CITY OF ANGLETON
PLANNING AND ZONING COMMISSION AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, DECEMBER 02, 2021 AT 12:00 PM

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, DECEMBER 2, 2021, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

This meeting will also be live-streamed:
City's website at https://angleton.tx.us/445/Meeting-Videos
Facebook at https://www.facebook.com/cityofangleton/

DECLARATION OF A QUORUM AND CALL TO ORDER

PUBLIC HEARINGS AND ACTION ITEMS

1. Conduct a public hearing, discussion, and possible action on an ordinance authorizing a Specific Use Permit (SUP) for Billiard/Pool Facility (Three or more tables) on property more commonly known as 116 E. Mulberry Street.

REGULAR AGENDA

2. Discussion and possible action on a recommendation for the Austin Colony Section 1 Final Plat and a variance of Section 23-11.(I).3.

3. Discussion and possible action on the Final Replat of the Brazoria County Courthouse Expansion project. The subject property spans four city blocks, or 11.361 acres, surrounded by Cedar Street to the north, Front Street to the west, Arcola Street to the east, and E. Locust Street to the south and encompasses the following addresses: 135 W. Live Oak St., 130 W. Live Oak St., 111 E. Locust St., 100 E. Cedar St. and 237 E. Locust St. All subject property addresses are within the Central Business District (CBD) zoning district.

4. Discussion and possible action on the Preliminary Replat of the second phase of the Kiber Reserve Subdivision. The subject property is 7.956 acres and is shown to have forty-five lots on three blocks located to the north of East Kiber Street, to the west of South Downing Road, and south of East Orange Street. The property is currently in a Planned Development Overlay District.

ADJOURNMENT

CERTIFICATION

I, Walter Reeves, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Monday, November 29, 2021 by 12:00 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

/S/ Walter Reeves
Walter Reeves
Development Services Director

In compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable accommodations for persons attending City Council meetings. The facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary at 979-849-4364, extension 2115 or email faguilar@angleton.tx.us.

AGENDA ITEM SUMMARY FORM

MEETING DATE: December 2, 2021

PREPARED BY: Walter E. Reeves jr., AICP, Development Services Director

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on an ordinance authorizing a Specific Use Permit (SUP) for Billiard/Pool Facility (Three or more tables) on property more commonly known as 116 E. Mulberry Street.

AGENDA ITEM SECTION: Public Hearing

BUDGETED AMOUNT: None **FUNDS REQUESTED:** None

FUND: None

EXECUTIVE SUMMARY:

This is a request for authorization of a SUP for a Billiard/Pool Facility (Three or more tables) on property described as Lots 4, 5 & 6, Block 18, City of Angleton. The subject property consists of an approximate 14,726.6 sq. ft., is in the Central Business District (CBD) zoning district, is located on the south side of W. Mulberry Street approximately 105 ft. east of S. Velasco Street and is more commonly known as 116 E. Mulberry Street. The property was formerly the site of a bar/grill.

Damifino is proposing to move from its current location at 497 N. Downing Street to 116 E. Mulberry Street which was formerly occupied by a bar. Pursuant to the Use Table in Section 23-81 an SUP is required for a Billiard/Pool Facility having three (3) or more tables. Attachment 1 is a location map for the property. Attachment 2 is the site plan. A draft ordinance was not ready for inclusion in the packet but will be distributed at the meeting.

Pursuant to Section 23-63.(e).(1) the following factors for consideration apply:

a. The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted comprehensive plan; ***The proposed use is consistent with the Comprehensive Plan.***

b. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations; ***The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.***

c. The proposed use meets all supplemental standards specifically applicable to the use as set forth in this chapter; ***The proposed use meets all supplemental standards applicable to the use.***

d. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts, including but not limited to: ***The proposed use is copatible with and preserves the character and integrity of adjacent development and neighborhoods.***

1. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire; ***Off-street parking is not required in the CBD and the site plan does not propose any.***

2. Off-street parking and loading areas; ***Off street parking is not required in the CBD and the site plan does not propose any.***

3. Refuse and service areas; ***A dumpster location exists on the property.***

4. Utilities with reference to location, availability, and compatibility; ***Utilities are available to the property.***

5. Screening and buffering, features to minimize visual impacts, and/or set-backs from adjacent uses; ***No screening or buffering is required and none is proposed.***

6. Control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district; ***Signage is a separate permit under the Code of Ordinances of the City of Angleton.***

7. Required yards and open space; ***No yards are required in the CBD and the lot may be 100% impervious surface.***

8. Height and bulk of structures; ***the existing structure meets all requirements of the CBD.***

9. Hours of operation; ***The same as those at the current location.***

10. Exterior construction material and building design; and ***The exterior of the existing building will remain.***

11. Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets. ***This requirement is not applicable.***

e. The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity. ***The proposed use will not be materially detrimental to the public health, safety, convenience and welfare, nor will it result in material damage or prejudice to other property in the vicinity.***

(2) *Conditions:* In approving the application, the planning and zoning commission may recommend, and the city council may impose, such additional conditions (e.g., hours of operation, etc.) as are reasonably necessary to assure compliance with these standards and the purpose and intent of this section, in accordance with the procedures in Section 28-24. Such additional conditions shall exceed the minimum standards contained herein or in any other applicable city Code or Ordinance, and they cannot, in effect, relax or grant relief from any of the city's minimum standards (see subsection (3) below). Any conditions imposed shall be set forth in the ordinance approving the specific use permit, and shall be incorporated into or noted on the site plan for final approval. The city manager shall verify that the plan incorporates all conditions set forth in the ordinance authorizing the specific use permit, and shall sign the site plan to indicate final approval. The city shall maintain a record of such approved specific use permits and the site plans and conditions attached thereto.

(3) Prohibition on waivers and variance The foregoing additional conditions (i.e., standards of development for the SUP) shall not be subject to variances that otherwise could be granted by the board of adjustments, nor may conditions imposed by the city council subsequently be waived or varied by the BOA. In conformity with the authority of the city council to authorize specific use permits, the city council may waive or modify specific standards otherwise made applicable to the use by this chapter, to secure the general objectives of this section; provided, however, that the city council shall not waive or modify any approval factor set forth in subsection (a) of this subsection 28-63(e).

RECOMMENDATION:

Staff recommends approval of the ordinance authorizing the proposed SUP.

SUGGESTED MOTION:

I move we recommend approval the ordinance authorizing the proposed SUP.



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Angleton makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Angleton from any damage, loss, or liability arising from such use.

City of Angleton

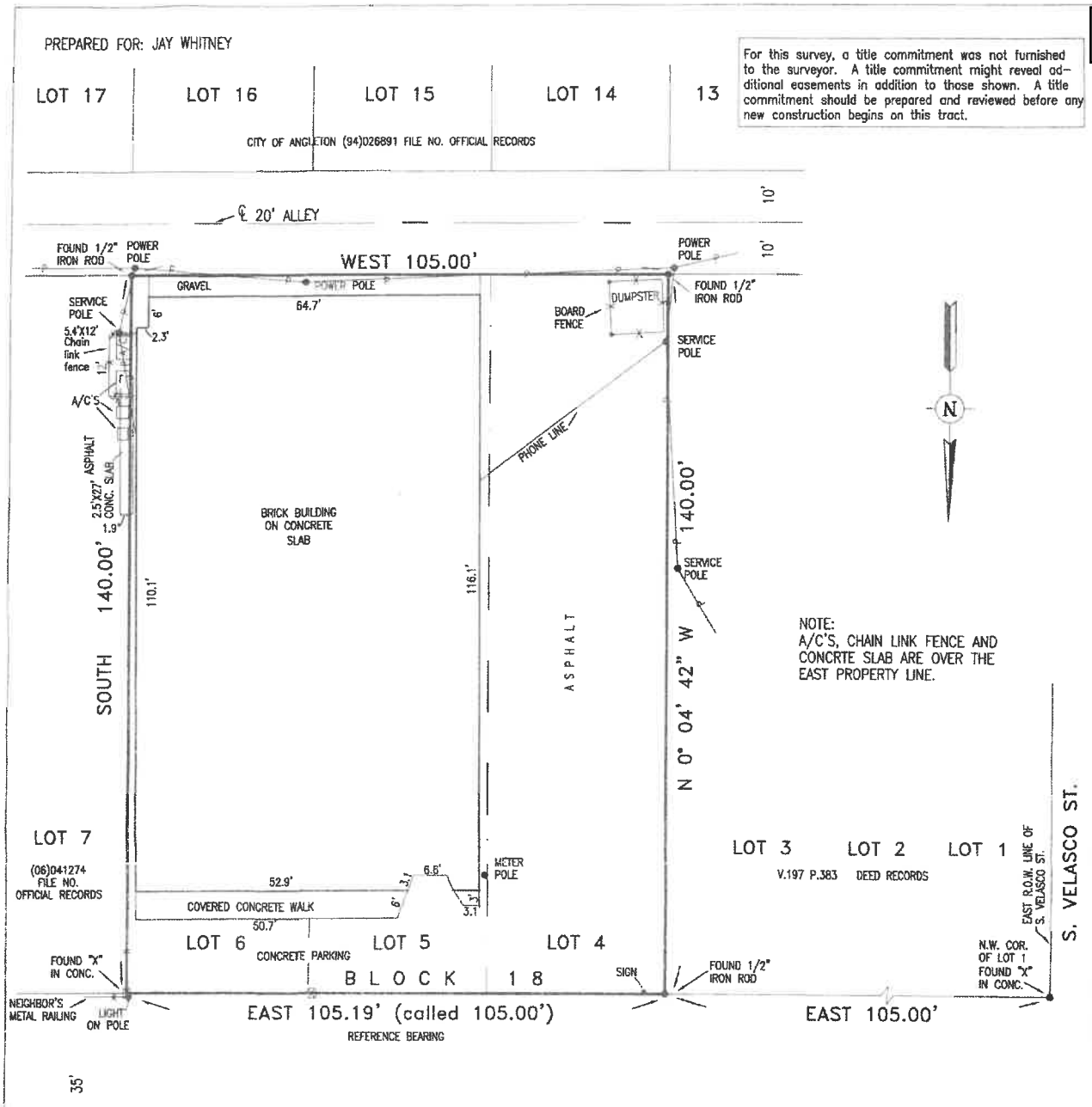
Operated by:
City of Angleton
121 S. Velasco St.
Angleton, TX 77515
979-849-4364

City of Angleton GIS Mapping

1 " = 158 '

PREPARED FOR: JAY WHITNEY

For this survey, a title commitment was not furnished to the surveyor. A title commitment might reveal additional easements in addition to those shown. A title commitment should be prepared and reviewed before any new construction begins on this tract.



116 E. MULBERRY (STATE HIGHWAY 35) – – ANGLETON, TEXAS 77515

THIS PROPERTY APPEARS TO BE LOCATED IN ZONE "X" AND IS NOT IN THE 100 YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD HAZARD MAP FOR THE CITY OF ANGLETON IN BRAZORIA COUNTY, TEXAS.

COMMUNITY# 480064
PANEL# 0445
SUFFIX: H
DATE: 10-6-04
ZONE: "X"

A PLAT OF LOTS 4, 5, AND 6, BLOCK 18, CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF IN VOLUME 1, PAGE 12, OF THE PLAT RECORDS, BRAZORIA COUNTY, TEXAS.

SCALE: 1" = 20' 4T 3308 3-3-10

THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY AS DETEREMINED BY A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN MARCH, 2010 . THE LINES AND DIMENSIONS OF SAID PROPERTY ARE AS INDICATED. THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN. ALL IMPROVEMENTS, BEING WITHIN THE BOUNDARIES OF THE PROPERTY LINES THE DISTANCES INDICATED. I HAVE LOCATED THE APPARENT ENCROACHMENTS SHOWN ON THE PLAT HEREON.

CERTIFIED CORRECT: _____

BRIAN G. FAMBROUGH, REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE #6017

STATE OF TEXAS
REGISTERED
BRIAN G. FAMBROUGH
6017
PROFESSIONAL
LAND SURVEYOR

FROM THE OFFICE OF:
RANDY L. STROUD, P.E.
201 SOUTH VELASCO
ANGLETON, TEXAS 77515
979-849-3141

39-75B (M-458)

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: December 2, 2021

PREPARED BY: Walter E. Reeves Jr., AICP, Development Services Director

AGENDA CONTENT: Discussion and possible action on a recommendation for the Austin Colony Section 1 Final Plat and a variance of Section 23-11.(I).3.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: None **FUNDS REQUESTED:** None

FUND: None

EXECUTIVE SUMMARY:

The subject property is located on the north side of CR 44 (Anchor Road) approximately 2,000 feet north of Wilkins Road (Attachment 1). Section 1 consists of 42.36 acres, will have 100 residential lots and 5 reserve lots, and is in a Planned Development (PD) zoning district. Attachment 2 is the City Engineer's comment memo. A Heritage Tree Survey/Tree Preservation Plan (Attachment 3) has been provided. Pursuant to Attachment 3, there are no heritage trees within the area of Section 1.

Attachment 4 is a request for a variance of Section 23-11.(I).3 which requires the following:

> *3. The city council may approve subdivisions that have more than 50 lots, with a single entrance to a paved public street subject to the entrance to the development being designed as a boulevard with a width sufficient on each driving lane for fire truck access, with an unbroken median length of 150 feet, unless left-turn lanes and median breaks, designed to ACM standards, are installed at any crossing streets, subject to a phasing plan that stipulates when the second access will be provided and the developer or subdivider posts surety for the second access point. The council may defer plat recordation until adequate access is provided.*

The proposed variance (Attachment 4) is consistent with discussions between the staff and the developer in order to accommodate both construction of Section 1 and construction of proposed Austin Colony Boulevard/Tigner Road consistent with the land plan adopted as part of the PD ordinance (Attachment 5) which identifies the roads as being part of Section 1. The variance is about the timing of improvements and is not necessarily easy to fit within the variance approval standards.

Pursuant to Section 23-102 B. *Variance approval standards:* Variances may be granted when:

1. There are circumstances specific to the property that create an undue hardship that generally do not apply to surrounding properties; such as, but not limited to, its shape, or topography;

There are no physical circumstances specific to the property that create an undue hardship. Timing of the improvements could be considered a “hardship” as construction of the roads places a greater burden on Section 1 than other sections of the project.

2. Special consideration is necessary to allow an applicant the same right of use enjoyed under the LDC by surrounding properties;

The applicant’s proposal is a special consideration that is necessary to the project.

3. Consideration is unique to the subject property and would not generally set an adverse precedent for other applications;

The consideration is unique to the subject property. A variance would not generally set an adverse precedent for other applications.

4. The hardship was not created by the applicant; and

The applicant proposed the land plan showing the roads as part of Section 1. The proposal is an attempt to progress through the process as efficiently as possible in a cost-effective manner.

5. A variance would not be detrimental to any adjacent properties or to public health and safety.

It is hard to imagine how this variance would be detrimental to any adjacent properties or to public health and safety.

RECOMMENDATION:

Staff recommends approval of the Austin Colony Section 1 Final Plat and variance subject to the conditions as detailed in Attachment 4.

SUGGESTED MOTION:

I move we recommend approval of the Austin Colony Section 1 Final Plat and variance subject to the conditions as detailed in Attachment 4.

November 24, 2021

Mr. Walter Reeves
Director of Development Services
City of Angleton
121 S. Velasco
Angleton, TX 77515

Re: On-Going Services
Plat Review of Austin Colony Subdivision Section 1 Final Replat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10283980

Dear Mr. Reeves:

HDR Engineering, Inc. (HDR) has reviewed the plat for the above referenced property and offers the following exceptions noted:

1. The Angleton Drainage District provided letters of approval, dated June 10, 2021, with stipulations noted and is provided as an attachment in this review. No additional action is required
2. The proposed subdivision will be required to follow determinations and requirements provided in the currently coordinated Traffic Impact Analysis (TIA). Coordination with Brazoria County shall be also be performed concurrently with the TIA.

HDR takes no objection to the proposed Austin Colony Subdivision Section 1 Final Replat with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which therefore conveys the surveyor's responsibility and accountability.

If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10283980)

Attachments

hdrinc.com 4828 Loop Central Drive, Suite 800, Houston, TX 77081-2220
T (713) 622-9264 F (713) 622-9265
Texas Registered Engineering Firm F-754(713) 622-9264

ANGLETON DRAINAGE DISTRICT

A Political Subdivision of the State of Texas
P.O. Box 2469, Angleton, Texas 77516-2469
Phone: (979) 849-2414 Fax: (979) 848-8160

June 10, 2021

Tejas Viejo Land Company
Wayne L. "Sandy" Rea II
1306 Marshall Street
Houston, Texas 77006

Re: Austin Colony Subdivision Section I
Drainage and Detention Plan
County Road 44, Angleton, Texas

Dear Mr. Rea:

During the regular public meeting of the Angleton Drainage District held on June 8, 2021, the Board of Supervisor unanimously approved Austin Colony Subdivision Section I drainage and detention plan to be located on County Road 48, Angleton, Texas as presented.

As presented, this is a 42.36 acre development of 99 lots, 2 Blocks, and 5 reserves. Section 1 will consist of 99 lots with the average lot size of 50-feet x 120-feet. There will be onsite detention consisting of 9.085 acres of land and providing 20-acre feet of detention for the total development of 33.9 acres. The detention pond will be gravity drained and provide a play ground when dry. There will be an inlet consisting of a 6' x 4' box culvert and an outlet consisting of a 24-inch restricting pipe flowing into the Northwest Ditch. The proposed drainage and detention plan meets the requirements of the Angleton Drainage District.

If any structures are added to this site in the future, a subsequent review by the Angleton Drainage District will be required to ensure there are no adverse impacts to adjacent landowners.

Approval of this drainage and detention plan in no way represents that Mark Wayne Rea, II or Austin Colony Subdivision Section I has complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the approval of the drainage and detention plan approved, with the stipulations listed in this letter, if any, by the District.

Sincerely,

David B. Spoor, Chairman
Angleton Drainage District Board of Supervisors

Curve Table					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	66.28'	500.00'	7°35'41"	N46°36'54"E	66.23'
C2	53.02'	400.00'	7°35'41"	N46°36'54"E	52.98'
C3	306.99'	365.00'	48°11'25"	N18°43'21"E	298.02'
C4	39.27'	25.00'	90°00'32"	N50°22'21"W	35.36'
C5	39.27'	25.00'	90°00'00"	N39°37'39"E	35.36'
C6	39.27'	25.00'	90°00'00"	S50°22'21"E	35.36'
C7	39.27'	25.00'	90°00'00"	N39°37'39"E	35.36'
C8	39.27'	25.00'	90°00'00"	S50°22'21"E	35.36'
C9	39.27'	25.00'	90°00'00"	N39°37'39"E	35.36'
C10	145.30'	90.00'	92°30'09"	N40°52'43"E	130.03'
C11	336.43'	400.00'	48°11'25"	S18°43'21"W	326.60'
C12	226.28'	1200.00'	10°48'15"	S00°01'46"W	225.95'
C13	94.33'	55.00'	98°16'18"	S43°42'15"E	83.19'
C14	86.35'	55.00'	89°57'30"	S47°51'39"E	77.75'
C15	86.43'	55.00'	90°02'30"	S42°08'21"W	77.81'
C16	514.55'	300.00'	98°16'18"	N43°42'15"W	453.76'
C17	169.71'	900.00'	10°48'15"	N00°01'46"W	169.46'
C18	66.28'	500.00'	7°35'41"	N39°01'13"E	66.23'
C19	53.02'	400.00'	7°35'41"	S39°01'13"W	52.98'
C20	365.87'	435.00'	48°11'25"	N18°43'21"E	355.18'

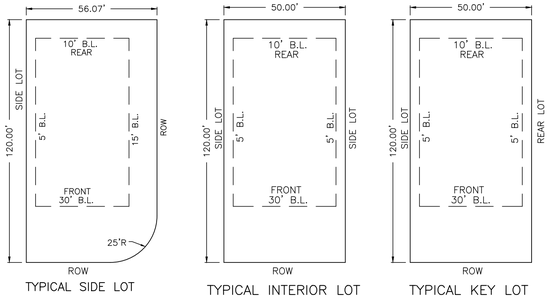
Curve Table					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C21	39.27'	25.00'	90°00'00"	S39°37'39"W	35.36'
C22	39.27'	25.00'	90°00'00"	N50°22'21"W	35.36'
C23	164.06'	870.00'	10°48'15"	N00°01'46"E	163.81'
C24	292.33'	330.00'	50°45'17"	S19°56'44"E	282.86'
C25	49.13'	50.00'	56°17'38"	N17°10'34"W	47.17'
C26	123.35'	50.00'	141°20'41"	S59°42'05"E	94.36'
C27	49.13'	50.00'	56°17'38"	S77°46'23"W	47.17'
C28	108.05'	330.00'	18°45'36"	S83°27'36"E	107.57'
C29	11.74'	25.00'	26°54'16"	N79°23'16"W	11.63'
C30	125.53'	50.00'	143°51'02"	N42°08'21"E	95.07'
C31	11.74'	25.00'	26°54'16"	S16°20'02"E	11.63'
C32	11.76'	25.00'	26°57'26"	S10°35'49"W	11.65'
C33	125.55'	50.00'	143°52'23"	N47°51'39"W	95.07'
C34	11.76'	25.00'	26°57'26"	N73°40'53"E	11.65'
C35	42.88'	25.00'	98°16'18"	S43°42'15"E	37.81'
C36	231.94'	1230.00'	10°48'15"	N00°01'46"E	231.60'
C37	39.27'	25.00'	90°00'00"	S39°37'39"W	35.36'
C38	39.27'	25.00'	90°00'00"	N50°22'21"W	35.36'
C39	220.63'	1170.00'	10°48'15"	N00°01'46"E	220.30'
C40	9.10'	25.00'	20°50'52"	N15°51'20"E	9.05'

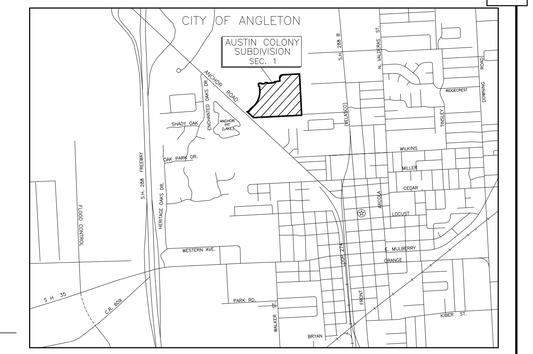
Curve Table					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C41	122.14'	50.00'	139°58'02"	S43°42'15"E	93.96'
C42	9.10'	25.00'	20°50'52"	S76°44'10"W	9.05'
C43	39.25'	25.00'	89°57'30"	N47°51'39"W	35.34'
C44	39.29'	25.00'	90°02'30"	N42°08'21"E	35.37'
C45	463.09'	270.00'	98°16'18"	S43°42'15"E	408.38'
C46	175.37'	930.00'	10°48'15"	N00°01'46"E	175.11'
C47	261.00'	455.00'	32°51'57"	N11°00'05"W	257.43'

Line Table		
Line No.	Length	Direction
L1	149.81'	N42°49'04"E
L2	53.76'	N50°24'44"E
L3	191.94'	N42°49'04"E
L4	127.43'	N05°22'21"W
L5	60.00'	N05°22'21"W
L6	NOT SHOWN ON PLAT	
L7	70.00'	N84°37'39"E
L8	85.00'	N84°37'39"E
L9	60.00'	N84°37'39"E
L10	60.00'	N84°37'39"E
L11	7.12'	N05°22'21"W
L12	115.00'	N84°37'39"E
L13	14.14'	N39°37'39"E
L14	99.88'	N05°22'21"W
L15	46.08'	S05°25'54"W
L16	6.00'	N46°17'45"E
L17	6.00'	S42°08'21"W
L18	6.00'	N47°51'39"W
L19	35.00'	N30°17'55"E
L20	109.66'	N05°25'54"E
L21	53.76'	S35°13'23"W

Line Table		
Line No.	Length	Direction
L22	85.00'	N84°37'39"E
L23	98.51'	N05°22'21"W
L24	109.66'	N05°25'54"E
L25	46.08'	N05°25'54"E
L26	98.51'	N05°22'21"W
L27	65.53'	N05°25'54"E
L28	109.66'	N05°25'54"E
L29	98.51'	N05°22'21"W
L30	61.37'	N05°25'54"E
L31	50.04'	N05°25'46"E
L32	49.01'	N03°24'44"E
L33	49.01'	N00°21'29"W
L34	49.19'	N04°04'42"W
L35	96.00'	N05°22'21"W
L36	12.73'	N39°37'39"E
L37	102.36'	S01°36'48"W
L38	14.81'	N44°55'07"E
L39	14.14'	N47°50'24"W
L40	106.67'	S02°50'24"E
L41	105.00'	N05°22'21"W

Line Table		
Line No.	Length	Direction
L42	50.00'	S04°25'59"E
L43	44.64'	S01°44'38"E
L44	38.20'	S00°59'05"W
L45	31.75'	S03°41'25"W
L46	122.62'	N05°25'54"E
L47	45.30'	S05°53'39"E
L48	45.32'	S23°05'24"E
L49	49.74'	N49°28'56"W
L50	46.88'	N67°27'39"W
L51	47.57'	N85°28'42"W





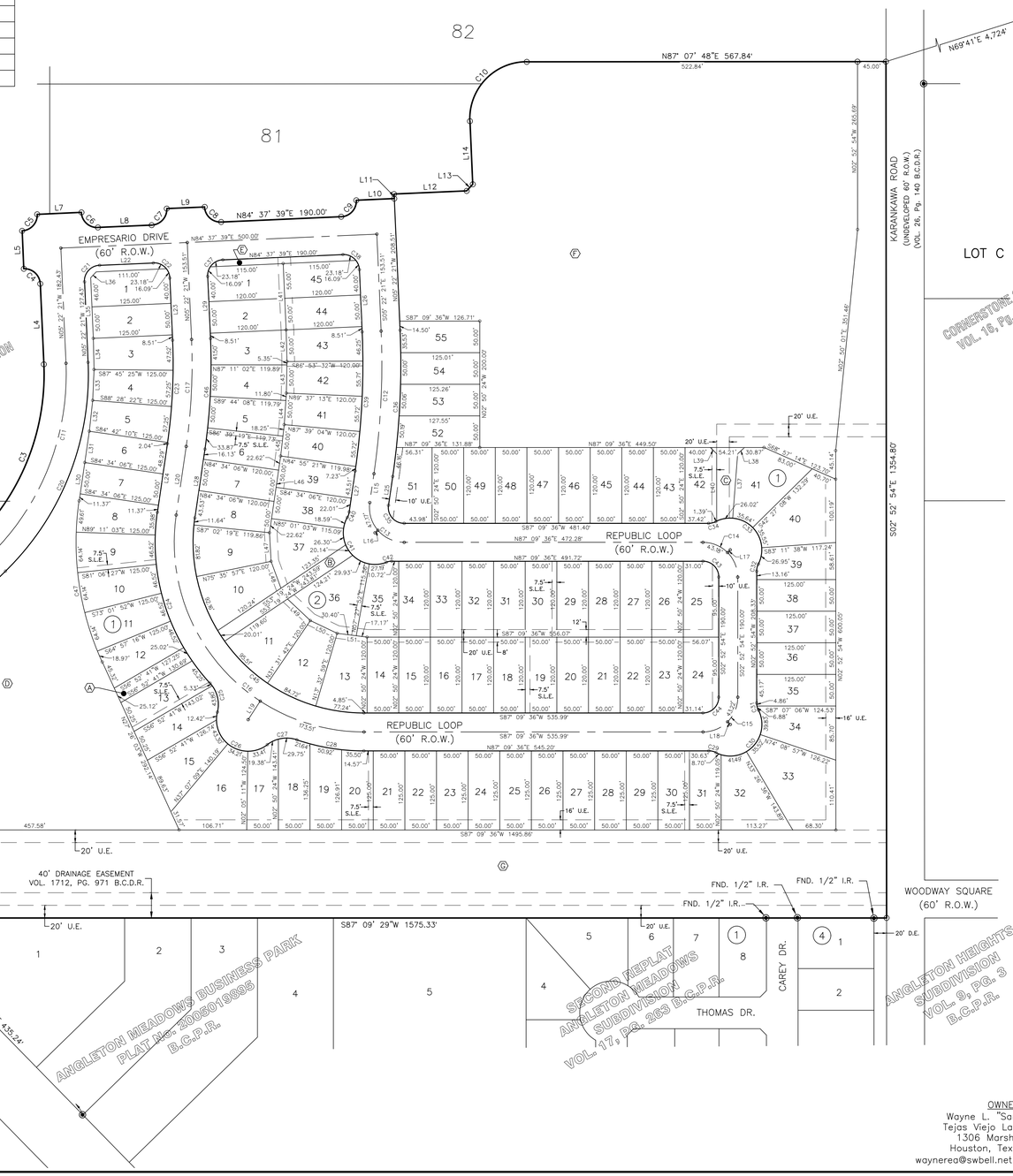
LEGEND

B.C.C.F.	=	BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.	=	BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	=	BRAZORIA COUNTY PLAT RECORDS
B.L.	=	BUILDING LINE
BM	=	BENCHMARK
D.E.	=	DRAINAGE EASEMENT
FND	=	FOUND
I.R.	=	IRON ROD
C.I.R.	=	CAPPED IRON ROD
P.O.B.	=	POINT OF BEGINNING
R.O.W.	=	RIGHT-OF-WAY
VOL., Pg.	=	VOLUME, PAGE
W.L.E.	=	WATERLINE EASEMENT
U.E.	=	UTILITY EASEMENT
S.L.E.	=	STREET LIGHT EASEMENT

SYMBOLS

- ○ = SET 5/8" C.I.R. "BAKER & LAWSON"
- ◉ = FOUND 5/8" C.I.R. "BAKER & LAWSON" (UNLESS NOTED)
- ✥ = (TBM) TEMPORARY BENCHMARK

0 50' 100' 200'
SCALE : 1" = 100'



RESERVE TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
Ⓐ	RESTRICTED RESERVE "A"	RESTRICTED TO UTILITY & DRAINAGE USE	0.074 AC.
Ⓑ	RESTRICTED RESERVE "B"	RESTRICTED TO UTILITY & DRAINAGE USE	0.112 AC.
Ⓒ	RESTRICTED RESERVE "C"	RESTRICTED TO UTILITY & DRAINAGE USE	0.079 AC.
Ⓓ	RESTRICTED RESERVE "D"	RESTRICTED TO LANDSCAPE USE	4.050 AC.
Ⓔ	RESTRICTED RESERVE "E"	RESTRICTED TO LANDSCAPE USE	0.050 AC.
Ⓕ	RESTRICTED RESERVE "F"	RESTRICTED TO DETENTION & UTILITY USE	9.085 AC.
Ⓖ	RESTRICTED RESERVE "G"	RESTRICTED TO DRAINAGE & UTILITY USE	7.029 AC.

NOTES:

1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
2. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0440H, WITH EFFECTIVE DATE OF JUNE 05, 1989, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. REFERENCE BENCHMARK:
   NGS MONUMENT R1182 (PID AW1171)
   A BRASS DISK STAMPED R1182, ON THE NORTH LINE OF CR 171, ON THE CURB OF A BRIDGE, APPROXIMATELY 275 SOUTHWEST OF INTERSECTION WITH CR 428.
   ELEVATION = 26.31 FEET NGVD29
3. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
4. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
6. NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
7. NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
8. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
9. SIDEWALKS THAT CONFORM TO ACM SPECIFICATIONS AND ALL ACCESSIBILITY STANDARDS SHALL BE INSTALLED CONCURRENT WITH CONSTRUCTION OF DEVELOPMENT.
10. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, OR A PROPERTY OWNER ASSOCIATION, TO MAINTAIN THE APPLICABLE RESERVE TRACTS.

OWNERS:
Wayne L. "Sandy" Rea, II
Tejas Viejo Land Company
1306 Marshall Street
Houston, Texas 77006
waynered@swbell.net (713) 993-6453

REVISED:

FINAL REPLAT

AUSTIN COLONY SUBDIVISION SECTION 1

A 42.36 ACRE, 100-LOT, 2 BLOCK, 5 RESERVE SUBDIVISION

BEING ALL OF LOT 80 AND A PORTION OF LOTS 76, 77, 81 AND 82 OF NEW YORK AND TEXAS LAND COMPANY SUBDIVISION
VOL. 26, Pg. 140 B.C.D.R.
LOCATED IN THE
J. DE J. VALDERAS SURVEY, ABSTRACT No. 380
BRAZORIA COUNTY, TEXAS

B&L BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
4005 Technology Drive, Suite 1530,
Angleton, TX 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825

PROJECT NO.: 14257	SCALE: 1" = 100'	DRAWN BY: BT/BB
DRAWING NO.: 14257 PLAT SEC 1	DATE: 10/13/2021	CHECKED BY: PH

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Tejas Viejo Land Company, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Austin Colony Subdivision, Section 1, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

Drainage Easements Maintained by a Homeowners' Association.
STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successor, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision by and through a lawfully created homeowners association to be created by the Owners. The Owners covenant and agree that such a homeowners' association (called "Association") shall be created prior to the final acceptance of the City. All Association documents shall be subject to the approval of the City and shall specifically contain covenants binding the Association to continuously maintain all Drainage Easements. Such covenants shall not relieve the individual lot owners of the responsibility to maintain the Drainage Easements should the Association default in the performance of its maintenance responsibility. The Association documents shall also contain provisions that they may not be amended with regard to the Drainage Easement maintenance responsibilities without the approval of the City. The fee simple title to all Drainage Easements shall always remain in the Association.

The City and Angleton Drainage District are not responsible for the maintenance and operation of said easements or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The City and Angleton Drainage District reserves the right, but not the obligation, to enter upon any Drainage Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage and safety purposes.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues. The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the Owners and approved by the City of Angleton (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The Reserve "F", as shown on the plat is called "Restricted Reserve "F" and is Restricted to Detention and Utility Use." The Detention and Utility Reserve "F" within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of stormwater run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

_____

Wayne L. "Sandy" Rea, II

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared Wayne L. "Sandy" Rea, II, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this ___ day of _____, ____.

_____
Notary Public
State of Texas

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

APPROVED this _____ day of _____, 20____, by the Planning and Zoning Commission, City of Angleton, Texas.

_____
BILL GARWOOD, Chairman, Planning and Zoning Commission

_____
FRANCES AGUILAR, City Secretary

APPROVED this _____ day of _____, 20____, by the City Council, City of Angleton, Texas.

_____
JASON PEREZ, Mayor

_____
FRANCES AGUILAR, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the _____ day of _____, 20____, by

FRANCES AGUILAR, City Secretary, City of Angleton, on behalf of the City.

_____
Notary Public
State of Texas

ANGLETON DRAINAGE DISTRICT

ANGLETON DRAINAGE DISTRICT ACCEPTED, THIS THE _____ DAY OF _____, 20_____.
THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.

2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.

3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.

4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.

THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

_____ _____
CHAIRMAN, BOARD OF SUPERVISORS BOARD MEMBER

_____
BOARD MEMBER

DRAINAGE AND DETENTION EASEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the Owners and approved by the City of Angleton (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of Block 1, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of stormwater run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.

KNOW ALL MEN BY THESE PRESENTS:
That I, Douglas B. Roesler, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

STATE OF TEXAS
DOUGLAS B. ROESLER
56739
REGISTERED PROFESSIONAL ENGINEER

SIGNED: _____
DOUGLAS B. ROESLER DATE
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 56739

KNOW ALL MEN BY THESE PRESENTS:
That I, Phil Hammons, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

STATE OF TEXAS
REGISTERED
PHIL HAMMONS
5840
PROFESSIONAL LAND SURVEYOR

SIGNED: _____
PHIL HAMMONS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5840

FIELD NOTES FOR 42.36 ACRE
Austin Colony Subdivision Section 1

Being a tract of land containing 42.36 acres (1,845,134 square feet), located within J. De J Valderas Survey, Abstract Number (No.) 380, in Brazoria County, Texas; Said 42.36 acre tract being all of Lot 80 and a portion of Lots 76, 77, 81 and 82 of the New York and Texas Land Company Subdivision recorded under Volume (Vol.) 26, Page 140 of the Brazoria County Deed Records (B.C.D.R.), being a 42.36 acre tract; Said 42.36 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 1/2-inch iron rod with cap found on the northeast right-of-way (R.O.W.) line of Anchor Road (AKA County Road 44, one hundred ten feet wide), on the south line of said Lot 77, at the northwest corner of Lot 1 of the Angleton Meadows Business Park recorded under Plat No. 2005019895 of the Brazoria County Plat Records (B.C.P.R.), for the southwest corner of the herein described tract, from which a 1/2-inch iron rod with cap found at the common south corner of Lots 2 and 3 of said Angleton Meadows Business Park bears South 47 degrees 10 minutes 56 seconds East, a distance of 435.24 feet;;

THENCE, with the northeast R.O.W. line of said Anchor Road, North 47 degrees 10 minutes 56 seconds West, a distance of 350.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set, for the southwest corner of the herein described tract;

THENCE, through and across said Lot 77, 76 and 81 the following twenty-five (25) courses:

1. North 42 degrees 49 minutes 04 seconds East, a distance of 149.81 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the right;
2. 66.28 feet along the arc of said curve to the right, having a radius of 500.00 feet, a central angle of 07 degrees 35 minutes 41 seconds, a chord that bears North 46 degrees 36 minutes 54 seconds East, a distance of 66.23 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for a point of tangency;
3. North 50 degrees 24 minutes 44 seconds East, a distance of 91.59 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the left;
4. 53.02 feet along the arc of said curve to the left, having a radius of 400.00 feet, a central angle of 07 degrees 35 minutes 41 seconds, a chord that bears North 46 degrees 36 minutes 54 seconds East, a distance of 52.98 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for a point of tangency;
5. North 42 degrees 49 minutes 04 seconds East, a distance of 154.44 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the left;
6. 311.20 feet along the arc of said curve to the left, having a radius of 370.00 feet, a distance of 48 degrees 11 minutes 25 seconds, a chord that bears North 18 degrees 43 minutes 21 seconds East, a distance of 302.11 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for a point of tangency;
7. North 05 degrees 22 minutes 21 seconds West, a distance of 127.43 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the left;
8. 39.27 feet along the arc of said curve to the left, having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord that bears North 50 degrees 22 minutes 21 seconds West, a distance of 35.36 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
9. North 05 degrees 22 minutes 21 seconds West, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point at the beginning of a non-tangent curve to the left;
10. 39.27 feet along the arc of said curve to the left, having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord that bears North 39 degrees 37 minutes 39 seconds East, a distance of 35.36 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
11. North 84 degrees 37 minutes 39 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point, at the beginning of a non-tangent curve to the left;
12. 39.27 feet along the arc of said curve to the left, having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord that bears South 50 degrees 22 minutes 21 seconds East, a distance of 35.36 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for a point of tangency;
13. North 84 degrees 37 minutes 39 seconds East, a distance of 90.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the left;
14. 39.27 feet along the arc of said curve to the left, having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord that bears North 39 degrees 37 minutes 39 seconds East, a distance of 35.36 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
15. North 84 degrees 37 minutes 39 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point at the beginning of a non-tangent curve to the left;
16. 39.27 feet along the arc of said curve to the left, having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord that bears South 50 degrees 22 minutes 21 seconds East, a distance of 35.36 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for a point of tangency;
17. North 84 degrees 37 minutes 39 seconds East, a distance of 190.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the left;
18. 39.27 feet along the arc of said curve to the left, having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, a chord that bears North 39 degrees 37 minutes 39 seconds East, a distance of 35.36 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
19. North 84 degrees 37 minutes 39 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
20. North 05 degrees 22 minutes 21 seconds West, a distance of 7.12 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
21. North 84 degrees 37 minutes 39 seconds East, a distance of 115.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
22. North 39 degrees 37 minutes 39 seconds East, a distance of 14.14 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
23. North 05 degrees 22 minutes 21 seconds West, a distance of 99.88 fee to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the beginning of a curve to the right;
24. 145.30 feet along the arc of said curve to the right, having a radius of 90.00 feet, a central angle of 92 degrees 30 minutes 09 seconds, a chord that bears North 40 degrees 52 minutes 43 seconds East, a distance of 130.03 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for a point of tangency;
25. North 87 degrees 07 minutes 48 seconds East, a distance of 567.84 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the west line of Karankawa Road (undeveloped sixty feet wide per Vol. 26, page 140 B.C.D.R.), for the northeast corner of the herein described tract;

THENCE, with the west R.O.W. line of said Karankawa Road, being the east line of Lots 84, 83, 82, 81 and 80, South 02 degrees 52 minutes 54 seconds East, a distance of 1,354.80 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the northeast corner of a twenty-foot drainage easement dedicated by the Second Replat of Angleton Meadows Subdivision recorded under Vol. 17, Page 263 of the B.C.P.R., for the southeast corner of said Lot 80 and the herein described tract;

THENCE, with the north line of said Angleton Meadows Subdivision and Angleton Meadows Business Park, and the south lines of said Lots 80 and 77, South 87 degrees 09 minutes 29 seconds West, at a distance of 20.00 feet pass a 1/2-inch iron rod found at the northeast corner of Lot 1, Block 4 of the Second Replat Angleton Meadows Subdivision, continue in all a distance of 1,575.33 feet to the POINT OF BEGINNING and containing 42.36 acres of land.

LEGEND

B.C.C.F.	=	BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.	=	BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	=	BRAZORIA COUNTY PLAT RECORDS
B.L.	=	BUILDING LINE
BM	=	BENCHMARK
D.M.E.	=	DRAINAGE/MAINTENANCE EASEMENT
FND	=	FOUND
I.R.	=	IRON ROD
P.O.B.	=	POINT OF BEGINNING
R.O.W.	=	RIGHT-OF-WAY
U.E.	=	UTILITY EASEMENT
VOL., Pg.	=	VOLUME, PAGE

SYMBOLS

○	=	SET 5/8" I.R. W/CAP "BAKER & LAWSON"
◉	=	FOUND MONUMENT (AS NOTED)
⚓	=	(TBM) TEMPORARY BENCHMARK

OWNERS:
Wayne L. "Sandy" Rea, II
Tejas Viejo Land Company
1306 Marshall Street
Houston, Texas 77006
waynerea@swbell.net (713) 993-6453

REVISED:

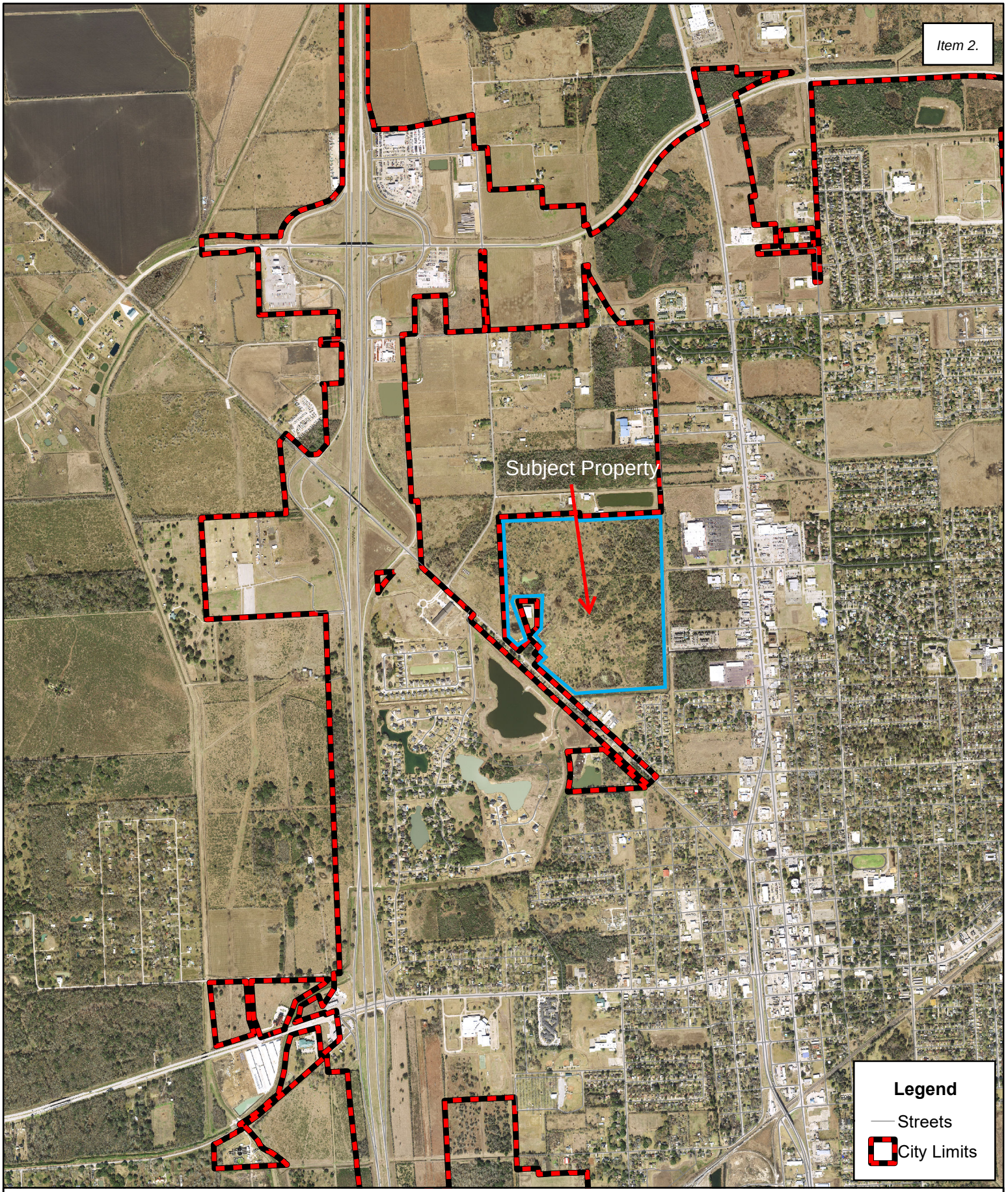
FINAL REPLAT

AUSTIN COLONY SUBDIVISION SECTION 1
A 42.36 ACRE, 100-LOT, 2 BLOCK, 5 RESERVE SUBDIVISION

BEING ALL OF LOT 80 AND A PORTION OF LOTS 76, 77, 81 AND 82 OF NEW YORK AND TEXAS LAND COMPANY SUBDIVISION
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LOCATED IN THE
J. DE J. VALDERAS SURVEY, ABSTRACT No. 380
BRAZORIA COUNTY, TEXAS

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
4005 Technology Drive, Suite 1530,
Angleton, TX 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825

PROJECT NO.: 14257	SCALE:	DRAWN BY: BT/BB
DRAWING NO.: 14257 PLAT SEC 1	DATE: 10/13/2021	CHECKED BY: PH



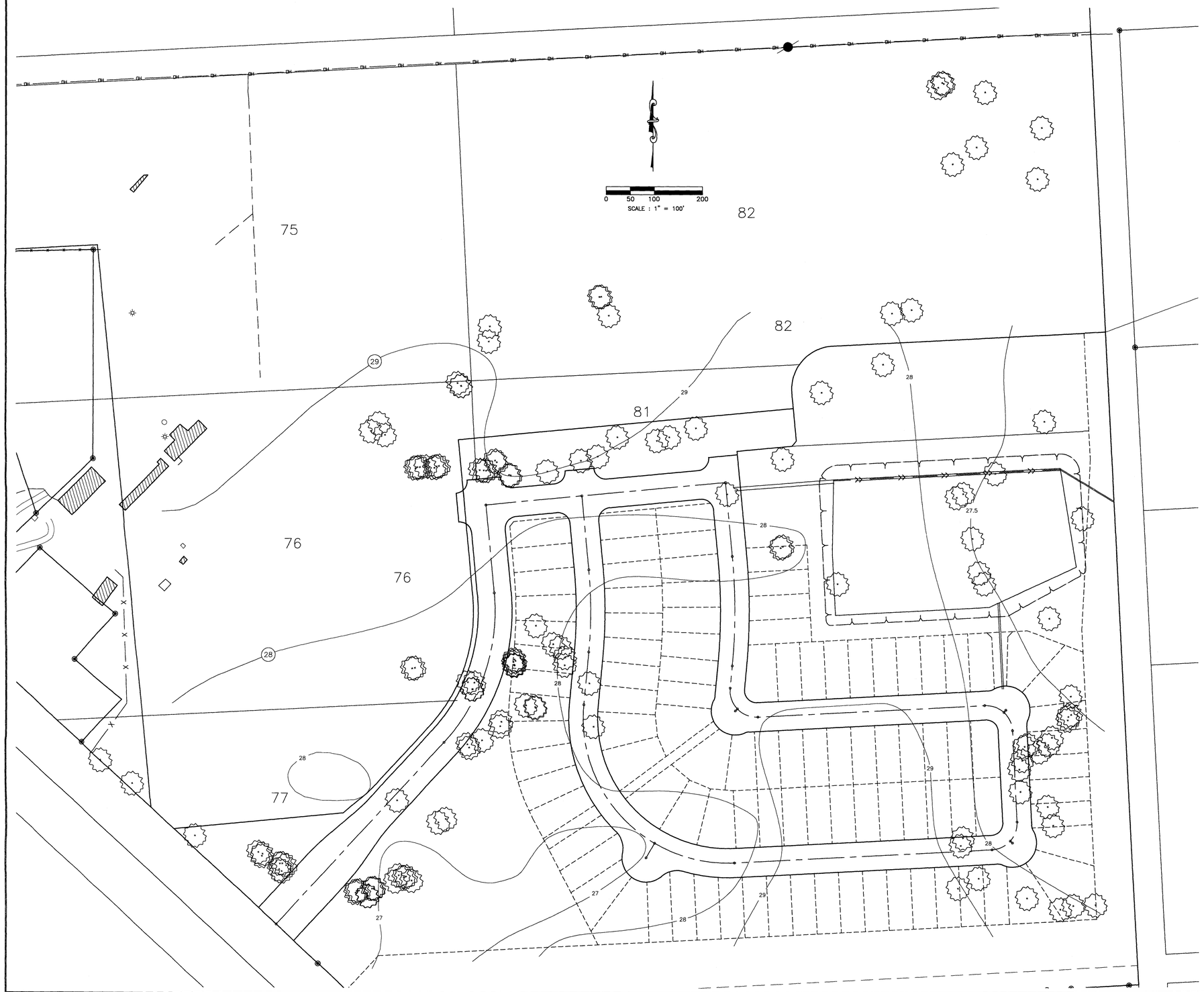
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Angleton makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Angleton from any damage, loss, or liability arising from such use.

City of Angleton

Operated by:
City of Angleton
121 S. Velasco St.
Angleton, TX 77515
979-849-4364

City of Angleton GIS Mapping

1 " = 2,027 '



AUSTIN COLONY SECTION 1 HERITAGE TREES

THERE ARE NO LIVE OAK OR PECAN TREES IN THE AREA SURVEYED.

TOTAL NUMBER OF HERITAGE TREES = 0
TOTAL CALIPER OF HERITAGE TREES = 0

TREE SYMBOLS SHOWN ON THIS DRAWING REPRESENT TREES HAVING 12" DIAMETER TRUNKS AT 4.5' ABOVE GROUND.

THE VARIETY OF TREES TIED IN CONSISTED OF:

- BIRCH
- BUR OAK
- ELM
- HACKBERRY
- POST OAK
- SYCAMORE
- CHINESE TALLOW
- WATER OAK

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED DR
DRAWN
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
4005 TECHNOLOGY DRIVE, SUITE 1530
ANGLETON, TEXAS 77515 (979) 849-6681
REG. NO. F-825

STATE OF TEXAS
DOUGLAS B. ROESLER
56739
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Douglas B. Roesler P.E. 56739

Date: 11-11-21

OWNER:
Wayne L. "Sandy" Rea, II
Tejas Viejo Land Company
1306 Marshall Street
Houston, Texas 77006
waynerea@swbell.net (713) 993-6453

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

PROJECT:
Austin Colony Subdivision
Section 1 - 100 Lots
CR 44 (Anchor Road), Angleton TX

HERITAGE TREE PRESERVATION PLAN

PROJECT NO. 14997

LS-15

Texas Firm No. 10194

Tejas Angleton Development, L.L.C.

1306 Marshall Street Houston, Texas 77006
waynerea@swbell.net
(713) 993-6453

November 4, 2021

Mr. Walter Reeves Jr., AICP
Development Services Director
City of Angleton
121 S. Velasco Street
Angleton, Texas 77515

Re: Austin Colony Section 1 Variance Request

Dear Mr. Reeves ,

The Final Plat for Austin Colony Section 1 includes 100 lots with associated interior roadways, utilities, drainage, detention and Austin Colony Boulevard from County Road 44 to the entrance to Section 1. The extension of Austin Colony Boulevard North to the intersection with Tigner Street and the extension of Tigner Street from end of pavement behind Walmart to the intersection of Tigner Street and Austin Colony Boulevard is referred to as ACB/TS and shall have separate construction plans and Final Plat. The development of ACB/TS shall commence after the 50th building permit is issued for Section 1

Tejas Angleton Development, L.L.C., requests a variance to the Land Development Code, Public Access to Subdivisions, Section 23-11.I. The variance request will consist of the following:

1. Allow the Austin Colony Boulevard entry into Section 1 as a single access point for the first 50 lots issued for building permits. As listed in Section 23-11.2 , median width is a minimum of 6' (ours is 30'), boulevard length is a minimum of 75' (ours is 250') and roadways must be adequate for emergency vehicles which is a minimum of 20' (ours is 24)'.

2. During construction of the civil portion of Austin Colony Section 1, the construction plans and Final Plat will be developed for ACB/TS. Tigner Street will ultimately be a boulevard with a median and 24' wide lanes in each direction. For Section 1's development only, Tigner Street will be one 24-lane road. We anticipate that

the 2nd half of the Tigner Street boulevard will be built and completed as part of Section 3.

3. After the issuance of Section 1's 50th building permit, ACB/TS construction must begin before additional building permits are issued and completed before the 100th building permit is issued in Section 1. Completion of these roadways will provide the second access for the completed Austin Colony Section 1 (100 lots). This connection to Tigner Street will be for emergency access only. The remaining 24' wide roadway will be open to traffic after the first 50 building permits of Section 2 are issued.

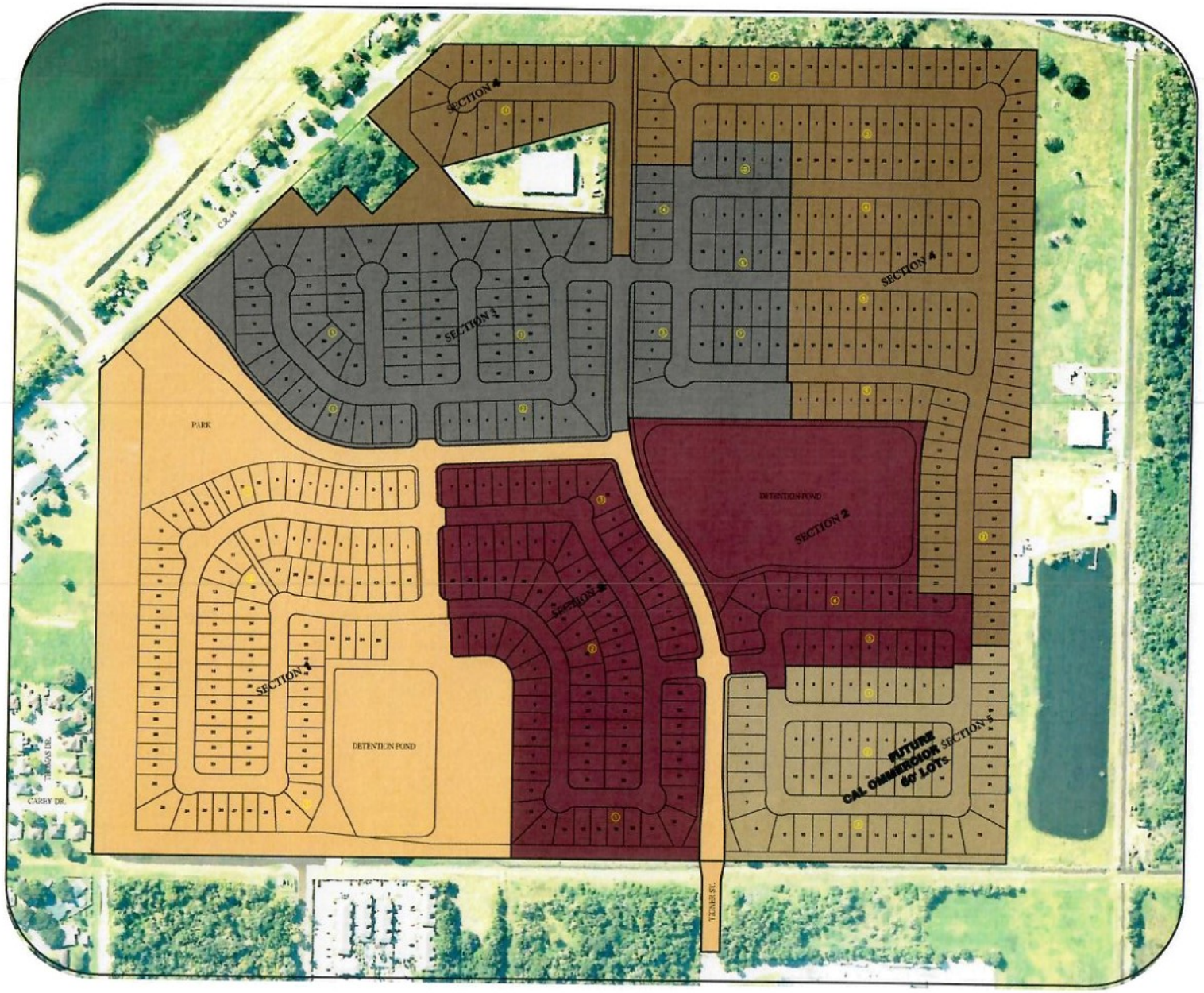
4. In lieu of a bond or other surety equal to 125% of the estimated construction costs for ACB/TS, Tejas Angleton Development, L.L.C. will establish an escrow account with $650,000 to guarantee the construction of ACB/TS. Before the first building permit is issued, the escrow account will be funded with $650,000.

If you have any questions or require further information, please let us know.

Sincerely,

Tejas Angleton Development, L.L.C.

Wayne L. Rea II
Manager



LOT SUMMARY

PHASE - 1
100 LOTS
100 - 50' LOTS

PHASE - 2
108 LOTS
87 - 55' LOTS
21 - 60' LOTS

PHASE - 3
106 LOTS
106 - 60' LOTS

PHASE - 4
164 LOTS
132 - 55' LOTS
32 - 60' LOTS

PHASE - 5
55 LOTS
55 - 60' LOTS

TOTAL LOTS
533 LOTS
100 - 50' LOTS
219 - 55' LOTS
214 - 60' LOTS

Austin Colony Subdivision

164.50 ACRES OF LAND
5 PHASES
533 LOTS

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
REG NO F-825, TBPLS NO 10052500

AGENDA ITEM SUMMARY FORM

MEETING DATE: December 2, 2021

PREPARED BY: Lindsay Koskiniemi, CPM, CGFO, Assistant Director of Development Services

AGENDA CONTENT: Discussion and possible action on the Final Replat of the Brazoria County Courthouse Expansion project. The subject property spans four city blocks, or 11.361 acres, surrounded by Cedar Street to the north, Front Street to the west, Arcola Street to the east, and E. Locust Street to the south and encompasses the following addresses: 135 W. Live Oak St., 130 W. Live Oak St., 111 E. Locust St., 100 E. Cedar St. and 237 E. Locust St. All subject property addresses are within the Central Business District (CBD) zoning district.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

This is a request for approval of the final replat of 11.361 acres in the Central Business District (CBD) zoning district. Staff comments were provided to the applicant on November 24, 2021. Attached are the comments from City staff and the City Engineer. While there is a short list of outstanding comments provided from the City's Engineer review, staff feels this can be accomplished prior to the City Council meeting on December 14, 2021. Letters from the City Engineer and Angleton Drainage District are provided expressing no objections to the final re-plat or the grading drainage and detention plans for the Courthouse and parking expansion or new Emergency Preparedness Building.

RECOMMENDATION:

Staff recommends approval of the Final Replat of the Brazoria County Courthouse Campus Expansion. Subject to the condition that all comments are cleared prior to the December 14, 2021, City Council Meeting.

SUGGESTED MOTION:

I move we recommend approval of the Final Replat of the Brazoria County Courthouse Campus Expansion. Subject to the condition that all comments are cleared prior to the December 14, 2021, City Council Meeting.

November 24, 2021

Mr. Walter Reeves
Director of Development Services
City of Angleton
121 S. Velasco
Angleton, TX 77515

Re: On-Going Services
Plat Review of Brazoria County Courthouse Expansion Final Replat – 1st Submittal Review
Angleton, Texas
HDR Job No. 10283980

Dear Mr. Reeves:

HDR Engineering, Inc. (HDR) has reviewed the plat for the above referenced property and offers the following exceptions noted:

1. The Angleton Drainage District provided letters of approval, dated October 13, 2021, with stipulations noted and is provided as an attachment in this review. No additional action is required
2. Provide additional note for Unrestricted Reserve "A" regarding the existing detention area within the unrestricted reserve.
3. Revise utility easement text where noted on Unrestricted Reserve "B".
4. Provide the final mylar with an updated submittal date (i.e., November 2021).

HDR takes no objection to the proposed Brazoria County Courthouse Expansion Final Replat with the exceptions noted. Please note, this does not necessarily mean that the entire drawings, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data are signed, dated, and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which therefore conveys the surveyor's responsibility and accountability.

If you have any questions, please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10283980)

Attachments

hdrinc.com 4828 Loop Central Drive, Suite 800, Houston, TX 77081-2220
T (713) 622-9264 F (713) 622-9265
Texas Registered Engineering Firm F-754(713) 622-9264

ANGLETON DRAINAGE DISTRICT

A Political Subdivision of the State of Texas
P.O. Box 2469, Angleton, Texas 77516-2469
Phone: (979) 849-2414 Fax: (979) 848-8160

October 13, 2021

MBCO Engineering, LLC
Daniel Rex, Project Manager
1505 Highway 6 S, Ste. 180
Houston, Texas 77077

Re: Grading, Drainage and Detention Plan for Brazoria County Courthouse and Parking Expansion.

During the Regular Public Meeting of the Angleton Drainage District of October 12, 2021, the Board of Supervisors unanimously approved the grading, drainage and detention plan for the Brazoria County Courthouse and Parking Expansion as presented.

As presented, the Brazoria County courthouse and parking expansion will be on the property where the old First Baptist Church used to be. The county is currently tearing down the old church. This proposed development is in the detention free zone where no detention is required.

If any additional structures are added to this site in the future, a subsequent review by the Angleton Drainage District will be required to ensure there are no adverse impacts to adjacent landowners.

Approval of this grading, drainage and detention plan in no way represents that Brazoria County has complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the approval of the grading, drainage and detention plan approved, with the stipulations listed, if any, in this letter, by the District.

Sincerely,

David B. Spoor

David B. Spoor, Chairman
Angleton Drainage District

ANGLETON DRAINAGE DISTRICT

A Political Subdivision of the State of Texas
P.O. Box 2469, Angleton, Texas 77516-2469
Phone: (979) 849-2414 Fax: (979) 848-8160

October 13, 2021

MBCO Engineering, LLC
Daniel Rex, Project Manager
1505 Highway 6 S, Ste. 180
Houston, Texas 77077

Re: Grading and Drainage Plan
Brazoria County Expansion for the Emergency Preparedness Building

During the Regular Public Meeting of the Angleton Drainage District of October 12, 2021, the Board of Supervisors unanimously approved the grading and drainage plan for the Brazoria County expansion for the Emergency Preparedness Building as presented.

As presented, Brazoria County is adding an emergency preparedness building on the north parking lot located at the corner of West Live Oak and North Front Street. This proposed expansion will be built on existing impervious coverage and is also in the detention free area.

If any additional structures are added to this site in the future, a subsequent review by the Angleton Drainage District will be required to ensure there are no adverse impacts to adjacent landowners.

Approval of this grading and drainage plan in no way represents that Brazoria County has complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the approval of the grading and drainage plan approved, with the stipulations listed, if any, in this letter, by the District.

Sincerely,

David B. Spoor

David B. Spoor, Chairman
Angleton Drainage District

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT L.M. MATT SEBESTA, JR. COUNTY JUDGE OF THE COUNTY OF BRAZORIA, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, does hereby adopt this plat designating the herein above described property as BRAZORIA COUNTY COMPLEX, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the constructions, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

The owner of land shown on this plat, in person, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

L.M. MATT SEBESTA, JR.
COUNTY JUDGE OF THE COUNTY OF BRAZORIA,
A POLITICAL SUBDIVISION OF THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared L.M. MATT SEBESTA, JR. known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Public in and for the State of Texas
County of BRAZORIA

My commission expires: _____

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

APPROVED this _____ day of _____, 20____, by the Planning and Zoning Commission, City of Angleton, Texas.

BILL GARWOOD, Chairman, Planning and Zoning Commission

FRANCES AGUILAR, City Secretary

APPROVED this _____ day of _____, 20____, by the City Council, City of Angleton, Texas.

JASON PEREZ, Mayor

FRANCES AGUILAR, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the _____ day of _____, 2021.

FRANCES AGUILAR, City Secretary, City of Angleton, on behalf of the City.

Notary Public
State of Texas

ANGLETON DRAINAGE DISTRICT

ANGLETON DRAINAGE DISTRICT ACCEPTED, THIS THE _____ DAY OF _____, 20____ THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.
2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.
4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.

THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

CHAIRMAN, BOARD OF SUPERVISORS

BOARD MEMBER

BOARD MEMBER

KNOWN ALL MEN BY THESE PRESENTS:
Than I, Walter P. Sass, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

STATE OF TEXAS
REGISTERED
WALTER P. SASS
4410
PROFESSIONAL
LAND SURVEYOR

Walter P. Sass
Registered Professional Land Surveyor
Texas Registration No. 4410

KNOW ALL MEN BY THESE PRESENTS:
That I, JAMES C. PEYTON, do hereby certify that the proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

STATE OF TEXAS
JAMES C. PEYTON
49813
LICENSED
PROFESSIONAL ENGINEER

James C. Peyton
Registered Professional Engineer
Texas Registration No. 49813



DESCRIPTION OF A 2.410-ACRES
(105,000 SQ. FT.) TRACT OF LAND
SITUATED IN THE JDJ VALDERAS
SURVEY, A-380, BRAZORIA COUNTY, TEXAS

Being a description of a 2.410-acres (105,000 Square Foot) tract of land situated in the JDJ Valderas Survey, A-380, Brazoria County, Texas. Said 2.410-acre tract being all of Lots 1–20, Block 7 of the Town of Angleton recorded in Volume 1, page 12 of the Plat Records of Brazoria County, Texas, being conveyed to the County of Brazoria, by deeds recorded under Volume 1689, Page 30, of the Brazoria County Deed Records (B.C.D.R.), Volume 1639, Page 975, B.C.D.R., Volume 1696, Page 587, B.C.D.R., Volume 1443, Page 785, B.C.D.R., and Volume 1766, Page 639, B.C.D.R.; and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, Central Zone No. 4204, all coordinates shown herein are grid coordinates and may be brought to surface by multiplying by the combined scale factor of 1.00009786096, all distances are surface.

BEGINNING (N=13,626,119.57, E=3,106,556.05) at a 5/8–inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set at the intersection of the east right–of–way line of North Front Street (40–Foot Wide) by said Town of Angleton plat and the south right–of–way line of Live Oak Street (70–Foot Wide) by said Town of Angleton plat, for the northwest corner of said Lot 1 and for the northwest corner of said tract herein described;

THENCE North 84 deg. 49 min. 11 sec. East, with the south right–of–way line of said Live Oak Street, with the north line of said Lots 1 and 9–14 and the north line of said tract herein described, a distance of 350.00 feet to a 5/8–inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the intersection of the south right–of–way line of said Live Oak Street and the west right–of–way line of Velasco Street (70–Foot Wide) by said Town of Angleton plat, for the northeast corner of said Lot 14 and for the northeast corner of said tract herein described;

THENCE South 05 deg. 08 min. 52 sec. East, with the west right–of–way line of said Velasco Street, with the east line of said Lots 14 and 20 and with the east line of said tract herein described, a distance of 300.00 feet to a 5/8–inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set at the intersection of the west right–of–way line of said Velasco Street and the north right–of–way line of Locust Street (70–Foot Wide) by said Town of Angleton plat, for the southeast corner of said Lot 20 and the southeast corner of said tract herein described;

THENCE South 84 deg. 49 min. 11 sec. West, with the north right–of–way line of said Locust Street, the south line of said Lots 8 and 15–20 and the south line of said tract herein described, a distance of 350.00 feet to a 5/8–inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set at the intersection of the north right–of–way line of said Locust Street and the east right–of–way line of said North Front Street, for the southwest corner of said Lot 8 and the southwest corner of said tract herein described;

THENCE North 05 deg. 08 min. 52 sec. West, with the east right–of–way line of said North Front Street, the west line of said Lots 1–8 and the west line of said tract herein described, a distance of 300.00 feet to the POINT OF BEGINNING and containing 2.410 acres (105,000 Square Feet) of land.

DESCRIPTION OF A 0.6749–ACRES
(29,400 SQ. FT.) TRACT OF LAND
SITUATED IN THE JDJ VALDERAS
SURVEY, A–380, BRAZORIA COUNTY, TEXAS

Being a description of a 0.6749–acres (29,400 Square Foot) tract of land situated in the JDJ Valderas Survey, A–380, Brazoria County, Texas. Said 0.6749–acre tract being all of Lots 5–8, 20 and 21, Block 8 of the Town of Angleton recorded in Volume 1, page 12 of the Plat Records of Brazoria County, Texas, being conveyed to the County of Brazoria, by deeds recorded under Volume 1719, Page 299 of the Brazoria County Deed Records (B.C.D.R.), and Volume 1696, Page 142, B.C.D.R., and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, Central Zone No. 4204, all coordinates shown herein are grid coordinates and may be brought to surface by multiplying by the combined scale factor of 1.00009786096, all distances are surface.

BEGINNING (N=13,626,189.28, E=3,106,549.77) at a 5/8–inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set at the intersection of the east right–of–way line of North Front Street (40–Foot Wide) by said Town of Angleton plat and the north right–of–way line of Live Oak Street (70–Foot Wide) by said Town of Angleton plat, for the southwest corner of said Lot 8 and for the southwest corner of said tract herein described;

THENCE North 05 deg. 08 min. 52 sec. West, with the west line of said Lots 5–8, with the west line of said Block 8, with the east right–of–way line of said North Front Street and with the west line of said tract herein described, a distance of 140.00 feet to a 5/8–inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the east right–of–way line of said North Front Street, in the west line of said Block 8, for the northwest corner of said Lot 5, in the south line of an Alley (20–Foot Wide) by said Town of Angleton plat and for the northwest corner of said tract herein described;

THENCE North 84 deg. 49 min. 11 sec. East, with the south line of said Alley, with the north line of Lot 5, passing a 1/2–inch iron pipe found for the northeast corner of said Lot 5 and the northwest corner of said Lot 20 at a distance of 140.00 feet, continuing with the north line said Lot 20, said Lot 21 and with the north line of said tract herein described, for a total distance of 210.00 feet to a 5/8–inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northeast corner of said Lot 21, for the intersection of the south and west line of said Alley and for the northeast corner of said tract herein described;

THENCE South 05 deg. 08 min. 52 sec. East, with the west line of said Alley, the east line of said Lot 21 and the east line of said tract herein described, a distance of 140.00 feet to a 5/8–inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the north right–of–way line of said Live Oak Street, for the southeast corner of said Lot 21 and the southeast corner of said tract herein described;

THENCE South 84 deg. 49 min. 11 sec. West, with the north right–of–way line of said Live Oak Street, the south line of said Lots 8, 20 and 21 and the south line of said tract herein described, a distance of 210.00 feet to the POINT OF BEGINNING and containing 0.6749 acres (29,400 Square Feet) of land.

DESCRIPTION OF A 8.276–ACRES
(360,500 SQ. FT.) TRACT OF LAND
SITUATED IN THE JDJ VALDERAS
SURVEY, A–380, BRAZORIA COUNTY, TEXAS

Being a description of an 8.276–acres (360,500 Square Foot) tract of land situated in the JDJ Valderas Survey, A–380, Brazoria County, Texas. Said 8.276–acre tract being all of Blocks 13, 14, and 27 of the Town of Angleton recorded in Volume 1, page 12 of the Brazoria County Plat Records (B.C.P.R.), and being that portion of Live Oak Street lying between the intersection of Live Oak Street and Velasco Street, the intersection of Live Oak Street and Chenango Street (between said Blocks 13 and 14), and being that portion of Chenango Street lying between the intersection of Live Oak Street and Chenango Street, the intersection of Locust Street and Chenango Street (between said Blocks 14 and 27), of the Town of Angleton recorded in Volume 1, page 12 of the B.C.P.R., Texas, being conveyed to the County of Brazoria, by deeds recorded under Volume 40, Page 83, of the Brazoria County Deed Records (B.C.D.R.), Volume 42, Page 228, B.C.D.R., Volume 1299, Page 877, B.C.D.R., Volume 1162, Page 171, B.C.D.R., Brazoria County Clerk's File Number (B.C.C.F. No.) 2018047374, B.C.C.F. No. 2018045599, and B.C.C.F. No. 2021064522 and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, Central Zone No. 4204, all coordinates shown herein are grid coordinates and may be brought to surface by multiplying by the combined scale factor of 1.00009786096, all distances are surface.

BEGINNING (N=13,626,525.95, E=3,106,941.09) at a 5/8–inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set at the intersection of the east right–of–way line of Velasco Street (70–Foot Wide) by said Town of Angleton plat and the south right–of–way line of Cedar Street (70–Foot Wide) by said Town of Angleton plat, for the northwest corner of said Block 13, and for the northwest corner of said tract herein described;

THENCE North 84 deg. 49 min. 11 sec. East, with the south right–of–way line of said Cedar Street, with the north line of said Block 13, and with a north line of said tract herein described, a distance of 350.00 feet to a 5/8–inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set at the intersection of the south right–of–way line of said Cedar Street and the west right–of–way line of said Chenango Street, for the northeast corner of said Block 13, and for the most northerly northeast corner of said tract herein described;

THENCE South 05 deg. 08 min. 52 sec. East, with the west right–of–way line of said Chenango Street, with the east line of said Block 13, with the east line of said abandoned Live Oak Street, and with an east line of said tract herein described, at a distance of 300.00 feet passing a found "Rail Road" spike, being the southeast corner of said Block 13, a point in the north right–of–way line of said abandoned Live Oak Street, and a point in the west right–of–way line of said Chenango Street; continuing a total distance of 370.00 feet, to a 5/8–inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set at the intersection of the west right–of–way line of said Chenango Street and the south right–of–way line of said Live Oak Street, for the northeast corner of said Block 14, for the northwest corner of said abandoned Chenango Street, and for an interior corner of said tract herein described;

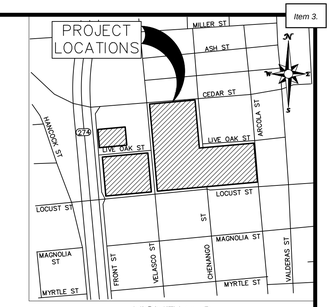
THENCE North 84 deg. 49 min. 11 sec. East, with the south right–of–way line of said Live Oak Street, the north line of said abandoned Chenango Street, with the north line of said Block 27 and a north line of said tract herein described, at a distance of 70.00 feet passing the northeast corner of said abandoned Chenango Street and the northwest corner of said Block 27, continuing a total distance of 420.00 feet to a 4–inch by 4–inch concrete monument found at the intersection of the south right–of–way line of said Live Oak Street and the west right–of–way line of Arcola Street (70–Foot Wide) by said Town of Angleton plat, for the northeast corner of said Block 27, and the most easterly northeast corner of said tract herein described;

THENCE South 05 deg. 08 min. 52 sec. East, with the west right–of–way line of said Arcola Street, the east line of said Block 27 and an east line of said tract herein described, a distance of 300.00 feet to a 4–inch by 4–inch found concrete monument at the intersection of the north right–of–way line of said Locust Street (70–Foot Wide) by said Town of Angleton plat, and the west right–of–way line of said Arcola Street, for the southeast corner of said Block 27, and the southeast corner of said tract herein described;

THENCE South 84 deg. 49 min. 11 sec. West, with the north right–of–way line of said Locust Street, the south line of said Block 27, with the south line of said abandoned Chenango Street, with the south line of said Block 14 and the south line of said tract herein described, at a distance of 350.00 feet passing a found 1/2–inch rod with cap stamped "PINPOINT RPLS 6086", being the southeast corner of said abandoned Chenango Street, and being the southwest corner of said Block 27, at a distance of 420.00 feet passing the southwest corner of said abandoned Chenango Street and the southeast corner of said Block 14, continuing for a total distance of 770.00 feet to a 5/8–inch rod with cap stamped "WEISSER ENG HOUSTON, TX" set at the intersection of the north right–of–way line of said Locust Street, and the east right–of–way line of said Velasco Street, for the southwest corner of said Block 14, and the southwest corner of said tract herein described;

THENCE North 05 deg. 08 min. 52 sec. West, with the east right–of–way line of said Velasco Street, the with west line of said Block 14, with the west line of said abandoned Live Oak Street, with the west line of said Block 13, and with the west line of said tract herein described, a distance of 670.00 feet to the POINT OF BEGINNING and containing 8.276 acres (360,500 Square Feet) of land.

PROJECT LOCATIONS



VICINITY MAP
N.T.S.
Key Map No. 828-N

LEGEND

A.E.	–	AERIAL EASEMENT
B.L.	–	BUILDING LINE
C.I.R.	–	CAPPED IRON ROD
D.E.	–	DRAINAGE EASEMENT
F.C. NO.	–	FILM CODE NUMBER
B.C.C.F. NO.	–	BRAZORIA COUNTY CLERK FILE NUMBER
B.C.D.R.	–	BRAZORIA COUNTY DEED RECORD
B.C.P.R.	–	BRAZORIA COUNTY PLAT RECORDS
I.R.	–	IRON ROD
PG.	–	PAGE
O.P.R.R.P.H.C.	–	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BRAZORIA COUNTY, TEXAS
R.O.W.	–	RIGHT–OF–WAY
STM. S. ESMT.	–	STORM SEWER EASEMENT
S.S.E.	–	SANITARY SEWER EASEMENT
SQ.FT.	–	SQUARE FEET
VOL.	–	VOLUME
U.E.	–	UTILITY EASEMENT
W.L.E.	–	WATERLINE EASEMENT

NOTES:

1. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by applying the following combined scale: 0.999870364.
2. Basis of bearings being the Texas State Plane coordinate system (South Central Zone No. 4204).
3. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48039C0445K, effective date of December 30, 2020, the surveyed property lies within zone "X" (Unshaded), areas determined to be outside the 0.2% annual chance floodplain.
4. Project Benchmark: Trimble Continuous Operating Reference Station (CORS) (HAGS_1012), Trimble Net R9 located at Advanced Geodetic Surveys, Inc. (AGS) 23111 FM 1462, Damon, TX 77430 near the intersection with FM 762. Elevation=78.32' NAD 83 NAVD 88

   Site Benchmarks:
   BM1 – A 5/8" I.R. set at the intersection of Live Oak St. and Chenango St.
   Elevation=27.77' NAD 83 NAVD 88

   BM2 – A 5/8" I.R. set at the intersection of Live Oak St. and Velasco St.
   Elevation=27.40'
5. Selling a portion of this addition by metes and bounds is a violation of the Unified Development Code of the City of Angleton and State platting statutes and is subject to fines and withholding of utilities and building permits.
6. Plat approval shall not be deemed to or presumed to give authority to violate, nullify, void, or cancel any provisions of local, state, or federal laws, ordinances, or codes.
7. The applicant is responsible for securing any Federal permits that may be necessary as the result of proposed development activity. The City of Angleton is not responsible for determining the need for, or ensuring compliance with any Federal permit."
8. Approval of this plat does not constitute a verification of all data, information and calculations supplied by the applicant. The Engineer of Record or Registered Public Land Surveyor is solely responsible for the completeness, accuracy and adequacy of his/her submittal whether or not the application is reviewed for code compliance by the City Engineer.
9. All responsibility for the adequacy of this plat remains with the engineer or surveyor who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Engineer and/or surveyor of record.
10. The proposed subdivision is located in the "Original Town Detention Free Area" per Ord. No. 2013–0–7B.
11. All building lines as required by the City of Angleton's Zoning Ordinance.

Provide a note stating: Unrestricted Reserve "A" contains an existing detention area subject to regulations and requirements of the City of Angleton and the Angleton Drainage District and shall be maintained by the Owner.

BRAZORIA COUNTY COMPLEX

A SUBDIVISION OF 11.3609 (494,881 SQ. FT.) ACRES,
SITUATED IN THE J. DE J. VALDERAS SURVEY, A-380,
CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS.

1 BLOCK 3 RESERVES

OWNER:

BRAZORIA COUNTY
A POLITICAL SUBDIVISION OF
THE STATE OF TEXAS
451 N Velasco, Street, Suite 230
Angleton, TX 77515–442

SURVEYOR:

WEISSER
Engineering & Surveying
19500 Park Row | Houston, Texas 77084
T.B.P.E. Reg. No. F-68 | T.B.P.L.S. Reg. No. 10194324
www.weissereng.com | 281.579.7300

Revise Date for current submittal

Date : October 2021 Job No. : GD007

THE HEART OF BRAZORIA COUNTY
ANGLETON

APPLICATION FOR PLAT REVIEW/APPROVAL

Date: 11/11/2021

TYPE OF PLAT APPLICATION

ADMINISTRATIVE		PRELIMINARY		FINAL	
MINOR	☐	RESIDENTIAL	☐	RESIDENTIAL	☐
AMENDING/REPLAT	☐	COMMERCIAL	☐	COMMERCIAL	☑

Address of property: 135 W Live Oak St., 130 W Live Oak St., 111 E Locust St., 100 E Cedar St.,237 E Locust St., N Chenango St., Angleton, TX 77515

Name of Applicant: Chad Shook Phone: 281.579.7300

Name of Company: Weisser Engineering & Surveying Phone: 281.579.7300

E-mail: cshook@weissereng.com

Name of Owner of Property: Brazoria County, a political subdivision of The State of Texas

Address: 541 N Velasco Street, Suite 230, Angleton, TX 77515-442

Phone: (979) 864-1265 E-mail: clayf@brazoria-county.com

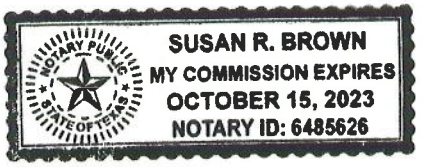
I HEREBY REQUEST approval of the preliminary and final plat of the subject property according to the plans which are submitted as a part of this application. I HEREBY AUTHORIZE the staff of the City of Angleton to inspect the premises of the subject property. I HEREBY SWEAR AND AFFIRM that all statements contained herein and attached hereto are true and correct to the best of my knowledge and belief.

Signature of Owner or Agent for Owner (Applicant) Chad Shook Digitally signed by Chad Shook Date: 2021.11.11 08:42:42 -06'00'

NOTARIAL STATEMENT FOR APPLICANT:

Sworn to and subscribed before me this 11 day of November, 20 21.

(SEAL)



Susan R. Brown

Notary Public for the State of Texas
Commission Expires: 10/15/23

APPLICATION AND ALL REQUIRED DOCUMENTATION MUST BE SUBMITTED FOR REVIEW A MINIMUM OF 35 DAYS PRIOR TO THE NEXT PLANNING & ZONING COMMISSION MEETING. INCOMPLETE FORMS MAY BE DELAYED, DENIED, RETURNED TO THE APPLICANT; PLANNING & ZONING COMMISSION MEETS ON THE FIRST THURSDAY OF THE MONTH.

AFFIDAVIT OF AUTHORIZATION BY PROPERTY OWNER

I swear that I am the owner of (indicate address and/or legal description) 135 W Live Oak St., 130 W Live Oak St., 111 Locust St., 100 E Cedar St., 237 E Locust St., N Chenango St., Angleton,TX 77515

which is the subject of the attached application for land platting and is shown in the records of Brazoria County, Texas.

I authorize the person named below to act as my agent in the pursuit of this application for the platting of the subject property.

NAME OF APPLICANT: Chad Shook

ADDRESS: 19500 Park Row, Houston, TX 77084

APPLICANT PHONE # 281.579.7300 E-MAIL: cshook@weissereng.com

PRINTED NAME OF OWNER: Matt Sebesta

SIGNATURE OF OWNER: DocuSigned by: Matt Sebesta B0928641E28748B... DATE: Nov 15, 2021

NOTARIAL STATEMENT FOR PROPERTY OWNER:

Sworn to and subscribed before me this_____day of Nov 15, 2021, 20____.

(SEAL)

LACEY POWELL
Notary ID
13054998-6
My Commission Expires
2/22/2024

DocuSigned by: Lacey Powell F6B166B405D34D9...

Notary Public for the State of Texas
Commission Expires: 02-22-2024

PROJECT SUMMARY FORM

Address of property 135 W Live Oak St., 130 W Live Oak St., 111 E Locust St., 100 E Cedar St., 237 E Locust St., N Chenango St., Angleton, TX 77515

The subject property fronts_____feet on the_____side of _____

Depth:_____ Area:_____Acres:_____square feet

INDICATE THE PURPOSE OF THE REQUESTED PLAT APPROVAL (BE SPECIFIC):

The purpose of the requested to plat approval is to submit for Final approval of the Brazoria County Complex plat.

Is this platting a requirement for obtaining a building permit? X YES_____NO

INDICATE ADDITIONAL INFORMATION THAT WILL ASSIST WITH THE REVIEW OF THIS APPLICATION.

This plat is to reflect the areas that Brazoria County plans to develop for their new complex.

Name: Chad Shook Date: 11/11/2021

SUBMITTAL REQUIREMENTS

Land Development Code, Chapter 23 §117 – Preliminary Plats

https://library.municode.com/tx/angleton/codes/code_of_ordinances?nodeId=PTIICOOR_CH23LADECO_APXAPLLASULI_SUBAPPENDIX_A-1PLCE_S23-117PRPL

SUBMITTAL REQUIREMENTS. THE FOLLOWING INFORMATION SHALL BE FILED:

1. A completed application form and application fee;
2. One full size, 24-inch × 36-inch, paper copy of the plat (prepared consistent with §117.B) and a .pdf file of the same and one paper copy and electronic copy of all items submitted in support of the plat;
3. A preliminary utility plan showing all existing and proposed utilities;
4. A TIA, if the development meets the threshold requirements set out in section 23-24, Traffic impact analysis (TIA). If a TIA is required, the applicant shall meet with the city engineer and a TXDOT representative (if applicable) in advance of the submittal to define the TIA parameters. An incomplete or deficient TIA shall constitute grounds to find a plat to be incomplete, or to deny the plat;
5. Utility and drainage reports with adequate information to determine conformity with the utility and drainage requirements of this LDC. Physical features, including the location and size of watercourses, 100-year floodplains per FIRM maps, proposed CLOMR boundaries, regulated wetlands and areas where water drains into and out of the subdivision;
6. A drainage report, as set out in section 23-15, Drainage and utilities;
7. A soil suitability report (geotechnical report), as set out in section 23-25, Drainage and utilities, subsection G., Soil suitability report;
8. A current tax certificate(s);
9. Construction plans may be submitted at the option of the applicant;
10. A certification of approval of the plat by planning and zoning commission and city council, as shown in section 23-118, Final plats, subsection C;
11. A statement if parkland will be dedicated or fees-in-lieu of parkland dedication will be paid;
12. Heritage tree survey and a tree preservation plan;
13. All other information necessary to demonstrate compliance with all requirements of the LDC and all other development codes of the city; and
14. Construction plans for any required public improvements may be submitted with the plat or after the approval of the plat but shall be filed and approved prior to the filing of a final plat.

PLAT FEES:

ADMINISTRATIVE PLAT	$250.00 Plus Review Expense

REGULAR PLAT SUBMITTAL:

***RESIDENTIAL** (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

200 Lots or less	$800.00 plus $6.00 per lot
More than 200 Lots	$4.00 per additional lot over 200
Plan Review Fee by City Engineer deposit (If cost of review exceeds deposit amount, balance of cost will be billed at a later time).	$1,000.00

***COMMERCIAL** (Preliminary and Final Plat Fees are separate and calculated as detailed herein)

Less than two acres	$1,000.00
More than Two Acres	$1,000.00 plus 25.00/additional acre
Plan Review Fee by City Engineer deposit (If cost of review exceeds deposit amount, balance of cost will be billed at a later time)	$1,000.00

OFFICE USE ONLY:

*Date received:*_____*By:*_____

Type of Plat: _____

Description of individual charges:

_____

_____

_____

*Total Fee Received:*_____*By:* _____

*Proof of taxes received:*_____*Yes If no, explain:* _____

PRELIMINARY PLAT MEETINGS:

Pre-submission conference/meeting date: _____

*Received Preliminary Plat on:*_____*by* _____

Preliminary plat staff meeting date: _____

Planning & Zoning meeting date: _____

*City Council meeting date:*_____

FINAL PLAT MEETINGS:

*Received final plat on*_____*by* _____

*Reviewed by Staff on*_____*by* _____

Planning & Zoning meeting date: _____

*City Council meeting date:*_____

Filed with County Clerk on: _____

File-stamped copy to owner/developer on: _____

AGENDA ITEM SUMMARY FORM

MEETING DATE: December 2, 2021

PREPARED BY: Lindsay Koskiniemi, CPM, CGFO, Assistant Director of Development Services

AGENDA CONTENT: Discussion and possible action on the Preliminary Replat of the second phase of the Kiber Reserve Subdivision. The subject property is 7.956 acres and is shown to have forty-five lots on three blocks located to the north of East Kiber Street, to the west of South Downing Road, and south of East Orange Street. The property is currently in a Planned Development Overlay District.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

This is a request for a recommendation of approval of the Preliminary Replat of Kiber Reserve Subdivision Phase II. The property consists of a total of 19.84 acres located north of East Kiber Street, to the west of South Downing Road, and south of East Orange Street. The Kiber Reserve development will have a total of 93 residential lots with Phase I consisting of 48 residential lots and 1 reserve lot. Phase I was completed and public utilities conveyed to the City of Angleton at the regular City Council meeting on October 12, 2021.

Phase II consists of 45 lots and consists of 7.956 acres. Upon review of the Phase II Preliminary Plat and review of construction plans for paving, drainage, and utilities, the City Engineer provided a comprehensive list of comments for the preliminary plat and plans with a determination that the plat and plans are incomplete and must be revised and resubmitted to complete the required review. Revisions must be completed, and comments cleared prior to the requesting approval of the Preliminary Plat for Phase II at the regular City Council meeting on December 14, 2021.

The City Engineer letter and comments are provided.

RECOMMENDATION:

Staff recommends approval of Phase II of the Kiber Reserve subdivision Preliminary Plat and plans subject to the City's receipt of resubmitted plat and plans with comments cleared prior to the regular City Council meeting on December 14, 2021.

SUGGESTED MOTION:

I recommend approval of Phase II of the Kiber Reserve subdivision Preliminary Plat and plans subject to the City's receipt of resubmitted plat and plans with comments cleared prior to the regular City Council meeting on December 14, 2021.

November 17, 2021

Mr. Chris Whittaker
Interim City Manager
City of Angleton
121 S. Velasco
Angleton, TX 77515

Re: On-Going Services
Plat and Plan Review of Kiber Reserve Ph. 2 Subdivision – 1st Submittal Review
Angleton, Texas
HDR Job No. 20-007

Dear Mr. Whittaker:

HDR Engineering, Inc. (HDR) has reviewed the plat and plans for the above referenced property and offers the following comments:

Plat Review:

1. Use information from the most up-to-date FEMA FIRM panel for the project area. The current FIRM panel 48039C0445K was adapted on December 30, 2020.
2. Verify and remove certificate since detention is dedicated in Phase 1. Provide a plat note that references use of detention reserve found in Kiber Reserve Phase 1 plat.
3. Update Surveyor information on the Surveyor Plat Certificate.
4. Verify and revise the Angleton Drainage District plat certificate as noted on the attached review drawing.
5. Verify and revise the plat title to include all blocks shown.
6. Verify and revise the topographic information shown on Kiber Reserve - Phase 1.
7. Revise the sheet reference to Kiber Reserve Phase 1 to show it as an existing subdivision.
8. Provide (2) references of Bryan Way to show the Ph. 1 and Ph. 2 dedication accordingly.
9. Verify all private utility easements shown on the plat, per utility provider requirements.
10. Notate building line and 20-ft easement as noted in Phase 1 where noted on the attached review drawing.
11. Show the 38.75-ft U.E. on the plat as noted in construction plans.
12. Verify and provide a drainage easement for drainage swale along the portion noted on the attached review drawing near the 5.00 acres property (Michael McLendon).
13. Remove the portion of bold linework shown in Phase 1.

Plan Review:

General Comments

hdrinc.com 4828 Loop Central Drive, Suite 800, Houston, TX 77081-2220
T (713) 622-9264 F (713) 622-9265
Texas Registered Engineering Firm F-754(713) 622-9264

1. Verify locations of existing utilities from Kiber Reserve Subdivision Phase I record drawings.
2. Call out casing size and material.

Sheet 3 – Existing Condition

3. Use information from the most up-to-date FEMA FIRM panel for the project area. The current FIRM panel 48039C0445K was adapted on December 30, 2020.

Sheet 4 – P&P Bryan Way STA. 0+00 to 4+90

4. Alignment of existing water line does not match that shown in the record drawings for Phase I. The record drawings show two (2) 90° bends and a tapping sleeve and valve (TS&V) at the existing 8" AC pipe.
5. Call out casing material and size on water line.
6. Show the 38.75' U.E. on the plat.

Sheet 5 – P&P Bryan Way STA. 4+90 to 10+20

7. Record drawings show a fire hydrant lead with a gate valve at Bryan Way STA 4+98.
8. Record drawings show a fire hydrant lead and gate valve at Bryan Way STA 9+50, near Inlets 13 and 14.

Sheet 8 – P&P Greenbriar Loop STA. 0+00 to 5+00

9. Call out casing material and size on water line.

Sheet 9 – P&P Greenbriar Loop STA. 5+00 to 10+02

10. Notate the single sanitary sewer service noted on the review drawing.

Sheet 12 – Utility Layout

11. Notate manholes in Phase 1 as "existing".

Sheet 14 – Drainage Area Map

12. Notate directional arrows on the sheet to show direction of the proposed runoff in each drainage area.

Sheet 15 – Grading Plan

13. Show drainage easement on plat and plans for the "V" swale shown along the property line near the existing 5.00 acre tract.
14. Verify finished floor elevations for Phase 2 and update note shown.
15. Verify proposed elevations shown at the ditch along Downing Road and remove if no longer needed.
16. For the cross-section details noted on the sheet, include the reference locations on the plan drawing.

Sheet 22 – Pavement Markings, Mail Boxes, Street Signs, and Roadway Lighting Layout

17. Remove Note 4 shown if not applicable to the current Phase.
18. Show removal locations of the previously installed Type III barricades.
19. Provide an additional light where noted on Greenbriar Loop.

Sheet 34 – Concrete Pavement Construction Details SL-21

20. Notate geotechnical report in the detail notes. The minimum paving requirements shall apply to the street paving construction including 8-inch minimum thickness subgrade

The proposed plat and plans are incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Kiber Reserve Subdivision Phase II plat and plans be Revised and Resubmitted.

If you have any questions please feel free to contact us at our office (713)-622-9264.

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10293241)

Attachments

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT CHARLES VON SCHMIDT, President And Managing Director of the WATERSTONE DEVELOPMENT GROUP, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as KIBER RESERVE PHASE II, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

Drainage Easements Maintained by a Homeowners' Association.
STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successor, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision by and through a lawfully created homeowners association to be created by the Owners. The Owners covenant and agree that such a homeowners' association (called "Association") shall be created prior to the final acceptance of the City. All Association documents shall be subject to the approval of the City and shall specifically contain covenants binding the Association to continuously maintain all Drainage Easements. Such covenants shall not relieve the individual lot owners of the responsibility to maintain the Drainage Easements should the Association default in the performance of its maintenance responsibility. The Association documents shall also contain provisions that they may not be amended with regard to the Drainage Easement maintenance responsibilities without the approval of the City. The fee simple title to all Drainage Easements shall always remain in the Association.

The City and Angleton Drainage District are not responsible for the maintenance and operation of said easements or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The City and Angleton Drainage District reserves the right, but not the obligation, to enter upon any Drainage Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage and safety purposes.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues. The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

DRAINAGE AND DETENTION EASEMENT.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the Owners and approved by the City of Angleton (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The area shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of stormwater run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as hereinabove defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

_____
PRESIDENT AND MANAGING DIRECTOR

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared CHARLES VON SCHMIDT known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this ___ day of _____, _____.

_____
Notary Public
State of Texas

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

APPROVED this _____ day of _____, 20_____, by the Planning and Zoning Commission, City of Angleton, Texas.

_____
BILL GARWOOD, Chairman, Planning and Zoning Commission

_____
FRANCES AGUILAR, City Secretary

APPROVED this _____ day of _____, 20____, by the City Council, City of Angleton, Texas.

_____
JASON PEREZ, Mayor

_____
FRANCES AGUILAR, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the _____ day of _____, 20____, by

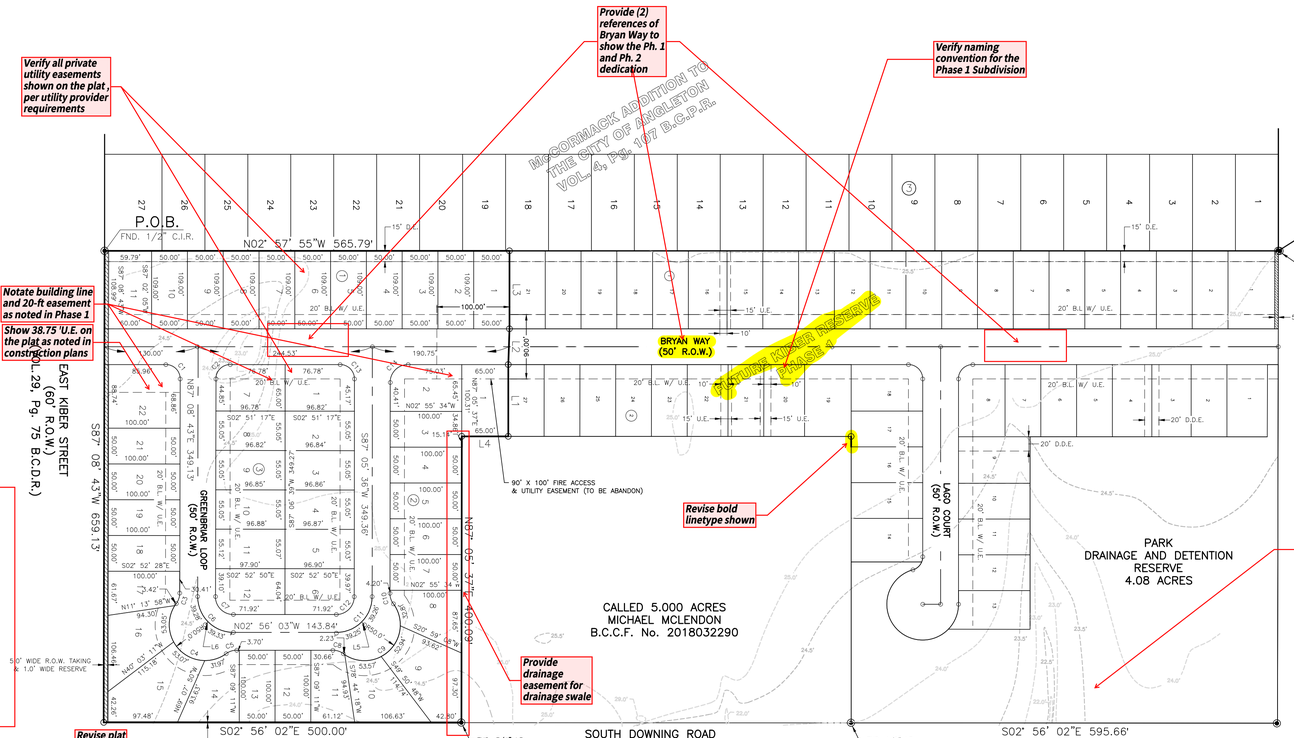
FRANCES AGUILAR, City Secretary, City of Angleton, on behalf of the City.

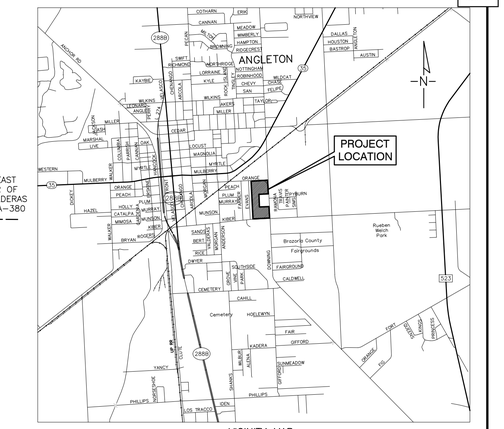
_____
Notary Public
State of Texas

KNOW ALL MEN BY THESE PRESENTS:
That I, Miguelangel A. Sauceda, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

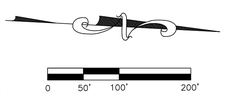
SIGNED: _____
Miguelangel A. Sauceda DATE
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 121992

Verify and remove certificate since detention is dicidated in Phase 1. Provide a plat note that references use of detention reserve found in Kiber Reserve Phase 1 plat





VICINITY MAP



LEGEND

B.C.C.F.	=	BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.	=	BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	=	BRAZORIA COUNTY PLAT RECORDS
B.L.	=	BUILDING LINE
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
BM	=	BENCHMARK
D.D.E.	=	DRAINAGE AND DETENTION EASEMENT
G.B.L.	=	GARAGE BUILDING LINE
FND	=	FOUND
I.R.	=	IRON ROD
I.P.	=	IRON PIPE
P.O.B.	=	POINT OF BEGINNING
R.O.W.	=	RIGHT-OF-WAY
STM.S.E.	=	STORM SEWER EASEMENT
VOL., Pg.	=	VOLUME, PAGE

SYMBOLS

- ○ = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
- ◉ = FOUND MONUMENT (AS NOTED)
- ✚ = (TBM) TEMPORARY BENCHMARK

FIELD NOTES FOR 7.95 ACRE

Being a tract of land containing 7.95 acres (346,488 square feet), located within I.T. Tinsley Survey, Abstract Number (No.) 375, in Brazoria County, Texas; Said 7.95 acre being a portion of Lots 12 and 69 of the Bryan and Kiber Subdivision of the I.T. Tinsley Survey as recorded in Volume (Vol.) 29, Page 75 of the Brazoria County Deed Records (B.C.D.R.), being a portion of a called 19.836 acre tract recorded in the name of the Angleton Family Partnership, Ltd. Under Brazoria County Clerk's File (B.C.C.F.) No. 2019054389; Said 7.95 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 1/2—inch iron rod with cap found on the north line of East Kiber Street (sixty feet wide, Vol. 29, Pg. 75 B.C.D.R.), at the southeast corner of Lot 27, Block 3 of the McCormack Addition to the City of Angleton, a subdivision recorded under Vol. 4, Pg. 107 of the Brazoria County Plat Records (B.C.P.R.), for the southwest corner of said 19.836 acre tract and the herein described tract;

THENCE, with the east line of said McCormack Addition and the west line of said 19.836 acre tract, North 02 degrees 57 minutes 55 seconds West, a distance of 565.79 feet to a 5/8—inch iron rod with cap stamped "Baker & Lawson" set for the northwest corner of the herein described tract;

THENCE, through and across said 19.836 acre tract, the following three (3) courses:

1. North 87 degrees 02 minutes 05 seconds East, a distance of 109.00 feet to a 5/8—inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
2. North 88 degrees 48 minutes 26 seconds East, a distance of 50.02 feet to a 5/8—inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
3. North 87 degrees 05 minutes 37 seconds East, a distance of 100.33 feet to a 5/8—inch iron rod with cap stamped "Baker & Lawson" set on the west line of a called 5.000 acre tract recorded in the name of Michael McLendon under BC.C.F. No. 2018032290, for the north—northeast corner of the herein described tract;

THENCE, with the west line of said 5.000 acre tract, South 02 degrees 56 minutes 59 seconds East, a distance of 65.00 feet to a 5/8—inch iron rod with cap stamped "Baker & Lawson" set at the southwest corner of said 5.000 acre tract, for an interior corner of the herein described tract;

THENCE, with the south line of said 5.000 acre tract, North 87 degrees 05 minutes 37 seconds East, a distance of 400.09 feet to a 3/4—inch iron pipe found on the east R.O.W. line of South Downing Road (sixty feet wide per Vol. 29, Page 75 B.C.D.R.), at the southeast corner of said 5.000 acre tract, for the northeast corner of the herein described tract;

THENCE, with the west R.O.W. line of said South Downing Road, South 02 degrees 56 minutes 02 seconds East, a distance of 500.00 feet to a 5/8—inch iron rod with cap stamped "Baker & Lawson" set at the northwest corner of the intersection of said South Downing Road and East Kiber Street, for the southeast corner of the herein described tract;

THENCE, with the north R.O.W. line of said East Kiber Street, South 87 degrees 08 minutes 43 seconds West, a distance of 659.13 feet to the POINT OF BEGINNING and containing 7.95 acres of land.

use most up-to-date FIRM panel

Curve Table

Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	31.45'	20.00'	90°06'38"	S42°05'24"W	28.31'
C2	31.38'	20.00'	89°53'22"	S47°54'36"E	28.26'
C3	15.74'	25.00'	36°03'59"	N74°49'18"W	15.48'
C4	141.51'	50.00'	162°09'26"	N42°07'59"E	98.79'
C5	15.71'	25.00'	36°00'42"	S20°56'23"E	15.46'
C6	78.61'	50.00'	90°04'45"	N42°06'21"E	70.76'
C7	39.30'	25.00'	90°04'45"	N42°06'21"E	35.38'
C8	15.76'	25.00'	36°06'50"	S15°07'23"W	15.50'
C9	141.54'	50.00'	162°11'21"	N47°54'52"W	98.79'
C10	15.75'	25.00'	36°06'10"	N69°02'32"E	15.49'
C11	78.52'	50.00'	89°58'21"	N47°55'12"W	70.69'
C12	39.26'	25.00'	89°58'21"	N47°55'12"W	35.35'
C13	31.44'	20.00'	90°03'32"	S42°03'51"W	28.30'
C14	39.24'	25.00'	89°56'28"	S47°56'09"E	35.34'

Line Table

Line No.	Length	Direction
L1	100.33'	N87°05'37"E
L2	50.02'	N88°48'26"E
L3	109.00'	N87°02'05"E
L4	65.00'	S02°56'59"E
L5	5.72'	S42°05'10"W
L6	5.69'	N47°51'49"W

KNOW ALL MEN BY THESE PRESENTS:
That I, Devin R. Royal, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

SIGNED: _____
DEVIN R. ROYAL DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667

Update Surveyor information

ANGLETON DRAINAGE DISTRICT

~~ANGLETON DRAINAGE DISTRICT~~ ACCEPTED, THIS ~~THE~~ _____ DAY OF _____, 20_____. THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.

2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.

3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.

4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

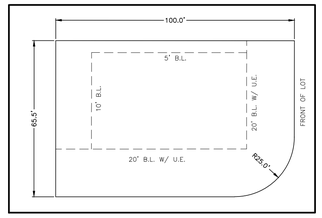
THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.

THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

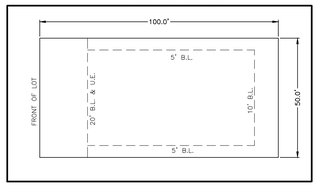
_____ _____
CHAIRMAN, BOARD OF SUPERVISORS BOARD MEMBER

_____
BOARD MEMBER

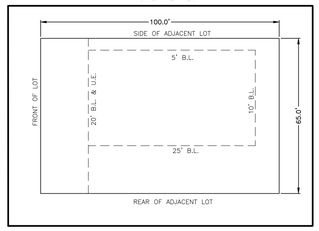
TYPICAL CORNER LOT



TYPICAL INTERIOR LOT



TYPICAL KEY LOT



NOTES:

1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
2. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0445H, WITH EFFECTIVE DATE OF JUNE 05, 1989, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500—YEAR FLOOD—PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. REFERENCE BENCHMARK:
   TXDOT L200203
   A 5/8" I.R. WITH ALUMINUM CAP SET IN CONCRETE AT THE SOUTHEAST CORNER OF THE INTERSECTION OF S.H. 35 AND SOUTH DOWNING ROAD AND 121' EAST OF THE CENTERLINE OF SOUTH DOWNING ROAD.
   ELEVATION = 25.74 FEET NGVD29
4. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
6. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
7. NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
8. NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
9. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
10. SIDEWALKS SHALL BE REQUIRED PER ANGLETON LDC SEC. 23.14 — SIDEWALKS AND ACCESSIBILITY.
11. A MINIMUM OF TWO PARKING SPACES ON THE SAME LOT AS THE MAIN STRUCTURE AND ON A PAVED DRIVEWAY HAVING A MINIMUM LENGTH OF 20 FEET AS MEASURED FROM THE STREET RIGHT—OF—WAY LINE.
12. NOTICE: PRIVACY FENCING CROSSING PERPENDICULAR TO THE 15' DRAINAGE EASEMENT SHALL PROVIDE ADEQUATE OPENING (1 S.F. MINIMUM) FOR FLOW THROUGH FENCE OPENING.
13. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR PROPERTY OWNER ASSOCIATION TO MAINTAIN THE PARK, DETENTION, DRAINAGE, AND UTILITY RESERVE TRACT PER ANGLETON LDC REQUIREMENTS; SEC. 23—19 RESERVATIONS.
14. ALL REAR BUILDING LINES SHALL BE 10 FEET FROM PROPERTY LINE. SIDE BUILDING LINES SHALL BE 5 FEET FOR INTERIOR SIDE LOTS, 20 FEET FOR CORNER LOTS ON THE STREET, AND 25 FEET FOR KEY CORNER LOTS. THE FRONT BUILDING LINE SHALL BE 20 FEET.
15. THE PURPOSE OF THE 1.0 FT WIDE RESERVE IS TO RESTRICT DRIVEWAY ACCESS TO SOUTH DOWNING ROAD AND EAST KIBER STREET.

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP, LLC

REVISED:

PRELIMINARY REPLAT
KIBER RESERVE PHASE II
A 7.956 ACRE, 45-LOT, 2 BLOCK SUBDIVISION

3-blocks shown

PORTION OF LOTS 12 AND 69, OF THE BRYAN AND KIBER SUBDIVISION, VOL. 29, Pg. 75 B.C.D.R.
LOCATED IN THE I. T. TINSLEY SURVEY, ABSTRACT No. 375
BRAZORIA COUNTY, TEXAS

B&L BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 EAST CEDAR ST.
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825

PROJECT NO.: 13499	SCALE: 1" = 100'	DRAWN BY: BWB
DRAWING NO.: 13499 PLAT	DATE: 03/12/2020	CHECKED BY: DRR

L:\2020\13499\13499_KIBER RESERVE II\ENGINEERING SURVEY\DRAWINGS\13499 PLAT (PRE 1/4/21).dwg, Mar 12, 2020 - 10:47am, Miguel Sauceda

PLANS FOR CONSTRUCTION OF

PAVING, DRAINAGE AND UTILITIES ON

KIBER RESERVE (PHASE 2)

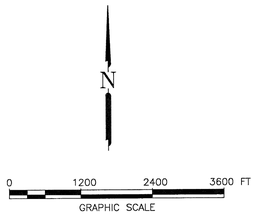
A 7.95 AC, 45-LOT SUBDIVISION

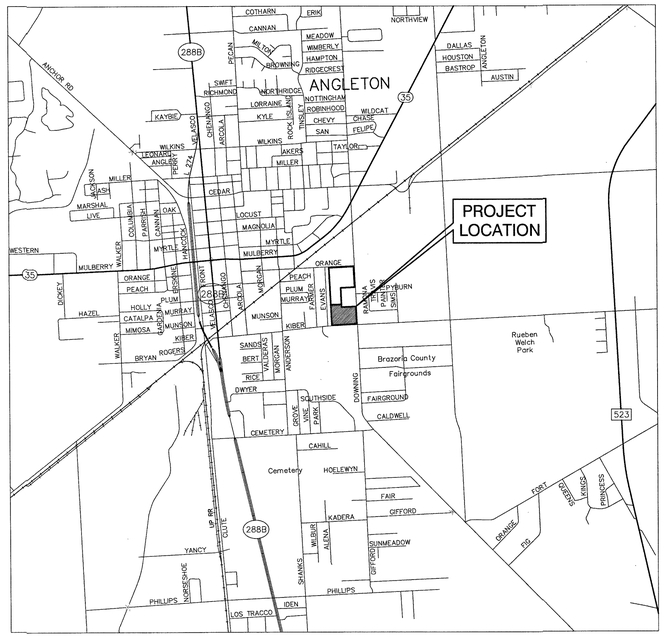
FOR THE

CITY OF ANGLETON

BRAZORIA COUNTY

B&L JOB No. 13499





VICINITY MAP

CITY OF ANGLETON

CITY COUNCIL	
MAYOR	MIKEY SVOBODA
JASON PEREZ	CECIL BOOTH
	JOHN WRIGHT
CITY MANAGER	TRAVIS TOWNSEND
CHRIS WHITTAKER	MARK GONGORA

"Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of their submittal, whether or not the application is reviewed for Code compliance by the City Engineer."

"All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In approving these plans, the City of Angleton must rely on the adequacy of the work of the Design Engineer."

INDEX OF DRAWINGS

SHEET NO.	SHEET NAME
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1B	FINAL PLAT
2	CONSTRUCTION NOTES
3	EXISTING CONDITIONS
4	PLAN & PROFILE - BRYAN WAY STA 0+00 TO 5+00
5	PLAN & PROFILE - BRYAN WAY STA 5+00 TO 10+20
6	NOT USED
7	NOT USED
8	PLAN & PROFILE - GREENBRIAR LOOP STA 0+00 TO 5+00
9	PLAN & PROFILE - GREENBRIAR LOOP STA 5+00 TO 10+02
10	PLAN & PROFILE - LAGO COURT STA 0+00 TO 3+60
11	STORM SEWER RUN 1 - BETWEEN LOTS 9 & 10, STORM SEWER RUN 2 - BETWEEN LOTS 3 & 4
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17	SWPPP LAYOUT
18	SWPPP NARRATIVE
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21	TRAFFIC CONTROL PLAN - TCP (1-2) - 18
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40 (SL-33)	GENERAL EROSION CONTROL NOTES
41 (SL-34)	EROSION CONTROL DETAILS - 1
42 (SL-35)	EROSION CONTROL DETAILS - 2

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT/BB
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/23/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE II)
A 7.95 AC, 45-LOT SUBDIVISION
ANGLETON, TEXAS 77515

TITLE SHEET

PROJECT NO. 13499

1
13499 SHEET SET.dwg
36

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL NOTIFY THE "UNDERGROUND UTILITY COORDINATING COMMITTEE" (TELEPHONE NO. (979) 849-4364 AND THE CITY OF ANGLETON (TELEPHONE NO. (979) 849-4364) 48 HOURS BEFORE STARTING WORK IN STREET RIGHT-OF-WAYS OR EASEMENTS.
2. ALL EXISTING UNDERGROUND UTILITIES ARE NOT GUARANTEED TO BE COMPLETE OR DEFINITE, BUT WERE OBTAINED FROM INFORMATION AVAILABLE, CONTRACTOR HAS SOLE RESPONSIBILITY FOR FIELD VERIFICATION OF ALL EXISTING FACILITIES SHOWN ON DRAWINGS. CONTRACTOR SHALL COORDINATE ALL CONFLICTS WITH THE APPROPRIATE GOVERNING AGENCY. NO SEPARATE PAY.
3. CONTRACTOR SHALL PROVIDE A TRENCH SAFETY SYSTEM TO MEET, AS A MINIMUM, THE REQUIREMENTS OF OSHA SAFETY AND HEALTH REGULATION, PART 1926, SUBPART P AS PUBLISHED IN THE FEDERAL REGISTER, VOLUME 54, NO. 209, DATED OCTOBER 31, 1989.
4. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TEXAS MUTCD MOST RECENT EDITION AS REVISED) DURING CONSTRUCTION.
5. CONTRACTOR SHALL COVER OPEN EXCAVATIONS IN PUBLIC STREETS WITH ANCHORED STEEL PLATES DURING NON-WORKING HOURS.
6. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
7. EXISTING PAVEMENTS, CURBS, SIDEWALKS, CULVERTS AND DRIVEWAYS (ADJACENT TO THE WORK) DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO EQUAL OR BETTER THAN THEIR ORIGINAL CONDITION AT CONTRACTOR EXPENSE.
8. CONDITION OF THE ROAD AND/OR RIGHT-OF-WAY, UPON COMPLETION OF JOB, SHALL BE AS GOOD AS OR BETTER THAN THE CONDITION PRIOR TO STARTING WORK. CONTRACTOR SHALL TAKE NECESSARY ACTIONS TO PROTECT THE EXISTING SURFACES OUTSIDE THE WORK AREA FROM THE EQUIPMENT USED. ALL TRACKED MACHINERY (STREET PADS INCLUDED) SHALL NOT BE OPERATED DIRECTLY ATOP THE PAVEMENT WITHOUT APPROPRIATE PADDING AND PROTECTION OF THE SURFACES. ANY MARRED OR DISTRESSED AREAS SHALL BE REMOVED AND RESTORED WITH NEW MATERIALS TO THE SATISFACTION OF THE ENGINEER. ANY EXISTING DISTRESSED AREAS SHALL BE MADE KNOWN TO THE ENGINEER PRIOR TO OPERATIONS IN THE WORK AREA.
9. ALIGNMENT, CENTERLINE CURVE DATA AND STATIONING TO BE VERIFIED BY ON-THE-GROUND SURVEY FROM APPROVED SUBDIVISION PLAT (OR APPROVED PLOT FOR OFF SITE EASEMENTS), AND ELEVATIONS OF ALL CONNECTIONS TO EXISTING FACILITIES TO BE CONFIRMED PRIOR TO WORK START. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
10. CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.
11. CONTRACTOR SHALL ASSURE HIMSELF THAT ALL CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF WORK.
12. ALL UTILITY TRENCHES TO BE BACK FILLED TO 90 PERCENT (90%) STANDARD PROCTOR DENSITY UNLESS OTHERWISE NOTED.
13. ALL SURVEY, LAYOUT, MEASUREMENT, AND GRADE STAKE WORK SHALL BE PERFORMED BY BAKER & LAWSON, INC. AS PART OF THE WORK UNDER THIS CONTACT.
14. BAKER & LAWSON, INC. WILL PROVIDE EXPERIENCED INSTRUMENT MEN, COMPETENT ASSISTANTS, AND SUCH INSTRUMENTS, TOOLS, STAKES, AND OTHER MATERIALS REQUIRED TO COMPLETE THE SURVEY, LAYOUT AND MEASUREMENT WORK.
15. CONSTRUCTION DEBRIS AND OTHER UNCLASSIFIED UNSUITABLE EXCESS MATERIAL SHALL BE HAULED TO A STATE APPROVED DISPOSAL SITE OR AS DIRECTED BY THE ENGINEER. AN EXISTING LANDFILL APPROXIMATELY 10 MILES FROM THE PROJECT SITE IS THE NEAREST STATE APPROVED FEE FACILITY. ALL REFUSE MATERIALS (BROKEN CONCRETE, TREES, ASPHALT, ETC.) SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE.
16. PLAN QUANTITIES WILL BE USED FOR FINAL PAYMENT UNLESS DESIGN CHANGES ARE MADE DURING CONSTRUCTION.

CONSTRUCTION NOTES FOR PAVING & DRAINAGE

1. GUIDELINES SET FORTH IN THE MANUAL ON UNIFORM CONTROL DEVICES SHALL BE OBSERVED.
2. FILL SHALL BE PLACED IN MAXIMUM 8" LOOSE LIFTS AND COMPACTED TO 95% OF OPTIMUM DENSITY AS DETERMINED USING TESTING METHOD ASTM D698.
3. CONTRACTOR RESPONSIBLE FOR MAINTAINING BARRICADES TO PREVENT TRAFFIC FROM USING NEW PAVEMENT UNTIL PROJECT IS COMPLETED AND ACCEPTED BY PROPER AUTHORITY OR AS AUTHORIZED BY ENGINEER.
4. B-B INDICATES ROAD WIDTH TO BACK OF CURB. CURB RADII ARE TO FACE OF CURB. T.C. INDICATES TOP OF CURB ELEVATIONS (BASED ON 4" CURB UNLESS OTHERWISE NOTED) T.P. INDICATES TOP OF PAVEMENT ELEVATION.
5. TRANSVERSE EXPANSION JOINTS SHALL BE INSTALLED AT MAXIMUM SPACING OF 40-FOOT INTERVALS (SAWCUTS @ 20'(2 1/2"DEEP), LONGITUDINAL JOINTS SHALL BE AT MAXIMUM OF 14-FOOT SPACING. WOOD JOINT SHALL BE SOUND HEART REDWOOD.
6. 6-INCH CONCRETE PAVEMENT TO BE 5.5 SACK MIX MIN. (3,500 PSI) REINFORCING STEEL TO CONFORM TO ASTM A-615, GRADE 60. PROVIDE MINIMUM 18-INCH LAPS. (36 BAR DIA)
7. SAW CUT TO EXPOSE EXISTING LONGITUDINAL STEEL REQUIRED TO CREATE A MINIMUM TWELVE-INCH (12") OVERLAP OF PROPOSED AND EXISTING LONGITUDINAL REINFORCING STEEL WHEN MAKING A CONNECTION TO EXISTING CONCRETE PAVEMENT. WHERE SPACING OF EXISTING LONGITUDINAL STEEL DIFFERS FROM PROPOSED STEEL SPACING, NOTIFY THE ENGINEER.
8. USE PLASTIC CHAIRS TO SUPPORT REINFORCEMENT AT 24-INCH SPACING EACH WAY.
9. SUBGRADE TO BE STABILIZED 1-FOOT BACK OF PROPOSED CURB OR EDGE OF PAVEMENT. EXCESS LIME STABILIZED SOIL SHALL BE UTILIZED IN THE PREPARATION OF SUBGRADE FOR DRIVEWAYS. THERE WILL BE NO PAYMENT FOR PREPARING SUBGRADE FOR DRIVEWAYS AND SIDEWALKS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE ASSOCIATED CONCRETE PAY ITEMS. SUBGRADE PREPARATION FOR DRIVEWAYS AND PAVING SHALL INCLUDE PROOF ROLLING. SOFT AREAS TO BE EXCAVATED AND RECOMPACTED TO ADJACENT SOIL DENSITY.
10. USE CONTINUOUS LONGITUDINAL REINFORCING BAR IN CURB.
11. BACK FILL AND BEDDING FOR HEADWALL STRUCTURES, TYPE "C" INLETS, R.C.P. LEADS AND STORM SEWERS SHALL BE WITH 1.5 SACK CEMENT. STABILIZED SAND SHALL BE COMPACTED TO A DENSITY OF AT LEAST 90% OF DENSITY DETERMINED BY STANDARD MOISTURE-DENSITY RELATION (ASTM D-698) AT OPTIMUM MOISTURE AND SHALL BE PLACED AND FINISHED WITHIN 3 HRS. OF MIXING. TEMPORARY TRAVEL WAY SURFACE SHALL BE WITH CEMENT STABILIZED LIMESTONE. PAYMENT FOR THESE ITEMS SHALL BE SUBSIDIARY TO THE VARIOUS STRUCTURAL BID ITEMS. VERIFICATION OF CEMENT STABILIZED SAND MIXTURE SHALL BE FURNISHED UPON REQUEST OF ENGINEER.
12. THE SUBGRADE SHALL BE BROUGHT TO THE REQUIRED GRADE BY THE USE OF GRADE STAKES (BLUE TOPS) AND APPROVED BY THE ENGINEER BEFORE LIME IS APPLIED.
13. RATE OF APPLICATION FOR LIME SHALL BE SEVEN PERCENT (7%) OF THE DRY WEIGHT OF SOIL (QUALITY BASE ON 100 #/ C.F.) OR THIRTY ONE AND ONE HALF (31.5) POUNDS PER SQUARE YARD FOR SIX (6) INCH STABILIZED SUBGRADE. LIME STABILIZED SUBGRADE SHALL NOT BE MIXED MORE THAN ONE INCH IN EXCESS OF THE REQUIRED DEPTH. LIME STABILIZED SUBGRADE SHALL BE BROUGHT TO THE OPTIMUM MOISTURE CONTENT DURING THE FIRST MIXING OPERATIONS THEN LEFT TO CURE FOR TWO CURING DAYS BEFORE FINAL MIXING CAN BEGIN. AFTER FINAL MIXING IS COMPLETED AND BEFORE SOIL DENSITY TESTS ARE TAKEN. LIME STABILIZED SUBGRADE SHALL BE BROUGHT TO THE REQUIRED GRADE BY THE USE OF GRADE STAKES (BLUE TOPS) AND APPROVED BY THE ENGINEER. DENSITY SHALL BE NINETY-FIVE PERCENT (95%) OF THE STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE. TESTED AND COMPLETED SECTIONS SHALL BE KEPT MOIST CURED ON A DAILY BASIS WITH WATER TRUCKS OR SUBSTANTIAL SUPPLY HOSES FOR THE ENTIRE PERIOD THE SURFACE REMAINS UNCOVERED WITH ADDITIONAL COURSES. AFTER FINAL TESTING AND APPROVAL IS COMPLETE, TRACK EQUIPMENT, SCRAPERS AND OTHER HEAVY EQUIPMENT WILL NOT BE PERMITTED ON THE COMPLETED LIME STABILIZED AREA. LIGHT MOTOR GRADERS, RUBBER TIRED TRACTORS, WATER TRUCKS AND ROLLERS USED IN THE FINISHING OPERATIONS WILL BE PERMITTED WITH THE APPROVAL OF THE ENGINEER. CONCRETE AND LOADED HAUL TRUCKS ARE STRICTLY PROHIBITED ON COMPLETED AREAS UNLESS THE TRAVELED AREA REGARDLESS OF CONDITION IS REMIXED COMPACTED AND TESTED FOR APPROVAL A SECOND TIME.
14. FORMS SHALL BE EITHER WOOD OR STEEL, OF GOOD QUALITY, FREE OF WARP AND SUFFICIENTLY STAKED TO AVOID SHIFTING WHEN LOAD IS APPLIED. ALL REDWOOD EXPANSION BOARDS SHALL BE STAKED WITH 1X2 REDWOOD STAKES AND ALLOWED TO REMAIN WITHIN THE POUR. METAL STAKES ARE APPROVED FOR USE TO STAKE METAL KEYWAYS.
15. REINFORCING SHALL BE SECURELY TIED AT ALL INTERSECTIONS AND SPLICES. ALL DOWELS SHALL BE SECURELY TIED. REINFORCEMENT SHALL BE CLEAN AND FREE OF RUST AT TIME OF USE. PLASTIC CHAIR OF THE CORRECT HEIGHT SHALL BE USED. SPACING SHALL BE SUFFICIENT TO SUPPORT REINFORCEMENT.
16. PRIOR TO CONCRETE PLACEMENT, CONTRACTOR SHALL PRESENT A CERTIFIED COPY OF TOP OF FORM GRADES TO THE ENGINEER FOR REVIEW AND APPROVAL. ELEVATIONS OF FORMS SHALL BE RECORDED AT 10' INTERVALS. ADJUSTMENTS TO FORMS SHALL BE COMPLETE 4 HRS. PRIOR TO CONCRETE PLACEMENT.
17. CONCRETE FOR STREET PAVEMENTS SHALL BE "CLASS A" CONCRETE, SHALL NOT HAVE LESS THAN FIVE AND ONE HALF (5 1/2) SACKS OF CEMENT PER CUBIC YARD, AND SHALL NOT HAVE MORE THAN SIX AND ONE HALF (6 1/2) GALLONS OF WATER PER SACK OF CEMENT. SLUMP SHALL NOT EXCEED FIVE (5) INCHES AND SHALL DEVELOP A MODULUS OF RUPTURE STRENGTH OF THREE THOUSAND FIVE HUNDRED (3500) P.S.I. AT TWENTY EIGHT (28) DAYS. CONCRETE SHALL BE PLACED IN SUCH A MANNER AS TO REQUIRE AS LITTLE HANDLING POSSIBLE. USE OF AN APPROVED VIBRATING SCREED WILL BE REQUIRED. AT INTERSECTIONS AND SMALL AREAS WHERE A VIBRATORY SCREED CAN NOT BE USED, A HAND VIBRATOR OR "JITTERBUG" SHALL BE USED. USE OF A TEN FOOT (10') CONCRETE PAVEMENT STRAIGHT EDGE WILL ALSO BE REQUIRED. ALL EXPOSED JOINTS SHALL BE EDGED AS NOTED ON DETAILS. SURFACE SHALL BE TYPICALLY A BELT FINISH OR BROOM FINISH (COARSE, MEDIUM OR LIGHT) AS REQUIRED BY THE APPLICATION AND DIRECTED BY THE ENGINEER.
18. FLY ASH SHALL MAKE UP FROM 20-25% BY VOLUME OF THE SPECIFIED CEMENT VOLUME AND SHALL CONFORM TO ASTM C 618, CLASS F.
19. CURING COMPOUND SHALL BE TYPE II WITH WHITE PIGMENT. APPLIED AT THE UNDILUTED RATE OF ONE GALLON PER TWO HUNDRED (200) SQUARE FEET.
20. EXPANSION JOINTS SHALL BE CLEANED, WIRE BRUSHED, BLOWN OR FLAME DRIED SEALED WITH AN APPROVED LIST RUBBERIZED HOT LAID ASPHALT JOINT AND CRACK SEALANT OR A TWO (2) COMPONENT POLYMERIC SELF LEVELING COLD APPLIED SEALANT.
21. CONTRACTOR WILL NOT PERMIT TRAFFIC ON NEW CONCRETE PAVEMENT UNTIL BOTH A MINIMUM OF SEVEN (7) CURING DAYS AND MODULUS OF RUPTURE STRENGTH OF THIRTY THOUSAND FIVE HUNDRED (3500) P.S.I. TAKES PLACE OR AS APPROVED BY THE ENGINEER/PUBLIC WORKS DEPARTMENT.
22. CONCRETE FOR CURB SHALL BE A 3000 P.S.I. PERFORMANCE STRENGTH CONCRETE WITH A MINIMUM FIVE (5) SACK CEMENT PER CUBIC YARD CONTENT. CURB CONCRETE MIX MAY BE A SMALL AGGREGATE BATCH DESIGN.
23. A CONCRETE MIX DESIGN OF CONCRETE PLUS FLY ASH MAY BE SUBSTITUTED IN LIEU OF THE STANDARD CONCRETE BATCH DESIGN. THE FLY ASH SHALL CONFORM TO THE REQUIREMENTS OF TXDOT MATERIAL SPECIFICATION D-9-8900, AND SHALL NOT EXCEED 25% BY ABSOLUTE VOLUME OF THE SPECIFIED CEMENT CONTENT. THE MODULUS OF RUPTURE STRENGTHS MINIMUMS AND DEVELOPMENT PERIOD OF THE STANDARD CONCRETE MIX DESIGN SHALL REMAIN IN EFFECT AND SHALL BE VERIFIED BY A CONCRETE BATCH MIX DESIGN PREPARED AND TESTED BY A GEOTECHNICAL LAB AND SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY ENGINEERING/PUBLIC WORKS DEPARTMENT PRIOR TO PAVING OPERATIONS.
24. ALL PAVEMENT SAW CUT REQUIRED IN THE PLANS SHALL BE CONSIDERED SUBSIDIARY TO THE PAVING REMOVAL PAY ITEM REQUIRING IT.
25. REINFORCED FILTER FABRIC OR BLOCK SOD SHALL BE PLACED 16" (ONE BLOCK WIDTH) WIDE ALONG THE EDGE OF ALL NEWLY CONSTRUCTED CURBS AND TO DRIVEWAY REPLACEMENT LIMITS.
26. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANALYZING WEATHER CONDITIONS AND TO SUSPEND OPERATIONS DURING PERIODS WHEN ADVERSE WEATHER CONDITIONS APPEAR LIKELY. NO CONCRETE SHALL BE PLACED WHEN THE TEMPERATURE IS 35°F AND RISING. HOWEVER, NO CONCRETE SHALL BE PLACED WHEN THE CONCRETE TEMPERATURE IS ABOVE 100°F. THE CONTRACTOR SHALL KEEP SUFFICIENT LENGTH OF COVERING MATERIAL ON THE JOB SITE TO PLACE OVER AND PROTECT THE SURFACE OF "FRESH" CONCRETE DURING PERIODS OF UNPREDICTED RAINS.
27. CUL-DE-SACS TO BE PAVED COMPLETELY WITH NO ISLANDS

WASTEWATER CONSTRUCTION NOTES

1. CONTRACTOR SHALL PROVIDE RECORD OF LOCATION OF ALL STACKS, STUBS, LEADS, ETC. TO CITY OF ANGLETON.
2. SEPARATION DISTANCES FOR ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE GOVERNED BY THE "TEXAS NATURAL RESOURCE CONSERVATION COMMISSION RULES AND REGULATIONS FOR DESIGN CONSERVATION COMMISSION RULES AND REGULATIONS FOR DESIGN CRITERIA FOR SEWAGE SYSTEMS "SECTION 317.20," LATEST PRINTING.
3. MAINTAIN 12-INCH MINIMUM VERTICAL CLEARANCE AT CROSSINGS BETWEEN SANITARY SEWERS AND CULVERTS, UNLESS OTHERWISE NOTED.
4. WHERE SANITARY SEWER LINE CROSSES A WATER LINE WITH LESS THAN 9-FEET BUT MORE THAN 6-INCHES VERTICAL SEPARATION, PROVIDE ONE MINIMUM 18-FOOT JOINT OF PRESSURE RATED P.V.C. SANITARY SEWER (ASTM D2241, CLASS 150, SDR 26) CENTERED ON WATER LINE. INCLUDE COST OF WATER LINE CROSSING IN UNIT PRICE BID PER LINEAR FOOT FOR SANITARY SEWER IN APPROPRIATE SIZES.
5. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY UNSUITABLE TRENCH CONDITIONS.
6. SANITARY SEWER LEADS UNDER OR WITHIN 1' OF EXISTING OR FUTURE PAVEMENT SHALL BE BACK FILLED WITH CEMENT STABILIZED SAND UP TO WITHIN 1' OF TOP OF PAVING SUBGRADE. CEMENT STABILIZED SAND BACK FILL FOR LEADS SHALL BE INCLUDED IN THE BID UNIT PRICE FOR LEADS.
7. LOW PRESSURE AIR TEST SHALL BE CONDUCTED PER TNRCC TAC 317.2. HOLDING TIMES SHALL BE AS ESTABLISHED BY TNRCC. CONTRACTOR TO PROVIDE TEST PLUGS AND RISERS. NO SEPARATE PAY.
8. CONTRACTOR TO OPEN CUT ALL SANITARY SEWER CONSTRUCTION UNLESS NOTE OTHER WISE, SEWER SERVICES TO BE INSTALLED FULL WIDTH OF ROADWAY.-NO HALF STREET INSTALLATIONS.
9. CONTRACTOR SHALL AT ALL TIMES PROVIDE MAXIMUM UNINTERRUPTED SERVICE AND SHALL AVAIL OF ANY ROUTING METHOD AND EQUIPMENT TO ACCOMPLISH THIS.
10. ALL SINGLE AND DOUBLE SERVICE LEAD SHALL BE A MINIMUM SIX INCH (6") UNLESS OTHERWISE DIRECTED BY THE ENGINEER/PUBLIC WORKS AND/OR FIELD ADJUSTED BY THE UTILITY DEPARTMENT IN THE FUTURE.

WATER CONSTRUCTION NOTES

1. CONTRACTOR SHALL PROVIDE ADEQUATE THRUST BLOCKING TO WITHSTAND TEST PRESSURE AS SPECIFIED IN CONTRACT DOCUMENTS. THRUST BLOCKING SHALL BE CLASS "B" CONCRETE 2500 P.S.I. AND SHALL BE SUBSIDIARY TO THE BID ITEM PERTINENT TO ITS USE. ALL CEMENT STABILIZED SAND BACKFILL SHALL BE 1.5 SK/CY CEMENT CONTENT. ALL M.J. D.I. FITTINGS WILL HAVE M.J. RESTRAINTS (STARGRIP OR EQUAL) WRAP FITTINGS & RESTRAINTS WITH 10 MIL POLY.
2. SEPARATION DISTANCES OF ALL WATER MAIN AND SANITARY SEWER MAIN CONSTRUCTION SHALL BE GOVERNED BY THE "TEXAS NATURAL RESOURCE CONSERVATION COMMISSION RULES AND REGULATIONS FOR DESIGN CRITERIA FOR SEWAGE SYSTEMS," SECTION 317.20, LATEST PRINTING.
3. ALL 4" THROUGH 12" WATER MAINS TO BE P.V.C. PIPE, AWWA C-900, CLASS 150, SDR 18, MEETING THE REQUIREMENTS OF ANSI/NSF 61 UNLESS OTHERWISE NOTED.
4. WATER LINES UNDER OR WITHIN 1 FEET OF NEW OR EXISTING PAVEMENTS (STREETS AND DRIVEWAYS) SHALL BE BACK FILLED WITH CEMENT STABILIZED SAND AS SPECIFIED IN THE CONSTRUCTION DETAIL.
5. PROVIDE A MINIMUM SIX-INCHES (6") OF CLEARANCE AT STORM SEWER AND WATER LINE CROSSINGS.
6. 4-INCH THROUGH 12-INCH LINES TO HAVE A MINIMUM OF 4'-0" COVER BELOW TOP OF CURB. UNLESS OTHERWISE NOTED, VARY FLOW LINE UNIFORMLY FROM DEPTH SHOWN ON PLANS.
7. CENTERLINE OF FIRE HYDRANT TO BE LOCATED AT 3' FROM BACK OF CURB WITH CENTERLINE OF STEAMER NOZZLE 22 INCHES ABOVE FINISHED GRADE. TURN STEAMER OUTLET TO FACE STREET.
8. WHERE WATER LINE CROSSES SANITARY SEWER LINE OR LEAD WITH LESS THAN NINE FEET (9') VERTICAL SEPARATION, PROVIDE ONE MINIMUM 18-FOOT JOINT OF WATER LINE CENTERED ON LEAD. INCLUDE COST OF LEAD CROSSING IN UNIT PRICE BID PER LINEAR FOOT FOR WATER LINE IN APPROPRIATE SIZES.
9. THE CONTRACTOR AT ALL TIMES PROVIDE MAXIMUM UNINTERRUPTED FLOW TO ALL SERVICES AND MAINS AND SHALL AVAIL OF ANY ROUTING METHOD AND EQUIPMENT TO ACCOMPLISH THIS.

CENTERPOINT ENERGY / ENTEX NOTES

CAUTION: UNDERGROUND GAS FACILITIES

LOCATIONS OF CENTERPOINT ENERGY MAIN LINES (TO INCLUDE CENTERPOINT ENERGY, INTRASTATE PIPELINE, LLC. WHERE APPLICABLE) ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. SERVICE LINES ARE NOT USUALLY SHOWN. OUR SIGNATURE ON THESE PLANS ONLY INDICATES THAT OUR FACILITIES ARE SHOWN IN APPROXIMATE LOCATION. IT DOES NOT IMPLY THAT A CONFLICT ANALYSIS HAS BEEN MADE. THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT (979) 849-4364 OR 811 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE MAIN AND SERVICE LINES FIELD LOCATED.

* WHEN CENTERPOINT ENERGY PIPE LINE MARKINGS ARE NOT VISIBLE, CALL (800) 752-8036 OR (713) 659-2111 (7:00 A.M. TO 4:30 P.M.) FOR STATUS OF LINE LOCATION REQUEST BEFORE EXCAVATION BEGINS.
* WHEN EXCAVATING WITHIN EIGHTEEN INCHES (18") OF THE INDICATED LOCATION OF CENTERPOINT ENERGY FACILITIES, ALL EXCAVATION MUST BE ACCOMPLISHED USING NON-MECHANIZED EXCAVATION PROCEDURES.
* WHEN CENTERPOINT ENERGY FACILITIES ARE EXPOSED, SUFFICIENT SUPPORT MUST BE BE PROVIDED TO THE FACILITIES TO PREVENT EXCESSIVE STRESS ON THE PIPING.
* FOR EMERGENCIES REGARDING GAS LINES CALL (800) 659-2111 OR (713) 659-2111.

THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.

ACTIVITIES ON OR ACROSS CENTERPOINT ENERGY FEE OR EASEMENT PROPERTY
NO APPROVAL TO USE, CROSS OR OCCUPY CENTERPOINT FEE OR EASEMENT PROPERTY IS GIVEN. IF YOU NEED TO USE CENTERPOINT PROPERTY, PLEASE CONTACT OUR SURVEYING & RIGHT OF WAY DIVISION AT (713) 207-5769.

WARNING: OVERHEAD ELECTRICAL FACILITIES

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. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR REMOVED CALL TEXAS NEW MEXICO ENERGY AT 888-866-7456.

SBC NOTES

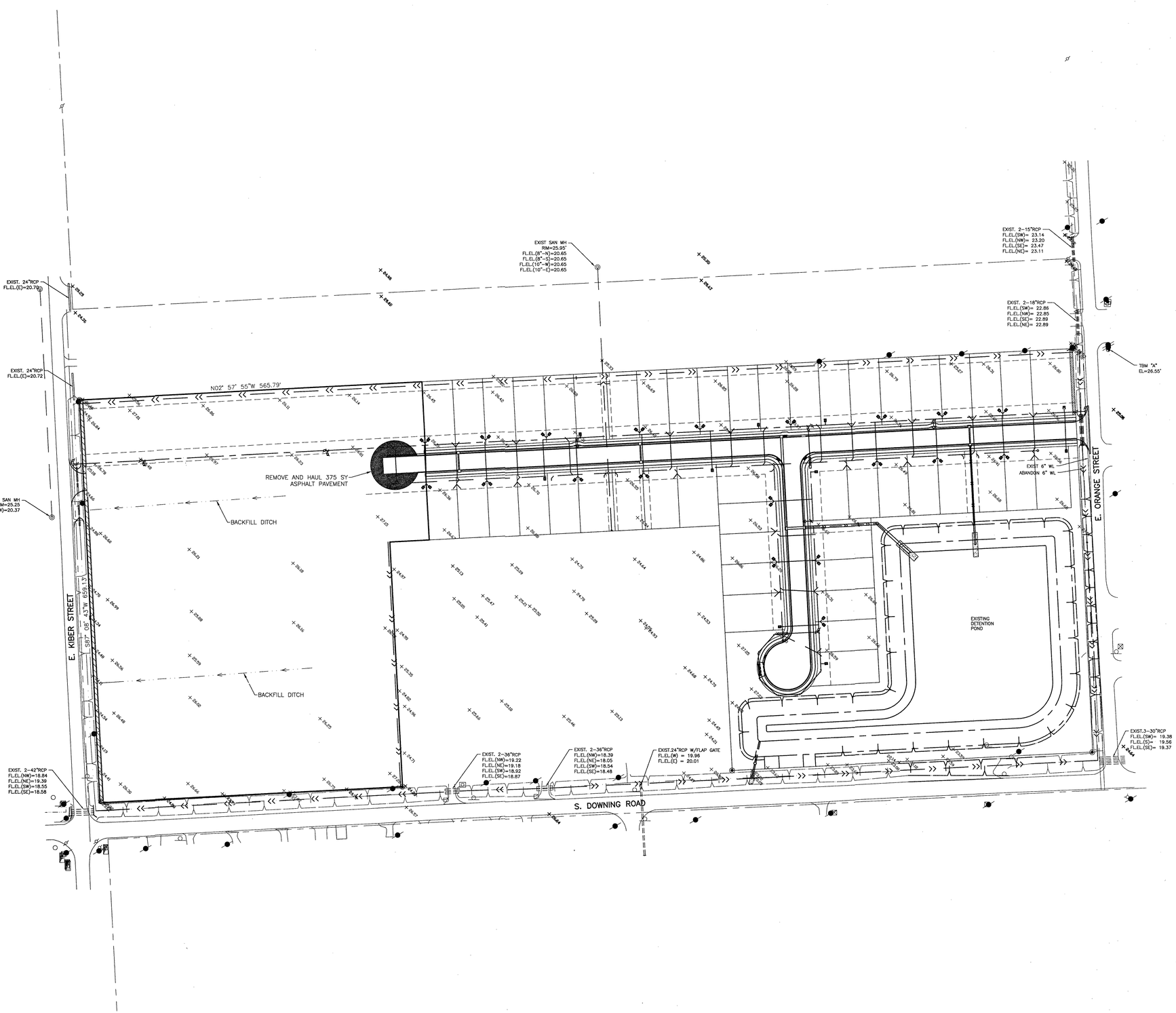
THE LOCATIONS OF SOUTHWESTERN BELL TELEPHONE CO. UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND UTILITIES.

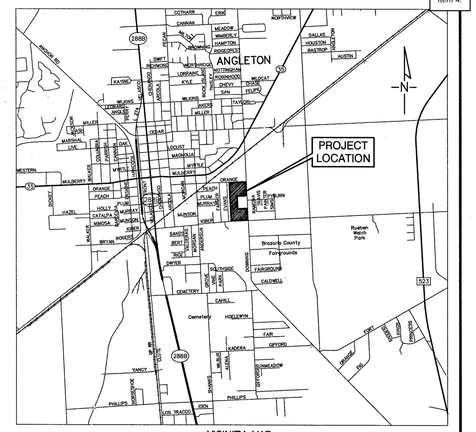
TEXAS NEW MEXICO POWER NOTES

OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTMPETD TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH AND SAFETY CODE FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR REMOVED CALL TEXAS NEW MEXICO POWER AT (888) 866-7456.

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ANGLETON CONSTRUCTION MANUAL (ACM) AND LAND DEVELOPMENT CODE, HEREAFTER REFERRED TO THE ACM AND THE LDC.
2. APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, ADEQUACY, AND COMPLIANCE OF THE SUBMITTED PLANS.
3. ALL RESPONSIBILITY FOR RESTS ON DESIGN ENGINEER WHO PREPARED THEM, IN APPROVING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY AND ACCURACY OF THE DESIGN ENGINEER.
4. DESIGNS SHALL BE IN COMPLETE COMPLIANCE WITH THE LDC AND THE ACM. ANY WAIVER, DEVIATION, VARIANCE, OR EXCEPTION FROM ANY SPECIFIC REQUIREMENT(S) OF THE LDC OR ACM THAT WERE NOT EXPRESSLY REQUESTED WHEN PLANS ARE SUBMITTED, SHALL NOT BE CONSTRUED TO HAVE BEEN GRANTED IF PLANS ARE APPROVED. IT IS THE RESPONSIBILITY OF THE ENGINEER TO MAKE SUCH A WAIVER PROACTIVELY WHEN PLANS ARE SUBMITTED.
5. A MINIMUM OF TWO EXISTING BENCHMARKS SHOULD BE SHOWN ON THE PLANS. IN ADDITION, TWO PERMANENT BENCHMARKS PER SUBDIVISION SHALL BE INSTALLED IN EACH NEW SUBDIVISION TO INCLUDE DESCRIPTION, LOCATION, AND ELEVATION AND TIE TO CITY STANDARDS.
6. CAST BRONZE SURVEY MARKERS SHALL BE PLACED IN CONCRETE IN PERMANENT, ACCESSIBLE LOCATIONS AT THE TIME OF CONSTRUCTION. THE LOCATIONS OF THE MARKERS SHALL BE INDICATED ON THE CONSTRUCTION PLANS. A MINIMUM OF ONE MARKER SHALL BE PLACED FOR EACH 20 ACRES OF THE PROJECT.
7. PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY, THE DEVELOPER'S CONSULTING ENGINEER, CONTRACTOR, AND ANY OTHER AFFECTED PARTIES. THE CITY SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE TIME OF THE CONFERENCE AND 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
8. THE CONTRACTOR SHALL PROVIDE THE CITY A MINIMUM OF 48 HOURS' NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
9. BARRICADES, BUILT TO CITY SPECIFICATIONS, SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
10. IF BLASTING IS PLANNED, A BLASTING PERMIT MUST BE SECURED PRIOR TO COMMENCEMENT OF ANY BLASTING.
11. ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SUBDIVISION.
12. THE LOCATION OF ANY WATER OR WASTEWATER LINES SHOWN ON THE PLANS MUST BE VERIFIED BY THE PUBLIC WORKS DEPARTMENT.
13. USE ONE CALL UTILITY SYSTEM: DIAL 1-800-344-8377, 48 HOURS BEFORE YOU DIG.
14. ALL STORM SEWER PIPES TO BE CLASS III RCP UNLESS NOTED OTHERWISE. SPECIAL NOTES FOR PLANS, WHEN APPLICABLE.
15. THE SUBGRADE MATERIAL IN KIBER RESERVE (PHASE II) WAS TESTED BY GEOSCIENCES ENGINEERING AND TESTING ON MAY 28, 2020 AND THE STREET SECTION DESIGNED ACCORDING TO THE LDC AND ACM.
16. CONSTRUCTED STREET SECTIONS SHALL SHOW THE FOLLOWING:
    a. PROVIDE STREET NAMES, WIDTH OF R.O.W., OR OTHER METHODS TO IDENTIFY PROPOSED DESIGN OF DIFFERENT PAVEMENT THICKNESS. IN WRITING OR GRAPHICALLY, DESCRIBE THE STREET SECTION(S) TO BE CONSTRUCTED.
    b. MANHOLE FRAMES, COVERS, AND WATER VALVE COVERS WILL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY A QUALIFIED CONTRACTOR WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
    c. CROWNS OF INTERSECTING STREETS WILL CULMINATE IN A DISTANCE OF 40 FEET FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED. INLETS ON THE INTERSECTING STREET SHALL NOT BE CONSTRUCTED WITHIN 40 FEET OF THE VALLEY GUTTER, UNLESS OTHERWISE NOTED.
    d. PRIOR TO FINAL ACCEPTANCE OF A STREET OUTSIDE THE CITY LIMITS, STREET NAME SIGNS CONFORMING TO COUNTY STANDARDS SHALL BE INSTALLED BY DEVELOPER.
    e. SIDEWALK REQUIREMENTS (GIVE STREET NAME AND LOCATION OF REQUIRED SIDEWALK, I.E., NORTH, SOUTH, EAST, OR WEST SIDE).
    f. A CURB LAY DOWN WHERE REQUIRED WHEN ALL POINTS OF SIDEWALKS INTERSECTS CURBS.
    g. INSIDE THE CITY LIMITS, SIDEWALKS SHALL BE COMPLETED PRIOR TO ACCEPTANCE OF ANY DRIVEWAY APPROACHES AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHEN OUTSIDE THE CITY LIMITS, A LETTER OF CREDIT MAY BE POSTED OR OTHER SUITABLE FINANCIAL ARRANGEMENTS MAY BE MADE TO ENSURE CONSTRUCTION OF THE SIDEWALKS. IN EITHER CASE, SIDEWALKS ADJACENT TO "COMMON AREAS





VICINITY MAP

use most up-to-date FIRM panel

FLOOD ZONE STATEMENT

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48039C0445H EFFECTIVE JUNE 5, 1989, REVISED BY CASE No. 03-06-2336P EFFECTIVE JUNE 5, 2004, ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE SITE IS FULLY WITHIN ZONE X (UNSHADED) AREAS, OUTSITE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ON PROPOSED FEMA PANEL 48039C0445K (NAVD 1988 DATUM)

PROJECT BENCHMARK

TXDOT L200203
A 5/8" I.R. WITH ALUMINUM CAP SET IN CONCRETE AT THE SOUTHEAST CORNER OF THE INTERSECTION OF S.H. 35 AND S. DOWNING ROAD AND 121' EAST OF THE CENTERLINE OF S. DOWNING ROAD.
ELEVATION = 25.74 FEET NGVD29

TBM-A: A 60D NAIL SET IN A POWER POLE ON THE NORTH SIDE OF ORANGE STREET, EAST POLE OF THE 2 POLES AT THE NORTHWEST CORNER OF THE SUBJECT TRACT.
ELEVATION = 26.55 FEET NGVD29

ALL COORDINATES SHOWN HEREON ARE IN GRID, BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/22/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: 1" = 80'
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE II)
A 7.95 AC, 45-LOT SUBDIVISION
ANGLETON, TEXAS 77515

EXISTING CONDITION

PROJECT NO. 13499

7 OF 9 SHEET SET.dwg

Verify: This area does not match alignment shown in Ph. 1 record drawings; two (2) 90-deg bends and a TS&V at the exist. 8" AC pipe are shown

SCALE : 1" = 20'

E. KIBER STREET

EXIST. 1–8"X8" WL TEE (WET CONNECTION) 2–45° BENDS W/RETRAINTS 2–8" GV W/BOX FIELD VERIFY EXIST 8" AC WL

EXIST. 8"X8" TEE 2–8" GV W/ BOX 1– 8" PLUG (REMOVE EXIST. PLUG)

STA. 1+94, 13.0' LT
PROP. TY."C"INLET I–9, L=5'
TOP ELEV. =25.48
FL EL 30"(N) =18.43
FL EL 24"(E) =18.43

STA. 4+02, 13.0' LT
PROP. TY."C"INLET I–10, L=5'
TOP ELEV. =25.30
FL EL 36"(N) =17.61
FL EL 30"(S) =17.61
FL EL 24"(E) =17.61

EXIST. 8"X8" TEE 2–8" GV W/BOX 1–8" PLUG (REMOVE EXIST. PLUG)

EXIST. 115 LF 8" WL W/4' COVER

EXIST. 314 LF 8" WL W/4' COVER

EXIST 794 LF 8" WL W/4' COVER

PROP. SINGLE SAN SEWER SERVICE

20' U.E.

PROP 25 LF 24" RCP CULVERTS @ 0.1% FL.EL.(W)=20.89 FL.EL.(E)=20.87

PROP 78 LF CONC–ASPH HEADER MATCH TO EXIST. 26.0±

PROP TY "A" INLET FL.EL. (24" W&E)= 20.87

PROP. CURB RAMP

PROP. 5' SIDEWALK

PROP. 204 L.F. 30" RCP STM SEW @ 0.40%

PROP. 56 L.F. 24" RCP STM SEW @ 0.30%

PROP. 120 L.F. 36" RCP STM SEW @ 0.20%

PROP 55 LF 24" RCP CULVERTS @ 0.1% FL.EL.(W)=20.87 FL.EL.(E)=20.81

PROP. 56 L.F. 24" STM SEW @ 0.29%

BRYAN WAY

50' R.O.W.

28' B–B CONC. PVMT.

EXIST. 8" AC WL

Show U.E. on the plat

38.75' U.E.

PROP. 18 LF 16" STEEL CASING ON WL OFFSET UNDER SAN SEW

PROP 40 LF 8" SAN SEW @ 0.33%

SMH–4

PROP 137 LF 8" SAN SEW @ 0.33%

PROP. 35 LF 8" SAN SEW @ 0.33%

MH–2

STA. 1+93, 30.0' RT
PROP. SAN SEW MH–2
TOP ELEV. =25.60
FL EL 8"(N&E) =21.20

PROP 182 LF 8" SAN SEW @ 0.33%

MH–3

STA. 3+76, 30.0' RT
PROP. SAN SEW MH–3
TOP ELEV. =25.60
FL EL 8"(S&E) =21.81

MH–1

PROP. 10 L.F. 24" RCP STM SEW @ 0.20%

PROP. SAN SEW MH–1
TOP ELEV. =25.60
FL EL 8"(W,E&S) =21.07

PROP 314 LF 8" SAN SEW @ 0.33%

PROP 8" SAN SEW CROSSING USE 1–20 D.I. JOINT THROUGH SMH–3

PROP. 256 L.F. 24" RCP STM SEW @ 0.20%

PROP. 266 L.F. 24" RCP STM SEW @ 0.20%

PROP 339 LF 8" SAN SEW @ 0.33%

PROP. 28 L.F. 18" RCP STM SEW @ 0.29%

PROP. 382 LF 8" WL W/4' COVER

PROP. 8"X6" TEE 1–6" GV W/ BOX 14 LF FH LEAD 1 FH

PROP. 382 LF 8" WL W/4' COVER

CO–3

PROP 84 LF 10" SAN SEW @ 0.25%

STA. 4+45, 30.0' RT
PROP. SAN SEW CO–3
TOP ELEV. =25.90
FL EL 10"(N) =22.83

MATCH LINE STA. 4+90

I–4 L=5'
I–3 L=5'
I–8 L=5'
I–7 L=5'
I–10 L=5'
I–9 L=5'

20' U.E. & B.L.

PROP 10 LF 18" RCP CULVERTS @ 0.1% FL.EL.(W)=20.81 FL.EL.(E)=20.79

PROP 16 LF 24" RCP CULVERTS @ 0.1% FL.EL.(W)=20.81 FL.EL.(E)=20.79

PROP. 8" SAN SEW CROSSING USE 1–20 D.I. JOINT THROUGH SMH–4

PROP 34 LF ROAD BORE ENCASED SAN SEW. SEAL WATER TIGHT TO M.H.

EXIST. SAN MH RIM=25.25' FL.EL.(10"–W)=20.37 FL.EL.(10"–E)=20.37

PROP. FL.EL.(8"–N) =20.37' CORE MH WALL; INSTALL 4' JOINT 8" PVC GROUT WATER TIGHT

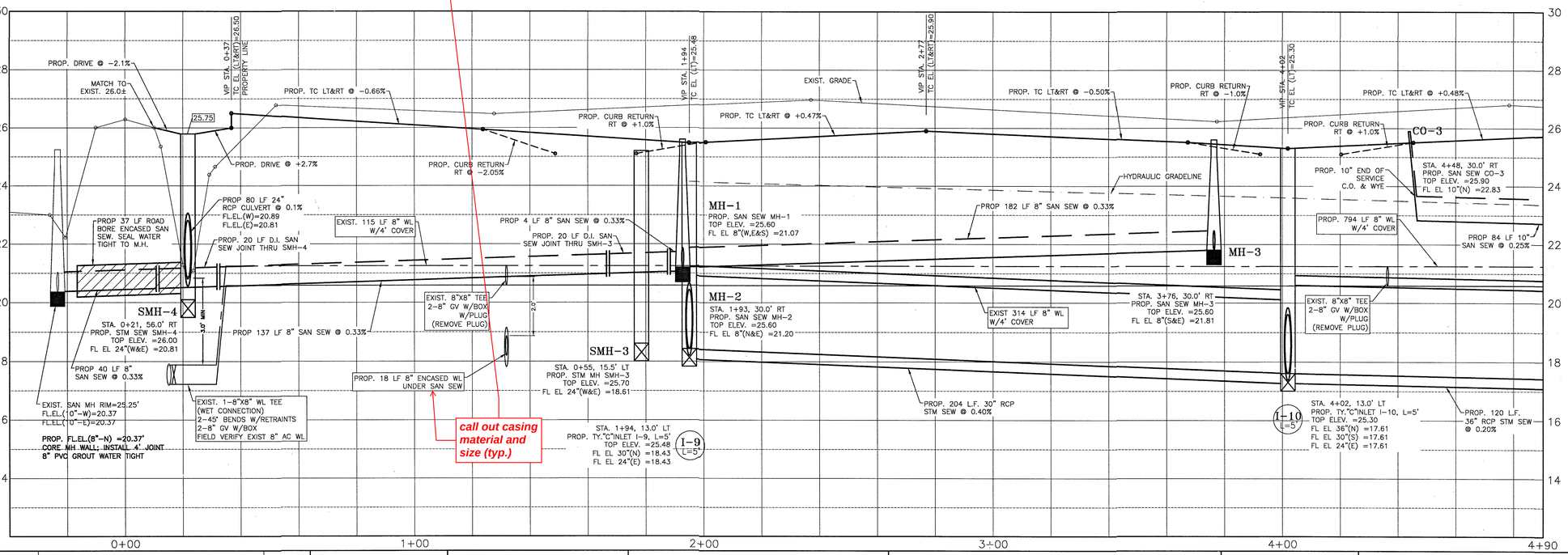
5' ROW TAKING & SW

1' BUFFER

GREENBRIAR LOOP

SEE SHEET 8

SEE SHEET 9



SYMBOLS LEGEND

- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- REDUCER
- STORM SEWER MANHOLE (SMH–1)
- SANITARY SEWER MANHOLE (MH–1)
- TOP BANK
- STORM SEWER LINE (REINFORCED CONCRETE PIPE, ASTM C76)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)

NO.	DATE	DESCRIPTION	APPROVED
1	9/23/20	ADDED 2 WL PLUGS	

REVISIONS

DESIGNED MS
DRAWN BT/BB
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST., ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F–825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992
Date: 3/23/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: 1" = 20'
PROFILE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

KIBER RESERVE (PHASE II)
A 7.95 AC, 45-LOT SUBDIVISION
ANGLETON, TEXAS 77515

PLAN & PROFILE
BRYAN WAY
STA. 0+00 TO 4+90

PROJECT NO. 13499

SHEET SET.dwg

SCALE : 1" = 20'

MATCH LINE STA. 4+90

MATCH LINE STA. 10+20

PROP. 120 L.F. 36" RCP STM SEW @ 0.20%

REMOVE PLUG ON EXIST END 36" STM SEW FL.EL.=17.38'

EXIST 128 L.F. 36" RCP STM SEW @ 0.20%

20' U.E. & B.L.

END PHASE I SIDEWALK

STA. 6+52, 13' LT
EXIST TY."C"INLET I-12, L=5'
TOP ELEV. =25.30
FL EL 36"(S) =17.12
FL EL 42"(N) =17.12
FL EL 18"(E) =17.12

EXIST 794 LF 8" WL W/4' COVER

16' (TYP.)

EXIST 6"X8" TEE 1-6" GV W/BOX 14 LF FH LEAD 1-FH

Record drawings show placement of this fire hydrant at valve at approx. STA 9+50 near I-13 and I-14

EXIST 185 LF 10" SAN SEW @ 0.25%

15' U.E.

EXIST 5' SIDEWALK

STA. 9+52, 13' LT
EXIST TY."C"INLET I-14, L=5'
TOP ELEV. =25.35
FL EL 42"(N) =16.52
FL EL 42"(S) =16.52
FL EL 18"(E) =16.52

25.90 GUT=25.57 25.60

PROP CONC. — EXIST CONC.

PROP CURB — EXIST CURB

EXIST DEFORMED CONCRETE JOINT MATCH TO EXIST=25.57

EXIST 28 L.F. 18" RCP STM SEW @ 0.29%

EXIST 298 L.F. 42" RCP STM SEW @ 0.20%

EXIST 28 L.F. 18" RCP STM SEW @ 0.29%

EXIST 232 L.F. 42" RCP STM SEW @ 0.20%

I-12 L=5'

I-11 L=5'

I-14 L=5'

I-13 L=5'

5+00 6+00 7+00 8+00 9+00 10+00

BRYAN WAY

50' R.O.W.

28' B-B CONC. PVMT.

11'

11'

EXIST 5' SIDEWALK

MH-5

MH-4

EXIST 364 LF 10" SAN SEW @ 0.25%

Record drawings show a FH lead with gate valve at approx. STA 4+98

STA. 6+52, 13' RT
EXIST TY."C"INLET I-11, L=5'
TOP ELEV. =25.30
FL EL 18"(W) =17.20

20' U.E. & B.L.

STA. 8+97, 30.0' RT
EXIST SAN SEW MH-4
TOP ELEV. =26.10
FL EL 10"(N,S&W) =21.71

STA. 9+52, 13' RT
EXIST TY."C"INLET I-13, L=5'
TOP ELEV. =25.35
FL EL 18"(W) =16.60

EXIST 271 LF 10" SAN SEW @ 0.25%

STA. 5+31, 30.0' RT
EXIST SAN SEW MH-5
TOP ELEV. =26.60
FL EL 10"(N&S) =22.62

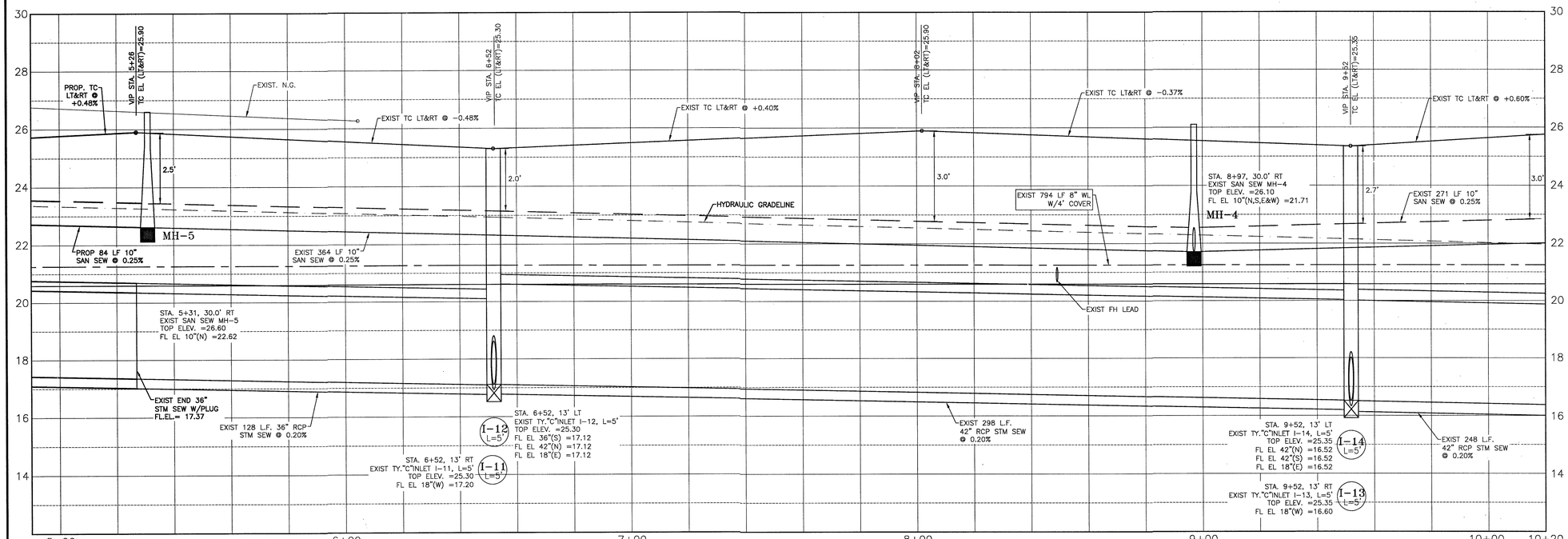
PROP 84 LF 10" SAN SEW @ 0.25%

EXIST 92 LF 10" @ 0.25%

15' U.E.

15' U.E.

PHASE II — PHASE I



SYMBOLS LEGEND

- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- REDUCER
- STORM SEWER MANHOLE (SMH-1)
- SANITARY SEWER MANHOLE (MH-1)
- TOP BANK
- STORM SEWER LINE (REINFORCED CONCRETE PIPE, ASTM C76)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)

NO.	DATE	DESCRIPTION	APPROVED
1	9/23/20	ADDED 6 LF 36" RCP	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/23/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: 1" = 20'
PROFILE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

KIBER RESERVE (PHASE II)
A 7.95 AC, 45-LOT SUBDIVISION
ANGLETON, TEXAS 77515

PLAN & PROFILE
BRYAN WAY
STA. 5+00 TO 10+20

PROJECT NO. 13499

13499 SHEET SET.dwg

SEE SHEET 4

MATCH LINE STA. 5+00

KIBER (PHA

BRYAN WAY

GREENBRIAR LOOP

PROP. 204 L.F. 30" RCP STM SEW @ 0.40%

PROP 182 LF 8" SAN SEW @ 0.33%

PROP. SAN SEW MH-2 TOP ELEV. =25.60 FL EL 8"(N&E) =21.20

STA. 0+42, 13' LT PROP. TY."C"INLET I-3, L=5' TOP ELEV. =25.10 FL EL 24"(E) =18.59 FL EL 18"(S) =18.59 FL EL 24"(W) =18.59

STA. 0+56, 30.0' LT PROP. SAN SEW MH-1 TOP ELEV. =25.60 FL EL 8"(W,E&S) =21.07

STA. 0+55, 15.5' LT PROP. STM SEW SMH-3 TOP ELEV. =25.70 FL EL 24"(W&E) =18.61

PROP 35 LF 8" SAN SEW @ 0.33%

PROP. 5' SIDEWALK

PROP 312 LF 8" SAN SEW @ 0.33%

20' U.E. & B.L.

STA. 3+10, 13' LT PROP. TY."C"INLET I-1, L=5' TOP ELEV. =25.22 FL EL 18"(S) =19.12 FL EL 24"(W) =19.12

STA. 3+90, 21' LT PROP. SAN SEW CO-1 TOP ELEV. =26.40 FL EL 8"(W) =22.10

PROP. 8"X6" TEE 1-6" GV W/BOX 14 LF FH LEAD 1-FH

PROP. 480 LF 8" WL W/4' COVER

PROP. 2-22 ½° BENDS

PROP. 56 L.F. 24" STM SEW @ 0.29%

PROP. CURB RAMP

PROP. 28 L.F. 18" RCP STM SEW @ 0.29%

SMH-3
PROP 8" SAN SEW CROSSING USE 1-20 D.I. JOINT THROUGH SMH-3

PROP. 10 L.F. 24" RCP STM SEW @ 0.20%

PROP. 256 L.F. 24" RCP STM SEW @ 0.20%

PROP. 28 L.F. 18" RCP STM SEW @ 0.32%

EXIST 305 LF 8" WL W/4' COVER

PROP. CURB RAMP

EXIST 8"X8" TEE 2-8" GV W/BOX

EXIST 115 LF 8" WL W/4' COVER

STA. 0+42, 13' RT PROP. TY."C" INLET I-4, L=5' TOP ELEV. =25.10 FL EL 18"(N) =18.67

PROP. 18 LF 8" ENCASED WL OFFSET UNDER SAN SEW

PROP 215 LF 8" SAN SEW @ 0.33%

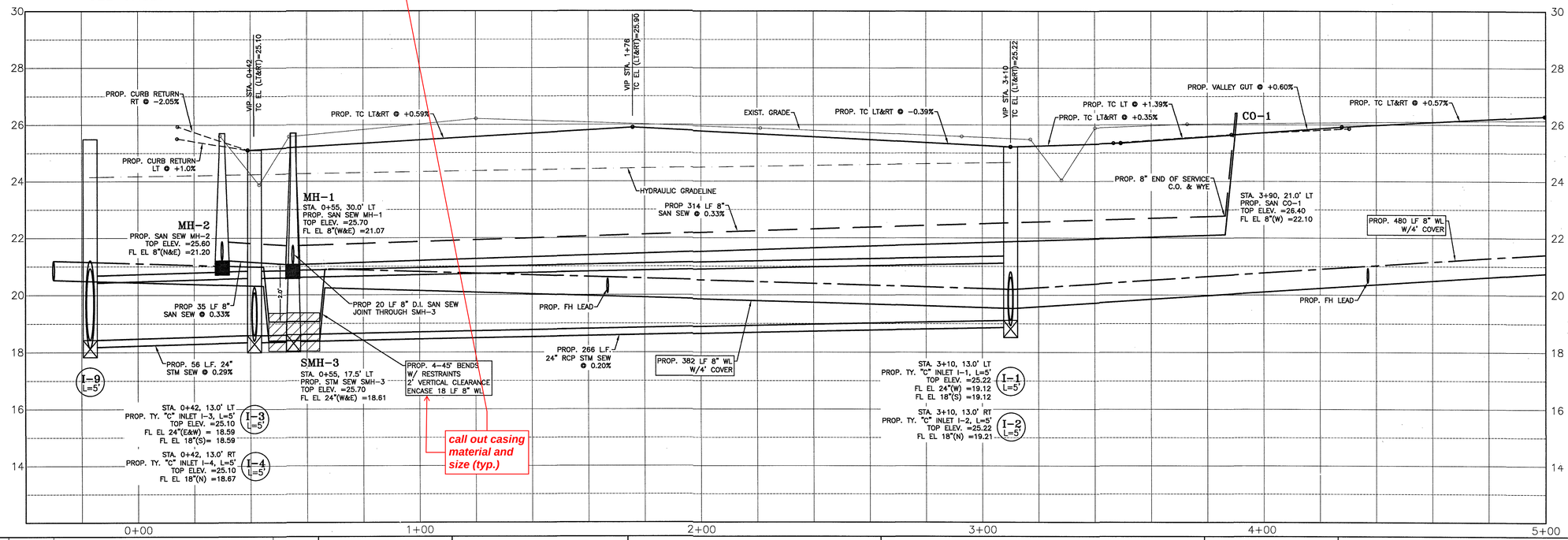
PROP. 382 LF 8" WL W/4' COVER

STA. 3+10, 13' RT PROP. TY."C"INLET I-2, L=5' TOP ELEV. =25.22 FL EL 18"(N) =19.21

PROP. 2-45° BENDS

PROP. VALLEY GUT @ +0.60%

SEE SHEET 4



SYMBOLS LEGEND

- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- REDUCER
- STORM SEWER MANHOLE (SMH-1)
- SANITARY SEWER MANHOLE (MH-1)
- TOP BANK
- STORM SEWER LINE (REINFORCED CONCRETE PIPE, ASTM C76)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)

SCALE : 1" = 20'

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/23/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: 1" = 20'
PROFILE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

KIBER RESERVE (PHASE II)
A 7.95 AC, 45-LOT SUBDIVISION
ANGLETON, TEXAS 77515

PLAN & PROFILE
GREENBRIAR LOOP
STA. 0+00 TO 5+00
(PHASE II)

PROJECT NO. 13499

13499 SHEET SET.dwg

MATCH LINE STA. 5+00

SEE SHEET 4

SEE SHEET 5

RESERVE 4 (SE II)

BRYAN WAY

GREENBRIAR LOOP

PROP. 480 LF 8" WL W/4' COVER

PROP. 2-22 ½° BENDS

PROP. 2-45° BENDS

PROP. 2-22 ½° BENDS

CO-2

CO-3

MH-3

STA. 6+09, 20' LT
PROP. SAN SEW CO-2
TOP ELEV. =26.15
FL EL 8"(W) =22.93

STA. 6+89, 13' LT
PROP. TY. "C" INLET I-6, L=5'
TOP ELEV. =25.22
FL EL 18"(NE) =18.31
FL EL 24"(W) =18.31

STA. 6+59, 13' RT
PROP. TY. "C" INLET I-5, L=5'
TOP ELEV. =25.30
FL EL 18"(SW) =18.44

STA. 9+58, 13' LT
PROP. TY. "C" INLET I-8, L=5'
TOP ELEV. =25.10
FL EL 24"(W&E) =17.78
FL EL 18"(N) =17.78

STA. 9+58, 13' RT
PROP. TY. "C" INLET I-7, L=5'
TOP ELEV. =25.10
FL EL 18"(S) =17.86

PROP 339 LF 8" SAN SEW @ 0.33%

PROP 182 LF 8" SAN SEW @ 0.33%

PROP 84 LF 10" SAN SEW @ 0.25%

PROP. 382 LF 8" WL W/4' COVER

PROP. 5' SIDEWALK

PROP. 266 L.F. 24" RCP STM SEW @ 0.20%

PROP. 42 L.F. 18" RCP STM SEW @ 0.31%

PROP. 28 L.F. 18" RCP STM SEW @ 0.29%

PROP. 56 L.F. 24" RCP STM SEW @ 0.30%

PROP. 204 L.F. 30" RCP STM SEW @ 0.40%

PROP. 120 L.F. 36" RCP STM SEW @ 0.20%

PROP. 8"X6" TEE
1-6" GV W/BOX
13 LF FH LEAD
1-FH

EXIST 305 LF 8" WL W/4' COVER

EXIST 8"X8" TEE 2-8" GV W/BOX

EXIST 794 LF 8" WL W/4' COVER

PROP. CURB RAMP

PROP. 8" END OF SERVICE C.O. & WYE

Notate single san. sew. service

20' U.E. & B.L.

50' R.O.W.

28' b-b CONC. PVMT.

0 10 20 40
SCALE : 1" = 20'

VIP STA. 5+01
TC EL (LT&RT)=26.30

VIP STA. 6+59
TC EL (RT)=25.30

VIP STA. 6+89
TC EL (LT)=25.22

VIP STA. 8+28
TC EL (LT)=25.90

VIP STA. 9+16
TC EL (LT&RT)=25.10

PROP. TC LT&RT @ -0.57%

PROP. TC VALLEY GUT @ -0.6%

PROP. TC LT @ -1.39%

PROP. TC RT @ -0.35%

PROP. TC LT @ -0.63%

PROP. TC RT @ +0.37%

PROP. TC LT @ +0.51%

EXIST. GRADE

PROP. TC LT&RT @ -0.59%

HYDRAULIC GRADELINE

PROP. CURB RETURN LT @ +1.00%

PROP. CURB RETURN RT @ +1.00%

PROP. FH LEAD

SYMBOLS LEGEND

- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- REDUCER
- STORM SEWER MANHOLE (SMH-1)
- SANITARY SEWER MANHOLE (MH-1)
- TOP BANK
- STORM SEWER LINE (REINFORCED CONCRETE PIPE, ASTM C76)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/23/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: 1" = 20'
PROFILE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

KIBER RESERVE (PHASE II)
A 7.95 AC, 45-LOT SUBDIVISION
ANGLETON, TEXAS 77515

PLAN & PROFILE
GREENBRIAR LOOP
STA. 5+00 TO 10+02
(PHASE II)

PROJECT NO. 13499

13499 SHEET SET.dwg

0 30 60 120
SCALE : 1" = 60'

EXIST SAN MH
RIM=25.96'
FL.EL.(8"-N)=19.32
FL.EL.(8"-S)=19.32
FL.EL.(10"-W)=19.32
FL.EL.(10"-E)=19.32

EXIST SAN MH
RIM=25.95'
FL.EL.(8"-N)=20.65
FL.EL.(8"-S)=20.65
FL.EL.(10"-W)=20.65
FL.EL.(10"-E)=20.65

EXIST 10" SAN STUB
TOP OF PIPE= 22.08'
FL.EL.= 21.25'

EXIST 1-8"X8" CUT IN TEE
2-8" GV W/ BOX

EXIST 115 LF 8" WL
W/4' COVER

EXIST
1-8"X8" TEE
2-8" GV W/ BOX
REMOVE PLUG

EXIST 305 LF 8" WL
W/4' COVER

EXIST
1-8"X8" TEE
2-8" GV W/ BOX
REMOVE PLUG

EXIST 794 LF 8" WL
W/4' COVER

EXIST 185 LF 10" @ 0.25%

EXIST FH

EXIST
1-8"X8" TEE
2-8" GV W/ BOX

EXIST 461 LF 8" WL
W/4' COVER

EXIST FH

EXIST
1-6"X6" CUT IN TEE
(WET CONNECTION)
1-6"X8" REDUCER
2-6" GV W/BOX

250'-1 1/2"

PROP 8" SAN SEW
CROSSING USE 1-20 D.I.
JOINT THROUGH SMH-4

EXIST SAN MH
RIM=25.25'
FL.EL.(10"-W)=20.37
FL.EL.(10"-E)=20.37

PROP FL.EL.(8"-N)= 20.37'
CORE MH WALL; INSTALL 4' JOINT
8" PVC GROUT WATER TIGHT

PROP 40 LF 8" SAN SEW
W/34 LF ROAD BORE
ENCASED SAN SEW UNDER
ROADWAY

PROP 4 LF 8"
SAN SEW @ 0.33%

PROP 137 LF 8"
SAN SEW @ 0.33%

MH-2

MH-3

MH-1

PROP 35 LF 8"
SAN SEW @ 0.33%

PROP 182 LF 8"
SAN SEW @ 0.33%

PROP 8" SAN SEW
CROSSING USE 1-20 D.I.
JOINT THROUGH SMH-3

PROP. 18 LF 8" ENCASED WL
OFFSET UNDER SAN SEW

1-FH

PROP 314 LF 8"
SAN SEW @ 0.33%

PROP 339 LF 8"
SAN SEW @ 0.33%

PROP. 382 LF 8" WL
W/4' COVER

E. KIBER STREET

KIBER RESERVE
(PHASE II)

CO-1

CO-2

GREENBRIAR LOOP

1-FH

PROP. 480 LF 8" WL
W/4' COVER

BRYAN WAY

CO-3

MH-5

250'-1 1/2"

PROP 84 LF 10" @ 0.25%

1-FH

PROP. 382 LF 8" WL
W/4' COVER

EXIST 364 LF 10" @ 0.25%

EXIST 92 LF 10" @ 0.25%

MH-4

EXIST 271 LF 10" @ 0.25%

MH-6

show as existing

EXIST 433 LF 10" @ 0.25%

EXIST 18 LF 8" ENCASED WL
OFFSET CENTERED UNDER SAN SEW

EXIST FH

CO-4

EXIST 286 LF
10" @ 0.25%

EXIST 339 LF 8" WL
W/4' COVER

LAGO COURT

EXIST 18 LF 8" ENCASED WL
CENTERED UNDER SAN SEW

CO-5

EXIST
1-8"X8" TEE
2-8" GV W/ BOX

EXIST 341 LF 8" WL
LOOP W/4' COVER

E. ORANGE STREET

S. DOWNING ROAD

SYMBOLS LEGEND

- WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- REDUCER
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- TOP BANK
- STORM SEWER LINE (REINFORCED CONCRETE PIPE, ASTM C76)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)

NO.	DATE	DESCRIPTION	APPROVED
2	1/22/21	RELOCATED THREE FIRE HYDRANTS	
1	9/23/20	REVISE WATER LOOP QUANTITY	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/23/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: 1" = 60'
PROFILE:
HORIZONTAL:
VERTICAL:

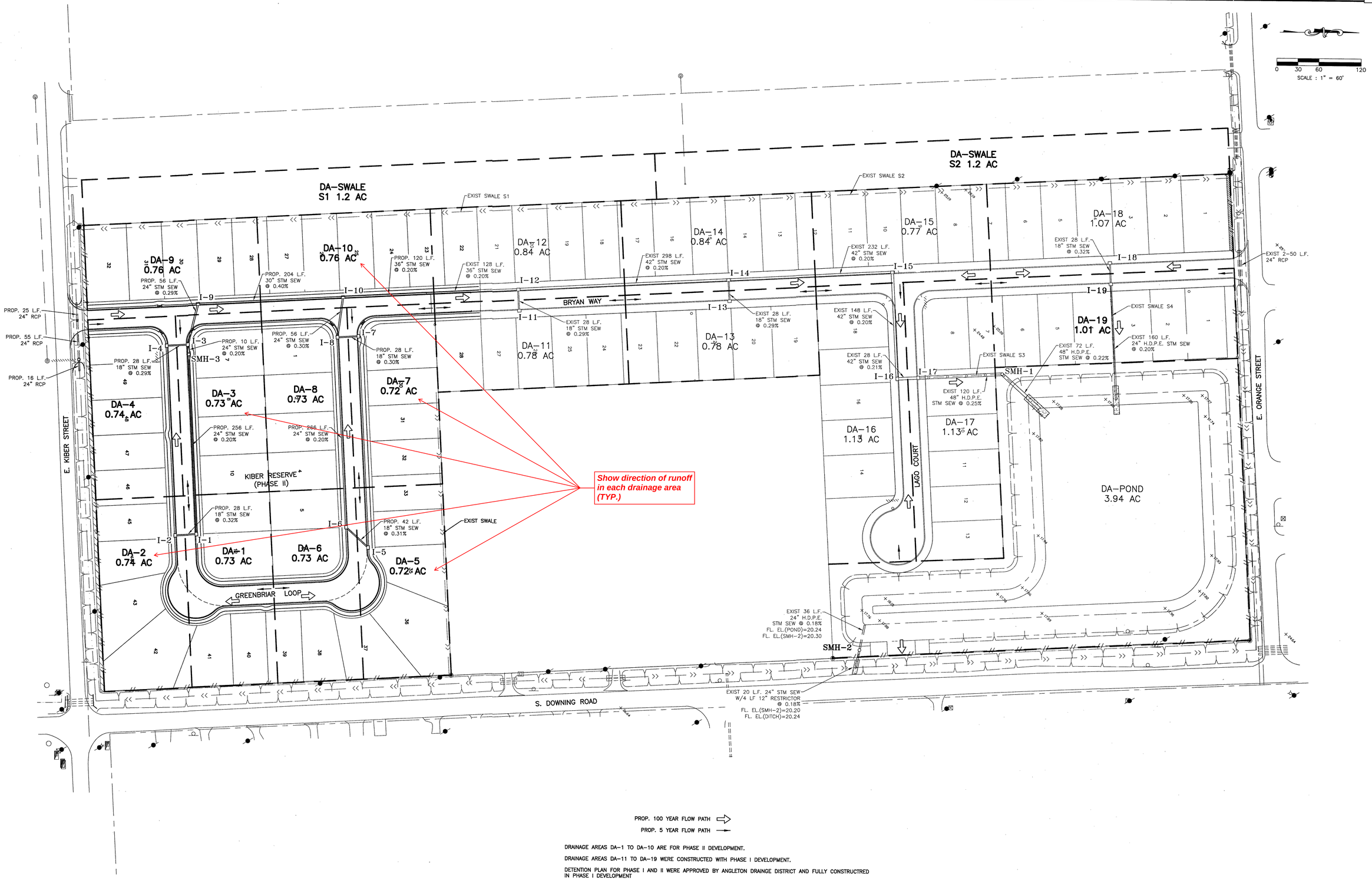
KIBER RESERVE (PHASE II)
A 7.95 AC, 45-LOT SUBDIVISION
ANGLETON, TEXAS 77515

UTILITY LAYOUT

PROJECT NO. 13499

12

C:\Projects\13499 SHEET SET.dwg



DRAINAGE AREAS DA-1 TO DA-10 ARE FOR PHASE II DEVELOPMENT.

DRAINAGE AREAS DA-11 TO DA-19 WERE CONSTRUCTED WITH PHASE I DEVELOPMENT.

DETENTION PLAN FOR PHASE I AND II WERE APPROVED BY ANGLETON DRAINGE DISTRICT AND FULLY CONSTRUCTRED IN PHASE I DEVELOPMENT

NO.	DATE	DESCRIPTION	APPROVED
2	1/21/21	MOVED OUTFALL	
1	9/23/20	REVISE RUN BETWEEN I-12 AND I-14	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

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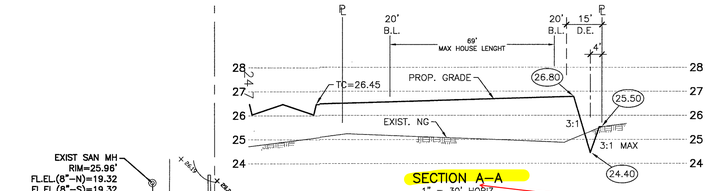
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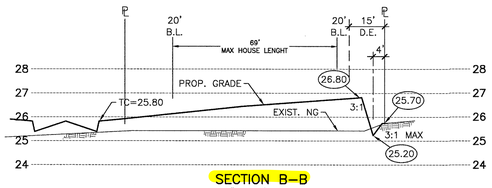
DRAINAGE AREA MAP
(PHASE I & PHASE II)

PROJECT NO. 13499

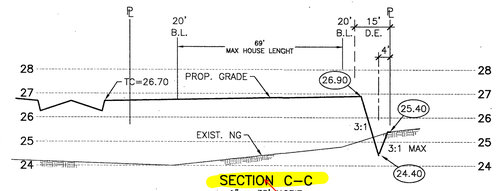
SHEET SET.dwg



SECTION A–A
1" = 30' HORIZ.
1" = 3' VERT.



SECTION B–B
1" = 30' HORIZ.
1" = 3' VERT.



SECTION C–C
1" = 30' HORIZ.
1" = 3' VERT.

0 30 60 120
SCALE : 1" = 60'

EXIST SAN MH
RIM=25.96'
FL.EL.(8"–N)=19.32
FL.EL.(8"–S)=19.32
FL.EL.(10"–W)=19.32
FL.EL.(10"–E)=19.32

PROP 25 LF 24" RCP CULVERTS @ 0.1%
FL.EL.(W)=20.89
FL.EL.(E)=20.87

PROP 77 LF PAVING HEADER MATCH TO EXIST 26.0±

PROP 55 LF 24" RCP CULVERTS @ 0.1%
FL.EL.(W)=20.87
FL.EL.(E)=20.81

EXIST SAN MH
RIM=25.25'
FL.EL.(10"–W)=20.37
FL.EL.(10"–E)=20.37

PROP 16 LF 24" RCP CULVERTS @ 0.1%
FL.EL.(W)=20.81
FL.EL.(E)=20.79

EXIST "V" SWALE S1

EXIST "V" SWALE S2

BRYAN WAY

BACKFILL 375 LF "V" SWALE

BACKFILL 375 LF "V" SWALE

GREENBRIAR LOOP

E. KIBER STREET

LAGO COURT

E. ORANGE STREET

S. DOWNING ROAD

EXIST 78 LF PAVING HEADER MATCH TO EXIST 25.3±

EXIST 50 LF 2–24" RCP CULVERTS @ 0.1%
FL.EL.(W)=22.14
FL.EL.(E)=22.10

EXIST SWALE S3

EXIST SWALE S4

EXIST TOP BANK=26.0

EXIST 100–YEAR WL=25.0

EXIST DETENTION POND

EXIST STATIC WL=20.3

EXIST TOE=15.3

PROP. SLOPE PAVING (SEE SHEET 23)

GRADE TO DRAIN

EXIST 400 LF "V" SWALE
W/3:1 SIDE SLOPES @ 0.15%
BEGIN FL.EL.(W)=25.20
END FL.EL.(E)=24.60

EXIST. 2–42"RCP
FL.EL.(N)=18.84
FL.EL.(N)=19.39
FL.EL.(S)=18.55
FL.EL.(S)=18.58

EXIST. 2–36"RCP
FL.EL.(NW)=19.22
FL.EL.(NE)=19.18
FL.EL.(SW)=18.92
FL.EL.(SE)=18.87

EXIST. 2–36"RCP
FL.EL.(NW)=18.39
FL.EL.(NE)=18.05
FL.EL.(SW)=18.54
FL.EL.(SE)=18.48

EXIST.24"RCP W/FLAP GATE
FL.EL.(W) = 19.96 (FLAP GATE)
FL.EL.(E) = 20.01

Add these sections on the drawing

Show drainage easement on plat and plans

Verify requirement for Phase 2

FINISHED FLOOR ELEVATIONS FOR ALL HOMES IN PHASE I KIBER RESERVE SHALL BE 18" HIGHER THAN BACK OF CURB OR 27.4', WHICHEVER IS HIGHER.

Verify elevations shown: if not part of the planset, show as existing

ROUGH LOT GRADING FOR PHASE II WAS COMPLETED DURING PHASE I CONSTRUCTION. CONTRACTOR WILL PERFORM FINAL GRADE AND DENSITY CHECK OF PHASE II (45 LOTS).

NO.	DATE	DESCRIPTION	APPROVED
2	12.17.20	ADDED SECTIONS A–A, B–B, C–C	
1	12.09.20	ADDED TEMPORARY SWALES	

REVISIONS

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DRAWN BT/BB
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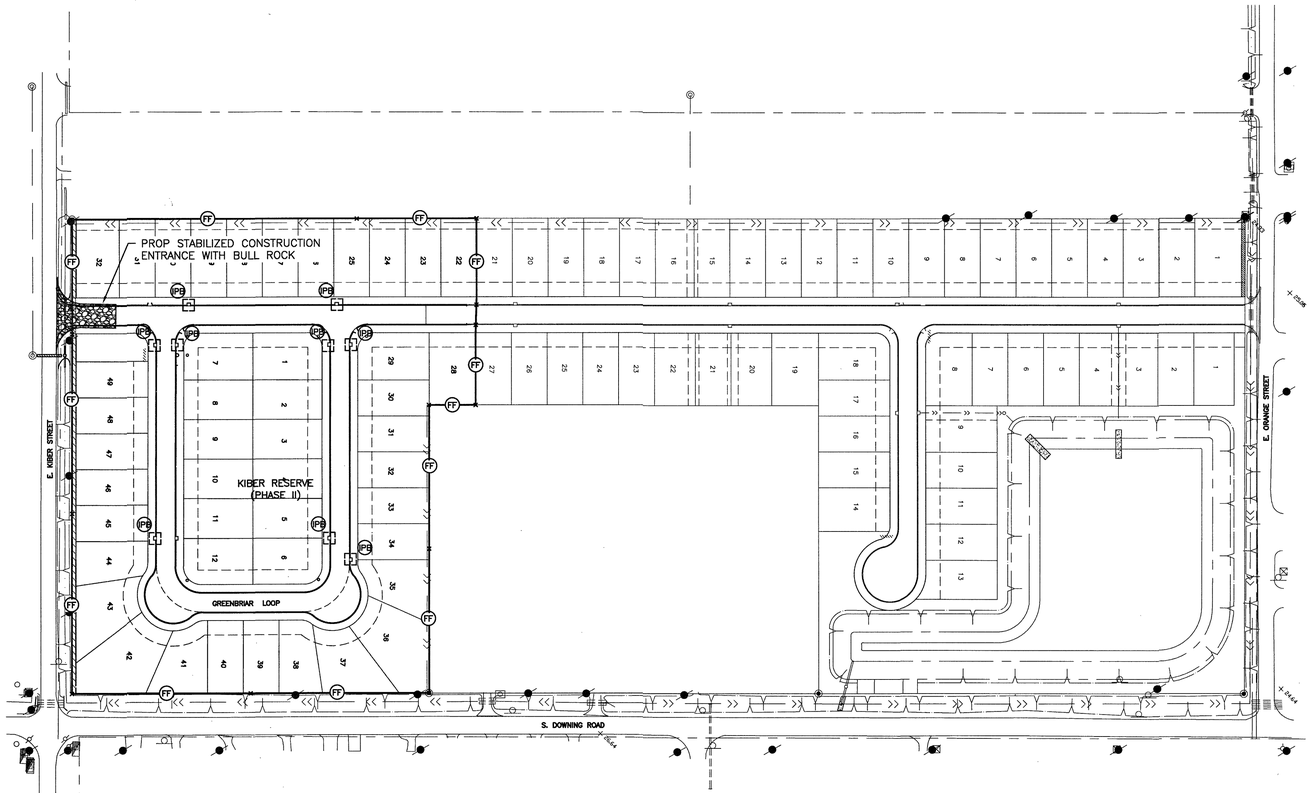
KIBER RESERVE (PHASE II)
A 7.95 AC, 45-LOT SUBDIVISION
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GRADING PLAN

PROJECT NO. 13499

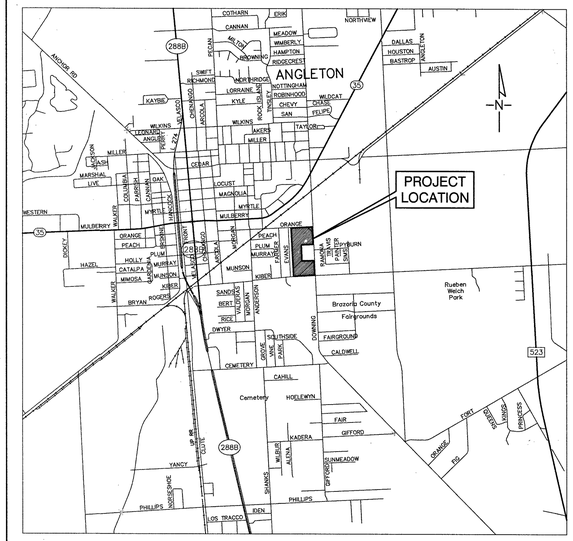
15

13499 SHEET SET.dwg

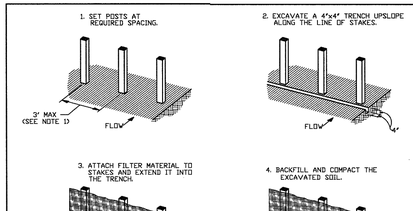


0 50 100 200
SCALE : 1" = 100'

GENERAL LOCATION MAP



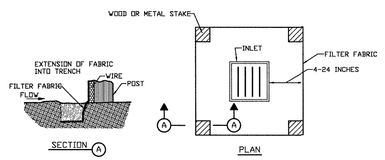
NOTE:
AS SOON AS CONCRETE CURBS ARE INSTALLED, PLACE 18" WIDE SOLID SOD OR REINFORCED FILTER FABRIC BEHIND ALL CURBS.



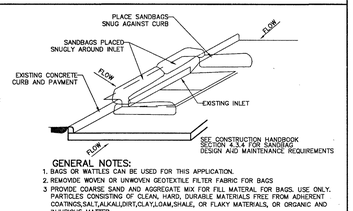
CONSTRUCTION NOTES:

1. 1 INCH THICK BY 2 INCH WOODEN STAKES TO BE SET AT MAX SPACING OF 3 FEET AND EMBEDDED A MIN OF 8 INCHES. IF PREASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FEET MAX.
2. ATTACH FILTER FABRIC TO WOODEN STAKES. FILTER FABRIC FENCE SHALL HAVE A MIN HEIGHT OF 18 INCHES AND MAX HEIGHT OF 36 INCHES ABOVE NATURAL GROUND.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6 INCHES AT THE POSTS, AND FOLDED.

FILTER FABRIC FENCE



SILT FENCE PROTECTION BARRIER



GENERAL NOTES:

1. BAGS OR WATTLES CAN BE USED FOR THIS APPLICATION.
2. REMVOVE WOVEN OR UNWOVEN GEOTEXTILE FILTER FABRIC FOR BAGS
3. PROVIDE COARSE SAND AND AGGREGATE MIX FOR FILL MATERAL FOR BAGS. USE ONLY. PARTICLES CONSISTING OF CLEAN, HARD, DURABLE MATERIALS FREE FROM ADHERENT COATINGS,SALT,ALKALI,DIRT,CLAY,LOAM,SHALE, OR FLAKY MATERIALS, OR ORGANIC AND INJURIOUS MATTER.
4. REMOVE SEDIMENT DEPOSIT WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-THIRD THE HEIGHT OF THE BARRIER.

IPB
SYMBOL

INLET PROTECTION BARRIERS FOR STAGE II INLETS
N.T.S

LEGEND

- IPB — SILT FENCE AROUND STRUCTURE UNDER CONSTRUCTIION
- FF — SILT FENCE ACROSS EXISTING DITCH REINFORCED FILTER BARRIER
- HYDROMULCH SEED

PROJECT/SITE INFORMATION

PROJECT NAME: KIBER RESERVE (PHASE II)

PROJECT ADDRESS/LOCATION: W. SIDE OF DOWLING STREET AND N. SIDE OF KIBER STREET

CITY: ANGLETON STATE: TX. ZIP CODE: 77515

LATITUDE: 95°29'09.5" LONGITUDE: 29°09'40.4" COUNTY: BRAZORIA

NAME OF RECEIVING WATERS: GULF OF MEXICO

05/01/2021 — MONTH/DAY/YEAR — ESTIMATED CONSTRUCTION START DATE

10/01/2021 — MONTH/DAY/YEAR — ESTIMATED COMPLETION DATE

ESTIMATE OF AREA TO BE DISTURBED: 7.95 ACRES

ESTIMATE OF LIKELYHOOD OF DISCHARGE:

☐ UNLIKELY ☐ ONCE PER WEEK ☐ CONTINUAL
☒ ONCE PER MONTH ☐ ONCE PER DAY

ARE THERE ANY LISTED ENDANGERED OR THREATENED SPECIES, OR DESIGNATED CRITICAL HABITAT IN THE PROJECT AREA?

☐ YES ☒ NO

ELIGIBILITY WITH REGARD TO PROTECTION OF ENDANGERED SPECIES HAS BEEN SATISFIED THROUGH THE INDICATED SECTION OF PART 1.B.3.e.(2) OF THE PERMIT.

(a) ☒ (b) ☐ (c) ☐ (d) ☐

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

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A 7.95 AC, 45-LOT SUBDIVISION
ANGLETON, TEXAS 77515

SWPPP LAYOUT (PHASE II)

PROJECT NO. 13499

17

SWPPP SHEET SET.dwg

1. SITE DESCRIPTION

A. NATURE OF THE CONSTRUCTION ACTIVITY:
KIBER RESERVE (PHASE II) SUBDIVISION ANGLETON, BRAZORIA COUNTY, TEXAS. BEING 7.95 ACRE DEVELOPED AREA WHICH WILL BE A RESIDENTIAL SUBDIVISION OF 45 LOTS (50' WIDE USUALLY). CONSTRUCTION WILL INCLUDE UNDERGROUND UTILITIES, STORM SEWERS, CONCRETE ROADWAYS WITH CURBS. THE DETENTION POND HAS BEEN EXCAVATED AND MATERIALS SPREAD ON SITE.

B. INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:
STREET RIGHT OF WAY AND LOT AREAS WILL BE STRIPPED OF ALL VEGETATIVE MATTER. THIS MATERIAL WILL BE STOCKPILED ADJACENT TO THE WORK TO BE SPREAD ON DEVELOPED LOTS AFTER FINAL GRADING. UTILITY AND STORM SEWER CONSTRUCTION WILL REQUIRE TRENCHING. EXCAVATION FOR ROADWAY SUBGRADE WILL INVOLVE SPREADING EXCAVATED MATERIAL ON ADJACENT LOTS. RAINFALL RUNOFF WILL BE DIRECTED TO THE STREET GUTTERS AND TO THE CONSTRUCTED STORM SEWER SYSTEM. TRUCKS WILL BE USED TO DELIVER MATERIAL TO THE PROJECT INCLUDING LIME, CONCRETE, UTILITY AND STORM SEWER MATERIALS AND OTHER CONSTRUCTION MATERIALS. TRUCKS WILL ALSO BE USED TO HAUL CONSTRUCTION DEBRIS AWAY FROM THE SITE. THESE TRUCKS WILL BE ROUTED ALONG KIBER STREET FOR INGRESS AND EGRESS. RUTTING DURING WET WEATHER WILL PROVIDE POTENTIAL FOR TRACKING MUD ALONG THE ROUTE.

C. TOTAL PROJECT AREA: 7.95 ACRES

D. TOTAL AREA TO BE DISTURBED: 7.95 ACRES

WEIGHTED RUNOFF COEFFICIENT
(BEFORE CONSTRUCTION): 0.30 (AFTER CONSTRUCTION): 0.65

E. REFER TO GENERAL LOCATION MAP AND SITE MAP FOR DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED AFTER MAJOR GRADING ACTIVITIES; AREAS OF SOIL DISTURBANCE; AREAS WHICH WILL NOT BE DISTURBED; LOCTIONS OF MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS; LOCATIONS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR; LOCATION OF OFF-SITE MATERIAL, WASTE, BORROW OR EQUIPMENT STORAGE AREAS; SURFACE WATERS (INCLUDING WETLANDS); AND LOCATIONS WHERE STORM WATER DISCHARGES TO A SURFACE WATER.

F. LOCATION AND DESCRIPTION OF ANY DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY OTHER THAN CONSTRUCTION:

G. NAME OF RECEIVING WATERS:
RUNOFF WILL BE COLLECTED IN THE STORM SEWER SYSTEM AND ROUTED TO THE DETENTION POND. THE POND OUTFALLS INTO ROADSIDE DITCH ON DOWNING STREET. DOWNING STREET OUTFALLS TO BASTROP BAYOU AND THEN TO THE GULF OF MEXICO.

AREAL EXTENT AND DESCRIPTION OF WETLAND OR SPECIAL AQUATIC SITE AT OR NEAR THE SITE WHICH WILL BE DISTURBED OR WHICH WILL RECEIVE DISCHARGES FROM DISTURBED AREAS OFTHE PROJECT.

NONE

H. REFER TO FEDERAL REGISTER, VOLUME 63, NO.128, MONDAY JULY 6, 1998, PAGES 36497 TO 36515 FOR REQUIREMENTS OF NPDES GENERAL PERMITS FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES IN REGION 6.

I. LISTED ENDANGERED OR THREATENED SPECIES OR CRITICAL HABITAT FOUND IN PROXIMITY TO THE CONSTRUCTION ACTIVITY:

NONE

J. PROPERTY LISTED OR ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES:

NONE

2. CONTROLS

NARRATIVE – SEQUENCE OF CONSTRUCTION ACTIVITIES AND APPROPRIATE CONTROL MEASURES DURING CONSTRUCTION

THE ORDER OF CONSTRUCTION WILL BEGIN WITH STRIPPING OF ALL VEGETATION FROM THE WORK AREA.

1. INSTALL SILT FENCE AROUND THE PERIMETER OF THE AREA TO BE DISTURBED. THE ORDER OF ACTIVITIES WILL BEGIN WITH THE COMPLETE STRIPPING OF ALL AREAS TO BE PAVED. REMOVED VEGETATION TO BE STOCKPILED ADJACENT LOT.

2. INSTALL WATER LINES, SANITARY SEWER LINES AND MANHOLES AND STORM SEWER PIPES, INLETS AND MANHOLES. INSTALL INLET PROTECTION BARRIERS AROUND ALL INLETS.

3. ROADWAY EXCAVATION, LIME STABILIZATION AND CONCRETE PAVING WILL FOLLOW UNDERGROUND UTILITY AND STORM SEWER CONSTRUCTION.

4. AS SOON AS CONCRETE CURBS ARE INSTALLED, PLACE 18" WIDE SOLID SOD OR REINFORCED FILTER FABRIC BEHIND ALL CURBS.

5. ALL SEEDED AND FERTILIZED AREAS TO BE IRRIGATED TO ENSURE GROWTH.

A. EROSION AND SEDIMENT CONTROLS: EROSION AND SEDIMENT CONTROLS SHALL RETAIN SEDIMENT ON SITE TO THE EXTENT PRACTICABLE. CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS (WHERE APPLICABLE) AND GOOD ENGINEERING PRACTICES. OFFSITE SEDIMENT ACCUMULATIONS MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS. SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAPS OR SEDIMENTATION PONDS WHEN CAPACITY HAS BEEN REDUCED BY 50%. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WALL SHALL BE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.

SOIL STABILIZATION PRACTICES:	OWNER/ DEVELOPER	GENERAL CNTRTR.	BUILDER	OTHER
TEMPORARY SEEDING				
PERMANENT PLANTING, SODDING, OR SEEDING		X		
MULCHING– WHERE INDICATED		X		
SOIL RETENTION BLANKET				
VEGETATIVE BUFFER STRIPS				
PRESERVATION OF NATURAL RESOURCES				
OTHER:				

THE FOLLOWING RECORDS SHALL BE MAINTAINED AND ATTACHED TO THIS SWPPP:
DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, DATES WHEN STABILIZATION MEASURES ARE INITIATED.

STRUCTURAL PRACTICES:	OWNER/ DEVELOPER	GENERAL CNTRTR.	BUILDER	OTHER
REINFORCED SILT FENCES		X		
HAY BALES				
ROCK BERMS				
DIVERSION, INTERCEPTOR, OR PERIMETER DIKES				
DIVERSION, INTERCEPTOR, OR PERIMETER SWALES				
DIVERSION DIKE AND SWALE COMBINATIONS				
PIPE SLOPE DRAINS				
ROCK BEDDING AT CONSTRUCTION EXIT		X		
TIMBER MATTING AT CONSTRUCTION EXIT				
SEDIMENT TRAPS				
SEDIMENT BASINS				
STORM INLET PROTECTION		X		
STONE OUTLET STRUCTURES				
OTHER:				

B. STORM WATER MANAGEMENT MEASURES INSTALLED DURING CONSTRUCTION TO CONTROL POLLUTANTS IN STORM WATER DISCHARGES THAT WILL OCCUR AFTER CONSTRUCTION:
CURBS & GUTTERS STORM SEWERS

C. OTHER CONTROLS

NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE UNITED STATES, EXCEPT AS AUTHORIZED BY A PERMIT ISSUED UNDER SECTION 404 OF THE CLEAN WATER ACT.

WASTE MATERIALS: ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL CONTAINER. THE CONTAINER SHALL MEET ALL STATE AND CITY SOLID WASTE MANAGEMENT REGULATIONS. THE CONTAINER SHALL BE EMPTIED AS NECESSARY AND THE TRASH HAULED TO AN APPROPRIATE DUMP SITE. NO CONSTRUCTION MATERIALS WILL BE BURIED ON SITE.

HAZARDOUS WASTE (INCLUDING SPILL REPORTING): AT A MINIMUM, ANY PRODUCTS IN THE FOLLOWING CATEGORIES ARE CONSIDERED TO BE HAZARDOUS: PAINT, CLEANING SOLVENTS, ASPHALT PRODUCTS, PETROLEUM PRODUCTS, CHEMICAL ADDITIVES FOR SOIL STABILIZATION, AND CONCRETE CURING COMPOUNDS AND ADDITIVES. IN THE EVENT OF A SPILL WHICH MAY BE HAZARDOUS, THE SPILL COORDINATOR SHOULD BE CONTACTED IMMEDIATELY.

SANITARY WASTE: PORTABLE SANITARY FACILITIES WILL BE PROVIDED BY THE CONTRACTOR. ALL SANITARY WASTES WILL BE COLLECTED FROM PORTABLE UNITS AND SERVICED BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

OFFSITE VEHICLE TRACKING SHALL BE MINIMIZED BY:
___ HAUL ROADS DAMPENED FOR DUST CONTROL LOADED
_X_ HAUL TRUCKS TO BE COVERED WITH TARPAULIN
_X_ EXCESS DIRT ON ROAD REMOVED DAILY STABILIZED
___ CONSTRUCTION ENTRANCE

OTHER: TRUCKS HAULING VEGETATION AND DEBRIS WILL BE MONITORED AND SHALL BE COVERED WITH TARPAULINS IF REQUIRED TO PREVENT DUST OR OTHER PARTICLES FROM BLOWING OR FALLING FROM TRUCK.

REMARKS: ALL OPERATIONS WILL BE CONDUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE AMOUNTS OF SEDIMENT THAT MAY ENTER THE RECEIVING WATERS. DISPOSAL AREAS SHALL NOT BE LOCATED IN ANY WETLAND, WATERBODY, OR STREAMBED. CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER TO MINIMIZE THE RUNOFF OF POLLUTANTS.

3. MAINTENANCE

ALL EROSION AND SEDIMENT CONTROLS WILL BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. IF A REPAIR IS NECESSARY IT SHALL BE DONE AT THE EARLIEST TIME POSSIBLE, BUT NO LATER THAN SEVEN CALENDAR DAYS AFTER THE GROUND HAS DRIED SUFFICIENTLY TO PREVENT FURTHER DAMAGE FROM HEAVY EQUIPMENT. THE AREAS ADJACENT TO DRAINAGE WAYS SHALL HAVE PRIORITY, FOLLOWED BY DEVICES PROTECTING STORM SEWER INLETS. MAINTENANCE SHALL BE PERFORMED BEFORE THE NEXT ANTICIPATED STORM EVENT OR AS SOON AS PRACTICABLE.

4. INSPECTION

AN INSPECTION WILL BE PERFORMED BY THE PERMITEE EVERY FOURTEEN DAYS AS WELL AS AFTER EVERY ONE-HALF INCH OR GREATER RAINFALL EVENT. AN INSPECTION AND RAINFALL REPORT WILL BE MADE AFTER EACH INSPECTION. ANY DEFICIENCIES WILL BE NOTED AND APPROPRIATE CHANGES SHALL BE MADE TO THE SYSTEM TO COMPLY WITH REQUIREMENTS.

5. NON-STORMWATER DISCHARGES

___ FIRE HYDRANT FLUSHING
_X_ BUILDING WASHDOWN WITHOUT DETERGENTS
_X_ PAVEMENT WASHDOWN WITHOUT DETERGENTS
_X_ CONDENSATE
___ UNCONTAMINATED GROUNDWATER
___ UNCONTAMINATED FOUNDATION DRAINS

NO.	DATE	DESCRIPTION	APPROVED
1	9/23/20	ADDED CONSTRUCTION EXIT	

REVISIONS

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ANGLETON, TEXAS 77515

SWPPP NARRATIVE

PROJECT NO. 13499

13499 SHEET SET.dwg

WinStorm (STORM DRAIN DESIGN) Version 3.05, Jan. 25, 2002
Run @ 4/20/2020 10:15:30 AM

PROJECT NAME : Untitled
JOB NUMBER :
PROJECT DESCRIPTION :
DESIGN FREQUENCY : 5 Years
ANALYSYS FREQUENCY : 100 Years
MEASUREMENT UNITS: ENGLISH

OUTPUT FOR DESIGN FREQUENCY of: 5 Years

Runoff Computation for Design Frequency.

ID	C Value	Area (acre)	Tc (min)	Tc Used (min)	Intensity (in/hr)	Supply Q (cfs)	Total Q (cfs)
A-1	0.6	0.73	15.00	15.00	6.64	0.000	2.910
A-2	0.6	0.74	15.00	15.00	6.64	0.000	2.950
A-3	0.6	0.73	15.00	15.00	6.64	0.000	2.910
A-4	0.6	0.74	15.00	15.00	6.64	0.000	2.950
A-5	0.6	0.72	15.00	15.00	6.64	0.000	2.870
A-6	0.6	0.73	15.00	15.00	6.64	0.000	2.910
A-7	0.6	0.72	15.00	15.00	6.64	0.000	2.870
A-8	0.6	0.73	15.00	15.00	6.64	0.000	2.910
A-9	0.6	0.76	15.00	15.00	6.64	0.000	3.030
A-10	0.6	0.76	15.00	15.00	6.64	0.000	3.030
A-11	0.6	0.78	15.00	15.00	6.64	0.000	3.109
A-12	0.6	0.84	15.00	15.00	6.64	0.000	3.349
A-13	0.6	0.78	15.00	15.00	6.64	0.000	3.109
A-14	0.6	0.84	15.00	15.00	6.64	0.000	3.349
A-15	0.6	0.77	15.00	15.00	6.64	0.000	3.070
A-16	0.6	1.13	15.00	15.00	6.64	0.000	4.505
A-17	0.6	1.13	15.00	15.00	6.64	0.000	4.505

Sag Inlets Configuration Data.

Inlet ID	Inlet Type	Length/ Perim. (ft)	Grate Area (sf)	Left-Slope Long (%)	Left-Slope Trans (%)	Right-Slope Long (%)	Right-Slope Trans (%)	Gutter n	Gutter Deprw (ft)	Depth Allowed (ft)	Critic Elev. (ft)
A-1	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.40
A-2	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.40
A-3	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-4	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.40
A-5	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-6	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-7	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-8	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-9	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-10	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-11	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-12	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-13	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-14	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-15	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-16	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-17	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00

Sag Inlets Computation Data.

Inlet ID	Inlet Type	Length (ft)	Grate Perim (ft)	Grate Area (sf)	Total Q (cfs)	Inlet Capacity (cfs)	Total Head (ft)	Ponded Width Left (ft)	Ponded Width Right (ft)
A-1	Curb	5.00	n/a	n/a	2.910	6.261	0.300	9.00	9.00
A-2	Curb	5.00	n/a	n/a	2.950	6.261	0.303	9.05	9.05
A-3	Curb	5.00	n/a	n/a	2.910	6.261	0.300	9.00	9.00
A-4	Curb	5.00	n/a	n/a	2.950	6.261	0.303	9.05	9.05
A-5	Curb	5.00	n/a	n/a	2.870	6.261	0.297	8.95	8.95
A-6	Curb	5.00	n/a	n/a	2.910	6.261	0.300	9.00	9.00
A-7	Curb	5.00	n/a	n/a	2.870	6.261	0.297	8.95	8.95
A-8	Curb	5.00	n/a	n/a	2.910	6.261	0.300	9.00	9.00
A-9	Curb	5.00	n/a	n/a	3.030	6.261	0.308	9.10	9.10
A-10	Curb	5.00	n/a	n/a	3.030	6.261	0.308	9.10	9.10
A-11	Curb	5.00	n/a	n/a	3.109	6.261	0.314	9.20	9.20
A-12	Curb	5.00	n/a	n/a	3.349	6.261	0.329	9.45	9.45
A-13	Curb	5.00	n/a	n/a	3.109	6.261	0.314	9.20	9.20
A-14	Curb	5.00	n/a	n/a	3.349	6.261	0.329	9.45	9.45
A-15	Curb	5.00	n/a	n/a	3.070	6.261	0.311	9.15	9.15
A-16	Curb	5.00	n/a	n/a	4.505	6.261	0.401	10.60	10.60
A-17	Curb	5.00	n/a	n/a	4.505	6.261	0.401	10.60	10.60

Cumulative Junction Discharge Computations

Node I.D.	Node Type	Weighted C-Value	Cumulat. Dr.Area (acres)	Cumulat. Tc (min)	Intens. (in/hr)	User Supply Q cfs)	Additional Q in Node (cfs)	Total Disch. (cfs)
A-1	Curb	0.600	1.47	15.14	6.61	0.000	0.00	5.834
A-2	Curb	0.600	0.74	15.00	6.64	0.000	0.00	2.950
A-3	Curb	0.600	2.94	16.48	6.34	0.000	0.00	11.185
A-4	Curb	0.600	0.74	15.00	6.64	0.000	0.00	2.950
A-5	Curb	0.600	0.72	15.00	6.64	0.000	0.00	2.870
A-6	Curb	0.600	1.45	15.21	6.60	0.000	0.00	5.741
A-7	Curb	0.600	0.72	15.00	6.64	0.000	0.00	2.870
A-8	Curb	0.600	2.90	16.57	6.32	0.000	0.00	11.002
A-9	Curb	0.600	3.70	16.69	6.30	0.000	0.00	13.987
A-10	Curb	0.600	7.36	17.32	6.18	0.000	0.00	27.299
A-11	Curb	0.600	0.78	15.00	6.64	0.000	0.00	3.109
A-12	Curb	0.600	8.98	18.18	6.03	0.000	0.00	32.481
A-13	Curb	0.600	0.78	15.00	6.64	0.000	0.00	3.109
A-14	Curb	0.600	10.60	19.15	5.87	0.000	0.00	37.310
A-15	Curb	0.600	11.37	19.93	5.74	0.000	0.00	39.177
A-16	Curb	0.600	1.13	15.00	6.64	0.000	0.00	4.505
A-17	Curb	0.600	13.63	20.43	5.67	0.000	0.00	46.342
MH-1	CircMh	0.600	13.63	20.43	5.67	0.000	0.00	46.342
MH-3	CircMh	0.600	1.47	15.14	6.61	0.000	0.00	5.834
MH-4	CircMh	0.600	12.50	20.39	5.67	0.000	0.00	42.538
OUT	Outlt	0.600	13.63	20.43	5.67	0.000	0.00	46.342

Conveyance Configuration Data

Run#	Node I.D. US	Node I.D. DS	Flowline Elev. US (ft)	Flowline Elev. DS (ft)	Shape #	Span (ft)	Rise (ft)	Length (ft)	Slope (%)	n_value
1	A-2	A-1	19.21	19.12	Circ 1	0.00	1.50	28.00	0.32	0.013
2	A-1	MH-3	19.12	18.61	Circ 1	0.00	2.00	256.00	0.20	0.013
3	A-4	A-3	18.59	18.43	Circ 1	0.00	2.00	56.00	0.29	0.013
4	A-3	A-9	18.44	18.31	Circ 1	0.00	1.50	42.00	0.31	0.013
5	A-5	A-6	18.31	17.78	Circ 1	0.00	2.00	266.00	0.20	0.013
6	A-6	A-8	18.31	17.78	Circ 1	0.00	2.00	28.00	0.29	0.013
7	A-7	A-8	17.86	17.78	Circ 1	0.00	1.50	28.00	0.29	0.013
8	A-8	A-10	17.78	17.61	Circ 1	0.00	2.00	56.00	0.30	0.013
9	A-9	A-10	18.43	17.61	Circ 1	0.00	2.50	204.00	0.40	0.013
10	A-10	A-12	17.61	17.12	Circ 1	0.00	3.00	248.00	0.20	0.013
11	A-11	A-12	17.20	17.12	Circ 1	0.00	1.50	28.00	0.29	0.013
12	A-12	A-14	17.12	16.52	Circ 1	0.00	3.50	298.00	0.20	0.013
13	A-13	A-14	16.60	16.52	Circ 1	0.00	1.50	28.00	0.29	0.013
14	A-14	A-15	16.52	16.02	Circ 1	0.00	3.50	248.00	0.20	0.013
15	A-15	MH-4	16.02	15.73	Circ 1	0.00	3.50	148.00	0.20	0.013
16	A-16	MH-4	15.77	15.73	Circ 1	0.00	1.50	12.00	0.33	0.013
17	A-17	MH-1	15.70	15.40	Circ 1	0.00	4.00	120.00	0.25	0.013
18	MH-1	OUT	15.46	15.30	Circ 1	0.00	4.00	72.00	0.22	0.013
19	MH-3	A-3	18.61	18.59	Circ 1	0.00	2.00	10.00	0.20	0.013
20	MH-4	A-17	15.73	15.70	Circ 1	0.00	4.00	12.00	0.25	0.013

Conveyance Hydraulic Computations. Tailwater = 20.300 (ft)

Run#	Hydraulic Gradeline US Elev (ft)	Hydraulic Gradeline DS Elev (ft)	Depth Fr.Slope (%)	Depth Unif. (ft)	Depth Actual (ft)	Velocity Unif. (f/s)	Velocity Actual (f/s)	Q (cfs)	Cap (cfs)	Junc Loss (ft)
1	22.37	22.35	0.079	0.75	1.50	3.34	1.67	2.95	5.96	0.000
2	22.35	22.18	0.066	1.09	2.00	3.32	1.86	5.83	10.10	0.000
3	22.19	22.17	0.079	0.77	1.50	3.21	1.67	2.95	5.62	0.000
4	22.17	22.03	0.244	1.50	2.00	4.43	3.56	11.19	12.09	0.000
5	22.13	22.10	0.075	0.74	1.50	3.31	1.62	2.87	5.84	0.000
6	22.10	21.93	0.064	1.09	2.00	3.27	1.83	5.74	10.10	0.000
7	21.95	21.93	0.075	0.76	1.50	3.19	1.62	2.87	5.62	0.000
8	21.93	21.80	0.136	1.47	2.00	4.45	3.50	11.00	12.47	0.000
9	22.03	21.80	0.116	1.31	2.50	5.38	2.85	13.99	26.01	0.000
10	21.80	21.38	0.167	2.25	3.00	4.80	3.86	27.30	29.65	0.000
11	21.41	21.38	0.088	0.80	1.50	3.26	1.76	3.11	5.62	0.000
12	21.38	21.07	0.104	2.19	3.50	5.13	3.38	32.48	45.15	0.000
13	21.10	21.07	0.088	0.80	1.50	3.26	1.76	3.11	5.62	0.000
14	21.07	20.73	0.137	2.41	3.50	5.29	3.88	37.31	45.18	0.000
15	20.73	20.51	0.152	2.52	3.50	5.29	4.07	39.18	44.54	0.000
16	20.53	20.51	0.184	0.96	1.50	3.77	2.55	4.50	6.07	0.000
17	20.50	20.37	0.104	2.31	4.00	6.16	3.69	46.34	71.83	0.000
18	20.37	20.30	0.104	2.44	4.00	5.78	3.69	46.34	67.72	0.000
19	22.18	22.17	0.066	1.09	2.00	3.32	1.86	5.83	10.12	0.000
20	20.51	20.50	0.088	2.22	4.00	5.94	3.39	42.54	71.83	0.000

OUTPUT FOR ANALYSYS FREQUENCY of: 100 Years

Runoff Computation for Analysis Frequency.

ID	C Value	Area (acre)	Tc (min)	Tc Used (min)	Intensity (in/hr)	Supply Q (cfs)	Total Q (cfs)
A-1	0.6	0.73	15.00	15.00	10.10	0.000	4.423
A-2	0.6	0.74	15.00	15.00	10.10	0.000	4.484
A-3	0.6	0.73	15.00	15.00	10.10	0.000	4.423
A-4	0.6	0.74	15.00	15.00	10.10	0.000	4.484
A-5	0.6	0.72	15.00	15.00	10.10	0.000	4.363
A-6	0.6	0.73	15.00	15.00	10.10	0.000	4.423
A-7	0.6	0.72	15.00	15.00	10.10	0.000	4.363
A-8	0.6	0.73	15.00	15.00	10.10	0.000	4.423
A-9	0.6	0.76	15.00	15.00	10.10	0.000	4.605
A-10	0.6	0.76	15.00	15.00	10.10	0.000	4.605
A-11	0.6	0.78	15.00	15.00	10.10	0.000	4.726
A-12	0.6	0.84	15.00	15.00	10.10	0.000	5.090
A-13	0.6	0.78	15.00	15.00	10.10	0.000	4.726
A-14	0.6	0.84	15.00	15.00	10.10	0.000	5.090
A-15	0.6	0.77	15.00	15.00	10.10	0.000	4.666
A-16	0.6	1.13	15.00	15.00	10.10	0.000	6.847
A-17	0.6	1.13	15.00	15.00	10.10	0.000	6.847

Sag Inlets Configuration Data.

Inlet ID	Inlet Type	Length/ Perim. (ft)	Grate Area (sf)	Left-Slope Long (%)	Left-Slope Trans (%)	Right-Slope Long (%)	Right-Slope Trans (%)	Gutter n	Gutter Deprw (ft)	Depth Allowed (ft)	Critic Elev. (ft)
A-1	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.40
A-2	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.40
A-3	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-4	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.40
A-5	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-6	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-7	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-8	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-9	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-10	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-11	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-12	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-13	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-14	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-15	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-16	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-17	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00

Sag Inlets Computation Data.

Inlet ID	Inlet Type	Length (ft)	Grate Perim (ft)	Grate Area (sf)	Total Q (cfs)	Inlet Capacity (cfs)	Total Head (ft)	Ponded Width Left (ft)	Ponded Width Right (ft)
A-1	Curb	5.00	n/a	n/a	4.423	6.261	0.397	10.50	10.50
A-2	Curb	5.00	n/a	n/a	4.484	6.261	0.400	10.55	10.55
A-3	Curb	5.00	n/a	n/a	4.423	6.261	0.397	10.50	10.50
A-4	Curb	5.00	n/a	n/a	4.484	6.261	0.400	10.55	10.55
A-5	Curb	5.00	n/a	n/a	4.363	6.261	0.393	10.45	10.45
A-6	Curb	5.00	n/a	n/a	4.423	6.261	0.397	10.50	10.50
A-7	Curb	5.00	n/a	n/a	4.363	6.261	0.393	10.45	10.45
A-8	Curb	5.00	n/a	n/a	4.423	6.261	0.397	10.50	10.50
A-9	Curb	5.00	n/a	n/a	4.605	6.261	0.407	10.65	10.65
A-10	Curb	5.00	n/a	n/a	4.605	6.261	0.407	10.65	10.65
A-11	Curb	5.00	n/a	n/a	4.726	6.261	0.415	10.80	10.80

WinStorm (STORM DRAIN DESIGN) Version 3.05, Jan. 25, 2002
Run @ 4/20/2020 9:20:29 AM

PROJECT NAME : Untitled
JOB NUMBER :
PROJECT DESCRIPTION :
DESIGN FREQUENCY : 5 Years
ANALYSYS FREQUENCY : 100 Years
MEASUREMENT UNITS: ENGLISH

OUTPUT FOR DESIGN FREQUENCY of: 5 Years

Runoff Computation for Design Frequency.

ID	C Value	Area (acre)	Tc (min)	Tc Used (min)	Intensity (in/hr)	Supply Q (cfs)	Total Q (cfs)
A-18	0.6	1.07	15.00	15.00	6.64	0.000	4.266
A-19	0.6	1.01	15.00	15.00	6.64	0.000	4.026

Sag Inlets Configuration Data.

Inlet ID	Inlet Type	Length/ Perim. (ft)	Grate Area (sf)	Left-Slope Long (%)	Left-Slope Trans (%)	Right-Slope Long (%)	Right-Slope Trans (%)	Gutter n	Gutter Deprw (ft)	Depth Allowed (ft)	Critic Elev. (ft)
A-18	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-19	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00

Sag Inlets Computation Data.

Inlet ID	Inlet Type	Length (ft)	Grate Perim (ft)	Grate Area (sf)	Total Q (cfs)	Inlet Capacity (cfs)	Total Head (ft)	Ponded Width Left (ft)	Ponded Width Right (ft)
A-18	Curb	5.00	n/a	n/a	4.266	6.261	0.387	10.35	10.35
A-19	Curb	5.00	n/a	n/a	4.026	6.261	0.373	10.15	10.15

Cumulative Junction Discharge Computations

Node I.D.	Node Type	Weighted C-Value	Cumulat. Dr.Area (acres)	Cumulat. Tc (min)	Intens. (in/hr)	User Supply Q cfs)	Additional Q in Node (cfs)	Total Disch. (cfs)
A-18	Curb	0.600	1.07	15.00	6.64	0.000	0.00	4.266
A-19	Curb	0.600	2.08	15.13	6.62	0.000	0.00	8.258
OUT	Outlt	0.600	2.08	15.13	6.62	0.000	0.00	8.258

Conveyance Configuration Data

Run#	Node I.D. US	Node I.D. DS	Flowline Elev. US (ft)	Flowline Elev. DS (ft)	Shape #	Span (ft)	Rise (ft)	Length (ft)	Slope (%)	n_value
1	A-18	A-19	18.50	18.41	Circ 1	0.00	1.50	28.00	0.32	0.013
2	A-19	OUT	18.41	18.09	Circ 1	0.00	2.00	160.00	0.20	0.011

Conveyance Hydraulic Computations. Tailwater = 20.300 (ft)

Run#	Hydraulic Gradeline US Elev (ft)	Hydraulic Gradeline DS Elev (ft)	Depth Fr.Slope (%)	Depth Unif. (ft)	Depth Actual (ft)	Velocity Unif. (f/s)	Velocity Actual (f/s)	Q (cfs)	Cap (cfs)	Junc Loss (ft)
1	25.23	25.18	0.182	0.97	1.50	3.70	2.54	4.48	5.96	0.000
2	25.18	24.79	0.154	1.44	2.00	3.67	2.82	8.87	10.10	0.000
3	24.82	24.77	0.182	1.01	1.50	3.55	2.54	4.48	5.62	0.000
4	24.77	24.45	0.573	2.00	2.00	5.45	5.45	17.12	12.09	0.000
5	24.67	24.60	0.172	0.96	1.50	3.65	2.47	4.36	5.84	0.000
6	24.60	24.21	0.149	1.44	2.00	3.61	2.78	8.73	10.10	0.000
7	24.25	24.21	0.172	0.98	1.50	3.55	2.47	4.36	5.62	0.000
8	24.21	23.90	0.555	2.00	2.00	5.36	5.36	16.85	12.47	0.000
9	24.45	23.90	0.273	1.72	2.50	5.96	4.37	21.44	26.01	0.000
10	23.90	22.91	0.396	3.00	3.00	5.94	5.94	41.97	29.65	0.000
11	22.97	22.91	0.202	1.05	1.50	3.56	2.67	4.73	5.62	0.000
12	22.91	22.17	0.249	3.50	3.50	5.22	5.22	50.24	45.15	0.000
13	22.23	22.17	0.202	1.05	1.50	3.56	2.67	4.73	5.62	0.000
14	22.17	21.35	0.330	3.50	3.50	6.01	6.01	57.81	45.18	0.000
15	21.35	20.81	0.366	3.50	3.50	6.33	6.33	60.91	44.54	0.000
16	20.86	20.81	0.425	1.50	1.50	3.87	3.87	6.85	6.07	0.000
17	20.79	20.48	0.253	3.25	4.00	6.61	5.75	72.25	71.83	0.000
18	20.48	20.30	0.253	3.50	4.00	6.20	5.75	72.25	67.72	0.000
19	24.79	24.77	0.154	1.44	2.00	3.67	2.82	8.87	10.12	0.000
20	20.81	20.79	0.213	3.00	4.00	6.56	5.28	66.31	71.83	0.000

END

NORMAL TERMINATION OF WINSTORM.

OUTPUT FOR ANALYSYS FREQUENCY of: 100 Years

Runoff Computation for Analysis Frequency.

ID	C Value	Area (acre)	Tc (min)	Tc Used (min)	Intensity (in/hr)	Supply Q (cfs)	Total Q (cfs)
A-18	0.6	1.07	15.00	15.00	10.10	0.000	6.483
A-19	0.6	1.01	15.00	15.00	10.10	0.000	6.120

Sag Inlets Configuration Data.

Inlet ID	Inlet Type	Length/ Perim. (ft)	Grate Area (sf)	Left-Slope Long (%)	Left-Slope Trans (%)	Right-Slope Long (%)	Right-Slope Trans (%)	Gutter n	Gutter Deprw (ft)	Depth Allowed (ft)	Critic Elev. (ft)
A-18	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-19	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00

Sag Inlets Computation Data.

Inlet ID	Inlet Type	Length (ft)	Grate Perim (ft)	Grate Area (sf)	Total Q (cfs)	Inlet Capacity (cfs)	Total Head (ft)	Ponded Width Left (ft)	Ponded Width Right (ft)
A-18	Curb	5.00	n/a	n/a	6.483	6.718	0.483	12.15	12.15
A-19	Curb	5.00	n/a	n/a	6.120	6.261	0.492	11.85	11.85

Cumulative Junction Discharge Computations

Node I.D.	Node Type	Weighted C-Value	Cumulat. Dr.Area (acres)	Cumulat. Tc (min)	Intens. (in/hr)	User Supply Q cfs)	Additional Q in Node (cfs)	Total Disch. (cfs)
A-18	Curb	0.600	1.07	15.00	10.10	0.000	0.00	6.483
A-19	Curb	0.600	2.08	15.12	10.06	0.000	0.00	12.556
OUT	Outlt	0.600	2.08	15.12	10.06	0.000	0.00	12.556

Conveyance Configuration Data

Run#	Node I.D. US	Node I.D. DS	Flowline Elev. US (ft)	Flowline Elev. DS (ft)	Shape #	Span (ft)	Rise (ft)	Length (ft)	Slope (%)	n_value
1	A-18	A-19	18.50	18.41	Circ 1	0.00	1.50	28.00	0.32	0.013
2	A-19	OUT	18.41	18.09	Circ 1	0.00	2.00	160.00	0.20	0.011

Conveyance Hydraulic Computations. Tailwater = 20.300 (ft)

Run#	Hydraulic Gradeline US Elev (ft)	Hydraulic Gradeline DS Elev (ft)	Depth Fr.Slope (%)	Depth Unif. (ft)	Depth Actual (ft)	Velocity Unif. (f/s)	Velocity Actual (f/s)	Q (cfs)	Cap (cfs)	Junc Loss (ft)
1	20.76	20.65	0.381	1.41	1.50	3.77	3.67	6.48	5.96	0.000
2	20.65	20.30	0.220	1.75	2.00	4.31	4.00	12.56	11.96	0.000

END

NORMAL TERMINATION OF WINSTORM.

Conveyance Hydraulic Computations. Tailwater = 20.300 (ft)

Run#	Hydraulic Gradeline US Elev (ft)	Hydraulic Gradeline DS Elev (ft)	Depth Fr.Slope (%)	Depth Unif. (ft)	Depth Actual (ft)	Velocity Unif. (f/s)	Velocity Actual (f/s)	Q (cfs)	Cap (cfs)	Junc Loss (ft)
1	20.50	20.45	0.165	0.94	1.50	3.67	2.41	4.27	5.96	0.000
2	20.45	20.30	0.095	1.22	2.00	4.12	2.63	8.26	11.96	0.000

END

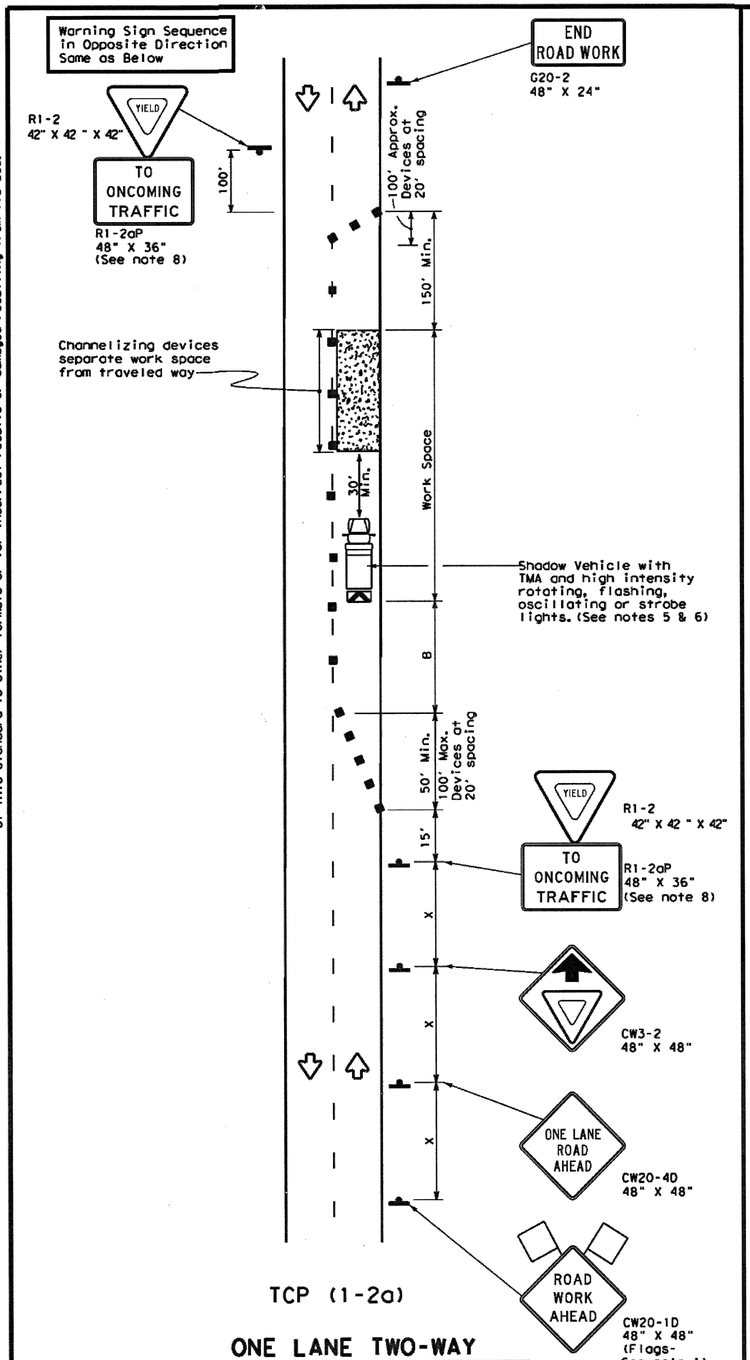
NORMAL TERMINATION OF WINSTORM.

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

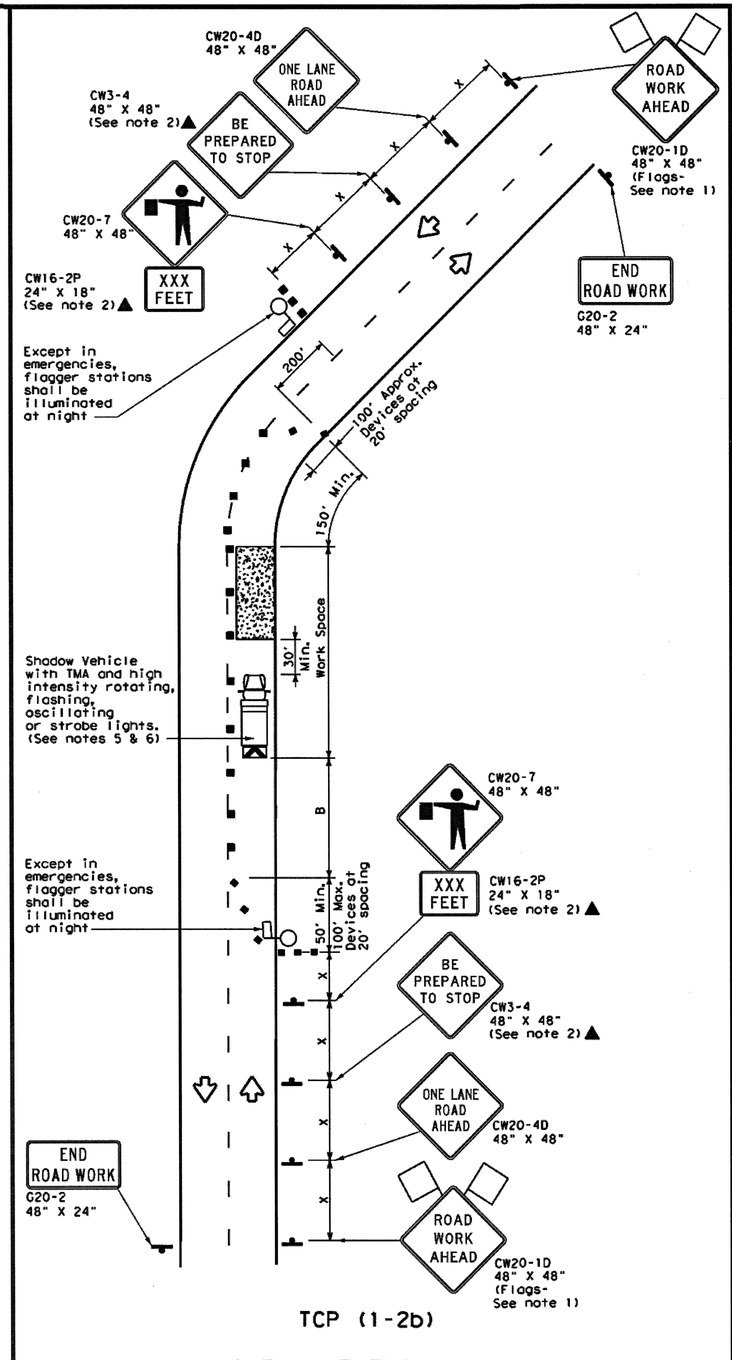
DESIGNED MS
DRAWN BT
CHECKED

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TCP (1-2a)

ONE LANE TWO-WAY CONTROL WITH YIELD SIGNS
(Less than 2000 ADT - See note 7)



TCP (1-2b)

ONE LANE TWO-WAY CONTROL WITH FLAGGERS

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

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"	Stopping Sight Distance
30	$L=\frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'	200'
35		205'	225'	245'	35'	70'	160'	120'	250'
40		265'	295'	320'	40'	80'	240'	155'	305'
45	L=WS	450'	495'	540'	45'	90'	320'	195'	360'
50		500'	550'	600'	50'	100'	400'	240'	425'
55		550'	605'	660'	55'	110'	500'	295'	495'
60		600'	660'	720'	60'	120'	600'	350'	570'
65		650'	715'	780'	65'	130'	700'	410'	645'
70		700'	770'	840'	70'	140'	800'	475'	730'
75		750'	825'	900'	75'	150'	900'	540'	820'

* Conventional Roads Only
** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

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

GENERAL NOTES

1. Flags attached to signs where shown are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. The CW3-4 "BE PREPARED TO STOP" sign may be installed after the CW20-4D "ONE LANE ROAD AHEAD" sign, but proper sign spacing shall be maintained.
4. Sign spacing may be increased or an additional CW20-1D "ROAD WORK AHEAD" sign may be used if advance warning ahead of the flagger or R1-2 "YIELD" sign is less than 1500 feet.
5. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
6. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.

TCP (1-2a)

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

TCP (1-2b)

9. Flaggers should use two-way radios or other methods of communication to control traffic.
10. Length of work space should be based on the ability of flaggers to communicate.
11. If the work space is located near a horizontal or vertical curve, the buffer distances should be increased in order to maintain adequate stopping sight distance to the flagger and a queue of stopped vehicles (see table above).
12. Channelizing devices on the center-line may be omitted when a pilot car is leading traffic and approved by the Engineer.
13. Flaggers should use 24" STOP/SLOW paddles to control traffic. Flags should be limited to emergency situations.

Texas Department of Transportation — Traffic Operations Division Standard

TRAFFIC CONTROL PLAN
ONE-LANE TWO-WAY TRAFFIC CONTROL

TCP(1-2)-18

FILE: tcpl-2-18.dgn	DN:	CK:	DW:	CK:
©TxDOT December 1985	CONT	SECT	JOB	HIGHWAY
REVISIONS 4-90 4-98 2-94 2-12 1-97 2-18	DIST	COUNTY		SHEET NO.

152

DATE:
FILE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS — MIGUELANGEL A. SAUCEDA — 121992 — REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992
Date: 3/23/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

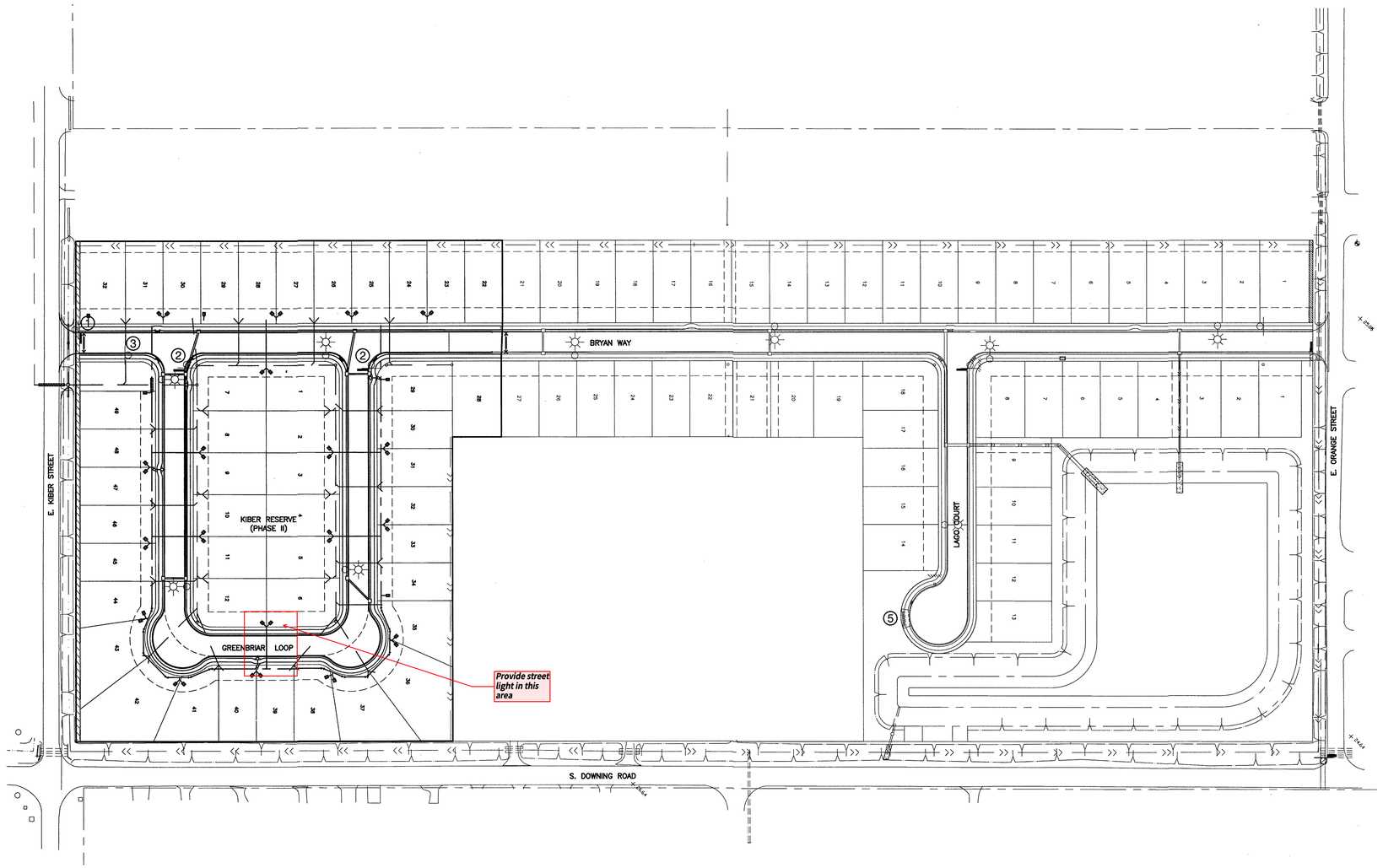
PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE II)
A 7.95 AC, 45-LOT SUBDIVISION
ANGLETON, TEXAS 77515

TRAFFIC CONTROL PLAN
TCP (1–2) –18

PROJECT NO. 13499

tcp1-2-18.dgn SHEET SET.dwg

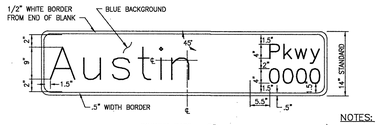


0 40 80 160
SCALE : 1" = 80'

GENERAL CONSTRUCTION NOTES:

1. SECURELY ATTACH STREET NAME SIGN TO TRAFFIC SIGNAL SUPPORT WIRES WITH MULTI-LEVELING, WIND DUMPING BRACKETS.
2. SUPPORT WIRES SHOULD NOT BE PROHIBITED FROM INDEPENDENT MOVEMENT.
3. INSTALL ONE STREET NAME SIGN APPROXIMATE 2' FROM POLE ABOVE ON-COMING TRAFFIC ON EACH TRAFFIC SIGNAL SPAN.
4. THE FIRST LETTER OF EACH WORD SHALL BE UPPER CASE, SUBSEQUENT LETTERS SHALL BE LOWER CASE. ALL INDIVIDUAL LETTERS FOR EXAMPLE "I.H." SHALL BE UPPER CASE. STREET SUFFIXES & "NO OUTLET" SHALL BE UPPER CASE.
5. ALL SHEETING SHALL BE "DIAMOND GRADE" OR APPROVED EQUAL.
6. USE ANODIZED BLANKS ONLY.
7. STREET SIGN FONTS SHALL BE HELVETICA BOLD, MEDIUM STYLE
8. MINIMUM SIGN THICKNESS: 9" SIGNS = .080", 14" SIGNS = .1875"

SL-ST-68

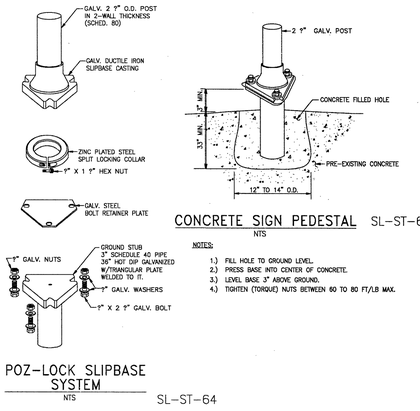


DETAIL OF SIGN FOR MAST ARM TRAFFIC SIGNAL POLES

NOTES:
1. HELVETICA BOLD, MEDIUM STYLE; WITH 9" UPPER CASE LETTERS AND 6" LOWER CASE LETTERS.
2. REFER TO C.O.S.L. DESIGN STANDARDS FOR MORE INFO.

SL-ST-67

SL-ST-68



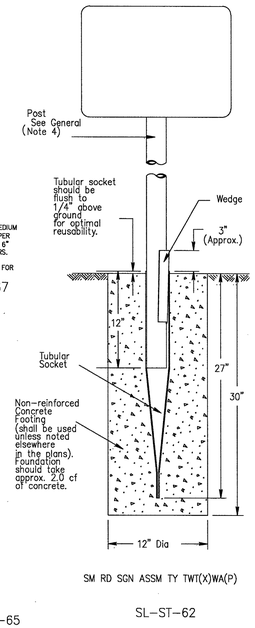
CONCRETE SIGN PEDESTAL SL-ST-65
NTS

NOTES:
1.) FILL HOLE TO GROUND LEVEL.
2.) PRESS BASE INTO CENTER OF CONCRETE.
3.) LEVEL BASE 3" ABOVE GROUND.
4.) TIGHTEN (TORQUE) NUTS BETWEEN 60 TO 80 FT/LB MAX.

POZ-LOCK SLIPBASE SYSTEM
NTS

SL-ST-64

Wedge Anchor System



SM RD SGN ASSM TY TWT(X)WA(P)

SL-ST-62



TYPE III BARRICADE

- STREET AREA LIGHTING (4 LOCATIONS)
- STREET SIGNS
- STOP BAR
- (1) STREET NAMES W/ STOP SIGN - FACING BRYAN WAY W/ STOP BAR
- (2) STREET NAMES W/ STOP SIGN - FACING GREENBRIAR LOOP W/ STOP BAR
- (3) SPEED LIMIT SIGN 30 MPH
- ~~(4) 8 CBU (3-TYPE II 12 SLOT) ON 24' X 8'(MIN) X 8" SLAB (PHASE I ONLY)~~
- TYPE III BARRICADE

remove note since not part of Phase II

Show removal of this item as part of Phase 2 Requirements

NO.	DATE	DESCRIPTION	APPROVED
1	9/23/20	REDUCE LIGHT COUNT FOR PHASE I	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/23/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: 1" = 80'
PROFILE:
HORIZONTAL:
VERTICAL:

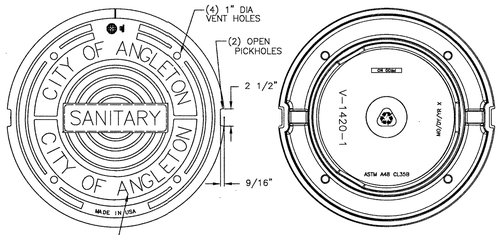
KIBER RESERVE (PHASE II)
A 7.95 AC, 45-LOT SUBDIVISION
ANGLETON, TEXAS 77515

PAVEMENT MARKINGS, MAIL BOXES STREET SIGNS AND ROADWAY LIGHTING LAYOUT

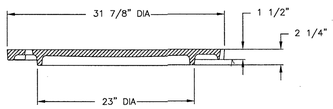
PROJECT NO. 13499

20 SHEET SET.dwg

V1420-1 Cover



BOTTOM VIEW



COVER SECTION

NOTES
1. MATERIAL SPECIFICATION SHALL BE ASTM A-48 CLASS 35B.
2. COVER TO BE SOLID, WITHOUT HOLES AND WITH NON-PENETRATION RIM ACCESS RECESSES ONLY.
3. HORIZONTAL BEARING SURFACES TO BE MACHINED AND SEALED AT INSTALLATION WITH WATERPROOF GREASE COATING.
4. LOAD RATING TO BE HEAVY-DUTY.

NO.	DATE	DESCRIPTION	APPROVED
1	9/23/20	REVISED SLOPE PAVING DETAIL	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/23/21

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN: 1" = 60'
PROFILE:
HORIZONTAL:
VERTICAL:

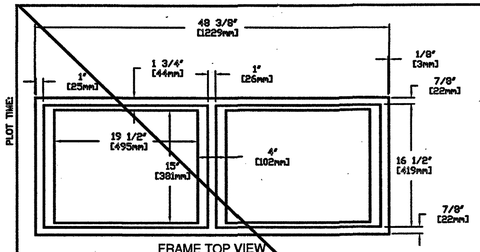
KIBER RESERVE (PHASE II)
A 7.95 AC, 45-LOT SUBDIVISION
ANGLETON, TEXAS 77515

MISCELLANEOUS DETAILS

PROJECT NO. 13499

13499 SHEET SET.dwg

PLOT TIME:

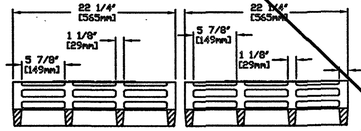


FRAME TOP VIEW

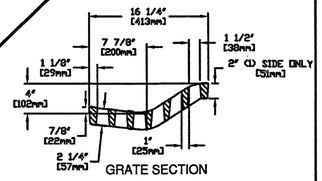
GRATE COVER IS EJIW OR APPROVED EQUAL.



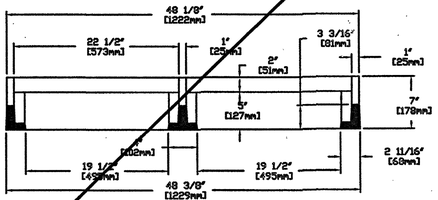
GRATE TOP VIEW



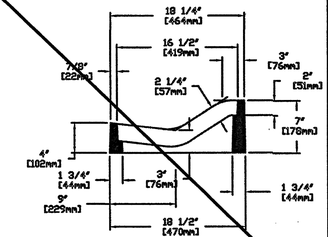
GRATE SECTION GRATE SECTION



GRATE SECTION



FRAME SECTION

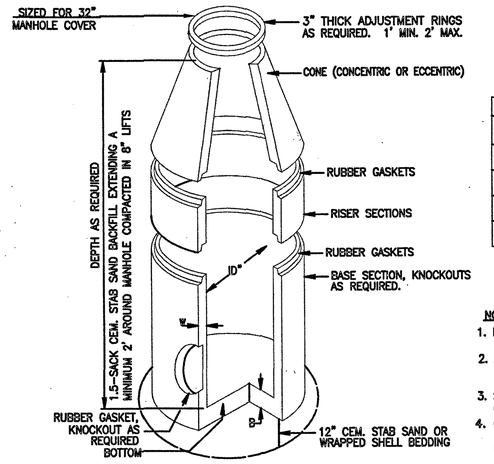


FRAME SECTION

CATCH BASIN ASSEMBLY

N.T.S.

SL-DR-03



DIMENSIONS AND WEIGHTS			
I.D. SIZE (in)	W (in)	B (in)	RISER WT/LF (lb)
48	5	6	868
60	6	8	1300
72	7	8	1811
96	9	8	3090

NOTES

1. LIFTING INSERTS AS REQUIRED.
2. ALL JOINTS SHALL BE SEALED WITH APPROVED RUBBER GASKET
3. STRUCTURE TO BE PLACED ON 12" STABILIZED BASE.
4. C.S.S. SHALL BE BROUGHT TO WITHIN 2-FT OF TOP OF MANHOLE.

SPECIFICATIONS:

CONCRETE: CLASS 1 CONCRETE WITH A DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. RATES FOR H-20 LOADING.

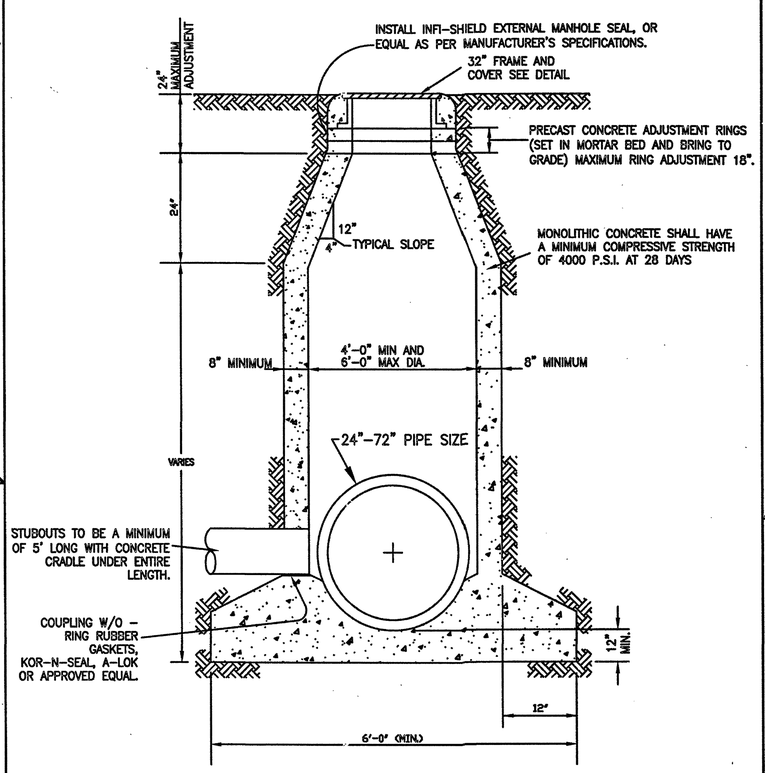
REINFORCEMENT: STRUCTURAL REINFORCEMENT CONFORMING TO ASTM-C-478.

C.I. CASTINGS: CAST IRON FRAMES AND GRATES ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48-76 CLASS 35.

PRECAST CONCRETE MANHOLE

N.T.S.

SL-DR-02



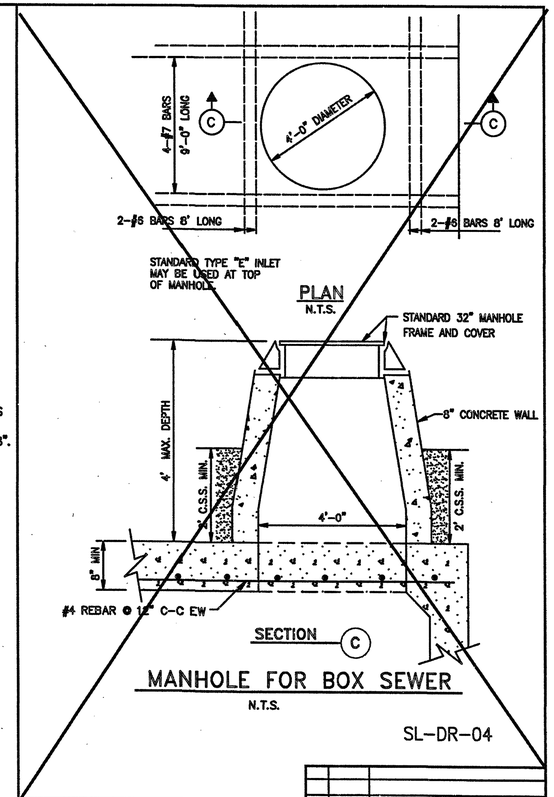
TYPE "C" CAST-IN-PLACE MANHOLE

N.T.S.

NOTES:

1. CONCRETE SHALL BE A MONOLITHIC POUR.
2. #4 REBAR TO BE PLACED IN BASE AND WALLS @ 12" C-C EW.
3. 1-1/2" C.S.S. BACKFILL TO BE PLACED AROUND MANHOLE COMPACTED IN 8" LIFTS (MAX).

SL-DR-01



MANHOLE FOR BOX SEWER

N.T.S.

SL-DR-04

GENERAL CONSTRUCTION NOTES:

1. ALL CAST CONCRETE BASES AND WALLS SHALL HAVE # 4 REBAR @ 12" C-C EW
2. CONCRETE SHALL BE 3000 PSI MIN.
3. USE C.S.S. BEDDING AS PER DETAILS 1 1/2 SK, COMPACTED 8" LIFTS (MAX.). TO 95% STANDARD.

REFER TO:

1. *GENERAL NOTES, C.S.S & CONCRETE NOTES.*
2. *STORM SEWER NOTES*

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: DATE

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

STORM SEWER MANHOLE CONSTRUCTION DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-03

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300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

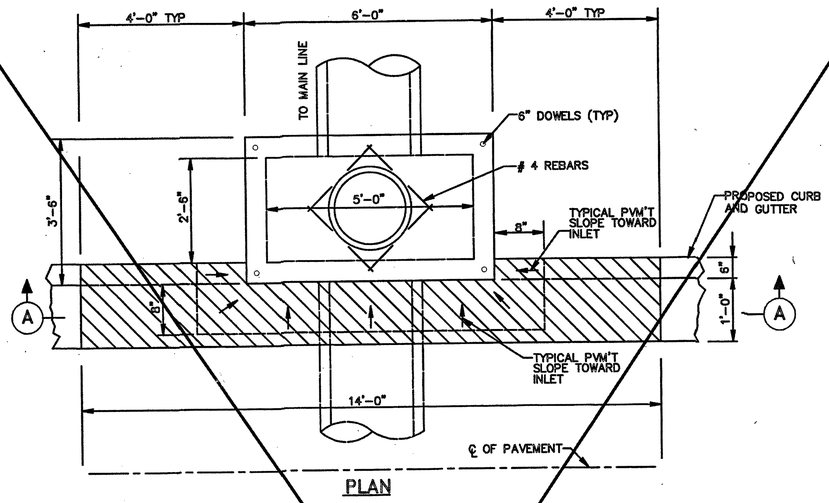
KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

STORM SEWER MANHOLE CONSTRUCTION DETAILS SL-03

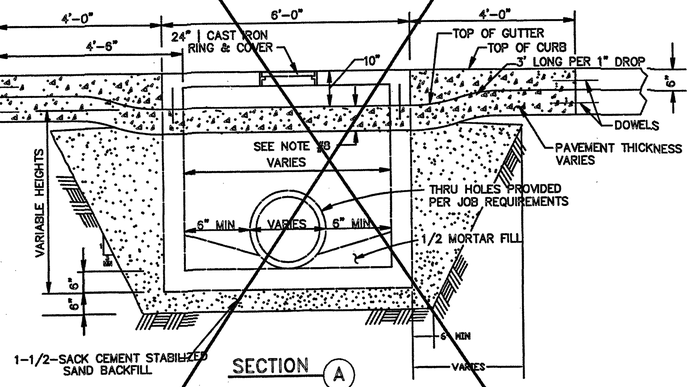
PROJECT NO. 13499

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PLOT TIME:



PLAN



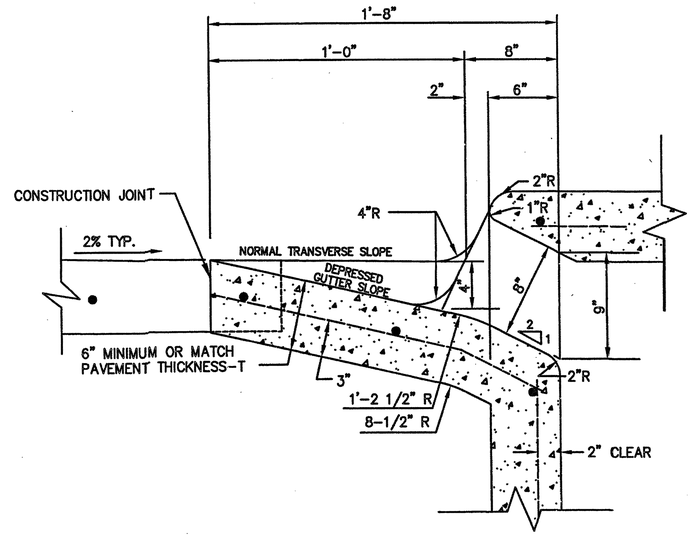
SECTION (A)

TYPE "H-2" INLET

SL-DR-25

NOTES:

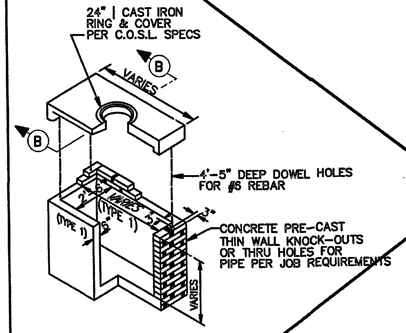
1. INLET WALLS MAY BE EXTENDED USING PRECAST RISER SECTION.
2. INLET TOPS MUST BE SECURED TO THE INLET WALL USING #5 DOWELS DRILLED AND GROUTED A MINIMUM DEPTH OF 5" INTO THE INLET WALL. A PLAN PREPARED BY THE MANUFACTURER MUST BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. THE PLAN SHOULD DETAIL CONNECTIONS AND SEALING OF JOINTS.
3. PRECAST INLET TOPS SHALL NOT UTILIZE MULTIPLE ONE-FOOT SECTIONS TO ACHIEVE GRADE.
4. INLET BACKFILL SHALL BE CEMENT STABILIZED SAND TO THE TOP OF THE INLET FIRST STAGE.
5. GRADE 60 REINFORCEMENT. #4 STEEL REBAR TO CONFORM TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.
6. PRECAST INLET MUST BE CONSTRUCTED TO SPECIFICATIONS REQUIRED BY APPROVED DRAWINGS. (SEE GENERAL NOTES).
7. TOPS POURED-IN-PLACE REQUIRE #4 REBAR @ 12" C-C EACH WAY, 4,500 PSI CONCRETE MINIMUM AND 3" THICK MINIMUM.
8. PAVEMENT DEPTH AT INLET SHALL BE EQUAL TO OR GREATER THAN REQUIRED PAVEMENT DEPTH.
9. DEPRESS GUTTER TO INLET.
10. ALL SIDES OF ALL INLETS MUST BE COMPACTED.
11. REFER TO GEOTECHNICAL REPORTS FOR RECOMMENDED TRENCH SIDE SLOPES.



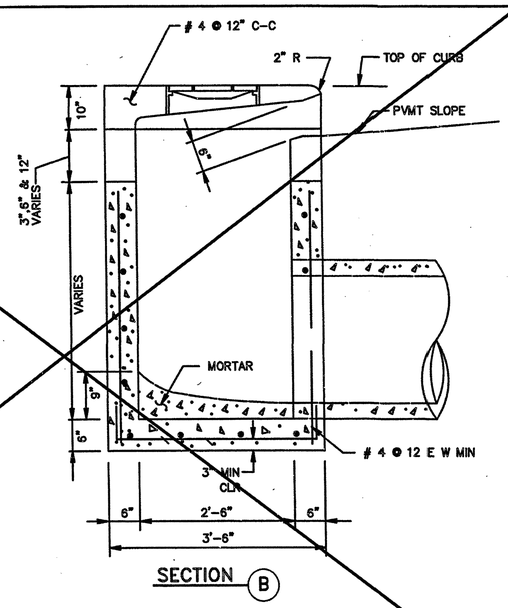
THROAT DETAIL FOR STANDARD INLETS ON CONCRETE STREETS

SCALE: N.T.S.

SL-DR-40



NOTE:
REFER TO INSTALLATION FOR TYPE H-2 5'-0" CURB INLET ON PAVING DETAIL SHEET



SECTION (B)

TYPE "H-2" PRECAST INLET

N.T.S.

SL-DR-26

REFER TO:

1. *GENERAL NOTES*
2. *SEE C.S.S., PAVEMENT NOTES*

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

STORM SEWER INLET CONSTRUCTION DETAILS II

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-08

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CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

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936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE
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ANGLETON, TEXAS 77515

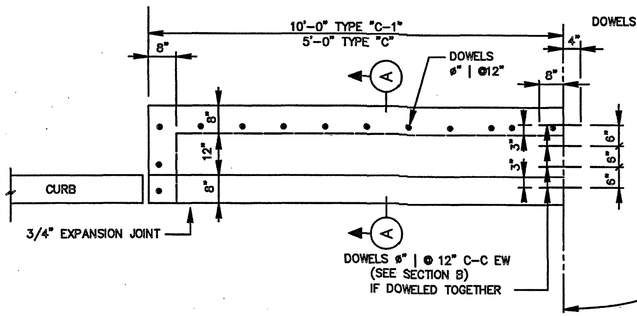
STORM SEWER INLET CONSTRUCTION DETAILS II
SL-08

PROJECT NO. 13499

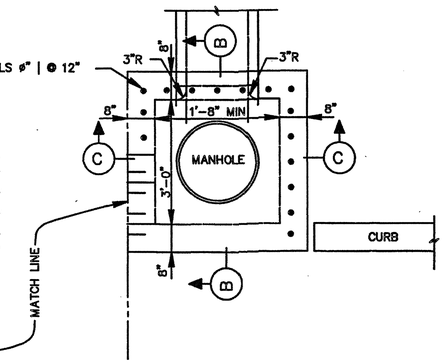
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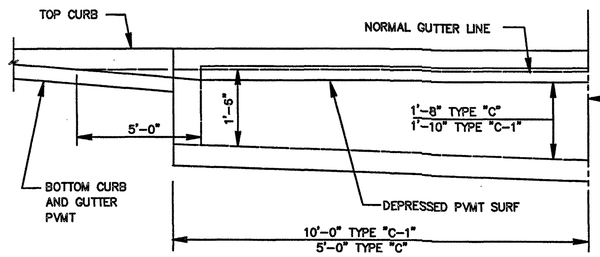


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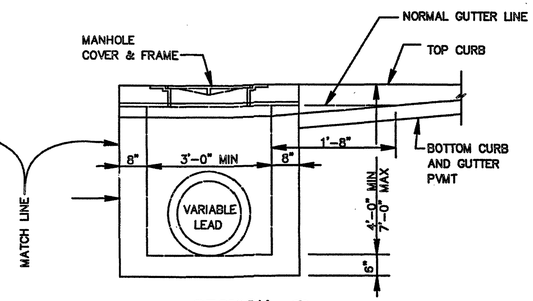


INLET

PLAN

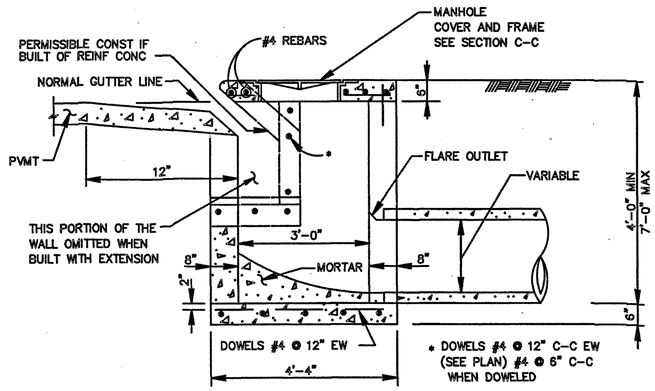


PLAN

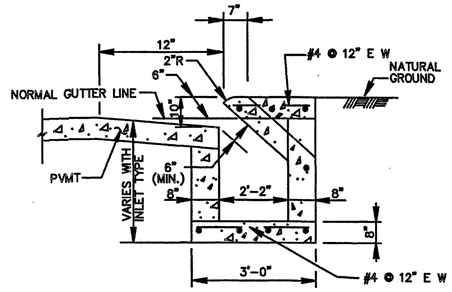


SECTION C

SL-DR-27



SECTION B



SECTION A

TYPE "C" INLET

N.T.S.

SL-DR-28

GENERAL NOTES:

TYPE "C" INLET WITH ONE EXTENSION
TYPE "C-1" INLET WITH DOUBLE EXTENSION
TYPE "C-2" INLET WITH EXTEN. ON EACH SIDE
TYPE "C-2A" INLET WITH NO EXTENSION

NOTES:

1. FOR TYPE "C-1" INLETS PROVIDE A CENTER 6"X6" COLUMNS IN THE CURB LINE BETWEEN ALL EXTENSIONS.
2. WALLS TO BE 8" IF BUILT WITH REINFORCED CONCRETE. BRICK WALLS ARE NOT ALLOWED.

REFER TO:

1. GENERAL NOTES
2. STORM SEWER NOTES

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

STORM SEWER INLET
CONSTRUCTION DETAILS III

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-09

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

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PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/26

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

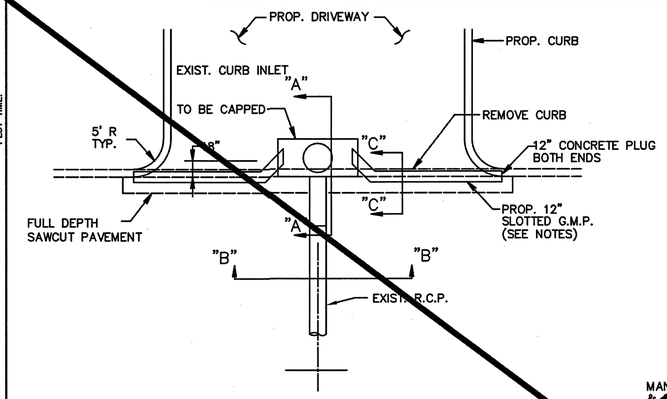
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ANGLETON, TEXAS 77515

STORM SEWER INLET
CONSTRUCTION DETAILS III
SL-09

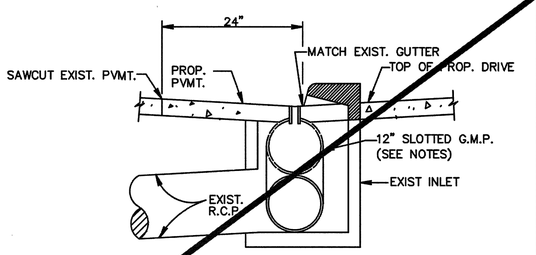
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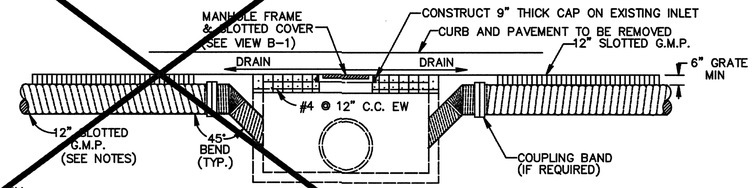
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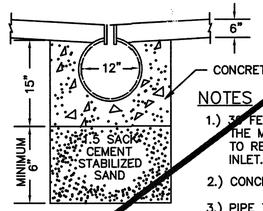
SLOTTED PIPE INSTALLATION FOR DRIVEWAY CONSTRUCTION



SECTION A–A



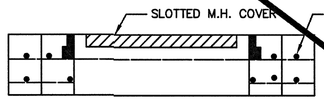
SECTION B–B



SECTION C–C

NOTES

1.) 30 FEET OF SLOT IS THE MINIMUM REQUIREMENT TO REPLACE A TYPE B–B INLET.
2.) CONCRETE MIN. 3000 P.S.I.
3.) PIPE TO BE GALVANIZED TYPE II WITH GALVANIZED SLOT
4.) CONDITIONS MAY VARY. CONTRACTOR TO ROLL FITTING AND ENTER BOX BELOW 9" CAP.
5.) SEE C.S.S. NOTES.

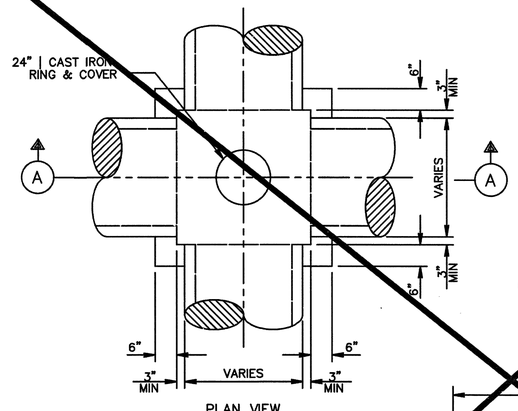


VIEW B–1

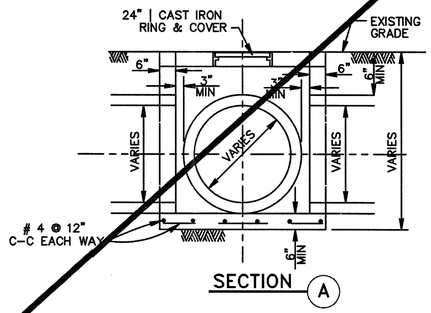
SLOTTED DRAIN DETAIL

N.T.S.

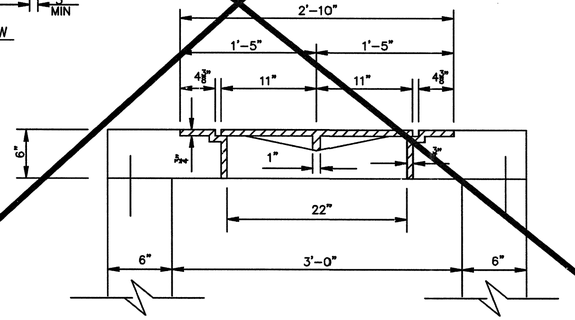
SL–DR–29



PLAN VIEW



SECTION



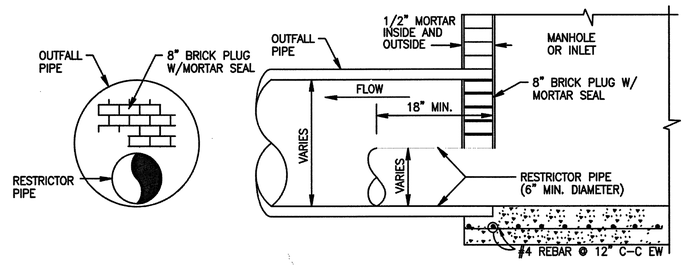
FRAME AND COVER SECTION

JUNCTION BOX

N.T.S.

SL–DR–30

No.	DATE	REVISION



CHOKE OUTFALL RESTRICTOR DETAIL

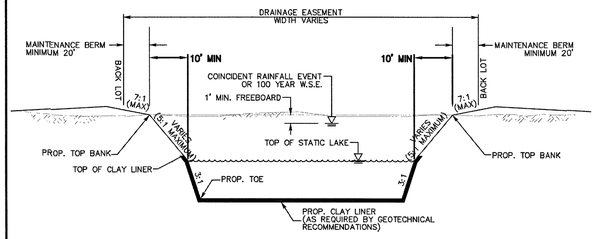
STORM SEWER CHOKE RESTRICTOR

N.T.S.

SL–DR–31

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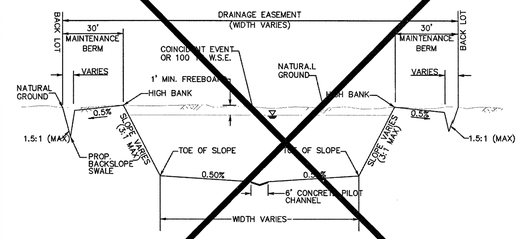
1. GENERAL NOTES
2. STORM SEWER NOTES



WET DETENTION POND/AMENITY LAKE

N.T.S.

SL–DR–32



DRY DETENTION POND

N.T.S.

SL–DR–33

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

STORM SEWER CONSTRUCTION DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL–10

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CAD FILE PATH:
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936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

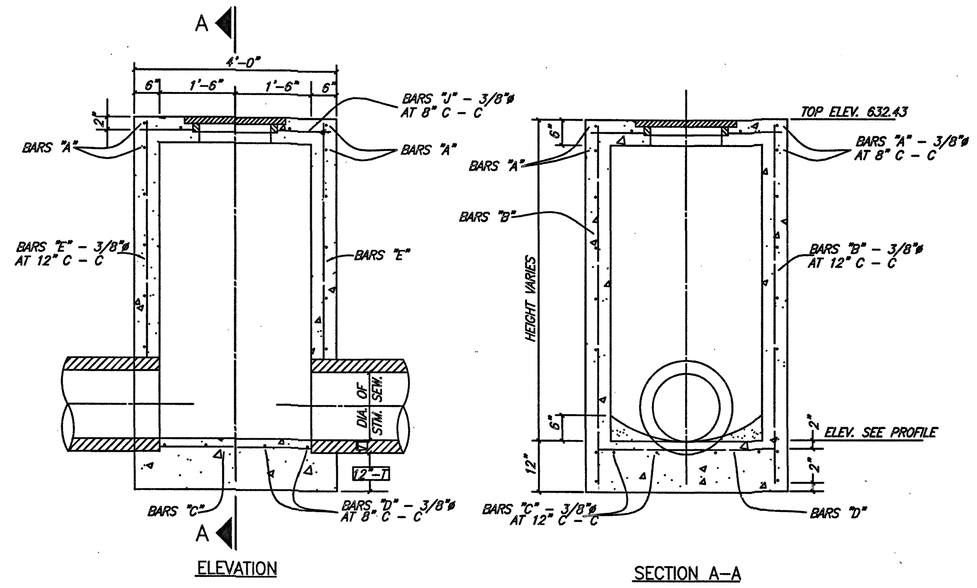
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ANGLETON, TEXAS 77515

STORM SEWER CONSTRUCTION DETAILS SL–10

PROJECT NO. 13499

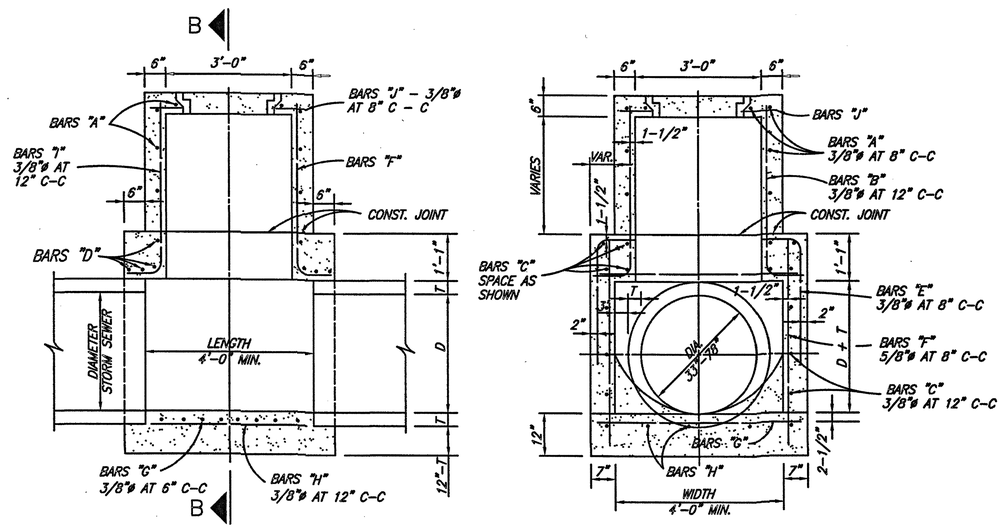
99 ANGLETON DETAIL SET.dwg

PLOT TIME:



STORM SEWER TYPE A MANHOLE

MAX. PIPE SIZE 30" – N.T.S.



TYPE B STORM SEWER MANHOLE

MAX. PIPE SIZE 78" – N.T.S.

CAD FILE PATH:
PLOT DATE:

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PLAN:
PROFILE:
HORIZONTAL:
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A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

JUNCTION BOX MANHOLES
SL-11

PROJECT NO. 13499

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

JUNCTION BOX MANHOLES

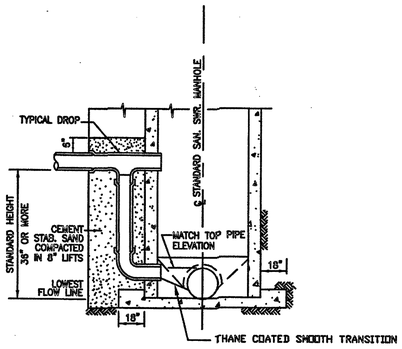
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DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-11

SHEET OF

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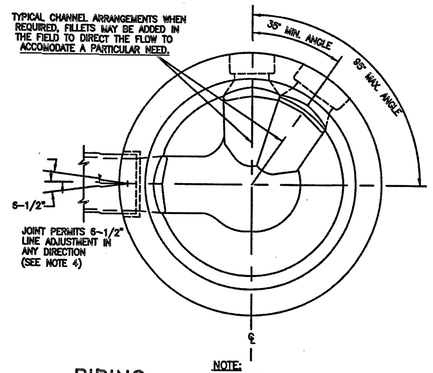
PLOT TIME:



STANDARD DROP DETAIL

(SEE C.S.S. NOTES)

SL-SS-05



PIPING CONNECTIONS DETAIL

SL-SS-05

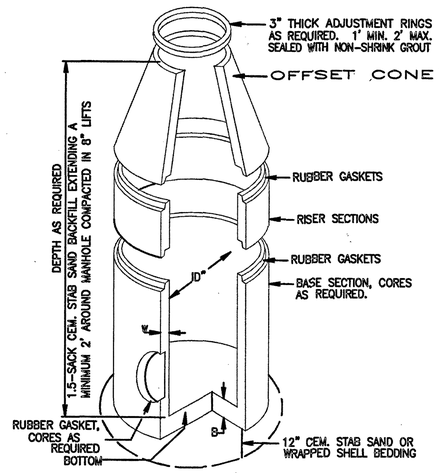
NOTE:

1. INFLUENT AND EXFLUENT PIPING CONNECTIONS TO MANHOLE SHALL BE ALIGNED TO PREVENT REVERSE FLOW.
2. INFLUENT AND EXFLUENT CONNECTIONS ARE LIMITED TO A MAXIMUM 90° INCLUDED ANGLE OF CONVERGENCE.
3. MINIMUM 35° AND MAXIMUM 90° INCLUDED ANGLES MUST BE PROVIDED BETWEEN MULTIPLE INFLUENT CONNECTIONS.
4. ANGLE OF DEFLECTION AT PIPING JOINTS AS PER MANUFACTURE'S RECOMMENDATIONS.

NOTES:

1. CONTRACTOR SHALL CONTACT CITY OF ANGLETON ENGINEERING DEPARTMENT AT (979) 849-4364 IF WET SAND OR OTHER UNSTABLE SOIL CONDITIONS, HIGH WATER TABLE AND/OR UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED.
2. SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND INFORMATION INCLUDED IN PROJECT SPECIFICATIONS, CITY OF ANGLETON DESIGN STANDARDS SHALL GOVERN.
3. SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED A MINIMUM OF FOUR FOOT FROM BACK OF CURB ON CURB AND GUTTER ROADWAYS AND THREE FEET FROM EDGE OF TRAVELLED ROADWAY ON THOSE THOROUGHFARES HAVING NO CURBING, MEASURED FROM OUTSIDE DIAMETER OF MANHOLE. SANITARY SEWER MANHOLES SHALL NOT BE INSTALLED BENEATH STREET PAVING EXCEPT WHERE SPECIFICALLY AUTHORIZED BY CITY ENGINEER AND SO DESIGNATED ON APPROVED CONSTRUCTION DRAWINGS.
4. ALL SUCH MANHOLE COVERS SHALL HAVE THE CITY OF ANGLETON EMBLEM AND THE WORDS "ANGLETON" AND "SANITARY SEWER" CAST IN RAISED RELIEF AS DEPICTED IN CITY OF ANGLETON STANDARD CONSTRUCTION DETAILS SHEETS. ALL SANITARY SEWER MANHOLES SHALL INCORPORATE INFLOW PROTECTORS.
5. MANHOLE RIM ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY. CONTRACTORS SHALL ADJUST RIM ELEVATIONS TO 0.4 FEET ABOVE FINISHED GRADE WITHIN RIGHTS-OF-WAY AND EASEMENTS AT EACH MANHOLE LOCATION AFTER FINAL GRADING. ADJUSTMENTS TO MANHOLE RIM ELEVATIONS SHALL BE ACCOMPLISHED BY THE USE OF THROAT RINGS ONLY (MAX. OF 24 INCHES PERMITTED). THE AREA ADJACENT TO SANITARY SEWER MANHOLE LOCATIONS SHALL BE GRADED AWAY FROM SUCH MANHOLES SO AS PREVENT ENTRY OF STORM WATER RUNOFF TO THE SANITARY SEWER SYSTEM.
6. DROP CONNECTIONS ARE REQUIRED WHEN INVERT ELEVATION OF SEWER LINE TO BE CONNECTED EXCEEDS 36 INCHES DISTANCE ABOVE INVERT ELEVATION OF MANHOLE BASE. ALL DROP CONNECTIONS SHALL BE CONSTRUCTED OF SAME MATERIALS AS SEWER AND SHALL BE CONSTRUCTED EXTERIOR TO MANHOLE. PIPE CONNECTIONS TO MANHOLES SHALL BE SO CONSTRUCTED AS TO BE WATERTIGHT AND TO ALIGN UPPER INSIDE PIPE WALL ELEVATIONS OF ALL PIPING CONNECTED TO BASE OF MANHOLE UNIFORMLY, REGARDLESS OF PIPE DIAMETERS. DROP ASSEMBLIES SHALL BE BEDDED IN CEMENT STABILIZED SAND. CEMENT STABILIZED SAND SHALL EXTEND A MINIMUM OF SIX INCHES PAST PIPING LATERALLY FROM BASE OF MANHOLE UPWARD TO A POINT SIX INCHES (MINIMUM) ABOVE THE HORIZONTAL SEWER PIPING WHERE CONNECTED TO THE MANHOLE ABOVE THE VERTICAL DROP.
7. CONNECTIONS TO EXISTING AND/OR NEW SANITARY SEWER MANHOLES CONSTRUCTED OF PRECAST CONCRETE NOT HAVING PRECORED HOLES OF CORRECT DIAMETER, LOCATION AND FIELD CORING ONLY SHALL ACCOMPLISH INVERT ELEVATION. IN NO INSTANCE WILL EITHER MANUAL OR PNEUMATIC CHISELS AND/OR HAMMER DRILLS BE UTILIZED TO BREAK HOLES IN PRECAST CONCRETE MANHOLES, PIPE SEGMENTS OR OTHER PRECAST STRUCTURES SUCH AS LIFT STATIONS.
8. BEDDING AND BACKFILL OF SANITARY SEWER PIPING AND MANHOLES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH CITY OF ANGLETON DESIGN STANDARDS. A 1.5-SACK MIX IS REQUIRED FOR ALL CEMENT STABILIZED SAND BEDDING AND SUCH BEDDING SHALL BE INSTALLED IN LIFTS OF EIGHT INCHES MAXIMUM.
9. SOLVENT WELDED JOINTS ARE NOT AN ACCEPTABLE JOINING METHOD FOR SANITARY SEWERS CONSTRUCTED OF PVC PIPING MATERIALS AND LOCATED WITHIN RIGHTS-OF-WAY OR EASEMENTS. RUBBER GASKETED BELL AND SPIGOT SANITARY SEWER JOINTS ARE MANDATORY. BELL (FEMALE) ENDS OF PIPE SHALL BE INSTALLED ON UPSTREAM SIDE WITH SPIGOT (MALE) ENDS ORIENTED DOWNSTREAM.
10. SANITARY SEWER SERVICE LEADS SHALL BE EXTENDED TO RIGHTS-OF-WAY AND/OR EASEMENT LINES AS APPLICABLE AND CAPPED/PLUGGED FOR FUTURE CONNECTIONS. SERVICE LEADS ARE TO BE INSTALLED SO AS TO PASS UNDER POTABLE WATER PIPING AT CROSSINGS WHERE POSSIBLE.
11. EACH SANITARY SEWER SERVICE LEAD STUB, PLUGGED WYE BRANCH OUTLET AND STACK SHALL BE MARKED WITH A PRESSURE TREATED 4 X 4 TIMBER AT THE TIME OF CONSTRUCTION, BEGINNING AT THE INVERT ELEVATION OF THE STUB OR WYE AND AT AN ELEVATION TWO FEET BELOW THE CAPPED TERMINATION POINT OF THE STACK AND EXTENDING TWO FEET ABOVE FINISHED GRADE. EACH TIMBER MARKER SHALL BE PAINTED RED AND LABELED "SANITARY SEWER STUB", "SANITARY SEWER WYE" OR "SANITARY SEWER STACK" AS APPROPRIATE WITH STUB, WYE BRANCH OUTLET OR STACK SIZE NOTED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION. DURING THE COURSE OF ANY AND ALL CLEARING, GRUBBING, FILL, GRADING, EXCAVATION OR OTHER CONSTRUCTION, CONTRACTOR SHALL ENSURE THAT STORM DRAINAGE PATHWAYS ARE MAINTAINED AND REMAIN OPEN TO ENSURE POSITIVE DRAINAGE AND THAT SUCH CONVEYANCES ARE NOT IMPEDED OR BLOCKED IN ANY WAY. STORM SEWER INLETS SHALL BE PROTECTED FROM ENTRY OF SILT, TRASH, DEBRIS AND ANY SUBSTANCES DELETERIOUS TO THE STORM SEWER SYSTEM AND/OR WATERWAYS RECEIVING STORM WATER RUNOFF. CONTRACTOR SHALL AT COMPLETION OF WORK, FILL LOW SPOTS AND GRADE ALL RIGHTS-OF-WAY AND UTILITY EASEMENTS AND REGRADE/RESTORE DITCHES AS NECESSARY TO MAINTAIN AND/OR ESTABLISH POSITIVE DRAINAGE.
13. ALL SANITARY SEWER PIPING AND BEDDING SHALL BE INSPECTED BY CITY CONSTRUCTION INSPECTOR FOR CONFORMANCE WITH CITY INFRASTRUCTURE STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY NOTIFY THE CITY OF ALL CONSTRUCTION ACTIVITIES AND TO CONFORM TO CITY OF ANGLETON PUBLIC WORKS DEPARTMENT INSPECTION POLICY.
14. C.S.S. 1" ABOVE PIPE AND 6" BELOW PIPE MINIMUM.
15. SEE GENERAL NOTES AND C.S.S. NOTES.

SL-SS-07



SPECIFICATIONS:

CONCRETE: CLASS 1 CONCRETE WITH A DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. RATES FOR H-20 LOADING.

REINFORCEMENT: STRUCTURAL REINFORCEMENT CONFORMING TO ASTM-C-478.

C.I. CASTINGS: CAST IRON FRAMES AND LIDS ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48-76 CLASS 35.

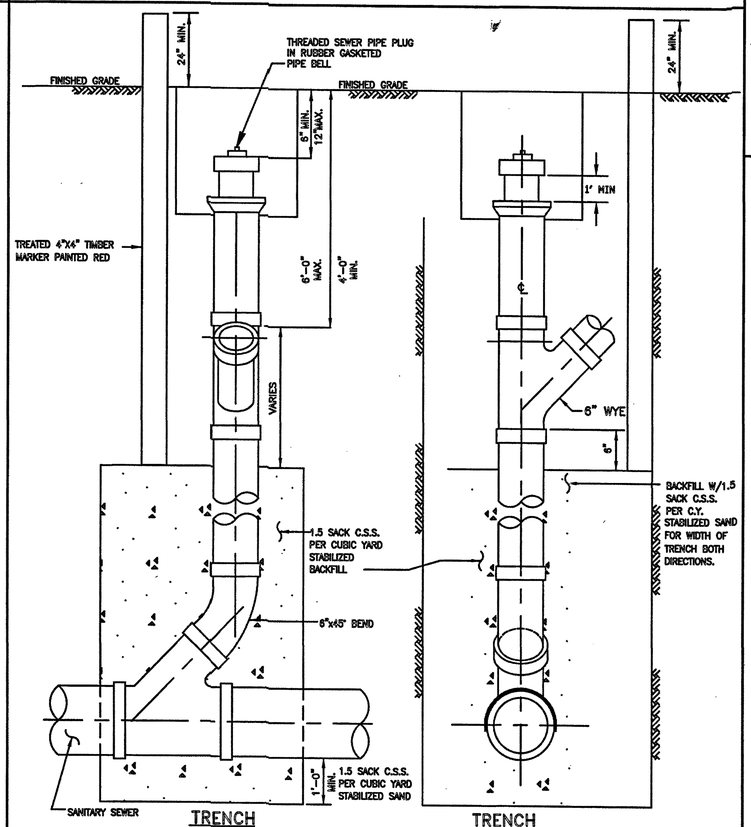
NOTES

1. LIFTING INSERTS AS REQUIRED.
2. ALL JOINTS SHALL BE SEALED WITH APPROVED RUBBER GASKET
3. STRUCTURE TO BE PLACED ON 12" STABILIZED BASE.
4. C.S.S. SHALL BE BROUGHT TO WITHIN 2-FT OF TOP OF MANHOLE.
5. PRE-CAST MANHOLE SHALL BE IN COMPLIANCE APPROVED PRODUCT LIST.
6. THANE COAT SHALL BE IN COMPLIANCE WITH APPROVED PRODUCT LIST.
7. INVERTS SHALL COMPLY WITH C.O.S.L., DESIGN MANUAL SPECIFICATIONS.
8. INFLOW PROTECTORS REQUIRED ON ALL SANITARY MANHOLES.
9. REFER TO SANITARY MANHOLE LIDS, C.S.S. NOTES, MODIFIED BEDDING DETAILS AND NOTES.

PRECAST SANITARY MANHOLE

N.T.S.

SL-SS-03



TRENCH SIDE VIEW

TRENCH END VIEW

STACK DETAIL

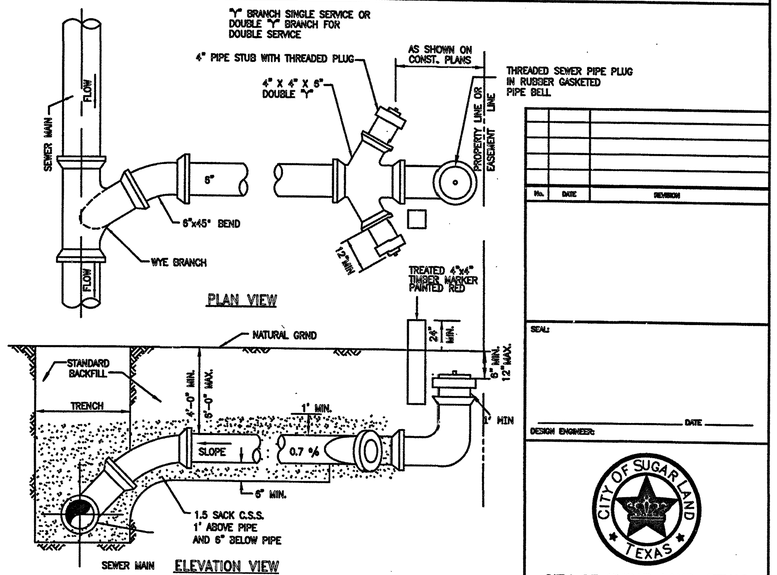
N.T.S.

NOTES:

A.) NO STACKS ON MAINS OVER 16' DEEP OR IN WET SAND CONDITIONS.

B.) ALL STACK CONNECTIONS SHALL BE IN-LINE FITTINGS.

SL-SS-04



SANITARY SEWER SERVICE CONNECTION

N.T.S.

SL-SS-06

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

SANITARY SEWER CONSTRUCTION DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-14

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS · MIGUELANGEL A. SAUCEDA · 121992 · REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

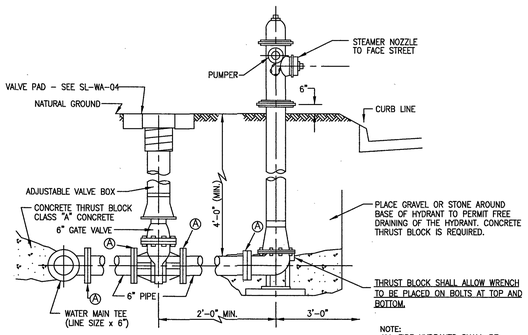
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A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

SANITARY SEWER CONSTRUCTION DETAILS SL-14

PROJECT NO. 13499

29

J:\ANGLETON\ DETAIL SET.dwg



FLUSHING VALVE COLOR CODE

MAIN LINE DIAMETER	BONNET, PUMPER CAP AND STEAMER CAP
6 INCHES (AND LESS)	YELLOW
8 INCHES	WHITE
12 TO 16 INCHES	GREEN
GREATER THAN 16 INCHES	ORANGE

FIRE HYDRANT BODY TO BE PAINTED GEO-GLEN 301 BRIGHT SILVER ALUMINUM POLYURETHANE ENAMEL, BY GEO-GLEN ENTERPRISES OR APPROVED EQUAL.

NOTE:
ALL FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURION 250 W/ STORZ INTEGRAL CONNECTOR STEAMER NOZZLE SIZE 5-1/4" TWO PUMPER 2-1/2" N.S.T.

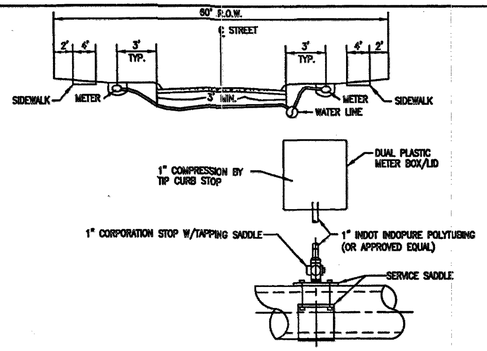
ALL FLUSHING VALVES TO BE SAND BLASTED AND PAINTED AS PER CITY OF ANGLETON DESIGN STANDARDS.

Ⓐ =RESTRAINED JOINT

TYPICAL GATE & FIRE HYDRANT INSTALLATION

N.T.S.

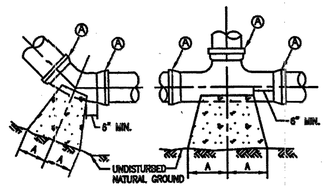
SL-WA-01



WATER SERVICE CONNECTION AND WATER SERVICE TAPPING ASSEMBLY DETAIL

N.T.S.

SL-WA-03



NOTE:
THRUST BLOCKS AT TRENCH FACE MUST HAVE A MINIMUM BEARING SURFACE OF 10 SQ. FEET AND SHALL BE NO SMALLER THAN 1.5 TIMES PIPE DIAMETER.
ALL CONCRETE SHALL BE 5 SACK MIN., 3000 P.S.I.

Ⓐ =RESTRAINED JOINT

THRUST BLOCK DETAIL

N.T.S.

SL-WA-05

NOTES: POLYETHYLENE WRAP FOR IRON PIPE

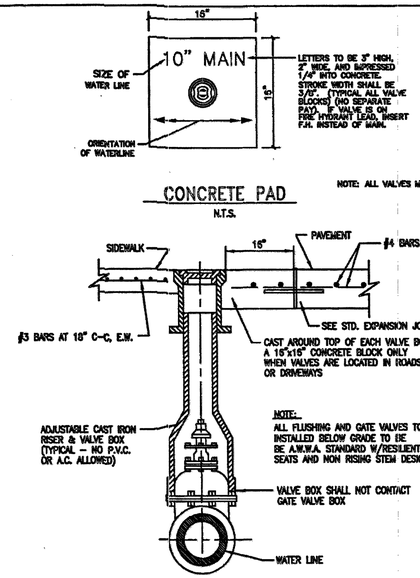
NOTE:

1. POLYETHYLENE FILM SHALL BE USED AS A WRAP TO PROTECT CAST IRON AND OTHER METALS IN A CORROSIVE SOIL ENVIRONMENT.
2. AN 8 MIL POLYETHYLENE FILM WRAP SHALL BE REQUIRED AROUND ALL METAL PIPE AND APPURTENANCES (EXCEPT FIRE HYDRANTS).
3. POLYETHYLENE FILM SHALL BE FURNISHED AND INSTALLED EITHER IN TUBULAR FORM PRIOR TO LOWERING THE PIPE IN TRENCH OR IN SHEET FORM.
4. POLYETHYLENE TUBE ENCASEMENT SHALL CONFORM WITH THE MINIMUM REQUIREMENTS OF "POLYETHYLENE ENCASEMENT FOR GRAY AND DUCTILE CAST-IRON PIPING FOR WATER AND OTHER LIQUIDS", ANSI/AWWA C105, CURRENT REVISION. SOILS WITHIN A PROJECT SHALL BE TESTED IN ACCORDANCE WITH APPENDIX A OF ANSI/AWWA C105 TO ADEQUATELY DETERMINE THE REQUIREMENTS FOR ENCASEMENT.
5. ALL FITTINGS AND PIPE JOINTS WITHIN 10' OF A FITTING SHALL HAVE RESTRAINT JOINTS

SIZE	90° BEND		45° BEND		22 1/2° BEND		TEES		PLUGS	
	A	B	A	B	A	B	A	B	A	B
1 1/2"	12"	7"	6"	7"	6"	8"	7"	8"	8"	14"
6"	15"	10"	9"	10"	6"	12"	10"	12"	10"	21"
8"	22"	13"	12"	13"	8"	10"	13"	16"	12"	29"
10"	28"	17"	14"	17"	10"	13"	16"	20"	14"	36"
12"	29"	21"	16"	21"	11"	16"	18"	24"	16"	41"
14"	35"	24"	19"	24"	12"	20"	22"	27"	18"	48"
16"	38"	27"	21"	27"	12"	24"	24"	30"	20"	54"
20"	50"	40"	30"	40"	18"	30"	30"	40"	30"	*78"
24"	50"	40"	30"	40"	18"	30"	30"	40"	30"	*78"
30"	60"	48"	36"	48"	20"	36"	36"	48"	36"	*96"

BENDS, TEES & PLUGS FOR PIPE OF VARIOUS SIZES

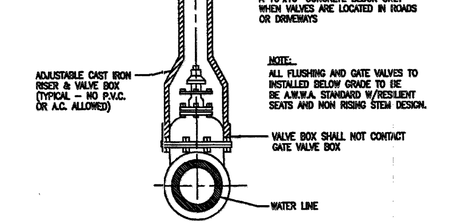
SL-WA-08



CONCRETE PAD

N.T.S.

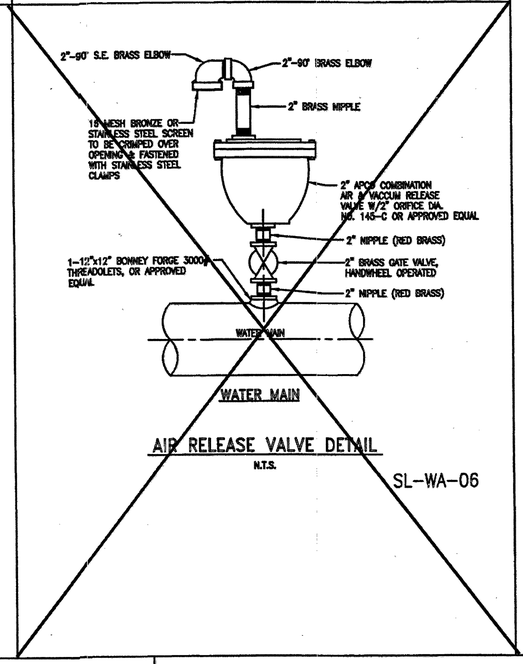
NOTE: ALL VALVES MUST HAVE CONCRETE PAD



VALVE BOX INSTALLATION DETAIL

N.T.S.

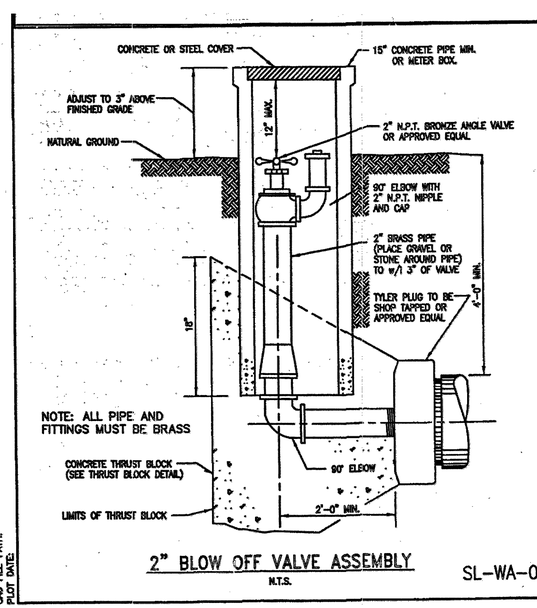
SL-WA-04



AIR RELEASE VALVE DETAIL

N.T.S.

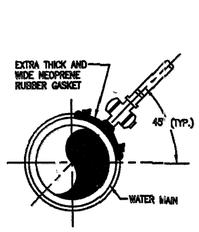
SL-WA-06

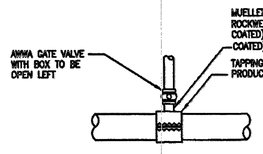


2" BLOW OFF VALVE ASSEMBLY

N.T.S.

SL-WA-02





TOP VIEW

TAPPING SLEEVE & VALVE DETAIL

N.T.S.

SL-WA-07

CONSTRUCTION NOTES:

1. WATER LINES 12" (IN.) AND LESS SHALL BE AWWA C-900 DR18
   WATER LINE GREATER THAN 12" (IN.) IN ø SHALL BE AWWA C-905 DR 18
2. ALL FLUSHING VALVES AND GATE VALVES TO BE AMERICAN WATER WORKS ASSOC. (AWWA) STANDARD COUNTERCLOCKWISE OPENING WITH NON-RISING STEM DESIGN.
3. ALL DUCTILE IRON PIPE SHALL BE CLASS 50 MORTAR LINED. NO A.C. PIPE WILL BE ALLOWED AND ALL DUCTILE IRON FITTINGS SHALL BE MORTAR LINED PUSHON OR MECHANICAL JOINTS.
4. ALL BACKFILL WITHIN THE R.O.W. SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
5. MINIMUM SPACING BETWEEN TAPS SHALL BE 2' AT ALTERNATING TAP ANGLES.

SL-WA-08

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

WATER LINE CONSTRUCTION DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-15

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST., ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E, 121992

Date: 4/28/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

WATER LINE CONSTRUCTION DETAILS SL-15

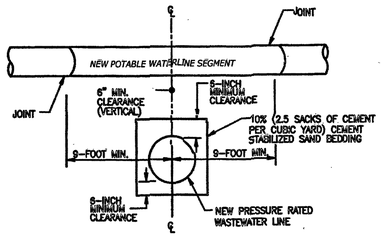
PROJECT NO. 13499

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PLOT TIME:

I

NEW POTABLE WATERLINE CROSSING NEW PRESSURE RATED WASTEWATER LINE WITH SEGMENT LENGHTS OF EIGHTEEN (18) FEET OR GREATER, HAVING 6 INCHES OF VERTICAL CLEARANCE AND 4 FEET OF HORIZONTAL CLEARANCE

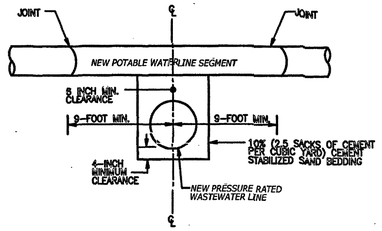


- WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN JOINTS OF THE WASTEWATER LINE.
- MINIMUM WASTEWATER PIPE STIFFNESS OF 115 PSI AT 5% DEFLECTION.
- EMBED WASTEWATER LINE IN CEMENT STABILIZED SAND TO AT LEAST 12" INCHES BEYOND EACH JOINT OF CROSSED SECTION OF PIPE.

SL-WA-09

II

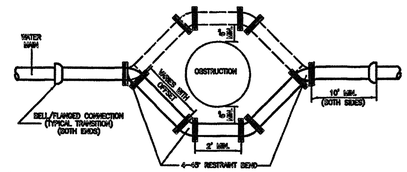
NEW POTABLE WATERLINE CROSSING NEW PRESSURE RATED WASTEWATER LINE



- WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN JOINTS OF THE WASTEWATER LINE.
- MINIMUM WASTEWATER PIPE STIFFNESS OF 115 PSI AT 5% DEFLECTION.
- EMBED WASTEWATER LINE IN CEMENT STABILIZED SAND TO AT LEAST 12" INCHES BEYOND EACH JOINT OF CROSSED SECTION OF PIPE.

SL-WA-10

III



FOR A LINE TO PASS OVER AN OBSTRUCTION RATHER THAN UNDER, IT MUST HAVE ADEQUATE COVER AND BE APPROVED BY THE ENGINEERING DEPARTMENT.

NOTES:

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

MIN. PIPE WALL THICKNESS		
4"	–	0.250"
6"	–	0.280"
8"	–	0.322"
12" AND LARGER	–	0.375"

PVC WATER PIPE OFFSET ASSEMBLY

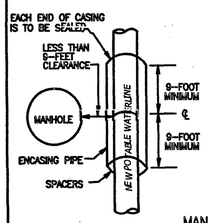
SL-WA-11

GENERAL NOTES:

1. THE CONTRACTOR SHALL CONTACT CITY OF ANGLETON ENGINEERING DEPARTMENT AT 979 849 4364 IF WET SAND OR OTHER UNSTABLE SOIL CONDITIONS, HIGH WATER TABLE AND OR UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED.
2. SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND INFORMATION INCLUDED IN PROJECT SPECIFICATIONS ; CITY OF ANGLETON STANDARDS SHALL GOVERN.
3. ALL NEW POTABLE WATER LINES AND SANITARY SEWER FORCE MAINS SHALL BE BEDDED IN COMPACTED BANK SAND A MINIMUM OF 6 INCHES BELOW, ABOVE AND TO EITHER SIDE OF SUCH PIPING.
4. ALL NEW SANITARY SEWER GRAVITY DRAIN LINES SHALL BE BEDDED IN CEMENT STABILIZED SAND CONFORMING TO THE REQUIREMENTS FOR EITHER CLASS "A" STANDARD BEDDING OR CLASS "A-A" BEDDING AS APPLICABLE. USE OF MODIFIED "A" OR MODIFIED "A-A" BEDDING FOR SANITARY SEWER INSTALLATIONS WHERE WET SAND CONDITIONS ARE ENCOUNTERED AND SEPARATION DISTANCE TO POTABLE WATER LINES IS LESS THAN 9 FEET REQUIRES APPROVAL BY CITY ENGINEER.
5. CEMENT STABILIZED BEDDING SHALL BE A MINIMUM 1.5 SACK PER CUBIC YARD C.S.S., INSTALLED IN MAXIMUM LIFTS OF 8 INCHES AND MECHANICALLY TAMPED TO 95% PROCTOR.
6. WHERE REQUIRED, SLEEVING (ENCASEMENT) OF POTABLE WATER PIPING AND/OR SANITARY SEWER GRAVITY DRAIN LINES AND FORCE MAINS SHALL BE PROVIDED. SUCH SLEEVING (ENCASEMENT) SHALL BE CONSTRUCTED OF APPROVED PIPING MATERIALS HAVING A MINIMUM PRESSURE RATING OF 150 PSI AND ANNULAR SPACES AT EACH END SHALL BE SEALED WITH A MATERIAL APPROVED FOR SUCH USE.
7. ALL NEW POTABLE WATER LINES SHALL BE SLEEVED (ENCASED) WHERE A MINIMUM OF 9 FEET SEPARATION DISTANCE TO EXISTING OR PROPOSED SANITARY SEWER MANHOLE, LIFT STATION OR WASTEWATER TREATMENT PLANT CANNOT BE MAINTAINED. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CLOSEST PROXIMITY.
8. ALL NEW POTABLE WATER LINES SHALL BE SLEEVED (ENCASED) WHERE LESS THAN 2 FEET VERTICAL OR 4 FEET HORIZONTAL CLEARANCE TO EXISTING OR PROPOSED SANITARY SEWER GRAVITY LINES OR FORCE MAINS CANNOT BE MAINTAINED. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING. WHERE PIPING IS LAID PARALLEL AND MINIMUM SEPARATION DISTANCES CANNOT BE MAINTAINED, SLEEVING SHALL EXTEND AT LEAST 9 FEET PAST THE POINT WHERE MINIMUM SEPARATION DISTANCES ARE ACHIEVED.
9. ALL NEW POTABLE WATER LINES SHALL BE CONSTRUCTED ABOVE EXISTING OR PROPOSED SANITARY SEWER GRAVITY LINES OR FORCE MAINS WHERE POSSIBLE. WHERE INSTALLATION BENEATH SANITARY SEWER GRAVITY LINES OR FORCE MAINS IS UNAVOIDABLE AT POINTS OF CROSSING, SLEEVING (ENCASEMENT) IS REQUIRED FOR ALL NEW POTABLE WATER LINES CONSTRUCTED OF PVC PIPING MATERIALS, REGARDLESS OF SEPARATION DISTANCE. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING.
10. ALL NEW SANITARY SEWER GRAVITY LINES AND/OR FORCE MAINS CONSTRUCTED OF PVC PIPING MATERIALS SHALL BE SLEEVED (ENCASED) WHERE LESS THAN 2 FEET VERTICAL OR 4 FEET HORIZONTAL CLEARANCE TO EXISTING POTABLE WATER PIPING CANNOT BE MAINTAINED. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CLOSEST PROXIMITY.
11. ALL NEW SANITARY SEWER GRAVITY LINES AND/OR FORCE MAINS SHALL BE CONSTRUCTED BELOW EXISTING POTABLE WATER LINES WHERE POSSIBLE. WHERE INSTALLATION ABOVE POTABLE WATER LINES IS UNAVOIDABLE, SLEEVING (ENCASEMENT) IS REQUIRED FOR ALL SUCH SANITARY SEWER LINES CONSTRUCTED OF PVC PIPING MATERIALS, REGARDLESS OF SEPARATION DISTANCE. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING.
12. WHERE NEW SANITARY SEWER SIZING (24 INCH AND GREATER) PRECLUDES THE USE OF PVC PIPING MATERIALS AND SLEEVING (ENCASEMENT) OF THE SANITARY SEWER WOULD OTHERWISE BE REQUIRED BUT IS IMPRACTICAL, THE EXISTING POTABLE WATER PIPING SHALL EITHER BE OFFSET TO PROVIDE THE REQUIRED MINIMUM CLEARANCES OR SLEEVED (ENCASED) IN LIEU OF SLEEVING (ENCASING) THE SANITARY SEWER LINE. SLEEVING SHALL BE A MINIMUM OF 18 FEET IN LENGTH AND CENTERED ON THE POINT OF CROSSING.
13. IN NO INSTANCE SHALL A FIRE HYDRANT BE INSTALLED WITHIN 9 LINEAR FEET OF A SANITARY SEWER SYSTEM.
14. NOTE: SEPARATION DISTANCES ARE MEASURED FROM THE OUTSIDE DIAMETERS OF EACH PIPE AND FROM THE EXTERIOR SURFACES OF MANHOLES, LIFT STATIONS, WASTEWATER TREATMENT PLANTS AND ASSOCIATED APPURTENANCES.
15. REFER TO GENERAL SANITARY, WATER AND C.S.S. NOTES.

SL-WA-18

DETAIL OF WATER LINE CROSSING WASTEWATER FACILITIES WHERE SEPARATION IS LESS THAN 9' (NINE FEET)

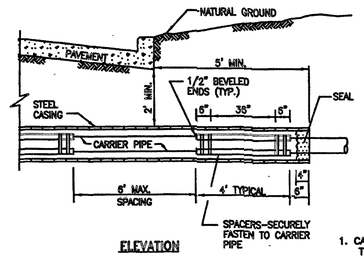


ENCASING PIPE

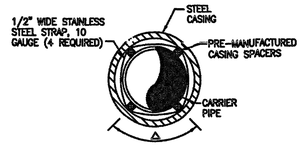
- 150 PSI PRESSURE CLASS PIPE MINIMUM 18 FEET LONG DIAMETER = 2 X WATERLINE DIAMETER
- SPACE AROUND CARRIER PIPE SHALL BE SUPPORTED AT FIVE (5) FOOT (OR LESS INTERVALS WITH SPACERS)
- CENTERED ON CROSSING
- BOTH ENDS SEALED WITH CEMENT GROUT OR A MANUFACTURED WATER TIGHT SEAL.

MANHOLE CLEARANCE

SL-WA-12



ELEVATION



CASING SCHEDULE		
CARRIER PIPE	NOMINAL CASING	MIN. WALL THICKNESS (IN.)
6"	12"	0.11
8"	14"	0.15
10"	16"	0.18
12"	18"	0.20

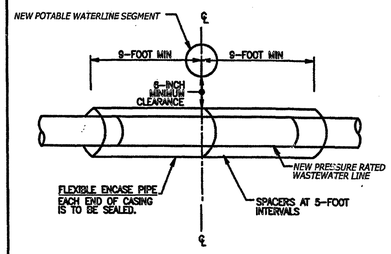
1. CASING SIZE AND THICKNESS SHALL CONFORM TO THE MINIMUM REQUIREMENTS AS SHOWN ON CASING SCHEDULE, OTHER PERMITS AS REQUIRED.
2. MAINTAIN 1" MINIMUM CLEARANCE BETWEEN THE MAXIMUM OUTSIDE DIAMETER OF CARRIER PIPE AND CASING AT ALL LOCATIONS.
3. DIMENSIONS ARE APPROXIMATE ONLY. CONTRACTOR SHALL INSTALL ADEQUATELY SIZED CASING TO ACCOMMODATE THE CARRIER PIPE.

SL-WA-13

IV

ENCASED WASTEWATER LINE

NEW POTABLE WATERLINE CROSSING NEW PRESSURE RATED WASTEWATER LINE WITH SEGMENT LENGHTS OF OF LESS THAN EIGHTEEN (18) FEET

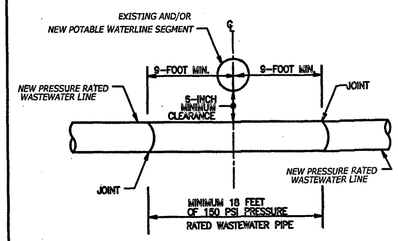


- MINIMUM CASING PIPE STIFFNEESS OF 115 PSI AT 5% DELECTION.
- MINIMUM CASING PIPE DIAMETER = 2 X WASTEWATER LINE DIAMETER.
- THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE (F) FOOT (OR LESS). INTERVALS WITH SPACERS
- EACH END CASING IS TO BE SEALED WITH WATER TIGHT NO-SHRINK GROUT OR MANUFACTURED WATER TIGHT SEAL.

SL-WA-17

ALTERNATIVE A:

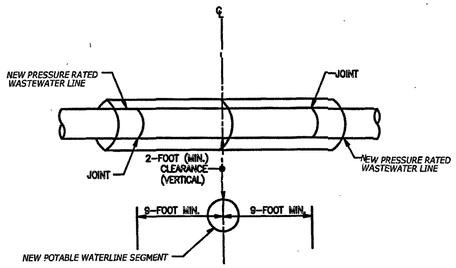
PRESSURE RATED WASTEWATER PIPE



SL-WA-14

ALTERNATIVE B:

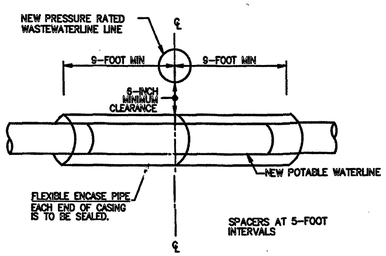
EXISTING POTABLE WATERLINE CROSSING EXISTING PRESSURE RATED WASTEWATER LINE



SL-WA-15

ALTERNATIVE C:

ENCASE NEW POTABLE WATERLINE UNDER A NEW PRESSURE RATED WASTEWATER LINE



- SAME ENCASEMENT CRITERIA AS "ALTERNATIVE B" OR
- NEW WATERLINE (WITHOUT CASING) TO BE CONSTRUCTED OF PVC C-900 (DR-18), DUCTILE IRON WITH MECHANICAL JOINT OR STEEL PIPE WITH WITH WELDED JOINTS.
- BOTH WATERLINE AND WASTEWATER LINE MUST PASS A PRESSURE AND LEAKAGE TEST AS SPECIFIED IN AWWA C900 STANDARDS.

SL-WA-16

CAD FILE PATH:
PLOT DATE:

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

WATER LINE CROSSING DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-16

SHEET OF

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

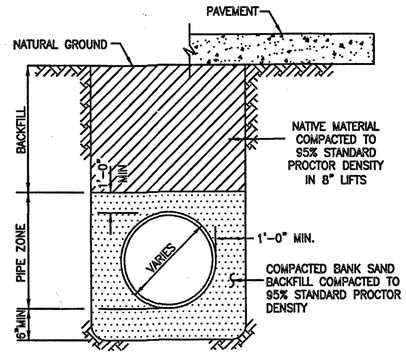
KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

WATER LINE CROSSING DETAILS SL-16

PROJECT NO. 13499

J:\ANGLETON DETAIL SET.dwg

PLOT TIME:



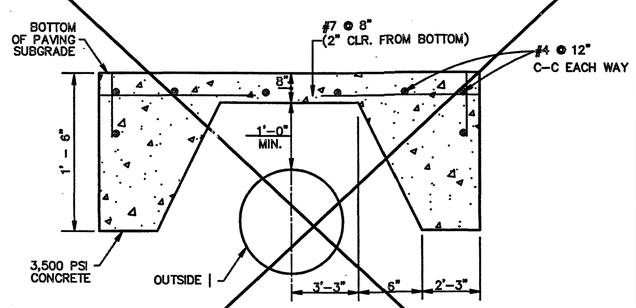
P.V.C. PIPE BEDDING & BACKFILL

N.T.S.

*SEE CONSTRUCTION NOTES

SANITARY FORCE MAIN & WATER LINE BEDDING AND BACKFILL

SL-BB-01



PROTECTIVE SLAB DETAIL

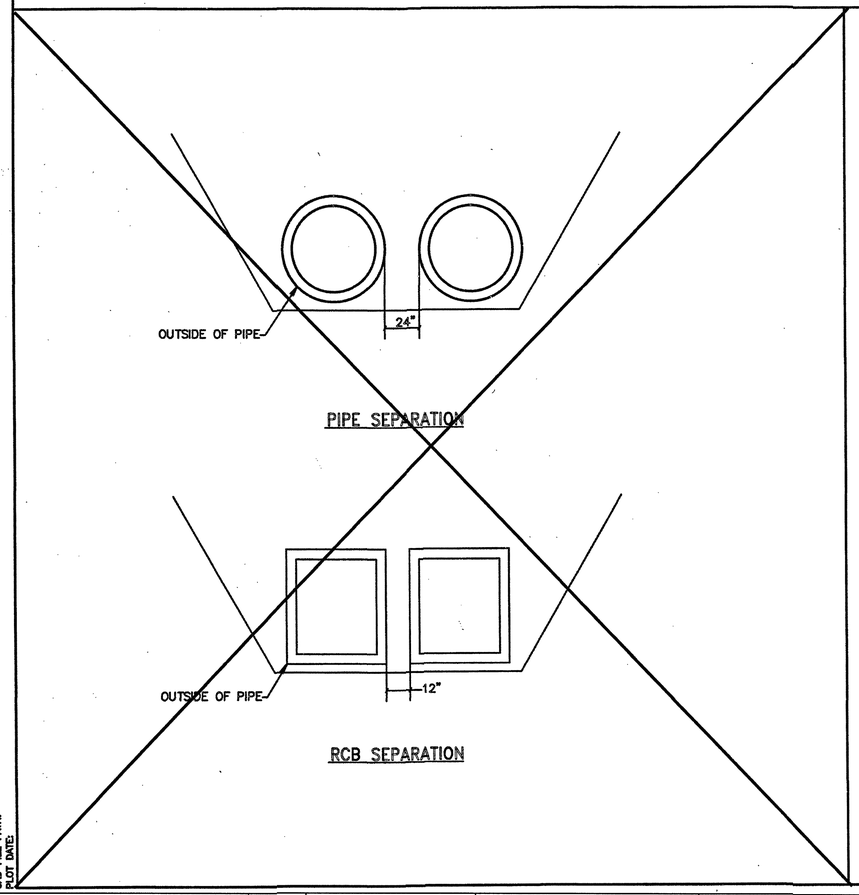
ZERO LOAD TRANSFER CONCRETE SLAB

SL-BB-04

CONSTRUCTION NOTES

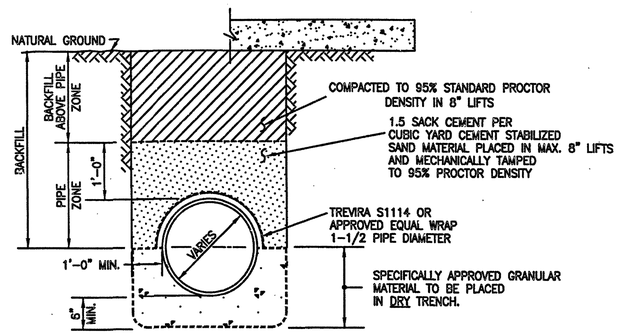
1. CONTRACTOR SHALL CONTACT CITY OF ANGLETON ENGINEERING DEPARTMENT AT (979) 849-4364 IMMEDIATELY IF WET SAND CONDITIONS ARE ENCOUNTERED.
2. LIMESTONE AND RECYCLED CONCRETE DIMENSIONS SHOWN ARE TYPICAL BUT MAY BE VARIED BY ORDER OF CITY ENGINEER.
3. LIMESTONE OR RECYCLED CONCRETE SHALL BE IN ACCORDANCE WITH TXDOT SPECIFICATION NO. 248 FLEXIBABLE BASE, TYPE A, GRADE 2 AGGREGATE.
4. NO BEDDING SHALL BE INSTALLED IN WET CONDITIONS, WHEN WILL POINTING OR IN WET SAND CONDITIONS, MAINTAIN GROOUND WATER 1 (FT) BELOW BOTTOM OF TRENTCH FOR A MINIMUM OF 24-HOURS AFTER BEDDING ANND BACKFILL IS IN PLACE.
5. ALL MATERIALS SHALL BE FROM THE APPROVED PRODUCTS LIST UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER.
6. SANITARY SEWER BEDDING FOR WET SAND CONDITIONS SHALL BE AS PER MODIFIED "A".
7. ALL SAND BEDDING FOR WATER LINES SHALL BE CLEAN, MECHANICALLY COMPACTED BANK SAND.
8. REFER TO: MANHOLE DETAILS, SANITARY, C.S.S., GENERAL, WATER CROSSING, WATER DISTRIBUTION DETAILS AND NOTES.
9. ALL BEDDING WILL BE COMPACTED TO 95% STANDARD DENSITY.
10. A GEOTECHNICAL REPORT MAY BE REQUIRED TO ANALYZE THE BEARING CAPACITY OF EXISTING SOILS AND MAKE A DETERMINATION IF ADDITIONAL BEDDING AND BACKFILL IS APPROPRIATE.

SL-BB-05



PIPE SEPARATION

RCB SEPARATION



MODIFIED "A"

N.T.S.

NOTE: C.S.S. SHALL BE INSTALLED A MIN. 1' ABOVE TOP OF PIPE.

SANITARY SEWER BEDDING AND BACKFILL

SL-BB-03

REFER TO:

1. GENERAL NOTES
2. C.S.S. NOTES

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

WATER LINE, SANITARY SEWER FORCE MAIN BEDDING DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-19

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

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BAKER & LAWSON, INC.
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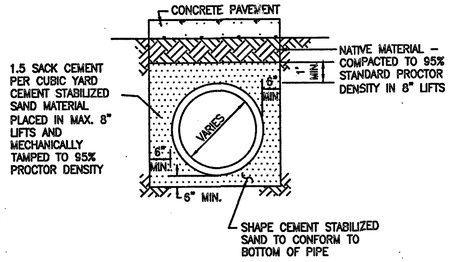
PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

WATER LINE, SANITARY SEWER FORCE MAIN BEDDING DETAILS SL-19

PROJECT NO. 13499

I:\2019\13499 ANGLETON DETAIL SET.dwg

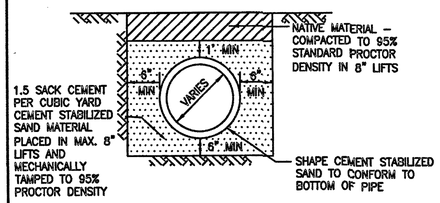


BEDDING DETAIL FOR
CONCRETE CULVERT USED
UNDER ROADWAY PAVEMENT

CLASS "A–A"

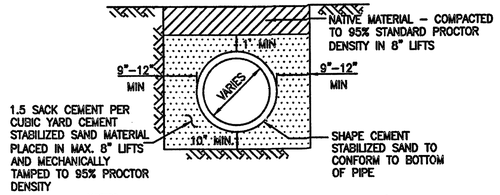
N.T.S.

SL–BB–06



BEDDING DETAIL FOR
REINFORCED CONCRETE PIPE
STORM SEWER
36" DIAMETER & SMALLER

SL–BB–07

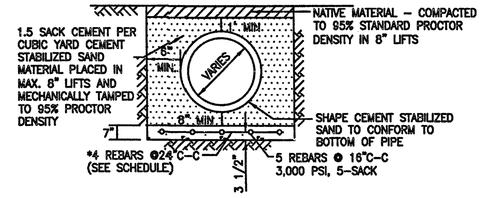


NOTES

1. 1.5–SACK CEMENT PER CUBIC YARD STABILIZED SAND PLACED BEFORE PIPE IS PLACED (10" MINIMUM FOR 42" TO 60", 14" MINIMUM FOR 66" TO 108")

BEDDING DETAIL FOR
REINFORCED CONCRETE PIPE
STORM SEWER
42" TO 108" DIAMETER
WHERE SATISFACTORY SOIL CONDITIONS EXIST

SL–BB–08

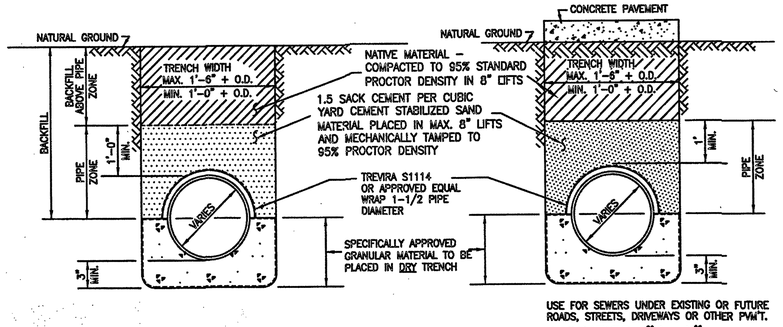


NOTES

1. 1.5–SACK CEMENT PER CUBIC YARD STABILIZED SAND PLACED BEFORE PIPE IS PLACED (8" MINIMUM FOR 42" TO 60", 12" MINIMUM FOR 66" TO 108").

SEAL SLAB
BEDDING DETAIL FOR
REINFORCED CONCRETE PIPE
STORM SEWER
42" TO 108" DIAMETER
WHERE UNSATISFACTORY SOIL CONDITIONS EXIST

SL–BB–09



MODIFIED "A"

N.T.S.

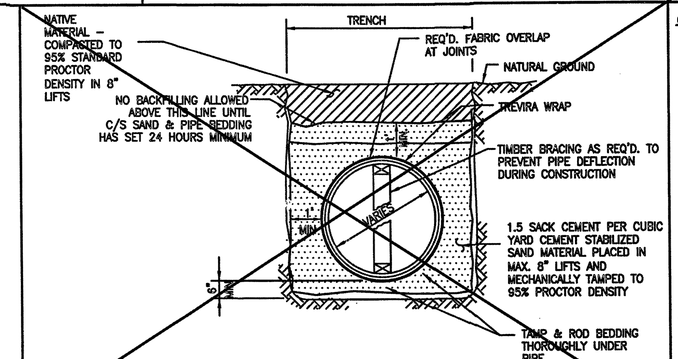
USE FOR SEWERS UNDER EXISTING OR FUTURE ROADS, STREETS, DRIVEWAYS OR OTHER PVM'T.

MODIFIED "A–A"

N.T.S.

1. MODOFIED BEDDING TO BE USED IN WET GROUND CONDITIONS FOR NON–COHESIVE MATERIALS WITH A SHEAR STRENGTH LESS THAN 1000 PSI.

SL–BB–10



BEDDING DETAIL FOR STORM SEWER–
CORREGATED METAL PIPE

N.T.S.

SL–BB–11

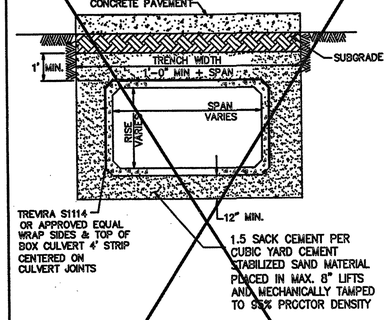
CONSTRUCTION NOTES

1. CONTRACTOR SHALL CONTACT THE CITY OF ANGLETON ENGINEERING DEPARTMENT IMMEDIATELY IF WET SAND CONDITIONS ARE ENCOUNTERED.
2. SPECIFICALLY APPROVED GRANULAR MATERIAL DIMENSIONS SHOWN ARE TYPICAL BUT MAY BE VARIED BY ORDER OF CITY ENGINEER.
3. SPECIFICALLY APPROVED GRANULAR MATERIAL SHALL BE IN ACCORDANCE WITH TXDOT SPECIFICATION No. 247 FLEXIBLE BASE, TYPE A, GRADE 2 AGGREGATE.
4. NO BEDDING SHALL BE INSTALLED IN WET CONDITIONS. WHEN WELL POINTING OR IN WET SAND CONDITIONS, MAINTAIN GROUND WATER 1' (FT.) BELOW BOTTOM OF TRENCH FOR A MINIMUM OF 24–HRS AFTER BEDDING AND BACKFILL IS IN PLACE.
5. R.C.P. AND BOX CULVERTS SHALL BE INSTALLED WITH APPROVED GASKETS ONLY.
6. MANHOLES SHALL BE PROVIDED WHERE MODIFIED "A" OR MODIFIED "A–A" BEDDING IS USED. STACKS ARE NOT ALLOWED.
7. REFER TO: MANHOLE DETAILS, INLETS, OUTFALL AND END TREATMENT DETAILS, C.S.S., GENERAL NOTES, AND STORM NOTES.
8. SPECIFIC DESIGNS MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER FOR MANHOLE ACCESS TO BOX CULVERTS AS REQUIRED.
9. ALL BACKFILL WITHIN THE R.O.W. SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
10. A GEOTECHNICAL REPORT MAY BE REQUIRED TO ANALYZE THE BEARING CAPACITY OF EXISTING SOILS AND MAKE A DETERMINATION IF ADDITIONAL BEDDING AND BACKFILL IS APPROPRIATE.

TYPICAL SEAL SLAB
BAR SCHEDULE
(OR AS DIRECTED BY ENGINEER)

PIPE SIZE	LGT LAT #4 BARS	NO LONGIT #5 BARS
42"	5'4"	5
48"	6'8"	6
54"	6'8"	6
60"	8'0"	7
66"	8'0"	7
72"	9'4"	8
78"	9'4"	8
84"	9'4"	8
90"	10'8"	9
96"	10'8"	9
102"	12'0"	10
108"	12'0"	10

SL–BB–15

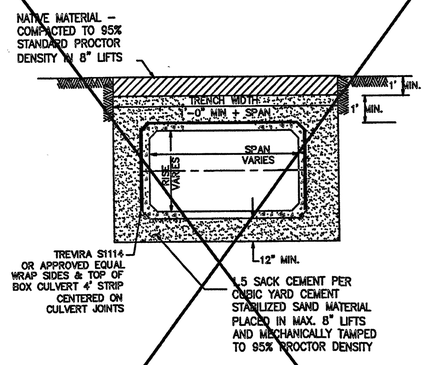


BEDDING DETAIL FOR
REINFORCED CONCRETE BOX
CULVERT UNDER ROADWAY PAVEMENT

NOTES

1. 1.5–SACK CEMENT PER CUBIC YARD STABILIZED SAND PLACED BEFORE PIPE IS PLACED (8" MINIMUM FOR 42" TO 60", 12" MINIMUM FOR 66" TO 108").

SL–BB–12

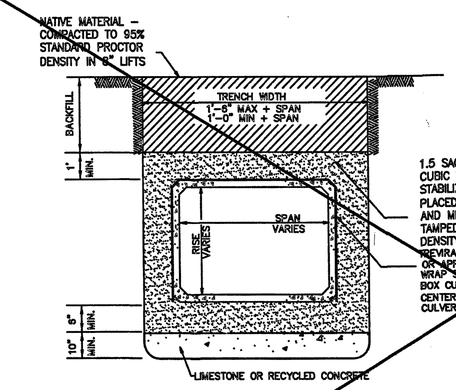


BEDDING DETAIL FOR
REINFORCED CONCRETE BOX
PLACED IN EASEMENT

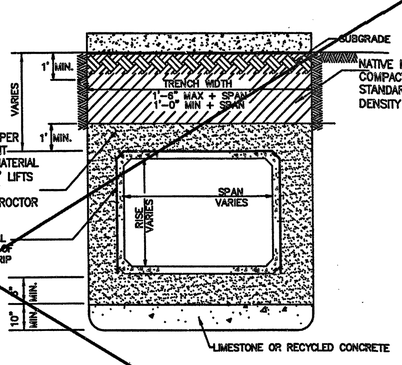
NOTES

1. 1.5–SACK CEMENT PER CUBIC YARD STABILIZED SAND PLACED BEFORE PIPE IS PLACED (8" MINIMUM FOR 42" TO 60", 12" MINIMUM FOR 66" TO 108").

SL–BB–13



BEDDING DETAIL FOR
REINFORCED CONCRETE BOX CULVERT
W/MODIFIED BEDDING



BEDDING DETAIL FOR
REINFORCED CONCRETE BOX CULVERT
W/MODIFIED BEDDING
UNDER ROADWAY PAVEMENT

SL–BB–14

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: DATE

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

STORM SEWER PIPE BEDDING AND BACKFILL DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL–20

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
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DATE

B&L
BAKER & LAWSON, INC.
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REG. NO. F–825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

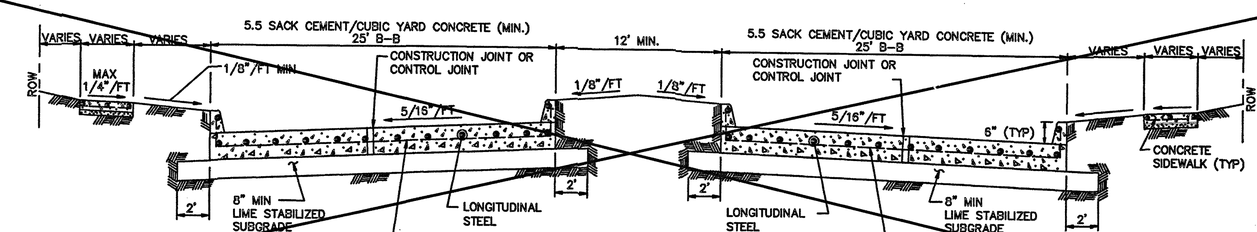
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A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

STORM SEWER PIPE
BEDDING AND BACKFILL
DETAILS
SL–20

PROJECT NO. 13499

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PLOT TIME:



DOUBLE ROADWAY SECTION
N.T.S.

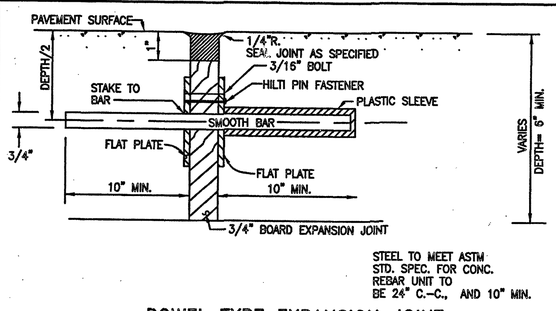
SL-ST-01

CONSTRUCTION NOTES:

1. 6 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, E.W. IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR LOCAL STREETS
2. 7 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 18 INCHES C-C, IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR COLLECTOR STREETS
3. EIGHT (8) INCH, 5.5 SK, 3500 PSI @ 28 DAYS, REINFORCED WITH #4 18" C.C. EACH WAY IS THE MINIMUM ACCEPTABLE FOR ARTERIAL STREETS.
4. HARD AGGREGATE IS NOT ALLOWED IN STREET PAVEMENT MIX. ADMIXTURES REQUIRE CITY OF ANGLETON PUBLIC WORKS DEPARTMENT APPROVAL.
5. TRANSVERSE EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 200' AND BE SEALED WITH SEALANT CONFORMING TO TXDOT ITEM 360 (& ITEM 438) AND TXDOT DMS-6310, CLASS-2.
6. TRANSVERSE CONTROL JOINTS ARE REQUIRED AT MAXIMUM SPACING OF 20'-0" C-C, AND VERTICAL CURB JOINTS TO BE SEALED WITH SPECIAL JOINT SEALANT ASTM-D-1190-74 OR AASHTO-M173-60 FOR PAVEMENT 8" THICK AND GREATER. (ELASTOMETRIC TYPE HOT POURED)
7. PAVEMENT FINISH SHALL BE BAKER BROOM FINISH. CURING COMPOUND REQUIRED ON ALL CONCRETE.
8. REFER TO GENERAL, C.S.S., AND PAVEMENT NOTES

Notate geotechnical report in the notes. The minimum paving requirements shall apply to the street paving construction including 8-inch minimum thickness subgrade

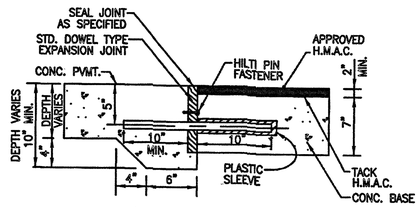
SL-ST-12



STEEL TO MEET ASTM STD. SPEC. FOR CONC. REBAR UNIT TO BE 24" C.-C., AND 10" MIN.

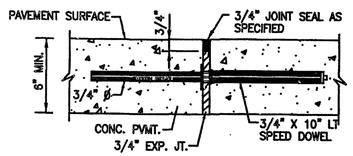
DOWEL TYPE EXPANSION JOINT
N.T.S.

SL-ST-03



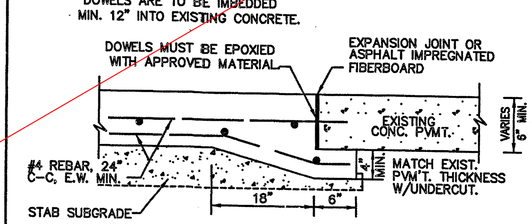
DOWEL TYPE EXPANSION JOINT
N.T.S.
(CONC. PAVING TO CONC. BASE)

SL-ST-06



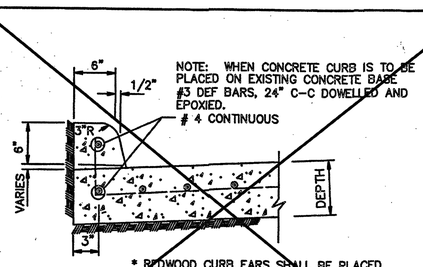
SPEED DOWEL EXPANSION JOINT
N.T.S.

SL-ST-08



UNDERCUT DETAIL WITH HEADER
N.T.S.

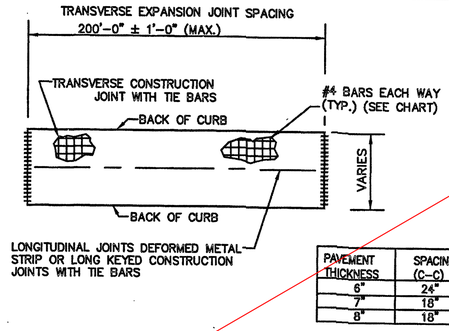
SL-ST-09



CONCRETE CURB
N.T.S.

CONSTRUCTION NOTE:
ALL NEW CURB REQUIRES 3,000 P.S.I. @ 28-DAYS.

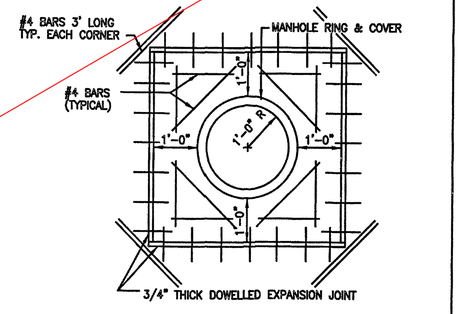
SL-ST-04



PAVEMENT THICKNESS	SPACING (C-C)
6"	24"
7"	18"
8"	18"

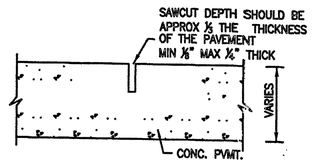
PAVING PANEL
N.T.S.

SL-ST-05



MANHOLE BLOCKOUT
N.T.S.
(STORM & SANITARY) IN PAVEMENT

SL-ST-10



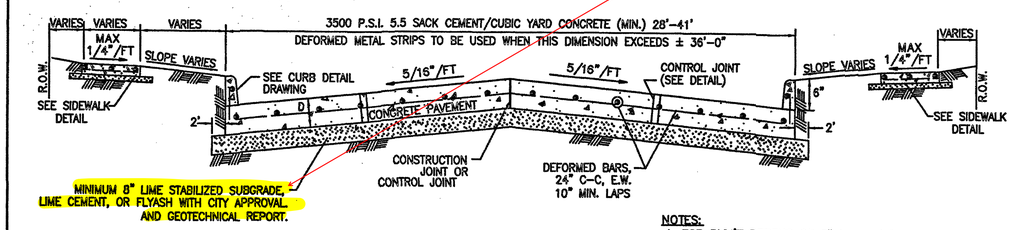
CONTROL JOINT
N.T.S.

SL-ST-11

No.	DATE	REVISION

SEAL:

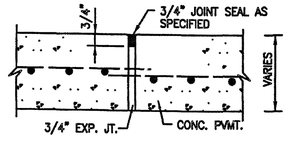
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SINGLE ROADWAY SECTION
N.T.S.

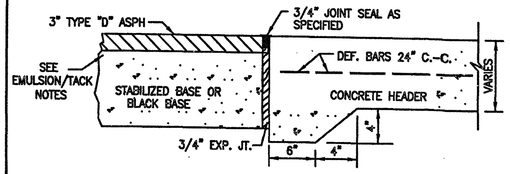
SL-ST-02

NOTES:
1. FOR PVM'T DEPTHS OF 6" USE 1/2" DEFORMED BARS, 24" C-C, 10" LAPS. ALL REINFORCING STEEL SHALL CONFORM TO GRADE 60, A.S.T.M. NO. A615. LAP SPLICES TO BE A MINIMUM OF 10 INCHES. STAGGER SPLICES IN ADJACENT BARS.



CONSTRUCTION JOINT SEAL
N.T.S.

SL-ST-12



PAVING HEADER
(FOR USE IN CONNECTING CONC. PVMT. TO ASPHALT PVMT.) (PROP. OR EXIST.)

SL-ST-07

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

CONCRETE PAVEMENT CONSTRUCTION DETAILS

JOB No.:
DATE:
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CHECKED BY:
SCALE:

SL-21
SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992
Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
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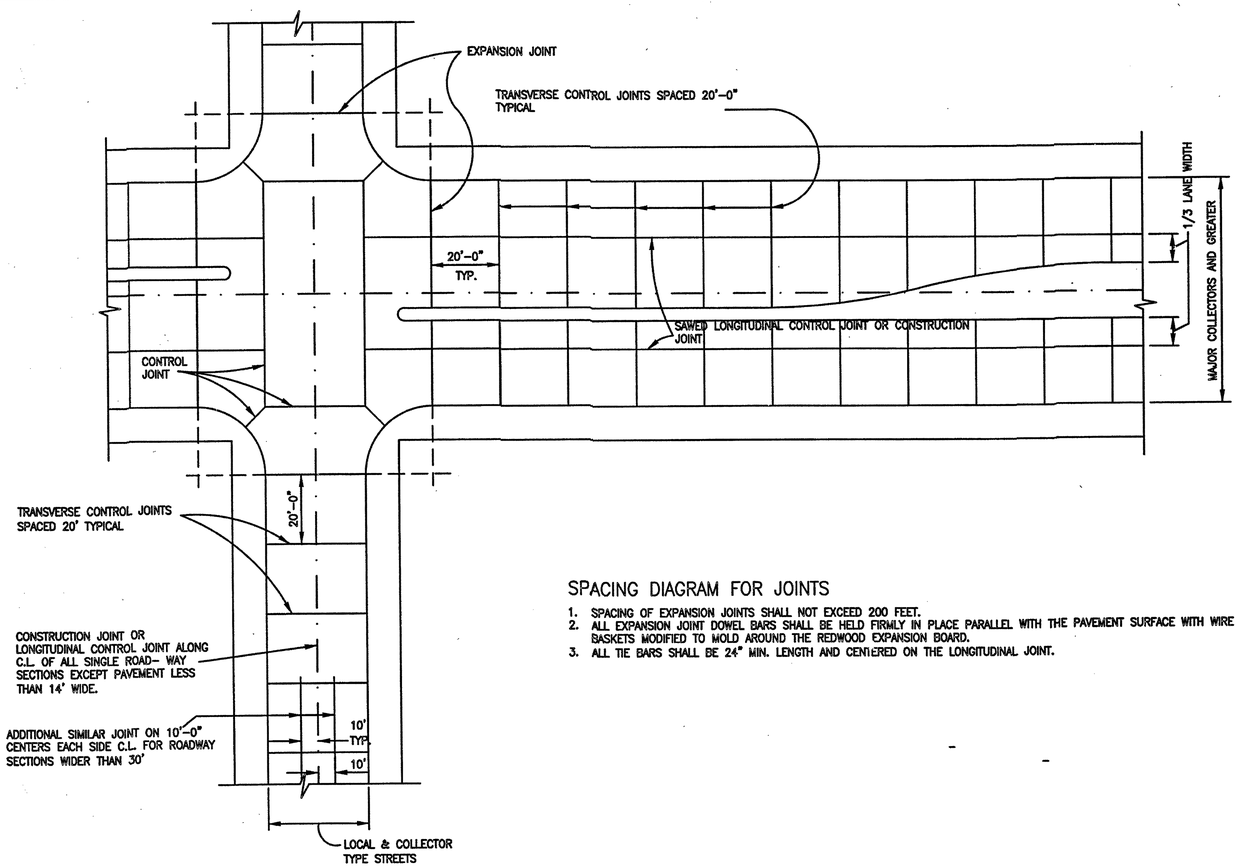
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ANGLETON, TEXAS 77515

CONCRETE PAVEMENT CONSTRUCTION DETAILS
SL-21

PROJECT NO. 13499

99 ANGLETON DETAIL SET.dwg

PLOT TIME:



SPACING DIAGRAM FOR JOINTS

1. SPACING OF EXPANSION JOINTS SHALL NOT EXCEED 200 FEET.
2. ALL EXPANSION JOINT DOWEL BARS SHALL BE HELD FIRMLY IN PLACE PARALLEL WITH THE PAVEMENT SURFACE WITH WIRE BASKETS MODIFIED TO MOLD AROUND THE REDWOOD EXPANSION BOARD.
3. ALL TIE BARS SHALL BE 24" MIN. LENGTH AND CENTERED ON THE LONGITUDINAL JOINT.

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

CONCRETE PAVEMENT CONSTRUCTION DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
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SCALE:

SL-22

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
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DATE

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BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

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PLAN:
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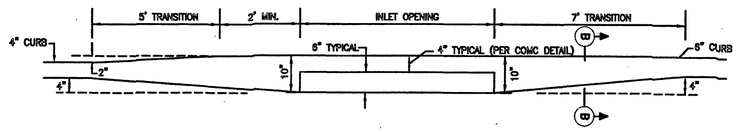
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A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

CONCRETE PAVEMENT CONSTRUCTION DETAILS
SL-22

PROJECT NO. 13499

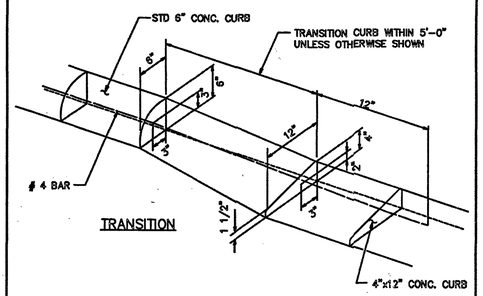
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PLOT TIME:



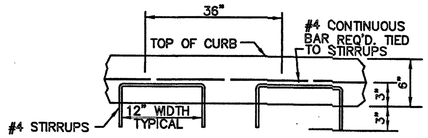
TYPICAL CURB TRANSITION FOR INLET INSTALLATION

SL-ST-13



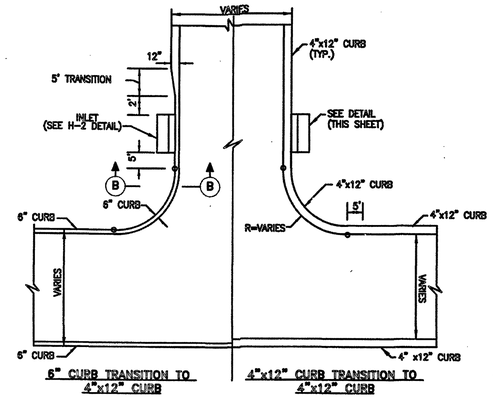
TYPICAL CURB TRANSITION

SL-ST-15



TYPICAL CONCRETE CURB REINFORCING
N.T.S.

SL-ST-16



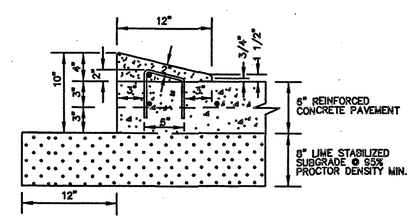
TYPICAL 4"X12" CURB W/INLET TRANSITION FOR CURB RETURNS
N.T.S.

SL-ST-14

CONSTRUCTION NOTES:

1. 6 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, E.W. IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR RESIDENTIAL STREETS.
2. 7 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR COLLECTOR STREETS
3. EIGHT (8) INCH, 5.5 SK, 3500 PSI @ 28 DAYS, REINFORCED WITH #4 18" C.C. EACH WAY IS THE MINIMUM ACCEPTABLE FOR ARTERIAL STREETS.
4. TRANSVERSE EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 200' AND BE SEALED CONFORMING TO TXDOT ITEM 360 (& ITEM 438) AND TXDOT DMS-6310, CLASS-2.
5. TRANSVERSE CONTROL JOINTS ARE REQUIRED AT MAXIMUM SPACING OF 20'-0" C-C, AND VERTICAL CURB JOINTS TO BE SEALED WITH SPECIAL JOINT SEALANT ASTM-D-1190-74 OR AASHTO-M173-60 FOR PAVEMENT 8" THICK AND GREATER. (ELASTONETRIC TYPE HOT POURED)
6. PAVEMENT FINISH SHALL BE BAKER BROOM FINISH. CURING COMPOUND ON ALL CONCRETE.
7. STORM WATER POLLUTION PROTECTION SHALL BE DESIGNED, CONSTRUCTED, MAINTAINED AND SHALL BE IN TOTAL COMPLIANCE WITH THE STORM WATER QUALITY MANUAL OF THE CITY OF SUGAR LAND.
8. UNSTABLE SUBGRADE SHALL BE EXCAVATED AND REPLACED WITH CEMENT STABILIZED SAND.
9. USE 1"x2" REDWOOD STAKES FOR HEADERS.
10. EDGE ALL SIDES WITH EDGING TOOL.
11. DOWEL SHALL BE 3/4" DIAMETER, WITH MINIMUM 8" PENETRATION (BOTH SIDES).
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF ANGLETON OF ANY BIRDBATH PROBLEMS PRIOR TO CONSTRUCTION OF DRIVEWAY.
13. REFER TO GENERAL, C.S.S., AND PAVEMENT NOTES.
14. 1.0 LBS. OF APPROVED POLYPROPYLENE FIBER MESH PER C/Y IN 4"X12" CURBS REQUIRED.

SL-ST-20

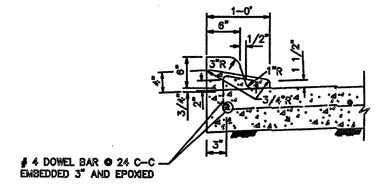


4"x12" MOUNTABLE CONCRETE CURB

NOTES:

1.) 1.0 LBS. OF APPROVED NON-METALLIC FIBER MESH PER C/Y IN 4"X12" CURBS.
2.) #3 RE-BAR STIRRUPS TO BE PLACED AT INTERVALS OF 2' (FT) C-C.
3.) #4 RE-BAR LONGITUDINAL SHALL BE TIED TO EACH STIRRUP
4.) MOUNTABLE CURB ONLY ALLOWED ON ≤ 41' (FT), UNDIVIDED, RESIDENTIAL ROADWAYS WITHIN SUBDIVISIONS.

SL-ST-17



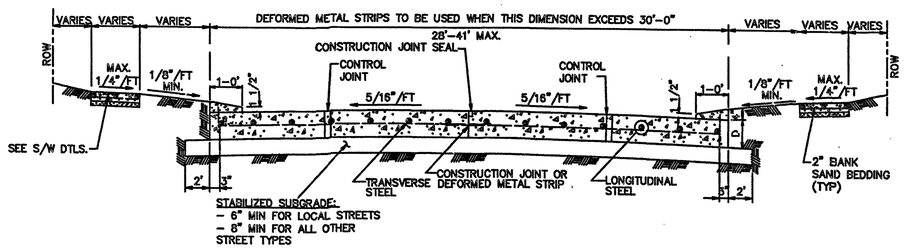
4-INCH x 12-INCH TRANSITION CURB

SL-ST-18

4"x12" MOUNTABLE CONCRETE CURB AND TRANSITION CURB NOTES:

1. 8-INCH CONCRETE CURB TO BE CONSTRUCTED ON ALL ESPLANADES, ISLANDS AND NON-RESIDENTIAL STREETS. RESIDENTIAL STREETS MAY BE CONSTRUCTED WITH EITHER 8-INCH CONCRETE CURB OR 4-INCH x 12-INCH CONCRETE CURB AS NOTED ON PLANS.
2. ALL 4-INCH x 12-INCH CONCRETE CURBS TO BE POURED SEPARATE FROM PROPOSED CONCRETE PAVEMENT.
3. TRANSITIONS FROM 8-INCH CONCRETE CURB TO 4-INCH x 12-INCH CONCRETE CURB TO BE ACCOMPLISHED WITHIN 5 FEET (TYP.), UNLESS OTHERWISE SHOWN. REINFORCING STEEL AS SHOWN IN "4-INCH x 12-INCH TRANSITION CURB" DETAIL IS TO BE INSTALLED.

SL-ST-20



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

* SEE 4" x 12" MOUNTABLE CURB DETAIL (THIS SHEET)

SL-ST-19

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

RESIDENTIAL CURB CONSTRUCTION DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-23

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BAKER & LAWSON, INC.
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STATE OF TEXAS
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REGISTERED PROFESSIONAL ENGINEER

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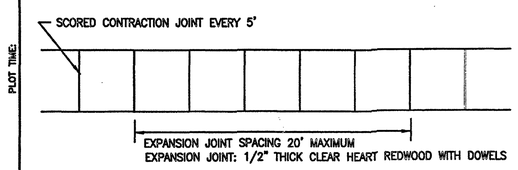
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ANGLETON, TEXAS 77515

RESIDENTIAL CURB CONSTRUCTION DETAILS
SL-23

PROJECT NO. 13499

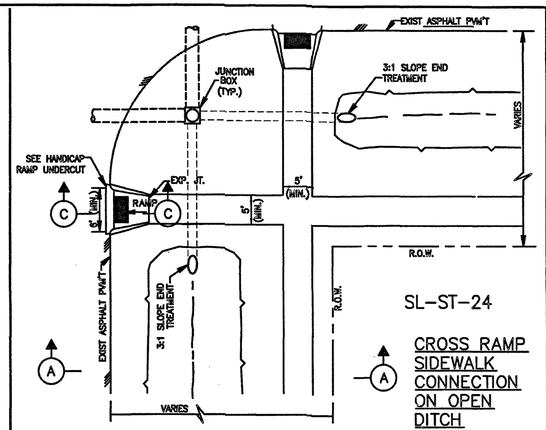
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SIDEWALK JOINT DETAILS

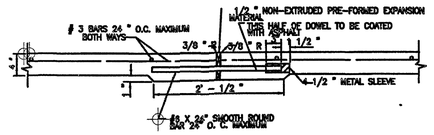
N.T.S.

SL-ST-23



SL-ST-24

CROSS RAMP SIDEWALK CONNECTION ON OPEN DITCH



B–B
EXPANSION JOINT DETAIL

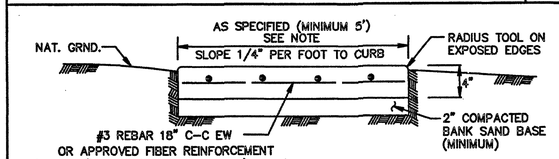
NOTES:

1. EXISTING CURB AND GUTTER TO BE SAW CUT, REMOVED AND REPLACED. DOWEL STEEL FOR MINIMUM REINFORCING OVERLAP OF 10 INCHES (10") DOWELS SHALL BE EIGHTEEN INCHES (18") LONG AND EPOXIED A MINIMUM OF (8") EIGHT INCHES INTO EXISTING PAVEMENT.
2. IF SIDEWALKS ARE NEITHER EXISTING NOR PROPOSED WHERE WHEELCHAIR RAMP ACCESS IS REQUIRED, CONCRETE SIDEWALKS SURFACE 4 1/2" THICK SHALL BE INSTALLED TO PROVIDE ACCESS TO THE PEDESTRIAN PUSH BUTTONS.
3. DETECTABLE WARNINGS REQUIRED BY T.A.S. SECTIONS 4.1 AND 4.7 SHALL COMPLY WITH T.A.S. SECTION 4.29
4. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON INTERIOR SURFACE SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE.
5. DETECTABLE WARNING SURFACE SHALL COVER THE ENTIRE WIDTH AND DEPTH OF RAMP.
6. DETECTABLE WARNINGS SHALL BE INSTALLED WITH PAVERS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
7. CONCRETE PAVER UNITS SHALL MEET ALL REQUIREMENTS OF ASTM C-936, C-33, AND SHALL BE PLACED IN A TWO BY TWO UNIT BASKET WEAVE PATTERN, UNLESS SHOWN OTHERWISE IN THE PLANS.
8. CONCRETE PAVER UNITS SHALL HAVE A TRUNCATED DOME TOP SURFACE FOR DETECTABLE WARNING TO PEDESTRIANS. DOMES SHALL BE ALIGNED IN THE DIRECTION OF PEDESTRIAN TRAVEL.
9. CONCRETE PAVER UNIT COLOR FOR THE RAMP SHALL BE A CONTRASTING COLOR THAT PROVIDES A LIGHT REFLECTIVE THAT SIGNIFICANTLY CONTRASTS WITH THE ADJACENT SURFACES. ADJACENT SURFACES INCLUDE SIDE FLARES.
10. CONCRETE PAVER UNITS SHALL BE SAW CUT ONLY, AND ANY CUT UNIT SHALL NOT BE LESS THAN 25% OF A FULL UNIT.

CONSTRUCTION NOTES:

1. THE MAXIMUM WIDTH BETWEEN EXPANSION JOINTS SHALL NOT EXCEED 20'-0"
2. EXPANSION JOINT IS TO BE 1/2" THICK CLEAR HEART REDWOOD WITH DOWELS.
3. SCORED CONTRACTION JOINTS SHALL BE EVERY 5' OR EQUAL TO WIDTH OF SIDEWALK.
4. ALL EARTHEN AREAS ARE TO BE SODDED UNLESS SHOWN OTHERWISE ON DRAWINGS.
5. 4 INCH, 5 SACK CEMENT PER CUBIC YARD CONCRETE, 3000 PSI. REINFORCED CONCRETE WITH #3 BARS, 18 INCHES C-C, FOR SIDEWALKS, #4 BARS 18" C-C FOR WHEEL CHAIR RAMPS IS THE MINIMUM ACCEPTED. MINIMUM 3 LONGITUDINAL BARS. FIBER REINFORCING SIDEWALKS-STEEL AND POLYPROPYLENE BLENDED FIBER REINFORCEMENT SYSTEM SUCH AS NOVOMESH ø3 AS MANUFACTURED BY S.I. CONCRETE SYSTEMS (OR PRE-APPROVED EQUAL) MAY BE USED AS AN ALTERNATE TO CONVENTIONAL REBAR REINFORCING AT A DOSAGE RATE OF 24 LBS. PER CUBIC YARD OF CONCRETE.
6. USE RADIUS TOOL ON ALL EXPOSED EDGES.
7. TOP OF THE SIDEWALK ELEVATION TO BE TOP OF CURB.
8. MEMBRANE CURING COMPOUND IS REQUIRED AS DESCRIBED IN ITEM 526 IN THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
9. REFER TO GENERAL NOTES AND CONCRETE/PAVING NOTES.
10. SIDEWALK EXPANSION JOINTS SHALL CONFORM TO STREET EXPANSION JOINT STANDARDS.

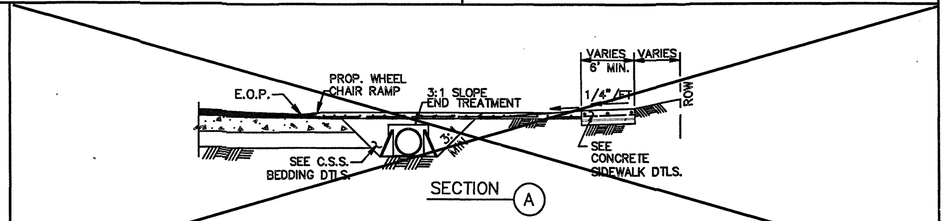
SL-ST-34



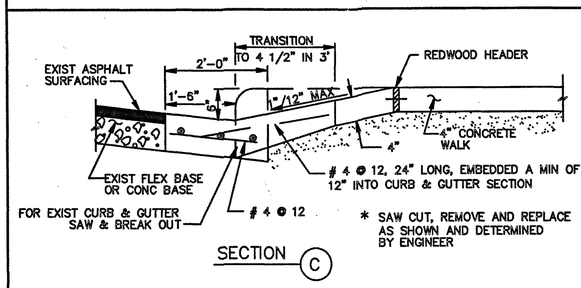
CONCRETE SIDEWALK

NOTE:
BANK SAND IS DEFINED AS A WELL-GRADED SAND, FREE OF SILT, CLAY, LOAM, FRIABLE OR SOLUBLE MATERIALS AND ORGANIC MATTER, MEETING THE UNIFIED SOILS CLASSIFICATION SYSTEM GROUP SYMBOL SW CRITERIA W/ A PLASTICITY INDEX OF ≤ 10. AND NO MORE THAN 12% OF MATERIAL CAN PASS THE No. 200 SIEVE.

SL-ST-29

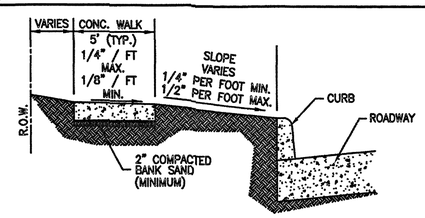


SL-ST-25



HANDICAP RAMP CURB & GUTTER*

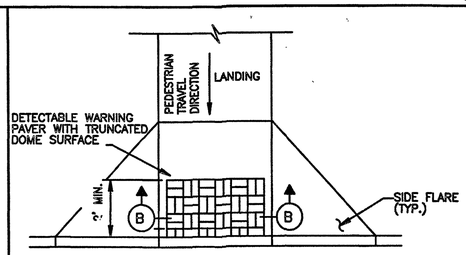
SL-ST-26



NOTE:
SEE SIDEWALK, CONC/PAVING, AND GENERAL NOTES

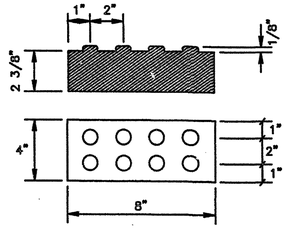
SL-ST-28

TYPICAL SINGLE ROADWAY SIDEWALK



SL-ST-31

TRUNCATED DOME PATTERN CURB RAMP



SL-ST-32

CONCRETE PAVER WITH TRUNCATED DOME SURFACE

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

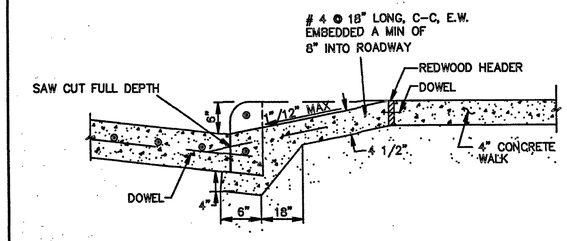
CONSTRUCTION PLANS FOR:

WHEEL CHAIR RAMP & SIDEWALK DETAILS I

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-25

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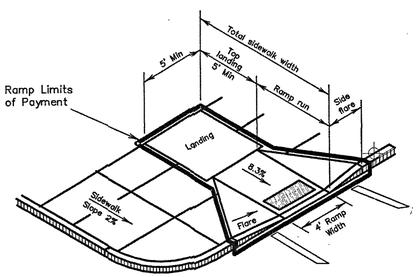


HANDICAP RAMP UNDERCUT

CAD FILE PATH:
PLOT DATE:

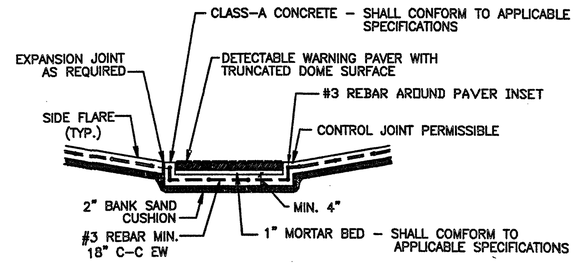
SL-ST-27

1. STANDARD FLARED SINGLE RAMPS ARE ALLOWED AT LOCAL/LOCAL STREET CROSSINGS



WHEELCHAIR RAMP SIDEWALK CONNECTION

SL-ST-30



SL-ST-33

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

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BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST, ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

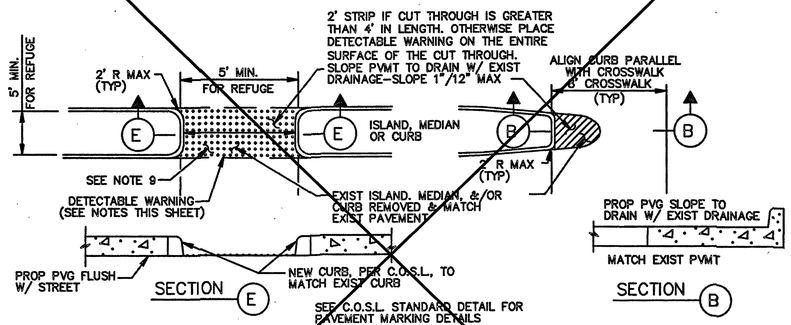
WHEEL CHAIR RAMP & SIDEWALK DETAILS I
SL-25

PROJECT NO. 13499

37

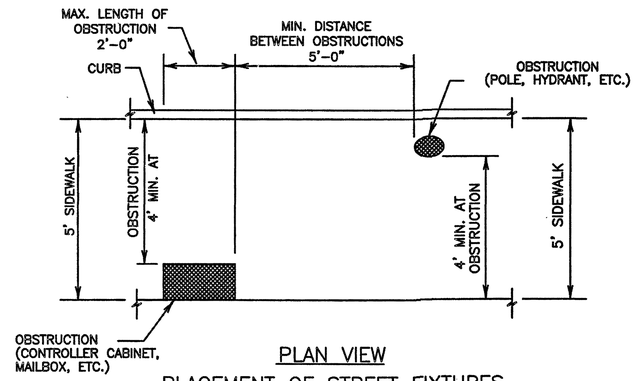
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PLOT TIME:



FOR ISLAND, MEDIAN, OR CURB MODIFICATIONS FOR CROSSWALKS

SL-ST-35



PLAN VIEW

PLACEMENT OF STREET FIXTURES

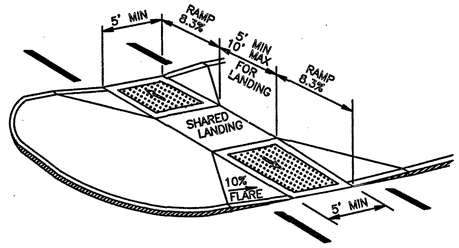
(ITEMS NOT INTENDED FOR PUBLIC USE. MINIMUM 4' x 4' CLEAR GROUND SPACE REQUIRED AT PUBLIC USE FIXTURES.)

SL-ST-36

NOTES:

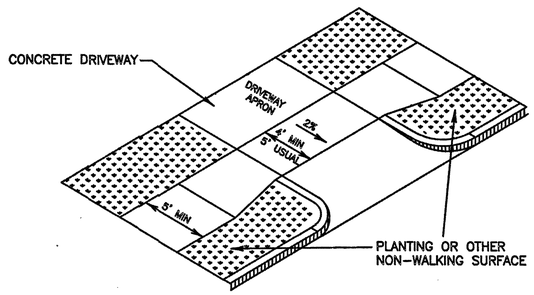
1. ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS MAY BE ADJUSTED AS DIRECTED
2. THE MINIMUM SIDEWALK WIDTH IS 5' (FEET). THE LANDING SHALL BE 5' x 5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND RAMP SURFACES IS 2%. USUAL SIDEWALK CROSS SLOPE EQUALS 1.5%. CHANGES IN LEVEL GREATER THAN 1/4" (IN.) ARE NOT PERMITTED.
3. MANEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 5' x 5' WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
4. ANY PART OF THE ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 (5%) SHALL BE CONSIDERED A RAMP. IF A RAMP HAS A RISE GREATER THAN 6" (IN.) OR A HORIZONTAL PROJECTION GREATER THAN 72 INCHES, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES, WITH THE FOLLOWING EXCEPTIONS:
   A.) HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. CURB RAMPS SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB.
   B.) THE LEAST POSSIBLE GRADE SHOULD BE USED TO MAXIMIZE ACCESSIBILITY. WHERE STRUCTURALLY IMPRACTICAL TO ACHIEVE TEXAS ACCESSIBILITY STANDARDS (TAS) COMPLIANCE, THE RUNNING SLOPE OF SIDEWALKS AND CROSSWALKS, WITHIN THE PUBLIC R.O.W., MAY FOLLOW THE GRADE OF THE PARALLEL ROADWAY WITHOUT INVOKING TEXAS ACCESSIBILITY STANDARDS (TAS) VARIANCES FOR LANDINGS OR HANDRAILS. WHERE A CONTINUOUS GRADE GREATER THAN 5% MUST BE PROVIDED, HANDRAILS MAY BE DESIRABLE ON ONE OR BOTH SIDES OF THE SIDEWALK TO IMPROVE ACCESSIBILITY. HANDRAILS MAY ALSO BE NEEDED TO PROTECT PEDESTRIANS FROM POTENTIALLY HAZARDOUS CONDITIONS.
5. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. OTHERWISE, FLARED SIDES SHALL BE PROVIDED. ALL CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE IN THE PLANS.
6. RAMP TEXTURES MUST CONSIST OF TRUNCATED DOME SURFACES, IN ACCORDANCE WITH ADA AND TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR), TEXTURES ARE REQUIRED TO BE DETECTABLE UNDERFOOT. TEXTURES ALSO SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. SURFACES THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
7. ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) PREPARED AND ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR).
8. RAISED MEDIANS SEPARATE OPPOSING DIRECTIONS OF TRAFFIC AND PROVIDE A REFUGE AREA FOR PEDESTRIANS UNABLE TO CROSS THE ENTIRE ROADWAY IN THE ALLOTTED SIGNAL PHASE. TO SERVE AS A REFUGE AREA, THE MEDIAN SHALL BE A MINIMUM OF 5' (FT.) WIDE. MEDIANS SHOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR THROUGH THEM.
9. SMALL CHANNELIZATION ISLANDS, WHICH CAN NOT PROVIDE A MINIMUM 5' x 5' LANDING AT THE TOP OF RAMPS, SHALL BE CUT THROUGH LEVEL WITH THE SURFACE OF THE STREET.
10. CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, RAMPS SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY THE ENGINEER.
11. EXISTING FEATURES THAT COMPLY WITH T.A.S. MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.
12. TRAFFIC SIGNAL OR ILLUMINATION POLES, GROUND BOXES, CONTROLLER BOXES, SIGNS, DRAINAGE FACILITIES AND OTHER ITEMS SHALL BE PLACED SO NOT TO OBSTRUCT THE ACCESSIBLE ROUTE.

SL-ST-40



CURB RAMPS AT MEDIAN ISLANDS

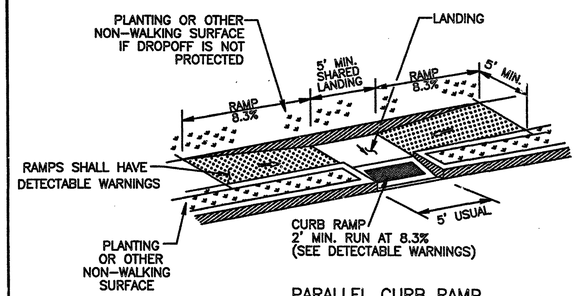
SL-ST-37



SETBACK SIDEWALK

SIDEWALK TREATMENT AT DRIVEWAYS

SL-ST-38



PARALLEL CURB RAMP

SL-ST-39

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

WHEEL CHAIR RAMP & SIDEWALK DETAILS II

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-26

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
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PHONE: (979) 849-6881 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

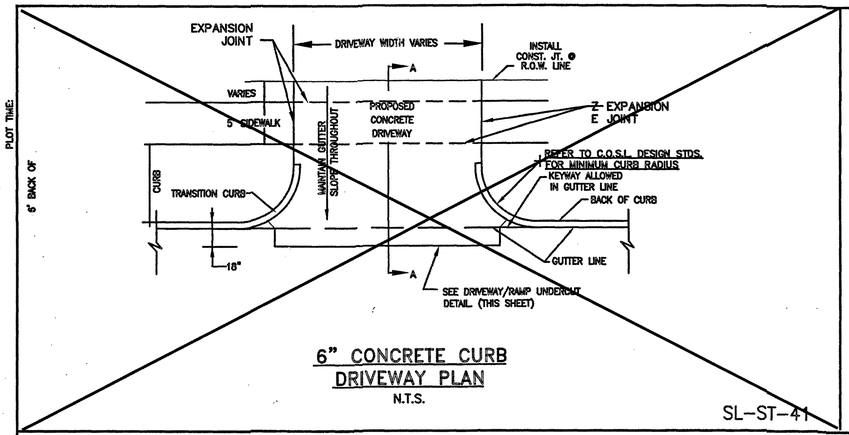
PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

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ANGLETON, TEXAS 77515

WHEEL CHAIR RAMP & SIDEWALK DETAILS II
SL-26

PROJECT NO. 13499

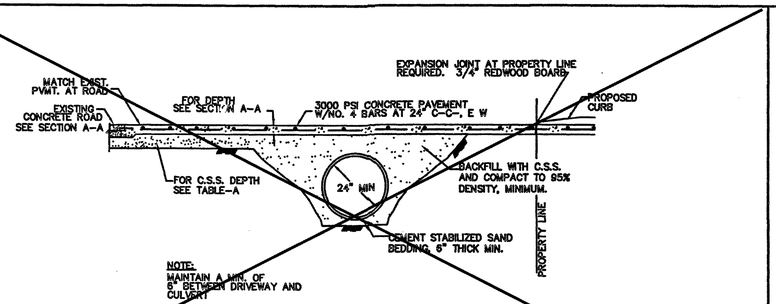
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6" CONCRETE CURB DRIVEWAY PLAN

N.T.S.

SL-ST-41



CONCRETE APRON DETAIL – DRIVEWAY PROFILE FOR CULVERT DRAINAGE

N.T.S.

SL-ST-42

SL-ST-49

NOTES:

1.) SAW CUT & BREAKOUT NO MORE THAN 72 HOURS PRIOR TO PROPOSED CONCRETE PLACEMENT. NOTIFY CITY OF ANGLETON PRIOR TO CUT.

2.) UNSTABLE SUBGRADE SHALL BE OVER EXCAVATED & REPLACED WITH CONCRETE.

3.) IT IS CONTRACTOR'S RESPONSIBILITY TO NOTIFY CITY OF ANGLETON OF ANY BIRD BATH PROBLEMS PRIOR TO CONSTRUCTION OF DRIVEWAY.

4.) USE 1"x2" TREATED REDWOOD FOR HEADER.

5.) EDGE ALL SIDES WITH EDGING TOOL AND BROOM FINISH

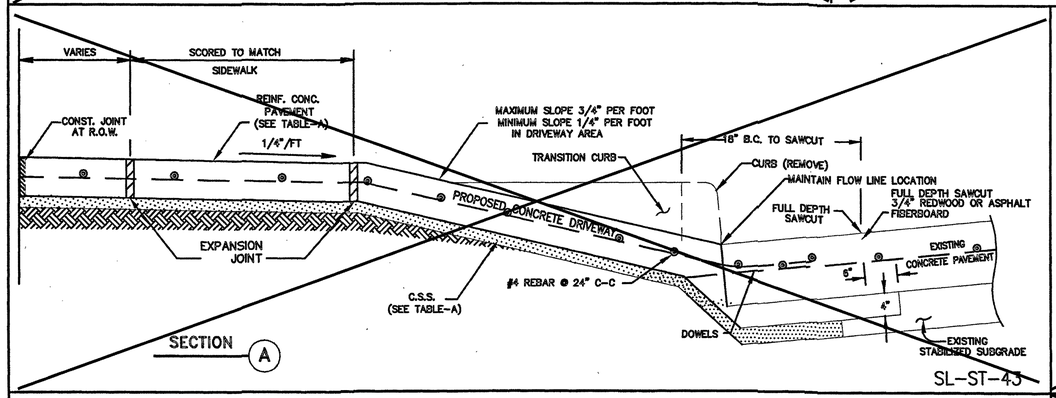
6.) FOR INDUSTRIAL DRIVES, PAVEMENT SHALL HAVE A DEPTH OF 8" (IN).

7.) EXPANSION JOINT AT PROPERTY LINE REQUIRED. 3/4" REDWOOD BOARD WITH No. 4 DOWELS MINIMUM.

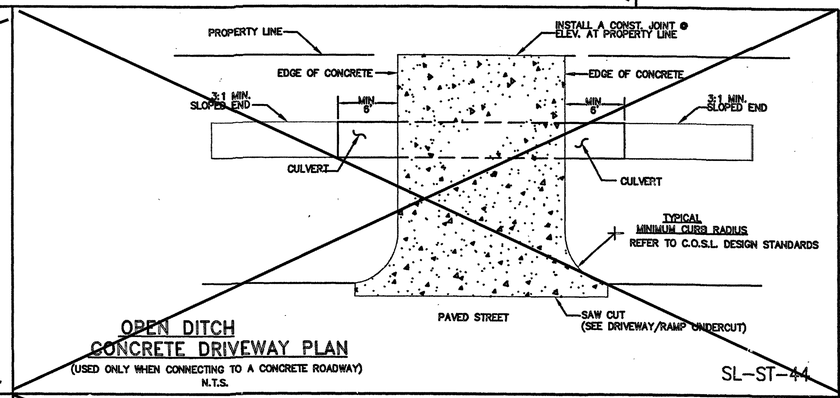
8.) MAXIMUM ALLOWABLE DRIVEWAY GRADE IN PULIC R.O.W. IS 5%.

9.) DRIVEWAY GRADE MUST MEET A.D.A AND T.A.S. SIDEWALK SLOPE, SIDEWALKS MUST BE SCORED TO MATCH ADJACENT SIDEWALK. IF SLOPE IS CONTINUED THROUGH THE R.O.W. LINE, PROVIDE A 3/4" REDWOOD EXPANSION JOINT WITH DOWELS AT R.O.W. LINE.

10.) REFER TO GENERAL , C.S.S., ASPHALT, AND CONCRETE PAVEMENT NOTES.



SL-ST-43



OPEN DITCH CONCRETE DRIVEWAY PLAN

(USED ONLY WHEN CONNECTING TO A CONCRETE ROADWAY)

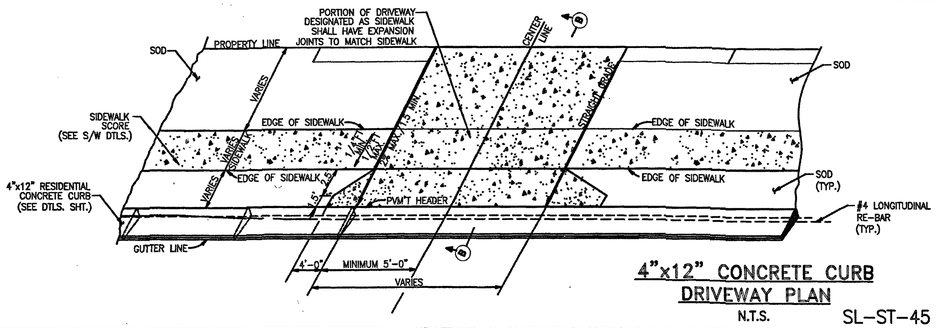
N.T.S.

SL-ST-44

TABLE-A

CEMENT STABILIZED SAND 2-SK/C.Y.	
RESIDENTIAL	4" MINIMUM
COMMERCIAL	6" MINIMUM
INDUSTRIAL	8" MINIMUM
REINFORCED CONCRETE PAVEMENT 3,000 PSI MIN	
RESIDENTIAL	4" MINIMUM
COMMERCIAL	6" MINIMUM
INDUSTRIAL	8" MINIMUM

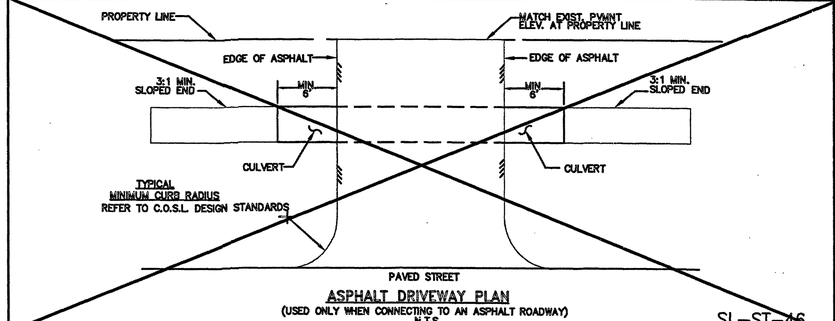
DRIVEWAY PAVEMENT CONSTRUCTION TABLE



4"x12" CONCRETE CURB DRIVEWAY PLAN

N.T.S.

SL-ST-45

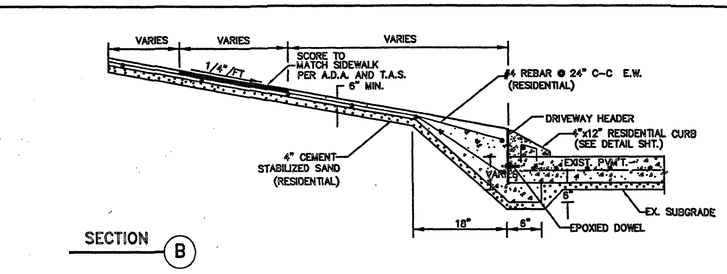


ASPHALT DRIVEWAY PLAN

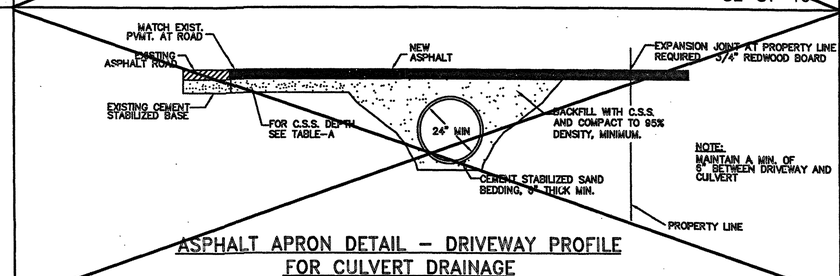
(USED ONLY WHEN CONNECTING TO AN ASPHALT ROADWAY)

N.T.S.

SL-ST-46



SL-ST-47



ASPHALT APRON DETAIL – DRIVEWAY PROFILE FOR CULVERT DRAINAGE

N.T.S.

SL-ST-48

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STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

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CHARLES VON SCHMIDT
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PLAN:
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VERTICAL:

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A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

DRIVEWAY CONSTRUCTION DETAILS
SL-27

PROJECT NO. 13499

SEAL:

DESIGN ENGINEER: DATE

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

DRIVEWAY CONSTRUCTION DETAILS

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL-27
SHEET OF

9 ANGLETON DETAIL SET.dwg

PLOT TIME:

HYPER–CHLORINATED WATER NOTES

1. HYPER–CHLORINATED WATER SHALL NOT BE DISCHARGED TO THE STORM SEWER OR DRAINAGE SYSTEM UNLESS THE CHLORINE CONCENTRATION IS REDUCED TO 4 PPM OR LESS BY CHEMICALLY TREATING THE DECHLORINATE OR BY ONSITE RETENTION UNTIL NATURAL ATTENUATION OCCURS.
2. DISCHARGE OF HIGH FLOW RATE AND VELOCITIES SHALL BE DIRECTED TO VELOCITY DISSIPATION DEVICES.
3. CHLORINE CAN BURN VEGETATION, SO IT SHOULD NOT BE USED TO WATER VEGETATION THAT IS BEING USED FOR STABILIZATION, VEGETATED FILTERS OR BUFFERS, OR OTHER VEGETATION TO BE PRESERVED.
4. HYPER–CHLORINATED WATER MAY BE DISCHARGED TO AN ONSITE RETENTION AREA UNTIL NATURAL ATTENUATION OCCURS. THE AREA MAY BE A DRY STORMWATER RETENTION BASIN, OR A PORTION OF THE SITE MAY BE GRADED TO FORM A TEMPORARY PIT OR BERMED AREA.
5. NATURAL ATTENUATION OF THE CHLORINE MAY BE AIDED BY AERATION. AIR CAN BE ADDED TO THE WATER BY DIRECTING THE DISCHARGE OVER A ROUGH SURFACE BEFORE IT ENTERS THE TEMPORARY RETENTION AREA OR AN AERATION DEVICE CAN BE PLACED IN THE RETENTION AREA.
6. ONSITE DISCHARGE MAY REQUIRE SEVERAL HOURS TO A FEW DAYS BEFORE THE WATER IS SAFE TO DISCHARGE. THE RATE AT WHICH CHLORINE WILL ATTENUATE IS AFFECTED BY SOIL CONDITIONS AND WEATHER CONDITIONS. ATTENUATION WILL OCCUR QUICKEST DURING WARM, SUNNY, AND DRY PERIODS.

SANITARY WASTE NOTES

1. THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE NUMBER OF PORTABLE TOILETS BASED ON THE NUMBER OF EMPLOYEES USING THE TOILETS AND THE HOURS THEY WILL WORK.
2. SANITARY FACILITIES SHALL BE PLACED ON A MINIMUM OF 50 FEET AWAY FROM STORM DRAIN INLETS, CONVEYANCE, CHANNELS OR SURFACE WATERS. IF UNABLE TO MEET THE 50 FOOT REQUIREMENT DUE TO SITE CONFIGURATION, PORTABLE TOILETS SHALL BE A MINIMUM OF 20 FEET AWAY FROM STORM DRAIN INLETS, CONVEYANCE CHANNELS OR SURFACE WATER AND SECONDARY CONTAINMENT SHALL BE PROVIDE IN CASE OF SPILLS.
3. THE LOCATION OF THE PORTABLE TOILETS SHALL BE ACCESSIBLE TO MAINTENANCE TRUCKS WITHOUT DAMAGING EROSION AND SEDIMENT CONTROLS OR CAUSING EROSION OR TRACKING PROBLEMS.
4. SANITARY FACILITIES SHALL BE FULLY ENCLOSED AND DESIGNED IN A MANNER THAT MINIMIZES THE EXPOSURE OF SANITARY WASTE TO PRECIPITATION AND STORMWATER RUNOFF.
5. WHEN HIGH WINDS ARE EXPECTED, PORTABLE TOILETS SHALL BE ANCHORED OR OTHERWISE SECURED TO PREVENT THEM FROM BEING BLOWN OVER.
6. THE COMPANY THAT SUPPLIES AND MAINTAINS THE PORTABLE TOILETS SHALL BE NOTIFIED IMMEDIATELY IF A TOILET IS TIPPED OVER OR DAMAGED IN A WAY THAT THE RESULTS IN A DISCHARGE. DISCHARGED SOLID MATTER SHALL BE VACUUMED INTO A SEPTIC TRUCK BY THE COMPANY THAT MAINTAINS THE TOILETS.
7. THE OPERATOR OF THE MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) SHALL BE NOTIFIED IF A DISCHARGE FROM THE PORTABLE TOILETS ENTERS THE MS4 OR A NATURAL CHANNEL.
8. SANITARY FACILITIES SHALL NOT BE PERMITTED ON PUBLIC SIDEWALKS, STREETS OR INLETS.

DEBRIS AND TRASH NOTES

1. ALL WASTE SOURCES AND STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS AND OTHER WATERS, IF THE SITE CONFIGURATION PROVIDES SUFFICIENT SPACE TO DO SO. IN NO CASE SHALL MATERIAL AND WASTE SOURCES BE CLOSER THAN 20 FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS, AND OTHER WATERS.
2. CONSTRUCTION WASTE AND TRASH SHALL BE STORED IN A MANNER THAT MINIMIZES ITS EXPOSURE TO PRECIPITATION AND STORMWATER RUNOFF.
3. WHENEVER POSSIBLE, MINIMIZE PRODUCTION OF DEBRIS AND TRASH.
4. INSTRUCT CONSTRUCTION WORKERS IN PROPER DEBRIS AND TRASH STORAGE AND HANDLING PROCEDURES.
5. SEGREGATE POTENTIAL HAZARDOUS WASTE FROM NON–HAZARDOUS CONSTRUCTION SITE DEBRIS.
6. PROHIBIT LITTERING BY WORKERS AND VISITORS.
7. POLICE SITE DAILY FOR LITTER AND DEBRIS.
8. ENFORCE SOLID WASTE HANDLING AND STORAGE PROCEDURES.
9. IF FEASIBLE, RECYCLE CONSTRUCTION AND DEMOLITION DEBRIS SUCH AS WOOD, METAL, AND CONCRETE.
10. TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AT REGULAR INTERVALS THAT ARE SCHEDULED TO EMPTY CONTAINERS WHEN THEY ARE 90 PERCENT FULL OR MORE FREQUENTLY.
11. GENERAL CONSTRUCTION DEBRIS MAY BE HAULED TO A LICENSED CONSTRUCTION DEBRIS LANDFILL.
12. USE WASTE AND RECYCLING HAULERS/FACILITIES APPROVED BY THE LOCAL MUNICIPALITY.
13. CHIPPING OF TREES AND BRUSH FOR USE SUCH AS MULCH IS PREFERRED ALTERNATIVE TO OFFSITE DISPOSAL.
14. NO WASTE, TRASH, OR DEBRIS SHALL BE BURIED, BURNED OR OTHER WISE DISPOSED OF ONSITE.
15. CLEARLY MARK ON ALL DEBRIS AND TRASH CONTAINERS WHICH MATERIALS ARE ACCEPTABLE. FOREMAN AND/OR CONSTRUCTION SUPERVISOR SHALL MONITOR ONSITE SOLID WASTE STORAGE AND DISPOSAL PROCEDURES DAILY.

CONCRETE SAWCUTTING WASTE NOTES

1. DURING SAWCUTTING OPERATIONS, THE SLURRY AND CUTTINGS SHALL BE CONTINUOUSLY VACUUMED OR OTHERWISE RECOVERED AND NOT BE ALLOWED TO DISCHARGE FROM THE SITE.
2. IF THE PAVEMENT TO BE CUT IS NEAR A STORM DRAIN INLET, THE INLET SHALL BE BLOCKED BY SANDBAGS OR EQUIVALENT TEMPORARY MEASURES TO PREVENT THE SLURRY FROM ENTERING THE INLET. REMOVE THE SANDBAGS IMMEDIATELY AFTER COMPLETING SAWCUTTING OPERATIONS, SO THEY DO NOT CAUSE DRAINAGE PROBLEMS DURING STORM EVENTS.
3. SLURRY AND CUTTINGS SHALL NOT BE ALLOWED TO REMAIN ON THE PAVEMENT TO DRY OUT
4. DEVELOP PRE–DETERMINED, SAFE SLURRY DISPOSAL AREAS.
5. COLLECTED SLURRY AND CUTTINGS SHOULD BE IMMEDIATELY HAULED FROM THE SITE FOR DISPOSAL AT A WASTE FACILITY. IF THIS IS NOT POSSIBLE, THE SLURRY AND CUTTINGS SHALL BE DISCHARGED INTO ONSITE CONTAINMENT.
6. THE ONSITE CONTAINMENT MAY BE EXCAVATED OR BERMED PIT LINED WITH PLASTIC MINIMUM OF 10 MILLIMETERS THICK. IF THE PROJECT INCLUDES PLACEMENT OF NEW CONCRETE, SLURRY FROM SAWCUTTING MAY BE DISPOSED OF IN FACILITIES DESIGNATED FOR THE WASHOUT OF CONCRETE TRUCKS INSTEAD CONSTRUCTING A SEPARATE CONTAINMENT.
7. THE CONTAINMENT SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS, AND OTHER WATERS, IF THE SITE CONFIGURATION PROVIDES SUFFICIENT SPACE TO DO SO. IN NO CASE SHALL THE COLLECTION AREA BE CLOSER THAN 20 FEET FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS AND OTHER WATERS.
8. SEVERAL, PORTABLE, PRE–FABRICATED, CONCRETE WASHOUT, COLLECTION BASINS ARE COMMERCIALLY AVAILABLE AND ARE AN ACCEPTABLE ALTERNATIVE TO AN ONSITE CONTAINMENT PIT.
9. REMOVE WASTER CONCRETE WHEN THE CONTAINMENT IS HALF FULL. ALWAYS MAINTAIN A MINIMUM OF ONE FOOT FREEBOARD.
10. ONSITE EVAPORATION OF SLURRY WATER AND RECYCLING OF THE CONCRETE WASTE IS THE PREFERRED DISPOSAL METHOD. WHEN THIS IS NOT FEASIBLE, DISCHARGE FROM THE COLLECTION AREA SHALL ONLY BE ALLOWED IF A PASSIVE TREATMENT SYSTEM IS USED TO REMOVE THE FINES. MECHANICAL MIXING IS REQUIRED IN THE COLLECTION AREA. THE pH MUST BE TESTED, AND DISCHARGED IS ALLOWED IN IF THE pH DOES NOT EXCEED 8.0. THE pH MAY BE LOWERED BY ADDING SULFURIC ACID TO THE SLURRY WATER.
11. CARE SHALL BE EXERCISED WHEN TREATING THE SLURRY WATER FOR DISCHARGE. MONITORING MUST BE IMPLEMENTED TO VERIFY THAT DISCHARGES FROM THE COLLECTION AREA DO NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.
12. GEOTEXTILE FABRICS SUCH AS THOSE USED FOR SILT FENCE SHOULD NOT BE USED TO CONTROL SAWCUTTING WASTE, SINCE THE GRAIN SIZE IS SIGNIFICANTLY SMALLER THAN THE APPARENT OPENING SIZE OF THE FABRIC.

SPILL AND LEAK RESPONSE NOTES

1. RECORDS OF RELEASES THAT EXCEED THE REPORTABLE QUANTITY (RQ) FOR OIL AND HAZARDOUS SUBSTANCES SHOULD BE MAINTAINED IN ACCORDANCE WITH THE FEDRAL AND STATE REGULATIONS.
2. EMERGENCY CONTACT INFORMATION AND SPILL RESPONSE PROCEDURES SHALL BE POSTED IN A READILY AVAILABLE REA FOR ACCESS BY ALL EMPLOYEES AND SUBCONTRACTORS.
3. SPILL CONTAINMENT KITS SHOULD BE MAINTAINED FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS THAT ARE REGULARLY ONSITE. MATERIALS IN KITS SHOULD BE BASED ON CONTAINMENT GUIDELINES IN THE MATERIALS SAFETY AND DATA SHEETS (MSDSS) FOR THE SUBSTANCE MOST FREQUENTLY ONSITE.
4. SPILL KITS ARE INTENDED FOR RESPONSE TO SMALL SPILLS, TYPICALLY LESS THAN 5 GALLONS, OF SUBSTANCES THAT ARE NOT EXTREMELY HAZARDOUS.
5. SIGNIFICANT SPILLS OR OTHER RELEASES WARRANT IMMEDIATE RESPONSE BY TRAINED PROFESSIONALS.
6. SUSPECTED JOB–SITE CONTAMINATION SHOULD BE IMMEDIATELY REPORTED TO REGULATORY AUTHORITIES AND PROTECTIVE ACTIONS TAKEN.
7. THE CONTRACTOR SHOULD BE REQUIRED TO DESIGNATE A SITE SUPERINTENDENT, FOREMAN, SAFETY OFFICER, OR OTHER SENIOR PERSON WHO IS ONSITE DAILY TO BE THE SPILL AND LEAK RESPONSE COORDINATOR (SLRC) AND MUST HAVE KNOWLEDGE OF AND BE TRAINED IN CORRECT SPILL AND LEAK RESPONSE PROCEDURES.

SUBGRADE STABILIZATION NOTES

1. MINIMIZE THE DISCHARGE OF THE CHEMICAL STABILIZERS BY THE CONTRACTOR LIMITING THE AMOUNT OF STABILIZING AGENT ONSITE TO THAT WHICH CAN BE THOROUGHLY MIXED AND COMPACTED BY THE END OF EACH WORKDAY.
2. STABILIZERS SHALL BE APPLIED AT RATES THAT RESULT IN NO RUN OFF.
3. STABILIZATION SHALL NOT OCCUR IMMEDIATELY BEFORE AND DURING RAINFALL EVENTS.
4. NO TRAFFIC OTHER THAN WATER TRUCKS AND MIXING EQUIPMENT SHALL BE ALLOWED TO PASS OVER THE AREA BEING STABILIZED UNTIL AFTER COMPLETION OF MIXING THE CHEMICAL.
5. AREA ADJACENT AND DOWNSTREAM OF STABILIZED AREAS SHALL BE ROUGHENED TO INTERCEPT CHEMICAL RUNOFF AND REDUCE RUNOFF VELOCITY.
6. GEOTEXTILE FABRICS SUCH AS THOSE USED FOR SILT FENCE SHOULD NOT BE USED TO TREAT CHEMICAL RUNOFF, BECAUSE THE CHEMICALS ARE DISSOLVED IN THE WATER AND WON'T BE AFFECTED BY A BARRIER AND THE SUSPENDED SOLIDS ARE SIGNIFICANTLY SMALLER THAN THE APPARENT OPENING SIZE OF THE FABRIC.
7. IF SOIL STABILIZERS ARE STORED ONSITE, THEY SHALL BE CONSIDERED HAZARDOUS MATERIAL AND SHALL BE MANAGED ACCORDING TO THE CRITERIA OF CHEMICAL MANAGEMENT TO CAPTURE ANY ACCIDENTAL LIME OR CHEMICAL OVERFLOW.
8. THE CONTRACRTOR SHALL INSTALL BMP'S TO ALL INLETS AND OPENINGS CONNECTED TO THE STORM SEWER SYSTEMS TO PREVENT LIME FROM ENTERING THE MS4 SYSTEM.

SANDBLASTING WASTE NOTES

1. THE CONTRACTOR SHOULD BE REQUIRED TO DESIGNATE THE SITE SUPERINTENDENT, FOREMAN, OR OTHER PERSON WHO IS RESPONSIBLE FOR SANDBLASTING TO ALSO BE RESPONSIBLE FOR SANDBLASTING WASTE MANAGEMENT.
2. PROHIBIT THE DISCHARGE OF SANDBLASTING WASTE.
3. USE ONLY INERT, NON–DEGRADABLE SANDBLAST MEDIA.
4. USE APPROPRIATE EQUIPMENT FOR THE JOB; DO NOT OVER–BLAST.
5. WHENEVER POSSIBLE, BLAST IN A DOWNWARD DIRECTION.
6. CEASE BLASTING ACTIVITIES IN HIGH WINDS OR IF WIND DIRECTION COULD TRANSPORT GRIT TO DRAINAGE FACILITIES.
7. INSTALL DUST SHIELDING AROUND SANDBLASTING AREAS.
8. COLLECT AND DISPOSE OF ALL SPENT SANDBLAST GRIT, USE DUST CONTAINMENT FABRICS AND DUST COLLECTION HOPPERS AND BARRELS.
9. NON–HAZARDOUS SANDBLAST GRIT MAY BE DISPOSED IN PERMITTED CONSTRUCTION DEBRIS LANDFILLS OR PERMITTED SANITARY LANDFILLS.
10. IF SANDBLAST MEDIA CANNOT BE FULLY CONTAINED, CONSTRUCT SEDIMENT TRAPS DOWNSTREAM FROM BLASTING AREA WHERE APPROPRIATE.
11. USE SAND FENCING WHERE APPRORIATE IN AREAS WHERE BLAST MEDIA CANNOT BE FULLY CONTAINED.
12. IF NECESSARY, INSTALL MISTING EQUIPMENT TO REMOVE SANDBLAST GRIT FROM THE AIR PREVENT RUNOFF FROM MISTING OPERATIONS FROM ENTERING DRAINAGE SYSTEMS.
13. USE VACUUM GRIT COLLECTION SYSTEMS WHERE POSSIBLE.
14. KEEP RECORDS OF SANDBLASTING MATERIALS, PROCEDURES, AND WEATHER CONDITIONS ON A DAILY BASIS.
15. TAKE ALL REASONABLE PRECAUTIONS TO ENSURE THAT SANDBLASTING GRIT IS CONTAINED AND KEPT AWAY FROM DRAINAGE STRUCTURES.
16. SAND BLASTING MEDIA SHOULD ALWAYS BE STORED UNDER COVER AWAY FROM DRAINAGE STRUCTURES.
17. ENSURE THAT STORED MEDIA OR GRIT IS NOT SUBJECTED TO TRANSPORT BY WIND.
18. ENSURE THAT ALL SANDBLASTING EQUIPMENT AND STORAGE CONTAINERS COMPLY WITH CURRENT LOCAL, STATE, AND FEDERAL REGULATIONS.
19. CAPTURE AND TREAT RUNOFF, WHICH COMES INTO CONTACT WITH SANDBLASTING MATERIALS OR WASTE.

No.	DATE	REVISION

SEAL:

DATE

DESIGN ENGINEER:

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

GENERAL EROSION CONTROL NOTES

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL–33

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
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REG. NO. F–825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
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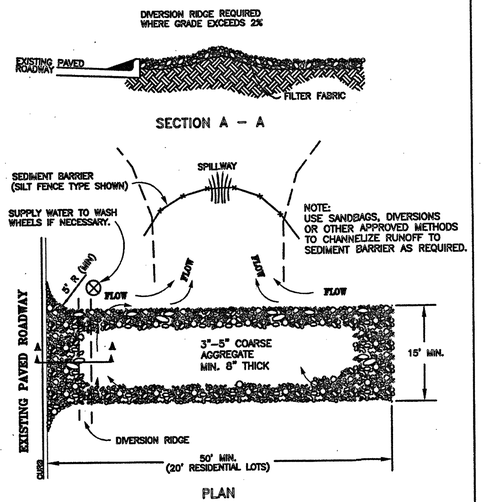
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GENERAL EROSION CONTROL NOTES
SL–33

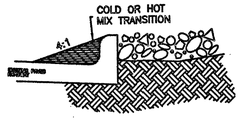
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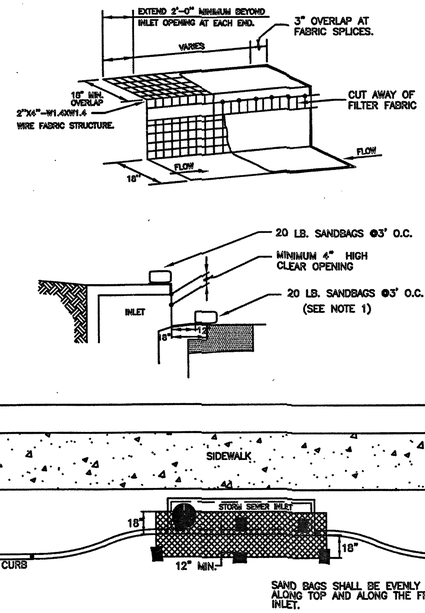
PLOT TIME:



WHEN SEDIMENT HAS SUBSTANTIALLY CLOGGED THE VOID AREA BETWEEN THE ROCKS, THE AGGREGATE MAT MUST BE WASHED DOWN OR REPLACED. PERIODIC RE-GRADING AND TOP DRESSING WITH ADDITIONAL STONE MUST BE DONE TO KEEP THE EFFICIENCY OF THE ENTRANCE FROM DIMINISHING.



TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT
N.T.S.



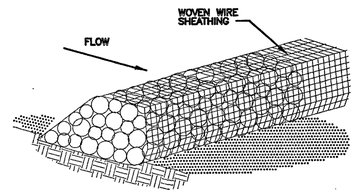
CURB INLET PROTECTION DETAIL
N.T.S.

NOTES:

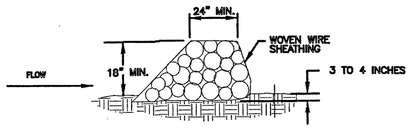
1. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL TO PROVIDE A 4" MINIMUM CLEAR OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION
2. INSPECTION SHALL BE MADE BY CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
3. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTION IF THE STORMWATER BEGINS TO OVERTOP THE CURB.
4. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF THE SEDIMENT IS STABILIZED.

INLET OPENING	MINIMUM NUMBER OF SAND BAGS	
	TOP	FRONT
5'	2	3
10'	3	3
15'	3	4
20'	4	4

ROCK BERM DETAIL
N.T.S.



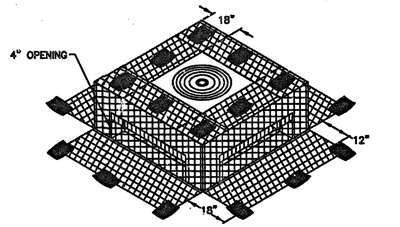
ISOMETRIC PLAN VIEW



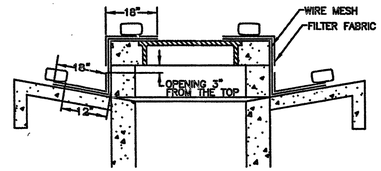
CROSS SECTION
N.T.S.

ROCK BERM GENERAL NOTES

1. USE ONLY OPEN GRADED ROCK 4–8 INCHES IN DIAMETER FOR STREAM FLOW CONDITION. USE OPEN GRADED ROCK 3–5 INCHES IN DIAMETER FOR OTHER CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING A MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE SIZE OF 20 GAUGE AND SHALL BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP.
3. THE ROCK BERM SHALL BE INSPECTED EVERY TWO WEEKS OR AFTER EACH 1/2" RAIN EVENT AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. WHEN SILT REACHES A DEPTH EQUAL TO ONE–THIRD OF THE HEIGHT OF THE BERM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
5. WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
6. ROCK BERM SHOULD BE USED AS CHECK DAMS FOR CONCENTRATED FLOW AND ARE NOT INTENDED FOR USE IN PERIMETER PROTECTION.

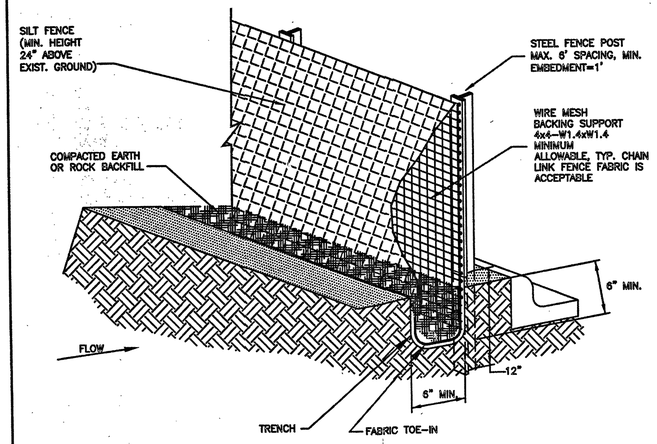


ISOMETRIC VIEW



SECTION

FILTER FABRIC WYE INLET PROTECTION
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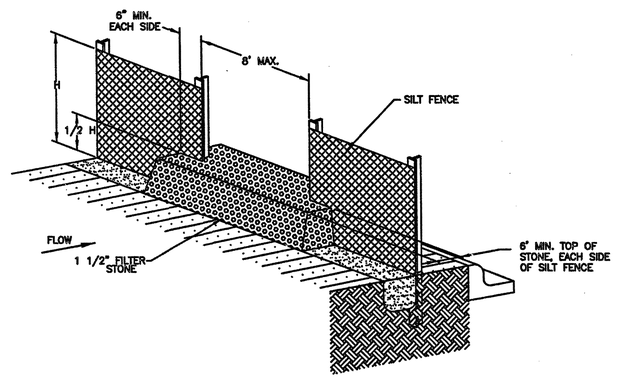


ISOMETRIC PLAN VIEW
N.T.S.

SILT FENCE GENERAL NOTES

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

NOTE: STONE OVERFLOW STRUCTURES OF OTHER OUTLET CONTROL DEVICES SHALL BE INSTALLED AT ALL LOW POINTS ALONG THE FENCE OR EVERY 300 FEET IF THERE IS NO APPARENT LOW POINT



SILT FENCE
STONE OVERFLOW STRUCTURE
N.T.S.

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PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

EROSION CONTROL DETAILS – 1

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL–34

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DATE

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STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

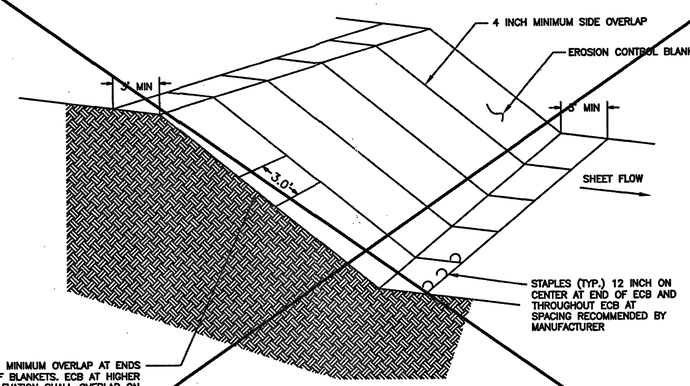
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EROSION CONTROL DETAILS – 1
SL–34

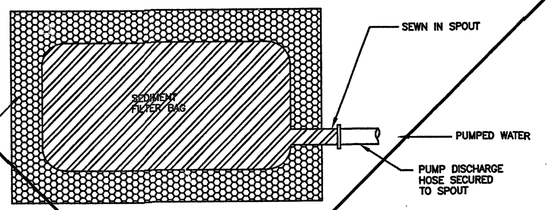
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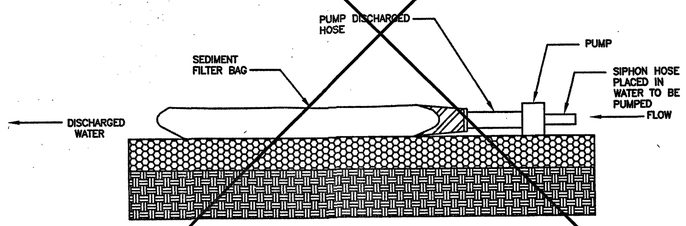
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EROSION CONTROL BLANKETS
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SEDIMENT FILTER BAG PLAN VIEW
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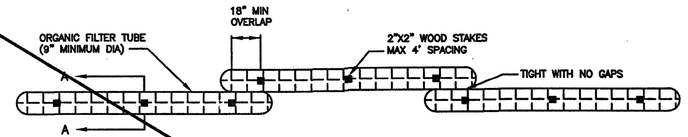


SEDIMENT FILTER BAG PROFILE
N.T.S.

NOTE: A FILTRATION BAG IS NOT REQUIRED IF IF THE DRAINAGE SYSTEM CAN BE ADEQUATELY PROTECTED

DEWATERING CONTROLS
N.T.S.

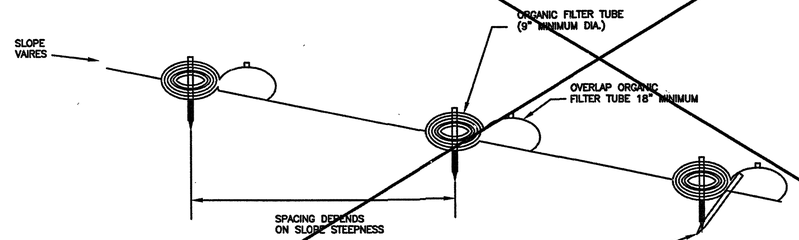
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ORGANIC FILTER TUBE PERIMETER CONTROL PLAN VIEW
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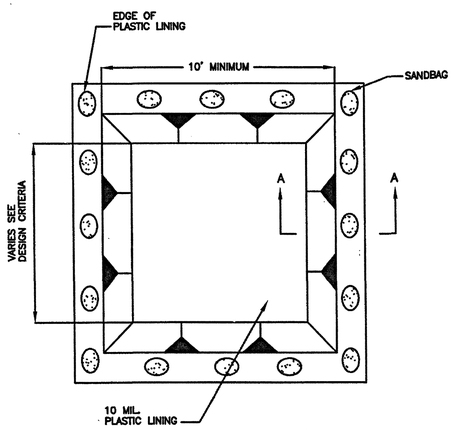
ORGANIC FILTER TUBES NOTES

1. TYPE OF NETTING, FILTER MATERIAL, DIAMETER OF TUBE, AND SPACING OF TUBES SHALL BE SPECIFIED BY THE DESIGNER BASED ON THE FOLLOWING SITE PARAMETERS:
   - SIZE OF CONTRIBUTING DRAINAGE AREA
   - STEEPNESS OF SLOPE
   - GROUND CONDITIONS (SOIL OR PAVEMENT)
2. DESIGNER SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE TUBE ARE TO BE TURNED UPSLOPE. UPSLOPE LENGTHS SHALL BE MINIMUM OF 10 FEET.

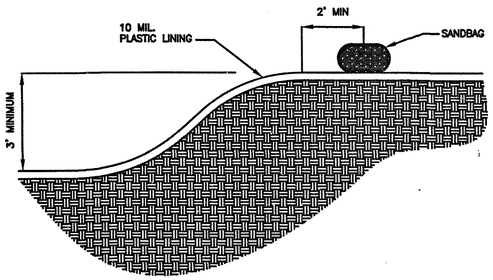


ORGANIC FILTER TUBE PERIMETER CONTROL PROFILE
N.T.S.

FILTER TUBE
N.T.S.



CONCRETE WASHOUT PLAN VIEW
N.T.S.



CONCRETE WASHOUT SECTION A–A
N.T.S.

CONCRETE WASHOUT NOTES

1. SANDBAGS MAYBE REPLACED BY A SOIL BERM TO ANCHOR THE PLASTIC BAG

CONCRETE WASHOUT AREA
N.T.S.

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

EROSION CONTROL DETAILS – 2

JOB No.:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:

SL–35

SHEET OF

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992

Date: 3/16/20

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

EROSION CONTROL DETAILS – 2
SL–35

PROJECT NO. 13499

J:\93 ANGLETON DETAIL SET.dwg