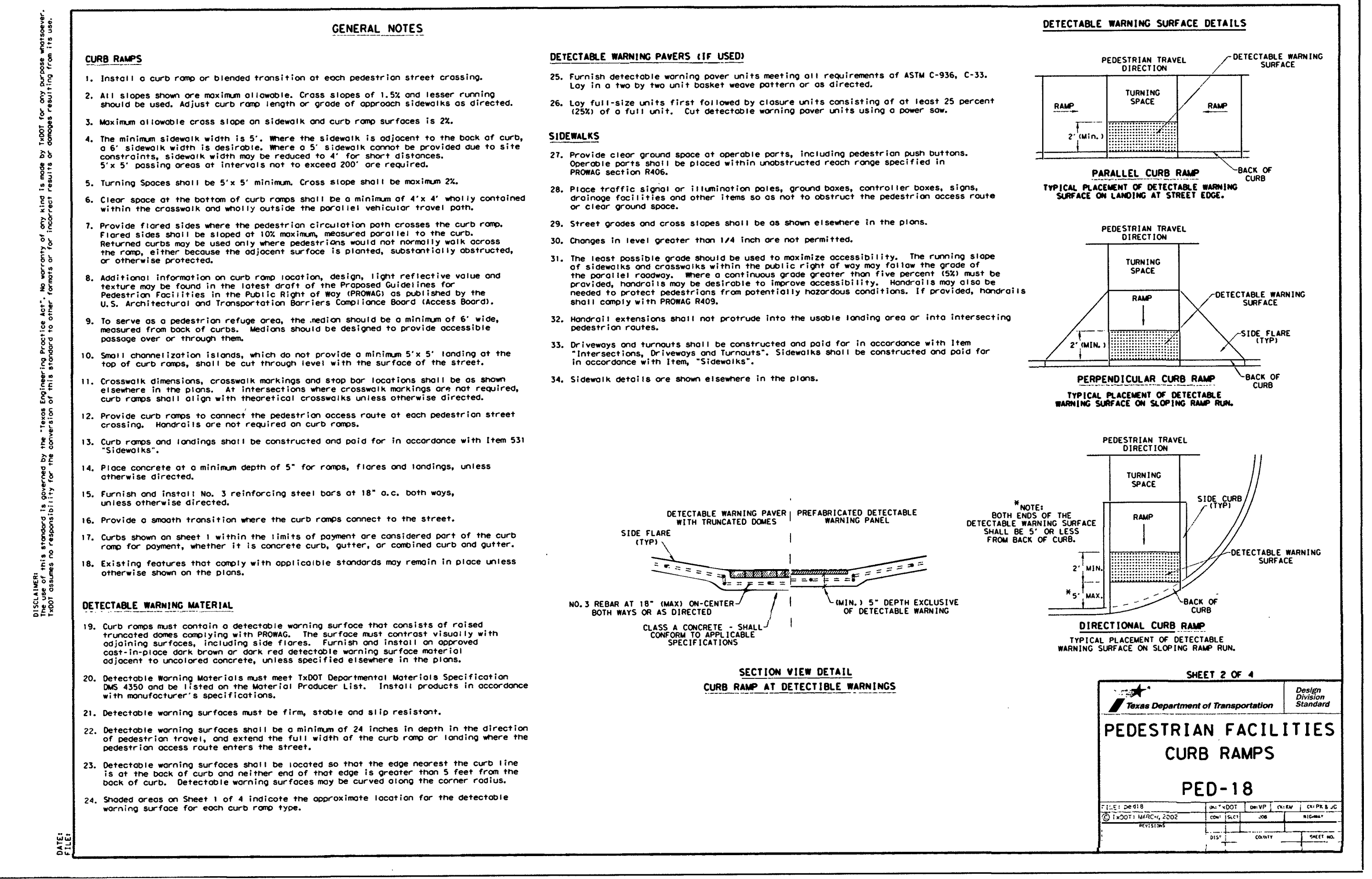
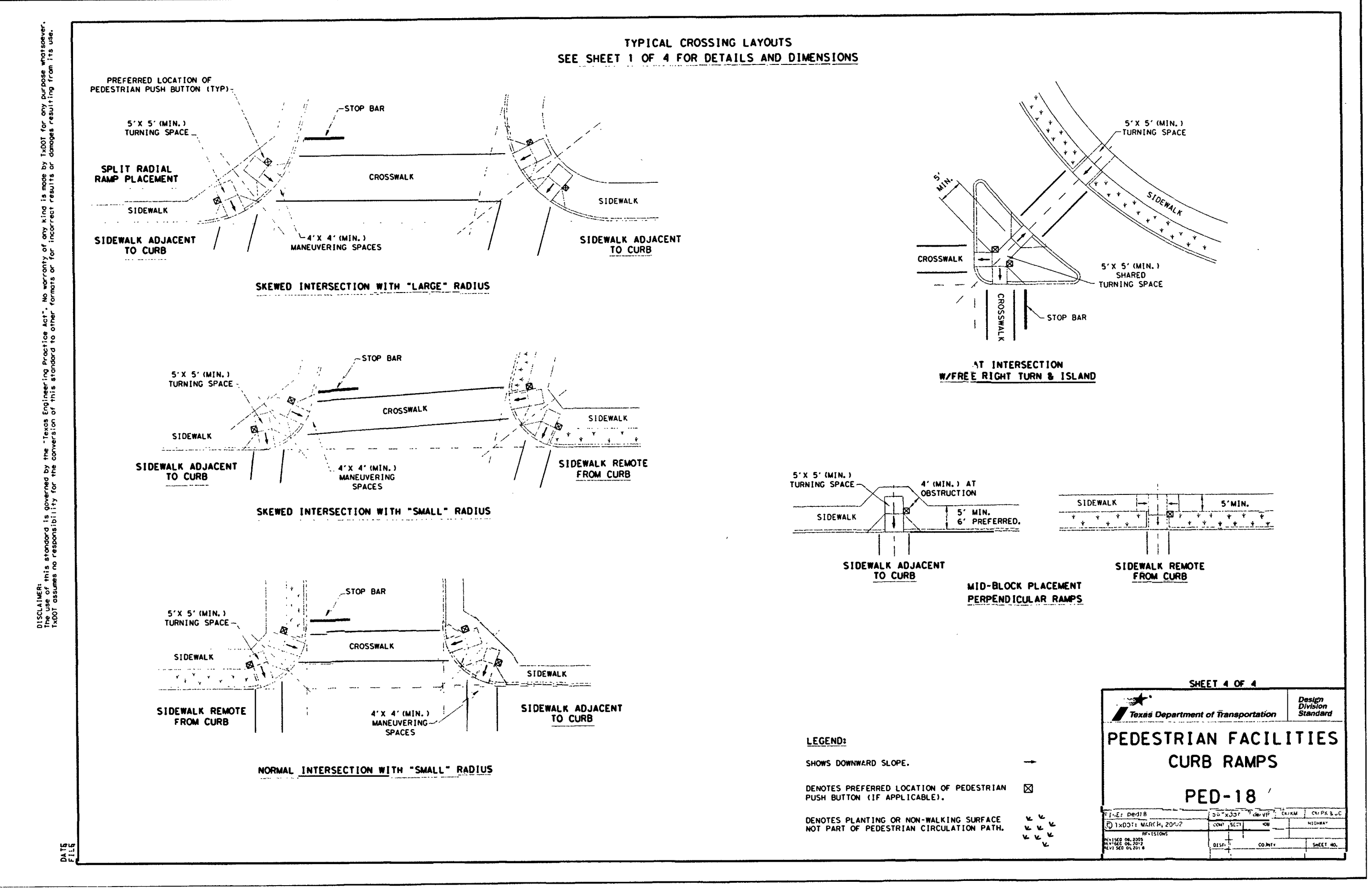
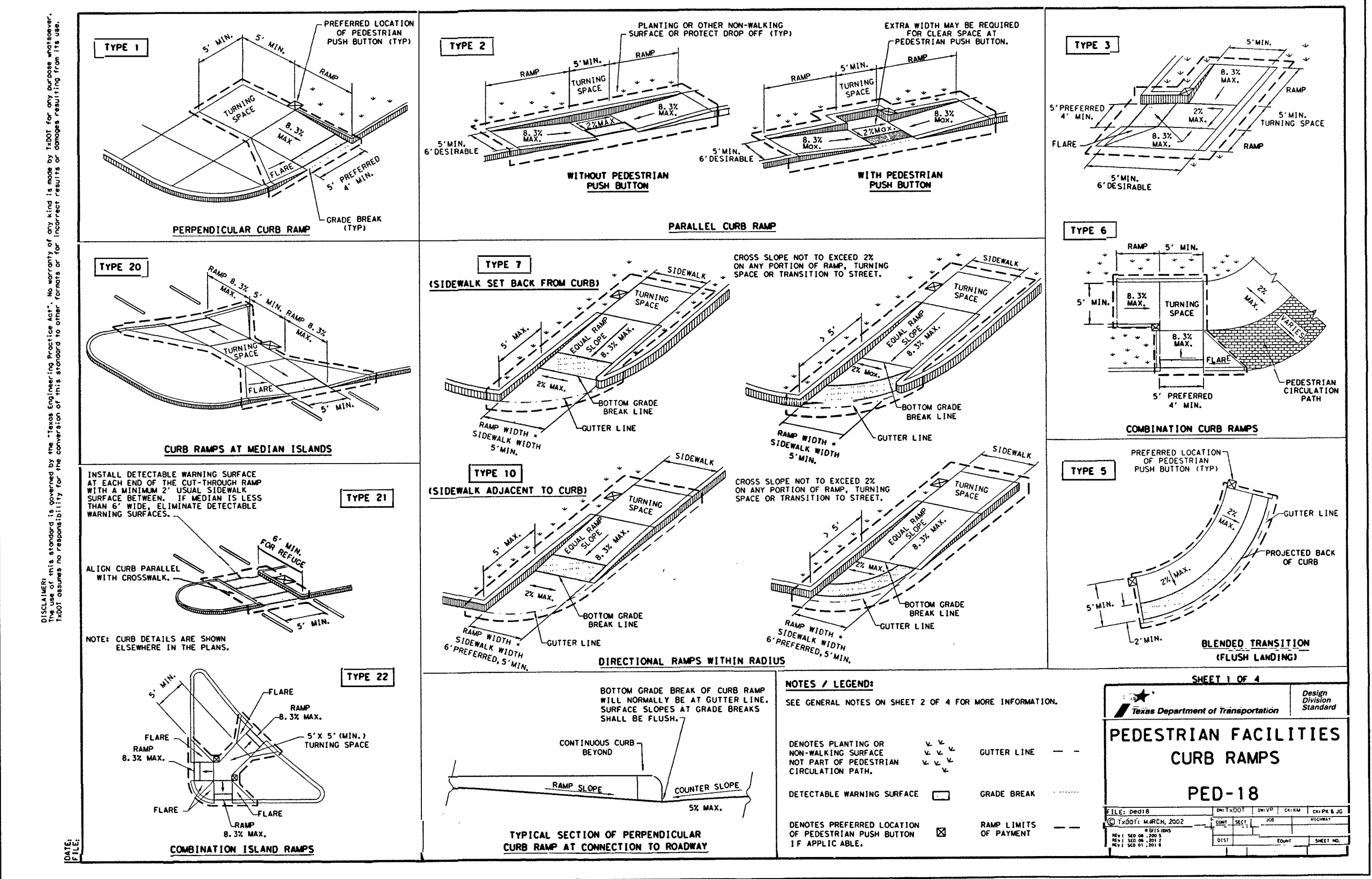
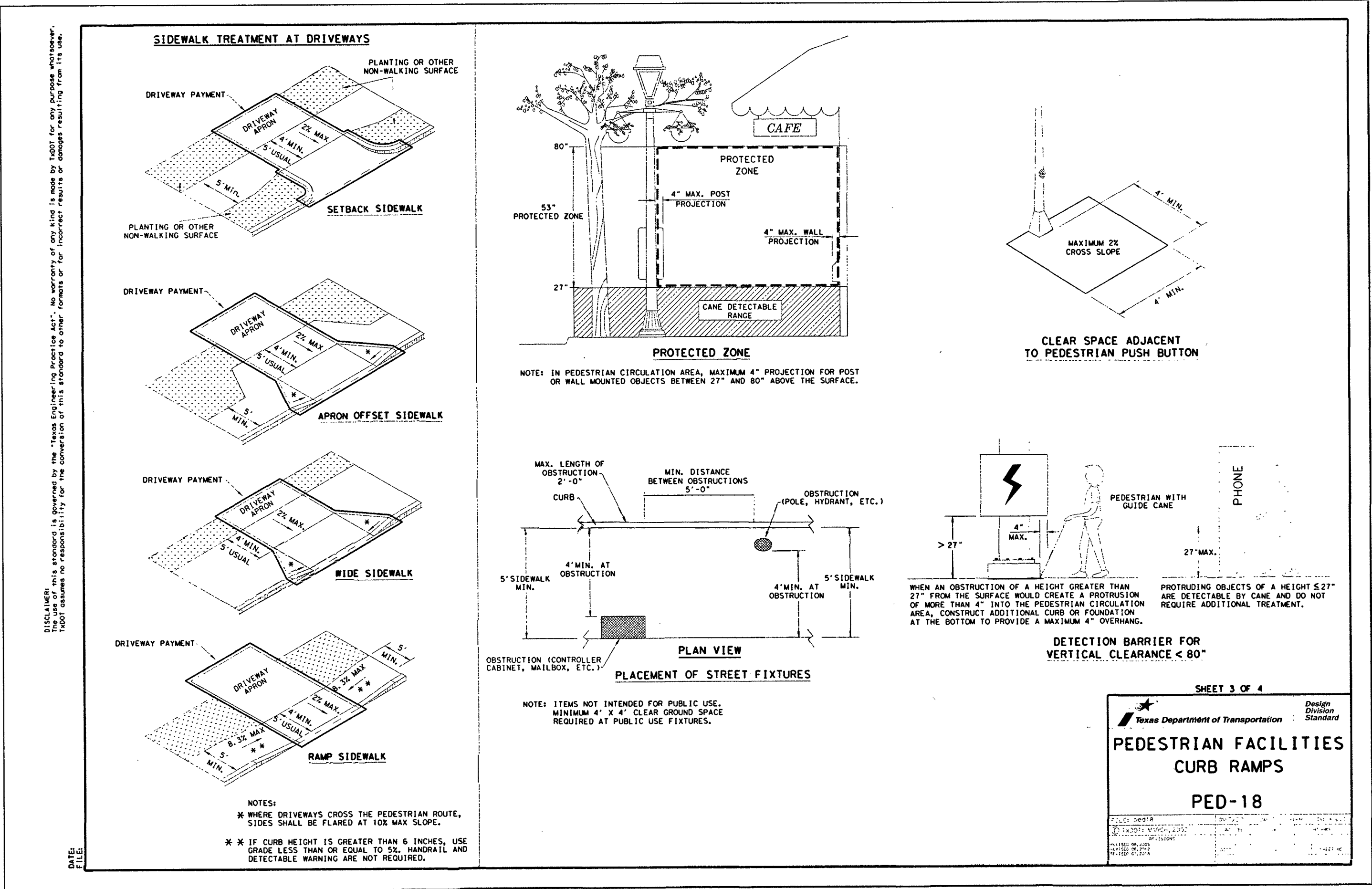
SCALE: N.T.S.

7



SCALE: N.T.S.





[illegible]

NUMBER FBSITE18-005

ROSENBERG, TEXAS 77471
PH.281.341.0808 FAX.281.341.6333

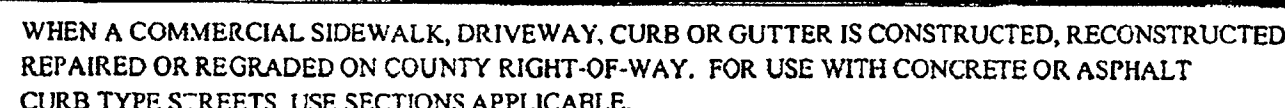
Stafford, Texas

CONSTRUCTION DETAILS

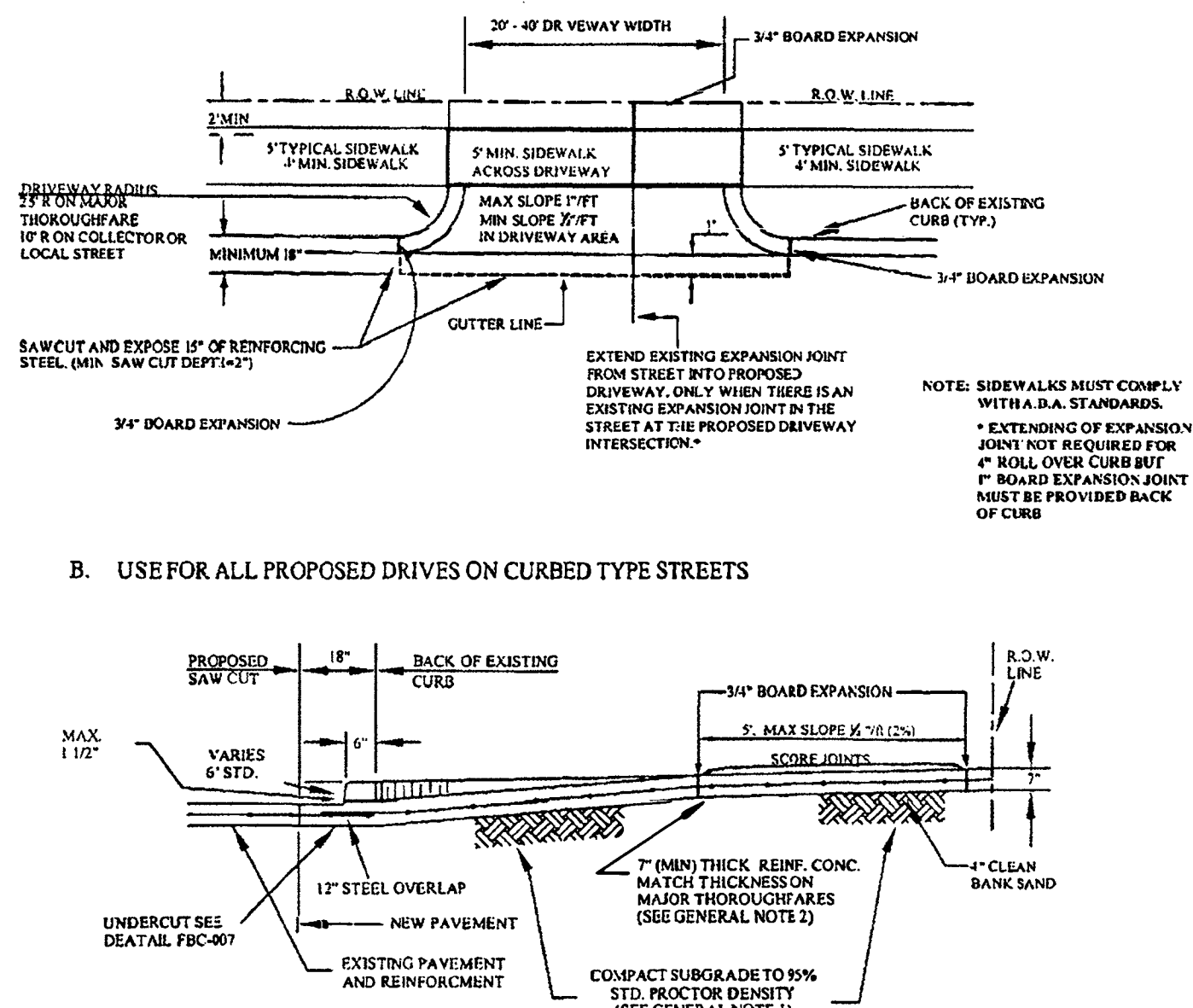
August 2, 2018

SHEET NUMBER

C5.07



A. USE FOR ALL PROPOSED EXISTING CURB REMOVAL FOR DRIVEWAYS (PLAN VIEW NOT TO SCALE)



GENERAL NOTES:

1. COMPACT SUBGRADE FOR PROPOSED DRIVEWAY CONSTRUCTION FROM PROPOSED SLOVE CUT AT EXISTING INTERSECTION TO R.O.W. LINE. CONTRACT TO MEET 90% STANDARD PAVEMENT DENSITY (CMAA 2% OMC) ADJUSTED; THE COUNTY ENGINEER RESERVES THE RIGHT TO REQUIRE LABORATORY TESTS TO BE CONDUCTED.
2. PROPOSED DRIVEWAY REINFORCING STEEL IS TO BE #4 DEFORMED HEAVYFIBER BARS (ASTM A615, GRADE 60, UNLESS NOTED) SPACED AT 18" C.C., EACH WAY, WITH #3 MINIMUM LAP FROM PROPOSED SLOVE CUT TO R.O.W. LINE.
3. PROPOSED DRIVEWAY SHALL BE CONSTRUCTED WITH PORTLAND CEMENT IN 3 BAGS (3600 PSI) OF CEMENT PER CUBIC YARD OF CONCRETE, IN ADDITION TO SPECIFICATION ORDER TO BE CONSTRUCTED TO MEET 90% STANDARD PAVEMENT DENSITY TO R.O.W. LINE.
4. PROPOSED SIDEWALK SHALL BE CONSTRUCTED WITH PORTLAND CEMENT IN 3 BAGS (3600 PSI) OF CEMENT PER CUBIC YARD OF CONCRETE, CMAA "A" STRUCTURAL (REFER TO SPECIFICATION 603.1), 4" THICK.

**SIDEWALKS & DRIVEWAYS ON
CURB TYPE STREETS
COMMERCIAL AREA**

DRAWN BY: L. BRDECKA DATE DRAWN: 2-1-94	REVISED BY: J. NETARDUS DATE REVISED: 4-7-09
APPROVED BY: L. HOOD DATE: 2-1-94	DRAWING NO. FBC-025A

FORT BEND COUNTY ENGINEERING DEPARTMENT

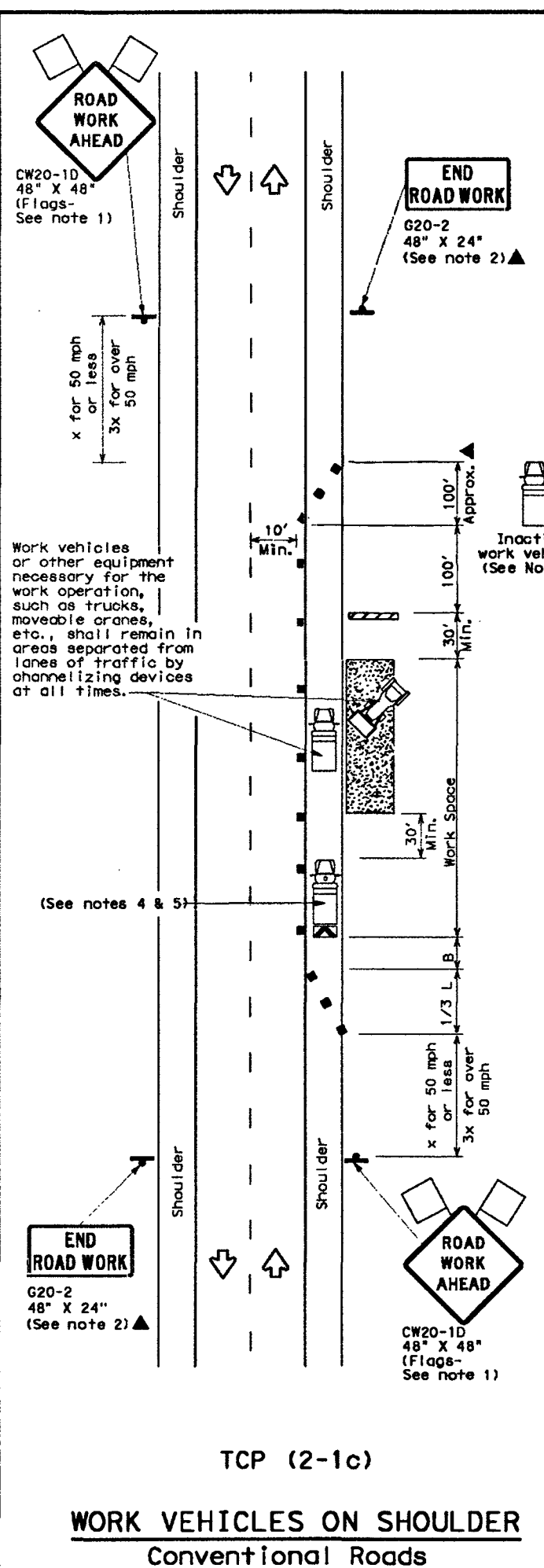
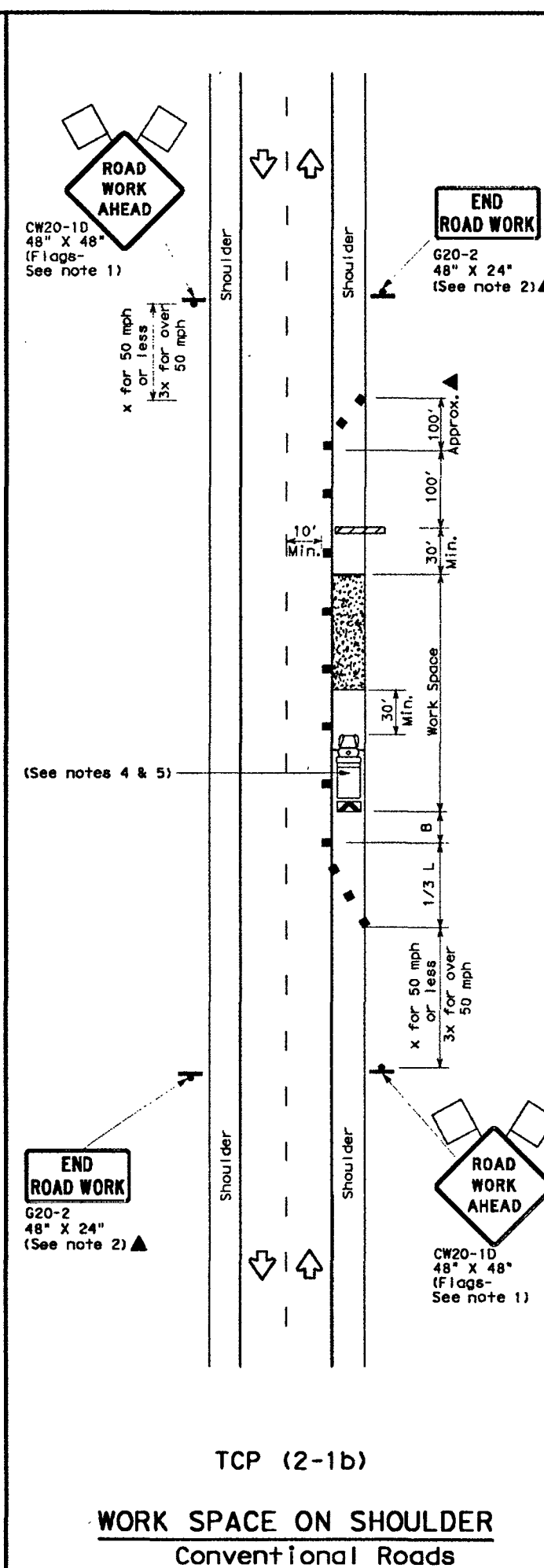
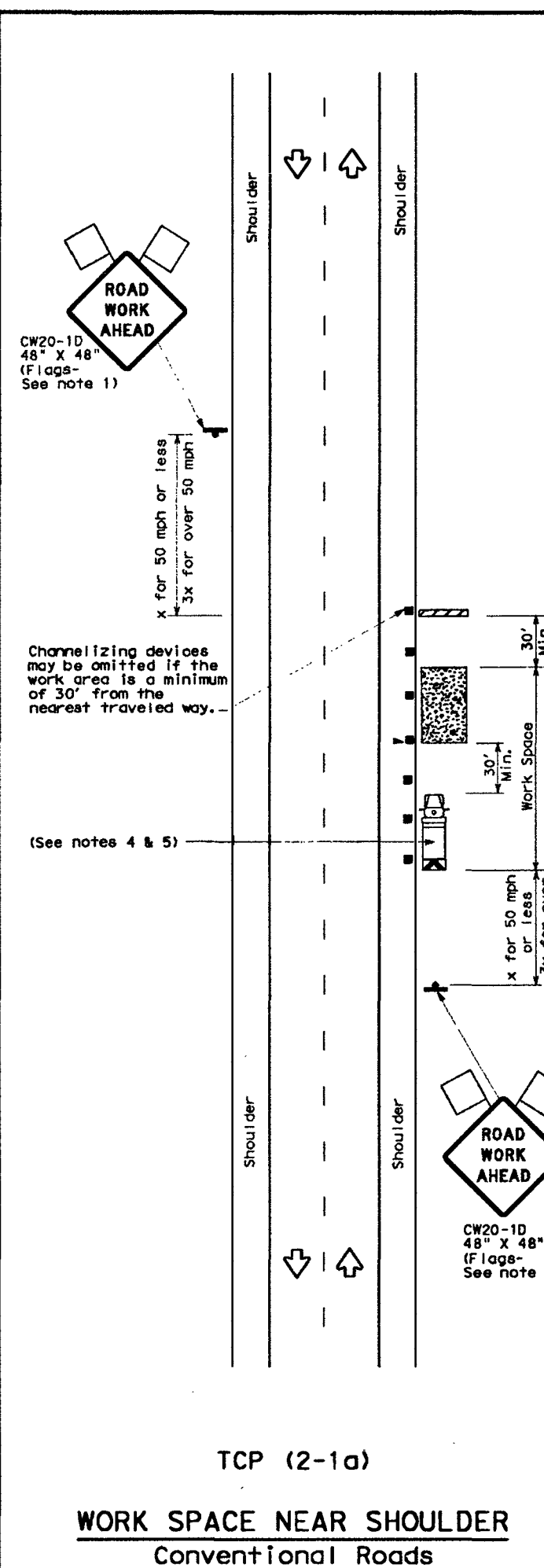
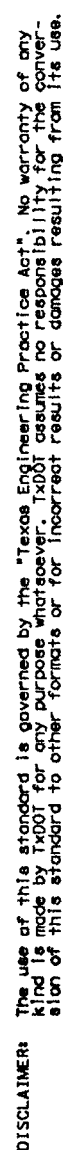












1. SAW CUT EXISTING CURB AT EACH END AND KNOCK OUT CURB FROM BEGINNING TO END OF PROPOSED DRIVEWAY.
2. SAW CUT EXISTING PAVEMENT A MINIMUM OF 18" INCHES AWAY FROM BACK OF CURB (GUTTER LINE) AND BREAK OUT TO EXPOSE EXISTING REINFORCEMENT STEEL.
3. COMPACT SUBGRADE FOR PROPOSED DRIVEWAY CONNECTION FROM PROPOSED SAW CUT AT EXISTING PAVEMENT TO RIGHT-OF-WAY LINE, COMPACT TO 95% OF STANDARD PROCTER DENSITY (+/- 2% OPT. MOISTURE). THE COUNTY ENGINEER RESERVES THE RIGHT TO REQUIRE LABORATORY TESTS TO BE CONDUCTED.
4. PLACE AND COMPACT 4" CLEAN BANK SAND.
5. MAINTAIN GUTTER LINE WITH FACE OF EXISTING CURB.
6. PROPOSED DRIVEWAY REINFORCING STEEL IS TO BE TIED TO EXISTING ROADWAY REINFORCING STEEL WITH A MINIMUM LAP OF 12 INCHES.
7. PROPOSED DRIVEWAY REINFORCING STEEL IS TO BE #4 DEFORMED REINFORCING BARS (ASTM A615 GRADE 60, UNLESS NOTED) SPACED AT 24 INCHES C.C., EACH WAY, WITH 12 INCHES MINIMUM LAP (6" x 6" W6 x W6 AS ALTERNATE) FROM PROPOSED SAW CUT TO RIGHT-OF-WAY LINE.
8. PROPOSED DRIVEWAY, CURB, GUTTER LINE, AND GRADE SHALL MATCH EXISTING STREET.
9. PROPOSED DRIVEWAY SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE, CLASS "A" STRUCTURAL (REFER TO SPECIFICATION 03301), 7 INCHES THICK, FROM PROPOSED SAW CUT TO RIGHT-OF-WAY LINE (PROPERTY LINE).
10. PROPOSED SIDEWALK SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE, CLASS "A" STRUCTURAL (REFER TO SPECIFICATION 03301), 4 INCHES THICK AND 4 FEET MINIMUM WIDTH. SEE DRAWING NO. FBC 24A FOR ADDITIONAL INFORMATION AND DETAILS.

CONSTRUCTION NOTES FOR
SIDEWALKS & DRIVEWAYS WITH
CURB TYPE STREETS
COMMERCIAL AREA

DRAWN BY: L. BRDECKA DATE DRAWN: 2-1-94	REVISED BY: L. BRDECKA DATE REVISED: 3-10-05
APPROVED BY: L. HOOD DATE: 2-1-94	DRAWING NO. FBC-025B

FORT BEND COUNTY ENGINEERING DEPARTMENT



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

Posted Series	Formula	Minimum Desirable Length	Suggested Maximum Spacing of Devices	Minimum Sign Spacing Distance	Suggested Buffer Size
*		10' 11' 12'	On a Tape		
30		150" 165" 180"	30" 60" 120"	90"	120"
35	$L = \frac{1}{2} \log_{10} S$	200" 225" 245"	50" 70" 160"	120"	150"
45		450" 495" 540"	45" 90" 320"	150"	180"
50		500" 550" 600"	50" 100" 400"	240"	240"
55		600" 650" 660"	55" 110" 500"	290"	290"
60	$L = WS$	800" 660" 720"	60" 120" 600"	350"	350"
65		750" 715" 780"	65" 130" 700"	410"	410"
70		780" 740" 810"	70" 140" 800"	480"	480"
75		800" 775" 800"	75" 150" 900"	440"	440"

* 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

- F. Flaps attached to signs where shown are REQUIRED.
 - G. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol which are optional as stated in the Manual.
 - H. Signs shall be placed at least 10 feet from the edge of travel lanes.
 - I. Stopped lead material should be placed a minimum of 30 feet from the stop line.
 - J. Shoulder Vehicle with TMA and High Intensity rotating, flashing, oscillating or strobe lights. A Shoulder Vehicle with a flashing, oscillating or strobe light can be used by the Contractor to warn the area of crew exposure without adversely affecting the visibility of the shoulder work zone. The use of such lighting is present but road or work conditions require the traffic control to remain in place; Type 3 Barricade or other positioning device may be used.
 - K. Additional Shoulder Vehicles with TMA may be utilized off the paved surface for the shoulder work zone.
 - L. See TCPS-1 for shoulder work equipment guidelines, expressways and freeways.
 - M. See TCPS-1 for shoulder work or divided highways, expressways and freeways.
- N. When work vehicles or other equipment should be parked near the right-of-way of lane and not parked on the paved roadway.
- O. ROAD WORK AHEAD sign shall be placed at least 100 ft before "ROAD WORK AHEAD" signs for shoulder work on conventional roads.

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

 Texas Department of Transportation
Traffic Operations Division

TRAFFIC CONTROL PLAN
CONVENTIONAL ROAD
SHOULDER WORK

TCP (2-1)-1

(C) T:00T December 1985 REVISIONS 2-94 2-12 8-95 1-97 4-98		S&I T:00T CONT DIST	CSI T:00T SECT COUNTY	ORI T:00T JOB SHEET	C&I HIGHWAY
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FBC ENGINEERING

