



Permit to Construct Access Driveway Facilities on Highway Right of Way

Form 1058
(Rev. 8/20)
Page 1 of 2

PERMIT NUMBER: 23050173			
REQUESTOR		GPS*	ROADWAY
		LATITUDE, LONGITUDE	HWY NAME IH 69
		30.095219, -95.238737	FOR TxDOT'S USE
NAME	Mohamed El Attar c/o Sapo Engineering Consultants	CONTROL	0177
		SECTION	05
MAILING ADDRESS	IH 69		
CITY, STATE, ZIP	Porter, TX 77365		
PHONE NUMBER	Mamoke Ekemike, 832-230-7294 (info@sapoengr.com)		
*GLOBAL POSITIONING SYSTEM COORDINATES AT INTERSECTION OF DRIVEWAY CENTERLINE WITH ABUTTING ROADWAY			

Is this parcel in current litigation with the State of Texas? ☐ YES ☒ NO

The Texas Department of Transportation, hereinafter called the State, hereby authorizes Mohamed El Attar c/o Sapo Eng. Consultants, hereinafter called the Permittee, to ☐ construct / ☐ reconstruct a modification of commercial (residential, convenience store, retail mall, farm, etc.) access driveway on the highway right of way abutting highway number IH 69 in Montgomery County, located W. Ford Road.

USE ADDITIONAL SHEETS AS NEEDED

This permit is subject to the Access Driveway Policy described on page 2 and the following:

1. The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the state highway right of way.
2. The Permittee represents that the design of the facilities, as shown in the attached sketch, is in accordance with the Roadway Design Manual, Hydraulic Design Manual and the access management standards set forth in the Access Management Manual (except as otherwise permitted by an approved variance).
3. Construction of the driveway shall be in accordance with the attached design sketch, and is subject to inspection and approval by the State.
4. Maintenance of facilities constructed hereunder shall be the responsibility of the Permittee, and the State reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made only with prior written approval of the State.
5. The Permittee shall hold harmless the State and its duly appointed agents and employees against any action for personal injury or property damage related to the driveway permitted hereunder.
6. Except for regulatory and guide signs at county roads and city streets, the Permittee shall not erect any sign on or extending over any portion of the highway right of way. The Permittee shall ensure that any vehicle service fixtures such as fuel pumps, vendor stands, or tanks shall be located at least 12 feet from the right of way line to ensure that any vehicle services from these fixtures will be off the highway right of way.
7. The State reserves the right to require a new access driveway permit in the event of: (i) a material change in land use, driveway traffic volume or vehicle types using the driveway, or (ii) reconstruction or other modification of the highway facility by the State.
8. The State may revoke this permit upon violation of any provision of this permit by the Permittee.
9. This permit will become null and void if the above-referenced driveway facilities are not constructed within six (6) months from the issuance date of this permit.
10. The Permittee will contact the State's representative Montgomery County telephone, (936) 538-3350, at least twenty-four (24) hours prior to beginning the work authorized by this permit.
11. The requesting Permittee will be provided instructions on the appeal process if this permit request is denied by the State.

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the highway right of way.

Date: 4/25/2024

Signed:

DocuSigned by:

Mamoke Ekemike

0074332D044452

(Property owner or owner's representative)

Date of Issuance

District Engineer, or designee Approval

Date of Issuance as per Variance to AMM

District Engineer, or designee Approval

Date of Denial

District Engineer Denial (No Delegation)

Access Driveway Policy

Title 43 Texas Administrative Code (Transportation), Chapter 11 (Design), Subchapter C (Access Connections To State Highways) and the "Access Management Manual" establish policy for the granting of access and the design, materials, and construction of driveways connecting to state highways. All driveway facilities must follow this policy. To the extent there is any conflict between this permit and the policy, the policy shall control. If a proposed driveway does not comply with the access management standards, the owner may seek a variance to a requirement contained in the access management standards by contacting the local TxDOT office.

TxDOT Driveway Permit Request Contact

For a local contact for your TxDOT Driveway Permit Request or variance request, visit: <http://www.txdot.gov/inside-txdot/district.html>. You can click on the section of the map closest to your location to find the local TxDOT office. You can also click on the drop down box below the map to find the district for your county.

Other Conditions

In addition to Items 1 thru 11 on page 1 of this permit, the facility shall also be in accordance with the attached sketch and subject to the following additional conditions stated below:

Provide 1-30' wide commercial driveway using a singlerow of 24" RCP with SETs and 25' radii. Total tract area: 4.683 ac. Contributing drainage area to TxDOT: 4.683 ac. Increasing impervious area: 4.276 ac. 100-yr proposed detention: 4.332 ac-ft. Outfall existing 18" RCP. Restrictor: 10" PVC at proposed JB#4 within development. Maximum discharge: 2.313 CFS. Pumped discharge: 0.463 CFS. According to plans dated 02-27-2024.

Variance Documentation Justification

For a Variance request, please indicate which of the below are applicable, as required by TAC §11.52(e):

- ☐ a significant negative impact to the owner's real property or its use will likely result from the denial of its request for the variance, including the loss of reasonable access to the property or undue hardship on a business located on the property.
- ☐ an unusual condition affecting the property exists that was not caused by the property owner and justifies the request for the variance.

For the conditions selected above, provide written justification below. (Attach additional sheets, if needed)

For TXDOT use below:

For Variance denials, please indicate which of the below conditions, as provided in TAC §11.52(e), were determined:

- ☐ adversely affect the safety, design, construction, mobility, efficient operation, or maintenance of the highway; or
- ☐ likely impair the ability of the state or the department to receive funds for highway construction or maintenance from the federal government.

Attachments:

Sketch of Installation

All Variance Documentation

Permit Special Provisions

Revised July 1, 2022

1. The Permittee is responsible for all costs associated with the construction of this access driveway.
2. All Pipes used shall be Reinforced Concrete Pipe (RCP), unless otherwise specified.
3. Culvert crossings within the 30-foot clear zone (parallel culverts) shall be required to have minimum 6:1 sloping ends known as Safety End Treatments (SETs). The culvert shall have sufficient length to allow the 6:1 slope to be achieved from the edge of pavement to the flowline at the end of the SET. Culverts that exceed 50'f in length shall have a junction box for clean out, or as specified by the TxDOT Area Engineer.
4. Culverts larger than single 33-inch diameter, double 30-inch diameter, or three or more 12-inch diameter shall require safety pipe runners.
5. Riprap or stabilizing material shall be provided and installed by grantee at time of construction, or as directed by the TxDOT Area Engineer.
6. For TxDOT-maintained ASPHALT SURFACED PAVEMENT, no concrete pavement or curbing shall be allowed within State right of way.
7. For TxDOT-maintained CONCRETE SURFACED PAVEMENT, additional full-depth saw cuts may be made as needed to facilitate removal of the concrete within the limits of the required full-depth cuts. Concrete adjacent to the patch shall not be spalled or fractured by the removal procedure.
8. Placement or removal of beautification on State right of way shall be under the direction of TxDOT.
9. The Permittee certifies that its storm water runoff to the State's right of way shall not be contaminated by any industrial processes or significant pollutants, and the State shall not be held liable for any pollutants entering State right of way through storm water connections.
10. The Permittee be in compliance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and the Texas Accessibility Standards (TAS), and Texas Department of Licensing and Regulation (TDLR) requirements for items including but not limited to sidewalks, landings, and wheelchair ramps.
11. Permittee shall obtain overall environmental clearance with all appropriate regulatory agencies prior to beginning construction. Approval of this request by TxDOT does not relieve the Permittee or its agents of this obligation.
12. Work performed on railroad right-of-way, or easements controlled by others, is subject to the concurrence of the owner of said properties. Approval of this request by TxDOT does not relieve the Permittee of this obligation.
13. The complete permit package shall be on the project site at all times and available for review by TxDOT.
14. TxDOT will inspect the construction and may provide the flow-line elevation.

Permit Special Provisions

Revised July 1, 2022

15. All work within the State of Texas right-of-way shall be performed in accordance with State standards and specifications as to the installation and materials used. All materials and mix designs to be placed in TxDOT right-of-way must be obtained from TxDOT approved sources and be of approved TxDOT mix designs.
16. At least five (5) working days prior to any excavation, permittee shall request the location of all underground utilities within the work area by calling 811, and contacting local municipalities, utility districts, school districts, or any other utility owners. TxDOT-owned fiber optic, communications, power, illumination, and traffic signal cabling and conduit can be located by calling the TxDOT Houston District Traffic Operations Office at HOU-LocateRequest@txdot.gov. Do not perform underground work on the project until TxDOT – owned facilities have been located and marked. Use caution when working in these areas to avoid damaging or interfering with existing facilities. Permittee shall be responsible for relocating and/or adjusting any utilities within the work area.
17. This permit is subject to a separate traffic control plan being approved by the Area Engineer. All work must follow the [TxDOT Traffic Control Plan Standards](#), Latest Revision, or if approved, Typical Applications shown in the Texas Manual on Uniform Traffic Control Devices, Latest Revision, Chapter 6-H. The advanced warning signage shown on standards BC(1)-21 thru BC(12)-21 will be required. It is mutually agreed and understood that the implementation and maintenance of the traffic control plan shall be the responsibility of the Permittee. Contractor is required to supply all sub-contractors with a copy of this permit and approved traffic control plan.
18. The Permittee shall coordinate the sequence of construction and traffic control plan with any adjacent highway construction or maintenance projects. No overnight lane closures will be permitted, unless otherwise approved by the Area Engineer.
19. Work performed within the waterways, such as rivers, creeks, bayous, and drainage ditches, is subject to the concurrence of appropriate regulatory agencies. Permittee shall use Best Management Practices to minimize erosion and sedimentation resulting from proposed activities. Permittee certifies that its drainage system meets all storm water quality criteria of the County and/or City where the permit is located. Construction and/or maintenance of this project shall not adversely affect the drainage patterns within the area.
20. All excavations within the right-of-way shall be backfilled according to the [TxDOT Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges](#) (SPECS), Item 400, as currently amended. All surplus material shall be removed from the right-of-way, and the excavation finished flush with surrounding natural ground.
21. In no event will an edge drop-off be permitted during the hours of darkness. If the Contractor is unable to complete a section before the end of the workday, base material capable of vehicle support shall be pulled back to the existing edge on a 4:1 or flatter slope, to provide for driver and pedestrian safety.
22. The Contractor shall not create a dirt nuisance or safety hazard in any roadway. The pavement shall be cleaned daily.

Permit Special Provisions

Revised July 1, 2022

23. All exposed dirt surfaces shall be sodded, unless otherwise approved by the Area Engineer. A slope of 4:1, or flatter, shall be required on the ditch front slope.
24. No trees, vegetation, valves, meter boxes, cleanouts, ground boxes, handholes, manhole covers, etc. will be allowed in the pavement. These appurtenances shall be relocated elsewhere within the right-of-way, unless otherwise approved by the Area Engineer.
25. The Texas Universal Triangular Slip Base Sign Supports shall be required for all signage within TxDOT right-of-way. Proposed signs, or those which require relocation, shall be done in accordance with the following [TxDOT Sign Mounting Details Standards](#): SMD (GEN)-08, SMD (SLIP-1)-08, SMD (SLIP-2)-08, and SMD (SLIP-3)-08.
26. All work zone pavement markings shall meet the requirements of SPECS, Item 662. All permanent pavement markings shall meet the requirements of SPECS, Item 666, and be placed in accordance with the following [TxDOT Pavement Standards](#): PM(1)-20, PM(2)-20, PM(3)-20, and PM(4)-22. All raised pavement markers shall meet the requirements of SPECS, Item 672.
27. Existing pavement markings shall be removed according to the requirements of SPECS, Item 677, or to the satisfaction of the Area Engineer. All pavement surfaces shall be cleaned and prepared in accordance with SPECS, Item 678.
28. For roadway improvements and Street Tie-Ins, the Contractor shall employ at his/her expense, an approved commercial testing laboratory to perform testing on concrete to determine the in-situ strength. Make at least one set of test specimens for each element cast each day. Cure these specimens under the same conditions as the portion of the structure involved for all stages of construction. Ensure safe handling, curing, and storage of all test specimens. Sample and test the hardened concrete in accordance with SPECS, Item 421. Certified reports of all test results shall be submitted to the Area Engineer.
29. Should the existing roadway pavement or other feature be damaged, it shall be repaired as specified by the Area Engineer.
30. Construction Access Permits are to expire after 12 months, unless renewed.
31. The Permittee acknowledges and fully accepts responsibility and liability for the design, construction, maintenance, and operation of this project, which shall be the responsibility of the Grantee for the life of the project. The Permittee shall indemnify and save harmless the State from any and all damages or losses that may develop due to this project.
32. All TxDOT Standard Sheets are available online for free download:
Statewide <http://www.dot.state.tx.us/business/standardplanfiles.htm>
Houston District <http://www.dot.state.tx.us/hou/specinfo/specs.htm>

Permit Special Provisions

Revised July 1, 2022

33. The contractor or sub-contractor is required to contact the TxDOT [Local Maintenance Office](#) Supervisor a minimum of 72 hours prior to commencing any work.

- Brazoria Maintenance Office – Permit Section 2: 979-864-8550
- Galveston Maintenance Office – Permit Section 3: 409-978-2551
- Fort Bend Maintenance Office – Permit Section 4: 281-238-7950
- Montgomery Maintenance Office – Permit Section 5: 936-538-3350
- Southeast Harris Maintenance Office – Permit Section 6: 281-464-5540
- Waller Maintenance Office – Permit Section 7: 979-921-2400
- West Harris Maintenance Office – Permit Section 8: 713-934-5900
- Metro Houston Maintenance Office – Permit Section 9: 713-636-7400
- North Harris Maintenance Office – Permit Section 10: 281-319-6450

In Process

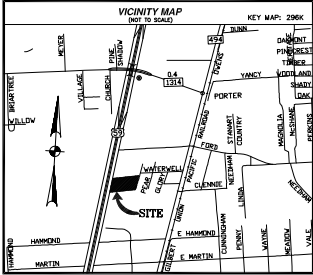
PROPOSED UTILITIES, DRAINAGE & PAVING
CONSTRUCTION PLANS

DESIGNED FOR

PROPOSED COMMERCIAL DEVELOPMENT

24255 US HWY 59
MONTGOMERY, TX 77365
DECEMBER 2023

In Process



INDEX OF DRAWINGS	SHEET NO.
COVER SHEET	C-1
GENERAL NOTES	C-2
TOPOGRAPHIC SURVEY	C-3
SITE DRAINAGE & DETENTION PLAN	C-4
SITE PAVING & GRADING PLAN	C-5
TXDOT DETENTION CALCULATIONS	C-6
SITE DRAINAGE CALCULATIONS	C-7
DRAINAGE AREA MAP	C-8
EXIST. DRAINAGE AREA MAP	C-9
STORM WATER POLLUTION PREVENTION PLAN	C-10
STORM WATER POLLUTION PREVENTION PLAN DETAILS	C-11
SITE UTILITIES PLAN	C-12
CONSTRUCTION NOTES & DETAILS	C-13
CONSTRUCTION DETAILS	C-14
CONSTRUCTION DETAILS	C-14.1
PUMP DETAILS	C-15
PLAN & PROFILE	C-16

NOTE:
1. CONTRACTOR WILL MAKE THE CONNECTIONS TO THE DISTRICT'S WATERLINE UP TO THE METER. THE DISTRICT STAFF OR CONSULTANTS WILL OBSERVE INSTALLATION. NOTIFY BLETL (MIKE KELLY 936-441-7833) AND THE DISTRICT (281-354-5922) WHEN THE WORK WILL BE PERFORMED AND PROVIDE SUBMITTALS FOR WATERLINE CONSTRUCTION.
2. METERS WILL BE PROVIDED AND INSTALLED BY THE DISTRICT. BACK FLOW DEVICES SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.



Know what's below.
Call before you dig.

ONE-CALL NOTIFICATION
SYSTEM
CALL BEFORE YOU DIG
77066-4400 (IN HOUSTON)
(NEW STATEWIDE NUMBER OUTSIDE HOUSTON)
1-800-444-3377

CAUTION:
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

ISSUED FOR CLIENT REVIEW	DATE
00	01/25/2024
DESCRIPTION	APPRO
LETTER	REVISION

01/25/2024

PROJECT :

PROPOSED COMMERCIAL DEVELOPMENT LOCATED AT 24255 US HWY 59 MONTGOMERY, TEXAS 77365

CLIENT :

MOHAMED EL ATTAR

TITLE :

COVER SHEET

STRUCTURAL ENGINEERS:

SAPO ENGINEERING
4521 Pine Hill Ct.
Pearland TX 77584, USA
P: +1 (281) 280-7294
F: +1 (281) 588-4884
info@sapoengr.com
www.sapoengr.com

CONSTRUCTORS:

DESIGNED	BY	ENG. No.
DRAWN	BY	DATE
CHECKED	MOE	SHT.No.
SCALE	N.T.S.	

MAY, 23 2023

C-1

CHARGE 1
RECORDED ALBION 27, 2008 BUREAU CLERK'S (PL 16, 2008) OF THE OFFICE PUBLIC;
RECORDS, HENRIETTA COUNTY, TEXAS;
DOES AFFECT SUBJECT TRACT; EASEMENT DESCRIPTION IS BLANKET IN NATURE AND
CANNOT BE PLOTTED AS DISCRETE.

CHARGE 2
RECORDED ALBION 18, 2008 BUREAU CLERK'S (PL 16, 2008) OF THE OFFICE
PUBLIC; RECORDS AND HENRIETTA COUNTY, TEXAS;
DOES AFFECT SUBJECT TRACT; EASEMENT DESCRIPTION CANNOT BE PLOTTED BY
DISCRETE AREA.

LEGEND

- - MINIWELL
- ☎ - TELEPHONE MINIWELL
- ⚡ - POWER POLE
- - SIGN
- ⛶ - WATER METER
- ⛶ - WATER VALVE
- ⊙ - MONITORING WELL
- ⬜ - LIGHT POLE
- (SET) - SET 5/8" CHIPPED IRON ROD
- X— - FENCE INTERMITTENT

—○— —○—
OVERHEAD UTILITY LINE

—X— —X—
CHAIN LINK FENCE LINE

—X— —X—
WOOD FENCE LINE

—X— —X—
BARBED-WIRE FENCE LINE

—○— —○—
POLE - LIGHT POLE

NOTES:

1. SUBJECT TO APPLICABLE RESTRICTIONS CONTAINED UNDER ITEM NO. 1 SCHEDULE "A" OF THE "JOINT COMPANY AGREEMENT" BETWEEN AMERICAN TRUST BANK, COMPANY LIMITED (A/TB), AND INTERNATIONAL INVESTMENTS AND TRADING (I/I/T) INC. (I/I/T). I/I/T HAS NOT ASSIGNED SUBJECT PROPERTY, THEREFORE, THERE MAY BE EXISTING/INTERESTING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREIN.
2. **ALL INFORMATION IS BASED ON THE RECORDED SCHEDULE PAGE.**
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FLOOD ZONE NOTE:

BY LOCATING AND GRAPHIC PLOTTING THEREIN, THE SUBJECT PROPERTY APPEARS TO BE WITHIN ZONE "S" OF THE FLOOD INSURANCE RATE MAP FOR HANCOCK COUNTY, MISSISSIPPI, DATED 1987. THE FLOOD INSURANCE RATE MAP IS AN EFFECTIVE MAP OF GENERAL FLOOD SURVEY MAP NO. 15000-0100. TO DETERMINE THE ZONE AND/OR ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE THE DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL ACQUISITION AND MANAGEMENT SERVICE. FLOODING ZONES ARE SHOWN ON THE MAP AS FOLLOWS:

ZONE "S" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD

FIRM NUMBER 10194375
PHONE: (713) 634-2277

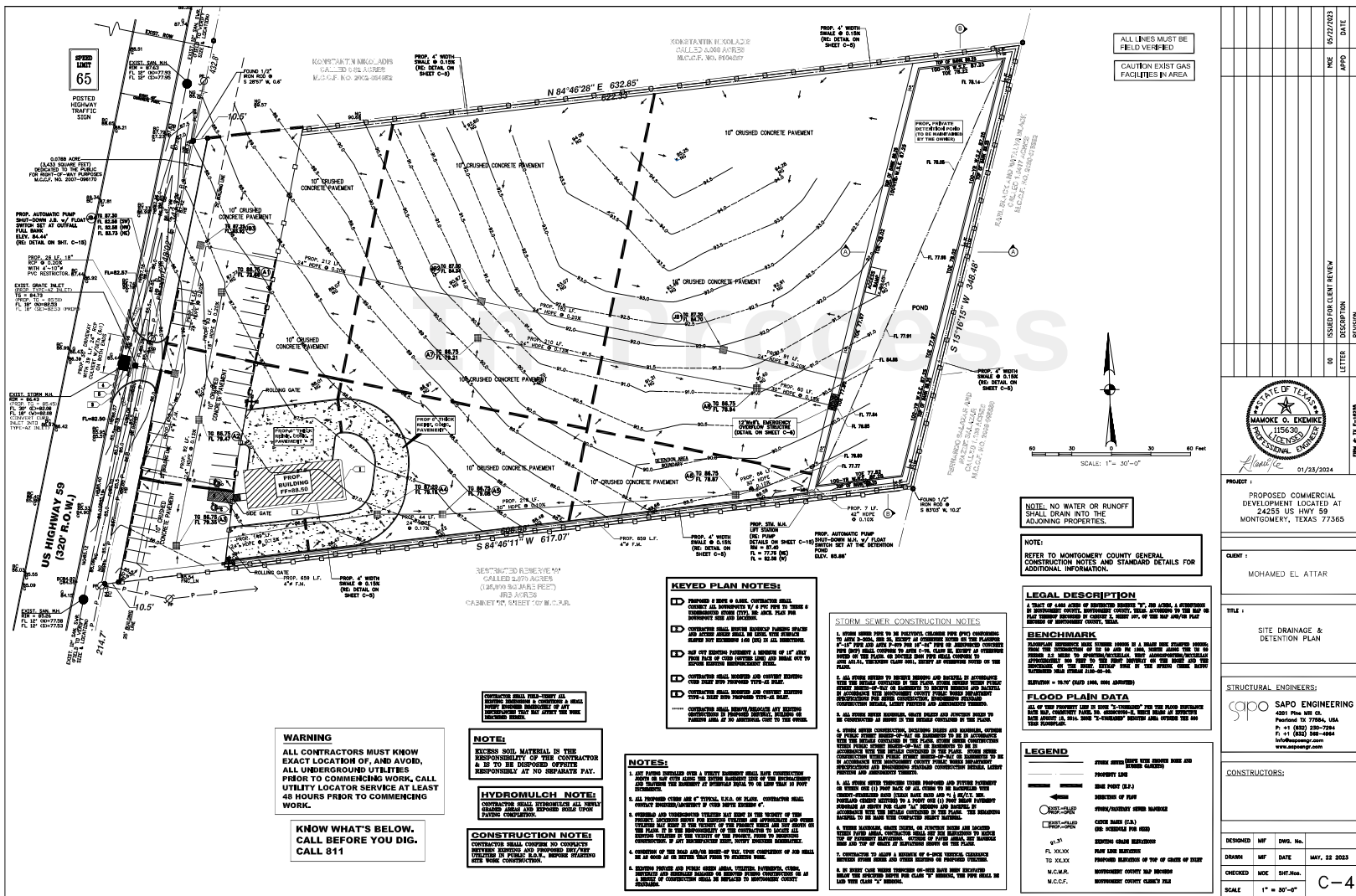
SURVEY SOLUTIONS OF TEXAS
Professional Land Surveying

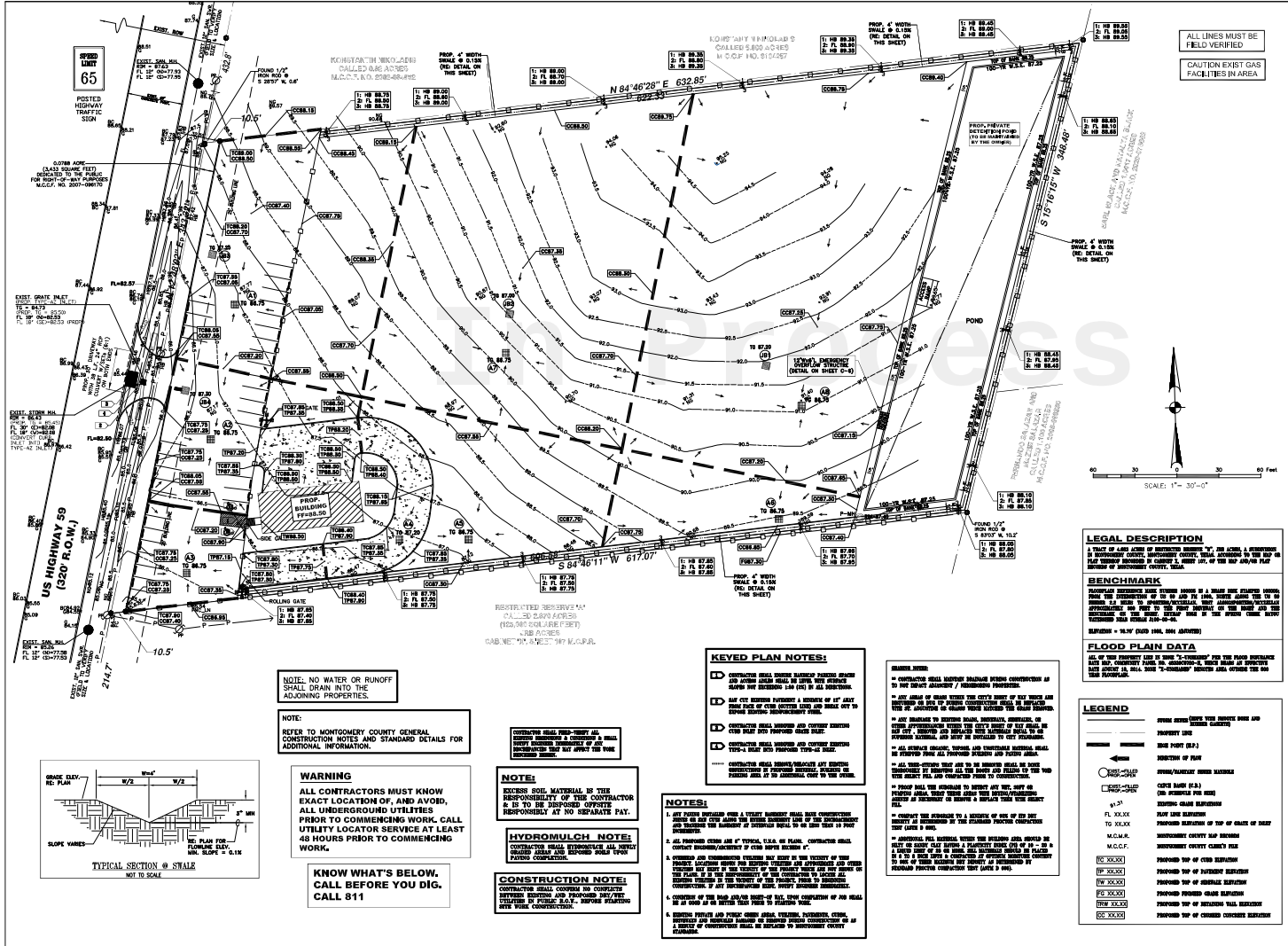
BENCHMARK:
FLOODPLAIN REFERENCE MARK NUMBER 100005 IS
BRASS DISK STAMPED 100005; FROM THE INTERSECTION
OF US 59 AND FM 1960, NORTH ALONG THE US 59
FEEDER 2.2 MILES TO SPORTERS/MCCLELLAN, WEST
ALONG SPORTERS/MCCLELLAN APPROXIMATELY 350 FEET
TO THE FIRST DRIVEWAY ON THE RIGHT AND THE
BENCHMARK ON THE RIGHT. KEDMAP 335H IN THE
SPRING CREEK BAYOU WATERSHED NEAR STREAM
J100-00-00
ELEVATION=78.70 FEET NAVD 1988, 2001 ADJUSTED.

TOPOGRAPHIC SURVEY OF
RESTRICTED RESERVE "B", JRB ARCS, A SUBDIVISION IN
MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN CABINET X, SHEET 107, OF THE MAP
AND/OR PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS, SAVE
AND EXCEPT THAT CERTAIN 0.075% INTEREST WHICH WAS
CONVEYED BY SUPREME PROPERTIES, LLC TO STATE OF TEXAS,
BY DEED DATED APRIL 19, 2007 AND RECORDED ON AUGUST 15,
2007 UNDER COUNTY CLERK'S FILE NO. 2007-096170, OFFICIAL
PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS.

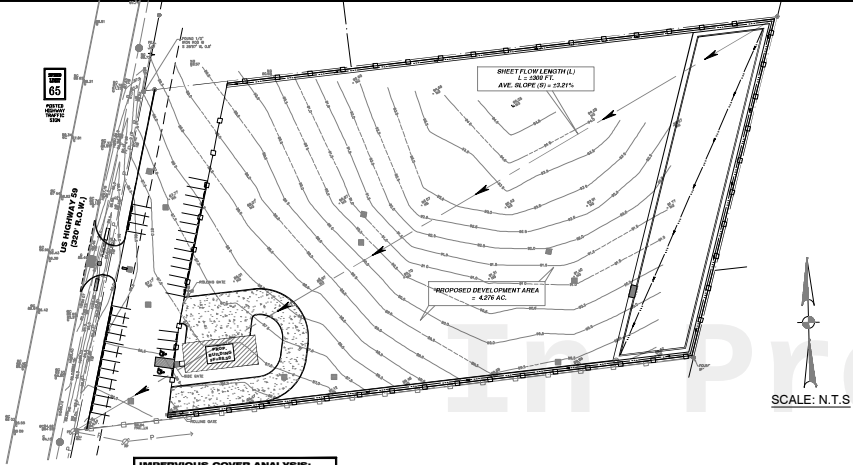
SURVEYED FOR: TEXMAR GROUP LLC AND MOHAMED EL ATTAR	
ADDRESS: 0 US HIGHWAY 50, MONTGOMERY, TEXAS	
FIRST AMERICAN TITLE INSURANCE COMPANY	JOB NUMBER: 030922
FIELD WORK: 07/17/2022	SCALE: 1" = 40'

5450 NW CENTRAL DR. SUITE 121
HOUSTON, TX, 77092





DATE	10/22/2023
APPD	
ISSUED FOR CLIENT REVIEW	
REVISION	
LETTER	
FORM #	1-1000
STATE OF TEXAS	
MAMORE O. EKEMKRE	
115630	
TEXAS	
01/23/2024	
PROJECT :	PROPOSED COMMERCIAL DEVELOPMENT LOCATED AT 24255 US HWY 59 MONTGOMERY, TEXAS 77365
CLIENT :	MOHAMED EL ATTAR
TITLE :	SITE PAVING & GRADING PLAN
STRUCTURAL ENGINEERS:	SAPO ENGINEERING 4201 PINE ME C. P.O. BOX 2704, UVA. P. +1 (832) 230-7204 P. +1 (832) 230-2664 info@sapoeng.com www.sapoeng.com
CONSTRUCTORS:	
DESIGNED	MF
DRAWN	MF
CHECKED	MF
DATE	MAY, 22 2023
SCALE	1" = 30'-0"
C-5	



IMPERVIOUS COVER ANALYSIS:

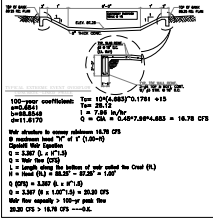
IMPERVIOUS TYPE	AREA OF EXISTING IMPERVIOUS COVER	AREA OF PROPOSED IMPERVIOUS COVER
ASPHALT	0.00	0.00
PAVING LOT	0.00	0.00
CONCRETE/PAVING	0.00	0.00
IMPERVIOUS PAVING	0.00	0.00
TOTAL AREA	0.00	0.00
TOTAL PAVING PERCENTAGE	0.00%	0.00%

DETENTION CALCULATIONS

WET AREA (A ₁)	0.00 AC (0.00 AC)
EXISTING IMPERVIOUS AREA (A ₂)	0.00 AC (0.00 AC)
DEVELOPED IMPERVIOUS AREA (A ₃)	0.00 AC (0.00 AC)
DETENTION CALCULATIONS (S ₁ , T ₁ , T ₂)	0.00 AC (0.00 AC)
DETENTION REQUIRED	0.00 AC (0.00 AC)
DETENTION PROVIDED IN PROPOSED DETENTION POND	0.00 AC (0.00 AC)
DETENTION PROVIDED IN PROPOSED POND AREA	0.00 AC (0.00 AC)
NET DETENTION PROVIDED	0.00 AC (0.00 AC)
MAX DETENTION WATER SURFACE ELEVATION (F.S.D.)	0.00

DETENTION POND VOLUME PROVIDED:

PROVIDED DETENTION POND VOLUME (V _{max})	0.00 CU YD (0.00 CU YD)
TOP AREA OF POND (A ₁)	0.00 SQ FT (0.00 SQ FT)
AVG. POND DEPTH (D ₁)	0.00 FT (0.00 FT)
VOLUME = TOP AREA x DEPTH	0.00 CU YD (0.00 CU YD)
VOLUME PROVIDED = 0.00 CU YD (0.00 CU YD)	



SMALL WATERSHED METHOD (TXDOT CRITERIA)

EXISTING CONDITION RUNOFF CALCULATIONS

FOR 10-YR & 100-YR STORM EVENTS	
TOTAL TRACT = 4.00 AC	
EXISTING DEVELOPMENT AREA = 0.00 AC	
AREA TO REMAIN UNDISTURBED = 0.00 AC	

DEVELOPED CONDITION RUNOFF CALCULATIONS

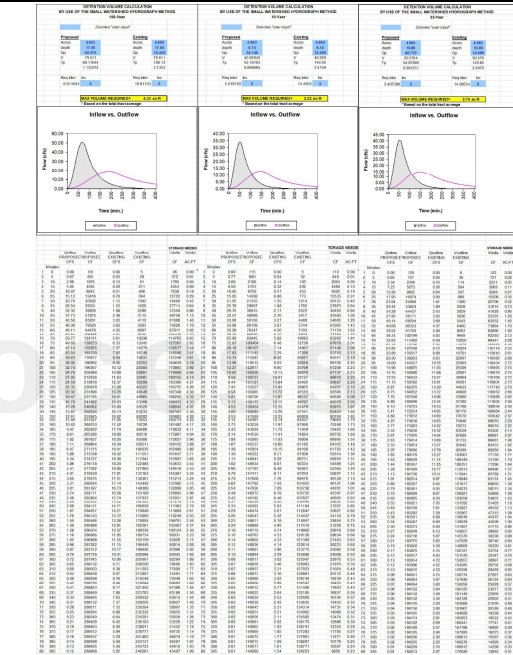
FOR 10-YR & 100-YR STORM EVENTS	
TOTAL TRACT = 4.00 AC	
PROPOSED DEVELOPMENT AREA = 4.00 AC	
AREA TO REMAIN UNDISTURBED = 0.00 AC	

Intensity based on T_c = 10.00 minutes (T₆₀₀, Montgomery Co.)

Intensity (in/hr)	10-min	30-min	60-min	120-min	180-min	240-min	360-min	480-min	720-min	1440-min
10-min	1.00	0.80	0.60	0.40	0.30	0.20	0.10	0.05	0.02	0.01

Intensity based on T_c = 12.40 minutes (T₆₀₀, Montgomery Co.)

Intensity (in/hr)	10-min	30-min	60-min	120-min	180-min	240-min	360-min	480-min	720-min	1440-min
10-min	1.00	0.80	0.60	0.40	0.30	0.20	0.10	0.05	0.02	0.01



Restrictor Orifice Calculations

Based on Allowable Discharge

Q = C _d A _o √(2gH)	
Q = 0.61 √(2gH) / H ^{0.5}	
Q = 0.61 √(2gH)	
Q = 0.61 √(2gH)	
Q = 0.61 √(2gH)	

TXDOT ALLOWABLE DISCHARGE

AREA WITHIN 100-YR FLOOD PROTECTION = 1.182 AC	
Q (10-yr) = 0.60 x 6.10 x 4.00 = 12.12 CFS	
Q (100-yr) = 0.60 x 6.10 x 4.00 = 12.12 CFS	

10-YR POND DISCHARGE TO TXDOT R.O.W. (WITH DETENTION - RESTRICTOR)

Q = C _d A _o √(2gH)	
Q = 0.61 √(2gH)	
Q = 0.61 √(2gH)	
Q = 0.61 √(2gH)	

100-YR POND DISCHARGE TO TXDOT R.O.W. (WITH DETENTION - RESTRICTOR)

Q = C _d A _o √(2gH)	
Q = 0.61 √(2gH)	
Q = 0.61 √(2gH)	
Q = 0.61 √(2gH)	

PROPOSED COMMERCIAL DEVELOPMENT LOCATED AT 4205 US HWY 59 MONTGOMERY, TEXAS 77365

CLIENT: MOHAMED EL ATTAR

TIME: TXDOT DETENTION CALCULATIONS

STRUCTURAL ENGINEER: SAPO ENGINEERING 4205 US HWY 59, P.O. BOX 1000, MONTGOMERY, TEXAS 77365

CONSTRUCTORS:

DESIGNED BY: SAPO ENGINEERING

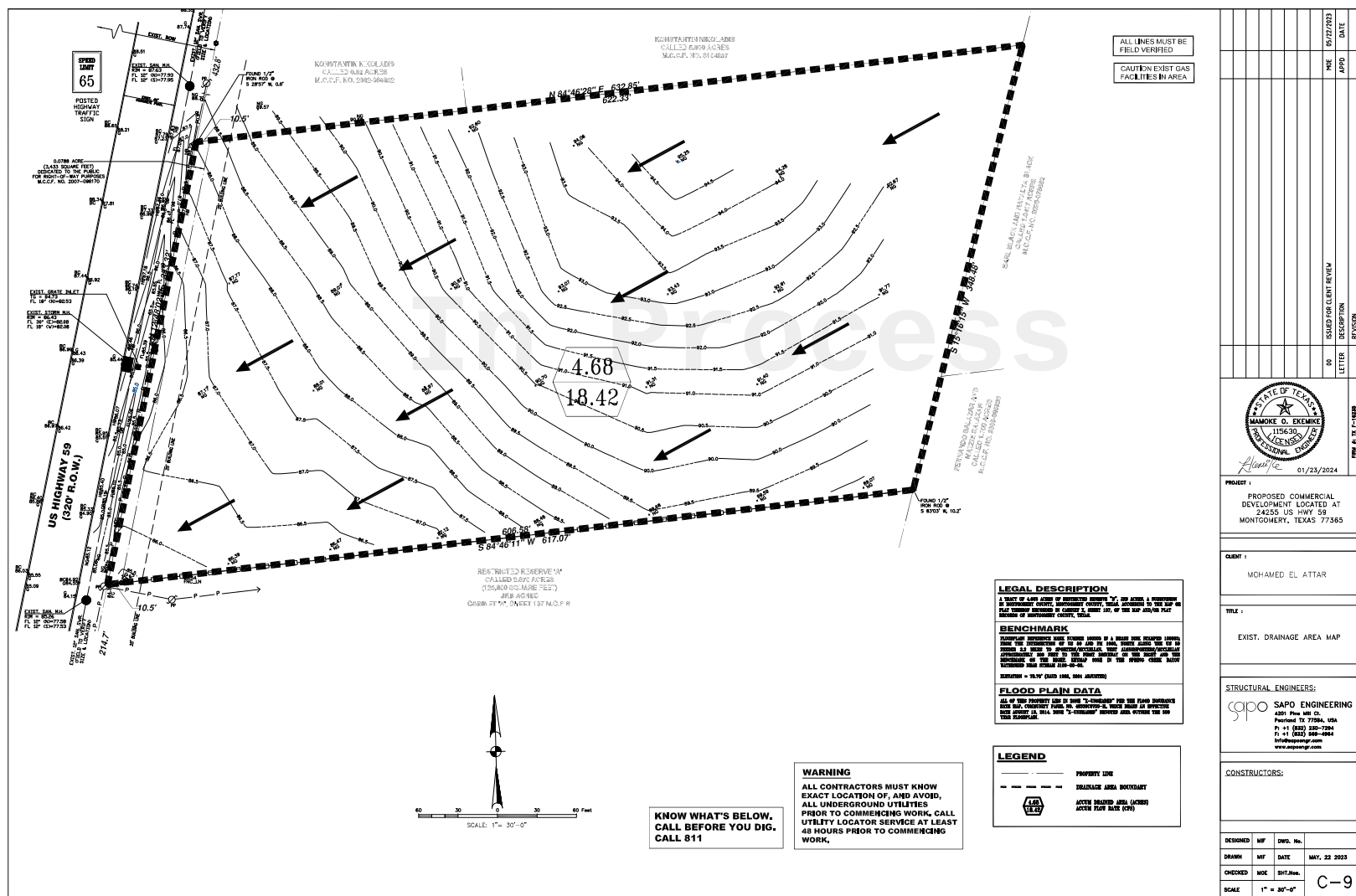
DRAWN BY: SAPO ENGINEERING

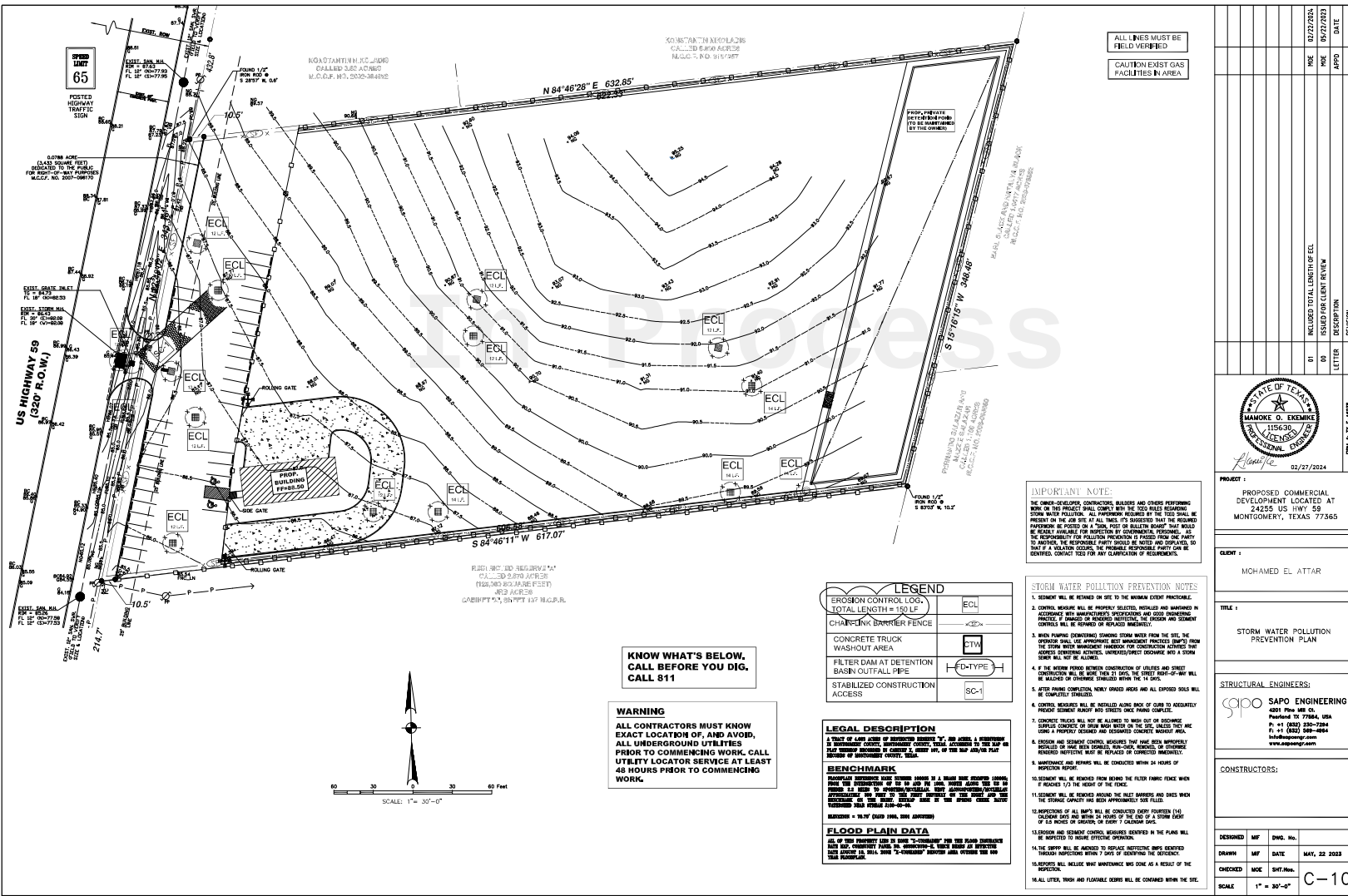
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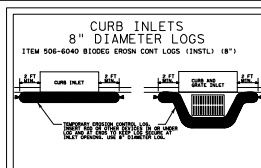
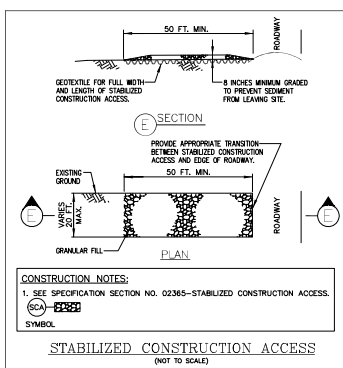
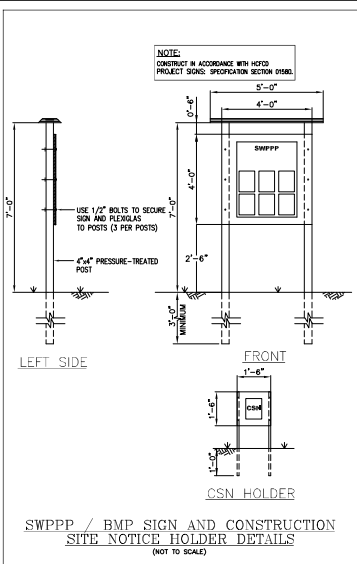
SCALE: N.T.S.

C-6

		NO. 50/27/2023		
		ISSUED FOR CLIENT REVIEW		
		LETTER		
		DATE		
		REVISION		
		00		
 <i>Mamoke O. Ekeimike</i> 01/23/2024		FORM # 10-1-16-08		
PROJECT : PROPOSED COMMERCIAL DEVELOPMENT LOCATED AT 24255 US HWY 59 MONTGOMERY, TEXAS 77365				
CLIENT : MOHAMED EL ATTAR				
TITLE : DRAINAGE AREA MAP				
STRUCTURAL ENGINEERS:				
 SAPO ENGINEERING 4201 Pine Hill Ct. Houston TX 77064, USA Ph +1 (832) 280-7384 F +1 (832) 280-0844 info@sapoeng.com www.sapoeng.com				
CONSTRUCTORS:				
DESIGNED BY DWG. NO.				
DRAWN BY	DATE	MAY, 22, 2023		
CHECKED BY	DATE			
SCALE		1" = 30'-0"		C-8







MATERIAL REQUIREMENTS

FILL:
Use 100% shredded mulch or other non-compost biodegradable material as fill for logs.
No compost or fines.

DO NOT USE MATERIAL WHICH
PROHIBITS WATER INFILTRATION.

LOG MESH:
Use mesh with 1/4" openings or larger.
Mesh must allow water infiltration,
also hold fill material in place.

SEDIMENT BASIN & TRAP USAGE GUIDELINES

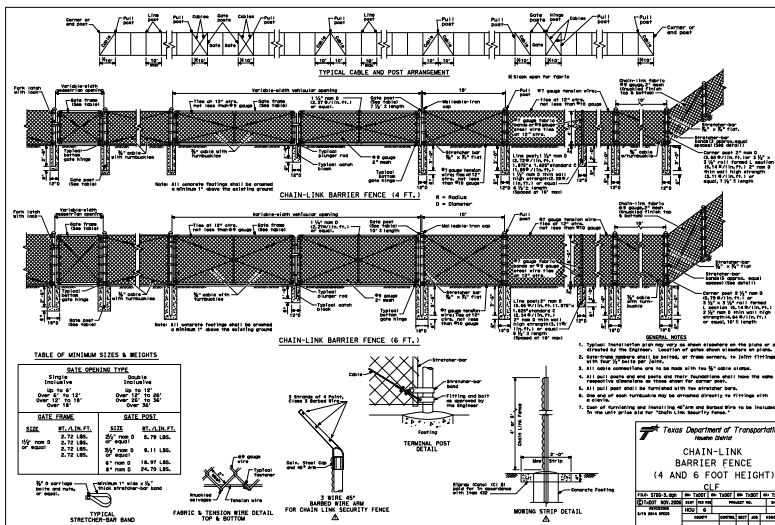
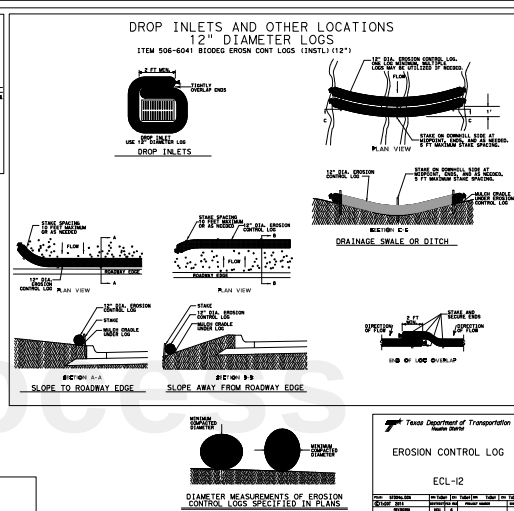
Traps: The drainage area for a sediment trap should not exceed 5 acres. The trap capacity should be 1800 CF/acre 10.5" over the drainage area.

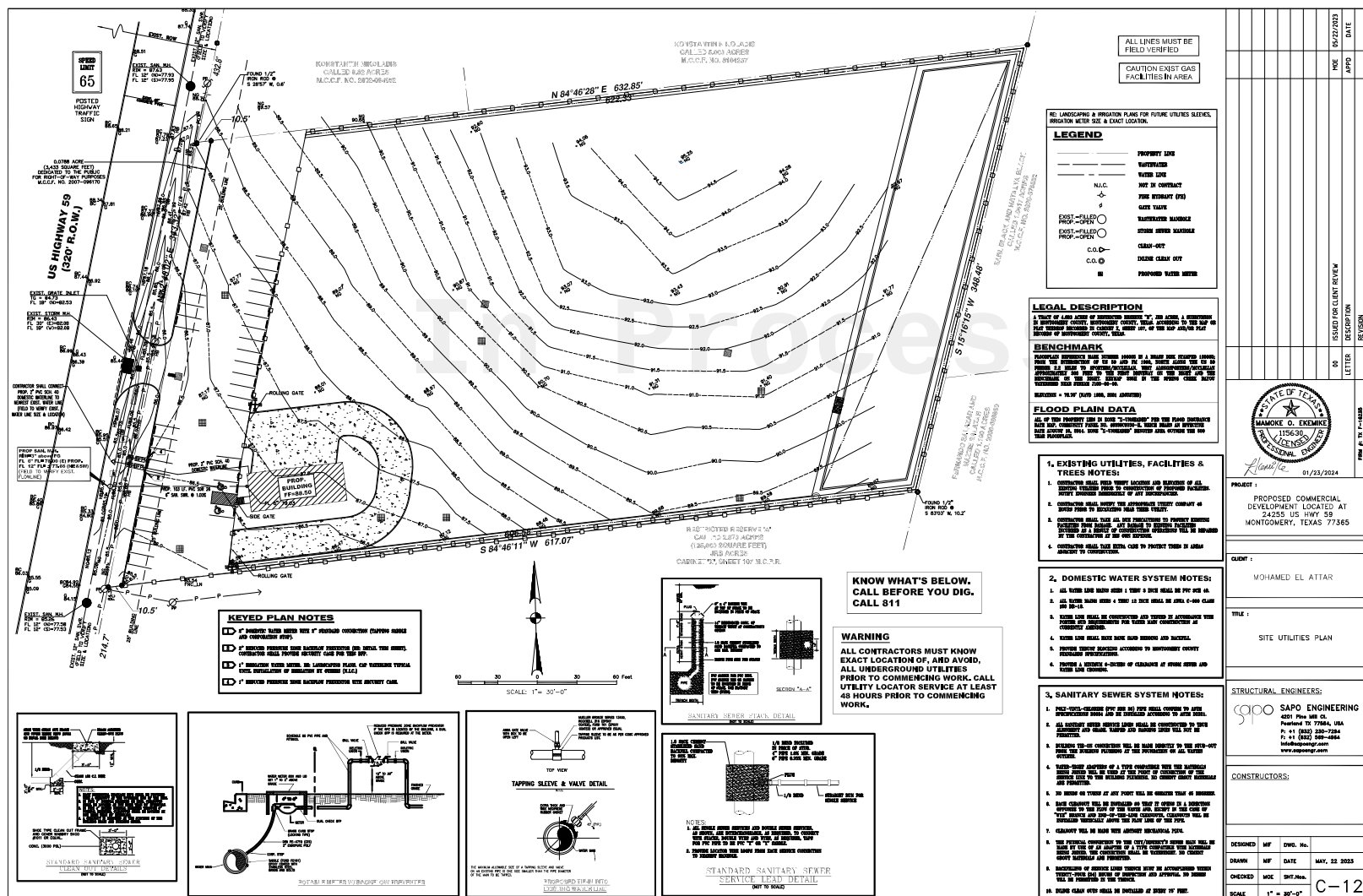
1. at least drainage ditches spaced as needed or min. 500' on a
2. immediately preceding ditch inlets
3. just before the drainage enters a water course
4. just before the drainage leaves the right of way

The trap should be cleaned when the capacity has been reduced

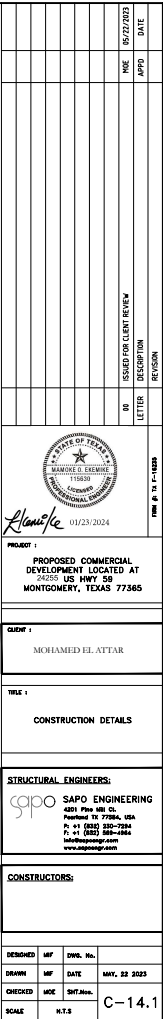
REQUIRED ITEMS:

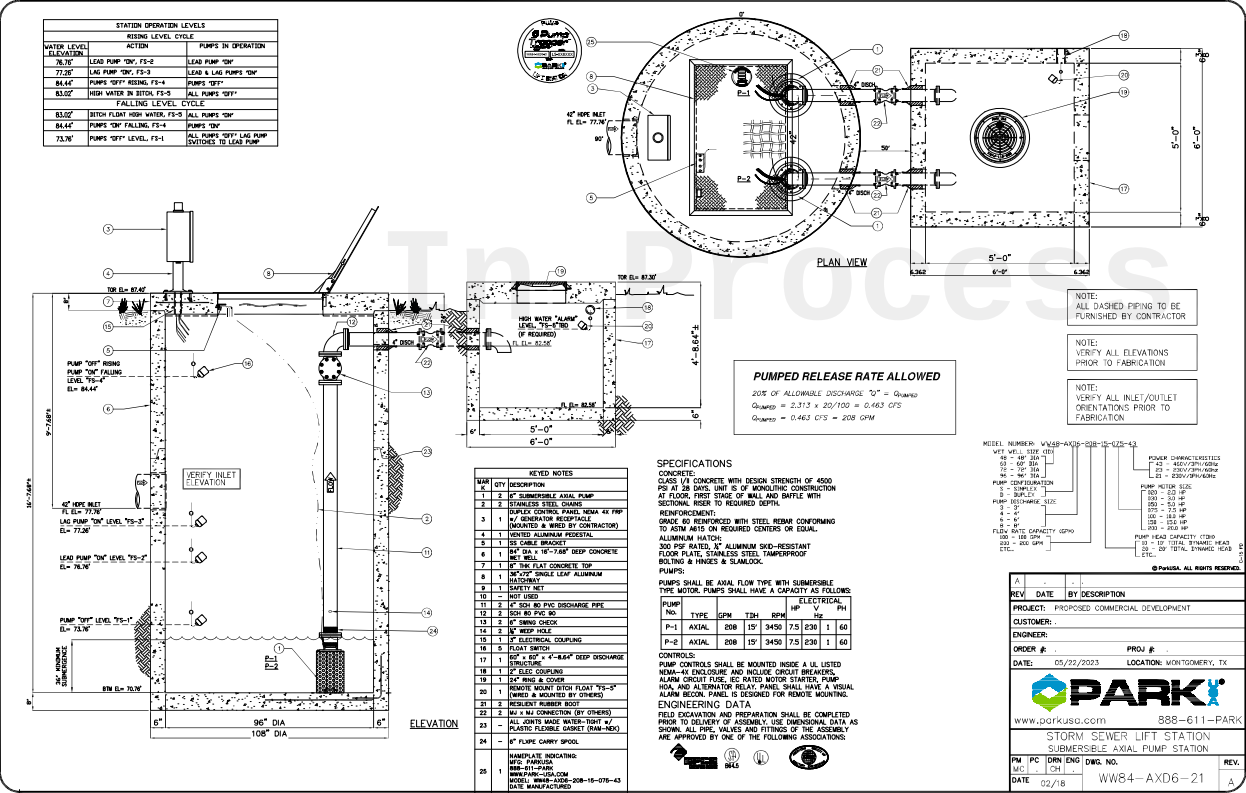
- * ITEM 506-6040 BIODEG EROSN CONT LOGS (INSTL) (8") LR
- * ITEM 506-6041 BIODEG EROSN CONT LOGS (INSTL) (12") LR
- * ITEM 506-6043 BIODEG EROSN CONT LOGS (REMOVE) LR

[illegible]

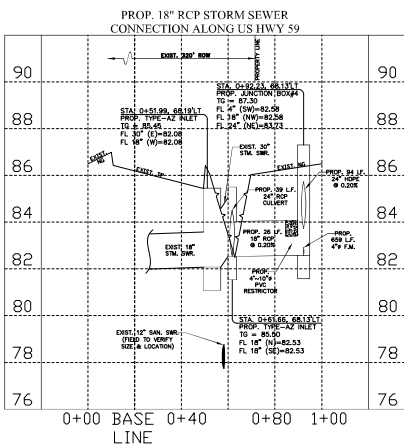


[illegible]





**PUMP AND WET WELL MUST BE COORDINATED WITH PUMP MANUFACTURER & SUBMITTAL PROVIDED TO ENGINEER PRIOR TO SUBMITTING PURCHASE ORDER.



ONE CALL NOTIFICATION
SYSTEM
CALL BEFORE YOU DIG!!
CALL AT LEAST 2 WORKING DAYS (48 HOURS) BEFORE YOU DIG:
713-223-4567 (IN HOUSTON)
OR
(NEW STATEWIDE NUMBER OUTSIDE HOUSTON 1-800-344-8377)

[illegible]

Certificate Of Completion

Envelope Id: 388A628156C545749D39B01E20C4C6DF
Subject: Complete with DocuSign: Permittee Package - 23050173 IH 69
Source Envelope:
Document Pages: 23
Certificate Pages: 5
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-06:00) Central Time (US & Canada)

Status: Sent

Envelope Originator:
Amber Stobb
125 E. 11th Street
Austin, TX 78701
Amber.Stobb@txdot.gov
IP Address: 204.64.21.246

Record Tracking

Status: Original
4/6/2024 4:21:54 PM
Security Appliance Status: Connected
Storage Appliance Status: Connected

Holder: Amber Stobb
Amber.Stobb@txdot.gov
Pool: StateLocal
Pool: Texas Department of Transportation

Location: DocuSign

Location: DocuSign

Signer Events

Mamoke Ekemike
info@sapoengr.com
Security Level: Email, Account Authentication (Optional)

DocuSigned by:
Mamoke Ekemike
0D74332D044452...

Signature Adoption: Pre-selected Style
Using IP Address: 4.7.147.244

Timestamp
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Resent: 4/10/2024 8:41:13 AM
Resent: 4/24/2024 11:00:47 AM
Viewed: 4/25/2024 7:51:46 AM
Signed: 4/25/2024 7:52:12 AM

Electronic Record and Signature Disclosure:
Accepted: 4/25/2024 7:51:46 AM
ID: b5a8e55f-14b1-4971-bf78-0b20c1fa4abc

Abraham Guzman P.E.
Abe.Guzman@txdot.gov
Area Engineer
Texas Department of Transportation
Security Level: Email, Account Authentication (Optional)

Sent: 4/25/2024 7:52:22 AM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events

Editor Delivery Events

Agent Delivery Events

Intermediary Delivery Events

Certified Delivery Events

Carbon Copy Events

Amber Stobb
amber.stobb@txdot.gov
Security Level: Email, Account Authentication (Optional)

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Carbon Copy Events	Status	Timestamp
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Timothy Conrad
Timothy.Conrad@txdot.gov
Security Level: Email, Account Authentication (Optional)
Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Charles Lunkwitz
Charles.Lunkwitz@txdot.gov
Security Level: Email, Account Authentication (Optional)
Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Robert Wishkoski
robert.wishkoski@txdot.gov
Security Level: Email, Account Authentication (Optional)
Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Ginger Lux
Ginger.Lux@txdot.gov
Security Level: Email, Account Authentication (Optional)
Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Lynn Champagne
Lynn.Champagne@txdot.gov
Security Level: Email, Account Authentication (Optional)
Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure		
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You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

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To advise Texas Department of Transportation of your new e-mail address

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at kevin.setoda@txdot.gov and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

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To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your DocuSign account, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to kevin.setoda@txdot.gov and in the body of such request you must state your e-mail, full name, IS Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	• Allow per session cookies

	• Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection
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** These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

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- Until or unless I notify Texas Department of Transportation as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by Texas Department of Transportation during the course of my relationship with you.