FORT BEND INDEPENDENT SCHOOL DISTRICT BOND 2023

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT

ISSUED FOR BIDDING 12/12/2025

ADMINISTRATION

DR. MARC SMITH	SUPERINTENDENT OF FBISD
DR. ANDRIA SCHUR, Ed.D.	CHIEF OF SCHOOLS

BOARD OF TRUSTEES

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ANGIE HANAN	VICE PRESIDENT
DR. SHIRLEY ROSE-GILLIAM	SECRETARY
AFSHI CHARANIA	BOARD MEMBER
ADAM SCHOOF	BOARD MEMBER
ANGIE WIERZBICKI	BOARD MEMBER

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Sheet List Table

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FORT BEND INDEPENDENT SCHOOL DISTRICT

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PROJ. NO.: 23-28
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FORT BEND BOND 2023
INDEPENDENT SCHOOL DISTRICT

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT

a DR. LYNN ARMSTRONG ELEMENTARY SCHOOL
3440 INDEPENDENCE BLVD MISSOURI CITY, TX 77459

ADMINISTRATION

DR. MARC SMITH	SUPERINTENDENT OF FBISD
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PACKAGE 36 SITEWORK: a-ARMSTRONG ES		
aA0.00	COVER AND INDEX	12/12/2025
aA1-0	SITE PLAN	12/12/2025

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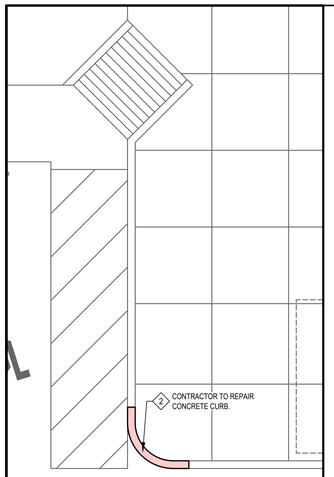


10 CONCRETE REPAIR AT SCHOOL ENTRY
1/4" = 1'-0"



11 PHOTO 11



12 PHOTO 12



13 PHOTO 13

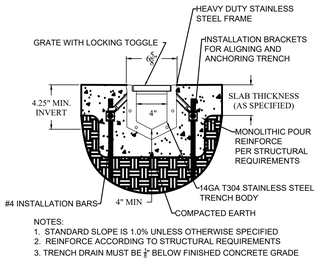
NOTE TO FBISD: THIS CONDITION IS NOT IN THE SCOPE OF THE WORK. THE CANOPY SEEMS TO BE LEAKING INTO THE WALL AT THIS LOCATION AND SHOULD BE EVALUATED FOR FUTURE REPAIR.



14 PHOTO 14



15 PHOTO 15



NOTES:
1. STANDARD SLOPE IS 1.0% UNLESS OTHERWISE SPECIFIED
2. REINFORCE ACCORDING TO STRUCTURAL REQUIREMENTS
3. TRENCH DRAIN MUST BE ¼" BELOW FINISHED CONCRETE GRADE

TYPICAL DTSS4-INTEGRAL VEE TRENCH SECTION

20 TRENCH DRAIN
NTS

1. REMOVE, REGRADE, AND REPLACE CONCRETE SIDEWALK. OUTSIDE OF DOOR C1. CURRENTLY CONCRETE SIDEWALK SLOPES UP AND DOES NOT ALLOW WATER TO DRAIN AWAY FROM BUILDING.
2. REMOVE AND REPLACE CRACKED OR BROKEN CONCRETE CURB. APPROXIMATELY THREE LINEAR FEET, LOCATED ON LEFT-HAND SIDE OF ENTRANCE TO SCHOOL.

16 SCOPE OF WORK



05 PHOTO 05

01 SITE PLAN
1" = 40'-0"

09 PATIO AT DOOR C1
1/8" = 1'-0"

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SITE PLAN

a
aA1-0

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FORT BEND BOND 2023
INDEPENDENT SCHOOL DISTRICT

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT

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PACKAGE 36 SITEWORK: b-AUSTIN PARKWAY ES		
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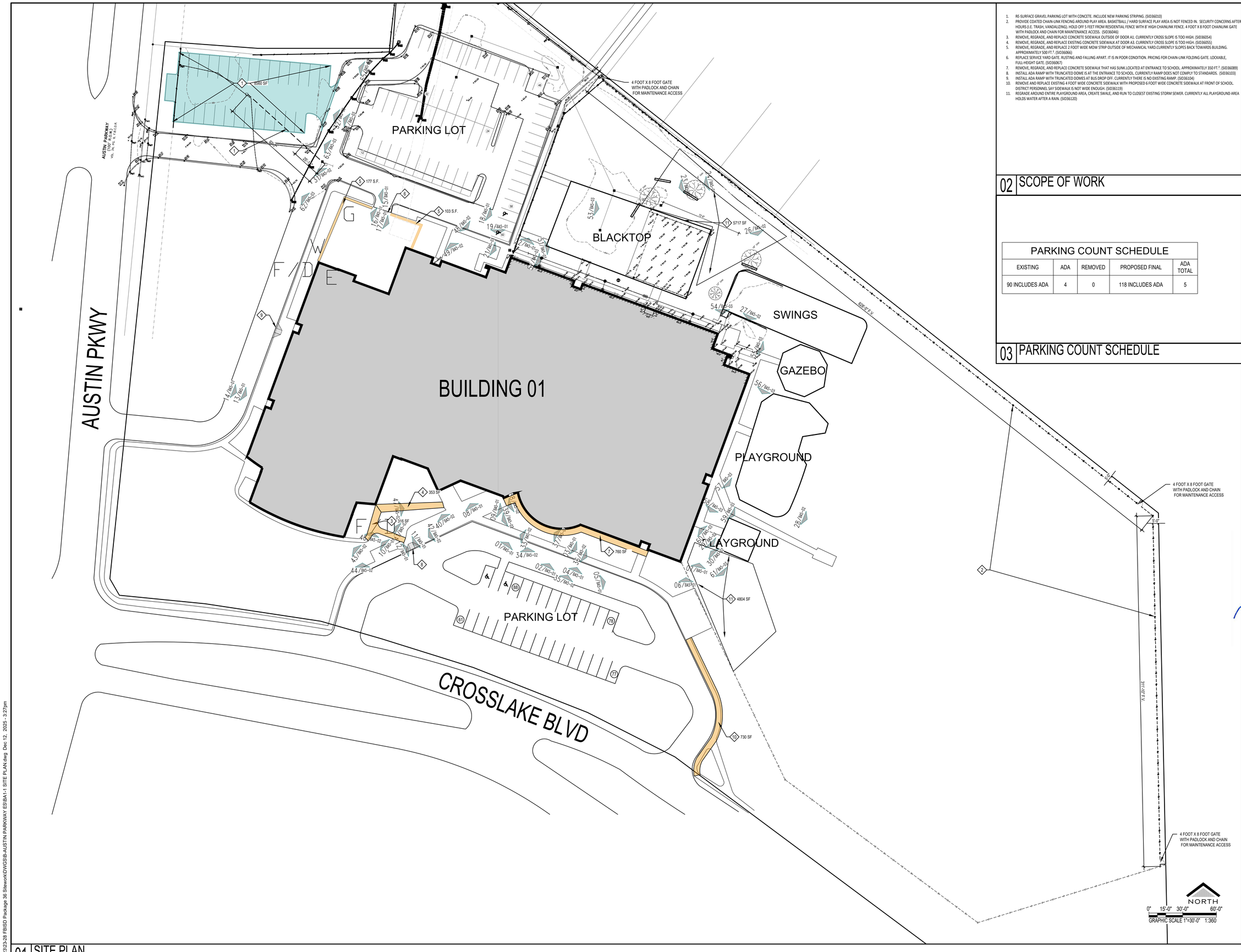

1. RE-SURFACE GRAVEL PARKING LOT WITH CONCETE. INCLUDE NEW PARKING STRIPING. (SID36010)
2. PROVIDE COATED CHAIN-LINK FENCING AROUND PLAY AREA. BASKETBALL / HARD SURFACE PLAY AREA IS NOT FENCED IN. SECURITY CONCERNS AFTER HOURS (I.E. TRASH, VANDALIZING). HOLD OFF 5 FEET FROM RESIDENTIAL FENCE WITH 8' HIGH CHAINLINK FENCE. 4 FOOT X 8 FOOT CHAINLINK GATE WITH PADLOCK AND CHAIN FOR MAINTENANCE ACCESS. (SID36046)
3. REMOVE, REGRADE, AND REPLACE CONCRETE SIDEWALK OUTSIDE OF DOOR A1. CURRENTLY CROSS SLOPE IS TOO HIGH. (SID36054)
4. REMOVE, REGRADE, AND REPLACE EXISTING CONCRETE SIDEWALK AT DOOR A3. CURRENTLY CROSS SLOPE IS TOO HIGH. (SID36055)
5. REMOVE, REGRADE, AND REPLACE 2 FOOT WIDE MOW STRIP OUTSIDE OF MECHANICAL YARD.CURRENTLY SLOPES BACK TOWARDS BUILDING. APPROXIMATELY 500 FT.². (SID36066)
6. REPLACE SERVICE YARD GATE. RUSTING AND FALLING APART. IT IS IN POOR CONDITION. PRICING FOR CHAIN-LINK FOLDING GATE. LOCKABLE, FULL-HEIGHT GATE. (SID36067)
7. REMOVE, REGRADE, AND REPLACE CONCRETE SIDEWALK THAT HAS SUNK.LOCATED AT ENTRANCE TO SCHOOL. APPROXIMATELY 350 FT.². (SID36089)
8. INSTALL ADA RAMP WITH TRUNCATED DOME IS AT THE ENTRANCE TO SCHOOL. CURRENTLY RAMP DOES NOT COMPLY TO STANDARDS. (SID36103)
9. INSTALL ADA RAMP WITH TRUNCATED DOMES AT BUS DROP OFF. CURRENTLY THERE IS NO EXISTING RAMP. (SID36104)
10. REMOVE AND REPLACE EXISTING 4 FOOT WIDE CONCRETE SIDEWALK WITH PROPOSED 6 FOOT WIDE CONCRETE SIDEWALK AT FRONT OF SCHOOL. DISTRICT PERSONNEL SAY SIDEWALK IS NOT WIDE ENOUGH. (SID36119)
11. REGRADE AROUND ENTIRE PLAYGROUND AREA, CREATE SWALE, AND RUN TO CLOSEST EXISTING STORM SEWER. CURRENTLY ALL PLAYGROUND AREA HOLDS WATER AFTER A RAIN. (SID36120)

02 SCOPE OF WORK

PARKING COUNT SCHEDULE				
EXISTING	ADA	REMOVED	PROPOSED FINAL	ADA TOTAL
90 INCLUDES ADA	4	0	118 INCLUDES ADA	5

03 PARKING COUNT SCHEDULE

01 SITE PLAN
1" = 30'-0"

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SITE PLAN

b
bA1-1

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21 PHOTO 21
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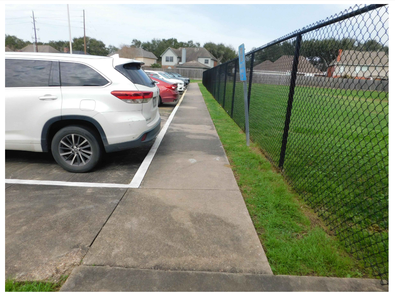

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23 PHOTO 23
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24 PHOTO 24
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16 PHOTO 16
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17 PHOTO 17
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18 PHOTO 18
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19 PHOTO 19
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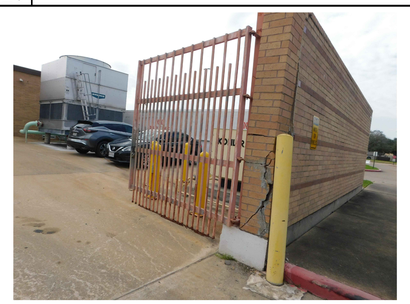
01 BA1-1 RE: 01/BA1-1 - SITE PLAN

20 KEYNOTES



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12 PHOTO 12
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13 PHOTO 13
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14 PHOTO 14
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15 PHOTO 15
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06 PHOTO 06
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07 PHOTO 07
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08 PHOTO 08
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09 PHOTO 09
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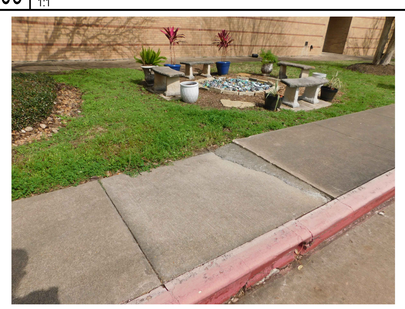

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01 PHOTO 01
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02 PHOTO 02
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03 PHOTO 03
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04 PHOTO 04
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05 PHOTO 05
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12/12/2025

MWA ARCHITECTS
ARCHITECTS
AND PLANNING
CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
PHOTOS 01

B
BA5-01

F:\2023\23-28 FBISD Package 36 Sitework\DWG\SB-AUSTIN PARKWAY ES\BA5-01 PHOTOS 01.dwg Dec 12, 2025 - 3:28pm



46 PHOTO 46
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47 PHOTO 47
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48 PHOTO 48
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49 PHOTO 49
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41 PHOTO 41
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42 PHOTO 42
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43 PHOTO 43
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44 PHOTO 44
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01 BA1-1 RE: 01/BA1-1 - SITE PLAN

45 KEYNOTES
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36 PHOTO 36
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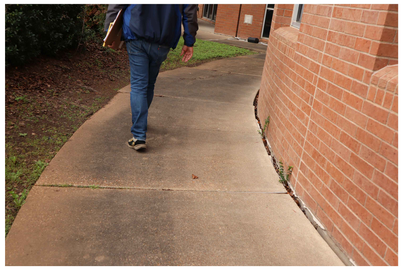

37 PHOTO 37
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38 PHOTO 38
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38 PHOTO 38
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40 PHOTO 40
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31 PHOTO 31
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32 PHOTO 32
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33 PHOTO 33
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34 PHOTO 34
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35 PHOTO 35
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26 PHOTO 26
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27 PHOTO 27
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28 PHOTO 28
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29 PHOTO 29
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30 PHOTO 30
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REVISIONS
ISSUED FOR BIDDING
12/12/2025

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
AUSTIN PARKWAY ELEMENTARY SCHOOL
4400 AUSTIN PARKWAY
SUGAR LAND, TX 77479

SEAL
REGISTERED ARCHITECT
WADE A. WAGNER
22651
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS
ARCHITECTS
AND PLANNING
CONSULTANTS
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HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
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PHOTOS 02

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BA5-02

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71 PHOTO 71
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66 PHOTO 66
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67 PHOTO 67
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68 PHOTO 68
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69 PHOTO 69
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70 KEYNOTES

01 BA1-1 RE: 01/BA1-1 - SITE PLAN











61 PHOTO 61
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62 PHOTO 62
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63 PHOTO 63
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64 PHOTO 64
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65 PHOTO 65
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51 PHOTO 51
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52 PHOTO 52
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54 PHOTO 54
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55 PHOTO 55
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REVISIONS
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12/12/2025

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
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4400 AUSTIN PARKWAY
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SEAL
REGISTERED ARCHITECT
MOE ALMASHER
22651
STATE OF TEXAS
12/12/2025

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CONSULTANTS
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HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
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ISSUED FOR BIDDING
PHOTOS 03

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BA5-03

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GENERAL NOTES

1. SEE ARCHITECTURAL SITE PLAN FOR BUILDING LOCATION.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED BY GOVERNING AUTHORITIES.
3. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL ORDINANCES, CODES AND REGULATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF PRIVATE OR PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A SURVEY PROVIDED BY THE OWNER.
6. CONTRACTOR SHALL CONSTRUCT TRENCH SAFETY SYSTEMS IN ACCORDANCE WITH OSHA STANDARDS AND PROVIDE DAILY INSPECTIONS TO ENSURE THAT THE TRENCH SAFETY REQUIREMENTS ARE BEING MET. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THE SAFETY OF THOSE PERSONS WORKING IN AND AROUND THE TRENCH.
7. SHOULD THE CONTRACTOR FIND ANY DISCREPANCY OR OMISSIONS FROM THE PLANS, HE WILL NOTIFY THE ENGINEER AT ONCE TO OBTAIN CLARIFICATION PRIOR TO STARTING CONSTRUCTION.
8. CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TEXAS M.U.T.C.D. MOST RECENT EDITIONS AS REVISED) DURING CONSTRUCTION.
9. EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY BASED ON THE BEST AVAILABLE INFORMATION AND HAVE NOT BEEN FIELD VERIFIED, UNLESS NOTED. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING UTILITIES AND OTHER FACILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING FACILITIES CAUSED BY HIS FAILURE TO LOCATE AND PRESERVE ANY AND ALL EXISTING FACILITIES.
10. OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH & SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES AND OPERATING A CRANE, DERRICK, POWER SHOVEL, DRILLING-RIG, PILE DRIVER, HOISTING EQUIPMENT, OR SIMILAR APPARATUS WITHIN 10 FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, 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 LOCAL POWER COMPANY.
11. CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS INDICATING ALL SITE IMPROVEMENTS.
12. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT PROGRAM.
13. AT LEAST 48 HOURS BEFORE EXCAVATING OR AUGURING IN STREET R.O.W. OR EASEMENTS CONTRACTOR SHALL NOTIFY THE "UNDERGROUND UTILITY COORDINATING COMMITTEE" AT 713-223-4567, OR DIG TESS (1-800-DIG-TESS), OR 811.
14. ALL WALKS TO ACCESSIBLE ENTRANCES SHALL NOT EXCEED 5% GRADE IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 2% CROSS SLOPE.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP's NO. 48157C0280L (COMMUNITY-PANEL NO. 4815830280L), MAP REVISED DATE: APRIL 2, 2014. THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE X (SHADED) – AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE TO ANY LEVEE SYSTEM IS POSSIBLE.

BENCHMARK NOTES

REFERENCE BENCHMARK:

SGR-RM004 – CITY OF SUGAR LAND GEODETIC CONTROL STATION RM004 IS A 3" BRASS DISK STAMPED "RM 004" LOCATED FROM THE INTERSECTION OF SH6 AND AUSTIN PARKWAY, TRAVEL SOUTHWEST ON AUSTIN PARKWAY APPROX. 0.8 MILES TO THE STATION ON THE RIGHT. STATION IS APPROX. 852' WEST OF LAKEFIELD BOULEVARD.
ELEVATION=73.732' (NAVD88, 2021 ADJ.)

TEMPORARY BENCHMARKS:

TBM "A" – BOX CUT ON "C" INLET LOCATED ON THE WEST SIDE OF AUSTIN PARKWAY ±178' SOUTHWEST FROM THE INTERSECTION OF AUSTIN PARKWAY AND MOST NORTHERLY ENTRANCE TO SITE.
ELEVATION=63.34'

TBM "B" – BOX CUT ON CONCRETE SIDEWALK LOCATED ±7' NORTHWEST FROM THE MOST NORTHERLY NORTHWEST BUILDING CORNER.
ELEVATION=64.94'

STANLEY SPURLING & HAMILTON, INC.
Consulting Engineering Services
T.B.P.E. Registration # F-000175
www.sshinc.net
50 Years
3301 Edloe Street, Suite 200 Houston, Texas 77027 Tel 713-776-9433
E-MAIL: info@sshinc.net | 0002-0258

REVISIONS

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SUGAR LAND, TEXAS 77479

SEAL

STATE OF TEXAS
F. H. RADFORD, III
61636
LICENSED
PROFESSIONAL ENGINEER

12/12/2025

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11767 KATY FREEWAY, STE 430
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PROJ. NO.: 23-28
DATE:
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GENERAL NOTES

C1

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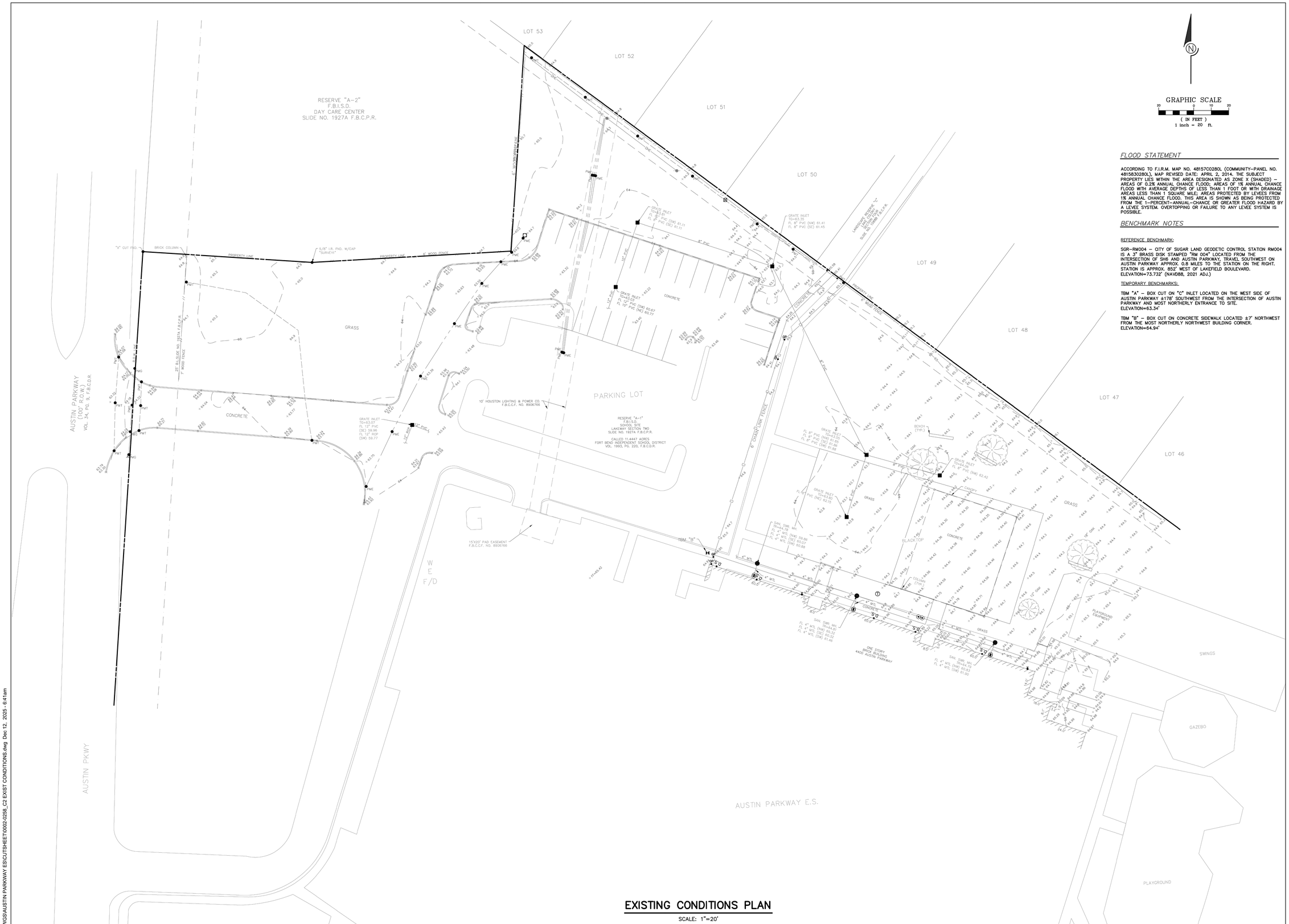

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TBM "B" -- BOX CUT ON CONCRETE SIDEWALK LOCATED ±7' NORTHWEST FROM THE MOST NORTHERLY NORTHWEST BUILDING CORNER.
ELEVATION=64.94'

EXISTING CONDITIONS PLAN

SCALE: 1"=20'

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

AUSTIN PARKWAY ELEMENTARY
4400 AUSTIN PARKWAY
SUGAR LAND, TEXAS 77479

SEAL

STATE OF TEXAS
F.H. RADFORD, III
61636
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EXISTING CONDITIONS PLAN

C2

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0002-0258

Q:\0000\0002\0002-0258\CIVIL DWGS\AUSTIN PARKWAY ES\CUTSHEET\0002-0258_C2 EXIST CONDITIONS.dwg Dec 12, 2025 - 6:41am



PAVING AND GRADING SITE PLAN

SCALE: 1"=20'

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

LEGEND

DESCRIPTION	EXISTING	NEW
PROPERTY LINE		
STORM SEWER LINE		
SANITARY SEWER LINE		
WATER LINE		
GAS LINE		
STORM SEWER INLET		
MANHOLE		
FIRE HYDRANT		
CONTOUR LINE	91	93
SPOT ELEVATION	x 19	TC 50.00 TOP OF CURB; TP 45.00 TOP OF PAVEMENT
SPOT ELEVATION		TP 40.00 TOP OF PAVEMENT
SPOT ELEVATION		FL 64.80 FLOW ELEVATION
DRAINAGE FLOW		

LEGEND – PAVEMENT TYPE

5" STANDARD DUTY PAVING
REFER THIS SHEET FOR DETAIL

6" HEAVY DUTY PAVING
REFER THIS SHEET FOR DETAIL

GENERAL NOTES

1. SEE SHEET C1 FOR GENERAL NOTES

PAVEMENT NOTES

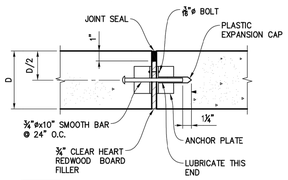
1. ALL PAVING SLOPES FROM SPOT ELEVATION TO SPOT ELEVATION AND SHALL BE UNIFORM AND CONSTANT.
2. PAVEMENT GRADES IN HANDICAP PARKING, LOADING/UNLOADING AREAS SHALL BE SLOPED AT 2.0% OR LESS.
3. ALL RAMPS DESIGNATED AS HANDICAP RAMPS SHALL BE SLOPED AT 8.33% (MAX)
4. CONCRETE PAVEMENT SHALL BE MINIMUM 3500 PSI AT 28 DAYS WITH A MINIMUM FLEXURAL STRENGTH OF 600 PSI AT 28 DAYS.
5. CONCRETE PAVEMENT SHALL HAVE A BROOM FINISH SURFACE BY DRAWING A FINE HAIR BROOM ACROSS CONCRETE SURFACE PERPENDICULAR TO LINE OF TRAFFIC.
6. CONCRETE SHALL BE CURED BY PROTECTING IT AGAINST LOSS OF MOISTURE, RAPID TEMPERATURE CHANGE, FOR AT LEAST 3 DAYS AFTER PLACEMENT. A LIQUID MEMBRANE-FORMING COMPOUND SHALL BE UNIFORMLY SPRAYED ON ALL EXPOSED SURFACES.

PAVEMENT JOINTS

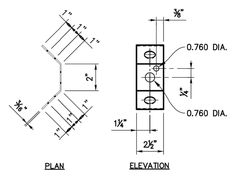
CONTRACTOR SHALL SUBMIT A CONCRETE JOINT LAYOUT PLAN FOR APPROVAL PRIOR TO PLACING CONCRETE PAVEMENT.

CONSTRUCTION GRADING NOTE

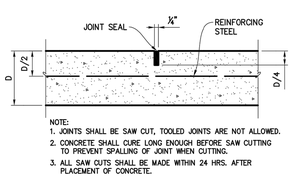
IN AREAS WHERE THE PROJECT DESIGN INCORPORATES FILL ADJACENT TO NEIGHBORING LANDOWNERS, THE CONTRACTOR SHALL IMPLEMENT GRADING AND/OR PERIMETER RUNOFF CATCHMENT DEVICES (e.g.– PERIMETER DITCHES) DURING CONSTRUCTION TO ENSURE THAT ADJACENT PARCELS BORDERING THE PROJECT SITE DO NOT EXPERIENCE INTERIM DRAINAGE FLOWS THAT EXCEED PRE-DEVELOPMENT CONDITIONS FOR STORM EVENTS UP TO AND INCLUDING THE CURRENT STORM DRAINAGE DESIGN CRITERIA AT THE TIME OF PERMIT OR CARRY SEDIMENT GENERATED AS PART OF CONSTRUCTION ACTIVITIES. WHERE APPLICABLE, THESE PRACTICES ARE IN ADDITION TO THE STANDARD STORM WATER POLLUTION PREVENTION DESIGN AND SHALL INCLUDE ADDITIONAL DITCHES REDIRECTING SITE DRAINAGE OR TEMPORARY PIPING. THIS NOTE IS NOT INTENDED TO ADDRESS ANY LIABILITY OR RESPONSIBILITY UNDER TEXAS WATER CODE 11.086



1 NO SCALE **TRANSVERSE EXPANSION JOINT**

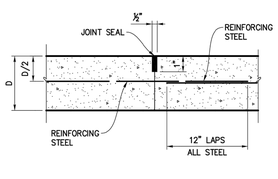


ANCHOR PLATE

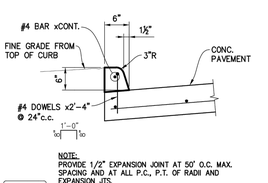


NOTE:
1. JOINTS SHALL BE SAW CUT, TOOLED JOINTS ARE NOT ALLOWED.
2. CONCRETE SHALL CURE LONG ENOUGH BEFORE SAW CUTTING TO PREVENT SPALLING OF JOINT WHEN CUTTING.
3. ALL SAW CUTS SHALL BE MADE WITHIN 24 HRS. AFTER PLACEMENT OF CONCRETE.

2 NO SCALE **SAWED JOINT**

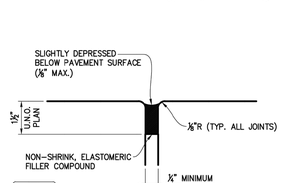


3 NO SCALE **CONSTRUCTION JOINT**

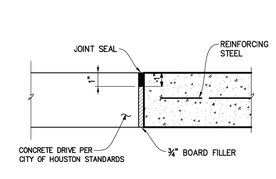


NOTE:
PROVIDE 1/2" EXPANSION JOINT AT 50' O.C. MAX. SPACING AND AT ALL P.C., P.T. OF RADII AND EXPANSION JTS.

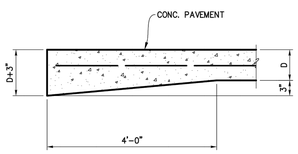
4 NO SCALE **DOWELED ON CONC. CURB**



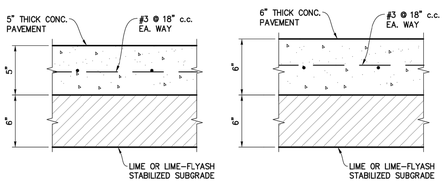
5 NO SCALE **JOINT SEAL**



6 NO SCALE **3/4" EXPANSION JOINT**



7 NO SCALE **THICKENED EDGE**



5" STANDARD PAVING

6" MEDIUM DUTY PAVING

NOTE:
CONCRETE FOR STANDARD DUTY PAVING SHALL BE 3500 PSI COMPRESSIVE STRENGTH AT 28 DAYS.

LIME STABILIZATION
(AREAS OF SANDY CLAY AND/OR CLAY WITH P.I. > 15)

SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF 6" AND MIXED WITH A SUFFICIENT QUANTITY OF HYDRATED LIME TO REDUCE THE SOIL LIME MIXTURE TO A P.I. OF 15 OR LESS IN CONFORMANCE WITH TxDOT STANDARD SPECIFICATIONS ITEM 260. THE ACTUAL AMOUNT OF LIME SHALL BE CONFIRMED BY LABORATORY TESTS, FOR ESTIMATING PURPOSES USE 6% LIME BY WEIGHT RESULTING IN AN APPLICATION RATE OF 36# OF LIME PER SQUARE YARD.
THE LIME TREATED SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AT A MOISTURE CONTENT WITHIN THE RANGE OF OPTIMUM MOISTURE CONTENT TO 3 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT BY TxDOT TEST METHOD Tex-117-E.

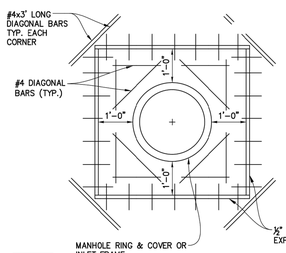
LIME-FLY ASH STABILIZATION
(AREAS OF SILTY SAND & COHESIVE SOILS WITH P.I. < 15)

SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF 6" AND MIXED WITH AT LEAST 3% HYDRATED LIME AND 7% FLY ASH BY DRY UNIT WEIGHT IN CONFORMANCE WITH HARRIS COUNTY SPECIFICATIONS ITEM 223.
THE LIME-FLY ASH TREATED SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AT A MOISTURE CONTENT WITHIN THE RANGE OF OPTIMUM MOISTURE CONTENT TO 3 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT BY ASTM D-698.

PAVEMENT SUBGRADE PREPARATION

PREPARE SUBGRADE IN ACCORDANCE WITH SITE GEOTECHNICAL INVESTIGATION.

8 NO SCALE **CONCRETE PAVEMENT SECTION**



9 NO SCALE **MANHOLE AND INLET BLOCKOUT**

STORM & SANITARY

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

AUSTIN PARKWAY ELEMENTARY
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PAVING AND GRADIG SITE PLAN, AND PAVING DETAILS

C3

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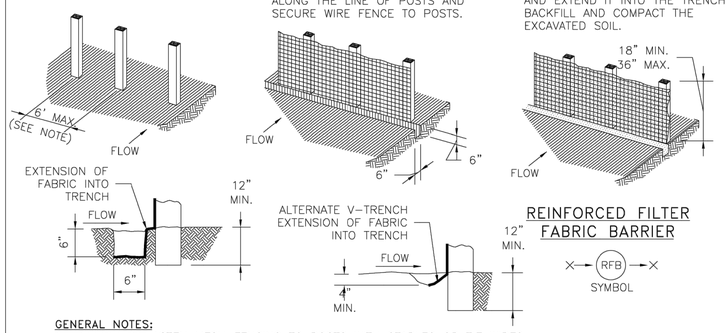
0002-0258

O:\0000\0002\0002.0258\CIVIL DWGS\AUSTIN PARKWAY ES\CUTSHEET\0002.0258_C3 PAV&GRAD PLAN & DETAILS.dwg Dec 12, 2025 - 6:40am

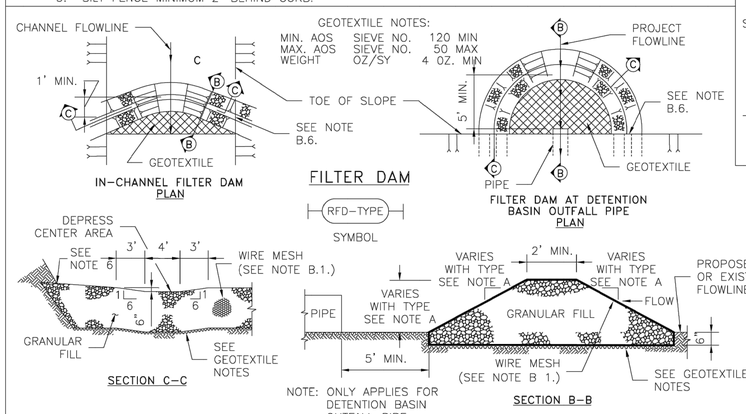


REINFORCED FILTER FABRIC BARRIER

RFB — SYMBOL

GENERAL NOTES:

1. SECURELY FASTEN MESH FENCING TO POSTS WITH STAPLES OR TIE WIRES.
2. SECURELY FASTEN FILTER FABRIC TO MESH FENCING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT A POST, FOLD TOGETHER, AND ATTACH TO A POST.
4. REMOVE SEDIMENT DEPOSITS WHEN SILT REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE IN DEPTH.
5. SILT FENCE MINIMUM 2' BEHIND CURB.



IN-CHANNEL FILTER DAM PLAN

FILTER DAM AT DETENTION BASIN OUTFALL PIPE PLAN

FILTER DAM

RFD-TYPE — SYMBOL

SECTION C-C

NOTE: ONLY APPLIES FOR DETENTION BASIN OUTFALL PIPE PROTECTION.

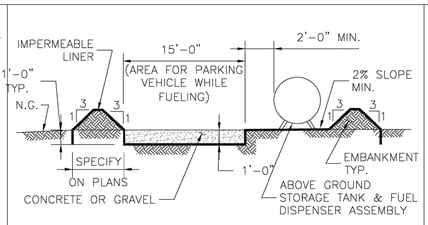
SECTION B-B

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 HCFCD 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.

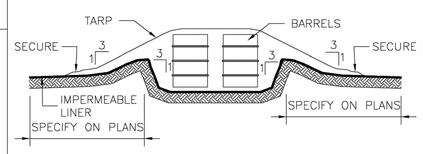


ABOVE GROUND TEMP. VEHICLE & EQUIPMENT FUELING AREA WITH TANK

TFA — SYMBOL

GENERAL NOTES:

1. THE SIZE OF TANK FOUNDATION AREA DEPENDS ON THE SIZE OF ABOVE GROUND STORAGE TANK AND DISPENSER ASSEMBLY.
2. PROVIDE A MINIMUM SLOPE OF 2 % TOWARD THE SUMP PIT.
3. INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS.

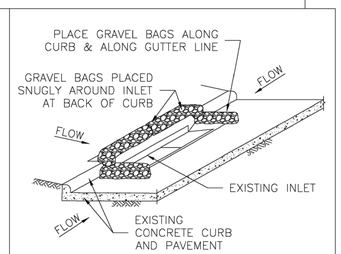


BARREL STORAGE AREA

BSA — SYMBOL

GENERAL NOTES:

1. ALTERNATIVELY, STORE BARRELS IN AN ENCLOSED BUILDING OR SHED.
2. INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS. 60 mil MINIMUM.
3. CONSTRUCT BERMED AREA WITH VOLUME GREATER THAN OR EQUAL TO 110% VOLUME OF BARRELS.

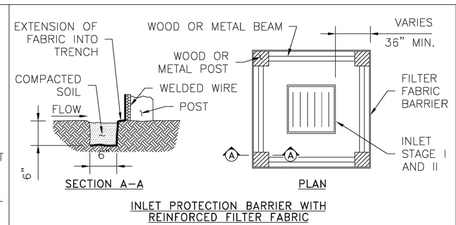


INLET PROTECTION BARRIERS FOR STAGE II INLETS

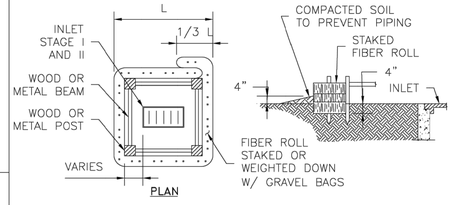
IPB-II — SYMBOL

GENERAL NOTES:

1. REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE BARRIER.
2. GRAVEL BAGS SHALL NOT BLOCK THROAT OF INLET UNLESS DIRECTED BY ENGINEER.



INLET PROTECTION BARRIER WITH REINFORCED FILTER FABRIC



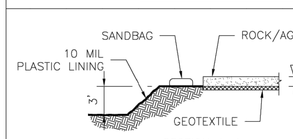
INLET PROTECTION BARRIER WITH FILTER ROLLS

GENERAL NOTES:

1. FIBER ROLLS WILL BE UTILIZED ONLY WHEN SITE CONDITIONS DO NOT PERMIT THE USE OF FILTER FABRIC BARRIER, AND AS APPROVED BY THE ENGINEER.

INLET PROTECTION BARRIERS FOR STAGE I INLETS

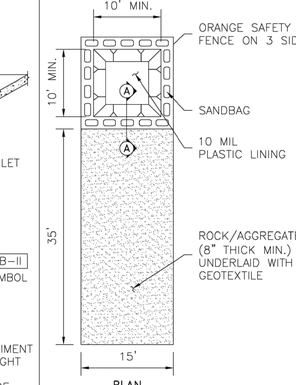
IPB — SYMBOL



SECTION A-A

CONCRETE TRUCK WASHOUT AREA

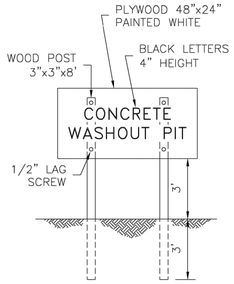
CTW — SYMBOL



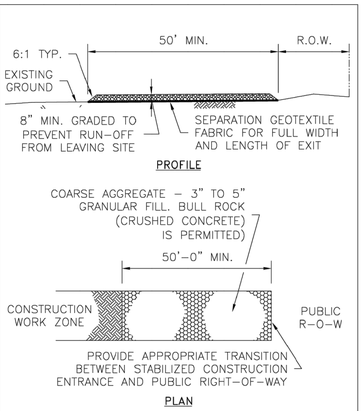
PLAN

GENERAL NOTES:

1. POST A SIGN READING "CONCRETE WASHOUT PIT" NEXT TO THE PIT.
2. VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASHOUT THEIR TRUCKS IN THE PIT AND NOWHERE 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 WASHOUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.
4. CONCRETE WASHOUT 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.



SIGN DETAIL (OR EQUIVALENT)



STABILIZED CONSTRUCTION ACCESS

SC-1 — SYMBOL

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. MINIMUM 14' WIDTH FOR ONE WAY TRAFFIC AND 20' WIDTH FOR TWO WAY TRAFFIC.

NO.	REVISIONS	DATE	NAME
1	ORIGINAL STANDARD ISSUED	3-1-22	RJS
2			
3			
4			
5			

FORT BEND COUNTY
ENGINEERING DEPARTMENT

PROJECT TITLE:

DRAWN BY: INIT		FBCED STANDARD
CK'D BY: INIT	SHEET DESCRIPTION: STORM WATER POLLUTION PREVENTION PLAN DETAILS	60
SCALE: NONE		SHEET NO: /
DATE: 3-1-22	APPROVED BY:	

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT
AUSTIN PARKWAY ELEMENTARY
4400 AUSTIN PARKWAY
SUGAR LAND, TEXAS 77479

SEAL
STATE OF TEXAS
F.H. RADFORD, III
61636
LICENSED
PROFESSIONAL ENGINEER
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

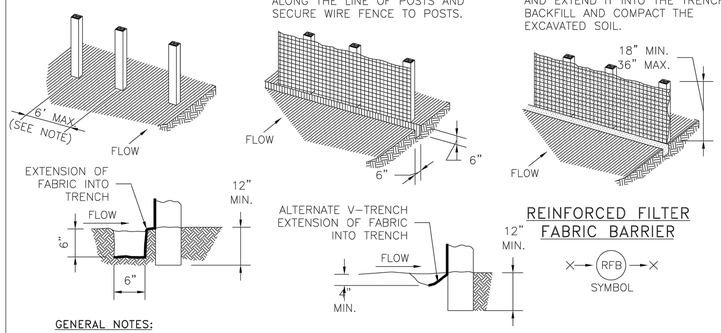
PROJ. NO.: 23-28
DATE:
ISSUED FOR: 90% REVIEW

SWPPP DETAILS

C5

STANLEY SPURLING & HAMILTON, INC.
Consulting Engineering Services
T.B.P.E. Registration # F-000175
www.sshinc.net
50 Years
3301 Edloe Street, Suite 200 Houston, Texas 77027 Tel 713-776-9433
E-MAIL: info@sshinc.net | 0002-0258

Q:\0000\0002\0002-0258\CIVIL DWGS\AUSTIN PARKWAY ES\CUTSHEET\0002-0258_C5 SWPPP DETAILS.dwg Dec 12, 2025 - 6:42am

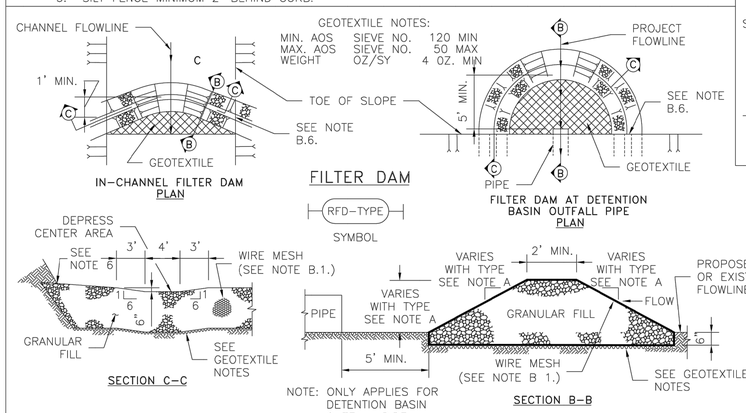


REINFORCED FILTER FABRIC BARRIER

SYMBOL

GENERAL NOTES:

1. SECURELY FASTEN MESH FENCING TO POSTS WITH STAPLES OR TIE WIRES.
2. SECURELY FASTEN FILTER FABRIC TO MESH FENCING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT A POST, FOLD TOGETHER, AND ATTACH TO A POST.
4. REMOVE SEDIMENT DEPOSITS WHEN SILT REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE IN DEPTH.
5. SILT FENCE MINIMUM 2' BEHIND CURB.



IN-CHANNEL FILTER DAM PLAN

FILTER DAM AT DETENTION BASIN OUTFALL PIPE PLAN

FILTER DAM

RFD-TYPE

SYMBOL

SECTION C-C

SECTION B-B

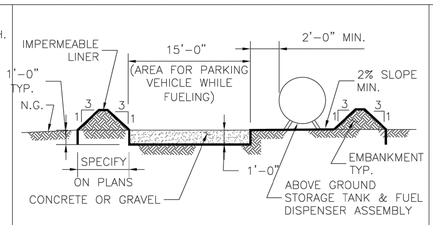
NOTE: ONLY APPLIES FOR DETENTION BASIN OUTFALL PIPE PROTECTION.

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 HCFCD 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.

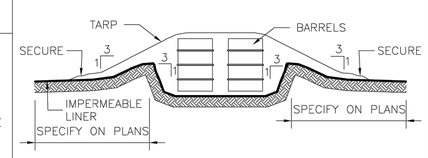


ABOVE GROUND TEMP. VEHICLE & EQUIPMENT FUELING AREA WITH TANK

TFA SYMBOL

GENERAL NOTES:

1. THE SIZE OF TANK FOUNDATION AREA DEPENDS ON THE SIZE OF ABOVE GROUND STORAGE TANK AND DISPENSER ASSEMBLY.
2. PROVIDE A MINIMUM SLOPE OF 2 % TOWARD THE SUMP PIT.
3. INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS.

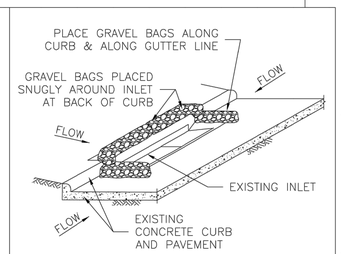


BARREL STORAGE AREA

BSA SYMBOL

GENERAL NOTES:

1. ALTERNATIVELY, STORE BARRELS IN AN ENCLOSED BUILDING OR SHED.
2. INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS. 60 mil MINIMUM.
3. CONSTRUCT BERMED AREA WITH VOLUME GREATER THAN OR EQUAL TO 110% VOLUME OF BARRELS.

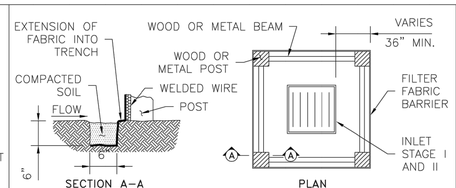


INLET PROTECTION BARRIERS FOR STAGE II INLETS

IPB-II SYMBOL

GENERAL NOTES:

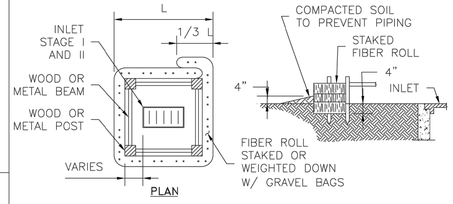
1. REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE BARRIER.
2. GRAVEL BAGS SHALL NOT BLOCK THROAT OF INLET UNLESS DIRECTED BY ENGINEER.



SECTION A-A

PLAN

INLET PROTECTION BARRIER WITH REINFORCED FILTER FABRIC



PLAN

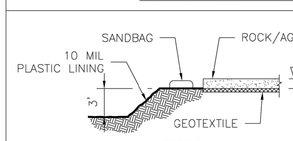
INLET PROTECTION BARRIER WITH FILTER ROLLS

GENERAL NOTES:

1. FIBER ROLLS WILL BE UTILIZED ONLY WHEN SITE CONDITIONS DO NOT PERMIT THE USE OF FILTER FABRIC BARRIER, AND AS APPROVED BY THE ENGINEER.

INLET PROTECTION BARRIERS FOR STAGE I INLETS

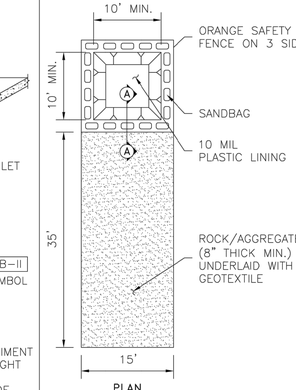
IPB SYMBOL



SECTION A-A

CONCRETE TRUCK WASHOUT AREA

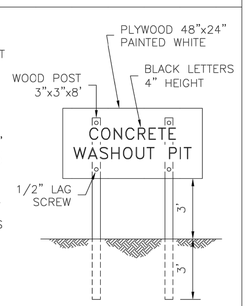
CTW SYMBOL



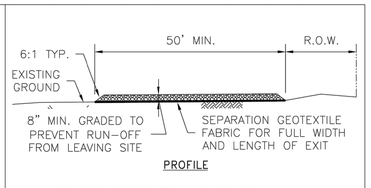
PLAN

GENERAL NOTES:

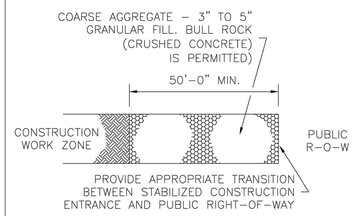
1. POST A SIGN READING "CONCRETE WASHOUT PIT" NEXT TO THE PIT.
2. VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASHOUT THEIR TRUCKS IN THE PIT AND NOWHERE ELSE.
3. UPON THE CONCRETE SETTING UP (CURING, DRYING OUT), THE CONCRETE WASTE SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR. AFTER REMOVAL OF THE CONCRETE WASTE, THE WASHOUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.
4. CONCRETE WASHOUT 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.



SIGN DETAIL (OR EQUIVALENT)



PROFILE



PLAN

STABILIZED CONSTRUCTION ACCESS

SC-1 SYMBOL

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. MINIMUM 14' WIDTH FOR ONE WAY TRAFFIC AND 20' WIDTH FOR TWO WAY TRAFFIC.

NO.	REVISIONS	DATE	NAME
1	ORIGINAL STANDARD ISSUED	3-1-22	RJS
2			
3			
4			
5			

FORT BEND COUNTY
ENGINEERING DEPARTMENT

THE STATE OF TEXAS · FORT BEND COUNTY

PROJECT TITLE:

DRAWN BY: INIT		FBCED STANDARD
CK'D BY: INIT	SHEET DESCRIPTION: STORM WATER POLLUTION PREVENTION PLAN DETAILS	60
SCALE: NONE		SHEET NO: /
DATE: 3-1-22	APPROVED BY:	

REVISIONS

SEAL

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: F.H. RADFORD
P.E. Serial No.: 61636
Date: 11-10-2025

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT
AUSTIN PARKWAY ELEMENTARY
4400 AUSTIN PARKWAY
SUGAR LAND, TEXAS 77479

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

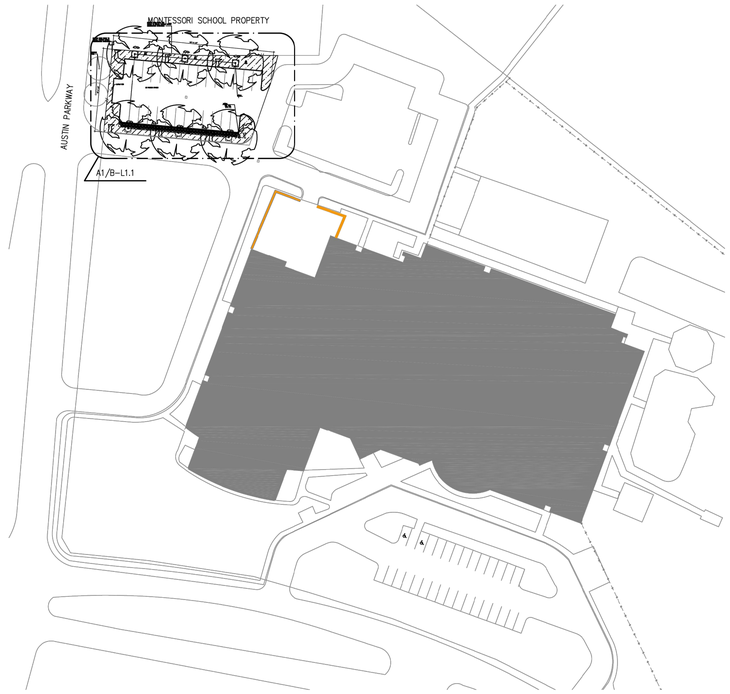
STANLEY SPURLING & HAMILTON, INC.
Consulting Engineering Services
T.B.P.E. Registration # F-000175
www.sshinc.net
50 Years
3301 Edloe Street, Suite 200 Houston, Texas 77027 Tel 713-776-9433
E-MAIL: info@sshinc.net | 0002-0258

PROJ. NO.: 23-28
DATE:
ISSUED FOR: 90% REVIEW

SWPPP DETAILS

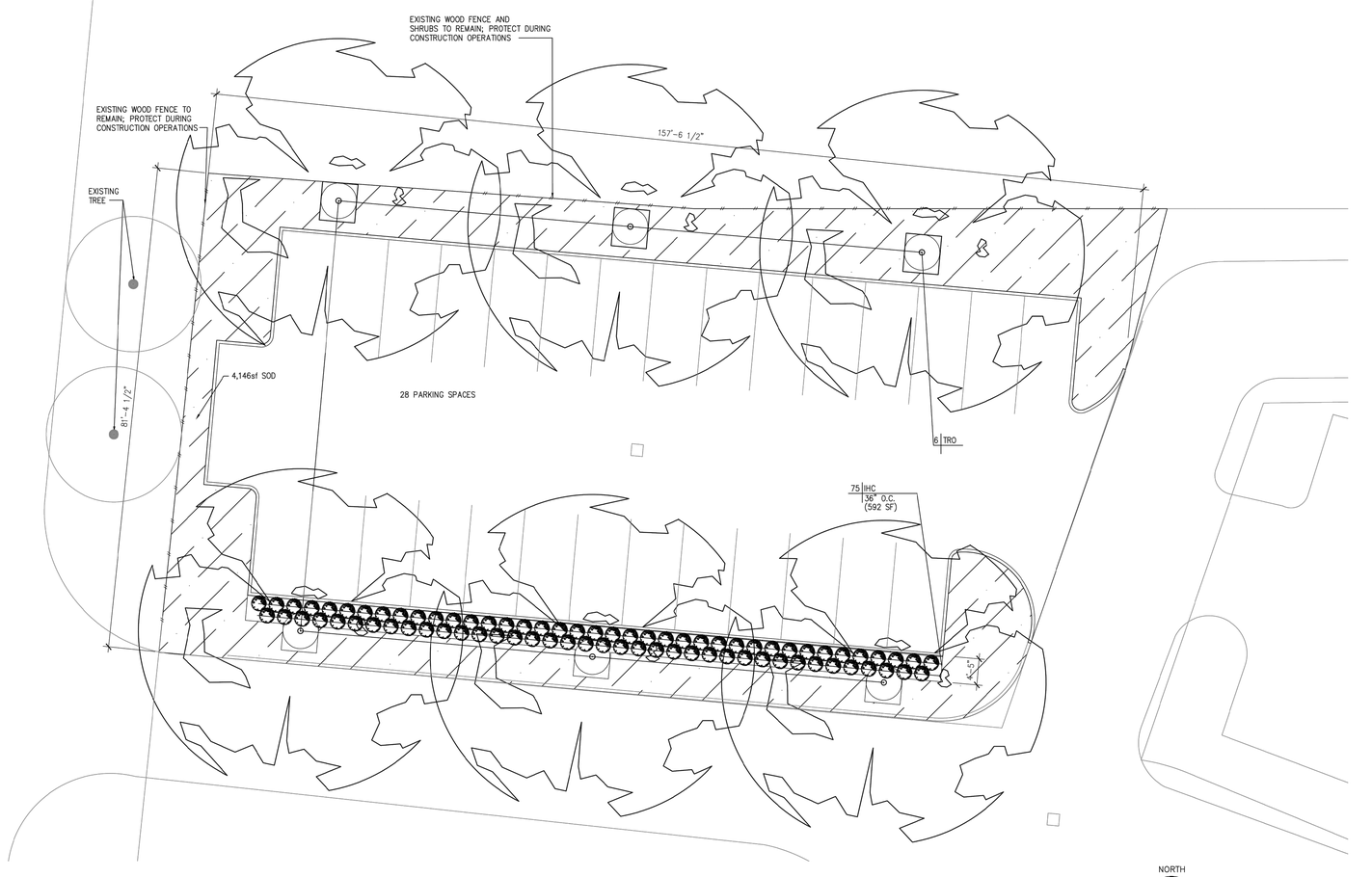
C5

Q:\0000\0002\0002-0258\CIVIL DWGS\AUSTIN PARKWAY ES\CUTSHEET\0002-0258_C5 SWPPP DETAILS.dwg Nov 05, 2025 - 4:03pm



D1 KEY PLAN
RE: N/A

1"=60'-0"



A1 ENLARGED PARKING LOT LANDSCAPE PLAN
RE: N/A

SCALE: 1" =10'-0"

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
TRO	6	Quercus texana	TEXAS RED OAK	2" CALIPER	CONTAINER	8 FT. HT MIN., 4 FT. SPREAD MIN., 4 FT. CLEAR TRUNK
SHRUBS						
IHC	75	Raphiolepis indica 'Clara'	INDIAN HAWTHORN 'CLARA'	24"HT.MIN.	CONTAINER	12"-15" MIN. SPREAD, FULL TO GROUND
LAWN AREAS						
SOD	4,146sf. F.V.	MATCH EXISTING	MATCH EXISTING	24x16	SOLID SOD	SOLID SOD PALLETS; LAY BUTT-TIGHT; PROOF-ROLL; SEE 32 90 00 FOR FALL/WINTER APPLICATION INFORMATION.

CONTRACTOR TO ALSO PROVIDE 563SF OF PLANTING BED MIX (SF SHOWN ON PLANS); 2 INCH DEPTH, 39 SF MIN. (F.V.) FOR TREE RINGS AT TREES NOT IN PLANTING BEDS (DO NOT COVER ROOT FLARE OF TREES). SEE PLANTING DETAILS.

GENERAL PLANTING NOTES:

1. CONTRACTOR SHALL LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATING OR TRENCHING; CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING AS REQUIRED FOR ANY DAMAGED UTILITY AT NO ADDITIONAL COST TO OWNER.
2. TREE LOCATIONS SHALL BE STAKED FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. THE QUANTITIES SHOWN ON THE PLANT SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE; VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO OWNER'S REP. PRIOR TO ORDERING MATERIALS. DISCREPANCIES WITH THE PLAN SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION.
4. ALL PLANTS ARE TO BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. TREES IN POOR CONDITION WILL BE REJECTED AND CONTRACTOR SHALL REPLACE AT NO COST TO OWNER.
5. TREES SHALL HAVE CLEAR TRUNKS A MIN. OF 4FT ABOVE THE GROUND. PROVIDE SAMPLES OF MATERIAL FOR APPROVAL BY OWNER'S REP. PRIOR TO DELIVERY TO THE SITE. PLANT MATERIALS OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME SOURCE.
6. INTENT OF DRAWINGS AND SPECIFICATIONS ARE TO PROVIDE LANDSCAPING WITH PLANTS THAT ARE IN VIGOROUS GROWTH AND READY FOR OWNER'S USE. ITEMS NOT SPECIFICALLY INDICATED BUT REQUIRED TO CONFORM WITH SUCH INTENT ARE TO BE CONSIDERED AS PART OF THE WORK.

B4 PLANT SCHEDULE
RE: N/A

NO SCALE

LANDSCAPE ANALYSIS:

1. FRONT YARD LANDSCAPE REQUIREMENT: 1 TREE FOR EVERY 50 FT OF FRONTAGE. 100% PARKING SCREENING WITH SHRUBS.
   81.37 LF = 2 TREES REQUIRED. PROVIDED: 2 EXISTING TREES.
2. SIDE AND REAR PARKING LANDSCAPE REQUIREMENT: 1 TREE FOR EVERY 50 FT OF 25% SCREENING AREA.
   238.92 FT ALONG PARKING LOT X 25% = 59.73 LF / 50 = 1.1 ~ (2) TREES REQUIRED. PROVIDED 4 TREES.
3. INTERIOR PARKING LANDSCAPE REQUIREMENTS:
   162SF TREE PLANTING AREA FOR EACH 20 SPACES.
   28 SPACES / 20 = 1.4 ~ 2 TREES REQUIRED. PROVIDED 2 TREES.

A4 LANDSCAPE ANALYSIS SCHEDULE
RE: N/A

NO SCALE

REVISIONS

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
AUSTIN PARKWAY ELEMENTARY SCHOOL
4400 AUSTIN PARKWAY
SUGAR LAND, TX 77479

SEAL



12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12-12-2025
ISSUED FOR:
ISSUE FOR BIDDING & PERMIT
LANDSCAPE PARKING LOT SITE PLAN

B
B-L1.1

SHRUB / GROUNDCOVER PLANTING BED PREPARATION NOTES:

A. PROVIDE BACKFILL/PLANT SOIL MIX WHICH INCLUDES (11) INCHES OF LOAM, COMPACTED IN (8) INCH LIFTS; FOLLOWED BY (8) INCHES OF NATIVE PLANT MIX AND COVER WITH (5) INCH DEPTH OF LANDSCAPER MIX. LOAM, NATIVE PLANT MIX AND LANDSCAPER MIX SHALL BE AS PREPARED BY NATURE'S WAY RESOURCE OR PRE-APPROVED EQUAL. SUBMIT 1 QUART SAMPLE WITH SOURCE TO LAND. ARCHITECT FOR APPROVAL PRIOR TO ORDERING. PROVIDE 25% ADDITIONAL OF THE LANDSCAPER MIX TO ACCOMODATE FOR SETTLING AND FINE GRADING.

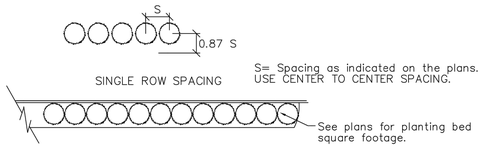
B. WORK IN MICROLIFE ULTIMATE 8-4-6 AND SUPER SEAWEED OR OTHER APPROVED EQUAL ORGANIC FERTILIZER INTO THE TOP 8 INCHES OF SOIL. FOLLOW LABEL DIRECTIONS FOR RATE OF APPLICATION. WATER ALL PLANTS IN WELL WITH SUPER SEAWEED BIOSTIMULATE AND THOROUGHLY DRENCH ROOT MASS.

C. WORK IN MICROGROW GRANULAR FUNGICIDE OR OTHER APPROVED EQUAL ORGANIC FUNGICIDE INTO THE TOP 4 INCHES OF SOIL. FOLLOW LABEL DIRECTIONS FOR RATE OF APPLICATION. WATER ALL PLANTS IN WELL WITH SUPER SEAWEED BIOSTIMULATE AND THOROUGHLY DRENCH ROOT MASS.

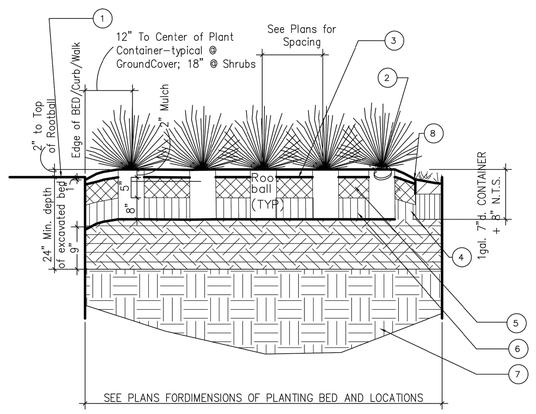
D. PERFORM A PERCOLATION TEST TO ENSURE GOOD DRAINAGE PRIOR TO COMPLETING PLANT INSTALLATION. CONDITIONS PERMITTING THE RETENTION OF WATER FOR MORE THAN 24 HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT WILL REQUIRE THAT ANY MODIFICATIONS BE AT CONTRACTOR'S EXPENSE IN ORDER TO PROVIDE FOR PROPER DRAINAGE OF THE PLANTING AREA.

E. ROTOTILL ALL OF THE MATERIALS TOGETHER TO A DEPTH OF 12 INCHES BELOW THE ORIGINAL FINISH GRADE UNTIL ALL PARTICLES ARE GOLF BALL SIZE OR SMALLER. REMOVE ROCKS, ROOTS AND DEBRIS.

F. PROVIDE ROOT STIMULATOR, SEE INITIAL WATERING AND ROOT STIMULATOR REQUIREMENTS THIS SHEET.



SHRUB/ GROUNDCOVER PLACEMENT WITHIN PLANTING BED PREP AREA
LAYOUT AND SPACING SHOWN ON PLANS



KEY NOTES:

1. PROVIDE TOP OF MULCH TO 1" BELOW THE TOP OF CURB/WALK AT EDGE, TYPICAL.
2. REMOVE ALL TAGS, RIBBONS, TIES AND MARKERS AFTER PUNCH REVIEW.
3. PROVIDE TWO (2) INCH LAYER OF NATIVE HARDWOOD DOUBLE GROUND AGED MULCH (192-2012); MULCH IS TO BE PRODUCED FROM A MIX OF PRIMARILY HARDWOOD TREES AND BRUSH WITH ONLY SMALL AMOUNTS OF BARK. SUBMIT SAMPLE WITH WRITTEN LABEL INDICATING SOURCE. AVAILABLE FROM (BUT NOT LIMITED TO) NATURE'S WAY RESOURCES, CONROE, TEXAS DO NOT PROVDIDE A PLANT BASIN;
4. SET SHRUB PLUMB, SHOULDERS OF ROOTBALL SHOULD BE APPROXIMATELY 2 INCH ABOVE FINISHED GRADE. USE BACKFILL MIX INDICATED UNDER PLANTING BED PREPARATION NOTES, THIS SHEET. BACKFILL OVER VEGETATION BARRIER.
5. LANDSCAPERMIX, RE: PLANTING BED PREPARATION NOTES, THIS SHEET.
6. NATIVE MIX, RE: PLANTING BED PREPARATION NOTES, THIS SHEET.
7. EXISTING UNDISTURBED SOIL.
8. PROVIDE SMOOTH TRANSITION TO FINISH GRADE.

C1 TYPICAL SHRUB / G.C. PLANTING DETAIL

RE: N/A

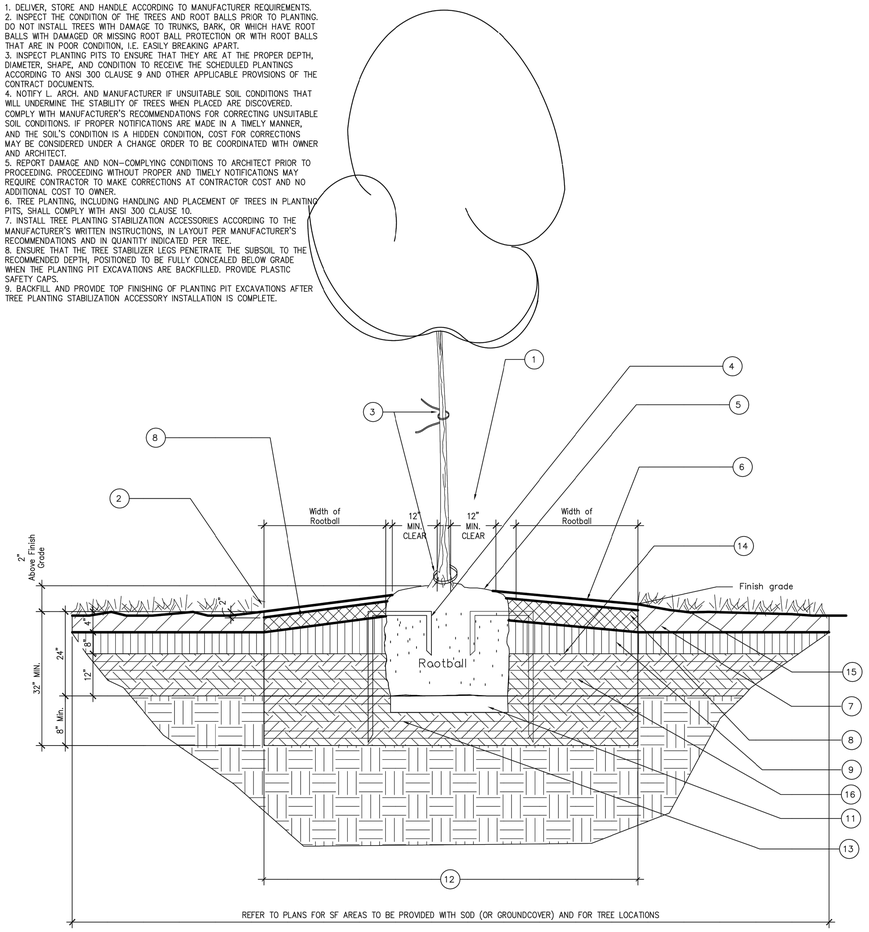
NO SCALE

TYPICAL TREE, SOD, GROUNDCOVER AND TREE WELL NOTES:

1. PLANT BED PREP SHALL INCLUDE THE COST FOR BLENDING OF MATERIALS, ROTOTILLING, COMPACTING AND PERCOLATION TESTING.
2. PROVIDE PRODUCT CUT-SHEETS FOR APPROVAL. PRODUCTS ARE AVAILABLE FROM (BUT NOT LIMITED TO) SAN JACINTO ENVIRONMENTAL SUPPLY. 713-957-0909.
3. FOR THE TREE WELL LOCATIONS, PROVIDE BACKFILL/PLANT SOIL MIX. SEE PLANS FOR TREE LOCATIONS.
4. BACKFILL / PLANT SOIL MIX FOR THE TREE WELL SHALL INCLUDE TWENTY (20) INCHES OF LOAM, COMPACTED IN EIGHT (8) INCH LIFTS MAXIMUM FOLLOWED BY EIGHT (8) INCHES OF NATIVE PLANT MIX.
5. PROVIDE FOUR (4) INCHES OF LANDSCAPER MIX, LOAM, NATIVE PLANT MIX AND LANDSCAPER MIX SHALL BE AS PREPARED BY NATURE'S WAY RESOURCE OR PRE-APPROVED EQUAL. SUBMIT 1 QUART SAMPLE WITH SOURCE LABELED, DELIVERED TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING. PROVIDE 25% ADDITIONAL OF LOAM WITHIN TREE WELL BASE TO ACCOMMODATE TREE SETTLING.
6. WORK IN MICROLIFE ULTIMATE 8-4-6 AND SUPER SEAWEED OR OTHER APPROVED EQUAL ORGANIC FERTILIZER INTO THE TOP EIGHT (8) INCHES OF SOIL. FOLLOW LABEL DIRECTIONS FOR RATE OF APPLICATION. WATER ALL PLANTS IN WELL WITH SUPER SEAWEED BIOSTIMULATE AND THOROUGHLY DRENCH ROOT MASS.
7. WORK IN MICROGROW GRANULAR FUNGICIDE OR OTHER APPROVED EQUAL ORGANIC FUNGICIDE INTO THE TOP FOUR (4) INCHES OF SOIL. FOLLOW LABEL DIRECTIONS FOR RATE OF APPLICATION. WATER ALL TREES IN WELL WITH SUPER SEAWEED BIOSTIMULATE AND THOROUGHLY DRENCH ROOT MASS.
8. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
9. RUN A PERK TEST; NOTIFY LARCH PRIOR TO PROCEEDING IF HOLE HOLDS WATER FOR MORE THAN 24 HOURS. FAILURE TO NOTIFY LARCH WITH SUFFICIENT TIME TO REVIEW MAY LEAD TO CORRECTIONS AT THE CONTRACTOR'S EXPENSE.
10. ROTOTILL ALL MATERIALS TOGETHER TO A DEPTH OF TWELVE (12) INCHES BELOW THE ORIGINAL FINISH GRADE UNTIL ALL PARTICLES ARE GOLF BALL SIZE OR SMALLER. REMOVE ROCKS, WEEDS AND DEBRIS.
11. PROVIDE A MINIMUM OF (3) TREE STAPLES PER TREE.
12. PROVIDE TREES AS SPECIFIED ON PLANS AND PLANT LIST.
13. NO HOLES ARE TO BE LEFT UNCOVERED OVERNIGHT.
14. DO NOT WRAP TREE TRUNKS.
15. DO NOT THIN OUT OR TOP OFF TREE. LARCH WILL REJECT ANY TOPPED OFF TREES AND CONTRACTOR WILL REPLACE AT NO COST TO THE OWNER.
16. REMOVE ANY SOIL THAT HAS BEEN ADDED TO THE TOP OF THE ROOT BALL WHILE IN ITS CONTAINER AT THE NURSERY. EXPOSE 12 INCH DIAMETER OF THE ACTUAL TOP OF THE TREE ROOT BALL TO EXPOSE TREE'S ROOT FLARE.
17. SET ALL TREES AT SAME FINISH GRADE ELEVATION.
18. SEE SPECIFICATIONS 32 90 00 FOR PLANTING MATERIAL INFORMATION AND SPECIFICATION 32 92 00 SOD FOR ADDITIONAL SOD MATERIAL INFORMATION.
19. SEE DETAIL D1/L1.01 FOR ADDITIONAL GROUNDCOVER / SHRUB PREPARATION NOTES AND INFORMATION.

TREE STABILIZER INSTALLATION NOTES:

1. DELIVER, STORE AND HANDLE ACCORDING TO MANUFACTURER REQUIREMENTS.
2. INSPECT THE CONDITION OF THE TREES AND ROOT BALLS PRIOR TO PLANTING. DO NOT INSTALL TREES WITH DAMAGE TO TRUNKS, BARK, OR WHICH HAVE ROOT BALLS WITH DAMAGED OR MISSING ROOT BALL PROTECTION OR WITH ROOT BALLS THAT ARE IN POOR CONDITION, I.E. EASILY BREAKING APART.
3. INSPECT PLANTING PITS TO ENSURE THAT THEY ARE AT THE PROPER DEPTH, DIAMETER, SHAPE, AND CONDITION TO RECEIVE THE SCHEDULED PLANTINGS ACCORDING TO ANSI 300 CLAUSE 9 AND OTHER APPLICABLE PROVISIONS OF THE CONTRACT DOCUMENTS.
4. NOTIFY L. ARCH. AND MANUFACTURER IF UNSUITABLE SOIL CONDITIONS THAT WILL UNDERMINE THE STABILITY OF TREES WHEN PLACED ARE DISCOVERED. COMPLY WITH MANUFACTURER'S RECOMMENDATIONS FOR CORRECTING UNSUITABLE SOIL CONDITIONS. IF PROPER NOTIFICATIONS ARE MADE IN A TIMELY MANNER, AND THE SOIL'S CONDITION IS A HIDDEN CONDITION, COST FOR CORRECTIONS MAY BE CONSIDERED UNDER A CHANGE ORDER TO BE COORDINATED WITH OWNER AND ARCHITECT.
5. REPORT DAMAGE AND NON-COMPLYING CONDITIONS TO ARCHITECT PRIOR TO PROCEEDING. PROCEEDING WITHOUT PROPER AND TIMELY NOTIFICATIONS MAY REQUIRE CONTRACTOR TO MAKE CORRECTIONS AT CONTRACTOR COST AND NO ADDITIONAL COST TO OWNER.
6. TREE PLANTING, INCLUDING HANDLING AND PLACEMENT OF TREES IN PLANTING PITS, SHALL COMPLY WITH ANSI 300 CLAUSE 10.
7. INSTALL TREE PLANTING STABILIZATION ACCESSORIES ACCORDING TO THE MANUFACTURER'S WRITTEN INSTRUCTIONS, IN LAYOUT PER MANUFACTURER'S RECOMMENDATIONS AND IN QUANTITY INDICATED PER TREE.
8. ENSURE THAT THE TREE STABILIZER LEGS PENETRATE THE SUBSOIL TO THE RECOMMENDED DEPTH, POSITIONED TO BE FULLY CONCEALED BELOW GRADE WHEN THE PLANTING PIT EXCAVATIONS ARE BACKFILLED. PROVIDE PLASTIC SAFETY CAPS.
9. BACKFILL AND PROVIDE TOP FINISHING OF PLANTING PIT EXCAVATIONS AFTER TREE PLANTING STABILIZATION ACCESSORY INSTALLATION IS COMPLETE.



TREE / SOD / GROUNDCOVER PLANTING DETAIL

A1 TYPICAL TREE PLANTING DETAIL

RE: N/A

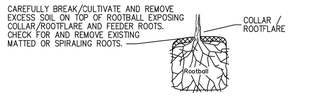
NO SCALE

INITIAL WATERING AND ROOT STIMULATOR REQUIREMENTS

Provide initial hand watering over the rootball within the PLANTING BED only at the time of planting. Adjust rate and frequency to meet site conditions and weather .

Plant material in poor condition due to failure to apply the necessary quantity of water for plant materials to thrive or due to over watering will be replaced at contractor's expense.
Prior to arrival at project or storage crea, provide watering of plants to be installed or stored.

Provide Root stimulator material at a rate of Two (2) ounces of root stimulator concentrate per one (1) gallon water. Root stimulator must be commercially available and labeled as an all organic/non-chemical liquid concentrate Bio-Stimulant and Root Stimulator. Use the following product or an approved equal: Super Seaweed, San Jacinto Environmental Supplies, 713-957-0909.



PRIOR TO PLACING ROOTBALL IN HOLE

KEY NOTES:

1. KEEP ROOT FLARE 12" CLEAR OF MULCH FROM TRUNK OF TREE
2. DO NOT PROVIDE A PLANT BASIN; PROVIDE A SMOOTH TRANSITION TO FINISH GRADE.-TYPICAL.
3. REMOVE ALL TAGS, RIBBONS, TIES AND MARKERS AFTER PUNCH REVIEW.
4. PROVIDE TREE STAPLES, MODEL NO. TS36-10-10 (OR PRE-APPROVED EQUAL); 3 STABILIZERS PER TREE MINIMUM; VERIFY THE TREE ROOT BALL IS MIN. 30" BUT LESS THAN 36" DIAM.; INSTALL PER MANUFACTURER INSTRUCTIONS. TREE STAPLES ARE AVAILABLE FROM (BUT NOT LIMITED TO) TREE STAPLES, INC., 444 MERCER STREET, STIRLING, NEW JERSEY, 07980; TEL. NO. (908) 626-9300. SUBMIT PLANT SUPPORT SYSTEM DETAIL TO LARCH. FOR APPROVAL. TREE STAKE POSTS AND GUY WIRES ARE NOT CONSIDERED EQUALS.
5. SET TREE PLUMB, SHOULDERS OF ROOTBALL SHALL BE 2 INCHES ABOVE WALK; USE BACKFILL MIX INDICATED UNDER PLANTING BED PREPARATION NOTES, THIS DETAIL; DO NOT BACKFILL MULCH OVER TOP OF TREE ROOTBALL.
6. PROVIDE TWO (2) INCH LAYER OF NATIVE HARDWOOD DOUBLE GROUND AGED MULCH (192-2012); MULCH IS TO BE PRODUCED FROM A MIX OF PRIMARILY HARDWOOD TREES AND BRUSH WITH ONLY SMALL AMOUNTS OF BARK. SUBMIT SAMPLE WITH WRITTEN LABEL INDICATING SOURCE. AVAILABLE FROM (BUT NOT LIMITED TO) NATURE'S WAY RESOURCES, CONROE, TEXAS DO NOT PROVIDDE a Plant Basin;
7. LAWN MIX, RE: TREE WELL AND SOD PREPARATION NOTES, THIS SHEET.
8. LANDSCAPER MIX, RE: TREE WELL AND PLANTING BED PREPARATION NOTES, THIS SHEET.
9. NATIVE MIX, RE: TREE WELL AND PLANTING BED PREPARATION NOTES, THIS SHEET.
10. EXISTING UNDISTURBED SOIL.
11. PROVIDE 4"D. OF GRAVEL AT BASE OF TREE WELL ON TOP OF COMPACTED LOAM BACKFILL BELOW ROOT BALL AND NATIVE MIX; SEE "TREE WELL AND PLANTING BED PREPARATION" THIS DETAIL. REMOVE ANY CLAY PANS PRIOR TO INSTALLATION; TEST SOIL PERCOLATION TO ENSURE THAT WATER DOES GET ABSORBED INTO SOIL WITHIN A 24 HOUR PERIOD PRIOR TO INSTALLATION OF TREE. NOTIFY ENGINEER IF CLAY PANS ARE ENCOUNTERD AT THE NOTED DEPTH PRIOR TO PROCEEDING.
12. COORDINATE DIAMETER OF HOLE WITH SIZE OF ROOTBALL; HOLES MUST BE 1.5 FT GREATER THAN THE DIAMETER OF THE ROOTBALL.
13. PROVIDE 4"O.D. SOR PIPE; SET LEVEL WITH TOP OF MULCH AND EXTEND 8" BELOW 4"D. GRAVEL BED THAT IS TO BE LOCATED AT BASE OF TREE WELL
14. PLANT PIT EXCAVATION,COMPLETE PLANTING BED PREPARATION BEFORE EXCAVATION OF PLANT PIT. SEE TREE WELL AND SOD PREP NOTES, THIS SHEET.
15. BLOCK SOD OR GROUNDCOVER MATERIAL OVER FILTER FABRIC DEPENDING UPON LOCATION PER PLAN, RE: TREE WELL AND SOD PREPARATION NOTES, THIS SHEET.
16. PROVIDE COMPACTED LOAM BACKFILL

GENERAL PLANTING / LANDSCAPE NOTES:

1. LANDSCAPE CONTRACTOR SHALL STAKE LOCATIONS OF TREES FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO INSTALLATION.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE 48 HRS. NOTICE AFTER TREES ARE MARKED FOR FIELD APPROVAL. G.C. WILL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH RELOCATING MATERIALS IF THE OPPORTUNITY TO REVIEW AND APPROVE THE LAYOUTS PRIOR TO INSTALLATION IS NOT PROVIDED.
4. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED MATERIALS AT TIME OF INSTALLATION THROUGH THE FINAL COMPLETION AND OWNER ACCEPTANCE. IF IRRIGATION IS PROVIDED UNDER SCOPE OF WORK, CONTRACTOR SHALL COORDINATE THE IRRIGATION SCHEDULE TO PROPERLY WATER THE NEW MATERIALS.
5. PROVIDE SPRAYING OF COMPOST TEA FOR ALL INSTALLED LANDSCAPE MATERIALS; PROVIDE SPECIFIED FERTILIZERS AND ROOT STIMULANTS, BACKFILL MIX AND SOIL AMENDMENTS FOR LANDSCAPE AREA.
6. PROVIDE WATERING AND ROOT STIMULATOR REQUIREMENTS PER WATERING AND ROOT STIMULATOR INSTRUCTIONS SHOWN ON THIS SHEET – TYPICAL FOR ALL NEWLY PLANTED AREAS.

A4 GENERAL PLANTING NOTES

RE: N/A

NO SCALE

REVISIONS

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT
AUSTIN PARKWAY ELEMENTARY SCHOOL
4400 AUSTIN PARKWAY
SUGAR LAND, TX 77479

SEAL



12/12/2025

MWA ARCHITECTS
ARCHITECTS
AND PLANNING
CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12-12-2025
ISSUED FOR:
ISSUE FOR BIDDING & PERMIT
LANDSCAPE DETAILS
AND SCHEDULE

B
B-L1.2

FORT BEND INDEPENDENT SCHOOL DISTRICT

2023 BOND

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT

C

BAINES MIDDLE SCHOOL
9000 SIENNA RANCH RD MISSOURI CITY, TX 77459

ADMINISTRATION

DR. MARC SMITH	SUPERINTENDENT OF FBISD
BETH MARTINEZ	CHIEF OF SCHOOLS

BOARD OF TRUSTEES

KRISTIN K. TASSIN	PRESIDENT
ANGIE HANAN	VICE PRESIDENT
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ADAM SCHOOF	BOARD MEMBER
AFSHI CHARANIA	BOARD MEMBER
ADDIE HEYLIGER	BOARD MEMBER
ANGIE WIERZBICKI	BOARD MEMBER

PROJECT DESIGN TEAM

PROGRAM MANAGEMENT
FBISD 2023 Bond Team
16431 Lexington Blvd
Sugar Land, TX 77479
Phone Number: 281-327-5481

ARCHITECT
MWA Architects
11767 Katy Freeway, Suite 430
Houston, Texas 77079
Phone Number: 713-782-8188

MEP ENGINEERS
Stanton Engineering Group
1300 W. Sam Houston Pkwy South, Suite 121
Houston, Texas 77042
Phone Number: 713-300-9292

STRUCTURAL ENGINEER
Stanley Spurling & Hamilton
3301 Edloe Street, Suite 200
Houston, Texas 77027
Phone Number: 713-776-9433

Sheet List Table		
Sheet Number	Sheet Title	DATE
PACKAGE 36 SITEWORK: c-BAINES MS		
cA0.00	COVER AND INDEX	12/12/2025
cA1-1	SITE PLAN	12/12/2025

ISSUED FOR BIDDING 12/12/2025

REVISIONS
ISSUED FOR BIDDING
12/12/2025

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
BAINES MIDDLE SCHOOL
9000 SIENNA RANCH RD
MISSOURI CITY, TX 77459

SEAL

REGISTERED ARCHITECT
MIKE ALBAUGH
22651
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS
ARCHITECTS
AND PLANNING
CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

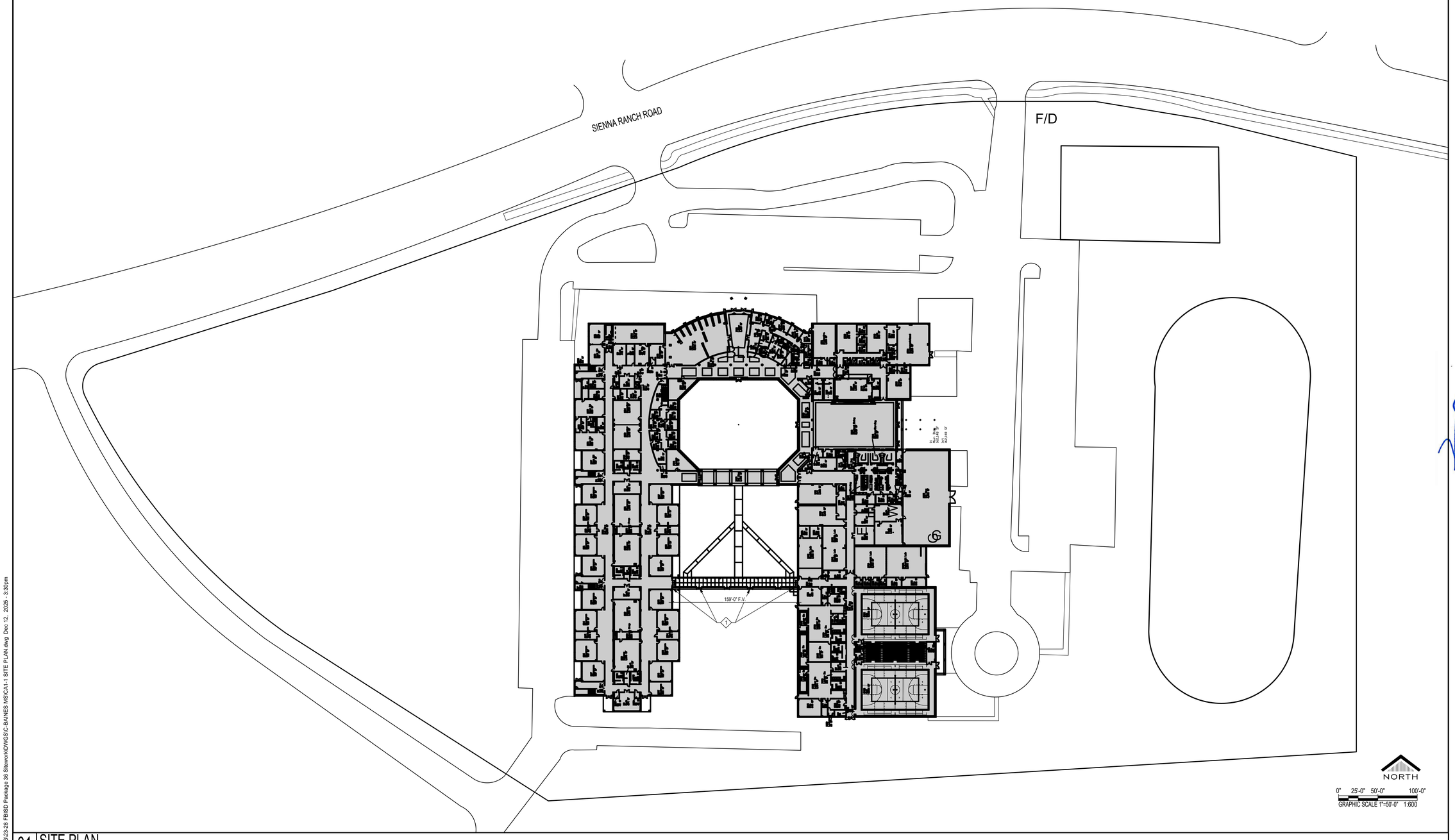
PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
COVER AND INDEX

C
cA0.00

F:\2023\23-28 FBISD Package 36 Sitework\DWGS\C-BAINES MS\CA0.00 COVER AND INDEX.dwg Dec 12, 2025 - 3:30pm

1. REMOVE AND REPLACE BLACK IRON SECURITY FENCE, INCLUDING NEW GATE. ROD-IRON GATE IN THE BACK IS RUSTING FROM THE BOTTOM. PRICING WILL INCLUDE PANIC HARDWARE. THE REPLACEMENT GATE SHALL HAVE KEYED RE-ENTRY.

02 SCOPE OF WORK



01 SITE PLAN
1" = 50'-0"

REVISIONS
ISSUED FOR BIDDING
12/12/2025

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
BAINES MIDDLE SCHOOL
9000 SIENNA RANCH RD
MISSOURI CITY, TX 77459

SEAL
REGISTERED ARCHITECT
MOE ALMASRI
22651
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
SITE PLAN

C
cA1-1

F:\2023\23-28 FBISD Package 36 Sitework\DIVCGS\C-BAINES MS\CA1-1 SITE PLAN.dwg Dec 12, 2025 - 3:30pm

FORT BEND BOND 2023
INDEPENDENT SCHOOL DISTRICT

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT

e WALTER MOSES BURTON ELEMENTARY SCHOOL
1625 HUNTER GREEN LN, FRESNO, TX 77545

ADMINISTRATION

DR. MARC SMITH	SUPERINTENDENT OF FBISD
BETH MARTINEZ	CHIEF OF SCHOOLS

BOARD OF TRUSTEES

KRISTIN K. TASSIN	PRESIDENT
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DR. SHIRLEY ROSE-GILLIAM	SECRETARY
ADAM SCHOOF	BOARD MEMBER
AFSHI CHARANIA	BOARD MEMBER
ADDIE HEYLIGER	BOARD MEMBER
ANGIE WIERZBICKI	BOARD MEMBER

PROJECT DESIGN TEAM

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Houston, Texas 77042
Phone Number: 713-300-9292

STRUCTURAL ENGINEER
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Houston, Texas 77027
Phone Number: 713-776-9433

Sheet List Table

Sheet Number	Sheet Title	DATE
PACKAGE 36 SITEWORK: e-BURTON ES		
eA0.00	COVER AND INDEX	12/12/2025
eA1-1	SITE PLAN	12/12/2025
eA5-01	PHOTOS 01	12/12/2025
eC1.0	SITE PLAN	12/12/2025
eC2.0	GRADING PLAN	12/12/2025
eC3.0	SWPPP DETAILS	12/12/2025

ISSUED FOR BIDDING

REVISIONS
ISSUED FOR BIDDING
12/12/2025

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
WALTER MOSES BURTON ELEMENTARY SCHOOL
1625 HUNTER GREEN LN
FRESNO, TX 77545

SEAL
REGISTERED ARCHITECT
NOE ALMAGUER
22651
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
COVER AND INDEX

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eA0.00

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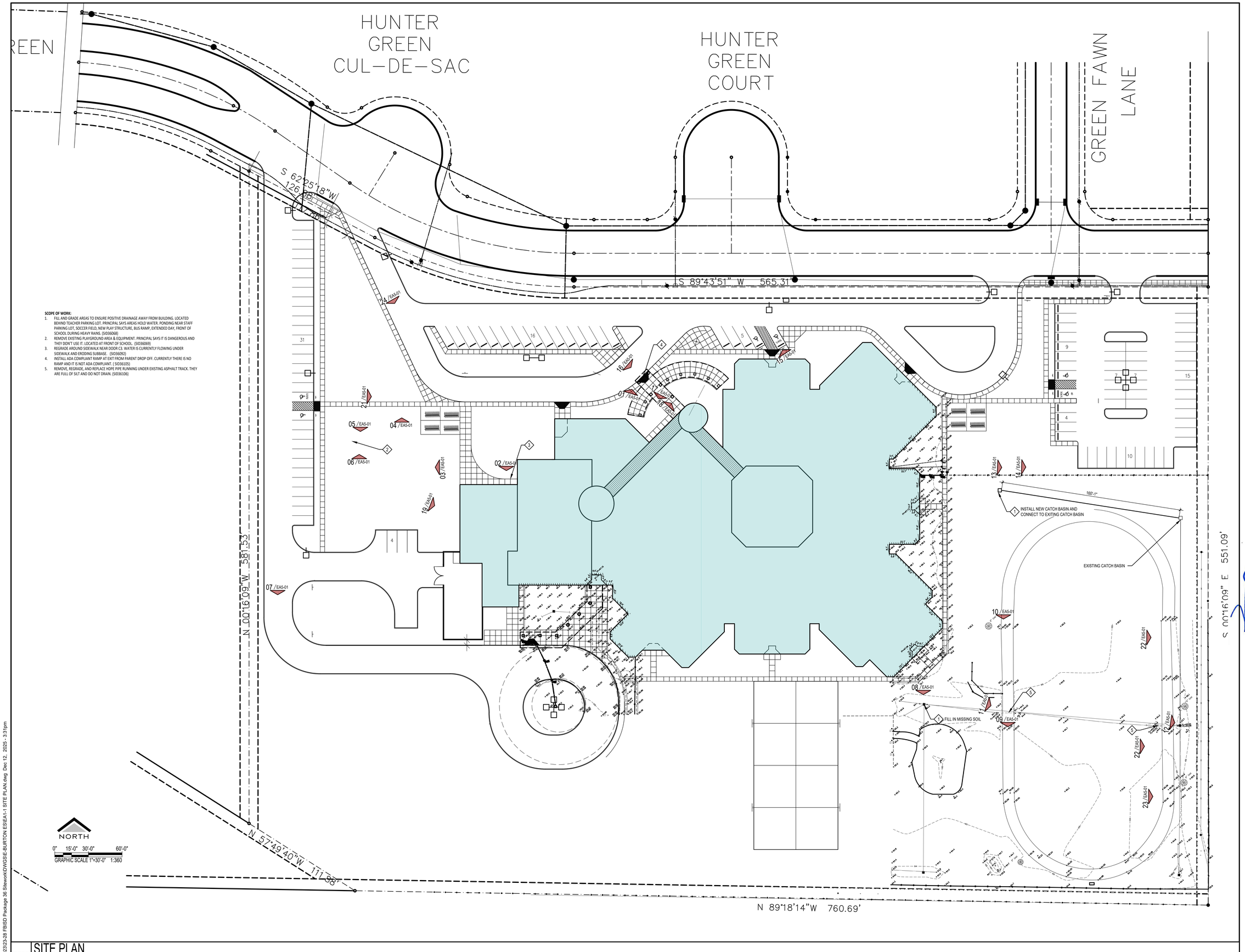

SCOPE OF WORK:

1. FILL AND GRADE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING. LOCATED BEHIND TEACHER PARKING LOT. PRINCIPAL SAYS AREAS HOLD WATER. PONDING NEAR STAFF PARKING LOT, SOCCER FIELD, NEW PLAY STRUCTURE, BUS RAMP, EXTENDED DAY, FRONT OF SCHOOL DURING HEAVY RAINS. (SID36068)
2. REMOVE EXISTING PLAYGROUND AREA & EQUIPMENT. PRINCIPAL SAYS IT IS DANGEROUS AND THEY DON'T USE IT. LOCATED AT FRONT OF SCHOOL. (SID36069)
3. REGRADE AROUND SIDEWALK NEAR DOOR C3. WATER IS CURRENTLY FLOWING UNDER SIDEWALK AND ERODING SUBBASE. (SID36092)
4. INSTALL ADA COMPLIANT RAMP AT EXIT FROM PARENT DROP OFF. CURRENTLY THERE IS NO RAMP AND IT IS NOT ADA COMPLIANT. (SID36105)
5. REMOVE, REGRADE, AND REPLACE HDPE PIPE RUNNING UNDER EXISTING ASPHALT TRACK. THEY ARE FULL OF SILT AND DO NOT DRAIN. (SID36106)

SITE PLAN
1" = 30'-0"

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eA1-1

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22 PHOTO 22
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23 PHOTO 23
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24 PHOTO 24
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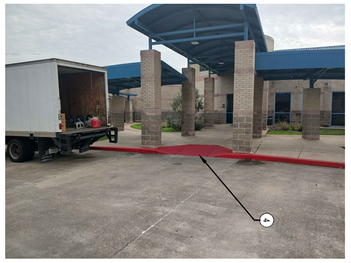

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17 PHOTO 17
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18 PHOTO 18
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11 PHOTO 11
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12 PHOTO 12
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13 PHOTO 13
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14 PHOTO 14
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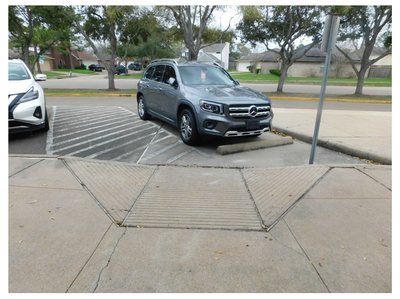

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10 PHOTO 10
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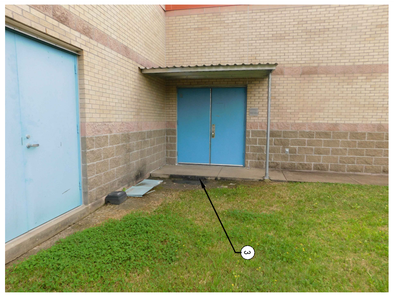

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03 PHOTO 03
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04 PHOTO 04
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05 PHOTO 05
1:1

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01 BA1-1 RE: 01/BA1-1 - SITE PLAN

20 KEYNOTES

REVISIONS

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FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT
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11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

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PHOTOS 01

e
eA5-01

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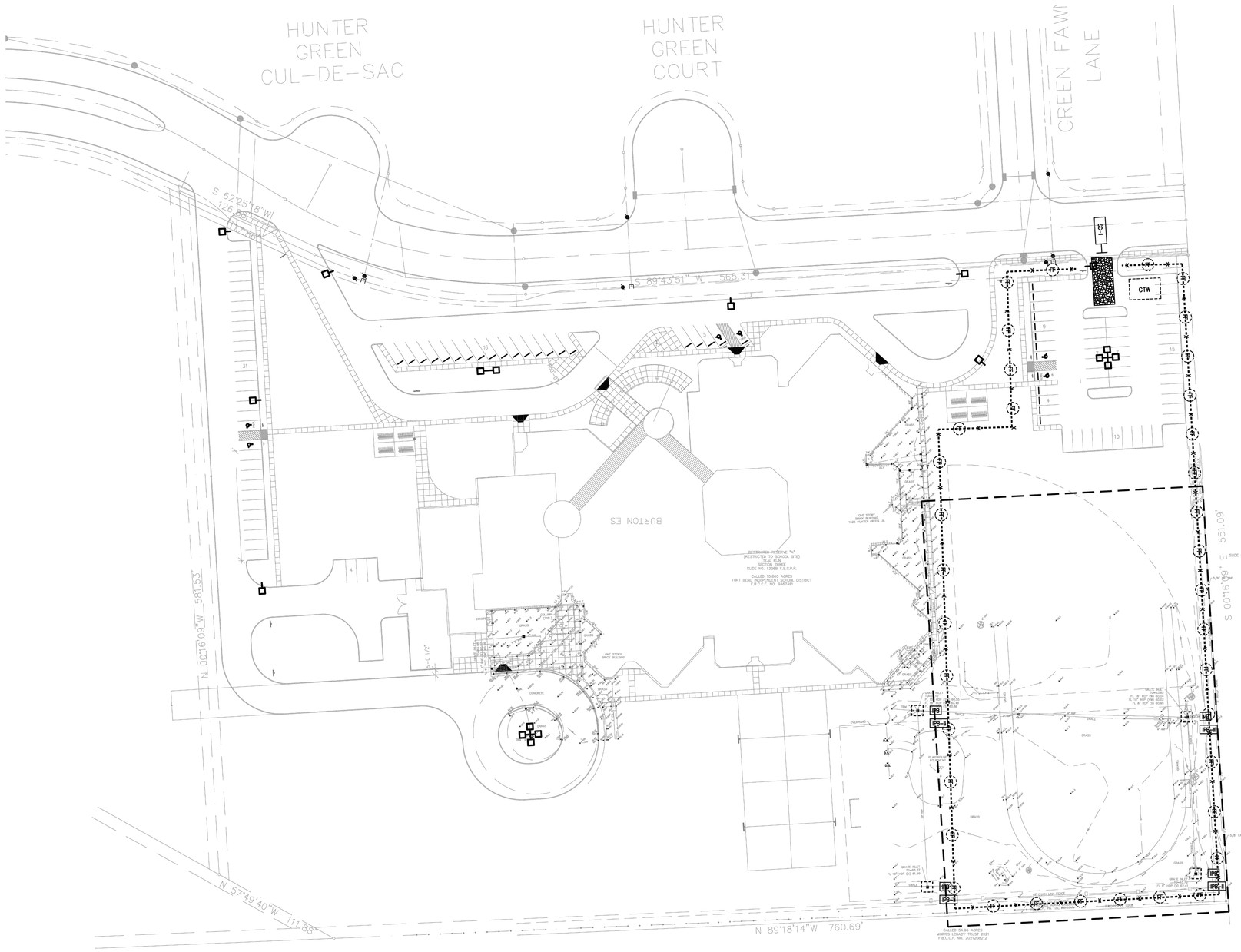

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FLOOD STATEMENT

ACCORDING TO F.I.R.M. MAP NO. 48157C0315L (COMMUNITY-PANEL NO. 4815900315L), MAP REVISED DATE: APRIL 2, 2014. THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED. DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

BENCHMARK

AW5464 – NATIONAL GEODETIC SURVEY MARKER AW5464 IS A STAINLESS STEEL ROD IN SLEEVE STAMPED "HGCSD 73 1987" LOCATED AT THE SOUTHWEST INTERSECTION OF MICHAEL WAYNE ROAD AND KNIGHT ROAD 109' WEST OF POWER POLE WITH TRANSFORMER.
ELEVATION=61.19' (NAVD88)

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

BURTON ELEMENTARY SCHOOL BP036

SEAL

STATE OF TEXAS
F.H. RADFORD, III
61638
LICENSED PROFESSIONAL ENGINEER
F.H. Radford
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE:
ISSUED FOR:

SITE & SWPPP PLANS

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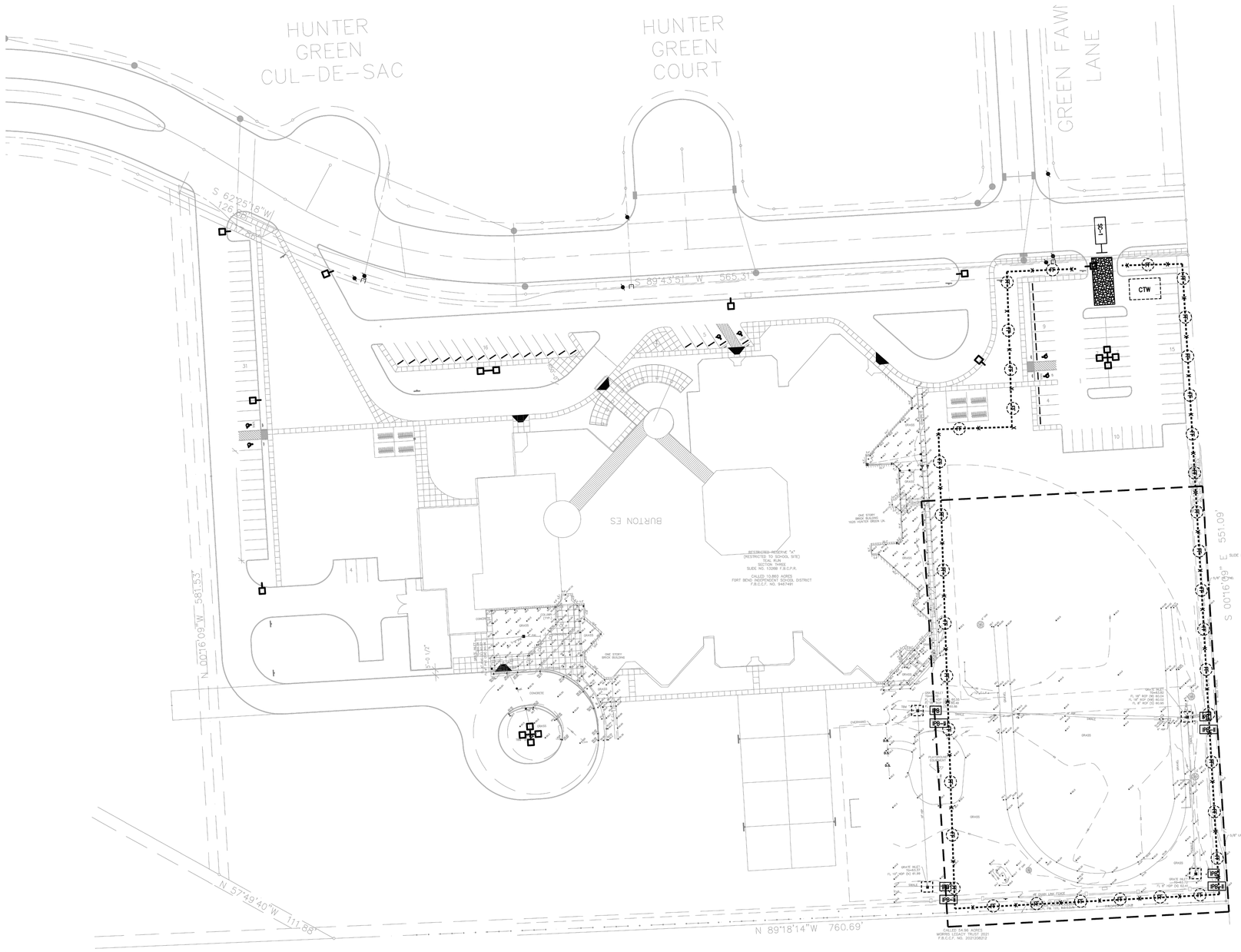

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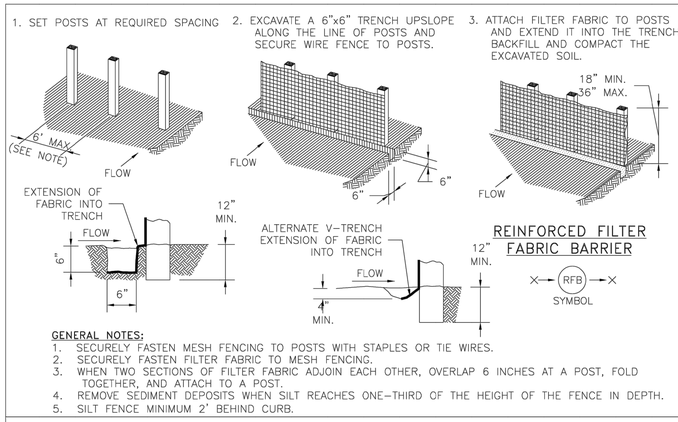
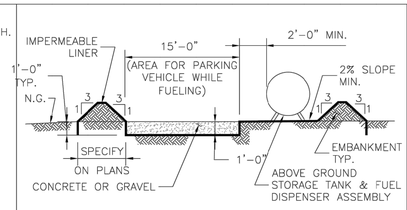


REINFORCED FILTER FABRIC BARRIER

RFB SYMBOL

GENERAL NOTES:

1. SECURELY FASTEN MESH FENCING TO POSTS WITH STAPLES OR TIE WIRES.
2. SECURELY FASTEN FILTER FABRIC TO MESH FENCING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT A POST, FOLD TOGETHER, AND ATTACH TO A POST.
4. REMOVE SEDIMENT DEPOSITS WHEN SILT REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE IN DEPTH.
5. SILT FENCE MINIMUM 2' BEHIND CURB.

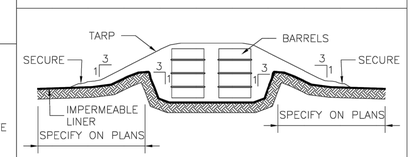


ABOVE GROUND TEMP. VEHICLE & EQUIPMENT FUELING AREA WITH TANK

TFA SYMBOL

GENERAL NOTES:

1. THE SIZE OF TANK FOUNDATION AREA DEPENDS ON THE SIZE OF ABOVE GROUND STORAGE TANK AND DISPENSER ASSEMBLY.
2. PROVIDE A MINIMUM SLOPE OF 2 % TOWARD THE SUMP PIT.
3. INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS.

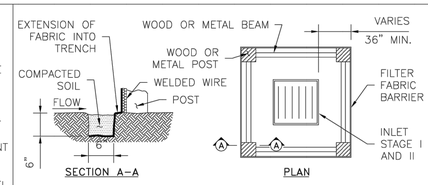


BARREL STORAGE AREA

BSA SYMBOL

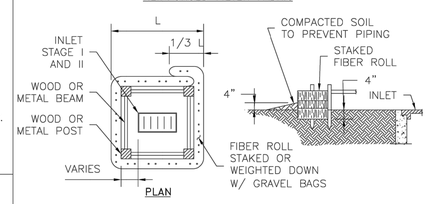
GENERAL NOTES:

1. ALTERNATIVELY, STORE BARRELS IN AN ENCLOSED BUILDING OR SHED.
2. INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS. 60 mil MINIMUM.
3. CONSTRUCT BERMED AREA WITH VOLUME GREATER THAN OR EQUAL TO 110% VOLUME OF BARRELS.



SECTION A-A PLAN

INLET PROTECTION BARRIER WITH REINFORCED FILTER FABRIC



PLAN

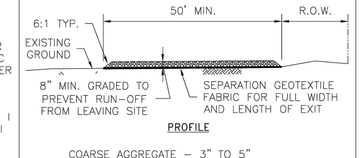
INLET PROTECTION BARRIER WITH FILTER ROLLS

GENERAL NOTES:

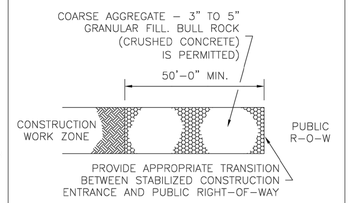
1. FIBER ROLLS WILL BE UTILIZED ONLY WHEN SITE CONDITIONS DO NOT PERMIT THE USE OF FILTER FABRIC BARRIER, AND AS APPROVED BY THE ENGINEER.

INLET PROTECTION BARRIERS FOR STAGE I INLETS

IPB SYMBOL



PROFILE



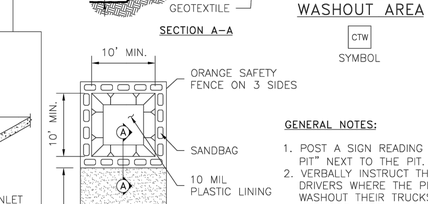
PLAN

STABILIZED CONSTRUCTION ACCESS

SC-1 SYMBOL

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. MINIMUM 14' WIDTH FOR ONE WAY TRAFFIC AND 20' WIDTH FOR TWO WAY TRAFFIC.



SECTION A-A

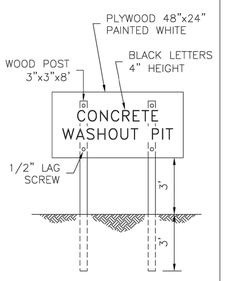
CONCRETE TRUCK WASHOUT AREA

CTW SYMBOL

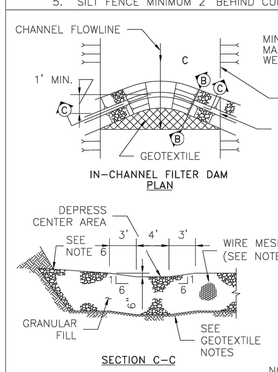
PLAN

GENERAL NOTES:

1. POST A SIGN READING "CONCRETE WASHOUT PIT" NEXT TO THE PIT.
2. VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASHOUT THEIR TRUCKS IN THE PIT AND NOWHERE 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 WASHOUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.
4. CONCRETE WASHOUT 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.



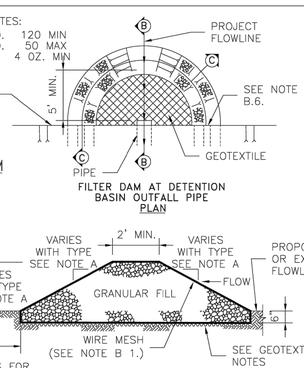
SIGN DETAIL (OR EQUIVALENT)



IN-CHANNEL FILTER DAM PLAN

GEOTEXTILE NOTES:

MIN. AOS	SIEVE NO.	120 MIN	
MAX. AOS	SIEVE NO.	50 MAX	
WEIGHT	OZ/SY	4 OZ. MIN	



FILTER DAM AT DETENTION BASIN OUTFALL PIPE PLAN

FILTER DAM

RFD-TYPE SYMBOL

SECTION C-C

NOTE: ONLY APPLIES FOR DETENTION BASIN OUTFALL PIPE PROTECTION.

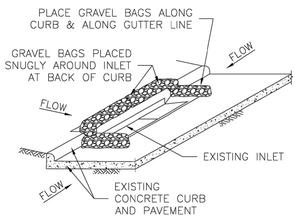
SECTION B-B

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 HCFCD 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.



INLET PROTECTION BARRIERS FOR STAGE II INLETS

IPB-II SYMBOL

GENERAL NOTES:

1. REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE BARRIER.
2. GRAVEL BAGS SHALL NOT BLOCK THROAT OF INLET UNLESS DIRECTED BY ENGINEER.

NO.	REVISIONS	DATE	NAME
1	ORIGINAL STANDARD ISSUED	3-1-22	RJS
2			
3			
4			
5			

FORT BEND COUNTY
ENGINEERING DEPARTMENT

THE STATE OF TEXAS FORT BEND COUNTY

PROJECT TITLE:

DRAWN BY: INIT		FBCED STANDARD
CK'D BY: INIT	SHEET DESCRIPTION: STORM WATER POLLUTION PREVENTION PLAN DETAILS	60
SCALE: NONE		SHEET NO: /
DATE: 3-1-22	APPROVED BY:	

REVISIONS
ISSUED FOR BIDDING
12/12/2025

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

BURTON ELEMENTARY SCHOOL BP036

SEAL
STATE OF TEXAS
F.H. RADFORD, III
61636
LICENSED PROFESSIONAL ENGINEER
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE:
ISSUED FOR:

SWPPP DETAILS

eC3.0

FORT BEND BOND 2023
INDEPENDENT SCHOOL DISTRICT

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT

f COMMONWEALTH ELEMENTARY SCHOOL
4909 COMMONWEALTH BLVD, SUGAR LAND, TX 77479

ADMINISTRATION

DR. MARC SMITH	SUPERINTENDENT OF FBISD
BETH MARTINEZ	CHIEF OF SCHOOLS

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ANGIE HANAN	VICE PRESIDENT
DR. SHIRLEY ROSE-GILLIAM	SECRETARY
ADAM SCHOOF	BOARD MEMBER
AFSHI CHARANIA	BOARD MEMBER
ADDIE HEYLIGER	BOARD MEMBER
ANGIE WIERZBICKI	BOARD MEMBER

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Phone Number: 713-782-8188

MEP ENGINEERS
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Phone Number: 713-300-9292

STRUCTURAL ENGINEER
Stanley Spurling & Hamilton
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Houston, Texas 77027
Phone Number: 713-776-9433

Sheet List Table

Sheet Number	Sheet Title	DATE
PACKAGE 36 SITEWORK: f-COMMONWEALTH ES		
fA0.00	COVER AND INDEX	12/12/2025
fA1-1	SITE PLAN	12/12/2025

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FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
COMMONWEALTH ELEMENTARY SCHOOL
4909 COMMONWEALTH BLVD
SUGAR LAND, TX 77479

SEAL
REGISTERED ARCHITECT
NOE ALMAGUER
22651
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
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f
fA0.00

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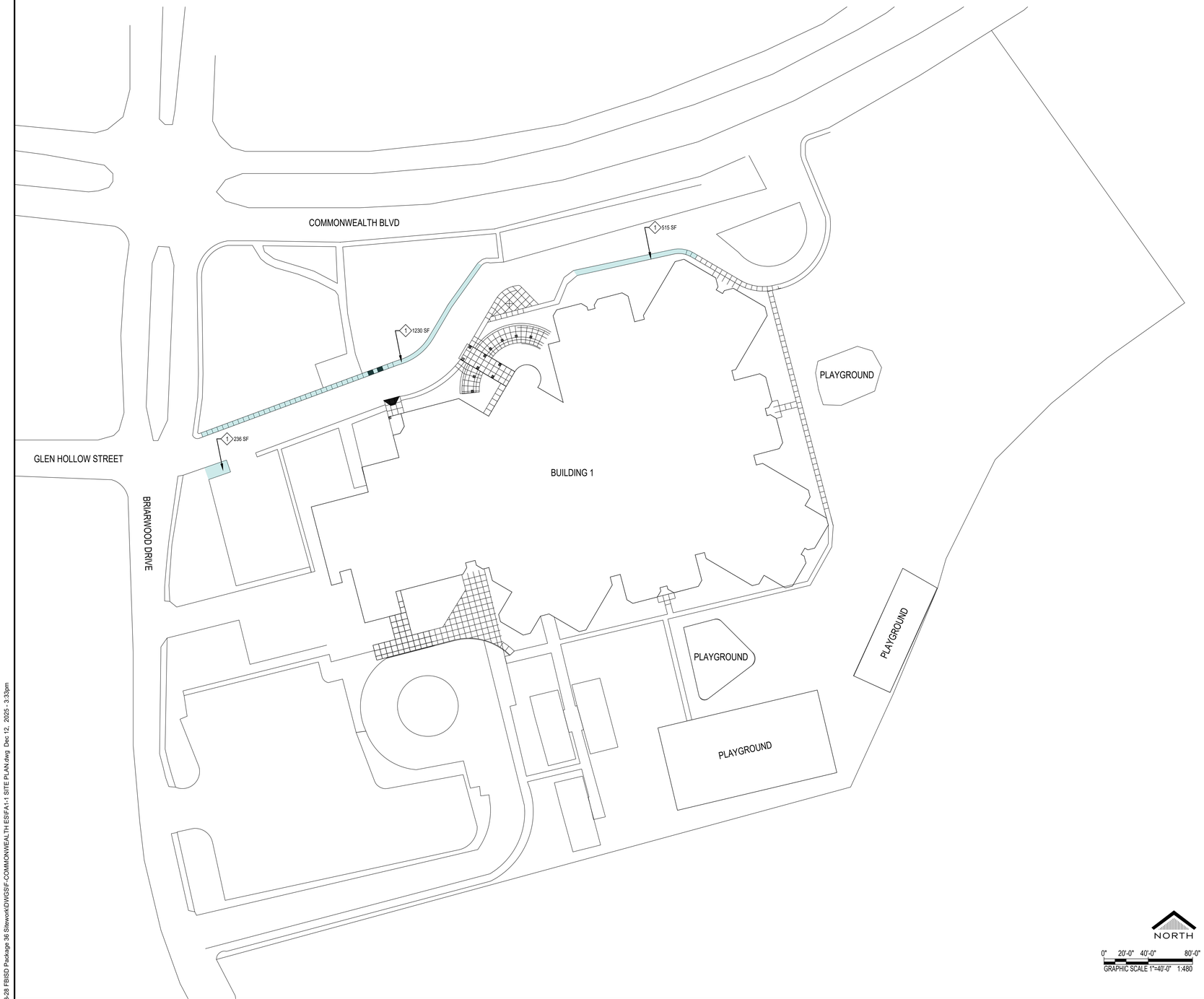
SCOPE OF WORK:
1. REMOVE, REGRADE, AND REPLACE CONCRETE SIDEWALKS THROUGHOUT SITE. CONCRETE IS CRACKED, BROKEN, AND UNEVEN, CAUSING A TRIPPING HAZARD. APPROXIMATELY 5000 FT.^{2}.



---- SITE PLAN
1" = 40'-0"

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FORT BEND INDEPENDENT SCHOOL DISTRICT
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STATE OF TEXAS
12/12/2025

MWA ARCHITECTS

ARCHITECTS
AND PLANNING
CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

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DATE: 12/12/2025
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SITE PLAN

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FA1-1

FORT BEND INDEPENDENT SCHOOL DISTRICT

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT

g

ELKINS HIGH SCHOOL
7007 KNIGHTS COURT, MISSOURI CITY, TX 77459

ADMINISTRATION

DR. MARC SMITH	SUPERINTENDENT OF FBISD
BETH MARTINEZ	CHIEF OF SCHOOLS

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Sheet List Table		
Sheet Number	Sheet Title	DATE
PACKAGE 36 SITEWORK g-ELKINS HS		
gA0.00	COVER AND INDEX	12/12/2025
gA1-1	SITE PLAN	12/12/2025
gA5-01	PHOTOS 01	12/12/2025
gA5-02	PHOTOS 02	12/12/2025
gA5-03	PHOTO 03	12/12/2025
gA6.01	CANOPY DETAILS	12/12/2025
gC1	GENERAL NOTES	12/12/2025
gC2	EXISTING CONDITIONS PLAN	12/12/2025
gC3	PAVEMENT REPLACEMENT PLAN AND DETAILS	12/12/2025
gC4	SWPPP	12/12/2025
gC5	SWPPP DETAILS	12/12/2025

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FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
ELKINS HIGH SCHOOL
7007 KNIGHTS COURT
MISSOURI CITY, TX 77459

SEAL

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22651
STATE OF TEXAS
12/12/2025

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ARCHITECTS
AND PLANNING
CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

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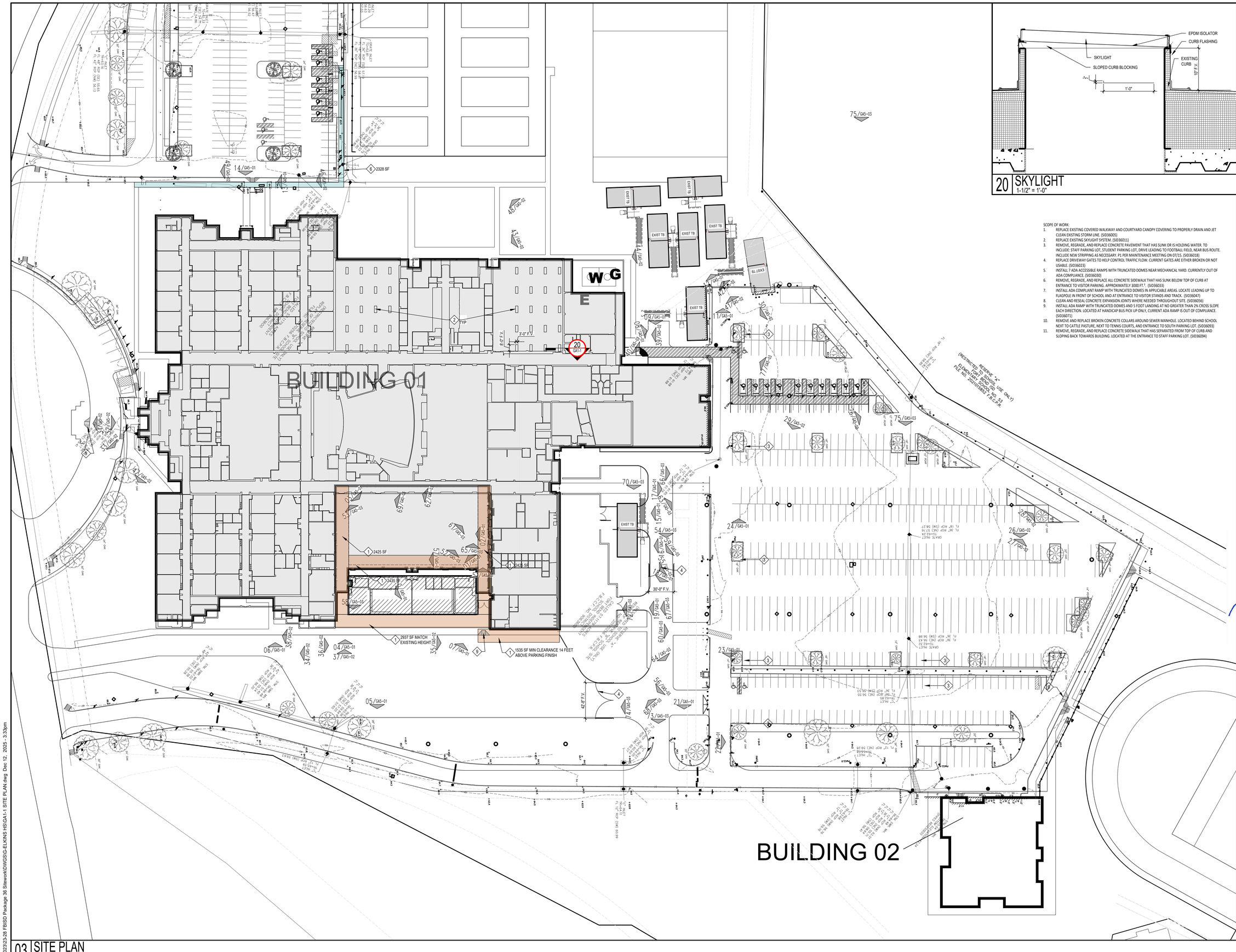

20 SKYLIGHT
1-1/2" = 1'-0"

SCOPE OF WORK:

1. REPLACE EXISTING COVERED WALKWAY AND COURTYARD CANOPY COVERING TO PROPERLY DRAIN AND JET CLEAN EXISTING STORM LINE. (SID36005)
2. REPLACE EXISTING SKYLIGHT SYSTEM. (SID36011)
3. REMOVE, REGRADE, AND REPLACE CONCRETE PAVEMENT THAT HAS SUNK OR IS HOLDING WATER. TO INCLUDE: STAFF PARKING LOT, STUDENT PARKING LOT, DRIVE LEADING TO FOOTBALL FIELD, NEAR BUS ROUTE. INCLUDE NEW STRIPPING AS NECESSARY. P1 PER MAINTENANCE MEETING ON 07/15. (SID36018)
4. REPLACE DRIVEWAY GATES TO HELP CONTROL TRAFFIC FLOW. CURRENT GATES ARE EITHER BROKEN OR NOT USABLE. (SID36023)
5. INSTALL 7 ADA ACCESSIBLE RAMPS WITH TRUNCATED DOMES NEAR MECHANICAL YARD. CURRENTLY OUT OF ADA COMPLIANCE. (SID36030)
6. REMOVE, REGRADE, AND REPLACE ALL CONCRETE SIDEWALK THAT HAS SUNK BELOW TOP OF CURB AT ENTRANCE TO VISITOR PARKING. APPROXIMATELY 3000 FT.^{2}. (SID36033)
7. INSTALL ADA COMPLIANT RAMP WITH TRUNCATED DOMES IN APPLICABLE AREAS. LOCATE LEADING UP TO FLAGPOLE IN FRONT OF SCHOOL AND AT ENTRANCE TO VISITOR STANDS AND TRACK. (SID36047)
8. CLEAN AND RESEAL CONCRETE EXPANSION JOINTS WHERE NEEDED THROUGHOUT SITE. (SID36056)
9. INSTALL ADA RAMP WITH TRUNCATED DOMES AND 5 FOOT LANDING AT NO GREATER THAN 2% CROSS SLOPE EACH DIRECTION. LOCATED AT HANDICAP BUS PICK UP ONLY, CURRENT ADA RAMP IS OUT OF COMPLIANCE. (SID36071)
10. REMOVE AND REPLACE BROKEN CONCRETE COLLARS AROUND SEWER MANHOLE. LOCATED BEHIND SCHOOL NEXT TO CATTLE PASTURE, NEXT TO TENNIS COURTS, AND ENTRANCE TO SOUTH PARKING LOT. (SID36093)
11. REMOVE, REGRADE, AND REPLACE CONCRETE SIDEWALK THAT HAS SEPARATED FROM TOP OF CURB AND SLOPING BACK TOWARDS BUILDING. LOCATED AT THE ENTRANCE TO STAFF PARKING LOT. (SID36094)

03 SITE PLAN
1" = 40'-0"

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FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
ELKINS HIGH SCHOOL
7007 KNIGHTS COURT
MISSOURI CITY, TX 77459

SEAL



MWA ARCHITECTS
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HOUSTON, TEXAS 77079

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DATE: 12/12/2025
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SITE PLAN

gA1-1

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21 PHOTO 21
1:1



22 PHOTO 22
1:1



23 PHOTO 23
1:1



24 PHOTO 24
1:1



16 PHOTO 16
1:1



17 PHOTO 17
1:1



18 PHOTO 18
1:1



19 PHOTO 19
1:1

01 BA1-1 RE: 01/BA1-1 - SITE PLAN

20 KEYNOTES



11 PHOTO 11
1:1



12 PHOTO 12
1:1



13 PHOTO 13
1:1



14 PHOTO 14
1:1



15 PHOTO 15
1:1



06 PHOTO 06
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07 PHOTO 07
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08 PHOTO 08
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09 PHOTO 09
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10 PHOTO 10
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01 PHOTO 01
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02 PHOTO 02
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03 PHOTO 03
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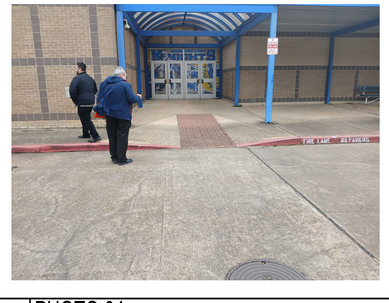

04 PHOTO 04
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05 PHOTO 05
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FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
AUSTIN PARKWAY ELEMENTARY SCHOOL
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STATE OF TEXAS
12/12/2025

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HOUSTON, TEXAS 77079

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PHOTOS 01

B
GA5-01

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46 PHOTO 46
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47 PHOTO 47
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48 PHOTO 48
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49 PHOTO 49
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41 PHOTO 41
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42 PHOTO 42
1:1



43 PHOTO 43
1:1



44 PHOTO 44
1:1

01 BA1-1 RE: 01/BA1-1 - SITE PLAN

45 KEYNOTES



36 PHOTO 36
1:1



37 PHOTO 37
1:1



38 PHOTO 38
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38 PHOTO 38
1:1



40 PHOTO 40
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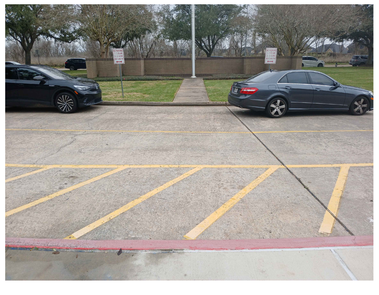

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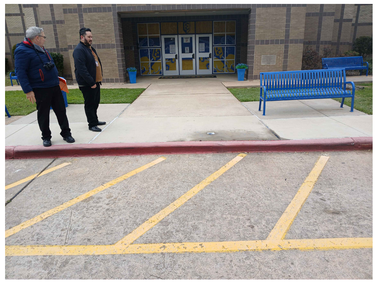

32 PHOTO 32
1:1



33 PHOTO 33
1:1



34 PHOTO 34
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35 PHOTO 35
1:1



26 PHOTO 26
1:1



27 PHOTO 27
1:1



28 PHOTO 28
1:1



29 PHOTO 29
1:1



30 PHOTO 30
1:1

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12/12/2025

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ARCHITECTS
AND PLANNING
CONSULTANTS
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HOUSTON, TEXAS 77079

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DATE: 12/12/2025
ISSUED FOR:
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PHOTOS 02

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gA5-02

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72 PHOTO 72
1:1



73 PHOTO 73
1:1



74 PHOTO 74
1:1



01 VIEWTITLE
ViewportScale



76 PHOTO 76
1:1



77 PHOTO 77
1:1



65 PHOTO 65
1:1



66 PHOTO 66
1:1



67 PHOTO 67
1:1



68 PHOTO 68
1:1



69 PHOTO 69
1:1



70 PHOTO 70
1:1

01 BA1-1 RE:01/BA1-1 - SITE PLAN

71 KEY NOTES



58 PHOTO 58
1:1



59 PHOTO 59
1:1



60 PHOTO 60
1:1



61 PHOTO 61
1:1



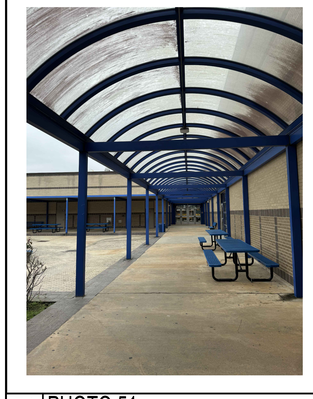
62 PHOTO 62
1:1



63 PHOTO 63
1:1



64 PHOTO 64
1:1



51 PHOTO 51
1:1



52 PHOTO 52
1:1



53 PHOTO 53
1:1



54 PHOTO 54
1:1



55 PHOTO 55
1:1



56 PHOTO 56
1:1



57 PHOTO 57
1:1

F:\2023\23-28 FBISD Package 36 Sitework\DWGS\G-ELKINS HS\GA5-03 PHOTO 03.dwg Dec 12, 2025 - 3:34pm

REVISIONS
ISSUED FOR BIDDING
12/12/2025

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
ELKINS HIGH SCHOOL
7007 KNIGHTS COURT
MISSOURI CITY, TX 77459

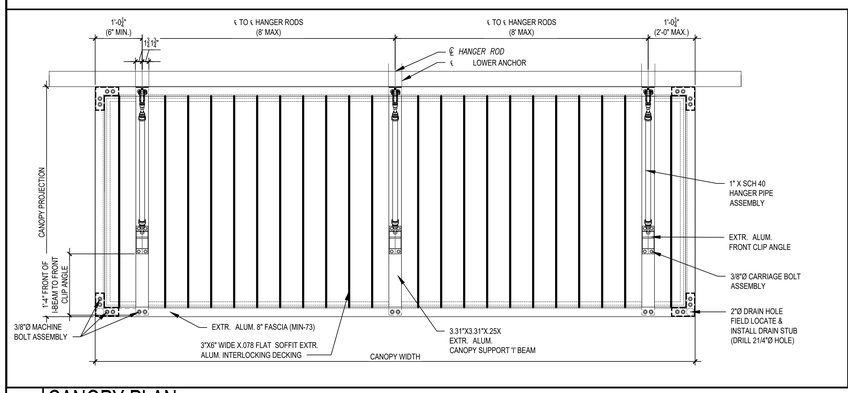
SEAL

REGISTERED ARCHITECT
NOE ALMAGUER
22651
STATE OF TEXAS
12/12/2025

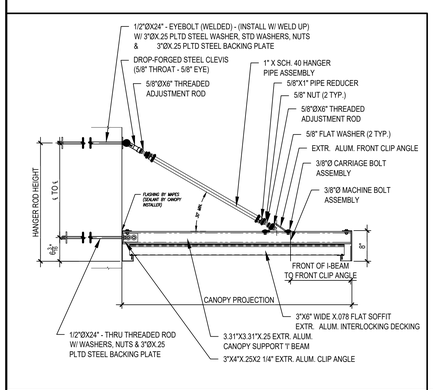
MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
PHOTO 03

G
GA5-03



07 CANOPY PLAN
RWQ_XREF



03 CANOPY SECTION
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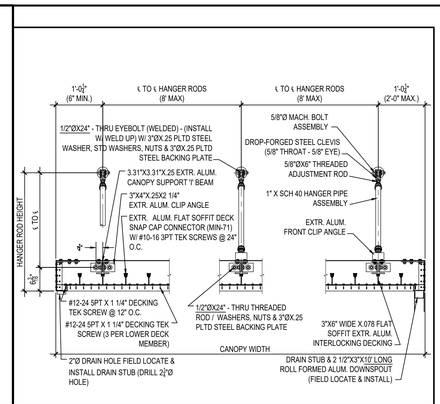

04 CANOPY DETAILS
RWQ_XREF

REVISIONS
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12/12/2025

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
ELKINS HIGH SCHOOL
7007 KNIGHTS COURT
MISSOURI CITY, TX 77459

SEAL
REGISTERED ARCHITECT
WADE A. MAGNER
22651
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
CANOPY DETAILS

gA6.01

F:\2023\23-28 FBISD Package 36 Sitework\DWGS\G-ELKINS HS\gA6.01 CANOPY DETAILS.dwg Dec 12, 2025 - 3:35pm

GENERAL NOTES

1. SEE ARCHITECTURAL SITE PLAN FOR BUILDING LOCATION.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED BY GOVERNING AUTHORITIES.
3. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL ORDINANCES, CODES AND REGULATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF PRIVATE OR PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A SURVEY PROVIDED BY THE OWNER.
6. CONTRACTOR SHALL CONSTRUCT TRENCH SAFETY SYSTEMS IN ACCORDANCE WITH OSHA STANDARDS AND PROVIDE DAILY INSPECTIONS TO ENSURE THAT THE TRENCH SAFETY REQUIREMENTS ARE BEING MET. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THE SAFETY OF THOSE PERSONS WORKING IN AND AROUND THE TRENCH.
7. SHOULD THE CONTRACTOR FIND ANY DISCREPANCY OR OMISSIONS FROM THE PLANS, HE WILL NOTIFY THE ENGINEER AT ONCE TO OBTAIN CLARIFICATION PRIOR TO STARTING CONSTRUCTION.
8. CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TEXAS M.U.T.C.D. MOST RECENT EDITIONS AS REVISED) DURING CONSTRUCTION.
9. EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY BASED ON THE BEST AVAILABLE INFORMATION AND HAVE NOT BEEN FIELD VERIFIED, UNLESS NOTED. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING UTILITIES AND OTHER FACILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING FACILITIES CAUSED BY HIS FAILURE TO LOCATE AND PRESERVE ANY AND ALL EXISTING FACILITIES.
10. OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH & SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES AND OPERATING A CRANE, DERRICK, POWER SHOVEL, DRILLING-RIG, PILE DRIVER, HOISTING EQUIPMENT, OR SIMILAR APPARATUS WITHIN 10 FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, 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 LOCAL POWER COMPANY.
11. CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS INDICATING ALL SITE IMPROVEMENTS.
12. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT PROGRAM.
13. AT LEAST 48 HOURS BEFORE EXCAVATING OR AUGURING IN STREET R.O.W. OR EASEMENTS CONTRACTOR SHALL NOTIFY THE "UNDERGROUND UTILITY COORDINATING COMMITTEE" AT 713-223-4567, OR DIG TESS (1-800-DIG-TESS), OR 811.
14. ALL WALKS TO ACCESSIBLE ENTRANCES SHALL NOT EXCEED 5% GRADE IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 2% CROSS SLOPE.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP's NO. 48157C0295L (COMMUNITY-PANEL NO. 4803040295L), MAP REVISED DATE: APRIL 2, 2014. THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED ZONE AE – BASE FLOOD ELEVATIONS DETERMINED.

BENCHMARK NOTES

REFERENCE BENCHMARK:

PCM-004 – CITY OF MISSOURI CITY SURVEY MARKER IS A 4" BRASS DISK LOCATED IN THE SOUTHERN MEDIAN AT THE INTERSECTION OF CREEK POINT LANE AND CHESTERDALE DRIVE, ±11' SOUTH OF THE BULLNOSE OF MEDIAN.
ELEVATION = 65.09' (NAVD 88, 2001 ADJ.)

TEMPORARY BENCHMARKS:

TBM "E1" – BOX CUT ON "C" INLET LOCATED ON NORTHEAST SIDE OF MOST NORTHERLY ENTRANCE TO SITE ±360' SOUTHEAST FROM MOST SOUTHERLY BUILDING CORNER.
ELEVATION=64.13'

TBM "F1" – BOX CUT ON "C" INLET LOCATED ON THE WEST SIDE OF PARKING LOT ±207' NORTH FROM THE MOST NORTHERLY CORNER OF TEMPORARY BUILDING
ELEVATION=62.75'

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

ELKINS HIGH SCHOOL
7007 KNIGHTS CT.
MISSOURI CITY, TEXAS 77459

SEAL

STATE OF TEXAS
F. H. RADFORD, III
61636
LICENSED
PROFESSIONAL ENGINEER

12/12/2025

ARCHITECTS

ARCHITECTS
AND PLANNING
CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE:
ISSUED FOR: 90% REVIEW

GENERAL NOTES

C1

STANLEY SPURLING & HAMILTON, INC.
Consulting Engineering Services
T.B.P.E. Registration # F-000175
www.sshinc.net
50 Years
3301 Edloe Street, Suite 200 Houston, Texas 77027 Tel 713-776-9433
E-MAIL: info@sshinc.net | 0002-0258

Q:\0000\0002\0002-0258\CIVIL DWGS\ELKINS HS\CUTSHEETS\0002-0258_C1 GENERAL NOTES.dwg Dec 12, 2025 - 7:07am



EXISTING CONDITIONS PLAN

SCALE: 1"=30'

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP's NO. 48157C0295L (COMMUNITY–PANEL NO. 480304029SL), MAP REVISED DATE: APRIL 2, 2014. THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED ZONE AE – BASE FLOOD ELEVATIONS DETERMINED.

THIS STATEMENT IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

BENCHMARK NOTES

REFER TO CIVIL DRAWINGS FOR REFERENCE BENCHMARK AND TEMPORARY BENCHMARKS.

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

ELKINS HIGH SCHOOL
7007 KNIGHTS CT.
MISSOURI CITY, TEXAS 77459

SEAL

STATE OF TEXAS
F. H. RADFORD, III
61638
LICENSED
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12/12/2025

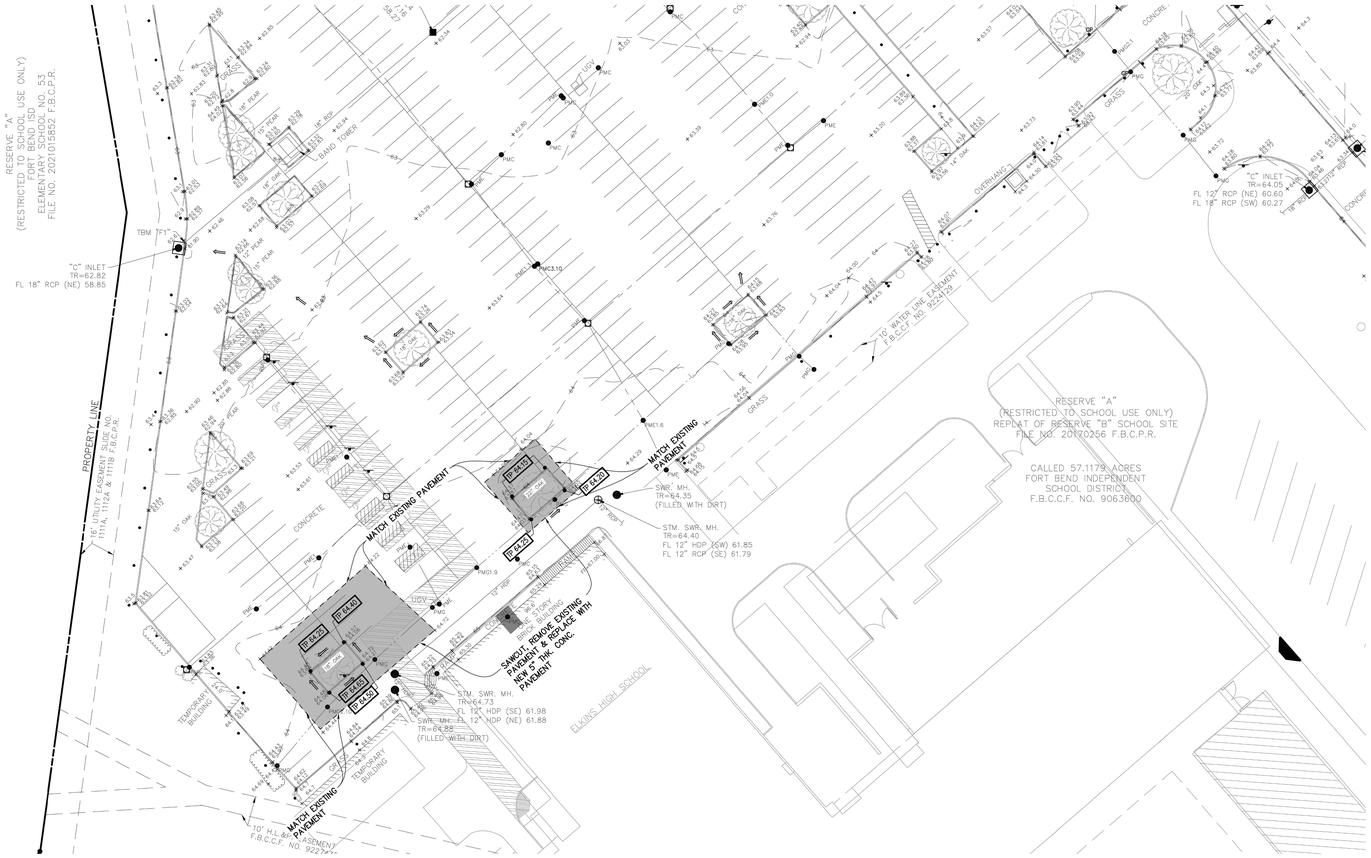
ARCHITECTS
AND PLANNING
CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE:
ISSUED FOR: 90% REVIEW

EXISTING
CONDITIONS PLAN
C2

STANLEY SPURLING & HAMILTON, INC.
50 Years
Consulting Engineering Services
T.B.P.E. Registration # F-000175
www.sshinc.net
3301 Edloe Street, Suite 200 Houston, Texas 77027 Tel 713-776-9433
E-MAIL: info@sshinc.net
0002-0258

O:\0000\0002\0002-0258\CIVIL DWGS\ELKINS HS\CUTSHEETS\0002-0258_C2 EXIST CONDITIONS.dwg Dec 12, 2025 - 7:07am


RESERVE "A"
(RESTRICTED TO SCHOOL USE ONLY)
FORT BEND ISD
ELEMENTARY SCHOOL NO. 53
FILE NO. 2021015852 F.B.C.P.R.
TBM TF1
"C" INLET
TR=62.82
FL 18" RCP (NE) 58.85
PROPERTY LINE
16' UTILITY EASEMENT SLIDE NO. 1111A, 1112A & 1113B F.B.C.P.R.
MATCH EXISTING PAVEMENT
SAWCUT, REMOVE EXISTING PAVEMENT & REPLACE WITH NEW 7" THK. CONC. PAVEMENT
SWR. MH.
TR=64.35
(FILLED WITH DIRT)
STM. SWR. MH.
TR=64.40
FL 12" HDP (SW) 61.85
FL 12" RCP (SE) 61.79
STM. SWR. MH.
TR=64.73
FL 12" HDP (SE) 61.98
FL 12" HDP (NE) 61.88
(FILLED WITH DIRT)
"C" INLET
TR=64.05
FL 12" RCP (NE) 60.60
FL 18" RCP (SW) 60.27
TIE WELL
TIE POST
TIE POST
TIE WELL
10' H.L.&P. EASEMENT F.B.C.C.F. NO. 9227
TEMPORARY BUILDING
ELKINS HIGH SCHOOL
RESERVE "A"
(RESTRICTED TO SCHOOL USE ONLY)
REPLAT OF RESERVE "B" SCHOOL SITE
FILE NO. 20170256 F.B.C.P.R.
CALLED 57.1179 ACRES
FORT BEND INDEPENDENT SCHOOL DISTRICT
F.B.C.C.F. NO. 9063000
CONCRETE
GRASS
OVERHANG
TIE WELL
TIE POST
TIE POST
TIE WELL
TIE POST
TIE POST
TIE WELL
TIE POST
TIE POST



SWPPP

SCALE: 1"=30'

STORM WATER POLLUTION PREVENTION PLAN

CONTRACTOR SHALL PROVIDE AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE REGULATIONS OF FORT BEND COUNTY AND THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (TPDES).

GRAPHIC SCALE
30 15 0 15 30
(IN FEET)
1 inch = 30 ft.

LEGEND

- FF — REINFORCED FILTER BARRIER
- IPB — INLET PROTECTION BARRIER
- IPB-II — INLET PROTECTION BARRIER STAGE II
- SC-1 — STABILIZED CONSTRUCTION EXIT
- CTW — CONC. TRUCK WASH OUT AREA W/FILTER FENCE
- RFD-TYPE — REINFORCED FILTERED DAM

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT
ELKINS HIGH SCHOOL
7007 KNIGHTS CT.
MISSOURI CITY, TEXAS 77459

SEAL

STATE OF TEXAS
F.H. RADFORD, III
61636
LICENSED
PROFESSIONAL ENGINEER

12/12/2025

ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE:
ISSUED FOR: 90% REVIEW

SWPPP

C4

STANLEY SPURLING & HAMILTON, INC.
Consulting Engineering Services
T.B.P.E. Registration # F-000175
www.sshinc.net
50 Years
3301 Edloe Street, Suite 200 Houston, Texas 77027 Tel 713-776-9433
E-MAIL: info@sshinc.net | 0002-0258

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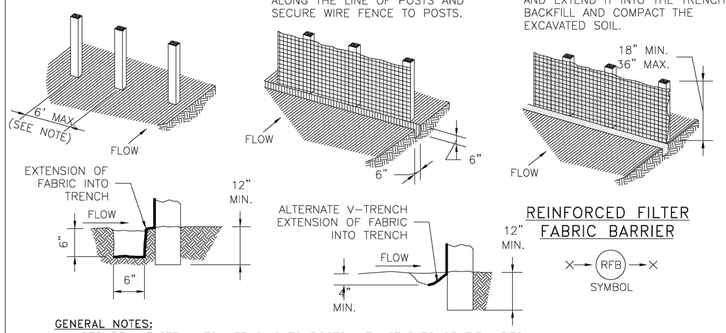
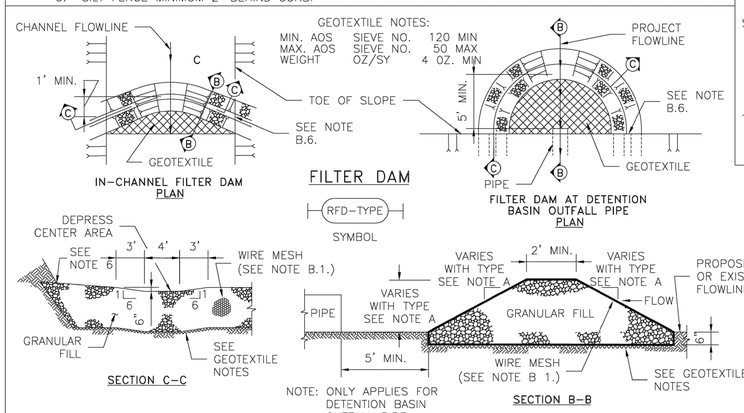


REINFORCED FILTER FABRIC BARRIER

RFB — SYMBOL

GENERAL NOTES:

1. SECURELY FASTEN MESH FENCING TO POSTS WITH STAPLES OR TIE WIRES.
2. SECURELY FASTEN FILTER FABRIC TO MESH FENCING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT A POST, FOLD TOGETHER, AND ATTACH TO A POST.
4. REMOVE SEDIMENT DEPOSITS WHEN SILT REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE IN DEPTH.
5. SILT FENCE MINIMUM 2' BEHIND CURB.



IN-CHANNEL FILTER DAM PLAN

FILTER DAM AT DETENTION BASIN OUTFALL PIPE PLAN

FILTER DAM

RFD-TYPE — SYMBOL

SECTION C-C

SECTION B-B

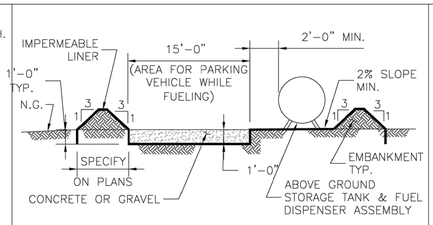
NOTE: ONLY APPLIES FOR DETENTION BASIN OUTFALL PIPE PROTECTION.

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 HCFCD 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.

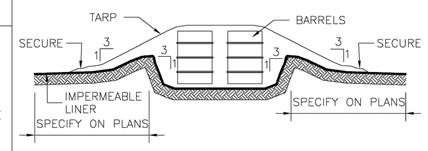


ABOVE GROUND TEMP. VEHICLE & EQUIPMENT FUELING AREA WITH TANK

TFA — SYMBOL

GENERAL NOTES:

1. THE SIZE OF TANK FOUNDATION AREA DEPENDS ON THE SIZE OF ABOVE GROUND STORAGE TANK AND DISPENSER ASSEMBLY.
2. PROVIDE A MINIMUM SLOPE OF 2 % TOWARD THE SUMP PIT.
3. INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS.

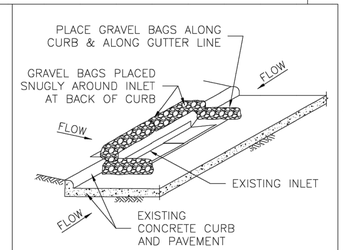


BARREL STORAGE AREA

BSA — SYMBOL

GENERAL NOTES:

1. ALTERNATIVELY, STORE BARRELS IN AN ENCLOSED BUILDING OR SHED.
2. INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS. 60 mil MINIMUM.
3. CONSTRUCT BERMED AREA WITH VOLUME GREATER THAN OR EQUAL TO 110% VOLUME OF BARRELS.

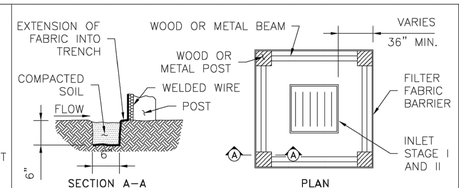


INLET PROTECTION BARRIERS FOR STAGE II INLETS

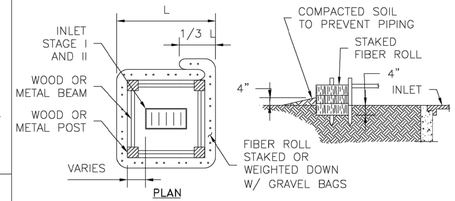
IPB-II — SYMBOL

GENERAL NOTES:

1. REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE BARRIER.
2. GRAVEL BAGS SHALL NOT BLOCK THROAT OF INLET UNLESS DIRECTED BY ENGINEER.



INLET PROTECTION BARRIER WITH REINFORCED FILTER FABRIC



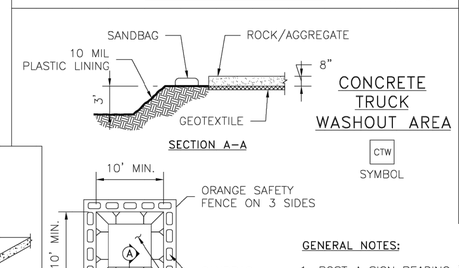
INLET PROTECTION BARRIER WITH FILTER ROLLS

GENERAL NOTES:

1. FIBER ROLLS WILL BE UTILIZED ONLY WHEN SITE CONDITIONS DO NOT PERMIT THE USE OF FILTER FABRIC BARRIER, AND AS APPROVED BY THE ENGINEER.

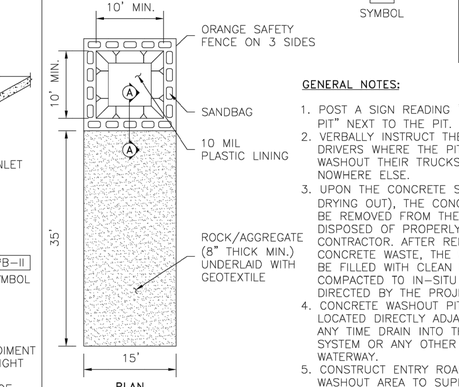
INLET PROTECTION BARRIERS FOR STAGE I INLETS

IPB — SYMBOL



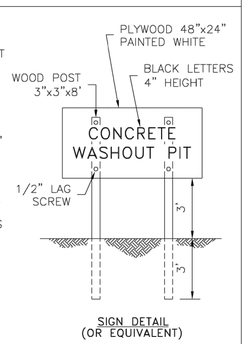
CONCRETE TRUCK WASHOUT AREA

CTW — SYMBOL

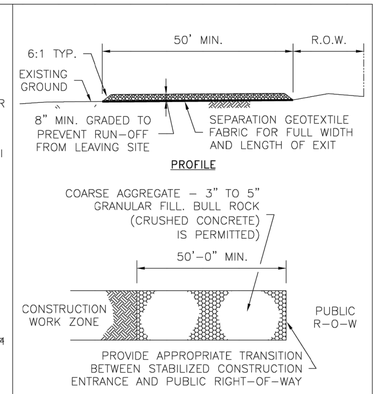


GENERAL NOTES:

1. POST A SIGN READING "CONCRETE WASHOUT PIT" NEXT TO THE PIT.
2. VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASHOUT THEIR TRUCKS IN THE PIT AND NOWHERE 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 WASHOUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.
4. CONCRETE WASHOUT 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.



SIGN DETAIL (OR EQUIVALENT)



STABILIZED CONSTRUCTION ACCESS

SC-1 — SYMBOL

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. MINIMUM 14' WIDTH FOR ONE WAY TRAFFIC AND 20' WIDTH FOR TWO WAY TRAFFIC.

NO.	REVISIONS	DATE	NAME
1	ORIGINAL STANDARD ISSUED	3-1-22	RJS

FORT BEND COUNTY
ENGINEERING DEPARTMENT

THE STATE OF TEXAS — FORT BEND COUNTY

PROJECT TITLE:

DRAWN BY: INIT		FBCED STANDARD
CK'D BY: INIT	SHEET DESCRIPTION: STORM WATER POLLUTION	60
SCALE: NONE	PREVENTION PLAN DETAILS	SHEET NO:
DATE: 3-1-22	APPROVED BY:	/

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT
ELKINS HIGH SCHOOL
7007 KNIGHTS CT.
MISSOURI CITY, TEXAS 77459

SEAL
STATE OF TEXAS
F. H. RADFORD, III
61636
LICENSED
PROFESSIONAL ENGINEER
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE:
ISSUED FOR: 90% REVIEW

SWPPP DETAILS

gC5

STANLEY SPURLING & HAMILTON, INC.
Consulting Engineering Services
T.B.P.E. Registration # F-000175
www.sshinc.net
50 Years
3301 Edloe Street, Suite 200 Houston, Texas 77027 Tel 713-776-9433
E-MAIL: info@sshinc.net | 0002-0258

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FORT BEND BOND 2023
INDEPENDENT SCHOOL DISTRICT

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT

h FORT SETTLEMENT MIDDLE SCHOOL
5440 ELKINS RD, SUGAR LAND, TX 77479

ADMINISTRATION

DR. MARC SMITH	SUPERINTENDENT OF FBISD
BETH MARTINEZ	CHIEF OF SCHOOLS

BOARD OF TRUSTEES

KRISTIN K. TASSIN	PRESIDENT
ANGIE HANAN	VICE PRESIDENT
DR. SHIRLEY ROSE-GILLIAM	SECRETARY
ADAM SCHOOF	BOARD MEMBER
AFSHI CHARANIA	BOARD MEMBER
ADDIE HEYLIGER	BOARD MEMBER
ANGIE WIERZBICKI	BOARD MEMBER

PROJECT DESIGN TEAM

PROGRAM MANAGEMENT
FBISD 2023 Bond Team
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Phone Number: 281-327-5481

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Phone Number: 713-782-8188

MEP ENGINEERS
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Houston, Texas 77042
Phone Number: 713-300-9292

STRUCTURAL ENGINEER
Stanley Spurling & Hamilton
3301 Edloe Street, Suite 200
Houston, Texas 77027
Phone Number: 713-776-9433

Sheet List Table

Sheet Number	Sheet Title	DATE
PACKAGE 36 SITEWORK: h-FORT SETTLEMENT MS		
hA0.00	COVER AND INDEX	12/12/2025
hA1-1	SITE PLAN	12/12/2025

ISSUED FOR BIDDING

REVISIONS
ISSUED FOR BIDDING
12/12/2025

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
FORT SETTLEMENT MIDDLE SCHOOL
5440 ELKINS RD
SUGAR LAND, TX 77479

SEAL
REGISTERED ARCHITECT
NOE ALMAGUER
22651
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
COVER AND INDEX
h
hA0.00

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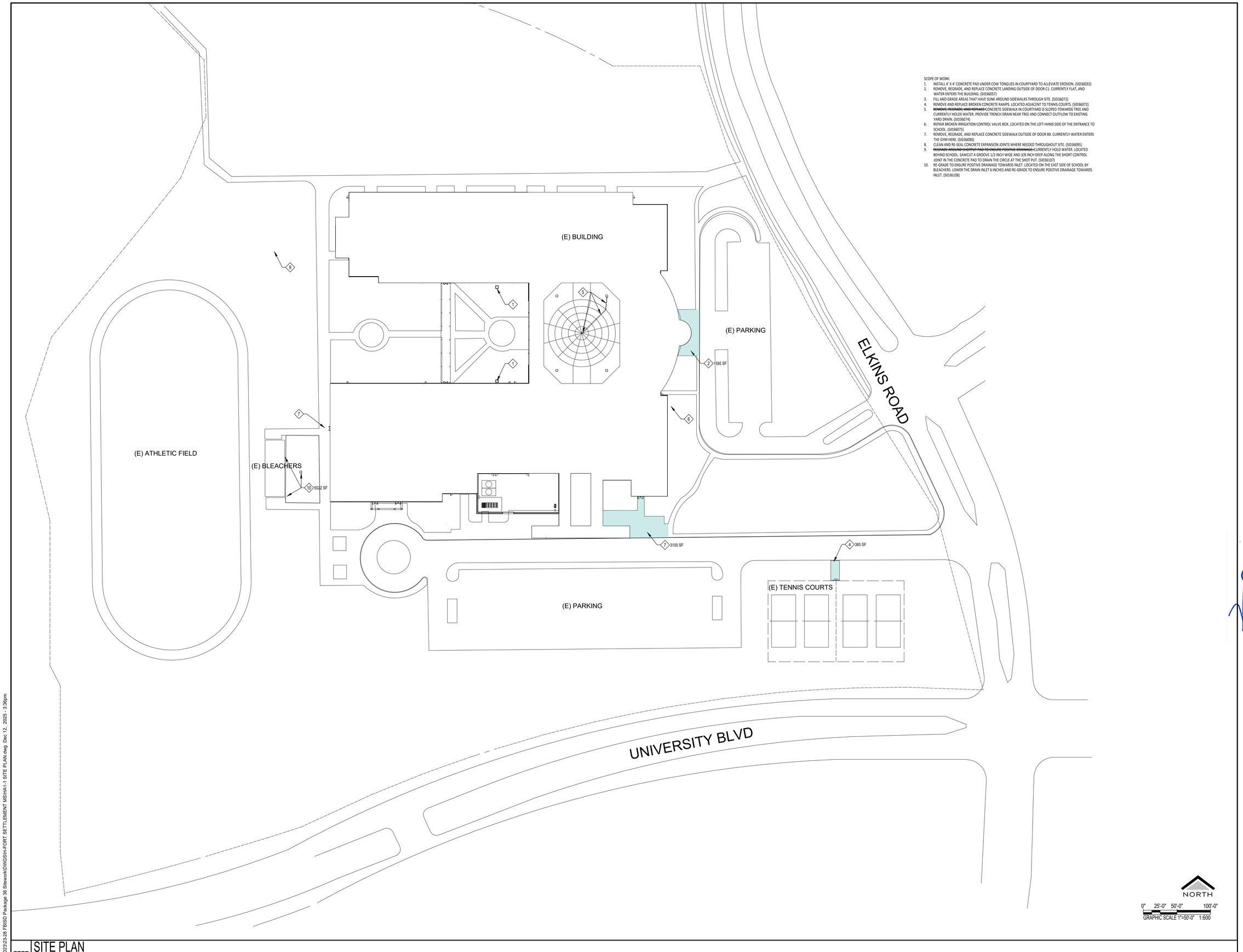

SCOPE OF WORK:

1. INSTALL 4' X 4' CONCRETE PAD UNDER COW TONGUES IN COURTYARD TO ALLEVIATE EROSION. (SID36032)
2. REMOVE, REGRADE, AND REPLACE CONCRETE LANDING OUTSIDE OF DOOR C1. CURRENTLY FLAT, AND WATER ENTERS THE BUILDING. (SID36057)
3. FILL AND GRADE AREAS THAT HAVE SUNK AROUND SIDEWALKS THROUGH SITE. (SID36072)
4. REMOVE AND REPLACE BROKEN CONCRETE RAMPS. LOCATED ADJACENT TO TENNIS COURTS. (SID36072)
5. ~~REMOVE, REGRADE, AND REPLACE~~ CONCRETE SIDEWALK IN COURTYARD IS SLOPED TOWARDS TREE AND CURRENTLY HOLDS WATER. PROVIDE TRENCH DRAIN NEAR TREE AND CONNECT OUTFLOW TO EXISTING YARD DRAIN. (SID36074)
6. REPAIR BROKEN IRRIGATION CONTROL VALVE BOX. LOCATED ON THE LEFT-HAND SIDE OF THE ENTRANCE TO SCHOOL. (SID36075)
7. REMOVE, REGRADE, AND REPLACE CONCRETE SIDEWALK OUTSIDE OF DOOR B9. CURRENTLY WATER ENTERS THE GYM HERE. (SID36090)
8. CLEAN AND RE-SEAL CONCRETE EXPANSION JOINTS WHERE NEEDED THROUGHOUT SITE. (SID36095)
9. ~~REGRADE AROUND SHOTPUT PAD TO ENSURE POSITIVE DRAINAGE.~~ CURRENTLY HOLD WATER. LOCATED BEHIND SCHOOL. SAWCUT A GROOVE 1/2 INCH WIDE AND 3/8 INCH DEEP ALONG THE SHORT CONTROL JOINT IN THE CONCRETE PAD TO DRAIN THE CIRCLE AT THE SHOT PUT. (SID36107)
10. RE-GRADE TO ENSURE POSITIVE DRAINAGE TOWARDS INLET. LOCATED ON THE EAST SIDE OF SCHOOL BY BLEACHERS. LOWER THE DRAIN INLET 6 INCHES AND RE-GRADE TO ENSURE POSITIVE DRAINAGE TOWARDS INLET. (SID36108)

REVISIONS

ISSUED FOR BIDDING
12/12/2025

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT
FORT SETTLEMENT MIDDLE SCHOOL
5440 ELKINS RD
SUGAR LAND, TX 77479

SEAL

REGISTERED ARCHITECT
NOE ALMAGUER
22651
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS

ARCHITECTS
AND PLANNING
CONSULTANTS

11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
SITE PLAN

H
HA1-1

SITE PLAN
1" = 50'-0"

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FORT BEND BOND 2023
INDEPENDENT SCHOOL DISTRICT

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT

i EDGAR GLOVER ELEMENTARY SCHOOL
1510 COLUMBIA BLUE DR, MISSOURI CITY, TX 77489

ADMINISTRATION

DR. MARC SMITH	SUPERINTENDENT OF FBISD
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Sheet List Table

Sheet Number	Sheet Title	DATE
PACKAGE 36 SITEWORK: I-GLOVER ES		
iA0-0	COVERSHEET	12/12/2025
iA1-1	SITE PLAN	12/12/2025
iA5-01	PHOTOS 01	12/12/2025
iC1	GENERAL NOTES	12/12/2025
iC2	PAVING AND GRADING SITE PLAN	12/12/2025
iC3	PAVING DETAILS	12/12/2025
iC4	SWPPP	12/12/2025
iC5	SWPPP DETAILS	12/12/2025
i-L1-1	FOUNDATION IRRIGATION SITE PLAN	12/12/2025

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REVISIONS
ISSUED FOR BIDDING
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FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
EDGAR GLOVER ELEMENTARY SCHOOL
1510 COLUMBIA BLUE DR
MISSOURI CITY, TX 77489

SEAL
REGISTERED ARCHITECT
NOE AUMAGUER
22651
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
COVERSHEET
i
iA0-0

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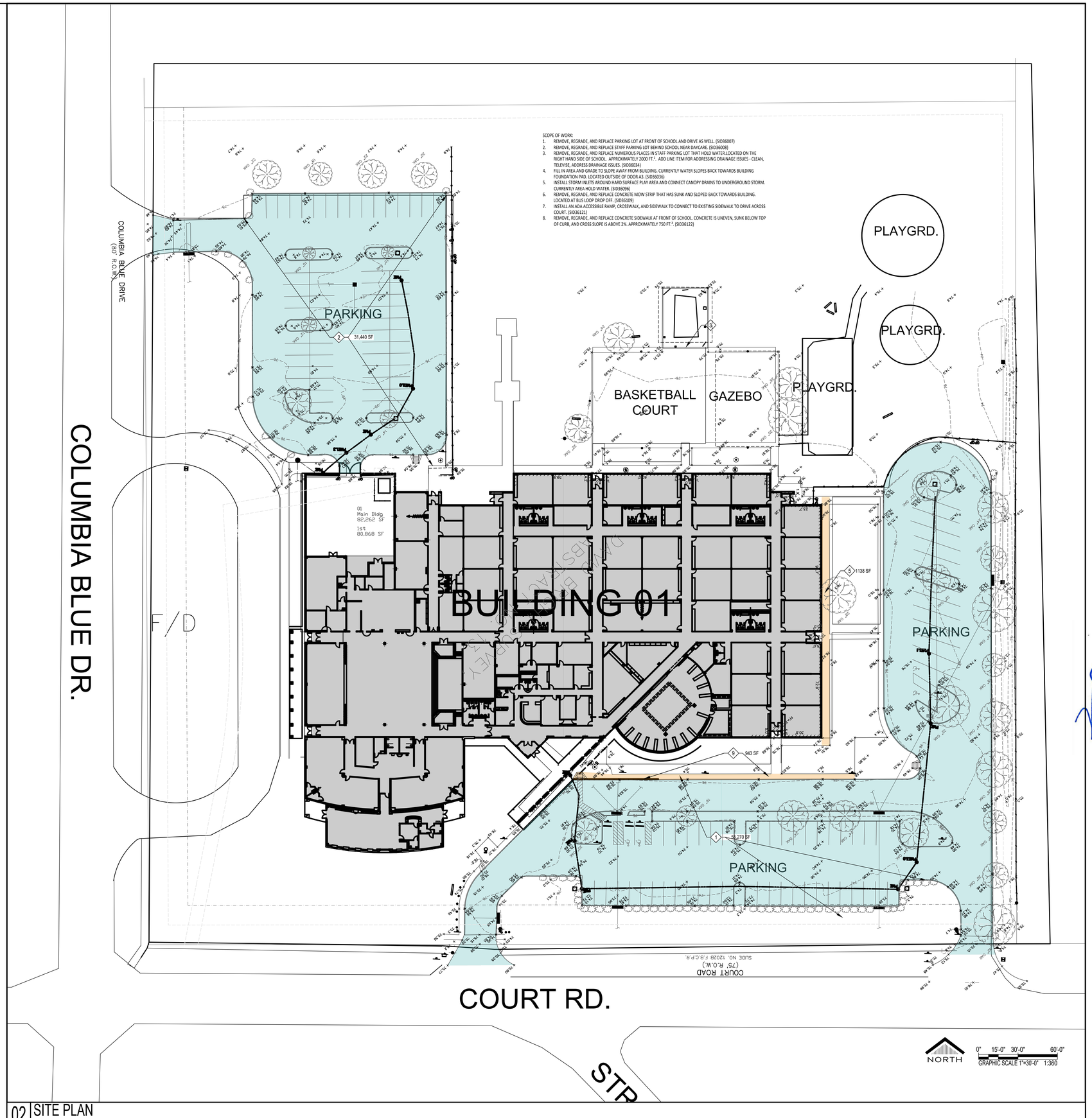
PARKING COUNT SCEDULE				
EXISTING	ADA	NEW	DELETED	TOTAL
155	5	155		155

03 PARKING COUNT SCEDULE



SCOPE OF WORK:

1. REMOVE, REGRADE, AND REPLACE PARKING LOT AT FRONT OF SCHOOL AND DRIVE AS WELL. (SID36007)
2. REMOVE, REGRADE, AND REPLACE STAFF PARKING LOT BEHIND SCHOOL NEAR DAYCARE. (SID36008)
3. REMOVE, REGRADE, AND REPLACE NUMEROUS PLACES IN STAFF PARKING LOT THAT HOLD WATER.LOCATED ON THE RIGHT HAND SIDE OF SCHOOL. APPROXIMATELY 2000 FT.^{2}. ADD LINE ITEM FOR ADDRESSING DRAINAGE ISSUES - CLEAN, TELEVISE, ADDRESS DRAINAGE ISSUES. (SID36034)
4. FILL IN AREA AND GRADE TO SLOPE AWAY FROM BUILDING. CURRENTLY WATER SLOPES BACK TOWARDS BUILDING FOUNDATION PAD. LOCATED OUTSIDE OF DOOR A3. (SID36036)
5. INSTALL STORM INLETS AROUND HARD SURFACE PLAY AREA AND CONNECT CANOPY DRAINS TO UNDERGROUND STORM. CURRENTLY AREA HOLD WATER. (SID36096)
6. REMOVE, REGRADE, AND REPLACE CONCRETE MOW STRIP THAT HAS SUNK AND SLOPED BACK TOWARDS BUILDING. LOCATED AT BUS LOOP DROP OFF. (SID36109)
7. INSTALL AN ADA ACCESSIBLE RAMP, CROSSWALK, AND SIDEWALK TO CONNECT TO EXISTING SIDEWALK TO DRIVE ACROSS COURT. (SID36121)
8. REMOVE, REGRADE, AND REPLACE CONCRETE SIDEWALK AT FRONT OF SCHOOL. CONCRETE IS UNEVEN, SUNK BELOW TOP OF CURB, AND CROSS SLOPE IS ABOVE 2%. APPROXIMATELY 750 FT.^{2}. (SID36122)

02 SITE PLAN
1" = 30'-0"

REVISIONS
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12/12/2025

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
EDGAR GLOVER ELEMENTARY SCHOOL
1510 COLUMBIA BLUE DR
MISSOURI CITY, TX 77489

SEAL

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NOE ALMAGUER
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STATE OF TEXAS
12/12/2025

MWA ARCHITECTS
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11767 KATY FREEWAY, STE 430
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PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
SITE PLAN

IA1-1

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21 PHOTO 21
1:1



22 PHOTO 22
1:1



23 PHOTO 23
1:1



24 PHOTO 24
1:1



16 PHOTO 16
1:1



17 PHOTO 17
1:1



18 PHOTO 18
1:1



19 PHOTO 19
1:1

02 IA1-1 RE: 02/IA1-1 - SITE PLAN

20 KEYNOTES



11 PHOTO 11
1:1



12 PHOTO 12
1:1



13 PHOTO 13
1:1



14 PHOTO 14
1:1



15 PHOTO 15
1:1



06 PHOTO 06
1:1



07 PHOTO 07
1:1



08 PHOTO 08
1:1



09 PHOTO 09
1:1



10 PHOTO 10
1:1



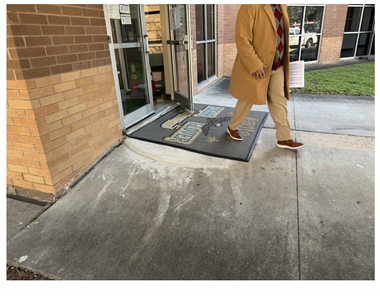
01 PHOTO 01
1:1



02 PHOTO 02
1:1



03 PHOTO 03
1:1



04 PHOTO 04
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05 PHOTO 05
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REVISIONS
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12/12/2025

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
EDGAR GLOVER ELEMENTARY SCHOOL
1510 COLUMBIA BLUE DR
MISSOURI CITY, TX 77489

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STATE OF TEXAS
12/12/2025

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CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
PHOTOS 01

IA5-01

F:\2023\23-28 FBISD Package 36 Sitework\DWGS\I-GLOVER ES\IA5-01 PHOTOS 01.dwg Dec 12, 2025 - 3:37pm

GENERAL NOTES

1. SEE ARCHITECTURAL SITE PLAN FOR BUILDING LOCATION.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED BY GOVERNING AUTHORITIES.
3. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL ORDINANCES, CODES AND REGULATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF PRIVATE OR PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A SURVEY PROVIDED BY THE OWNER.
6. CONTRACTOR SHALL CONSTRUCT TRENCH SAFETY SYSTEMS IN ACCORDANCE WITH OSHA STANDARDS AND PROVIDE DAILY INSPECTIONS TO ENSURE THAT THE TRENCH SAFETY REQUIREMENTS ARE BEING MET. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THE SAFETY OF THOSE PERSONS WORKING IN AND AROUND THE TRENCH.
7. SHOULD THE CONTRACTOR FIND ANY DISCREPANCY OR OMISSIONS FROM THE PLANS, HE WILL NOTIFY THE ENGINEER AT ONCE TO OBTAIN CLARIFICATION PRIOR TO STARTING CONSTRUCTION.
8. CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TEXAS M.U.T.C.D. MOST RECENT EDITIONS AS REVISED) DURING CONSTRUCTION.
9. EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY BASED ON THE BEST AVAILABLE INFORMATION AND HAVE NOT BEEN FIELD VERIFIED, UNLESS NOTED. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING UTILITIES AND OTHER FACILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING FACILITIES CAUSED BY HIS FAILURE TO LOCATE AND PRESERVE ANY AND ALL EXISTING FACILITIES.
10. OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH & SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES AND OPERATING A CRANE, DERRICK, POWER SHOVEL, DRILLING-RIG, PILE DRIVER, HOISTING EQUIPMENT, OR SIMILAR APPARATUS WITHIN 10 FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, 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 LOCAL POWER COMPANY.
11. CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS INDICATING ALL SITE IMPROVEMENTS.
12. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT PROGRAM.
13. AT LEAST 48 HOURS BEFORE EXCAVATING OR AUGURING IN STREET R.O.W. OR EASEMENTS CONTRACTOR SHALL NOTIFY THE "UNDERGROUND UTILITY COORDINATING COMMITTEE" AT 713-223-4567, OR DIG TESS (1-800-DIG-TESS), OR 811.
14. ALL WALKS TO ACCESSIBLE ENTRANCES SHALL NOT EXCEED 5% GRADE IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 2% CROSS SLOPE.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP's NO. 48157C0285M (COMMUNITY-PANEL NO. 4803040285M), MAP REVISED DATE: JANUARY 29, 2021. THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED. DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

BENCHMARK NOTES

REFERENCE BENCHMARK:

PCM-005 – MISSOURI CITY SURVEY CONTROL MONUMENT PCM-005 IS A 3-1/2" BRASS DISK SET IN CONCRETE LOCATED 10.5 FEET NORTH OF THE NORTH CURB OF HAMPTON DRIVE, 55 FEET WEST OF THE FIRST BRIDGE EAT OF WEST CREEK CLUB DRIVE, 24 FEET NORTHEAST OF A STREET LIGHT, AND 21 FEET SOUTHEAST OF A MANHOLE.
ELEVATION=66.68' (NAVD88, 2001 ADJ.)

TEMPORARY BENCHMARKS:

TBM "A" – BOX CUT ON "C" INLET LOCATED ON THE NORTHEAST SIDE OF STAFFORDSHIRE RD. ±120' NORTHWEST FROM THE INTERSECTION OF STAFFORDSHIRE RD. AND COURT RD.
ELEVATION=75.57'

TBM "B" – BOX CUT ON "BB" INLET LOCATED ±180' NORTH FROM THE INTERSECTION OF COLUMBIA BLUE DRIVE AND THE MOST SOUTHERLY ENTRANCE TO SITE.
ELEVATION=74.69'

TBM "C" – BOX CUT ON RCP LOCATED ON THE WEST SIDE OF THE MOST WESTERLY ENTRANCE TO SCHOOL.
ELEVATION=74.32'

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT
EDGAR GLOVER ELEMENTARY
1510 COLUMBIA BLUE DR.
MISSOURI CITY, TEXAS 77489

SEAL

STATE OF TEXAS
F. H. RADFORD, III
61636
LICENSED PROFESSIONAL ENGINEER
12/12/2025

ARCHITECTS
AND PLANNING
CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE:
ISSUED FOR: 90% REVIEW

GENERAL NOTES

C1

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3301 Edloe Street, Suite 200 Houston, Texas 77027 Tel 713-776-9433
E-MAIL: info@sshinc.net 0002-0258

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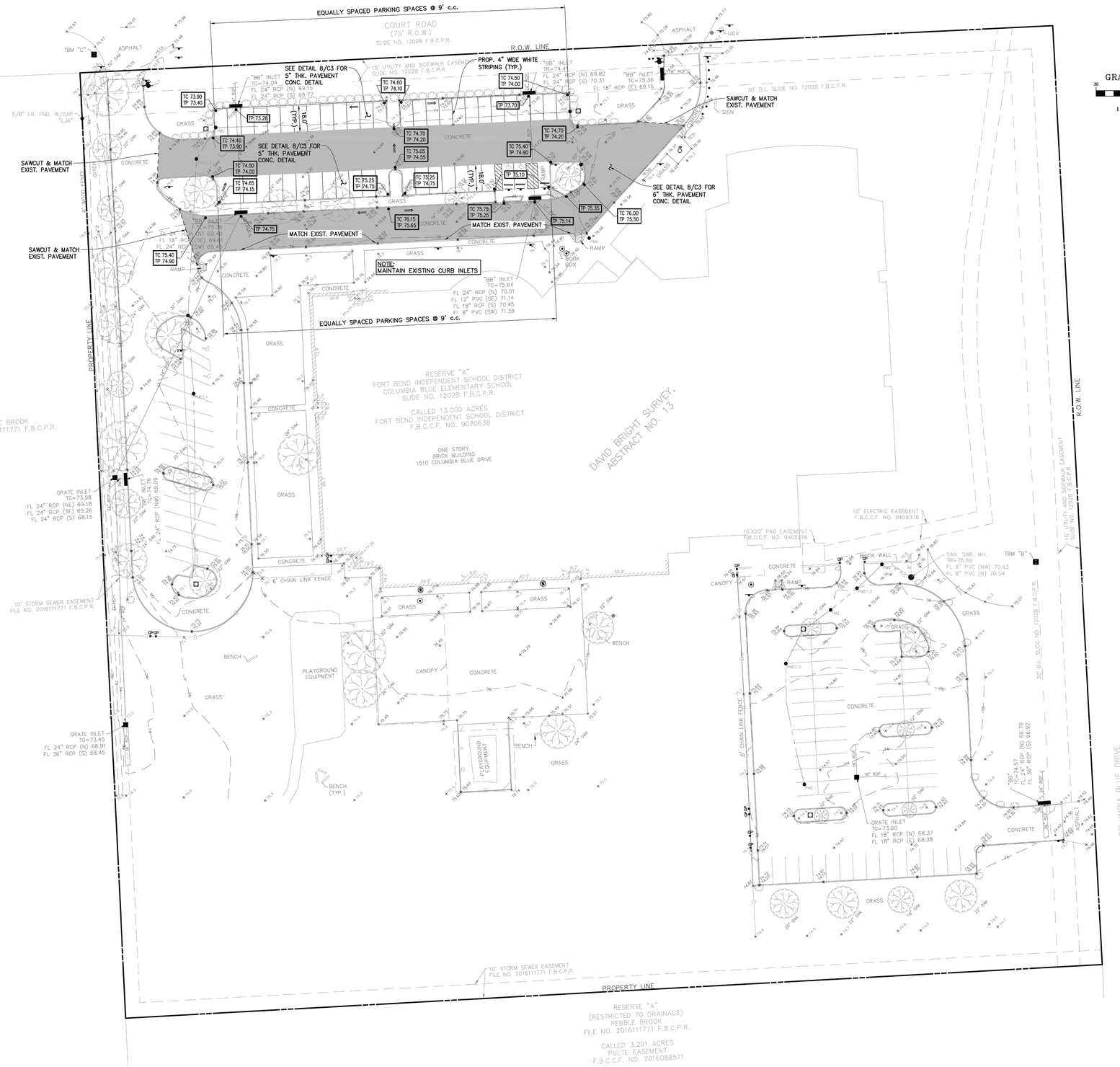


PAVING AND GRADING SITE PLAN

SCALE: 1"=30'

GRAPHIC SCALE

30 0 15 30

(IN FEET)

1 inch = 30 ft.

LEGEND		
DESCRIPTION	EXISTING	NEW
PROPERTY LINE		
STORM SEWER LINE		
SANITARY SEWER LINE		
WATER LINE		
GAS LINE		
STORM SEWER INLET		
MANHOLE		
FIRE HYDRANT		
CONTOUR LINE	91	93
SPOT ELEVATION	19	TC 50.00 TOP OF CURB TP 45.00 TOP OF PAVEMENT
SPOT ELEVATION		TP 40.00 TOP OF PAVEMENT
DRAINAGE FLOW		

LEGEND – PAVEMENT TYPE

5" STANDARD DUTY PAVING
REFER THIS SHEET FOR DETAIL

6" HEAVY DUTY PAVING
REFER THIS SHEET FOR DETAIL

GENERAL NOTES

1. SEE SHEET C1 FOR GENERAL NOTES

PAVEMENT NOTES

1. ALL PAVING SLOPES FROM SPOT ELEVATION TO SPOT ELEVATION AND SHALL BE UNIFORM AND CONSTANT.
2. PAVEMENT GRADES IN HANDICAP PARKING, LOADING/UNLOADING AREAS SHALL BE SLOPED AT 2.0% OR LESS.
3. ALL RAMPS DESIGNATED AS HANDICAP RAMPS SHALL BE SLOPED AT 8.33% (MAX)
4. CONCRETE PAVEMENT SHALL BE MINIMUM 3500 PSI AT 28 DAYS WITH A MINIMUM FLEXURAL STRENGTH OF 600 PSI AT 28 DAYS.
5. CONCRETE PAVEMENT SHALL HAVE A BROOM FINISH SURFACE BY DRAWING A FINE HAIR BROOM ACROSS CONCRETE SURFACE PERPENDICULAR TO LINE OF TRAFFIC.
6. CONCRETE SHALL BE CURED BY PROTECTING IT AGAINST LOSS OF MOISTURE, RAPID TEMPERATURE CHANGE, FOR AT LEAST 3 DAYS AFTER PLACEMENT. A LIQUID MEMBRANE-FORMING COMPOUND SHALL BE UNIFORMLY SPRAYED ON ALL EXPOSED SURFACES.

PAVEMENT JOINTS

CONTRACTOR SHALL SUBMIT A CONCRETE JOINT LAYOUT PLAN FOR APPROVAL PRIOR TO PLACING CONCRETE PAVEMENT.

CONSTRUCTION GRADING NOTE

IN AREAS WHERE THE PROJECT DESIGN INCORPORATES FILL ADJACENT TO NEIGHBORING LANDOWNERS, THE CONTRACTOR SHALL IMPLEMENT GRADING AND/OR PERIMETER RUNOFF CATCHMENT DEVICES (e.g.– PERIMETER DITCHES) DURING CONSTRUCTION TO ENSURE THAT ADJACENT PARCELS BORDERING THE PROJECT SITE DO NOT EXPERIENCE INTERIM DRAINAGE FLOWS THAT EXCEED PRE–DEVELOPMENT CONDITIONS FOR STORM EVENTS UP TO AND INCLUDING THE CURRENT STORM DRAINAGE DESIGN CRITERIA AT THE TIME OF PERMIT OR CARRY SEDIMENT GENERATED AS PART OF CONSTRUCTION ACTIVITIES. WHERE APPLICABLE, THESE PRACTICES ARE IN ADDITION TO THE STANDARD STORM WATER POLLUTION PREVENTION DESIGN AND SHALL INCLUDE ADDITIONAL DITCHES REDIRECTING SITE DRAINAGE OR TEMPORARY PIPING. THIS NOTE IS NOT INTENDED TO ADDRESS ANY LIABILITY OR RESPONSIBILITY UNDER TEXAS WATER CODE 11.086

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

EDGAR GLOVER ELEMENTARY
1510 COLUMBIA BLUE DR.
MISSOURI CITY, TEXAS 77489

SEAL

STATE OF TEXAS
F. H. RADFORD, III
61636
LICENSED PROFESSIONAL ENGINEER

12/12/2025

ARCHITECTS
AND PLANNING
CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

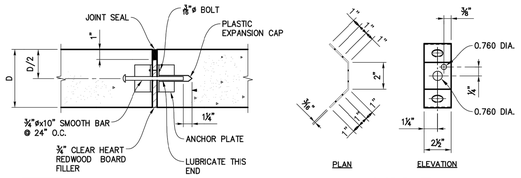
PROJ. NO.: 23-28
DATE:
ISSUED FOR: 90% REVIEW

PAVING AND
GRADING SITE PLAN

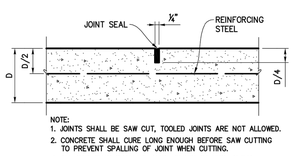
C2

STANLEY SPURLING & HAMILTON, INC.
Consulting Engineering Services
T.B.P.E. Registration # F-000175
www.sshinc.net
50 Years
3301 Edloe Street, Suite 200 Houston, Texas 77027 Tel 713-776-9433
E-MAIL: info@sshinc.net | 0002-0258

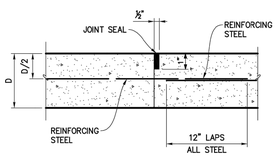
Q:\0000\0002\0020002-0258\CIVIL DWGS\GLOVER ES\CUTSHEETS\0002-0258_C2 PAV&GRAD PLAN & DETAILS.dwg Dec 12, 2025 - 7:33am



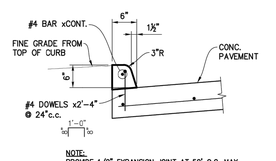
1 NO SCALE **TRANSVERSE EXPANSION JOINT**



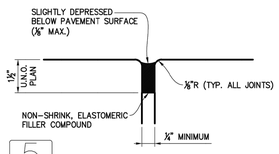
2 NO SCALE **SAWED JOINT**



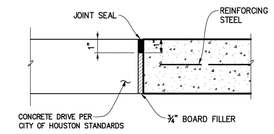
3 NO SCALE **CONSTRUCTION JOINT**



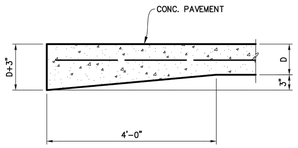
4 NO SCALE **DOWELED ON CONC. CURB**



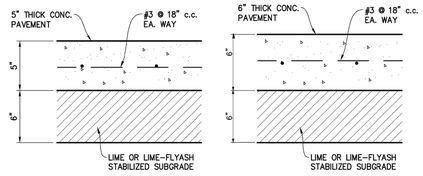
5 NO SCALE **JOINT SEAL**



6 NO SCALE **3/4" EXPANSION JOINT**



7 NO SCALE **THICKENED EDGE**



NOTE:
CONCRETE FOR STANDARD DUTY PAVING SHALL BE 3500 PSI COMPRESSIVE STRENGTH AT 28 DAYS.

LIME STABILIZATION
(AREAS OF SANDY CLAY AND/OR CLAY WITH P.I. > 15)

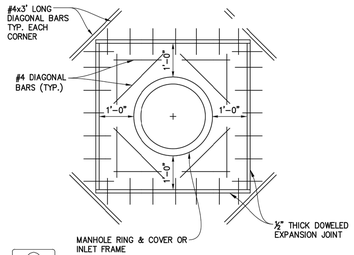
SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF 6" AND MIXED WITH A SUFFICIENT QUANTITY OF HYDRATED LIME TO REDUCE THE SOIL LIME MIXTURE TO A P.I. OF 15 OR LESS IN CONFORMANCE WITH TxDOT STANDARD SPECIFICATIONS ITEM 260. THE ACTUAL AMOUNT OF LIME SHALL BE CONFIRMED BY LABORATORY TESTS, FOR ESTIMATING PURPOSES USE 8% LIME BY WEIGHT RESULTING IN AN APPLICATION RATE OF 36# OF LIME PER SQUARE YARD.
THE LIME TREATED SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AT A MOISTURE CONTENT WITHIN THE RANGE OF OPTIMUM MOISTURE CONTENT TO 3 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT BY TxDOT TEST METHOD Tex-117-E.

LIME-FLY ASH STABILIZATION
(AREAS OF SILTY SAND & COHESIVE SOILS WITH P.I. < 15)

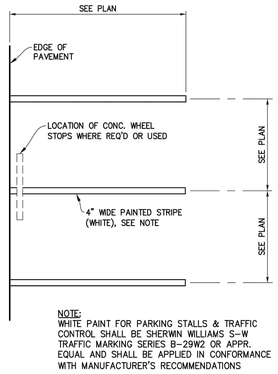
SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF 6" AND MIXED WITH AT LEAST 3% HYDRATED LIME AND 7% FLY ASH BY DRY UNIT WEIGHT IN CONFORMANCE WITH HARRIS COUNTY SPECIFICATIONS ITEM 223.
THE LIME-FLY ASH TREATED SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AT A MOISTURE CONTENT WITHIN THE RANGE OF OPTIMUM MOISTURE CONTENT TO 3 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT BY ASTM D-698.

PAVEMENT SUBGRADE PREPARATION
PREPARE SUBGRADE IN ACCORDANCE WITH SITE GEOTECHNICAL INVESTIGATION.

8 NO SCALE **CONCRETE PAVEMENT SECTION**

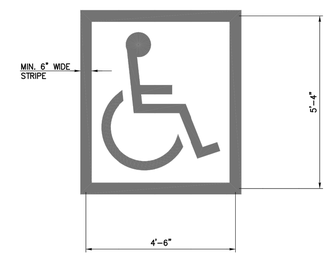


9 NO SCALE **MANHOLE AND INLET BLOCKOUT**
STORM & SANITARY

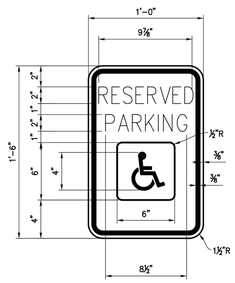


NOTE:
WHITE PAINT FOR PARKING STALLS & TRAFFIC CONTROL SHALL BE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES B-29W2 OR APPR. EQUAL AND SHALL BE APPLIED IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS

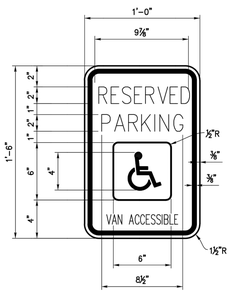
10 NO SCALE 90 PARKING



11 NO SCALE ACCESSIBLE PARKING PAINTED EMBLEM

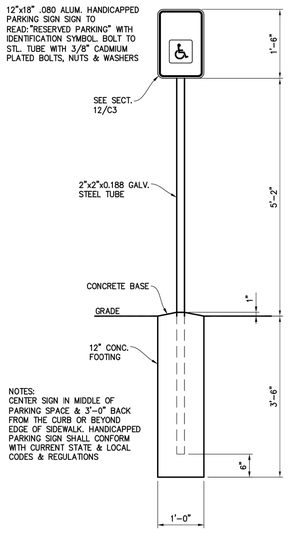


COLORS
LEGEND & BORDER-GREEN
BACKGROUND-WHITE
WHITE SYMBOL ON BLUE BACKGROUND



COLORS
LEGEND & BORDER-GREEN
BACKGROUND-WHITE
WHITE SYMBOL ON BLUE BACKGROUND

12 NOT TO SCALE ACCESSIBLE PARKING SIGN



NOTES:
CENTER SIGN IN MIDDLE OF PARKING SPACE & 3'-0" BACK FROM THE CURB OR BEYOND EDGE OF SIDEWALK. HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE & LOCAL CODES & REGULATIONS

13 3/4"=1'-0" ACCESSIBLE SIGN

REVISIONS
ISSUED FOR BIDDING
12/12/2025

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ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

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PAVING DETAILS

i C3

STANLEY SPURLING & HAMILTON, INC.
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3301 Edloe Street, Suite 200 Houston, Texas 77027 Tel 713-776-9433
E-MAIL: info@sshinc.net
0002-0258

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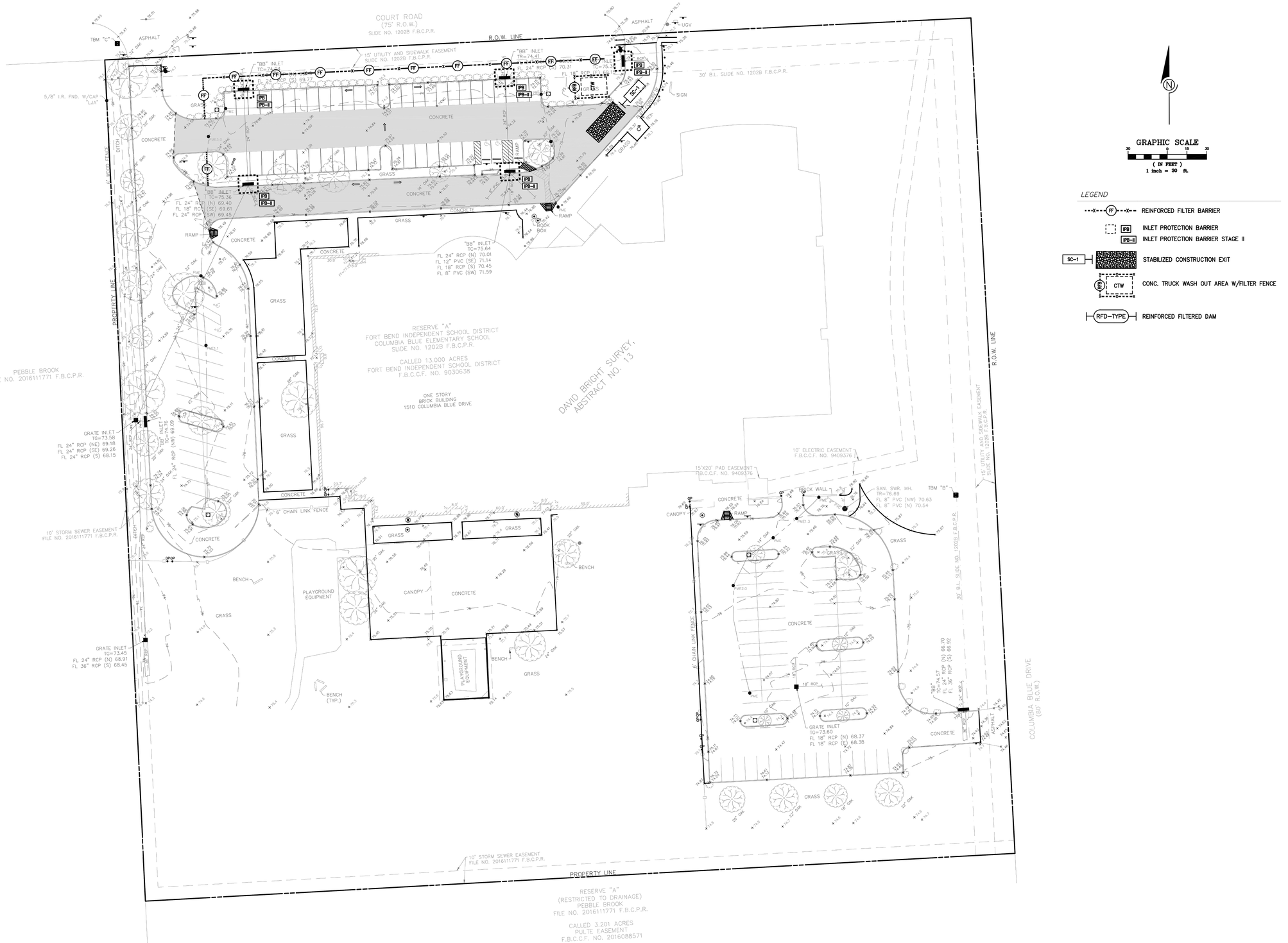

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

LEGEND

- REINFORCED FILTER BARRIER
- INLET PROTECTION BARRIER
- INLET PROTECTION BARRIER STAGE II
- STABILIZED CONSTRUCTION EXIT
- CONC. TRUCK WASH OUT AREA W/FILTER FENCE
- REINFORCED FILTERED DAM

SWPPP

SCALE: 1"=30'

STORM WATER POLLUTION PREVENTION PLAN

CONTRACTOR SHALL PROVIDE AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE REGULATIONS OF FORT BEND COUNTY AND THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (TPDES).

REVISIONS

FBISD PACKAGE 36 SITEWORK
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SWPPP

C4

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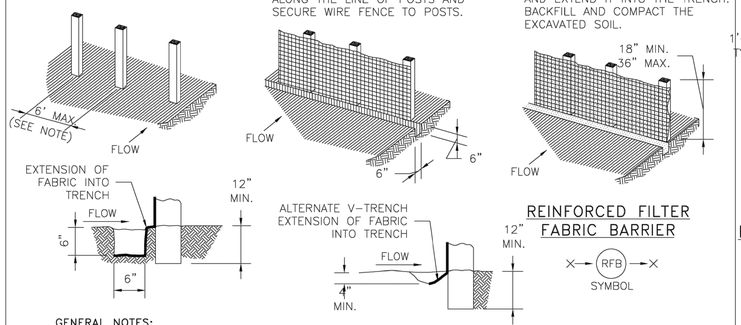
Q:\0000\0002\0002-0258\CIVIL DWGS\GLOVER ES\CUTSHEETS\0002-0258_C4 SWPPP.dwg Dec 12, 2025 - 7:37am

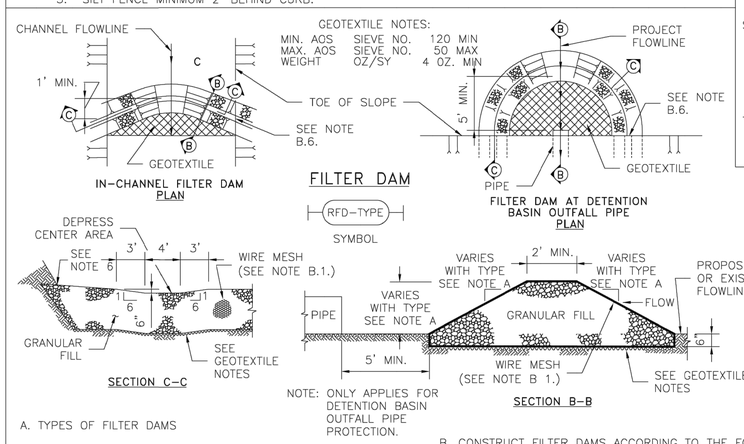


REINFORCED FILTER FABRIC BARRIER

RFB — SYMBOL

GENERAL NOTES:

1. SECURELY FASTEN MESH FENCING TO POSTS WITH STAPLES OR TIE WIRES.
2. SECURELY FASTEN FILTER FABRIC TO MESH FENCING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT A POST, FOLD TOGETHER, AND ATTACH TO A POST.
4. REMOVE SEDIMENT DEPOSITS WHEN SILT REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE IN DEPTH.
5. SILT FENCE MINIMUM 2' BEHIND CURB.



IN-CHANNEL FILTER DAM PLAN

FILTER DAM AT DETENTION BASIN OUTFALL PIPE PLAN

FILTER DAM

RFD-TYPE — SYMBOL

SECTION C-C

NOTE: ONLY APPLIES FOR DETENTION BASIN OUTFALL PIPE PROTECTION.

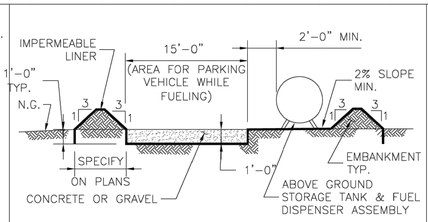
SECTION B-B

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 HCFCD 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.

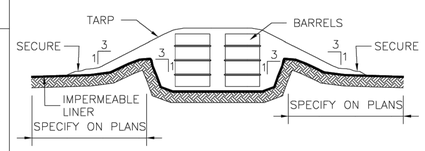


ABOVE GROUND TEMP. VEHICLE & EQUIPMENT FUELING AREA WITH TANK

TFA — SYMBOL

GENERAL NOTES:

1. THE SIZE OF TANK FOUNDATION AREA DEPENDS ON THE SIZE OF ABOVE GROUND STORAGE TANK AND DISPENSER ASSEMBLY.
2. PROVIDE A MINIMUM SLOPE OF 2 % TOWARD THE SUMP PIT.
3. INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS.

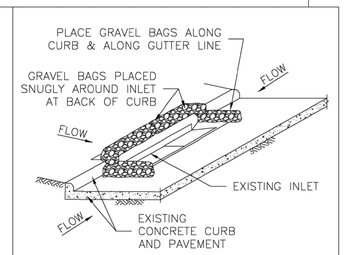


BARREL STORAGE AREA

BSA — SYMBOL

GENERAL NOTES:

1. ALTERNATIVELY, STORE BARRELS IN AN ENCLOSED BUILDING OR SHED.
2. INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS. 60 mil MINIMUM.
3. CONSTRUCT BERMED AREA WITH VOLUME GREATER THAN OR EQUAL TO 110% VOLUME OF BARRELS.

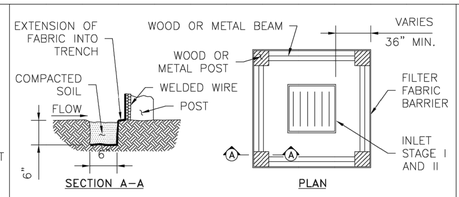


INLET PROTECTION BARRIERS FOR STAGE II INLETS

IPB-II — SYMBOL

GENERAL NOTES:

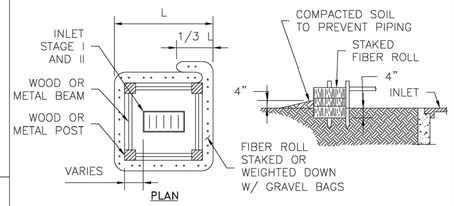
1. REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE BARRIER.
2. GRAVEL BAGS SHALL NOT BLOCK THROAT OF INLET UNLESS DIRECTED BY ENGINEER.



SECTION A-A

PLAN

INLET PROTECTION BARRIER WITH REINFORCED FILTER FABRIC



PLAN

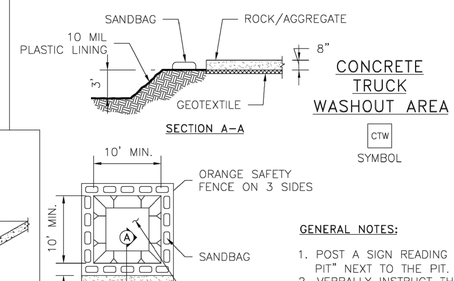
INLET PROTECTION BARRIER WITH FILTER ROLLS

GENERAL NOTES:

1. FIBER ROLLS WILL BE UTILIZED ONLY WHEN SITE CONDITIONS DO NOT PERMIT THE USE OF FILTER FABRIC BARRIER, AND AS APPROVED BY THE ENGINEER.

INLET PROTECTION BARRIERS FOR STAGE I INLETS

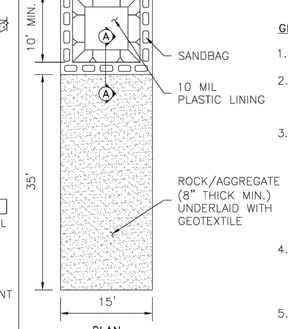
IPB — SYMBOL



SECTION A-A

CONCRETE TRUCK WASHOUT AREA

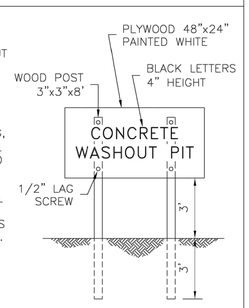
CTW — SYMBOL



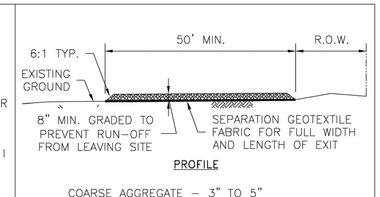
PLAN

GENERAL NOTES:

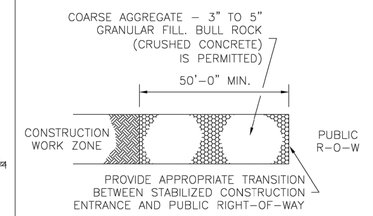
1. POST A SIGN READING "CONCRETE WASHOUT PIT" NEXT TO THE PIT.
2. VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASHOUT THEIR TRUCKS IN THE PIT AND NOWHERE ELSE.
3. UPON THE CONCRETE SETTING UP (CURING, DRYING OUT), THE CONCRETE WASTE SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR. AFTER REMOVAL OF THE CONCRETE WASTE, THE WASHOUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.
4. CONCRETE WASHOUT 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.



SIGN DETAIL (OR EQUIVALENT)



PROFILE



PLAN

STABILIZED CONSTRUCTION ACCESS

SC-1 — SYMBOL

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. MINIMUM 14' WIDTH FOR ONE WAY TRAFFIC AND 20' WIDTH FOR TWO WAY TRAFFIC.

NO.	REVISIONS	DATE	NAME
1	ORIGINAL STANDARD ISSUED	3-1-22	RJS
2			
3			
4			
5			

FORT BEND COUNTY
ENGINEERING DEPARTMENT

THE STATE OF TEXAS · FORT BEND COUNTY

PROJECT TITLE:

DRAWN BY: INIT		FBCED STANDARD
CK'D BY: INIT	SHEET DESCRIPTION: STORM WATER POLLUTION PREVENTION PLAN DETAILS	60
SCALE: NONE		SHEET NO: /
DATE: 3-1-22	APPROVED BY:	

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT
EDGAR GLOVER ELEMENTARY
1510 COLUMBIA BLUE DR.
MISSOURI CITY, TEXAS 77489

SEAL
STATE OF TEXAS · F.H. RADFORD, III · 61636 · LICENSED PROFESSIONAL ENGINEER
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE:
ISSUED FOR: 90% REVIEW

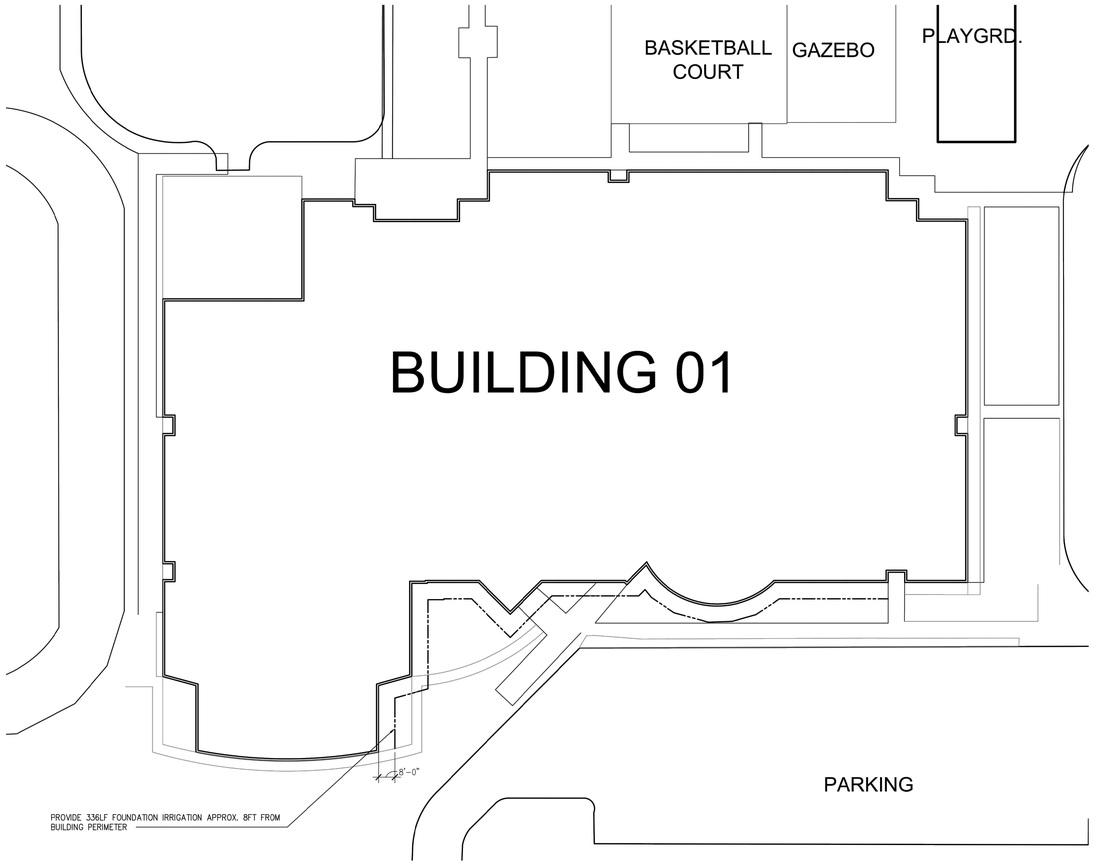
SWPPP DETAILS

C5

STANLEY SPURLING & HAMILTON, INC.
Consulting Engineering Services
T.B.P.E. Registration # F-000175
www.sshinc.net
3301 Edloe Street, Suite 200 Houston, Texas 77027 Tel 713-776-9433
E-MAIL: info@sshinc.net

0002-0258

Q:\0000\0002\0002-0258\CIVIL DWGS\GLOVER ES\OUTSHEETS\0002-0258_C5 SWPPP DETAILS.dwg Dec 12, 2025 - 7:38am



NOTE:
DO NOT PROVIDE FOUNDATION DRIP IRRIGATION UNTIL THE SOIL HAS BEEN TESTED AND CONFIRMED TO BE APPROPRIATE SOIL FOR THIS TYPE OF SYSTEM.

PERIMETER FOUNDATION IRRIGATION NOTES:
1. DO NOT LOCATE WHERE CONCRETE SIDEWALK ABUTS BUILDING FOUNDATION.
2. INCLUDE SMART CONTROLLERS (I.E. RAIN BIRD OR HUNTER).
3. INTENT IS FOR BUILDING FOUNDATION WATERING DURING EVENTS OF DROUGHT.
4. PROVIDE SLEEVES WHERE IRRIGATION LINE CROSSES BELOW EXISTING CONCRETE SIDEWALK.

NORTH

A1 BUILDING FOUNDATION IRRIGATION LINE – ALTERNATE NO. 3
RE: N/A

SCALE: 1" =30'-0"

REVISIONS

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
EDGAR GLOVER ELEMENTARY SCHOOL
1510 COLUMBIA BLUE DR
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SEAL

CARMEN L. POSEY, RLA
TX. REG. 1519
10/09/2025
FOR INTERIM REVIEW AND NOT INTENDED CONSTRUCTION, BIDDING OR PERMIT PURPOSES

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
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HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 10-09-2025
ISSUED FOR:
50% CD REVIEW
FOUNDATION IRRIGATION SITE PLAN
i
iL1.1

FORT BEND INDEPENDENT SCHOOL DISTRICT

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT

j

LULA BELLA GOODMAN ELEMENTARY SCHOOL
1100 W SYCAMORE ST, FRESNO, TX 77545

ADMINISTRATION

DR. MARC SMITH	SUPERINTENDENT OF FBISD
BETH MARTINEZ	CHIEF OF SCHOOLS

BOARD OF TRUSTEES

KRISTIN K. TASSIN	PRESIDENT
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AFSHI CHARANIA	BOARD MEMBER
ADDIE HEYLIGER	BOARD MEMBER
ANGIE WIERZBICKI	BOARD MEMBER

PROJECT DESIGN TEAM

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Houston, Texas 77042
Phone Number: 713-300-9292

STRUCTURAL ENGINEER
Stanley Spurling & Hamilton
3301 Edloe Street, Suite 200
Houston, Texas 77027
Phone Number: 713-776-9433

Sheet List Table		
Sheet Number	Sheet Title	DATE
PACKAGE 36 SITEWORK - j-GOODMAN ES		
jA0-0	COVERSHEET	12/12/2025
jA1-1	SITE PLAN	12/12/2025
jL1-1	FOUNDATION IRRIGATION SITE PLAN	12/12/2025

ISSUED FOR BIDDING

REVISIONS
ISSUED FOR BIDDING 12/12/2025

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
LULA BELLA GOODMAN ELEMENTARY SCHOOL
1100 W SYCAMORE ST
MISSOURI CITY, TX 77489

SEAL
REGISTERED ARCHITECT
MOE A. MAGHER
22651
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR
ISSUED FOR BIDDING
COVERSHEET

j jA0-0

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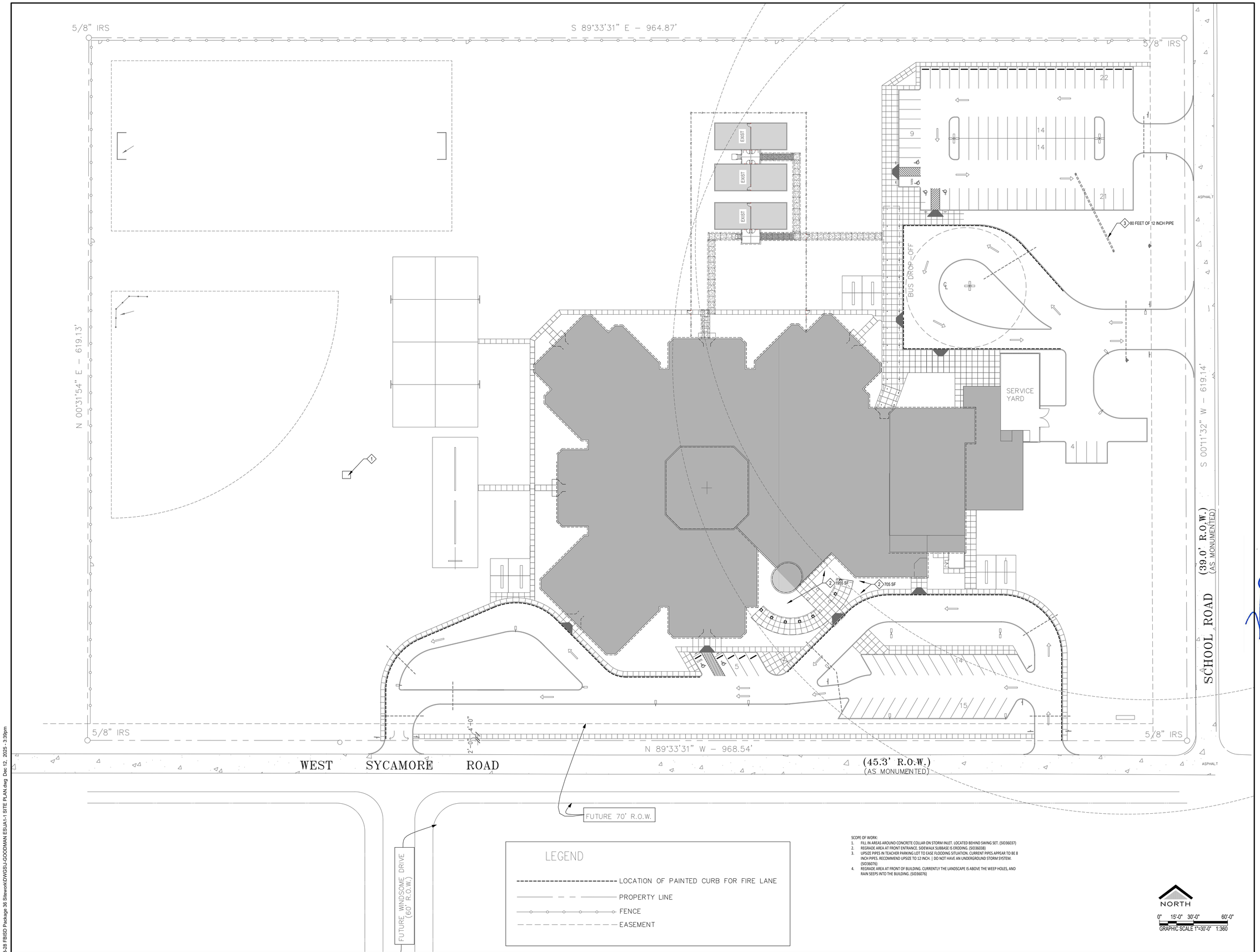


LEGEND

- LOCATION OF PAINTED CURB FOR FIRE LANE
- PROPERTY LINE
- FENCE
- EASEMENT

SCOPE OF WORK:

1. FILL IN AREAS AROUND CONCRETE COLLAR ON STORM INLET. LOCATED BEHIND SWING SET. (SID36037)
2. REGRADE AREA AT FRONT ENTRANCE. SIDEWALK SUBBASE IS ERODING. (SID36038)
3. UPSIZE PIPES IN TEACHER PARKING LOT TO EASE FLOODING SITUATION. CURRENT PIPES APPEAR TO BE 8 INCH PIPES. RECOMMEND UPSIZE TO 12 INCH. | DO NOT HAVE AN UNDERGROUND STORM SYSTEM. (SID36076)
4. REGRADE AREA AT FRONT OF BUILDING. CURRENTLY THE LANDSCAPE IS ABOVE THE WEEP HOLES, AND RAIN SEEPS INTO THE BUILDING. (SID36076)

NORTH

0" 15'-0" 30'-0" 60'-0"

GRAPHIC SCALE 1"=30'-0" 1:360

SITE PLAN
1" = 30'-0"

REVISIONS
ISSUED FOR BIDDING
12/12/2025

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
LULA BELLA GOODMAN ELEMENTARY SCHOOL
1100 W SYCAMORE ST
MISSOURI CITY, TX 77489

SEAL
REGISTERED ARCHITECT
MOE ALMAGHER
22651
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
SITE PLAN

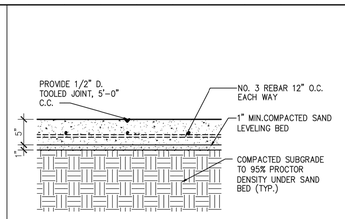
J
JA1-1

F:\2023\23-28 FBISD Package 36 Sitework\DWGS\J-GOODMAN ES\JA1-1 SITE PLAN.dwg Dec 12, 2025 - 3:39pm

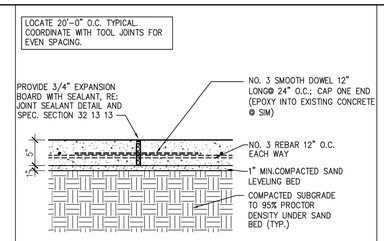
GENERAL PLANTING / LANDSCAPE NOTES:

1. REFER TO SPECS 32 90 00, AND THIS SHEET FOR PLANTING DETAILS; REFER TO SPECS 32 84 23 FOR IRRIGATION SPECIFICATION INFORMATION.
2. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED MATERIALS AT TIME OF INSTALLATION THROUGH THE FINAL COMPLETION AND OWNER ACCEPTANCE. INSTALL PLANT MATERIALS AFTER INSTALLATION OF THE IRRIGATION SYSTEM (SEE NOTE 5 BELOW).
3. PROVIDE SPRAYING OF COMPOST TEA FOR ALL INSTALLED LANDSCAPE MATERIALS; PROVIDE SPECIFIED FERTILIZERS AND ROOT STIMULANTS, BACKFILL MIX AND SOIL AMENDMENTS FOR LANDSCAPE AREA.
4. CONTRACTOR SHALL PROPERLY PROTECT AND WATER SALVAGED SHRUBS FROM THE TIME THAT THESE ARE REMOVED FROM THE GROUND THROUGH THEIR INSTALLATION IN THE REVISED LOCATIONS. SHOULD ANY OF THE SHRUBS DIE DURING THE TIME BETWEEN REMOVAL AND INSTALLATION, ARCHITECT SHALL BE NOTIFIED AND REPLACEMENT PLANT MATERIALS MAY BE REQUIRED UNDER A CHANGE ORDER IF THE MATERIALS HAVE BEEN PROPERLY CARED FOR DURING THIS TIME PERIOD. IF THE MATERIALS ARE FOUND TO NOT HAVE BEEN CARED FOR AND THE DECLINE IS DUE TO POOR TREATMENT DURING SALVAGE PERIOD, CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING REPLACEMENT MATERIALS THAT ARE SIMILAR IN SIZE.
5. CONTRACTOR SHALL PROVIDE AN ALLOWANCE IN THE QUOTE TO PROVIDE AN IRRIGATION SYSTEM (RAIN BIRD OR HUNTER COMPONENTS FOR THE SALVAGED PLANT MATERIALS AND HAND WATERING OF SOD INSTALLATION LOCATIONS. IRRIGATION SYSTEM SHALL INCLUDE COST FOR AN IRRIGATION METER, BACKFLOW PREVENTER, SMART CONTROLLER AND RAIN SENSOR AS PART OF THE ALTERNATE NO. 4.

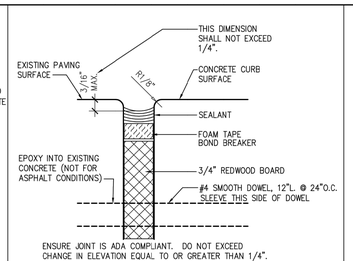
D1 LANDSCAPE GENERAL NOTES — RE: N/A — NO SCALE



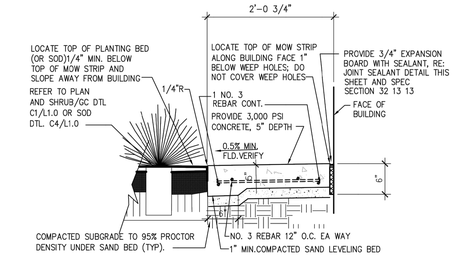
D2 TOOL JT DETAIL – TYP. — RE: N/A — SCALE: 1" = 1'-0"



D3 EXP JT DETAIL – TYP. — RE: N/A — SCALE: 1" = 1'-0"



D4 TYP. JOINT DTL. — RE: N/A — NO SCALE



D5 TYPICAL MOW STRIP DETAIL — RE: N/A — SCALE: 1" = 1'-0"

GROUNDCOVER PLANTING BED PREPARATION NOTES:

A. PROVIDE BACKFILL/PLANT SOIL MIX WHICH INCLUDES (11) INCHES OF LOAM, COMPACTED IN (8) INCH LIFTS; FOLLOWED BY (8) INCHES OF NATIVE PLANT MIX AND COVER WITH (5) INCH DEPTH OF LANDSCAPER MIX. LOAM, NATIVE PLANT MIX AND LANDSCAPER MIX SHALL BE AS PREPARED BY NATURE'S WAY RESOURCE OR PRE-APPROVED EQUAL. SUBMIT 1 QUART SAMPLE WITH SOURCE TO LAND. ARCHITECT FOR APPROVAL PRIOR TO ORDERING. PROVIDE 25% ADDITIONAL OF THE LANDSCAPER MIX TO ACCOMODATE FOR SETTLING AND FINE GRADING.

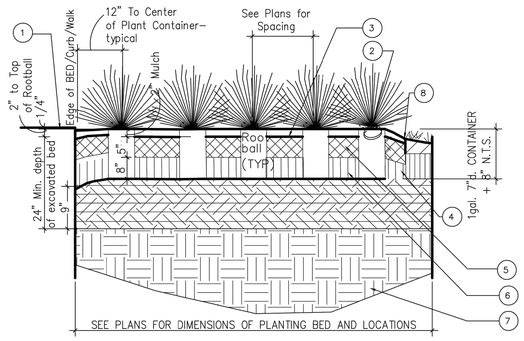
B. WORK IN MICROLIFE ULTIMATE 8-4-6 AND SUPER SEAWEED OR OTHER APPROVED EQUAL ORGANIC FERTILIZER INTO THE TOP 8 INCHES OF SOIL. FOLLOW LABEL DIRECTIONS FOR RATE OF APPLICATION. WATER ALL PLANTS IN WELL WITH SUPER SEAWEED BIOSTIMULATE AND THOROUGHLY DRENCH ROOT MASS.

C. WORK IN MICROGROW GRANULAR FUNGICIDE OR OTHER APPROVED EQUAL ORGANIC FUNGICIDE INTO THE TOP 4 INCHES OF SOIL. FOLLOW LABEL DIRECTIONS FOR RATE OF APPLICATION. WATER ALL PLANTS IN WELL WITH SUPER SEAWEED BIOSTIMULATE AND THOROUGHLY DRENCH ROOT MASS.

D. PERFORM A PERCOLOATION TEST TO ENSURE GOOD DRAINAGE PRIOR TO COMPLETING PLANT INSTALLATION. CONDITIONS PERMITTING THE RETENTION OF WATER FOR MORE THAN 24 HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT WILL REQUIRE THAT ANY MODIFICATIONS BE AT CONTRACTOR'S EXPENSE IN ORDER TO PROVIDE FOR PROPER DRAINAGE OF THE PLANTING AREA.

E. ROTOTILL ALL OF THE MATERIALS TOGETHER TO A DEPTH OF 12 INCHES BELOW THE ORIGINAL FINISH GRADE UNTIL ALL PARTICLES ARE GOLF BALL SIZE OR SMALLER. REMOVE ROCKS, ROOTS AND DEBRIS.

F. PROVIDE ROOT STIMULATOR PER MANUFACTURER INSTRUCTIONS.



KEY NOTES:

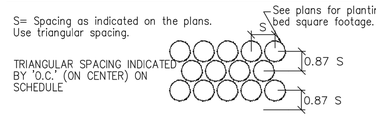
1. PROVIDE TOP OF MULCH 1/4" BELOW THE TOP OF MOW STRIP AND/OR ABUTTING WALK AT EDGE, TYPICAL. SLOPE AWAY FROM BLDG.
2. REMOVE ALL TAGS, RIBBONS, TIES AND MARKERS AFTER PUNCH REVIEW.
3. PROVIDE TWO (2) INCH LAYER OF NATIVE HARDWOOD DOUBLE GROUND AGED MULCH; MULCH IS TO BE PRODUCED FROM A MIX OF PRIMARILY HARDWOOD TREES AND BRUSH WITH ONLY SMALL AMOUNTS OF BARK. SUBMIT SAMPLE WITH WRITTEN LABEL INDICATING SOURCE. AVAILABLE FROM (BUT NOT LIMITED TO) NATURE'S WAY RESOURCES, CONROE, TEXAS DO NOT PROVDIDE A PLANT BASIN;
4. SET SHRUB PLUMB, SHOULDERS OF ROOTBALL SHOULD BE APPROXIMATELY 2 INCH ABOVE FINISHED GRADE. USE BACKFILL MIX INDICATED UNDER PLANTING BED PREPARATION NOTES, THIS SHEET. BACKFILL OVER VEGETATION BARRIER.
5. LANDSCAPERMIX, RE: PLANTING BED PREPARATION NOTES, THIS SHEET.
6. NATIVE MIX, RE: PLANTING BED PREPARATION NOTES, THIS SHEET.
7. EXISTING UNDISTURBED SOIL.
8. PROVIDE SMOOTH TRANSITION TO FINISH GRADE.

INITIAL WATERING AND ROOT STIMULATOR REQUIREMENTS

Provide initial watering over the rootball within the PLANTING BED only at the time of planting. Adjust rate and frequency to meet site conditions and weather.

Plant material in poor condition due to failure to apply the necessary quantity of water for plant materials to thrive or due to over watering will be replaced at contractor's expense.
Prior to arrival at project or storage area, provide watering of plants to be installed or stored.

Provide Root stimulator material at a rate of Two (2) ounces of root stimulator concentrate per one (1) gallon water. Root stimulator must be commercially available and labeled as an all organic/non-chemical liquid concentrate Bio-Stimulant and Root Stimulator. Use the following product or an approved equal: Super Seaweed, San Jacinto Environmental Supplies, 713-957-0909.

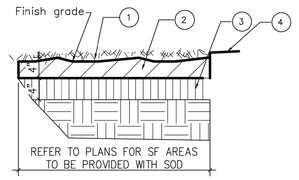


GROUNDCOVER PLACEMENT WITHIN PLANTING BED PREP AREA LAYOUT AND SPACING SHOWN ON PLANS

C1 TYPICAL SHRUB PLANTING BED DETAIL — RE: N/A — NO SCALE

SOD PREPARATION NOTES:

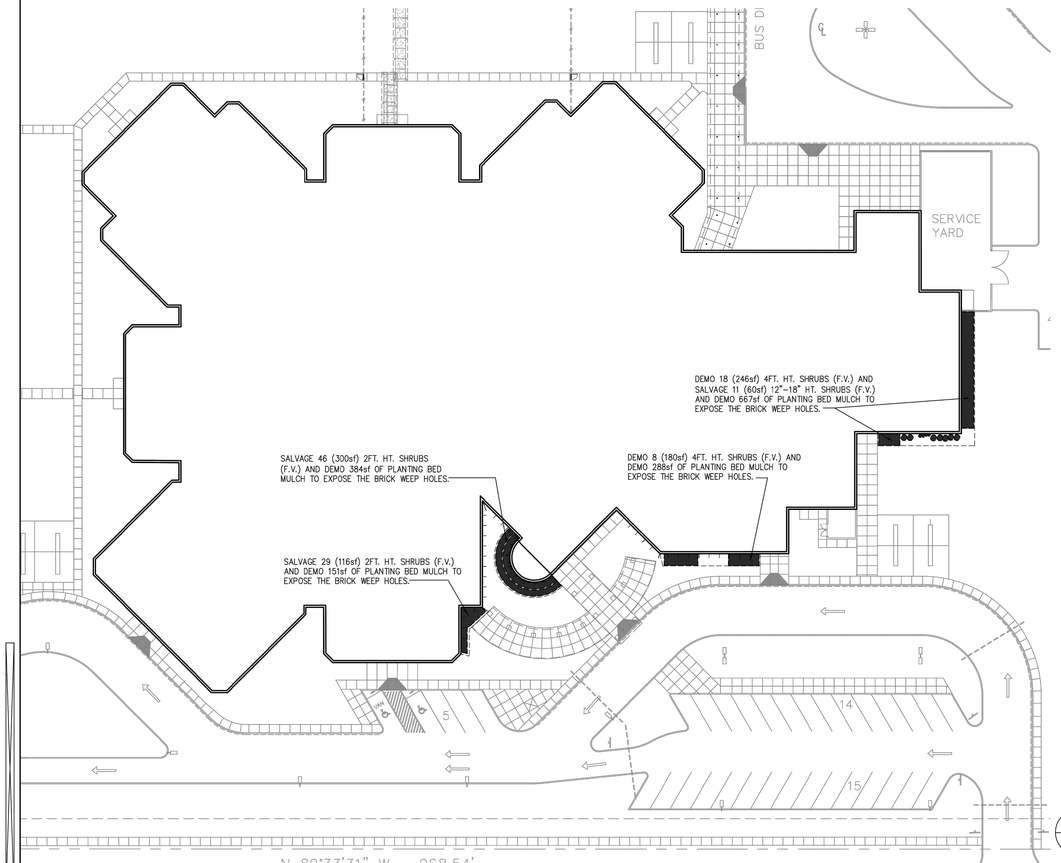
A. SOD PREP, SHALL INCLUDE THE COST FOR BLENDING OF MATERIALS,, ROTOTILLING, COMPACTING AND PERCOLATION TESTING.
B. PROVIDE (4) INCHES OF LAWN MIX OVER (4) INCHES OF NATIVE PLANT MIX PRIOR TO LAYING SOD; LAY SOD BUTT TIGHT; ROLL PROOF
C. EXPOSE BUILDING WEEP HOLES AT FOUNDATION; PROVIDE MOW STRIP, RE: D5/L1.0 AND LOCATE TOP OF SOD 1" BELOW TOP OF PAVING



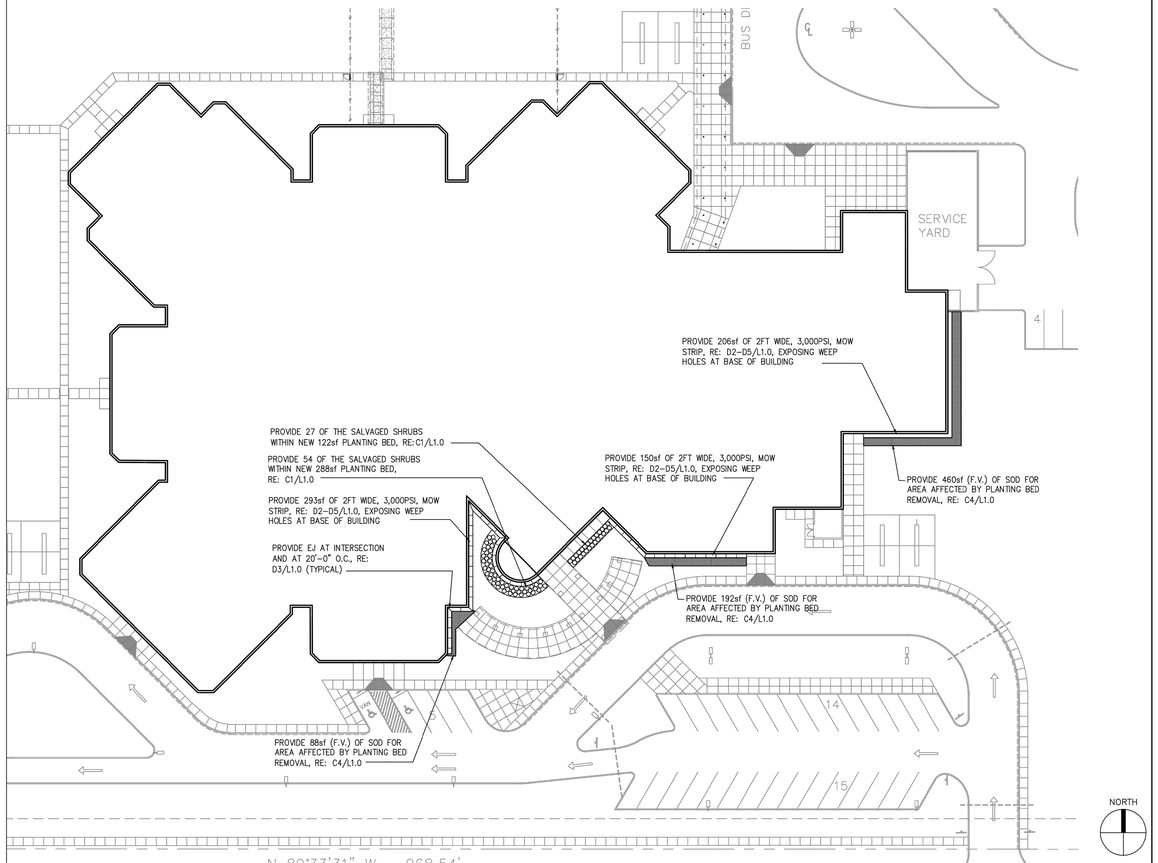
KEY NOTES:

1. BLOCK SOD, RE: SOD SPECIFICATIONS
2. LAWN MIX, RE: SOD PREPARATION NOTES, THIS SHEET.
3. NATIVE MIX, RE: SOD PREPARATION NOTES, THIS SHEET.
4. CONCRETE MOW STRIP, RE: D5/L1.0

C4 TYPICAL SOD DETAIL — RE: N/A — NO SCALE



A1 LANDSCAPE DEMO PLAN — RE: N/A — SCALE: 1" =30'-0"



A3 LANDSCAPE RENOVATION PLAN — RE: N/A — SCALE: 1" =30'-0"

REVISIONS

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
LULA BELLA GOODMAN ELEMENTARY SCHOOL
1100 W SYCAMORE ST
MISSOURI CITY, TX 77489

SEAL



12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12-12-2025
ISSUED FOR:
ISSUE FOR BIDDING & PERMIT
LANDSCAPE
PLANS/DTLS. ALT. NO. 4

J
J-L1.1

FORT BEND INDEPENDENT SCHOOL DISTRICT

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT

k HIGHLAND ELEMENTARY SCHOOL
2022 COLONIST PARK DR, SUGAR LAND, TX 77478

ADMINISTRATION

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BETH MARTINEZ	CHIEF OF SCHOOLS

BOARD OF TRUSTEES

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PROGRAM MANAGEMENT
FBISD 2023 Bond Team
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Houston, Texas 77027
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Sheet List Table		
Sheet Number	Sheet Title	DATE
PACKAGE 36 SITEWORK: k-HIGHLAND ES		
KA0-0	COVERSHEET	12/12/2025
KA1-1	SITE PLAN	12/12/2025
k-L1-1	FOUNDATION IRRIGATION SITE PLAN	12/12/2025

ISSUED FOR PERMIT AND BIDDING

REVISIONS
ISSUED FOR BIDDING
12/12/2025

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
HIGHLAND ELEMENTARY SCHOOL
2022 COLONIST PARK DR
SUGAR LAND, TX 77478

SEAL
REGISTERED ARCHITECT
MICHAEL ALEXANDER
22651
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
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ISSUED FOR:
ISSUED FOR BIDDING
COVERSHEET

K
KA0-0

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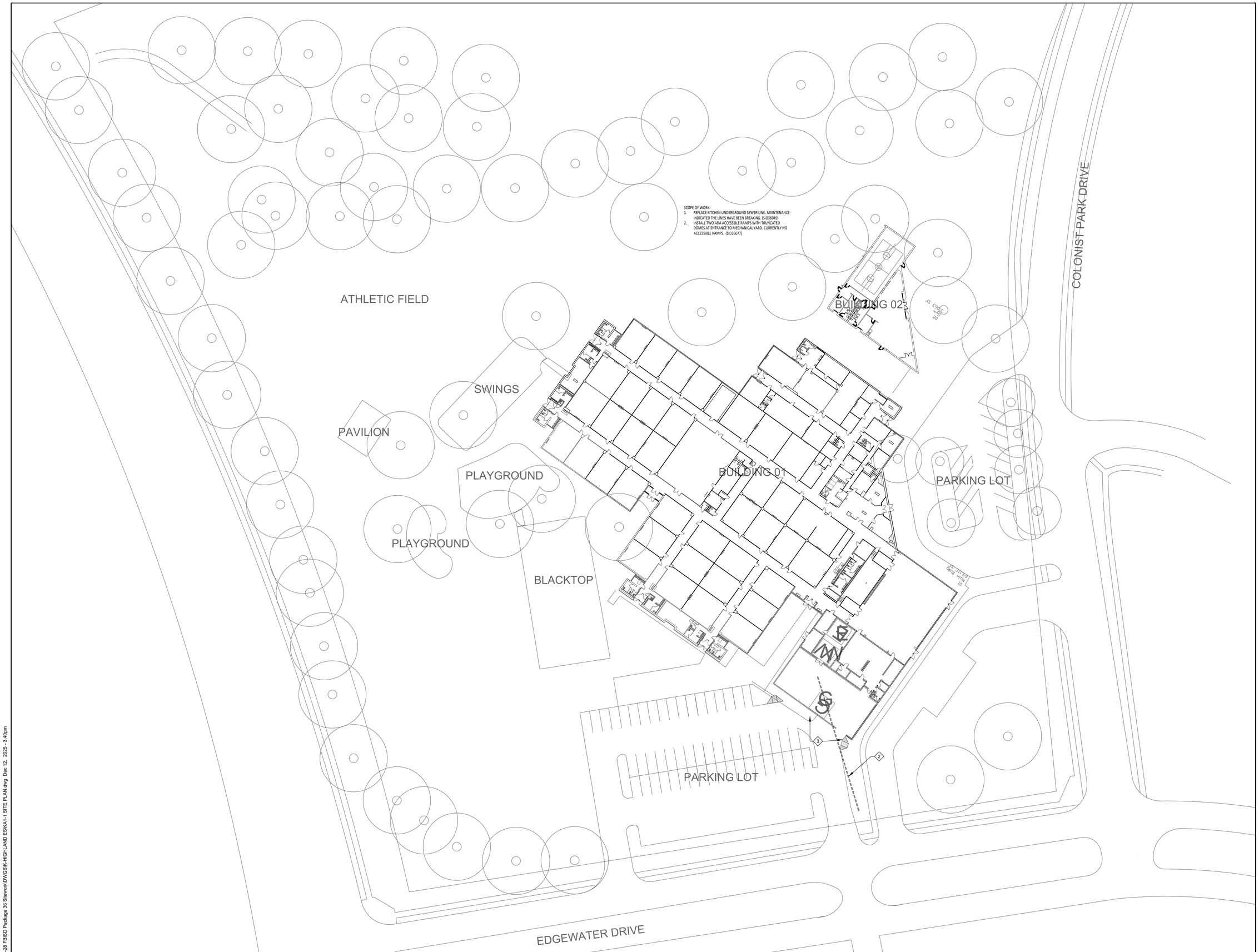

01 SITE PLAN
ViewportScale

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REVISIONS
ISSUED FOR BIDDING
12/12/2025

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
HIGHLAND ELEMENTARY SCHOOL
2022 COLONIST PARK DR
SUGAR LAND, TX 77478

SEAL

12/12/2025

MWA ARCHITECTS
ARCHITECTS
AND PLANNING
CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

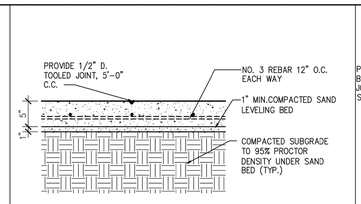
PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
SITE PLAN

KA1-1

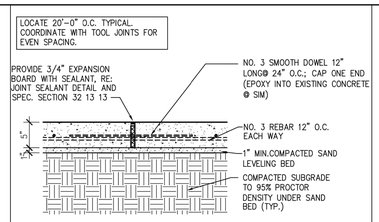
GENERAL PLANTING / LANDSCAPE NOTES:

1. REFER TO SPECS 32 90 00, AND THIS SHEET FOR PLANTING DETAILS; REFER TO SPECS 32 84 23 FOR IRRIGATION SPECIFICATION INFORMATION.
2. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED MATERIALS AT TIME OF INSTALLATION THROUGH THE FINAL COMPLETION AND OWNER ACCEPTANCE. INSTALL PLANT MATERIALS AFTER INSTALLATION OF THE IRRIGATION SYSTEM (SEE NOTE 5 BELOW).
3. PROVIDE SPRAYING OF COMPOST TEA FOR ALL INSTALLED LANDSCAPE MATERIALS; PROVIDE SPECIFIED FERTILIZERS AND ROOT STIMULANTS, BACKFILL MIX AND SOIL AMENDMENTS FOR LANDSCAPE AREA.
4. CONTRACTOR SHALL PROPERLY PROTECT AND WATER SALVAGED SHRUBS FROM THE TIME THAT THESE ARE REMOVED FROM THE GROUND THROUGH THEIR INSTALLATION IN THE REVISED LOCATIONS. SHOULD ANY OF THE SHRUBS DIE DURING THE TIME BETWEEN REMOVAL AND INSTALLATION, ARCHITECT SHALL BE NOTIFIED AND REPLACEMENT PLANT MATERIALS MAY BE REQUIRED UNDER A CHANGE ORDER IF THE MATERIALS HAVE BEEN PROPERLY CARED FOR DURING THIS TIME PERIOD. IF THE MATERIALS ARE FOUND TO NOT HAVE BEEN CARED FOR AND THE DECLINE IS DUE TO POOR TREATMENT DURING SALVAGE PERIOD, CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING REPLACEMENT MATERIALS THAT ARE SIMILAR IN SIZE.
5. CONTRACTOR SHALL PROVIDE AN ALLOWANCE IN THE QUOTE TO PROVIDE AN IRRIGATION SYSTEM (RAIN BIRD OR HUNTER COMPONENTS FOR THE SALVAGED PLANT MATERIALS AND HAND WATERING OF SOD INSTALLATION LOCATIONS. IRRIGATION SYSTEM SHALL INCLUDE COST FOR AN IRRIGATION METER, BACKFLOW PREVENTER, SMART CONTROLLER AND RAIN SENSOR AS PART OF THE ALTERNATE NO. 4.

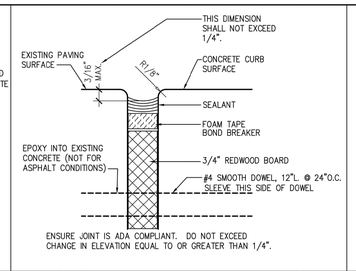
D1 LANDSCAPE GENERAL NOTES — RE: N/A — NO SCALE



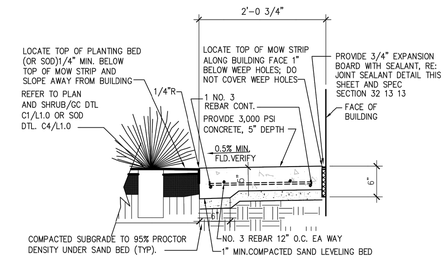
D2 TOOL JT DETAIL – TYP. — RE: N/A — SCALE: 1" = 1'-0"



D3 EXP JT DETAIL – TYP. — RE: N/A — SCALE: 1" = 1'-0"



D4 TYP. JOINT DTL. — RE: N/A — NO SCALE



D5 TYPICAL MOW STRIP DETAIL — RE: N/A — SCALE: 1" = 1'-0"

GROUNDCOVER PLANTING BED PREPARATION NOTES:

A. PROVIDE BACKFILL/PLANT SOIL MIX WHICH INCLUDES (11) INCHES OF LOAM, COMPACTED IN (8) INCH LIFTS; FOLLOWED BY (8) INCHES OF NATIVE PLANT MIX AND COVER WITH (5) INCH DEPTH OF LANDSCAPER MIX. LOAM, NATIVE PLANT MIX AND LANDSCAPER MIX SHALL BE AS PREPARED BY NATURE'S WAY RESOURCE OR PRE-APPROVED EQUAL. SUBMIT 1 QUART SAMPLE WITH SOURCE TO LAND. ARCHITECT FOR APPROVAL PRIOR TO ORDERING. PROVIDE 25% ADDITIONAL OF THE LANDSCAPER MIX TO ACCOMODATE FOR SETTLING AND FINE GRADING.

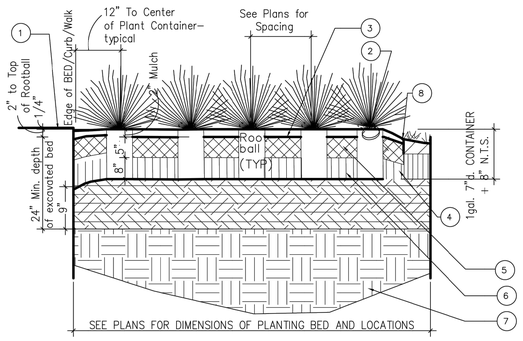
B. WORK IN MICROLIFE ULTIMATE 8-4-6 AND SUPER SEAWEED OR OTHER APPROVED EQUAL ORGANIC FERTILIZER INTO THE TOP 8 INCHES OF SOIL. FOLLOW LABEL DIRECTIONS FOR RATE OF APPLICATION. WATER ALL PLANTS IN WELL WITH SUPER SEAWEED BIOSTIMULATE AND THOROUGHLY DRENCH ROOT MASS.

C. WORK IN MICROGROW GRANULAR FUNGICIDE OR OTHER APPROVED EQUAL ORGANIC FUNGICIDE INTO THE TOP 4 INCHES OF SOIL. FOLLOW LABEL DIRECTIONS FOR RATE OF APPLICATION. WATER ALL PLANTS IN WELL WITH SUPER SEAWEED BIOSTIMULATE AND THOROUGHLY DRENCH ROOT MASS.

D. PERFORM A PERCOLOATION TEST TO ENSURE GOOD DRAINAGE PRIOR TO COMPLETING PLANT INSTALLATION. CONDITIONS PERMITTING THE RETENTION OF WATER FOR MORE THAN 24 HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT WILL REQUIRE THAT ANY MODIFICATIONS BE AT CONTRACTOR'S EXPENSE IN ORDER TO PROVIDE FOR PROPER DRAINAGE OF THE PLANTING AREA.

E. ROTOTILL ALL OF THE MATERIALS TOGETHER TO A DEPTH OF 12 INCHES BELOW THE ORIGINAL FINISH GRADE UNTIL ALL PARTICLES ARE GOLF BALL SIZE OR SMALLER. REMOVE ROCKS, ROOTS AND DEBRIS.

F. PROVIDE ROOT STIMULATOR PER MANUFACTURER INSTRUCTIONS.



KEY NOTES:

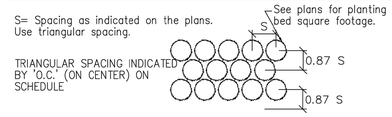
1. PROVIDE TOP OF MULCH 1/4" BELOW THE TOP OF MOW STRIP AND/OR ABUTTING WALK AT EDGE, TYPICAL. SLOPE AWAY FROM BLDG.
2. REMOVE ALL TAGS, RIBBONS, TIES AND MARKERS AFTER PUNCH REVIEW.
3. PROVIDE TWO (2) INCH LAYER OF NATIVE HARDWOOD DOUBLE GROUND AGED MULCH; MULCH IS TO BE PRODUCED FROM A MIX OF PRIMARILY HARDWOOD TREES AND BRUSH WITH ONLY SMALL AMOUNTS OF BARK. SUBMIT SAMPLE WITH WRITTEN LABEL INDICATING SOURCE. AVAILABLE FROM (BUT NOT LIMITED TO) NATURE'S WAY RESOURCES, CONROE, TEXAS DO NOT PROVDIDE A PLANT BASIN;
4. SET SHRUB PLUMB, SHOULDERS OF ROOTBALL SHOULD BE APPROXIMATELY 2 INCH ABOVE FINISHED GRADE. USE BACKFILL MIX INDICATED UNDER PLANTING BED PREPARATION NOTES, THIS SHEET. BACKFILL OVER VEGETATION BARRIER.
5. LANDSCAPERMIX, RE: PLANTING BED PREPARATION NOTES, THIS SHEET.
6. NATIVE MIX, RE: PLANTING BED PREPARATION NOTES, THIS SHEET.
7. EXISTING UNDISTURBED SOIL.
8. PROVIDE SMOOTH TRANSITION TO FINISH GRADE.

INITIAL WATERING AND ROOT STIMULATOR REQUIREMENTS

Provide initial watering over the rootball within the PLANTING BED only at the time of planting. Adjust rate and frequency to meet site conditions and weather.

Plant material in poor condition due to failure to apply the necessary quantity of water for plant materials to thrive or due to over watering will be replaced at contractor's expense.
Prior to arrival at project or storage area, provide watering of plants to be installed or stored.

Provide Root stimulator material at a rate of Two (2) ounces of root stimulator concentrate per one (1) gallon water. Root stimulator must be commercially available and labeled as an all organic/non-chemical liquid concentrate Bio-Stimulant and Root Stimulator. Use the following product or an approved equal: Super Seaweed, San Jacinto Environmental Supplies, 713-957-0909.

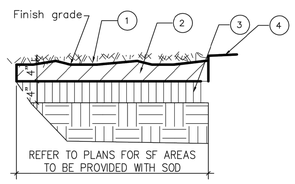


GROUNDCOVER PLACEMENT WITHIN PLANTING BED PREP AREA
LAYOUT AND SPACING SHOWN ON PLANS

C1 TYPICAL SHRUB PLANTING BED DETAIL — RE: N/A — NO SCALE

SOD PREPARATION NOTES:

A. SOD PREP, SHALL INCLUDE THE COST FOR BLENDING OF MATERIALS,, ROTOTILLING, COMPACTING AND PERCOLATION TESTING.
B. PROVIDE (4) INCHES OF LAWN MIX OVER (4) INCHES OF NATIVE PLANT MIX PRIOR TO LAYING SOD; LAY SOD BUTT TIGHT; ROLL PROOF
C. EXPOSE BUILDING WEEP HOLES AT FOUNDATION; PROVIDE MOW STRIP, RE: D5/L1.0 AND LOCATE TOP OF SOD 1" BELOW TOP OF PAVING



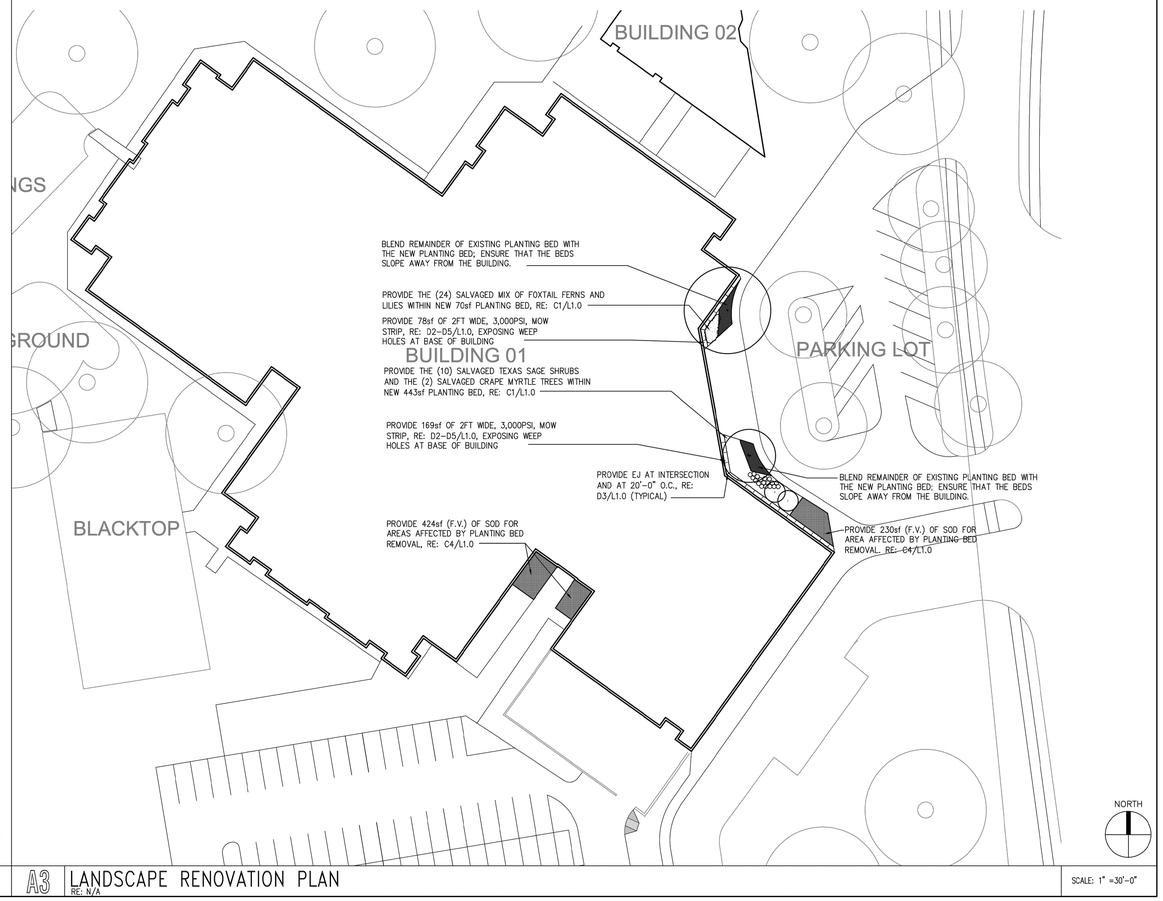
KEY NOTES:

1. BLOCK SOD, RE: SOD SPECIFICATIONS
2. LAWN MIX, RE: SOD PREPARATION NOTES, THIS SHEET.
3. NATIVE MIX, RE: SOD PREPARATION NOTES, THIS SHEET.
4. CONCRETE MOW STRIP, RE: D5/L1.0

C4 TYPICAL SOD DETAIL — RE: N/A — NO SCALE



A1 LANDSCAPE DEMO PLAN — RE: N/A — SCALE: 1" =30'-0"



A3 LANDSCAPE RENOVATION PLAN — RE: N/A — SCALE: 1" =30'-0"

REVISIONS

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
HIGHLAND ELEMENTARY SCHOOL
2022 COLONIST PARK DR
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SEAL



12/12/2025

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11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12-12-2025
ISSUED FOR:
ISSUE FOR BIDDING & PERMIT
LANDSCAPE
PLANS/DTLS. ALT. NO. 4

K
K-L1.1

FORT BEND BOND 2023
INDEPENDENT SCHOOL DISTRICT

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT

HUNTERS GLEN ELEMENTARY SCHOOL
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STRUCTURAL ENGINEER
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Sheet List Table

Sheet Number	Sheet Title	DATE
PACKAGE 36 SITEWORK: I-HUNTERS GLEN ES		
IA0-0	COVERSHEET	12/12/2025
IA1-1	SITE PLAN	12/12/2025

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FORT BEND INDEPENDENT SCHOOL DISTRICT
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DATE: 12/12/2025
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COVERSHEET

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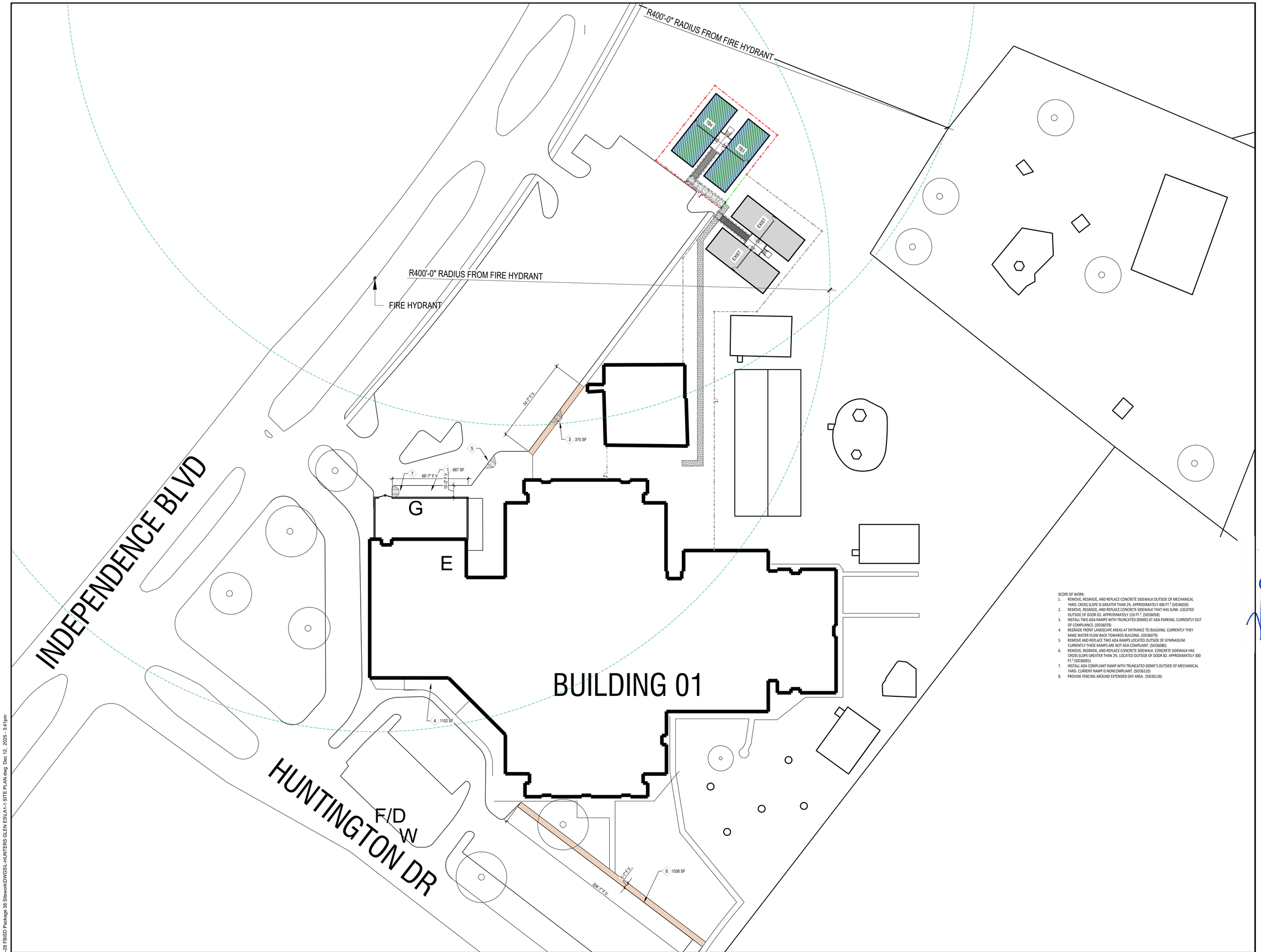

SCOPE OF WORK:

1. REMOVE, REGRADE, AND REPLACE CONCRETE SIDEWALK OUTSIDE OF MECHANICAL YARD. CROSS SLOPE IS GREATER THAN 2%. APPROXIMATELY 400 FT.^{2} (SID36050)
2. REMOVE, REGRADE, AND REPLACE CONCRETE SIDEWALK THAT HAS SUNK. LOCATED OUTSIDE OF DOOR D2. APPROXIMATELY 150 FT.^{2}. (SID36058)
3. INSTALL TWO ADA RAMPS WITH TRUNCATED DOMES AT ADA PARKING. CURRENTLY OUT OF COMPLIANCE. (SID36078)
4. REGRADE FRONT LANDSCAPE AREAS AT ENTRANCE TO BUILDING. CURRENTLY THEY MAKE WATER FLOW BACK TOWAROS BUILDING. (SID36079)
5. REMOVE AND REPLACE TWO ADA RAMPS LOCATED OUTSIDE OF GYMNASIUM. CURRENTLY THESE RAMPS ARE NOT ADA COMPLIANT. (SID36080)
6. REMOVE, REGRADE, AND REPLACE CONCRETE SIDEWALK. CONCRETE SIDEWALK HAS CROSS SLOPE GREATER THAN 2%. LOCATED OUTSIDE OF DOOR B2. APPROXIMATELY 300 FT.^{2} (SID36091)
7. INSTALL ADA COMPLIANT RAMP WITH TRUNCATED DOME'S OUTSIDE OF MECHANICAL YARD. CURRENT RAMP IS NONCOMPLIANT. (SID36110)
8. PROVIDE FENCING AROUND EXTENDED DAY AREA. (SID36118)

SITE PLAN
1" = 30'-0"

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FORT BEND INDEPENDENT SCHOOL DISTRICT
HUNTERS GLEN ELEMENTARY SCHOOL
695 INDEPENDENT BLVD
MISSOURI CITY, TX 77489

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REGISTERED ARCHITECT
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STATE OF TEXAS
12/12/2025

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ARCHITECTS
AND PLANNING
CONSULTANTS
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HOUSTON, TEXAS 77079

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DATE: 12/12/2025
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SITE PLAN

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FORT BEND INDEPENDENT SCHOOL DISTRICT

2023 BOND

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT

m

E A JONES ELEMENTARY SCHOOL
302 MARTIN LN, MISSOURI CITY, TX 77489

ADMINISTRATION

DR. MARC SMITH	SUPERINTENDENT OF FBISD
BETH MARTINEZ	CHIEF OF SCHOOLS

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Sheet List Table		
Sheet Number	Sheet Title	DATE
ARCHITECTURE: M-JONES ES		
MA0-0	COVERSHEET	01/14/2025
MA1-1	SITE PLAN	01/14/2025

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FORT BEND INDEPENDENT SCHOOL DISTRICT
E A JONES ELEMENTARY SCHOOL
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MISSOURI CITY, TX 77489

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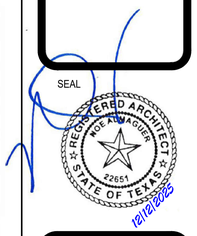

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AND PLANNING
CONSULTANTS
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COVERSHEET

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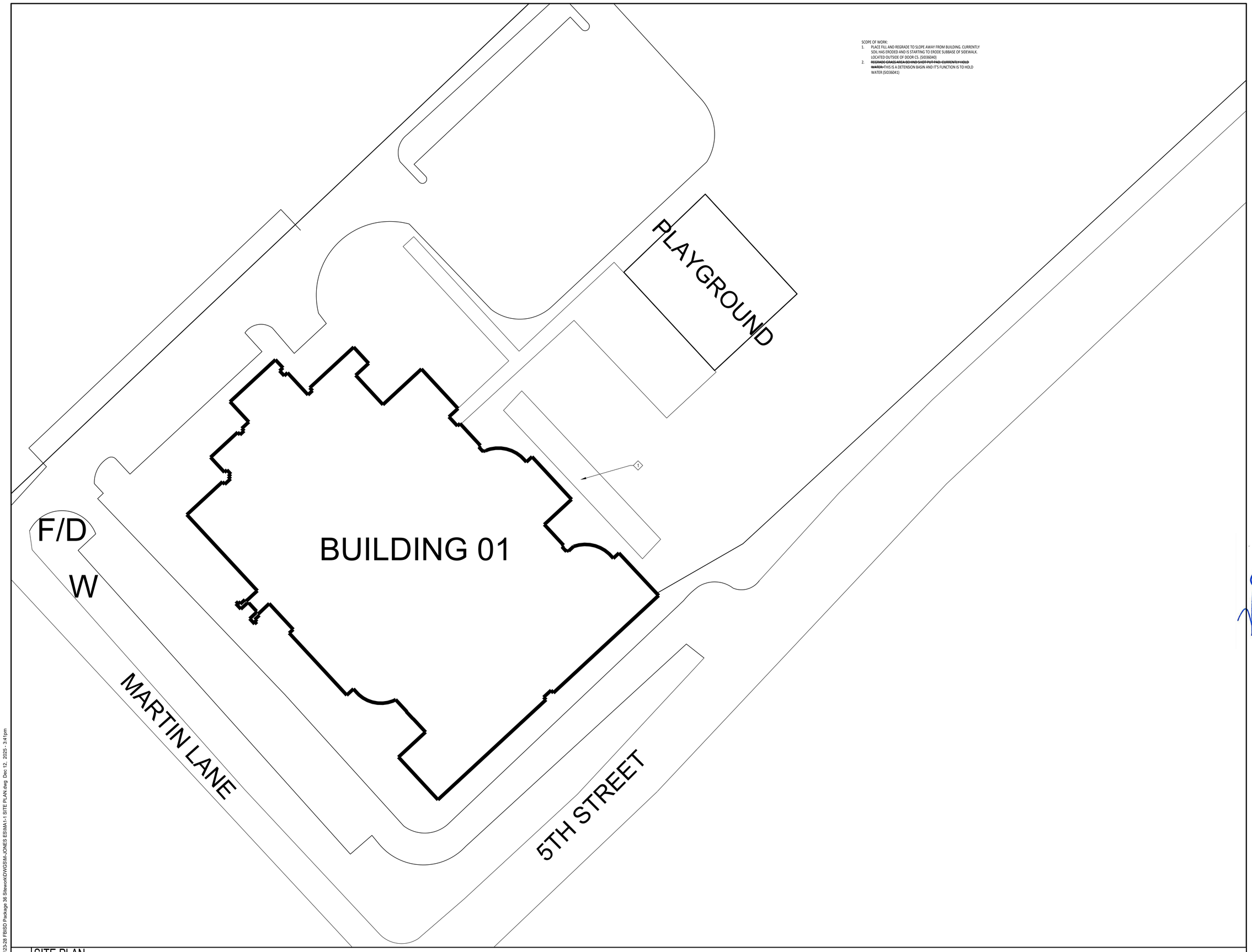

SCOPE OF WORK:

1. PLACE FILL AND REGRADE TO SLOPE AWAY FROM BUILDING. CURRENTLY SOIL HAS ERODED AND IS STARTING TO ERODE SUBBASE OF SIDEWALK. LOCATED OUTSIDE OF DOOR C5. (SID36040)
2. ~~REGRADE GRASS AREA BEHIND SHOT PUT PAD. CURRENTLY HOLD WATER.~~ THIS IS A DETENSION BASIN AND IT'S FUNCTION IS TO HOLD WATER (SID36041)

---- SITE PLAN
1" = 30'-0"

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12/12/2025

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FORT BEND BOND 2023
INDEPENDENT SCHOOL DISTRICT

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT

n LAKE OLYMPIA MIDDLE SCHOOL
3100 LAKE OLYMPIA PKWY, MISSOURI CITY, TX 77459

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Sheet List Table

Sheet Number	Sheet Title	DATE
PACKAGE 36 SITEWORK: n-LAKE OLYMPIA MS		
nA0-0	COVERSHEET	12/12/2025
nA1-1	SITE PLAN	12/12/2025
nC1	GENERAL NOTES	12/12/2025
nC1.1	EXISTING CONDITIONS	12/12/2025
nC2.0	PAVEMENT REPLACEMENT AND DETAILS	12/12/2025
nC2.1	GRADING PLAN	12/12/2025
nC3.0	SWPPP	12/12/2025
nC4.0	SWPPP DETAILS	12/12/2025

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STATE OF TEXAS
12/12/2025

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HOUSTON, TEXAS 77079

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ISSUED FOR BIDDING
COVERSHEET

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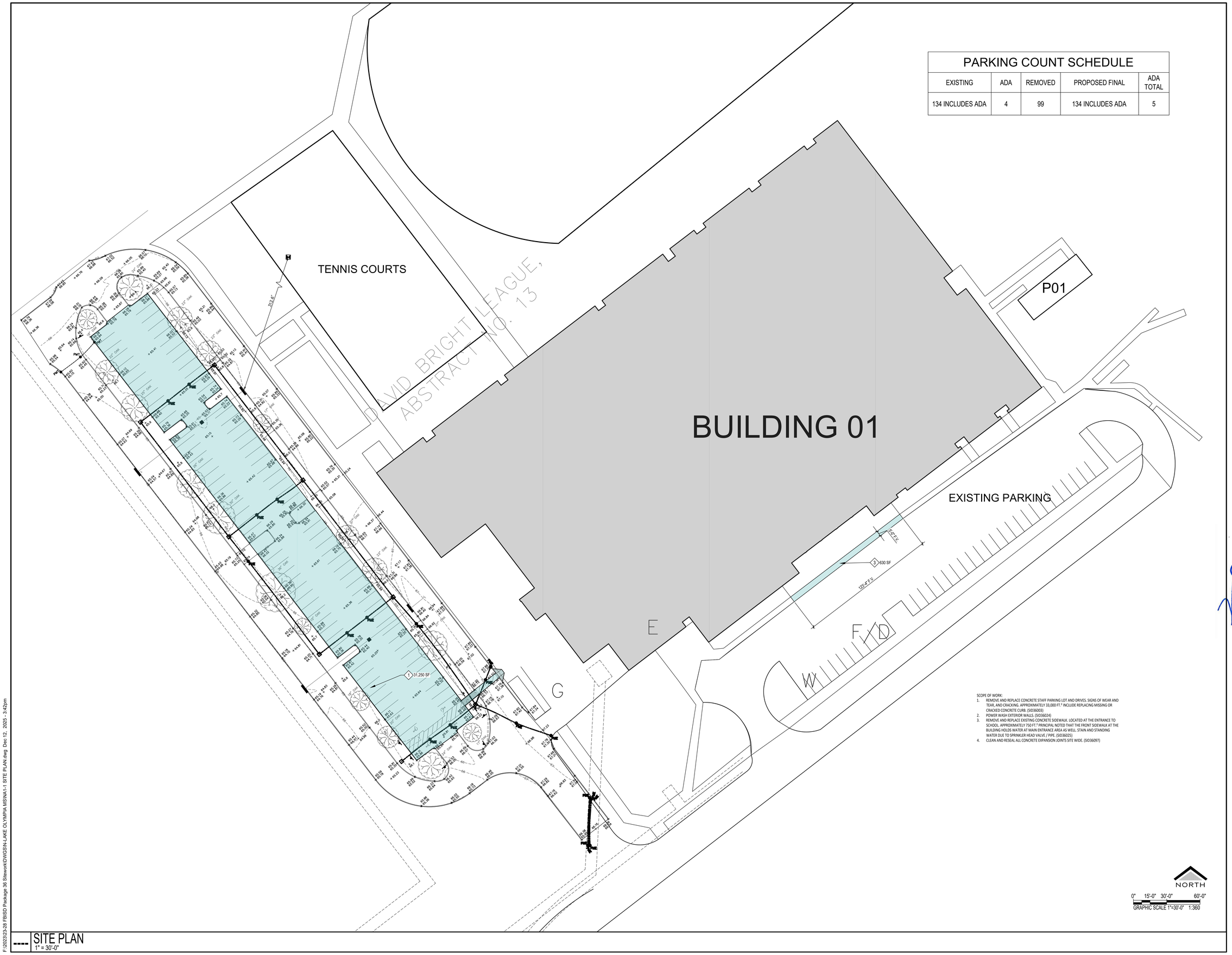

PARKING COUNT SCHEDULE				
EXISTING	ADA	REMOVED	PROPOSED FINAL	ADA TOTAL
134 INCLUDES ADA	4	99	134 INCLUDES ADA	5

SCOPE OF WORK:

1. REMOVE AND REPLACE CONCRETE STAFF PARKING LOT AND DRIVES. SIGNS OF WEAR AND TEAR, AND CRACKING. APPROXIMATELY 33,000 FT.^{2} INCLUDE REPLACING MISSING OR CRACKED CONCRETE CURB. (SID36003)
2. POWER WASH EXTERIOR WALLS. (SID36024)
3. REMOVE AND REPLACE EXISTING CONCRETE SIDEWALK. LOCATED AT THE ENTRANCE TO SCHOOL. APPROXIMATELY 750 FT.^{2} PRINCIPAL NOTED THAT THE FRONT SIDEWALK AT THE BUILDING HOLDS WATER AT MAIN ENTRANCE AREA AS WELL. STAIN AND STANDING WATER DUE TO SPRINKLER HEAD VALVE / PIPE. (SID36025)
4. CLEAN AND RESEAL ALL CONCRETE EXPANSION JOINTS SITE WIDE. (SID36097)

---- SITE PLAN
1" = 30'-0"

REVISIONS

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
LAKE OLYMPIA MIDDLE SCHOOL
3100 LAKE OLYMPIA PKWY
MISSOURI CITY, TX 77459

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STATE OF TEXAS
12/12/2025

MWA ARCHITECTS

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11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12/12/2025
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SITE PLAN

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GENERAL NOTES

1. SEE ARCHITECTURAL SITE PLAN FOR BUILDING LOCATION.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED BY GOVERNING AUTHORITIES.
3. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL ORDINANCES, CODES AND REGULATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF PRIVATE OR PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A SURVEY PROVIDED BY THE OWNER.
6. CONTRACTOR SHALL CONSTRUCT TRENCH SAFETY SYSTEMS IN ACCORDANCE WITH OSHA STANDARDS AND PROVIDE DAILY INSPECTIONS TO ENSURE THAT THE TRENCH SAFETY REQUIREMENTS ARE BEING MET. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THE SAFETY OF THOSE PERSONS WORKING IN AND AROUND THE TRENCH.
7. SHOULD THE CONTRACTOR FIND ANY DISCREPANCY OR OMISSIONS FROM THE PLANS, HE WILL NOTIFY THE ENGINEER AT ONCE TO OBTAIN CLARIFICATION PRIOR TO STARTING CONSTRUCTION.
8. CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TEXAS M.U.T.C.D. MOST RECENT EDITIONS AS REVISED) DURING CONSTRUCTION.
9. EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY BASED ON THE BEST AVAILABLE INFORMATION AND HAVE NOT BEEN FIELD VERIFIED, UNLESS NOTED. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING UTILITIES AND OTHER FACILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING FACILITIES CAUSED BY HIS FAILURE TO LOCATE AND PRESERVE ANY AND ALL EXISTING FACILITIES.
10. OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH & SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES AND OPERATING A CRANE, DERRICK, POWER SHOVEL, DRILLING-RIG, PILE DRIVER, HOISTING EQUIPMENT, OR SIMILAR APPARATUS WITHIN 10 FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, 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 LOCAL POWER COMPANY.
11. CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS INDICATING ALL SITE IMPROVEMENTS.
12. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT PROGRAM.
13. AT LEAST 48 HOURS BEFORE EXCAVATING OR AUGURING IN STREET R.O.W. OR EASEMENTS CONTRACTOR SHALL NOTIFY THE "UNDERGROUND UTILITY COORDINATING COMMITTEE" AT 713-223-4567, OR DIG TESS (1-800-DIG-TESS), OR 811.
14. ALL WALKS TO ACCESSIBLE ENTRANCES SHALL NOT EXCEED 5% GRADE IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 2% CROSS SLOPE.

STORM SEWER NOTES

1. CONTRACTOR SHALL COORDINATE STORM SEWER CONSTRUCTION WITH OTHER UNDERGROUND LINES TO AVOID CONFLICT. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 6" VERTICAL CLEARANCE BETWEEN STORM SEWER AND OTHER EXISTING OR NEW UTILITIES.
2. STORM SEWER CONSTRUCTION SHALL COMMENCE AT A POINT OF CONNECTION TO THE PUBLIC STORM SEWER SYSTEM AND PROCEED UPSTREAM.
3. ADJUST EXISTING MANHOLE RIM ELEVATIONS TO MATCH NEW GROUND AND/OR NEW PAVEMENT ELEVATIONS.
4. WHERE MANHOLES ARE LOCATED WITHIN PAVED AREAS, CONTRACTOR SHALL SET RIM ELEVATIONS TO MATCH TOP OF PAVEMENT ELEVATIONS. OUTSIDE OF PAVED AREAS, SET MANHOLE RIM ELEVATIONS 3" (MINIMUM) TO 6" (MAXIMUM) ABOVE FINISHED GRADE. ADD FILL AROUND MANHOLES, SLOPED AWAY AND DOWN FROM MANHOLE RIMS. RIM ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE.
5. ALL STORM SEWERS SHALL RECEIVE BEDDING AND BACKFILL IN ACCORDANCE WITH THE DETAILS CONTAINED IN THE PLANS.
6. 8-INCH TO 10-INCH STORM SEWER SHALL BE PVC SDR-26 PER ASTM 3034. PVC JOINTS SHALL BE PUSH ON, FLEXIBLE ELASTOMERIC GASKET CONFORMING TO ASTM D-3212. CHEMICALLY WELDED PVC JOINTS ARE NOT ACCEPTABLE.
7. 12-INCH AND LARGER STORM SEWER PIPE SHALL BE HDPE POLYETHYLENE PIPE WITH A SMOOTH INTERIOR WALL AND A MANNING'S "n" VALUE OF 0.012 OR LESS. PIPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION.
8. PIPE INSTALLED IN STREET R.O.W. OR IF NOTED ON PLANS SHALL BE REINFORCED CONCRETE PIPE PER ASTM C-76, CLASS III. ALL SIZES OF CONCRETE PIPE SHALL BE INSTALLED WITH APPROVED RUBBER GASKET JOINTS PER ASTM C-443.

FLOOD STATEMENT

ACCORDING TO F.I.R.M. MAP NO. 48157C0295L (COMMUNITY-PANEL NO. 4802280295L), MAP REVISED DATE: APRIL 2, 2014, THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED. DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

BENCHMARK

MISSOURI CITY SURVEY CONTROL MONUMENT BRASS DISK SET IN CONCRETE LOCATED ON HAMPTON DRIVE ±55' WEST OF THE FIRST BRIDGE EAST OF WEST CREEK CLUB DRIVE ±10' NORTH OF THE NORTH CURB.
ELEVATION=66.66' (NAVD 88, 2001 ADJ.)

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

LAKE OLYMPIA MIDDLE SCHOOL
BP036

SEAL

STATE OF TEXAS
F.H. RADFORD, III
61636
LICENSED PROFESSIONAL ENGINEER

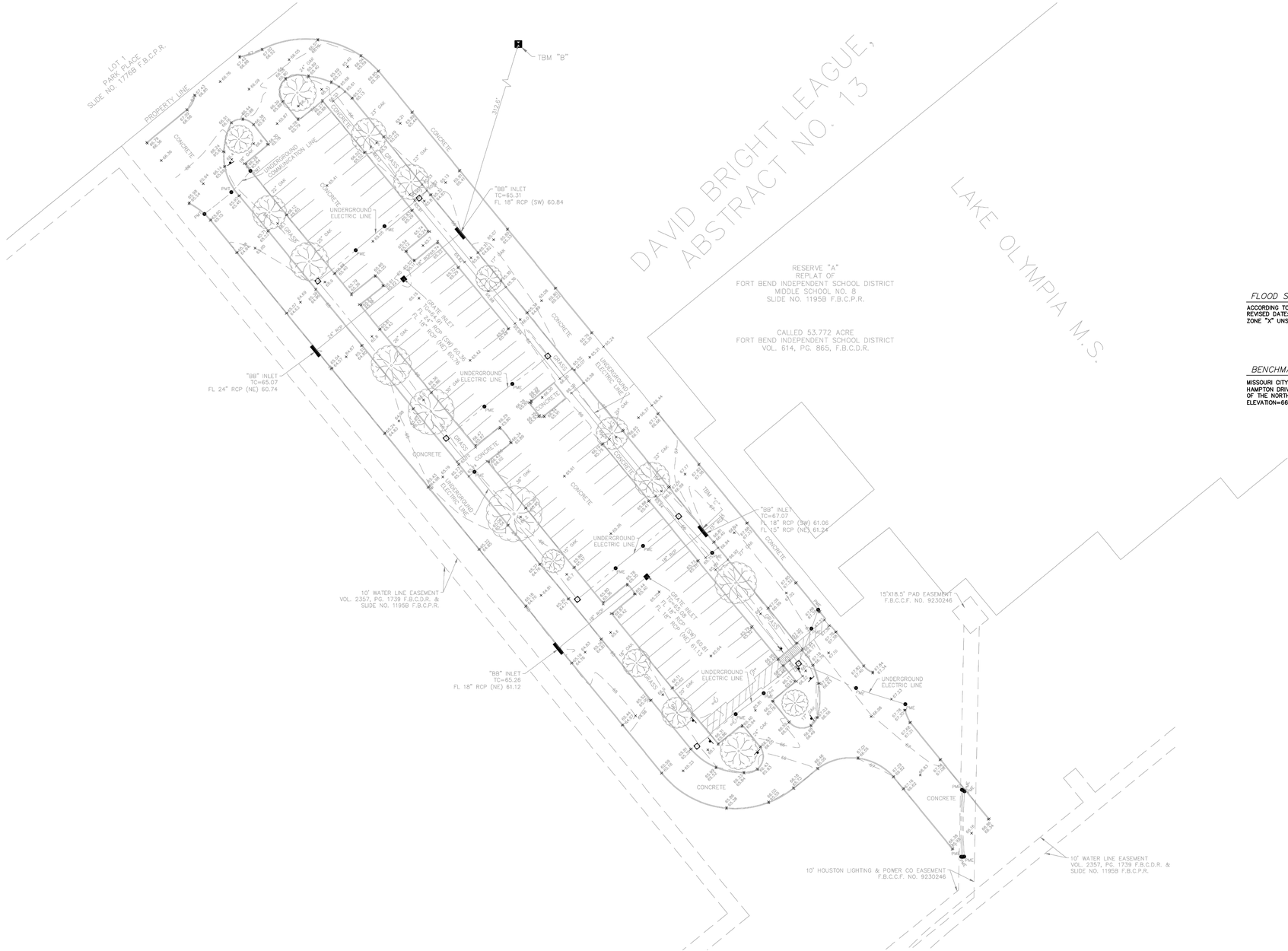
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE:
ISSUED FOR:

GENERAL NOTES

C1.0



GRAPHIC SCALE

30 0 15 30

(IN FEET)

1 inch = 30 ft.

LEGEND

- "BB" INLET
- BENCHMARK
- INLET
- LIGHT STANDARD
- PAINT MARKER (ELECTRIC)
- PAINT MARKER (TELEPHONE)
- SIGN

ABBREVIATIONS

F.B.C.C.F.–FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R.–FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.–FORT BEND COUNTY PLAT RECORDS
FF–FINISH FLOOR
FL–FLOW LINE
PG.–PAGE
RCP–REINFORCED CONCRETE PIPE
TG–TOP OF GRATE
UGV–UNDERGROUND VAULT
VOL.–VOLUME

FLOOD STATEMENT

ACCORDING TO F.I.R.M. MAP NO. 48157C0295L (COMMUNITY–PANEL NO. 480228 0295L), MAP REVISED DATE: APRIL 2, 2014. THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED. DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

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MISSOURI CITY SURVEY CONTROL MONUMENT BRASS DISK SET IN CONCRETE LOCATED ON HAMPTON DRIVE ±55' WEST OF THE FIRST BRIDGE EAST OF WEST CREEK CLUB DRIVE ±10' NORTH OF THE NORTH CURB.
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REVISIONS

FBISD PACKAGE 36 SITEWORK

FORT BEND INDEPENDENT SCHOOL DISTRICT

LAKE OLYMPIA MIDDLE SCHOOL
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STATE OF TEXAS
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MWA ARCHITECTS

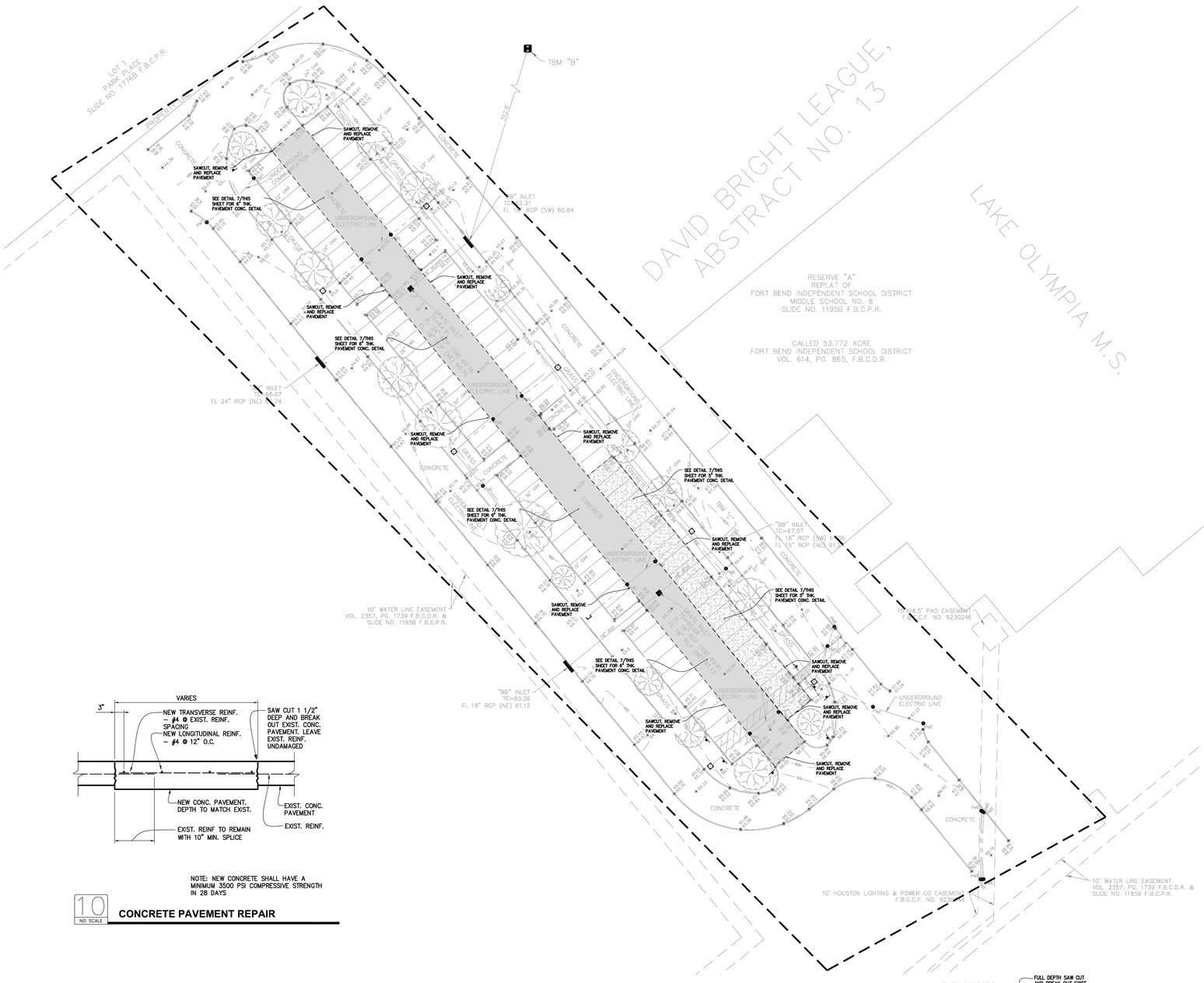
ARCHITECTS AND PLANNING CONSULTANTS

11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE:
ISSUED FOR:

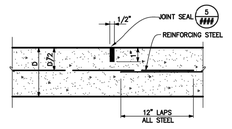
EXISTING CONDITIONS

C1.1

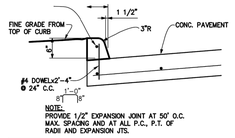


NOTE: NEW CONCRETE SHALL HAVE A MINIMUM 3500 PSI COMPRESSIVE STRENGTH IN 28 DAYS

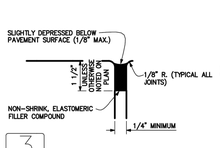
10 NO SCALE **CONCRETE PAVEMENT REPAIR**



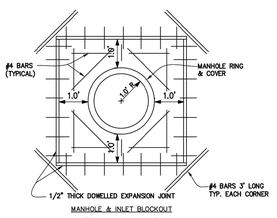
1 NO SCALE **CONSTRUCTION JOINT**



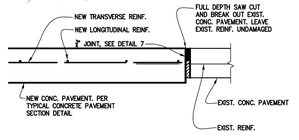
2 NO SCALE **DOWELED ON CONC. CURB**



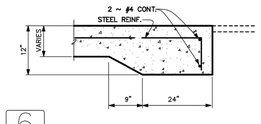
3 NO SCALE **JOINT SEAL**



4 NO SCALE **MANHOLE AND INLET BLOCKOUT**



5 NO SCALE **SAWCUT DETAIL**



6 NO SCALE **PAVEMENT HEADER**

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

LEGEND

DESCRIPTION	EXISTING	NEW
PROPERTY LINE		
STORM SEWER LINE		
SANITARY SEWER LINE		
WATER LINE		
GAS LINE		
STORM SEWER INLET	■	□
MANHOLE	●	○
FIRE HYDRANT		
CONTOUR LINE	91	93
SPOT ELEVATION	19	TC 50.00 TOP OF CURB TP 45.00 TOP OF PAVEMENT
SPOT ELEVATION		TP 40.00 TOP OF PAVEMENT
SPOT ELEVATION		TW 35.90 TOP OF WALK
SPOT ELEVATION		EL 35.00 TOP OF GROUND
SPOT ELEVATION		TW 50.00 TOP OF WALK TP 45.00 TOP OF PAVEMENT
DRAINAGE FLOW		⇒
EXTREME EVENT FLOW		
DRAINAGE DIVIDE		
DRAINAGE AREA		0.05 AC
FENCE		—O—O—

SCOPE OF WORK

LEGEND – PAVEMENT TYPE

5" STANDARD DUTY PAVING
REFER THIS SHEET FOR DETAIL

6" HEAVY DUTY PAVING
REFER THIS SHEET FOR DETAIL

GENERAL NOTES

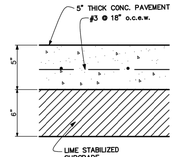
1. SEE SHEET C2.0 FOR GENERAL NOTES

PAVEMENT NOTES

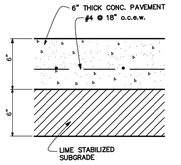
1. ALL PAVING SLOPES FROM SPOT ELEVATION TO SPOT ELEVATION AND SHALL BE UNIFORM AND CONSTANT.
2. PAVEMENT GRADES IN HANDICAP PARKING, LOADING/UNLOADING AREAS SHALL BE SLOPED AT 2.0% OR LESS.
3. ALL RAMPS DESIGNATED AS HANDICAP RAMPS SHALL BE SLOPED AT 8.33% (MAX)
4. CONCRETE PAVEMENT SHALL BE MINIMUM 3500 PSI AT 28 DAYS WITH A MINIMUM FLEXURAL STRENGTH OF 600 PSI AT 28 DAYS.
5. CONCRETE PAVEMENT SHALL HAVE A BROOM FINISH SURFACE BY DRAWING A FINE HAIR BROOM ACROSS CONCRETE SURFACE PERPENDICULAR TO LINE OF TRAFFIC.
6. CONCRETE SHALL BE CURED BY PROTECTING IT AGAINST LOSS OF MOISTURE, RAPID TEMPERATURE CHANGE, FOR AT LEAST 3 DAYS AFTER PLACEMENT. A LIQUID MEMBRANE–FORMING COMPOUND SHALL BE UNIFORMLY SPRAYED ON ALL EXPOSED SURFACES.

PAVEMENT JOINTS

CONTRACTOR SHALL SUBMIT A CONCRETE JOINT LAYOUT PLAN FOR APPROVAL PRIOR TO PLACING CONCRETE PAVEMENT.



5" STANDARD PAVING



6" HEAVY PAVING

CONCRETE FOR STANDARD, MEDIUM & HEAVY DUTY PAVING SHALL BE 3500 PSI COMPRESSIVE STRENGTH AT 28 DAYS.

CONCRETE FOR STANDARD, MEDIUM & HEAVY DUTY PAVING SHALL BE 3500 PSI COMPRESSIVE STRENGTH AT 28 DAYS.

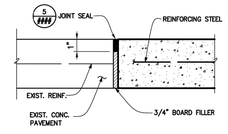
LIME STABILIZATION:

SUBGRADE SHALL BE STABILIZED WITH LIME TO THE DEPTH INDICATED ON THE DETAILS AND SHALL BE COMPACTED TO AT LEAST 95% OF THE STANDARD MAXIMUM DRY DENSITY (ASTM D 698) WITH THE MOISTURE CONTENT WITHIN ±2% OF THE OPTIMUM MOISTURE CONTENT. THE LIME SHALL BE APPLIED AT THE RATE OF 27 LBS OF LIME PER SQUARE YARD. APPLICATION SHALL BE IN ACCORDANCE WITH TxDOT SPECIFICATIONS ITEM 260. LIME SHOULD MEET THE REQUIREMENTS OF TxDOT SPECIFICATIONS, ITEM 264. THE USE OF CARBIDE LIME OR BY–PRODUCT LIME SHALL BE PROHIBITED.

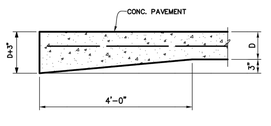
SUBGRADE PREPARATION

PREPARE SUBGRADE IN ACCORDANCE WITH GEOTECHNICAL INVESTIGATION

7 NO SCALE **CONCRETE PAVEMENT SECTION**



8 NO SCALE **3/4" EXPANSION JOINT**



9 NO SCALE **THICKENED EDGE**

REVISIONS

SEAL

STATE OF TEXAS
F. H. RADFORD, III
61696
LICENSED PROFESSIONAL ENGINEER
12/12/2025

MWA ARCHITECTS

ARCHITECTS
AND PLANNING
CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE:
ISSUED FOR:

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

LAKE OLYMPIA MIDDLE SCHOOL BP036

PAVEMENT REPLACEMENT & DETAILS

C2.0

REVISIONS

FBISD PACKAGE 3G SITEWORK

FORT BEND INDEPENDENT SCHOOL DISTRICT

LAKE OLYMPIA MIDDLE SCHOOL BP036

SEAL

STATE OF TEXAS — F. H. RADFORD, III — 61638 — LICENSED PROFESSIONAL ENGINEER

12/12/2025

MWA ARCHITECTS

ARCHITECTS AND PLANNING CONSULTANTS

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HOUSTON, TEXAS 77079

PROJ. NO.: 23-26
DATE:
ISSUED FOR:

GRADING PLAN

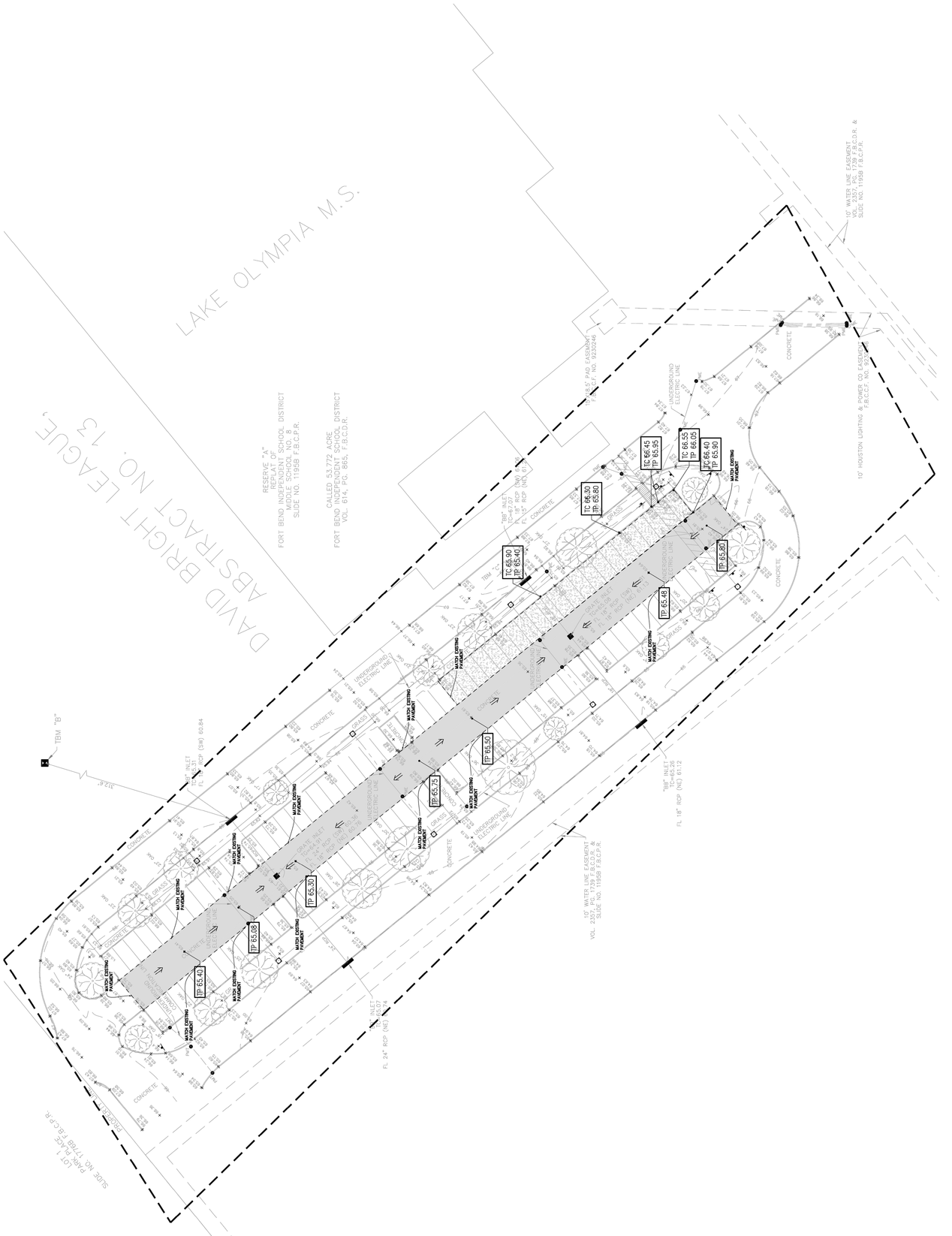
C2.1

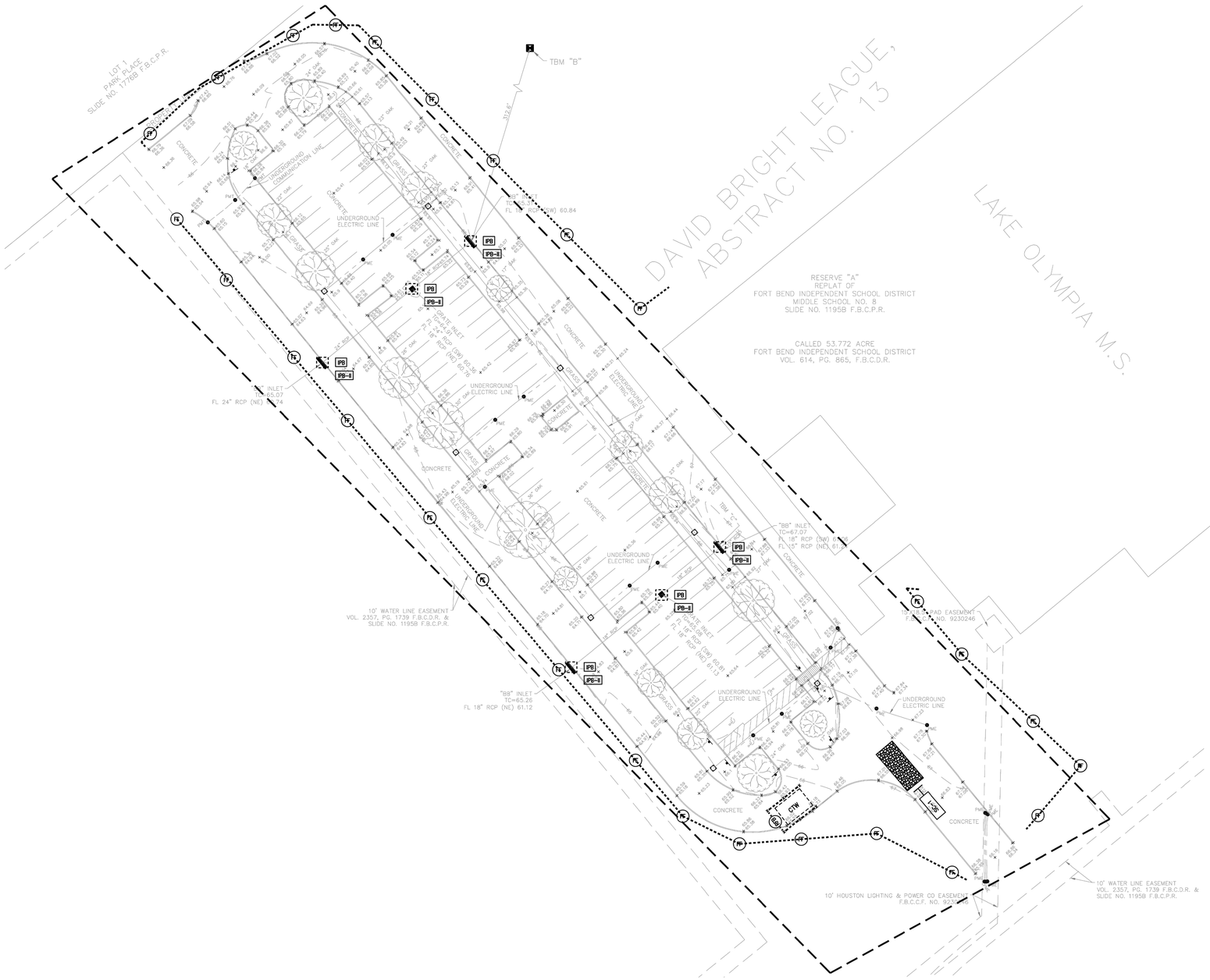
GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

SCOPE OF WORK

LEGEND

DESCRIPTION	EXISTING	NEW
PROPERTY LINE		
STORM SEWER LINE		
SANITARY SEWER LINE		
WATER LINE		
GAS LINE		
STORM SEWER INLET		
MANHOLE		
FIRE HYDRANT		
CONTOUR LINE		83
SPOT ELEVATION		TC 56.00 TOP OF CURB; TP 55.60 TOP OF PAVEMENT
SPOT ELEVATION		TP 40.00 TOP OF PAVEMENT
SPOT ELEVATION		TW 35.90 TOP OF WALK
SPOT ELEVATION		EL. 35.00 TOP OF GROUND
SPOT ELEVATION		TW 50.00 TOP OF WALK; TP 45.00 TOP OF PAVEMENT
DRAINAGE FLOW		
EXTREME EVENT FLOW		
DRAINAGE DIVIDE		
DRAINAGE AREA		4.05 AC
FENCE		





GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

SCOPE OF WORK

LEGEND

- FF — REINFORCED FILTER BARRIER
- IPB / IPB-II — INLET PROTECTION BARRIER / INLET PROTECTION BARRIER STAGE II
- SC-1 — STABILIZED CONSTRUCTION EXIT
- CTW — CONC. TRUCK WASH OUT AREA W/FILTER FENCE
- RFD-TYPE — REINFORCED FILTERED DAM

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

LAKE OLYMPIA MIDDLE SCHOOL
BP036

SEAL

STATE OF TEXAS
F. H. RADFORD, III
81636
LICENSED PROFESSIONAL ENGINEER

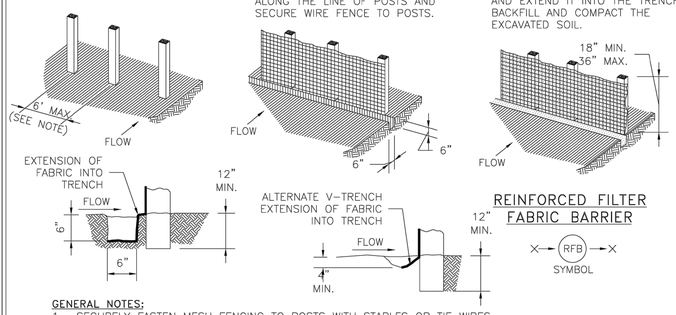
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE:
ISSUED FOR:

SWPPP PLAN

C3.0

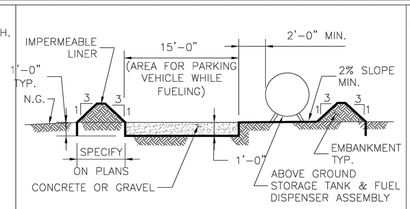


REINFORCED FILTER FABRIC BARRIER

RFB — SYMBOL

GENERAL NOTES:

1. SECURELY FASTEN MESH FENCING TO POSTS WITH STAPLES OR TIE WIRES.
2. SECURELY FASTEN FILTER FABRIC TO MESH FENCING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT A POST, FOLD TOGETHER, AND ATTACH TO A POST.
4. REMOVE SEDIMENT DEPOSITS WHEN SILT REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE IN DEPTH.
5. SILT FENCE MINIMUM 2' BEHIND CURB.

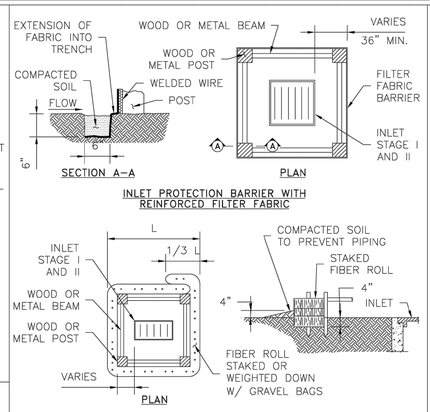


ABOVE GROUND TEMP. VEHICLE & EQUIPMENT FUELING AREA WITH TANK

TFA — SYMBOL

GENERAL NOTES:

1. THE SIZE OF TANK FOUNDATION AREA DEPENDS ON THE SIZE OF ABOVE GROUND STORAGE TANK AND DISPENSER ASSEMBLY.
2. PROVIDE A MINIMUM SLOPE OF 2 % TOWARD THE SUMP PIT.
3. INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS.

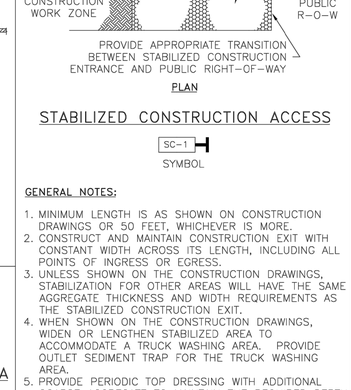


GENERAL NOTES:

1. FIBER ROLLS WILL BE UTILIZED ONLY WHEN SITE CONDITIONS DO NOT PERMIT THE USE OF FILTER FABRIC BARRIER, AND AS APPROVED BY THE ENGINEER.

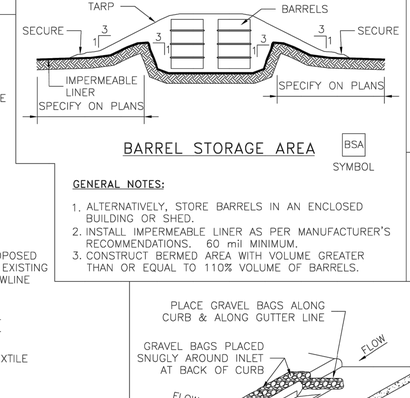
INLET PROTECTION BARRIERS FOR STAGE I INLETS

IPB — SYMBOL



CONCRETE TRUCK WASHOUT AREA

CTW — SYMBOL

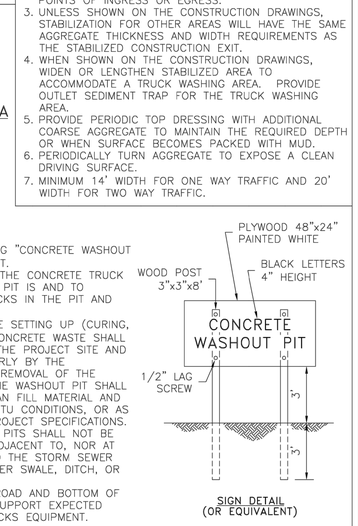


BARREL STORAGE AREA

BSA — SYMBOL

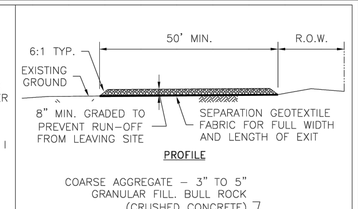
GENERAL NOTES:

1. ALTERNATIVELY, STORE BARRELS IN AN ENCLOSED BUILDING OR SHED.
2. INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS. 60 mil MINIMUM.
3. CONSTRUCT BERMED AREA WITH VOLUME GREATER THAN OR EQUAL TO 110% VOLUME OF BARRELS.



GENERAL NOTES:

1. POST A SIGN READING "CONCRETE WASHOUT PIT" NEXT TO THE PIT.
2. VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASHOUT THEIR TRUCKS IN THE PIT AND NOWHERE 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 WASHOUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.
4. CONCRETE WASHOUT 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.

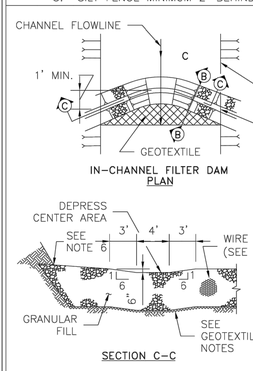


STABILIZED CONSTRUCTION ACCESS

SC-1 — SYMBOL

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. MINIMUM 14' WIDTH FOR ONE WAY TRAFFIC AND 20' WIDTH FOR TWO WAY TRAFFIC.

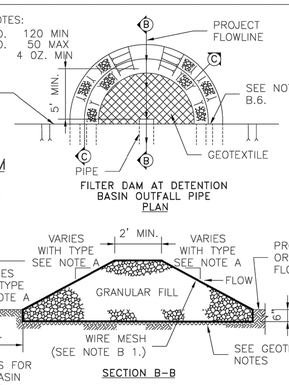


GEOTEXTILE NOTES:

MIN. AOS	SIEVE NO.	120 MIN	
MAX. AOS	SIEVE NO.	50 MAX	
WEIGHT	OZ/SY	4 OZ. MIN	

FILTER DAM

RFD-TYPE — SYMBOL



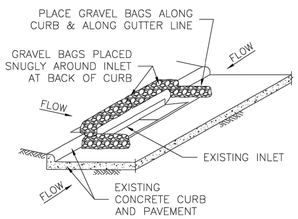
NOTE: ONLY APPLIES FOR DETENTION BASIN OUTFALL PIPE PROTECTION.

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 HCFCD 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.



INLET PROTECTION BARRIERS FOR STAGE II INLETS

IPB-II — SYMBOL

GENERAL NOTES:

1. REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE BARRIER.
2. GRAVEL BAGS SHALL NOT BLOCK THROAT OF INLET UNLESS DIRECTED BY ENGINEER.

NO.	REVISIONS	DATE	NAME
1	ORIGINAL STANDARD ISSUED	3-1-22	RJS

FORT BEND COUNTY
ENGINEERING DEPARTMENT

PROJECT TITLE:	
DRAWN BY: INIT	FBCED STANDARD
CK'D BY: INIT	SHEET DESCRIPTION: STORM WATER POLLUTION PREVENTION PLAN DETAILS — 60
SCALE: NONE	SHEET NO: /
DATE: 3-1-22	APPROVED BY:

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

LAKE OLYMPIA MIDDLE SCHOOL BP036

SEAL
STATE OF TEXAS
F.H. RADFORD, III
61638
LICENSED PROFESSIONAL ENGINEER
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE:
ISSUED FOR:

SWPPP DETAILS

C4.0

FORT BEND INDEPENDENT SCHOOL DISTRICT BOND 2023

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT

0 LANTERN LANE ELEMENTARY SCHOOL
3323 MISSION VALLEY DR, MISSOURI CITY, TX 77459

ADMINISTRATION

DR. MARC SMITH	SUPERINTENDENT OF FBISD
BETH MARTINEZ	CHIEF OF SCHOOLS

BOARD OF TRUSTEES

KRISTIN K. TASSIN	PRESIDENT
ANGIE HANAN	VICE PRESIDENT
DR. SHIRLEY ROSE-GILLIAM	SECRETARY
ADAM SCHOOF	BOARD MEMBER
AFSHI CHARANIA	BOARD MEMBER
ADDIE HEYLIGER	BOARD MEMBER
ANGIE WIERZBICKI	BOARD MEMBER

PROJECT DESIGN TEAM

PROGRAM MANAGEMENT
FBISD 2023 Bond Team
16431 Lexington Blvd
Sugar Land, TX 77479
Phone Number: 281-327-5481

ARCHITECT
MWA Architects
11767 Katy Freeway, Suite 430
Houston, Texas 77079
Phone Number: 713-782-8188

MEP ENGINEERS
Stanton Engineering Group
1300 W. Sam Houston Pkwy South, Suite 121
Houston, Texas 77042
Phone Number: 713-300-9292

STRUCTURAL ENGINEER
Stanley Spurling & Hamilton
3301 Edloe Street, Suite 200
Houston, Texas 77027
Phone Number: 713-776-9433

Sheet List Table

Sheet Number	Sheet Title	DATE
PACKAGE 36 SITEWORK- 0-LANTERN LANE ES		
0A0-0	COVERSHEET	12/12/2025
0A1-1	SITE PLAN	12/12/2025
0C1	EXISTING CONDITIONS PLAN	12/12/2025
0C2	PAVEMENT REPAIR ANS STRIPING PLAN	12/12/2025
0C3	GRADING AND SITE PLAN	12/12/2025
0C4	PAVEMENT DETAIL	12/12/2025
0C5	SWPPP	12/12/2025
0C6	SWPPP DETAILS	12/12/2025

ISSUED FOR BIDDING

REVISIONS
ISSUED FOR BIDDING
12/12/2025

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
LANTERN LANE ELEMENTARY SCHOOL
3323 MISSION VALLEY DR
MISSOURI CITY, TX 77459

SEAL
REGISTERED ARCHITECT
MIKE ALTAGHER
22651
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

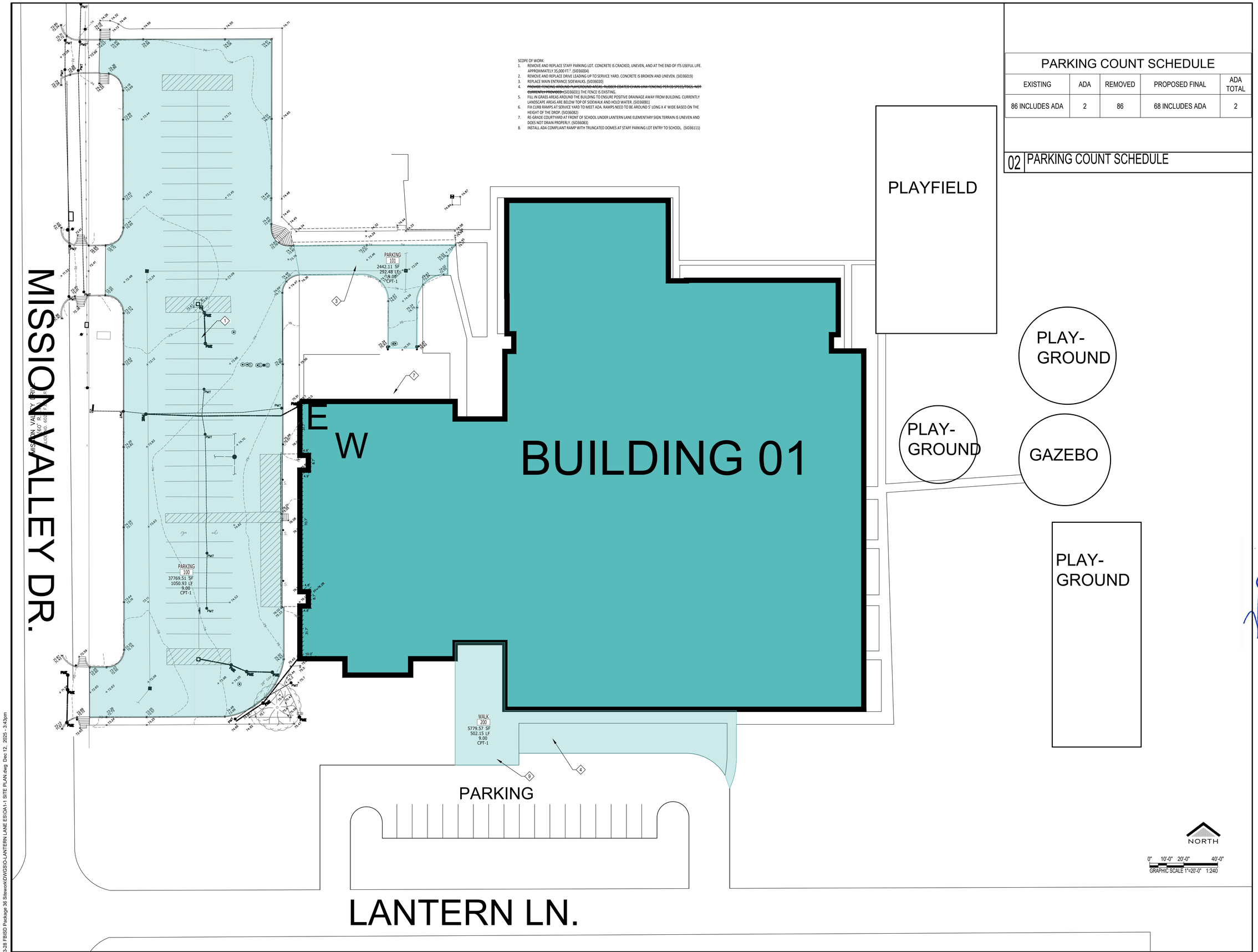
PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
COVERSHEET

0 OA0-0

F:\2023\23-28 FBISD Package 36 Sitework\DWGS\0-LANTERN LANE ES\0A0-0 COVERSHEET.dwg Dec 12, 2025 - 3:43pm

SCOPE OF WORK:

1. REMOVE AND REPLACE STAFF PARKING LOT. CONCRETE IS CRACKED, UNEVEN, AND AT THE END OF ITS USEFUL LIFE. APPROXIMATELY 35,000 FT.^{2}. (SID36004)
2. REMOVE AND REPLACE DRIVE LEADING UP TO SERVICE YARD. CONCRETE IS BROKEN AND UNEVEN. (SID36019)
3. REPLACE MAIN ENTRANCE SIDEWALKS. (SID36020)
4. ~~PROVIDE FENCING AROUND PLAYGROUND AREAS. RUBBER COATED CHAIN LINK FENCING PER CD SPECS/TDGS. NOT CURRENTLY PROVIDED.~~ (SID36031) THE FENCE IS EXISTING.
5. FILL IN GRASS AREAS AROUND THE BUILDING TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING. CURRENTLY LANDSCAPE AREAS ARE BELOW TOP OF SIDEWALK AND HOLD WATER. (SID36081)
6. FIX CURB RAMPS AT SERVICE YARD TO MEET ADA. RAMPS NEED TO BE AROUND 5' LONG X 4' WIDE BASED ON THE HEIGHT OF THE DROP. (SID36082)
7. RE-GRADE COURTYARD AT FRONT OF SCHOOL UNDER LANTERN LANE ELEMENTARY SIGN.TERRAIN IS UNEVEN AND DOES NOT DRAIN PROPERLY. (SID36083)
8. INSTALL ADA COMPLIANT RAMP WITH TRUNCATED DOMES AT STAFF PARKING LOT ENTRY TO SCHOOL. (SID36111)



PARKING COUNT SCHEDULE

EXISTING	ADA	REMOVED	PROPOSED FINAL	ADA TOTAL
86 INCLUDES ADA	2	86	68 INCLUDES ADA	2

02 PARKING COUNT SCHEDULE

---- SITE PLAN
1" = 20'-0"

REVISIONS

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
LANTERN LANE ELEMENTARY SCHOOL
3323 MISSION VALLEY DR
MISSOURI CITY, TX 77459

SEAL

REGISTERED ARCHITECT
NOE AUMAGUER
22651
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS

ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
SITE PLAN

O
OA1-1

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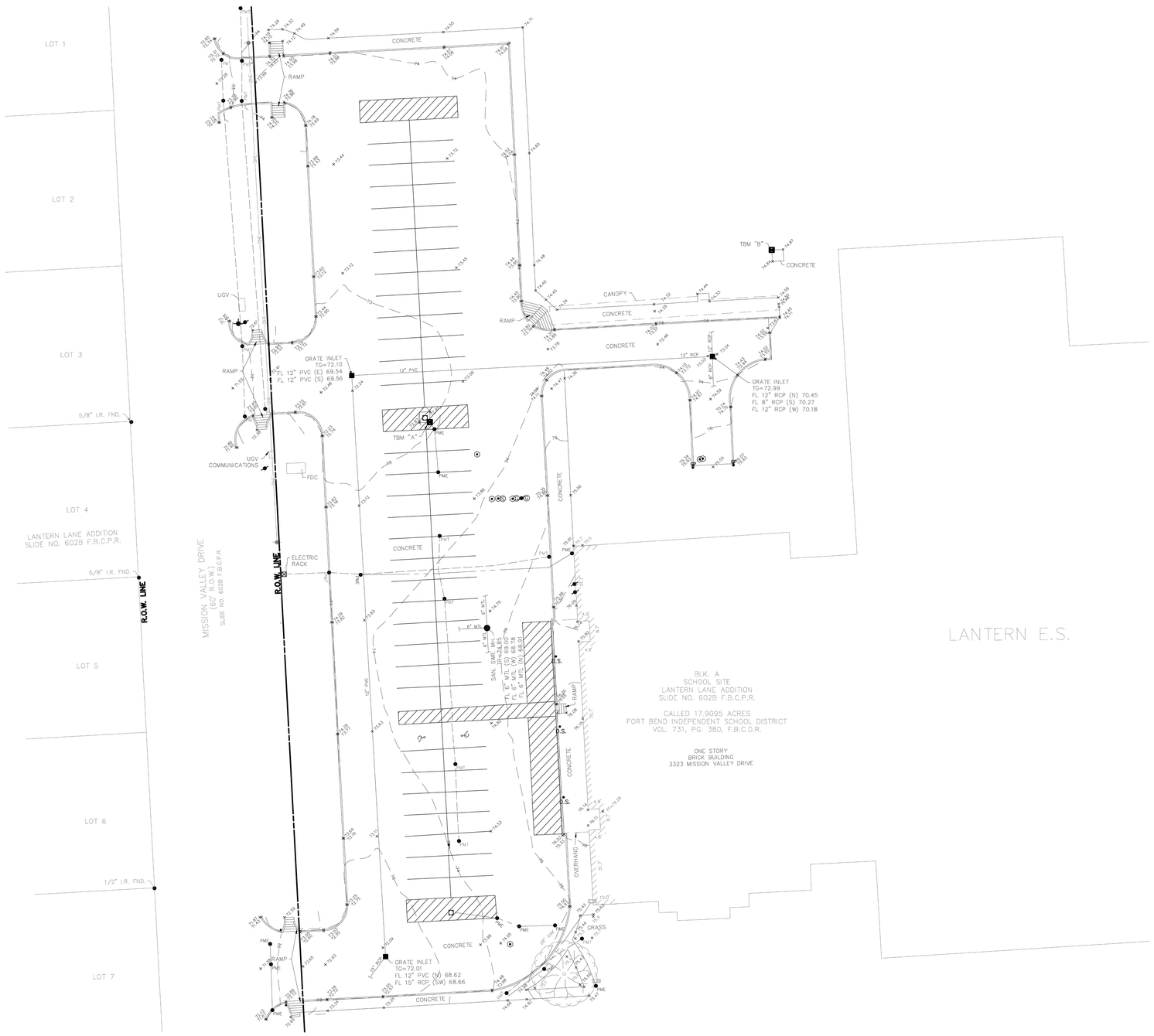

EXISTING CONDITIONS PLAN

SCALE: 1"=20'

GRAPHIC SCALE

20 0 10 20

(IN FEET)

1 inch = 20 ft.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP's NO. 48157C0285M (COMMUNITY-PANEL NO. 480304285M), MAP REVISED DATE: JANUARY 29, 2021. THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED. DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

BENCHMARK

REFERENCE BENCHMARK:

PCM-007 - MISSOURI CITY SURVEY CONTROL MONUMENT PCM-007 IS A 3-1/2" BRASS DISK LOCATED SOUTH OF PECAN COURT, 7.2 FEET NORTHEAST OF THE NORTHEAST CURB OF CROWN VALLEY DR., 4 FEET NORTHWEST OF THE NORTHWEST EDGE OF A SIDEWALK ON THE NORTH SIDE OF A BRIDGE, 12.5 FEET NORTHWEST OF AN ANGLE POINT IN A FENCE.
ELEVATION=68.78' (NAVD88, 2001 ADJ.)

TEMPORARY BENCHMARKS:

TBM "A" - BOX CUT ON THE SOUTHEAST CORNER OF CONCRETE SURROUNDING A LIGHT STANDARD ±72' SOUTHEAST FROM THE MIDDLE ENTRANCE TO SITE OFF OF MISSOURI VALLEY DRIVE.
ELEVATION=73.78'

TBM "B" - BOX CUT ON THE NORTHWEST CORNER OF CONCRETE PAD LOCATED ±150' NORTHEAST FROM THE MOST WESTERLY NORTHWEST BUILDING CORNER.
ELEVATION=74.82'

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

LANTERN LANE ELEMENTARY
3323 MISSION VALLEY DR.
MISSOURI CITY, TEXAS 77459

SEAL

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: F.H. RADFORD
P.E. Serial No.: 61636
Date: 11-10-2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE:
ISSUED FOR: 90% REVIEW

EXISTING CONDITIONS PLAN
C1

STANLEY SPURLING & HAMILTON, INC.
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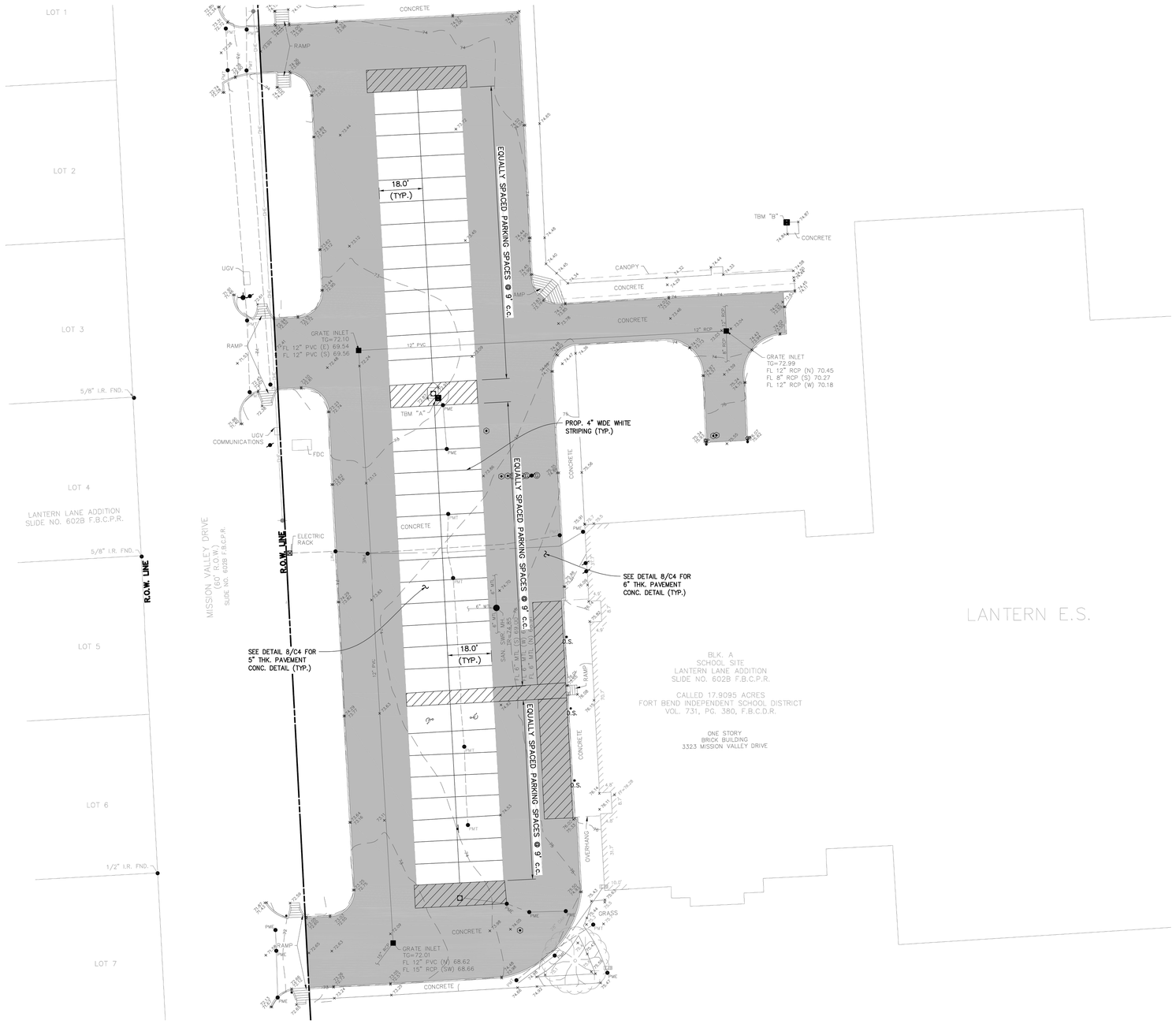
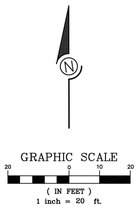
www.sshinc.net
3301 Edloe Street, Suite 200 Houston, Texas 77027 Tel 713-776-9433
E-MAIL: info@sshinc.net | 0002-0258

O:\0000\0002\0002-0258\CIVIL DWGS\LANTERN LANE ES\CUT\SHEETS\0002-0258_C1 EXIST CONDITIONS.dwg Nov 06, 2025 - 10:07am



PAVEMENT REPAIR AND STRIPING PLAN

SCALE: 1"=20'



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ELEVATION=73.78'

TBM "B" – BOX CUT ON THE NORTHWEST CORNER OF CONCRETE PAD LOCATED ±150' NORTHEAST FROM THE MOST WESTERLY NORTHWEST BUILDING CORNER.
ELEVATION=74.82'

DEMOLITION NOTES

1. EXISTING MATERIALS TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL ORDINANCES, CODES AND REGULATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF PRIVATE OR PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A SURVEY PROVIDED BY THE OWNER.
4. SHOULD THE CONTRACTOR FIND ANY DISCREPANCY OR OMISSIONS FROM THE PLANS, HE WILL NOTIFY THE ENGINEER AT ONCE TO OBTAIN CLARIFICATION PRIOR TO STARTING CONSTRUCTION.
5. CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TEXAS M.U.T.C.D. MOST RECENT EDITIONS AS REVISED) DURING CONSTRUCTION.
6. EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR TO FIELD VERIFY LOCATION OF ANY EXISTING UTILITIES AND OTHER FACILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING FACILITIES CAUSED BY HIS FAILURE TO LOCATE AND RESERVE ANY AND ALL EXISTING FACILITIES.
7. OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH & 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 LOCAL POWER COMPANY.
8. CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS INDICATING ALL SITE IMPROVEMENTS.
9. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT PROGRAM.
10. AT LEAST 48 HOURS BEFORE EXCAVATING OR AUGURING IN STREET R.O.W. OR EASEMENTS CONTRACTOR SHALL NOTIFY DIG TESS (1-800-DIG-TESS)
11. ALL WALKS TO ACCESSIBLE ENTRANCES SHALL NOT EXCEED 5% GRADE IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 2% CROSS SLOPE.

PAVEMENT REPAIR LEGEND

- 5" STANDARD DUTY PAVING REFER TO SHEET C3 FOR DETAIL
- 6" HEAVY DUTY PAVING REFER TO SHEET C3 FOR DETAIL

PAVEMENT NOTES

1. ALL PAVING SLOPES FROM SPOT ELEVATION TO SPOT ELEVATION AND SHALL BE UNIFORM AND CONSTANT.
2. PAVEMENT GRADES IN HANDICAP PARKING, LOADING/UNLOADING AREAS SHALL BE SLOPED AT 2.0% OR LESS.
3. ALL RAMPS DESIGNATED AS HANDICAP RAMPS SHALL BE SLOPED AT 8.33% (MAX)
4. CONCRETE PAVEMENT SHALL BE MINIMUM 3500 PSI AT 28 DAYS WITH A MINIMUM FLEXURAL STRENGTH OF 600 PSI AT 28 DAYS.
5. CONCRETE PAVEMENT SHALL HAVE A BROOM FINISH SURFACE BY DRAWING A FINE HAIR BROOM ACROSS CONCRETE SURFACE PERPENDICULAR TO LINE OF TRAFFIC.
6. CONCRETE SHALL BE CURED BY PROTECTING IT AGAINST LOSS OF MOISTURE, RAPID TEMPERATURE CHANGE, FOR AT LEAST 3 DAYS AFTER PLACEMENT. A LIQUID MEMBRANE-FORMING COMPOUND SHALL BE UNIFORMLY SPRAYED ON ALL EXPOSED SURFACES.

PAVEMENT JOINTS

CONTRACTOR SHALL SUBMIT A CONCRETE JOINT LAYOUT PLAN FOR APPROVAL PRIOR TO PLACING CONCRETE PAVEMENT.

STANLEY SPURLING & HAMILTON, INC.
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E-MAIL: info@sshinc.net | 0002-0258

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

LANTERN LANE ELEMENTARY
3323 MISSION VALLEY DR.
MISSOURI CITY, TEXAS 77459

SEAL



MWA ARCHITECTS
ARCHITECTS
AND PLANNING
CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE:
ISSUED FOR: 90% REVIEW

PAVEMENT REPAIR AND STRIPING PLAN

C2

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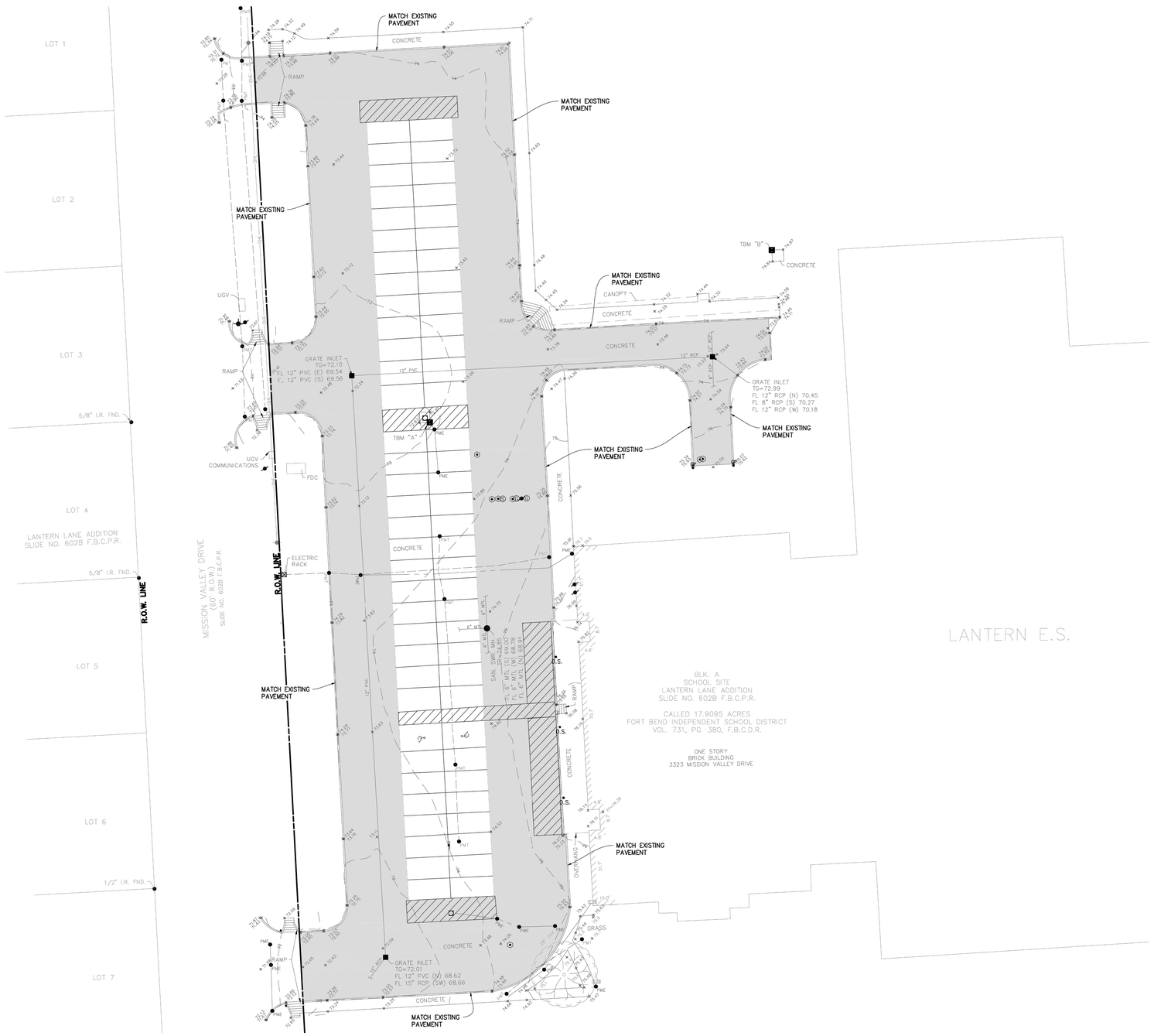

GRADING AND DRAINAGE SITE PLAN

SCALE: 1"=20'

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

CONSTRUCTION GRADING NOTES

1. MATCH EXISTING GRADES FROM EXISTING CONDITIONS.
2. IN AREAS WHERE THE PROJECT DESIGN INCORPORATES FILL ADJACENT TO NEIGHBORING LANDOWNERS, THE CONTRACTOR SHALL IMPLEMENT GRADING AND/OR PERIMETER RUNOFF CATCHMENT DEVICES (e.g.– PERIMETER DITCHES) DURING CONSTRUCTION TO ENSURE THAT ADJACENT PARCELS BORDERING THE PROJECT SITE DO NOT EXPERIENCE INTERIM DRAINAGE FLOWS THAT EXCEED PRE-DEVELOPMENT CONDITIONS FOR STORM EVENTS UP TO AND INCLUDING THE CURRENT STORM DRAINAGE DESIGN CRITERIA AT THE TIME OF PERMIT OR CARRY SEDIMENT GENERATED AS PART OF CONSTRUCTION ACTIVITIES. WHERE APPLICABLE, THESE PRACTICES ARE IN ADDITION TO THE STANDARD STORM WATER POLLUTION PREVENTION DESIGN AND SHALL INCLUDE ADDITIONAL DITCHES REDIRECTING SITE DRAINAGE OR TEMPORARY PIPING. THIS NOTE IS NOT INTENDED TO ADDRESS ANY LIABILITY OR RESPONSIBILITY UNDER TEXAS WATER CODE 11.086

LEGEND		
DESCRIPTION	EXISTING	NEW
STORM SEWER LINE		
SANITARY SEWER LINE		
WATER LINE		
GAS LINE		
STORM SEWER INLET	□	
MANHOLE	○	
CONTOUR LINE	91	
DRAINAGE ARROW		⟹
SPOT ELEVATION		TOP OF PAVEMENT TP 81.40

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

LANTERN LANE ELEMENTARY
3323 MISSION VALLEY DR.
MISSOURI CITY, TEXAS 77459

SEAL
STATE OF TEXAS
F.H. RADFORD, III
61636
LICENSED PROFESSIONAL ENGINEER
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE:
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GRADING AND DRAINAGE SITE PLAN
C3

STANLEY SPURLING & HAMILTON, INC.
Consulting Engineering Services
T.B.P.E. Registration # F-000175
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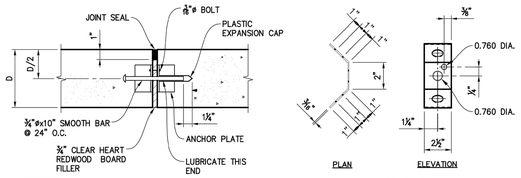
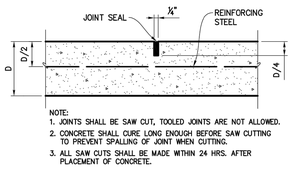
E-MAIL: info@sshinc.net | 0002-0258

O:\0000\0002\0002-0258\CIVIL DWGS\LANTERN LANE ES\CUTSHEETS\0002-0258_C3 GRADING & DRAINAGE PLAN.dwg Dec 12, 2025 - 8:18am



1 NO SCALE **TRANSVERSE EXPANSION JOINT**



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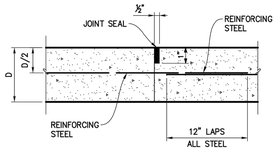
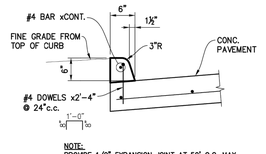
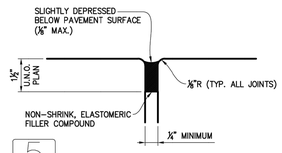


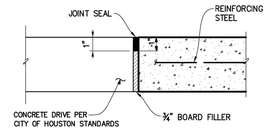
3 NO SCALE **CONSTRUCTION JOINT**



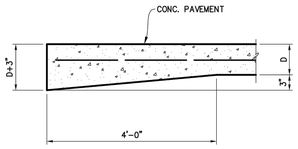
4 NO SCALE **DOWELED ON CONC. CURB**



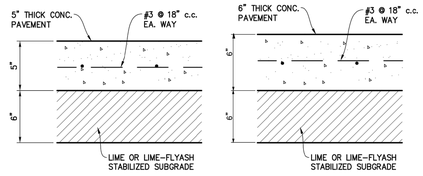
5 NO SCALE **JOINT SEAL**



6 NO SCALE **3/4" EXPANSION JOINT**



7 NO SCALE **THICKENED EDGE**



NOTE:
CONCRETE FOR STANDARD DUTY PAVING SHALL BE 3500 PSI COMPRESSIVE STRENGTH AT 28 DAYS.

LIME STABILIZATION
(AREAS OF SANDY CLAY AND/OR CLAY WITH P.I. > 15)

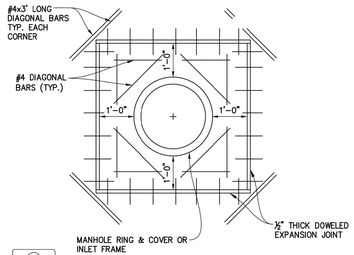
SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF 6" AND MIXED WITH A SUFFICIENT QUANTITY OF HYDRATED LIME TO REDUCE THE SOIL LIME MIXTURE TO A P.I. OF 15 OR LESS IN CONFORMANCE WITH TxDOT STANDARD SPECIFICATIONS ITEM 260. THE ACTUAL AMOUNT OF LIME SHALL BE CONFIRMED BY LABORATORY TESTS, FOR ESTIMATING PURPOSES USE 8% LIME BY WEIGHT RESULTING IN AN APPLICATION RATE OF 36# OF LIME PER SQUARE YARD.
THE LIME TREATED SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AT A MOISTURE CONTENT WITHIN THE RANGE OF OPTIMUM MOISTURE CONTENT TO 3 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT BY TxDOT TEST METHOD Tex-117-E.

LIME-FLY ASH STABILIZATION
(AREAS OF SILTY SAND & COHESIVE SOILS WITH P.I. < 15)

SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF 6" AND MIXED WITH AT LEAST 3% HYDRATED LIME AND 7% FLY ASH BY DRY UNIT WEIGHT IN CONFORMANCE WITH HARRIS COUNTY SPECIFICATIONS ITEM 223.
THE LIME-FLY ASH TREATED SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AT A MOISTURE CONTENT WITHIN THE RANGE OF OPTIMUM MOISTURE CONTENT TO 3 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT BY ASTM D-698.

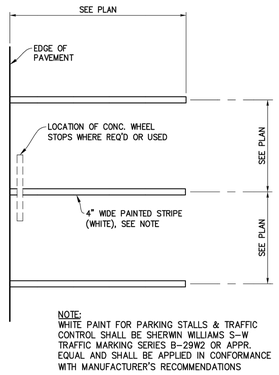
PAVEMENT SUBGRADE PREPARATION
PREPARE SUBGRADE IN ACCORDANCE WITH SITE GEOTECHNICAL INVESTIGATION.

8 NO SCALE **CONCRETE PAVEMENT SECTION**



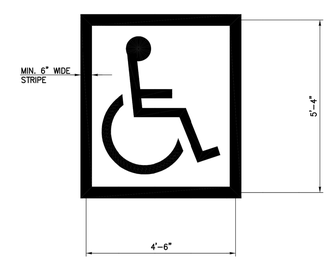
9 NO SCALE **MANHOLE AND INLET BLOCKOUT**

STORM & SANITARY

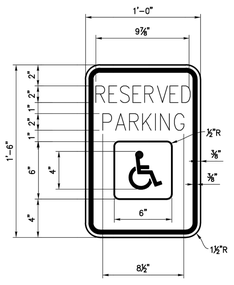


NOTE:
WHITE PAINT FOR PARKING STALLS & TRAFFIC CONTROL SHALL BE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES B-29W2 OR APPR. EQUAL AND SHALL BE APPLIED IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS

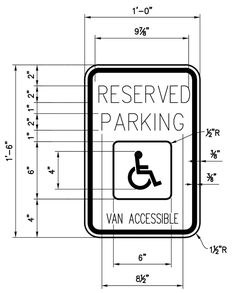
10 NO SCALE 90 PARKING



11 NO SCALE ACCESSIBLE PARKING PAINTED EMBLEM

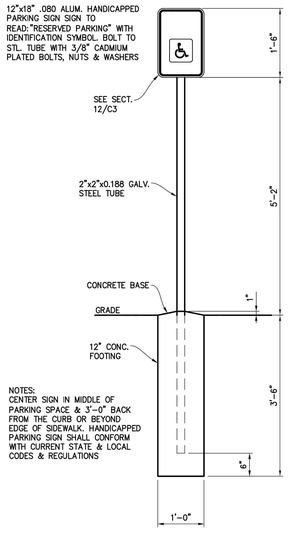


COLORS
LEGEND & BORDER-GREEN
BACKGROUND-WHITE
WHITE SYMBOL ON BLUE BACKGROUND



COLORS
LEGEND & BORDER-GREEN
BACKGROUND-WHITE
WHITE SYMBOL ON BLUE BACKGROUND

12 NOT TO SCALE ACCESSIBLE PARKING SIGN



NOTES:
CENTER SIGN IN MIDDLE OF PARKING SPACE & 3'-0" BACK FROM THE CURB OR BEYOND EDGE OF SIDEWALK. HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE & LOCAL CODES & REGULATIONS

13 3/4"=1'-0" ACCESSIBLE SIGN

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

LANTERN LANE ELEMENTARY
3323 MISSION VALLEY DR.
MISSOURI CITY, TEXAS 77459

SEAL



MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE:
ISSUED FOR: 90% REVIEW

PAVEMENT DETAILS

C4

STANLEY SPURLING & HAMILTON, INC.
Consulting Engineering Services
T.B.P.E. Registration # F-000175
www.sshinc.net
50 Years
3301 Edloe Street, Suite 200 Houston, Texas 77027 Tel 713-776-9433
E-MAIL: info@sshinc.net
0002-0258

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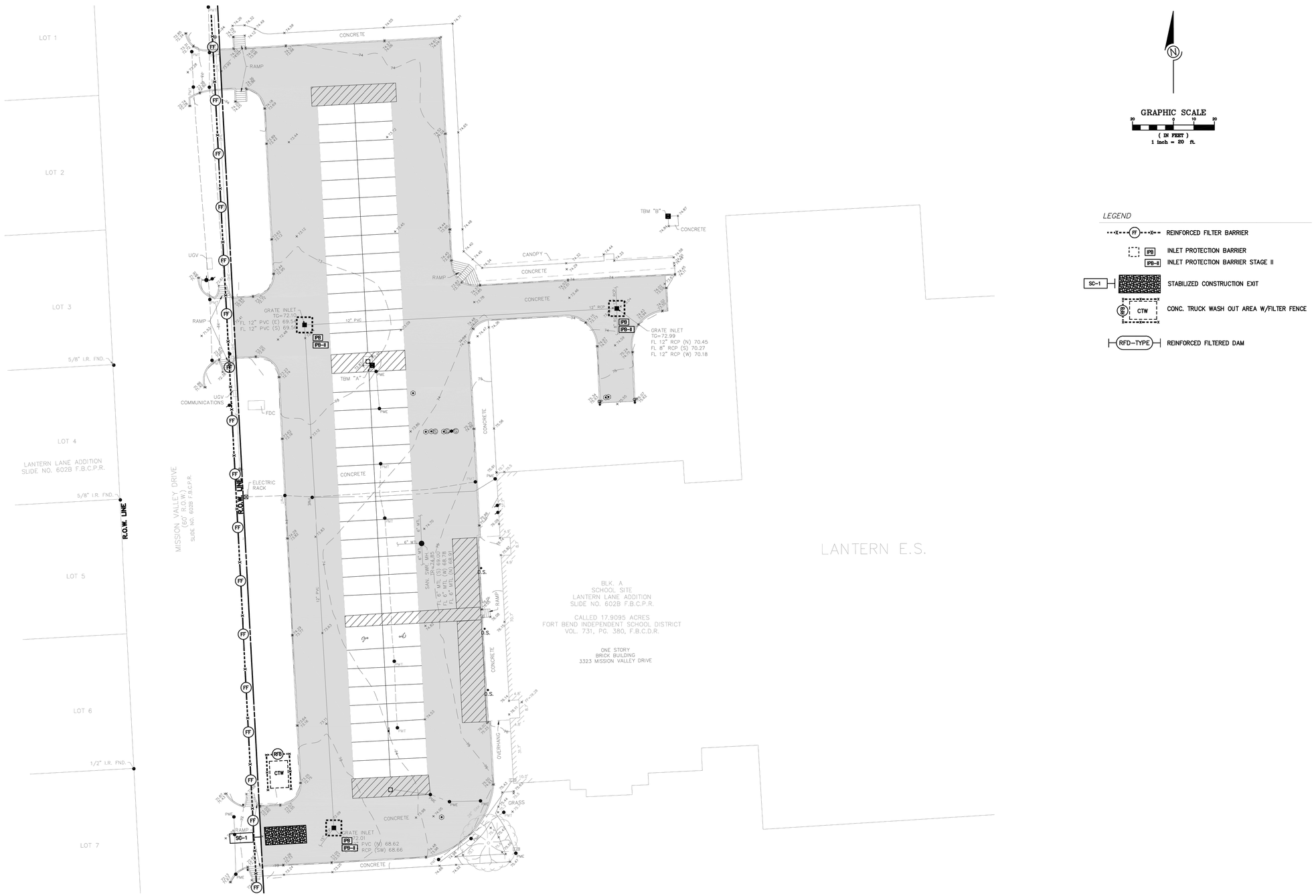


SWPPP

SCALE: 1"=20'

STORM WATER POLLUTION PREVENTION PLAN

CONTRACTOR SHALL PROVIDE AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE REGULATIONS OF FORT BEND COUNTY AND THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (TPDES).

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

LEGEND

- REINFORCED FILTER BARRIER
- INLET PROTECTION BARRIER
- INLET PROTECTION BARRIER STAGE II
- STABILIZED CONSTRUCTION EXIT
- CONC. TRUCK WASH OUT AREA W/FILTER FENCE
- REINFORCED FILTERED DAM

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

LANTERN LANE ELEMENTARY
3323 MISSION VALLEY DR.
MISSOURI CITY, TEXAS 77459

SEAL

STATE OF TEXAS
F.H. RADFORD, III
61636
LICENSED
PROFESSIONAL ENGINEER

12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

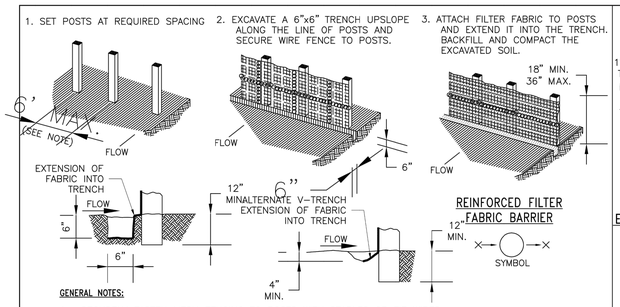
PROJ. NO.: 23-28
DATE:
ISSUED FOR: 90% REVIEW

SWPPP

C5

STANLEY SPURLING & HAMILTON, INC.
Consulting Engineering Services
T.B.P.E. Registration # F-000175
www.sshinc.net
3301 Edloe Street, Suite 200 Houston, Texas 77027 Tel 713-776-9433
E-MAIL: info@sshinc.net | 0002-0258

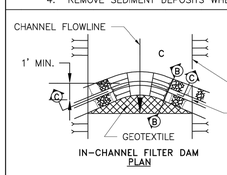
O:\0000\0002\0002-0258\CIVIL DWGS\LANTERN LANE ES\CUTSHEETS\0002-0258_C5 SWPPP.dwg Dec 12, 2025 - 8:19am



REINFORCED FILTER FABRIC BARRIER

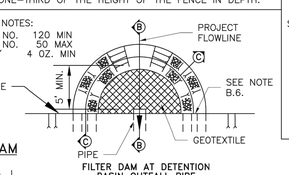
GENERAL NOTES:

1. SECURELY FASTEN MESH FENCING TO POSTS WITH STAPLES OR TIE WIRES.
2. SECURELY FASTEN FILTER FABRIC TO MESH FENCING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT A POST, FOLD TOGETHER, AND ATTACH TO A POST.
4. REMOVE SEDIMENT DEPOSITS WHEN SILT REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE IN DEPTH.



IN-CHANNEL FILTER DAM PLAN

SECTION C-C

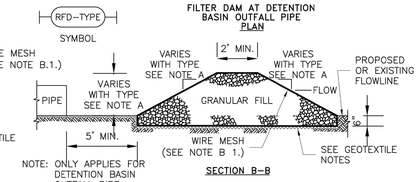


FILTER DAM AT DETENTION BASIN OUTFALL PIPE PLAN

FILTER DAM

RFD-TYPE

SYMBOL



SECTION B-B

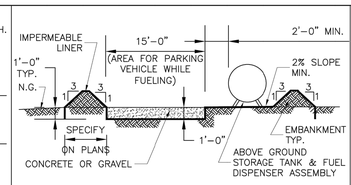
NOTE: ONLY APPLIES FOR DETENTION BASIN OUTFALL PIPE PROTECTION.

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 HCFCD 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.

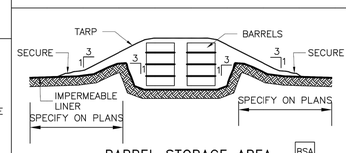


ABOVE GROUND TEMP. VEHICLE & EQUIPMENT FUELING AREA WITH TANK

TFA SYMBOL

GENERAL NOTES:

1. THE SIZE OF TANK FOUNDATION AREA DEPENDS ON THE SIZE OF ABOVE GROUND STORAGE TANK AND DISPENSER ASSEMBLY.
2. PROVIDE A MINIMUM SLOPE OF 2 % TOWARD THE SUMP PIT.
3. INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS.

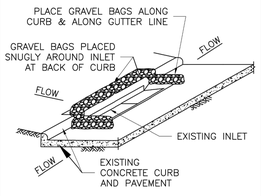


BARREL STORAGE AREA

BSA SYMBOL

GENERAL NOTES:

1. ALTERNATIVELY, STORE BARRELS IN AN ENCLOSED BUILDING OR SHED.
2. INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS. 60 mil MINIMUM.
3. CONSTRUCT BERMED AREA WITH VOLUME GREATER THAN OR EQUAL TO 110% VOLUME OF BARRELS.

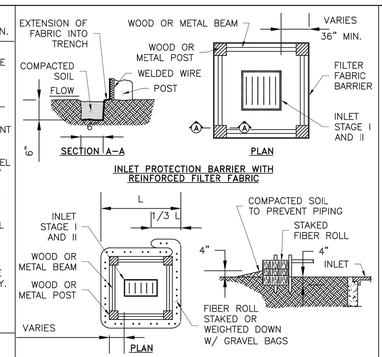


INLET PROTECTION BARRIERS FOR STAGE II INLETS

IPB-II SYMBOL

GENERAL NOTES:

1. REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE BARRIER.
2. GRAVEL BAGS SHALL NOT BLOCK THROAT OF INLET UNLESS DIRECTED BY ENGINEER.



INLET PROTECTION BARRIER WITH REINFORCED FILTER FABRIC

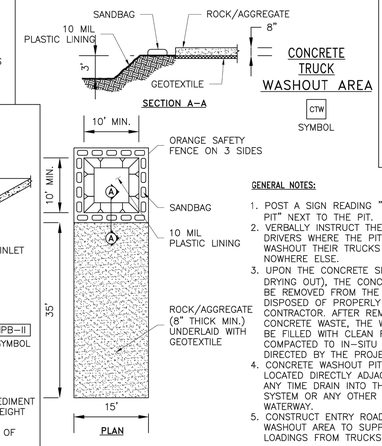
INLET PROTECTION BARRIER WITH FILTER ROLLS

GENERAL NOTES:

1. FIBER ROLLS WILL BE UTILIZED ONLY WHEN SITE CONDITIONS DO NOT PERMIT THE USE OF FILTER FABRIC BARRIER, AND AS APPROVED BY THE ENGINEER.

INLET PROTECTION BARRIERS FOR STAGE I INLETS

IPB SYMBOL

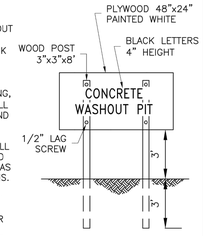


CONCRETE TRUCK WASHOUT AREA

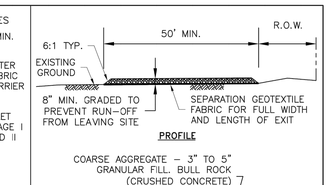
CTW SYMBOL

GENERAL NOTES:

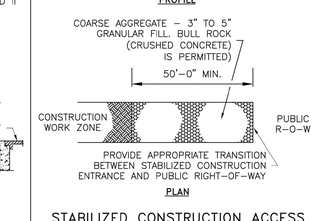
1. POST A SIGN READING "CONCRETE WASHOUT PIT" NEXT TO THE PIT.
2. VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASHOUT THEIR TRUCKS IN THE PIT AND NOWHERE ELSE.
3. UPON THE CONCRETE SETTING UP (CURING, DRYING OUT), THE CONCRETE WASTE SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR. AFTER REMOVAL OF THE CONCRETE WASTE, THE WASHOUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.
4. CONCRETE WASHOUT 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.



SIGN DETAIL (OR EQUIVALENT)



PROFILE



PLAN

STABILIZED CONSTRUCTION ACCESS

SC-1 SYMBOL

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.
   MINIMUM 14' WIDTH FOR ONE WAY TRAFFIC AND 20' WIDTH FOR TWO WAY TRAFFIC.

NO.	REVISIONS	DATE	NAME
1			
2			
3			
4			
5			

HARRIS COUNTY ENGINEERING DEPARTMENT

PROJECT TITLE:		
DRAWN BY: JDZ		HCED STANDARD 29
CK'D BY: NR	SHEET DESCRIPTION: STORM WATER POLLUTION PREVENTION PLAN DETAILS	
SCALE: NONE		SHEET NO: /
DATE:	APPROVED BY:	

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

LANTERN LANE ELEMENTARY SCHOOL BP036

SEAL

Noe Almaguer
Tx. REG. NO. 22651
DATE: Sep. 10, 2025

FOR INTERIM REVIEW
AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE:
ISSUED FOR:

SWPPP DETAILS

o C3.0

FORT BEND INDEPENDENT SCHOOL DISTRICT

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT

p LEXINGTON CREEK ELEMENTARY SCHOOL
2335 DULLES AVE, MISSOURI CITY, TX 77459

ADMINISTRATION

DR. MARC SMITH	SUPERINTENDENT OF FBISD
BETH MARTINEZ	CHIEF OF SCHOOLS

BOARD OF TRUSTEES

KRISTIN K. TASSIN	PRESIDENT
ANGIE HANAN	VICE PRESIDENT
DR. SHIRLEY ROSE-GILLIAM	SECRETARY
ADAM SCHOOF	BOARD MEMBER
AFSHI CHARANIA	BOARD MEMBER
ADDIE HEYLIGER	BOARD MEMBER
ANGIE WIERZBICKI	BOARD MEMBER

PROJECT DESIGN TEAM

PROGRAM MANAGEMENT
FBISD 2023 Bond Team
16431 Lexington Blvd
Sugar Land, TX 77479
Phone Number: 281-327-5481

ARCHITECT
MWA Architects
11767 Katy Freeway, Suite 430
Houston, Texas 77079
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STRUCTURAL ENGINEER
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3301 Edloe Street, Suite 200
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Phone Number: 713-776-9433

Sheet List Table

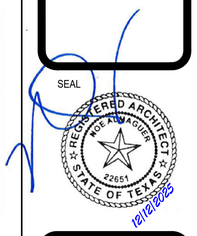
Sheet Number	Sheet Title	DATE
ARCHITECTURE: P-LEXINGTON CREEK ES		
PA0-0	COVERSHEET	01/14/2025
PA1-1	SITE PLAN	01/14/2025

ISSUED FOR PERMIT AND BIDDING

REVISIONS

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
LEXINGTON CREEK ELEMENTARY SCHOOL
2335 DULLES AVE
MISSOURI CITY, TX 77459

SEAL



MWA ARCHITECTS
ARCHITECTS
AND PLANNING
CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
COVERSHEET

P
PA0-0

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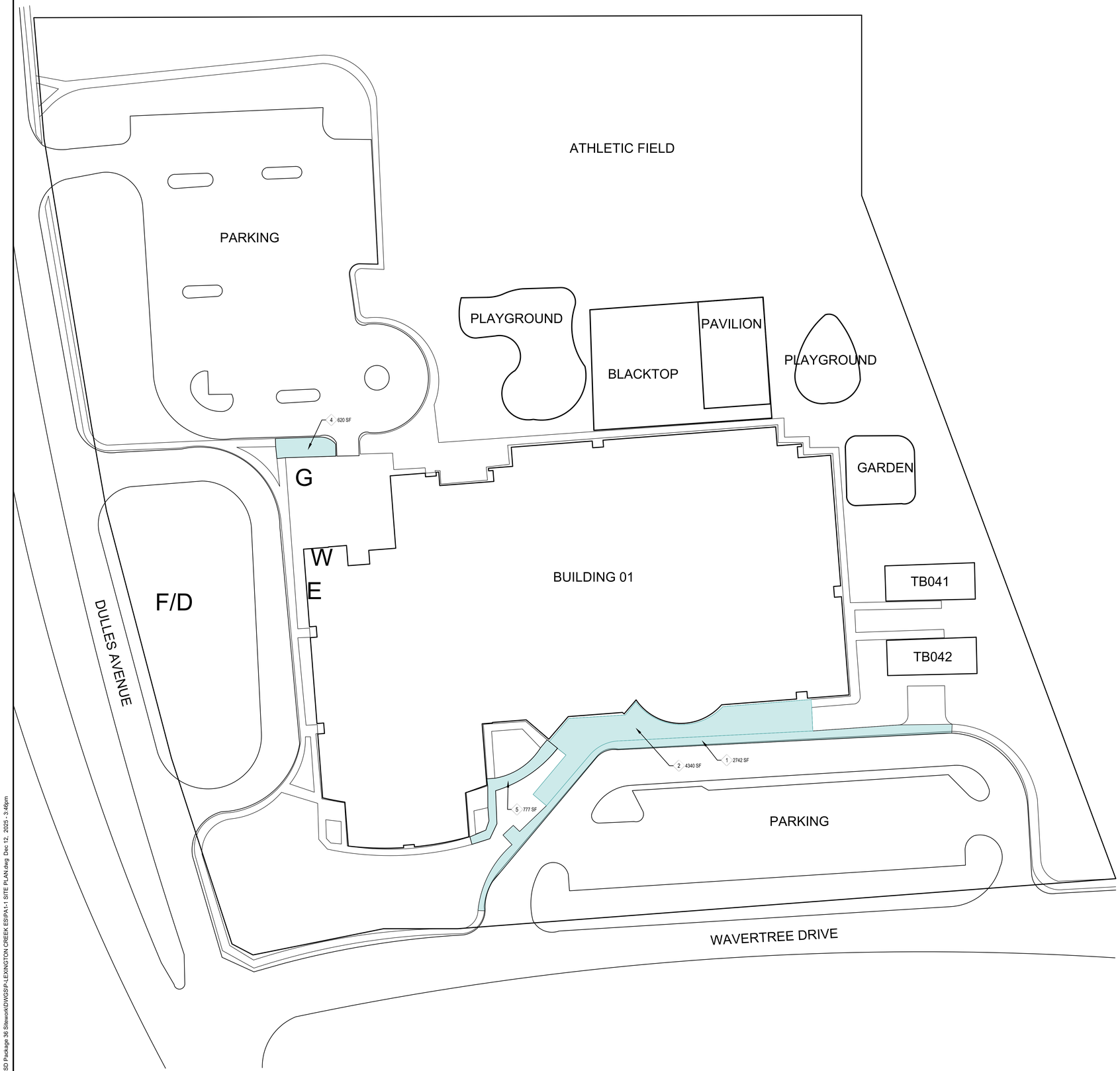

01 SITE PLAN
1" = 30'-0"

SCOPE OF WORK - LEXINGTON CREEK ELEMENTARY SCHOOL

1. REMOVE, RE-GRADE, AND REPLACE CONCRETE SIDEWALK THAT HAS SEPARATED FROM TOP OF CURB AND IS CREATING A TRIPPING HAZARD. LOCATED AT ENTRANCE TO SCHOOL. APPROXIMATELY 2000 FT.². (SID36048)
2. REMOVE, REGRADE, AND REPLACE CONCRETE SIDEWALK AT DOOR A1. NONE OF THE CONCRETE LINES UP, IT CREATES TRIPPING HAZARDS, AND ALSO THE SIDEWALK IS TOO STEEP FOR ADA ACCESS. (SID36059)
3. INSTALL ADA ACCESSIBLE RAMP WITH TRUNCATED DOMES. -THE CURRENT RAMP CROSS SLOPE IS TOO HIGH. LOCATED OUTSIDE OF MECHANICAL YARD. (SID36112)
4. REMOVE, REGRADE, AND REPLACE CONCRETE SIDEWALK THAT HAS SUNK BELOW TOP OF CURB. LOCATED OUTSIDE OF MECHANICAL ROOM ON BUS LOOP DROP OFF. (SID36113)
5. REMOVE, REGRADE, AND REPLACE CONCRETE SIDEWALK THAT IS UNEVEN AND SLOPES BACK TOWARD BUILDING. LOCATED OUTSIDE OF DOOR B1. 250 FT.². (SID36114)

02 SCOPE OF WORK
1:1

REVISIONS

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
LEXINGTON CREEK ELEMENTARY SCHOOL
2335 DULLES AVE
MISSOURI CITY, TX 77459

SEAL

REGISTERED ARCHITECT
NOE ALMAGUER
22651
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS

ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
SITE PLAN

P
PA1-1

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FORT BEND INDEPENDENT SCHOOL DISTRICT

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT

q

MCAULIFFE MIDDLE SCHOOL
16650 S POST OAK RD, HOUSTON, TX 77053

ADMINISTRATION

DR. MARC SMITH	SUPERINTENDENT OF FBISD
BETH MARTINEZ	CHIEF OF SCHOOLS

BOARD OF TRUSTEES

KRISTIN K. TASSIN	PRESIDENT
ANGIE HANAN	VICE PRESIDENT
DR. SHIRLEY ROSE-GILLIAM	SECRETARY
ADAM SCHOOF	BOARD MEMBER
AFSHI CHARANIA	BOARD MEMBER
ADDIE HEYLIGER	BOARD MEMBER
ANGIE WIERZBICKI	BOARD MEMBER

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STRUCTURAL ENGINEER
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Phone Number: 713-776-9433

Sheet List Table		
Sheet Number	Sheet Title	DATE
PACKAGE 36 SITEWORK: q-McAULIFFE MS		
QA0-0	COVERSHEET	12/12/2025
QA1-1	SITE PLAN	12/12/2025

ISSUED FOR BIDDING

REVISIONS

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
MCAULIFFE MIDDLE SCHOOL
16650 S POST OAK RD
HOUSTON, TX 77053

SEAL

REGISTERED ARCHITECT
MIKE ALBAUGHER
22651
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
COVERSHEET

Q QA0-0

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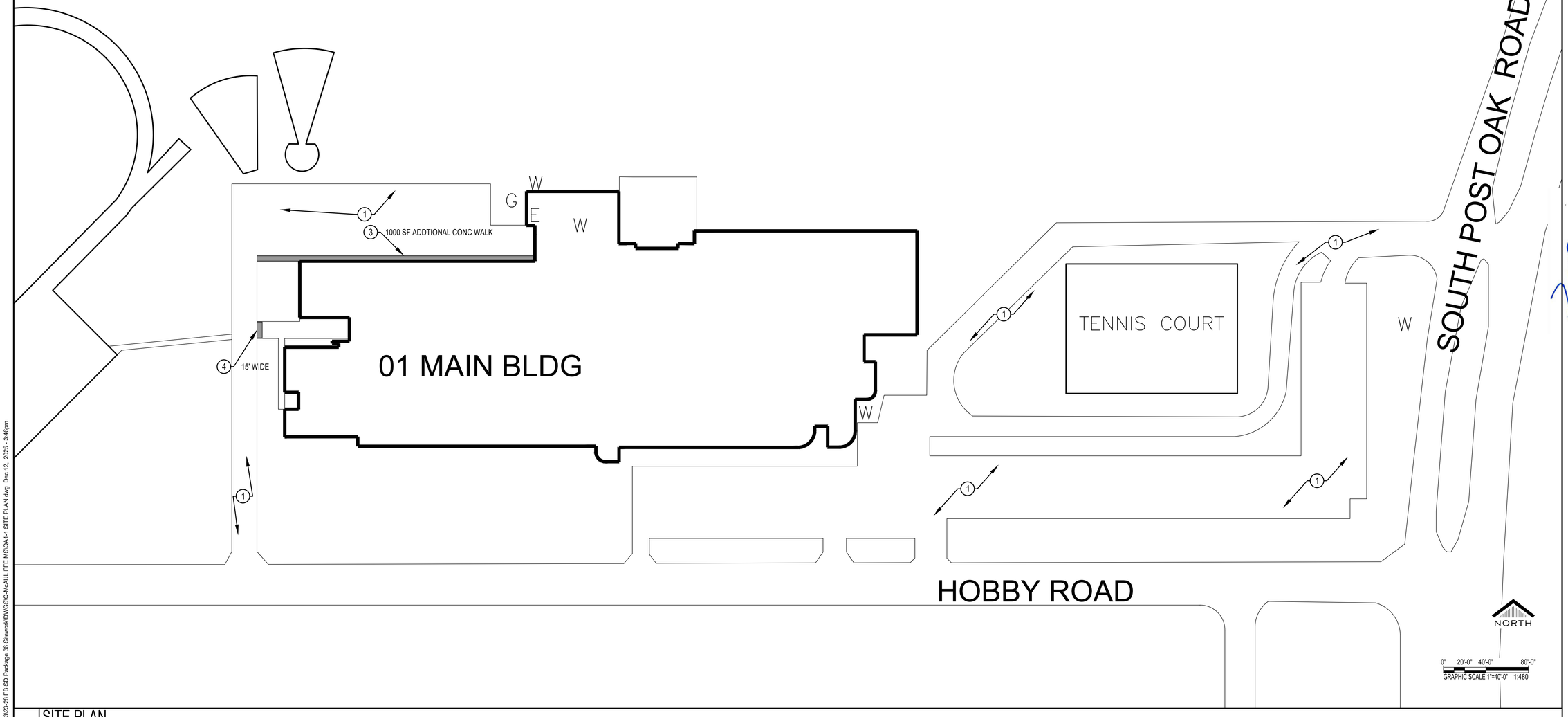
SCOPE OF WORK:
1. CLEAN AND RE-SEAL CONCRETE EXPANSION JOINTS THROUGHOUT SITE WHERE NEEDED. (SID36098) LUMP SUM: $10,811.00.
2. EXPAND SIDEWALK AT FRONT ENTRANCE AREA. REQUESTED FOR ADDITIONAL SAFETY DURING DISMISSAL TIMES. SIDEWALK IS NOT CURRENTLY WIDE ENOUGH. (SID36099)
3. INSTALL ADA COMPLIANT RAMP WITH TRUNCATED DOME ON SIDE OF BUILDING CLOSEST TO FOOTBALL BLEACHERS. (SID36115)



---- SITE PLAN
1" = 40'-0"

REVISIONS
ISSUED FOR BIDDING
12/12/2025

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
MCAULIFFE MIDDLE SCHOOL
16650 S POST OAK RD
HOUSTON, TX 77053

SEAL
REGISTERED ARCHITECT
NOE ALMAGUER
22651
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS
ARCHITECTS
AND PLANNING
CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
SITE PLAN

QA1-1

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FORT BEND BOND 2023
INDEPENDENT SCHOOL DISTRICT

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT

r MISSOURI CITY MIDDLE SCHOOL
202 MARTIN LN, MISSOURI CITY, TX 77489

ADMINISTRATION

DR. MARC SMITH	SUPERINTENDENT OF FBISD
BETH MARTINEZ	CHIEF OF SCHOOLS

BOARD OF TRUSTEES

KRISTIN K. TASSIN	PRESIDENT
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Sheet List Table

Sheet Number	Sheet Title	DATE
PACKAGE 36 SITEWORK: r-MISSOURI CITY MS		
rA0-0	COVERSHEET	12/12/2025
rA1-1	SITE PLAN	12/12/2025

ISSUED FOR BIDDING

REVISIONS

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
MISSOURI CITY MIDDLE SCHOOL
202 MARTIN LN
MISSOURI CITY, TX 77489

SEAL

REGISTERED ARCHITECT
NOE ALMAGUER
22651
STATE OF TEXAS
12/12/2025

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11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
COVERSHEET

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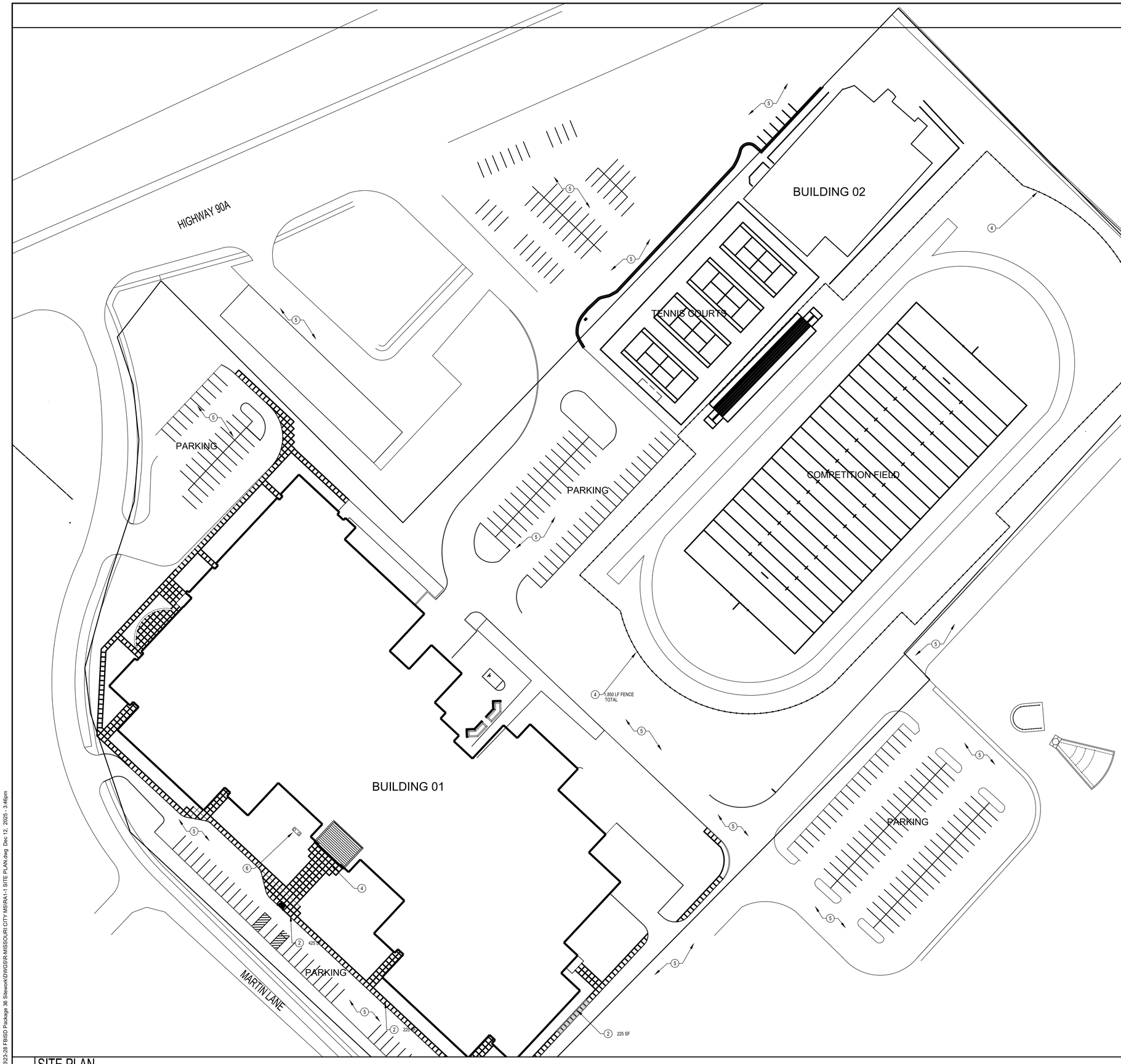

SCOPE OF WORK:

1. INSTALL SPLASH CONC. BLOCKS/ DEFLECTORS UNDERNEATH COW TONGUES LOCATED AROUND BUILDING - 15 UNITS. (SID36021)
2. FILL IN AREA BEHIND CURBS, NEXT TO SIDEWALKS, AND OTHER PLACES WHERE SOIL HAS ERODED. GRADE TO SLOPE AWAY FROM CONCRETE. LOCATED AT NUMEROUS PLACES THROUGHOUT SITE. (SID36042)
3. REMOVE, REGRADE, AND REPLACE CONCRETE PAVEMENT WHERE SUBGRADE HAS SUNK. LOCATED AT ENTRANCE TO SCHOOL, APPROXIMATELY 1500 FT.^{2}. (SID36045)
4. REPLACE OR ADD 8' CHAIN-LINK FENCE AROUND TRACK AND BLEACHERS FOR ADDED SECURITY. (SID36088) INCLUDE (6) 4'-W. GATES AND (1) 8' WIDE DOUBLE GATE. CHAIN LINK FABRIC SHALL BE VINYL-CLAD, BLACK IN COLOR AND PER FBISD TECHINCAL DEIGN GUIDELINES.
5. CLEAN AND RE-SEAL CONCRETE EXPANSION JOINTS WHERE NEEDED THROUGHOUT SITE. (SID36100) COMBINED AREA OF SIDEWALK AND VEHICULAR PAVING = APPROX. 381,540 SF. CONSIDER FE EVERY 400 SF OF AREA, THERE IS 40 LF OF TOTAL JOINTS. OF THAT NUMBER CONSIDER 25% NEEDS REPLACING, OR 10LF/400 SF.
6. RESET CLEAN OUTS AND CONCRETE COLLAR TO GRADE. LOCATED ON THE LEFT-HAND SIDE OF THE ENTRANCE TO SCHOOL.B (SID36116)

---- SITE PLAN
1" = 40'-0"

F:\2023\23-28 FBISD Package 36 Sitework\DWGS\R-MISSOURI CITY MS\RA1-1 SITE PLAN.dwg Dec 12, 2025 - 3:46pm

REVISIONS

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT
MISSOURI CITY MIDDLE SCHOOL
202 MARTIN LN
MISSOURI CITY, TX 77489

SEAL

REGISTERED ARCHITECT
NOE ALMAGUER
22651
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS

ARCHITECTS
AND PLANNING
CONSULTANTS

11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
SITE PLAN

R
RA1-1

FORT BEND INDEPENDENT SCHOOL DISTRICT

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT

S

QUAIL VALLEY ELEMENTARY SCHOOL
3500 QUAIL VILLAGE DR, MISSOURI CITY, TX 77459

ADMINISTRATION

DR. MARC SMITH	SUPERINTENDENT OF FBISD
BETH MARTINEZ	CHIEF OF SCHOOLS

BOARD OF TRUSTEES

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ANGIE HANAN	VICE PRESIDENT
DR. SHIRLEY ROSE-GILLIAM	SECRETARY
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STRUCTURAL ENGINEER
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Houston, Texas 77027
Phone Number: 713-776-9433

Sheet List Table

Sheet Number	Sheet Title	DATE
PACKAGE 36 SITEWORK: s-QUAIL VALLEY ES		
sA0-0	COVERSHEET	12/12/2025
sA1-1	SITE PLAN	12/12/2025

ISSUED FOR PERMIT AND BIDDING

REVISIONS

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
QUAIL VALLEY ELEMENTARY SCHOOL
3500 QUAIL VILLAGE DR
MISSOURI CITY, TX 77459

SEAL

REGISTERED ARCHITECT
MICHAEL ALEXANDER
22651
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
COVERSHEET

sA0-0

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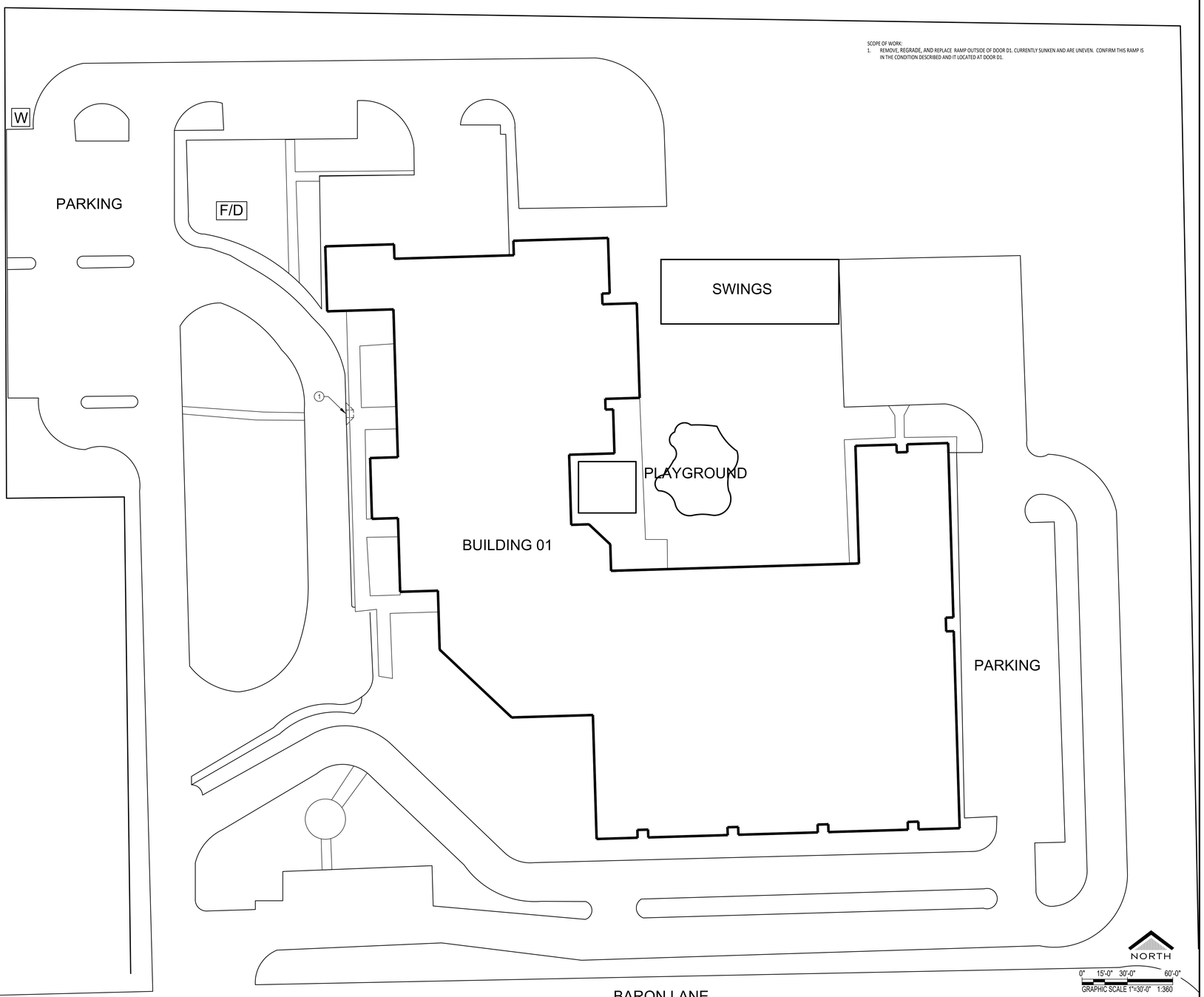
SCOPE OF WORK:
1. REMOVE, REGRADE, AND REPLACE RAMP OUTSIDE OF DOOR D1. CURRENTLY SUNKEN AND ARE UNEVEN. CONFIRM THIS RAMP IS IN THE CONDITION DESCRIBED AND IT LOCATED AT DOOR D1.



SITE PLAN
1" = 30'-0"

F:\2023\23-28 FBISD Package 36 Sitework\DWGS\S-QUAIL VALLEY ESI\sA1-1 SITE PLAN.dwg Dec 12, 2025 - 3:47pm

REVISIONS

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
QUAIL VALLEY ELEMENTARY SCHOOL
3500 QUAIL VILLAGE DR
MISSOURI CITY, TX 77459

SEAL
REGISTERED ARCHITECT
NOE ALMAGUER
22651
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS
ARCHITECTS
AND PLANNING
CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 11/11/2025
ISSUED FOR: 90% CD

SITE PLAN

sA1-1

FORT BEND INDEPENDENT SCHOOL DISTRICT

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT

t QUAIL VALLEY MIDDLE SCHOOL
3019 FM 1092 RD, MISSOURI CITY, TX 77459

ADMINISTRATION

DR. MARC SMITH	SUPERINTENDENT OF FBISD
BETH MARTINEZ	CHIEF OF SCHOOLS

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Sheet List Table		
Sheet Number	Sheet Title	DATE
PACKAGE 36 SITEWORK: I-QUAIL VALLEY MS		
IA0-0	COVERSHEET	11/11/2025
IA1-1	SITE PLAN	11/11/2025
IC1.0	SITE AND SWPPP PLAN	11/11/2025
IC2.0	GRADING AND PAVEMENT REPLACEMENT PLAN & DETAILS	11/11/2025
IC2.1	STORM SEWER & DETAILS &SWPPP PLAN	11/11/2025
IC3.0	SWPPP DETAILS	11/11/2025

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REVISIONS

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
QUAIL VALLEY MIDDLE SCHOOL
3019 FM 1092 RD
MISSOURI CITY, TX 77459

SEAL

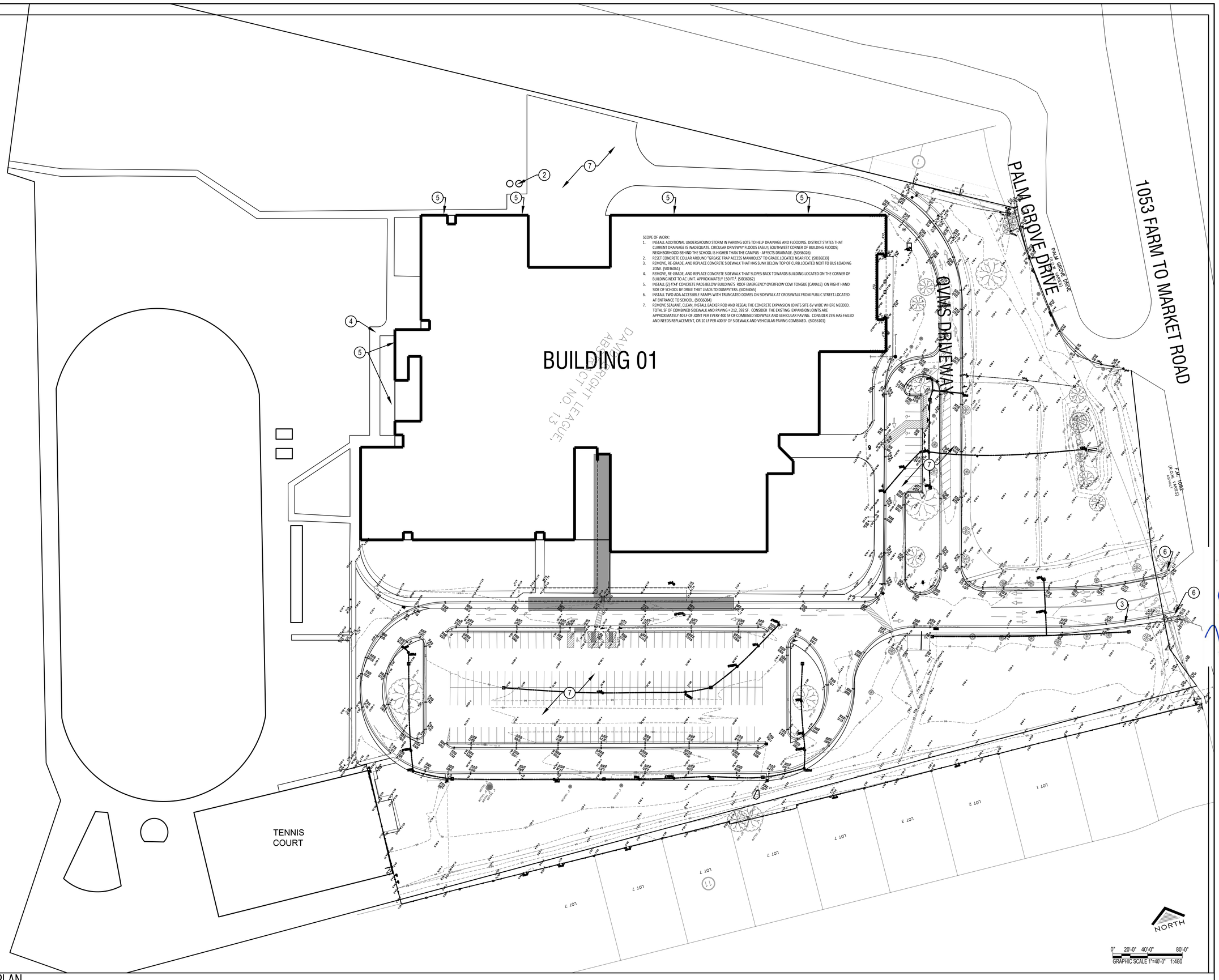
REGISTERED ARCHITECT
MICHAEL ALEXANDER
22651
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
COVERSHEET

TA0-0

F:\2023\23-28 FBISD Package 36 Sitework\DWGS\T-QUAIL VALLEY MS\IA0-0 COVERSHEET.dwg, Dec 12, 2025 - 3:47pm



SCOPE OF WORK:

1. INSTALL ADDITIONAL UNDERGROUND STORM IN PARKING LOTS TO HELP DRAINAGE AND FLOODING. DISTRICT STATES THAT CURRENT DRAINAGE IS INADEQUATE. CIRCULAR DRIVEWAY FLOODS EASILY; SOUTHWEST CORNER OF BUILDING FLOODS; NEIGHBORHOOD BEHIND THE SCHOOL IS HIGHER THAN THE CAMPUS - AFFECTS DRAINAGE. (SID36026)
2. RESET CONCRETE COLLAR AROUND "GREASE TRAP ACCESS MANHOLES" TO GRADE.LOCATED NEAR FOC. (SID36039)
3. REMOVE, RE-GRADE, AND REPLACE CONCRETE SIDEWALK THAT HAS SUNK BELOW TOP OF CURB.LOCATED NEXT TO BUS LOADING ZONE. (SID36061)
4. REMOVE, RE-GRADE, AND REPLACE CONCRETE SIDEWALK THAT SLOPES BACK TOWARDS BUILDING.LOCATED ON THE CORNER OF BUILDING NEXT TO AC UNIT. APPROXIMATELY 150 FT.^{2}. (SID36062)
5. INSTALL (2) 4'X4' CONCRETE PADS BELOW BUILDING'S ROOF EMERGENCY OVERFLOW COW TONGUE (CANALE) ON RIGHT HAND SIDE OF SCHOOL BY DRIVE THAT LEADS TO DUMPSTERS. (SID36065)
6. INSTALL TWO ADA ACCESSIBLE RAMPS WITH TRUNCATED DOMES ON SIDEWALK AT CROSSWALK FROM PUBLIC STREET.LOCATED AT ENTRANCE TO SCHOOL. (SID36084)
7. REMOVE SEALANT, CLEAN, INSTALL BACKER ROD AND RESEAL THE CONCRETE EXPANSION JOINTS SITE-5V WIDE WHERE NEEDED. TOTAL SF OF COMBINED SIDEWALK AND PAVING = 212, 392 SF. CONSIDER THE EXISTING EXPANSION JOINTS ARE APPROXIMATELY 40 LF OF JOINT PER EVERY 400 SF OF COMBINED SIDEWALK AND VEHICULAR PAVING. CONSIDER 25% HAS FAILED AND NEEDS REPLACEMENT, OR 10 LF PER 400 SF OF SIDEWALK AND VEHICULAR PAVING COMBINED. (SID36101)

---- SITE PLAN
1" = 40'-0"

REVISIONS

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT
QUAIL VALLEY MIDDLE SCHOOL
3019 FM 1092 RD
MISSOURI CITY, TX 77459

SEAL

REGISTERED ARCHITECT
NOE ALMAGUER
22651
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS

ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
SITE PLAN

T
TA1-1

F:\2023\23-28 FBISD Package 36 Sitework\DWGS\T-QUAIL VALLEY MS\TA1-1 SITE PLAN.dwg Dec 12, 2025 - 3:47pm

GENERAL NOTES

1. SEE ARCHITECTURAL SITE PLAN FOR BUILDING LOCATION.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED BY GOVERNING AUTHORITIES.
3. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL ORDINANCES, CODES AND REGULATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF PRIVATE OR PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A SURVEY PROVIDED BY THE OWNER.
6. CONTRACTOR SHALL CONSTRUCT TRENCH SAFETY SYSTEMS IN ACCORDANCE WITH OSHA STANDARDS AND PROVIDE DAILY INSPECTIONS TO ENSURE THAT THE TRENCH SAFETY REQUIREMENTS ARE BEING MET. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THE SAFETY OF THOSE PERSONS WORKING IN AND AROUND THE TRENCH.
7. SHOULD THE CONTRACTOR FIND ANY DISCREPANCY OR OMISSIONS FROM THE PLANS, HE WILL NOTIFY THE ENGINEER AT ONCE TO OBTAIN CLARIFICATION PRIOR TO STARTING CONSTRUCTION.
8. CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TEXAS M.U.T.C.D. MOST RECENT EDITIONS AS REVISED) DURING CONSTRUCTION.
9. EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY BASED ON THE BEST AVAILABLE INFORMATION AND HAVE NOT BEEN FIELD VERIFIED, UNLESS NOTED. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING UTILITIES AND OTHER FACILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING FACILITIES CAUSED BY HIS FAILURE TO LOCATE AND PRESERVE ANY AND ALL EXISTING FACILITIES.
10. OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH & SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES AND OPERATING A CRANE, DERRICK, POWER SHOVEL, DRILLING-RIG, PILE DRIVER, HOISTING EQUIPMENT, OR SIMILAR APPARATUS WITHIN 10 FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, 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 LOCAL POWER COMPANY.
11. CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS INDICATING ALL SITE IMPROVEMENTS.
12. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT PROGRAM.
13. AT LEAST 48 HOURS BEFORE EXCAVATING OR AUGURING IN STREET R.O.W. OR EASEMENTS CONTRACTOR SHALL NOTIFY THE "UNDERGROUND UTILITY COORDINATING COMMITTEE" AT 713-223-4567, OR DIG TESS (1-800-DIG-TESS), OR 811.
14. ALL WALKS TO ACCESSIBLE ENTRANCES SHALL NOT EXCEED 5% GRADE IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 2% CROSS SLOPE.

STORM SEWER NOTES

1. CONTRACTOR SHALL COORDINATE STORM SEWER CONSTRUCTION WITH OTHER UNDERGROUND LINES TO AVOID CONFLICT. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 6" VERTICAL CLEARANCE BETWEEN STORM SEWER AND OTHER EXISTING OR NEW UTILITIES.
2. STORM SEWER CONSTRUCTION SHALL COMMENCE AT A POINT OF CONNECTION TO THE PUBLIC STORM SEWER SYSTEM AND PROCEED UPSTREAM.
3. ADJUST EXISTING MANHOLE RIM ELEVATIONS TO MATCH NEW GROUND AND/OR NEW PAVEMENT ELEVATIONS.
4. WHERE MANHOLES ARE LOCATED WITHIN PAVED AREAS, CONTRACTOR SHALL SET RIM ELEVATIONS TO MATCH TOP OF PAVEMENT ELEVATIONS. OUTSIDE OF PAVED AREAS, SET MANHOLE RIM ELEVATIONS 3" (MINIMUM) TO 6" (MAXIMUM) ABOVE FINISHED GRADE. ADD FILL AROUND MANHOLES, SLOPED AWAY AND DOWN FROM MANHOLE RIMS. RIM ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE.
5. ALL STORM SEWERS SHALL RECEIVE BEDDING AND BACKFILL IN ACCORDANCE WITH THE DETAILS CONTAINED IN THE PLANS.
6. 8-INCH TO 10-INCH STORM SEWER SHALL BE PVC SDR-26 PER ASTM 3034. PVC JOINTS SHALL BE PUSH ON, FLEXIBLE ELASTOMERIC GASKET CONFORMING TO ASTM D-3212. CHEMICALLY WELDED PVC JOINTS ARE NOT ACCEPTABLE.
7. 12-INCH AND LARGER STORM SEWER PIPE SHALL BE HDPE POLYETHYLENE PIPE WITH A SMOOTH INTERIOR WALL AND A MANNING'S "n" VALUE OF 0.012 OR LESS. PIPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION.
8. PIPE INSTALLED IN STREET R.O.W. OR IF NOTED ON PLANS SHALL BE REINFORCED CONCRETE PIPE PER ASTM C-76, CLASS III. ALL SIZES OF CONCRETE PIPE SHALL BE INSTALLED WITH APPROVED RUBBER GASKET JOINTS PER ASTM C-443.

FLOOD STATEMENT

ACCORDING TO F.I.R.M. MAP NO. 48157C0285L (COMMUNITY-PANEL NO. 4803040285L), MAP REVISED DATE: APRIL 2, 2014. THE SUBJECT AREA LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED. DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

BENCHMARK

CITY OF MISSOURI CITY PCM-005 – BRASS DISK LOCATED 10.5' NORTH OF THE NORTH CURB OF HAMPTON DRIVE, 55' WEST OF THE FIRST BRIDGE EAST OF WEST CREEK CLUB DRIVE, 24' NORTHEAST OF A STREET LIGHT AND 21' SOUTHEAST OF A MANHOLE.
ELEVATION = 66.66' (NAVD 88, 2001 ADJ.

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

QUAIL VALLEY MIDDLE SCHOOL BP036

SEAL

STATE OF TEXAS
F. H. RADFORD, III
61636
LICENSED PROFESSIONAL ENGINEER

12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 11/11/2025
ISSUED FOR: 90% CD

SITE & SWPPP PLAN

tC1.0



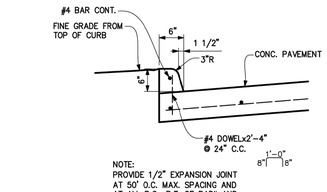
GRAPHIC SCALE

40 0 20 40

(IN FEET)

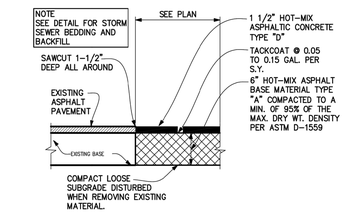
1 inch = 40 ft.

LEGEND		
DESCRIPTION	EXISTING	NEW
PROPERTY LINE		
STORM SEWER LINE		
SANITARY SEWER LINE		
WATER LINE		
GAS LINE		
STORM SEWER INLET	□	■
MANHOLE	○	●
FIRE HYDRANT	⊹	
CONTOUR LINE	91	93
SPOT ELEVATION	×79	TC 50.00 / TP 45.00 TOP OF CURB / TOP OF PAVEMENT
SPOT ELEVATION		TP 40.00 TOP OF PAVEMENT
SPOT ELEVATION		TW 35.90 TOP OF WALK
SPOT ELEVATION		EL 35.00 TOP OF GROUND
SPOT ELEVATION		TW 50.00 / TP 45.00 TOP OF WALK / TOP OF PAVEMENT
DRAINAGE FLOW		⇒
EXTREME EVENT FLOW		⇨
DRAINAGE DIVIDE		
DRAINAGE AREA		0.05 AC
FENCE		—o—o—



NOTE:
PROVIDE 1/2" EXPANSION JOINT AT 50' O.C. MAX. SPACING AND AT ALL P.C., P.T. OF RADII AND EXPANSION JTS.

1 NO SCALE **DOWELED ON CONC. CURB**



REMOVE EXIST. SURFACE AND BASE MATERIAL TO ACCOMMODATE NEW ASPHALTIC BASE MATERIAL.

ALL MATERIAL REMOVED FROM PAVEMENT REPAIR SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF IN A MANNER NOT TO DAMAGE THE OWNER.

SURFACE COURSE SHALL HAVE A 1 1/2" COMPACTED THICKNESS, AND SHALL BE COMPACTED TO A MINIMUM OF BETWEEN 91% AND 95% OF THE MAXIMUM THEORETICAL DENSITY AS MEASURED THE ASTM 2041 PROCEDURE.

2 NO SCALE **PAVEMENT REPAIR DETAIL**

REVISIONS

FBISD PACKAGE 36 SITEWORK

FORT BEND INDEPENDENT SCHOOL DISTRICT

QUAIL VALLEY MIDDLE SCHOOL BP036

SEAL

STATE OF TEXAS
F. H. RADFORD, III
61636
LICENSED PROFESSIONAL ENGINEER

12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 11/11/2025
ISSUED FOR: 90% CD

GRADING & PAVEMENT REPLACEMENT PLAN & DETAILS (ASPHALT PVMT & CONC. GUTTER)

tC2.0



GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

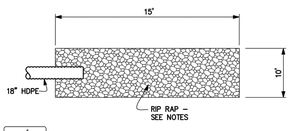
LEGEND

- REINFORCED FILTER BARRIER
- IPB / IPB-II — INLET PROTECTION BARRIER / INLET PROTECTION BARRIER STAGE II
- SC-1 — STABILIZED CONSTRUCTION EXIT
- RFD / CTW — CONC. TRUCK WASH OUT AREA W/FILTER FENCE
- RFD-TYPE — REINFORCED FILTERED DAM

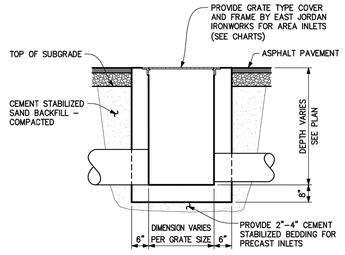
LEGEND		
DESCRIPTION	EXISTING	NEW
PROPERTY LINE		
STORM SEWER LINE		
SANITARY SEWER LINE		
WATER LINE		
GAS LINE		
STORM SEWER INLET	■	□
MANHOLE	●	○
FIRE HYDRANT		

STANDARD CONCRETE RIP RAP NOTES

1. MINIMUM MAT THICKNESS SHALL BE 18".
2. 80 POUND TO 150 POUND BLOCKS, EVENLY GRADED.
3. MINIMUM 6" THICKNESS PER BLOCK
4. NO EXPOSED STEEL IN BROKEN CONCRETE RUBBLE.

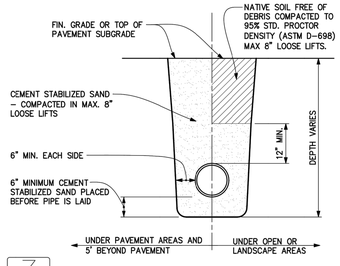


1 NO SCALE **CONCRETE RIP RAP DETAIL**

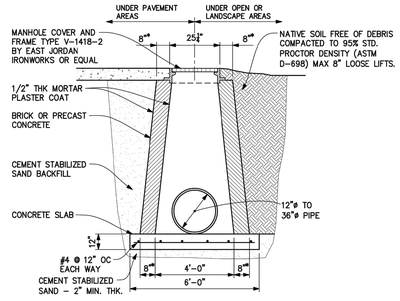


STORM SEWER PIPE SIZE	GRATE AND FRAME	GRATE SIZE	PRECAST BOX
8"–20"	V–5724–1	24" x 24"	24" x 24"
24"	V–5730	30" x 30"	30" x 30"
30"	V–5736	36" x 36"	36" x 36"

2 NO SCALE **AREA INLET - ASPHALT PAVING**



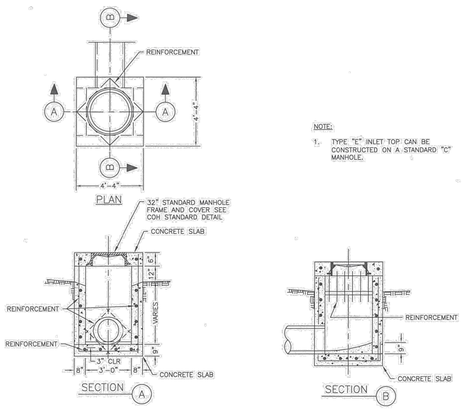
3 NO SCALE **STORM SEWER BEDDING & BACK FILL**



4 NO SCALE **STORM MANHOLE**

NOTE: PROVIDE 12" THK. WALLS FOR MANHOLES DEEPER THAN 12'

02632–09



STORM SEWER TYPE "E" INLET
NTS

REVISIONS

SEAL

REGISTERED ARCHITECT
MICHAEL A. WILLIAMS
NUMBER 22667
STATE OF TEXAS
INTERIM REVIEW
NOT FOR CONSTRUCTION
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

FBISD BP 2026 SYSTEM CONSTRUCTION PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
QUAIL VALLEY MIDDLE SCHOOL
MIDDLE SCHOOL NO. 32
9302 RD
MISSOURI CITY, TX 77459

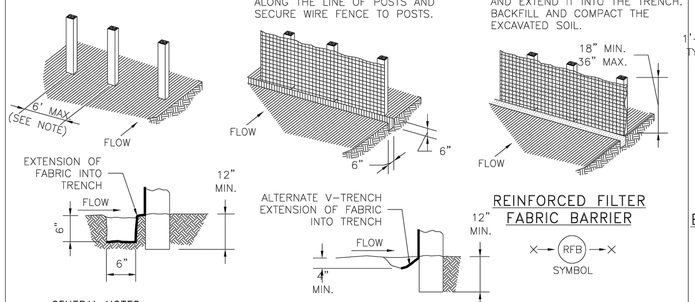
PROJ. NO.: 23-28
DATE: 11/11/2025
ISSUED FOR: 90% CD

STORM SEWER & DETAILS & SWPPP PLAN

STORM SEWER & DETAILS & SWPPP PLAN

t C2.1

F:\2023\23-28 FBISD Package 36 Stewart\CIVIL\ST-QUAIL VALLEY MS\C2.1 STORM SEWER & DETAILS &SWPPP PLAN.dwg Dec 12, 2025 - 3:48pm

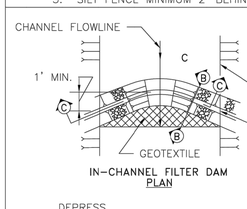


REINFORCED FILTER FABRIC BARRIER

RFB — SYMBOL

GENERAL NOTES:

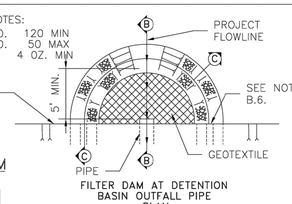
1. SECURELY FASTEN MESH FENCING TO POSTS WITH STAPLES OR TIE WIRES.
2. SECURELY FASTEN FILTER FABRIC TO MESH FENCING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT A POST, FOLD TOGETHER, AND ATTACH TO A POST.
4. REMOVE SEDIMENT DEPOSITS WHEN SILT REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE IN DEPTH.
5. SILT FENCE MINIMUM 2' BEHIND CURB.



IN-CHANNEL FILTER DAM PLAN

GEOTEXTILE NOTES:

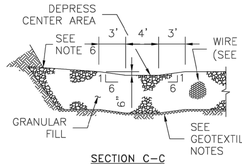
MIN. AOS	SIEVE NO.	120 MIN
MAX. AOS	SIEVE NO.	50 MAX
WEIGHT	OZ/SY	4 OZ. MIN



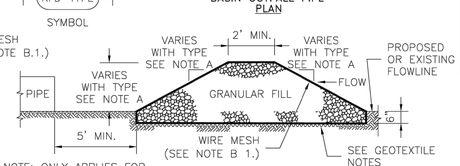
FILTER DAM AT DETENTION BASIN OUTFALL PIPE PLAN

FILTER DAM

RFD-TYPE — SYMBOL



SECTION C-C



NOTE: ONLY APPLIES FOR DETENTION BASIN OUTFALL PIPE PROTECTION.

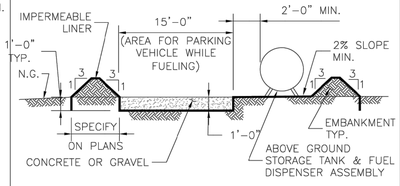
SECTION B-B

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 HCFCD 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.

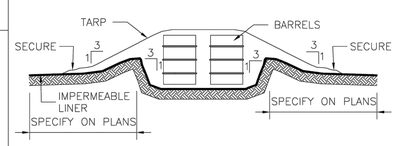


ABOVE GROUND TEMP. VEHICLE & EQUIPMENT FUELING AREA WITH TANK

TFA — SYMBOL

GENERAL NOTES:

1. THE SIZE OF TANK FOUNDATION AREA DEPENDS ON THE SIZE OF ABOVE GROUND STORAGE TANK AND DISPENSER ASSEMBLY.
2. PROVIDE A MINIMUM SLOPE OF 2 % TOWARD THE SUMP PIT.
3. INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS.

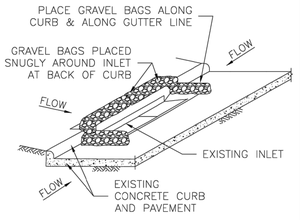


BARREL STORAGE AREA

BSA — SYMBOL

GENERAL NOTES:

1. ALTERNATIVELY, STORE BARRELS IN AN ENCLOSED BUILDING OR SHED.
2. INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS. 60 mil MINIMUM.
3. CONSTRUCT BERMED AREA WITH VOLUME GREATER THAN OR EQUAL TO 110% VOLUME OF BARRELS.

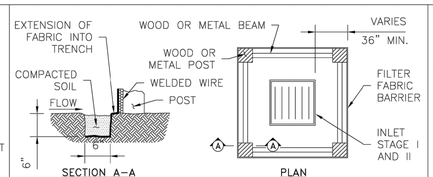


INLET PROTECTION BARRIERS FOR STAGE II INLETS

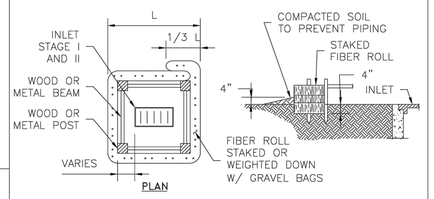
IPB-II — SYMBOL

GENERAL NOTES:

1. REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE BARRIER.
2. GRAVEL BAGS SHALL NOT BLOCK THROAT OF INLET UNLESS DIRECTED BY ENGINEER.



INLET PROTECTION BARRIER WITH REINFORCED FILTER FABRIC



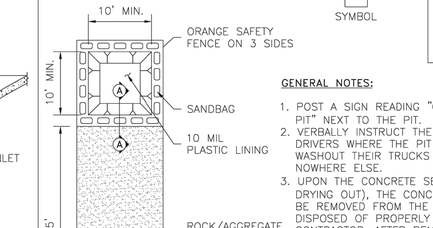
INLET PROTECTION BARRIER WITH FILTER ROLLS

GENERAL NOTES:

1. FIBER ROLLS WILL BE UTILIZED ONLY WHEN SITE CONDITIONS DO NOT PERMIT THE USE OF FILTER FABRIC BARRIER, AND AS APPROVED BY THE ENGINEER.

INLET PROTECTION BARRIERS FOR STAGE I INLETS

IPB — SYMBOL

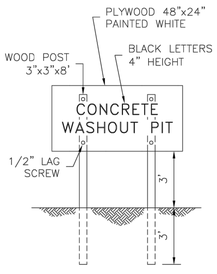


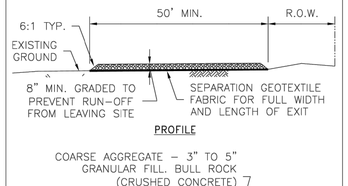
CONCRETE TRUCK WASHOUT AREA

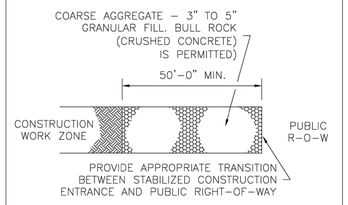
CTW — SYMBOL

GENERAL NOTES:

1. POST A SIGN READING "CONCRETE WASHOUT PIT" NEXT TO THE PIT.
2. VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASHOUT THEIR TRUCKS IN THE PIT AND NOWHERE 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 WASHOUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.
4. CONCRETE WASHOUT 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.







STABILIZED CONSTRUCTION ACCESS

SC-1 — SYMBOL

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. MINIMUM 14' WIDTH FOR ONE WAY TRAFFIC AND 20' WIDTH FOR TWO WAY TRAFFIC.

NO.	REVISIONS	DATE	NAME
1	ORIGINAL STANDARD ISSUED	3-1-22	RJS

FORT BEND COUNTY
ENGINEERING DEPARTMENT

THE STATE OF TEXAS · FORT BEND COUNTY

PROJECT TITLE:

DRAWN BY: INIT		FBCED STANDARD
CK'D BY: INIT	SHEET DESCRIPTION: STORM WATER POLLUTION PREVENTION PLAN DETAILS	60
SCALE: NONE		SHEET NO: /
DATE: 3-1-22	APPROVED BY:	

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

QUAIL VALLEY MIDDLE SCHOOL BP036

SEAL

STATE OF TEXAS · F. H. RADFORD, III · 61636 · LICENSED PROFESSIONAL ENGINEER
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-26
DATE: 11/11/2025
ISSUED FOR: 90% CD

SWPPP DETAILS

tC3.0

FORT BEND INDEPENDENT SCHOOL DISTRICT

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT

u RIDGE POINT HIGH SCHOOL
500 WATERS LAKE BLVD, MISSOURI CITY, TX 77459

ADMINISTRATION

DR. MARC SMITH	SUPERINTENDENT OF FBISD
BETH MARTINEZ	CHIEF OF SCHOOLS

BOARD OF TRUSTEES

KRISTIN K. TASSIN	PRESIDENT
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ADAM SCHOOF	BOARD MEMBER
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ADDIE HEYLIGER	BOARD MEMBER
ANGIE WIERZBICKI	BOARD MEMBER

PROJECT DESIGN TEAM

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FBISD 2023 Bond Team
16431 Lexington Blvd
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STRUCTURAL ENGINEER
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Phone Number: 713-776-9433

Sheet List Table		
Sheet Number	Sheet Title	DATE
PACKAGE 36 SITEWORK - uRIDGE POINT HS		
uA0-0	COVERSHEET	12/12/2025
uA1-1	SITE PLAN	12/12/2025
uC1.0	SITE PLAN	12/12/2025
uC2.0	SITE GRADING	12/12/2025
uC3.0	SWPPP DETAILS	12/12/2025

ISSUED FOR PERMIT AND BIDDING

REVISIONS
ISSUED FOR BIDDING 12/12/2025

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
RIDGE POINT HIGH SCHOOL
500 WATERS LAKE BLVD
MISSOURI CITY, TX 77459

SEAL
REGISTERED ARCHITECT
MICHAEL ALEXANDER
22651
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 11/11/2025
ISSUED FOR: 90% CD

COVERSHEET

U
uUA0-0

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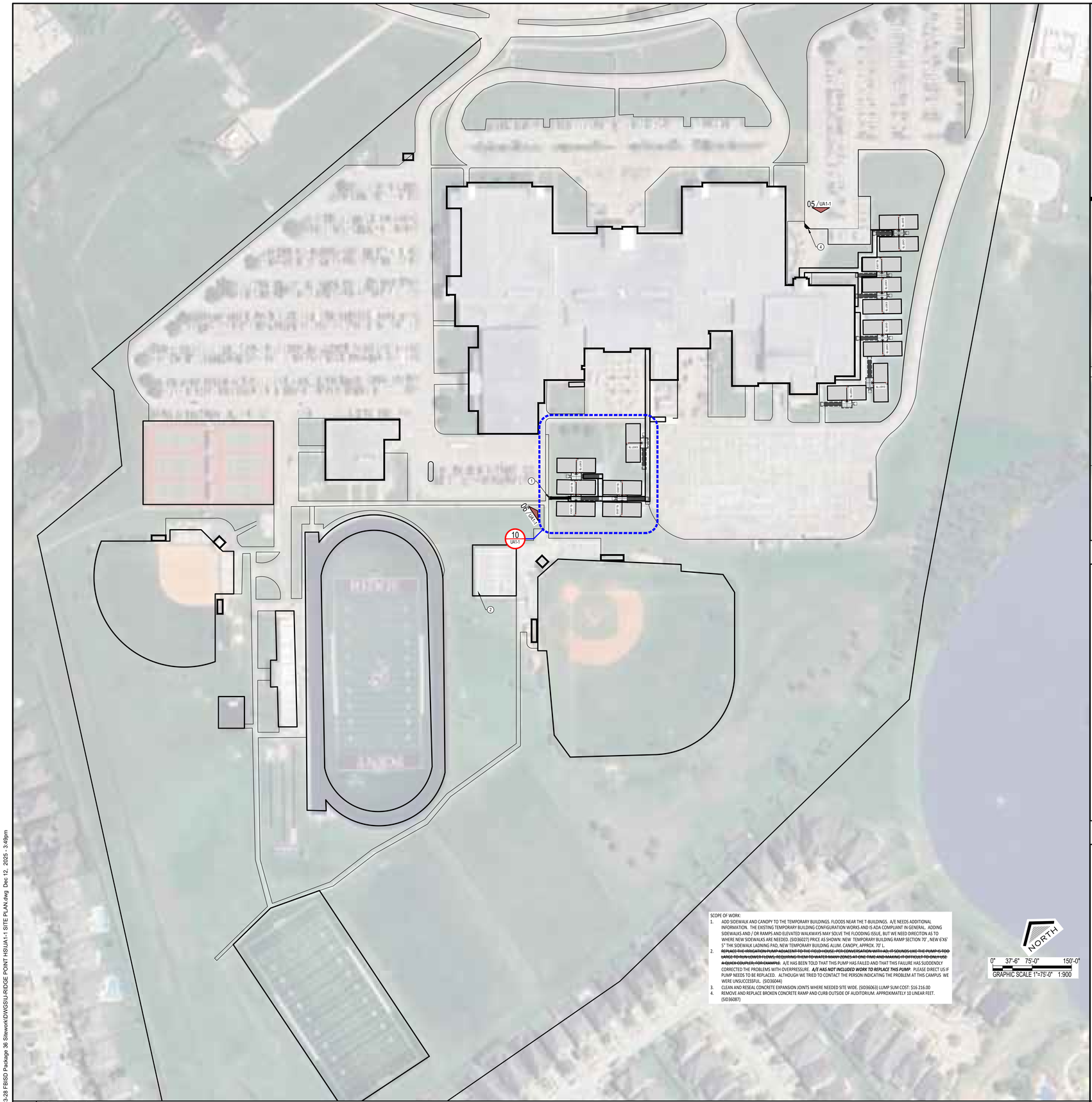
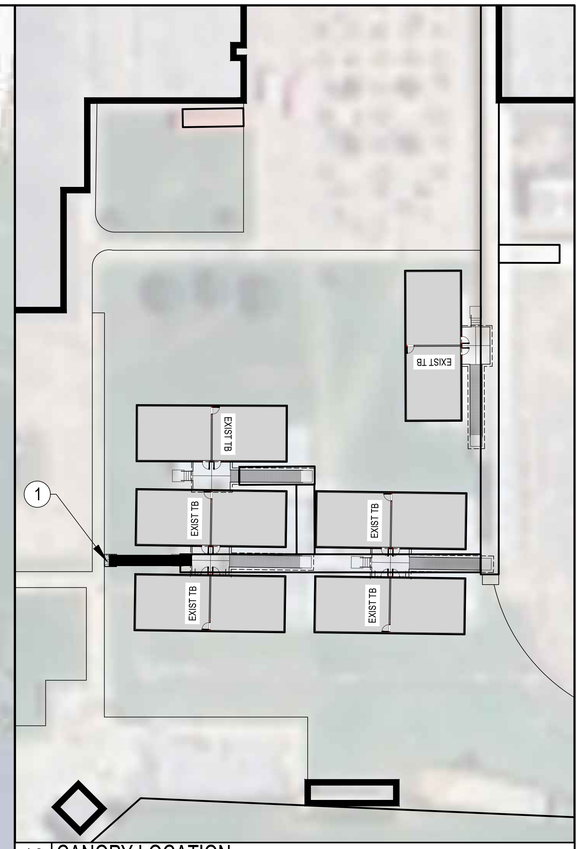


SCOPE OF WORK:

1. ADD SIDEWALK AND CANOPY TO THE TEMPORARY BUILDINGS. FLOODS NEAR THE T-BUILDINGS. A/E NEEDS ADDITIONAL INFORMATION. THE EXISTING TEMPORARY BUILDING CONFIGURATION WORKS AND IS ADA COMPLIANT IN GENERAL. ADDING SIDEWALKS AND / OR RAMPS AND ELEVATED WALKWAYS MAY SOLVE THE FLOODING ISSUE, BUT WE NEED DIRECTION AS TO WHERE NEW SIDEWALKS ARE NEEDED. (SID36027) PRICE AS SHOWN: NEW TEMPORARY BUILDING RAMP SECTION 70' , NEW 6'X6' 5" THK SIDEWALK LADNING PAD, NEW TEMPORARY BUILDING ALUM. CANOPY, APPROX. 70' L.
2. ~~REPLACE THE IRRIGATION PUMP ADJACENT TO THE FIELD HOUSE. PER CONVERSATION WITH AD, IT SOUNDS LIKE THE PUMP IS TOO LARGE TO RUN LOWER FLOWS, REQUIRING THEM TO WATER MANY ZONES AT ONE TIME AND MAKING IT DIFFICULT TO ONLY USE A QUICK COUPLER, FOR EXAMPLE.~~ A/E HAS BEEN TOLD THAT THIS PUMP HAS FAILED AND THAT THIS FAILURE HAS SUDDENDLY CORRECTED THE PROBLEMS WITH OVERPRESSURE. ***A/E HAS NOT INCLUDED WORK TO REPLACE THIS PUMP***. PLEASE DIRECT US IF PUMP NEEDS TO BE REPLACED. ALTHOUGH WE TRIED TO CONTACT THE PERSON INDICATING THE PROBLEM AT THIS CAMPUS WE WERE UNSUCCESSFUL. (SID36044)
3. CLEAN AND RESEAL CONCRETE EXPANSION JOINTS WHERE NEEDED SITE WIDE. (SID36063) LUMP SUM COST: $16 216.00
4. REMOVE AND REPLACE BROKEN CONCRETE RAMP AND CURB OUTSIDE OF AUDITORIUM. APPROXIMATELY 10 LINEAR FEET. (SID36087)

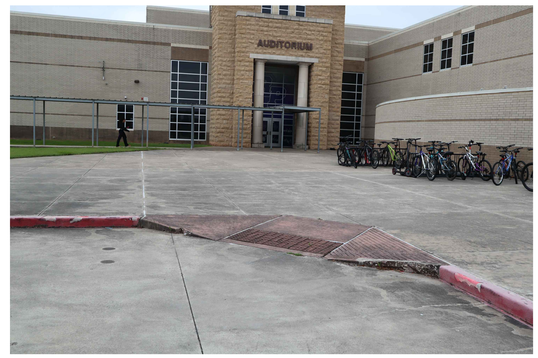
01 SITE PLAN
1" = 75'-0"



10 CANOPY LOCATION
1" = 30'-0" XREF



06 SIDEWALKS AND CANOPIES
1:1



05 REPAIR OF RAMP AND CURB
1:1

REVISIONS

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT
RIDGE POINT HIGH SCHOOL
500 WATERS LAKE BLVD
MISSOURI CITY, TX 77459

SEAL

REGISTERED ARCHITECT
NOE ALMAGUER
22651
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS

ARCHITECTS
AND PLANNING
CONSULTANTS

11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 11/11/2025
ISSUED FOR: 90% CD
ISSUED FOR BIDDING
SITE PLAN

u A1-1

F:\2023\23-28 FBISD Package 36 Sitework\DWGS\U-RIDGE POINT HS\UA1-1 SITE PLAN.dwg Dec 12, 2025 - 3:49pm



GRAPHIC SCALE

40 0 20 40

(IN FEET)

1 inch = 40 ft.

SCOPE OF WORK

LEGEND		
DESCRIPTION	EXISTING	NEW
STORM SEWER LINE		
SANITARY SEWER LINE		
WATER LINE		
GAS LINE		
STORM SEWER INLET	□	■
MANHOLE	○	●
CONTOUR LINE	91	
DRAINAGE ARROW		⟹
SPOT ELEVATION		TOP OF PAVEMENT TP 81.40

GENERAL NOTES

1. SEE ARCHITECTURAL SITE PLAN FOR BUILDING LOCATION.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED BY GOVERNING AUTHORITIES.
3. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL ORDINANCES, CODES AND REGULATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF PRIVATE OR PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A SURVEY PROVIDED BY THE OWNER.
6. CONTRACTOR SHALL CONSTRUCT TRENCH SAFETY SYSTEMS IN ACCORDANCE WITH OSHA STANDARDS AND PROVIDE DAILY INSPECTIONS TO ENSURE THAT THE TRENCH SAFETY REQUIREMENTS ARE BEING MET. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THE SAFETY OF THOSE PERSONS WORKING IN AND AROUND THE TRENCH.
7. SHOULD THE CONTRACTOR FIND ANY DISCREPANCY OR OMISSIONS FROM THE PLANS, HE WILL NOTIFY THE ENGINEER AT ONCE TO OBTAIN CLARIFICATION PRIOR TO STARTING CONSTRUCTION.
8. CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TEXAS M.U.T.C.D. MOST RECENT EDITIONS AS REVISED) DURING CONSTRUCTION.
9. EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY BASED ON THE BEST AVAILABLE INFORMATION AND HAVE NOT BEEN FIELD VERIFIED, UNLESS NOTED. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING UTILITIES AND OTHER FACILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING FACILITIES CAUSED BY HIS FAILURE TO LOCATE AND PRESERVE ANY AND ALL EXISTING FACILITIES.
10. OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH & SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES AND OPERATING A CRANE, DERRICK, POWER SHOVEL, DRILLING-RIG, PILE DRIVER, HOISTING EQUIPMENT, OR SIMILAR APPARATUS WITHIN 10 FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, 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 LOCAL POWER COMPANY.
11. CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS INDICATING ALL SITE IMPROVEMENTS.
12. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT PROGRAM.
13. AT LEAST 48 HOURS BEFORE EXCAVATING OR AUGURING IN STREET R.O.W. OR EASEMENTS CONTRACTOR SHALL NOTIFY THE "UNDERGROUND UTILITY COORDINATING COMMITTEE" AT 713-223-4567, OR DIG TESS (1-800-DIG-TESS), OR 811.
14. ALL WALKS TO ACCESSIBLE ENTRANCES SHALL NOT EXCEED 5% GRADE IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 2% CROSS SLOPE.

STORM SEWER NOTES

1. CONTRACTOR SHALL COORDINATE STORM SEWER CONSTRUCTION WITH OTHER UNDERGROUND LINES TO AVOID CONFLICT. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 6" VERTICAL CLEARANCE BETWEEN STORM SEWER AND OTHER EXISTING OR NEW UTILITIES.
2. STORM SEWER CONSTRUCTION SHALL COMMENCE AT A POINT OF CONNECTION TO THE PUBLIC STORM SEWER SYSTEM AND PROCEED UPSTREAM.
3. ADJUST EXISTING MANHOLE RIM ELEVATIONS TO MATCH NEW GROUND AND/OR NEW PAVEMENT ELEVATIONS.
4. WHERE MANHOLES ARE LOCATED WITHIN PAVED AREAS, CONTRACTOR SHALL SET RIM ELEVATIONS TO MATCH TOP OF PAVEMENT ELEVATIONS. OUTSIDE OF PAVED AREAS, SET MANHOLE RIM ELEVATIONS 3" (MINIMUM) TO 6" (MAXIMUM) ABOVE FINISHED GRADE. ADD FILL AROUND MANHOLES, SLOPED AWAY AND DOWN FROM MANHOLE RIMS. RIM ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE.
5. ALL STORM SEWERS SHALL RECEIVE BEDDING AND BACKFILL IN ACCORDANCE WITH THE DETAILS CONTAINED IN THE PLANS.
6. 8-INCH TO 10-INCH STORM SEWER SHALL BE PVC SDR-26 PER ASTM 3034. PVC JOINTS SHALL BE PUSH ON, FLEXIBLE ELASTOMERIC GASKET CONFORMING TO ASTM D-3212. CHEMICALLY WELDED PVC JOINTS ARE NOT ACCEPTABLE.
7. 12-INCH AND LARGER STORM SEWER PIPE SHALL BE HDPE POLYETHYLENE PIPE WITH A SMOOTH INTERIOR WALL AND A MANNING'S "n" VALUE OF 0.012 OR LESS. PIPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION.
8. PIPE INSTALLED IN STREET R.O.W. OR IF NOTED ON PLANS SHALL BE REINFORCED CONCRETE PIPE PER ASTM C-76, CLASS III. ALL SIZES OF CONCRETE PIPE SHALL BE INSTALLED WITH APPROVED RUBBER GASKET JOINTS PER ASTM C-443.

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

RIDGE POINT HIGH SCHOOL BP036

SEAL

STATE OF TEXAS
F.H. RADFORD, III
61636
LICENSED PROFESSIONAL ENGINEER

12/12/2025

ARCHITECTS
AND PLANNING
CONSULTANTS

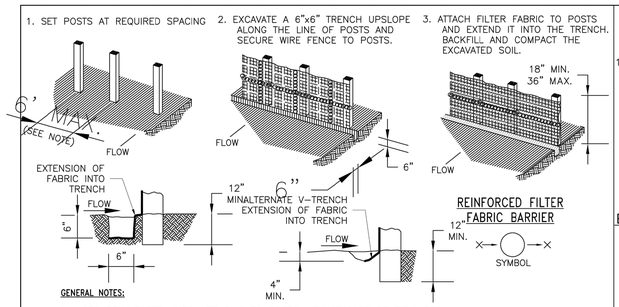
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

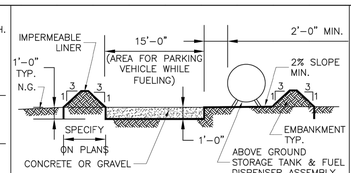
PROJ. NO.: 23-28
DATE: 11/11/2025
ISSUED FOR: 90% CD

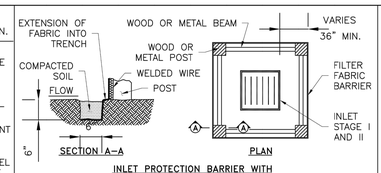
SITE & SWPPP PLAN

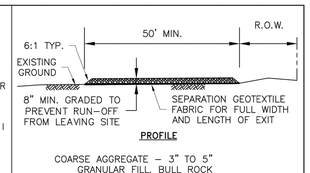
u C1.0

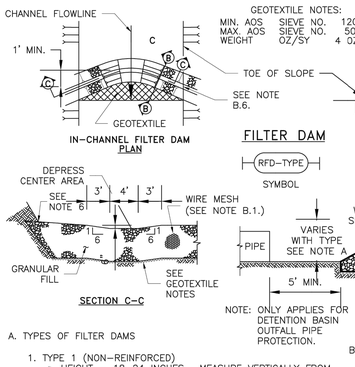

RESERVE "A"
FORT BEND
INDEPENDENT SCHOOL DISTRICT
HIGH SCHOOL NO. 11
FILE NO. 20090021 F.B.C.P.R.
CALLED 62.500 ACRES
FORT BEND INDEPENDENT SCHOOL DISTRICT
F.B.C.C.F. NO. 2008069863
BRICK BUILDING
CONCRETE
GRASS
CHAIN LINK FENCE
TEMPORARY BUILDING
CANOPY
RAMP
GRATE INLET
TG=58.46
FL 12" HDP (SW) 54.84
FL 15" HDP (SE) 54.62
GRATE INLET
TG=58.25
FL 12" HDP (NW) 55.46
FL 12" HDP (NE) 55.04
GRATE INLET
TG=58.23
FL 24" HDP (W) 50.15
FL 24" HDP (NE) 50.23
GRATE INLET
TG=58.19
FL 24" HDP (SW) 50.39
FL 24" HDP (NE) 50.49
20'X25' PAD EASEMENT
F.B.C.C.F. NO. 2011028288
10'X35' WATER METER EASEMENT
F.B.C.C.F. NO. 2011073078
10' ELECTRIC EASEMENT
F.B.C.C.F. NO. 2011028288
10'X35' WATER LINE EASEMENT
FILE NO. 2020062021 F.B.C.P.R.
16' WATER LINE EASEMENT
FILE NO. 2020062021 F.B.C.P.R.
SAN. SWR. MH
TG=60.08
FL 6" PVC (SE) 52.58
FL 8" PVC (NE) 54.67
FL 8" PVC (NW) 54.69
SAN. SWR. MH
TG=60.08
FL 6" PVC (NE) 52.58
FL 8" PVC (S

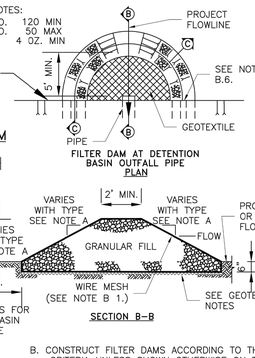


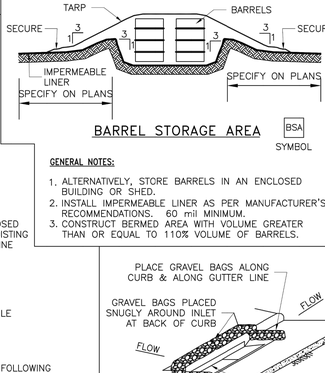


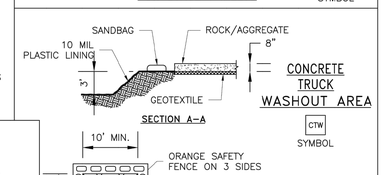


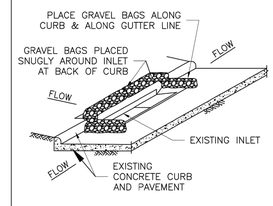


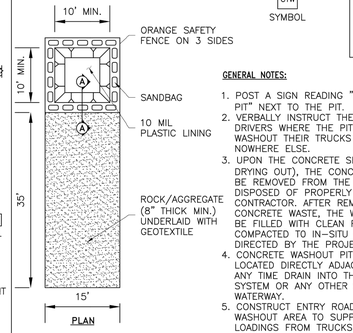












A. TYPES OF FILTER DAMS

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 HCFCD 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.

NO.	REVISIONS	DATE	NAME
1			
2			
3			
4			
5			

HARRIS COUNTY ENGINEERING DEPARTMENT

PROJECT TITLE:

DRAWN BY: JDZ		HCED STANDARD
CK'D BY: NR	SHEET DESCRIPTION: STORM WATER POLLUTION PREVENTION PLAN DETAILS	29
SCALE: NONE		SHEET NO: /
DATE:	APPROVED BY:	

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

RIDGE POINT HIGH SCHOOL BP036

SEAL
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F.H. RADFORD, III
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12/12/2025

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11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR: ISSUED FOR BIDDING

SWPPP DETAILS

u C3.0

FORT BEND INDEPENDENT SCHOOL DISTRICT

2023 BOND

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT

V

RIDGEGATE ELEMENTARY SCHOOL
6015 WEST RIDGECREEK DR, HOUSTON, TX 77053

ADMINISTRATION

DR. MARC SMITH	SUPERINTENDENT OF FBISD
BETH MARTINEZ	CHIEF OF SCHOOLS

BOARD OF TRUSTEES

KRISTIN K. TASSIN	PRESIDENT
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PROJECT DESIGN TEAM

PROGRAM MANAGEMENT
FBISD 2023 Bond Team
16431 Lexington Blvd
Sugar Land, TX 77479
Phone Number: 281-327-5481

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PACKAGE 36 SITEWORK: vRIDGEGATE ES		
vA0-0	COVERSHEET	12/12/2025
vA1-1	SITE PLAN	12/12/2025
vC1	EXISTING CONDITION PLAN	12/12/2025
vC2	PAVING REPAIR AND STRIPING PLAN	12/12/2025
vC3	GRADING AND DRAINAGE SITE PLAN	12/12/2025
vC4	PAVING DETAILS	12/12/2025
vC5	SWPPP	12/12/2025
vC6	SWPPP DETAILS	12/12/2025
vL1-1	LANDSCAPE PARKING LOT SITE PLAN	12/12/2025
vL1-2	LANDSCAPE DETAILS AND SCHEDULE	12/12/2025

ISSUED FOR PERMIT AND BIDDING

REVISIONS
ISSUED FOR BIDDING
12/12/2025

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6015 WEST RIDGECREEK DR
HOUSTON, TX 77053

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vA0-0

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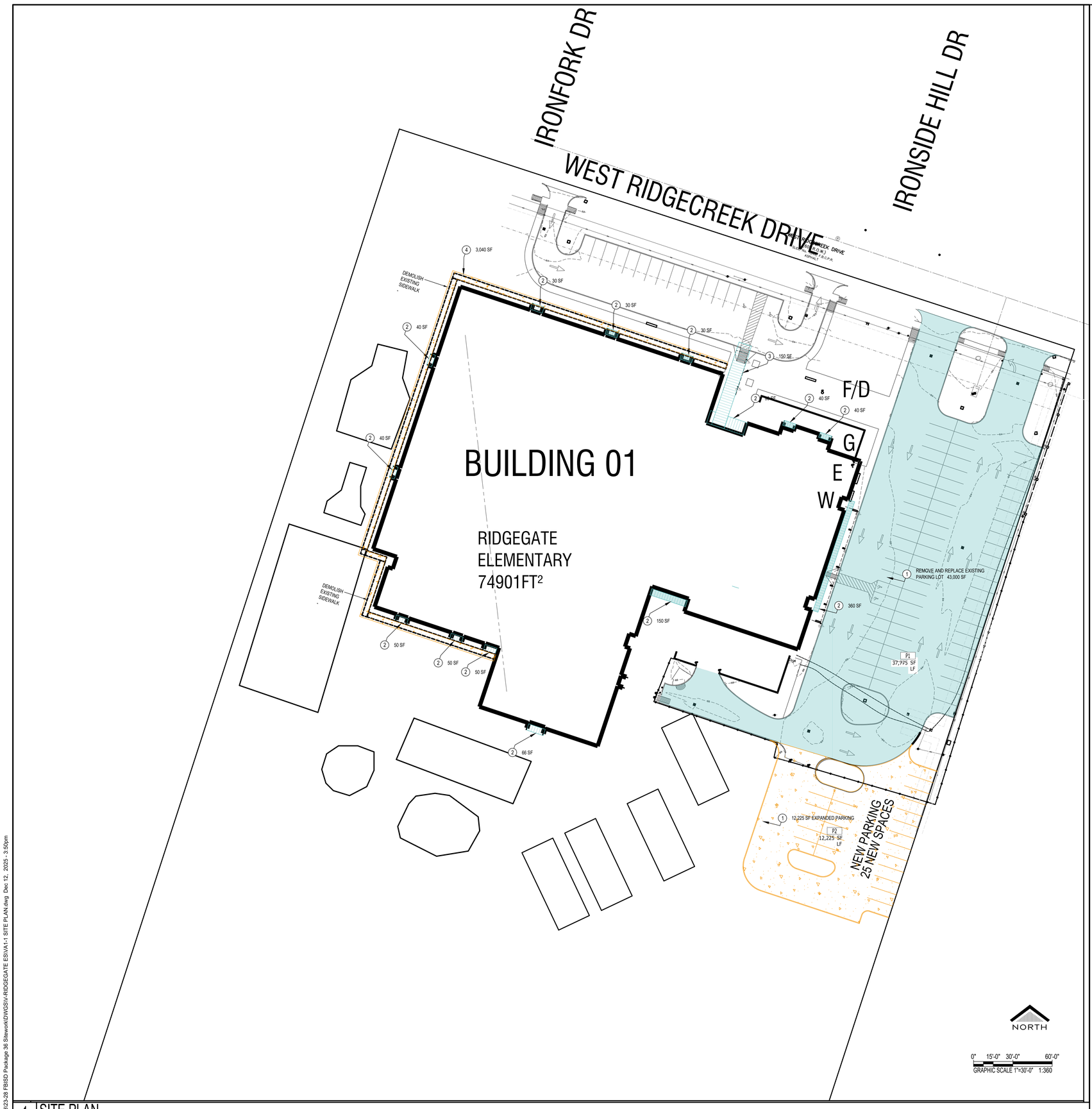


1 SITE PLAN
1"=60'-0"

SCOPE OF WORK:
1. REMOVE, REPLACE, AND EXPAND EXISTING STAFF PARKING LOT. CONCRETE IS AT THE END OF ITS LIFE AND STARTING TO SHOW WEAR AND TEAR, AS WELL AS REBAR POPPING UP. 43,000 FT.² MOVED TO P1 PER 7/15 MAINTENANCE MEETING. (SID36001)
2. REPLACE WOODENCANOPY OVER THE EXTERIOR DOORS. PRICING FOR AVADEK ALUMINUM CANOPY. P1 PER KAMILA (SID36009)
3. REMOVE AND REPLACE EXISTING CONCRETE SIDEWALK.CONCRETE IS UNEVEN AND SLOPES BACK TOWARD BUILDING. CONCRETE IS CRACKED AND BROKEN IN MANY AREAS. (SID36028)

ALTERNATE:
3. PROVIDE IRRIGATION AROUND MAIN BUILDING PERIMETER. INCLUDE SMART CONTROLLERS (I.E. RAIN BIRD OR HUNTER) PER TDGS. DOES NOT INCLUDE THE ENTIRE GREEN SPACE, AS TDGS DO NOT INCLUDE IRRIGATION FOR PLAY FIELDS AT THE ELEMENTARY SCHOOL LEVEL. (SID36012)

PARKING COUNT SCEDULE

EXISTING	ADA	NEW	DELETED	TOTAL
72	2	25		97

02 PARKING COUNT SCEDULE

REVISIONS
ISSUED FOR BIDDING
12/12/2025

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
RIDGEGATE ELEMENTARY SCHOOL
6015 WEST RIDGECREEK DR
HOUSTON, TX 77053

SEAL

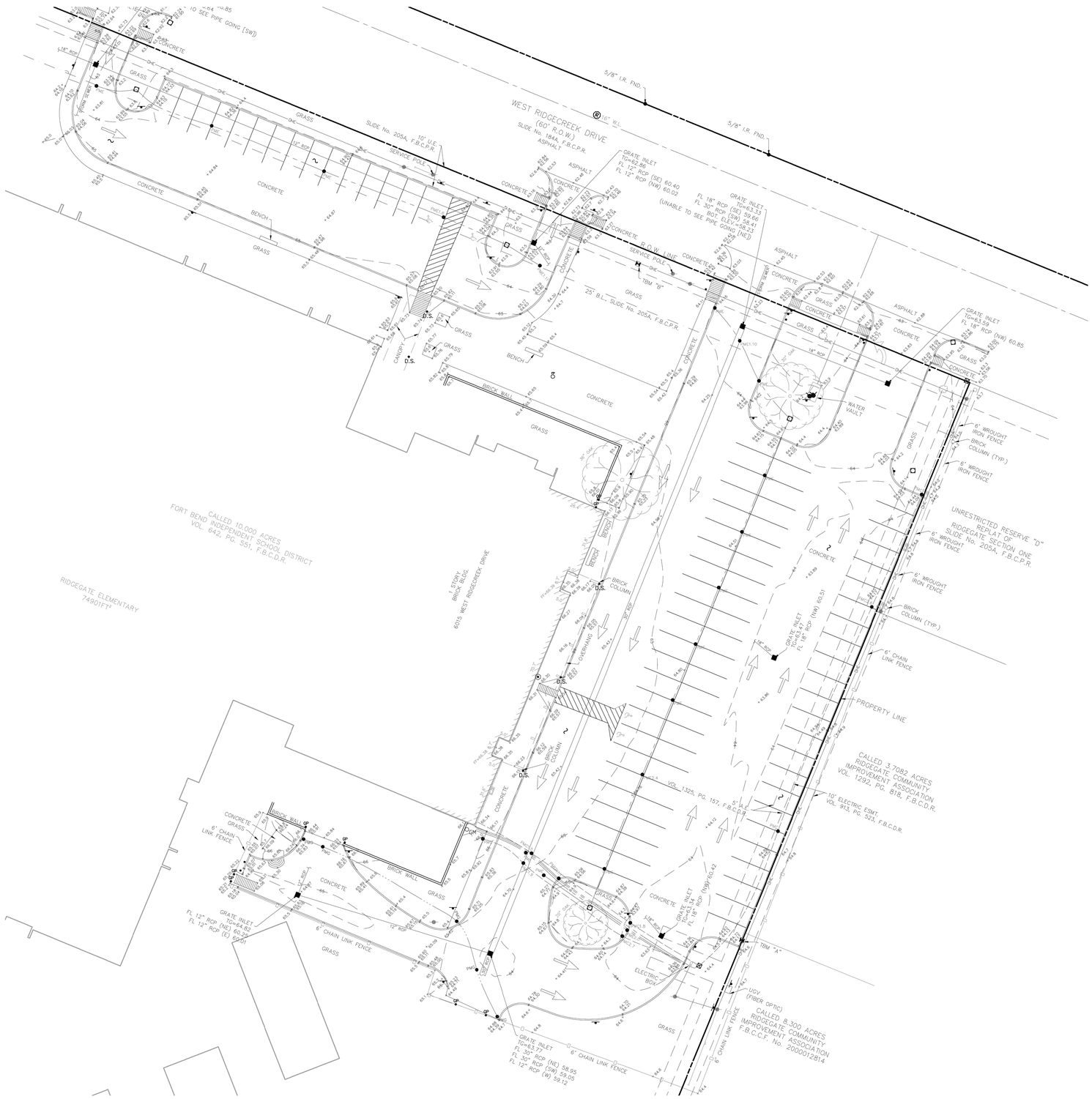
REGISTERED ARCHITECT
NOE ALMAGUER
22651
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
SITE PLAN

V
VA1-1

F:\2023\23-28 FBISD Package 36 Sitework\DWGS\V-RIDGEGATE ES\VA1-1 SITE PLAN.dwg Dec 12, 2025 - 3:50pm



EXISTING CONDITIONS PLAN

SCALE: 1"=20'

GRAPHIC SCALE

20 0 10 20

(IN FEET)

1 inch = 20 ft.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP's NO. 48157C0305M (COMMUNITY-PANEL NO. 480296 0305M), VERSION NUMBER 2.3.3.3, MAP REVISED DATE: JANUARY 29, 2021. THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED. DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

BENCHMARK NOTES

REFERENCE BENCHMARK:

RM010210 – BRASS DISK STAMPED "Q1214 1973" ON A CONCRETE HEADWALL LOCATED ON THE WEST SIDE OF FM 521 ON THE SOUTH SIDE OF THE DRIVEWAY TO OWENS CORNING FACILITY 0.7 MILES SOUTHWEST OF FM 2234 IN KEY MAP 612J IN THE CLEAR CREEK WATERSHED.
ELEVATION = 62.33' (NAVD 88, 2001 ADJ.)

TEMPORARY BENCHMARKS:

TBM "A" – BOX CUT ON BACK OF CURB LOCATED AT THE SOUTHEAST CORNER OF THE MOST EASTERLY PARKING LOT.
ELEVATION = 64.74'

TBM "B" – BOX CUT ON THE NORTHEAST CORNER OF THE CONCRETE PAD FOR THE MARQUEE SIGN LOCATED ON THE SOUTHERLY SIDE OF WEST RIDGECREEK DRIVE, ±160' NORTHWEST OF THE NORTHEAST CORNER OF THE SUBJECT TRACT.
ELEVATION = 63.90'

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

RIDGEGATE ELEMENTARY
6015 W RIDGECREEK DR.
HOUSTON, TEXAS 77053

SEAL

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

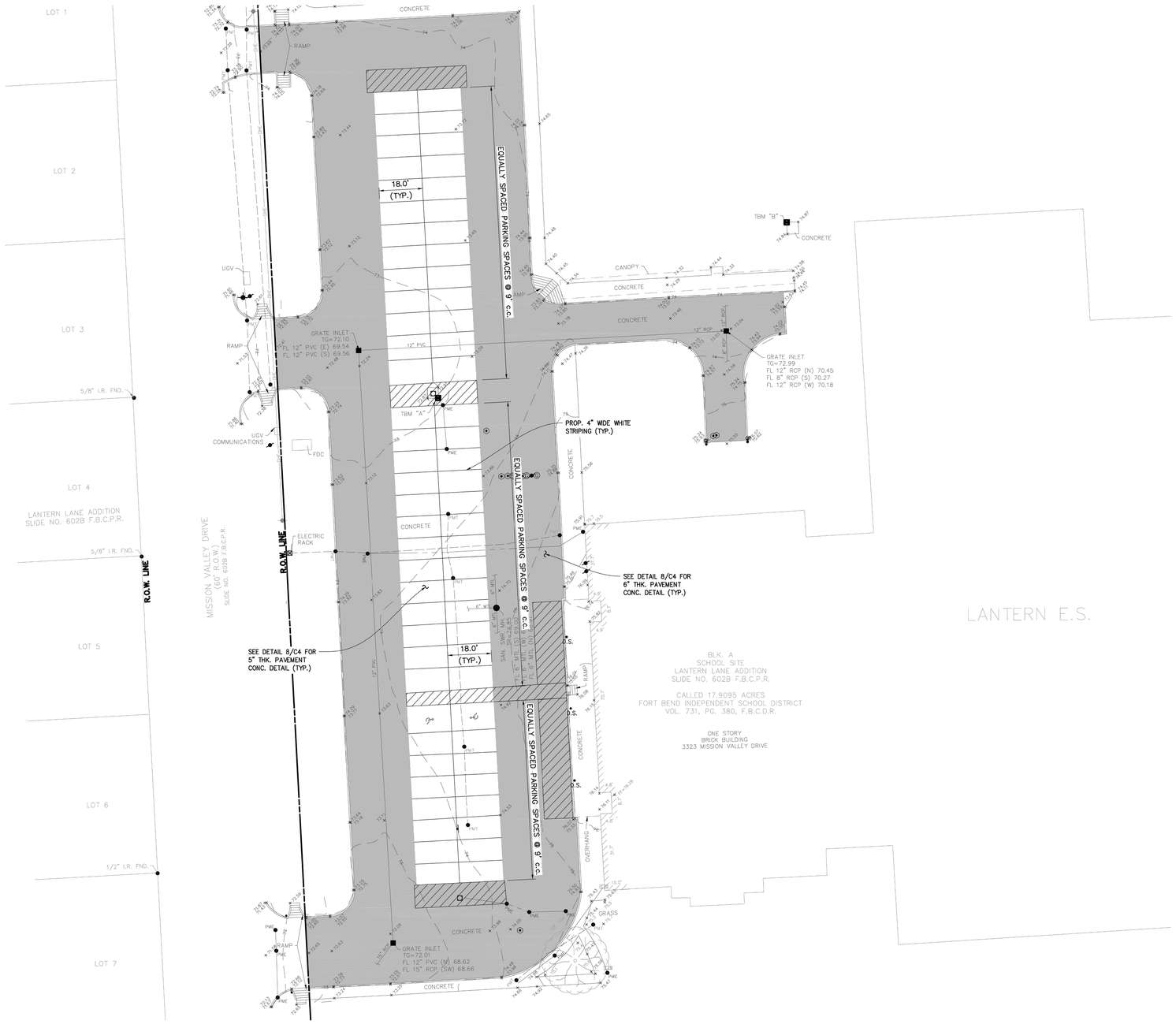
PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR: 90% REVIEW

EXISTING CONDITIONS PLAN

vC1

STANLEY SPURLING & HAMILTON, INC.
Consulting Engineering Services
T.B.P.E. Registration # F-000175
www.sshinc.net
50 Years
3301 Edloe Street, Suite 200 Houston, Texas 77027 Tel 713-776-9433
E-MAIL: info@sshinc.net | 0002-0258

O:\0000\0002\0002.0258\CIVIL DWGS\RIDGEGATE ES\CUTSHEETS\0002.0258_C1 EXIST CONDITIONS.dwg Dec 11, 2025 - 4:44pm



PAVEMENT REPAIR AND STRIPING PLAN

SCALE: 1"=20'

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP's NO. 48157C0285M (COMMUNITY–PANEL NO. 4803040285M), MAP REVISED DATE: JANUARY 29, 2021. THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED. DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

BENCHMARK

REFERENCE BENCHMARK:

PCM–007 – MISSOURI CITY SURVEY CONTROL MONUMENT PCM–007 IS A 3–1/2" BRASS DISK LOCATED SOUTH OF PECAN COURT, 7.2 FEET NORTHEAST OF THE NORTHEAST CURB OF CROWN VALLEY DR., 4 FEET NORTHWEST OF THE NORTHWEST EDGE OF A SIDEWALK ON THE NORTH SIDE OF A BRIDGE, 12.5 FEET NORTHWEST OF AN ANGLE POINT IN A FENCE.
ELEVATION=68.78' (NAVD88, 2001 ADJ.)

TEMPORARY BENCHMARKS:

TBM "A" – BOX CUT ON THE SOUTHEAST CORNER OF CONCRETE SURROUNDING A LIGHT STANDARD ±72' SOUTHEAST FROM THE MIDDLE ENTRANCE TO SITE OFF OF MISSOURI VALLEY DRIVE.
ELEVATION=73.78'

TBM "B" – BOX CUT ON THE NORTHWEST CORNER OF CONCRETE PAD LOCATED ±150' NORTHEAST FROM THE MOST WESTERLY NORTHWEST BUILDING CORNER.
ELEVATION=74.82'

DEMOLITION NOTES

1. EXISTING MATERIALS TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF–SITE IN A LEGAL MANNER.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL ORDINANCES, CODES AND REGULATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF PRIVATE OR PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A SURVEY PROVIDED BY THE OWNER.
4. SHOULD THE CONTRACTOR FIND ANY DISCREPANCY OR OMISSIONS FROM THE PLANS, HE WILL NOTIFY THE ENGINEER AT ONCE TO OBTAIN CLARIFICATION PRIOR TO STARTING CONSTRUCTION.
5. CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TEXAS M.U.T.C.D. MOST RECENT EDITIONS AS REVISED) DURING CONSTRUCTION.
6. EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR TO FIELD VERIFY LOCATION OF ANY EXISTING UTILITIES AND OTHER FACILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING FACILITIES CAUSED BY HIS FAILURE TO LOCATE AND RESERVE ANY AND ALL EXISTING FACILITIES.
7. OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH & 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 LOCAL POWER COMPANY.
8. CONTRACTOR SHALL FURNISH AS–BUILT DRAWINGS INDICATING ALL SITE IMPROVEMENTS.
9. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT PROGRAM.
10. AT LEAST 48 HOURS BEFORE EXCAVATING OR AUGURING IN STREET R.O.W. OR EASEMENTS CONTRACTOR SHALL NOTIFY DIG TESS (1–800–DIG–TESS)
11. ALL WALKS TO ACCESSIBLE ENTRANCES SHALL NOT EXCEED 5% GRADE IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 2% CROSS SLOPE.

PAVEMENT REPAIR LEGEND

- 5" STANDARD DUTY PAVING REFER TO SHEET C3 FOR DETAIL
- 6" HEAVY DUTY PAVING REFER TO SHEET C3 FOR DETAIL

PAVEMENT NOTES

1. ALL PAVING SLOPES FROM SPOT ELEVATION TO SPOT ELEVATION AND SHALL BE UNIFORM AND CONSTANT.
2. PAVEMENT GRADES IN HANDICAP PARKING, LOADING/UNLOADING AREAS SHALL BE SLOPED AT 2.0% OR LESS.
3. ALL RAMPS DESIGNATED AS HANDICAP RAMPS SHALL BE SLOPED AT 8.33% (MAX)
4. CONCRETE PAVEMENT SHALL BE MINIMUM 3500 PSI AT 28 DAYS WITH A MINIMUM FLEXURAL STRENGTH OF 600 PSI AT 28 DAYS.
5. CONCRETE PAVEMENT SHALL HAVE A BROOM FINISH SURFACE BY DRAWING A FINE HAIR BROOM ACROSS CONCRETE SURFACE PERPENDICULAR TO LINE OF TRAFFIC.
6. CONCRETE SHALL BE CURED BY PROTECTING IT AGAINST LOSS OF MOISTURE, RAPID TEMPERATURE CHANGE, FOR AT LEAST 3 DAYS AFTER PLACEMENT. A LIQUID MEMBRANE–FORMING COMPOUND SHALL BE UNIFORMLY SPRAYED ON ALL EXPOSED SURFACES.

PAVEMENT JOINTS

CONTRACTOR SHALL SUBMIT A CONCRETE JOINT LAYOUT PLAN FOR APPROVAL PRIOR TO PLACING CONCRETE PAVEMENT.

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

LANTERN LANE ELEMENTARY
3323 MISSION VALLEY DR.
MISSOURI CITY, TEXAS 77459

SEAL

STATE OF TEXAS
F.H. RADFORD, III
61636
LICENSED
PROFESSIONAL ENGINEER
F.H. Radford
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 11/11/2025
ISSUED FOR: 90% REVIEW

PAVEMENT REPAIR AND STRIPING PLAN

v C2

STANLEY SPURLING & HAMILTON, INC.
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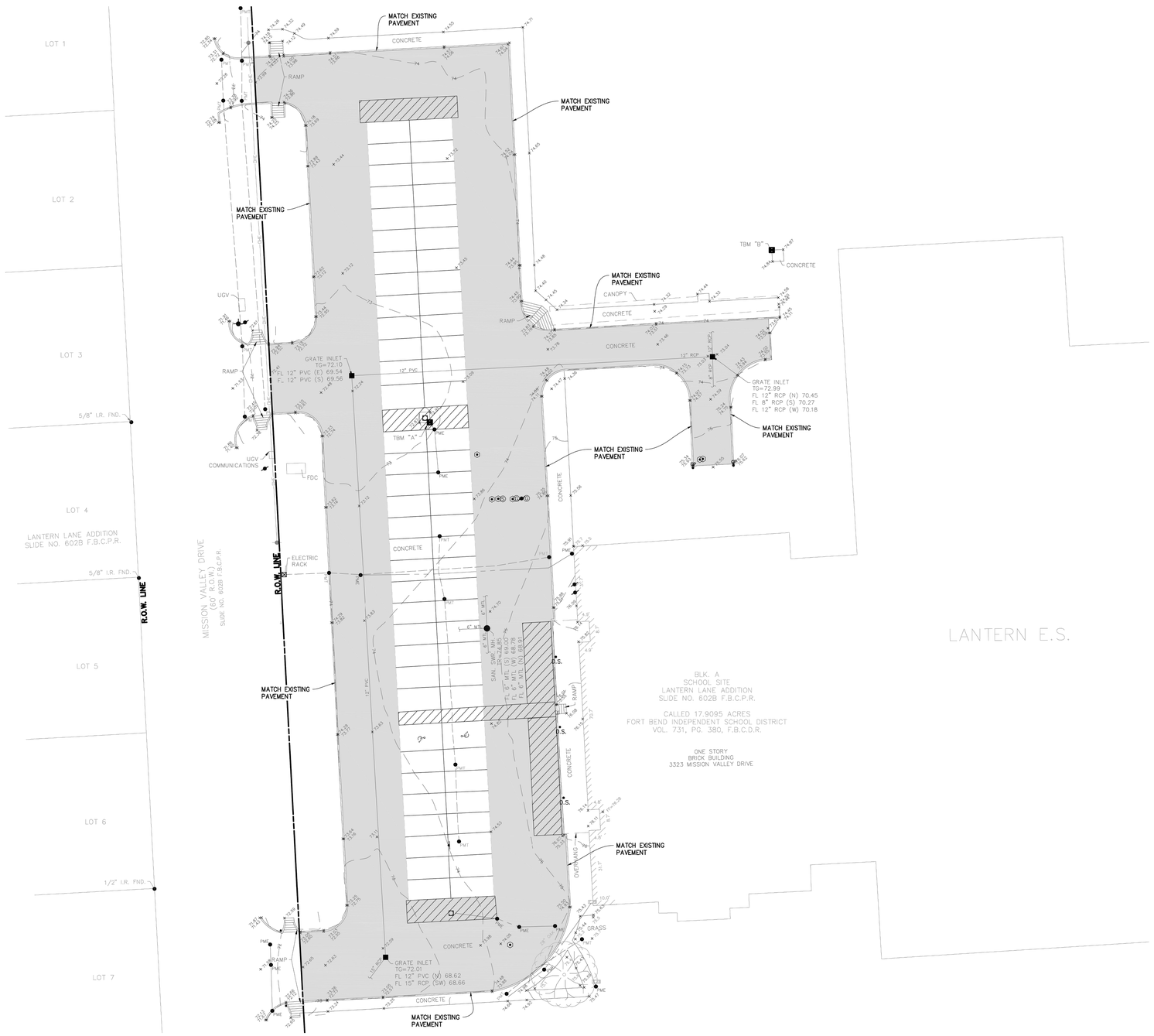
50 Years
3301 Edloe Street, Suite 200 Houston, Texas 77027 Tel 713-776-9433
E–MAIL: info@sshinc.net | 0002–0258

O:\0000\0002\0002-0258\CIVIL DWGS\LANTERN LANE ES\CUT\SHEETS\0002-0258_C2 PAV REPAIR & STRIPING PLAN.dwg Dec 12, 2025 - 8:18am



GRADING AND DRAINAGE SITE PLAN

SCALE: 1"=20'

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

CONSTRUCTION GRADING NOTES

1. MATCH EXISTING GRADES FROM EXISTING CONDITIONS.
2. IN AREAS WHERE THE PROJECT DESIGN INCORPORATES FILL ADJACENT TO NEIGHBORING LANDOWNERS, THE CONTRACTOR SHALL IMPLEMENT GRADING AND/OR PERIMETER RUNOFF CATCHMENT DEVICES (e.g.– PERIMETER DITCHES) DURING CONSTRUCTION TO ENSURE THAT ADJACENT PARCELS BORDERING THE PROJECT SITE DO NOT EXPERIENCE INTERIM DRAINAGE FLOWS THAT EXCEED PRE-DEVELOPMENT CONDITIONS FOR STORM EVENTS UP TO AND INCLUDING THE CURRENT STORM DRAINAGE DESIGN CRITERIA AT THE TIME OF PERMIT OR CARRY SEDIMENT GENERATED AS PART OF CONSTRUCTION ACTIVITIES. WHERE APPLICABLE, THESE PRACTICES ARE IN ADDITION TO THE STANDARD STORM WATER POLLUTION PREVENTION DESIGN AND SHALL INCLUDE ADDITIONAL DITCHES REDIRECTING SITE DRAINAGE OR TEMPORARY PIPING. THIS NOTE IS NOT INTENDED TO ADDRESS ANY LIABILITY OR RESPONSIBILITY UNDER TEXAS WATER CODE 11.086

LEGEND		
DESCRIPTION	EXISTING	NEW
STORM SEWER LINE		
SANITARY SEWER LINE		
WATER LINE		
GAS LINE		
STORM SEWER INLET	□	
MANHOLE	○	
CONTOUR LINE	91	
DRAINAGE ARROW		⟹
SPOT ELEVATION		TOP OF PAVEMENT TP 81.40

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

LANTERN LANE ELEMENTARY
3323 MISSION VALLEY DR.
MISSOURI CITY, TEXAS 77459

SEAL
STATE OF TEXAS
F.H. RADFORD, III
61636
LICENSED
PROFESSIONAL ENGINEER
12/12/2025

MWA ARCHITECTS
ARCHITECTS
AND PLANNING
CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 11/11/2025
ISSUED FOR: 90% REVIEW

GRADING AND
DRAINAGE SITE PLAN

C3

STANLEY SPURLING & HAMILTON, INC.
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T.B.P.E. Registration # F-000175
www.sshinc.net
50 Years
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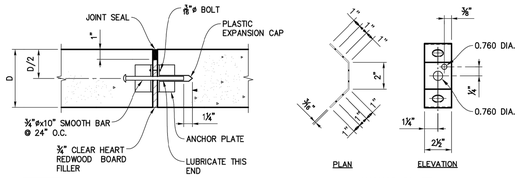
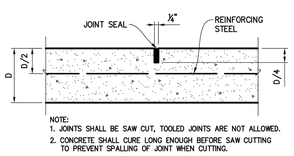
E-MAIL: info@sshinc.net | 0002-0258

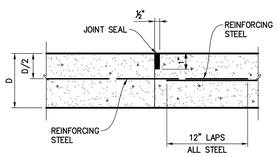
O:\0000\0002\0002-0258\CIVIL DWGS\LANTERN LANE ES\CUTSHEETS\0002-0258_C3 GRADING & DRAINAGE PLAN.dwg Dec 12, 2025 - 8:18am



1 NO SCALE **TRANSVERSE EXPANSION JOINT**



2 NO SCALE **SAWED JOINT**



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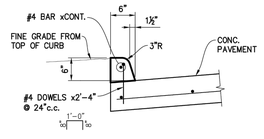
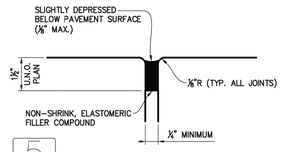
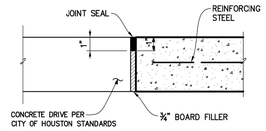


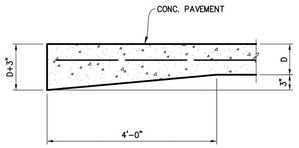
4 NO SCALE **DOWELED ON CONC. CURB**



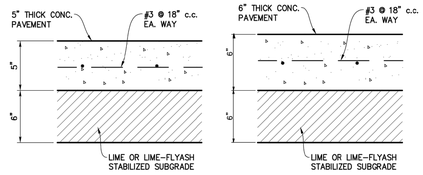
5 NO SCALE **JOINT SEAL**



6 NO SCALE **3/4" EXPANSION JOINT**



7 NO SCALE **THICKENED EDGE**



NOTE:
CONCRETE FOR STANDARD DUTY PAVING SHALL BE 3500 PSI COMPRESSIVE STRENGTH AT 28 DAYS.

LIME STABILIZATION
(AREAS OF SANDY CLAY AND/OR CLAY WITH P.I. > 15)

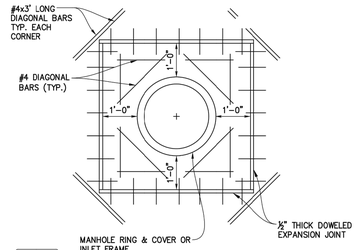
SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF 6" AND MIXED WITH A SUFFICIENT QUANTITY OF HYDRATED LIME TO REDUCE THE SOIL LIME MIXTURE TO A P.I. OF 15 OR LESS IN CONFORMANCE WITH TxDOT STANDARD SPECIFICATIONS ITEM 260. THE ACTUAL AMOUNT OF LIME SHALL BE CONFIRMED BY LABORATORY TESTS, FOR ESTIMATING PURPOSES USE 8% LIME BY WEIGHT RESULTING IN AN APPLICATION RATE OF 36# OF LIME PER SQUARE YARD. THE LIME TREATED SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AT A MOISTURE CONTENT WITHIN THE RANGE OF OPTIMUM MOISTURE CONTENT TO 3 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT BY TxDOT TEST METHOD Tex-117-E.

LIME-FLY ASH STABILIZATION
(AREAS OF SILTY SAND & COHESIVE SOILS WITH P.I. < 15)

SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF 6" AND MIXED WITH AT LEAST 3% HYDRATED LIME AND 7% FLY ASH BY DRY UNIT WEIGHT IN CONFORMANCE WITH HARRIS COUNTY SPECIFICATIONS ITEM 223. THE LIME-FLY ASH TREATED SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AT A MOISTURE CONTENT WITHIN THE RANGE OF OPTIMUM MOISTURE CONTENT TO 3 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT BY ASTM D-698.

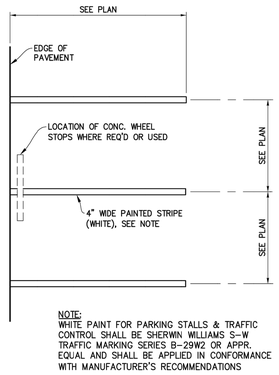
PAVEMENT SUBGRADE PREPARATION
PREPARE SUBGRADE IN ACCORDANCE WITH SITE GEOTECHNICAL INVESTIGATION.

8 NO SCALE **CONCRETE PAVEMENT SECTION**



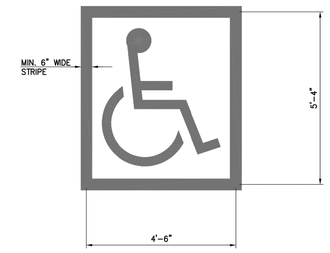
9 NO SCALE **MANHOLE AND INLET BLOCKOUT**

STORM & SANITARY

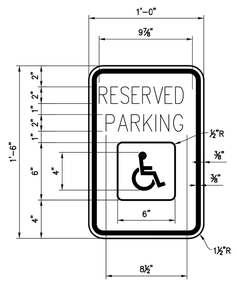


NOTE:
WHITE PAINT FOR PARKING STALLS & TRAFFIC CONTROL SHALL BE SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES B-29W2 OR APPR. EQUAL AND SHALL BE APPLIED IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS

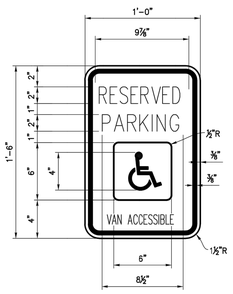
10 NO SCALE 90 PARKING



11 NO SCALE ACCESSIBLE PARKING PAINTED EMBLEM

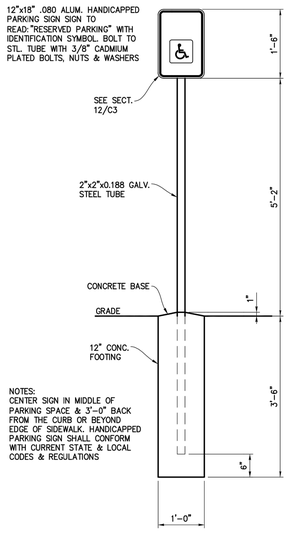


COLORS
LEGEND & BORDER-GREEN
BACKGROUND-WHITE
WHITE SYMBOL ON BLUE BACKGROUND



COLORS
LEGEND & BORDER-GREEN
BACKGROUND-WHITE
WHITE SYMBOL ON BLUE BACKGROUND

12 NOT TO SCALE ACCESSIBLE PARKING SIGN



NOTES:
CENTER SIGN IN MIDDLE OF PARKING SPACE & 3'-0" BACK FROM THE CURB OR BEYOND EDGE OF SIDEWALK. HANDICAPPED PARKING SIGN SHALL CONFORM WITH CURRENT STATE & LOCAL CODES & REGULATIONS

13 3/4"=1'-0" ACCESSIBLE SIGN

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT
RIDGEGATE ELEMENTARY
6015 W RIDGECREEK DR.
HOUSTON, TEXAS 77053

SEAL
STATE OF TEXAS
F. H. RADFORD, III
61636
LICENSED PROFESSIONAL ENGINEER
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 11/11/2025
ISSUED FOR: 90% REVIEW

PAVING DETAILS

vC4

STANLEY SPURLING & HAMILTON, INC.
Consulting Engineering Services
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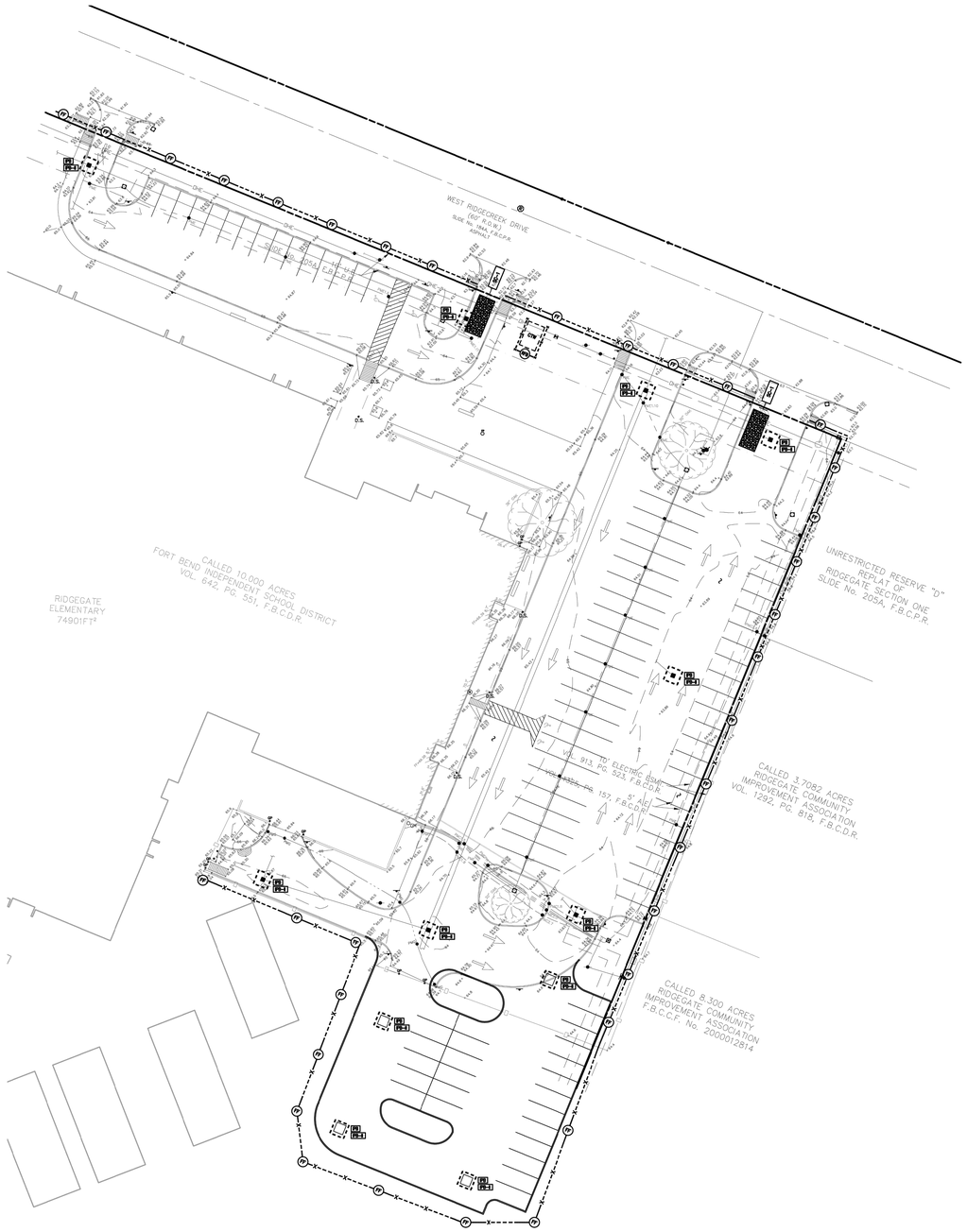
50 Years
3301 Edloe Street, Suite 200 Houston, Texas 77027 Tel 713-776-9433
E-MAIL: info@sshinc.net
0002-0258

Q:\0000\0002\0002-0258\CIVIL DWGS\RIDGEGATE ES\CJT\SHEETS\0002-0258_C4 PAVEMENT DETAILS.dwg Dec 11, 2025 - 4:44pm



SWPPP

SCALE: 1"=30'

STORM WATER POLLUTION PREVENTION PLAN

CONTRACTOR SHALL PROVIDE AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE REGULATIONS OF FORT BEND COUNTY AND THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (TPDES).

GRAPHIC SCALE

30 0 15 30

(IN FEET)

1 inch = 30 ft.

LEGEND

- RFF — REINFORCED FILTER BARRIER
- IPB — INLET PROTECTION BARRIER
- IPB-II — INLET PROTECTION BARRIER STAGE II
- SC-1 — STABILIZED CONSTRUCTION EXIT
- CTW — CONC. TRUCK WASH OUT AREA W/FILTER FENCE
- RFD-TYPE — REINFORCED FILTERED DAM

REVISIONS

FBISD PACKAGE 36 SITEWORK

FORT BEND INDEPENDENT SCHOOL DISTRICT

RIDGEGATE ELEMENTARY
6015 W RIDGECREEK DR.
HOUSTON, TEXAS 77053

SEAL

STATE OF TEXAS
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61636
LICENSED
PROFESSIONAL ENGINEER

12/12/2025

MWA ARCHITECTS

ARCHITECTS
AND PLANNING
CONSULTANTS

11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

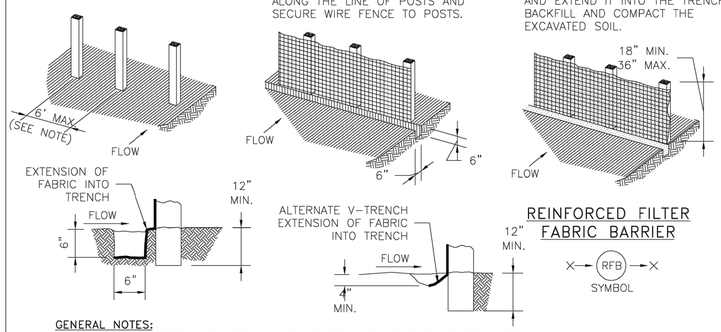
PROJ. NO.: 23-28
DATE: 11/11/2025
ISSUED FOR: 90% REVIEW

SWPPP

vC5

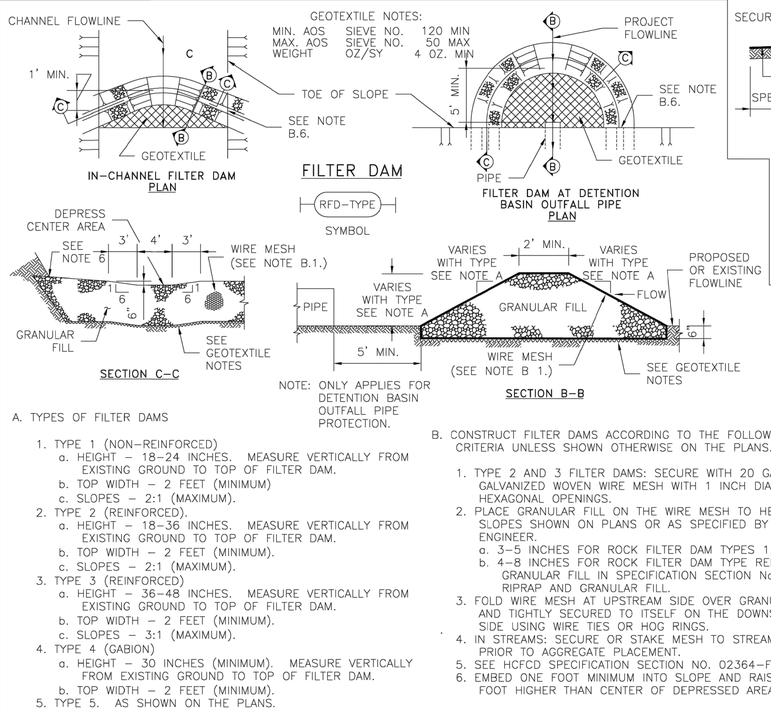
STANLEY SPURLING & HAMILTON, INC.
Consulting Engineering Services
T.B.P.E. Registration # F-000175
www.sshinc.net
50 Years
3301 Edloe Street, Suite 200 Houston, Texas 77027 Tel 713-776-9433
E-MAIL: info@sshinc.net | 0002-0258

Q:\0000\0002\0002-0258\CIVIL DWGS\RIDGEGATE ES\CUTSHEETS\0002-0258_C2.SWPPP.dwg Dec 11, 2025 - 4:45pm



GENERAL NOTES:

1. SECURELY FASTEN MESH FENCING TO POSTS WITH STAPLES OR TIE WIRES.
2. SECURELY FASTEN FILTER FABRIC TO MESH FENCING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT A POST, FOLD TOGETHER, AND ATTACH TO A POST.
4. REMOVE SEDIMENT DEPOSITS WHEN SILT REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE IN DEPTH.
5. SILT FENCE MINIMUM 2' BEHIND CURB.

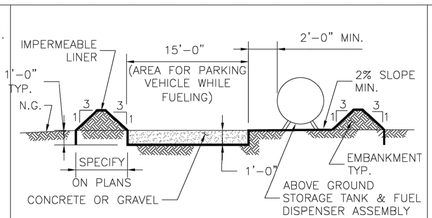


A. TYPES OF FILTER DAMS

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 HCFCD 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.

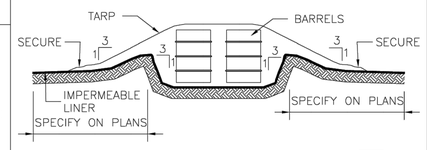


ABOVE GROUND TEMP. VEHICLE & EQUIPMENT FUELING AREA WITH TANK

TFA SYMBOL

GENERAL NOTES:

1. THE SIZE OF TANK FOUNDATION AREA DEPENDS ON THE SIZE OF ABOVE GROUND STORAGE TANK AND DISPENSER ASSEMBLY.
2. PROVIDE A MINIMUM SLOPE OF 2 % TOWARD THE SUMP PIT.
3. INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS.

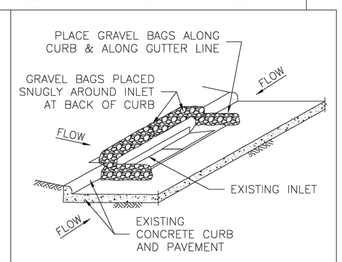


BARREL STORAGE AREA

BSA SYMBOL

GENERAL NOTES:

1. ALTERNATIVELY, STORE BARRELS IN AN ENCLOSED BUILDING OR SHED.
2. INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS. 60 mil MINIMUM.
3. CONSTRUCT BERMED AREA WITH VOLUME GREATER THAN OR EQUAL TO 110% VOLUME OF BARRELS.

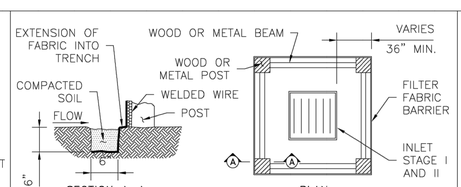


INLET PROTECTION BARRIERS FOR STAGE II INLETS

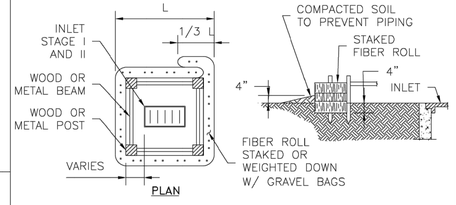
IPB-II SYMBOL

GENERAL NOTES:

1. REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE BARRIER.
2. GRAVEL BAGS SHALL NOT BLOCK THROAT OF INLET UNLESS DIRECTED BY ENGINEER.



INLET PROTECTION BARRIER WITH REINFORCED FILTER FABRIC



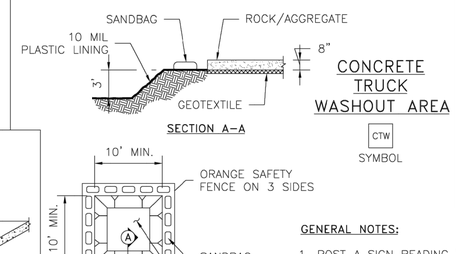
INLET PROTECTION BARRIER WITH FILTER ROLLS

GENERAL NOTES:

1. FIBER ROLLS WILL BE UTILIZED ONLY WHEN SITE CONDITIONS DO NOT PERMIT THE USE OF FILTER FABRIC BARRIER, AND AS APPROVED BY THE ENGINEER.

INLET PROTECTION BARRIERS FOR STAGE I INLETS

IPB SYMBOL

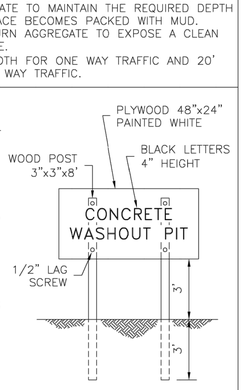


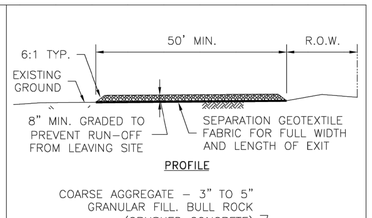
CONCRETE TRUCK WASHOUT AREA

CTW SYMBOL

GENERAL NOTES:

1. POST A SIGN READING "CONCRETE WASHOUT PIT" NEXT TO THE PIT.
2. VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASHOUT THEIR TRUCKS IN THE PIT AND NOWHERE 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 WASHOUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.
4. CONCRETE WASHOUT 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.





STABILIZED CONSTRUCTION ACCESS

SC-1 SYMBOL

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. MINIMUM 14' WIDTH FOR ONE WAY TRAFFIC AND 20' WIDTH FOR TWO WAY TRAFFIC.

NO.	REVISIONS	DATE	NAME
1	ORIGINAL STANDARD ISSUED	3-1-22	RJS
2			
3			
4			
5			

FORT BEND COUNTY
ENGINEERING DEPARTMENT

THE STATE OF TEXAS FORT BEND COUNTY

PROJECT TITLE:

DRAWN BY: INIT		FBCED STANDARD
CK'D BY: INIT	SHEET DESCRIPTION: STORM WATER POLLUTION PREVENTION PLAN DETAILS	60
SCALE: NONE		SHEET NO: /
DATE: 3-1-22	APPROVED BY:	

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT
RIDGEGATE ELEMENTARY
6015 W RIDGECREEK DR.
HOUSTON, TEXAS 77053

SEAL
STATE OF TEXAS
F.H. RADFORD, III
61636
LICENSED PROFESSIONAL ENGINEER
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

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SWPPP DETAILS

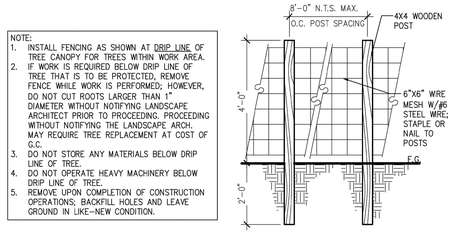
v C6

STANLEY SPURLING & HAMILTON, INC.
Consulting Engineering Services
T.B.P.E. Registration # F-000175
www.sshinc.net
50 Years
3301 Edloe Street, Suite 200 Houston, Texas 77027 Tel 713-776-9433
E-MAIL: info@sshinc.net
0002-0258

Q:\0000\0002\0002-0258\CIVIL DWGS\RIDGEGATE ES\CUTSHEETS\0002-0258_C6 SWPPP DETAILS.dwg Dec 11, 2025 - 4:43pm



A1 PARKING LOT LANDSCAPE PLAN
RE: N/A
SCALE: 1" =10'-0"



NOTE:
1. INSTALL FENCING AS SHOWN AT DRIP LINE OF TREE CANOPY FOR TREES WITHIN WORK AREA.
2. IF WORK IS REQUIRED BELOW DRIP LINE OF TREE THAT IS TO BE PROTECTED, REMOVE FENCE WHILE WORK IS PERFORMED; HOWEVER, DO NOT CUT ROOTS LARGER THAN 1" DIAMETER WITHOUT NOTIFYING LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. PROCEEDING WITHOUT NOTIFYING THE LANDSCAPE ARCH. MAY REQUIRE TREE REPLACEMENT AT COST OF G.C.
3. DO NOT STORE ANY MATERIALS BELOW DRIP LINE OF TREE.
4. DO NOT OPERATE HEAVY MACHINERY BELOW DRIP LINE OF TREE.
5. REMOVE UPON COMPLETION OF CONSTRUCTION OPERATIONS; BACKFILL HOLES AND LEAVE GROUND IN LIKE-NEW CONDITION.

D5 TYPICAL TREE PROTECTION DETAIL
RE: N/A
NO SCALE

1. TREE AND SHRUB PLANTING REQUIREMENTS

A. STREET TREES: SEC. 13.09

STREET NAME	Lineal Feet	Tree Planting Requirement	Total Trees Planted *
W. Ridgecreek Dr.	99.29ft / 30	3	3
	TOTAL STREET TREES	3	3

B. PARKING LOT TREES: SEC. 13.09
Each parking space must be within 120' of a tree. 50% MUST BE FROM THE LARGE TREE SELECTION LIST

Total Number of Proposed Parking Spaces	# of Spaces	Tree Planting Requirement	Total Trees Planted *
97	/ 10	10	10

C. SHRUBS: SEC. 13.09
75% of the shrubs must be planted along the perimeter of the parking lot. (Shrubs are required for new and / or the expanded portion of parking lots) 30 Shrubs are being planted along the perimeter of parking lots.

Shrub Requirements		
Street Tree Planting Requirement	Requirement	Total Shrub Requirement **
3	x 10	30

D. LANDSCAPE BUFFER: Sec. 13.09 Wood, concrete, masonry, opaque screening fence. (Min. 6')
A 6' high wood, concrete, masonry, opaque screening fence, or 6' tall evergreen planting strip along the tota llength o property line adjacent to existing single family residential, or limit of expansion adjacent to existing single family residential. (Site plan must show land use on all sides of the property, evergreen shall be 6' tall within 3 years of planting.)

2. TREE PROTECTION REQUIREMENTS
Sec. 13.11 Preservation of existing trees.

Street Name / Location	Inches Protected	Inches Required
W. Ridgecreek Dr.		

Preservation of existing trees and associated understory.

* Trees shall be a minimum of 1.5 caliper inches in size and from the approved list found in Appendix "A" of Chapter 33 of the City of Houston Code of Ordinances.

** The shrubs shall be a minimum of 18 inches in height and shall be selected from the City of Houston's approved shrub list found in Appendix "D" of Chapter 33 of the City of Houston Code of Ordinances.

A4 LANDSCAPE ANALYSIS SCHEDULE
RE: N/A
NO SCALE

REVISIONS

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
RIDGEGATE ELEMENTARY SCHOOL
6015 WEST RIDGECREEK DR
HOUSTON, TX 77053

SEAL
REGISTERED LANDSCAPE ARCHITECT
CARMEN L. FOSTER
1519
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12-12-2025
ISSUED FOR:
ISSUE FOR BIDDING & PERMIT
LANDSCAPE PARKING LOT SITE PLAN
V
V-L1.1

SHRUB / GROUNDCOVER PLANTING BED PREPARATION NOTES:

A. PROVIDE BACKFILL/PLANT SOIL MIX WHICH INCLUDES (11) INCHES OF LOAM, COMPACTED IN (8) INCH LIFTS; FOLLOWED BY (8) INCHES OF NATIVE PLANT MIX AND COVER WITH (5) INCH DEPTH OF LANDSCAPER MIX. LOAM, NATIVE PLANT MIX AND LANDSCAPER MIX SHALL BE AS PREPARED BY NATURE'S WAY RESOURCE OR PRE-APPROVED EQUAL. SUBMIT 1 QUART SAMPLE WITH SOURCE TO LAND. ARCHITECT FOR APPROVAL PRIOR TO ORDERING. PROVIDE 25% ADDITIONAL OF THE LANDSCAPER MIX TO ACCOMODATE FOR SETTLING AND FINE GRADING.

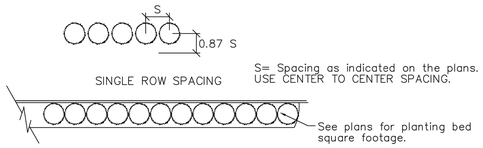
B. WORK IN MICROLIFE ULTIMATE 8-4-6 AND SUPER SEAWEED OR OTHER APPROVED EQUAL ORGANIC FERTILIZER INTO THE TOP 8 INCHES OF SOIL. FOLLOW LABEL DIRECTIONS FOR RATE OF APPLICATION. WATER ALL PLANTS IN WELL WITH SUPER SEAWEED BIOSTIMULATE AND THOROUGHLY DRENCH ROOT MASS.

C. WORK IN MICROGROW GRANULAR FUNGICIDE OR OTHER APPROVED EQUAL ORGANIC FUNGICIDE INTO THE TOP 4 INCHES OF SOIL. FOLLOW LABEL DIRECTIONS FOR RATE OF APPLICATION. WATER ALL PLANTS IN WELL WITH SUPER SEAWEED BIOSTIMULATE AND THOROUGHLY DRENCH ROOT MASS.

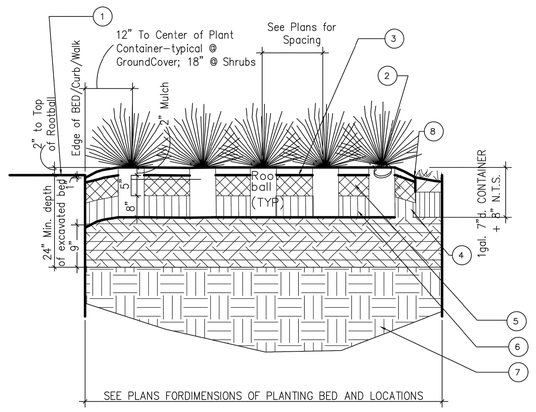
D. PERFORM A PERCOLATION TEST TO ENSURE GOOD DRAINAGE PRIOR TO COMPLETING PLANT INSTALLATION. CONDITIONS PERMITTING THE RETENTION OF WATER FOR MORE THAN 24 HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT WILL REQUIRE THAT ANY MODIFICATIONS BE AT CONTRACTOR'S EXPENSE IN ORDER TO PROVIDE FOR PROPER DRAINAGE OF THE PLANTING AREA.

E. ROTOTILL ALL OF THE MATERIALS TOGETHER TO A DEPTH OF 12 INCHES BELOW THE ORIGINAL FINISH GRADE UNTIL ALL PARTICLES ARE GOLF BALL SIZE OR SMALLER. REMOVE ROCKS, ROOTS AND DEBRIS.

F. PROVIDE ROOT STIMULATOR, SEE INITIAL WATERING AND ROOT STIMULATOR REQUIREMENTS THIS SHEET.



SHRUB/ GROUNDCOVER PLACEMENT WITHIN PLANTING BED PREP AREA
LAYOUT AND SPACING SHOWN ON PLANS



KEY NOTES:

1. PROVIDE TOP OF MULCH TO 1" BELOW THE TOP OF CURB/WALK AT EDGE, TYPICAL.
2. REMOVE ALL TAGS, RIBBONS, TIES AND MARKERS AFTER PUNCH REVIEW.
3. PROVIDE TWO (2) INCH LAYER OF NATIVE HARDWOOD DOUBLE GROUND AGED MULCH (192-2012); MULCH IS TO BE PRODUCED FROM A MIX OF PRIMARILY HARDWOOD TREES AND BRUSH WITH ONLY SMALL AMOUNTS OF BARK. SUBMIT SAMPLE WITH WRITTEN LABEL INDICATING SOURCE. AVAILABLE FROM (BUT NOT LIMITED TO) NATURE'S WAY RESOURCES, CONROE, TEXAS DO NOT PROVDIDE A PLANT BASIN;
4. SET SHRUB PLUMB, SHOULDERS OF ROOTBALL SHOULD BE APPROXIMATELY 2 INCH ABOVE FINISHED GRADE. USE BACKFILL MIX INDICATED UNDER PLANTING BED PREPARATION NOTES, THIS SHEET. BACKFILL OVER VEGETATION BARRIER.
5. LANDSCAPERMIX, RE: PLANTING BED PREPARATION NOTES, THIS SHEET.
6. NATIVE MIX, RE: PLANTING BED PREPARATION NOTES, THIS SHEET.
7. EXISTING UNDISTURBED SOIL.
8. PROVIDE SMOOTH TRANSITION TO FINISH GRADE.

C1 TYPICAL SHRUB / G.C. PLANTING DETAIL

RE: N/A

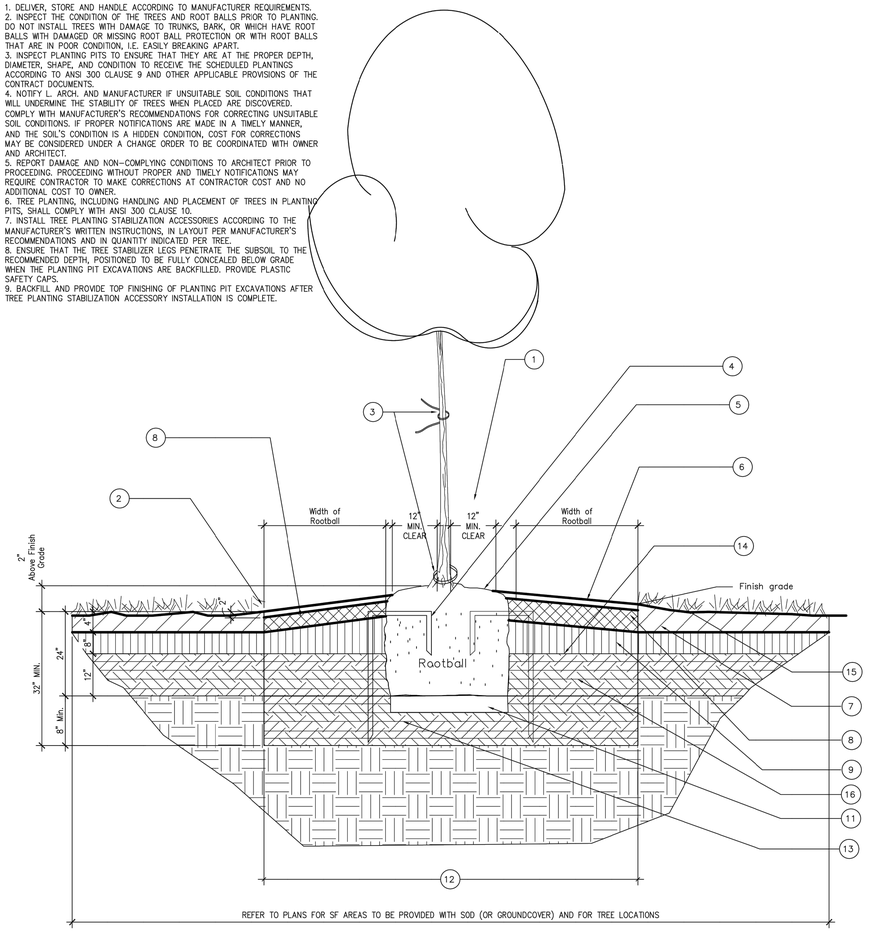
NO SCALE

TYPICAL TREE, SOD, GROUNDCOVER AND TREE WELL NOTES:

1. PLANT BED PREP SHALL INCLUDE THE COST FOR BLENDING OF MATERIALS, ROTOTILLING, COMPACTING AND PERCOLATION TESTING.
2. PROVIDE PRODUCT CUT-SHEETS FOR APPROVAL. PRODUCTS ARE AVAILABLE FROM (BUT NOT LIMITED TO) SAN JACINTO ENVIRONMENTAL SUPPLY. 713-957-0909.
3. FOR THE TREE WELL LOCATIONS, PROVIDE BACKFILL/PLANT SOIL MIX. SEE PLANS FOR TREE LOCATIONS.
4. BACKFILL / PLANT SOIL MIX FOR THE TREE WELL SHALL INCLUDE TWENTY (20) INCHES OF LOAM, COMPACTED IN EIGHT (8) INCH LIFTS MAXIMUM FOLLOWED BY EIGHT (8) INCHES OF NATIVE PLANT MIX.
5. PROVIDE FOUR (4) INCHES OF LANDSCAPER MIX, LOAM, NATIVE PLANT MIX AND LANDSCAPER MIX SHALL BE AS PREPARED BY NATURE'S WAY RESOURCE OR PRE-APPROVED EQUAL. SUBMIT 1 QUART SAMPLE WITH SOURCE LABELED, DELIVERED TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING. PROVIDE 25% ADDITIONAL OF LOAM WITHIN TREE WELL BASE TO ACCOMMODATE TREE SETTLING.
6. WORK IN MICROLIFE ULTIMATE 8-4-6 AND SUPER SEAWEED OR OTHER APPROVED EQUAL ORGANIC FERTILIZER INTO THE TOP EIGHT (8) INCHES OF SOIL. FOLLOW LABEL DIRECTIONS FOR RATE OF APPLICATION. WATER ALL PLANTS IN WELL WITH SUPER SEAWEED BIOSTIMULATE AND THOROUGHLY DRENCH ROOT MASS.
7. WORK IN MICROGROW GRANULAR FUNGICIDE OR OTHER APPROVED EQUAL ORGANIC FUNGICIDE INTO THE TOP FOUR (4) INCHES OF SOIL. FOLLOW LABEL DIRECTIONS FOR RATE OF APPLICATION. WATER ALL TREES IN WELL WITH SUPER SEAWEED BIOSTIMULATE AND THOROUGHLY DRENCH ROOT MASS.
8. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
9. RUN A PERK TEST; NOTIFY LARCH PRIOR TO PROCEEDING IF HOLE HOLDS WATER FOR MORE THAN 24 HOURS. FAILURE TO NOTIFY LARCH WITH SUFFICIENT TIME TO REVIEW MAY LEAD TO CORRECTIONS AT THE CONTRACTOR'S EXPENSE.
10. ROTOTILL ALL MATERIALS TOGETHER TO A DEPTH OF TWELVE (12) INCHES BELOW THE ORIGINAL FINISH GRADE UNTIL ALL PARTICLES ARE GOLF BALL SIZE OR SMALLER. REMOVE ROCKS, WEEDS AND DEBRIS.
11. PROVIDE A MINIMUM OF (3) TREE STAPLES PER TREE.
12. PROVIDE TREES AS SPECIFIED ON PLANS AND PLANT LIST.
13. NO HOLES ARE TO BE LEFT UNCOVERED OVERNIGHT.
14. DO NOT WRAP TREE TRUNKS.
15. DO NOT THIN OUT OR TOP OFF TREE. LARCH WILL REJECT ANY TOPPED OFF TREES AND CONTRACTOR WILL REPLACE AT NO COST TO THE OWNER.
16. REMOVE ANY SOIL THAT HAS BEEN ADDED TO THE TOP OF THE ROOT BALL WHILE IN ITS CONTAINER AT THE NURSERY. EXPOSE 12 INCH DIAMETER OF THE ACTUAL TOP OF THE TREE ROOT BALL TO EXPOSE TREE'S ROOT FLARE.
17. SET ALL TREES AT SAME FINISH GRADE ELEVATION.
18. SEE SPECIFICATIONS 32 90 00 FOR PLANTING MATERIAL INFORMATION AND SPECIFICATION 32 92 00 SOD FOR ADDITIONAL SOD MATERIAL INFORMATION.
19. SEE DETAIL D1/L1.01 FOR ADDITIONAL GROUNDCOVER / SHRUB PREPARATION NOTES AND INFORMATION.

TREE STABILIZER INSTALLATION NOTES:

1. DELIVER, STORE AND HANDLE ACCORDING TO MANUFACTURER REQUIREMENTS.
2. INSPECT THE CONDITION OF THE TREES AND ROOT BALLS PRIOR TO PLANTING. DO NOT INSTALL TREES WITH DAMAGE TO TRUNKS, BARK, OR WHICH HAVE ROOT BALLS WITH DAMAGED OR MISSING ROOT BALL PROTECTION OR WITH ROOT BALLS THAT ARE IN POOR CONDITION, I.E. EASILY BREAKING APART.
3. INSPECT PLANTING PITS TO ENSURE THAT THEY ARE AT THE PROPER DEPTH, DIAMETER, SHAPE, AND CONDITION TO RECEIVE THE SCHEDULED PLANTINGS ACCORDING TO ANSI 300 CLAUSE 9 AND OTHER APPLICABLE PROVISIONS OF THE CONTRACT DOCUMENTS.
4. NOTIFY L. ARCH. AND MANUFACTURER IF UNSUITABLE SOIL CONDITIONS THAT WILL UNDERMINE THE STABILITY OF TREES WHEN PLACED ARE DISCOVERED. COMPLY WITH MANUFACTURER'S RECOMMENDATIONS FOR CORRECTING UNSUITABLE SOIL CONDITIONS. IF PROPER NOTIFICATIONS ARE MADE IN A TIMELY MANNER, AND THE SOIL'S CONDITION IS A HIDDEN CONDITION, COST FOR CORRECTIONS MAY BE CONSIDERED UNDER A CHANGE ORDER TO BE COORDINATED WITH OWNER AND ARCHITECT.
5. REPORT DAMAGE AND NON-COMPLYING CONDITIONS TO ARCHITECT PRIOR TO PROCEEDING. PROCEEDING WITHOUT PROPER AND TIMELY NOTIFICATIONS MAY REQUIRE CONTRACTOR TO MAKE CORRECTIONS AT CONTRACTOR COST AND NO ADDITIONAL COST TO OWNER.
6. TREE PLANTING, INCLUDING HANDLING AND PLACEMENT OF TREES IN PLANTING PITS, SHALL COMPLY WITH ANSI 300 CLAUSE 10.
7. INSTALL TREE PLANTING STABILIZATION ACCESSORIES ACCORDING TO THE MANUFACTURER'S WRITTEN INSTRUCTIONS, IN LAYOUT PER MANUFACTURER'S RECOMMENDATIONS AND IN QUANTITY INDICATED PER TREE.
8. ENSURE THAT THE TREE STABILIZER LEGS PENETRATE THE SUBSOIL TO THE RECOMMENDED DEPTH, POSITIONED TO BE FULLY CONCEALED BELOW GRADE WHEN THE PLANTING PIT EXCAVATIONS ARE BACKFILLED. PROVIDE PLASTIC SAFETY CAPS.
9. BACKFILL AND PROVIDE TOP FINISHING OF PLANTING PIT EXCAVATIONS AFTER TREE PLANTING STABILIZATION ACCESSORY INSTALLATION IS COMPLETE.



TREE / SOD / GROUNDCOVER PLANTING DETAIL

A1 TYPICAL TREE PLANTING DETAIL

RE: N/A

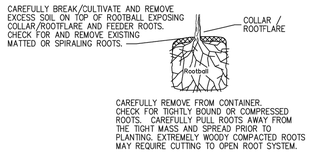
NO SCALE

INITIAL WATERING AND ROOT STIMULATOR REQUIREMENTS

Provide initial hand watering over the rootball within the PLANTING BED only at the time of planting. Adjust rate and frequency to meet site conditions and weather .

Plant material in poor condition due to failure to apply the necessary quantity of water for plant materials to thrive or due to over watering will be replaced at contractor's expense. Prior to arrival at project or storage crea, provide watering of plants to be installed or stored.

Provide Root stimulator material at a rate of Two (2) ounces of root stimulator concentrate per one (1) gallon water. Root stimulator must be commercially available and labeled as an all organic/non-chemical liquid concentrate Bio-Stimulant and Root Stimulator. Use the following product or an approved equal: Super Seaweed, San Jacinto Environmental Supplies, 713-957-0909.



PRIOR TO PLACING ROOTBALL IN HOLE

KEY NOTES:

1. KEEP ROOT FLARE 12" CLEAR OF MULCH FROM TRUNK OF TREE
2. DO NOT PROVIDE A PLANT BASIN; PROVIDE A SMOOTH TRANSITION TO FINISH GRADE.-TYPICAL.
3. REMOVE ALL TAGS, RIBBONS, TIES AND MARKERS AFTER PUNCH REVIEW.
4. PROVIDE TREE STAPLES, MODEL NO. TS36-10-10 (OR PRE-APPROVED EQUAL); 3 STABILIZERS PER TREE MINIMUM; VERIFY THE TREE ROOT BALL IS MIN. 30" BUT LESS THAN 36" DIAM.; INSTALL PER MANUFACTURER INSTRUCTIONS. TREE STAPLES ARE AVAILABLE FROM (BUT NOT LIMITED TO) TREE STAPLES, INC., 444 MERCER STREET, STIRLING, NEW JERSEY, 07980; TEL. NO. (908) 626-9300. SUBMIT PLANT SUPPORT SYSTEM DETAIL TO LARCH. FOR APPROVAL. TREE STAKE POSTS AND GUY WIRES ARE NOT CONSIDERED EQUALS.
5. SET TREE PLUMB, SHOULDERS OF ROOTBALL SHALL BE 2 INCHES ABOVE WALK; USE BACKFILL MIX INDICATED UNDER PLANTING BED PREPARATION NOTES, THIS DETAIL; DO NOT BACKFILL MULCH OVER TOP OF TREE ROOTBALL.
6. PROVIDE TWO (2) INCH LAYER OF NATIVE HARDWOOD DOUBLE GROUND AGED MULCH (192-2012); MULCH IS TO BE PRODUCED FROM A MIX OF PRIMARILY HARDWOOD TREES AND BRUSH WITH ONLY SMALL AMOUNTS OF BARK. SUBMIT SAMPLE WITH WRITTEN LABEL INDICATING SOURCE. AVAILABLE FROM (BUT NOT LIMITED TO) NATURE'S WAY RESOURCES, CONROE, TEXAS DO NOT PROVIDDE a Plant Basin;
7. LAWN MIX, RE: TREE WELL AND SOD PREPARATION NOTES, THIS SHEET.
8. LANDSCAPER MIX, RE: TREE WELL AND PLANTING BED PREPARATION NOTES, THIS SHEET.
9. NATIVE MIX, RE: TREE WELL AND PLANTING BED PREPARATION NOTES, THIS SHEET.
10. EXISTING UNDISTURBED SOIL.
11. PROVIDE 4"D. OF GRAVEL AT BASE OF TREE WELL ON TOP OF COMPACTED LOAM BACKFILL BELOW ROOT BALL AND NATIVE MIX; SEE "TREE WELL AND PLANTING BED PREPARATION" THIS DETAIL. REMOVE ANY CLAY PANS PRIOR TO INSTALLATION; TEST SOIL PERCOLATION TO ENSURE THAT WATER DOES GET ABSORBED INTO SOIL WITHIN A 24 HOUR PERIOD PRIOR TO INSTALLATION OF TREE. NOTIFY ENGINEER IF CLAY PANS ARE ENCOUNTERD AT THE NOTED DEPTH PRIOR TO PROCEEDING.
12. COORDINATE DIAMETER OF HOLE WITH SIZE OF ROOTBALL; HOLES MUST BE 1.5 FT GREATER THAN THE DIAMETER OF THE ROOTBALL.
13. PROVIDE 4"O.D. SDR PIPE; SET LEVEL WITH TOP OF MULCH AND EXTEND 8" BELOW 4"D. GRAVEL BED THAT IS TO BE LOCATED AT BASE OF TREE WELL
14. PLANT PIT EXCAVATION,COMPLETE PLANTING BED PREPARATION BEFORE EXCAVATION OF PLANT PIT. SEE TREE WELL AND SOD PREP NOTES, THIS SHEET.
15. BLOCK SOD OR GROUNDCOVER MATERIAL OVER FILTER FABRIC DEPENDING UPON LOCATION PER PLAN, RE: TREE WELL AND SOD PREPARATION NOTES, THIS SHEET.
16. PROVIDE COMPACTED LOAM BACKFILL

GENERAL PLANTING / LANDSCAPE NOTES:

1. LANDSCAPE CONTRACTOR SHALL STAKE LOCATIONS OF TREES FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO INSTALLATION.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE 48 HRS. NOTICE AFTER TREES ARE MARKED FOR FIELD APPROVAL. G.C. WILL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH RELOCATING MATERIALS IF THE OPPORTUNITY TO REVIEW AND APPROVE THE LAYOUTS PRIOR TO INSTALLATION IS NOT PROVIDED.
4. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED MATERIALS AT TIME OF INSTALLATION THROUGH THE FINAL COMPLETION AND OWNER ACCEPTANCE. IF IRRIGATION IS PROVIDED UNDER SCOPE OF WORK, CONTRACTOR SHALL COORDINATE THE IRRIGATION SCHEDULE TO PROPERLY WATER THE NEW MATERIALS.
5. PROVIDE SPRAYING OF COMPOST TEA FOR ALL INSTALLED LANDSCAPE MATERIALS; PROVIDE SPECIFIED FERTILIZERS AND ROOT STIMULANTS, BACKFILL MIX AND SOIL AMENDMENTS FOR LANDSCAPE AREA.
6. PROVIDE WATERING AND ROOT STIMULATOR REQUIREMENTS PER WATERING AND ROOT STIMULATOR INSTRUCTIONS SHOWN ON THIS SHEET - TYPICAL FOR ALL NEWLY PLANTED AREAS.

B4 GENERAL PLANTING NOTES

RE: N/A

NO SCALE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
TRO	5	Quercus texana	TEXAS RED OAK	2" CALIPER	CONTAINER	8 FT. HT MIN.., 4 FT. SPREAD MIN., 4 FT. CLEAR TRUNK
CMN	5	Lagerstroemia x fauriei 'Natchez'	CRAPE MYRTLE 'NATCHEZ'	2" CALIPER	CONTAINER	8 FT. HT MIN.., 4 FT. SPREAD MIN., 4 FT. CLEAR TRUNK
SHRUBS						
DWM	30	Ilex vomitoria 'Nana'	DWARF YAUPON HOLLY	18"HT.MIN.	CONTAINER	12"-15" MIN. SPREAD, FULL TO GROUND
LAWN AREAS						
SOD	1,012sf. F.V.	MATCH EXISTING	MATCH EXISTING	24x16	SOLID SOD	SOLID SOD PALLETS; LAY BUTT-TIGHT; PROOF-ROLL; SEE 32 90 00 FOR FALL/WINTER APPLICATION INFORMATION.

CONTRACTOR TO ALSO PROVIDE 856SF OF PLANTING BED MIX (SF SHOWN ON PLANS); 2 INCH DEPTH, 39 SF MIN. (F.V.) FOR EACH TREE RING AT TREES NOT IN PLANTING BEDS (DO NOT COVER ROOT FLARE OF TREES). SEE PLANTING DETAILS.

GENERAL PLANTING NOTES:

1. CONTRACTOR SHALL LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATING OR TRENCHING; CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING AS REQUIRED FOR ANY DAMAGED UTILITY AT NO ADDITIONAL COST TO OWNER.
2. TREE LOCATIONS SHALL BE STAKED FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. THE QUANTITIES SHOWN ON THE PLANT SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE; VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO OWNER'S REP. PRIOR TO ORDERING MATERIALS. DISCREPANCIES WITH THE PLAN SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION.
4. ALL PLANTS ARE TO BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. TREES IN POOR CONDITION WILL BE REJECTED AND CONTRACTOR SHALL REPLACE AT NO COST TO OWNER.
5. TREES SHALL HAVE CLEAR TRUNKS A MIN. OF 4FT ABOVE THE GROUND. PROVIDE SAMPLES OF MATERIAL FOR APPROVAL BY OWNER'S REP. PRIOR TO DELIVERY TO THE SITE. PLANT MATERIALS OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME SOURCE.
6. INTENT OF DRAWINGS AND SPECIFICATIONS ARE TO PROVIDE LANDSCAPING WITH PLANTS THAT ARE IN VIGOROUS GROWTH AND READY FOR OWNER'S USE. ITEMS NOT SPECIFICALLY INDICATED BUT REQUIRED TO CONFORM WITH SUCH INTENT ARE TO BE CONSIDERED AS PART OF THE WORK.

A4 PLANT SCHEDULE

RE: N/A

NO SCALE

REVISIONS

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
RIDGEGATE ELEMENTARY SCHOOL
6015 WEST RIDGECREEK DR
HOUSTON, TX 77053

SEAL



12/12/2025

MWA ARCHITECTS
ARCHITECTS
AND PLANNING
CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

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DATE: 12-12-2025
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ISSUE FOR BIDDING & PERMIT
LANDSCAPE DETAILS
AND SCHEDULE

V
V-L1.2

FORT BEND INDEPENDENT SCHOOL DISTRICT

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT

W

JAN SCHIFF ELEMENTARY SCHOOL
7400 DISCOVERY LN, MISSOURI CITY, TX 77459

ADMINISTRATION

DR. MARC SMITH	SUPERINTENDENT OF FBISD
BETH MARTINEZ	CHIEF OF SCHOOLS

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KRISTIN K. TASSIN	PRESIDENT
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ADAM SCHOOF	BOARD MEMBER
AFSHI CHARANIA	BOARD MEMBER
ADDIE HEYLIGER	BOARD MEMBER
ANGIE WIERZBICKI	BOARD MEMBER

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STRUCTURAL ENGINEER
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Sheet List Table

Sheet Number	Sheet Title	DATE
PACKAGE 36 SITEWORK: W-SCHIFF ES		
wA0-0	COVERSHEET	12/12/2025
wA1-1	SITE PLAN	12/12/2025

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12/12/2025

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FORT BEND INDEPENDENT SCHOOL DISTRICT
JAN SCHIFF ELEMENTARY SCHOOL
7400 DISCOVERY LN
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REGISTERED ARCHITECT
MIKE ALBAUGHER
22651
STATE OF TEXAS
12/12/2025

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11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

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DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
COVERSHEET

wA0-0

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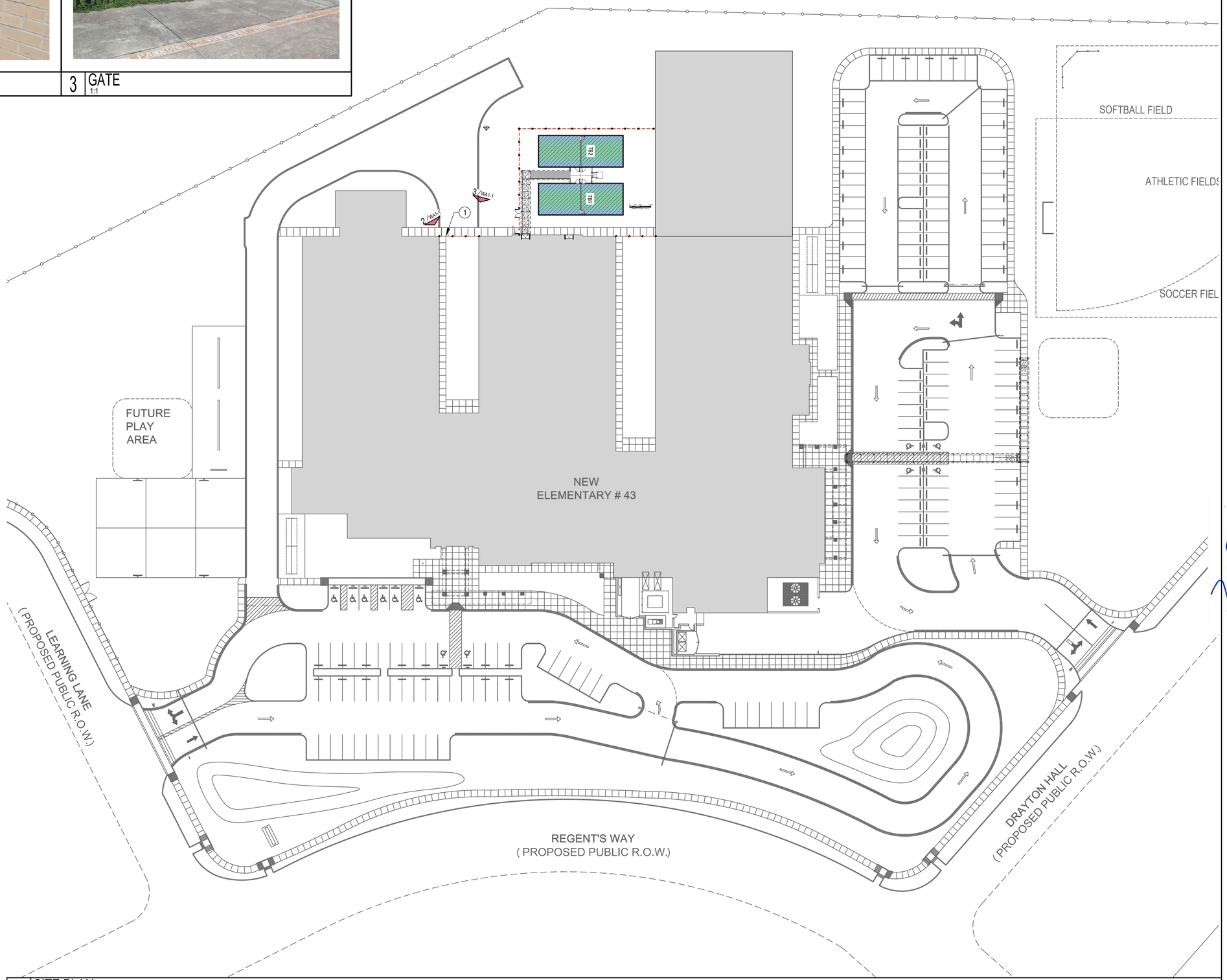
2 GATE DETAIL
1:1



3 GATE
1:1

SCOPE OF WORK:
1. REPLACE GATE LEADING TO THE OUTDOOR LUNCH AREA. IT IS BROKEN AND IS CURRENTLY ZIP-TIED. FIRE MARSHAL COMMENTS ON EGRESS. . REPLACE LOCKSET WITH ACCESSSIBLE PANIC HARDWARE AND CLOSER TO MATCH EXISTING AND SUITABLE FOR LONG-TERM EXTERIOR APPLICATION. MATCH EXISTING REACH-THROUGH PROTECTION. (SID36102)



1 SITE PLAN
1" = 30'-0"

REVISIONS
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FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
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SEAL
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HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
SITE PLAN

wA1-1

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FORT BEND BOND 2023
INDEPENDENT SCHOOL DISTRICT

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT

X SETTLERS WAY ELEMENTARY SCHOOL
3015 SETTLERS WAY BLVD, SUGAR LAND, TX 77479

ADMINISTRATION

DR. MARC SMITH	SUPERINTENDENT OF FBISD
BETH MARTINEZ	CHIEF OF SCHOOLS

BOARD OF TRUSTEES

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ANGIE HANAN	VICE PRESIDENT
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Sheet List Table

Sheet Number	Sheet Title	DATE
PACKAGE 36 SITEWORK: x-SETTLERS WAY ES		
xA0.00	COVER AND INDEX	12/12/2025
xA1-01	SITE PLAN	12/12/2025
xA5-01	PHOTOS 01	12/12/2025
xA5-02	PHOTOS 02	12/12/2025
xC1.0	EXISTING CONDITIONS	12/12/2025
xC1.1	DEMOLITION PLAN	12/12/2025
xC2.0	PAVING SITE PLAN AND GENERAL NOTES	12/12/2025
xC2.1	GRADING PLAN	12/12/2025
xC2.2	UTILITY PLAN	12/12/2025
xC3.0	MISCELLANEOUS DETAIL	12/12/2025
xC3.1	SWPPP DETAILS	12/12/2025
x-L1-1	LANDSCAPE PARKING LOT PLAN	12/12/2025
x-L1-2	DETAILS	12/12/2025

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REVISIONS
ISSUED FOR BIDDING
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FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
SETTLERS WAY ELEMENTARY SCHOOL
3015 SETTLERS WAY BLVD
SUGAR LAND, TX 77479

SEAL
REGISTERED ARCHITECT
NOE ALMAGUER
22651
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 11/11/2025
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COVER AND INDEX

xA0.00

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SCOPE OF WORK:
1. REMOVE, REGRADE AND REPLACE ALL PARKING LOTS AND RE-STRIPE. SID36002)
2. EXPAND DRIVEWAY TO MITIGATE STACKING ISSUES. (SID36006) SEE ADDITIONAL SHEETS
   2.1. SITE 30,714 SF / 53 CARS STACKING WITH 30 PARKING SPACES (TWO ACCESSABLE SPACES).
3. REMOVE AND REPLACE ALL CONCRETE SIDEWALKS LOCATED OUTSIDE OF MECHANICAL YARD DOORS C4 AND/OR C5. (SID 36029)
4. PROVIDE 8' HIGH POLYMER COATED FABRIC CHAIN LINK FENCING AROUND PLAYGROUND AREAS AND GATES AS SHOWN. PER ED SPEC. (SID 36035) 516 LF, INSTALL PER TECHNICAL DESIGN STANDARDS.
5. REMOVE, REGRADE AND REPLACE CONCRETE SIDEWALK THAT SLOPES BACK TOWARD BUILDING. (SID36041)SV
6. REMOVE, RE-GRADE, AND REPLACE CONCRETE PAVEMENT THAT HAS SUNK AND HOLDS WATER.LOCATED OUTSIDE OF TEMPORARY BUILDING 70. APPROXIMATELY 1000FT.² (SID36085)
7. REMOVE, REGRADE, AND REPLACE CONCRETE SIDEWALK (50 SF AND PAVING 150 SF) THAT HAS SUNK BELOW TOP OF CURB. LOCATED AT DRIVEWAY EXIT. APPROXIMATELY 200 FT.² (SID36117)
8. REMOVE, REGRADE, AND REPLACE CONCRETE SIDEWALK THAT HAS SLOPED BACK TOWARDS BUILDING.APPROXIMATELY 150 FT.², LOCATED AT ENTRANCE TO SCHOOL.

PARKING COUNT SCHEDULE

EXISTING	ADA	REMOVED	PROPOSED FINAL	ADA TOTAL
127 INCLUDES ADA	7	127	131 INCLUDES ADA	7

SETTLERS WAY BOULEVARD (100' R.O.W.) VOL. 22, PG. 42, F.B.C.P.R.

GREEN FIELDS DRIVE (R.O.W.VARIES) SLIDE NO. 488A, F.B.C.P.R.

SETTLERS WAY ELEM.

PLAYGROUND

EXISTING FENCE

101 — 21213.90 SF — 1363.20 LF

202 — 1275.99 SF — 385.10 LF

201 — 1501.20 SF — 283.95 LF

103 — 211.34 SF — 63.21 LF

204 — 498.09 SF — 175.5 LF

204 — 3183.96 SF — 743.38 LF

203 — 363.47 SF — 242.10 LF

STACKING — 53 — 3012.77 SF — 1907.15 LF

600 SF OF CANOPY TO ALIGN WITH EXISTING CANOPY

LOCATE NEW 12' CHAIN LINK BACKSTOP NORTH 35' AND REBUILD

REMOVE 12' CHAIN LINK BACKSTOP

REMOVE ±61' CHAIN LINK FENCE

NEW 8' CHAIN LINK OPENING WITH BI-PARTING GATES

4' GATE

5'-0"

PROP. STM. SWR. GRATE INLET

PROP. 140 LF 18" HDPE

PROP. 188 LF 12" HDPE STM. SWR.

EXISTING 6" CURB & GUTTER TO REMAIN

STACKING SCHEDULE		
CAR STACKING	CAR PARKING	AREA OF STACKING AND PARKING
53	30	29015

29 EXISTING SPACES, TWO WERE ACCESSABLE

NORTH

0" 15'-0" 30'-0" 60'-0"

GRAPHIC SCALE 1"=30'-0" 1:360

01 SITE PLAN
1" = 30'-0"

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FORT BEND INDEPENDENT SCHOOL DISTRICT
SETTLERS WAY ELEMENTARY SCHOOL
3015 SETTLERS WAY BLVD
SUGAR LAND, TX 77479

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SITE PLAN

xA1-01

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21 PHOTO 21
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22 PHOTO 22
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23 PHOTO 23
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24 PHOTO 24
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16 PHOTO 16
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17 PHOTO 17
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18 PHOTO 18
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19 PHOTO 19
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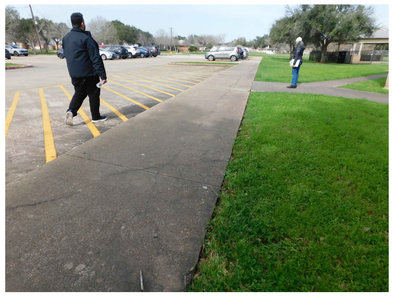

11 PHOTO 11
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12 PHOTO 12
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13 PHOTO 13
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14 PHOTO 14
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06 PHOTO 06
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07 PHOTO 07
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08 PHOTO 08
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09 PHOTO 09
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01 PHOTO 01
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02 PHOTO 02
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03 PHOTO 03
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04 PHOTO 04
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05 PHOTO 05
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20 KEYNOTES

RE: ##/##### -

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STATE OF TEXAS
12/12/2025

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CONSULTANTS
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PHOTOS 01

X
XA5-01

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46 PHOTO 46
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47 PHOTO 47
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48 PHOTO 48
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49 PHOTO 49
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41 PHOTO 41
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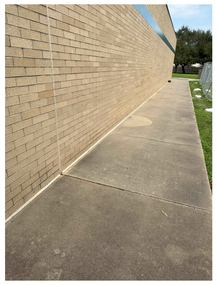

42 PHOTO 42
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43 PHOTO 43
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44 PHOTO 44
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45 KEYNOTES



36 PHOTO 36
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37 PHOTO 37
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38 PHOTO 38
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38 PHOTO 38
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40 PHOTO 40
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31 PHOTO 31
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32 PHOTO 32
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33 PHOTO 33
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34 PHOTO 34
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35 PHOTO 35
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26 PHOTO 26
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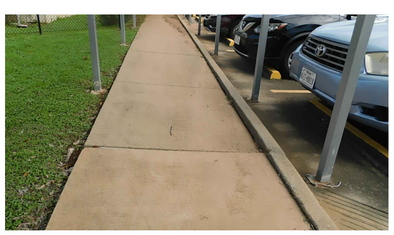

27 PHOTO 27
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28 PHOTO 28
1:1



29 PHOTO 29
1:1



30 PHOTO 30
1:1

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FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
SETTLERS WAY ELEMENTARY SCHOOL
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SEAL



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X
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LEGEND

- AIR CONDITIONING UNIT
- "BB" INLET
- BENCHMARK
- BOLLARD
- CLEANOUT
- ELECTRIC JUNCTION BOX
- FLAG POLE
- GATE POST
- GUY WIRE
- HL&P MANHOLE
- HOSE BIB
- INLET
- IRRIGATION CONTROL VALVE
- LIGHT STANDARD
- MANHOLE
- PAINT MARKER (ELECTRIC)
- PAINT MARKER (TELEPHONE)
- PAINT MARKER (WATER)
- PEDESTAL
- POWER POLE
- SHRUB
- SIGN
- WATER METER
- WATER VALVE
- WHEEL STOP

ABBREVIATIONS

B.L.–BUILDING LINE
C.L.F.–CHAIN LINK FENCE
CMC–CREPE MYRTLE CLUSTER
F.B.C.C.F.–FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R.–FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.–FORT BEND COUNTY PLAT RECORDS
FF–FINISH FLOOR
FL–FLOW LINE
FND.–FOUND
HDP–HIGH DENSITY POLYETHYLENE PIPE
I.R.–IRON ROD
MH–MANHOLE
OHE–OVERHEAD ELECTRIC
PG.–PAGE
PVC–POLYVINYL CHLORIDE PIPE
RCP–REINFORCED CONCRETE PIPE
R.O.W.–RIGHT–OF–WAY
S.S.E.–SANITARY SEWER EASEMENT
SAN.–SANITARY
STM.–STORM
SWR.–SEWER
TG–TOP OF GRATE
TR–TOP OF RIM
TYP.–TYPICAL
UGV–UNDERGROUND VAULT
VOL.–VOLUME

FLOOD STATEMENT

ACCORDING TO F.I.R.M. MAP NO. 48157C0280L (COMMUNITY–PANEL NO. 481485028OL), MAP REVISED DATE: APRIL 2, 2014. THE SUBJECT PROPERTY LIES WITHIN ZONE X (SHADED) – AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1–PERCENT–ANNUAL–CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE TO ANY LEVEE SYSTEM IS POSSIBLE.

BENCHMARK

SGR–RN005R – CITY OF SUGAR LAND GEODETIC CONTROL STATION RN005R IS A 3" BRASS DISK STAMPED "RM 005R", FROM THE INTERSECTION OF WILLIAMS TRACE BLVD. AND AUSTIN PARKWAY, DRIVE EAST ON AUSTIN PARKWAY TO THE FIRST ENTRANCE TO THE FIRST COLONY LITTLE LEAGUE FIELDS, GO SOUTH TO THE BACK, THEN EAST TO THE BRIDGE ON THE RIGHT. ELEVATION=65.17' (NAVD88, 2021 ADJ.)

REVISIONS

SEAL

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

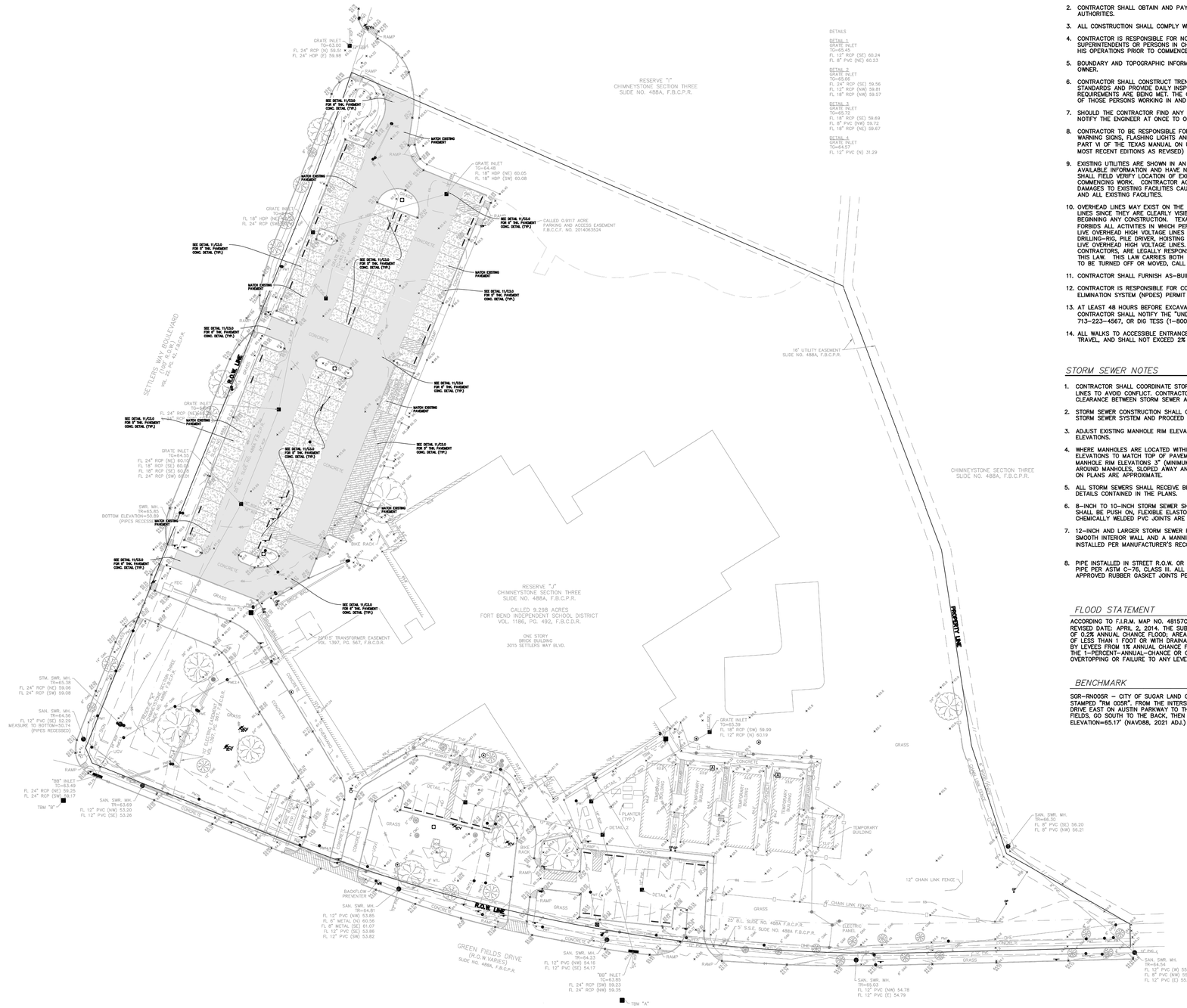
SETTLERS WAY ELEMENTARY SCHOOL BP036

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE:
ISSUED FOR:

EXISTING CONDITIONS

C1.0



GENERAL NOTES

1. SEE ARCHITECTURAL SITE PLAN FOR BUILDING LOCATION.
2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED BY GOVERNING AUTHORITIES.
3. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL ORDINANCES, CODES AND REGULATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF PRIVATE OR PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A SURVEY PROVIDED BY THE OWNER.
6. CONTRACTOR SHALL CONSTRUCT TRENCH SAFETY SYSTEMS IN ACCORDANCE WITH OSHA STANDARDS AND PROVIDE DAILY INSPECTIONS TO ENSURE THAT THE TRENCH SAFETY REQUIREMENTS ARE BEING MET. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THE SAFETY OF THOSE PERSONS WORKING IN AND AROUND THE TRENCH.
7. SHOULD THE CONTRACTOR FIND ANY DISCREPANCY OR OMISSIONS FROM THE PLANS, HE WILL NOTIFY THE ENGINEER AT ONCE TO OBTAIN CLARIFICATION PRIOR TO STARTING CONSTRUCTION.
8. CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TEXAS M.U.T.C.D. MOST RECENT EDITIONS AS REVISED) DURING CONSTRUCTION.
9. EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY BASED ON THE BEST AVAILABLE INFORMATION AND HAVE NOT BEEN FIELD VERIFIED, UNLESS NOTED. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING UTILITIES AND OTHER FACILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING FACILITIES CAUSED BY HIS FAILURE TO LOCATE AND PRESERVE ANY AND ALL EXISTING FACILITIES.
10. OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH & SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES AND OPERATING A CRANE, DERRICK, POWER SHOVEL, DRILLING-RIG, PILE DRIVER, HOISTING EQUIPMENT, OR SIMILAR APPARATUS WITHIN 10 FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, 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 LOCAL POWER COMPANY.
11. CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS INDICATING ALL SITE IMPROVEMENTS.
12. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT PROGRAM.
13. AT LEAST 48 HOURS BEFORE EXCAVATING OR AUGURING IN STREET R.O.W. OR EASEMENTS CONTRACTOR SHALL NOTIFY THE "UNDERGROUND UTILITY COORDINATING COMMITTEE" AT 713-223-4567, OR DIG TESS (1-800-DIG-TESS), OR 811.
14. ALL WALKS TO ACCESSIBLE ENTRANCES SHALL NOT EXCEED 5% GRADE IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 2% CROSS SLOPE.

STORM SEWER NOTES

1. CONTRACTOR SHALL COORDINATE STORM SEWER CONSTRUCTION WITH OTHER UNDERGROUND LINES TO AVOID CONFLICT. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 6" VERTICAL CLEARANCE BETWEEN STORM SEWER AND OTHER EXISTING OR NEW UTILITIES.
2. STORM SEWER CONSTRUCTION SHALL COMMENCE AT A POINT OF CONNECTION TO THE PUBLIC STORM SEWER SYSTEM AND PROCEED UPSTREAM.
3. ADJUST EXISTING MANHOLE RIM ELEVATIONS TO MATCH NEW GROUND AND/OR NEW PAVEMENT ELEVATIONS.
4. WHERE MANHOLES ARE LOCATED WITHIN PAVED AREAS, CONTRACTOR SHALL SET RIM ELEVATIONS TO MATCH TOP OF PAVEMENT ELEVATIONS. OUTSIDE OF PAVED AREAS, SET MANHOLE RIM ELEVATIONS 3" (MINIMUM) TO 6" (MAXIMUM) ABOVE FINISHED GRADE. ADD FILL AROUND MANHOLES, SLOPED AWAY AND DOWN FROM MANHOLE RIMS. RIM ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE.
5. ALL STORM SEWERS SHALL RECEIVE BEDDING AND BACKFILL IN ACCORDANCE WITH THE DETAILS CONTAINED IN THE PLANS.
6. 8-INCH TO 10-INCH STORM SEWER SHALL BE PVC SDR-26 PER ASTM 3034. PVC JOINTS SHALL BE PUSH ON, FLEXIBLE ELASTOMERIC GASKET CONFORMING TO ASTM D-3212. CHEMICALLY WELDED PVC JOINTS ARE NOT ACCEPTABLE.
7. 12-INCH AND LARGER STORM SEWER PIPE SHALL BE HDPE POLYETHYLENE PIPE WITH A SMOOTH INTERIOR WALL AND A MANNING'S "n" VALUE OF 0.012 OR LESS. PIPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION.
8. PIPE INSTALLED IN STREET R.O.W. OR IF NOTED ON PLANS SHALL BE REINFORCED CONCRETE PIPE PER ASTM C-76, CLASS III. ALL SIZES OF CONCRETE PIPE SHALL BE INSTALLED WITH APPROVED RUBBER GASKET JOINTS PER ASTM C-443.

FLOOD STATEMENT

ACCORDING TO F.I.R.M. MAP NO. 48157C0280L (COMMUNITY-PANEL NO. 481485028GL), MAP REVISED DATE: APRIL 2, 2014. THE SUBJECT PROPERTY LIES WITHIN ZONE X (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE TO ANY LEVEE SYSTEM IS POSSIBLE.

BENCHMARK

SGR-RN005R - CITY OF SUGAR LAND GEODETIC CONTROL STATION RN005R IS A 3" BRASS DISK STAMPED "RM 005R", FROM THE INTERSECTION OF WILLIAMS TRACE BLVD. AND AUSTIN PARKWAY, DRIVE EAST ON AUSTIN PARKWAY TO THE FIRST ENTRANCE TO THE FIRST COLONY LITTLE LEAGUE FIELDS, GO SOUTH TO THE BACK, THEN EAST TO THE BRIDGE ON THE RIGHT. ELEVATION=65.17' (NAVD88, 2021 ADJ.)

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

LEGEND

DESCRIPTION	EXISTING	NEW
PROPERTY LINE		
STORM SEWER LINE		
SANITARY SEWER LINE		
WATER LINE		
STORM SEWER INLET	■	□
MANHOLE	●	○
FIRE HYDRANT		
FIRE LANE	FIRE LANE	FIRE LANE

LEGEND - PAVEMENT TYPE

5" STANDARD DUTY PAVING
REFER THIS SHEET FOR DETAIL

6" HEAVY DUTY PAVING
REFER THIS SHEET FOR DETAIL

GENERAL NOTES

1. SEE SHEET C2.0 FOR GENERAL NOTES

PAVEMENT NOTES

1. ALL PAVING SLOPES FROM SPOT ELEVATION TO SPOT ELEVATION AND SHALL BE UNIFORM AND CONSTANT.
2. PAVEMENT GRADES IN HANDICAP PARKING, LOADING/UNLOADING AREAS SHALL BE SLOPED AT 2.0% OR LESS.
3. ALL RAMPS DESIGNATED AS HANDICAP RAMPS SHALL BE SLOPED AT 8.33% (MAX)
4. CONCRETE PAVEMENT SHALL BE MINIMUM 3500 PSI AT 28 DAYS WITH A MINIMUM FLEXURAL STRENGTH OF 600 PSI AT 28 DAYS.
5. CONCRETE PAVEMENT SHALL HAVE A BROOM FINISH SURFACE BY DRAWING A FINE HAIR BROOM ACROSS CONCRETE SURFACE PERPENDICULAR TO LINE OF TRAFFIC.
6. CONCRETE SHALL BE CURED BY PROTECTING IT AGAINST LOSS OF MOISTURE, RAPID TEMPERATURE CHANGE, FOR AT LEAST 3 DAYS AFTER PLACEMENT. A LIQUID MEMBRANE-FORMING COMPOUND SHALL BE UNIFORMLY SPRAYED ON ALL EXPOSED SURFACES.

PAVEMENT JOINTS

CONTRACTOR SHALL SUBMIT A CONCRETE JOINT LAYOUT PLAN FOR APPROVAL PRIOR TO PLACING CONCRETE PAVEMENT.

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

SETTLERS WAY ELEMENTARY SCHOOL BP036

SEAL

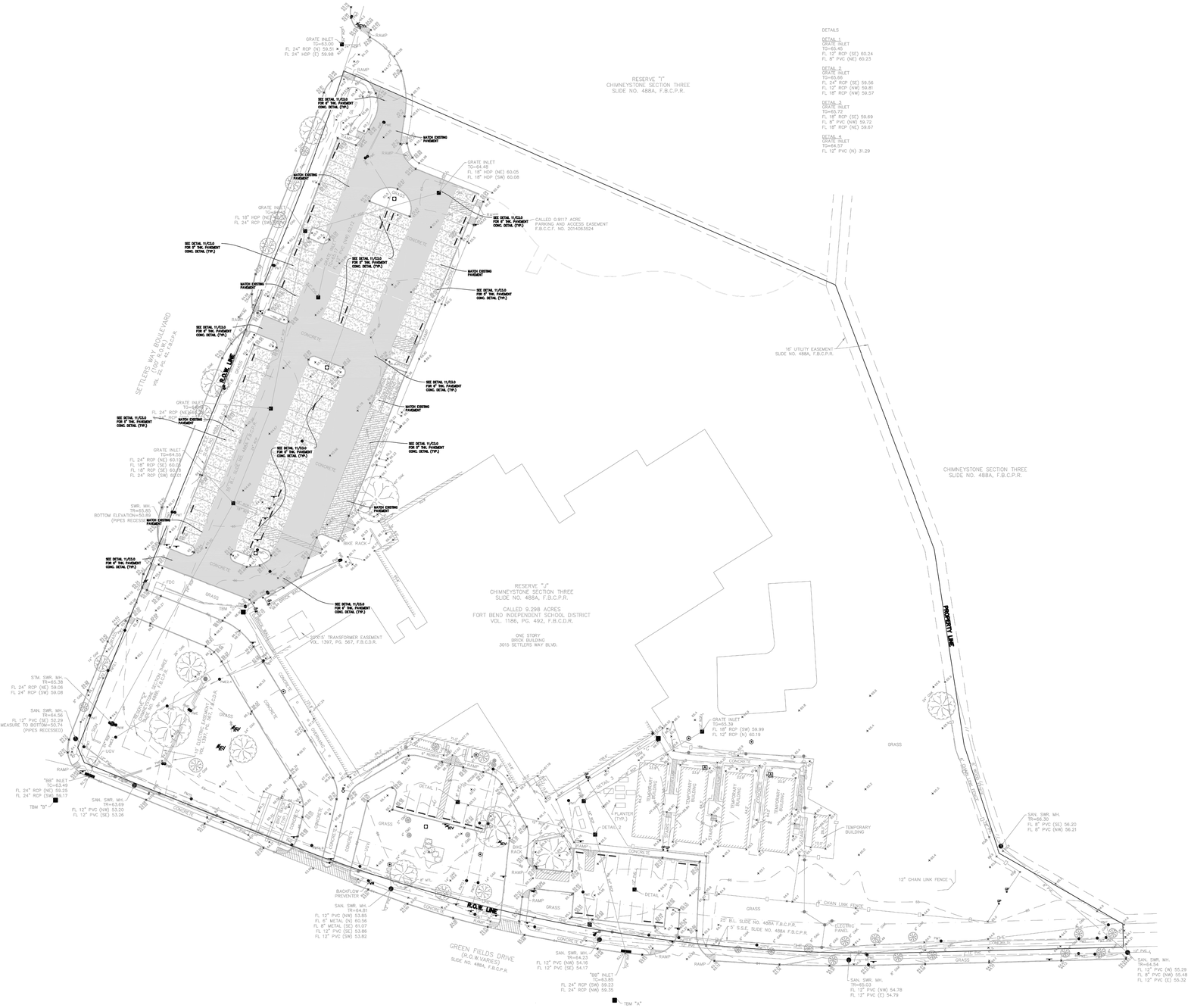
STATE OF TEXAS
F. H. RADFORD, III
61636
LICENSED PROFESSIONAL ENGINEER
F.H. Radford

12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE:
ISSUED FOR:

PAVING, SITE PLAN & GENERAL NOTES
C2.0



REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

SETTLERS WAY ELEMENTARY SCHOOL
BP036

FLOOD STATEMENT

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SEAL

STATE OF TEXAS
F. H. RADFORD, III
61636
LICENSED
PROFESSIONAL ENGINEER
F.H. Radford

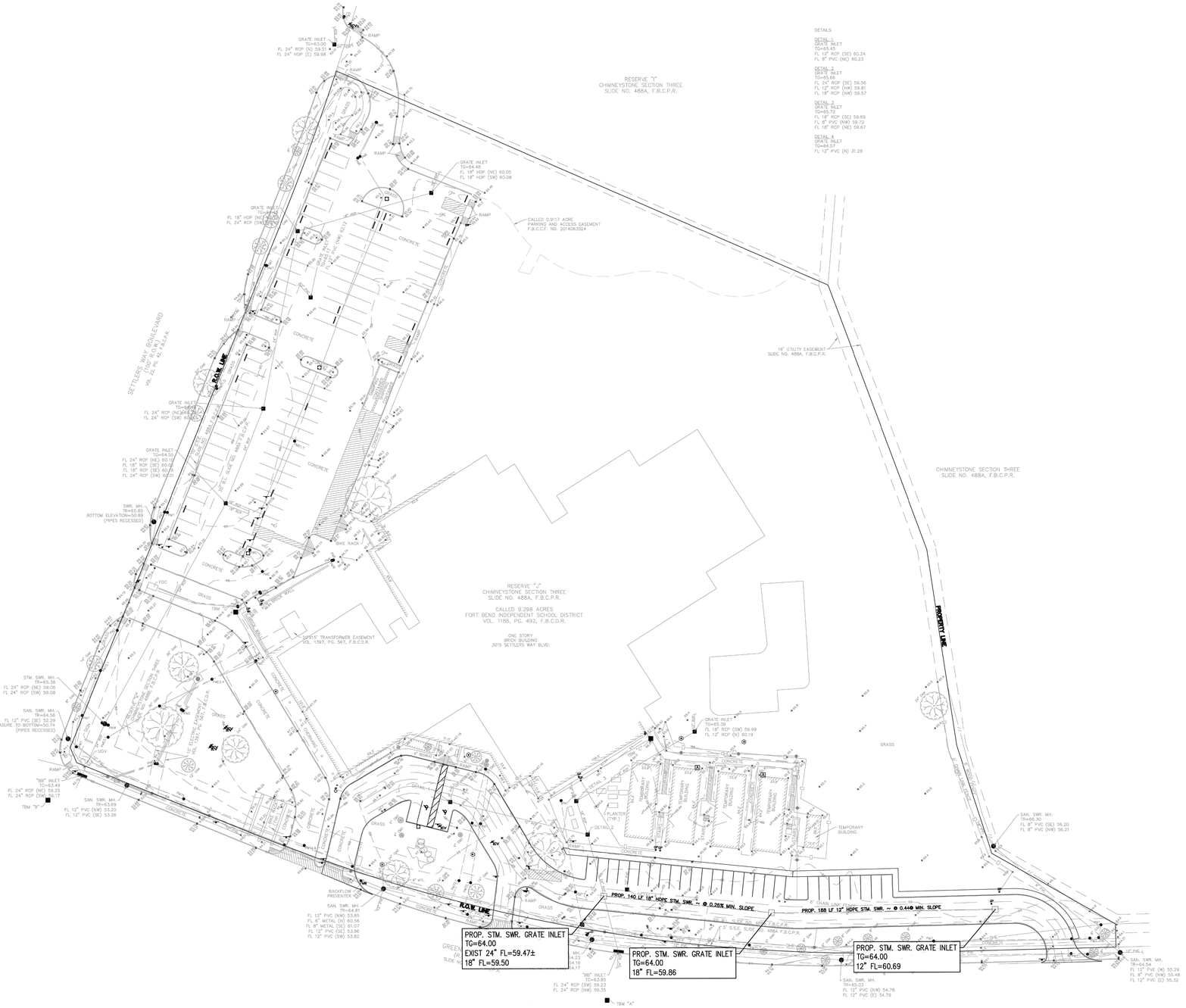
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE:
ISSUED FOR:

GRADING PLAN

C2.1



LEGEND

DESCRIPTION	EXISTING	NEW
PROPERTY LINE		
STORM SEWER LINE		
SANITARY SEWER LINE		
WATER LINE		
GAS LINE		
STORM SEWER INLET	■	□
MANHOLE	●	○
FIRE HYDRANT		
CONTOUR LINE	91	93
SPOT ELEVATION	×19	

FLOOD STATEMENT

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ELEVATION=65.17' (NAVD88, 2021 ADJ.)

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT
SETTLERS WAY
ELEMENTARY SCHOOL
BP036

SEAL

Noe Almaguer
Tx. REG. NO. 22651
DATE: Nov. 4, 2025

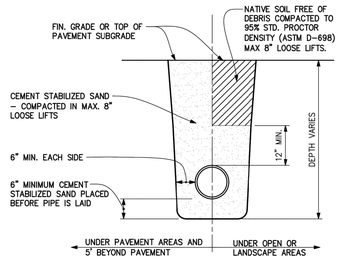
FOR
INTERIM REVIEW
AND NOT INTENDED
FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

MWA ARCHITECTS
ARCHITECTS
AND PLANNING
CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

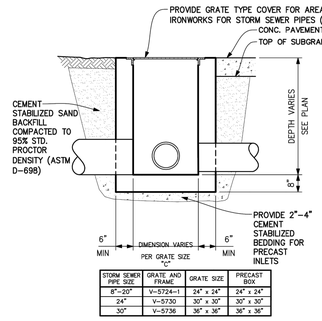
PROJ. NO.: 23-28
DATE: 11/11/2025
ISSUED FOR: 90% CD

UTILITY PLAN

xC2.2

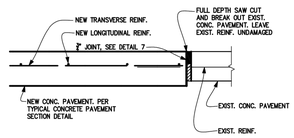


1 NO SCALE **STORM SEWER BEDDING & BACKFILL**

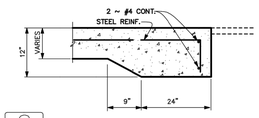


STORM SEWER PIPE SIZE	GRATE AND FRAME	GRATE SIZE	PRECAST BOX
8"-20"	V-5724-1	24" x 24"	24" x 24"
24"	V-5730	30" x 30"	30" x 30"
30"	V-5736	36" x 36"	36" x 36"

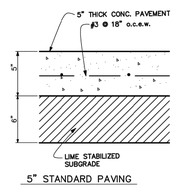
3 NO SCALE **AREA INLET**



10 NO SCALE **SAWCUT DETAIL**

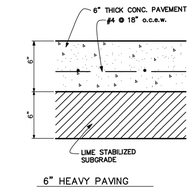


6 NO SCALE **PAVEMENT HEADER**



5" STANDARD PAVING

CONCRETE FOR STANDARD, MEDIUM & HEAVY DUTY PAVING SHALL BE 3500 PSI COMPRESSIVE STRENGTH AT 28 DAYS.



6" HEAVY PAVING

CONCRETE FOR STANDARD, MEDIUM & HEAVY DUTY PAVING SHALL BE 3500 PSI COMPRESSIVE STRENGTH AT 28 DAYS.

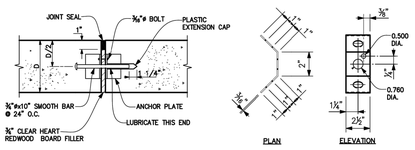
LIME STABILIZATION:

SUBGRADE SHALL BE STABILIZED WITH LIME TO THE DEPTH INDICATED ON THE DETAILS AND SHALL BE COMPACTED TO AT LEAST 95% OF THE STANDARD MAXIMUM DRY DENSITY (ASTM D 698) WITH THE MOISTURE CONTENT WITHIN ±2% OF THE OPTIMUM MOISTURE CONTENT. THE LIME SHALL BE APPLIED AT THE RATE OF 27 LBS OF LIME PER SQUARE YARD. APPLICATION SHALL BE IN ACCORDANCE WITH TxDOT SPECIFICATIONS ITEM 260. LIME SHOULD MEET THE REQUIREMENTS OF TxDOT SPECIFICATIONS, ITEM 264. THE USE OF CARBIDE LIME OR BY-PRODUCT LIME SHALL BE PROHIBITED.

SUBGRADE PREPARATION

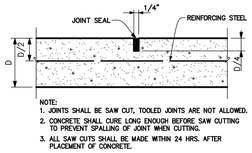
PREPARE SUBGRADE IN ACCORDANCE WITH GEOTECHNICAL INVESTIGATION

11 NO SCALE **CONCRETE PAVEMENT SECTION**



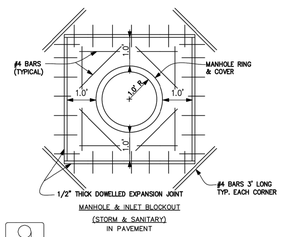
ANCHOR PLATE

1 NO SCALE **TRANSVERSE EXPANSION JOINT**



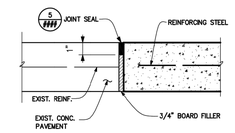
NOTE:
1. JOINTS SHALL BE SAW CUT, TOOLED JOINTS ARE NOT ALLOWED.
2. CONCRETE SHALL CURE LONG ENOUGH BEFORE SAW CUTTING TO PREVENT SPALLING OF JOINT WHEN CUTTING.
3. ALL SAW CUTS SHALL BE MADE WITHIN 24 HRS. AFTER PLACEMENT OF CONCRETE.

2 NO SCALE **SAWED JOINT**

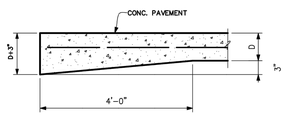


MANHOLE & INLET BLOCKOUT (STORM & SANITARY) IN PAVEMENT

9 NO SCALE **MANHOLE AND INLET BLOCKOUT**



7 NO SCALE **3/4" EXPANSION JOINT**



8 NO SCALE **THICKENED EDGE**

3 NO SCALE **CONSTRUCTION JOINT**

NOTE:
PROVIDE 1/2" EXPANSION JOINT AT 50' O.C. MAX. SPACING AND AT ALL P.C., P.T. OF RADII AND EXPANSION JTS.

4 NO SCALE **DOWELED ON CONC. CURB**

5 NO SCALE **JOINT SEAL**

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

SETTLERS WAY ELEMENTARY SCHOOL BP036

SEAL

Noe Almaguer
Tx. REG. NO. 226511
DATE: Nov. 4, 2025

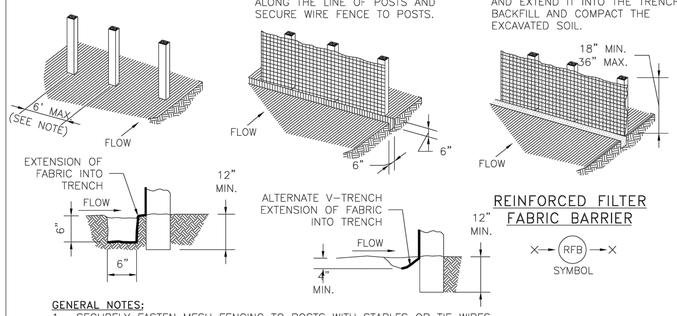
FOR
INTERIM REVIEW
AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 11/11/2025
ISSUED FOR: 90% CD

MISCELLANEOUS DETAIL

xC3.0

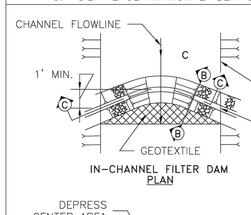


REINFORCED FILTER FABRIC BARRIER

RFB — SYMBOL

GENERAL NOTES:

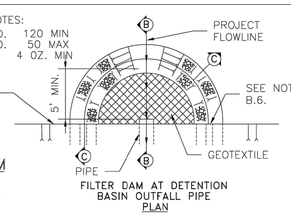
1. SECURELY FASTEN MESH FENCING TO POSTS WITH STAPLES OR TIE WIRES.
2. SECURELY FASTEN FILTER FABRIC TO MESH FENCING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT A POST, FOLD TOGETHER, AND ATTACH TO A POST.
4. REMOVE SEDIMENT DEPOSITS WHEN SILT REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE IN DEPTH.
5. SILT FENCE MINIMUM 2' BEHIND CURB.



IN-CHANNEL FILTER DAM PLAN

GEOTEXTILE NOTES:

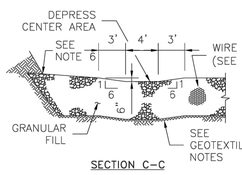
MIN. AOS	SIEVE NO.	120 MIN
MAX. AOS	SIEVE NO.	50 MAX
WEIGHT	OZ/SY	4 OZ. MIN



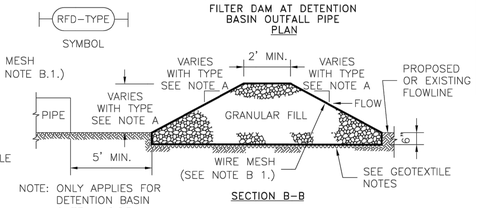
FILTER DAM AT DETENTION BASIN OUTFALL PIPE PLAN

FILTER DAM

RFD-TYPE — SYMBOL



SECTION C-C



NOTE: ONLY APPLIES FOR DETENTION BASIN OUTFALL PIPE PROTECTION.

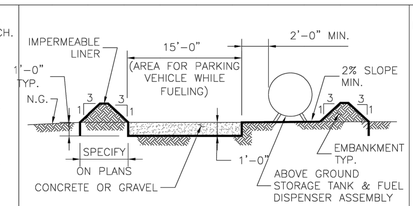
SECTION B-B

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 HCFCD 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.

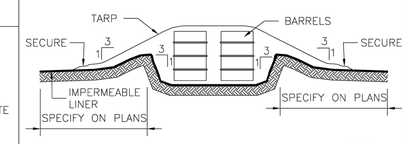


ABOVE GROUND TEMP. VEHICLE & EQUIPMENT FUELING AREA WITH TANK

TFA — SYMBOL

GENERAL NOTES:

1. THE SIZE OF TANK FOUNDATION AREA DEPENDS ON THE SIZE OF ABOVE GROUND STORAGE TANK AND DISPENSER ASSEMBLY.
2. PROVIDE A MINIMUM SLOPE OF 2 % TOWARD THE SUMP PIT.
3. INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS.

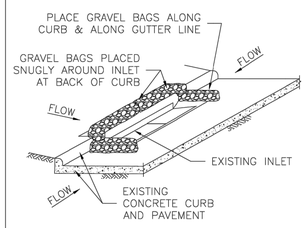


BARREL STORAGE AREA

BSA — SYMBOL

GENERAL NOTES:

1. ALTERNATIVELY, STORE BARRELS IN AN ENCLOSED BUILDING OR SHED.
2. INSTALL IMPERMEABLE LINER AS PER MANUFACTURER'S RECOMMENDATIONS. 60 mil MINIMUM.
3. CONSTRUCT BERMED AREA WITH VOLUME GREATER THAN OR EQUAL TO 110% VOLUME OF BARRELS.

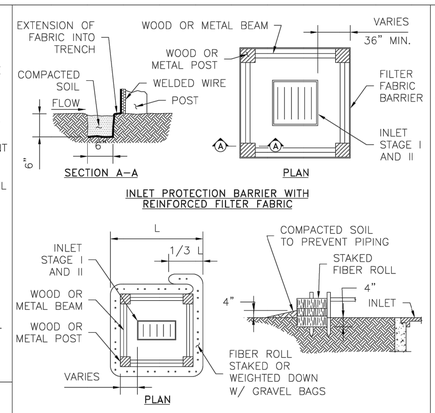


INLET PROTECTION BARRIERS FOR STAGE II INLETS

IPB-II — SYMBOL

GENERAL NOTES:

1. REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE BARRIER.
2. GRAVEL BAGS SHALL NOT BLOCK THROAT OF INLET UNLESS DIRECTED BY ENGINEER.



SECTION A-A

PLAN

INLET PROTECTION BARRIER WITH REINFORCED FILTER FABRIC

PLAN

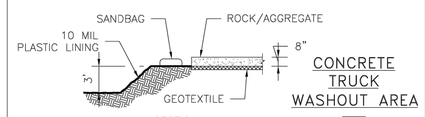
INLET PROTECTION BARRIER WITH FILTER ROLLS

GENERAL NOTES:

1. FIBER ROLLS WILL BE UTILIZED ONLY WHEN SITE CONDITIONS DO NOT PERMIT THE USE OF FILTER FABRIC BARRIER, AND AS APPROVED BY THE ENGINEER.

INLET PROTECTION BARRIERS FOR STAGE I INLETS

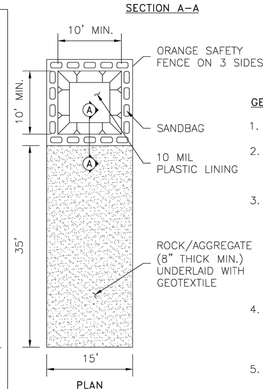
IPB — SYMBOL



SECTION A-A

CONCRETE TRUCK WASHOUT AREA

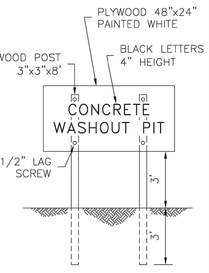
CTW — SYMBOL



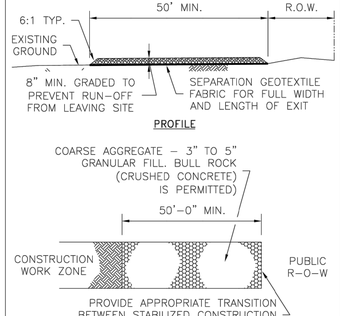
PLAN

GENERAL NOTES:

1. POST A SIGN READING "CONCRETE WASHOUT PIT" NEXT TO THE PIT.
2. VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASHOUT THEIR TRUCKS IN THE PIT AND NOWHERE 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 WASHOUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.
4. CONCRETE WASHOUT 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.



SIGN DETAIL (OR EQUIVALENT)



PROFILE

PLAN

STABILIZED CONSTRUCTION ACCESS

SC-1 — SYMBOL

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. MINIMUM 14' WIDTH FOR ONE WAY TRAFFIC AND 20' WIDTH FOR TWO WAY TRAFFIC.

NO.	REVISIONS	DATE	NAME
1	ORIGINAL STANDARD ISSUED	3-1-22	RJS
2			
3			
4			
5			

FORT BEND COUNTY
ENGINEERING DEPARTMENT

PROJECT TITLE:	
DRAWN BY: INIT	FBCED STANDARD
CK'D BY: INIT	SHEET DESCRIPTION: STORM WATER POLLUTION — 60
SCALE: NONE	PREVENTION PLAN DETAILS — SHEET NO: /
DATE: 3-1-22	APPROVED BY:

REVISIONS

FBISD PACKAGE 36 SITEWORK
FORT BEND INDEPENDENT SCHOOL DISTRICT

SETTLERS WAY
ELEMENTARY SCHOOL
BP036

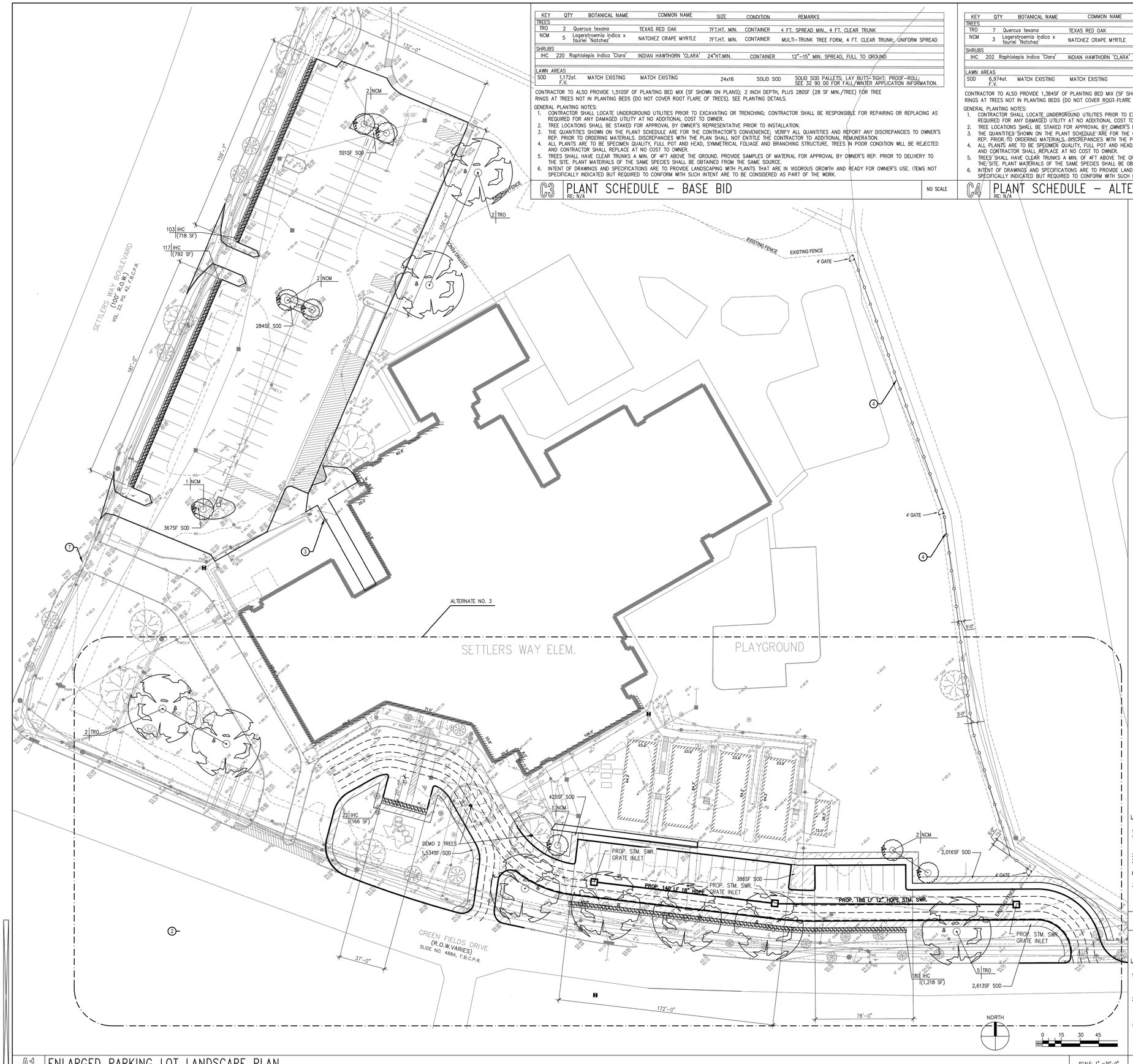
SEAL
STATE OF TEXAS
F.H. RADFORD, III
61636
LICENSED
PROFESSIONAL ENGINEER
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE:
ISSUED FOR:

SWPPP DETAILS

C3.1



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
TRO	2	Quercus texana	TEXAS RED OAK	7FT.HT. MIN.	CONTAINER	4 FT. SPREAD MIN., 4 FT. CLEAR TRUNK
NCM	5	Lagerstroemia indica x fauriei 'Natchez'	NATCHEZ CRAPE MYRTLE	7FT.HT. MIN.	CONTAINER	MULTI-TRUNK TREE FORM, 4 FT. CLEAR TRUNK; UNIFORM SPREAD
SHRUBS						
IHC	220	Raphiolepis indica 'Clara'	INDIAN HAWTHORN 'CLARA'	24"HT.MIN.	CONTAINER	12"–15" MIN. SPREAD, FULL TO GROUND
LAWN AREAS						
SOD	1,172sf. F.V.	MATCH EXISTING	MATCH EXISTING	24x16	SOLID SOD	SOLID SOD PALLETS; LAY BUTT-TIGHT; PROOF-ROLL; SEE 32 90 00 FOR FALL/WINTER APPLICATION INFORMATION.

CONTRACTOR TO ALSO PROVIDE 1,510SF OF PLANTING BED MIX (SF SHOWN ON PLANS); 2 INCH DEPTH, PLUS 28OSF (28 SF MIN./TREE) FOR TREE RINGS AT TREES NOT IN PLANTING BEDS (DO NOT COVER ROOT FLARE OF TREES). SEE PLANTING DETAILS.

GENERAL PLANTING NOTES:
1. CONTRACTOR SHALL LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATING OR TRENCHING; CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING AS REQUIRED FOR ANY DAMAGED UTILITY AT NO ADDITIONAL COST TO OWNER.
2. TREE LOCATIONS SHALL BE STAKED FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. THE QUANTITIES SHOWN ON THE PLANT SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE; VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO OWNER'S REP. PRIOR TO ORDERING MATERIALS. DISCREPANCIES WITH THE PLAN SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION.
4. ALL PLANTS ARE TO BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. TREES IN POOR CONDITION WILL BE REJECTED AND CONTRACTOR SHALL REPLACE AT NO COST TO OWNER.
5. TREES SHALL HAVE CLEAR TRUNKS A MIN. OF 4FT ABOVE THE GROUND. PROVIDE SAMPLES OF MATERIAL FOR APPROVAL BY OWNER'S REP. PRIOR TO DELIVERY TO THE SITE. PLANT MATERIALS OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME SOURCE.
6. INTENT OF DRAWINGS AND SPECIFICATIONS ARE TO PROVIDE LANDSCAPING WITH PLANTS THAT ARE IN VIGOROUS GROWTH AND READY FOR OWNER'S USE. ITEMS NOT SPECIFICALLY INDICATED BUT REQUIRED TO CONFORM WITH SUCH INTENT ARE TO BE CONSIDERED AS PART OF THE WORK.

C3 PLANT SCHEDULE – BASE BID — RE: N/A — NO SCALE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
TRO	7	Quercus texana	TEXAS RED OAK	7FT.HT. MIN.	CONTAINER	4 FT. SPREAD MIN., 4 FT. CLEAR TRUNK
NCM	3	Lagerstroemia indica x fauriei 'Natchez'	NATCHEZ CRAPE MYRTLE	7FT.HT. MIN.	CONTAINER	MULTI-TRUNK TREE FORM, 4 FT. CLEAR TRUNK; UNIFORM SPREAD
SHRUBS						
IHC	202	Raphiolepis indica 'Clara'	INDIAN HAWTHORN 'CLARA'	24"HT.MIN.	CONTAINER	12"–15" MIN. SPREAD, FULL TO GROUND
LAWN AREAS						
SOD	6,974sf. F.V.	MATCH EXISTING	MATCH EXISTING	24x16	SOLID SOD	SOLID SOD PALLETS; LAY BUTT-TIGHT; PROOF-ROLL; SEE 32 90 00 FOR FALL/WINTER APPLICATION INFORMATION.

CONTRACTOR TO ALSO PROVIDE 1,384SF OF PLANTING BED MIX (SF SHOWN ON PLANS); 2 INCH DEPTH, PLUS 28OSF (28 SF MIN./TREE) FOR TREE RINGS AT TREES NOT IN PLANTING BEDS (DO NOT COVER ROOT FLARE OF TREES). SEE PLANTING DETAILS.

GENERAL PLANTING NOTES:
1. CONTRACTOR SHALL LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATING OR TRENCHING; CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING AS REQUIRED FOR ANY DAMAGED UTILITY AT NO ADDITIONAL COST TO OWNER.
2. TREE LOCATIONS SHALL BE STAKED FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. THE QUANTITIES SHOWN ON THE PLANT SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE; VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO OWNER'S REP. PRIOR TO ORDERING MATERIALS. DISCREPANCIES WITH THE PLAN SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION.
4. ALL PLANTS ARE TO BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. TREES IN POOR CONDITION WILL BE REJECTED AND CONTRACTOR SHALL REPLACE AT NO COST TO OWNER.
5. TREES SHALL HAVE CLEAR TRUNKS A MIN. OF 4FT ABOVE THE GROUND. PROVIDE SAMPLES OF MATERIAL FOR APPROVAL BY OWNER'S REP. PRIOR TO DELIVERY TO THE SITE. PLANT MATERIALS OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME SOURCE.
6. INTENT OF DRAWINGS AND SPECIFICATIONS ARE TO PROVIDE LANDSCAPING WITH PLANTS THAT ARE IN VIGOROUS GROWTH AND READY FOR OWNER'S USE. ITEMS NOT SPECIFICALLY INDICATED BUT REQUIRED TO CONFORM WITH SUCH INTENT ARE TO BE CONSIDERED AS PART OF THE WORK.

C4 PLANT SCHEDULE – ALTERNATE NO. 3 — RE: N/A — NO SCALE

LANDSCAPE ANALYSIS FOR ALTERNATE NO. 3:

1. FRONT YARD LANDSCAPE REQUIREMENT: 1 TREE FOR EVERY 50 FT OF FRONTAGE. 100% PARKING SCREENING WITH SHRUBS.
282 LF = 5.6 ~ 6 TREES REQUIRED. PROVIDED: 6

2. SIDE AND REAR PARKING LANDSCAPE REQUIREMENT: 1 TREE FOR EVERY 50 FT OF 25% SCREENING AREA.
402 FT ALONG PARKING LOT X 25% = 100.50 LF / 50 = 2.01 ~ (2) TREES REQUIRED. PROVIDED 2 TREES.

3. INTERIOR PARKING LANDSCAPE REQUIREMENTS:
162SF TREE PLANTING AREA FOR EACH 20 SPACES.
30 SPACES / 20 = 1.5 ~ 2 TREES REQUIRED. PROVIDED 2 TREES.

B4 LANDSCAPE ANALYSIS SCHEDULE — RE: ALTERNATE NO. 3 — NO SCALE

LANDSCAPE ANALYSIS FOR BASE BID PARKING LOT REPAIR:

1. FRONT YARD LANDSCAPE REQUIREMENT: 1 TREE FOR EVERY 50 FT OF FRONTAGE. 100% PARKING SCREENING WITH SHRUBS.
340.58 LF = 6.8 ~ 7 TREES REQUIRED. 7 EXISTING TREES TO REMAIN.

2. SIDE AND REAR PARKING LANDSCAPE REQUIREMENT: 1 TREE FOR EVERY 50 FT OF 25% SCREENING AREA. 423.66 FT ALONG PARKING LOT X 25% = 105.9 LF / 50 = 2.12 ~ (2) TREES REQUIRED. PROVIDED 2 TREES.

3. INTERIOR PARKING LANDSCAPE REQUIREMENTS:
162SF TREE PLANTING AREA FOR EACH 20 SPACES.
108 SPACES / 20 = 5.4 ~ 5 TREES REQUIRED. PROVIDED 5 TREES.

A4 LANDSCAPE ANALYSIS SCHEDULE — RE: BASE BID — NO SCALE

A1 ENLARGED PARKING LOT LANDSCAPE PLAN — RE: N/A — SCALE: 1" =30'-0"

REVISIONS

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
SETTLERS WAY ELEMENTARY SCHOOL
3015 SETTLERS WAY BLVD
SUGAR LAND, TX 77479

SEAL

CARMEN L. POSEY, RLA
TX. REG. 1319
11/10/2025

FOR INTERIM REVIEW AND NOT INTENDED CONSTRUCTION, BIDDING OR PERMIT PURPOSES

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 11-11-2025
ISSUED FOR:
90% CD REVIEW
LANDSCAPE PARKING LOT PLAN

xL1.1

SHRUB / GROUNDCOVER PLANTING BED PREPARATION NOTES:

A. PROVIDE BACKFILL/PLANT SOIL MIX WHICH INCLUDES (11) INCHES OF LOAM, COMPACTED IN (8) INCH LIFTS; FOLLOWED BY (8) INCHES OF NATIVE PLANT MIX AND COVER WITH (5) INCH DEPTH OF LANDSCAPER MIX. LOAM, NATIVE PLANT MIX AND LANDSCAPER MIX SHALL BE AS PREPARED BY NATURE'S WAY RESOURCE OR PRE-APPROVED EQUAL. SUBMIT 1 QUART SAMPLE WITH SOURCE TO LAND. ARCHITECT FOR APPROVAL PRIOR TO ORDERING. PROVIDE 25% ADDITIONAL OF THE LANDSCAPER MIX TO ACCOMODATE FOR SETTLING AND FINE GRADING.

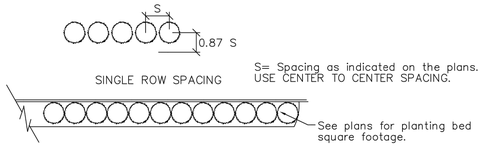
B. WORK IN MICROLIFE ULTIMATE 8-4-6 AND SUPER SEAWEED OR OTHER APPROVED EQUAL ORGANIC FERTILIZER INTO THE TOP 8 INCHES OF SOIL. FOLLOW LABEL DIRECTIONS FOR RATE OF APPLICATION. WATER ALL PLANTS IN WELL WITH SUPER SEAWEED BIOSTIMULATE AND THOROUGHLY DRENCH ROOT MASS.

C. WORK IN MICROGROW GRANULAR FUNGICIDE OR OTHER APPROVED EQUAL ORGANIC FUNGICIDE INTO THE TOP 4 INCHES OF SOIL. FOLLOW LABEL DIRECTIONS FOR RATE OF APPLICATION. WATER ALL PLANTS IN WELL WITH SUPER SEAWEED BIOSTIMULATE AND THOROUGHLY DRENCH ROOT MASS.

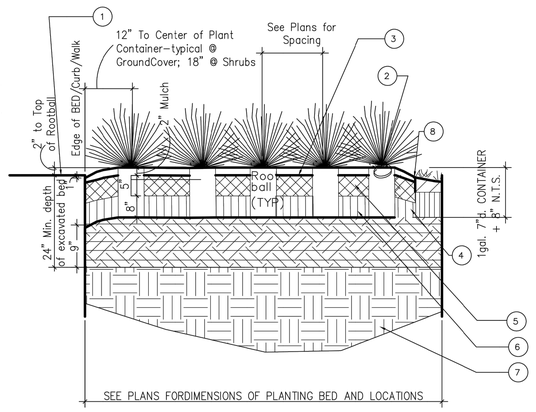
D. PERFORM A PERCOLATION TEST TO ENSURE GOOD DRAINAGE PRIOR TO COMPLETING PLANT INSTALLATION. CONDITIONS PERMITTING THE RETENTION OF WATER FOR MORE THAN 24 HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT WILL REQUIRE THAT ANY MODIFICATIONS BE AT CONTRACTOR'S EXPENSE IN ORDER TO PROVIDE FOR PROPER DRAINAGE OF THE PLANTING AREA.

E. ROTOTILL ALL OF THE MATERIALS TOGETHER TO A DEPTH OF 12 INCHES BELOW THE ORIGINAL FINISH GRADE UNTIL ALL PARTICLES ARE GOLF BALL SIZE OR SMALLER. REMOVE ROCKS, ROOTS AND DEBRIS.

F. PROVIDE ROOT STIMULATOR, SEE INITIAL WATERING AND ROOT STIMULATOR REQUIREMENTS THIS SHEET.



SHRUB/ GROUNDCOVER PLACEMENT WITHIN PLANTING BED PREP AREA
LAYOUT AND SPACING SHOWN ON PLANS



KEY NOTES:

1. PROVIDE TOP OF MULCH TO 1" BELOW THE TOP OF CURB/WALK AT EDGE, TYPICAL.
2. REMOVE ALL TAGS, RIBBONS, TIES AND MARKERS AFTER PUNCH REVIEW.
3. PROVIDE TWO (2) INCH LAYER OF NATIVE HARDWOOD DOUBLE GROUND AGED MULCH (192-2012); MULCH IS TO BE PRODUCED FROM A MIX OF PRIMARILY HARDWOOD TREES AND BRUSH WITH ONLY SMALL AMOUNTS OF BARK. SUBMIT SAMPLE WITH WRITTEN LABEL INDICATING SOURCE. AVAILABLE FROM (BUT NOT LIMITED TO) NATURE'S WAY RESOURCES, CONROE, TEXAS DO NOT PROVDIDE A PLANT BASIN;
4. SET SHRUB PLUMB, SHOULDERS OF ROOTBALL SHOULD BE APPROXIMATELY 2 INCH ABOVE FINISHED GRADE. USE BACKFILL MIX INDICATED UNDER PLANTING BED PREPARATION NOTES, THIS SHEET. BACKFILL OVER VEGETATION BARRIER.
5. LANDSCAPERMIX, RE: PLANTING BED PREPARATION NOTES, THIS SHEET.
6. NATIVE MIX, RE: PLANTING BED PREPARATION NOTES, THIS SHEET.
7. EXISTING UNDISTURBED SOIL.
8. PROVIDE SMOOTH TRANSITION TO FINISH GRADE.

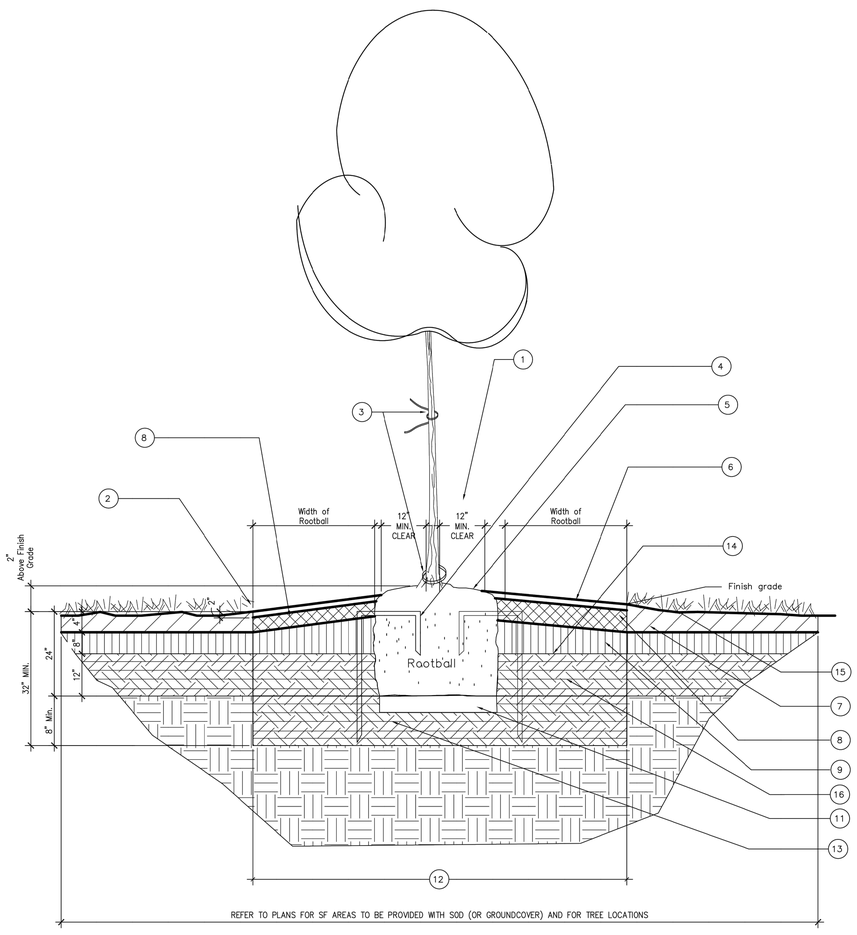
C1 TYPICAL SHRUB / G.C. PLANTING DETAIL

RE: N/A

NO SCALE

TYPICAL TREE, SOD, GROUNDCOVER AND TREE WELL NOTES:

1. PLANT BED PREP SHALL INCLUDE THE COST FOR BLENDING OF MATERIALS, ROTOTILLING, COMPACTING AND PERCOLATION TESTING.
2. PROVIDE PRODUCT CUT-SHEETS FOR APPROVAL. PRODUCTS ARE AVAILABLE FROM (BUT NOT LIMITED TO) SAN JACINTO ENVIRONMENTAL SUPPLY. 713-957-0909.
3. FOR THE TREE WELL LOCATIONS, PROVIDE BACKFILL/PLANT SOIL MIX. SEE PLANS FOR TREE LOCATIONS.
4. BACKFILL / PLANT SOIL MIX FOR THE TREE WELL SHALL INCLUDE TWENTY (20) INCHES OF LOAM, COMPACTED IN EIGHT (8) INCH LIFTS MAXIMUM FOLLOWED BY EIGHT (8) INCHES OF NATIVE PLANT MIX.
5. PROVIDE FOUR (4) INCHES OF LANDSCAPER MIX, LOAM, NATIVE PLANT MIX AND LANDSCAPER MIX SHALL BE AS PREPARED BY NATURE'S WAY RESOURCE OR PRE-APPROVED EQUAL. SUBMIT 1 QUART SAMPLE WITH SOURCE LABELED, DELIVERED TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING. PROVIDE 25% ADDITIONAL OF LOAM WITHIN TREE WELL BASE TO ACCOMMODATE TREE SETTLING.
6. WORK IN MICROLIFE ULTIMATE 8-4-6 AND SUPER SEAWEED OR OTHER APPROVED EQUAL ORGANIC FERTILIZER INTO THE TOP EIGHT (8) INCHES OF SOIL. FOLLOW LABEL DIRECTIONS FOR RATE OF APPLICATION. WATER ALL PLANTS IN WELL WITH SUPER SEAWEED BIOSTIMULATE AND THOROUGHLY DRENCH ROOT MASS.
7. WORK IN MICROGROW GRANULAR FUNGICIDE OR OTHER APPROVED EQUAL ORGANIC FUNGICIDE INTO THE TOP FOUR (4) INCHES OF SOIL. FOLLOW LABEL DIRECTIONS FOR RATE OF APPLICATION. WATER ALL TREES IN WELL WITH SUPER SEAWEED BIOSTIMULATE AND THOROUGHLY DRENCH ROOT MASS.
8. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
9. RUN A PERK TEST; NOTIFY LARCH PRIOR TO PROCEEDING IF HOLE HOLDS WATER FOR MORE THAN 24 HOURS. FAILURE TO NOTIFY LARCH WITH SUFFICIENT TIME TO REVIEW MAY LEAD TO CORRECTIONS AT THE CONTRACTOR'S EXPENSE.
10. ROTOTILL ALL MATERIALS TOGETHER TO A DEPTH OF TWELVE (12) INCHES BELOW THE ORIGINAL FINISH GRADE UNTIL ALL PARTICLES ARE GOLF BALL SIZE OR SMALLER. REMOVE ROCKS, WEEDS AND DEBRIS.
11. PROVIDE A MINIMUM OF (3) TREE STAPLES PER TREE.
12. PROVIDE TREES AS SPECIFIED ON PLANS AND PLANT LIST.
13. NO HOLES ARE TO BE LEFT UNCOVERED OVERNIGHT.
14. DO NOT WRAP TREE TRUNKS.
15. DO NOT THIN OUT OR TOP OFF TREE. LARCH WILL REJECT ANY TOPPED OFF TREES AND CONTRACTOR WILL REPLACE AT NO COST TO THE OWNER.
16. REMOVE ANY SOIL THAT HAS BEEN ADDED TO THE TOP OF THE ROOT BALL WHILE IN ITS CONTAINER AT THE NURSERY. EXPOSE 12 INCH DIAMETER OF THE ACTUAL TOP OF THE TREE ROOT BALL TO EXPOSE TREE'S ROOT FLARE.
17. SET ALL TREES AT SAME FINISH GRADE ELEVATION.
18. SEE SPECIFICATIONS 32 90 00 FOR PLANTING MATERIAL INFORMATION AND SPECIFICATION 32 92 00 SOD FOR ADDITIONAL SOD MATERIAL INFORMATION.
19. SEE DETAIL C1 THIS SHEET FOR ADDITIONAL GROUNDCOVER / SHRUB PREPARATION NOTES AND INFORMATION.



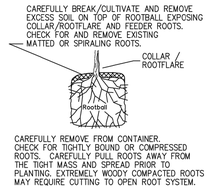
TREE / SOD / GROUNDCOVER PLANTING DETAIL

INITIAL WATERING AND ROOT STIMULATOR REQUIREMENTS

Provide initial hand watering over the rootball within the PLANTING BED only at the time of planting. Adjust rate and frequency to meet site conditions and weather .

Plant material in poor condition due to failure to apply the necessary quantity of water for plant materials to thrive or due to over watering will be replaced at contractor's expense. Prior to arrival at project or storage area, provide watering of plants to be installed or stored.

Provide Root stimulator material at a rate of Two (2) ounces of root stimulator concentrate per one (1) gallon water. Root stimulator must be commercially available and labeled as an all organic/non-chemical liquid concentrate Bio-Stimulant and Root Stimulator. Use the following product or an approved equal: Super Seaweed, San Jacinto Environmental Supplies, 713-957-0909.



PRIOR TO PLACING ROOTBALL IN HOLE

KEY NOTES:

1. KEEP ROOT FLARE 12" CLEAR OF MULCH FROM TRUNK OF TREE
2. DO NOT PROVIDE A PLANT BASIN; PROVIDE A SMOOTH TRANSITION TO FINISH GRADE.-TYPICAL.
3. REMOVE ALL TAGS, RIBBONS, TIES AND MARKERS AFTER PUNCH REVIEW.
4. PROVIDE TREE STAPLES, MODEL NO. TS-42-42 (OR PRE-APPROVED EQUAL); 3 PER TREE MINIMUM; VERIFY THE TREE ROOT BALL IS MIN. 30" BUT LESS THAN 36" DIAM.; INSTALL PER MANUFACTURER INSTRUCTIONS. TREE STAPLES ARE AVAILABLE FROM (BUT NOT LIMITED TO) TREE STAPLES, INC., 139 S. STREET, NEW PROVIDENCE, N.J, TEL. NO. (877) 873-3749. SUBMIT PLANT SUPPORT SYSTEM DETAIL TO ENGINEER FOR APPROVAL. TREE STAKE POSTS AND GUY WIRES ARE NOT CONSIDERED EQUALS.
5. SET TREE PLUMB, SHOULDERS OF ROOTBALL SHALL BE 2 INCHES ABOVE WALK; USE BACKFILL MIX INDICATED UNDER PLANTING BED PREPARATION NOTES, THIS DETAIL; DO NOT BACKFILL MULCH OVER TOP OF TREE ROOTBALL.
6. PROVIDE TWO (2) INCH LAYER OF NATIVE HARDWOOD DOUBLE GROUND AGED MULCH (192-2012); MULCH IS TO BE PRODUCED FROM A MIX OF PRIMARILY HARDWOOD TREES AND BRUSH WITH ONLY SMALL AMOUNTS OF BARK. SUBMIT SAMPLE WITH WRITTEN LABEL INDICATING SOURCE. AVAILABLE FROM (BUT NOT LIMITED TO) NATURE'S WAY RESOURCES, CONROE, TEXAS DO NOT PROVDIDE a Plant Basin;
7. LAWN MIX, RE: TREE WELL AND SOD PREPARATION NOTES, THIS SHEET.
8. LANDSCAPER MIX, RE: TREE WELL AND PLANTING BED PREPARATION NOTES, THIS SHEET.
9. NATIVE MIX, RE: TREE WELL AND PLANTING BED PREPARATION NOTES, THIS SHEET.
10. EXISTING UNDISTURBED SOIL.
11. PROVIDE 4"D. OF GRAVEL AT BASE OF TREE WELL ON TOP OF COMPACTED LOAM BACKFILL BELOW ROOT BALL AND NATIVE MIX; SEE "TREE WELL AND PLANTING BED PREPARATION" THIS DETAIL. REMOVE ANY CLAY PANS PRIOR TO INSTALLATION; TEST SOIL PERCOLATION TO ENSURE THAT WATER DOES GET ABSORBED INTO SOIL WITHIN A 24 HOUR PERIOD PRIOR TO INSTALLATION OF TREE. NOTIFY ENGINEER IF CLAY PANS ARE ENCOUNTERD AT THE NOTED DEPTH PRIOR TO PROCEEDING.
12. COORDINATE DIAMETER OF HOLE WITH SIZE OF ROOTBALL; HOLES MUST BE 1.5 FT GREATER THAN THE DIAMETER OF THE ROOTBALL.
13. PROVIDE 4"O.D. SDR PIPE; SET LEVEL WITH TOP OF MULCH AND EXTEND 8" BELOW 4"D. GRAVEL BED THAT IS TO BE LOCATED AT BASE OF TREE WELL
14. PLANT PIT EXCAVATION.COMPLETE PLANTING BED PREPARATION BEFORE EXCAVATION OF PLANT PIT. SEE TREE WELL AND SOD PREP NOTES, THIS SHEET.
15. BLOCK SOD OR GROUNDCOVER MATERIAL OVER FILTER FABRIC DEPENDING UPON LOCATION PER PLAN, RE: TREE WELL AND SOD PREPARATION NOTES, THIS SHEET.
16. PROVIDE COMPACTED LOAM BACKFILL

A1 TYPICAL TREE PLANTING DETAIL

RE: N/A

NO SCALE

GENERAL PLANTING / LANDSCAPE NOTES:

1. LANDSCAPE CONTRACTOR SHALL STAKE LOCATIONS OF TREES FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO INSTALLATION.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE 48 HRS. NOTICE AFTER TREES ARE MARKED FOR FIELD APPROVAL. G.C. WILL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH RELOCATING MATERIALS IF THE OPPORTUNITY TO REVIEW AND APPROVE THE LAYOUTS PRIOR TO INSTALLATION IS NOT PROVIDED.
4. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED MATERIALS AT TIME OF INSTALLATION THROUGH THE FINAL COMPLETION AND OWNER ACCEPTANCE. IF IRRIGATION IS PROVIDED UNDER SCOPE OF WORK, CONTRACTOR SHALL COORDINATE THE IRRIGATION SCHEDULE TO PROPERLY WATER THE NEW MATERIALS.
5. PROVIDE SPRAYING OF COMPOST TEA FOR ALL INSTALLED LANDSCAPE MATERIALS; PROVIDE SPECIFIED FERTILIZERS AND ROOT STIMULANTS, BACKFILL MIX AND SOIL AMENDMENTS FOR LANDSCAPE AREA.
6. PROVIDE WATERING AND ROOT STIMULATOR REQUIREMENTS PER WATERING AND ROOT STIMULATOR INSTRUCTIONS SHOWN ON THIS SHEET - TYPICAL FOR ALL NEWLY PLANTED AREAS.

A4 GENERAL PLANTING NOTES

RE: N/A

NO SCALE

REVISIONS

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
SETTLERS WAY ELEMENTARY SCHOOL
3015 SETTLERS WAY BLVD
SUGAR LAND, TX 77479

SEAL

CARMEN L. POSEY, RLA
TX. REG. 1519
11/10/2025
FOR INTERIM REVIEW AND NOT INTENDED CONSTRUCTION, BIDDING OR PERMIT PURPOSES

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 11-10-2025
ISSUED FOR:
90% CD REVIEW
LANDSCAPE DETAILS AND SCHEDULE

xL1.2

FORT BEND BOND 2023
INDEPENDENT SCHOOL DISTRICT

FBISD BP036 SITEWORK PACKAGE 1

FORT BEND INDEPENDENT SCHOOL DISTRICT

y SIENNA CROSSING ELEMENTARY SCHOOL
1100 STEEP BANK TRACE, MISSOURI CITY, TX 77459

ADMINISTRATION

DR. MARC SMITH	SUPERINTENDENT OF FBISD
BETH MARTINEZ	CHIEF OF SCHOOLS

BOARD OF TRUSTEES

KRISTIN K. TASSIN	PRESIDENT
ANGIE HANAN	VICE PRESIDENT
DR. SHIRLEY ROSE-GILLIAM	SECRETARY
ADAM SCHOOF	BOARD MEMBER
AFSHI CHARANIA	BOARD MEMBER
ADDIE HEYLIGER	BOARD MEMBER
ANGIE WIERZBICKI	BOARD MEMBER

PROJECT DESIGN TEAM

PROGRAM MANAGEMENT
FBISD 2023 Bond Team
16431 Lexington Blvd
Sugar Land, TX 77479
Phone Number: 281-327-5481

ARCHITECT
MWA Architects
11767 Katy Freeway, Suite 430
Houston, Texas 77079
Phone Number: 713-782-8188

MEP ENGINEERS
Stanton Engineering Group
1300 W. Sam Houston Pkwy South, Suite 121
Houston, Texas 77042
Phone Number: 713-300-9292

STRUCTURAL ENGINEER
Stanley Spurling & Hamilton
3301 Edloe Street, Suite 200
Houston, Texas 77027
Phone Number: 713-776-9433

Sheet List Table

Sheet Number	Sheet Title	DATE
PACKAGE 36 SITEWORK: y-SIENNA CROSSING ES		
yA0-0	COVERSHEET	12/12/2025
yA1-1	SITE PLAN	12/12/2025

ISSUED FOR BIDDING

REVISIONS
ISSUED FOR BIDDING
12/12/2025

FBISD BP036 SITEWORK PACKAGE 1
FORT BEND INDEPENDENT SCHOOL DISTRICT
SIENNA CROSSING ELEMENTARY SCHOOL
1100 STEEP BANK TRACE
MISSOURI CITY, TX 77459

SEAL
REGISTERED ARCHITECT
NOE ALMAGUER
22651
STATE OF TEXAS
12/12/2025

MWA ARCHITECTS
ARCHITECTS AND PLANNING CONSULTANTS
11767 KATY FREEWAY, STE 430
HOUSTON, TEXAS 77079

PROJ. NO.: 23-28
DATE: 12/12/2025
ISSUED FOR:
ISSUED FOR BIDDING
COVERSHEET
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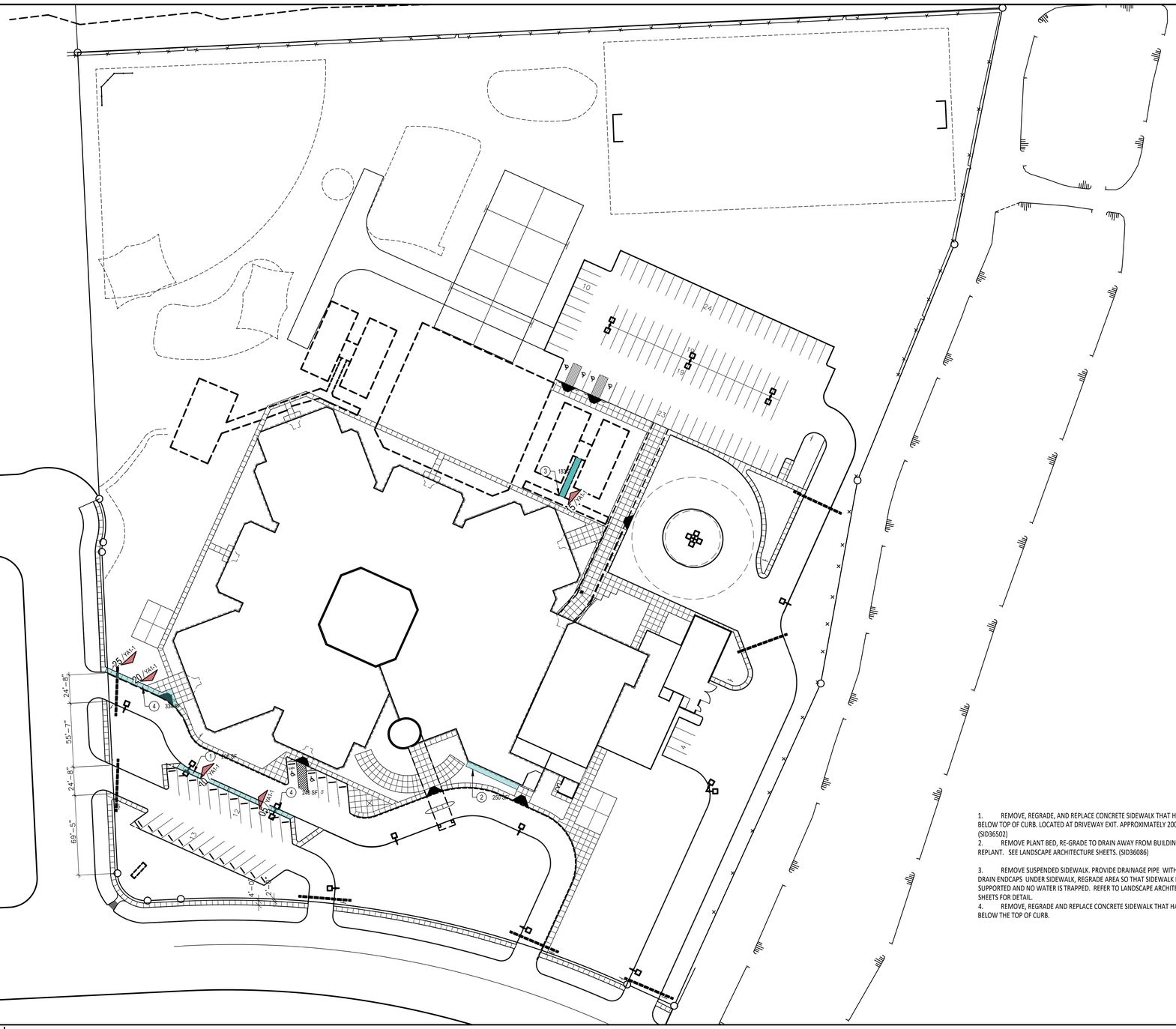
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5
24'-8"
55'-7"
24'-8"
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1.5