



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, JUNE 1, 2023, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

### DECLARATION OF A QUORUM AND CALL TO ORDER

1. Introduction of New Planning and Zoning Commission member- Michael S. Hogan, appointed by City Council on May 9, 2023 with an unexpired term ending in October, 2024.
2. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting on May 4, 2023.

### PUBLIC HEARINGS AND ACTION ITEMS

#### REGULAR AGENDA

3. Discussion and possible action on a Final Plat for Angleton Park Place Subdivision Section 1.
4. Consideration of approval of a Final replat for PT Patrick Thomas Estate, for a 7.732 - acre subdivision, 1-Block, 2 Lots, 1 Reserve.

### ADJOURNMENT

### CERTIFICATION

I, Otis T. Spriggs, 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](http://www.angleton.tx.us), in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: on Friday, May 26, 2023 by 5:15 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/S/ Otis T. Spriggs, AICP  
Otis T. Spriggs, AICP  
Development Services Director

*Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of*

*charge) should contact the City of Angleton ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at (979) 849-4364 ext. 2132, email: cmartin@angleton.tx.us.*





**CITY OF ANGLETON**  
**PLANNING AND ZONING COMMISSION MINUTES**  
**120 S. CHENANGO STREET, ANGLETON, TEXAS 77515**  
**THURSDAY, MAY 4, 2023 AT 12:00 PM**

**DRAFT MEETING MINUTES**

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 WEDNESDAY THURSDAY, MAY 4, 2023 AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

**DECLARATION OF A QUORUM AND CALL TO ORDER**

With a quorum present, Chair Garwood called the Commission Meeting to order at 12:00 P.M.

**PRESENT**

Chair William Garwood  
 Commission Member Deborah Spoor  
 Commission Member Michelle Townsend  
 Commission Member Regina Bieri  
 Commission Member Ellen Eby  
 Commission Member Henry Munson

**1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting on April 6, 2023.**

Motion was made by Commission Member Regina Bieri to approve the minutes subject to the noted corrections; Motion was seconded by Commission Member Michelle Townsend.

**Commission Action:** Minutes were **Approved**. Motion carried unanimously, **4-0 vote**.

**2. Discussion and possible action on determining possible meeting dates to meet with City Council for a workshop regarding the Zoning Code and various District Regulations.**

DS Director Otis Spriggs presented the item regarding a joint worksession with the Council with the optional date of June 30, 2023. Two members will not be available. June 13<sup>th</sup> was considered and discussed in which the Chair would not be available. The consensus was June 27, 2023.

The Planning and Zoning Commission unanimously agreed that the best potential meeting date is: June 27, 2023 at 5:30 PM- 7:00 PM. Staff will coordinate with City Council.

**PUBLIC HEARINGS AND ACTION ITEMS**

**3. Conduct a public hearing, discussion, and take possible action on a request for approval of an ordinance rezoning 13.002 acres from the (SF-6.3) Single Family Zoning District to the Planned District (PD), SFA, Single Family Attached base zoning district for property located at 710 W. Mulberry St., west of N. Walker St.**

Development Services Director Otis Spriggs summarized the findings of the Staff Report, giving the general conditions of the surrounding area having commercial along SH 35, and towers and battery use abutting. He noted that the request would yield 82 doors (Townhomes).

Mr. Spriggs noted that the request is consistent with the Comprehensive Plan/Land Use Plan recommendation for the site, which is multifamily. The request was advertised, and notices were sent to the surrounding property owners within 200 ft. The Planned Development District allows for the City to place conditions on any approved plan to ensure compatibility with the general area.

**Applicant:** Dee McElwee, of Development of Texas, appeared before the Commission on behalf of Corey Boyer, developer, and presented the concept. She explained the amenities of the greenspace, as well as the ingress/egress that would limit access to a right turn out with no left out on the SH35.

Motion was made by Commission member Regina Bieri to open the public hearing; Motion was seconded by Commission member Deborah Spoor. Motion carried unanimously.

**Public Hearing Input: None wishing to speak.**

**Protest Letters received to-date**

<b>Stephen Clyde Cone</b>	<i>P.O. Box 275 Lake Jackson, TX</i>	<i>Opposed; Single family is why I chose this neighborhood.</i>
<b>Donald Brown</b>	<i>220 N. Walker, Angleton TX</i>	<i>Opposed; Increased flooding and traffic hazard.</i>
<b>Judy &amp; Larry Shaefer</b>	<i>115 N. Walker., Angleton, TX</i>	<i>Opposed. TCEQ and Federal Law issues, Adjacent cell tower foundation impact from the detention pond</i>

**Commission Action:**

Motion was made by Commission member Deborah Spoor to close the public hearing; Motion was seconded by Commission member Regina Bieri; Motion carried unanimously.

**Commission Action:** Commission member Deborah Spoor stated that we approved it as residential with 41 lots. The one thing that has not changed is our sewer system, we are doubling it to 82. She referred to the Green Trails developed that evolved and changed

over time. We have residents around this that are against this and therefore she is against this.

Motion was made by Commission member Michelle Townsend to disapprove the rezoning request; Motion was seconded by Commission member Regina Bieri.

**Roll Call Vote:** Chair Bill Garwood: Nay; Commission member Michelle Townsend: Aye; Commission member Regina Bieri: Aye; Commission member Deborah Spoor: Aye. Rezoning Case was recommended for denial.

## REGULAR AGENDA

**4. Discussion and possible action on a request for approval of the final plat of Riverwood Ranch Sections 4. The proposed final plat consists of approximately 71 single family residential lots on approximately 15.2 acres and is generally located north of Hospital Drive between N. Downing Street to the west and Buchta Road to the east.**

Mr. Spriggs presented the findings of the Staff Summary noting that Section 3 was denied due to concerns with the consistency of the plat with the Preliminary Plats in terms of lot size mix (50' vs 60'). The applicant is presenting Section 3 and Section 4 (holds the majority of the 60' lots).

Mr. Spriggs noted that the City Engineer has reviewed the plat and listed some textual changes, of which staff has cleared them for Section 4, and we are recommending approval by the Planning Commission.

He added that the Section 4 lot mix is: 41% (29 lots: 50'); 59% (42 lots: 60').

Commission Member Michelle Townsend asked if the 4 lots on Emma Street would have houses on them? Michael Foley explained how the front property line measurement is defined, where it turns with 2 measurements (curve/radius).

Motion was made by Commission member Spoor for approval of final Plat for Section 4; Motion was seconded by Commission member Michelle Townsend.

**Roll Call Vote:** Chair Bill Garwood: Nay; Commission member Michelle Townsend: Aye; Commission member Regina Bieri: Aye; Commission member Deborah Spoor: Aye. Final Plat for Section 4 was recommended for denial. (3-1). The reasons for the disapproval included the issue of the lot sizes and safety questions on fire and emergency access.

**5. Discussion and possible action on the final plat of Live Oak Ranch**

Mr. Spriggs presented the Agenda Summary for the Final Plat of 65 lots.

City Engineering reviewed the plat and recommended textual changes to the plat. Staff has cleared those comments with a revised plat being forwarded.

**Roll Call Vote:** Chair Bill Garwood: Aye; Commission member Michelle Townsend: Aye; Commission member Regina Bieri: Aye; Commission member Deborah Spoor: Aye. Final Plat for Section 4 was recommended for approval. (4-0).

The meeting was adjourned at 12:30 PM.



## AGENDA ITEM SUMMARY FORM

**MEETING DATE:** June 1, 2023

**PREPARED BY:** Otis T. Spriggs, AICP, Development Services Director

**AGENDA CONTENT:** Discussion and possible action on a Final Plat for Angleton Park Place Subdivision Section 1.

**AGENDA ITEM SECTION:** Regular Agenda

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

**FUND:** None

### EXECUTIVE SUMMARY:

The subject property is located on the southeast corner of E. Phillips Road and Gifford Road, consists of 7.447 acres in Section 1 (16.73 acres in total) and is in the Manufactured Home (MH) zoning district. This project is a manufactured home subdivision and is not a manufactured home park and consists of 50 lots, 4 blocks, 6 reserves on a 17.72-acre site.

The preliminary plat for Angleton Park Place, Section 1 was previously approved by the Planning and Zoning Commission and City Council in April, 2023. The applicant, Mike Morgan, purchased the adjacent lot and will construct two entrances on E. Phillips Road. This change triggered the subdivision preliminary and final plats to be resubmitted as revised.

### STAFF REVIEW:

The City Engineer has reviewed the submitted Final Plat for Angleton Park Place Subdivision, Section 1 and the listed (7) comments have been addressed by the applicant. The City Engineer and staff have cleared all the noted comments.

### *The City Engineering has stipulated:*

1. The Angleton Drainage District provided a letter of approval, dated June 21, 2022, with stipulations noted and is provided as an attachment in this review. The Property Owner shall follow the provisions noted in the letter regarding additional structures added to the site in the future. Additionally, improvements shown to discharge into A.D.D. facilities shall be reviewed, inspected, and approved as part of the proposed construction. It is noted that the portion referencing the development of the unimproved roadway no longer applies; however, it is noted in the letter that minimal flow is within Ditch 0 and it is being captured by a storm sewer system

Otherwise, Engineering has no objections to this Final Plat for Angleton Park Place Section 1.



Local Government Code (LGC) Section 212.005 “Approval by Municipality Required,” states: The municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations.”

**RECOMMENDATION:**

Staff recommends approval of the Final Plat for Angleton Park Place Subdivision Section 1 to be forwarded to Council for final action with the noted exception and subject to the final approval of the development agreement.

FIELD NOTES FOR 7.732 ACRE DESCRIPTION OF A 7.732 ACRE TRACT OF LAND, LOCATED WITHIN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO. 380 BEING ALL OF LOT 1 OF THE VERA SUBDIVISION, AS RECORDED IN VOLUME 24, PAGE 103 OF THE PLAT RECORDS, BRAZORIA COUNTY, TEXAS (P.R.B.C.T.), IN THE NAME OF PATRICK THOMAS AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2018064937 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), REFERRED TO HEREINAFTER AT THE ABOVE REFERENCED TRACT OF LAND, SAID 7.732 ACRE TRACT 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 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR CORNER, BEING THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING ON THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF VALDERAS STREET (60-FOOT WIDE), SAME BEING THE SOUTHEAST CORNER OF LOT 3 OF THE ANGLETON METROPLEX SUBDIVISION AS RECORDED IN VOLUME 21, PAGE 285 OF THE P.R.B.C.T.;

THENCE SOUTH 02°50'03" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SAID WEST R.O.W. LINE OF VALDERAS STREET, A DISTANCE OF 429.86 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR CORNER, BEING THE NORTHERLY SOUTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A CALLED 1.5840 ACRE TRACT AS RECORDED IN C.C.F.N. 2017036113 OF THE O.P.R.B.C.T.;

THENCE SOUTH 87°11'17" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID CALLED 1.5840 ACRE TRACT, A DISTANCE OF 299.88 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 02°50'03" EAST, EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE WEST LINE OF SAID CALLED 1.5840 ACRE TRACT, A DISTANCE OF 230.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER, BEING THE SOUTHERLY SOUTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND;

THENCE SOUTH 87°09'57" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF A CALLED 4.7627 ACRE TRACT, AS RECORDED IN C.C.F.N. 2022030245 OF THE O.P.R.B.C.T., AND THE NORTH LINE OF A CALLED 11.2483 ACRE TRACT, AS RECORDED IN C.C.F.N. 2007011693 OF THE O.P.R.B.C.T., A DISTANCE OF 315.60 FEET TO THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 02°47'55" WEST, A DISTANCE OF 1.9 FEET;

THENCE NORTH 02°47'55" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINES OF THE FOLLOWING TRACTS, A CALLED 1.24 ACRE TRACT, AS RECORDED IN C.C.F.N. 1993036939 OF THE O.P.R.B.C.T., AARONS RENTAL SUBDIVISION, AS RECORDED IN VOLUME 24, PAGE 242 OF THE P.R.B.C.T., A CALLED 2.043 ACRE TRACT, AS RECORDED IN C.C.F.N. 20110389729 OF THE O.P.R.B.C.T., A CALLED 2.447 ACRE TRACT, AS RECORDED IN C.C.F.N. 2004073929 OF THE O.P.R.B.C.T., A CALLED 2.33943 ACRE TRACT, AS RECORDED IN C.C.F.N. 2004073927 OF THE O.P.R.B.C.T., A DISTANCE OF 659.19 FEET TO A 1/2-INCH IRON ROD FOR CORNER, BEING THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT;

THENCE NORTH 87°06'50" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH LINE SAID ANGLETON METROPLEX, A DISTANCE OF 615.07 FEET TO THE POINT OF BEGINNING OF THE ABOVE REFERENCED TRACT OF LAND, CONTAINING 7.732 ACRES OF LAND, MORE OR LESS.

OWNER'S ACKNOWLEDGEMENT: NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT PATRICK THOMAS ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS PT ESTATES, 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, PARKING, 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.

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.

PATRICK THOMAS DULY AUTHORIZED AGENT STATE OF TEXAS § COUNTY OF BRAZORIA §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PATRICK THOMAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

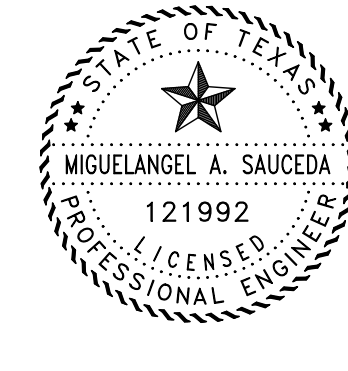
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

STATE OF TEXAS § COUNTY OF BRAZORIA § KNOW ALL MEN BY THESE PRESENTS: THAT I, MIGUELANGEL 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



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 MICHELLE PEREZ, CITY SECRETARY

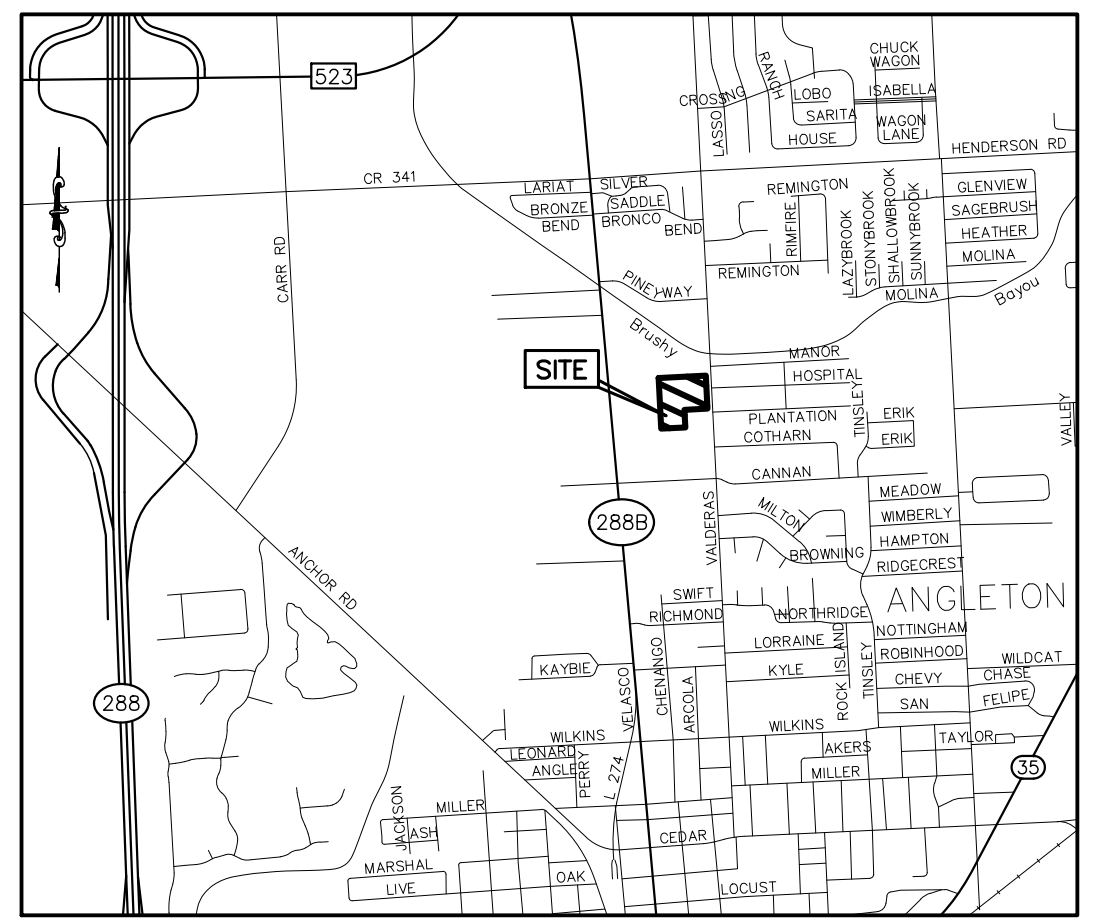
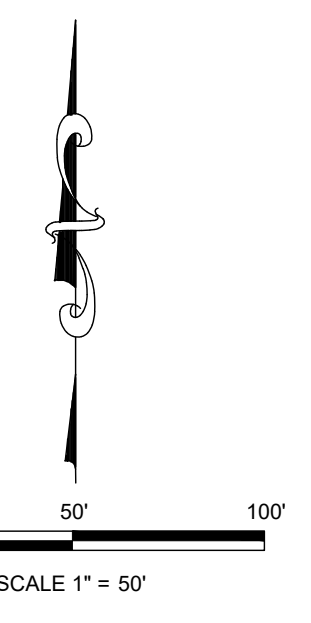
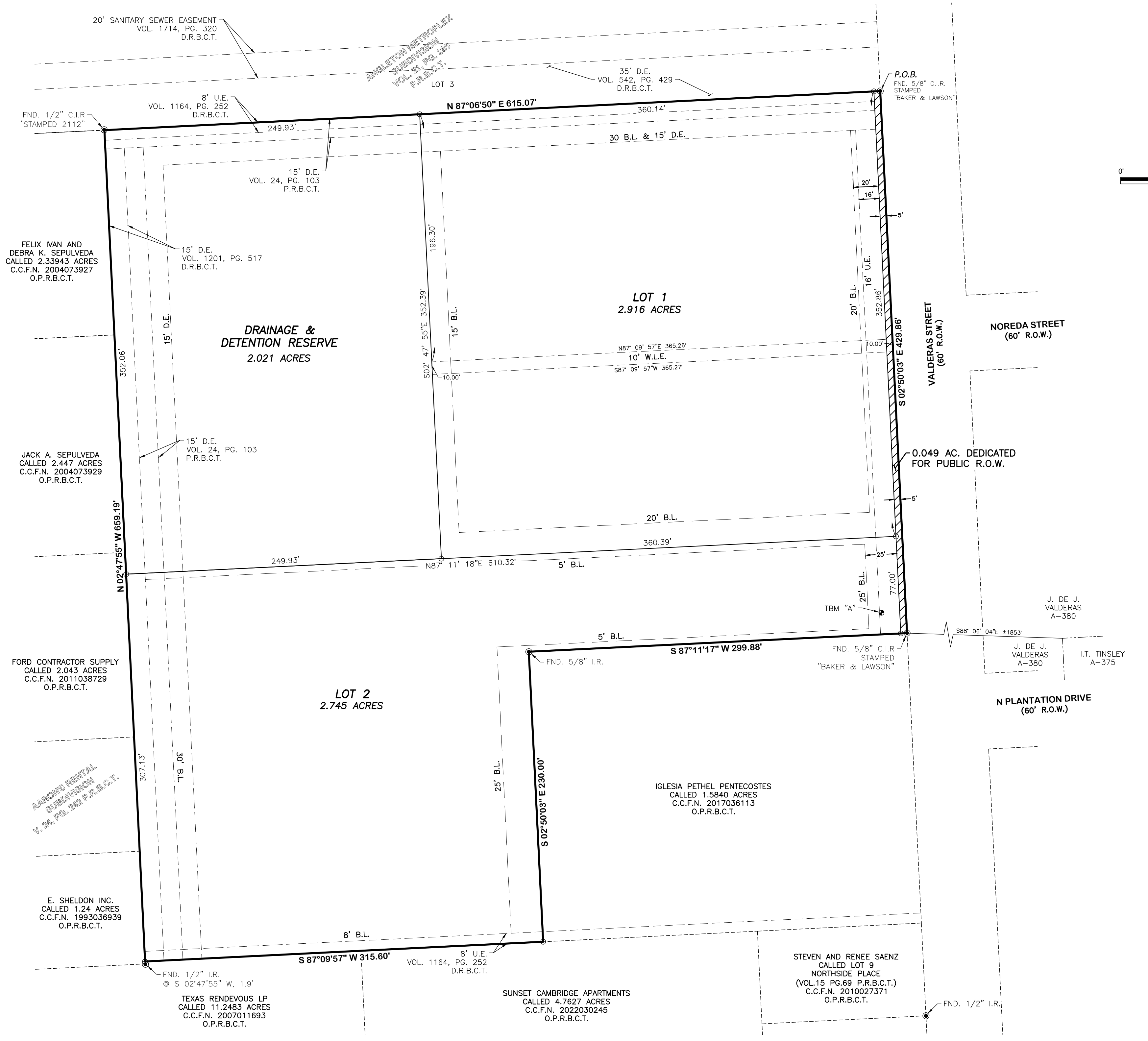
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS.

JOHN WRIGHT, MAYOR MICHELLE PEREZ, CITY SECRETARY

STATE OF TEXAS § COUNTY OF BRAZORIA § CHAIRMAN, BOARD OF SUPERVISORS BOARD MEMBER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY MICHELLE PEREZ, CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF THE CITY.

NOTARY PUBLIC STATE OF TEXAS



- NOTES: 1. THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 1 OF THE VERA SUBDIVISION AS RECORDED IN VOLUME 24, PAGE 103 OF THE BRAZORIA COUNTY PLAT RECORDS, INTO A SUBDIVISION WITH 1 BLOCK, 2 LOTS AND A DETENTION RESERVE. 2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET. 3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY UNRECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY...

- STATE OF TEXAS § COUNTY OF BRAZORIA § KNOW ALL MEN BY THESE PRESENTS: THAT I, DARREL HEIDRICH, 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. 1. ELEVATIONS BASED ON NAVD83 REFERENCE BENCHMARK: NGS MONUMENT: TXAG REF MON 1 (PID: DR2448), PUBLISHED ELEVATION: 32.0 FEET. TBM "A": SET 1/2" IRON ROD LOCATED NORTH 16' AND WEST 20' FROM THE NORTHERLY SOUTHEAST CORNER OF LOT 2, ALSO WEST 29' FROM THE BACK OF CURB, VALDERAS STREET. ELEVATION: 27.56 FEET



DARREL HEIDRICH DATE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5378

DRAINAGE AND DETENTION RESERVE

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 RESERVE". THE DRAINAGE AND DETENTION RESERVE WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNER OF THE LOT 1. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID RESERVE OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE RESERVE, 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 RESERVE 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 RESERVE 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 RESERVE 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 RESERVE.

FIRE LANE AND FIRE EASEMENT

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD ALL-WEATHER SURFACE AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

LEGEND

- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY TEXAS P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY TEXAS C.C.F.N. = COUNTY CLERK'S FILE NUMBER FND = FOUND C.I.R. = CAPPED IRON ROD I.R. = IRON ROD P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT R.O.W. = RIGHT-OF-WAY VOL., PG. = VOLUME PAGE U.E. = UTILITY EASEMENT D.E. = DRAINAGE EASEMENT B.L. = BUILDING LINE W.L.E. = WATER LINE EASEMENT

SYMBOLS

- = SET 5/8" I.R. W/CAP "BAKER & LAWSON" ● = FOUND MONUMENT (AS NOTED) ⊙ = SITE TBM

OWNER: PATRICK THOMAS (979)799-7016 DRPP170@GMAIL.COM

FINAL REPLAT PT ESTATES A REPLAT OF VERA SUBDIVISION AS RECORDED IN VOL. 24, PG. 103 P.R.B.C.T INTO A 7.732 ACRE, 1-BLOCK, 2-LOT, 1 RESERVE BEING THE SAME PROPERTY DESCRIBED AS LOT 1 RECORDED IN C.C.F.N. 2018064937 O.P.R.B.C.T. LOCATED IN THE J. DE J. VALDERAS SURVEY ABSTRACT NO. 380 CITY OF ANGLETON IN BRAZORIA COUNTY, TEXAS

Table with 3 columns: PROJECT, SCALE, DRAWN BY, DRAWING NO., DATE, CHECK BY.

May 26, 2023

Mr. Otis Spriggs  
Director of Development Services  
City of Angleton  
121 S. Velasco  
Angleton, TX 77515

Re: On-Going Services  
Angleton Park Place Final Plat (Revised Layout) – 2<sup>nd</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10361761

Dear Mr. Spriggs:

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

1. The Angleton Drainage District provided a letter of approval, dated June 21, 2022, with stipulations noted and is provided as an attachment in this review. The Property Owner shall follow the provisions noted in the letter regarding additional structures added to the site in the future. Additionally, improvements shown to discharge into A.D.D. facilities shall be reviewed, inspected, and approved as part of the proposed construction. It is noted that the portion referencing the development of the unimproved roadway no longer applies; however, it is noted in the letter that minimal flow is within Ditch 0 and it is being captured by a storm sewer system.

HDR takes no objection to the proposed the proposed Angleton Park Place Final Plat (Revised Layout) 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.

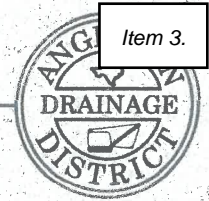
Javier Vasquez, P.E., CFM  
Civil Engineer

cc: Files (10361761)

Attachments

# 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 21, 2022

Baker & Lawson, Inc.  
Attn: Miguel Saucedo  
4500 Technology Drive, Ste. 1530  
Angleton, Texas 77515

Re: Angleton Park Place Mobile Home Park Revised Layout.

During the regular public meeting of the Angleton Drainage District (District) held on June 14, 2022 the Board of Supervisors approved the Angleton Park Place Mobile Home Park revised layout as presented with the following stipulations.

As presented, the layout for this development has been redesigned to only undertake Section 1. The mobile home spaces have been narrowed to 40' wide. The proposed detention will be for the full development and have the same volume as was previously approved. The new layout has two interconnected ponds. The ponds will be pumped. The developer will pay the pumped detention fee once the development is approved by the City of Angleton (COA). The COA is requiring the construction of a designated boulevard along the east side of the development. The design for this roadway fills Ditch -O. There is minimal flow going into Ditch O from Phillips Road. This flow is captured by a storm sewer system.

Although the revised layout has been approved, final approval is being withheld until the pumped detention fees are received by the 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 revised layout for Angleton Park Place Mobile Home Park in no way represents that Angleton Park Place Mobile Home Park, has complied with any federal, state, county or other law, statute, procedure or requirement of any type beyond the approval of the revised layout and 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

FIELD NOTES FOR 17.720 ACRES  
 DESCRIPTION OF A 17.720 ACRE TRACT OF LAND, LOCATED WITHIN EDWIN WALLER LEAGUE, ABSTRACT NO. 134, BEING ALL OF A CALLED 16.72 ACRE TRACT AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2016023917 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.) AND A CALLED 0.993 ACRE TRACT AS RECORDED IN C.C.F.N. 2008058361 OF THE O.P.R.B.C.T., REFERRED TO HEREINAFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 17.720 ACRES BEING MORE PARTICULARLY 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 FOUND FOR THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF EAST PHILLIPS ROAD (40' R.O.W. VOL. 26, PG. 210 OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.)) FOR THE NORTHEAST CORNER OF A CALLED 0.993 ACRE TRACT RECORDED UNDER B.C.C.F.N. NO. 2016008959;  
 THENCE NORTH 87° 05' 33" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH R.O.W. LINE OF SAID EAST PHILLIPS ROAD, A DISTANCE OF 503.64 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "TRS", FOUND FOR THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN THE WEST R.O.W. LINE OF GIFFORD ROAD (60' UNIMPROVED, VOL. 26, PG. 210 B.C.D.R.);  
 THENCE SOUTH 02° 50' 43" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE WEST R.O.W. LINE OF SAID GIFFORD ROAD, A DISTANCE OF 933.93 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN THE NORTH LINE OF A CALLED 70.837 ACRE TRACT AS RECORDED IN C.C.F.N. 2005047250 OF THE O.P.R.B.C.T.;  
 THENCE SOUTH 86° 58' 59" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID 70.837 ACRE TRACT, A DISTANCE OF 916.23 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN THE EAST LINE OF A CALLED 9.00 ACRE TRACT AS RECORDED IN C.C.F.N. 2016015819 OF THE O.P.R.B.C.T.;  
 THENCE NORTH 03° 08' 54" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID 9.00 ACRE TRACT, A DISTANCE OF 189.79 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON", SET FOR CORNER, SAME BEING THE NORTHEAST CORNER OF SAID 9.00 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 2.90 ACRE TRACT AS RECORDED IN C.C.F.N. 2002010346 OF THE O.P.R.B.C.T.;  
 THENCE NORTH 03° 08' 55" WEST, CONTINUING ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID 2.90 ACRE TRACT, A DISTANCE OF 281.42 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON", SET FOR CORNER, SAME BEING THE NORTHEAST CORNER OF SAID 2.90 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 1.11 ACRE TRACT AS RECORDED IN C.C.F.N. 2016016883 OF THE O.P.R.B.C.T.;  
 THENCE NORTH 02° 53' 30" WEST, CONTINUING ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID 1.11 ACRE TRACT, A DISTANCE OF 256.49 FEET TO A 1/2-INCH IRON ROD WITH CAP FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF A CALLED 1 ACRE TRACT AS RECORDED IN C.C.F.N. 2015039759 OF THE O.P.R.B.C.T.;  
 THENCE NORTH 87° 03' 19" EAST, ALONG A NORTHWEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH LINE OF SAID 1 ACRE TRACT AND THE SOUTH LINE OF A CALLED 0.993 ACRE TRACT OF LAND AS RECORDED IN C.C.F.N. 2016008959 OF THE O.P.R.B.C.T., A DISTANCE OF 415.48 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON", SET FOR AN INTERIOR CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF SAID 0.993 ACRE TRACT;  
 THENCE NORTH 02° 56' 41" WEST, ALONG THE NORTHWEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID 0.993 ACRE TRACT, A DISTANCE OF 207.71 FEET TO THE POINT OF BEGINNING, CONTAINING 17.720 ACRES OF LAND.

OWNER'S ACKNOWLEDGEMENT:  
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT MIKE MORGAN, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREBY DESCRIBED PROPERTY AS ANGLETON PARK PLACE, 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.

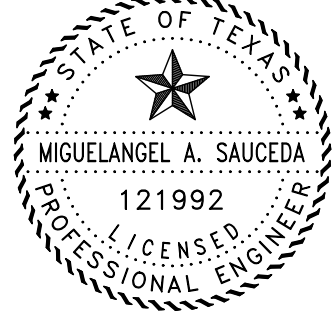
OWNER'S ACKNOWLEDGEMENT:  
 STATE OF TEXAS §  
 COUNTY OF BRAZORIA §  
 THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

MIKE MORGAN  
 STATE OF TEXAS §  
 COUNTY OF BRAZORIA §  
 BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MIKE MORGAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES  
 STATE OF TEXAS §  
 COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:  
 THAT I, MIGUEL ANGEL 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: MIGUEL ANGEL A. SAUCEDA DATE 12/19/22  
 PROFESSIONAL ENGINEER  
 TEXAS REGISTRATION NO. 121992

DRAINAGE AND DETENTION EASEMENT  
 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: (A) THE PORTION SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT." THE DRAINAGE AND DETENTION EASEMENT 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 HERINAFOVE 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 PREDICTED. 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.

ANGLETON DRAINAGE DISTRICT  
 ACCEPTED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE ANGLETON DRAINAGE DISTRICT.  
 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 \_\_\_\_\_

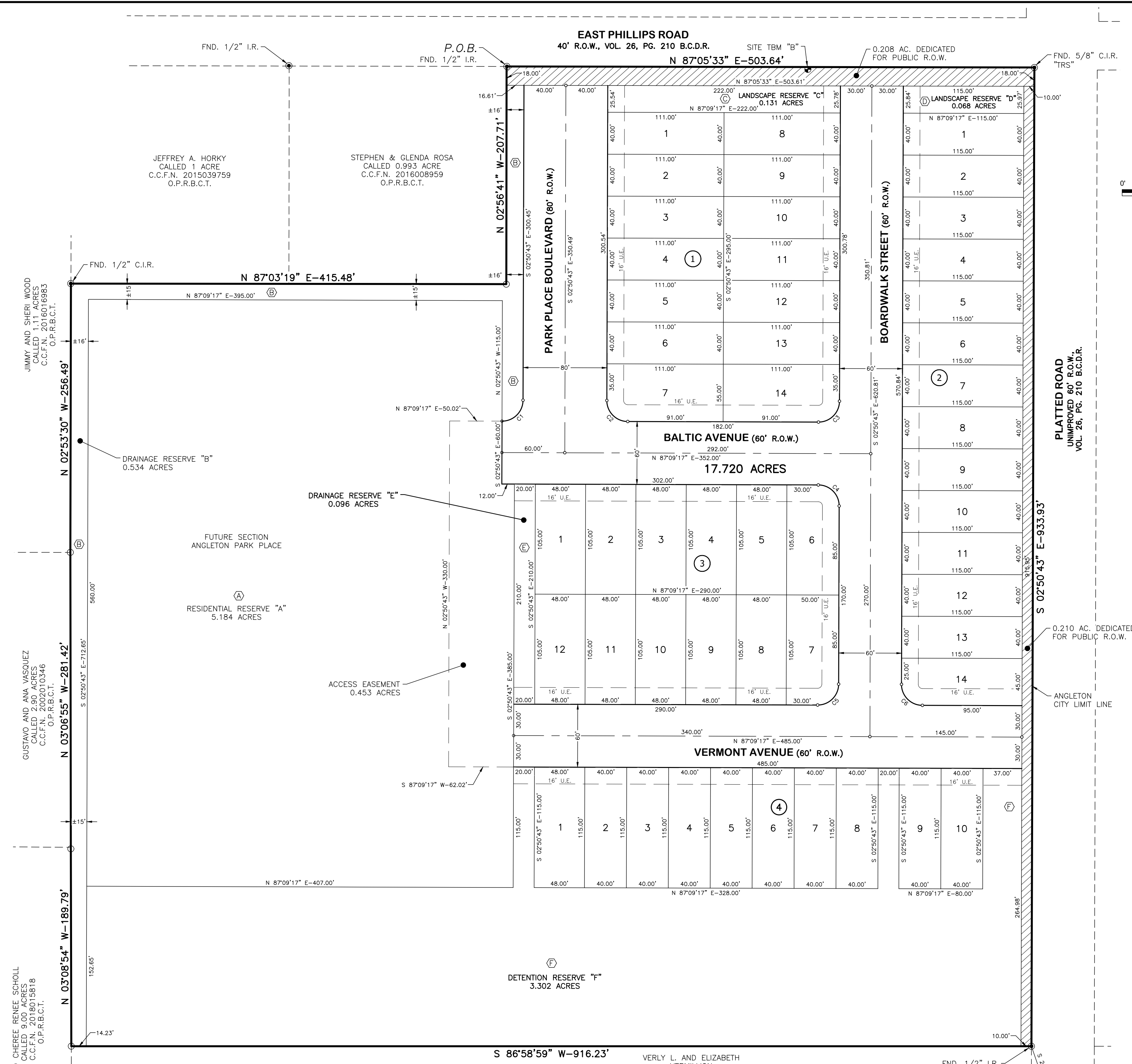
BOARD MEMBER \_\_\_\_\_  
 BOARD MEMBER \_\_\_\_\_  
 PLANNING AND ZONING COMMISSION AND CITY COUNCIL \_\_\_\_\_  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE PLANNING AND ZONING COMMISSION, CITY OF ANGLETON, TEXAS.

BILL GARWOOD, CHAIRMAN, PLANNING AND ZONING COMMISSION \_\_\_\_\_  
 CITY SECRETARY \_\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS.

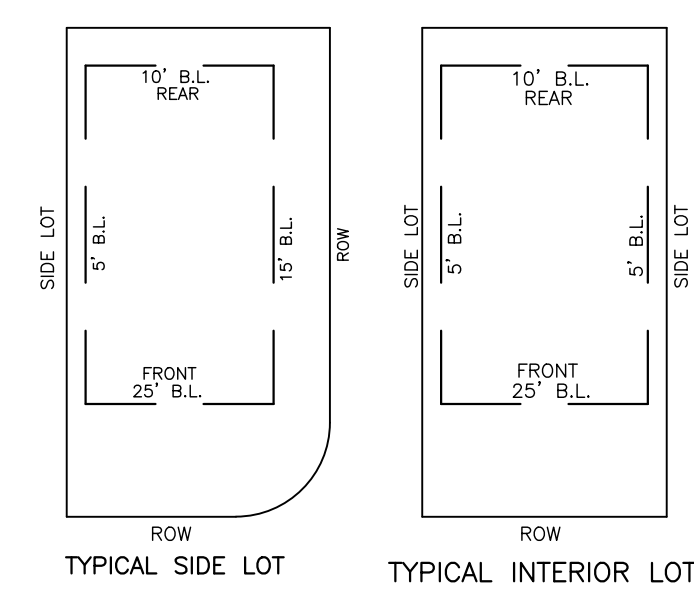
JASON PEREZ, MAYOR \_\_\_\_\_  
 CITY SECRETARY \_\_\_\_\_  
 STATE OF TEXAS §  
 COUNTY OF BRAZORIA §  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF THE CITY.

NOTARY PUBLIC  
 STATE OF TEXAS



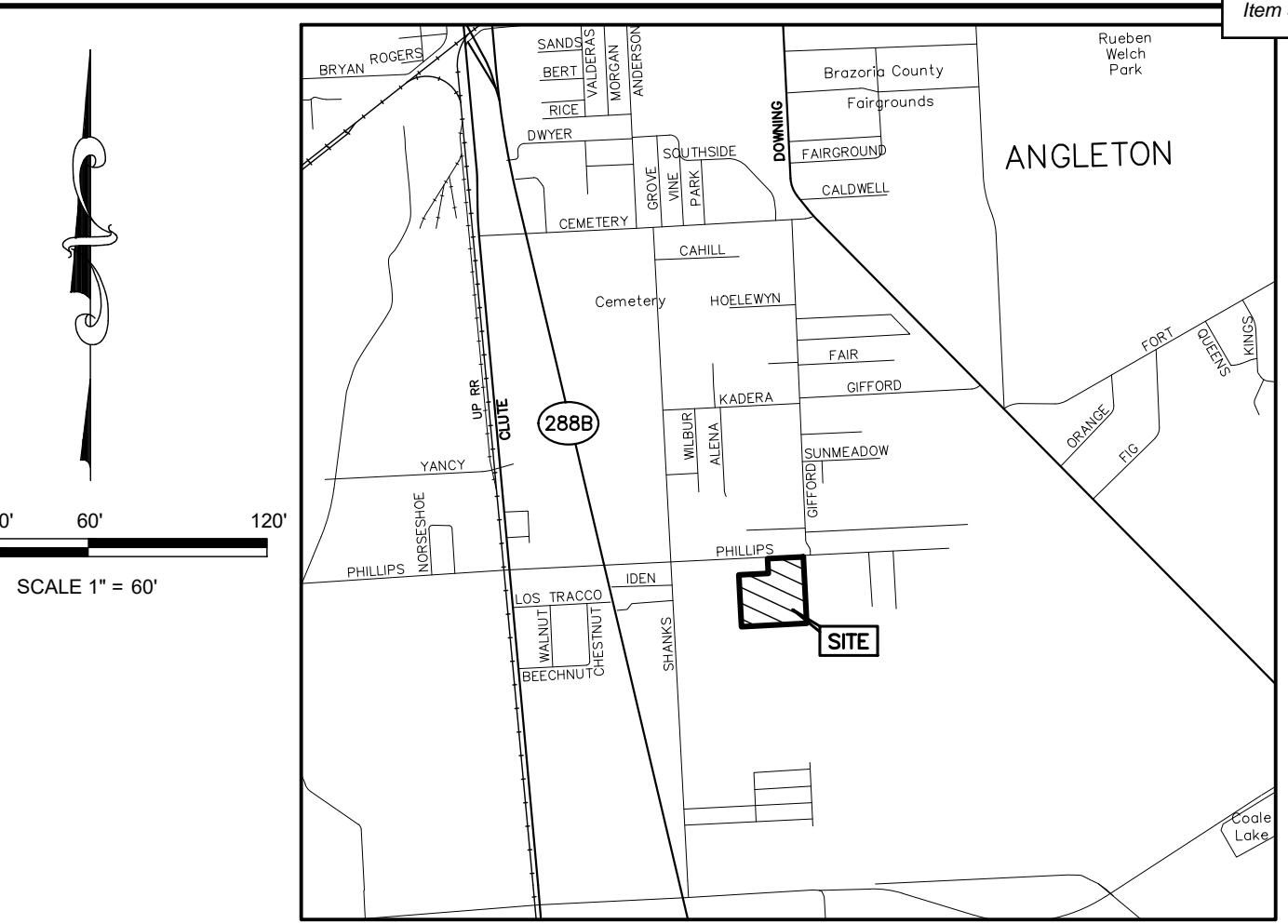
CURVE TABLE			
Curve No.	Length	Radius	Chord Bearing
C1	31.42'	20.00'	90°00'00"
C2	31.42'	20.00'	90°00'00"
C3	31.42'	20.00'	90°00'00"
C4	31.42'	20.00'	90°00'00"
C5	31.42'	20.00'	90°00'00"
C6	31.42'	20.00'	90°00'00"

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4	
LOT NO.	AREA S.F.	LOT NO.	AREA S.F.	LOT NO.	AREA S.F.	LOT NO.	AREA S.F.
1	4,440	1	4,600	1	5,040	1	5,520
2	4,440	2	4,600	2	5,040	2	4,600
3	4,440	3	4,600	3	4,600	3	4,600
4	4,440	4	4,600	4	4,600	4	4,600
5	4,440	5	4,600	5	5,040	5	4,600
6	4,440	6	4,600	6	5,164	6	4,600
7	6,019	7	4,600	7	4,600	7	4,600
8	6,019	8	4,600	8	5,040	8	4,600
9	4,440	9	4,600	9	5,040	9	4,600
10	4,440	10	4,600	10	5,040	10	4,600
11	4,440	11	4,600	11	5,040	11	5,040
12	4,440	12	4,600	12	5,040	12	5,040
13	4,440	13	4,600				
14	4,440	14	5,089				

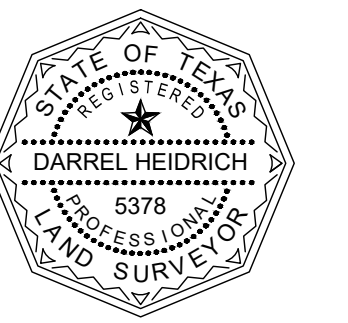


LEGEND  
 O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS  
 D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY TEXAS  
 P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY TEXAS  
 C.C.F.N. = COUNTY CLERK'S FILE NUMBER  
 FND = FOUND  
 C.I.R. = CAPPED IRON ROD  
 I.R. = IRON ROD  
 P.O.B. = POINT OF BEGINNING  
 F.O.C. = POINT OF COMMENCEMENT  
 R.O.W. = RIGHT-OF-WAY  
 VOL., PG. = VOLUME PAGE  
 U.E. = UTILITY EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 B.L. = BUILDING LINE

SYMBOLS  
 ○ = SET 5/8" I.R. W/CAP "BAKER & LAWSON"  
 ⊙ = FOUND MONUMENT (AS NOTED)  
 ⊕ = SITE TBM



- NOTES:
- THE PURPOSE OF THIS PLAT IS TO PLAT THE 17.720 ACRES INTO A 50 LOT 4 BLOCK 6 RESERVE SUBDIVISION.
  - ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY, NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
  - FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HEREON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY: MAP NUMBER 48039C0445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS 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.
  - PROJECT BENCHMARK:  
 ANGLETON = PUBLISHED ELEVATION = 25.81'  
 TRIANGULATION STATION DISK SET IN TOP OF CONCRETE POST STAMPING; ANGLETON 1931 LOCATED ABOUT 1 MILE SOUTHWEST OF ANGLETON ON LAND OWNED BY MR. JAMISON, 40 FEET NORTH EAST OF COUNTY ROAD 221, NEAR MAIN GATE TO HOMESTE.
  - NOTE: 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.
  - NOTE: 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.
  - NOTE: 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.
  - IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION FOR THE MAINTENANCE OF THE RESERVES LOCATED ON THIS PLAT.
  - STATE OF TEXAS §  
 COUNTY OF BRAZORIA §  
 KNOW ALL MEN BY THESE PRESENTS:  
 THAT I, DARREL HEIDRICH, 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.



DARREL HEIDRICH  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 LAND SURVEYOR NO. 5378

RESERVE TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
Ⓐ	RESTRICTED RESERVE "A"	RESTRICTED TO RESIDENTIAL USE	5.184 AC.
Ⓑ	RESTRICTED RESERVE "B"	RESTRICTED TO DRAINAGE USE	0.534 AC.
Ⓒ	RESTRICTED RESERVE "C"	RESTRICTED TO LANDSCAPE USE	0.131 AC.
Ⓓ	RESTRICTED RESERVE "D"	RESTRICTED TO LANDSCAPE USE	0.068 AC.
Ⓔ	RESTRICTED RESERVE "E"	RESTRICTED TO DRAINAGE USE	0.096 AC.
Ⓕ	RESTRICTED RESERVE "F"	RESTRICTED TO DETENTION USE	3.302 AC.

**FINAL PLAT**  
**ANGLETON PARK PLACE SECTION 1**  
**A 17.720 ACRE**  
**50 LOTS 4 BLOCKS 6 RESERVES SUBDIVISION**  
**BEING ALL OF A CALLED 16.72 ACRE TRACT**  
**AS RECORDED IN C.C.F.N. 2016023917**  
**&**  
**ALL OF A CALLED 0.993 ACRE TRACT**  
**AS RECORDED IN C.C.F.N. 2008058361**  
**BOTH OF THE O.P.R.B.C.T.**

LOCATED IN THE  
**E. WALLER SURVEY, ABSTRACT NO. 134**  
**CITY OF ANGLETON, 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: 14320 SCALE: 1" = 60' DRAWN BY: AD  
 DRAWING NO.: 14320 FINAL PLAT SEC 1 DATE: 5/23/2023 CHECK BY: DH

May 26, 2023

Mr. Otis Spriggs  
Director of Development Services  
City of Angleton  
121 S. Velasco  
Angleton, TX 77515

Re: On-Going Services  
Angleton Park Place Subdivision Improvement Plans (Revised Layout) – 1<sup>st</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10361761

Dear Mr. Spriggs:

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

1. A Pre-Construction Meeting shall be coordinated for the proposed improvements.
2. Coordination with City of Angleton Public Works shall be provided for all proposed utility tie-in locations
3. For traffic control along Phillips Road (CR 219), coordination shall be made 72-hrs in advance for any lane/road closures.
4. Any changes to the attached site plans shall be coordinated and resubmitted for review and City approval.

HDR takes no objection to the proposed Angleton Park Place Subdivision Improvement Plans (Revised Layout) 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 Licensed Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer'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 (10361761)

Attachments

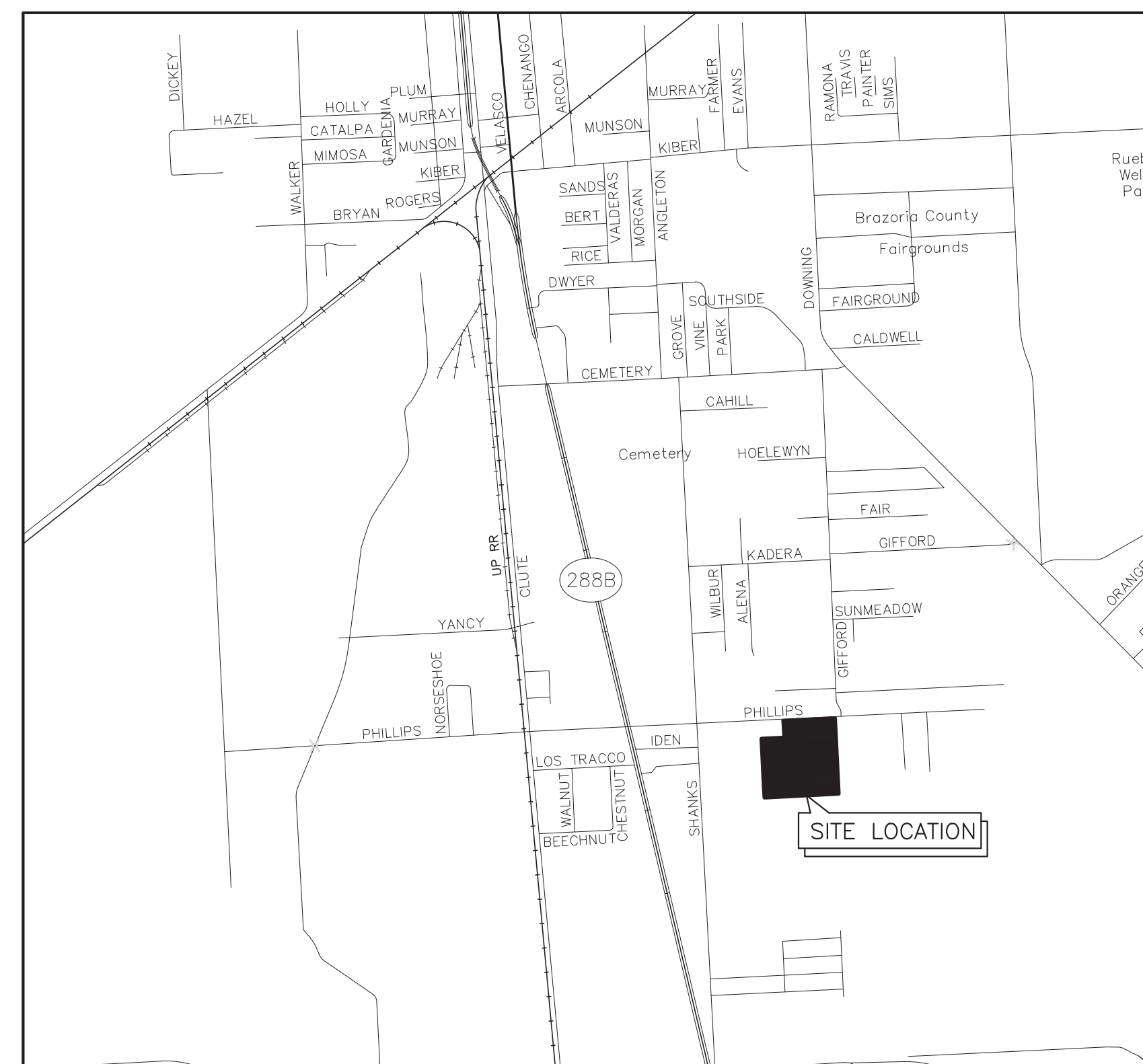
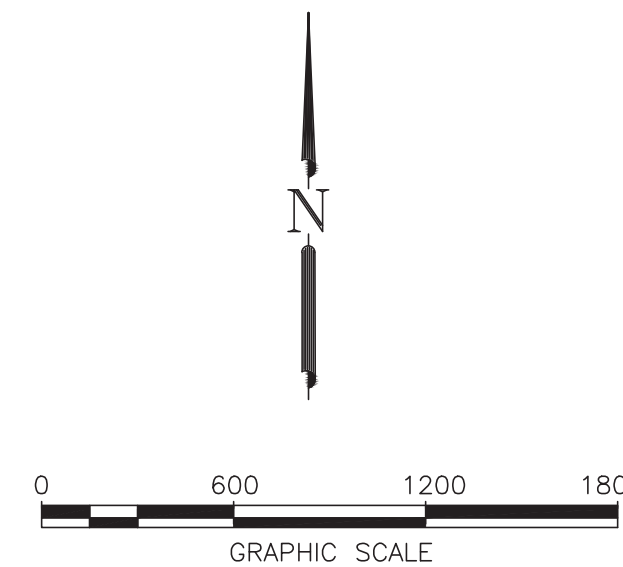
# PLANS FOR CONSTRUCTION OF PAVING, DRAINAGE AND UTILITIES ON ANGLETON PARK PLACE SECTION 1 A 50 LOT, 4 BLOCK SUBDIVISION FOR THE CITY OF ANGLETON BRAZORIA COUNTY B&L JOB No. 14320 May 25, 2023

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VICINITY MAP

**CITY OF ANGLETON**

**MAYOR**  
JASON PEREZ

**CITY COUNCIL**  
 CHRISTIENE DANIEL  
 CECIL BOOTH  
 JOHN WRIGHT  
 TRAVIS TOWNSEND  
 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."

FLOOD ZONE STATEMENT

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48039C0445K EFFECTIVE DECEMBER 30, 2020, THE SITE LIES FULLY IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

THE SITE LIES FULLY WITHIN THE BASTROP BAYOU WATERSHED, DRAINAGE AREA BB19 OF THE BRAZORIA COUNTY MASTER DRAINAGE STUDY.

J:\140005\14320\ENGINEERING-SURVEY\DRAWINGS\14320\_SHEET\_SET\_SEC\_1.DWG

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED	MS
DRAWN	
CHECKED	
DATE	

OWNER:  
**Mike Morgan**  
979-236-5089  
dmmorganjr@yahoo.com

PLAN:	_____
PROFILE:	_____
HORIZONTAL:	_____
VERTICAL:	_____

**ANGLETON PARK PLACE SECTION 1  
ANGLETON, TEXAS  
PLANS FOR  
GRADING, PAVING, UTILITIES  
AND DETENTION**

TITLE SHEET

PROJECT NO. 14320

14320\_SHEET\_SET\_SEC\_1.DWG

GENERAL NOTES:

- 1. CONTACT THE ENGINEERING INSPECTORS WITH THE CITY'S DEVELOPMENT SERVICES AT 979-849-4364 PRIOR TO STARTING WORK TO SCHEDULE A PRE-CONSTRUCTION MEETING.
2. CONTRACTOR IS RESPONSIBLE FOR HAVING ALL BURIED UTILITIES IDENTIFIED, PROTECTED, REPLACED AND/OR PROPERLY REPAIRED IF DAMAGED.
3. CONTRACTOR SHALL OBTAIN AND MAINTAIN ON SITE ALL APPLICABLE PERMITS AND AN APPROVED COPY OF THE PLANS AND SPECIFICATIONS.
4. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE CITY'S ENGINEERING DEPARTMENT 24 HOURS PRIOR TO WEEKDAY WORK REQUIRING INSPECTION INCLUDING, BUT NOT LIMITED TO, LIMING, PAVING OPERATIONS, CONCRETE PLACEMENT, FORMING AND SET-UP, DENSITIES, PIPE INSTALLATION, AND ANY TESTING BY LABORATORIES.
5. ALL SATURDAY WORK SHALL BE REQUESTED, IN WRITING, WITH THE CITY'S PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS IN ADVANCE.
6. FULL-TIME RESIDENT INSPECTION BY THE PROJECT ENGINEER'S REPRESENTATIVE SHALL BE PROVIDED AT ALL CRITICAL POINTS OF CONSTRUCTION OR AS DEEMED NECESSARY BY THE CITY OF ANGLETON.
7. FOLLOW-UP INSPECTIONS OF ALL PUBLIC INFRASTRUCTURE SHALL BE SCHEDULED WITHIN 60 DAYS OF THE INITIAL INSPECTION.
8. DESIGN AND CONSTRUCTION SHALL CONFORM TO THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS LAND DEVELOPMENT CODE AND ANGLETON CONSTRUCTION MANUAL, CURRENT EDITION (ANGLETON LDC).
9. ALL STATIONS ARE CENTERLINE OF STREET RIGHT-OF-WAY UNLESS OTHERWISE NOTED ON THE PLANS EXCEPT IN SIDE OR BACK LOT EASEMENTS WHERE CENTERLINE IS CENTER OF PIPE.
10. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
11. ANY POLLUTION CONTROL DEVICE, SOD, OR SEEDED AREA DAMAGED, DISTURBED, OR REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
12. STORM WATER POLLUTION PROTECTION SHALL BE DESIGNED, CONSTRUCTED, MAINTAINED AND AS-BUILT TO TOTAL COMPLIANCE WITH THE STORM WATER QUALITY MANUAL OF THE CITY OF ANGLETON.
13. ANY MATERIALS OR WORKMANSHIP NOT MEETING OR EXCEEDING CITY OF ANGLETON STANDARDS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND WILL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR SHALL KEEP THE STREETS, RIGHT OF WAY, AND WORK AREA CLEAN OF DIRT, MUD, AND DEBRIS.
15. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL REQUIRED TRAFFIC SAFETY CONTROL DEVICES UP TO AND INCLUDING FLAGMEN OR POLICE OFFICERS, IF DEEMED NECESSARY BY THE CITY OF ANGLETON.
16. THE CONTRACTOR SHALL CONTACT THE CITY AS APPROPRIATE TO OPERATE EXISTING UTILITIES AND PRIOR TO MAKING TIE-INS.
17. ALL BACKFILL WITHIN PUBLIC RIGHTS OF WAY OR EASEMENTS SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY (IN 8 INCH LIFTS) AND TESTED FOR +/-3% OPTIMUM MOISTURE BY AN APPROVED LAB.
18. IT IS PERMISSIBLE TO USE A BACKHOE FOR TRENCH EXCAVATION IN LIEU OF A TRENCHING MACHINE.
19. THE CONTRACTOR SHALL NEVER UNLOAD ANY TRACK TYPE VEHICLE OR EQUIPMENT ON ANY EXISTING PAVEMENT OR CROSS OVER ANY EXISTING PAVEMENT OR CURB.
20. ALL FINISH GRADES ARE TO CONFORM TO A MINIMUM SLOPE OF 1% POSITIVE DRAINAGE.
21. CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT ALL POINT TIE-INS OR CROSSING TO DETERMINE IF CONFLICTS EXIST BEFORE COMMENCING ANY CONSTRUCTION.
22. ALL FINISHED GRADES SHALL VARY UNIFORMLY BETWEEN FINISHED ELEVATIONS.
23. ALL TESTING PROCEDURES SHALL CONFORM TO THE CITY OF ANGLETON STANDARDS.
24. CONTRACTOR SHALL PROVIDE SHEETING, SHORING, AND BRACING AS NECESSARY TO PROTECT EXISTING UTILITIES DURING ALL PHASES OF CONSTRUCTION AS PER OSHA REQUIREMENTS.
25. ALL MATERIALS AND WORKMANSHIP NOT GOVERNED BY CITY STANDARDS SHALL CONFORM TO THE LATEST VERSION OF THE TXDOT STANDARD SPECIFICATIONS AND THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND ANY REVISIONS THERE TO.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFEGUARDING AND PROTECTING ALL MATERIALS AND EQUIPMENT STORED ON THE JOBSITE IN A SAFE AND WORKMAN-LIKE MANNER.
27. THE LOADING AND UNLOADING OF ALL PIPE, VALVES, HYDRANTS, MANHOLES, AND OTHER ACCESSORIES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PRACTICES AND SHALL BE PERFORMED WITH CARE TO AVOID ANY DAMAGE TO THE MATERIAL.
28. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, AND LABOR FOR EXCAVATION, INSTALLATION, AND COMPLETION OF THE PROJECT AS SHOWN ON THE PLANS.
29. PRIVATE UTILITIES (PHONE, CABLE TV, ELECTRICITY, ETC.) WILL BE INSTALLED WITHIN DEDICATED UTILITY EASEMENT.
30. PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK.

CONCRETE/PAVING NOTES:

- 1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND AUTHORIZATION REQUIRED BY CITY OF ANGLETON.
2. CONTRACTOR IS RESPONSIBLE FOR HAVING ALL BURIED UTILITIES IDENTIFIED, PROTECTED, REPLACED AND/OR PROPERLY REPAIRED IF DAMAGED.
3. PAVING CONTRACTOR SHALL PROTECT WATER, SEWER, AND DRAINAGE FACILITIES AND WILL REPLACE ANY DAMAGED FACILITIES AT CONTRACTORS OWN EXPENSE.
4. ALL PAVING SHALL BE IN ACCORDANCE WITH THE CITY OF ANGLETON DESIGN STANDARDS, APPROVED PLANS AND SPECIFICATIONS WITH THE LATEST REVISIONS OR AMENDMENTS.

- AMENDMENTS. IN THE EVENT OF A CONFLICT, THE CITY OF ANGLETON DESIGN STANDARDS SHALL GOVERN.
5. PAVING CONTRACTOR SHALL PROVIDE AND MAINTAIN SILT PROTECTION FENCES ON ALL STAGES OF CURB INLETS.
6. EXISTING PAVEMENTS, CURBS, SIDEWALKS, DRIVEWAYS, PERIMETER DITCHES & ADJOINING PROPERTIES ETC., DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
7. CONDITION OF THE WORK AREA (INCLUDING ROADS, RIGHT OF WAYS, ETC.) UPON COMPLETION OF THE JOB SHALL BE AS GOOD OR BETTER THAN THE CONDITION PRIOR TO STARTING THE WORK.
8. ALL DRIVEWAYS WILL BE LOCATED TO AVOID EXISTING CURB INLET STRUCTURES.
9. REDWOOD AND KEYSAW SHALL NOT INTERSECT WITHIN 2 FEET OF AN INLET.
10. AT INITIAL AND FINAL INSPECTIONS THE PAVEMENT WILL BE FLOODED TO CHECK FOR BIRDBATHS AND CRACKS.
11. ALL CONCRETE PLACED SHALL BE UNIFORMLY SPROYED WITH A WHITE MEMBRANE CURING COMPOUND AT AN UNDILUTED RATE OF 200 SF/GALLON OR RATE NOTED PER MANUFACTURE RECOMMENDATIONS IF LESS THAN NOTED.
12. SIX INCH, 5.5 SK, 3500 PSI @ 28 DAYS, REINFORCED WITH GRADE 60, #4 REBAR, 24 INCH C-C EACH WAY IS THE MINIMUM ACCEPTABLE CONSTRUCTION FOR LOCAL STREETS.
13. SEVEN INCH, 5.5 SK, 3500 PSI @ 28 DAYS, REINFORCED WITH GRADE 60, #4 REBAR, 18 INCH C-C EACH WAY IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR COLLECTOR STREETS.
14. EIGHT INCH, 5.5 SK, 3500 PSI @ 28 DAYS, REINFORCED WITH GRADE 60, #4 18 INCH C-C EACH WAY IS THE MINIMUM ACCEPTABLE CONSTRUCTION FOR ARTERIAL STREETS.
15. ALL RETURNS SHALL HAVE A MINIMUM 25 FOOT RADIUS AT THE BACK OF CURB UNLESS OTHERWISE NOTED.
16. ALL INTERSECTIONS SHALL BE CONSTRUCTED WITH WHEELCHAIR RAMPS IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARD, THE AMERICAN DISABILITIES ACT, AND THE CITY OF ANGLETON STANDARDS (LATEST REVISIONS).
17. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED WITHIN EACH STREET RIGHT OF WAY IN ACCORDANCE WITH CITY OF ANGLETON, THE ADA, AND THE TAS STANDARDS (LATEST REVISIONS).
18. CRACKS LARGER THAN 1/16 INCH ARE NOT ACCEPTABLE IN NEW PAVEMENT.
19. PROXY TESTING AND LAB DOCUMENTATION IS REQUIRED.
20. FOUR CONCRETE CYLINDERS, SLUMP, AND AIR ENTRAINMENT TESTS ARE REQUIRED FOR EACH 100 CUBIC YARDS OF CONCRETE PAVING WITH A MINIMUM OF ONE SET OF 4 PER PLACEMENT.
21. NO 3 REBAR, 18 INCH C-C EACH WAY IS THE MINIMUM ACCEPTABLE FOR SIDEWALKS.
22. COLD WEATHER PRECAUTIONS, CONCRETE PAVEMENT SHALL NOT BE PLACED WHEN THE AMBIENT TEMPERATURE IS 40F AND FALLING.
23. HOT WEATHER PRECAUTIONS, NO CONCRETE PAVEMENT MIXTURE SHALL BE PLACED IF THE MIXTURE TEMPERATURE IS ABOVE 95F.
24. IF NO AIR AND WATER REDUCER HAS BEEN ADDED, NO CONCRETE SHALL BE PLACED IF MORE THAN 60 MINUTES PAST BATCH TIME.
25. STRUCTURE TEMPERATURES AND TIMING FOR CONCRETE PLACEMENT MAY VARY.
26. TRANSVERSE EXPANSION JOINTS AND STAKES SHALL BE OF SOUND REDWOOD AND PLACED AT ALL POINTS OF CURVATURE.
27. CONTROL JOINTS SHALL BE PLACED AT 20 FEET C-C.
28. EXPANSION JOINT LAYOUT FOR INTERSECTIONS SHALL BE PROVIDED BY ENGINEER FOR CITY APPROVAL.
29. NO WIRE MESH IS ALLOWED IN ANY CONCRETE.
30. ALL REBAR SHALL BE 100% TIED.
31. ALL NEW CURB REQUIRES 3,500 PSI @ 28 DAYS.
32. A CITY APPOINTED INSPECTOR OR ENGINEER MUST BE PRESENT ON ALL ROOF ROLLS, LIME DEPTH CHECKS AND DENSITY TESTS.
33. CONCRETE MIX DESIGN MUST BE SENT TO THE ENGINEER FOR APPROVAL.
34. FOR A REGULAR MIX, SLUMP SHALL BE A MAXIMUM OF 5 INCHES.
35. VEHICLES OF ALL TYPES ARE PROHIBITED FROM DRIVING ON NEW PAVEMENTS 7 DAYS AFTER THE CONCRETE POUR.
36. IN LIEU OF MECHANICALLY CONTROLLED VIBRATORS CONTROLLED BY A SLIP FORM PAVING MACHINE, USE OF AN APPROVED VIBRATING SCREED WILL BE REQUIRED.
37. ALL EXPOSED JOINTS SHALL BE EDGED AS NOTED ON DETAILS.
38. ALL PAVEMENT MARKINGS TO BE DONE IN CONFORMANCE WITH THE LATEST VERSION OF MUTCD AND TXDOT STANDARD SPECIFICATIONS AND ANY REVISIONS THERETO.
39. BB INDICATES ROAD WIDTH TO BACK OF CURB.
CEMENT STABILIZED SAND:
1. ALL STABILIZED SAND SHALL HAVE A MINIMUM CEMENT CONTENT OF 1.5 SK PER CUBIC YARD.
2. CEMENT STABILIZED SAND (CSS) SHALL ACHIEVE A MINIMUM COMPRESSIVE STRENGTH OF 100 PSI WITHIN 48 HOURS.

- ANY CSS THAT DOES NOT MEET THE MINIMUM COMPRESSIVE STRENGTH OR MINIMUM CEMENT CONTENT SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
4. A MINIMUM OF 2 RANDOM SAMPLES SHALL BE TAKEN EACH WEEK.
5. ALL CSS SHALL BE COMPACTED IN LIFTS NOT TO EXCEED 8-INCHES IN DEPTH.
BANK SAND:
1. BANK SAND IS DEFINED AS A WELL-GRADED SAND, FREE OF SILT, CLAY, FRIABLE OR SOLUBLE MATERIALS AND ORGANIC MATTER.
LIMING SUBGRADE:
1. LIME SHALL BE A "SLURRY" AS PER TXDOT 260 UNLESS SPECIFICALLY RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
2. ALL LIME SLURRIES SHALL BE FURNISHED AT OR ABOVE THE MINIMUM "DRY SOLIDS" CONTENTS AS APPROVED BY THE ENGINEER.
3. SUBGRADES SHALL BE STABILIZED WITH A MINIMUM 6% LIME BY WEIGHT.
4. LIME DRY SOLID CONTENT TESTS SHALL BE CONDUCTED ON SITE.
5. THE SUBGRADE SHALL BE SHAPED AND GRADED TO CONFORM TO THE TYPICAL SECTIONS.
6. UNLESS APPROVED BY THE CITY ENGINEER, LIME OPERATIONS SHALL NOT BE STARTED WHEN THE AMBIENT AIR TEMPERATURE IS BELOW 40F.
7. CONCRETE SIDEWALKS SHALL BE THOROUGHLY MIXED.
8. AFTER CURING, THE SUBGRADE SHALL BE REMOVED UNTIL PULVERIZATION REQUIREMENTS ARE MET.
9. SIEVE TESTS SHALL BE CONDUCTED EVERY 150 LINEAR FEET.
10. THE MATERIAL SHALL BE AERATED OR MOISTENED TO +/-2% OPTIMUM PRIOR TO COMPACTION.
11. WHEN THE SUBGRADE FAILS TO MEET DENSITY REQUIREMENTS.
12. THE TREATED SUBGRADE SHALL BE KEPT MOIST AND PREVENTED FROM DRYING.
13. NO SUBGRADE SHALL BE COVERED WITH ANOTHER MATERIAL.
STABILIZED CRUSHED CONCRETE:
1. TEST AND ANALYSIS OF AGGREGATE AND BINDER MATERIALS WILL BE PERFORMED IN ACCORDANCE WITH ASTM D 1557 AND ASTM D 4318.
2. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH TXDOT STANDARD SPECIFICATIONS.
3. PRIME COAT SHALL BE MC 30 OR EPR-1 PRIME.
4. DESIGN MIX FOR MINIMUM AVERAGE COMPRESSIVE STRENGTH OF 200 PSI IN 48 HOURS.
5. THREE SAMPLES SHALL BE MOLDED EACH DAY.
6. CONTRACTOR SHALL VERIFY LINES, GRADES, AND COMPACTED SUBGRADE.
7. CONTRACTOR SHALL VERIFY LINES, GRADES, AND COMPACTED SUBGRADE.
8. MATERIAL MAY NOT BE PLACED IN LIFTS EXCEEDING 8 INCHES.
9. CEMENT STABILIZED BASE MAY NOT BE STORED BEYOND A MAXIMUM TIME.
10. CEMENT STABILIZED BASE SHALL NOT BE INSTALLED IN WET OR SOFT AREAS.
11. COMPACT TO MINIMUM DENSITY OF 95% OF MAXIMUM DRY DENSITY.
12. AFTER COMPACTING FINAL COURSE, BLADE SURFACE TO FINAL GRADE.
13. A CERTIFIED LAB SHALL BE ON SITE AT ALL TIMES.
14. COMPACTION TESTING WILL BE PERFORMED IN ACCORDANCE WITH ASTM D 1556.
15. A MINIMUM OF ONE CORE SHALL BE TAKEN AT RANDOM LOCATIONS.
16. CURE FOR A MINIMUM OF 7 DAYS.
17. COVER SURFACE WITH CURING MEMBRANES AT THE FOLLOWING RATES.

- BY ALLOWING MEMBRANE TO FULLY CURE PRIOR TO PERMITTING TRAFFIC TO DRIVE ON IT.
18. UNSTABILIZED CRUSHED CONCRETE MAY NOT BE USED ON PUBLIC STREETS, ROADS, OR RIGHTS OF WAY.
19. STABILIZED LIMESTONE BASE MAY BE SUBSTITUTED FOR STABILIZED CRUSHED CONCRETE IF SUBMITTED AND APPROVED BY THE ENGINEER.
WATER SEWER NOTES:
1. STORM SEWERS SHALL BE DESIGNED AND CONSTRUCTED WITH CITY OF SUGAR LAND STANDARD CONSTRUCTION SPECIFICATIONS.
2. ALL PIPE STORM SEWERS SHALL BE INSTALLED, BEDDED, AND BACKFILLED.
3. ALL CEMENT STABILIZED SAND (CSS) SHALL BE 1.5 SACK PER CUBIC YARD.
4. ALL PROPOSED PIPE STUB-OUTS FROM MANHOLES OR INLETS ARE TO BE PLUGGED.
5. RIM ELEVATIONS SHOWN ON THE PLANS ARE APPROXIMATE ONLY.
6. ALL INLET LEADS SHALL BE 18 INCH RCP OR LARGER.
7. ALL STORM SEWER MANHOLE COVERS MUST INCLUDE "STORM SEWER" AND "DUMP NO WASTE".
8. MINIMUM STORM SEWER SIZE SHALL BE 18 INCH DIAMETER.
9. CONTRACTOR SHALL VERIFY FINAL GRADE.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATION.
11. CONTRACTOR SHALL NOT COVER PIPING UNTIL SUCH TIME AS INSPECTOR HAS NOTIFIED.
12. ALL DITCHES SHALL BE RESTORED TO PROPOSED ELEVATIONS.
13. ALL UTILITY CONTRACTOR SHALL ROUGH CUT ALL ROADSIDE SWALES.
14. THE UTILITY CONTRACTOR SHALL PROTECT AND PRESERVE ALL UNDERGROUND FACILITIES.
15. SANITARY SEWER NOTES:
1. SANITARY SEWERS, FORCE MAINS, MANHOLES, LIFT STATIONS AND WASTEWATER TREATMENT PLANTS SHALL BE DESIGNED AND CONSTRUCTED AS PER THE REQUIREMENTS OF THE CITY OF ANGLETON LDC.
2. ALL MATERIALS AND PRODUCTS USED IN THE CONSTRUCTION OF SANITARY SEWERS, FORCE MAINS, MANHOLES, LIFT STATIONS AND WASTEWATER TREATMENT PLANTS SHALL COMPLY WITH THE CITY OF ANGLETON LDC.
3. STACKS SHALL BE BUILT IN ACCORDANCE WITH THE REQUIREMENTS OF THE ANGLETON LDC.
4. EACH SANITARY SEWER SERVICE LEAD STUB, PLUGGED WYE BRANCH OUTLET AND STACK SHALL BE MARKED IN ACCORDANCE WITH THE DETAILS.
5. LOCATION OF SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED PER DRAWINGS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW.
7. SANITARY SEWER MANHOLE COVERS SHALL BE MINIMUM OF 32 INCHES IN DIAMETER.
8. SANITARY SEWER MANHOLE COVERS SHALL HAVE THE CITY OF ANGLETON EMBLEM.
9. MANHOLE RIM ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY.
10. MINIMUM SEPARATION DISTANCES AS REQUIRED BY TCEQ SECTION 317.13.
11. TESTING OF SANITARY SEWERS, FORCE MAINS, MANHOLES, LIFT STATIONS AND WASTEWATER TREATMENT PLANTS SHALL BE CONDUCTED AS NOTED IN SANITARY SEWER CHAPTER OF THE ANGLETON LDC DESIGN STANDARDS.
12. ALL SANITARY SEWER PIPING AND BEDDING SHALL BE INSPECTED BY CITY CONSTRUCTION INSPECTOR FOR CONFORMANCE WITH CITY DESIGN STANDARDS PRIOR TO BACKFILLING OF PIPING IN TRENCH.
13. EACH WATER SERVICE LEAD STUB SHALL BE MARKED WITH A PRESSURE TREATED 4 X 4 TIMBER OR PVC PIPE AT THE POINT OF BEGINNING.
14. TESTING OF WATER MAINS, WATER SERVICE LINES AND ASSOCIATED APPURTENANCES SHALL BE CONDUCTED AS PER REQUIREMENTS OF AWWA C605-94.
15. DISINFECTING OF WATER MAINS, WATER SERVICE LINES AND ASSOCIATED APPURTENANCES SHALL BE CONDUCTED AS PER REQUIREMENTS OF AWWA C651 AND TCEQ.
16. THE CITY OF ANGLETON MUST HAVE A COPY OF THE BACTERIOLOGICAL TEST RESULTS AT LEAST 24 HOURS PRIOR TO THE INITIAL INSPECTION.
CENTERPOINT ENERGY / ENTEC NOTES
CAUTION: UNDERGROUND GAS FACILITIES
1. SANITARY SEWERS, FORCE MAINS, MANHOLES, LIFT STATIONS AND WASTEWATER TREATMENT PLANTS SHALL BE DESIGNED AND CONSTRUCTED AS PER THE REQUIREMENTS OF THE CITY OF ANGLETON LDC.
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16. THE CITY OF ANGLETON MUST HAVE A COPY OF THE BACTERIOLOGICAL TEST RESULTS AT LEAST 24 HOURS PRIOR TO THE INITIAL INSPECTION.
CENTERPOINT ENERGY / ENTEC NOTES
CAUTION: UNDERGROUND GAS FACILITIES
1. SANITARY SEWERS, FORCE MAINS, MANHOLES, LIFT STATIONS AND WASTEWATER TREATMENT PLANTS SHALL BE DESIGNED AND CONSTRUCTED AS PER THE REQUIREMENTS OF THE CITY OF ANGLETON LDC.
2. ALL MATERIALS AND PRODUCTS USED IN THE CONSTRUCTION OF SANITARY SEWERS, FORCE MAINS, MANHOLES, LIFT STATIONS AND WASTEWATER TREATMENT PLANTS SHALL COMPLY WITH THE CITY OF ANGLETON LDC.
3. STACKS SHALL BE BUILT IN ACCORDANCE WITH THE REQUIREMENTS OF THE ANGLETON LDC.
4. EACH SANITARY SEWER SERVICE LEAD STUB, PLUGGED WYE BRANCH OUTLET AND STACK SHALL BE MARKED IN ACCORDANCE WITH THE DETAILS.
5. LOCATION OF SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED PER DRAWINGS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW.
7. SANITARY SEWER MANHOLE COVERS SHALL BE MINIMUM OF 32 INCHES IN DIAMETER.
8. SANITARY SEWER MANHOLE COVERS SHALL HAVE THE CITY OF ANGLETON EMBLEM.
9. MANHOLE RIM ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY.
10. MINIMUM SEPARATION DISTANCES AS REQUIRED BY TCEQ SECTION 317.13.
11. TESTING OF SANITARY SEWERS, FORCE MAINS, MANHOLES, LIFT STATIONS AND WASTEWATER TREATMENT PLANTS SHALL BE CONDUCTED AS NOTED IN SANITARY SEWER CHAPTER OF THE ANGLETON LDC DESIGN STANDARDS.
12. ALL SANITARY SEWER PIPING AND BEDDING SHALL BE INSPECTED BY CITY CONSTRUCTION INSPECTOR FOR CONFORMANCE WITH CITY DESIGN STANDARDS PRIOR TO BACKFILLING OF PIPING IN TRENCH.
13. EACH WATER SERVICE LEAD STUB SHALL BE MARKED WITH A PRESSURE TREATED 4 X 4 TIMBER OR PVC PIPE AT THE POINT OF BEGINNING.
14. TESTING OF WATER MAINS, WATER SERVICE LINES AND ASSOCIATED APPURTENANCES SHALL BE CONDUCTED AS PER REQUIREMENTS OF AWWA C605-94.
15. DISINFECTING OF WATER MAINS, WATER SERVICE LINES AND ASSOCIATED APPURTENANCES SHALL BE CONDUCTED AS PER REQUIREMENTS OF AWWA C651 AND TCEQ.
16. THE CITY OF ANGLETON MUST HAVE A COPY OF THE BACTERIOLOGICAL TEST RESULTS AT LEAST 24 HOURS PRIOR TO THE INITIAL INSPECTION.

Table with 2 columns: Abbreviation and Description. Includes entries for ACRES, ASPHALT, BACK OF CURB, BAZARDO COUNTY CLERK'S FILE RECORDS, BAZARDO COUNTY DEED RECORDS, BAZARDO COUNTY PLAT RECORDS, BASE FLOOD ELEVATION, BUILDING LINE, BOULEVARD, BENCHMARK, BLOW-OFF VALVE, CENTERLINE, CENTER TO CENTER EACH WAY, COUNTY CLERK FILE NUMBER, CUBIC FEET, CUBIC FEET PER SECOND, CENTERLINE, CLEAN OUT, CONCRETE, CEMENT STABILIZED SAND, CURB YARDS, DRAINAGE AREA, DOUBLE, DRAINAGE EASEMENT, DUCTILE IRON, DIAMETER, DRIVE, EASTING/EAST, EDGE OF ASPHALT, ELEVATION, EASEMENT, EACH WAY, EXISTING, FINISHED FLOOR, FINISHED GRADE, FIRE HYDRANT, FLOW LINE, FORCE MAIN, FOLDING, FLOODPLAIN, FEET PER SECOND, FLOODWAY, GATE VALVE LINE, GALLOON PER MINUTE, GUY WIRE, GATE VALVE, GATE VALVE AND BOX, HIGH BANK, HANDICAP, HIGH DENSITY POLYETHYLENE PIPE, HYDRAULIC GRAD LINE, HOT MIX ASPHALT CONCRETE, INSIDE DIAMETER, INCHES, INTERSECTION, IRON PIPE, IRON ROD, JUNCTION BOX, LENGTH, LINEAR FEET, LOOP, LEFT, MAXIMUM, MATCH EXISTING ELEVATION, MATCH EXISTING PAVEMENT, MANHOLE, MINIMUM, MODIFIED, NORTH/SOUTH, NATURAL GROUND, NUMBER, NOT TO SCALE, ON CENTER, OFF CENTER EACH WAY, OUTSIDE DIAMETER, OFFSET, OVERHEAD ELECTRIC, OFFICIAL PUBLIC RECORDS, POINT OF BEGINNING, POINT OF COMMENCEMENT, POWERHOLE, POLYPROPYLENE PIPE, PROPOSED, POLYNS PER SQUARE INCH, POLYNS CHLORIDE PIPE, POINT OF VERTICAL INTERSECTION, PAVEMENT, RADIUS, REINFORCED CONCRETE PIPE, REDUCERS, RESERVE, RIGHT OF WAY, RIGHT, SOUTH, SANITARY SEWER, SQUARE FEET, SHOW/DR, SHEET, SINGLE, STATION, STORMSEWER, SIDEWALK, SQUARE YARDS, TOP OF BANK, TEMPORARY BENCHMARK, TOP OF CURB, TEMPORARY, TOP OF GRATE OR RIM, TOP OF PAVEMENT, TRIF PRESERVATION EASEMENT, TRIF PRESERVATION ZONE, TRIF SLEEVE AND VALVE, TYPE, TYPICAL, UTILITY, VERTICAL INTERSECTION POINT, WEST, WITH, WATER LINE, WATER SURFACE ELEVATION, X AXIS, Y AXIS, YEAR.

3/1/140005/14320/ENGINEERING-SURVEY/DRAWINGS/14320\_SHEET SET (LDMG)

Table with 4 columns: NO., DATE, DESCRIPTION, APPROVED. Includes a row for DATE May 25, 2023 and a REVISIONS section.

DESIGNED MS
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CHECKED
DATE May 25, 2023
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
4005 TECHNOLOGY DRIVE, SUITE 1330
ANGLETON, TEXAS 77515 (979) 849-6681
REG. NO. F-825

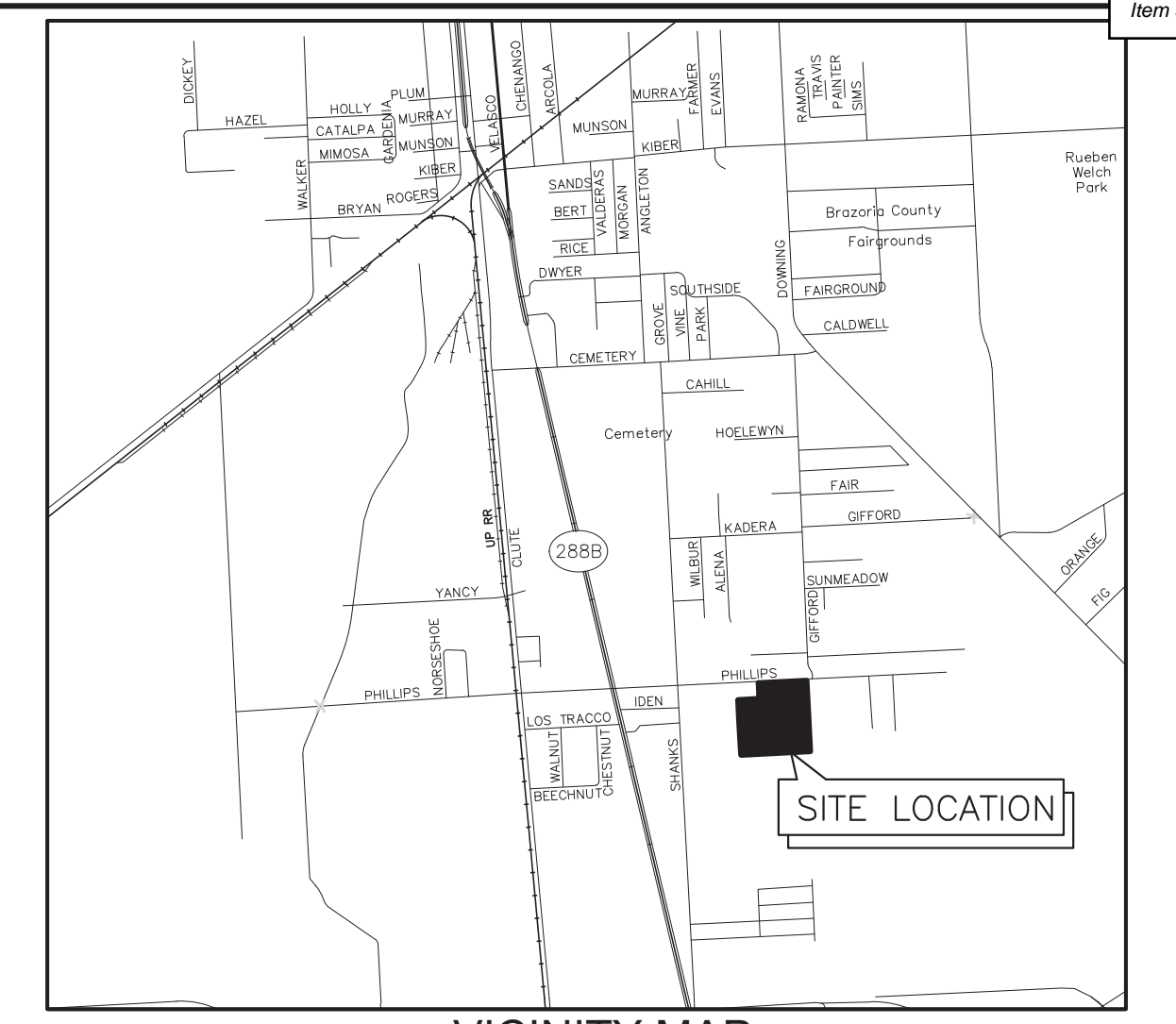
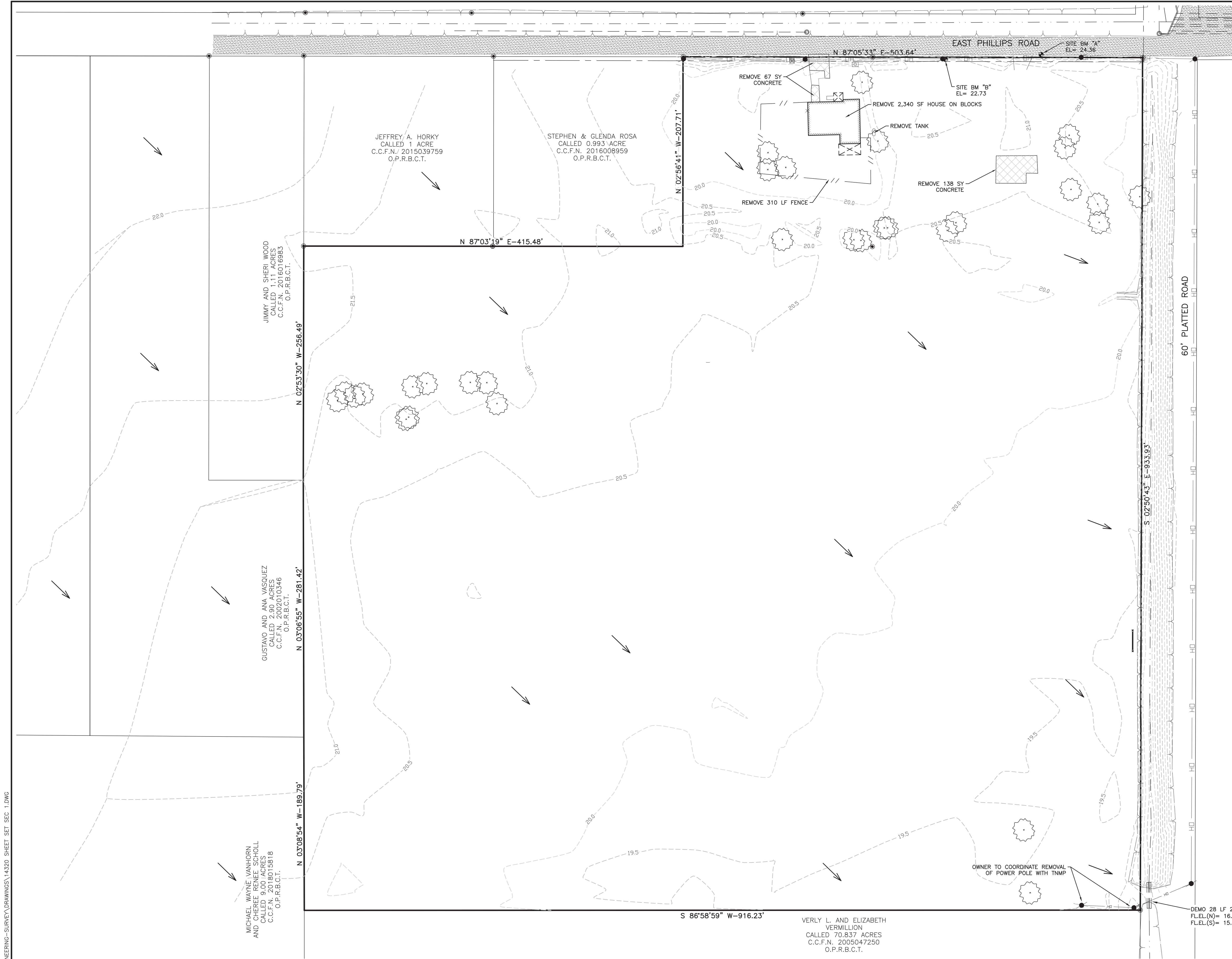
The seal appearing on this document was authorized by Miguelangel A. Saucedo P.E. 121992 05-25-2023

OWNER: Mike Morgan 979-236-5089 dmmorganjr@yahoo.com
PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

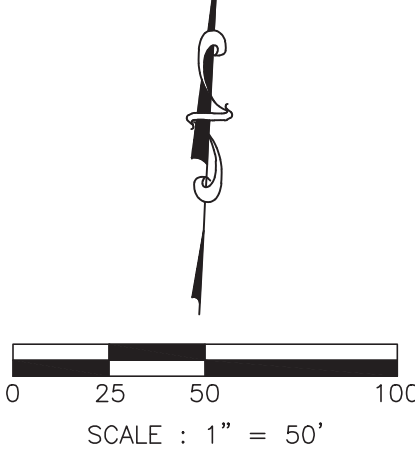
ANGLETON PARK PLACE SECTION 1 ANGLETON, TEXAS
PLANS FOR GRADING, PAVING, UTILITIES AND DETENTION

CONSTRUCTION NOTES
PROJECT NO. 14320





VICINITY MAP



FLOOD ZONE STATEMENT

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48039C0445K EFFECTIVE DECEMBER 30, 2020, THE SITE LIES FULLY IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

PROJECT BENCHMARK:

ANGLETON = PUBLISHED ELEVATION = 25.81'  
TRIANGULATION STATION DISK SET IN TOP OF CONCRETE POST STAMPING; ANGLETON 1931 LOCATED ABOUT 1 MILE SOUTHWEST OF ANGLETON ON LAND OWNED BY MR. JAMISON, 40 FEET NORTH EAST OF COUNTY ROAD 221, NEAR MAIN GATE TO HOMESITE.

TEMPORARY BENCHMARK ON SITE: TOP BOLT ON FIRE HYDRANT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF EAST PHILLIPS ROAD AND THE NORTH PROPERTY LINE OF SUBJECT PROPERTY.  
TBM = 24.82'

SITE BENCHMARKS:

SITE BM "A"

"LL" STAMP IN FIRE HYDRANT LOCATED ON SOUTH SIDE OF PHILLIPS ROAD, CENTERED ON NORTH PROPERTY LINE.  
ELEVATION = 24.36

SITE BM "B"

A 60D NAIL IN EAST FACE OF A POWER POLE LOCATED ON NORTH WEST CORNER OF PROPERTY ON SOUTH SIDE OF PHILLIPS ROAD.  
ELEVATION = 22.73

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

SYMBOLS

- = FND IMPLEMENT AS NOTED
- = SET 5/8" IRON ROD
- ⊙ = BENCHMARK
- ⊕ = GAS VALVE
- ⊖ = GAS METER
- ⊗ = IRRIGATION CONTROL
- ⊘ = WATER VALVE
- ⊙ = WATER METER
- ⊕ = FIRE HYDRANT
- ⊖ = GUY WIRE
- ⊗ = POWER POLE
- ⊘ = SIGNAL POLE
- ⊙ = LIGHT POLE
- ⊕ = LIGHT BOLLARD
- ⊖ = BOLLARD
- ⊗ = MONITOR WELL
- ⊘ = CLEANOUT
- ⊙ = SIGN
- ⊕ = TELE PEDESTAL
- ⊖ = TREE
- ⊗ = MANHOLE
- ⊘ = INLET

LEGEND:

- EXISTING OVERFLOW PATH
- ⊕ EXISTING NATURAL GROUND EL

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REVISIONS			

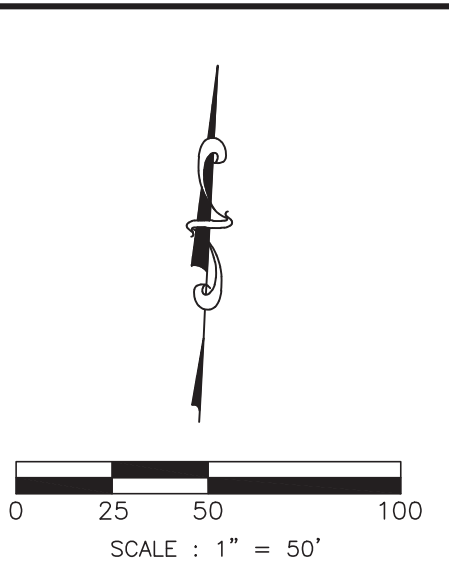
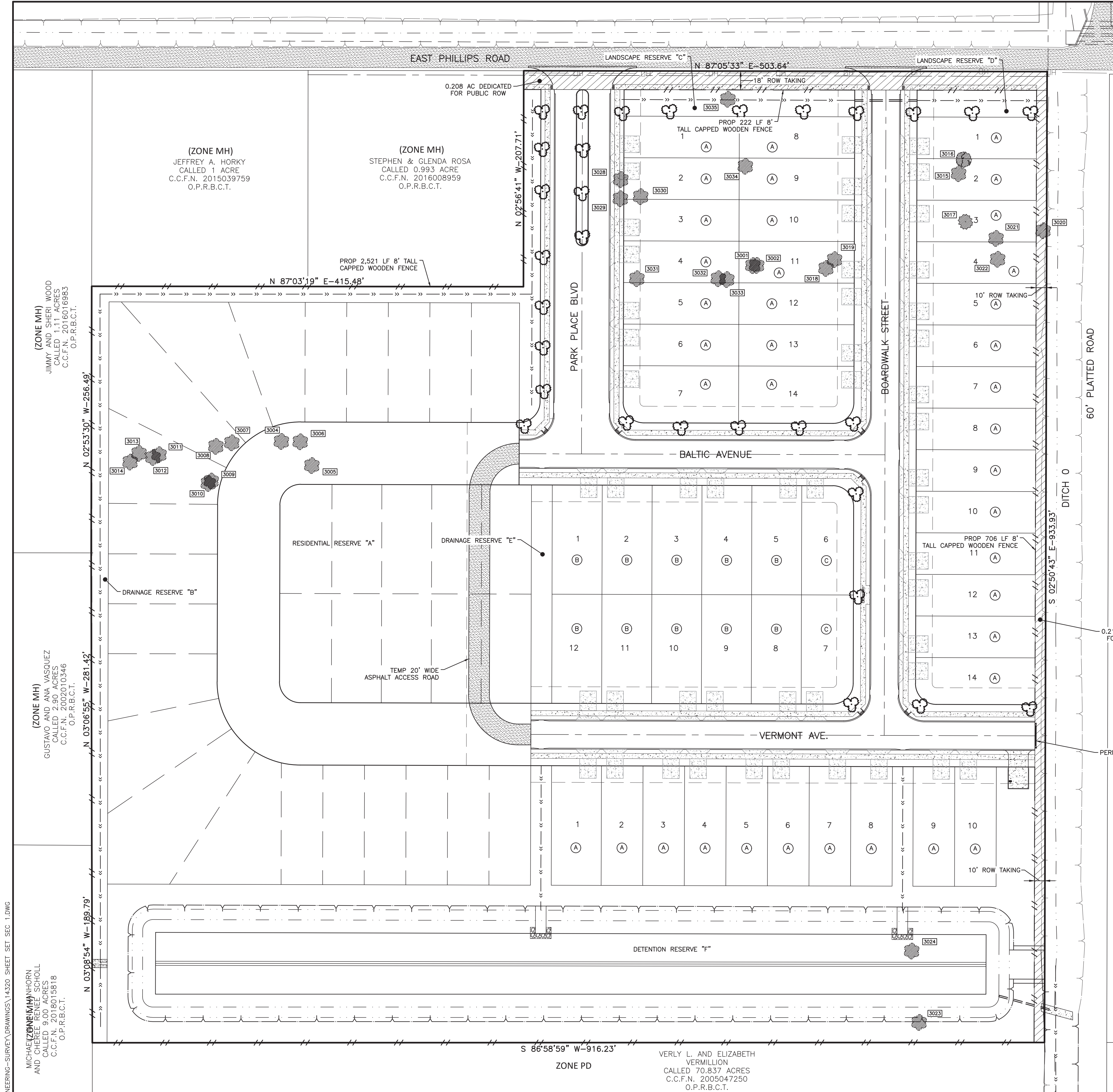
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OWNER:  
**Mike Morgan**  
979-236-5089  
dmmorganjr@yahoo.com

PLAN: 1" = 50'  
PROFILE:  
HORIZONTAL:  
VERTICAL:

**ANGLETON PARK PLACE SECTION 1**  
**ANGLETON, TEXAS**  
**PLANS FOR**  
**GRADING, PAVING, UTILITIES**  
**AND DETENTION**

EXIST CONDITIONS  
PROJECT NO. 14320



**TREE LEGEND**

- HERITAGE TREE (PECAN & LIVE OAK)
- SIGNIFICANT TREE (OAK & ELM)
- INSIGNIFICANT TREE (ALL OTHER TYPES)
- PROPOSED TREE (FROM LIST)

**TREE LIST**

COMMON NAME

- GREEN ASH
- BASSWOOD
- EASTERN COTTONWOOD
- AMERICAN ELM
- BLACK HICKORY
- SOUTHERN MAGNOLIA
- RED MAPLE
- BUR OAK
- CALIFORNIA FAN PALM
- LOBLOLLY PINE
- SWEETGUM

**TREES TO BE REMOVED**

ID	TYPE	DIAMETER (INCH)	TYPE	STATUS
3001	TALLOW	24	INSIGNIFICANT	REMOVE
3002	TALLOW	24	INSIGNIFICANT	REMOVE
3004	TALLOW	16	INSIGNIFICANT	REMOVE
3005	TALLOW	20	INSIGNIFICANT	REMOVE
3006	TALLOW	12	INSIGNIFICANT	REMOVE
3007	TALLOW	22	INSIGNIFICANT	REMOVE
3008	TALLOW	11	INSIGNIFICANT	REMOVE
3009	TALLOW	12	INSIGNIFICANT	REMOVE
3010	TALLOW	12	INSIGNIFICANT	REMOVE
3011	TALLOW	22	INSIGNIFICANT	REMOVE
3012	TALLOW	24	INSIGNIFICANT	REMOVE
3013	TALLOW	28	INSIGNIFICANT	REMOVE
3014	TALLOW	28	INSIGNIFICANT	REMOVE
3015	TALLOW	15	INSIGNIFICANT	REMOVE
3016	OAK	28	SIGNIFICANT	REMOVE
3017	PECAN	30	HERITAGE	REMOVE
3018	TALLOW	28	INSIGNIFICANT	REMOVE
3019	TALLOW	30	INSIGNIFICANT	REMOVE
3020	HACKBERRY	30	INSIGNIFICANT	REMOVE
3021	HACKBERRY	12	INSIGNIFICANT	REMOVE
3022	TALLOW	24	INSIGNIFICANT	REMOVE
3023	TALLOW	28	INSIGNIFICANT	REMOVE
3024	TALLOW	30	INSIGNIFICANT	REMOVE
3028	TALLOW	15	INSIGNIFICANT	REMOVE
3029	TALLOW	15	INSIGNIFICANT	REMOVE
3030	HACKBERRY	12	INSIGNIFICANT	PERSERVE
3031	TALLOW	24	INSIGNIFICANT	PERSERVE
3032	TALLOW	24	INSIGNIFICANT	REMOVE
3033	TALLOW	10	INSIGNIFICANT	REMOVE
3034	TALLOW	12	INSIGNIFICANT	REMOVE
3035	MAPLE	14	INSIGNIFICANT	REMOVE

TOTAL NUMBER OF HERITAGE TREES = 1  
 TOTAL CALIPER OF HERITAGE TREES = 30 IN

HERITAGE TREES TO BE REMOVED = 1  
 CALIPER OF REMOVED HERITAGE TREES = 30 IN

HERITAGE & SIGNIFICANT TREES TO BE PRESERVED = 0  
 CALIPER OF HERITAGE/SIGNIFICANT TREES TO BE PRESERVED = 0 IN

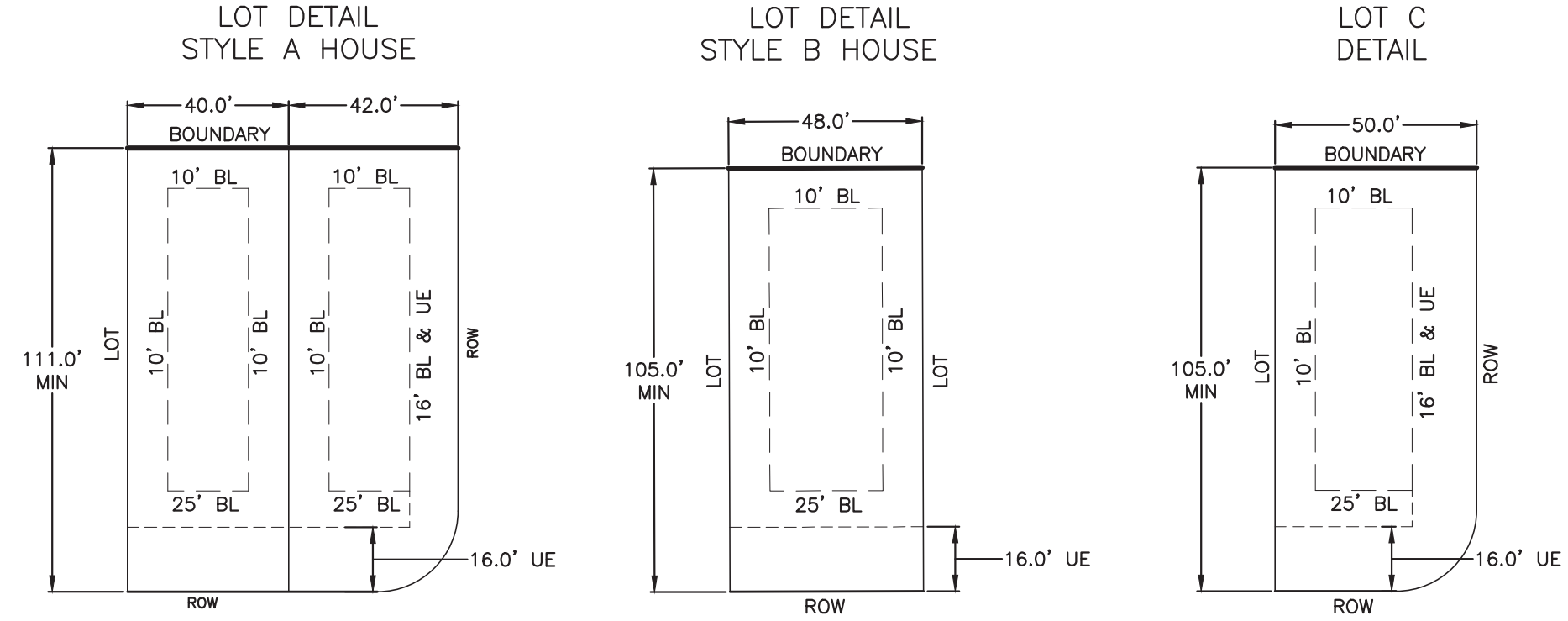
REQUIRED REPLACEMENT CALIPER = (30 - 0) X 3 = 90 IN

PER SECTION 23-60.H.7 OF THE ANGLETON LDC, THE HOMEOWNER WILL PROVIDE TWO TREES PER LOT IN ADDITION TO THE REQUIRED REPLACEMENT CALIPER. THE LAND DEVELOPER WILL PROVIDE 30 3"-DIAMETER TREES (TOTAL = 90") IN ADDITION TO TWO TREE PER LOT REQUIREMENT.

THE PROPOSED TREES SHOWN ON THIS SHEETS ARE REQUIRED PRIOR TO THE CITY'S ACCEPTANCE OF THE SUBDIVISION AND WILL BE INSTALLED BY THE DEVELOPER.

AN ADDITIONAL TWO TREES PER LOT WILL BE PLANTED BY THE HOME BUILDER.

- HOUSE DIMENSIONS LEGEND:**
- (A) 16' X 76'
  - (B) 28 X 65'
  - (C) 24' X 65'



**SYMBOLS LEGEND**

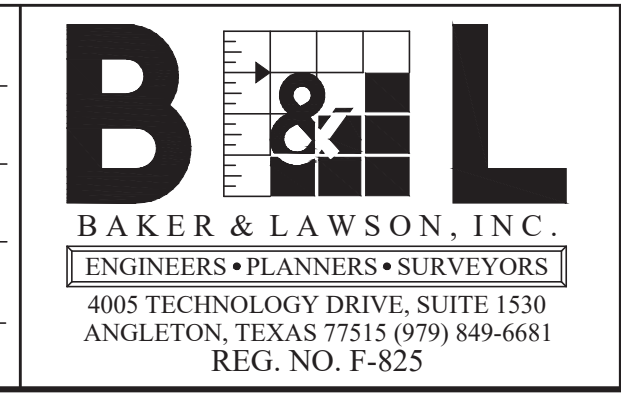
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- TOP BANK
- STORM SEWER LINE
- RCP, BOX CULVERT, OR PP
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)
- PROPOSED SIDEWALK (IN CONTRACT)
- PROPOSED CASING FOR WATERLINE AND SAN SEW CONFLICT

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 ENGINEERS • PLANNERS • SURVEYORS  
 4005 TECHNOLOGY DRIVE, SUITE 1330  
 ANGLETON, TEXAS 77515 (979) 849-6681  
 REG. NO. F-825



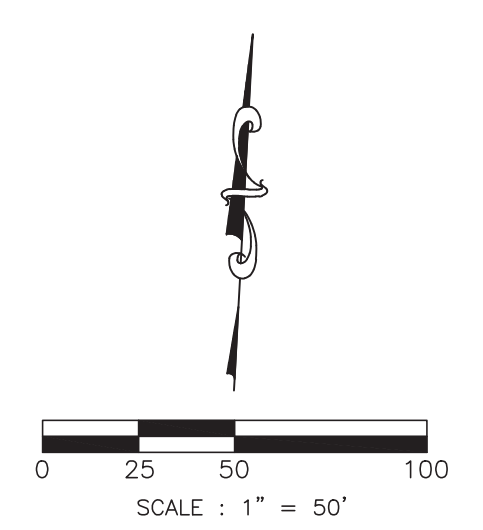
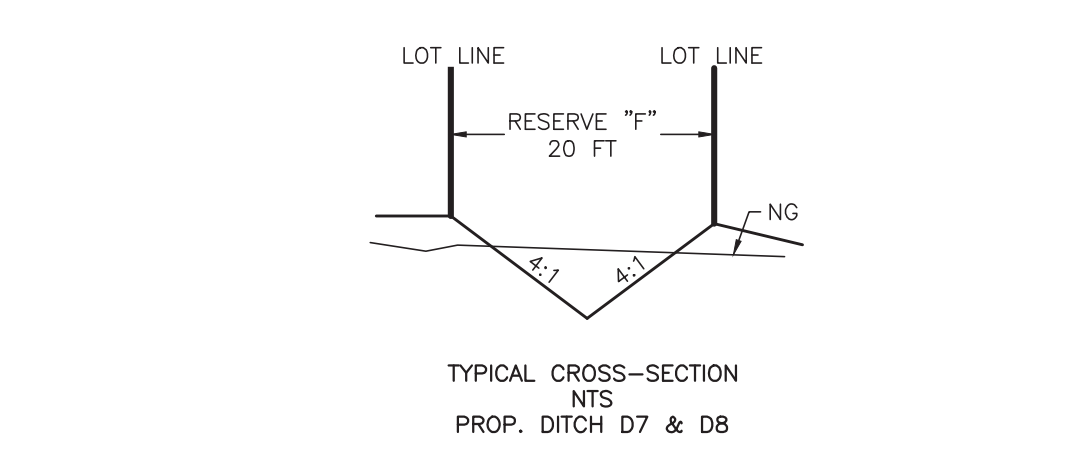
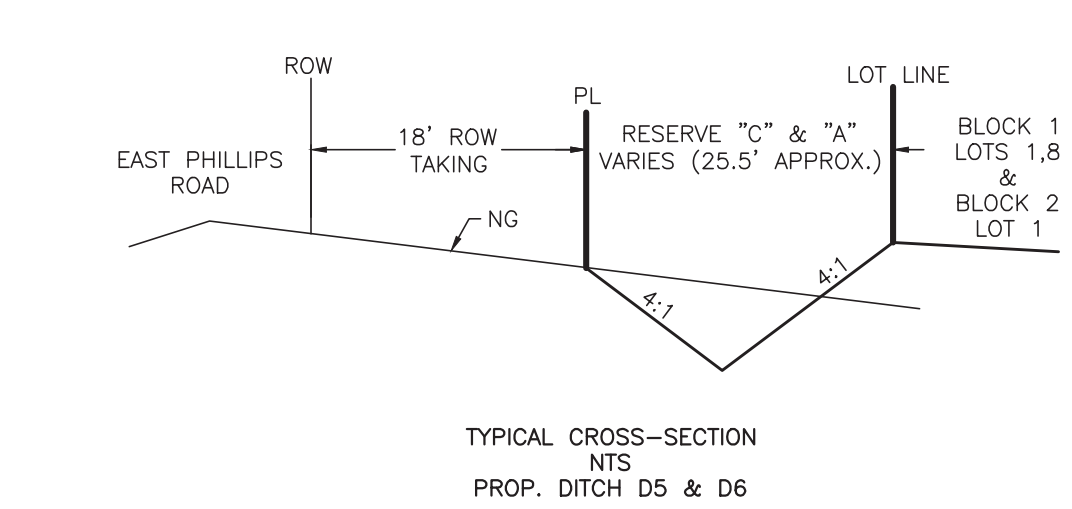
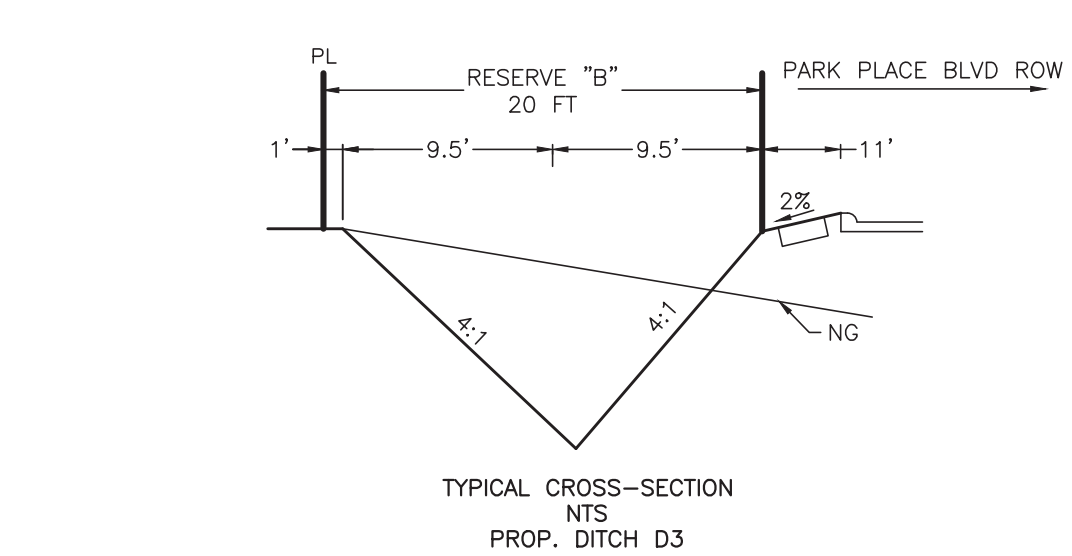
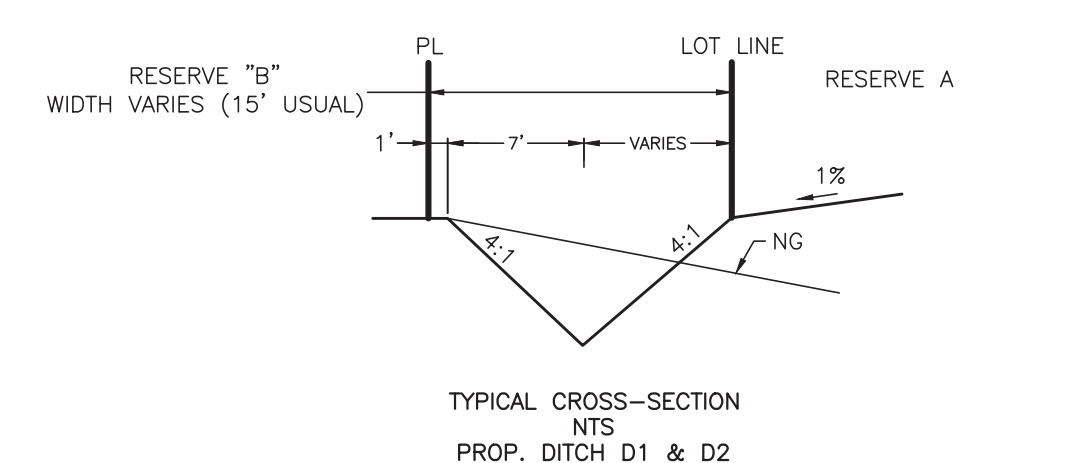
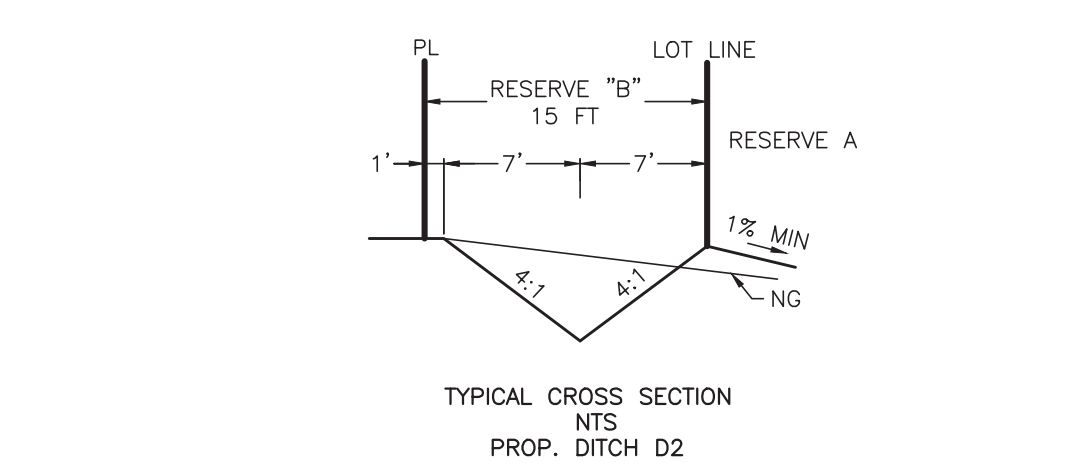
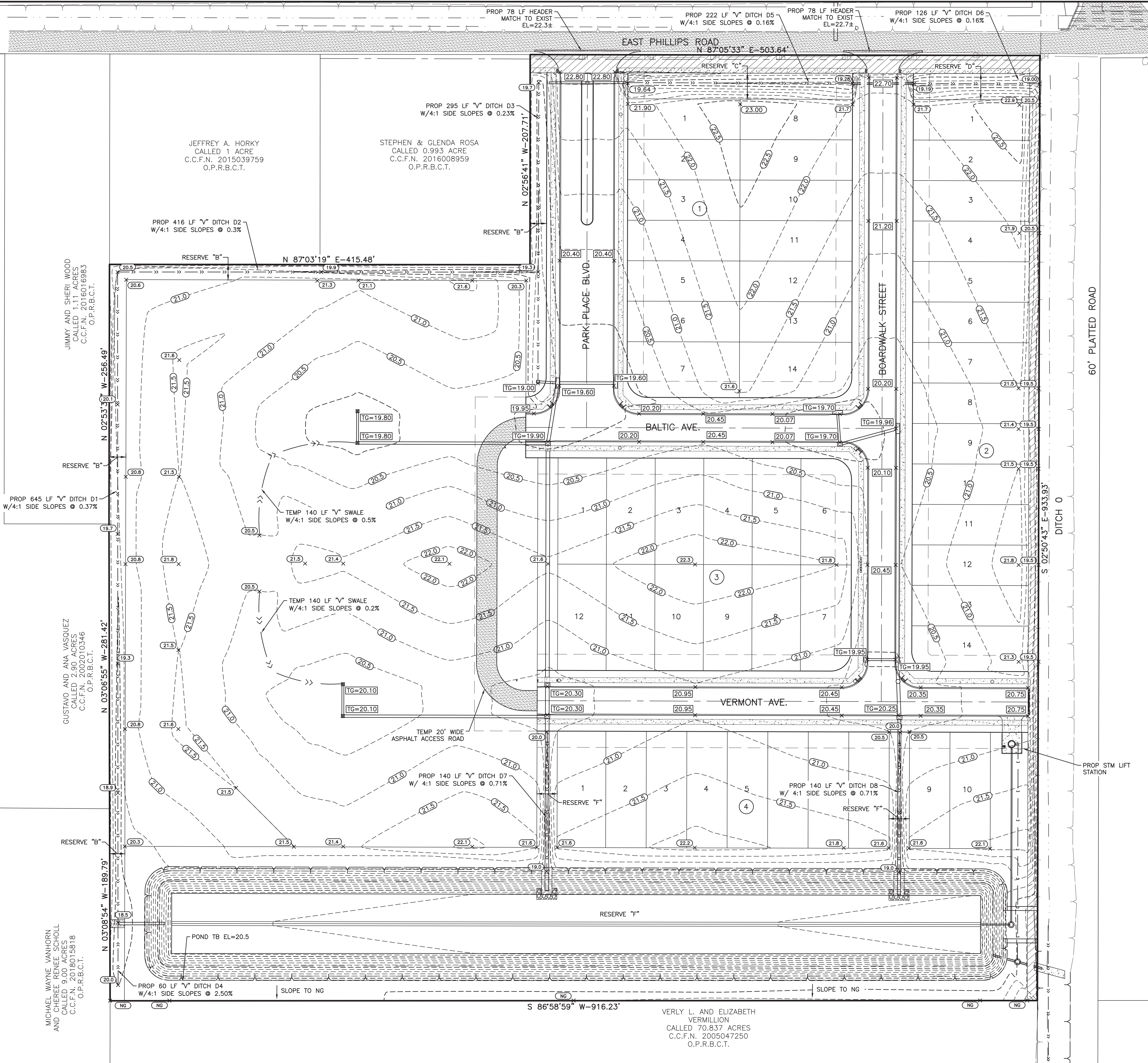
OWNER:  
 Mike Morgan  
 979-236-5089  
 dmmorganjr@yahoo.com

PLAN: 1" = 50'  
 PROFILE:  
 HORIZONTAL:  
 VERTICAL:

ANGELTON PARK PLACE SECTION 1  
 ANGLETON, TEXAS  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

SITE PLAN &  
 HERITAGE TREE  
 PRESERVATION

PROJECT NO. 14320



**SYMBOLS LEGEND**

- EXIST GRADE ELEVATION
- PROP GRADE ELEVATION
- PROP TOP OF 4" CURB ELEVATION
- PROP TOP OF 6" CURB ELEVATION
- PROP RIM ELEVATION OF CURB INLET
- PROP GUTTER LINE ELEVATION
- PROP TOP OF CONCRETE PAVEMENT
- PROP TOP OF GRATE INLET
- DOUBLE WATER METER
- SINGLE WATER METER
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- WATER VALVE
- TAPPING SLEEVE AND VALVE
- STORM SEWER MANHOLE (STM MH-1)
- SANITARY SEWER MANHOLE (SAN MH-1)
- DOUBLE SAN. WYE CONNECTION
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- DRIVEWAY SWING INDICATOR
- TOP BANK
- STORM SEWER LINE (RCP, BOX CULVERT, OR PP)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)
- PROP SIDEWALK (IN CONTRACT)
- PROP. CASING FOR WATERLINE AND SAN SEW CONFLICT

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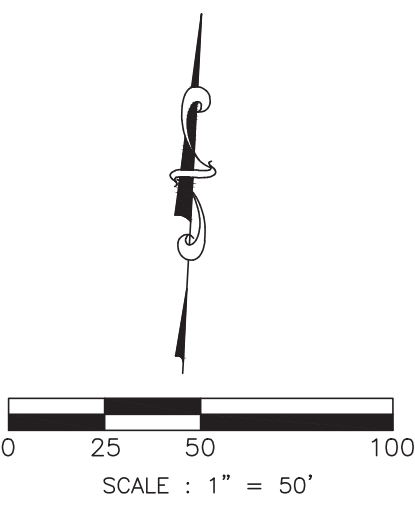
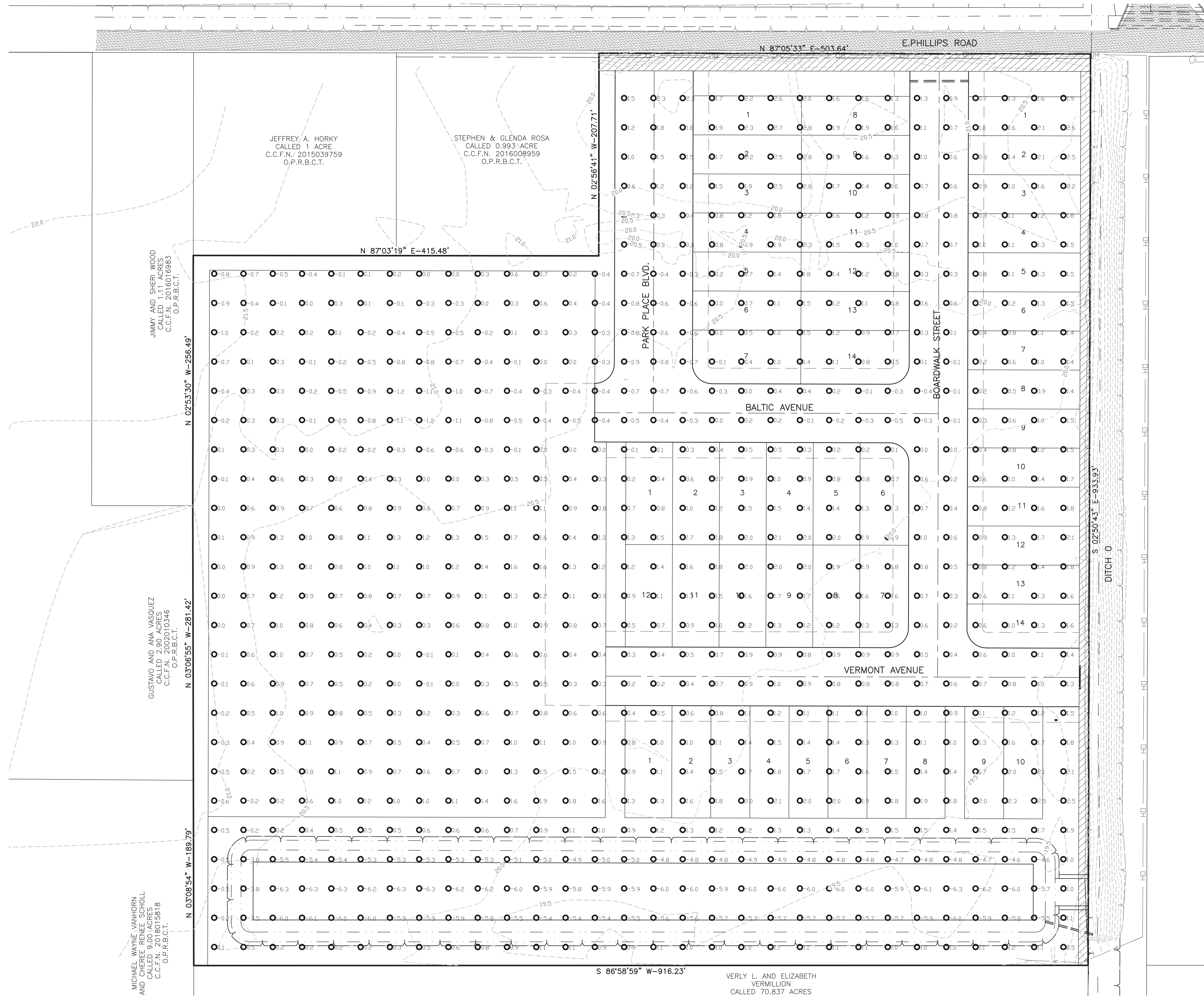
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 dmmorganjr@yahoo.com

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**ANGLETON PARK PLACE SECTION 1**  
**ANGLETON, TEXAS**  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

LOT GRADING PLAN  
 PROJECT NO. 14320



**EARTHWORK QUANTITY:**  
 CUT VOLUME: 16,890 CuYd  
 FILL VOLUME: 20,333 CuYd  
 NET FILL : 3,443 CuYd

ESTIMATED ROADWAY EXCAVATION = 2,545 CY (CUT)  
 ESTIMATED UTILITY SPOILS = 2,663 CY (CUT)  
 ADJUSTED NET = 3,443 (FILL) - 2545 (CUT) -2,663 CUT  
 = 1,765 CY (CUT)  
 CONTRACTOR TO SPREAD EXCESS FILL ON LOTS (1,765 CY =1.0")

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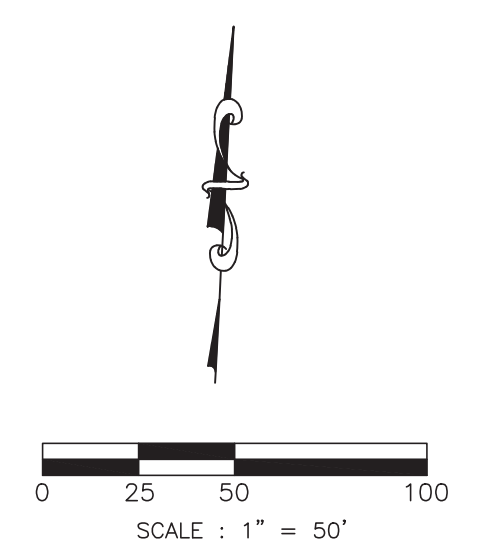
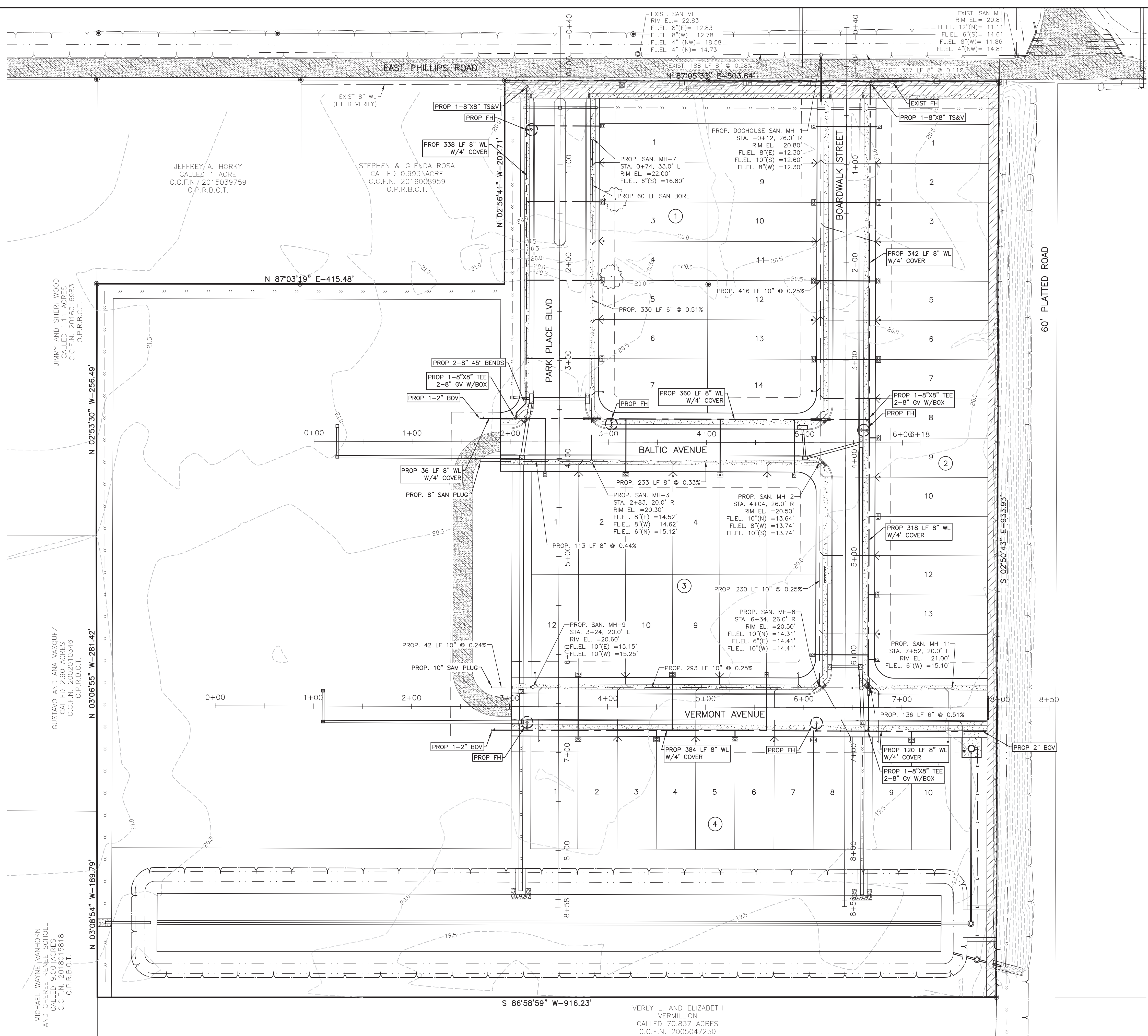
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**ANGLETON PARK PLACE SECTION 1**  
**ANGLETON, TEXAS**  
**PLANS FOR**  
**GRADING, PAVING, UTILITIES**  
**AND DETENTION**

CUT & FILL  
 CALCULATIONS  
 PROJECT NO. 14320



**SYMBOLS LEGEND**

- EXIST GRADE ELEVATION
- PROP GRADE ELEVATION
- PROP TOP OF 4" CURB ELEVATION
- PROP TOP OF 6" CURB ELEVATION
- PROP RIM ELEVATION OF CURB INLET
- PROP GUTTER LINE ELEVATION
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- (D3034, SDR 26, 160 PR)
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**ANGLETON, TEXAS**  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

UTILITY LAYOUT  
 PROJECT NO. 14320

STORM SEWER CALCULATIONS (5-YEAR AND 100 YEAR FREQUENCY STORM)

PROJECT: ANGLETON PARK PLACE  
JOB NO: 15253

Table with columns: DRAINAGE AREA, FROM INLET, TO INLET, AREA, CUMM. AREA, RUNOFF COEFF. C, C\*A, SUM OF C\*A, TIME OF CONC., INTENSITY i, SUM OF FLOWS, REACH LENGTH, DIAM OR RISE, SPAN, AREA, SLOPE, MANNINGS "N", DESIGN CAPACITY, DESIGN VELOCITY, FALL, MH DROP, FLOWLINE UP STREAM, FLOWLINE DOWN STREAM, ACTUAL VELOCITY, HYDRAULIC GRADIENT, CHANGE IN HEAD, HYD GRAD UP STREAM, HYD GRAD DOWN STREAM, GUTTER UP STREAM. Includes sub-sections for SYSTEM (5 Year) and SYSTEM (100 Year).

STORM SEWER CALCULATIONS (5-YEAR AND 100 YEAR FREQUENCY STORM)

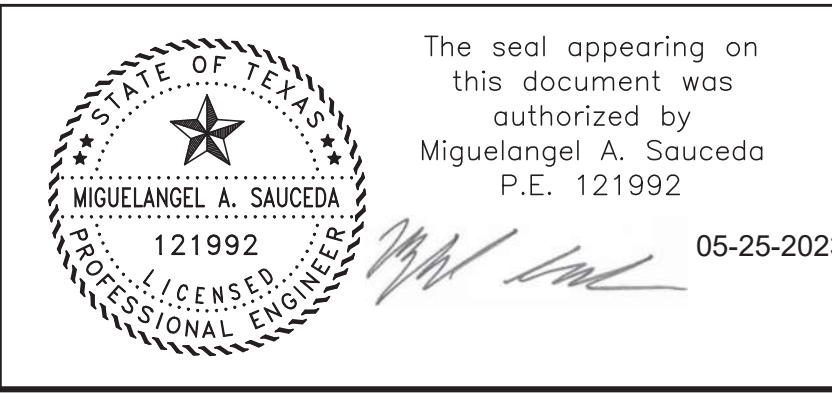
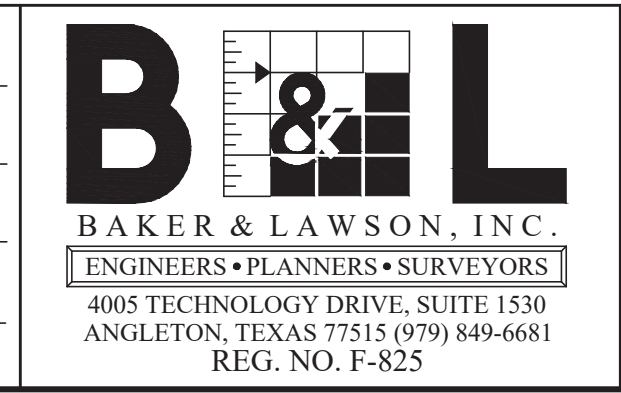
PROJECT: ANGLETON PARK PLACE  
JOB NO: 14320

Table with columns: DRAINAGE AREA, FROM INLET, TO INLET, AREA, CUMM. AREA, RUNOFF COEFF. C, C\*A, SUM OF C\*A, TIME OF CONC., INTENSITY i, SUM OF FLOWS, REACH LENGTH, DIAM OR RISE, SPAN, AREA, SLOPE, MANNINGS "N", DESIGN CAPACITY, DESIGN VELOCITY, FALL, MH DROP, FLOWLINE UP STREAM, FLOWLINE DOWN STREAM, ACTUAL VELOCITY, HYDRAULIC GRADIENT, CHANGE IN HEAD, HYD GRAD UP STREAM, HYD GRAD DOWN STREAM, GUTTER UP STREAM. Includes sub-sections for SYSTEM (5 Year) and SYSTEM (100 Year).

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Table with columns: NO., DATE, DESCRIPTION, APPROVED. Includes a section for REVISIONS.

DESIGNED MS  
DRAWN  
CHECKED  
DATE May 25, 2023

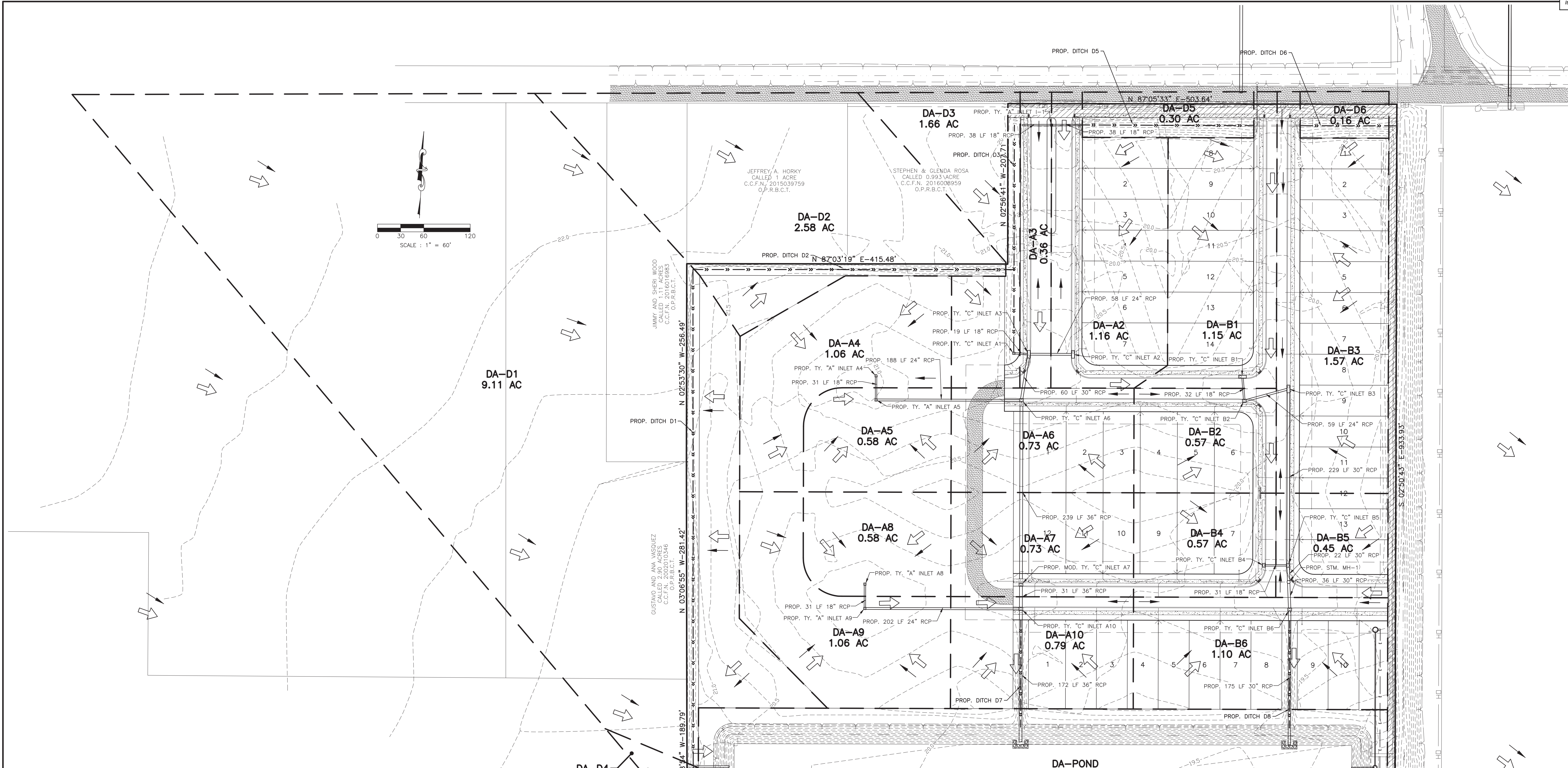


OWNER:  
Mike Morgan  
979-236-5089  
dmmorganjr@yahoo.com

PLAN:  
PROFILE:  
HORIZONTAL:  
VERTICAL:

ANGLETON PARK PLACE SECTION 1  
ANGLETON, TEXAS  
PLANS FOR  
GRADING, PAVING, UTILITIES  
AND DETENTION

STORM SEWER  
CALCULATIONS  
SYSTEM "A" &  
SYSTEM "B"  
PROJECT NO. 14320



**DRAINAGE HYDRAULIC CALCULATIONS FOR THE 100-YEAR STORM EVENT**

D.A. NO.	RUN	AREA (AC)	C	Tc (MIN)	Ditch Length (ft)	100-YR (in/hr)	CUMM AREA (AC)	WEIGHTED C	Factor of Safety	Q 100-YR (CFS)
DA-D1	DITCH 1	9.11	0.25	48.3	645	5.181	9.21	0.25	1.25	14.91
DA-D2	DITCH 2	2.58	0.25	27.7	416	6.725	2.58	0.25	1.25	5.42
DA-D3	DITCH 3	1.66	0.25	20.0	295	7.629	4.24	0.25	1.25	10.11
DA-D4	DITCH 4	0.10	0.25	20.0	189	7.629	0.43	0.25	1.25	1.03

**DITCH CAPACITY**

ID	DITCH DEPTH (FT)	FREEBOARD (FT)	WATER DEPTH (FT)	DITCH BOTTOM (W) FT	DITCH BOTTOM (S) FT	CROSS SEC AREA (A) SF	WET PERIMETER (P) FT	HYDRAULIC RADIUS (R) FT	ROUGHNESS COEFFICIENT	SLOPE (S) FT/FT	CAPACITY (Q) CFS	REQUIRED CAPACITY (Q) CFS
DITCH 1	2	0.5	1.5	0	4	9	6.18	1.46	0.025	0.0037	41.9	14.91
DITCH 2	1.5	0.5	1	0	4	4	4.12	0.97	0.025	0.002	10.4	5.42
DITCH 3	1.5	0.5	1	0	4	4	4.12	0.97	0.025	0.002	10.4	10.11
DITCH 4	2	0.5	1.5	0	4	9	6.18	1.46	0.025	0.002	30.8	1.03

Use 30" RCP for outfall of Ditches D1 (Capacity = 24.24 cfs)  
 Use 24" RCP for outfall of Ditches D2 and D3 (Capacity = 10.12 cfs)

DA-D4  
0.10 AC

**NOTE:**  
 DRAINAGE AREAS A5, A6, A9, AND A10 ARE DESIGNED FOR FUTURE DEVELOPMENT AND INCLUDED IN CONTRACT. TY "A" INLET WILL BE USED IN LUE OF TY "C" INLET UNTIL CONSTRUCTION OF FUTURE DEVELOPMENT.

**LEGEND**  
 PROP 100 YEAR FLOW PATH →  
 PROP 5 YEAR FLOW PATH →

NO.	DATE	DESCRIPTION	APPROVED
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 DRAWN  
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 DATE May 25, 2023

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 4005 TECHNOLOGY DRIVE, SUITE 1330  
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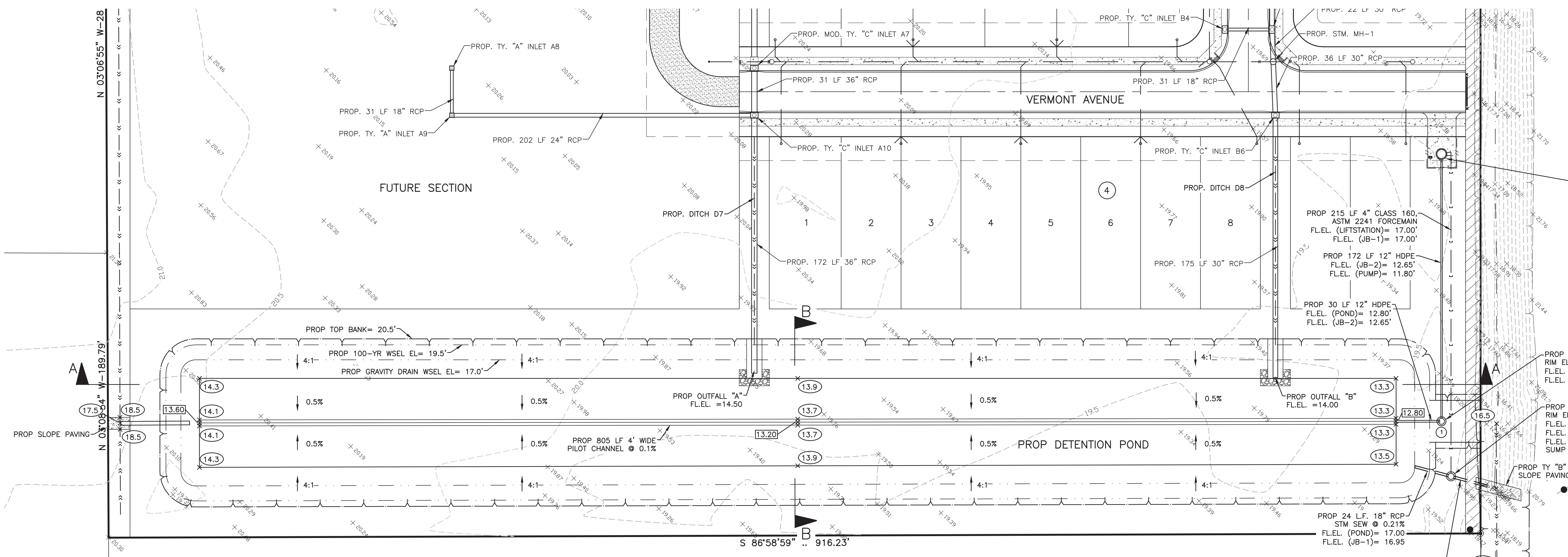
OWNER:  
**Mike Morgan**  
 979-236-5089  
 dmmorganjr@yahoo.com

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

**ANGLETON PARK PLACE SECTION 1**  
**ANGLETON, TEXAS**  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

DRAINAGE AREA MAP  
 PROJECT NO. 14320

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PROP 60" DIA LIFT STATION  
RIM = 21.20'  
F.L.E.L. 4" SCH80 PVC = 17.00'  
F.L.E.L. 12" HDPE = 11.80'  
BOTTOM = 9.20'

TRANSDUCER ELEVATIONS  
HIGH LEVEL ALARM = 17.00'  
PUMP #1 ON = 13.30'  
PUMP OFF = 12.30'

PROP STORM JB-2  
RIM EL. = 19.70  
F.L.E.L. 12"(W) = 12.65  
F.L.E.L. 12"(N) = 12.65

PROP STORM JB-1  
RIM EL. = 20.60  
F.L.E.L. 18"(W) = 16.95  
F.L.E.L. 18"(E) = 16.95  
F.L.E.L. 6"(N) = 17.00  
SUMP EL. = 16.50

PROP TY "B" SLOPE PAVING

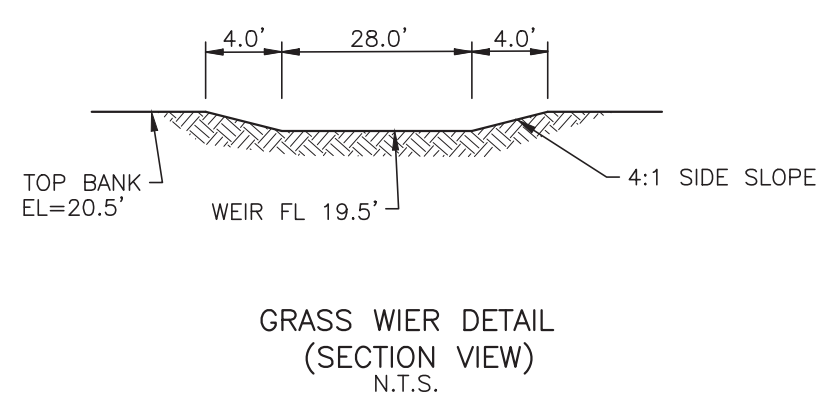
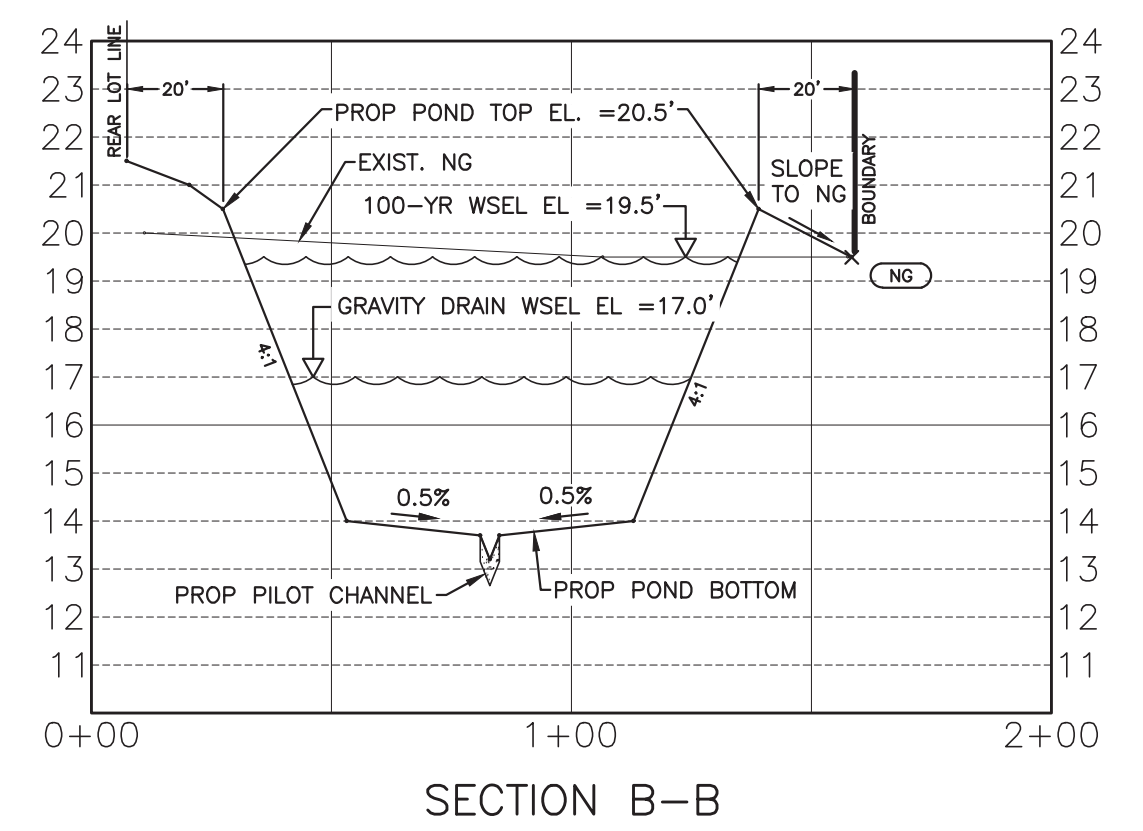
LIFT STATION INFORMATION

PROP STORM SEWER PUMP STATION 200 GPM (60" DIAMETER)  
2-200 GPM SUBMERSIBLE PUMPS (ALTERNATING PUMPS)

TOTAL HEAD ON LIFT STATION =  
(17.0' OUTLET EL - 11.80' INLET EL) +  
2.0' HEAD LOSS FOR FITTINGS +  
4.5' FRICTION LOSS IN 215 LF 4" PIPE = 11.7'

TOTAL VOLUME OF WATER TO PUMP = 179,467 CF  
PUMP FLOW RATE = 200 GPM = 38,500 CFD  
TOTAL PUMP TIME = 4.7 DAYS

PUMP DISCHARGE RATE = 0.45 CFS (2.1% OF ALLOWABLE)  
VELOCITY IN 4" PIPE = 5.1 FPS < 10 FPS



WEIR CALCULATIONS

TRAPEZOIDAL WEIR FORMULA

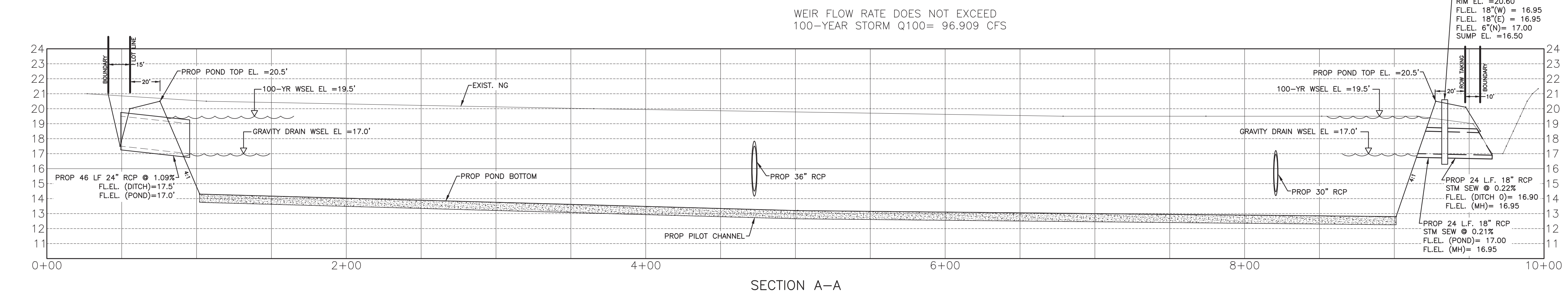
$$Q = 3.247LH^{1.48} - \frac{0.566L^{1.9}}{1 + 2L^{1.9}} H^{1.9} + 0.609H^{2.5}$$

Where:  
Q = Flow Rate in cfs.  
L = Width of the weir crest in feet.  
H = Height of the upstream water above the weir crest in feet.

L=	28 FT
H=	1 FT
Q=	91.13 CFS

① PROP 28" WIDE GRASSED OVERSPILL WEIR FOR EXTREME RAINFALL EVENT.

WEIR FLOW RATE DOES NOT EXCEED  
100-YEAR STORM Q100 = 96.909 CFS



- SYMBOLS LEGEND
- EXISTING GRADE ELEVATION
  - PROPOSED GRADE ELEVATION
  - PROPOSED TOP OF 4" CURB ELEVATION
  - PROPOSED TOP OF 6" CURB ELEVATION
  - PROPOSED RIM ELEVATION OF CURB INLET
  - PROPOSED GUTTER LINE ELEVATION
  - PROPOSED TOP OF CONCRETE PAVEMENT
  - PROPOSED TOP OF GRATE INLET
  - DOUBLE WATER METER
  - SINGLE WATER METER
  - FIRE HYDRANT
  - WATER VALVE
  - TAPPING SLEEVE AND VALVE
  - STORM SEWER MANHOLE (STM MH-1)
  - SANITARY SEWER MANHOLE (SAN MH-1)
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  - SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
  - WATERLINE (AWWA C900, CLASS 150, DR18)
  - PROPOSED SIDEWALK (IN CONTRACT)
  - PROPOSED CASING FOR WATERLINE AND SAN SEW CONFLICT

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DESIGNED	MS
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CHECKED	
DATE	May 25, 2023
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NO.	DATE	DESCRIPTION	APPROVED

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ANGLETON, TEXAS 77515 (979) 849-6681  
REG. NO. F-825

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121992  
LICENSED PROFESSIONAL ENGINEER

05-25-2023

OWNER:  
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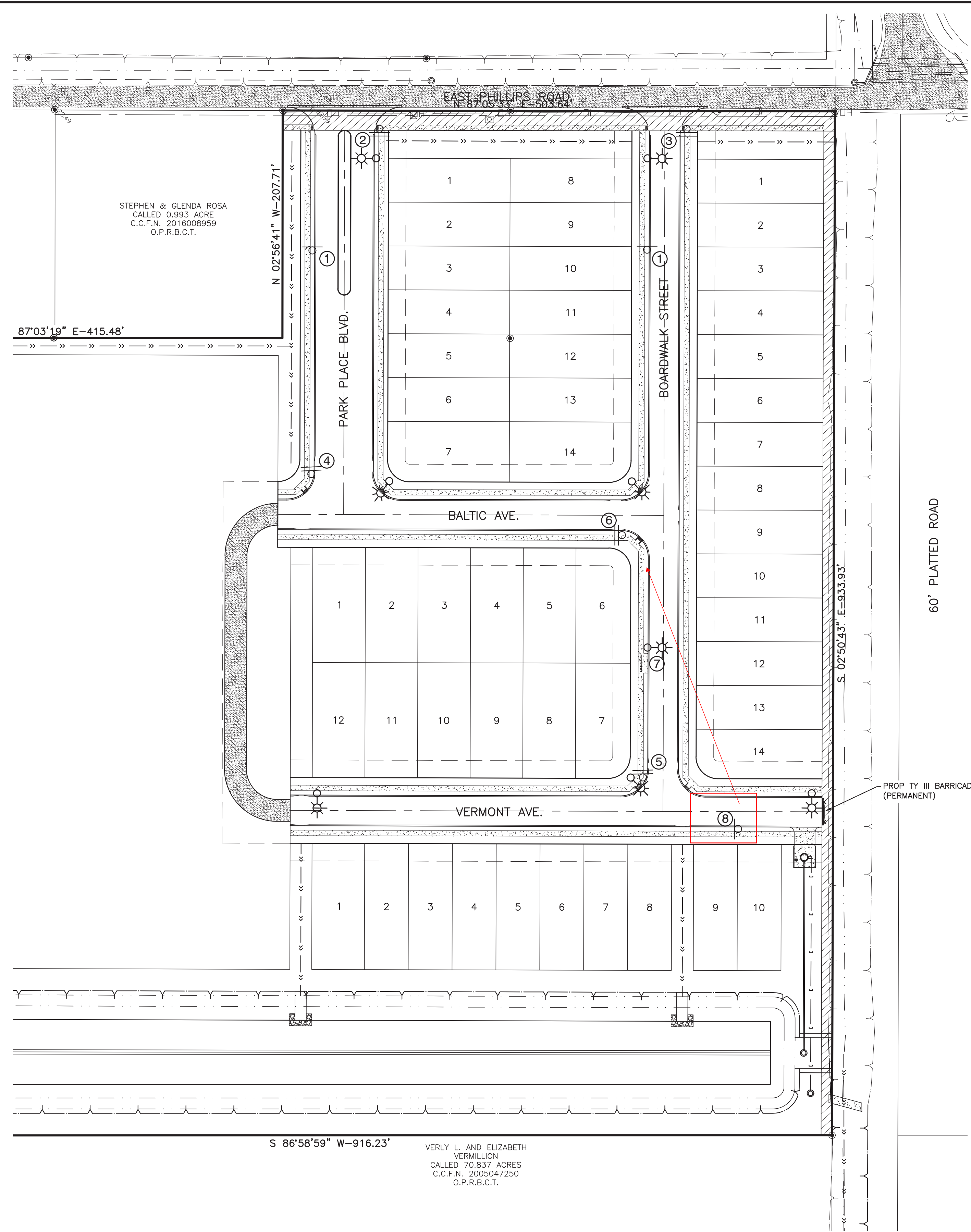
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PROFILE:  
HORIZONTAL: 1" = 40'  
VERTICAL: 1" = 4'

**ANGLETON PARK PLACE SECTION 1**  
**ANGLETON, TEXAS**  
PLANS FOR  
GRADING, PAVING, UTILITIES  
AND DETENTION

DETENTION POND LAYOUT  
& CROSS-SECTIONS

PROJECT NO. 14320





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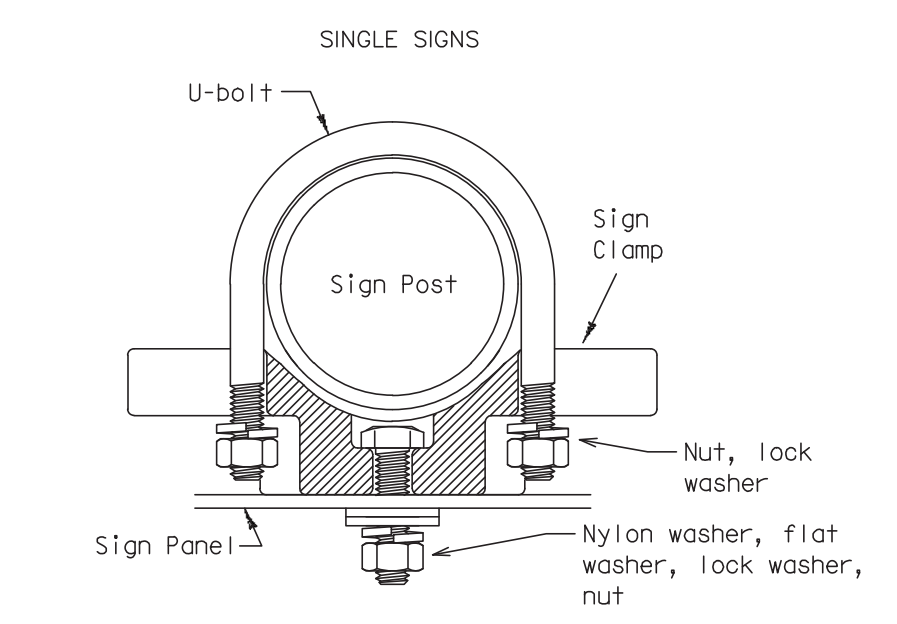
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OWNER:  
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 979-236-5089  
 dmmorganjr@yahoo.com

PLAN: 1" = 60'  
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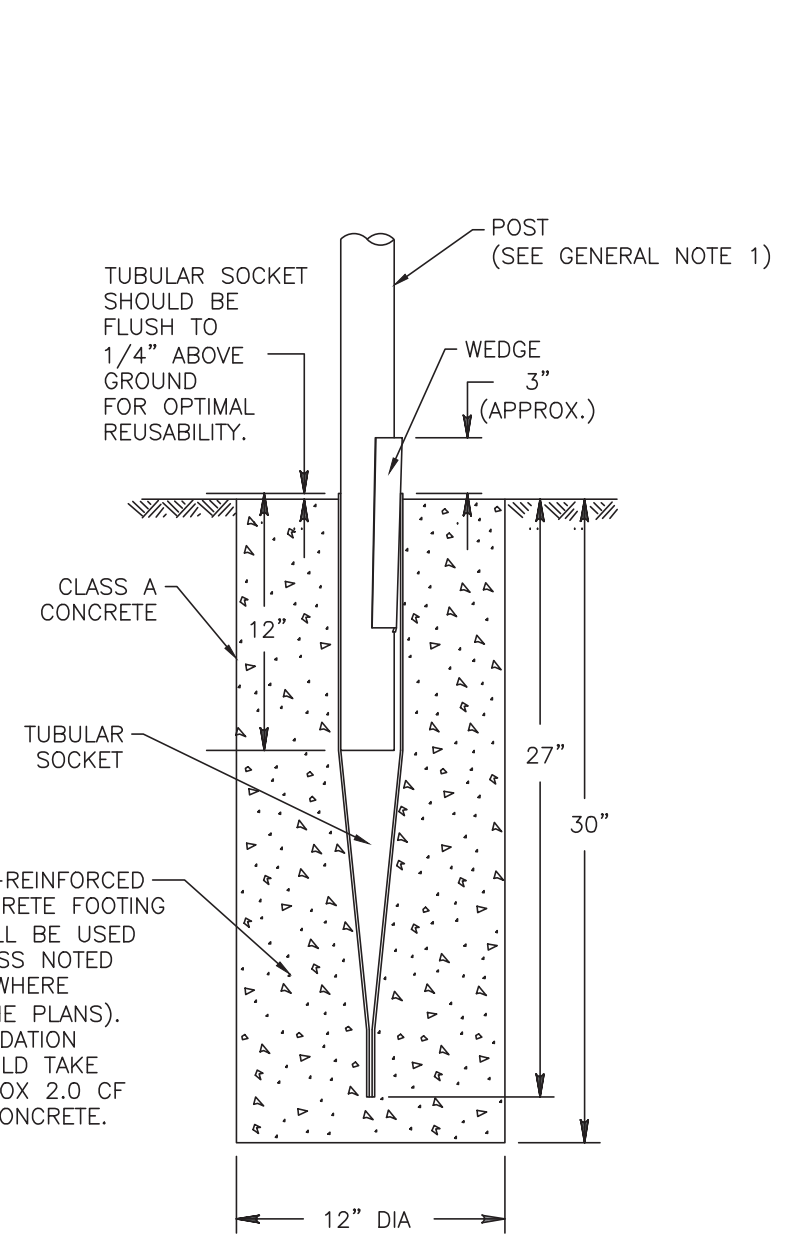
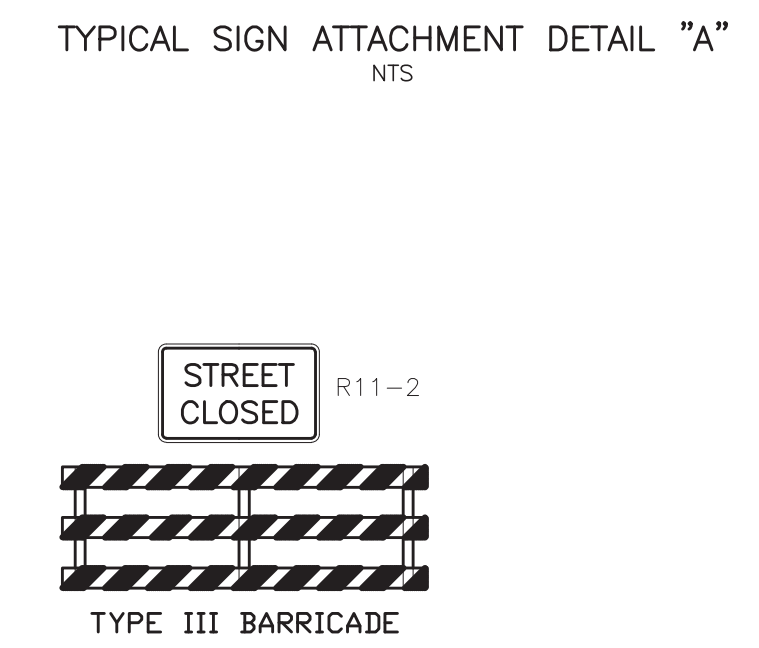
**ANGLETON PARK PLACE SECTION 1**  
 ANGLETON, TEXAS  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

PAVEMENT MARKING,  
 STREET SIGN, MAILBOX  
 & ROAD LIGHTING LAYOUT  
 PROJECT NO. 14320



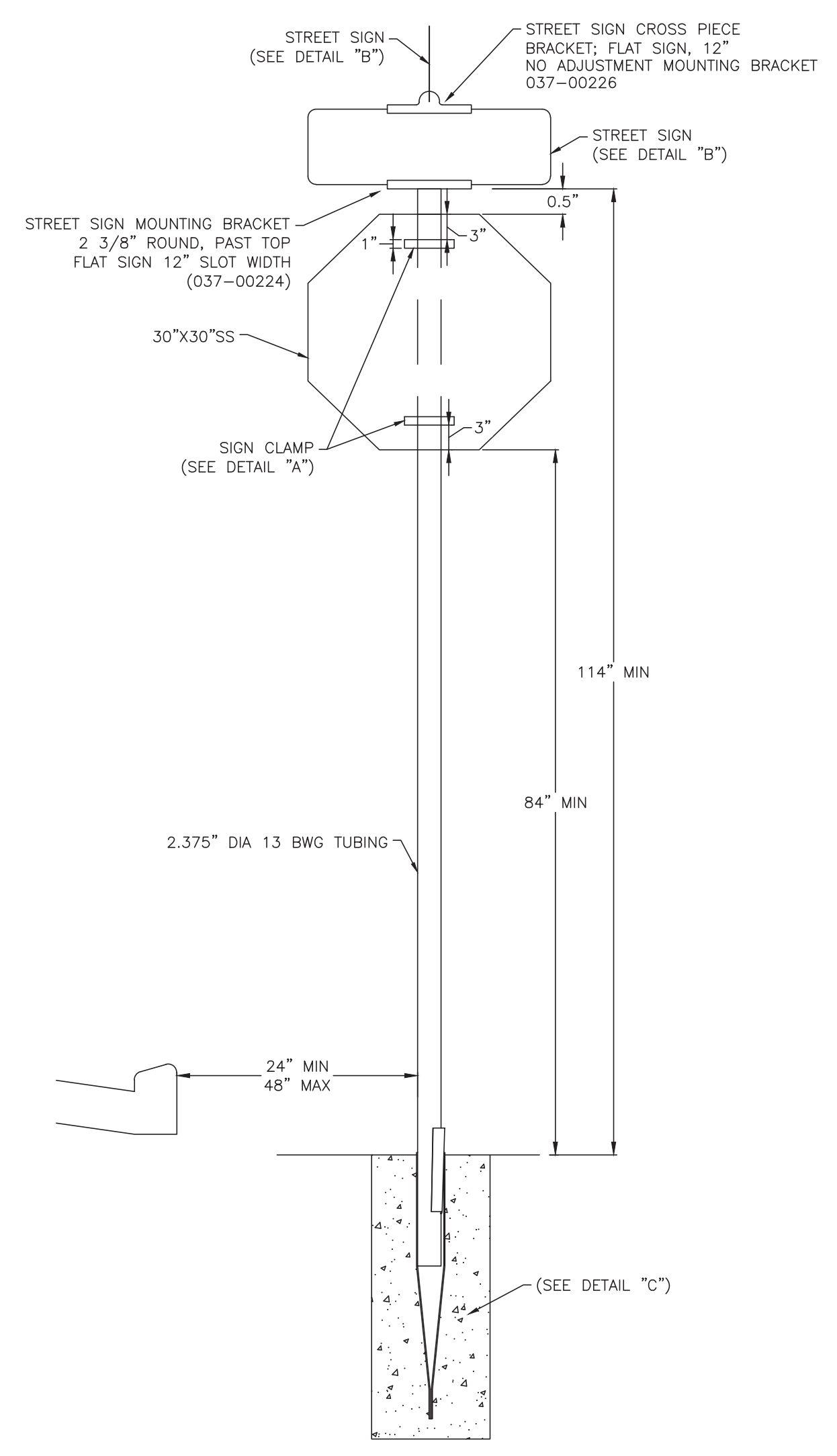
PIPE DIAMETER	APPROXIMATE BOLT LENGTH	
	SPECIFIC CLAMP	UNIVERSAL CLAMP
2" NOMINAL	3"	3 OR 3 1/2"
2 1/2" NOMINAL	3 OR 3 1/2"	3 1/2 OR 4"
3" NOMINAL	3 1/2 OR 4"	4 1/2"

GENERAL CONSTRUCTION NOTE:  
 BOLTS USED TO MOUNT SIGN PANELS TO THE CLAMP ARE 5/16-18 UNC GALVANIZED SQUARE HEAD WITH NUT, NYLON WASHER, FLAT WASHER AND LOCK WASHER. THE BOLT LENGTH IS 1 INCH FOR ALUMINUM.  
 WHEN TWO SIGN CLAMPS ARE USED TO MOUNT SIGNS BACK-TO-BACK, USE A 5/16-18 UNC GALVANIZED HEX HEAD PER ASTM A307 WITH NUT AND HELICAL-SPRING LOCK WASHER. THE APPROXIMATE BOLT LENGTHS FOR VARIOUS POST SIZES AND SIGN CLAMP TYPES ARE GIVEN IN THE TABLE AT RIGHT. THE BOLT LENGTH MAY NEED TO BE ADJUSTED DEPENDING UPON FIELD CONDITIONS.  
 SIGN CLAMPS MAY BE EITHER THE SPECIFIC SIZE CLAMP OR THE UNIVERSAL CLAMP.

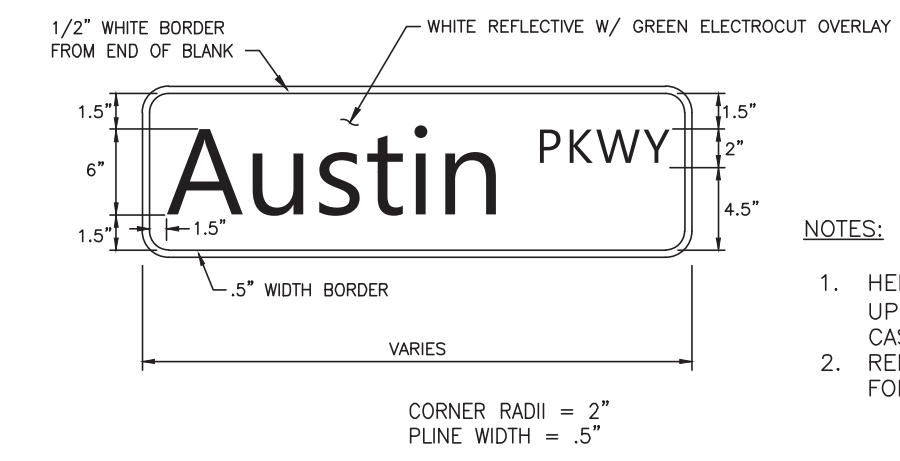


GENERAL CONSTRUCTION NOTE:  
 1. MATERIAL USED AS POST WITH THIS SYSTEM SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:  
 13 BWG TUBING C2.375" OUTSIDE DIAMETER (TWT)  
 0.095" NOMINAL WALL THICKNESS  
 SEAMLESS OR ELECTRIC-RESISTANCE WELDED STEEL TUBING  
 STEEL SHALL BE HSLAS OR 55 PER ASTM A1011 OR ASTM A1008  
 OTHER STEELS MAY BE USED IF THEY MEET THE FOLLOWING:  
 55,000 PSI MINIMUM YIELD STRENGTH  
 70,000 PSI MINIMUM TENSILE STRENGTH  
 18% MINIMUM ELONGATION IN 2"  
 WALL THICKNESS (UNCOATED) SHALL BE WITHIN THE RANGE OF .083" TO .099"  
 OUTSIDE DIAMETER (UNCOATED) SHALL BE WITHIN THE RANGE OF 2.369" TO 2.381"  
 GALVANIZATION PER ASTM 123 OR ASTM A653 G210. FOR PRECOATED STEEL TUBING (ASTM A653), RECOAT TUBE OUTSIDE DIAMETER WELD SEAM BY METALLIZING WITH ZINC WIRE PER ASTM B833.

STREET SIGN DETAIL "B" NTS

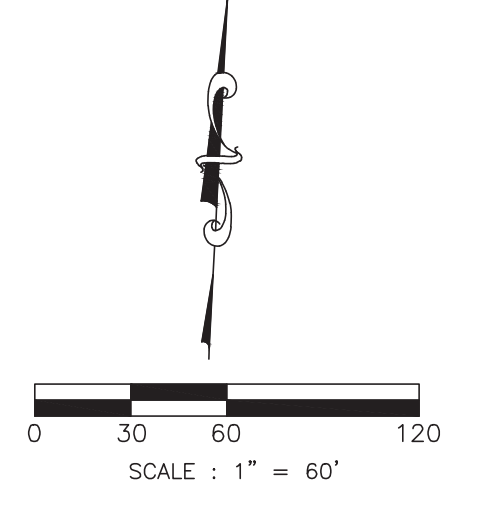


TYPICAL STREET SIGN NTS

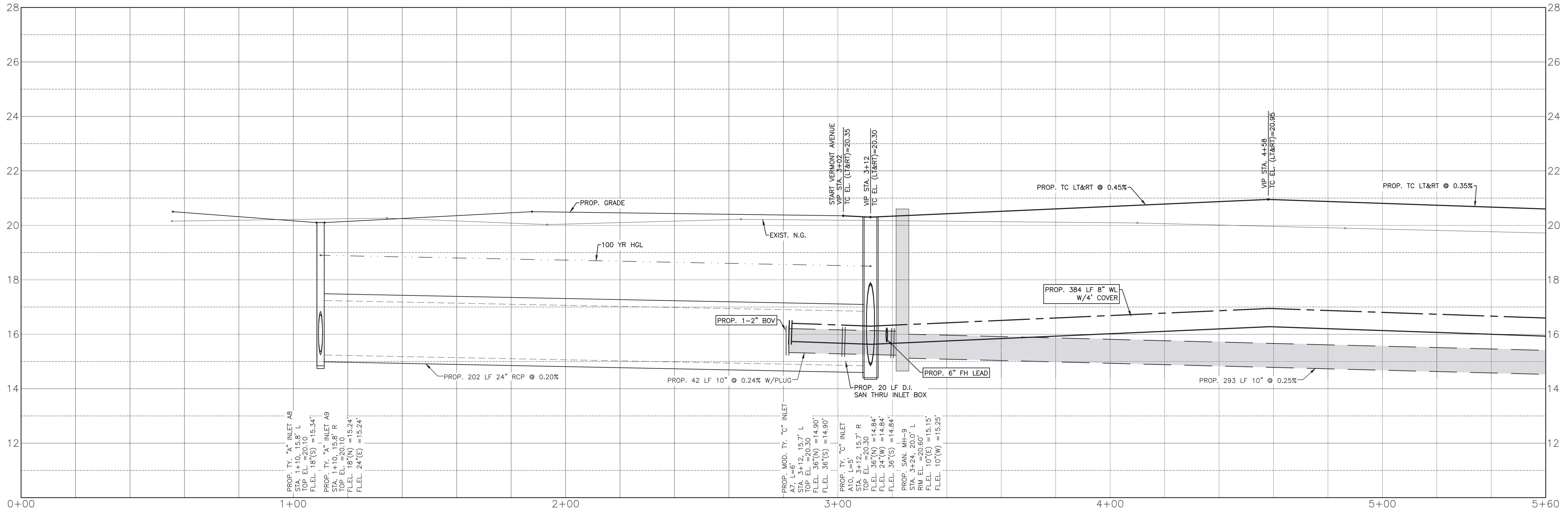
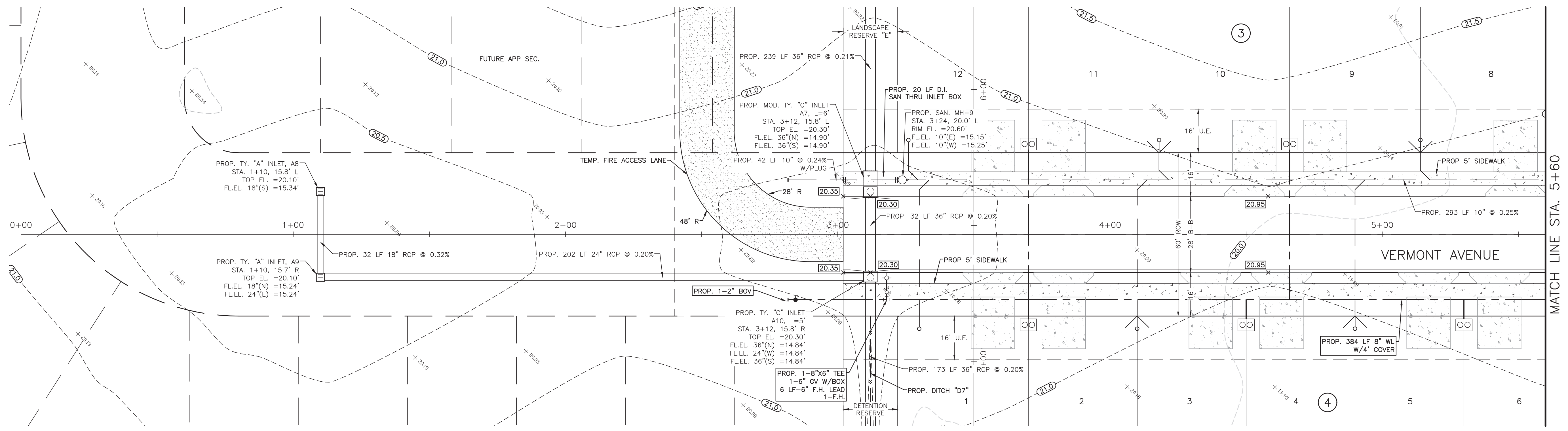
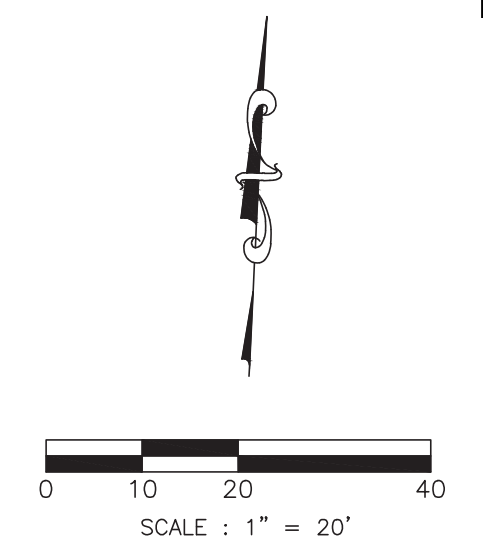


- NOTES:  
 1. HELVETICA BOLD, MEDIUM STYLE; WITH 9" UPPER CASE LETTERS AND 6" LOWER CASE LETTERS.  
 2. REFERS TO C.D.S.L. DESIGN STANDARDS FOR MORE INFO.

- GENERAL CONSTRUCTION NOTE:  
 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 "F.M." 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 = .125"  
 9. ATTACH SIGNAGE TO 2" SIGN POST WITH 12" BLADE MOUNT BRACKET.



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**SYMBOLS LEGEND**

- EXIST. GRADE ELEVATION
- PROP. GRADE ELEVATION
- PROP. TOP OF 4" CURB ELEVATION
- PROP. TOP OF 6" CURB ELEVATION
- PROP. RIM ELEVATION OF CURB INLET
- PROP. GUTTER LINE ELEVATION
- PROP. TOP OF CONCRETE PAVEMENT
- PROP. TOP OF GRATE INLET
- DOUBLE WATER METER
- SINGLE WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- STORM SEWER MANHOLE (STM MH-1)
- SANITARY SEWER MANHOLE (SAN MH-1)
- DOUBLE SAN. WYE CONNECTION
- SINGLE SAN. CONNECTION
- DRIVEWAY SWING INDICATOR
- TOP BANK
- STORM SEWER LINE  
RCP, BOX CULVERT, OR PP
- SANITARY SEWER LINE  
(D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900,  
CLASS 150, DR18)
- PROP. SIDEWALK (IN CONTRACT)
- PROP. CASING FOR WATERLINE  
AND SAN SEW CONFLICT

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**MIGUELANGEL A. SAUCEDO**  
 121992  
 LICENSED PROFESSIONAL ENGINEER  
 05-25-2023

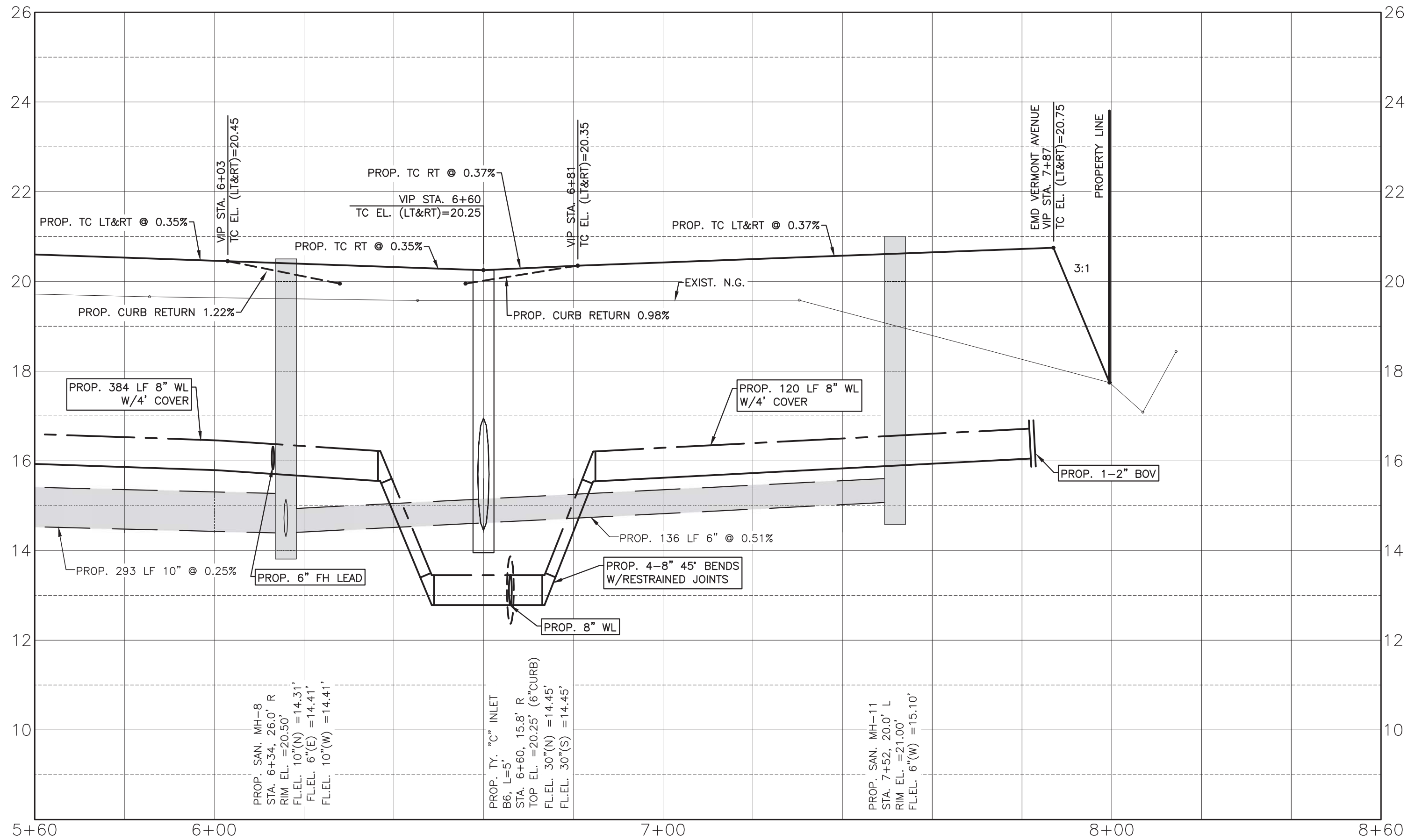
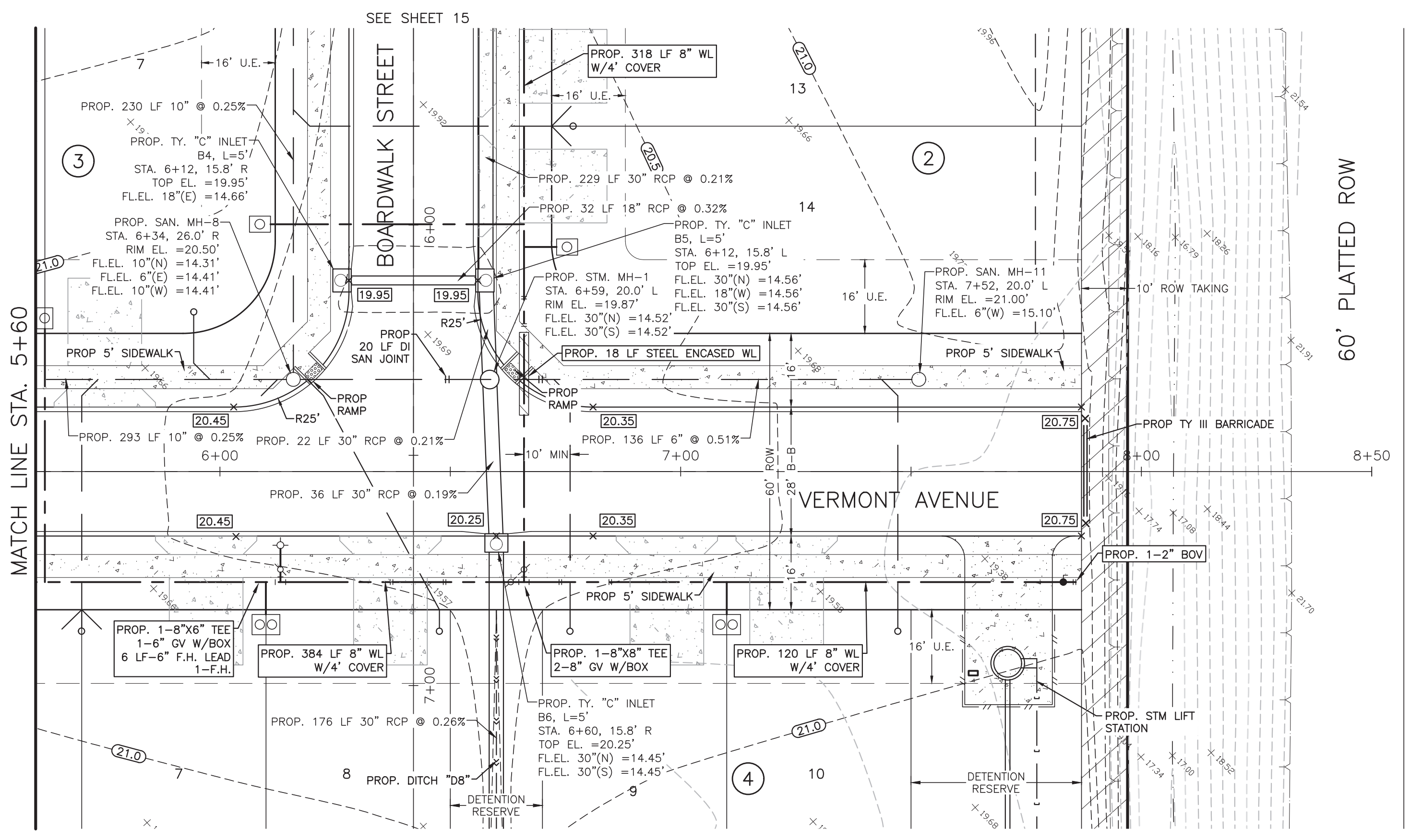
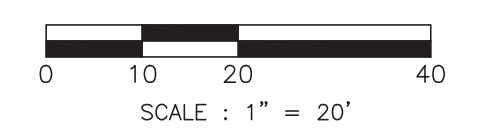
OWNER:  
**Mike Morgan**  
 979-236-5089  
 dmmorganjr@yahoo.com

PLAN: 1" = 20'  
 PROFILE:  
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**ANGLETON PARK PLACE SECTION 1**  
**ANGLETON, TEXAS**  
**PLANS FOR**  
**GRADING, PAVING, UTILITIES**  
**AND DETENTION**

**PLAN & PROFILE**  
**VERMONT AVENUE**  
**STA. 0+00 TO 5+60**

PROJECT NO. 14320



SYMBOLS LEGEND

- EXIST GRADE ELEVATION
- PROP GRADE ELEVATION
- PROP TOP OF 4" CURB ELEVATION
- PROP TOP OF 6" CURB ELEVATION
- PROP RIM ELEVATION OF CURB INLET
- PROP GUTTER LINE ELEVATION
- PROP TOP OF CONCRETE PAVEMENT
- PROP TOP OF GRATE INLET
- DOUBLE WATER METER
- SINGLE WATER METER
- FIRE HYDRANT
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- STORM SEWER LINE
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- SANITARY SEWER LINE
- (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)
- PROP SIDEWALK (IN CONTRACT)
- PROP. CASING FOR WATERLINE AND SAN SEW CONFLICT

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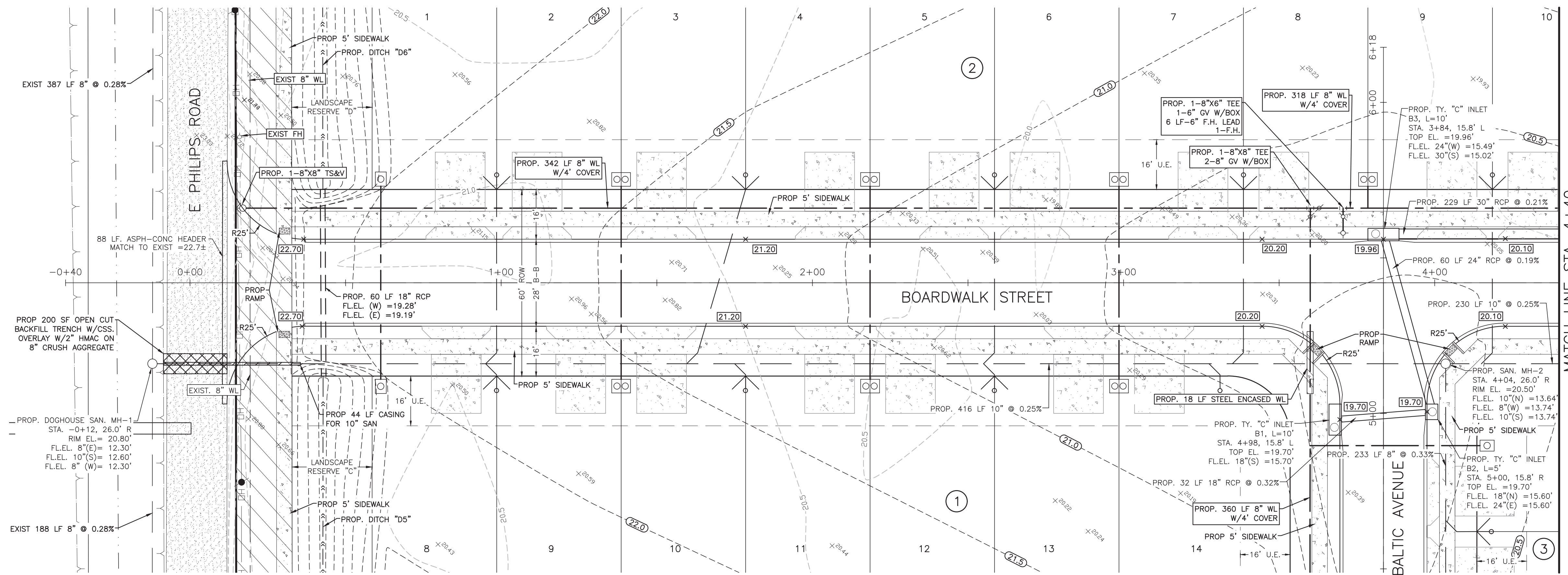
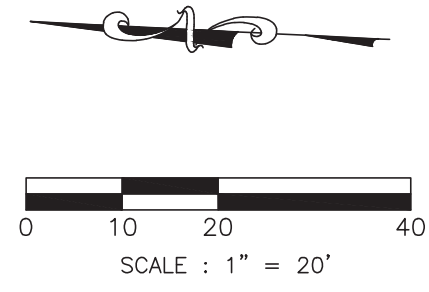
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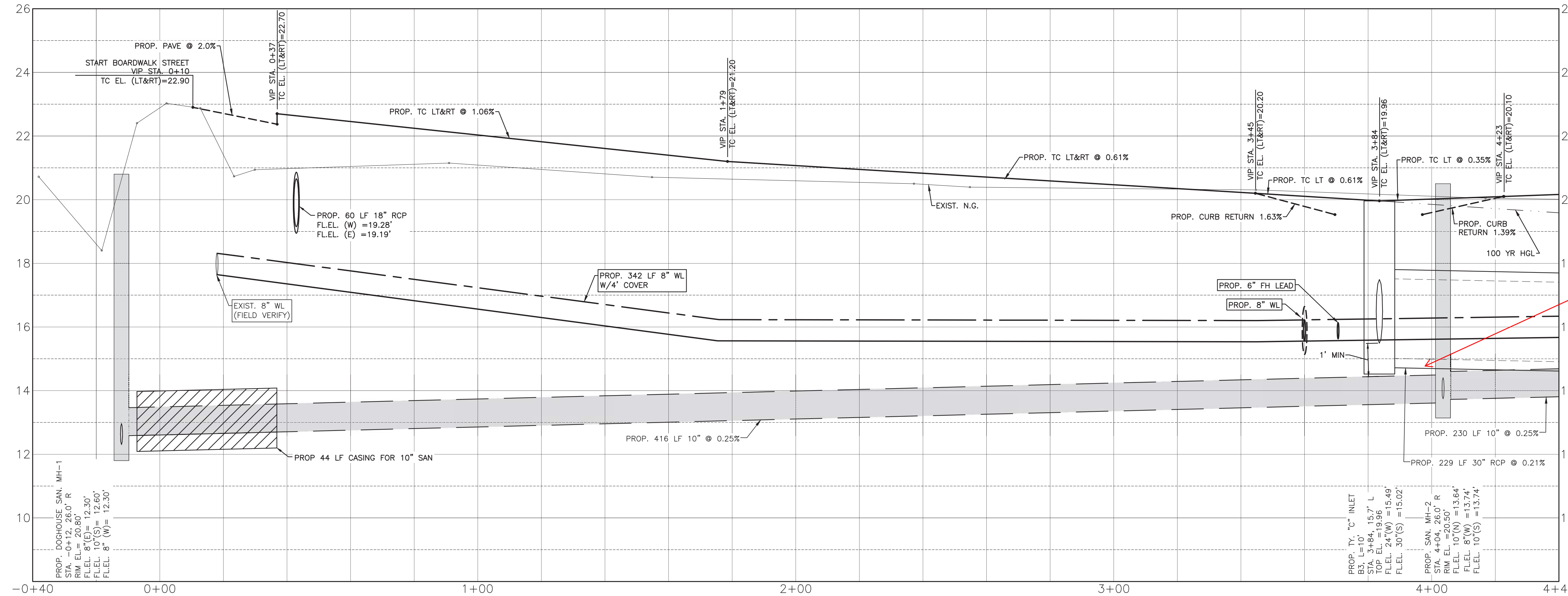
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 PLANS FOR  
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PLAN & PROFILE  
 VERMONT AVENUE  
 STA. 5+60 TO 8+60

PROJECT NO. 14320



SEE SHEET 16



Notate and verify minimum clearance here. 6-inch minimum clearance to be provided between sanitary and storm

SYMBOLS LEGEND

- EXIST GRADE ELEVATION
- PROP GRADE ELEVATION
- 
- 
- PROP RIM ELEVATION OF CURB INLET
- PROP GUTTER LINE ELEVATION
- PROP TOP OF CONCRETE PAVEMENT
- PROP TOP OF GRATE INLET
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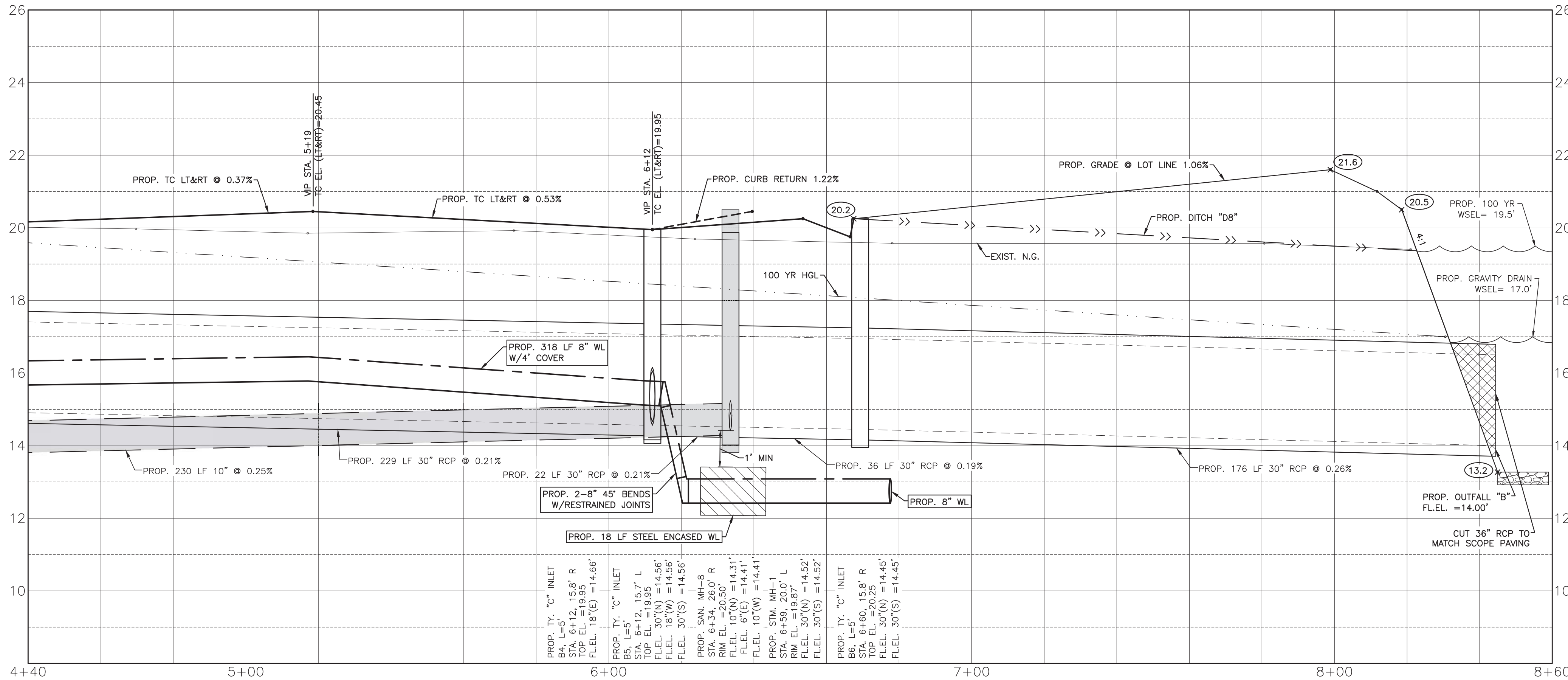
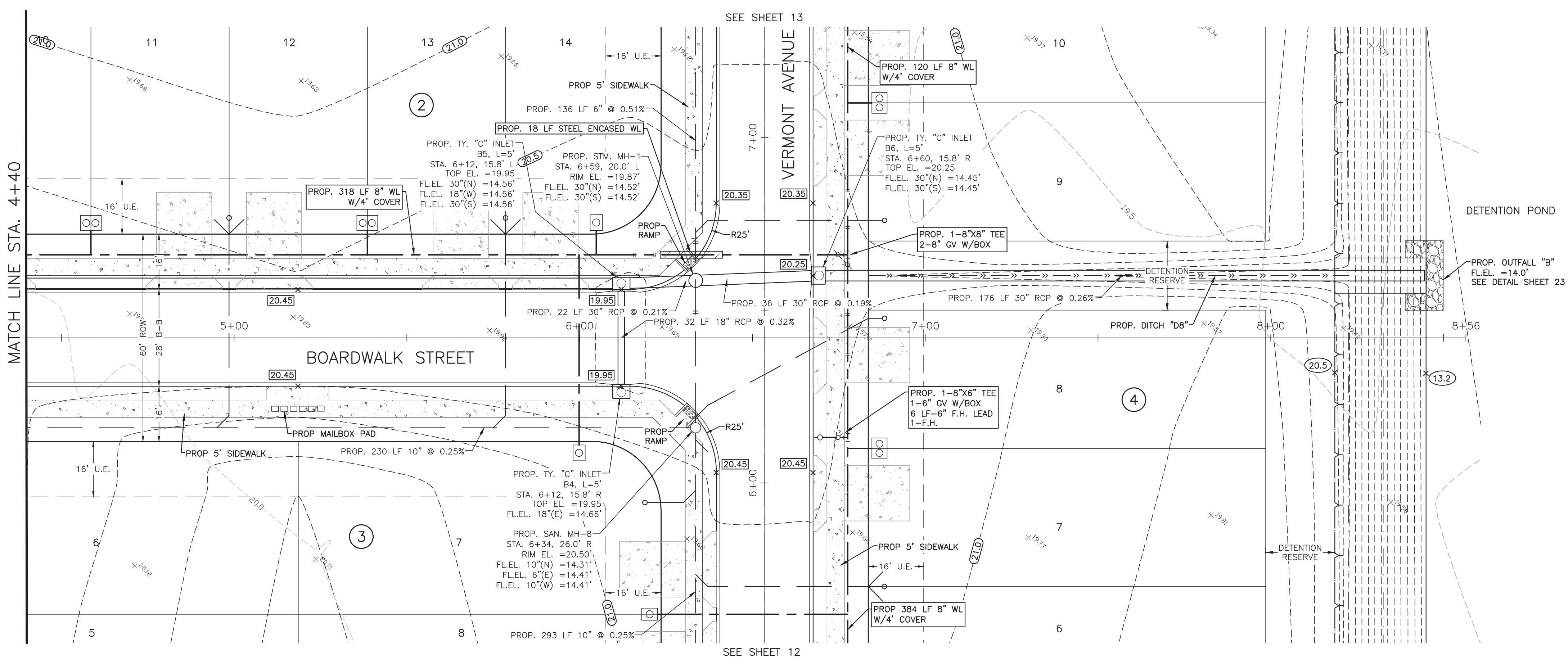
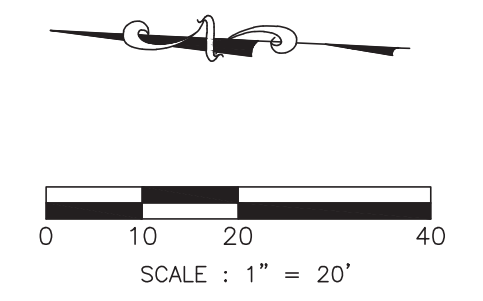
DESIGNED MS  
 DRAWN  
 CHECKED  
 DATE May 25, 2023

OWNER:  
 Mike Morgan  
 979-236-5089  
 dmmorganjr@yahoo.com

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

ANGLETON PARK PLACE SECTION 1  
 ANGLETON, TEXAS  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

PLAN & PROFILE  
 BOARDWALK STREET  
 STA. -0+40 TO 4+40  
 PROJECT NO. 14320



SYMBOLS LEGEND

- EXIST GRADE ELEVATION
- PROP GRADE ELEVATION
- PROP TOP OF 4" CURB ELEVATION
- PROP TOP OF 6" CURB ELEVATION
- PROP RIM ELEVATION OF CURB INLET
- PROP GUTTER LINE ELEVATION
- PROP TOP OF CONCRETE PAVEMENT
- PROP TOP OF GRATE INLET
- DOUBLE WATER METER
- SINGLE WATER METER
- FIRE HYDRANT
- WATER VALVE
- TAPPING SLEEVE AND VALVE
- STORM SEWER MANHOLE (STM MH-1)
- SANITARY SEWER MANHOLE (SAN MH-1)
- DOUBLE SAN. WYE CONNECTION
- SINGLE SAN. CONNECTION
- DRIVEWAY SWING INDICATOR
- TOP BANK
- STORM SEWER LINE (RCP, BOX, CULVERT, OR PP)
- SANITARY SEWER LINE (D3034, SDR 26, 160 PR)
- WATERLINE (AWWA C900, CLASS 150, DR18)
- PROP SIDEWALK (IN CONTRACT)
- PROP. CASING FOR WATERLINE AND SAN SEW CONFLICT

J:\140005\143005\14320\ENGINEERING-SURVEY\DRAWINGS\14320 SHEET SEC 1.DWG

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

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

STATE OF TEXAS  
 121992  
 MIGUELANGEL A. SAUCEDO  
 LICENSED PROFESSIONAL ENGINEER

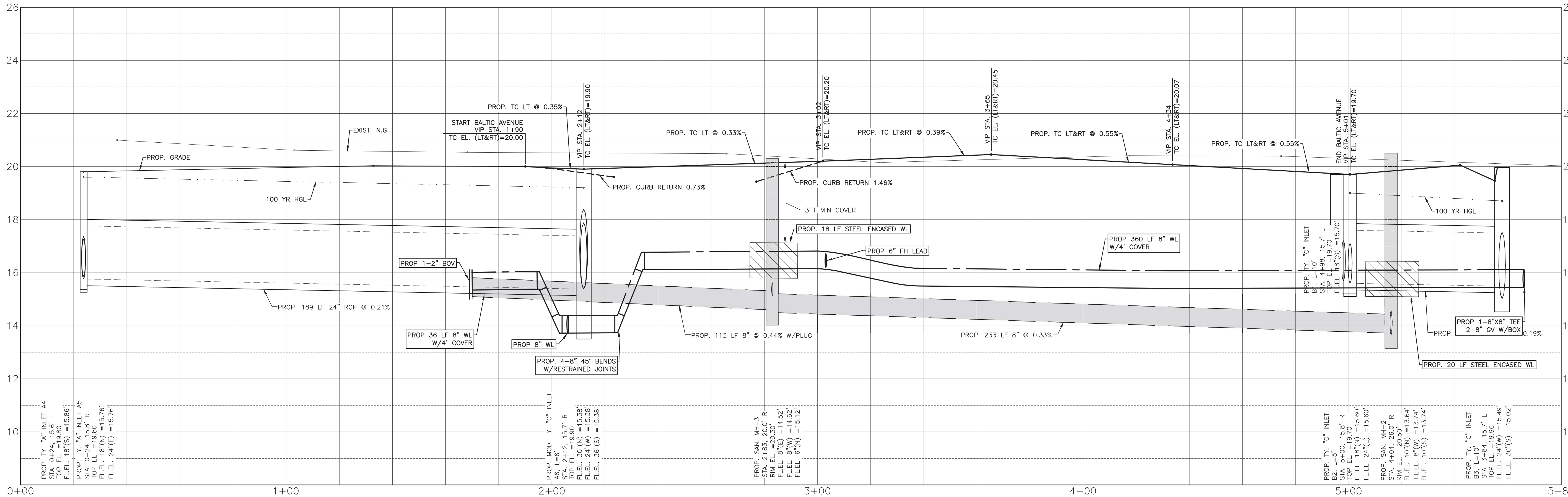
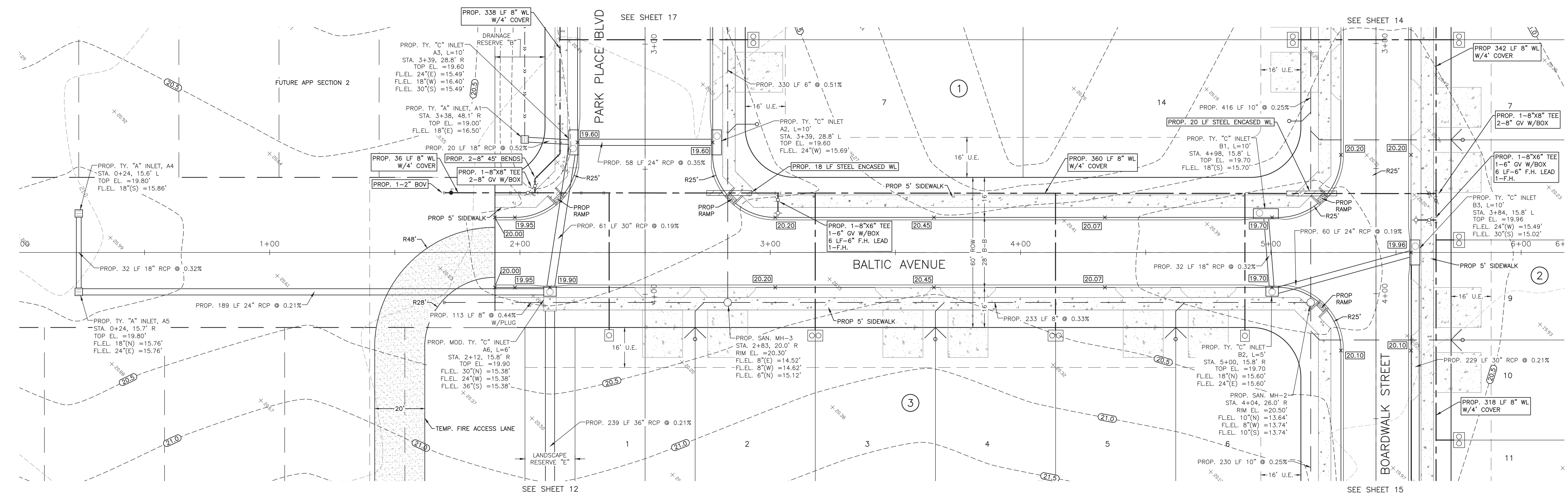
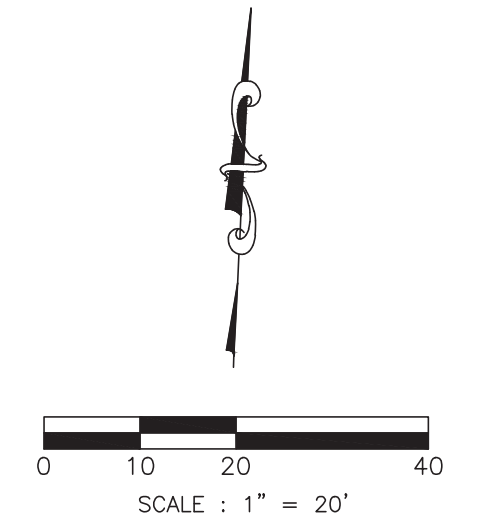
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ANGLETON PARK PLACE SECTION 1  
 ANGLETON, TEXAS  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

PLAN & PROFILE  
 BOARDWALK STREET  
 STA. 4+40 TO 8+60

PROJECT NO. 14320



- SYMBOLS LEGEND**
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  - PROP TOP OF 4" CURB ELEVATION
  - PROP TOP OF 6" CURB ELEVATION
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 ANGLETON, TEXAS 77515 (979) 849-6681  
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 05-25-2023

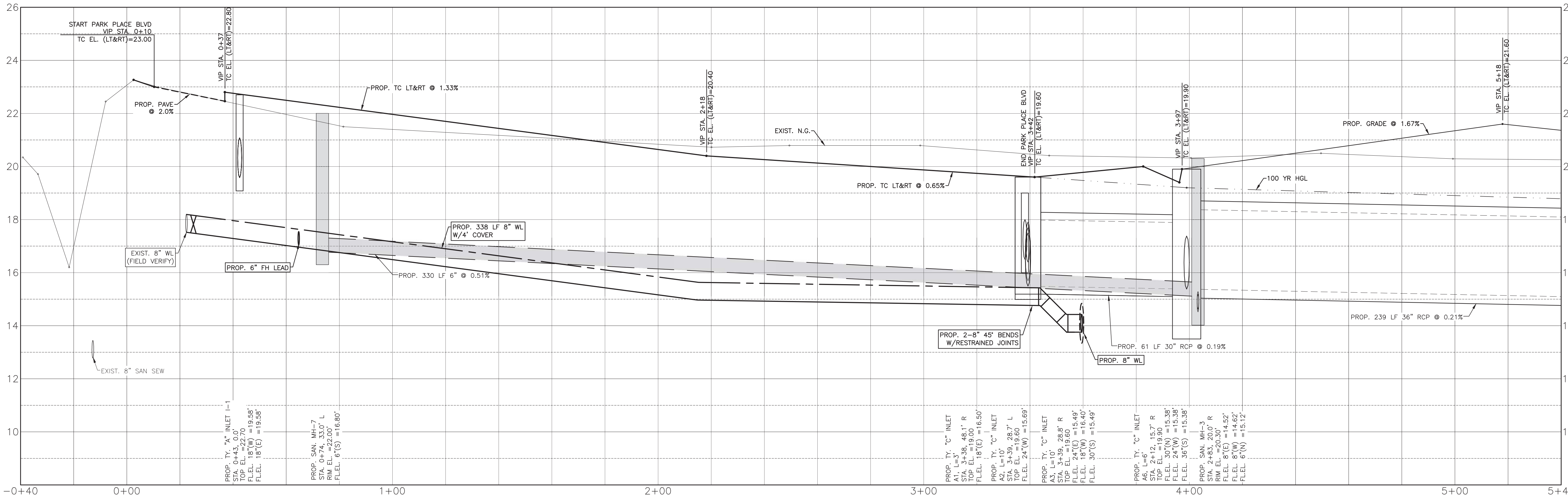
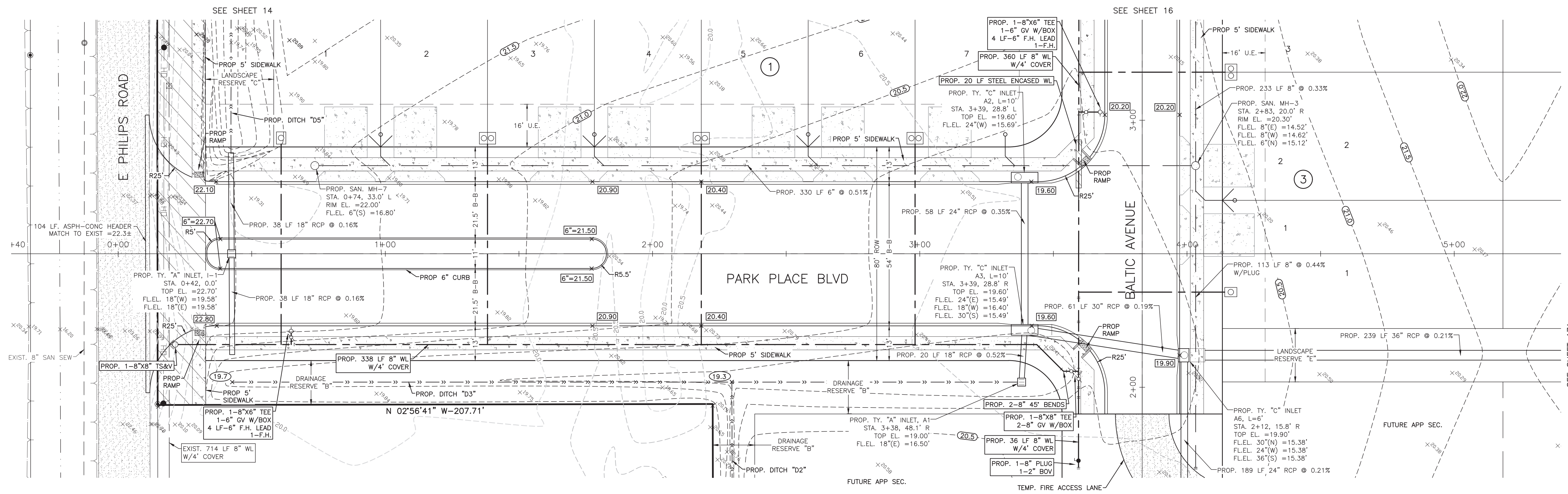
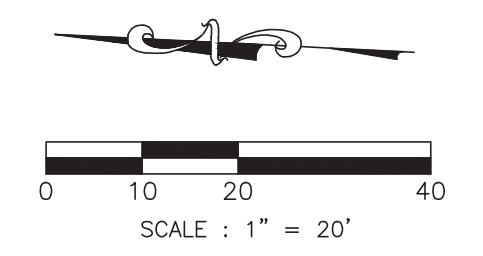
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**ANGLETON PARK PLACE SECTION 1**  
**ANGLETON, TEXAS**  
**PLANS FOR**  
**GRADING, PAVING, UTILITIES**  
**AND DETENTION**

PLAN & PROFILE  
 BALTIC AVENUE  
 STA. 0+00 TO 5+80  
 PROJECT NO. 14320

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- SYMBOLS LEGEND**
- x=85.00 EXIST GRADE ELEVATION
  - 82.00 PROP GRADE ELEVATION
  - 81.35 PROP TOP OF 4" CURB ELEVATION
  - 81.00 PROP TOP OF 6" CURB ELEVATION
  - 81.00 PROP RIM ELEVATION OF CURB INLET
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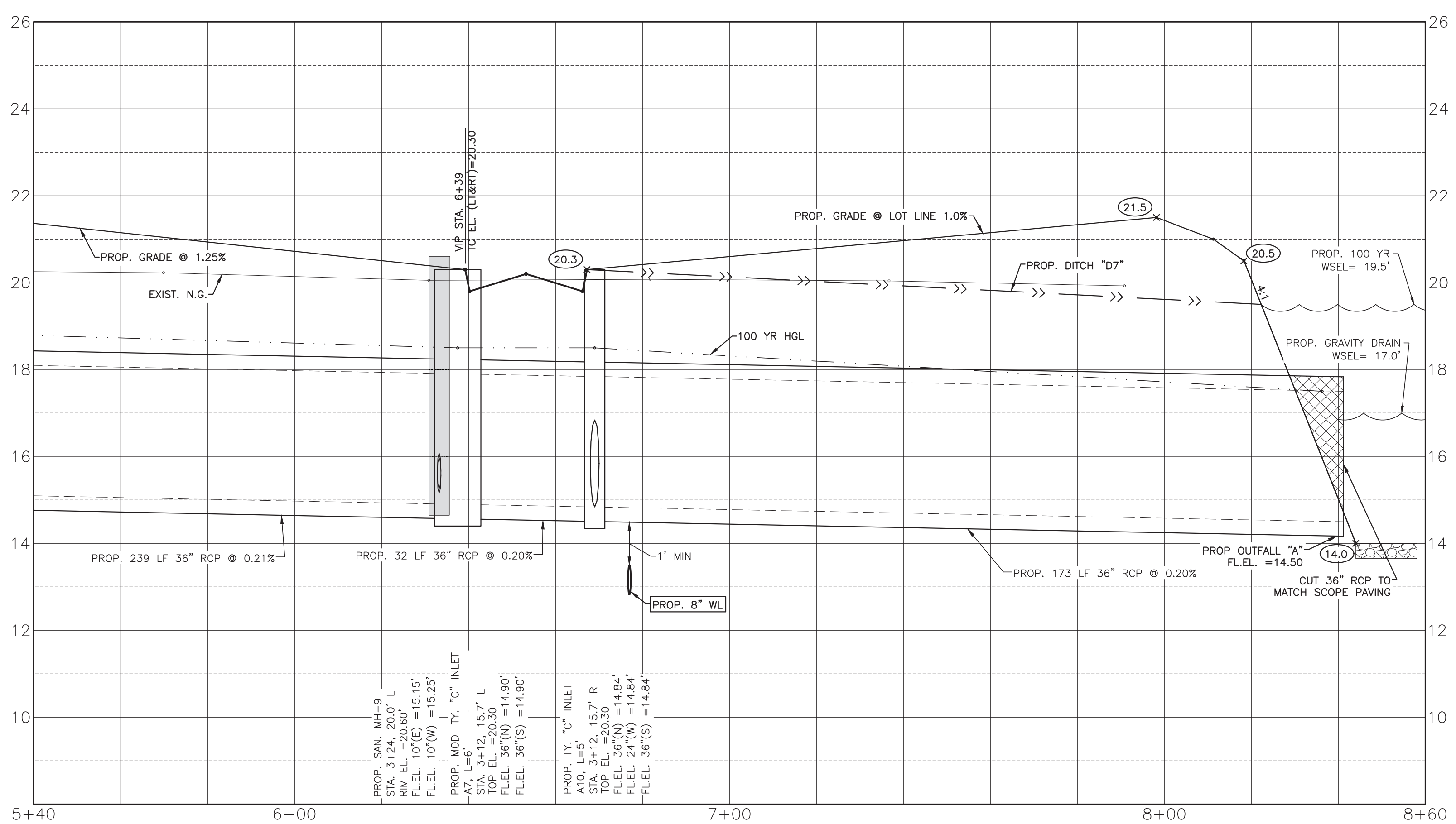
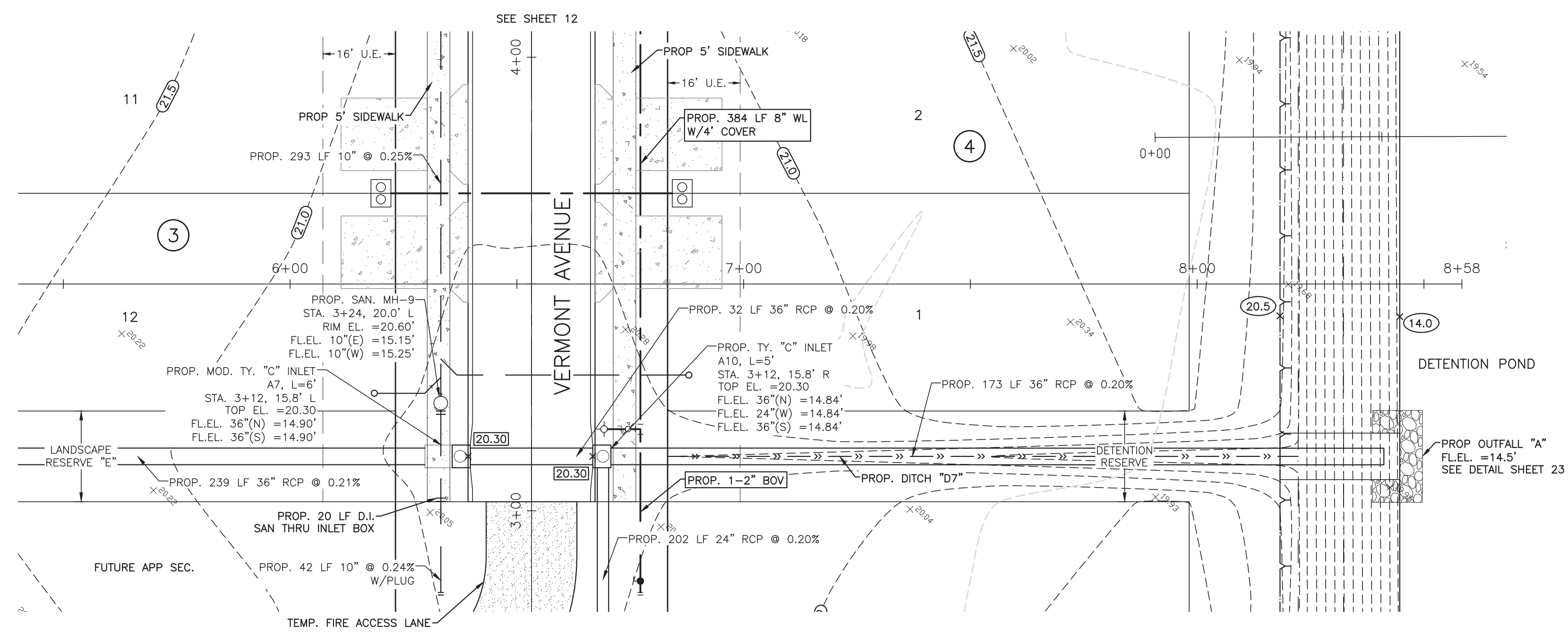
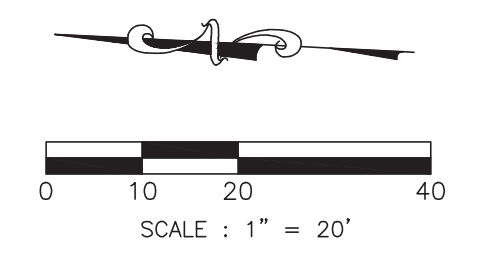
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**ANGLETON PARK PLACE SECTION 1**  
**ANGLETON, TEXAS**  
**PLANS FOR**  
**GRADING, PAVING, UTILITIES**  
**AND DETENTION**

PLAN & PROFILE  
 PARK PLACE BLVD  
 STA. -0+40 TO 5+40

PROJECT NO. 14320

J:\140005\14320\ENGINEERING-SURVEY\DRAWINGS\14320 SHEET SET SEC 1.DWG



SYMBOLS LEGEND

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Table with columns: NO., DATE, DESCRIPTION, APPROVED. Includes a REVISIONS section.

DESIGNED MS
DRAWN
CHECKED
DATE May 25, 2023

Baker & Lawson, Inc. logo and address: 4005 TECHNOLOGY DRIVE, SUITE 1330, ANGLETON, TEXAS 77515 (979) 849-6681, REG. NO. F-825

Professional Engineer seal for Miguelangel A. Saucedo, License No. 121992, State of Texas, dated 05-25-2023.

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ANGLETON PARK PLACE SECTION 1
ANGLETON, TEXAS
PLANS FOR
GRADING, PAVING, UTILITIES
AND DETENTION

PLAN & PROFILE
STM SEWER "A"
STA. 5+40 TO 8+60
PROJECT NO. 14320





### 1. SITE DESCRIPTION

A. NATURE OF THE CONSTRUCTION ACTIVITY:  
 ANGLETON PARK PLACE SECTION 1 SUBDIVISION ANGLETON, BRAZORIA COUNTY, TEXAS, BEING 17.720 ACRE TRACT WHICH WILL BE A RESIDENTIAL SUBDIVISION OF 50 LOTS (40 FT WIDE MINIMUM). CONSTRUCTION WILL INCLUDE UNDERGROUND UTILITIES, STORM SEWER, CONCRETE ROADWAYS WITH CURBS, AND DETENTION POND.

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 AT THE SITE TO BE SPREAD OVER THE LOTS AFTER FINAL GRADING. THE DETENTION POND WILL BE EXCAVATED AND MATERIAL WILL BE SPREAD ON THE SITE. UTILITY AND STORMSEWER WILL REQUIRE TRENCHING WITH SPOILS TO BE SPREAD ON THE LOTS. RAINFALL RUNOFF WILL BE DIRECTED TO THE STREET GUTTERS AND THE CONSTRUCTED STORM SEWER. TRUCKS WILL BE USED TO DELIVER MATERIALS TO THE SITE AND INCLUDE LIME, CONCRETE, AND PIPE. TRUCKS WILL ALSO BE USED TO HAUL MATERIAL AWAY FROM THE SITE. THE TRUCKS WILL BE ROUTED ALONG BUCHTA ROAD FOR INGRESS AND EGRESS. RUTTING ON SITE DURING WET WEATHER WILL PROVIDE POTENTIAL FOR TRACKING MUD ALONG EAST PHILLIPS ROAD. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING MUD TRACKED ONTO EAST PHILLIPS ROAD DAILY.

C. TOTAL PROJECT AREA: 18.1 ACRES

D. TOTAL AREA TO BE DISTURBED: 18.1 ACRES

WEIGHTED RUNOFF COEFFICIENT (BEFORE CONSTRUCTION): 0.30 (AFTER CONSTRUCTION): 0.60

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; LOCATIONS 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:  
 DRAINAGE WILL BE COLLECTED IN THE PROPOSED DETENTION POND WHICH WILL DRAIN THRU A RESTRICTIVE OUTLET INTO DITCH 0, MAINTENCED BY THE ANGLETON DRAINAGE DISTRICT. DITCH 0 OUTFALLS TO DITCH 22 WHICH THEN OUTFALLS TO BASTROP BAYOU. BASTROP BAYOU OUTFALLS 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 OF THE 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

1. CUT PERIMETER SWALES ALONG THE PROPERTY LINE. SEED THE SWALES. INSTALL SILT FENCE ALONG THE PERIMETER OF THE WORK AREA. CONSTRUCT THE STABILIZED CONSTRUCTION ENTRANCE.

2. STRIPPING OF ALL VEGETATION MAY BEGIN. REMOVED VEGETATION WILL BE STOCKPILED AT THE SITE.

3. THE DETENTION POND WILL BE EXCAVATED AND SPOILS WILL BE SPREAD ON SITE. INSTALL THE RESTRICTIVE OUTLET TO THE POND. COVER THE OUTLET WITH A ROCK BERM. HYDROMULCH THE POND SIDE SLOPES.

4. INSTALL WATERLINE, SANITARY SEWER, SERVICE LEAD, STORM SEWER, INLETS, AND MANHOLES. PROVIDE INLET PROTECTION ON ALL INLETS. ALL SPOILS FROM TRENCHING WILL BE SPREAD ON THE ADJACENT LOTS.

5. BEGIN ROADWAY EXCAVATION, LIME STABILIZATION, AND CONCRETE PAVING.

6. INSTALL CONCRETE CURB. PLACE AN 16" WIDE STRIP OF SOD BEHIND THE CURB. FILTER FABRIC FENCE MAY BE USED IN LIEU OF SOD.

7. PERFORM FINAL GRADE ON LOTS. SPREAD STOCKPILED VEGETATIVE MATERIAL OVER LOTS. SEED AND FERTILIZED ALL AREAS 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
SILT FENCES		X		
HAY BALES				
ROCK BERMS				
DIVERSION, INTERCEPTOR, OR PERIMETER DIKES				
DIVERSION, INTERCEPTOR, OR PERIMETER SWALES		X		
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  
 HAUL TRUCKS TO BE COVERED WITH TARPULIN  
 EXCESS DIRT ON ROAD REMOVED DAILY STABILIZED  
 CONSTRUCTION ENTRANCE

OTHER: TRUCKS HAULING VEGETATION AND DEBRIS WILL BE MONITORED AND SHALL BE COVERED WITH TARPULINS 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.

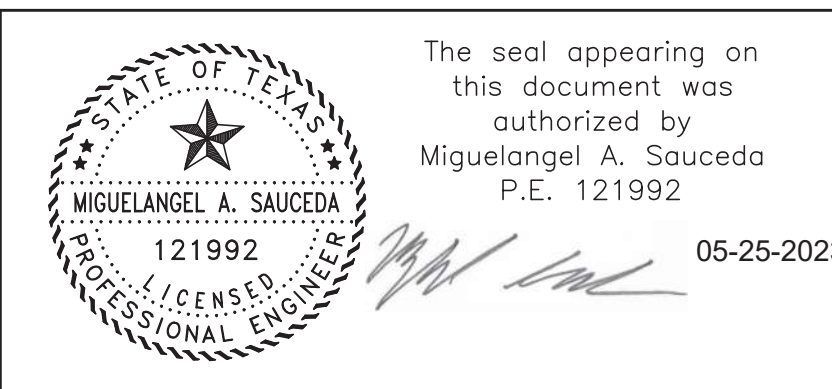
### 5. NON-STORMWATER DISCHARGES

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

J:\140005\14320\ENGINEERING-SURVEY\DRAWINGS\14320 SHEET SET SEC 1.DWG

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ANGLETON PARK PLACE SECTION 1  
 ANGLETON, TEXAS  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

SWPPP NARRATIVE  
 PROJECT NO. 14320

①

**Hydrological and Hydraulic Impacts**  
ANDERSON PARK PLACE

**Job # 14320**

**Brazoria County, Texas**

**A = 16.73 Acre Development**

**Pre Development:**  
C = 0.2145  
TC = 54.0 Minutes, I = 4.889  
Q = 100 Year Storm = 21.92 cfs  
Q Allowable is 1.31 cfs / ac. = 21.92 cfs

**Post Development**  
C = 0.60  
TC = 22.6 Minutes, I = 7.292  
Q = 100 Year Storm = 91.495 cfs

**Required Detention:**  
7.158 acre - feet (311,802 c.f.)

Miguel Saucedo, P.E. June 1, 2022

**EXISTING CONDITIONS**  
Bra. Co. Master Drg. Study allows only 1.31 cfs/acre in this area (Bastrop Bayou drainage area BB 19)

TC = 15 Minutes + 1170 LF overland at 0.50 fps = 54.0 Minutes

**PROPOSED CONDITIONS**  
TC = 15 Minutes + 100 LF overland @ 0.5 FPS + 130 LF gutter @ 2.0 FPS + 575 LF sewer @ 3.0 FPS = 22.6

C = 0.60 per Sugarland Design Manual for lots between 5000-8000 SF

②

**Drainage Analysis**  
Job # 14320 - Phillips Manufactored Homes S

**Rainfall Intensity calculations for Brazoria County**

i = intensity (in/hr)  
b = coefficient  
t = time of concentration  
d = coefficient  
e = coefficient

subscript i = 1 = 2 year storm  
i = 2 = 5 year storm  
i = 3 = 10 year storm  
i = 4 = 25 year storm  
i = 5 = 50 year storm  
i = 6 = 100 year storm

b <sub>1</sub> :=	b <sub>2</sub> :=	d <sub>1</sub> :=
71.0	0.774	8.4
70.1	0.752	7.7
96.6	0.770	17.2
89.2	0.736	10.4
86.5	0.709	10.0
120.2	0.741	21.3

T<sub>pre</sub> = 54.0 ENTER PREDEVELOPMENT TIME OF CONCENTRATION

I<sub>pre</sub> =  $\frac{b_i}{(d_i + T_{pre})^{e_i}}$  I<sub>pre</sub> = 4.889 Predevelopment Intensity of Interest

C<sub>pre</sub> = 0.2145 ENTER PREDEVELOPMENT C VALUE

A<sub>pre</sub> = 16.73 ENTER AREA

③

C<sub>r</sub> = 1.25

Q := C<sub>r</sub> I<sub>pre</sub> A  
Q = 21.93

V<sub>pre</sub> := (C<sub>r</sub> A) 43560 1.08  
V = 1.688 × 10<sup>5</sup>

**DEVELOPMENT OF RUNOFF HYDROGRAPH**  
MALCOM'S METHOD AS DESCRIBED IN THE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL

T :=  $\frac{V}{1.39 Q}$  T = 5.538 × 10<sup>3</sup>

T = 0, 1000, 84000

f(t) :=  $\left(\frac{Q}{2}\right) \left(1 - \cos\left(\frac{t\pi}{T}\right)\right)$  f(t) describes rising limb of hydrograph

g(t) := 4.34 Q exp[-1.30  $\left(\frac{t}{T}\right)$ ] g(t) describes descending limb of hydrograph

q(t) := if(t ≤ 1.25 T, f(t), g(t))

Volume<sub>pre</sub> :=  $\int_0^{86400} q(t) dt$

Volume<sub>pre</sub> = 1.694 × 10<sup>5</sup>

④

**Predevelopment hydrograph**

T<sub>pre</sub> = 22.6 ENTER POST DEVELOPMENT TIME OF CONCENTRATION

I<sub>pre</sub> =  $\frac{b_i}{(d_i + T_{pre})^{e_i}}$  I<sub>pre</sub> = 7.292 Post development I of interest

C<sub>pre</sub> = 0.60  
C<sub>post</sub> = 1.25  
Q<sub>post</sub> := C<sub>post</sub> I<sub>pre</sub> A C<sub>r</sub>

Q = 91.495

V<sub>pre</sub> := (C<sub>r</sub> A) 43560 1.08  
V = 4.722 × 10<sup>5</sup>

T :=  $\frac{V}{1.39 Q}$  T = 3.713 × 10<sup>3</sup>

⑤

t := 0, 1000, 25000

f(t) :=  $\left(\frac{Q}{2}\right) \left(1 - \cos\left(\frac{t\pi}{T}\right)\right)$

g(t) := 4.34 Q exp[-1.30  $\left(\frac{t}{T}\right)$ ]

r(t) := if(t ≤ 1.25 T, f(t), g(t))

Volume<sub>post</sub> :=  $\int_0^{86400} r(t) dt$

Volume<sub>post</sub> = 4.73 × 10<sup>5</sup>

**Post development hydrograph**

⑥

**Combined pre and post development hydrographs**

v(t) := if(r(t) > 0, r(t), 0)

THE REQUIRED STORAGE COMPUTED AS THAT PART OF THE POST DEVELOPMENT HYDROGRAPH THAT FALLS ABOVE THE PREDEVELOPMENT HYDROGRAPH

**ACRE- FEET**

Volume<sub>req</sub> :=  $\int_0^{86400} v(t) dt$

Volume<sub>req</sub> = 7.158

**POND INFORMATION**

POND 1  
TOP BANK ELEVATION = 20.5' = 94,200 SF  
ELEVATION 100-YR WSEL = 19.5' = 86,700 SF  
ELEVATION GRAVITY DRAIN (EL = 17.0') = 68,400 SF  
ELEVATION TOE (EL = 13.9') = 46,600 SF  
AVERAGE DETENTION AREA = 66,650 SF  
DETENTION DEPTH = 5.6'

DETENTION PROVIDED = 8.57 AC-FT

**RESTRICTOR CALCULATIONS**

**ORIFICE EQUATION**  
Q = Cd \* A \* (2 \* G \* H)<sup>0.5</sup>

Where:	
Cd =	0.8
G =	32.2
H =	2.5
Q =	23.217
A =	2.29

USE 18" Dia. = 1.76 SF FOR RESTRICTOR

PONDS WILL GRAVITY DRAIN BETWEEN 100-YEAR WSEL @ 19.5' AND 18" GRAVITY DRAIN EL = 17.0'  
AVERAGE AREA = 77,550 SF  
GRAVITY DRAINAGE DEPTH = 2.5'  
TOTAL GRAVITY DRAINAGE VOLUME = 4.45 AC-FT  
PERCENTAGE OF TOTAL DETENTION PROVIDED = 51%

DESIGNED	MS
DRAWN	
CHECKED	
DATE	May 25, 2023

REVISIONS

NO.	DATE	DESCRIPTION	APPROVED
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ANGLETON, TEXAS 77515 (979) 849-6681  
REG. NO. F-825

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121992  
LICENSED PROFESSIONAL ENGINEER

05-25-2023

OWNER:  
Mike Morgan  
979-236-5089  
dmmorganjr@yahoo.com

PLAN: \_\_\_\_\_  
PROFILE: \_\_\_\_\_  
HORIZONTAL: \_\_\_\_\_  
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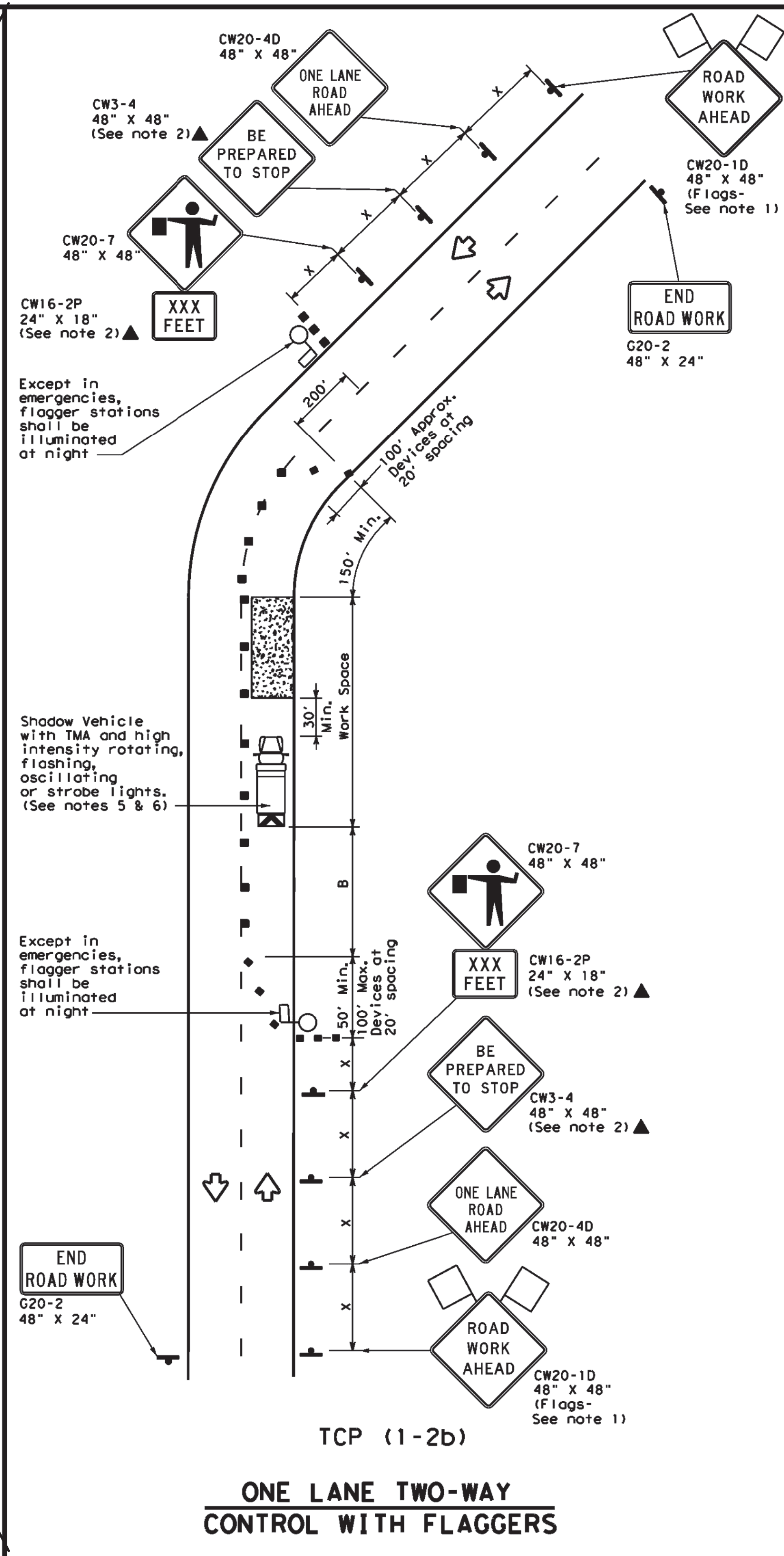
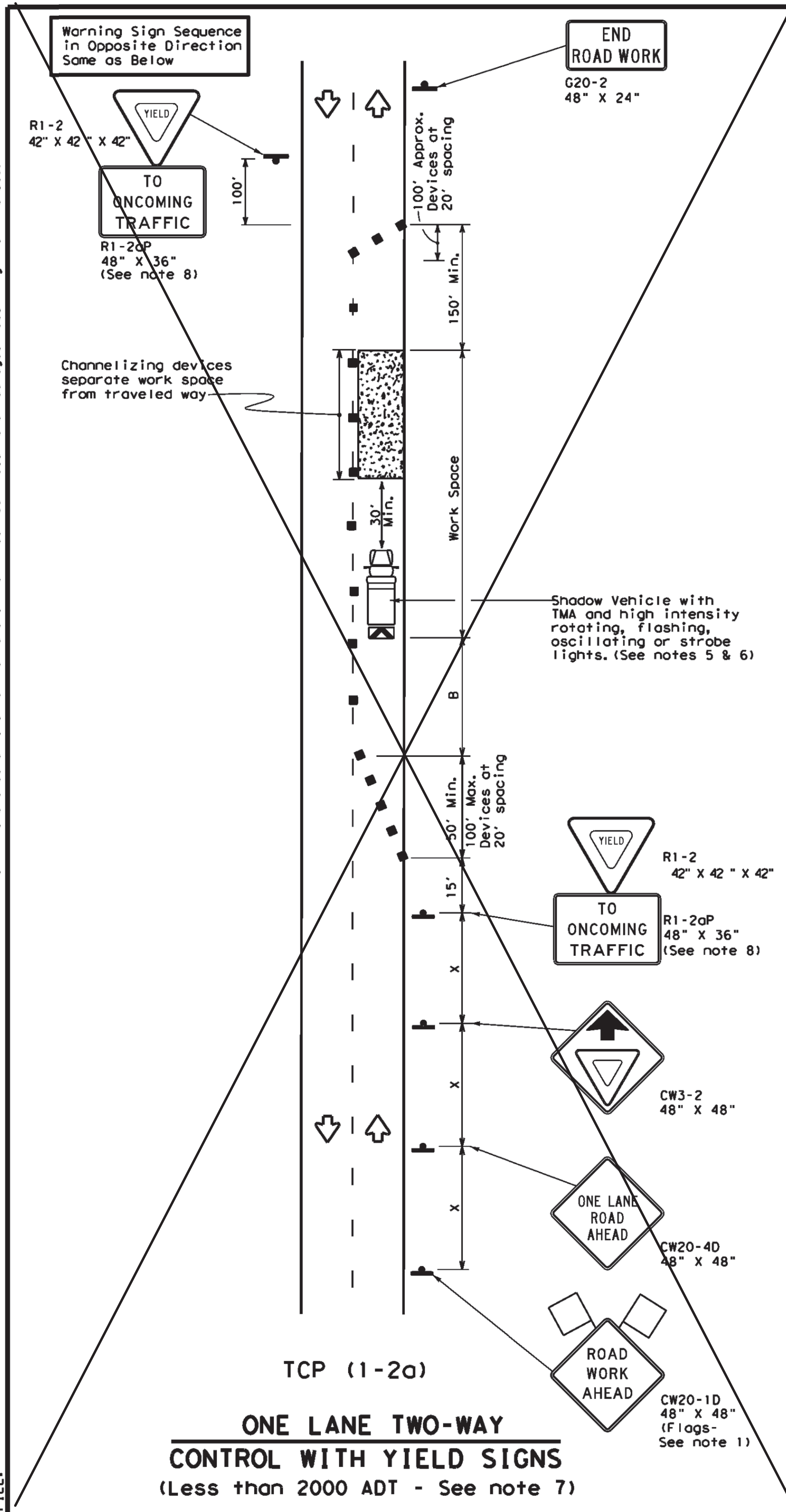
**ANGLETON PARK PLACE SECTION 1**  
ANGLETON, TEXAS  
PLANS FOR  
GRADING, PAVING, UTILITIES  
AND DETENTION

HYDROLOGIC CALCULATIONS  
(PRELIMINARY)

PROJECT NO. 14320

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DATE: FILE:



**LEGEND**

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

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

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

**TYPICAL USAGE**

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

**GENERAL NOTES**

- Flags attached to signs where shown are REQUIRED.
  - All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
  - The CW3-4 "BE PREPARED TO STOP" sign may be installed after the CW20-4D "ONE LANE ROAD AHEAD" sign, but proper sign spacing shall be maintained.
  - 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.
  - A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
  - Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
- TCP (1-2a)**
- 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.
  - 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)**
- Flaggers should use two-way radios or other methods of communication to control traffic.
  - Length of work space should be based on the ability of flaggers to communicate.
  - 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).
  - Channelizing devices on the center-line may be omitted when a pilot car is leading traffic and approved by the Engineer.
  - 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: tcp1-2-18.dgn	DNI:	CKI:	DWI:	CKI:
© TxDOT December 1985	CONT:	SECT:	JOB:	HIGHWAY:
REVISIONS				
4-90 4-98	DIST:		COUNTY:	SHEET NO.:
2-94 2-12				
1-97 2-18				

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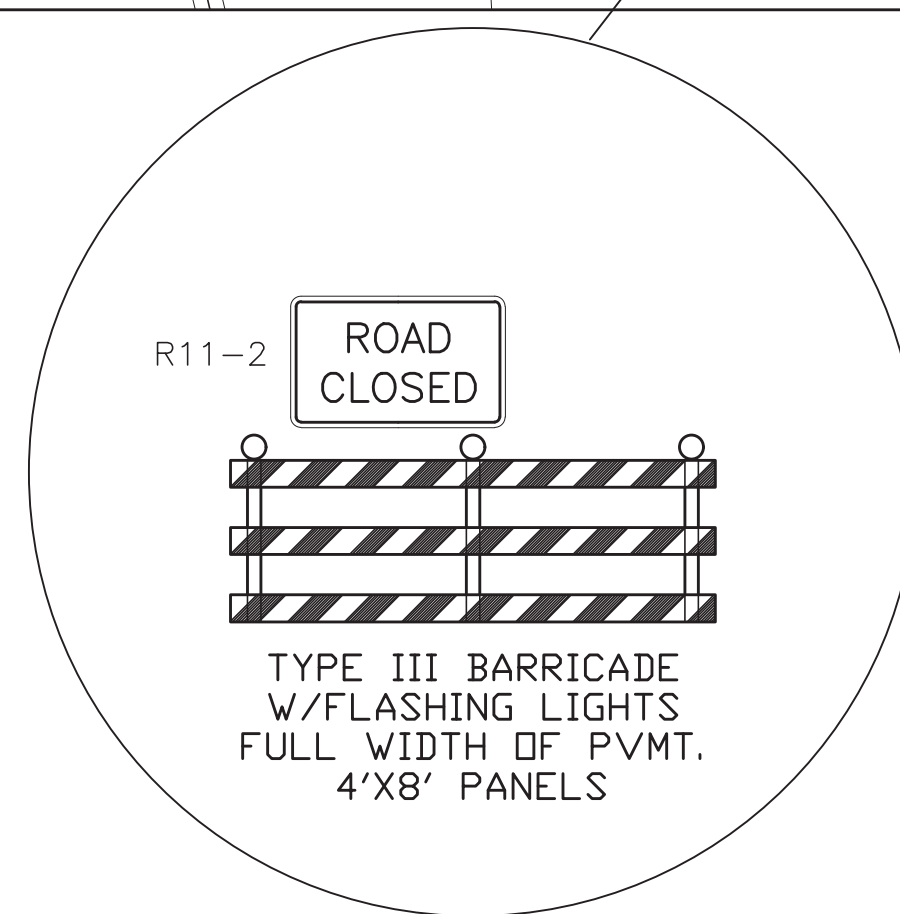
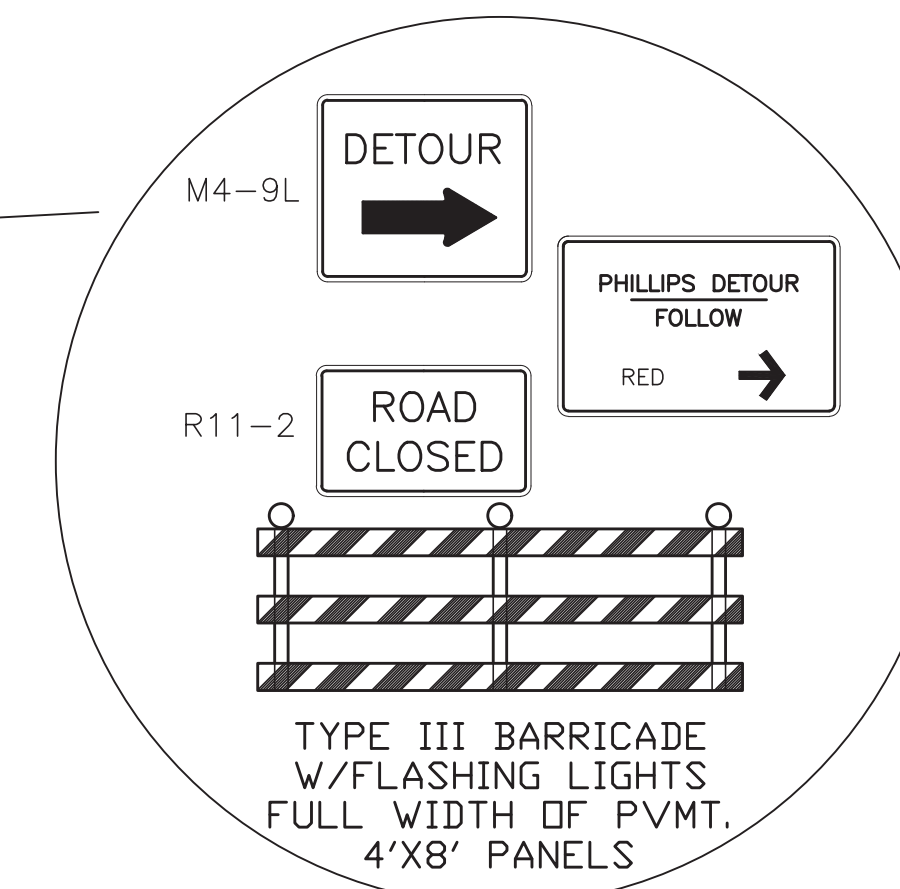
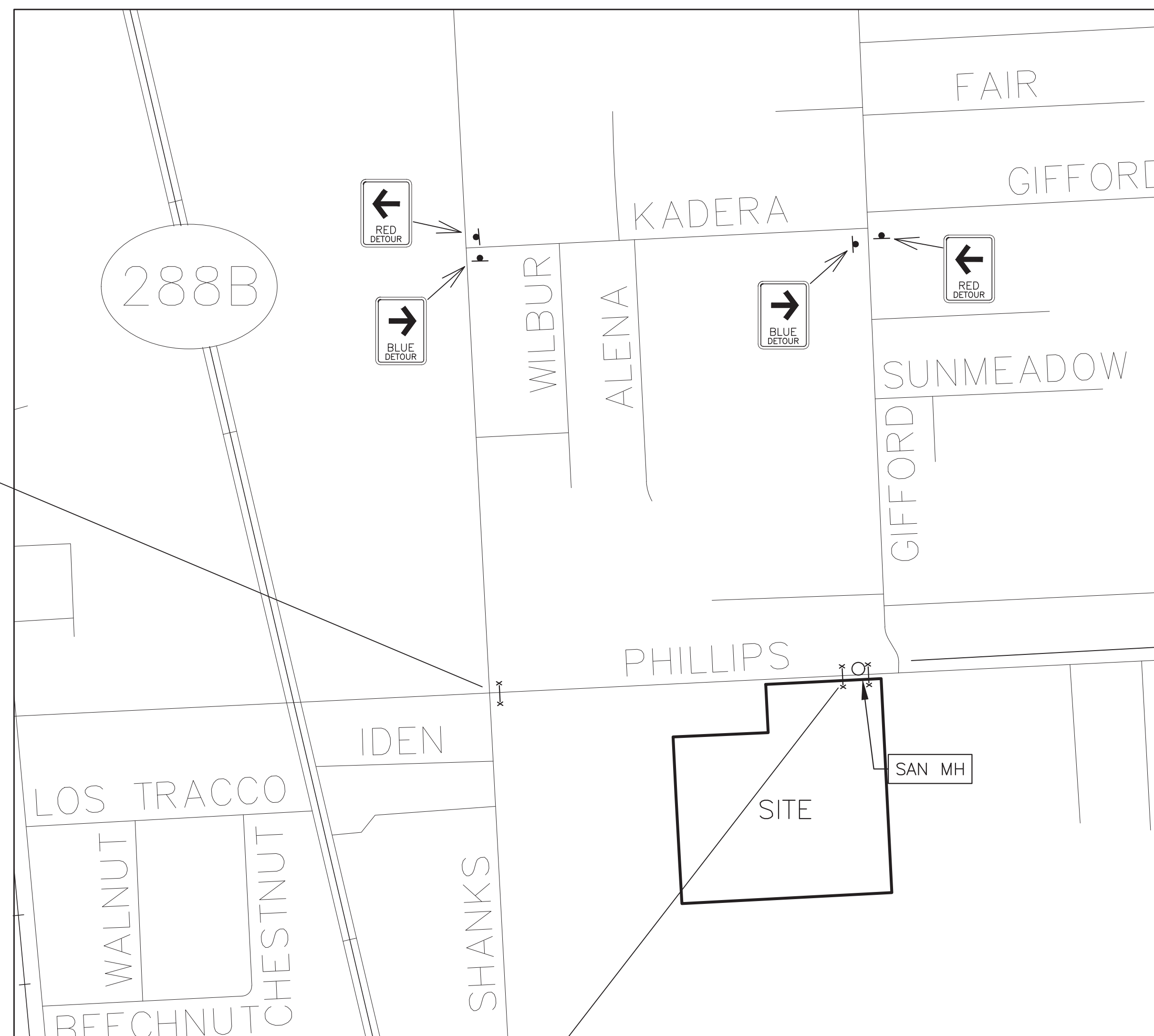
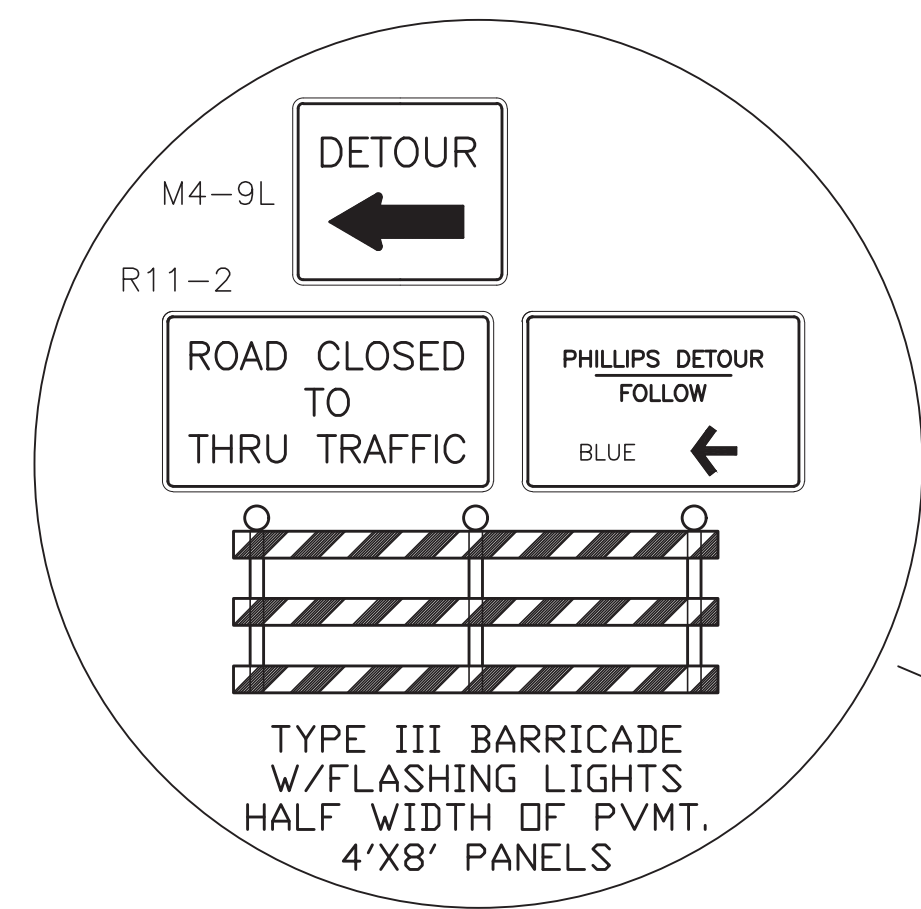
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 979-236-5089  
 dmmorganjr@yahoo.com

PLAN:  
 PROFILE:  
 HORIZONTAL:  
 VERTICAL:

ANGLETON PARK PLACE SECTION 1  
 ANGLETON, TEXAS  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

TRAFFIC CONTROL PLAN  
 - HALF ROAD CLOSURE  
 PROJECT NO. 14320



NOTE:  
CONTRACTOR SHALL NOTIFY CITY OF ANGLETON PUBLIC WORKS (JEFF SIFFORD 979-849-4364 EXT 5200) 48 HR PRIOR TO ROAD CLOSURE. WORK ALONG PHILLIPS ROAD SHALL BE PLANNED FOR FRIDAY-SATURDAY, BETWEEN HOURS OF 9AM-3PM OR AT RECOMMENDATION OF PUBLIC WORKS.

WORKERS SHALL BE PRESENT WHEN THERE IS AN OPEN EXCAVATION AND THE EXCAVATION SHALL NOT BE LEFT OPEN OVERNIGHT.

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HORIZONTAL: \_\_\_\_\_  
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**ANGLETON PARK PLACE SECTION 1**  
ANGLETON, TEXAS  
PLANS FOR  
GRADING, PAVING, UTILITIES  
AND DETENTION

TRAFFIC CONTROL PLAN  
- FULL ROAD CLOSURE

PROJECT NO. 14320

**NOTES TO A/E:**

**CLUSTER BOX UNIT (CBU) INSTALLATION - MULTIPLE UNIT**

Scale: 1/2" = 1'-0"

USPS SOL Issued: 10/1/2016  
Last Revised: 10/21/2016

UNITED STATES POSTAL SERVICE STANDARD DETAIL LIBRARY

**NOTES TO A/E:**

1. IF THE ACCESSIBLE ROUTE FROM THE CBU(S) CONNECTS WITH A STREET OR OTHER PAVED SURFACE AT A VERTICAL CURB, A CURB RAMP SHOULD BE INSTALLED IN ACCORDANCE WITH RE-4 REQUIREMENTS.

**CLUSTER BOX UNIT (CBU) ACCESS (MANEUVERING SPACE - MULTIPLE UNIT)**

Scale: 1/4" = 1'-0"

USPS SOL Issued: 10/1/2016  
Last Revised: 1/14/2016

UNITED STATES POSTAL SERVICE STANDARD DETAIL LIBRARY

**DOG HOUSE MANHOLE DETAIL**

SECTION VIEW

PLAN VIEW

JOINT DETAIL

RUBBER GASKET PER ASTM C-443 BUTYL RUBBER GASKET PER ASTM C-990

DOG HOUSE MANHOLE DETAIL  
NTS

**V1420-1 Cover**

**32" Manhole Cover and Frame**

Scale: NTS

32" Manhole Cover and Frame  
Scale: NTS

**4" CONCRETE PILOT CHANNEL DETAIL**

Scale: NTS

4" CONCRETE PILOT CHANNEL DETAIL  
NTS

**TYPICAL DRAINAGE OUTFALL CHANNEL**

TYPE 2

Scale: NTS

TYPICAL DRAINAGE OUTFALL CHANNEL  
TYPE 2  
NTS

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121992  
MIGUELANGEL A. SAUCEDO  
LICENSED PROFESSIONAL ENGINEER

05-25-2023

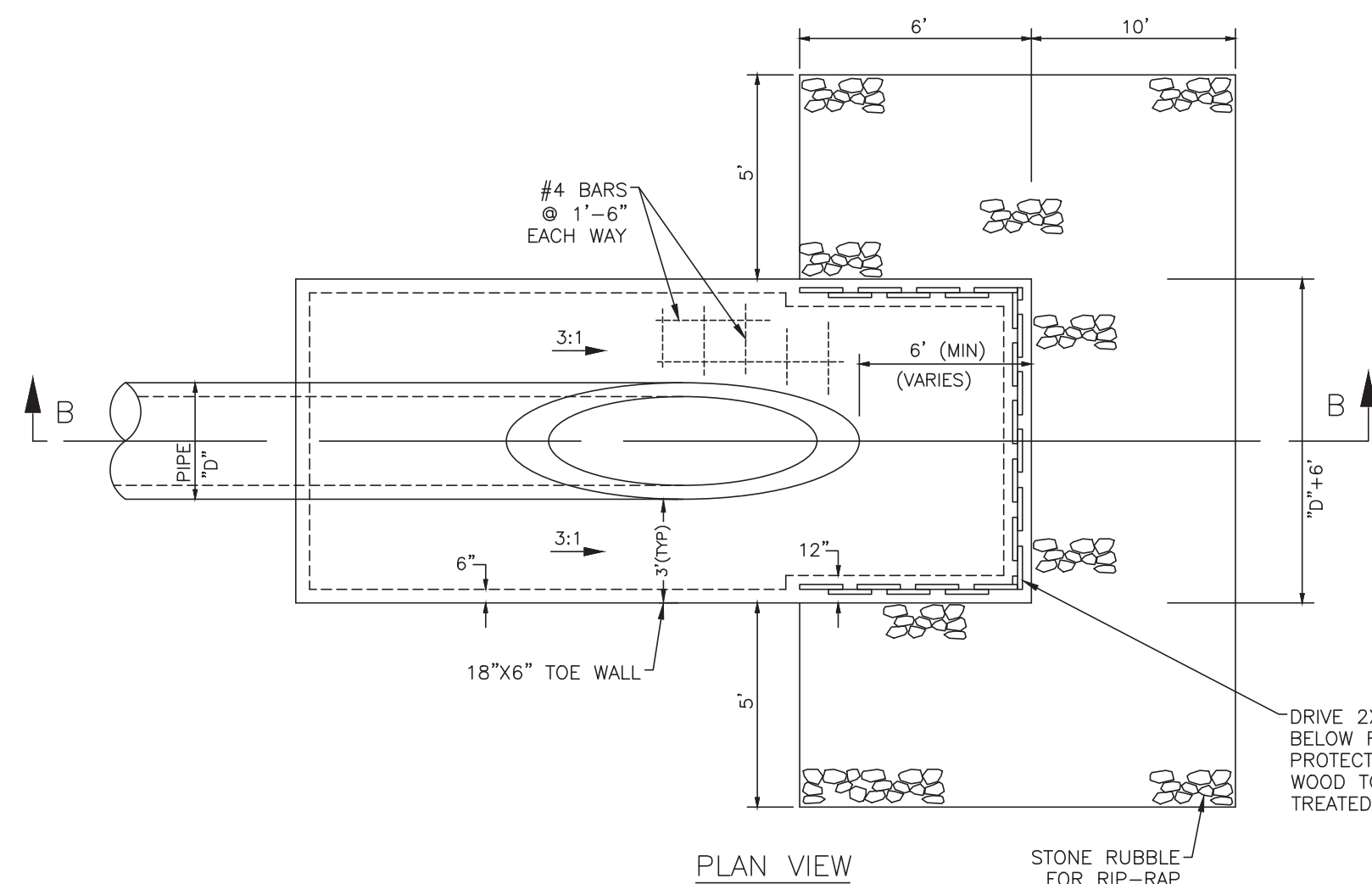
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Mike Morgan  
979-236-5089  
dmmorganjr@yahoo.com

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ANGLETON PARK PLACE SEC. 1  
ANGLETON, TEXAS  
PLANS FOR  
GRADING, PAVING, UTILITIES  
AND DETENTION

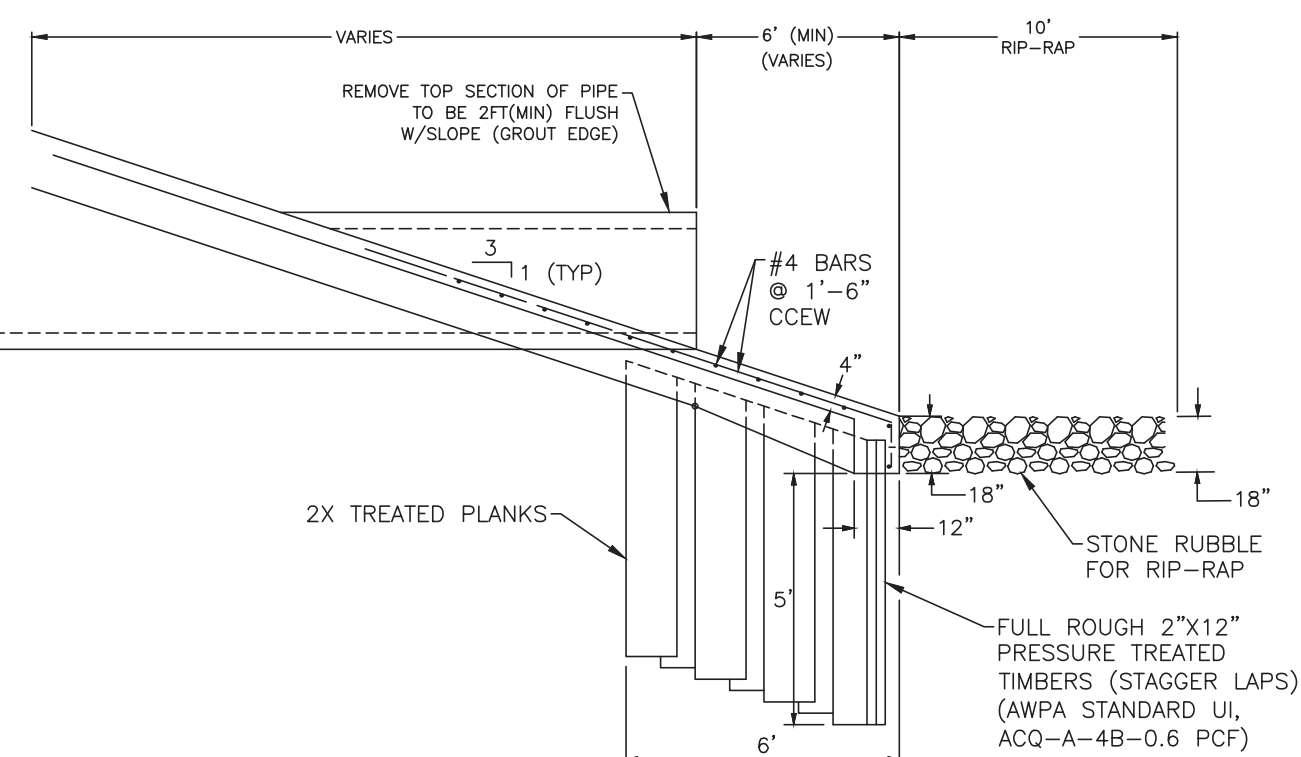
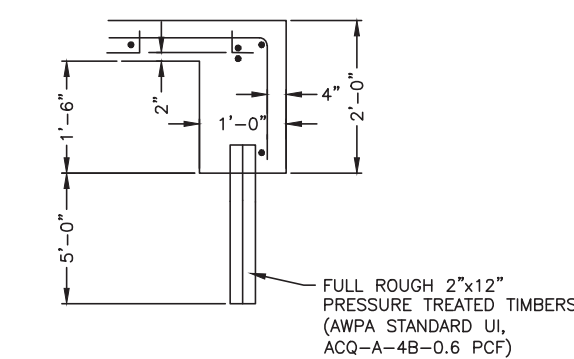
MISCELLANEOUS  
DETAILS  
(1 OF 2)

PROJECT NO. 14320

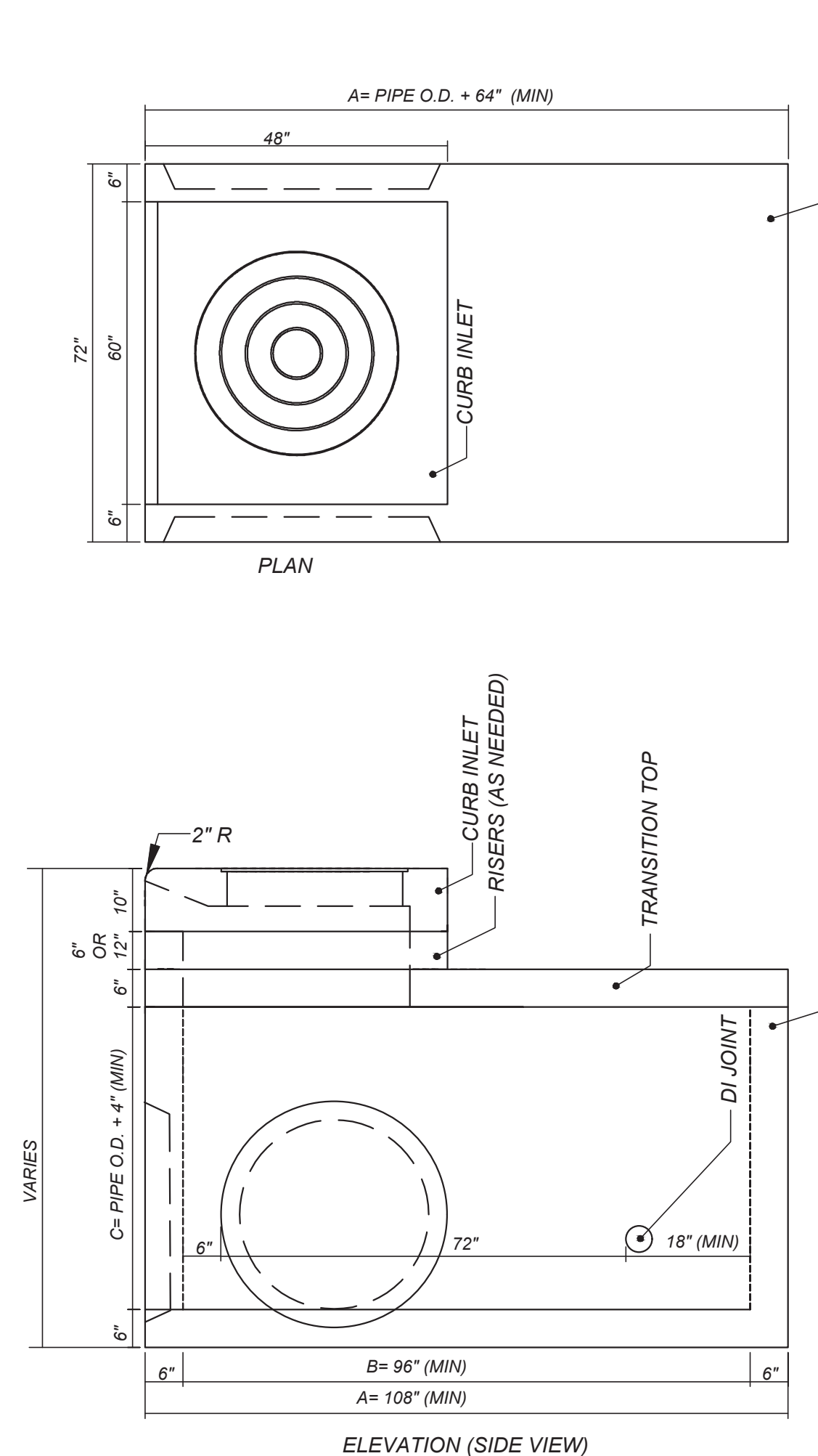
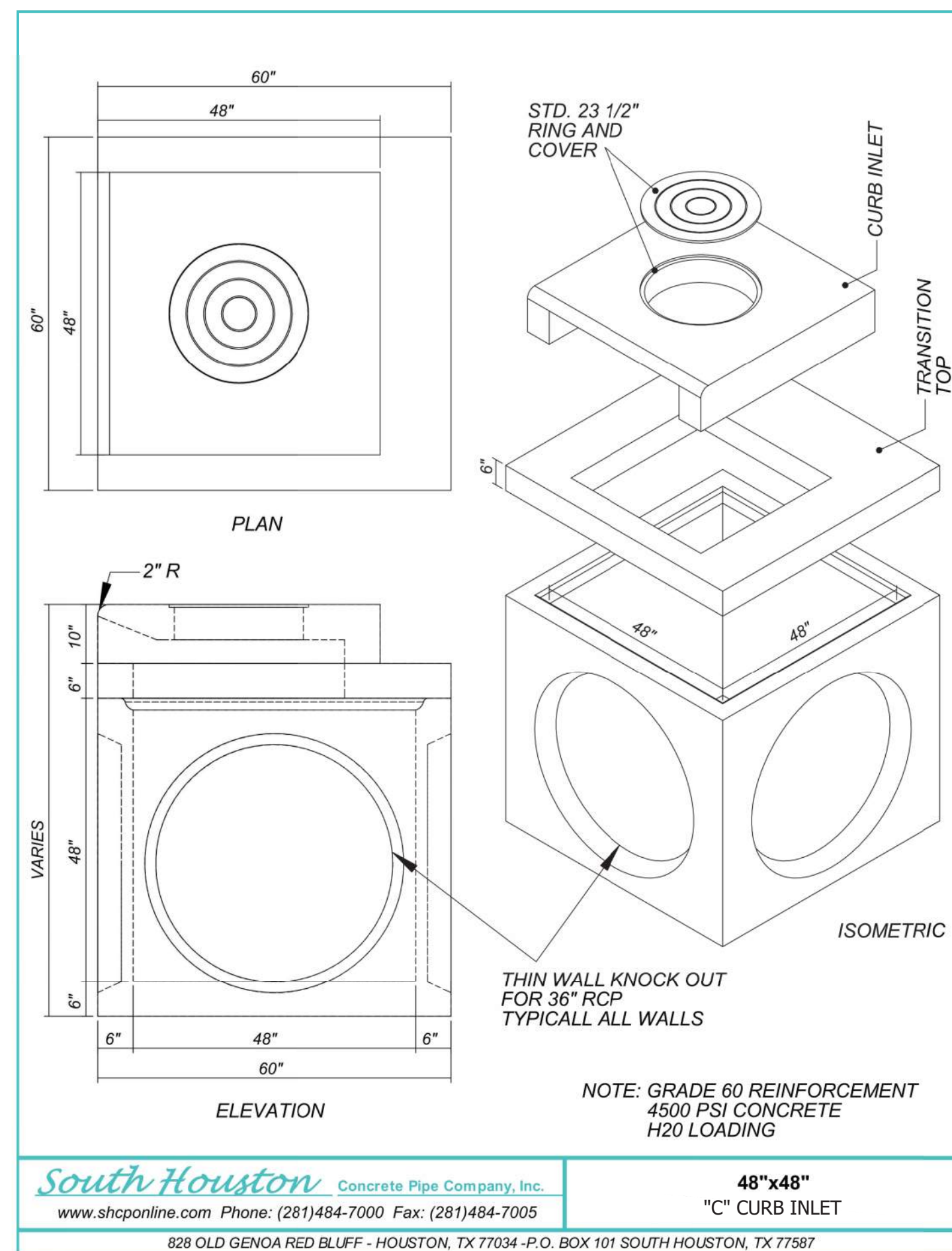


NOTES:  
 1. RIP-RAP SHALL BE BROKEN CONCRETE OR NATURAL STONE.  
 SPEC. GRAVITY = 2.4  
 SIZE = 0.25 TO 1.25 CF (40-190#)  
 DIMENSION = >3 IN.  
 WIDTH = <2.5 X THICKNESS  
 LENGTH = <3 X THICKNESS  
 2. ALL PLANKING FOR CUT-OFF WALLS AND RUBBLE RIP-RAP TO BE INCIDENTAL TO THE ITEM-CONCRETE FOR STRUCTURES, CLASS "B" RIP-RAP.

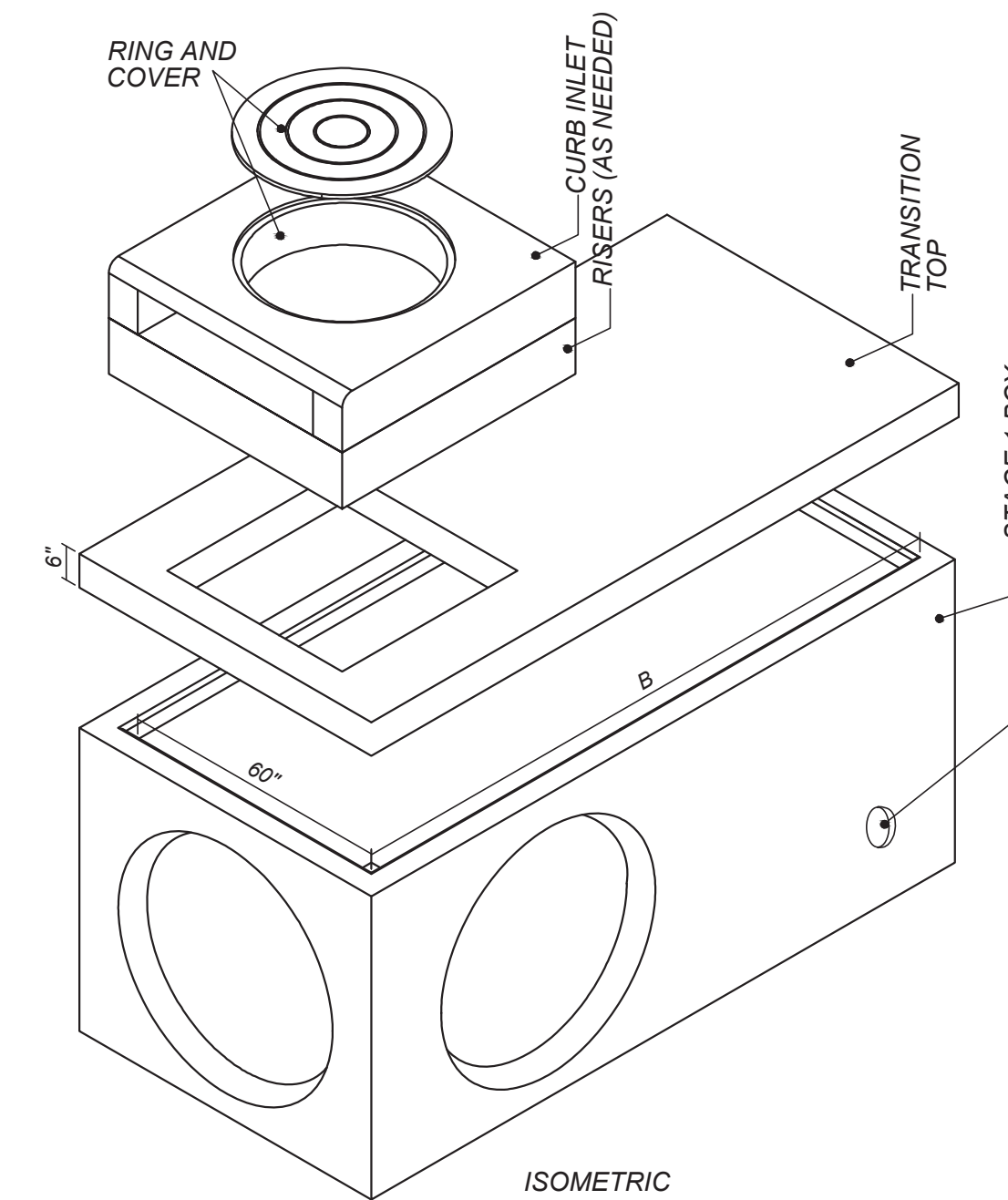
DRIVE 2X PLANKS 5' BELOW FLOWLINE FOR EROSION PROTECTION PRIOR TO POURING. WOOD TO BE GROUND CONTACT TREATED.



SLOPE PAVING OUTFALL DETAIL  
 STORM SEWER OUTFALL INTO DETENTION POND  
 N.T.S.



PRECAST MODIFIED "C" CURB INLET  
 N.T.S.



NOTE:  
 CONCRETE SHALL BE 4000 PSI  
 REBAR SHALL BE GRADE 60 WITH #4 BARS SPACED 24" O.C. EACH WAY  
 CURB INLET SHALL BE RATED FOR H20 LOADING  
 FOR MODIFIED BOXES THAT HAVE SANITARY DI JOINT "A" LENGTH SHALL BE 102".

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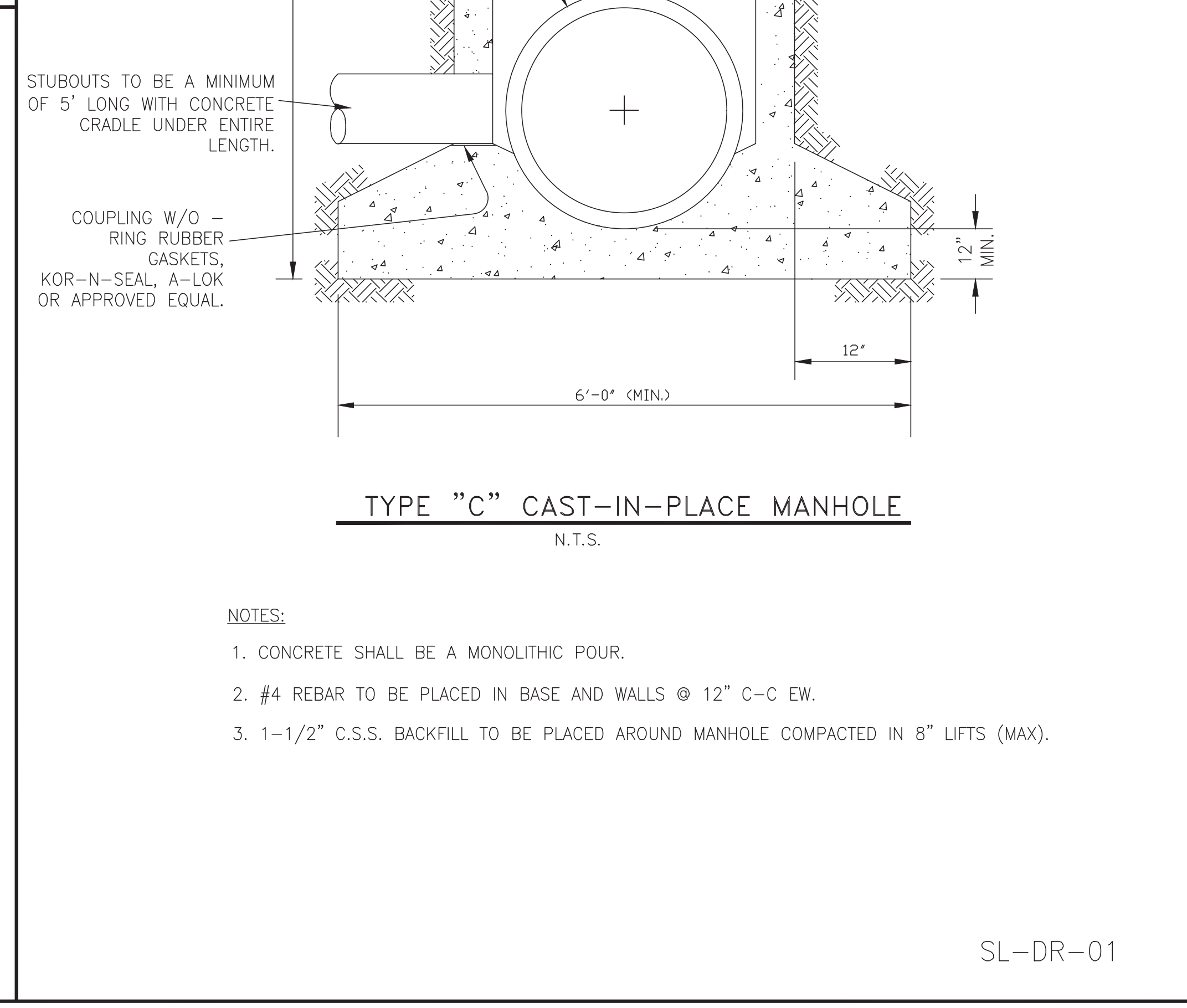
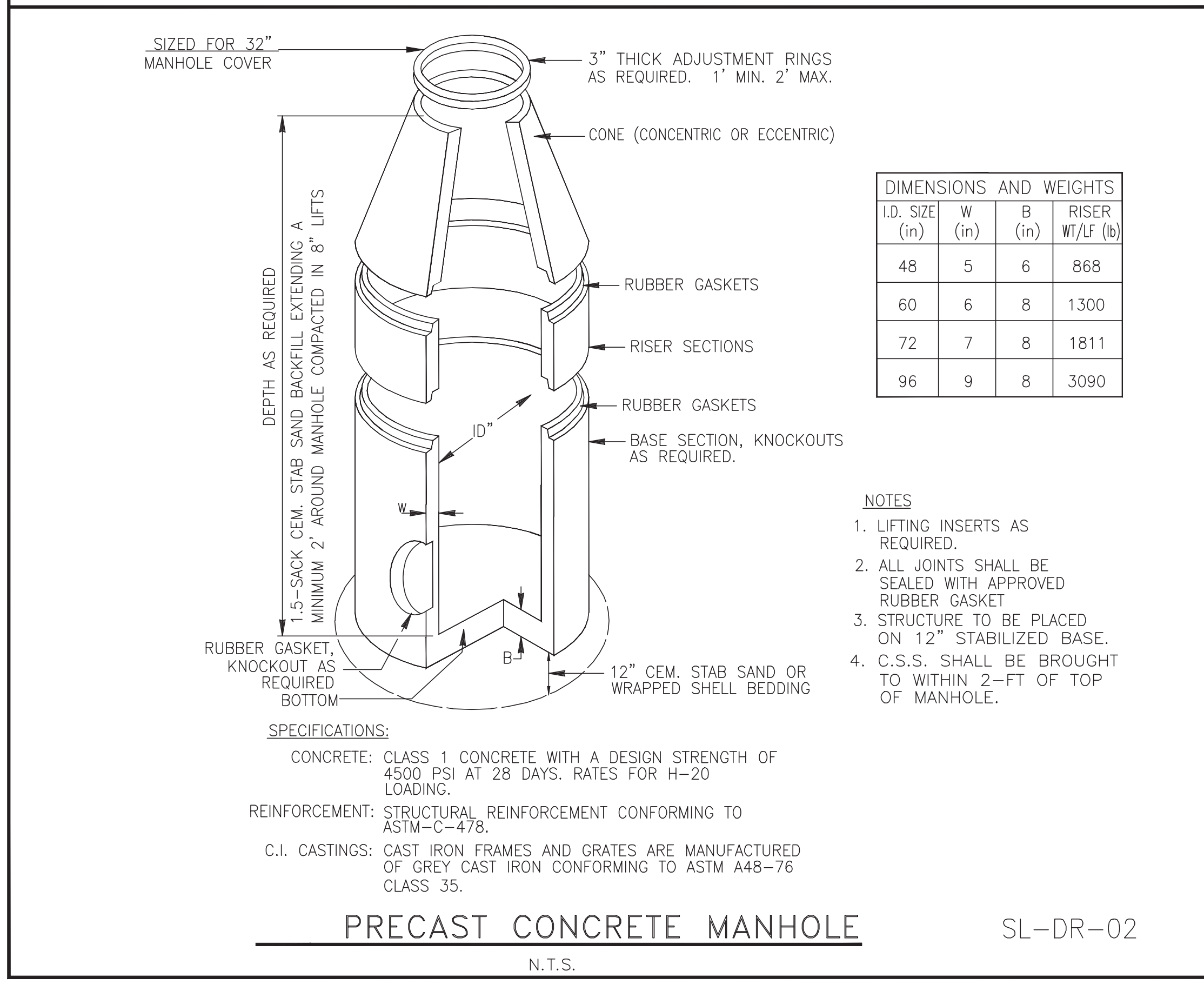
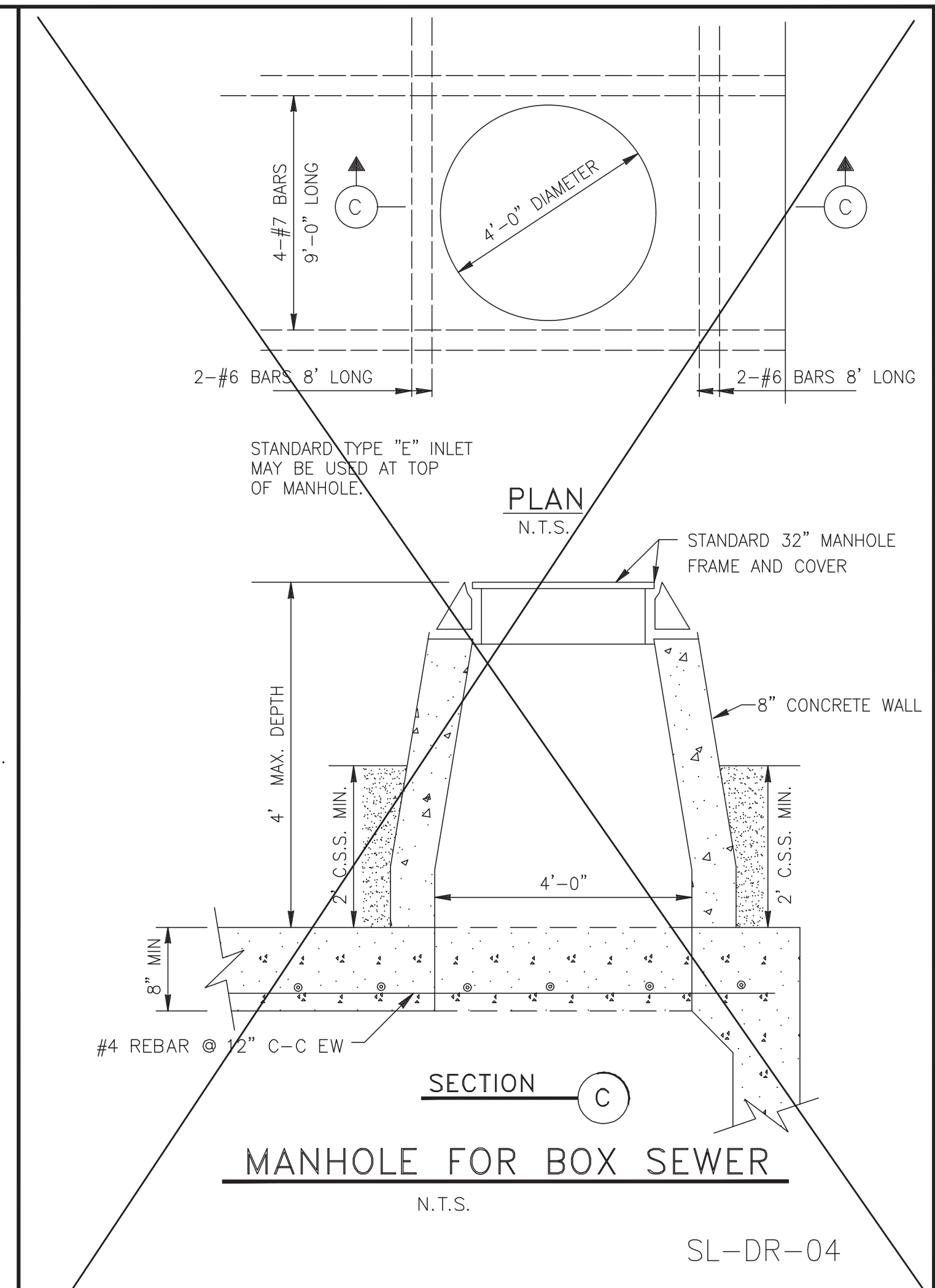
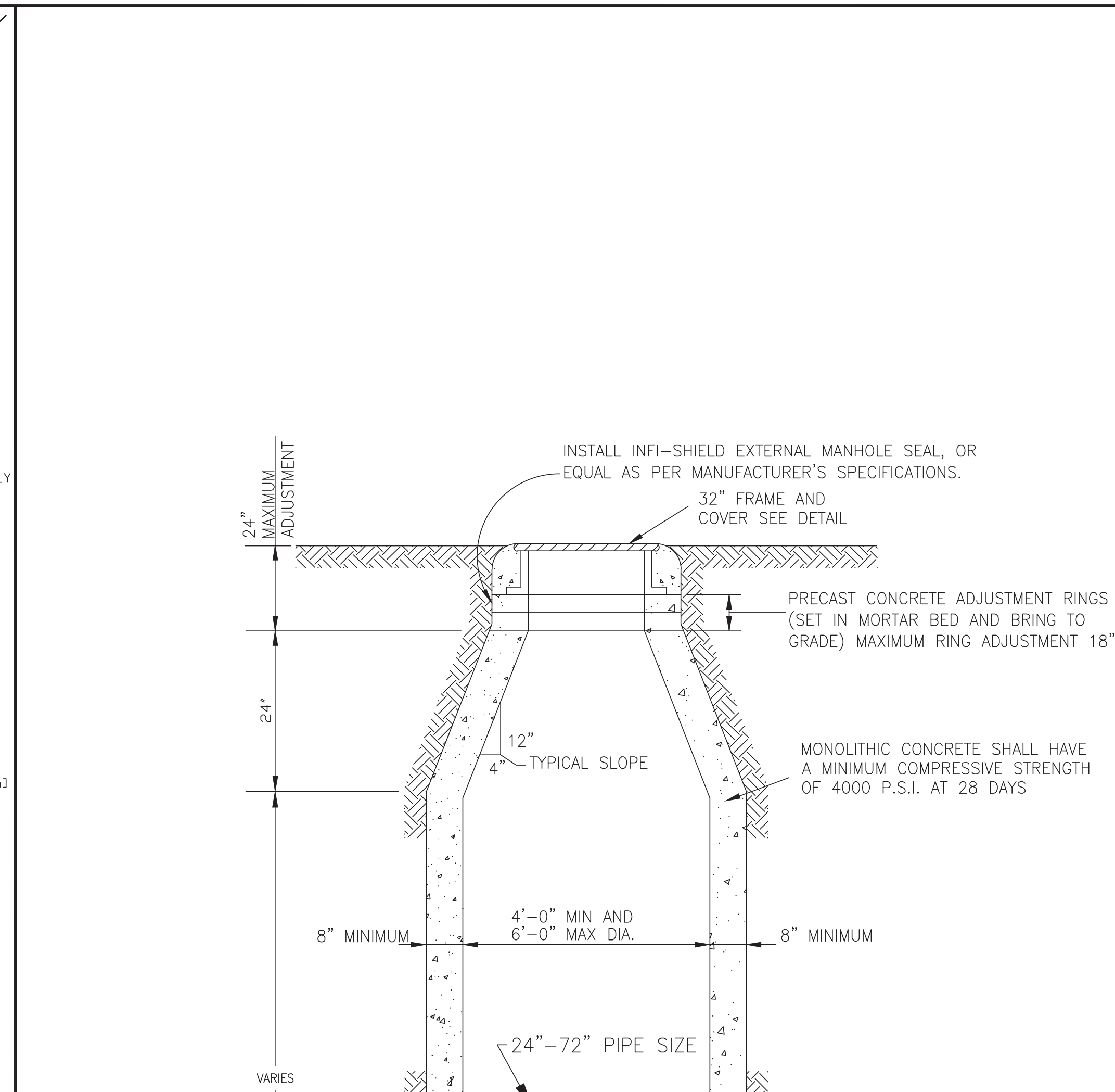
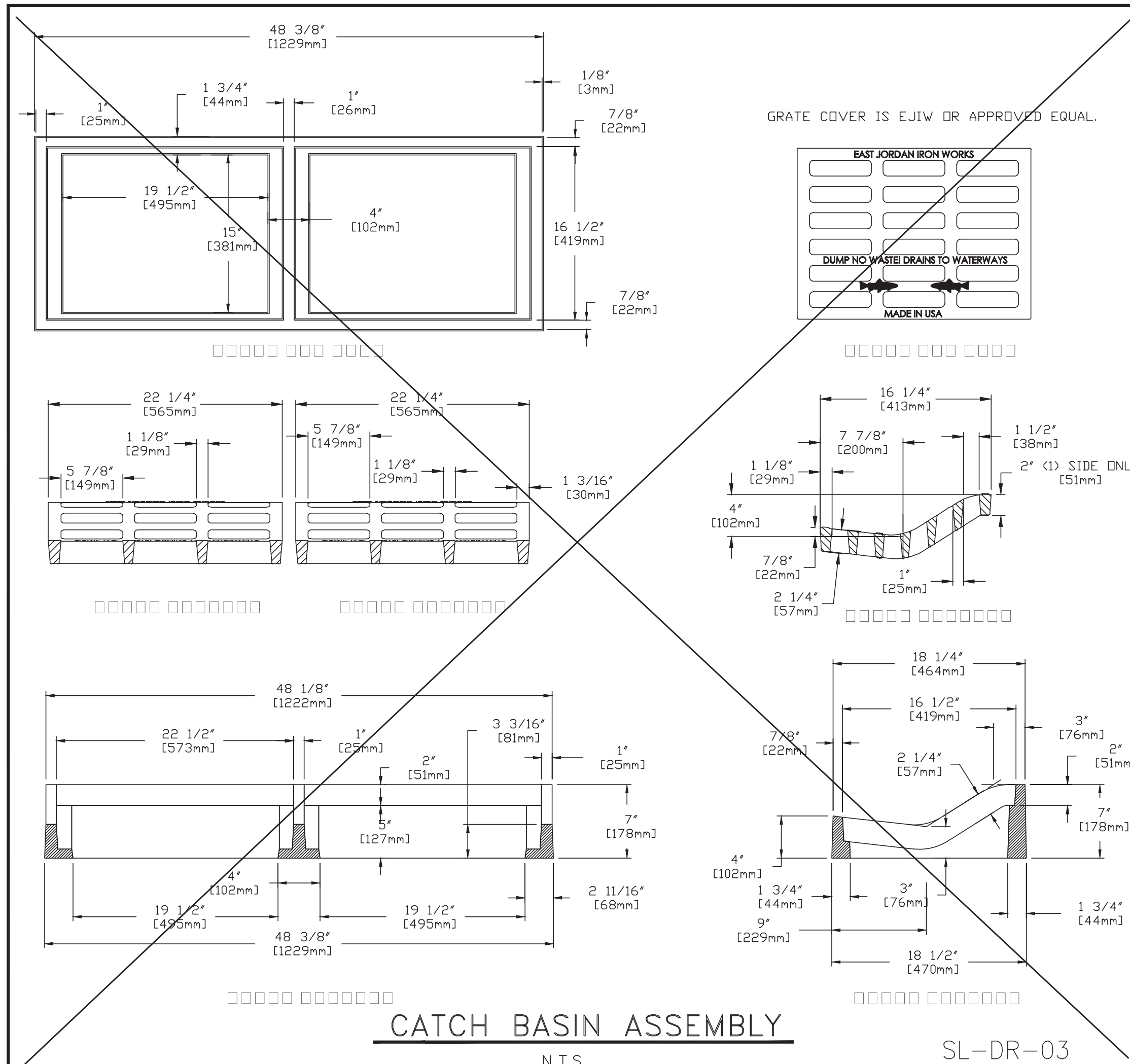
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 PROFILE: \_\_\_\_\_  
 HORIZONTAL: \_\_\_\_\_  
 VERTICAL: \_\_\_\_\_

ANGLETON PARK PLACE SEC. 1  
 ANGLETON, TEXAS  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

MISCELLANEOUS  
 DETAILS  
 (2 OF 2)  
 PROJECT NO. 14320



**DESIGN ENGINEER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**CITY OF SUGAR LAND, TEXAS**

CITY OF SUGAR LAND, TEXAS  
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

**STORM SEWER MANHOLE CONSTRUCTION DETAILS**

**REFER TO:**

- GENERAL NOTES, C.S.S. & CONCRETE NOTES.
- STORM SEWER NOTES

**JOB No.:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**DESIGNED BY:** \_\_\_\_\_ **DRAWN BY:** \_\_\_\_\_ **CHECKED BY:** \_\_\_\_\_

**SCALE:** \_\_\_\_\_

**SL-03**  
SHEET OF \_\_\_\_\_

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LICENSED PROFESSIONAL ENGINEER

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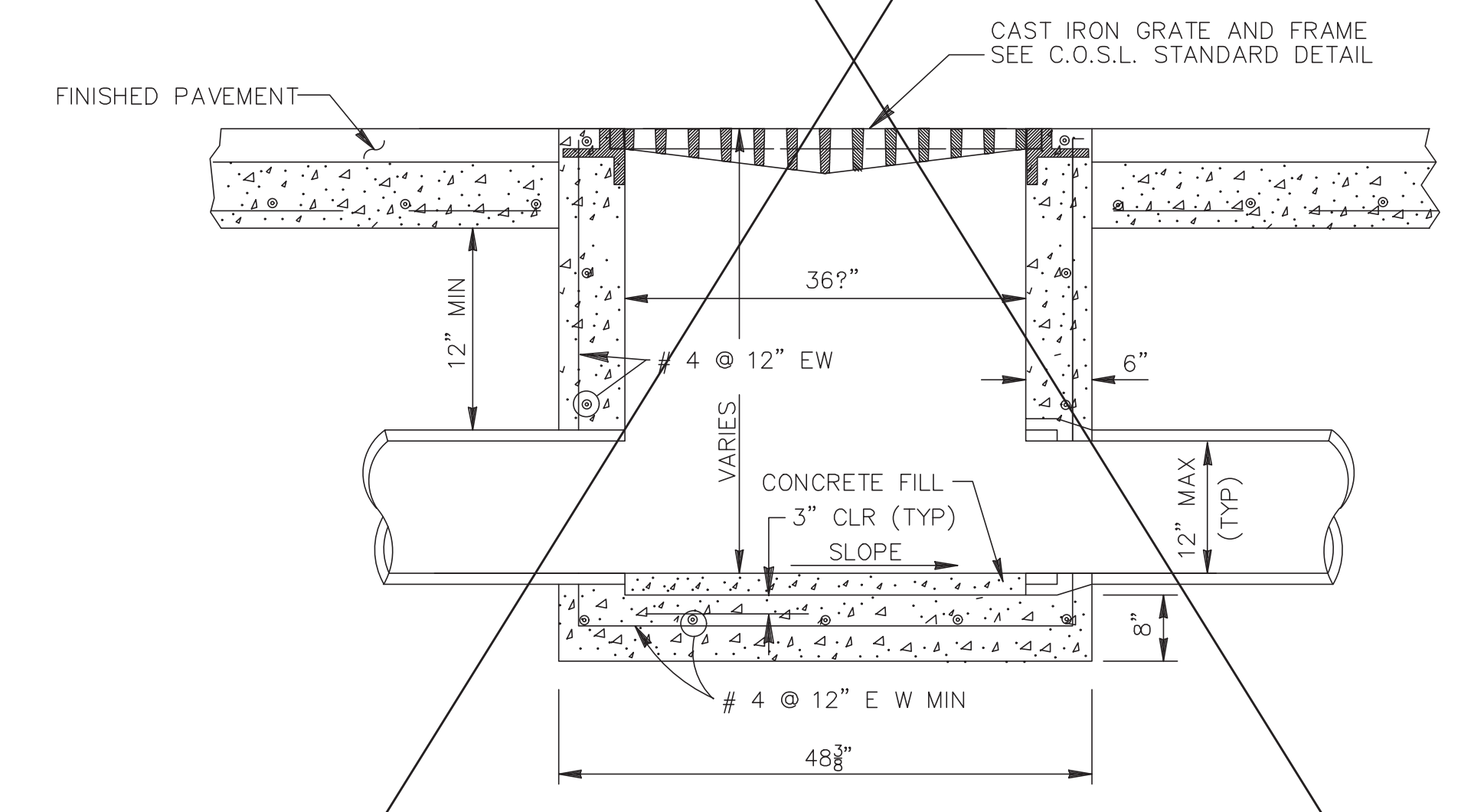
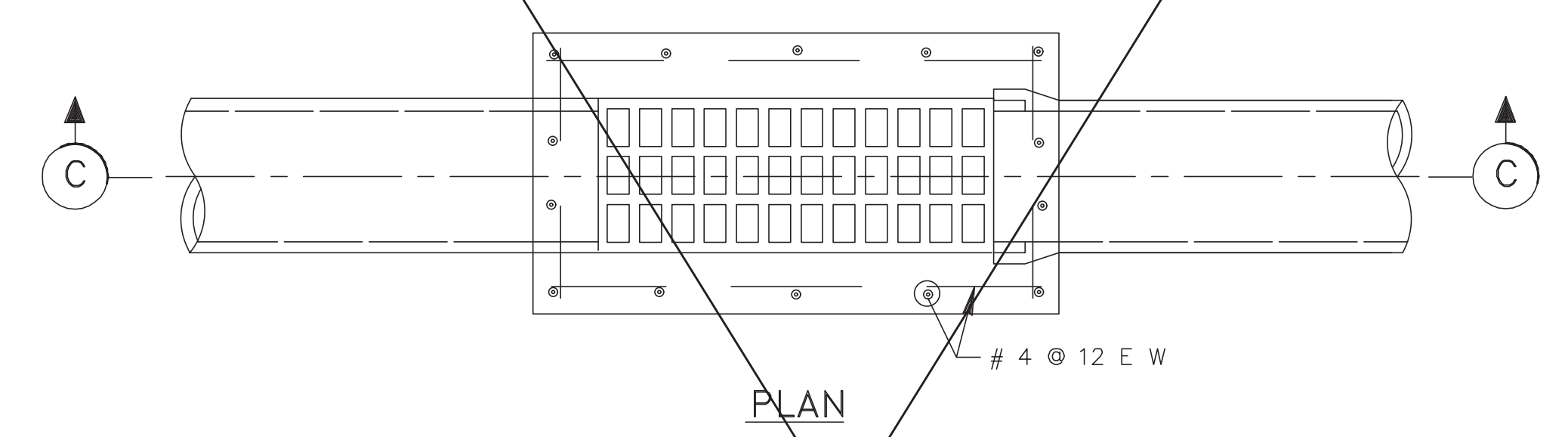
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PROFILE: \_\_\_\_\_  
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**ANGLETON PARK PLACE SEC. 1**  
**ANGLETON, TEXAS**  
PLANS FOR  
GRADING, PAVING, UTILITIES  
AND DETENTION

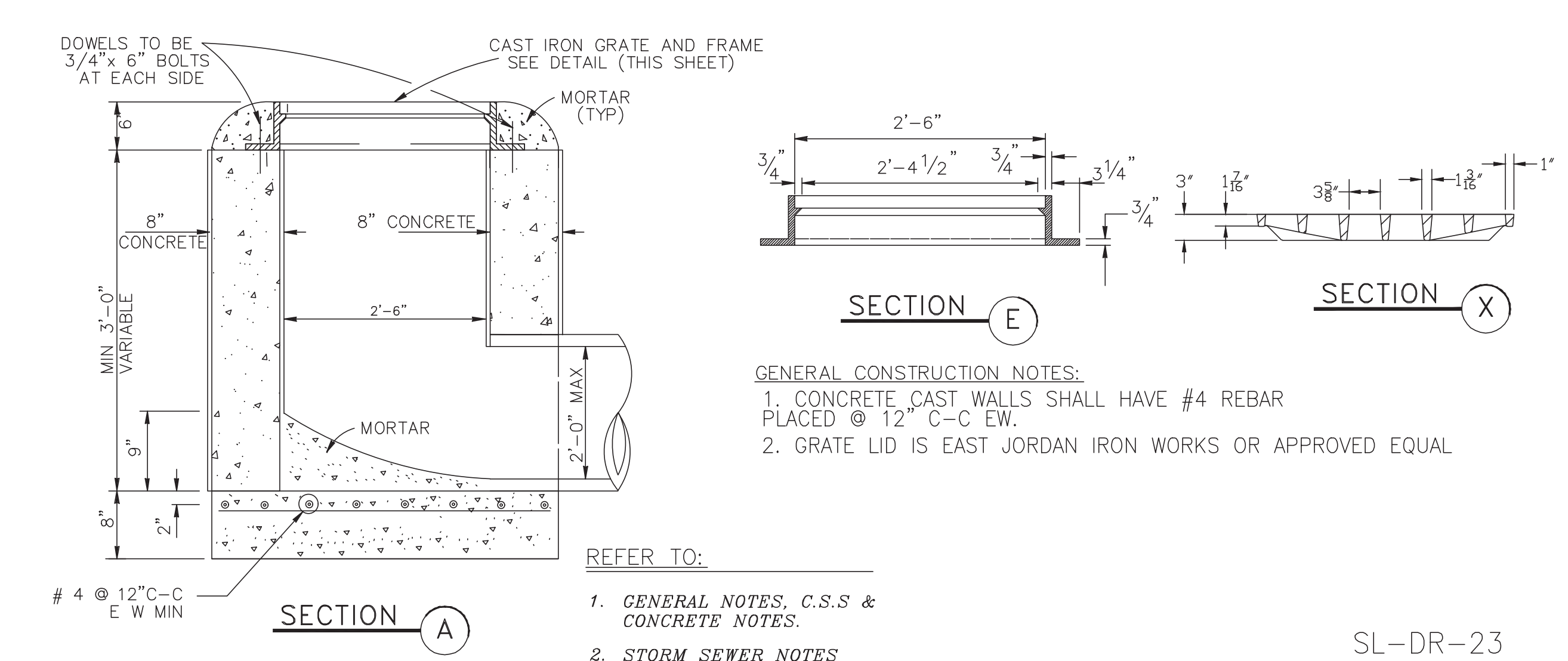
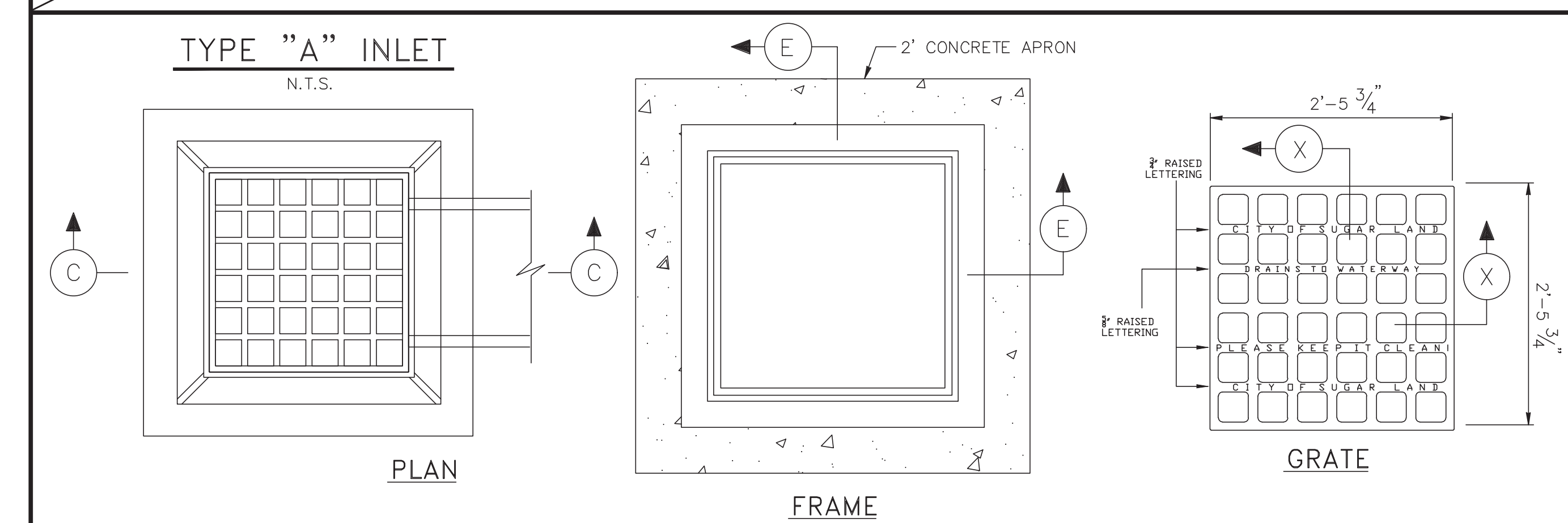
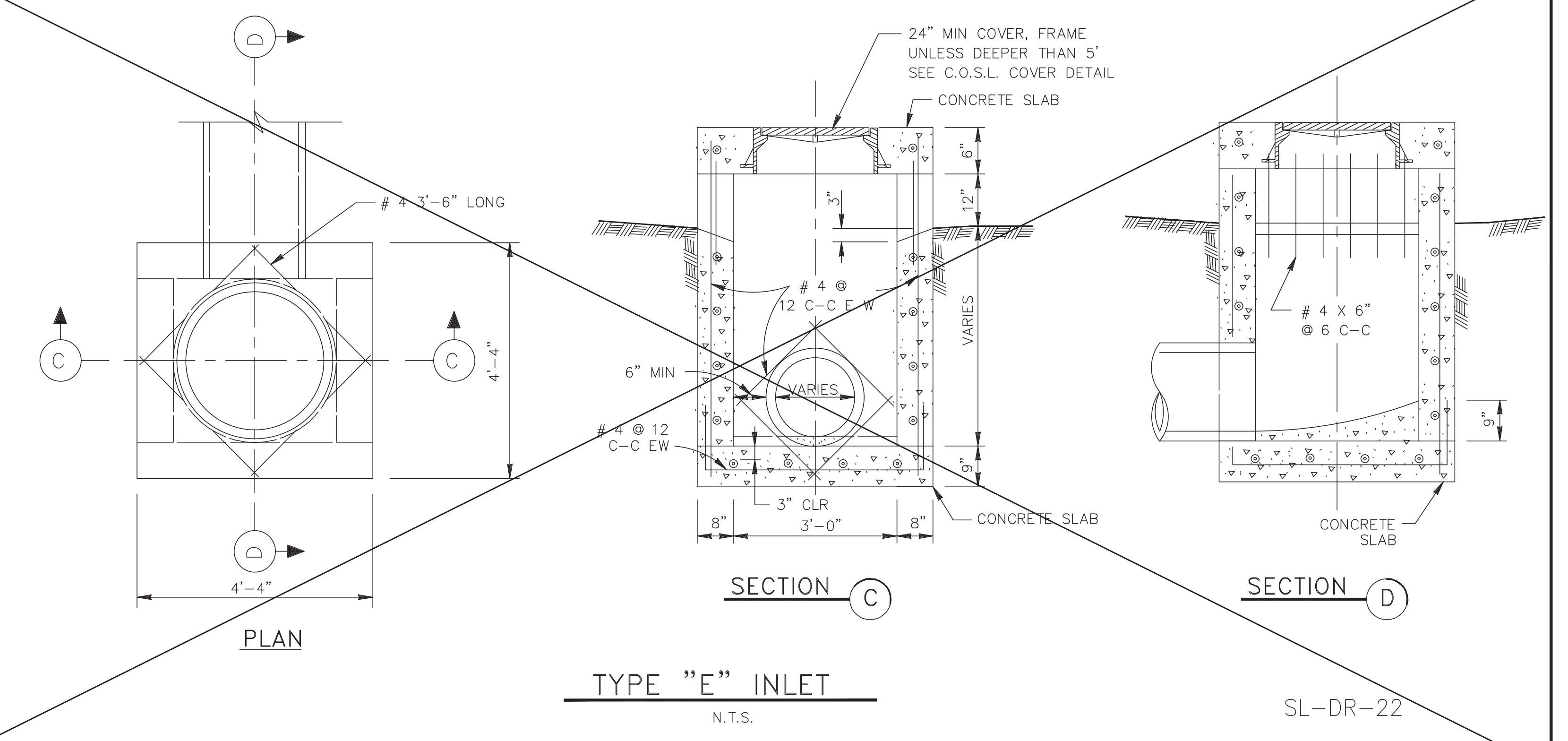
STORM SEWER MANHOLE  
CONSTRUCTION DETAILS  
SL-03

PROJECT NO. 14320





SL-DR-24



GENERAL CONSTRUCTION NOTES:

1. CONCRETE CAST WALLS SHALL HAVE #4 REBAR PLACED @ 12" C-C EW.
2. GRATE LID IS EAST JORDAN IRON WORKS OR APPROVED EQUAL

REFER TO:


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

SL-DR-23

No.	DATE	REVISION

DESIGN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

SEAL:



CITY OF SUGAR LAND, TEXAS  
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

STORM SEWER INLET  
CONSTRUCTION DETAILS I

JOB No.: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
SCALE: \_\_\_\_\_

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STATE OF TEXAS  
MIGUELANGEL A. SAUCEDA  
121992  
LICENSED PROFESSIONAL ENGINEER  
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05-25-2023

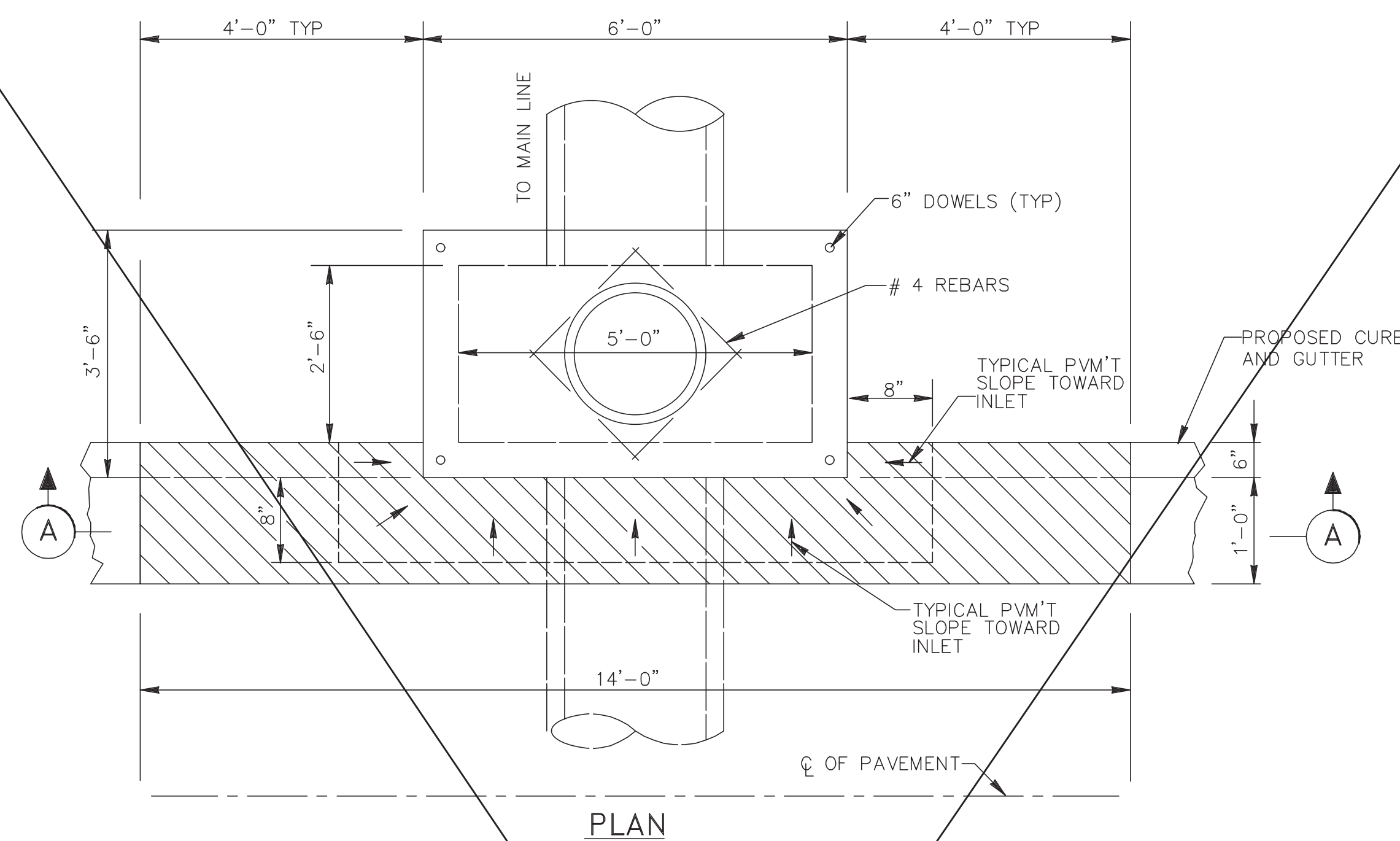
OWNER:  
Mike Morgan  
979-236-5089  
dmmorganjr@yahoo.com

PLAN: \_\_\_\_\_  
PROFILE: \_\_\_\_\_  
HORIZONTAL: \_\_\_\_\_  
VERTICAL: \_\_\_\_\_

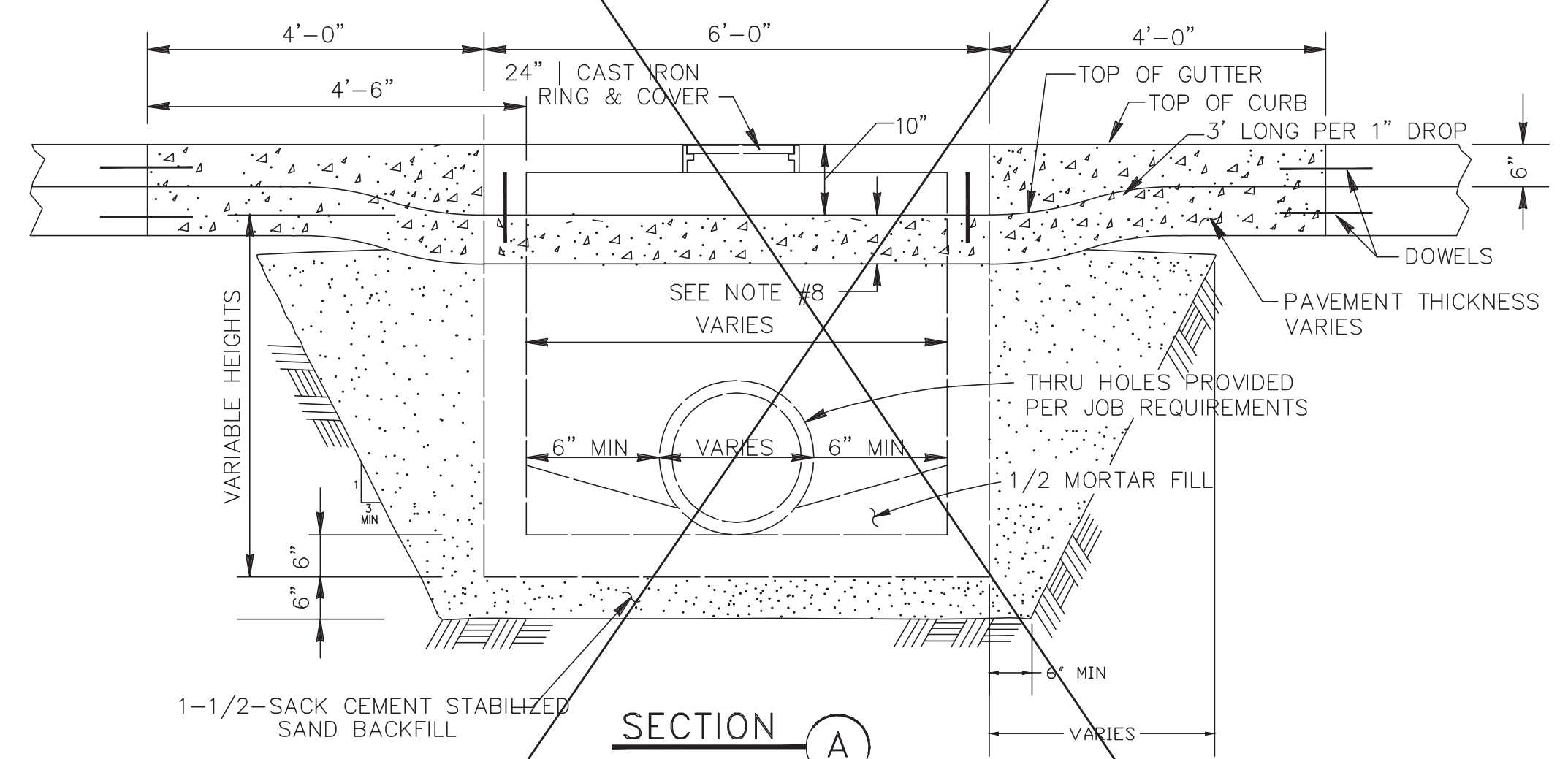
ANGLETON PARK PLACE SEC. 1  
ANGLETON, TEXAS  
PLANS FOR  
GRADING, PAVING, UTILITIES  
AND DETENTION

STORM SEWER MANHOLE  
CONSTRUCTION DETAILS  
SL-07

PROJECT NO. 14320



PLAN



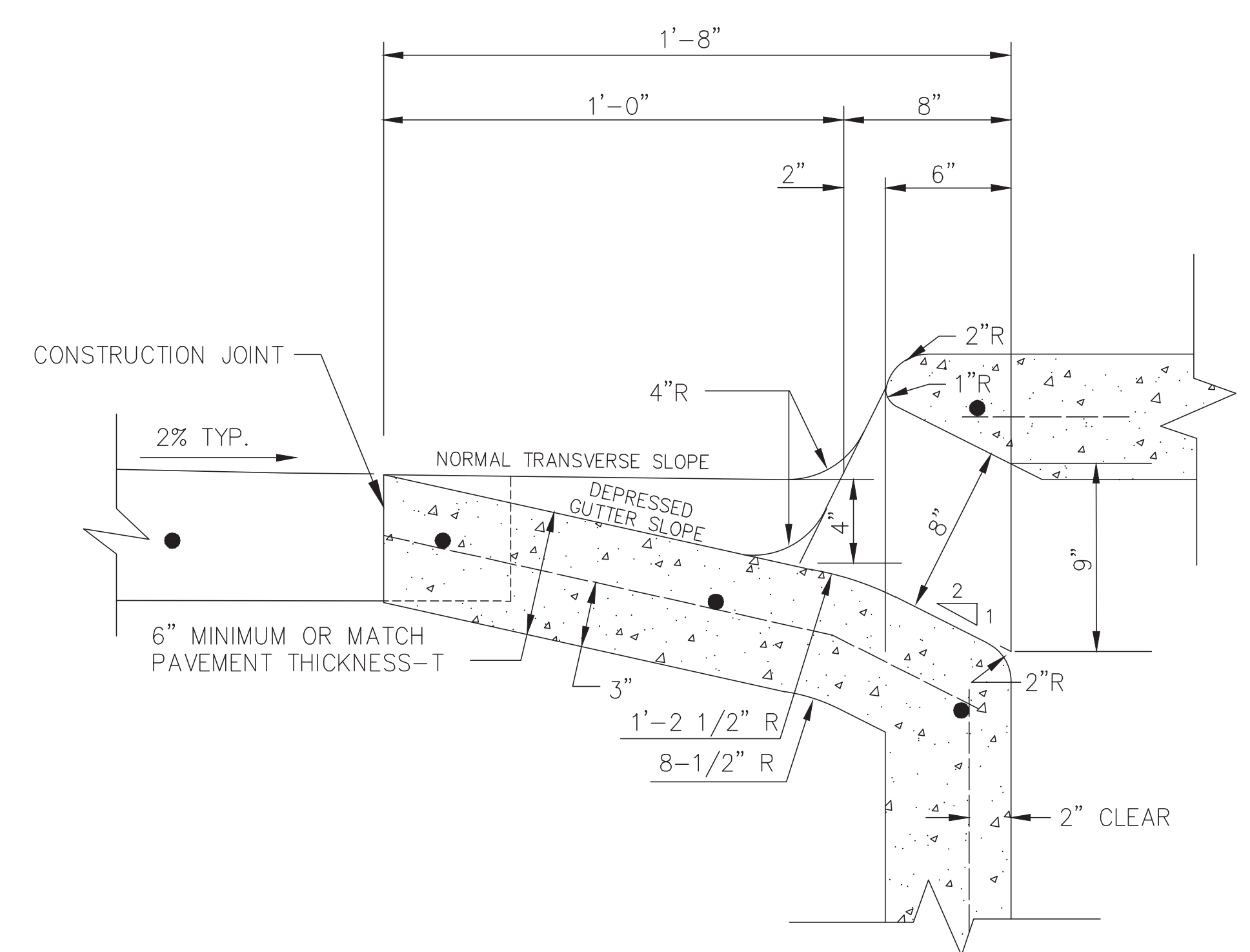
SECTION A

TYPE "H-2" INLET

SL-DR-25

NOTES:

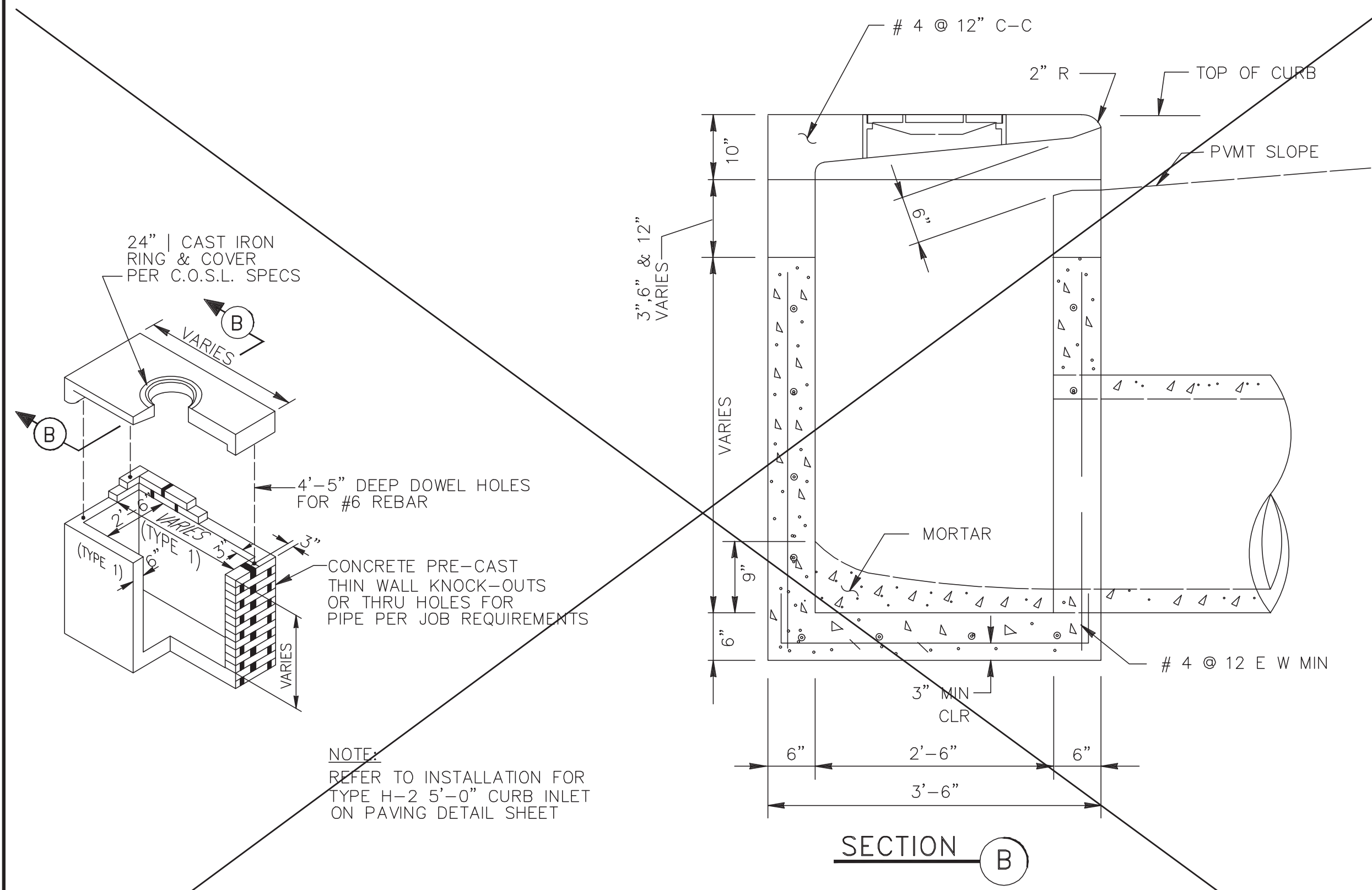
1. INLET WALLS MAY BE EXTENDED USING PRECAST RISER SECTION.
2. INLET TOPS MUST BE SECURED TO THE INLET WALL USING #6 DOWELS DRILLED AND GROUTED A MINIMUM DEPTH OF 5" INTO THE INLET WALL. A PLAN PREPARED BY THE MANUFACTURER MUST BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. THE PLAN SHOULD DETAIL CONNECTIONS 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 GRADE.
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

SL-DR-40

SCALE: N.T.S.



SECTION B


TYPE "H-2" PRECAST INLET

N.T.S.

SL-DR-26

REFER TO:

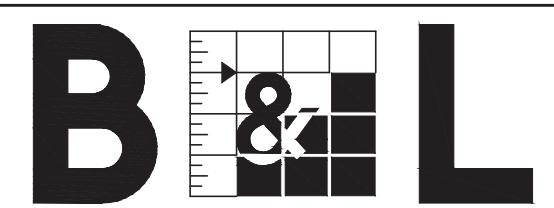
1. GENERAL NOTES
2. SEE C.S.S., PAVEMENT NOTES

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:	SL-08
DESIGNED BY:	DRAWN BY:	SHEET OF
CHECKED BY:	SCALE:	

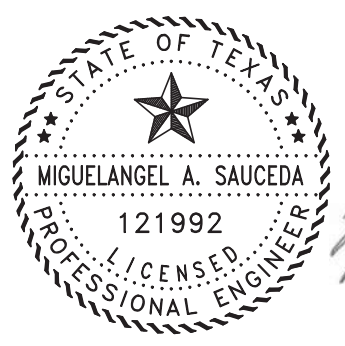
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DESIGNED	MS		
DRAWN	BT		
CHECKED			
DATE	May 2023		
REVISIONS			
NO.	DATE	DESCRIPTION	APPROVED

DESIGNED MS  
 DRAWN BT  
 CHECKED  
 DATE May 2023



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 ANGLETON, TEXAS 77515 (979) 849-6681  
 REG. NO. F-825



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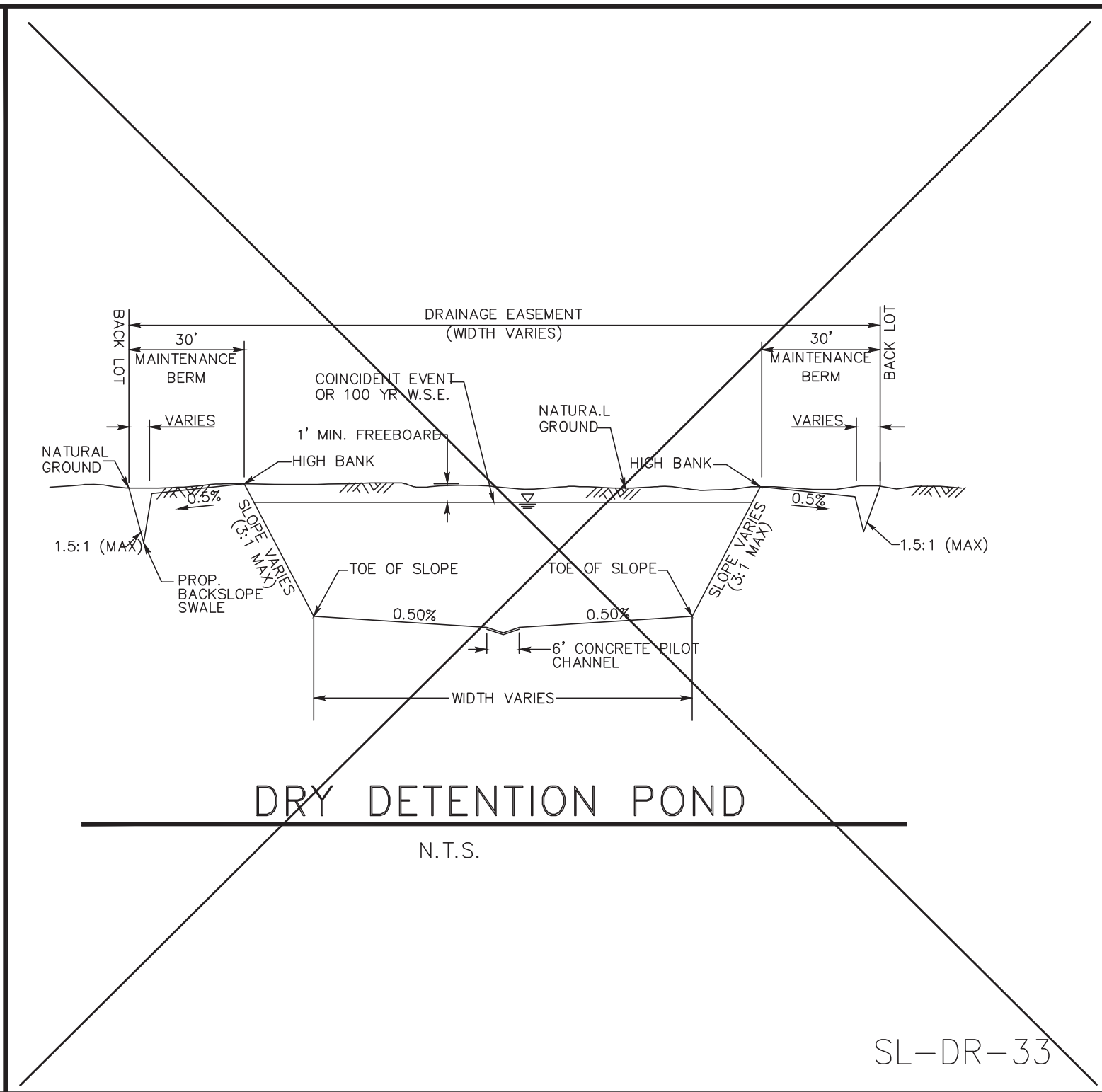
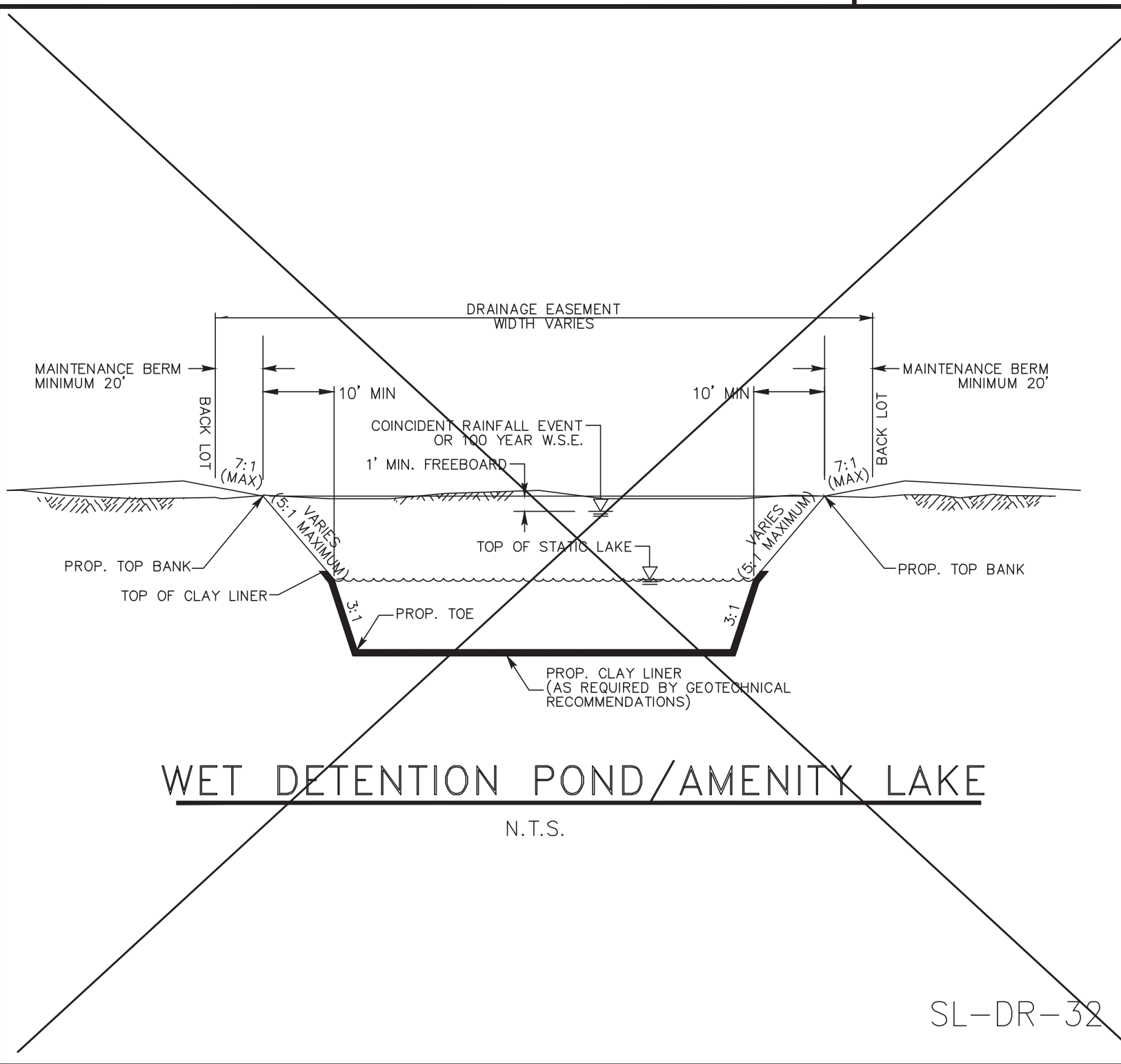
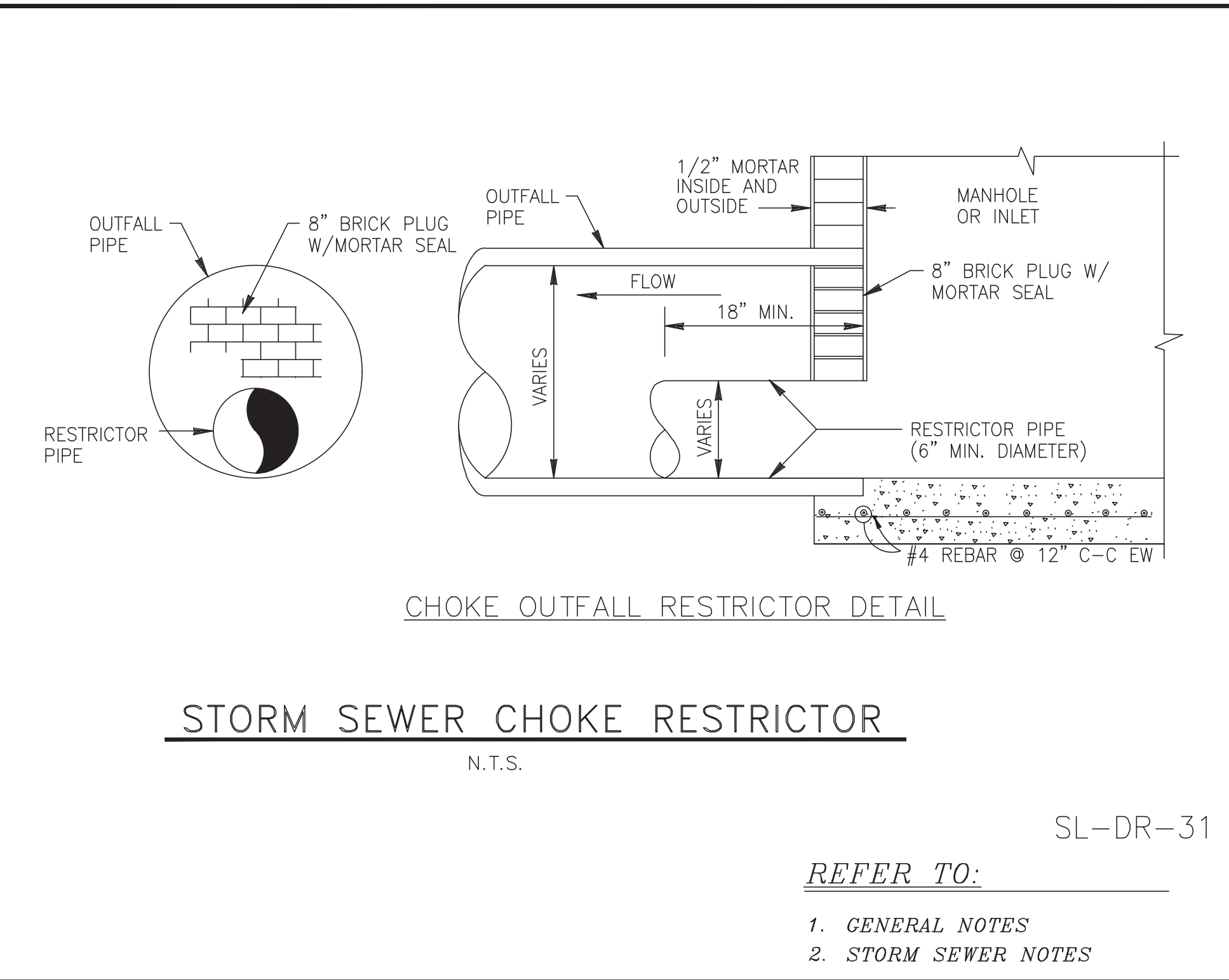
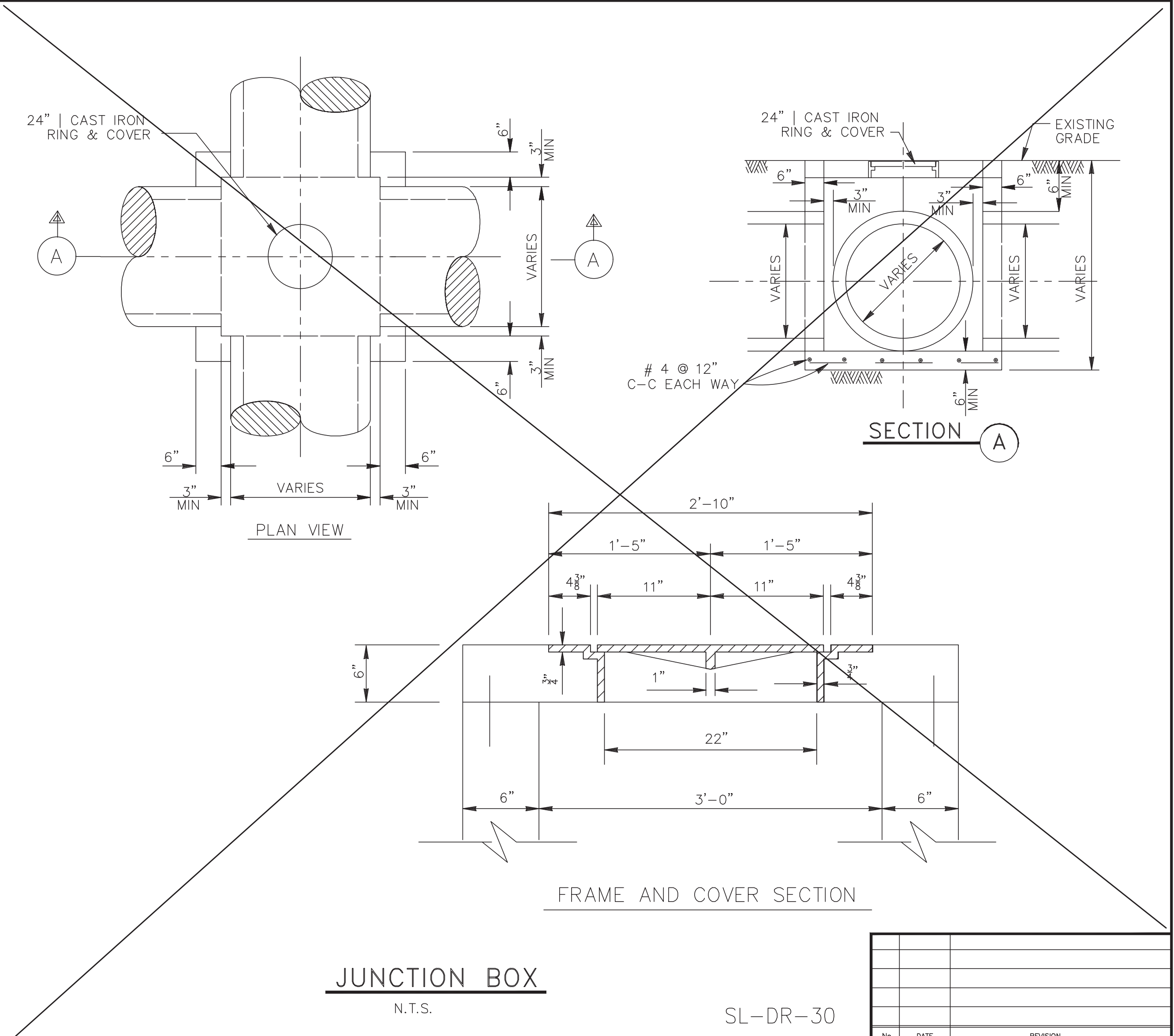
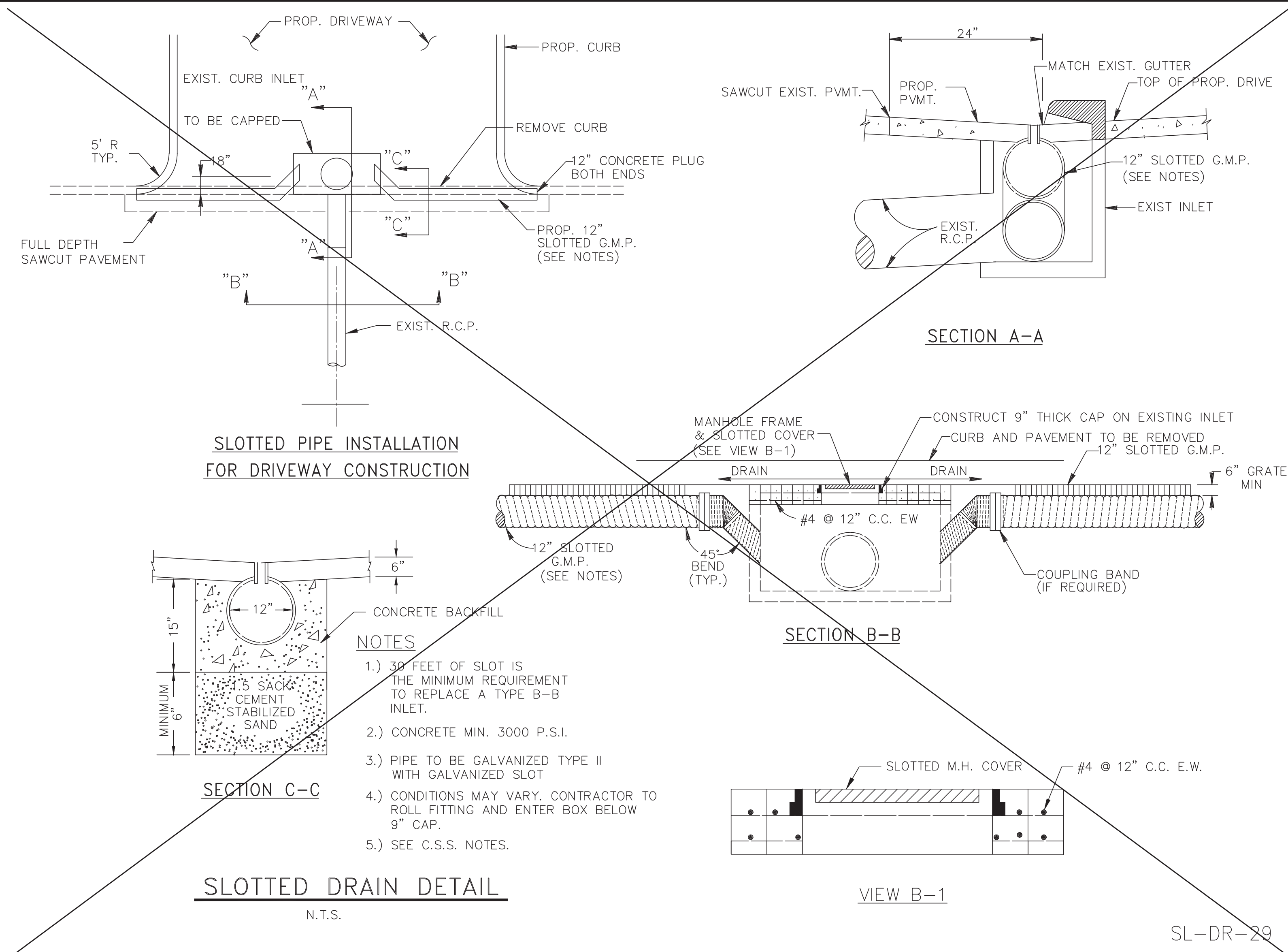
OWNER:  
**Mike Morgan**  
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 dmmorganjr@yahoo.com

PLAN: \_\_\_\_\_  
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**ANGLETON PARK PLACE SEC. 1**  
**ANGLETON, TEXAS**  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

STORM SEWER INLET  
 CONSTRUCTION DETAILS II  
 SL-08  
 PROJECT NO. 14320





NO.	DATE	REVISION

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**

SHEET OF \_\_\_\_\_

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NO.	DATE	DESCRIPTION	APPROVED

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 DRAWN BT  
 CHECKED \_\_\_\_\_  
 DATE May 2023

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 REG. NO. F-825

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**STATE OF TEXAS**  
 121992  
 LICENSED PROFESSIONAL ENGINEER

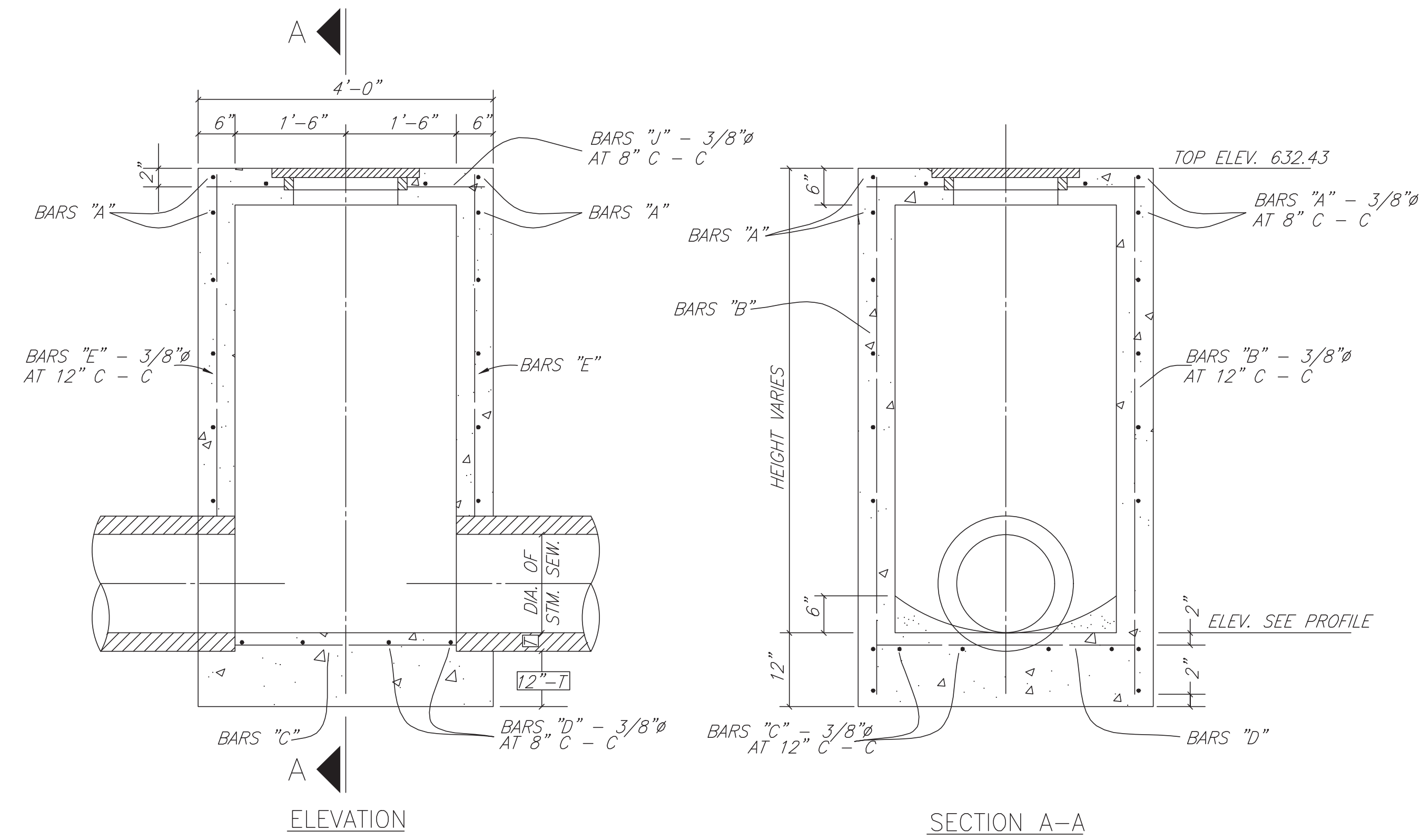
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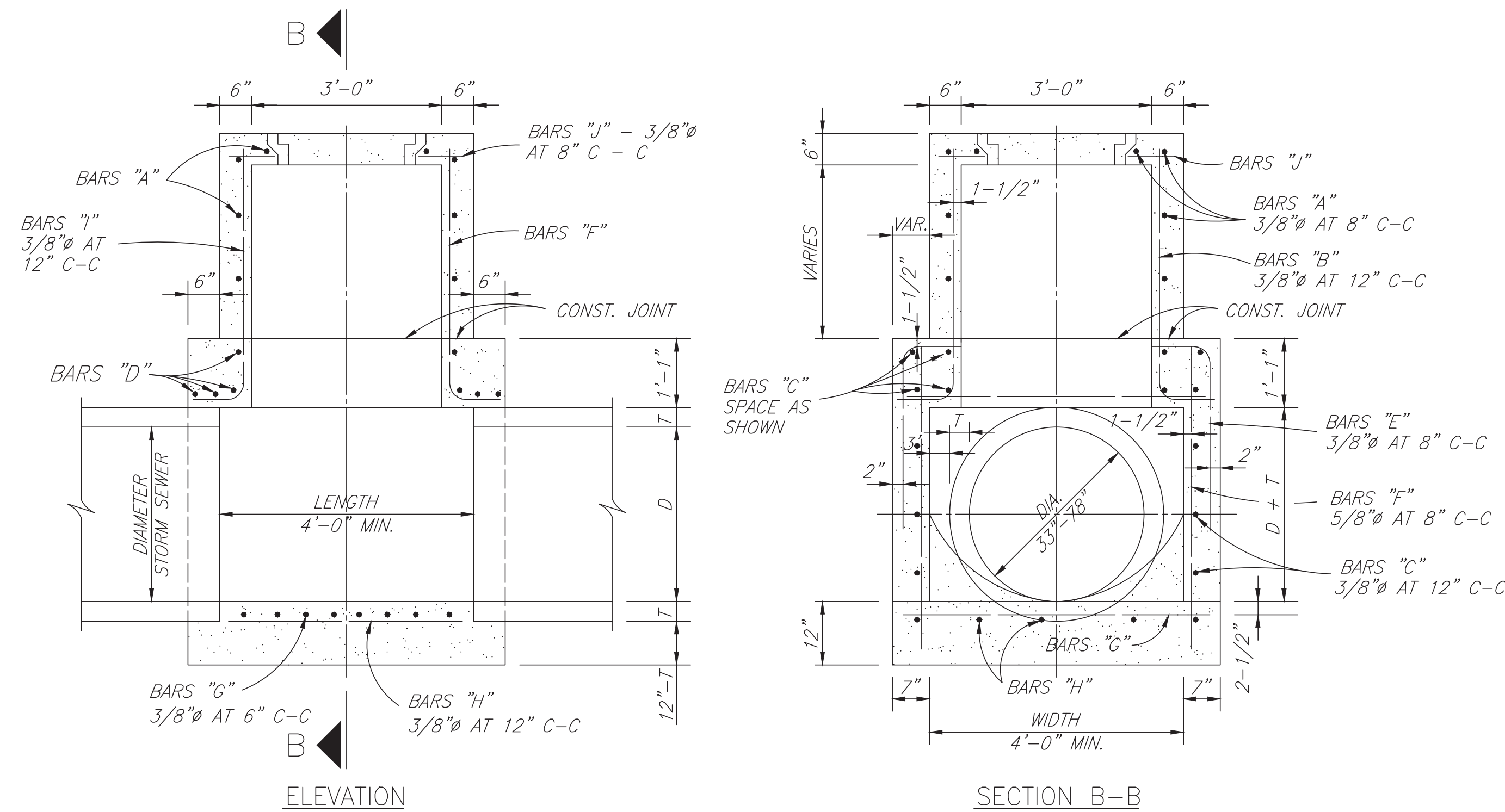
**ANGLETON PARK PLACE SEC. 1**  
**ANGLETON, TEXAS**  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

STORM SEWER CONSTRUCTION DETAILS  
 SL-10


PROJECT NO. 14320



**STORM SEWER TYPE A MANHOLE**  
MAX. PIPE SIZE 30" - N.T.S.



**TYPE B STORM SEWER MANHOLE**  
MAX. PIPE SIZE 78" - N.T.S.

No.	DATE	REVISION
SEAL:		
DESIGN ENGINEER: _____ DATE _____		
 CITY OF SUGAR LAND, TEXAS ENGINEERING DEPARTMENT		
CONSTRUCTION PLANS FOR:		
JUNCTION BOX MANHOLES		
JOB No.:	SL-11	
DATE:		
DESIGNED BY:		
DRAWN BY:		
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SCALE:		SHEET OF

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DATE	May 2023		
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NO.	DATE	DESCRIPTION	APPROVED

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REG. NO. F-825



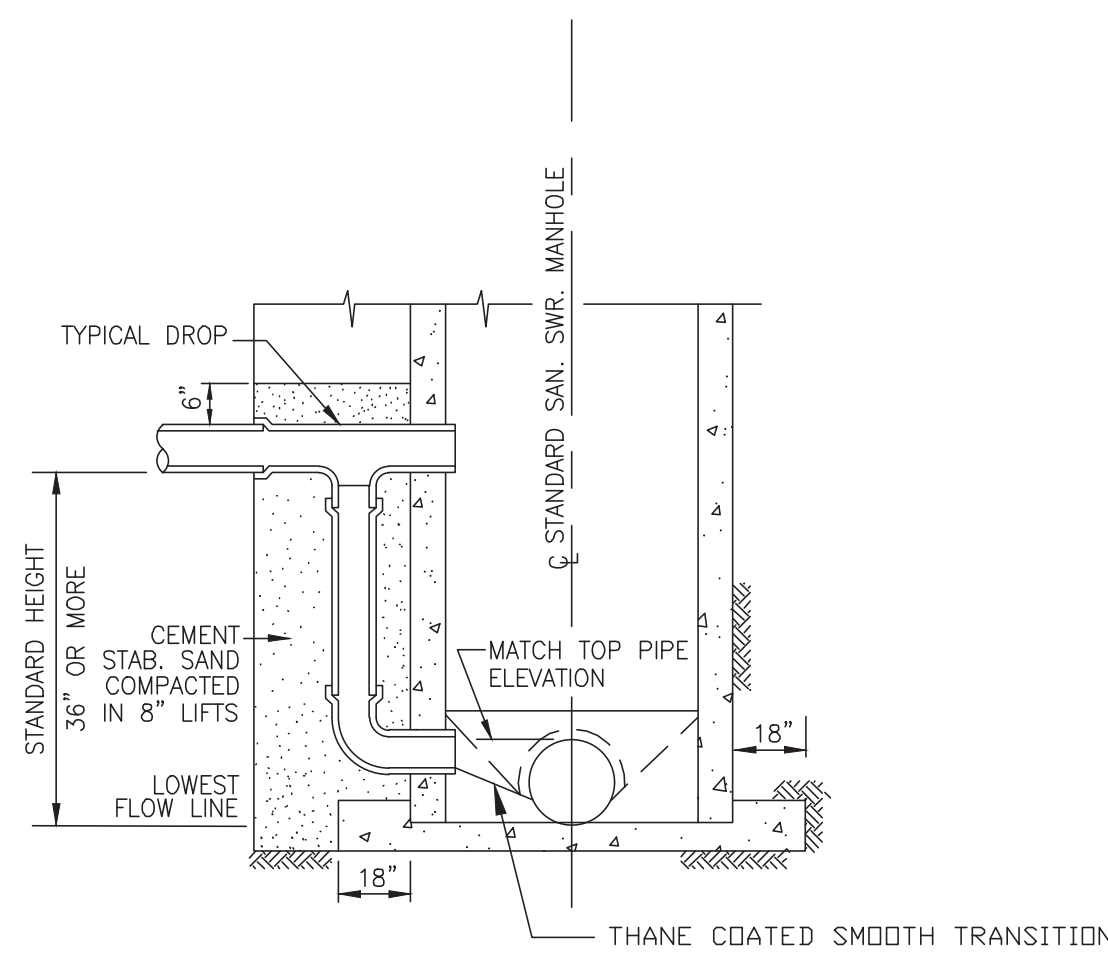
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OWNER:  
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dmmorganjr@yahoo.com

PLAN: \_\_\_\_\_  
PROFILE: \_\_\_\_\_  
HORIZONTAL: \_\_\_\_\_  
VERTICAL: \_\_\_\_\_

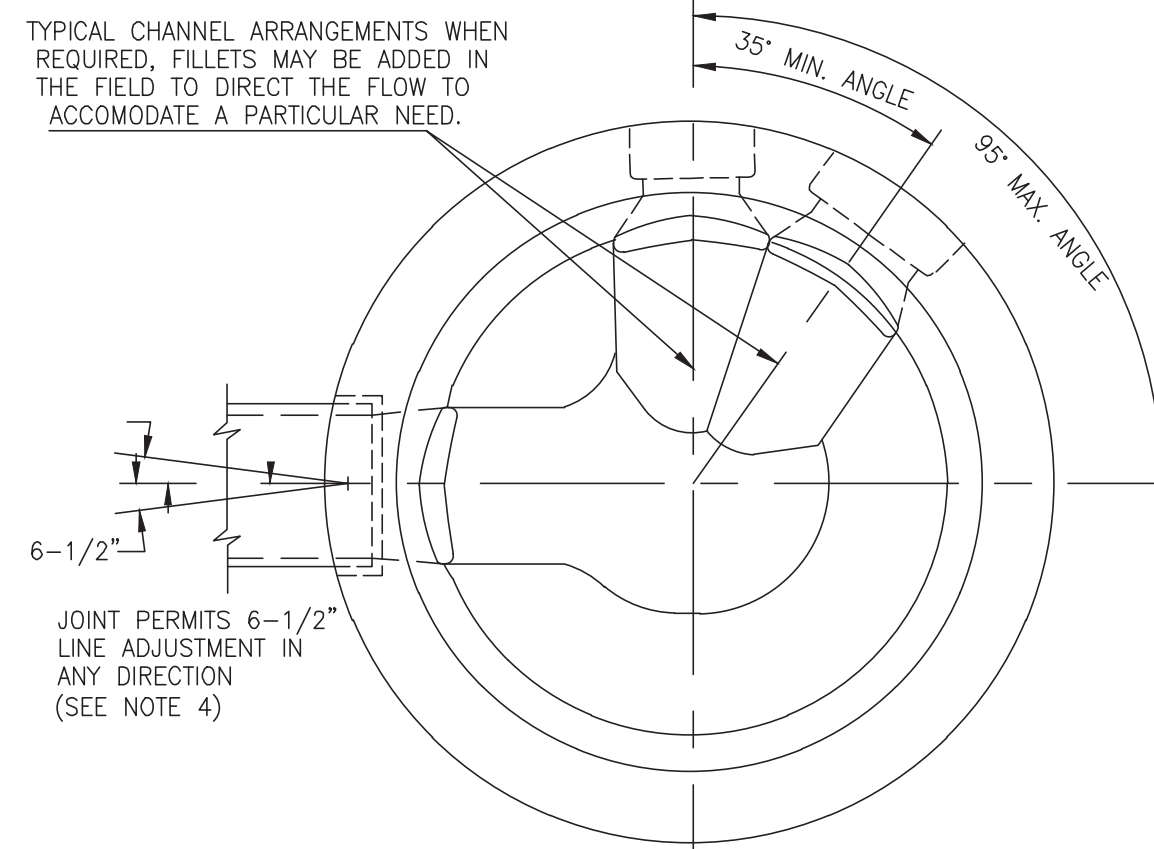
**ANGLETON PARK PLACE SEC. 1**  
**ANGLETON, TEXAS**  
**PLANS FOR**  
**GRADING, PAVING, UTILITIES**  
**AND DETENTION**

JUNCTION BOX MANHOLES  
SL-11  
PROJECT NO. 14320



**STANDARD DROP DETAIL**  
(SEE C.S.S. NOTES)

SL-SS-05



**PIPING CONNECTIONS DETAIL**

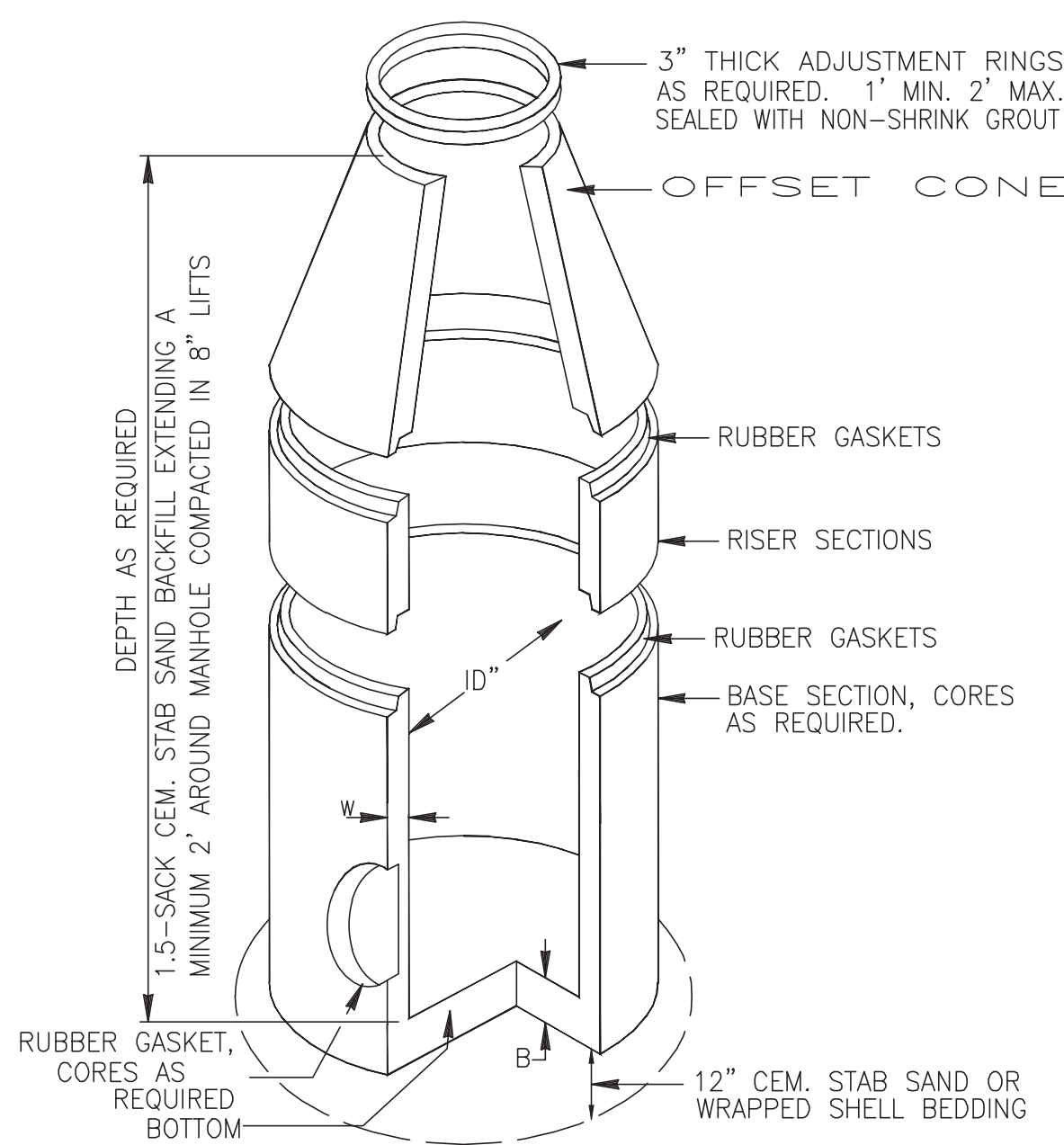
SL-SS-05

- NOTE:**
- INFLUENT AND EXFLUENT PIPING CONNECTIONS TO MANHOLE SHALL BE ALIGNED TO PREVENT REVERSE FLOW.
  - INFLUENT AND EXFLUENT CONNECTIONS ARE LIMITED TO A MAXIMUM 90° INCLUDED ANGLE OF CONVERGENCE.
  - MINIMUM 35° AND MAXIMUM 90° INCLUDED ANGLES MUST BE PROVIDED BETWEEN MULTIPLE INFLUENT CONNECTIONS.
  - ANGLE OF DEFLECTION AT PIPING JOINTS AS PER MANUFACTURER'S RECOMMENDATIONS.

**NOTES:**

- CONTRACTOR SHALL CONTACT CITY OF SUGAR LAND ENGINEERING DEPARTMENT AT (281) 275-2780 IF WET SAND OR OTHER UNSTABLE SOIL CONDITIONS, HIGH WATER TABLE AND/OR UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED.
- SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND INFORMATION INCLUDED IN PROJECT SPECIFICATIONS, CITY OF SUGAR LAND DESIGN STANDARDS SHALL GOVERN.
- SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED A MINIMUM OF FOUR FEET 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.
- ALL SUCH MANHOLE COVERS SHALL HAVE THE CITY OF SUGAR LAND EMBLEM AND THE WORDS "SUGAR LAND" AND "SANITARY SEWER" CAST IN RAISED RELIEF AS DEPICTED IN CITY OF SUGAR LAND STANDARD CONSTRUCTION DETAILS SHEETS. ALL SANITARY SEWER MANHOLES SHALL INCORPORATE INFLOW PROTECTORS.
- 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.
- 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.
- CONNECTIONS TO EXISTING AND/OR NEW SANITARY SEWER MANHOLES CONSTRUCTED OF PRECAST CONCRETE NOT HAVING PRECURED 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.
- BEDDING AND BACKFILL OF SANITARY SEWER PIPING AND MANHOLES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH CITY OF SUGAR LAND 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.
- 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.
- 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.
- 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.
- 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.
- 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 SUGAR LAND PUBLIC WORKS DEPARTMENT INSPECTION POLICY.
- C.S.S. 1' ABOVE PIPE AND 6" BELOW PIPE MINIMUM.
- 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.

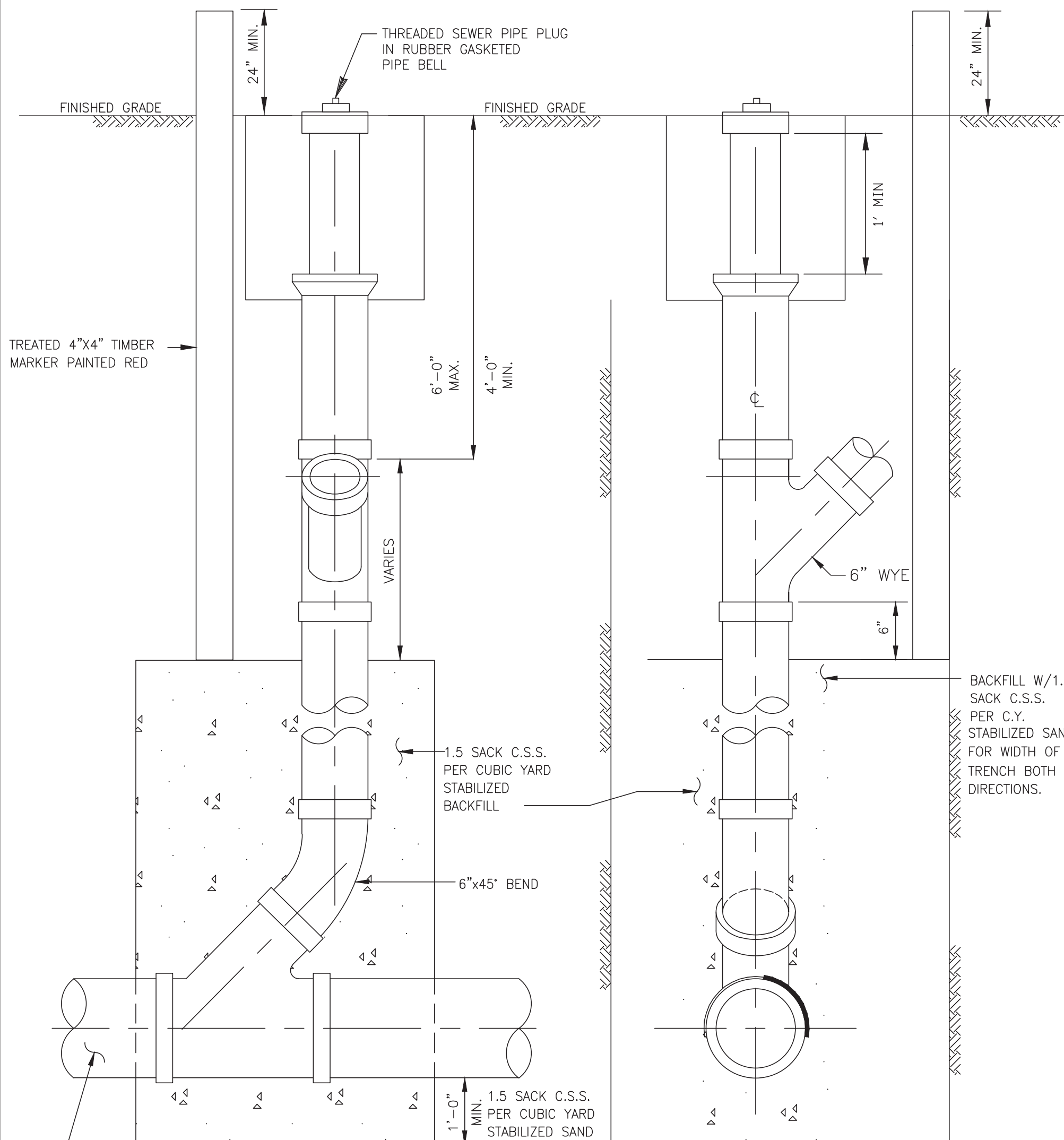
**NOTES**

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

**PRECAST SANITARY MANHOLE**

N.T.S.

SL-SS-03



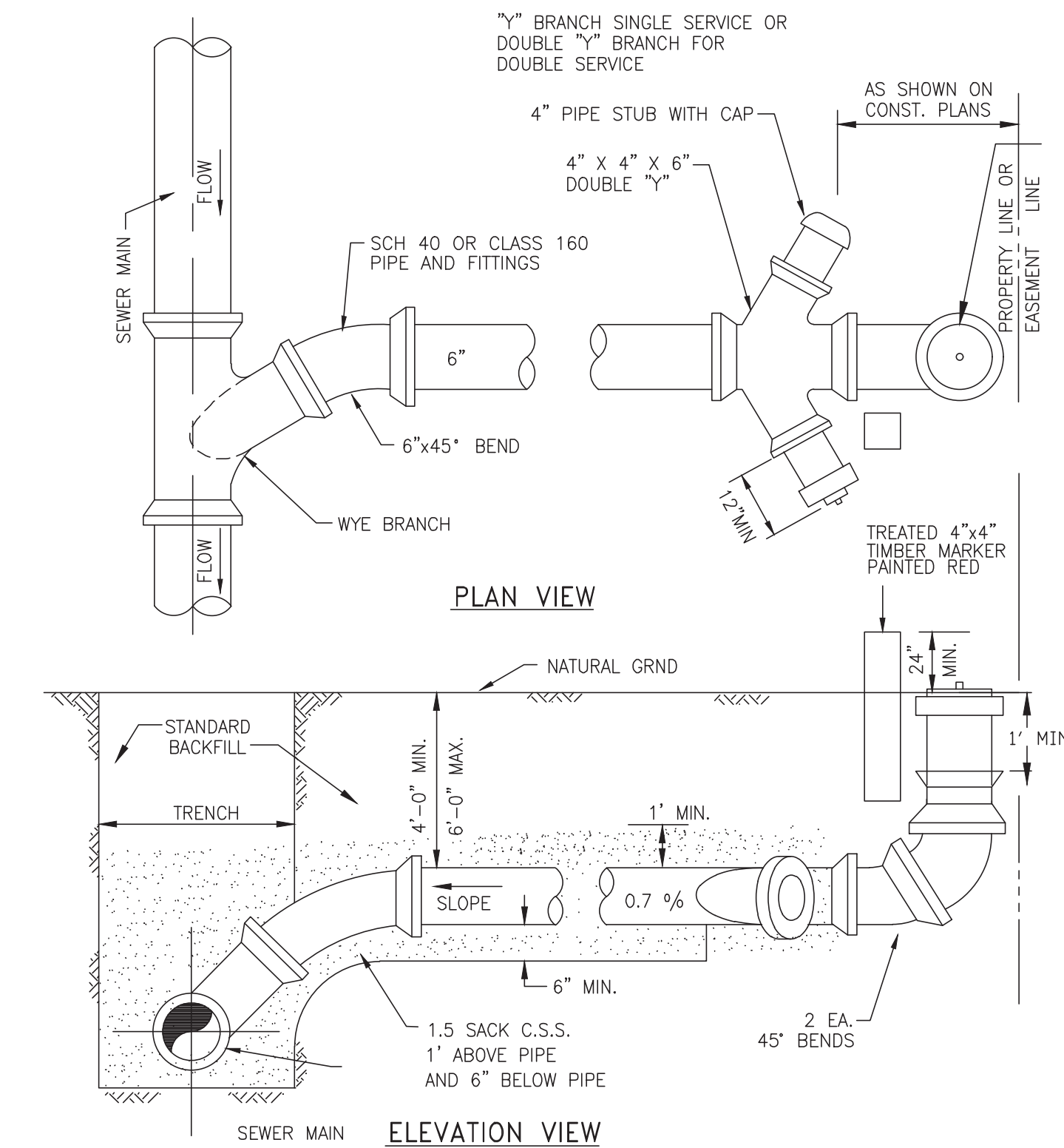
**TRENCH SIDE VIEW**  
**TRENCH END VIEW**  
**STACK DETAIL**

N.T.S.

SL-SS-04

**NOTES:**

- NO STACKS ON MAINS OVER 16' DEEP OR IN WET SAND CONDITIONS.
- ALL STACK CONNECTIONS SHALL BE IN-LINE FITTINGS.



**SANITARY SEWER SERVICE CONNECTION**

N.T.S.

SL-SS-06

No.	DATE	REVISION

SEAL: \_\_\_\_\_  
DESIGN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_



CONSTRUCTION PLANS FOR:  
**SANITARY SEWER CONSTRUCTION DETAILS**

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

**SL-14**  
SHEET OF \_\_\_\_\_

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NO.	DATE	DESCRIPTION	APPROVED

DESIGNED: MS  
DRAWN: BT  
CHECKED: \_\_\_\_\_  
DATE: May 2023

REVISIONS

**B & L**  
**BAKER & LAWSON, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
4005 TECHNOLOGY DRIVE, SUITE 1330  
ANGLETON, TEXAS 77515 (979) 849-6681  
REG. NO. F-825

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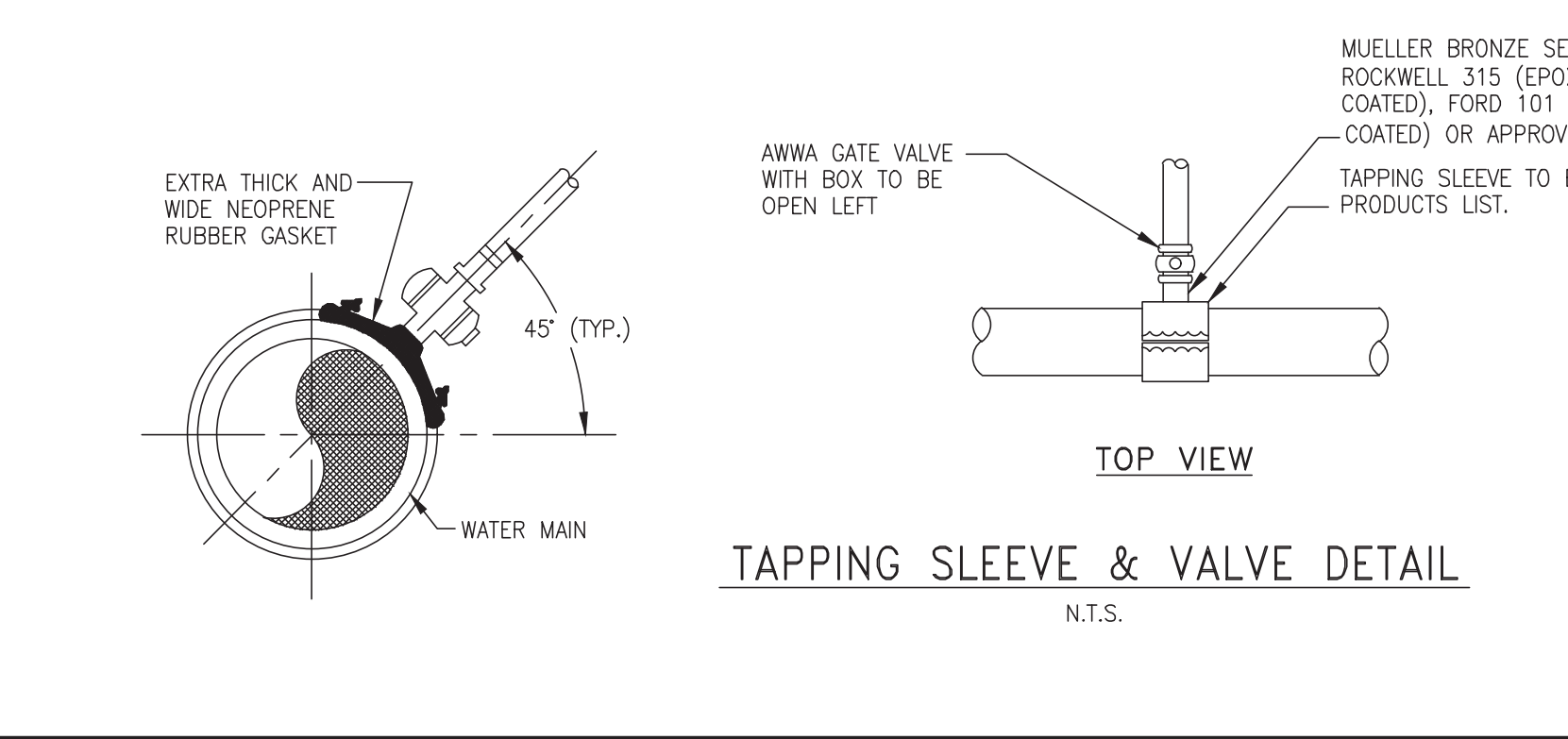
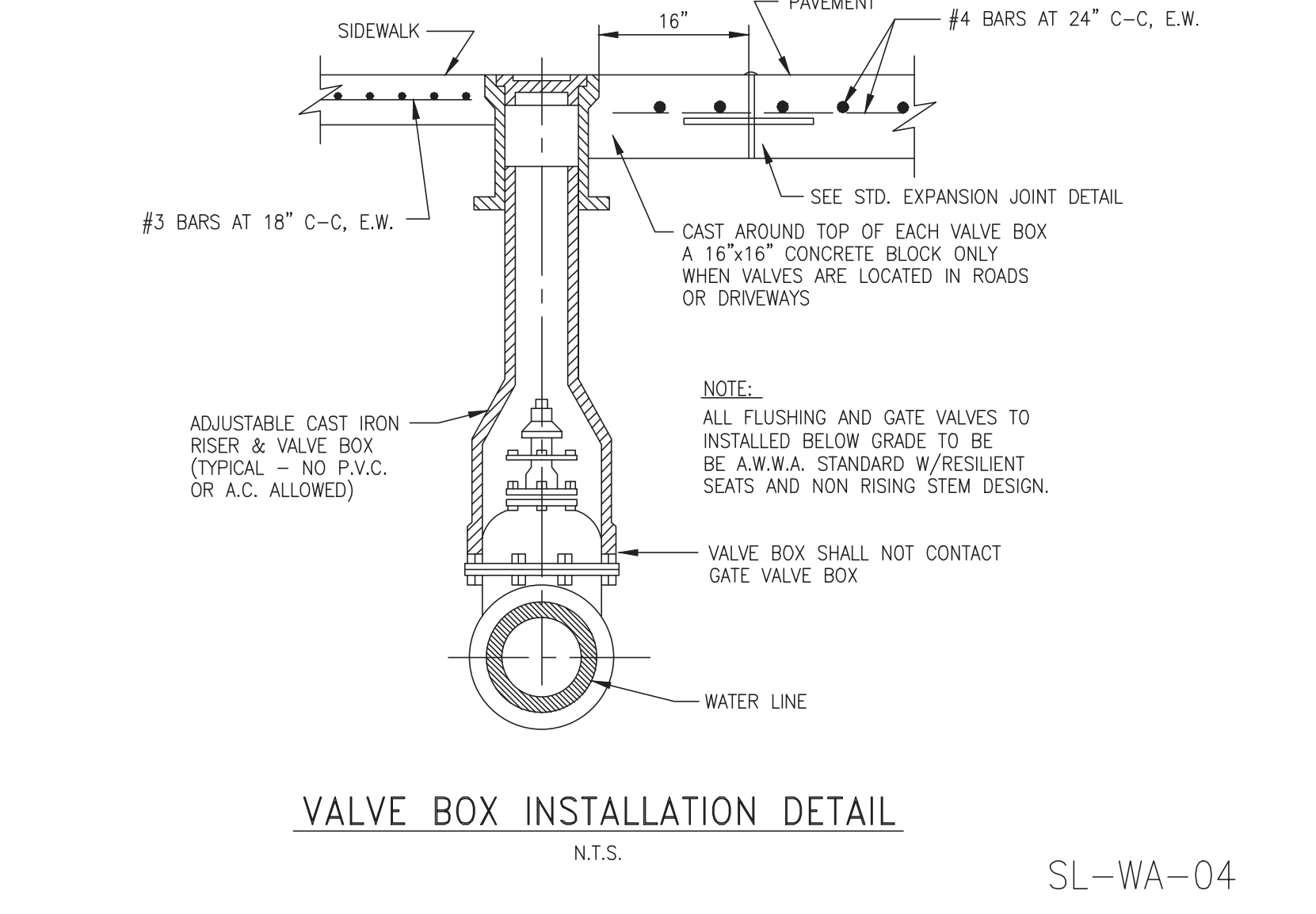
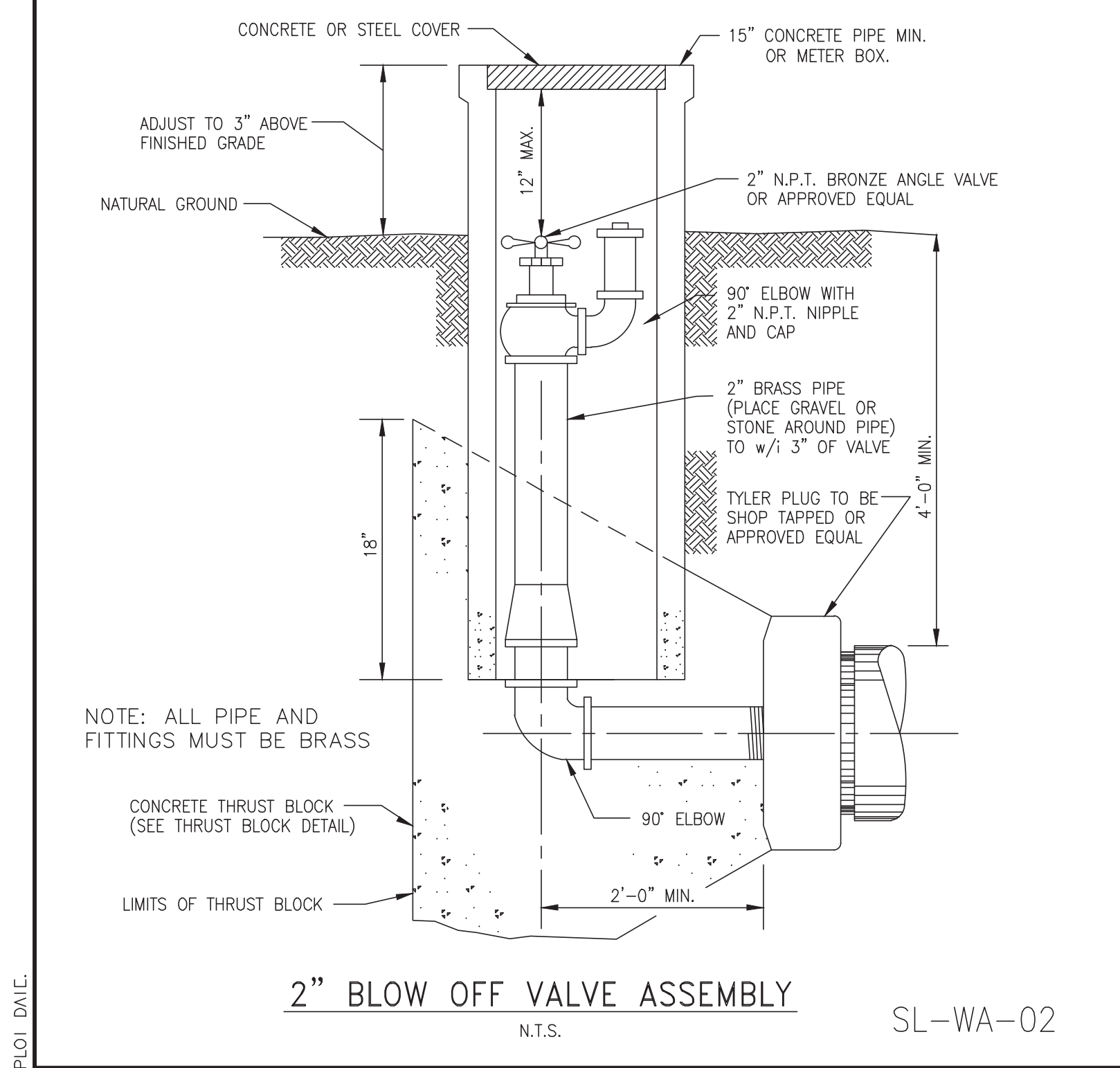
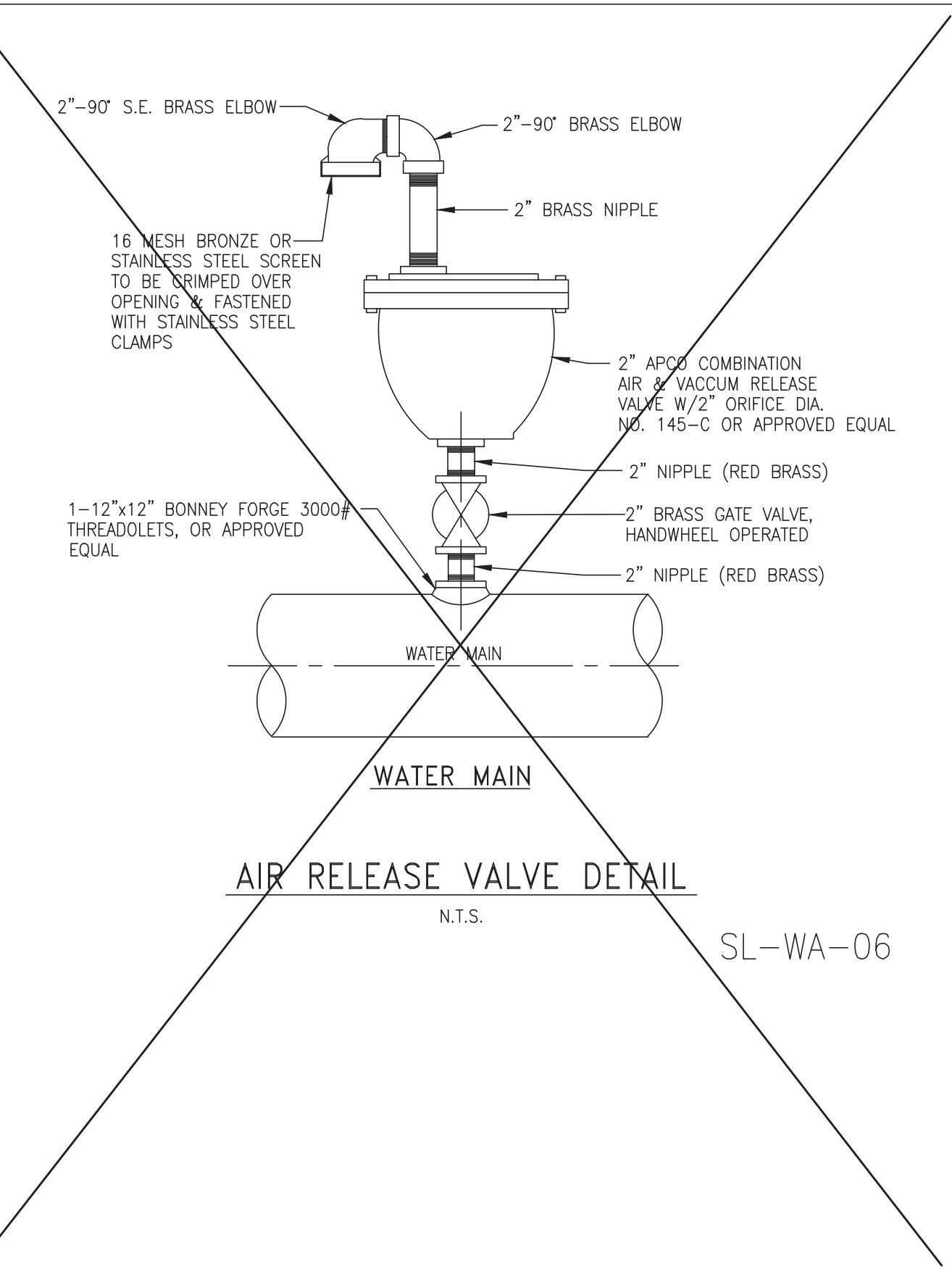
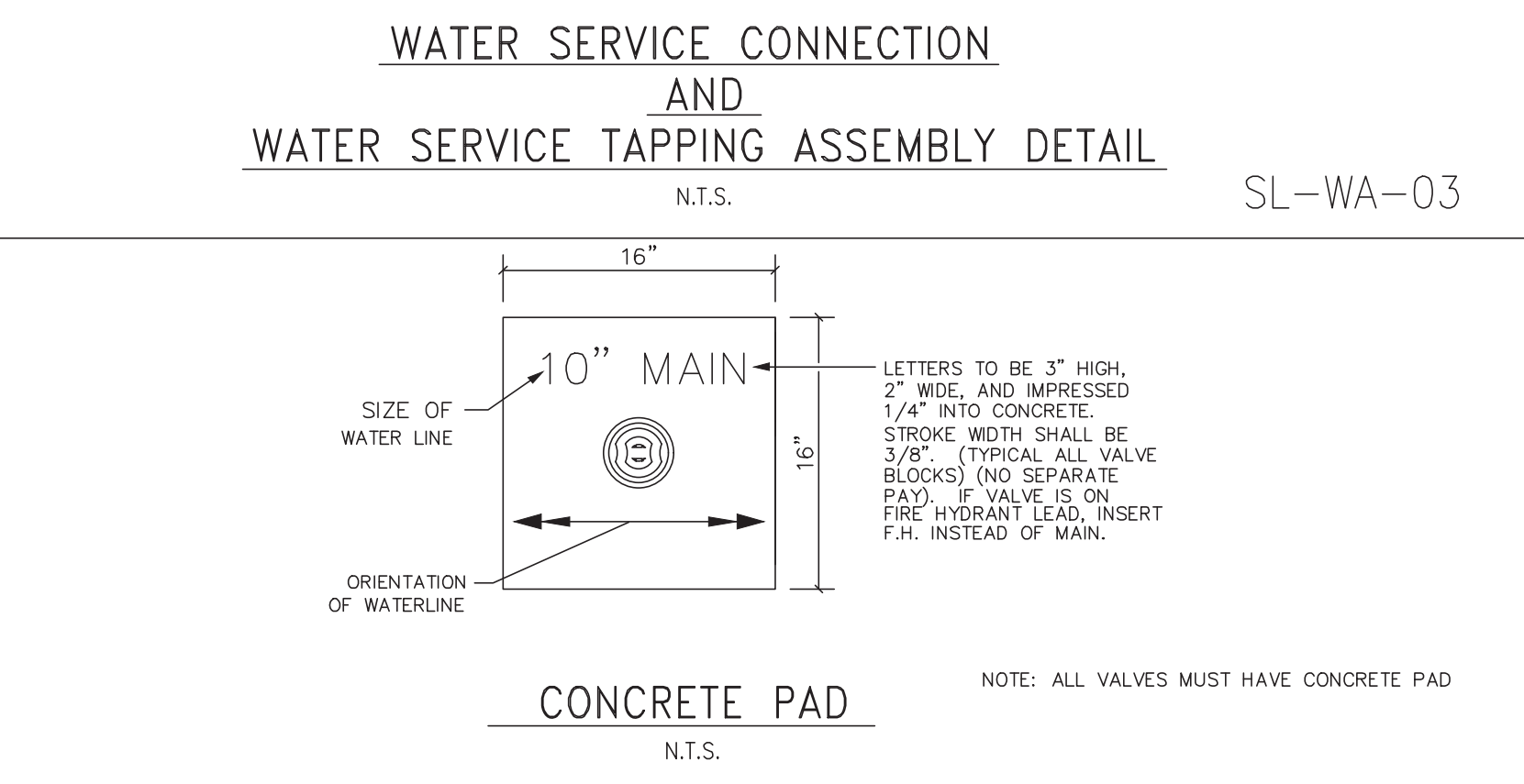
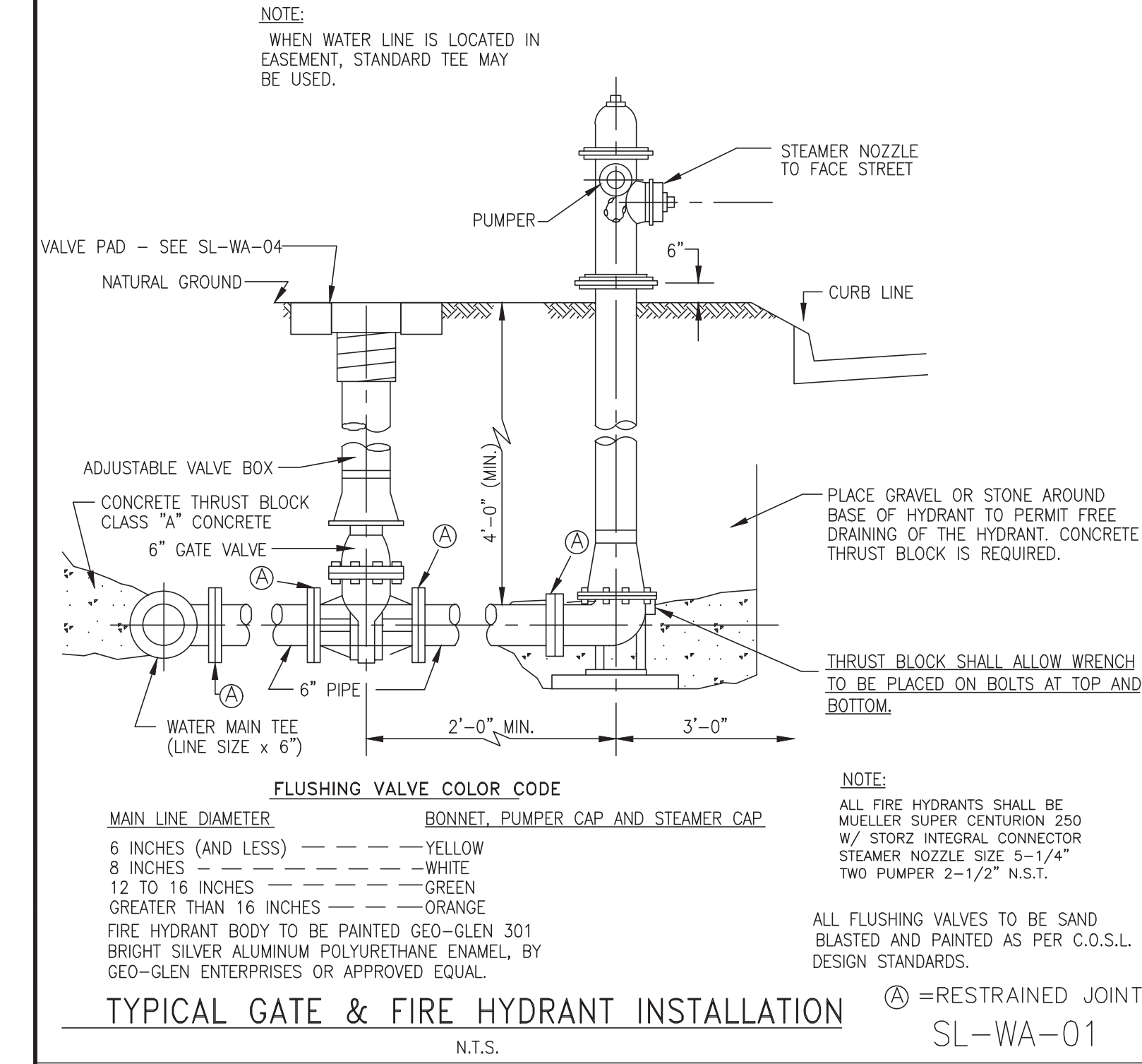
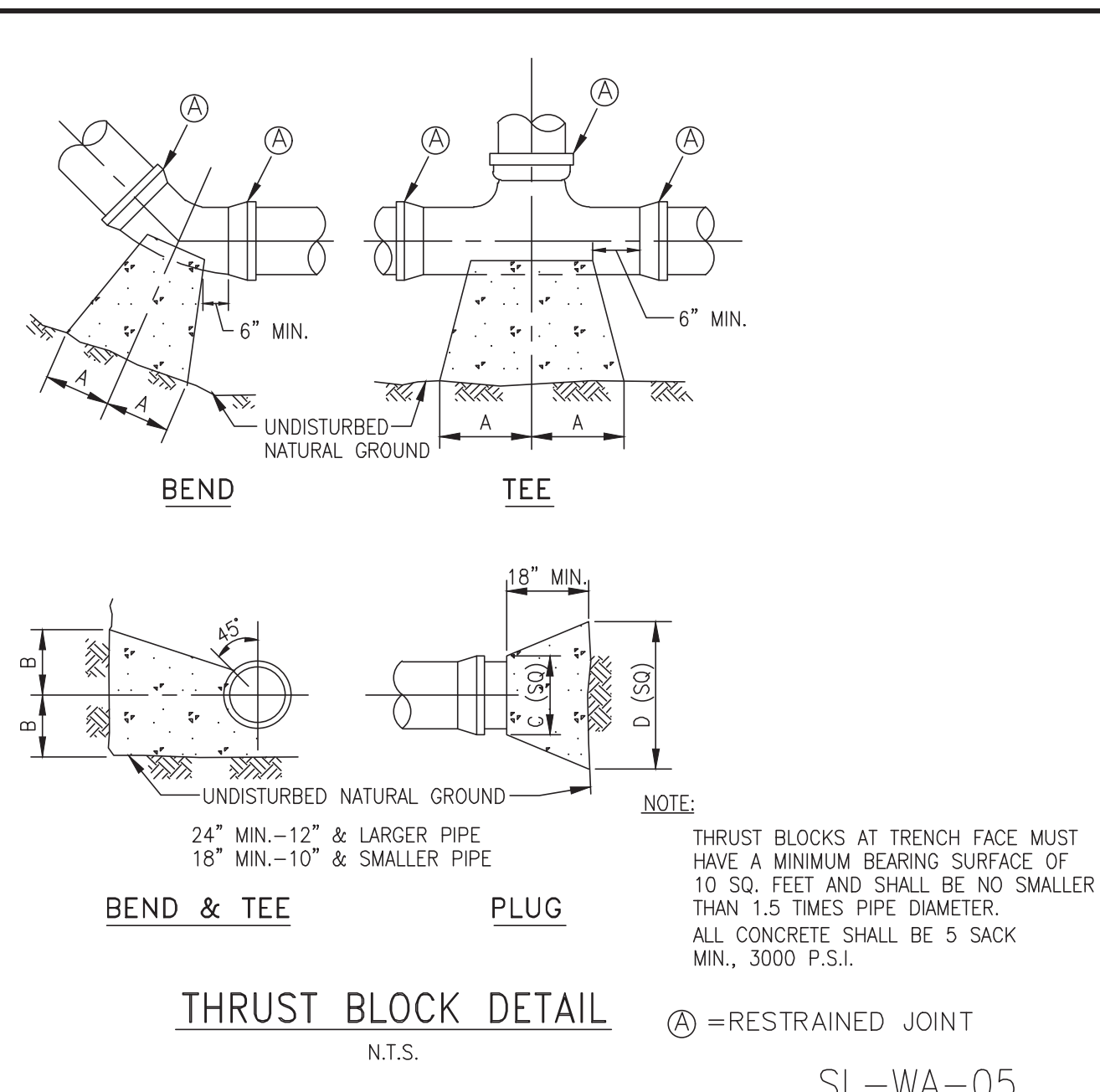
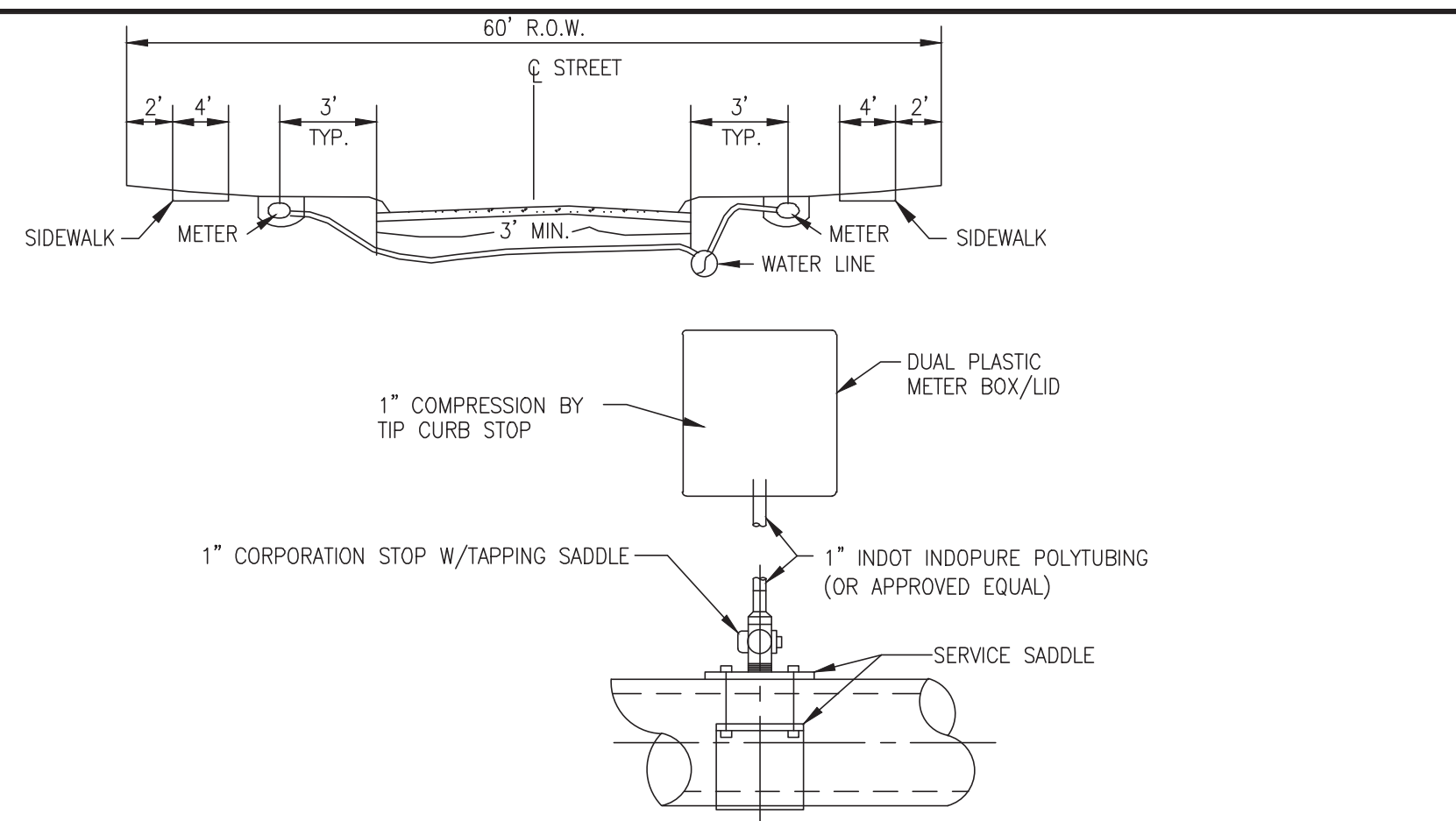
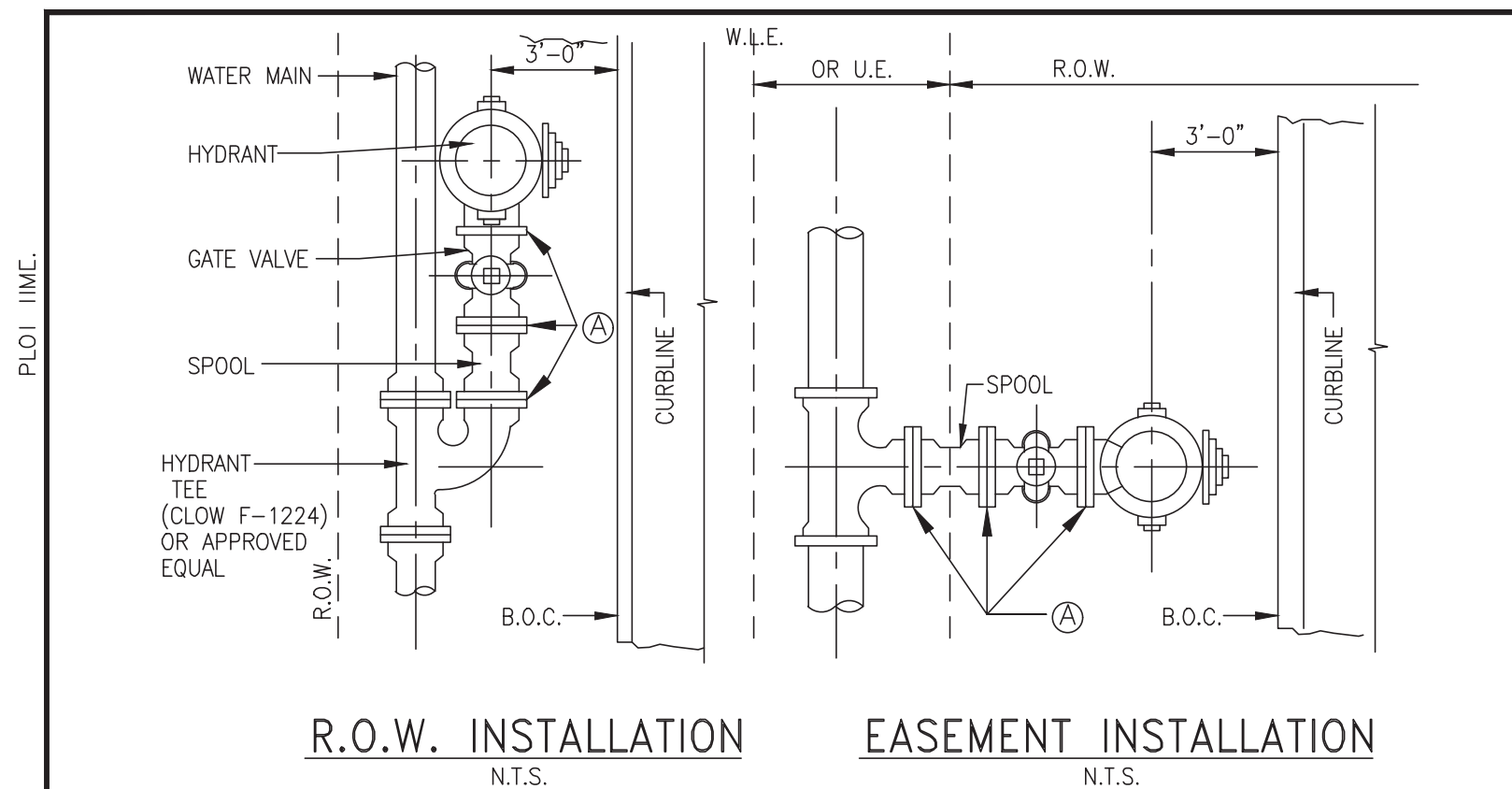
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PLAN: \_\_\_\_\_  
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VERTICAL: \_\_\_\_\_

**ANGLETON PARK PLACE SEC. 1**  
**ANGLETON, TEXAS**  
**PLANS FOR**  
**GRADING, PAVING, UTILITIES**  
**AND DETENTION**

**SANITARY SEWER CONSTRUCTION DETAILS**  
SL-14

PROJECT NO. 14320



**NOTES:**  
**POLYETHYLENE WRAP FOR IRON PIPE**

NOTE:

- POLYETHYLENE FILM SHALL BE USED AS A WRAP TO PROTECT CAST IRON AND OTHER METALS IN A CORROSIVE SOIL ENVIRONMENT.
- AN 8 MIL POLYETHYLENE FILM WRAP SHALL BE REQUIRED AROUND ALL METAL PIPE AND APPURTENANCES (EXCEPT FIRE HYDRANTS).
- POLYETHYLENE FILM SHALL BE FURNISHED AND INSTALLED EITHER IN TUBULAR FORM PRIOR TO LOWERING THE PIPE IN TRENCH OR IN SHEET FORM.
- POLYETHYLENE TUBE ENCASUREMENT SHALL CONFORM WITH THE MINIMUM REQUIREMENTS OF "POLYETHYLENE ENCASUREMENT 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 ENCASUREMENT.
- 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
2 1/2"	12"	7"	6"	7"	6"	7"	8"	8"	8"	14"
6"	16"	10"	9"	10"	6"	12"	10"	12"	10"	21"
8"	22"	13"	12"	13"	8"	10"	13"	16"	12"	29"
10"	26"	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**  
N.T.S.

SL-WA-08

No.	DATE	REVISION

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

3/14/2005 1:43:05 PM ENGINEERING-SURVEY DRAWINGS 14320 DETAIL SET.DWG

NO.	DATE	DESCRIPTION	APPROVED

DESIGNED MS  
DRAWN BT  
CHECKED \_\_\_\_\_  
DATE May 2023

**BAKER & LAWSON, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
4005 TECHNOLOGY DRIVE, SUITE 1330  
ANGLETON, TEXAS 77515 (979) 849-6681  
REG. NO. F-825

The seal appearing on this document was authorized by Miguelangel A. Saucedo P.E. 121992  
05-25-2023

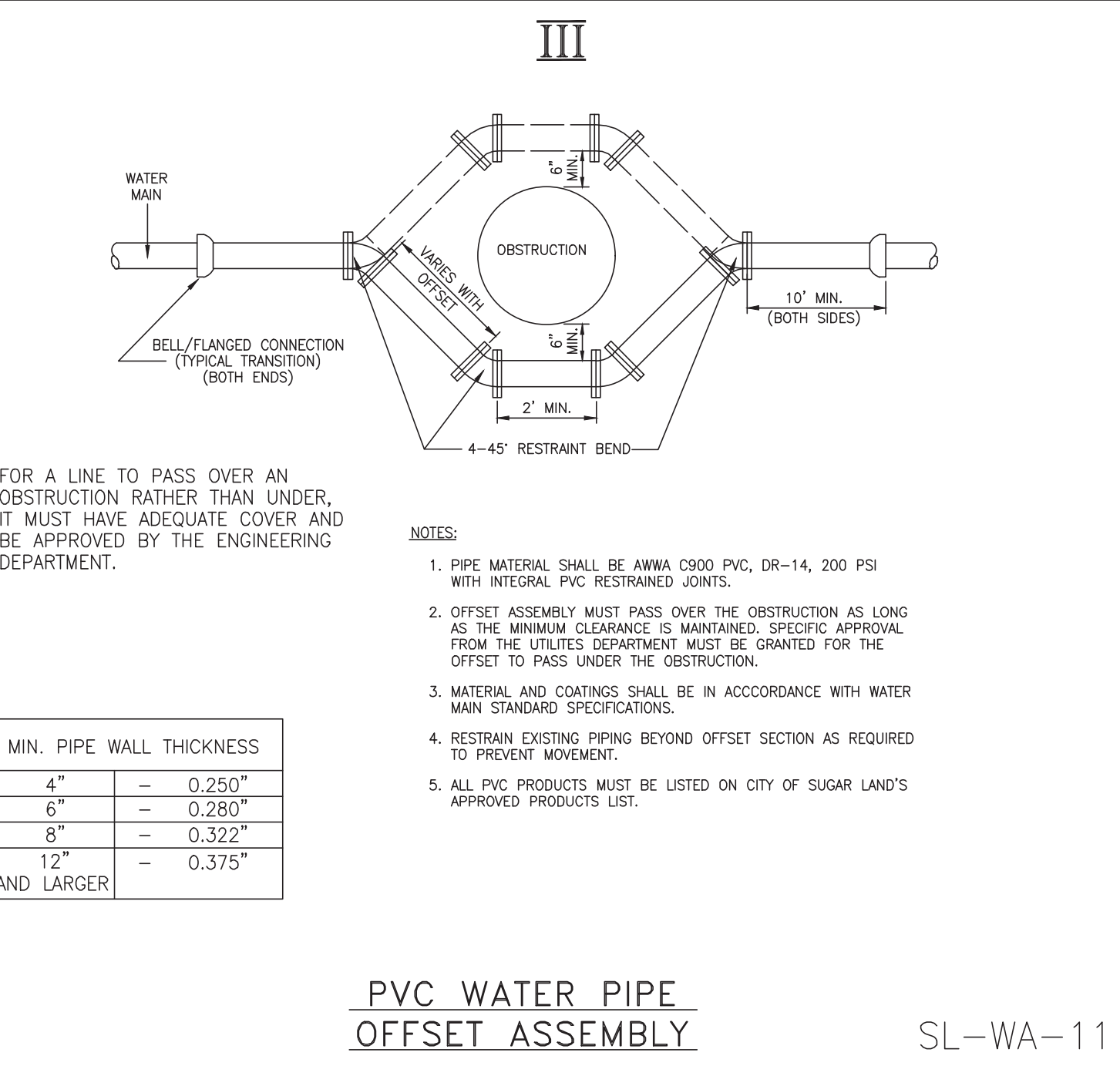
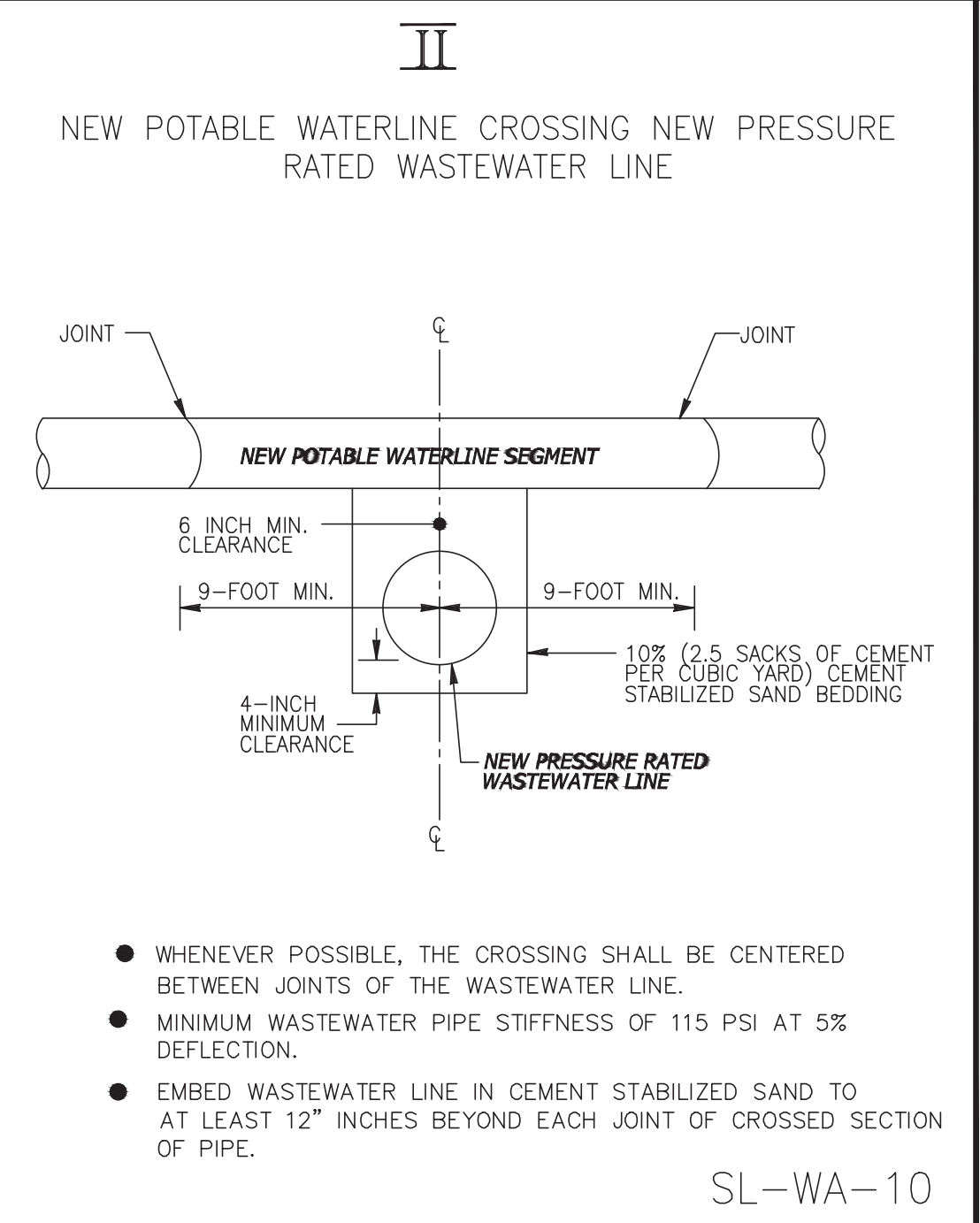
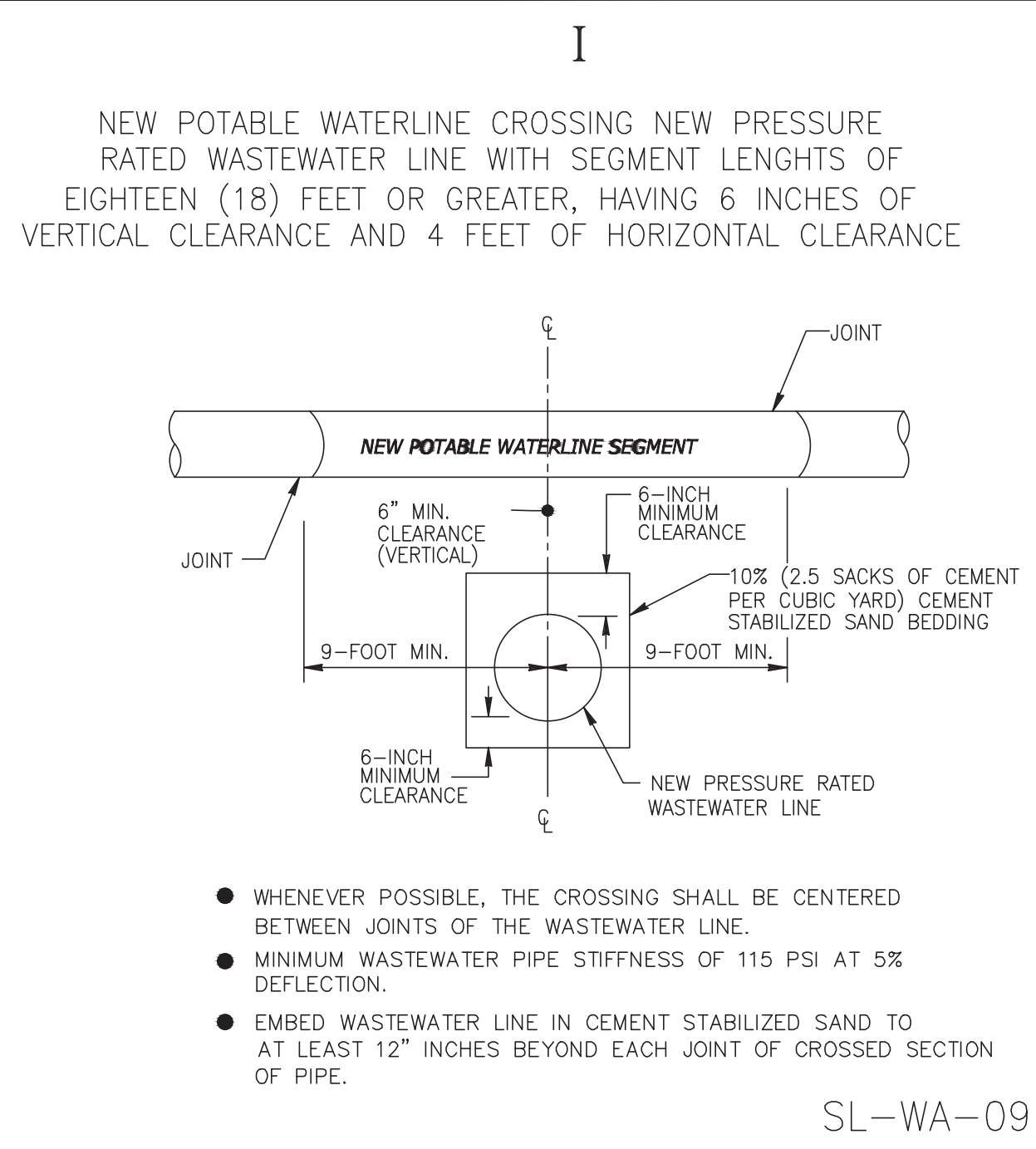
OWNER:  
**Mike Morgan**  
979-236-5089  
dmmorganjr@yahoo.com

PLAN: \_\_\_\_\_  
PROFILE: \_\_\_\_\_  
HORIZONTAL: \_\_\_\_\_  
VERTICAL: \_\_\_\_\_

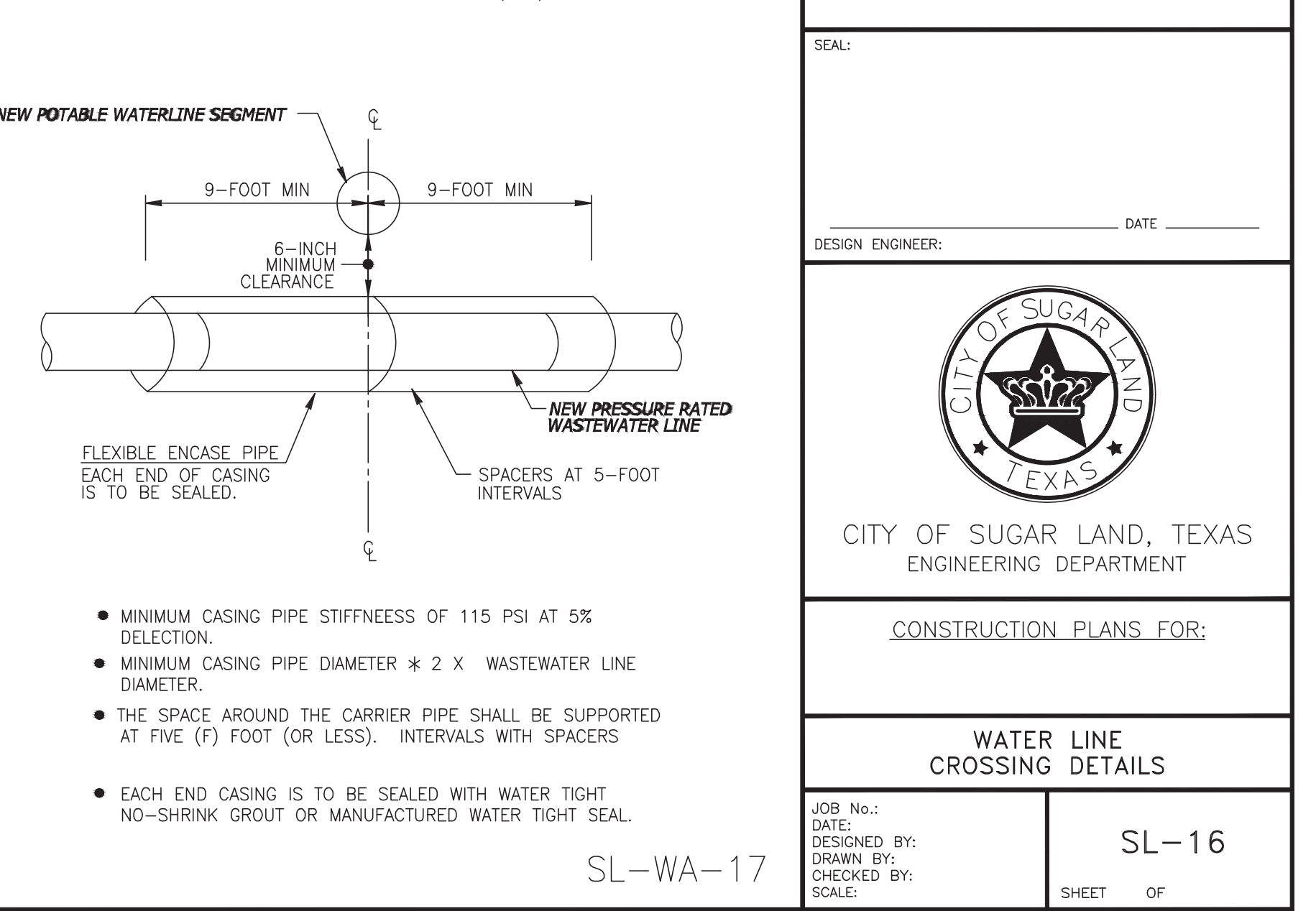
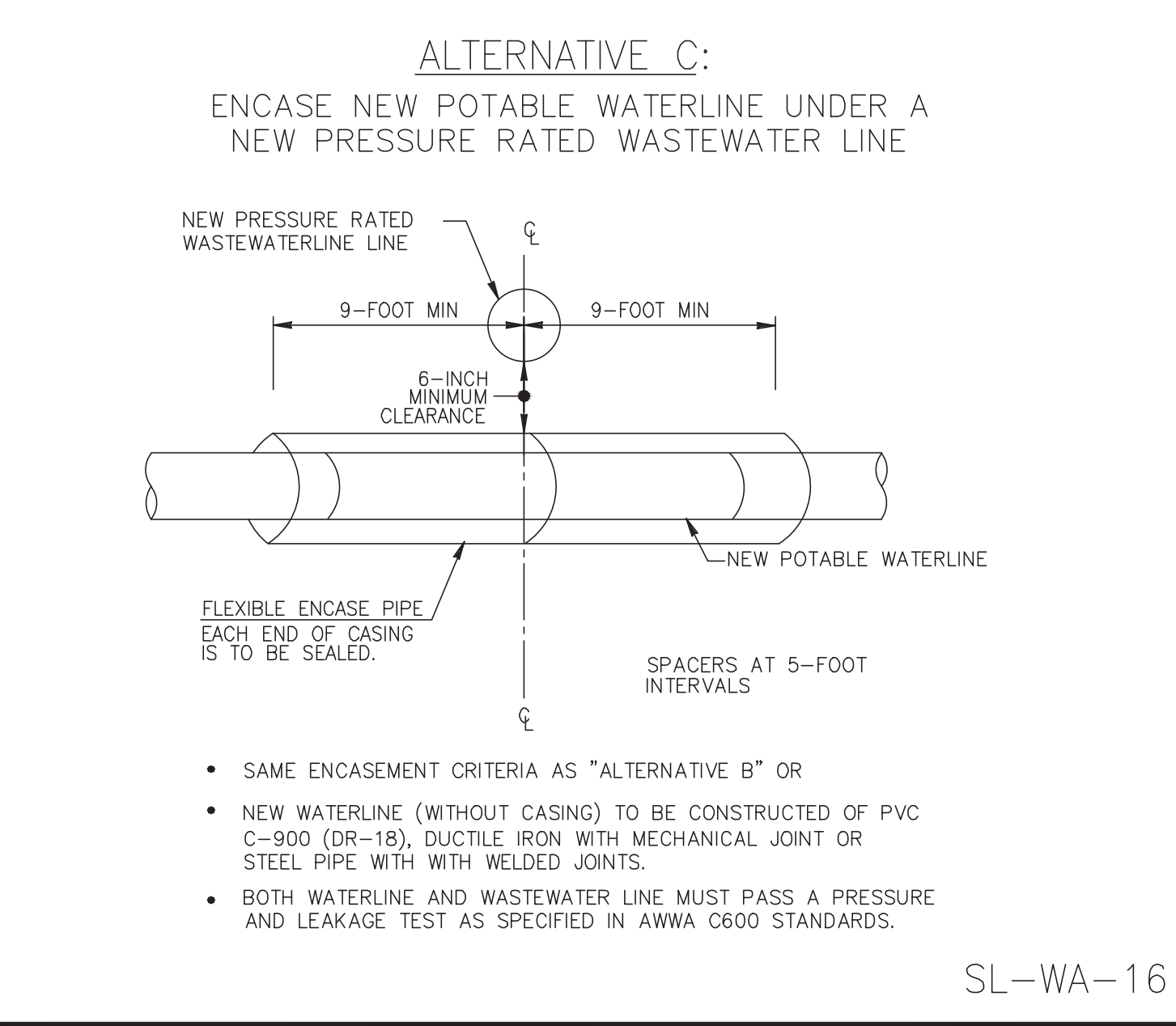
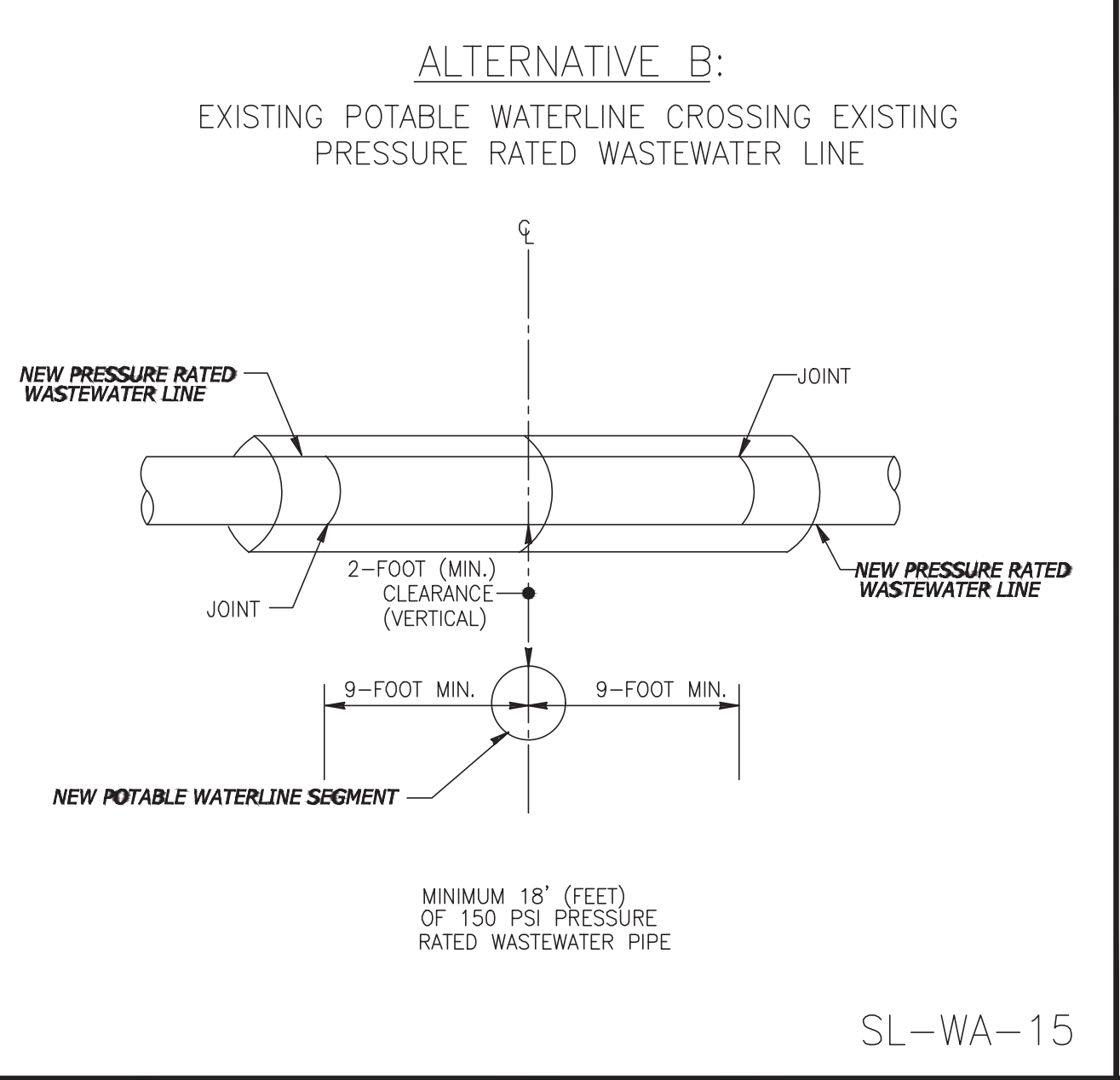
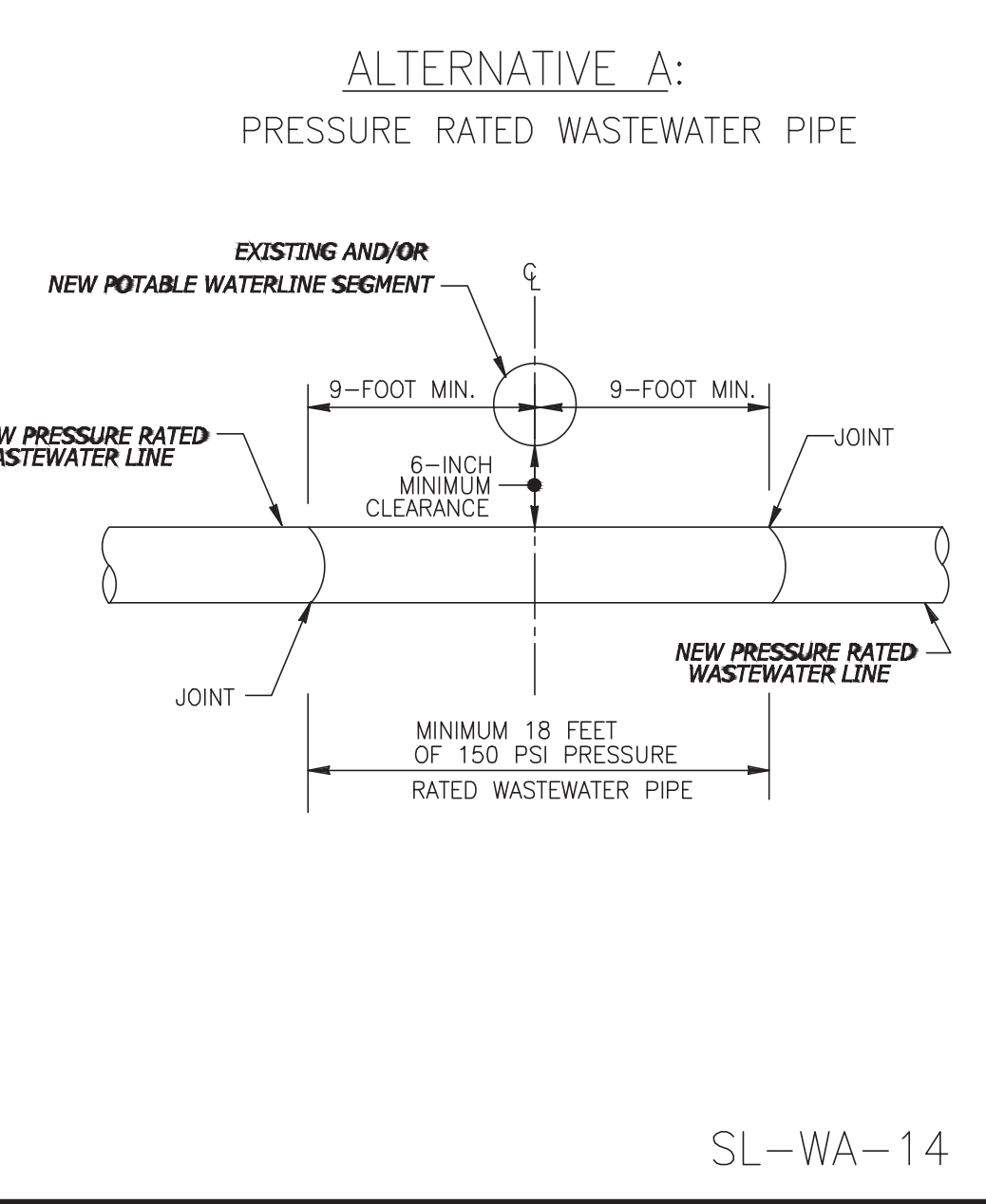
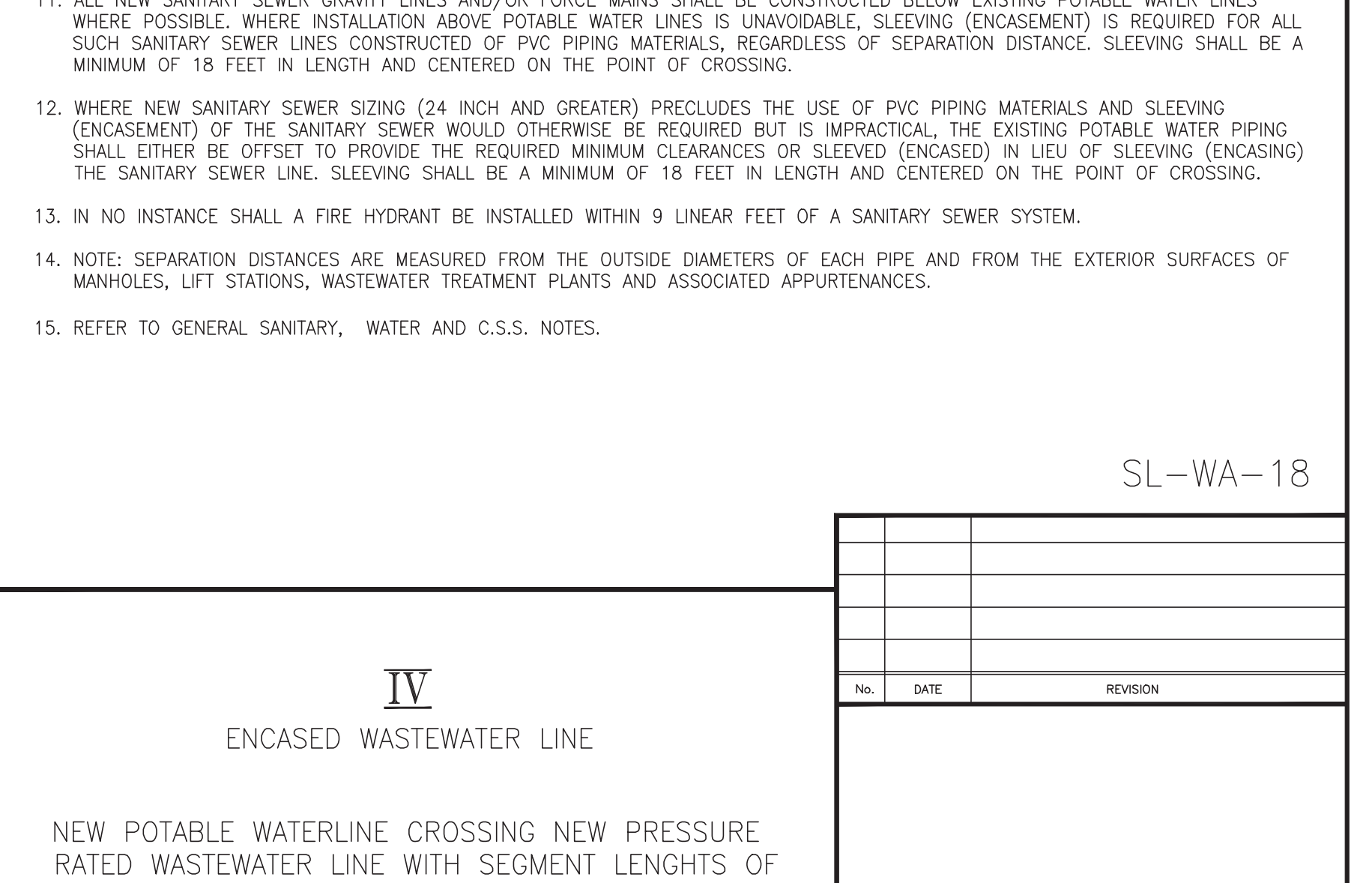
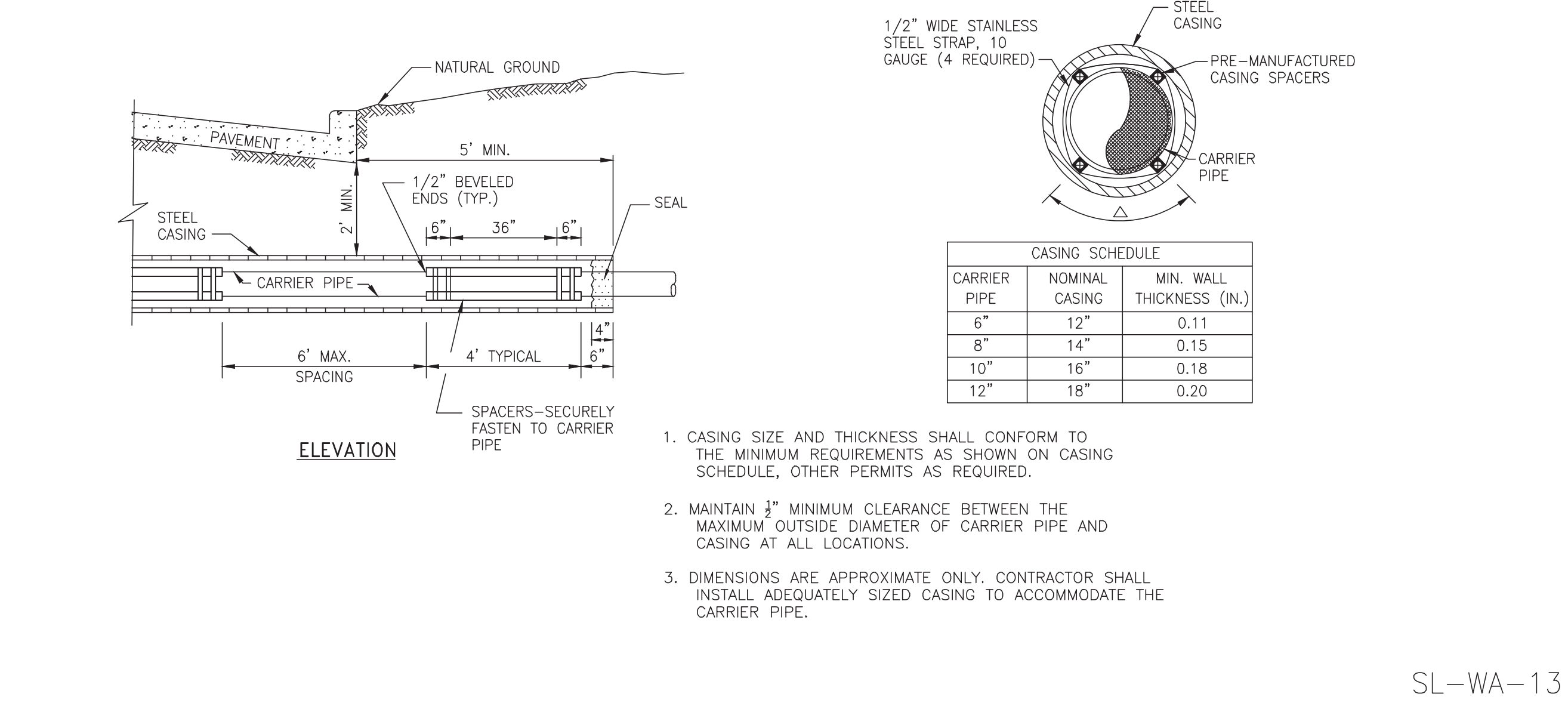
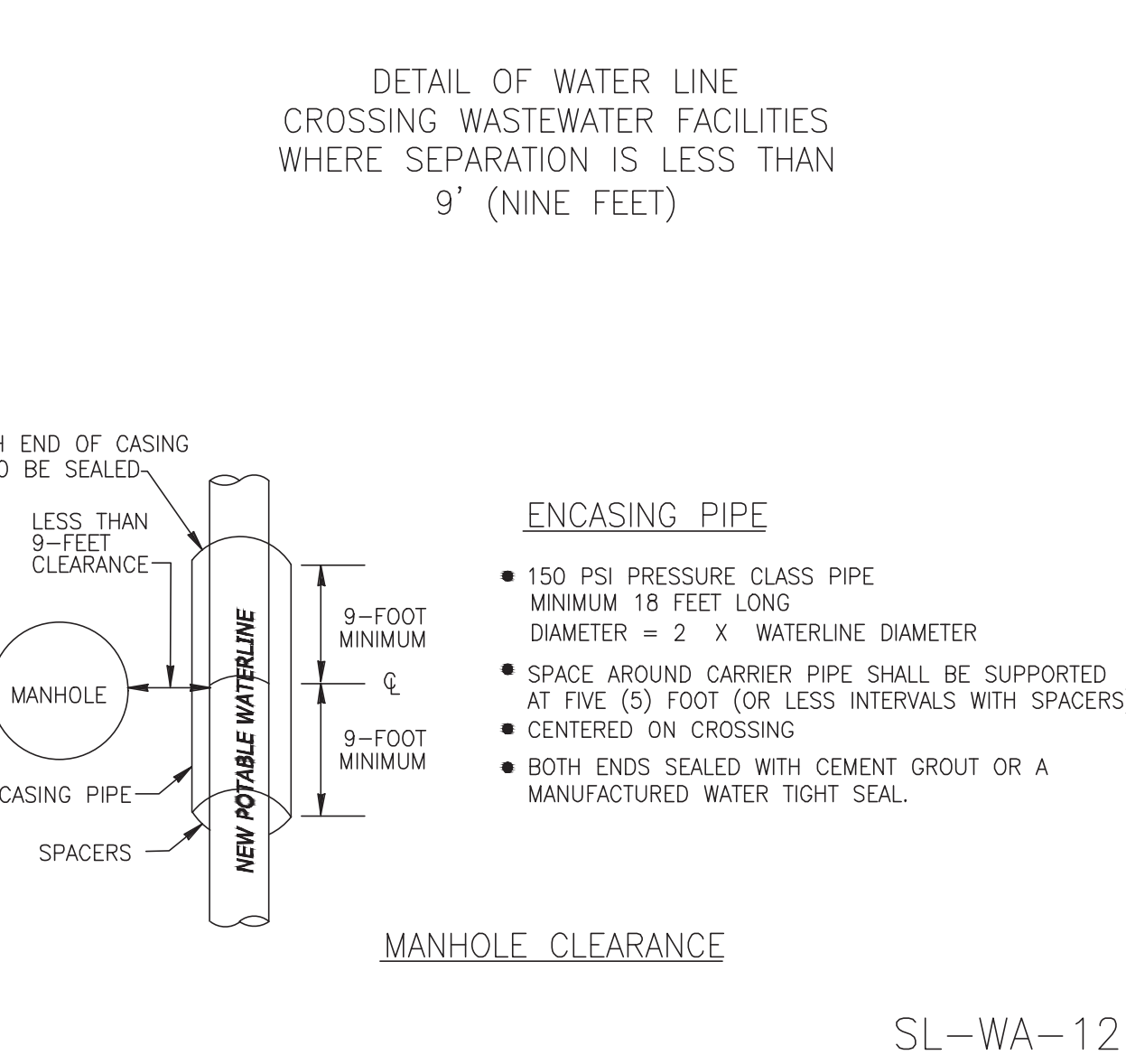
**ANGLETON PARK PLACE SEC. 1**  
**ANGLETON, TEXAS**  
PLANS FOR  
GRADING, PAVING, UTILITIES  
AND DETENTION

WATER LINE  
CONSTRUCTION DETAILS  
SL-15

PROJECT NO. 14320



- GENERAL NOTES:**
- CONTRACTOR SHALL CONTACT CITY OF SUGAR LAND ENGINEERING DEPARTMENT AT (281) 275-2780 IF WET SAND OR OTHER UNSTABLE SOIL CONDITIONS, HIGH WATER TABLE AND/OR UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED.
  - SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND INFORMATION INCLUDED IN PROJECT SPECIFICATIONS, CITY OF SUGAR LAND DESIGN STANDARDS SHALL GOVERN.
  - 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.
  - 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.
  - 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.
  - 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 ANNUAL SPACES AT EACH END SHALL BE SEALED WITH A MATERIAL APPROVED FOR SUCH USE.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - IN NO INSTANCE SHALL A FIRE HYDRANT BE INSTALLED WITHIN 9 LINEAR FEET OF A SANITARY SEWER SYSTEM.
  - 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.
  - REFER TO GENERAL SANITARY, WATER AND C.S.S. NOTES.



3.1440005.14320.ENGINEERING-SURVEY-DRAWINGS-14320 DETAIL SET.DWG

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED MS  
 DRAWN BT  
 CHECKED  
 DATE May 2023

**B & L**  
 BAKER & LAWSON, INC.  
 ENGINEERS • PLANNERS • SURVEYORS  
 4005 TECHNOLOGY DRIVE, SUITE 1330  
 ANGLETON, TEXAS 77515 (979) 849-6681  
 REG. NO. F-825

The seal appearing on this document was authorized by Miguelangel A. Saucedo P.E. 121992 05-25-2023

STATE OF TEXAS  
 121992  
 LICENSED PROFESSIONAL ENGINEER

OWNER:  
 Mike Morgan  
 979-236-5089  
 dmmorganjr@yahoo.com

PLAN: \_\_\_\_\_  
 PROFILE: \_\_\_\_\_  
 HORIZONTAL: \_\_\_\_\_  
 VERTICAL: \_\_\_\_\_

ANGLETON PARK PLACE SEC. 1  
 ANGLETON, TEXAS  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

WATER LINE CROSSING DETAILS  
 SL-16

PROJECT NO. 14320

No.	DATE	REVISION

DESIGN ENGINEER: \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF SUGAR LAND, TEXAS  
 ENGINEERING DEPARTMENT

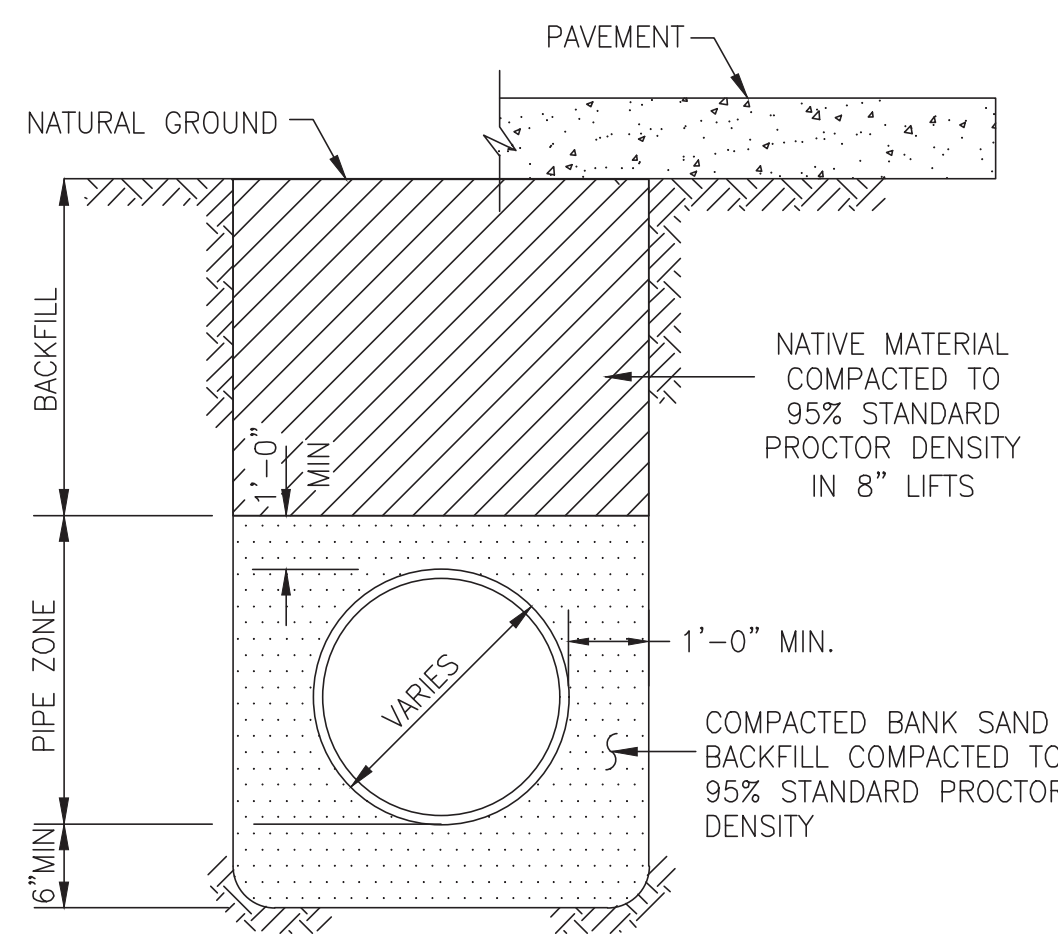
CONSTRUCTION PLANS FOR:

WATER LINE CROSSING DETAILS

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

SL-16 SHEET OF

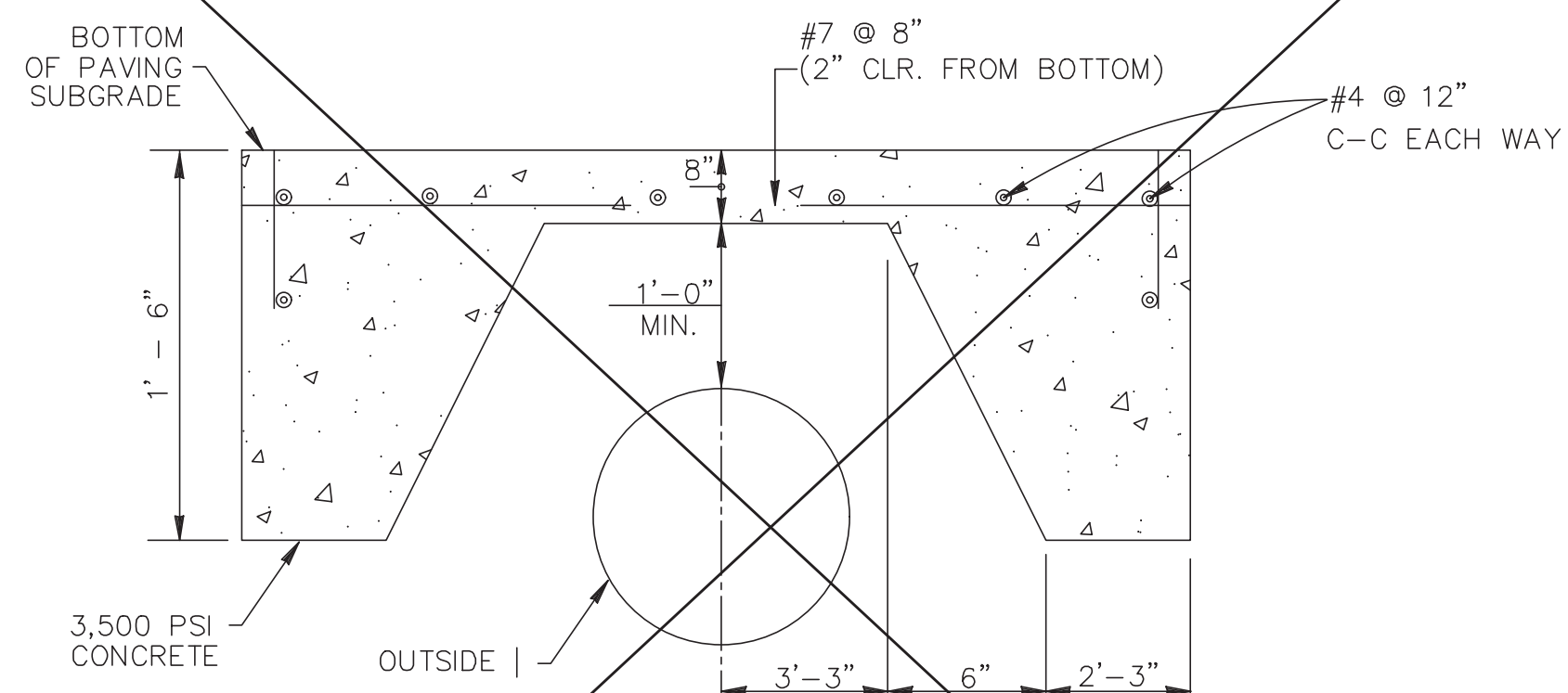




**P.V.C. PIPE BEDDING & BACKFILL**  
N.T.S.  
\*SEE CONSTRUCTION NOTES

**SANITARY FORCE MAIN & WATER LINE  
BEDDING AND BACKFILL**

SL-BB-01



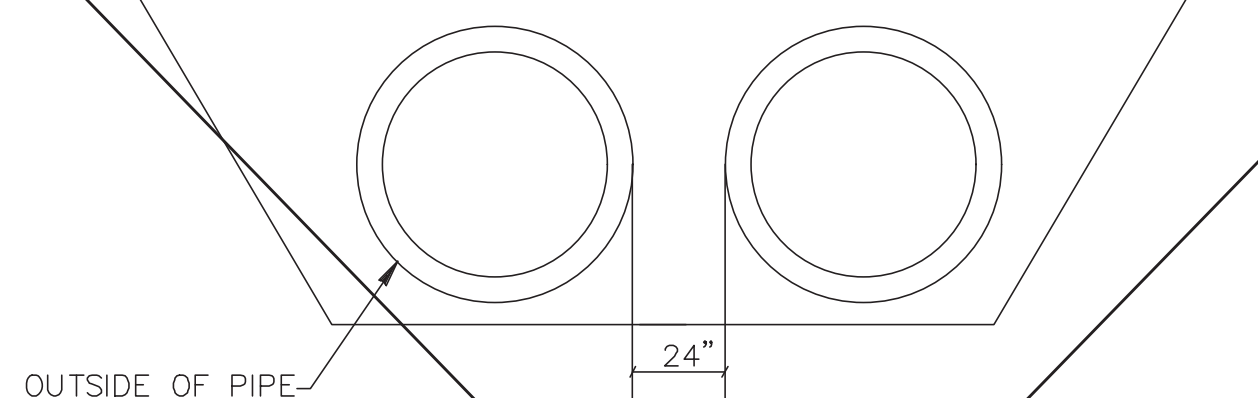
**PROTECTIVE SLAB DETAIL  
ZERO LOAD TRANSFER CONCRETE SLAB**

SL-BB-04

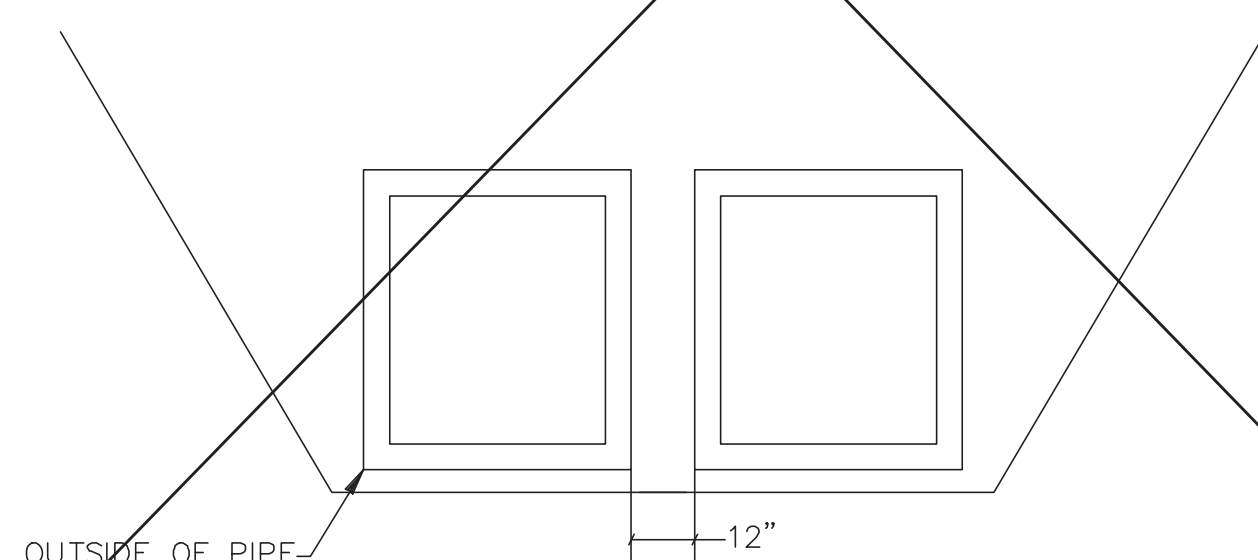
**CONSTRUCTION NOTES**

1. CONTRACTOR SHALL CONTACT SUGAR LAND ENGINEERING DEPARTMENT 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 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. 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 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.

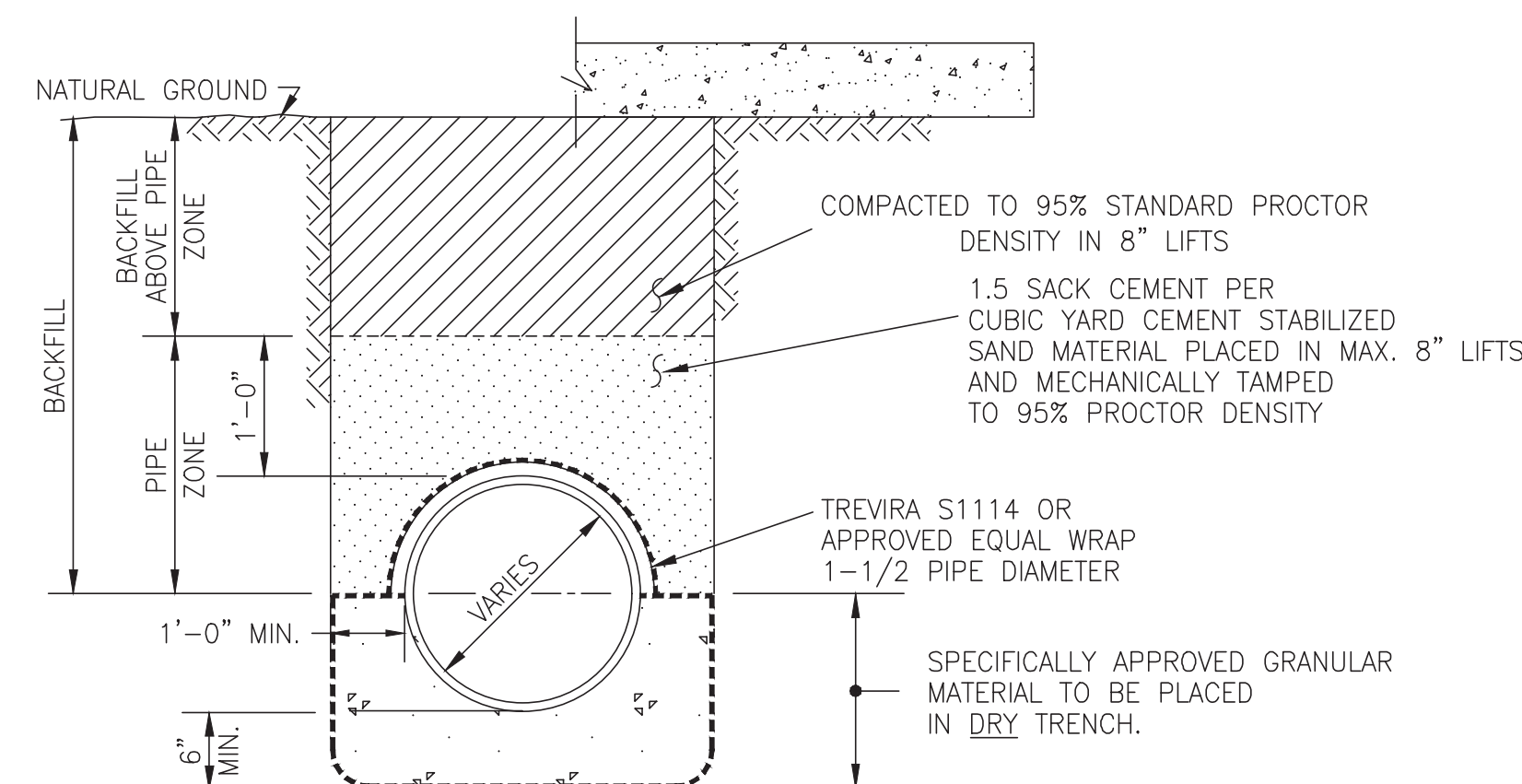
SL-BB-05



**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.: _____	SL-19	
DATE: _____	SHEET OF _____	
DRAWN BY: _____		
CHECKED BY: _____		
SCALE: _____		

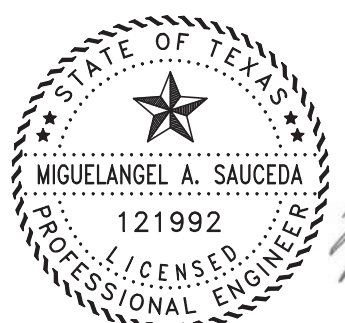
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NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED	MS
DRAWN	BT
CHECKED	
DATE	May 2023

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

The seal appearing on this document was authorized by Miguelangel A. Saucedo P.E. 121992 05-25-2023



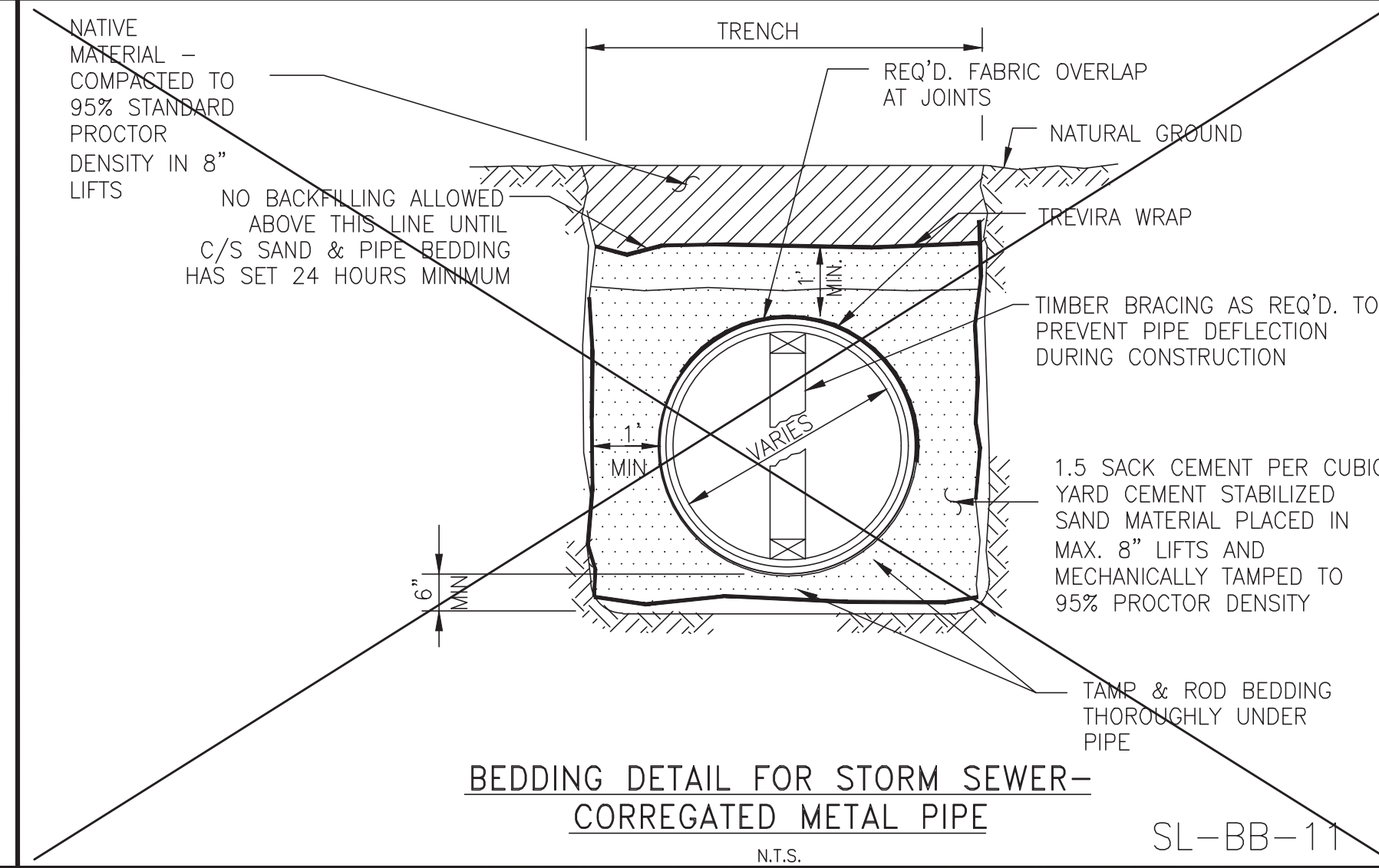
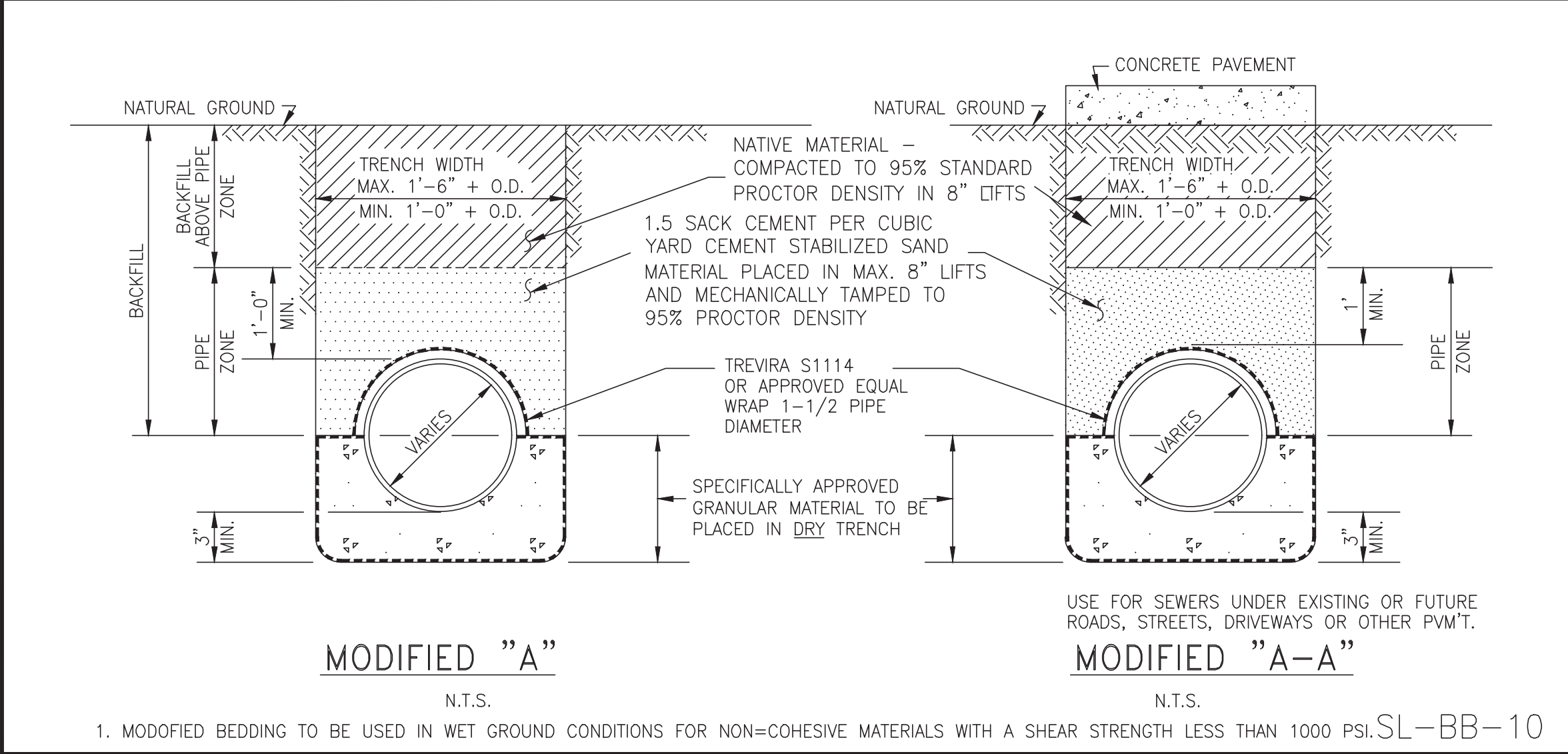
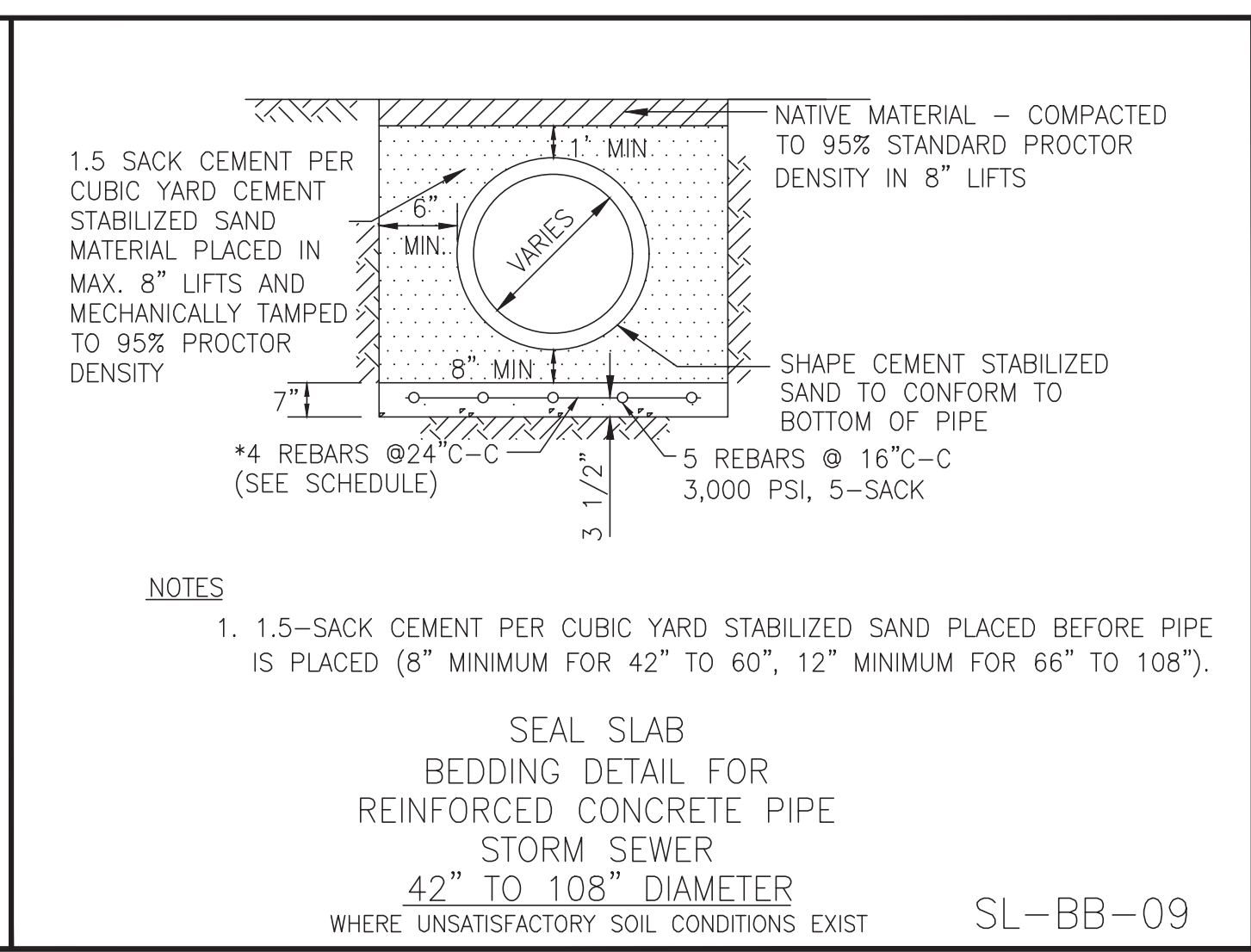
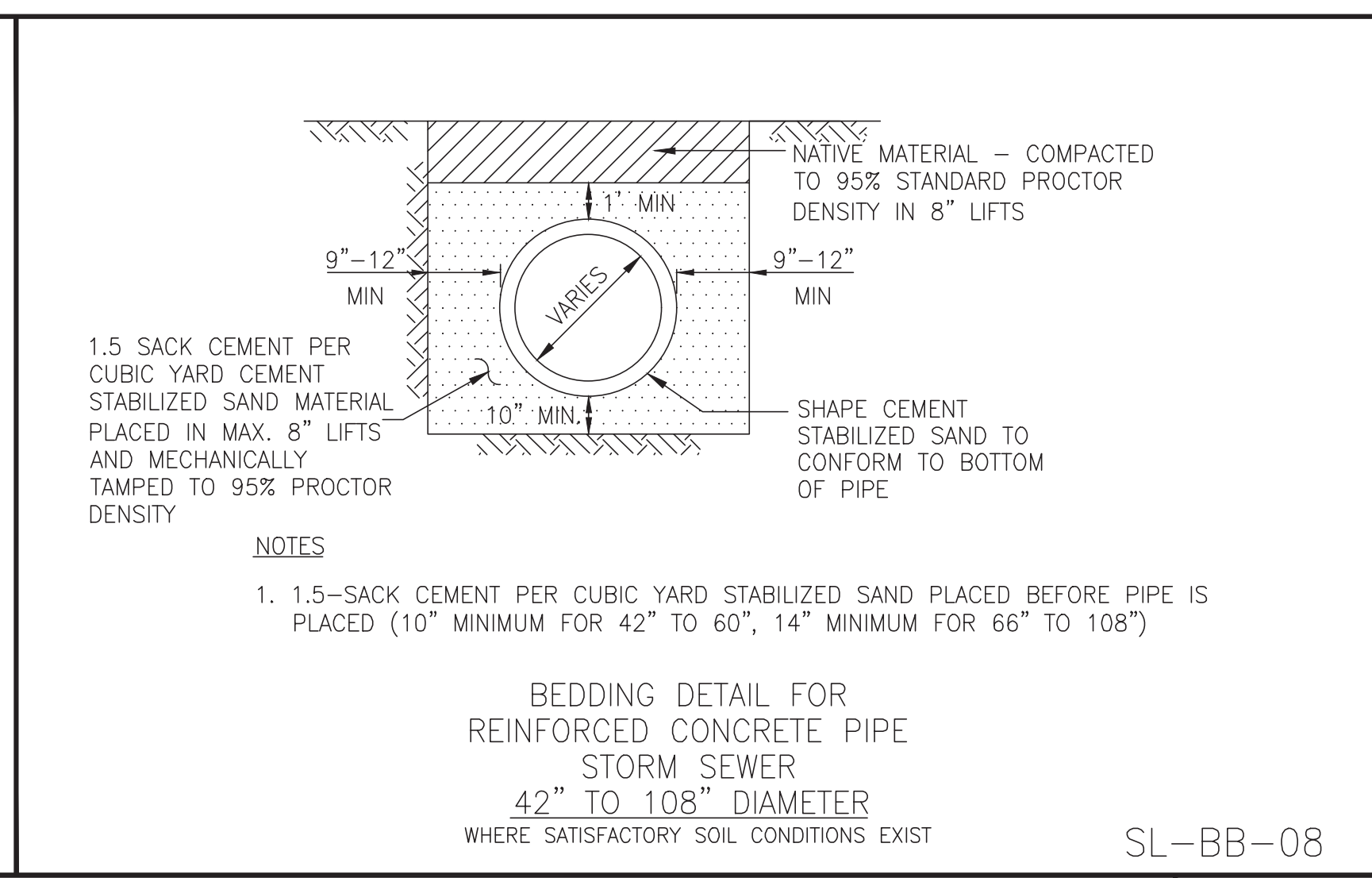
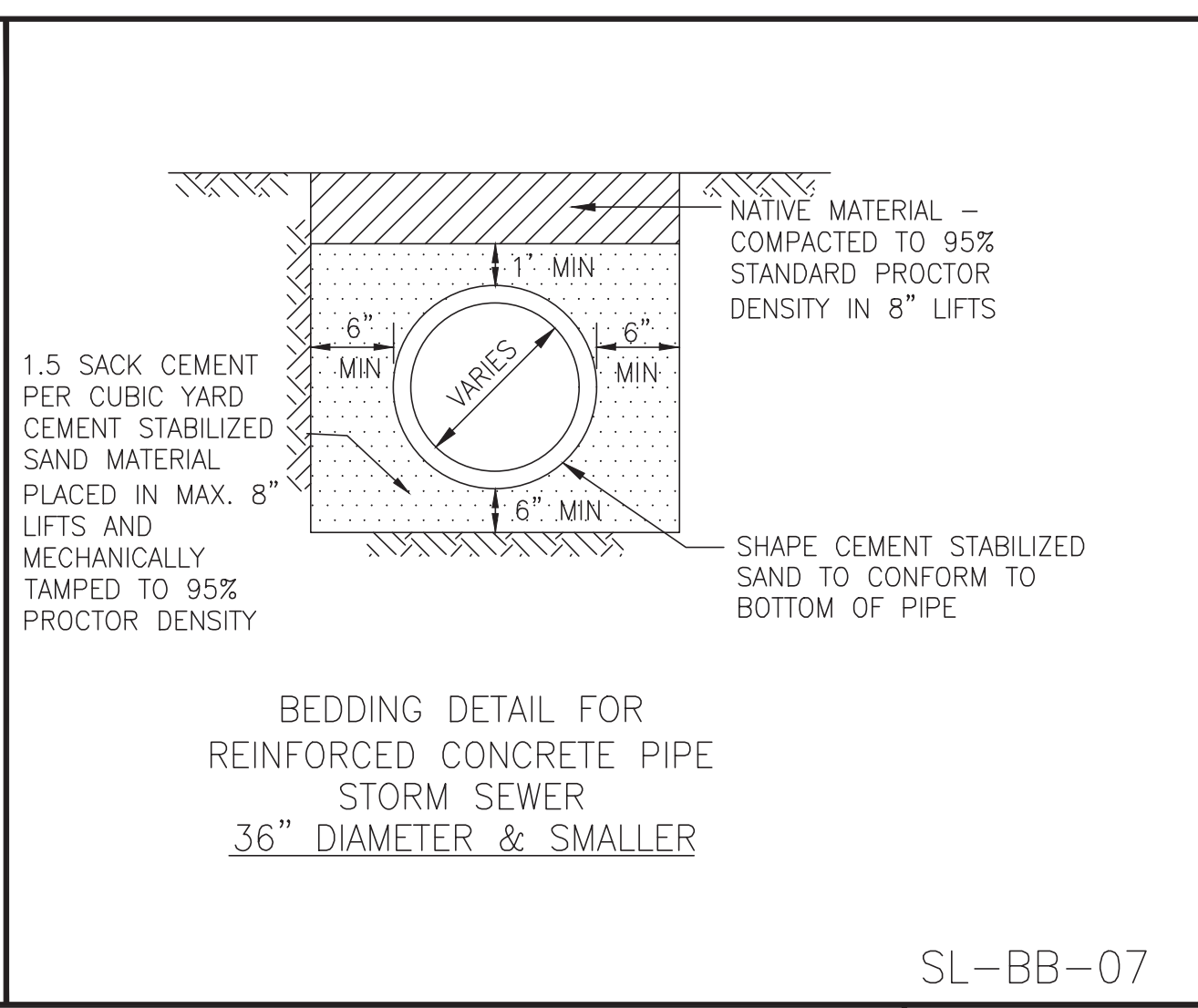
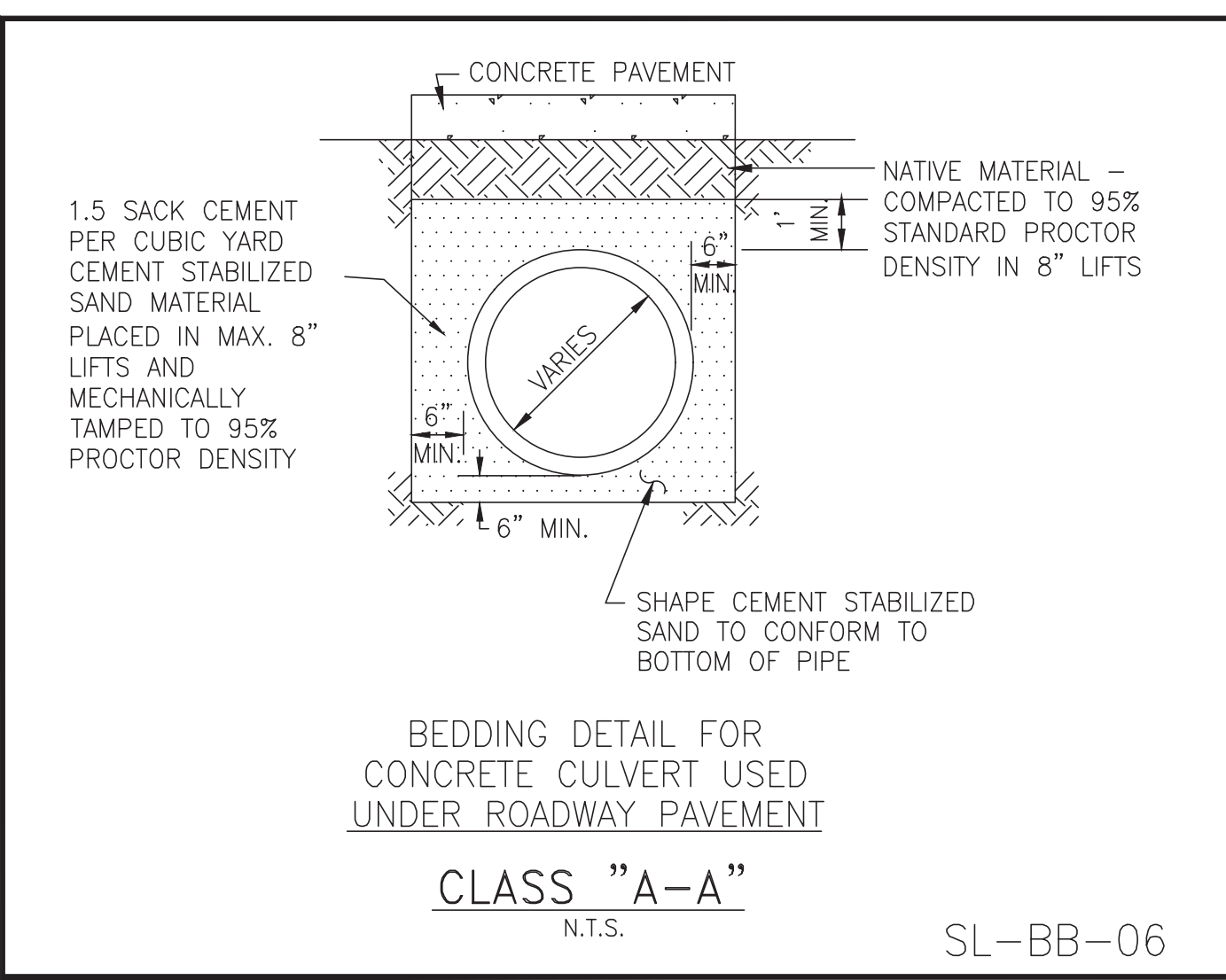
OWNER:  
**Mike Morgan**  
 979-236-5089  
 dmmorganjr@yahoo.com

PLAN: _____
PROFILE: _____
HORIZONTAL: _____
VERTICAL: _____

**ANGLETON PARK PLACE SEC. 1  
 ANGLETON, TEXAS**  
**PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION**

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

PROJECT NO. 14320



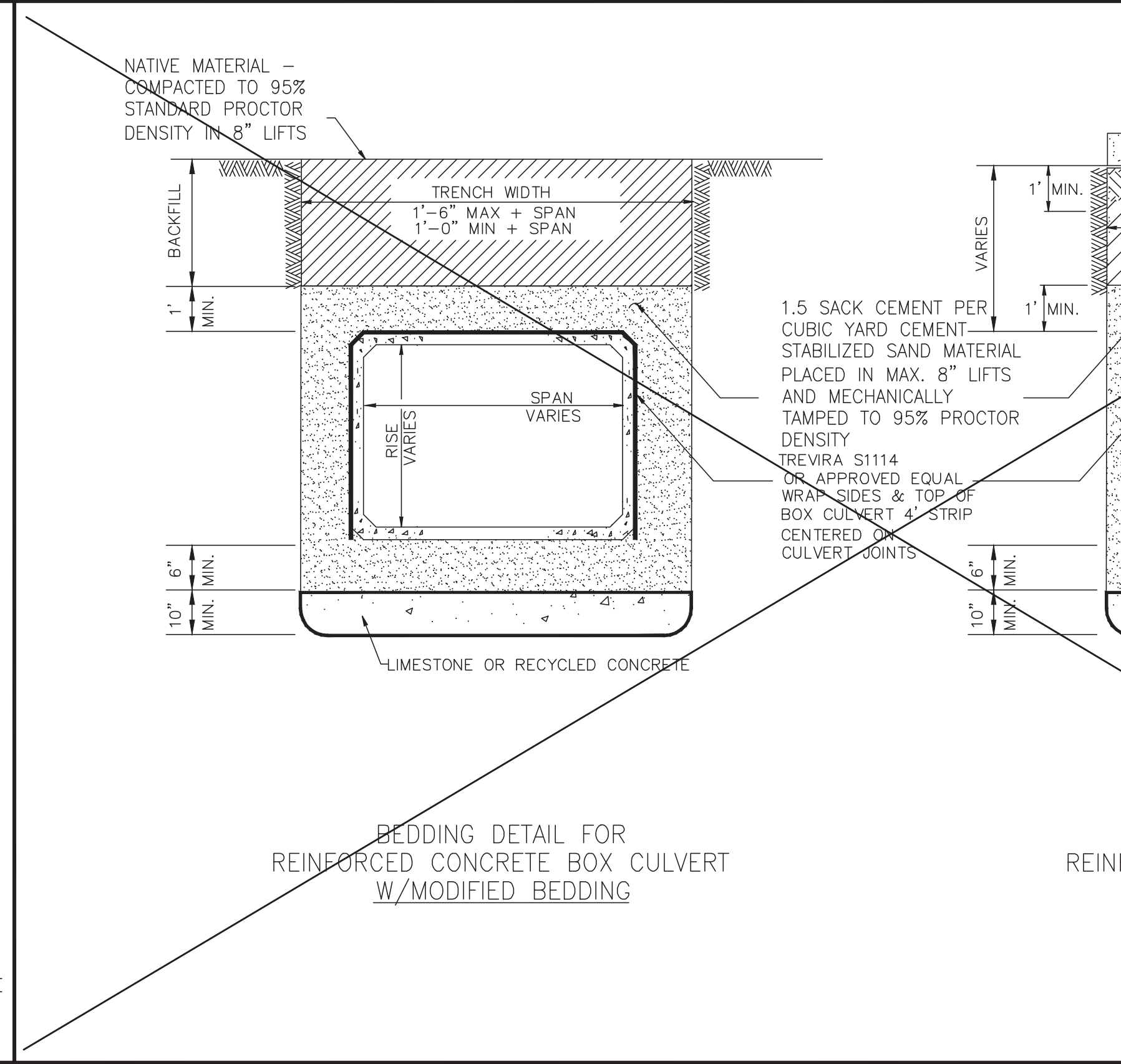
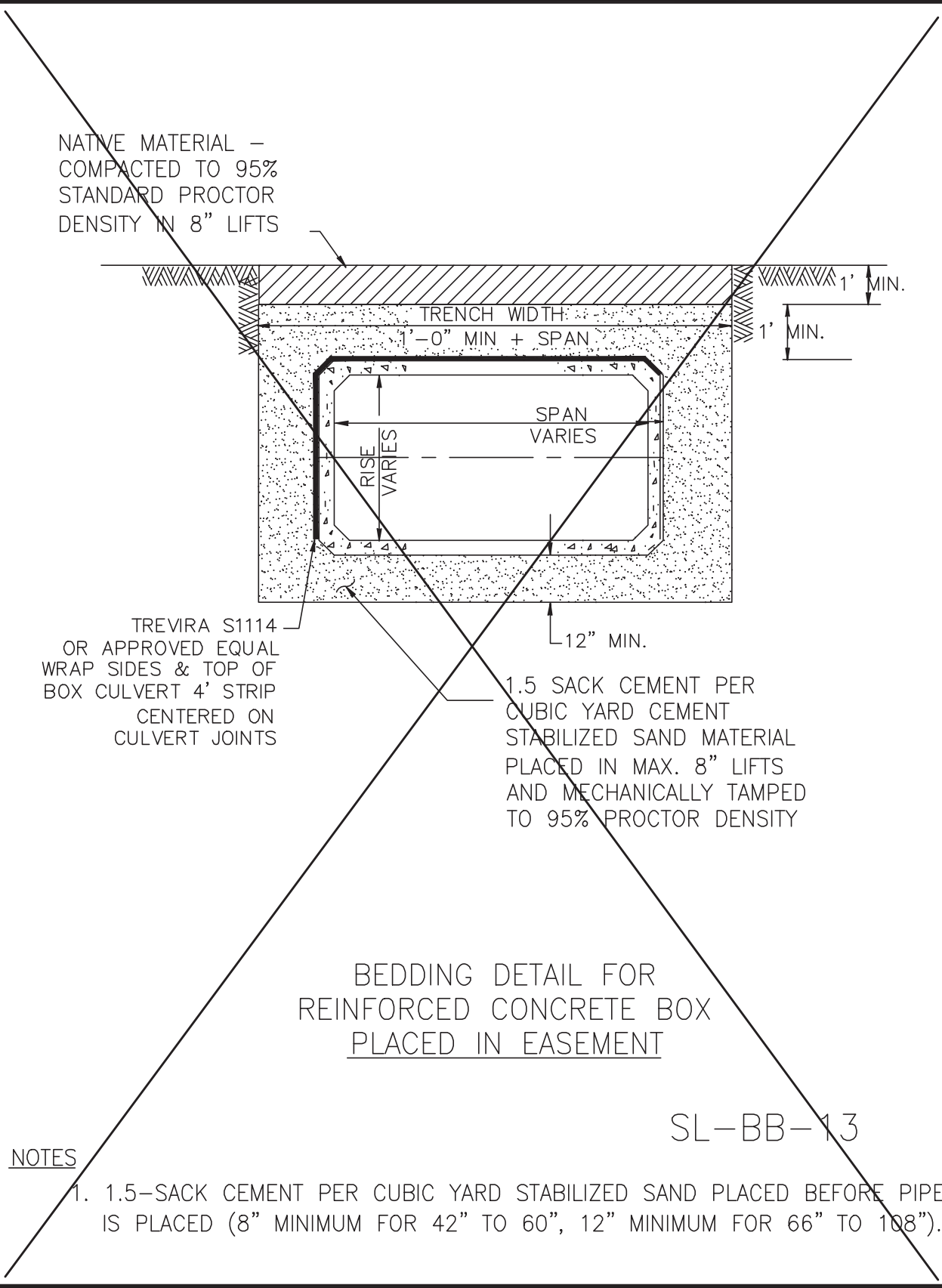
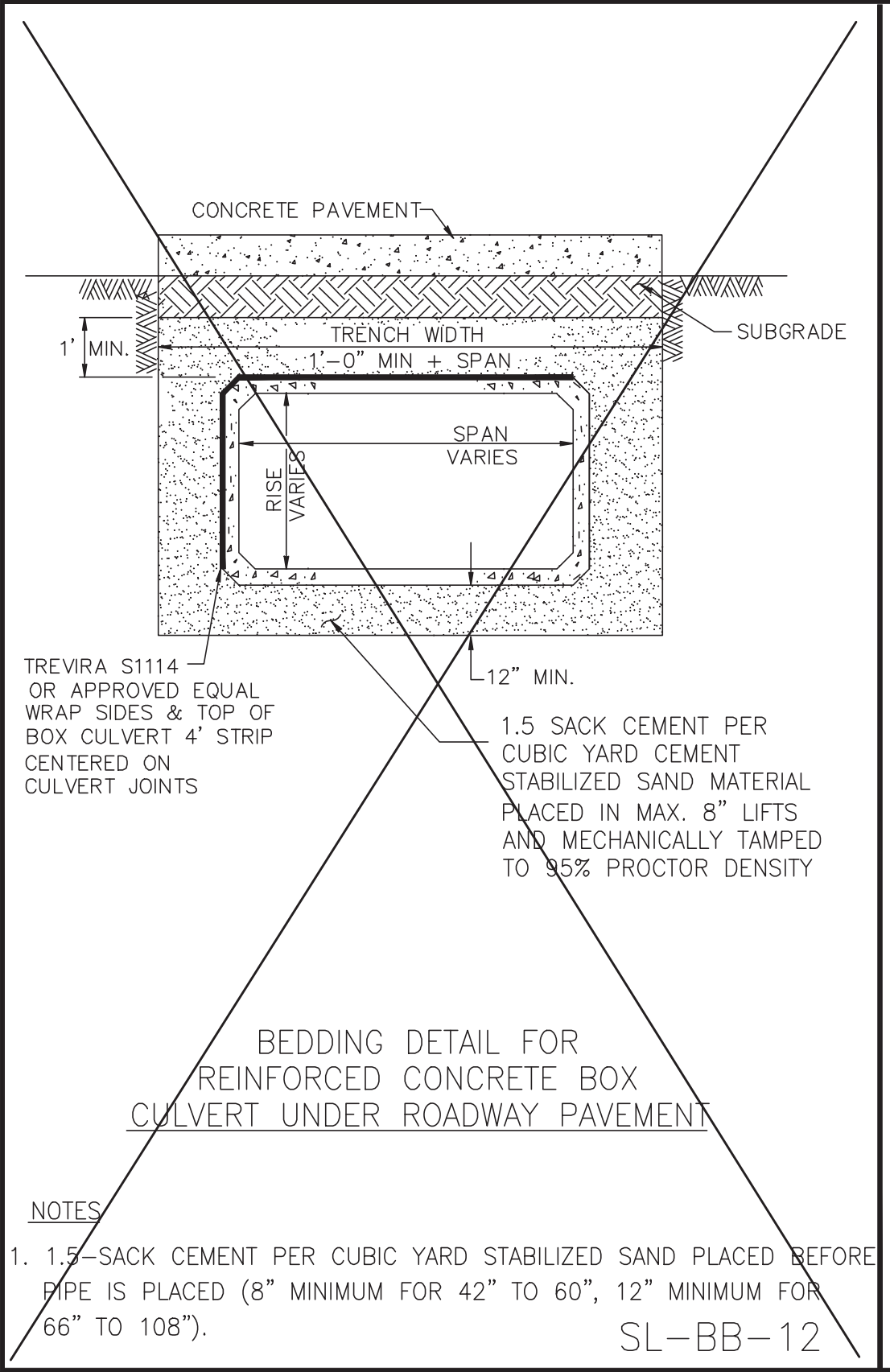
**CONSTRUCTION NOTES**

- CONTRACTOR SHALL CONTACT SUGAR LAND ENGINEERING DEPARTMENT IMMEDIATELY IF WET SAND CONDITIONS ARE ENCOUNTERED.
- SPECIFICALLY APPROVED GRANULAR MATERIAL DIMENSIONS SHOWN ARE TYPICAL BUT MAY BE VARIED BY ORDER OF CITY ENGINEER.
- SPECIFICALLY APPROVED GRANULAR MATERIAL SHALL BE IN ACCORDANCE WITH TXDOT SPECIFICATION No. 247 FLEXIBLE BASE, TYPE A, GRADE 2 AGGREGATE.
- 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.
- R.C.P. AND BOX CULVERTS SHALL BE INSTALLED WITH APPROVED GASKETS ONLY.
- MANHOLES SHALL BE PROVIDED WHERE MODIFIED "A" OR MODIFIED "A-A" BEDDING IS USED. STACKS ARE NOT ALLOWED.
- REFER TO: MANHOLE DETAILS, INLETS, OUTFALL AND END TREATMENT DETAILS, C.S.S., GENERAL NOTES, AND STORM NOTES.
- SPECIFIC DESIGNS MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER FOR MANHOLE ACCESS TO BOX CULVERTS AS REQUIRED.
- ALL BACKFILL WITHIN THE R.O.W. SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- 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 #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



DESIGN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY OF SUGAR LAND, TEXAS  
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

**STORM SEWER PIPE BEDDING AND BACKFILL DETAILS**

SL-20

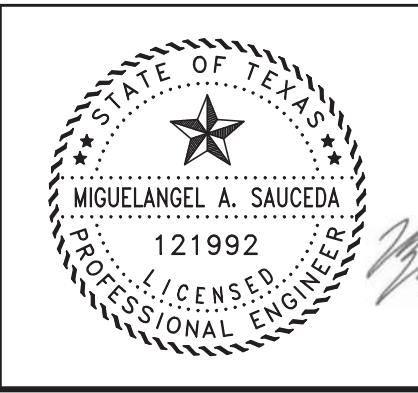
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NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED MS  
DRAWN BT  
CHECKED \_\_\_\_\_  
DATE May 2023

**B & L**  
BAKER & LAWSON, INC.  
ENGINEERS-PLANNERS-SURVEYORS  
4005 TECHNOLOGY DRIVE, SUITE 1330  
ANGLETON, TEXAS 77515 (979) 849-6681  
REG. NO. F-825



The seal appearing on this document was authorized by Miguelangel A. Saucedo P.E. 121992 05-25-2023

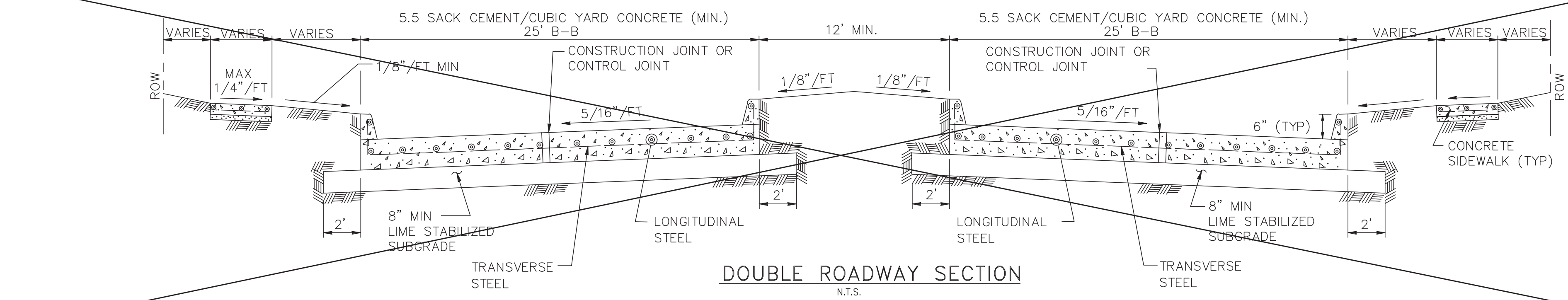
OWNER:  
**Mike Morgan**  
979-236-5089  
dmmorganjr@yahoo.com

PLAN: \_\_\_\_\_  
PROFILE: \_\_\_\_\_  
HORIZONTAL: \_\_\_\_\_  
VERTICAL: \_\_\_\_\_

**ANGLETON PARK PLACE SEC. 1**  
ANGLETON, TEXAS  
PLANS FOR  
GRADING, PAVING, UTILITIES  
AND DETENTION

STORM SEWER PIPE  
BEDDING AND BACKFILL  
DETAILS  
SL-20

PROJECT NO. 14320

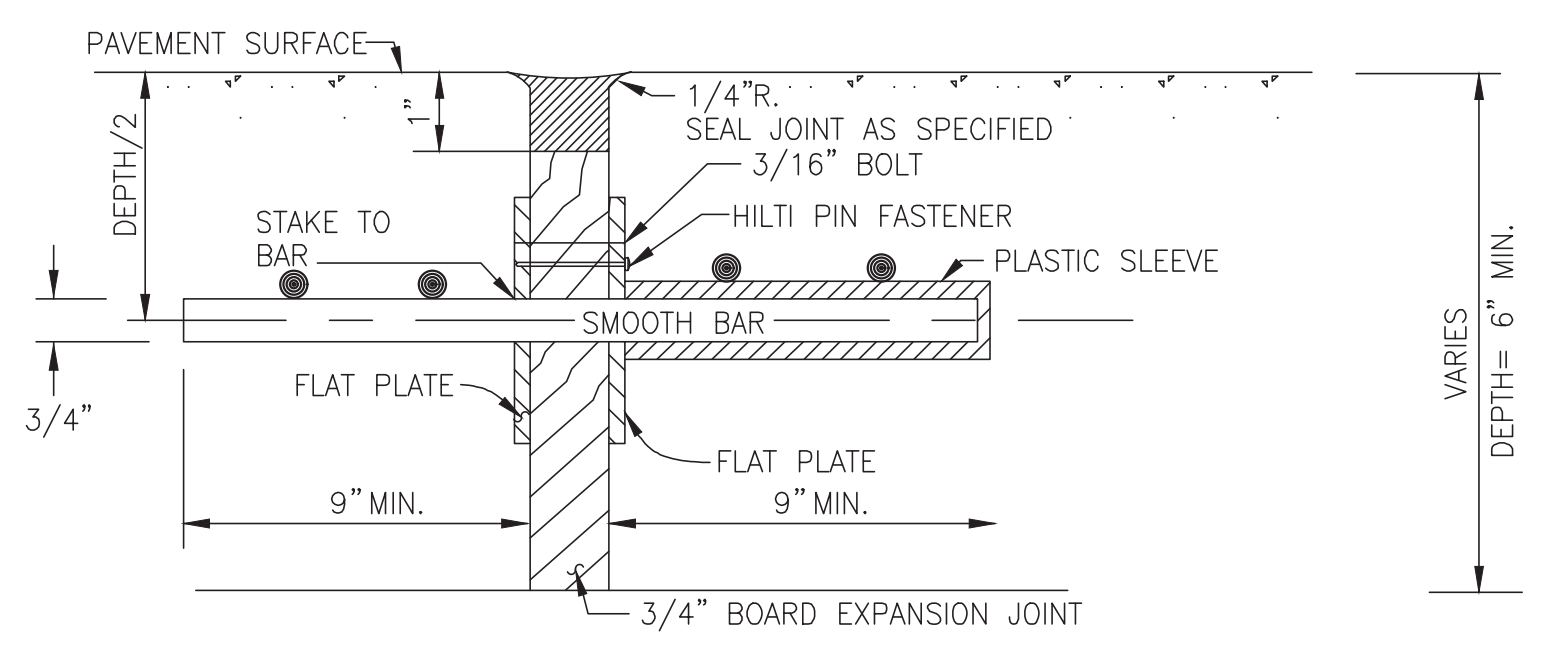


SL-ST-01

**CONSTRUCTION NOTES:**

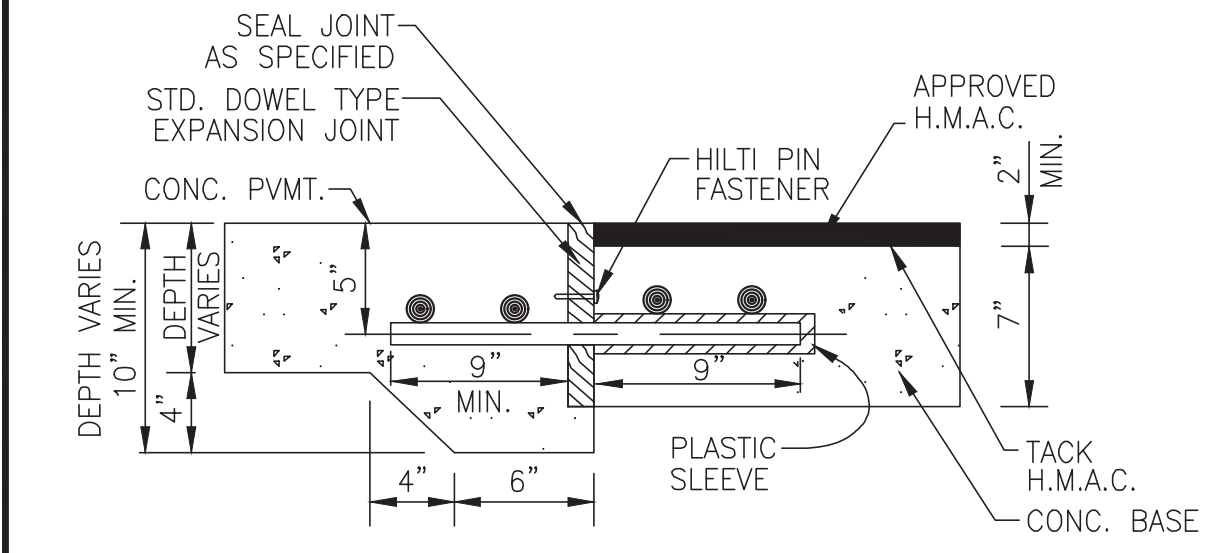
- 6 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, E.W. IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR LOCAL STREETS
- 7 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 18 INCHES C-C, IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR COLLECTOR STREETS
- 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.
- HARD AGGREGATE IS NOT ALLOWED IN STREET PAVEMENT MIX. ADMIXTURES REQUIRE CITY OF SUGAR LAND PUBLIC WORKS DEPARTMENT APPROVAL.
- 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'-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)
- PAVEMENT FINISH SHALL BE BAKER BROOM FINISH. CURING COMPOUND REQUIRED ON ALL CONCRETE.
- STORM WATER POLLUTION PROTECTION SHALL BE DESIGNED, CONSTRUCTED, MAINTAINED AND SHALL BE IN TOTAL COMPLIANCE WITH THE STORM QUALITY MANUAL OF THE CITY OF SUGAR LAND. CITY ENGINEER'S APPROVAL.
- REFER TO GENERAL, C.S.S., AND PAVEMENT NOTES.

SL-ST-12



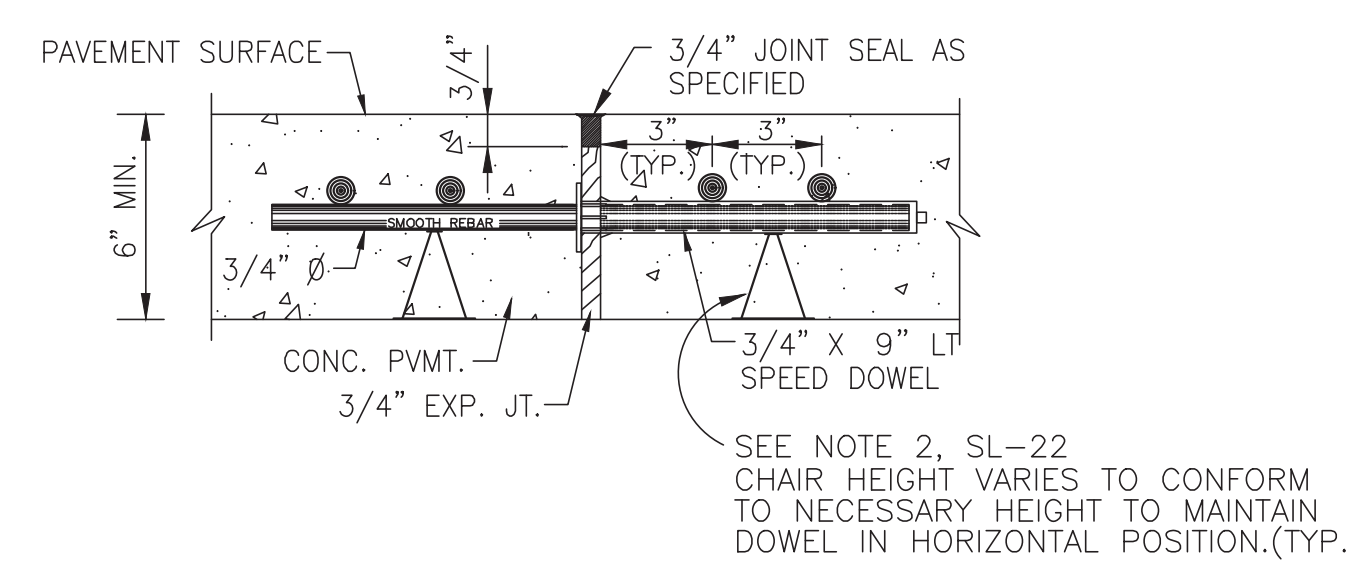
DOWEL TYPE EXPANSION JOINT N.T.S.

SL-ST-03



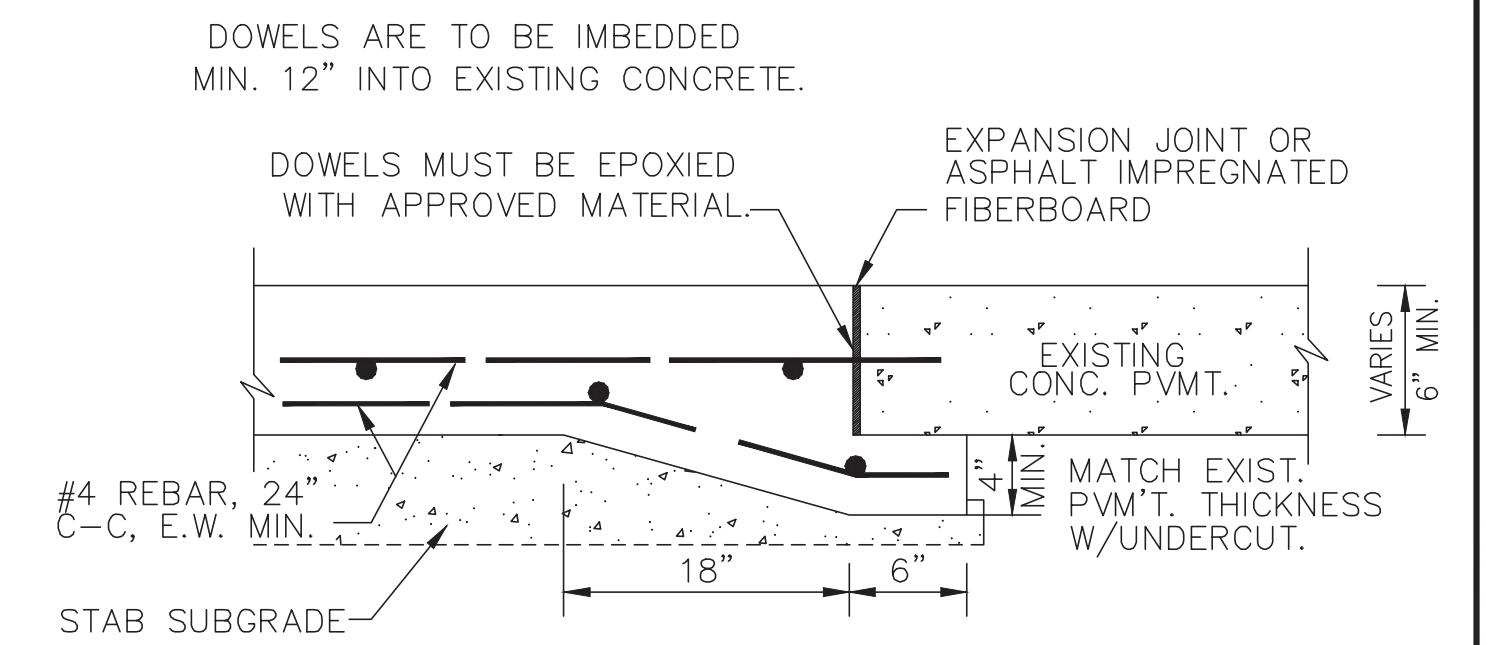
DOWEL TYPE EXPANSION JOINT (CONC. PAVING TO CONC. BASE) N.T.S.

SL-ST-06



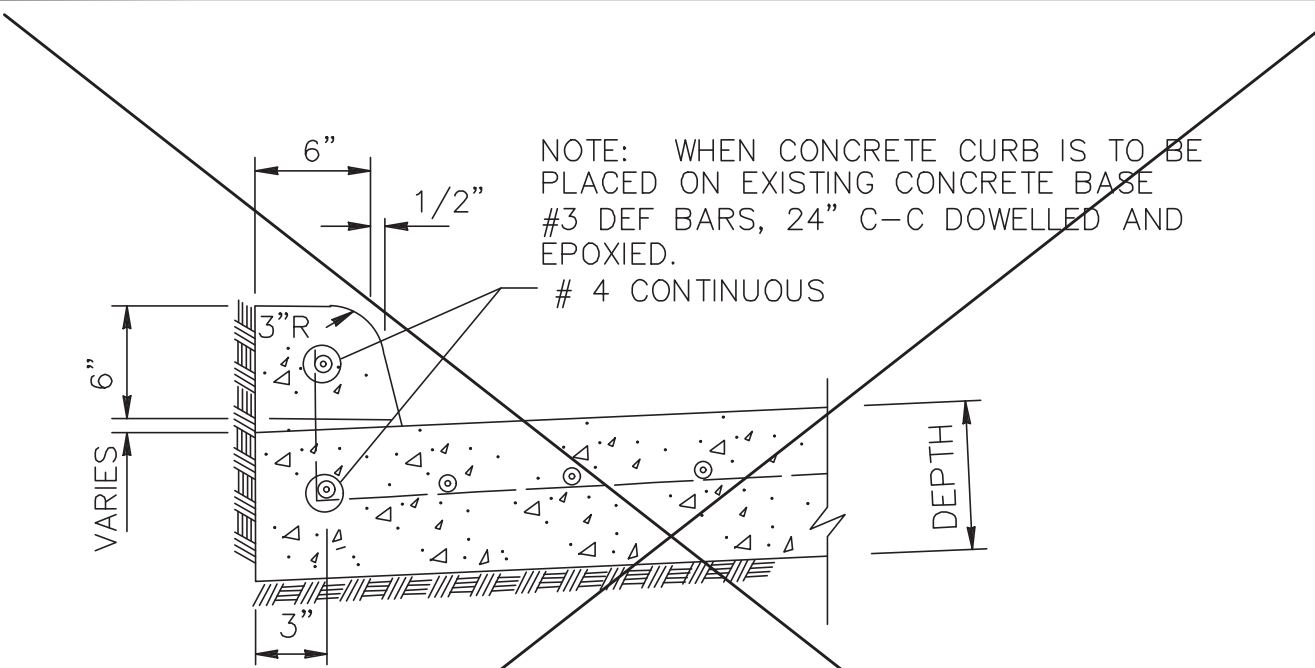
SPEED DOWEL EXPANSION JOINT N.T.S.

SL-ST-08



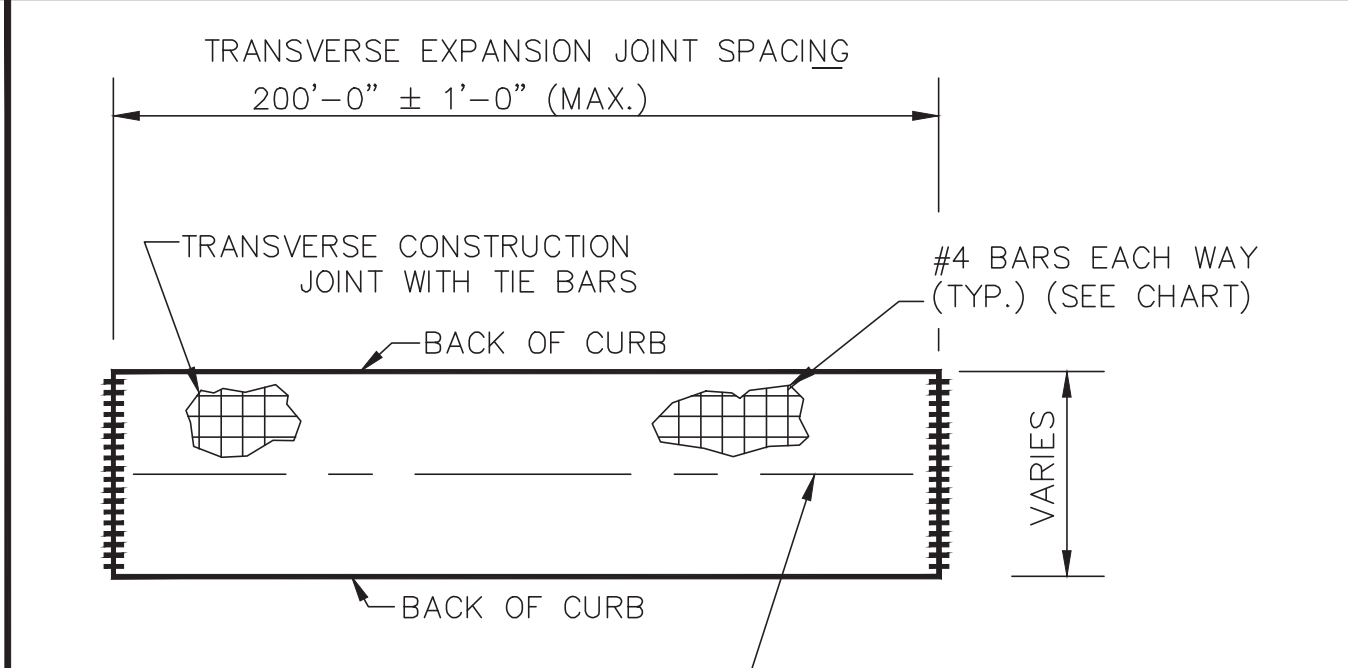
UNDERCUT DETAIL WITH HEADER N.T.S.

SL-ST-09



CONCRETE CURB N.T.S.

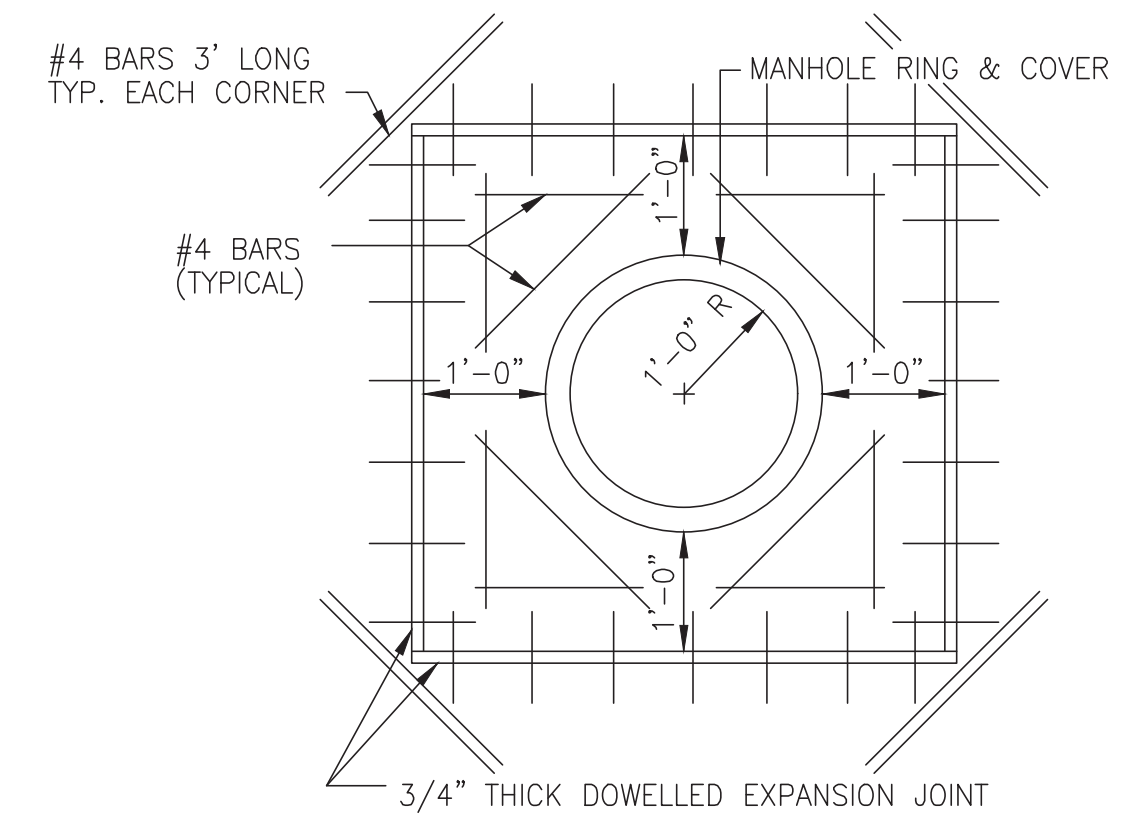
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PAVING PANEL N.T.S.

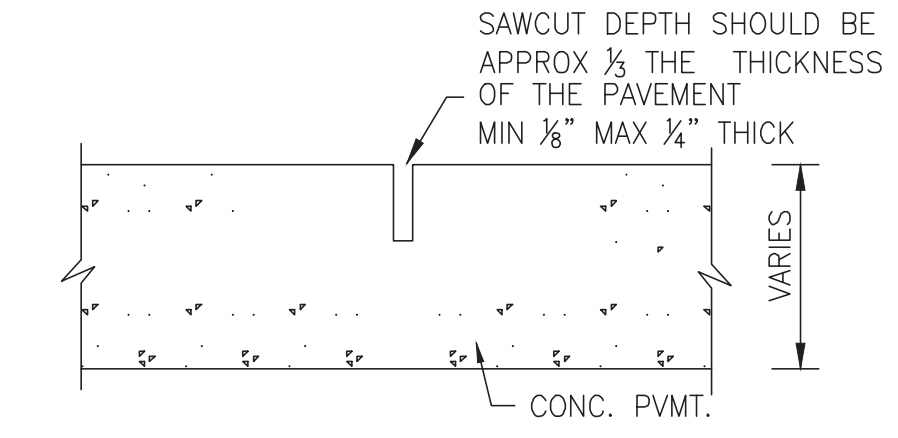
SL-ST-05

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



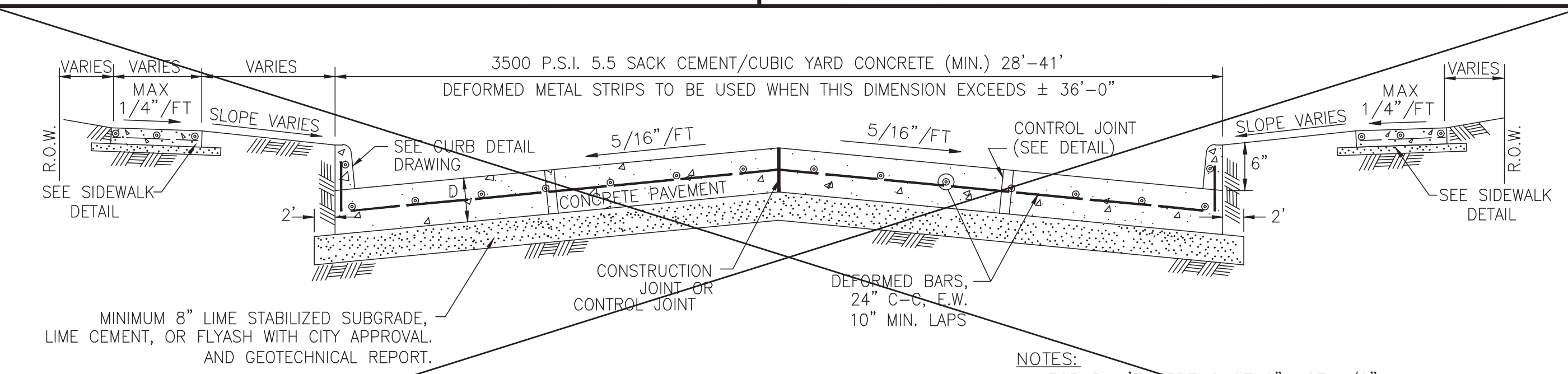
MANHOLE BLOCKOUT N.T.S.

SL-ST-10



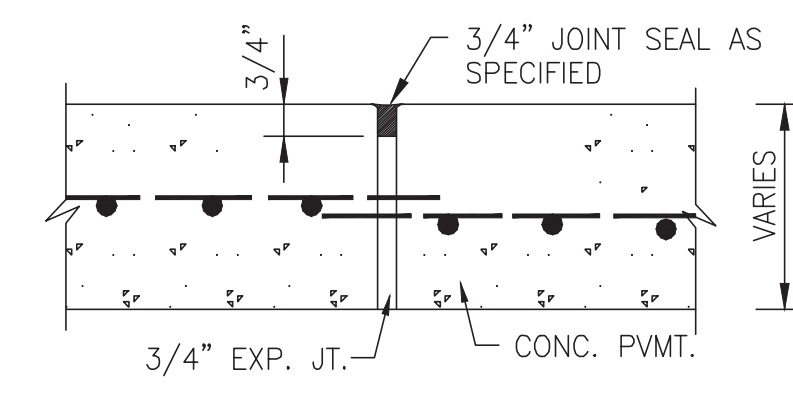
CONTROL JOINT N.T.S.

SL-ST-11



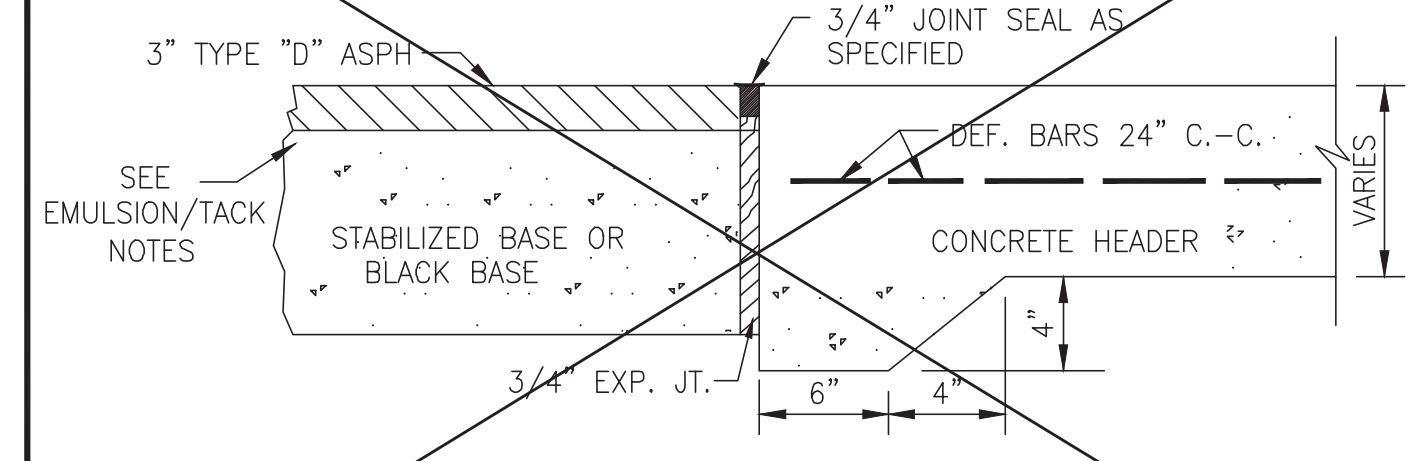
SINGLE ROADWAY SECTION N.T.S.

SL-ST-02



CONSTRUCTION JOINT SEAL N.T.S.

SL-ST-12



PAVING HEADER N.T.S.

SL-ST-07

No.	DATE	REVISION

DESIGN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_



CITY OF SUGAR LAND, TEXAS  
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:  
**CONCRETE PAVEMENT CONSTRUCTION DETAILS**

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

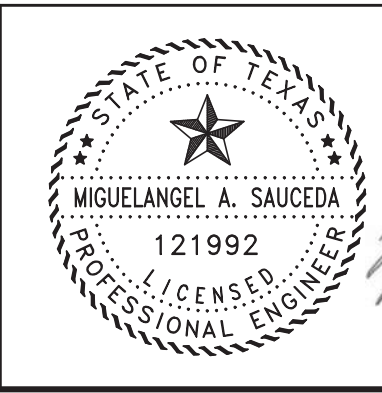
SL-21  
SHEET OF

J:\140005\14320\ENGINEERING-SURVEY\DRAWINGS\14320 DETAIL SET.DWG

NO.	DATE	DESCRIPTION	APPROVED

DESIGNED MS  
DRAWN BT  
CHECKED  
DATE May 2023

**B & L**  
BAKER & LAWSON, INC.  
ENGINEERS-PLANNERS-SURVEYORS  
4005 TECHNOLOGY DRIVE, SUITE 1330  
ANGLETON, TEXAS 77515 (979) 849-6681  
REG. NO. F-825



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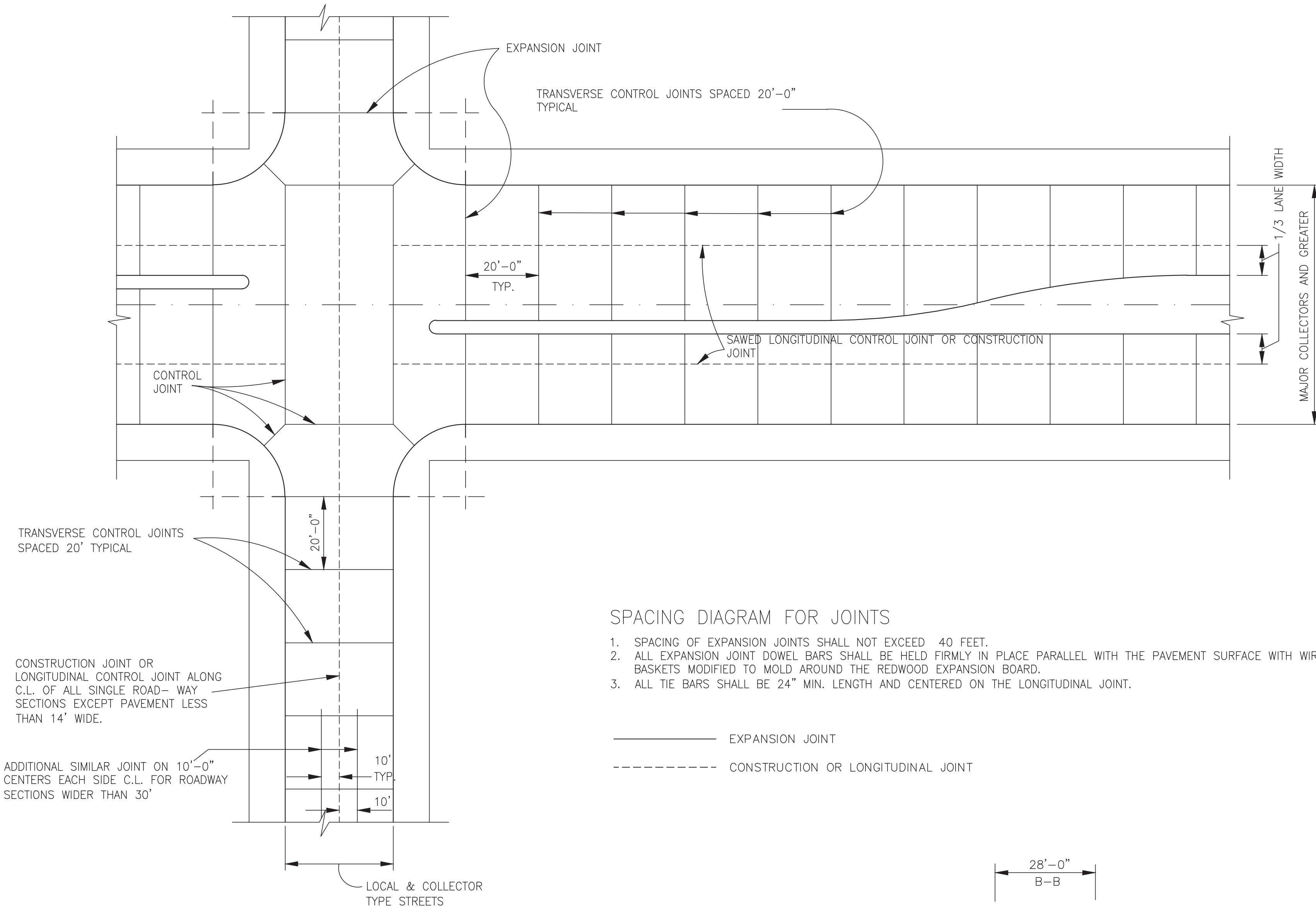
OWNER:  
**Mike Morgan**  
979-236-5089  
dmmorganjr@yahoo.com

PLAN: \_\_\_\_\_  
PROFILE: \_\_\_\_\_  
HORIZONTAL: \_\_\_\_\_  
VERTICAL: \_\_\_\_\_

**ANGLETON PARK PLACE SEC. 1**  
**ANGLETON, TEXAS**  
PLANS FOR  
GRADING, PAVING, UTILITIES  
AND DETENTION

CONCRETE PAVEMENT  
CONSTRUCTION DETAILS  
SL-21

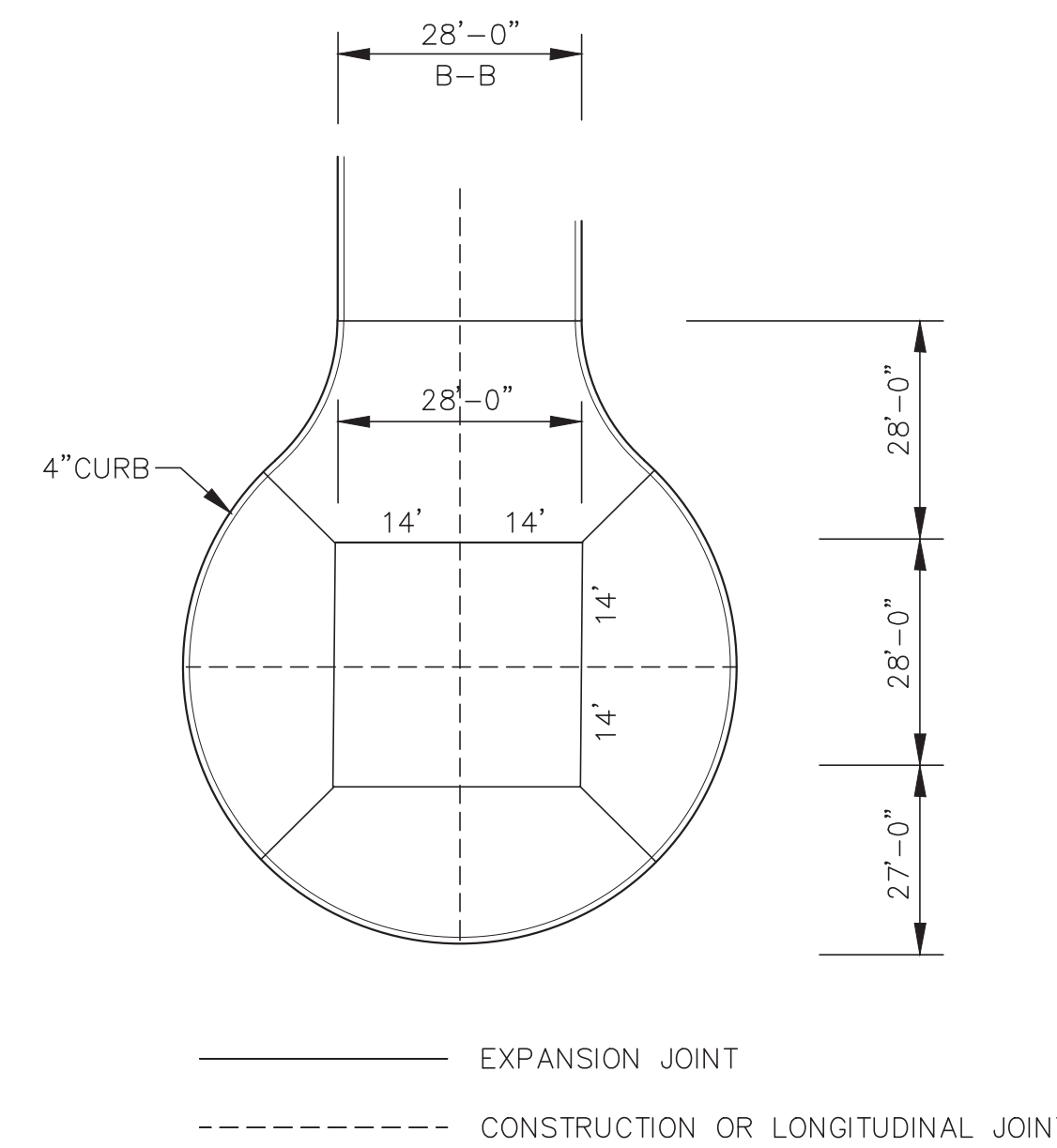
PROJECT NO. 14320




SPACING DIAGRAM FOR JOINTS

1. SPACING OF EXPANSION JOINTS SHALL NOT EXCEED 40 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.

————— EXPANSION JOINT  
 - - - - - CONSTRUCTION OR LONGITUDINAL JOINT



TYPICAL JOINT LAYOUT FOR CUL-DE-SAC

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: CHECKED BY: SCALE:	SL-22 SHEET OF	

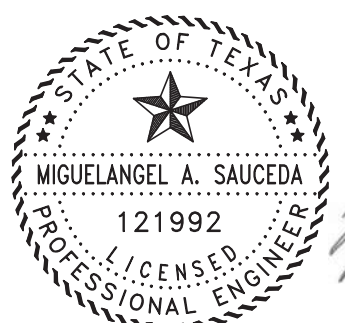
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 DATE May 2023



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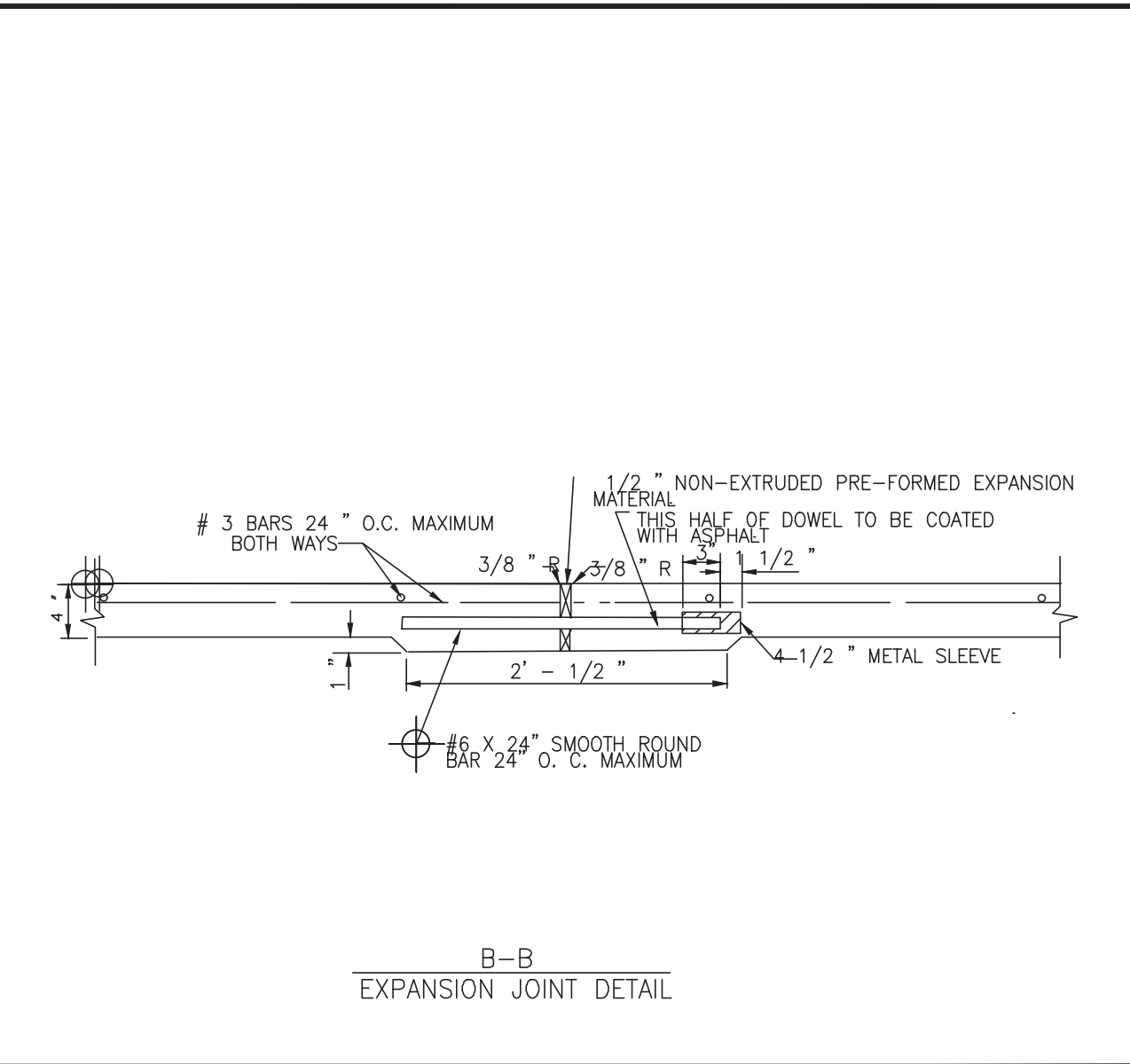
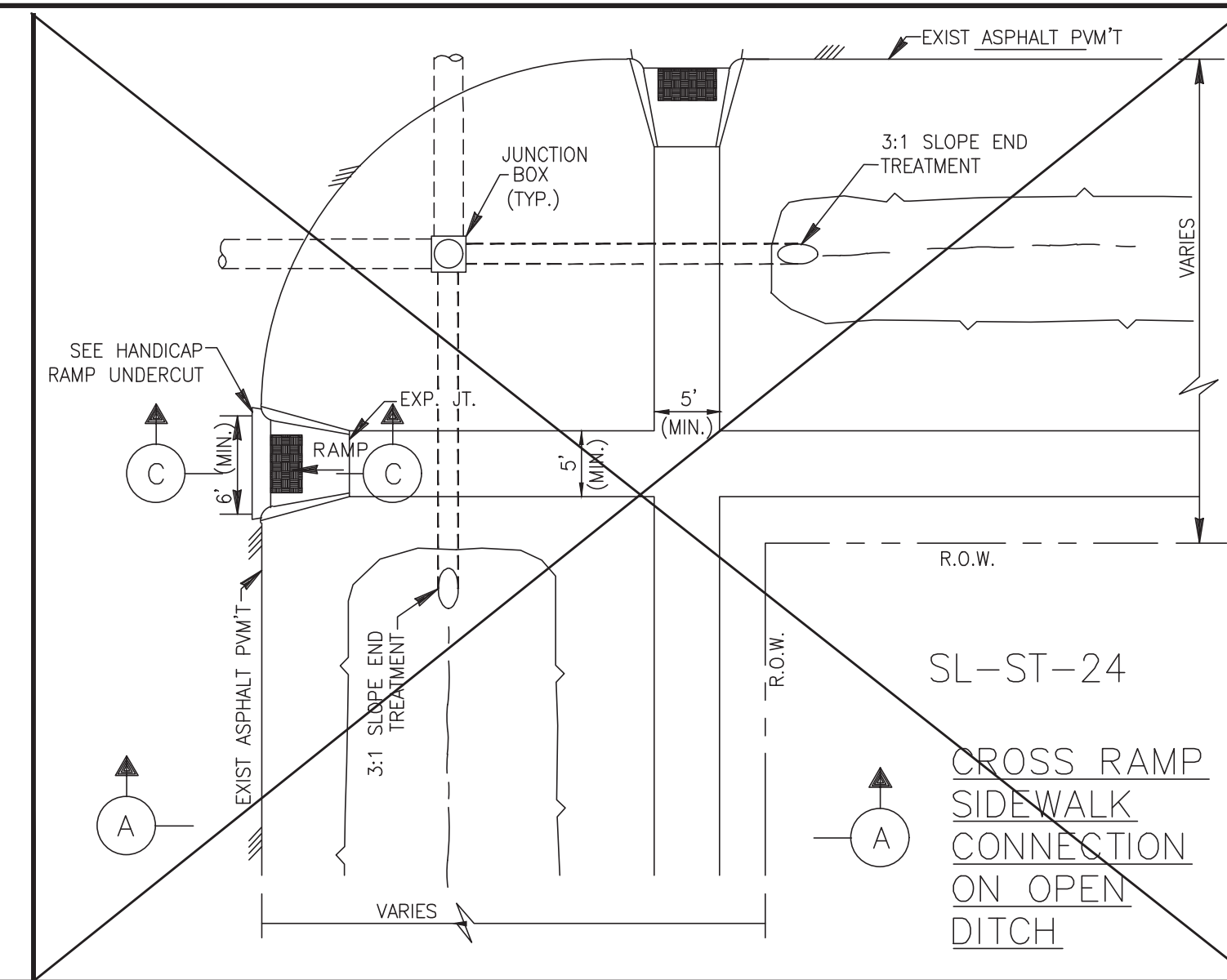
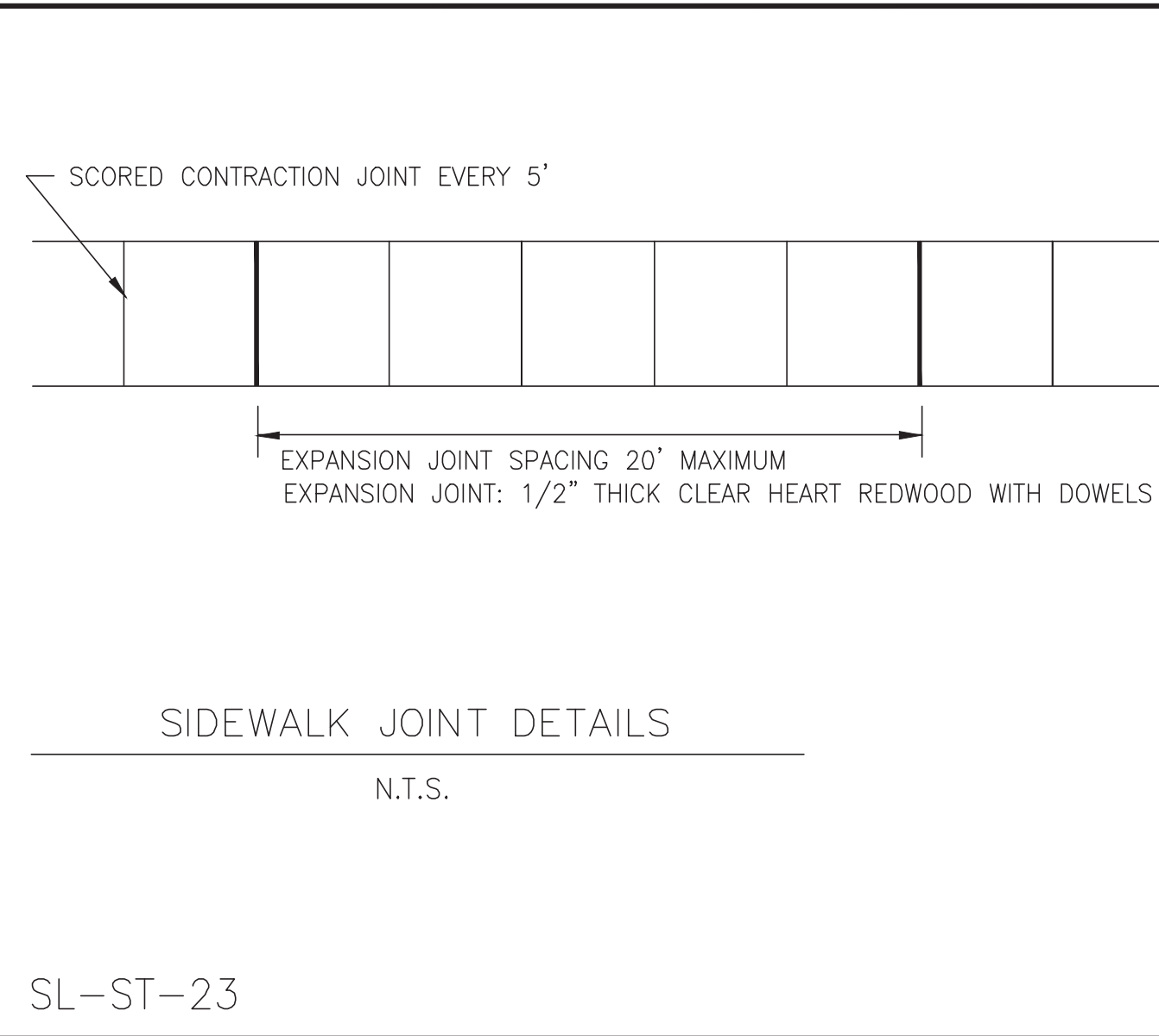
OWNER:  
**Mike Morgan**  
 979-236-5089  
 dmmorganjr@yahoo.com

PLAN: \_\_\_\_\_  
 PROFILE: \_\_\_\_\_  
 HORIZONTAL: \_\_\_\_\_  
 VERTICAL: \_\_\_\_\_

**ANGLETON PARK PLACE SEC. 1**  
**ANGLETON, TEXAS**  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

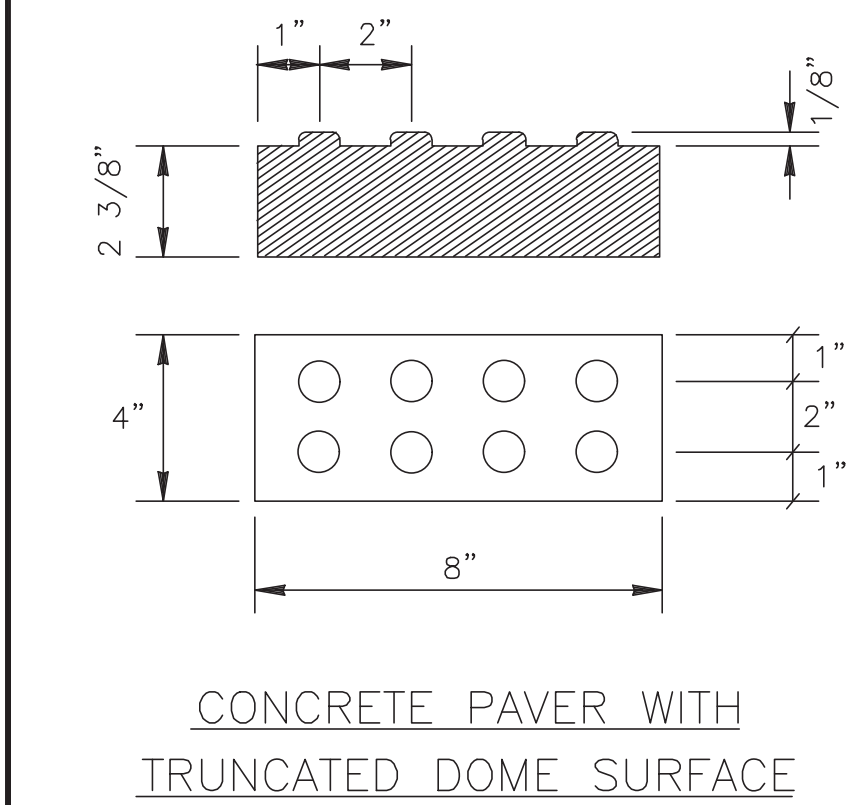
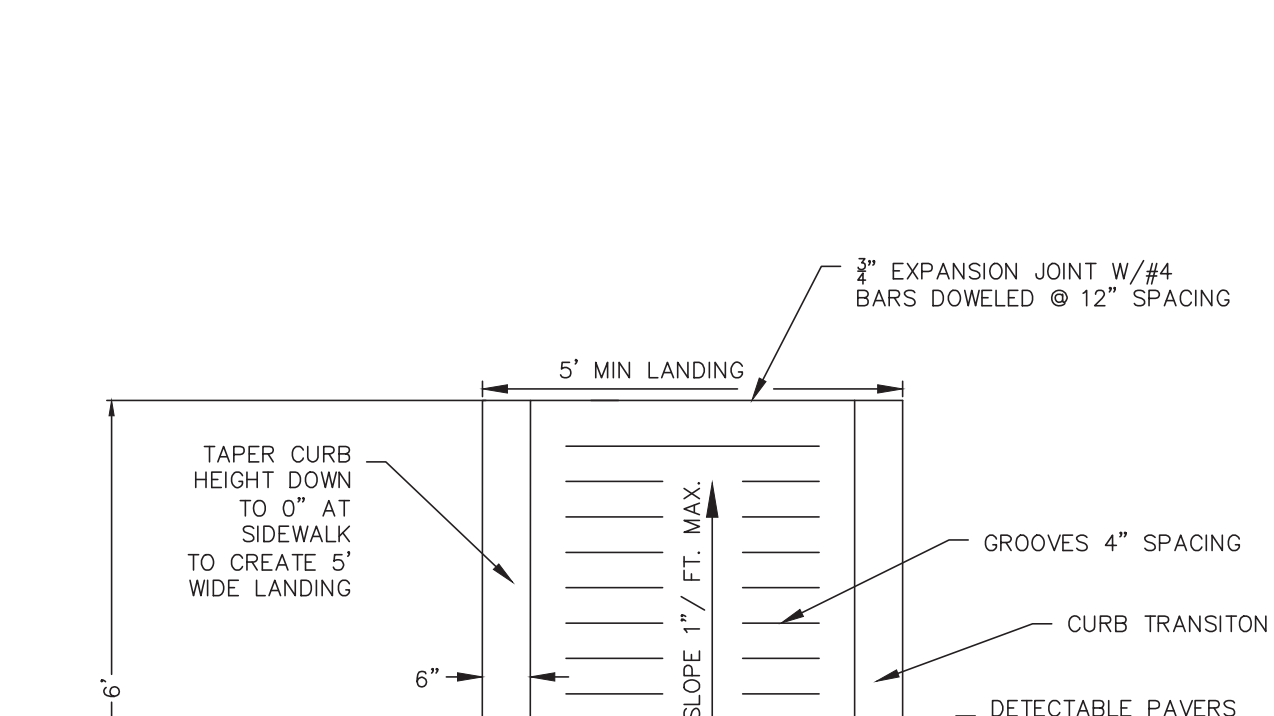
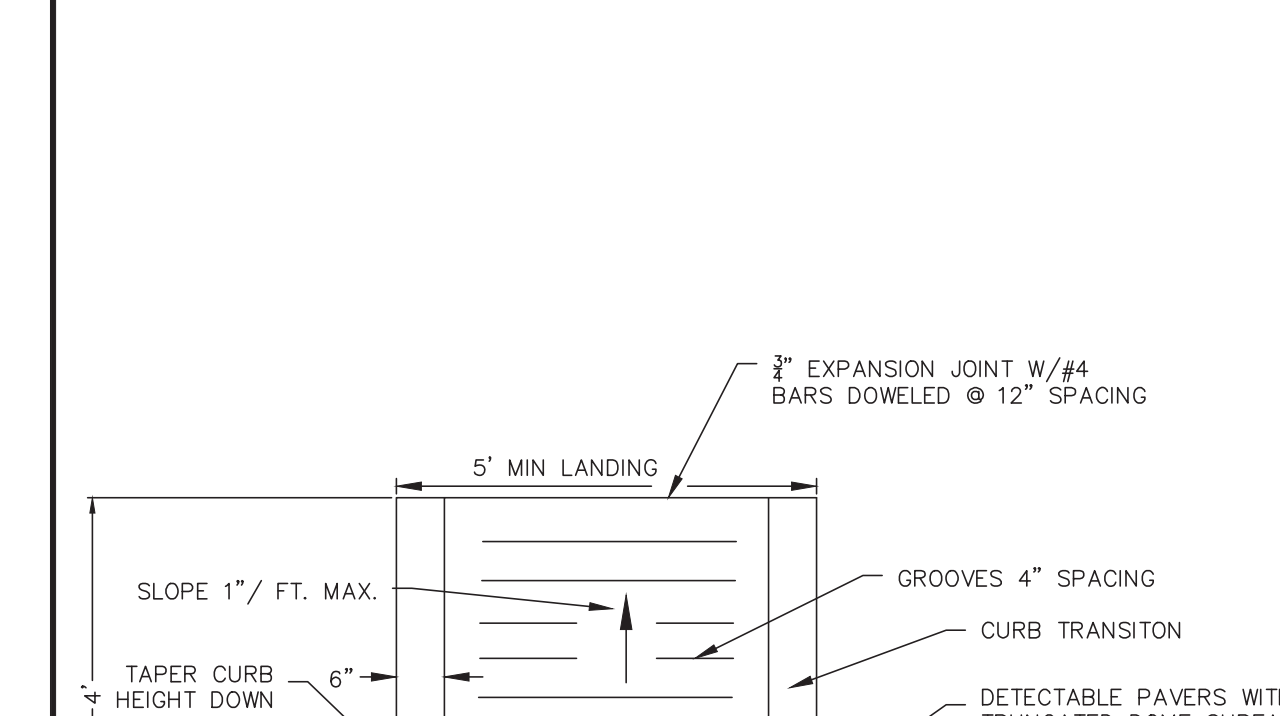
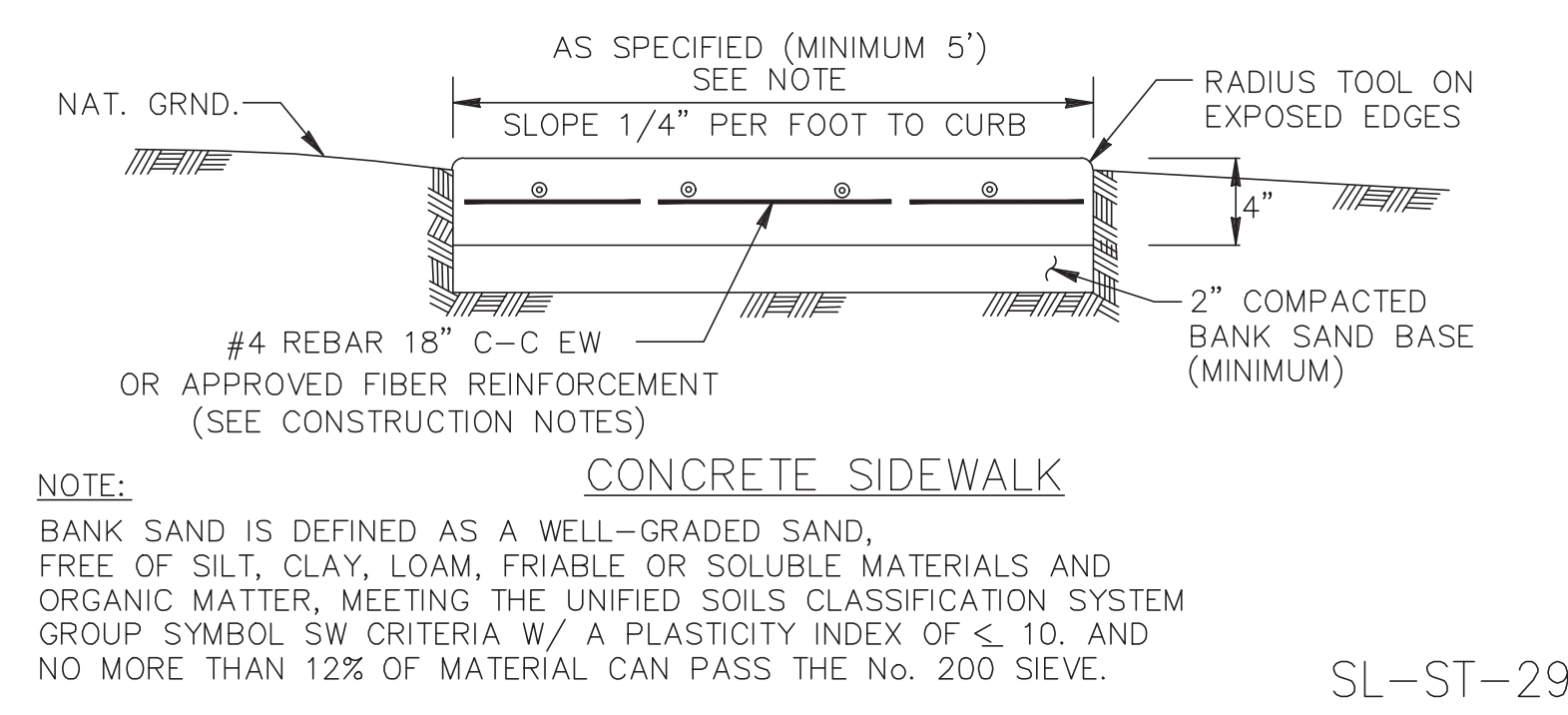
CONCRETE PAVEMENT  
 CONSTRUCTION DETAILS  
 SL-22  
 PROJECT NO. 14320





- NOTES:
- EXISTING CURB AND GUTTER TO BE SAW CUT, REMOVED AND REPLACED. DOWEL STEEL FOR MINIMUM REINFORCING OVERLAP OF 10" DOWELS SHALL BE EIGHTEEN INCHES (18") LONG AND EPOXIED A MINIMUM OF (8") EIGHT INCHES INTO EXISTING PAVEMENT.
  - 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.
  - DETECTABLE WARNINGS REQUIRED BY T.A.S. SECTIONS 4.1 AND 4.7 SHALL COMPLY WITH T.A.S. SECTION 4.29
  - 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.
  - DETECTABLE WARNING SURFACE SHALL COVER THE ENTIRE WIDTH AND DEPTH OF RAMP.
  - DETECTABLE WARNINGS SHALL BE INSTALLED WITH PAVERS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
  - CONCRETE PAVEMENT UNITS SHALL MEET ALL REQUIREMENTS OF ASTM C-935, C-33, AND SHALL BE PLACED IN A TWO BY TWO UNIT BASKET WEAVE PATTERN, UNLESS SHOWN OTHERWISE IN THE PLANS.
  - CONCRETE PAVEMENT UNITS SHALL HAVE A TRUNCATED DOME TOP SURFACE FOR DETECTABLE WARNING TO PEDESTRIANS. DOMES SHALL BE ALIGNED IN THE DIRECTION OF PEDESTRIAN TRAVEL.
  - CONCRETE PAVEMENT 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.
  - CONCRETE PAVEMENT UNITS SHALL BE SAW CUT ONLY, AND ANY CUT UNIT SHALL NOT BE LESS THAN 25% OF A FULL UNIT.

- CONSTRUCTION NOTES:
- THE MAXIMUM WIDTH BETWEEN EXPANSION JOINTS SHALL NOT EXCEED 20'-0"
  - EXPANSION JOINT IS TO BE 1/2" THICK CLEAR HEART REDWOOD WITH DOWELS.
  - SCORED CONTRACTION JOINTS SHALL BE EVERY 5' OR EQUAL TO WIDTH OF SIDEWALK.
  - ALL EARTHEN AREAS ARE TO BE SODDED UNLESS SHOWN OTHERWISE ON DRAWINGS.
  - 4 INCH, 5 SACK CEMENT PER CUBIC YARD CONCRETE, 3000 PSI. REINFORCED CONCRETE WITH #3 BARS, 8 INCHES C-C, FOR SIDEWALKS, #4 BARS 18" C-C FOR WHEEL CHAIR RAMP IS THE MINIMUM ACCEPTED. MINIMUM 3' LONGITUDINAL BARS. FIBER REINFORCING SIDEWALKS-STEEL AND POLYPROPYLENE BLENDED FIBER REINFORCEMENT SYSTEM SUCH AS NOVOMESH #3 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.
  - USE RADIUS TOOL ON ALL EXPOSED EDGES.
  - TOP OF THE SIDEWALK ELEVATION TO BE TOP OF CURB.
  - MEMBRANE CURING COMPOUND IS REQUIRED AS DESCRIBED IN ITEM 526 IN THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
  - REFER TO GENERAL NOTES AND CONCRETE/PAVING NOTES.
  - SIDEWALK EXPANSION JOINTS SHALL CONFORM TO STREET EXPANSION JOINT STANDARDS.

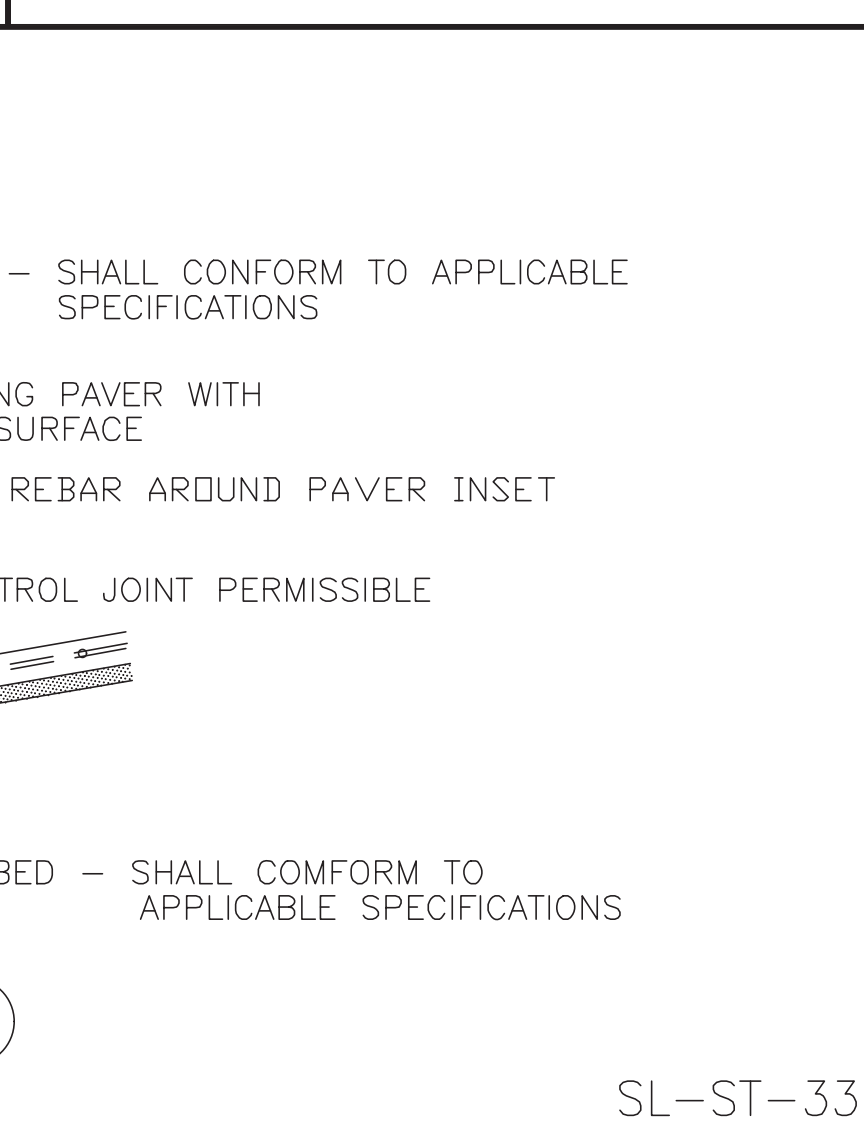
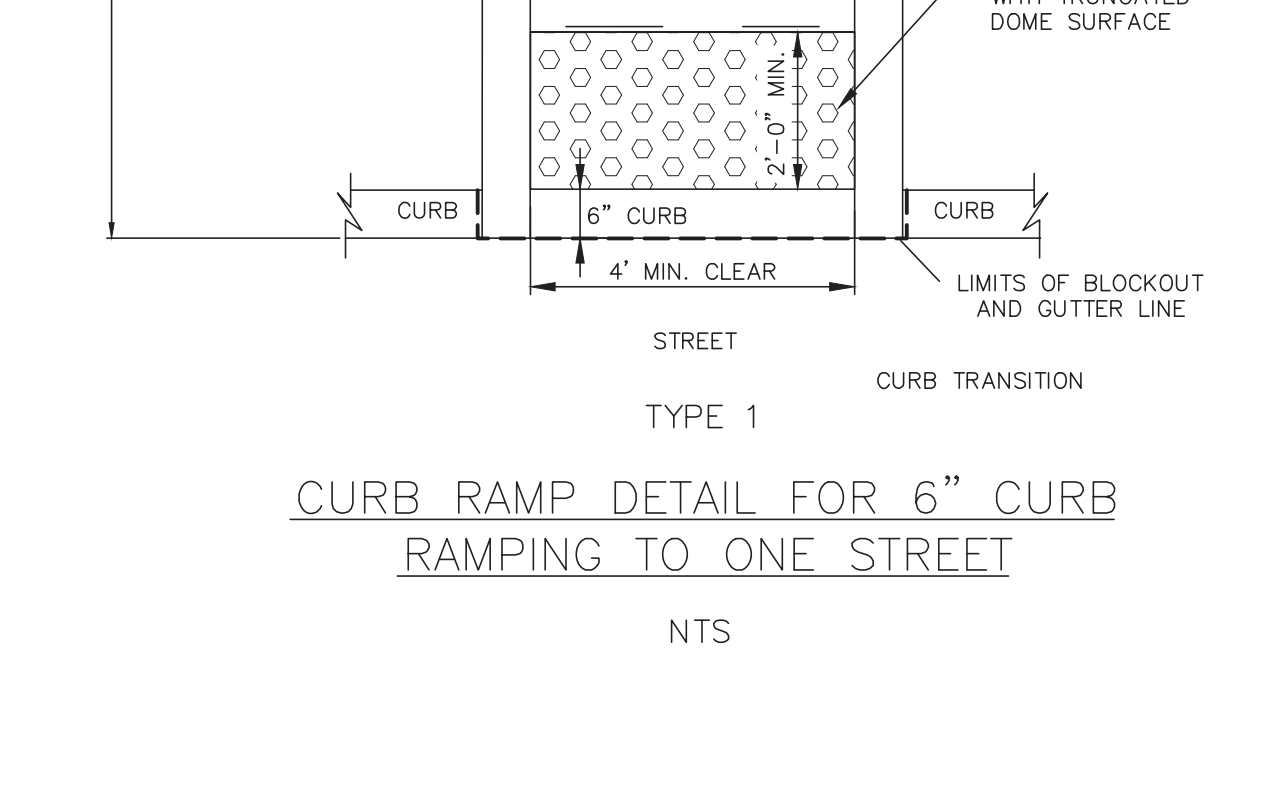
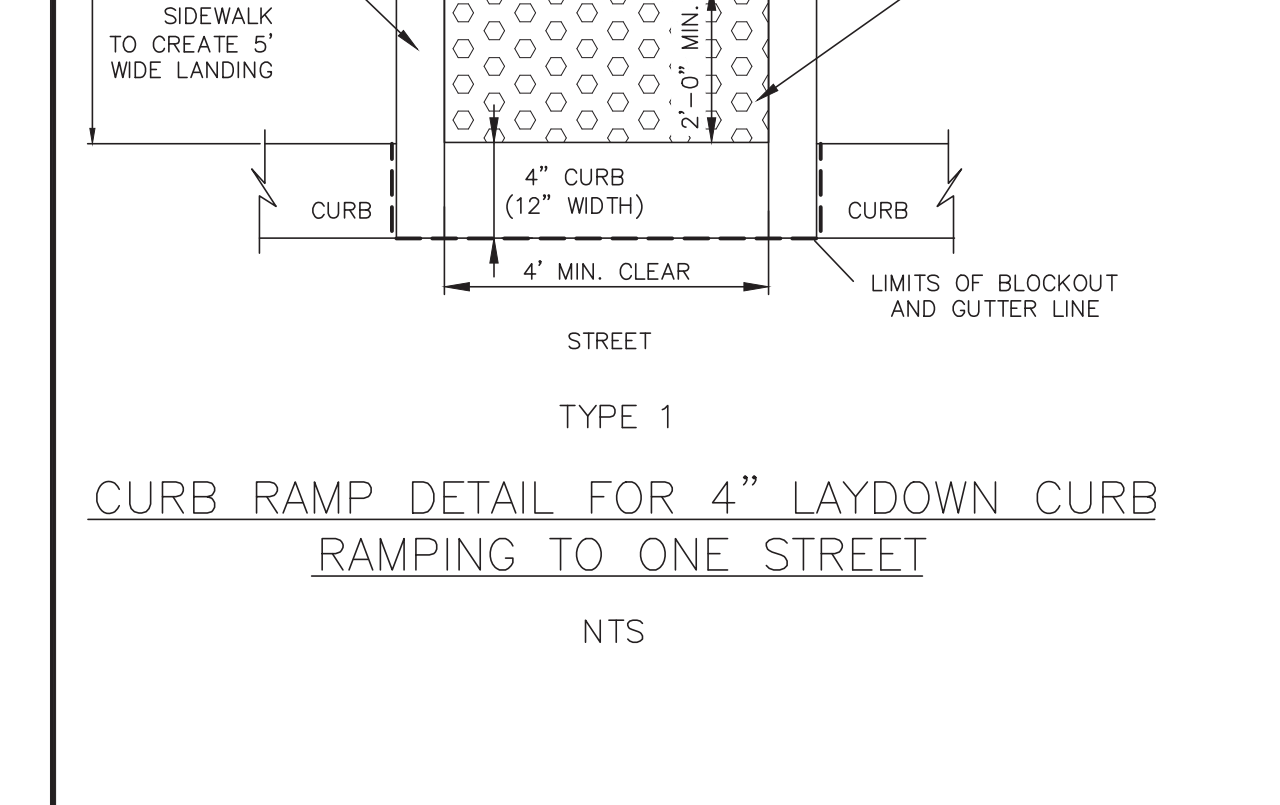
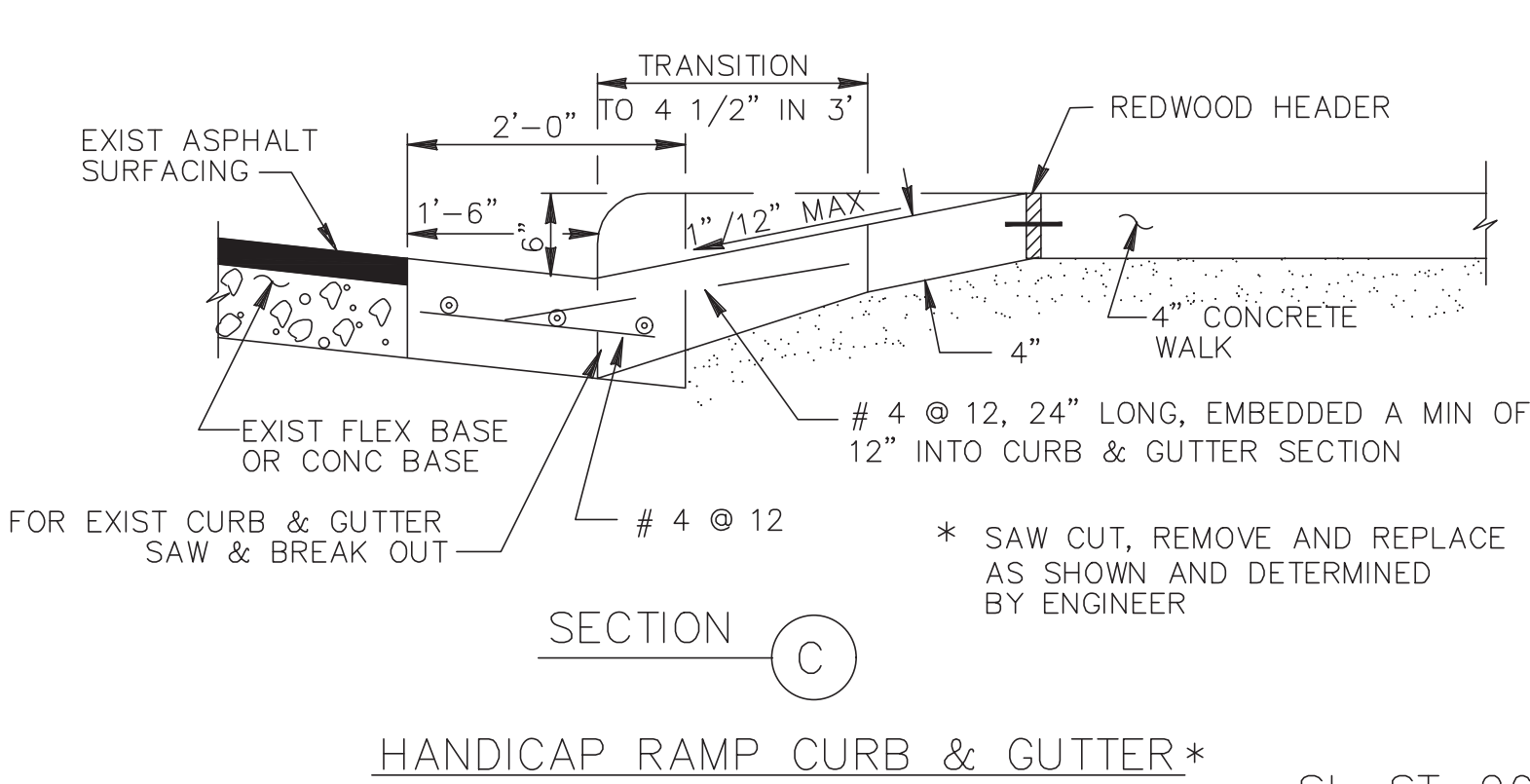


SL-ST-32

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: \_\_\_\_\_ DATE \_\_\_\_\_



SL-ST-33

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  
SHEET OF

J:\140005\14320\ENGINEERING-SURVEY\DRAWINGS\14320 DETAIL SET.DWG

NO.	DATE	DESCRIPTION	APPROVED

DESIGNED MS  
DRAWN BT  
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DATE May 2023

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ENGINEERS • PLANNERS • SURVEYORS  
4005 TECHNOLOGY DRIVE, SUITE 1330  
ANGLETON, TEXAS 77515 (979) 849-6681  
REG. NO. F-825

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121992  
LICENSED PROFESSIONAL ENGINEER

05-25-2023

OWNER:  
Mike Morgan  
979-236-5089  
dmmorganjr@yahoo.com

PLAN: \_\_\_\_\_  
PROFILE: \_\_\_\_\_  
HORIZONTAL: \_\_\_\_\_  
VERTICAL: \_\_\_\_\_

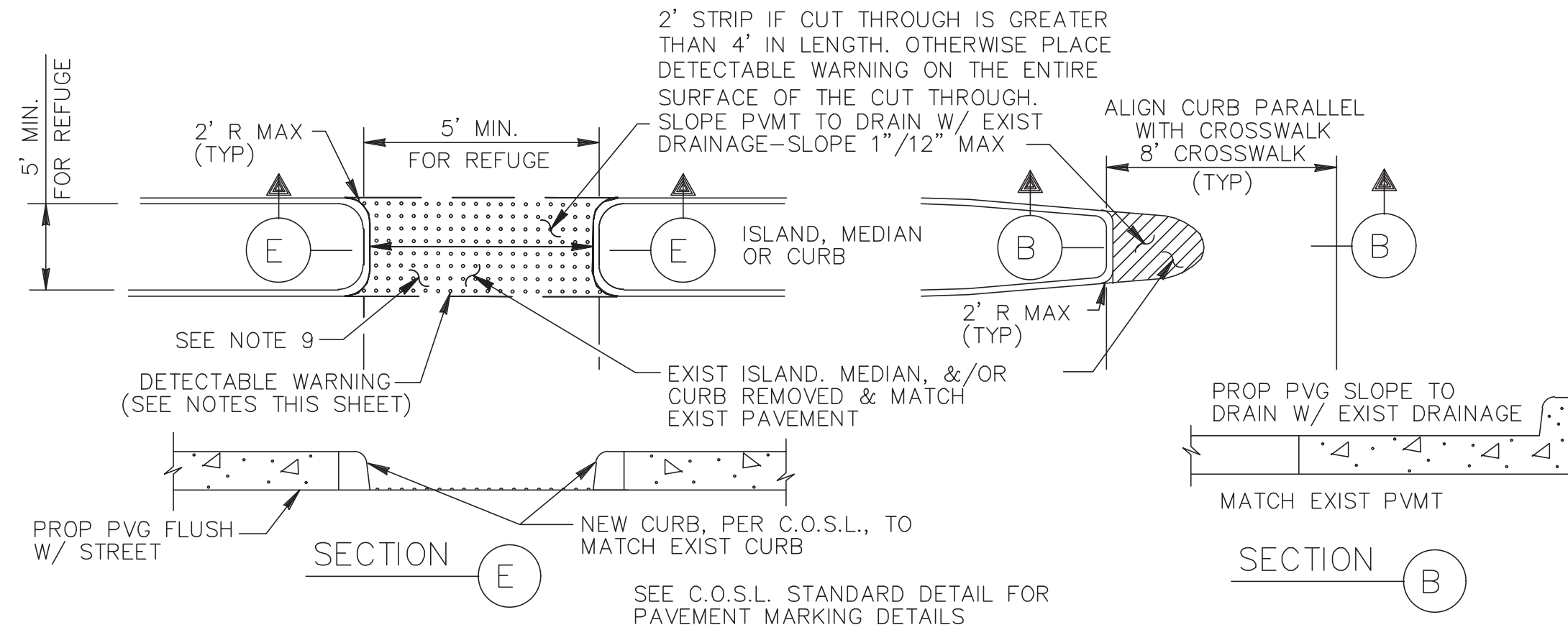
ANGLETON PARK PLACE SEC. 1  
ANGLETON, TEXAS  
PLANS FOR  
GRADING, PAVING, UTILITIES  
AND DETENTION

WHEEL CHAIR RAMP & SIDEWALK DETAILS I  
SL-25

PROJECT NO. 14320

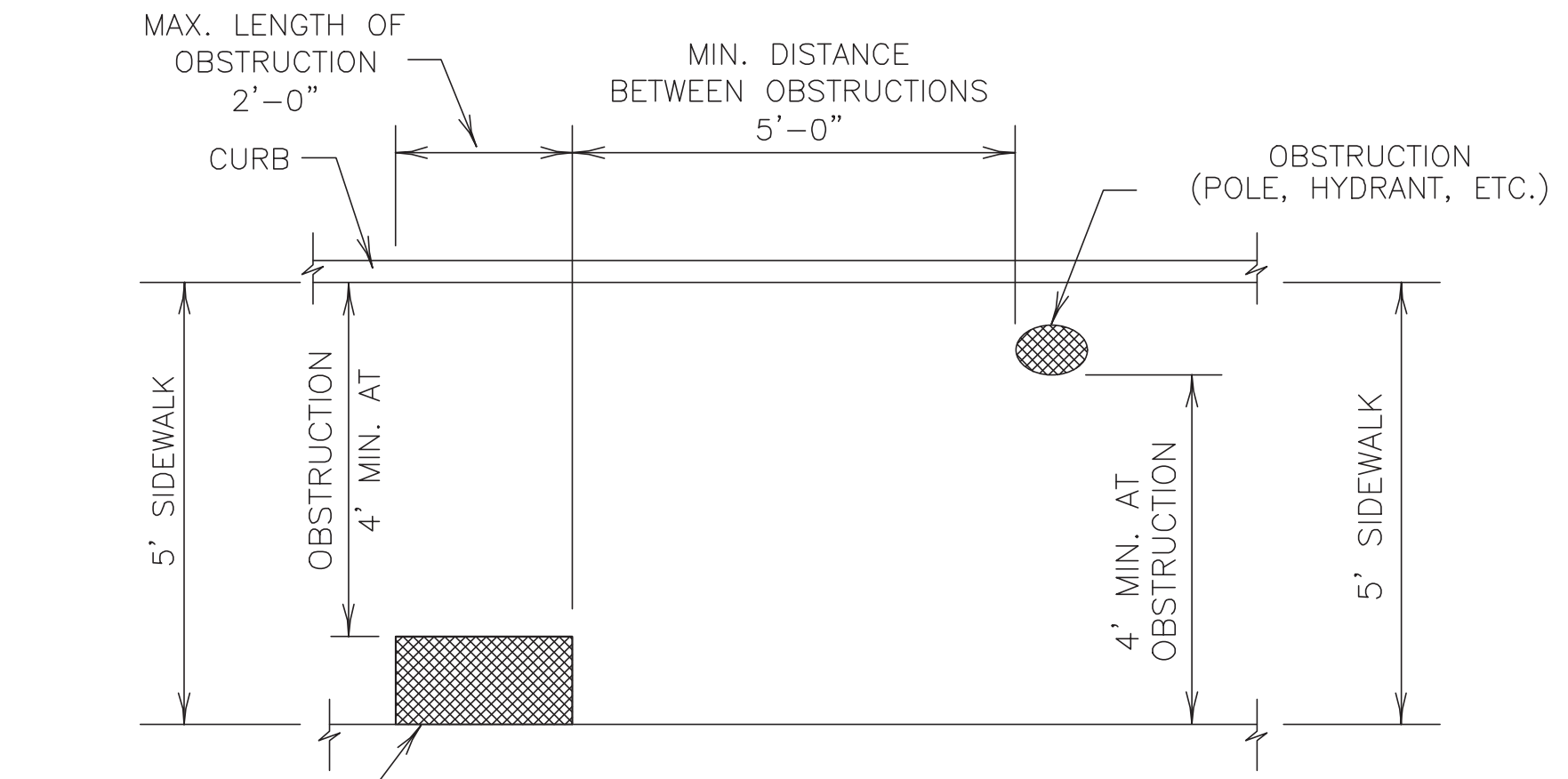
NOTES:

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.



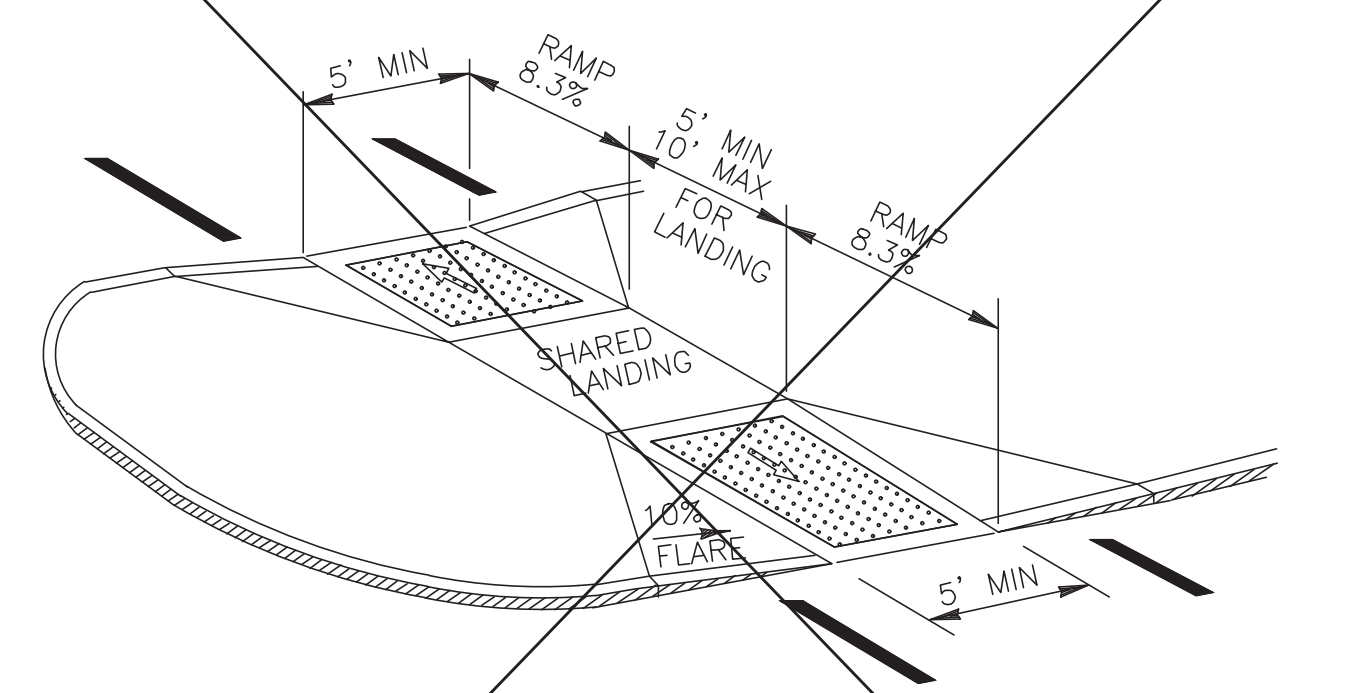
FOR ISLAND, MEDIAN, OR CURB MODIFICATIONS FOR CROSSWALKS

SL-ST-35



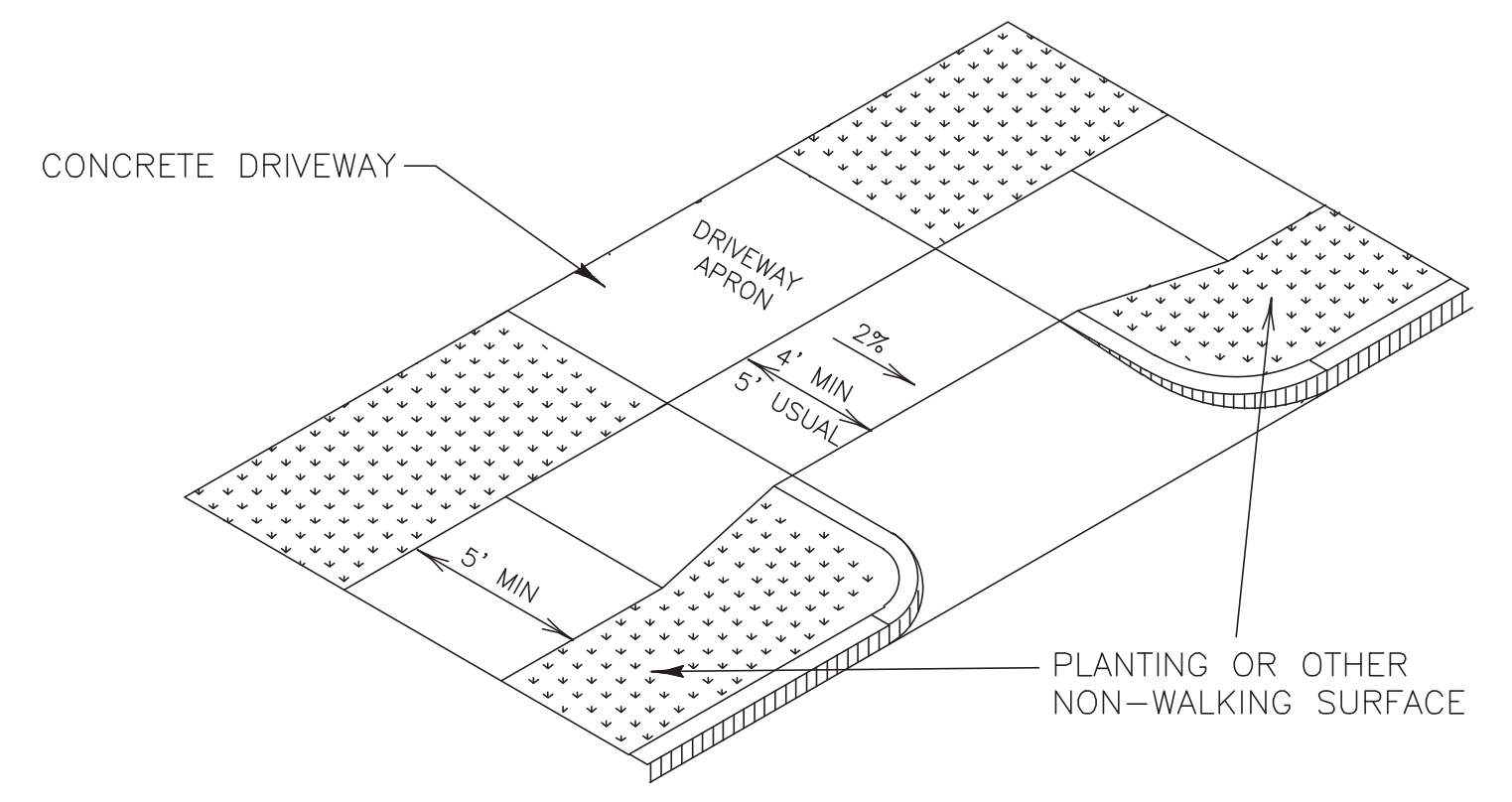
PLAN VIEW  
PLACEMENT OF STREET FIXTURES  
(ITEMS NOT INTENDED FOR PUBLIC USE. MINIMUM 4' x 4' CLEAR GROUND SPACE REQUIRED AT PUBLIC USE FIXTURES.)

SL-ST-36



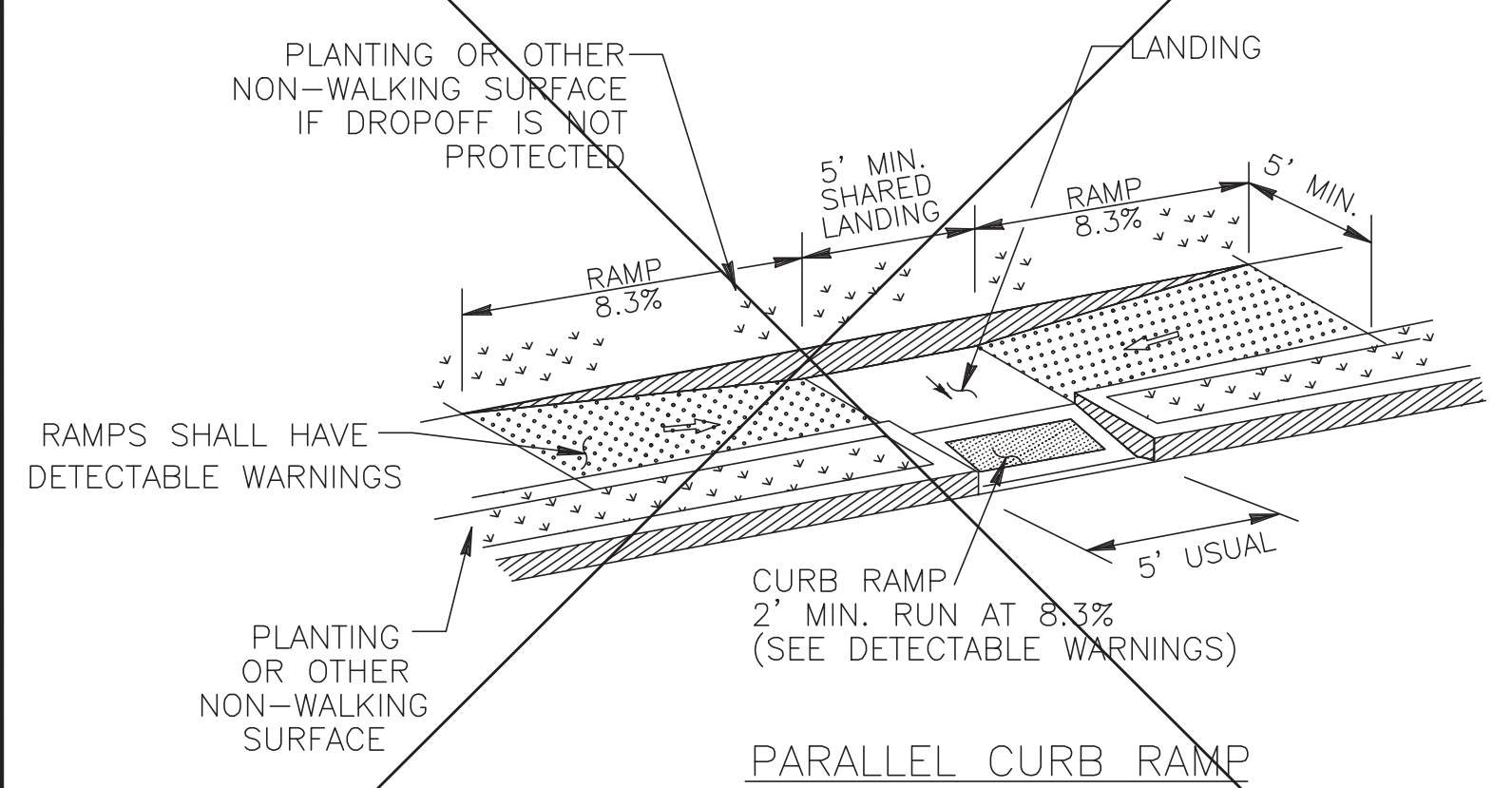
CURB RAMPS AT MEDIAN ISLANDS

SL-ST-37



SIDEWALK TREATMENT AT DRIVEWAYS

SL-ST-38



PARALLEL CURB RAMP

SL-ST-39

SL-ST-40

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: \_\_\_\_\_ DATE \_\_\_\_\_



CITY OF SUGAR LAND, TEXAS  
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

WHEEL CHAIR RAMP &  
SIDEWALK DETAILS II

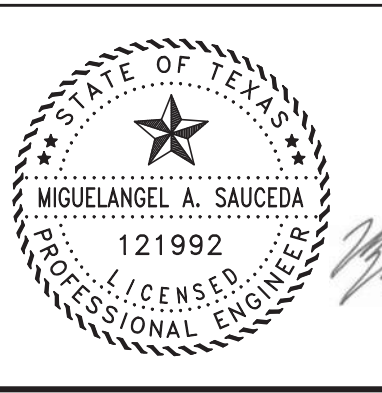
JOB No.:	SL-26
DATE:	
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NO.	DATE	DESCRIPTION	APPROVED

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DATE	May 2023

**B & L**  
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 ANGLETON, TEXAS 77515 (979) 849-6681  
 REG. NO. F-825



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OWNER:  
**Mike Morgan**  
 979-236-5089  
 dmmorganjr@yahoo.com

PLAN: \_\_\_\_\_  
 PROFILE: \_\_\_\_\_  
 HORIZONTAL: \_\_\_\_\_  
 VERTICAL: \_\_\_\_\_

**ANGLETON PARK PLACE SEC. 1**  
**ANGLETON, TEXAS**  
 PLANS FOR  
 GRADING, PAVING, UTILITIES  
 AND DETENTION

**WHEEL CHAIR RAMP &  
 SIDEWALK DETAILS II**  
 SL-26





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 TREAT 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 FEET 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 MILIMETERS 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 COMMERCIALY 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 DISCHARGE 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 FEDERAL 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 (MSDS) 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 CONTRACTOR 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 APPROPRIATE 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:		
DESIGN ENGINEER: _____ DATE _____		
 CITY OF SUGAR LAND, TEXAS ENGINEERING DEPARTMENT		
CONSTRUCTION PLANS FOR:		
GENERAL EROSION CONTROL NOTES		
JOB No.:	DATE:	SL-33
DESIGNED BY:	DRAWN BY:	
CHECKED BY:	CHECKED BY:	
SCALE:	SCALE:	
		SHEET OF

J:\140005\14320\ENGINEERING-SURVEY\DRAWINGS\14320 DETAIL SET.DWG

DESIGNED	MS		
DRAWN	BT		
CHECKED			
DATE	May 2023		
REVISIONS			
NO.	DATE	DESCRIPTION	APPROVED



**BAKER & LAWSON, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 4005 TECHNOLOGY DRIVE, SUITE 1330  
 ANGLETON, TEXAS 77515 (979) 849-6681  
 REG. NO. F-825



The seal appearing on this document was authorized by Miguelangel A. Saucedo P.E. 121992  
 05-25-2023

OWNER:  
**Mike Morgan**  
 979-236-5089  
 dmmorganjr@yahoo.com

PLAN: \_\_\_\_\_  
 PROFILE: \_\_\_\_\_  
 HORIZONTAL: \_\_\_\_\_  
 VERTICAL: \_\_\_\_\_

**ANGLETON PARK PLACE SEC. 1**  
**ANGLETON, TEXAS**  
**PLANS FOR**  
**GRADING, PAVING, UTILITIES**  
**AND DETENTION**

GENERAL EROSION CONTROL NOTES  
 SL-33







## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** June 1, 2023

**PREPARED BY:** Otis T. Spriggs, AICP

**AGENDA CONTENT:** Consideration of approval of a Final replat for PT Patrick Thomas Estate, for a 7.732 -acre subdivision, 1-Block, 2 Lots, 1 Reserve.

**AGENDA ITEM SECTION:** Regular Agenda

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

**FUND:** N/A

### EXECUTIVE SUMMARY:

The 7.732 acre tract is in the north central area of Angleton and is bound by Angleton Metroplex Subdivision (north), Aaron's Rental Subdivision (west), commercial tracts (south), and North Valderas Street (east). For surrounding developments, the tract is adjacent to residential tract (SF-7.2) to the south and east, commercial development (C-G) to the south and west, and undeveloped commercial tracts (C-G) to the north.

The 7.732 acre tract is being subdivided into 2 lots and 1 detention reserve. Lot 1 and the detention reserve are currently zoned as commercial (C-G). Lot 1 and the detention reserve are currently undeveloped. The proposed use for Lot 1 is to develop a self-service storage facility. Lot 2 is zoned as residential (SF-7.2) (*Rezoned May of 2022, ORD\_20220524-024*). Lot 2 is currently under residential use. There are no proposed improvements for Lot 1. A summary of the lot layout is shown on the Plat (PT Estates Subdivision).

The latest action by City Council, after the recommendation of approval by the Planning Commission, the Council on January 24, 2023, voted (5-0) to approve the preliminary plat subject to the waiver of the right of way preservation requirement; however, for the submission of the Final Plat, the applicant is asking that the 5 ft. of right of way dedication be approved in order to accommodate sidewalks within the right of way.

### Parkland Dedication Statement

There is no land dedication on the property for parks. The owner requests parkland fees in lieu of parkland dedication.

**Staff/Engineers Review:** The City Engineer reviewed the final plat and documented 2 textual comments in which they have been corrected and resubmitted by the applicant. Staff was able to clear said comments; however, due to A.D.D.'s meeting schedule, obtaining an updated approval will be delayed and Staff is recommending approval conditioned upon the applicant meeting A.D.D. final approval.

**RECOMMENDATION:** The planning commission should approve the final replat subject to the staff comments and subject to City Engineer's review comments requiring final Angleton Drainage District approval.

FIELD NOTES FOR 7.732 ACRE

DESCRIPTION OF A 7.732 ACRE TRACT OF LAND, LOCATED WITHIN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO. 380 BEING ALL OF LOT 1 OF THE VERA SUBDIVISION, AS RECORDED IN VOLUME 24, PAGE 103 OF THE PLAT RECORDS, BRAZORIA COUNTY, TEXAS (P.R.B.C.T.), IN THE NAME OF PATRICK THOMAS AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2018064937 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), REFERRED TO HEREINAFTER AT THE ABOVE REFERENCED TRACT OF LAND, SAID 7.732 ACRE TRACT 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 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR CORNER, BEING THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING ON THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF VALDERAS STREET (60'-FEET WIDE), SAME BEING THE SOUTHEAST CORNER OF LOT 3 OF THE ANGLETON METROPLEX SUBDIVISION AS RECORDED IN VOLUME 21, PAGE 285 OF THE P.R.B.C.T.;

THENCE SOUTH 02°50'03" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SAID WEST R.O.W. LINE OF VALDERAS STREET, A DISTANCE OF 429.86 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR CORNER, BEING THE NORTHERLY SOUTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A CALLED 1.5840 ACRE TRACT AS RECORDED IN C.C.F.N. 2017036113 OF THE O.P.R.B.C.T.;

THENCE SOUTH 87°11'17" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID CALLED 1.5840 ACRE TRACT, A DISTANCE OF 299.88 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 02°50'03" EAST, EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE WEST LINE OF SAID CALLED 1.5840 ACRE TRACT, A DISTANCE OF 230.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER, BEING THE SOUTHERLY SOUTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND;

THENCE SOUTH 87°09'57" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF A CALLED 4.7627 ACRE TRACT, AS RECORDED IN C.C.F.N. 2022030245 OF THE O.P.R.B.C.T., AND THE NORTH LINE OF A CALLED 11.2483 ACRE TRACT, AS RECORDED IN C.C.F.N. 2007011693 OF THE O.P.R.B.C.T., A DISTANCE OF 315.60 FEET TO THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 02°47'55" WEST, A DISTANCE OF 1.9 FEET;

THENCE NORTH 02°47'55" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINES OF THE FOLLOWING TRACTS, A CALLED 1.24 ACRE TRACT, AS RECORDED IN C.C.F.N. 1993036939 OF THE O.P.R.B.C.T., AARONS RENTAL SUBDIVISION, AS RECORDED IN VOLUME 24, PAGE 242 OF THE P.R.B.C.T., A CALLED 2.043 ACRE TRACT, AS RECORDED IN C.C.F.N. 20110389729 OF THE O.P.R.B.C.T., A CALLED 2.447 ACRE TRACT, AS RECORDED IN C.C.F.N. 2004073929 OF THE O.P.R.B.C.T., A CALLED 2.33943 ACRE TRACT, AS RECORDED IN C.C.F.N. 2004073927 OF THE O.P.R.B.C.T., A DISTANCE OF 659.19 FEET TO A 1/2-INCH IRON ROD FOR CORNER, BEING THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT;

THENCE NORTH 87°06'50" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH LINE SAID ANGLETON METROPLEX, A DISTANCE OF 615.07 FEET TO THE POINT OF BEGINNING OF THE ABOVE REFERENCED TRACT OF LAND, CONTAINING 7.732 ACRES OF LAND, MORE OR LESS.

OWNER'S ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT PATRICK THOMAS ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS PT ESTATES, 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, PARKING, 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.

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.

PATRICK THOMAS

DULY AUTHORIZED AGENT

STATE OF TEXAS & COUNTY OF BRAZORIA &

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PATRICK THOMAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

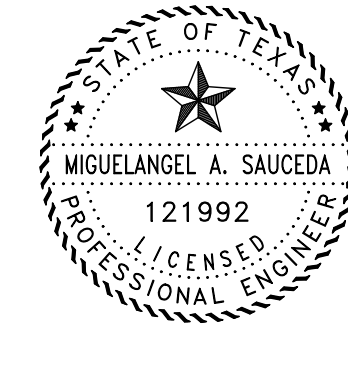
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

STATE OF TEXAS & COUNTY OF BRAZORIA &

KNOW ALL MEN BY THESE PRESENTS: THAT I, MIGUELANGEL 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



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

MICHELLE PEREZ, CITY SECRETARY

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS.

JOHN WRIGHT, MAYOR

MICHELLE PEREZ, CITY SECRETARY

STATE OF TEXAS & COUNTY OF BRAZORIA &

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY MICHELLE PEREZ, CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF THE CITY.

NOTARY PUBLIC STATE OF TEXAS

ANGLETON DRAINAGE DISTRICT

ACCEPTED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY THE ANGLETON DRAINAGE DISTRICT.

THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

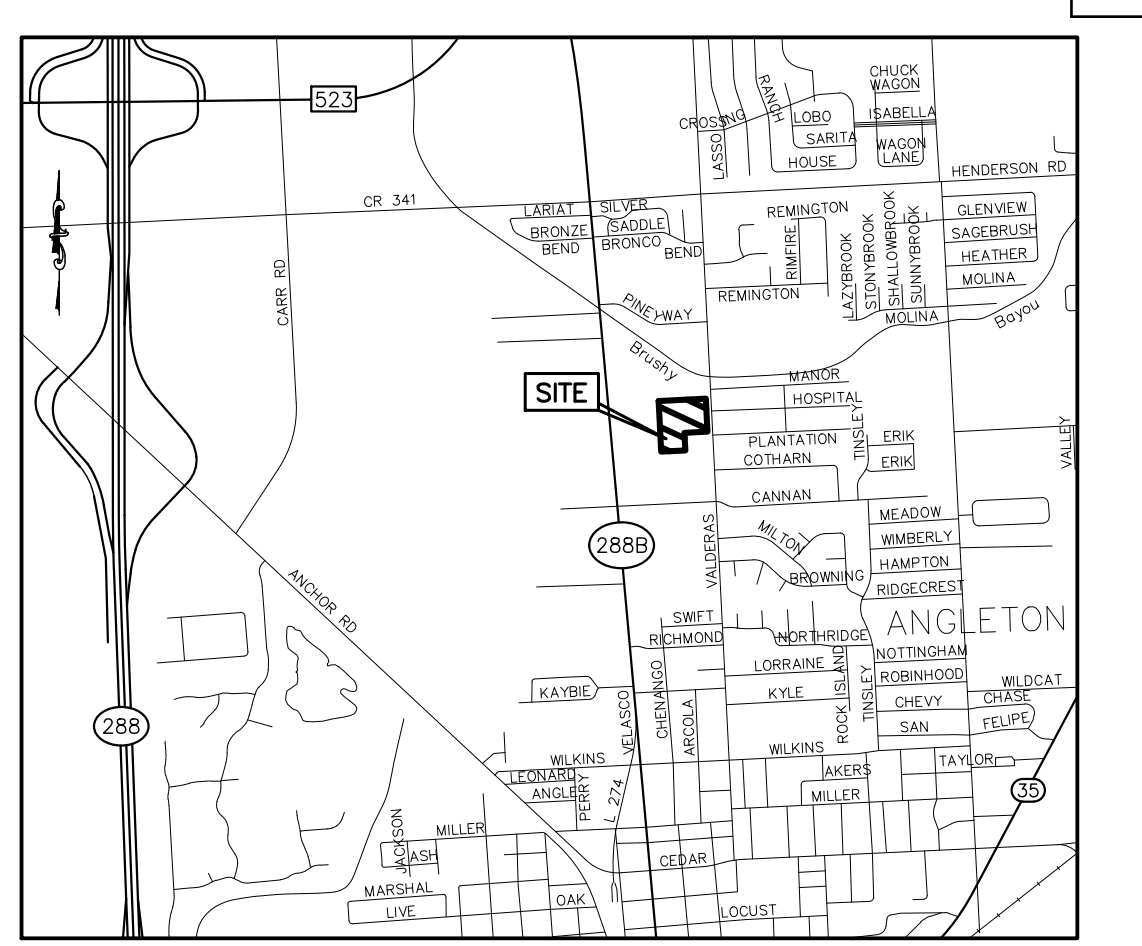
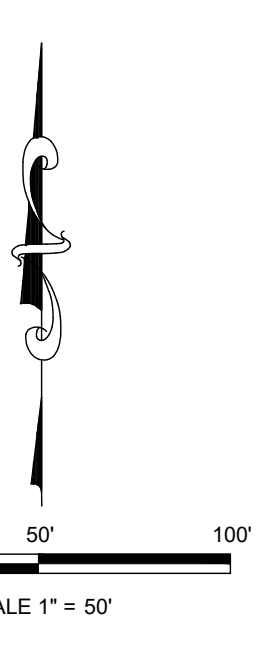
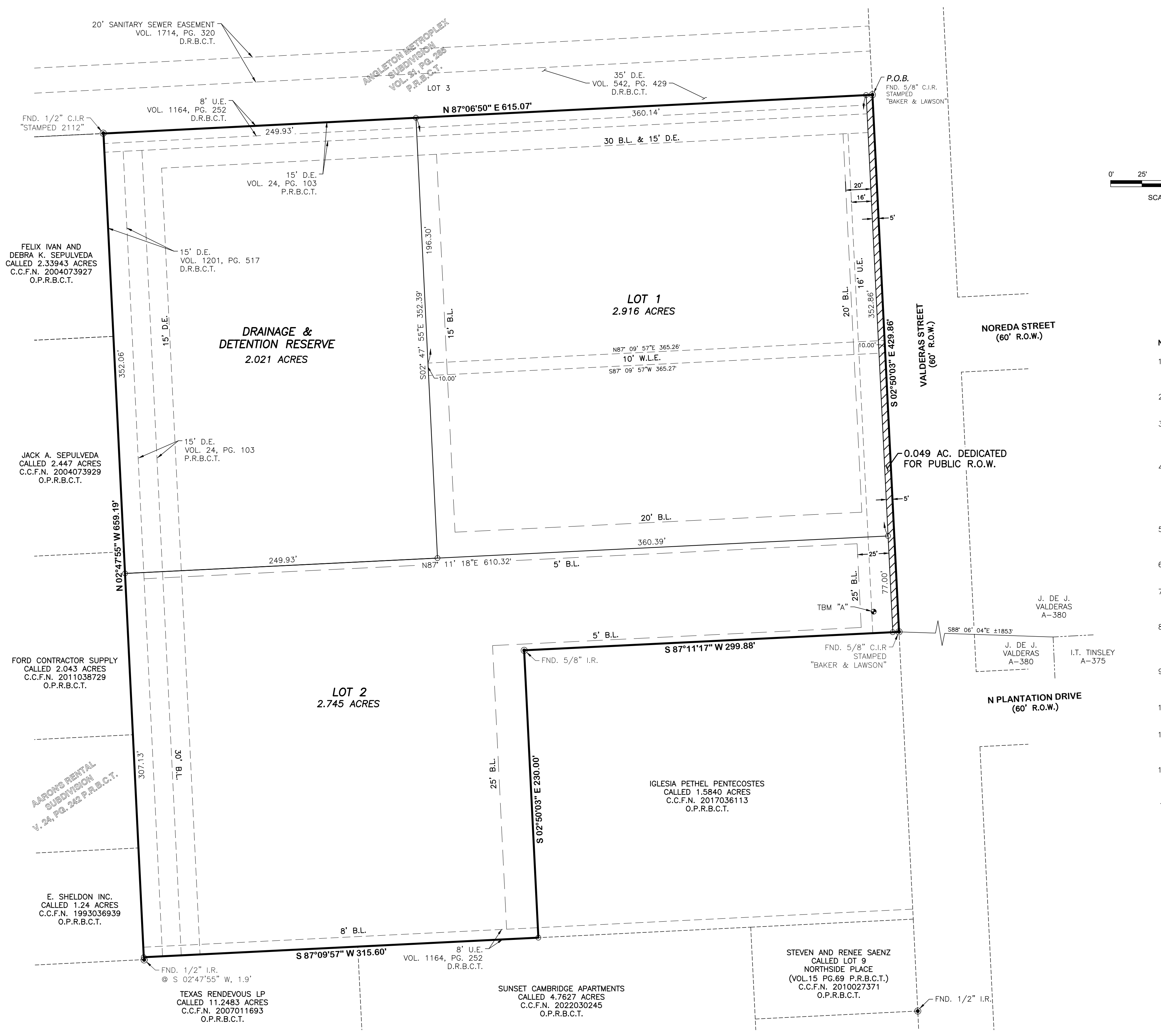
- 1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.
2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
3. THAT BUILDING 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



NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 1 OF THE VERA SUBDIVISION AS RECORDED IN VOLUME 24, PAGE 103 OF THE BRAZORIA COUNTY PLAT RECORDS, INTO A SUBDIVISION WITH 1 BLOCK, 2 LOTS AND A DETENTION RESERVE.
2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY UNRECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
4. FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HEREON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY; MAP NUMBER 48039C0445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS 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.
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 PLATING 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. NOTICE: SIDEWALKS SHALL BE CONSTRUCTED AS A REQUIREMENT OF PLAT APPROVAL FOR NEW DEVELOPMENTS ALONG ALL PUBLIC STREETS.
11. 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 OWNER OF THE LOT 1. LOT 1 WILL MAINTAIN OWNERSHIP OF THE DETENTION RESERVE.
12. NO DETENTION IS REQUIRED FOR LOT 2 WHICH IS UNDER RESIDENTIAL USE AND ZONED AS SF-7.2. ANY OTHER USE OF THE PROPERTY OR SUBDIVISION WILL REQUIRE DRAINAGE REVIEW BY THE ANGLETON DRAINAGE DISTRICT AND THE CITY OF ANGLETON.
13. ELEVATIONS BASED ON NAVD83
REFERENCE BENCHMARK: NGS MONUMENT: TXAG REF MON 1 (PID: DR2448), PUBLISHED ELEVATION: 32.0 FEET. TBM "A": SET 1/2" IRON ROD LOCATED NORTH 16' AND WEST 20' FROM THE NORTHERLY SOUTHEAST CORNER OF LOT 2, ALSO WEST 29' FROM THE BACK OF CURB, VALDERAS STREET. ELEVATION: 27.56 FEET

STATE OF TEXAS & COUNTY OF BRAZORIA &

KNOW ALL MEN BY THESE PRESENTS: THAT I, DARREL HEIDRICH, 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.

DARREL HEIDRICH DATE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5378



DRAINAGE AND DETENTION RESERVE

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 RESERVE." THE DRAINAGE AND DETENTION RESERVE WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNER OF THE LOT 1. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID RESERVE OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE RESERVE, 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 RESERVE AS HEREIN ABOVE 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 RESERVE 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 RESERVE 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 RESERVE.

FIRE LANE AND FIRE EASEMENT

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD ALL-WEATHER SURFACE AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

LEGEND

- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS
D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY TEXAS
P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY TEXAS
C.C.F.N. = COUNTY CLERK'S FILE NUMBER
FND = FOUND
C.I.R. = CAPPED IRON ROD
I.R. = IRON ROD
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT-OF-WAY
VOL., PG. = VOLUME PAGE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
B.L. = BUILDING LINE
W.L.E. = WATER LINE EASEMENT

SYMBOLS

- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
● = FOUND MONUMENT (AS NOTED)
⊙ = SITE TBM

OWNER: PATRICK THOMAS (979)799-7016 DRPP170@GMAIL.COM

FINAL REPLAT PT ESTATES A REPLAT OF VERA SUBDIVISION AS RECORDED IN VOL. 24, PG. 103 P.R.B.C.T INTO A 7.732 ACRE, 1-BLOCK, 2-LOT, 1 RESERVE BEING THE SAME PROPERTY DESCRIBED AS LOT 1 RECORDED IN C.C.F.N. 2018064937 O.P.R.B.C.T. LOCATED IN THE J. DE J. VALDERAS SURVEY ABSTRACT NO. 380 CITY OF ANGLETON IN BRAZORIA COUNTY, TEXAS

Table with 3 columns: PROJECT, SCALE, DRAWN BY, DRAWING NO., DATE, CHECK BY.



May 25, 2023

Mr. Otis Spriggs  
Director of Development Services  
City of Angleton  
121 S. Velasco  
Angleton, TX 77515

Re: On-Going Services  
PT Estates Subdivision Final Replat– 1<sup>st</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10361761

Dear Mr. Spriggs:

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

Final Replat:

1. Label the proposed 10-ft water line easement for the proposed fire hydrant line shown within Lot 1.
2. Field Notes – Paragraph 7 – For the called 2.447 ac tract noted, verify and include the text “C.C.F.N.” where noted.

HDR takes no objection to the proposed the proposed PT Estates Subdivision 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 (10361761/10336228)

Attachments

FIELD NOTES FOR 7.732 ACRE

DESCRIPTION OF A 7.732 ACRE TRACT OF LAND, LOCATED WITHIN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO. 380 BEING ALL OF LOT 1 OF THE VERA SUBDIVISION, AS RECORDED IN VOLUME 24, PAGE 103 OF THE PLAT RECORDS, BRAZORIA COUNTY, TEXAS (P.R.B.C.T.), IN THE NAME OF PATRICK THOMAS AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2018064937 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), REFERRED TO HEREINAFTER AT THE ABOVE REFERENCED TRACT OF LAND, SAID 7.732 ACRE TRACT 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 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR CORNER, BEING THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING ON THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF VALDERAS STREET (60-FOOT WIDE), SAME BEING THE SOUTHEAST CORNER OF LOT 3 OF THE ANGLETON METROPLEX SUBDIVISION AS RECORDED IN VOLUME 21, PAGE 285 OF THE P.R.B.C.T.;

THENCE SOUTH 02°50'03" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SAID WEST R.O.W. LINE OF VALDERAS STREET, A DISTANCE OF 429.86 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR CORNER, BEING THE NORTHERLY SOUTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A CALLED 1.5840 ACRE TRACT AS RECORDED IN C.C.F.N. 2017036113 OF THE O.P.R.B.C.T.;

THENCE SOUTH 87°11'17" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID CALLED 1.5840 ACRE TRACT, A DISTANCE OF 299.88 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 02°50'03" EAST, EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE WEST LINE OF SAID CALLED 1.5840 ACRE TRACT, A DISTANCE OF 230.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER, BEING THE SOUTHERLY SOUTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND;

THENCE SOUTH 87°09'57" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF A CALLED 4.7627 ACRE TRACT, AS RECORDED IN C.C.F.N. 2022030245 OF THE O.P.R.B.C.T., AND THE NORTH LINE OF A CALLED 11.2483 ACRE TRACT, AS RECORDED IN C.C.F.N. 2007011693 OF THE O.P.R.B.C.T., A DISTANCE OF 315.60 FEET TO THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 02°47'55" WEST, A DISTANCE OF 1.9 FEET;

THENCE NORTH 02°47'55" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINES OF THE FOLLOWING TRACTS, A CALLED 1.24 ACRE TRACT, AS RECORDED IN C.C.F.N. 1993036939 OF THE O.P.R.B.C.T., AARONS RENTAL SUBDIVISION, AS RECORDED IN VOLUME 24, PAGE 242 OF THE P.R.B.C.T., A CALLED 2.043 ACRE TRACT, AS RECORDED IN C.C.F.N. 2011038729 OF THE O.P.R.B.C.T., A CALLED 2.447 ACRE TRACT, AS RECORDED IN C.C.F.N. 2004073927 OF THE O.P.R.B.C.T., A CALLED 2.33943 ACRE TRACT, AS RECORDED IN C.C.F.N. 2004073927 OF THE O.P.R.B.C.T., A DISTANCE OF 659.19 FEET TO A 1/2-INCH IRON ROD FOR CORNER, BEING THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT;

THENCE NORTH 87°06'50" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH LINE SAID ANGLETON METROPLEX, A DISTANCE OF 615.07 FEET TO THE POINT OF BEGINNING OF THE ABOVE REFERENCED TRACT OF LAND, CONTAINING 7.732 ACRES OF LAND, MORE OR LESS.

OWNER'S ACKNOWLEDGEMENT: NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT PATRICK THOMAS, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS PT ESTATES, 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, PARKING, 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.

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.

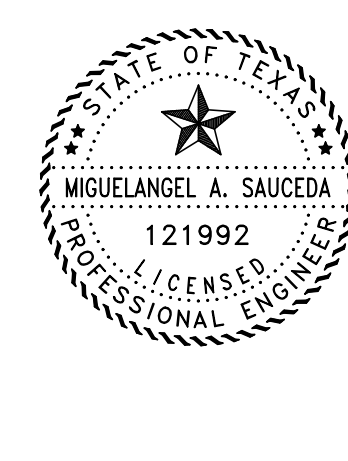
PATRICK THOMAS DULY AUTHORIZED AGENT STATE OF TEXAS § COUNTY OF BRAZORIA § BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PATRICK THOMAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

STATE OF TEXAS § COUNTY OF BRAZORIA § KNOW ALL MEN BY THESE PRESENTS: THAT I, MIGUELANGEL 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



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

MICHELLE PEREZ, CITY SECRETARY

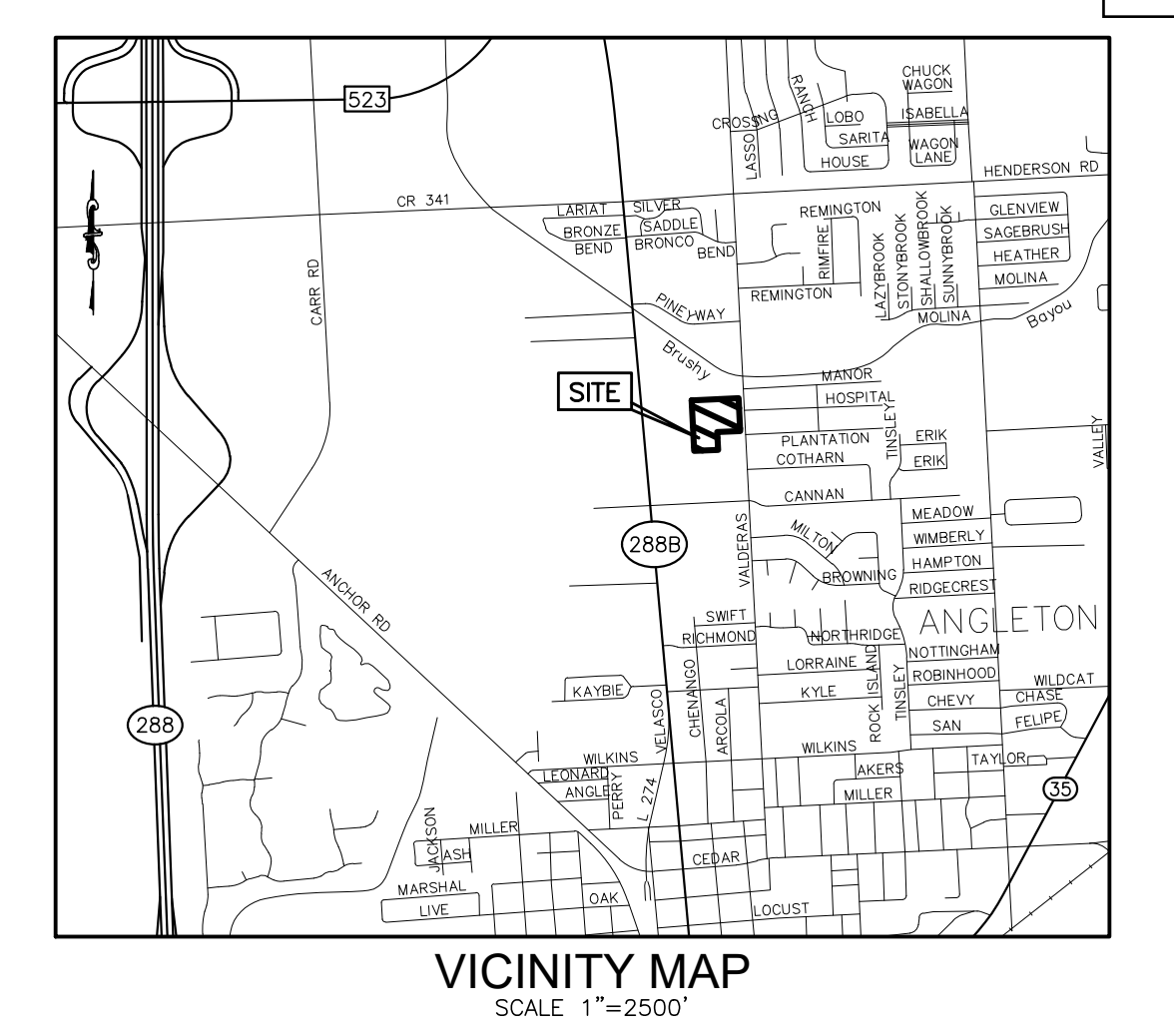
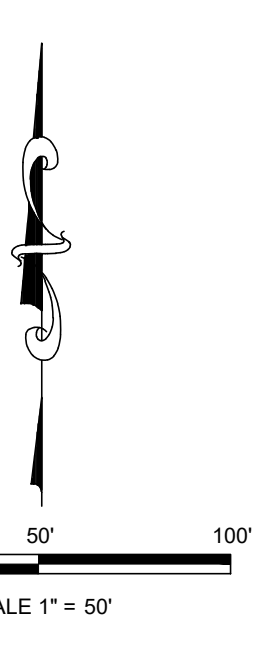
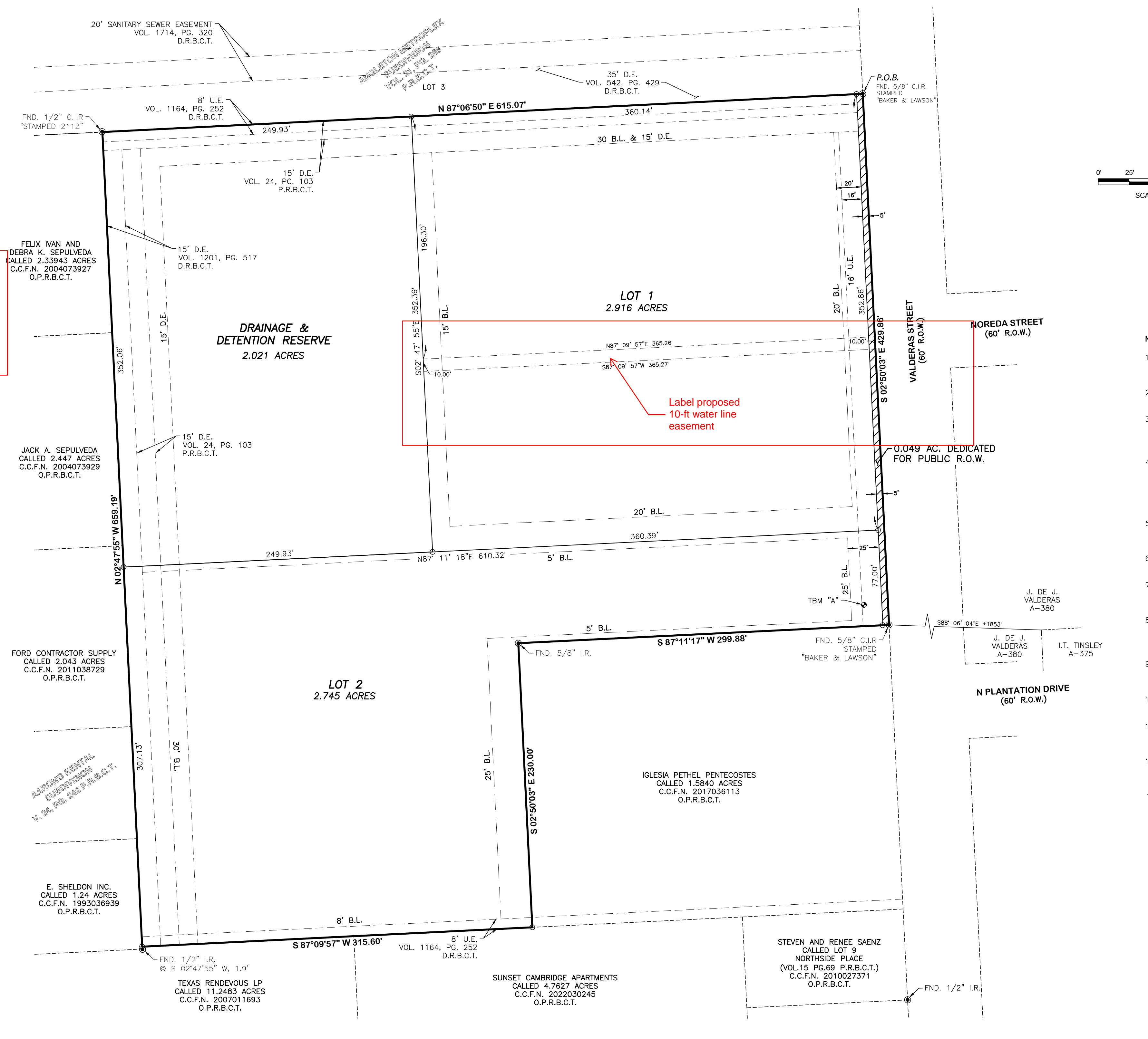
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS.

JOHN WRIGHT, MAYOR

MICHELLE PEREZ, CITY SECRETARY

STATE OF TEXAS § COUNTY OF BRAZORIA § THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY MICHELLE PEREZ, CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF THE CITY.

NOTARY PUBLIC STATE OF TEXAS



- NOTES: 1. THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 1 OF THE VERA SUBDIVISION AS RECORDED IN VOLUME 24, PAGE 103 OF THE BRAZORIA COUNTY PLAT RECORDS, INTO A SUBDIVISION WITH 1 BLOCK, 2 LOTS AND A DETENTION RESERVE. 2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET. 3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY UNRECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR. 4. FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HEREON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY; MAP NUMBER 48039C0445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS 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. 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 PLATING 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. NOTICE: SIDEWALKS SHALL BE CONSTRUCTED AS A REQUIREMENT OF PLAT APPROVAL FOR NEW DEVELOPMENTS ALONG ALL PUBLIC STREETS. 11. 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 OWNER OF THE LOT 1. LOT 1 WILL MAINTAIN OWNERSHIP OF THE DETENTION RESERVE. 12. NO DETENTION IS REQUIRED FOR LOT 2 WHICH IS UNDER RESIDENTIAL USE AND ZONED AS SF-7.2. ANY OTHER USE OF THE PROPERTY OR SUBDIVISION WILL REQUIRE DRAINAGE REVIEW BY THE ANGLETON DRAINAGE DISTRICT AND THE CITY OF ANGLETON. 13. ELEVATIONS BASED ON NAVD88 REFERENCE BENCHMARK: NGS MONUMENT: TXAG REF MON 1 (PID: DR2448), PUBLISHED ELEVATION: 32.0 FEET. TBM "A": SET 1/2" IRON ROD LOCATED NORTH 16' AND WEST 20' FROM THE NORTHERLY SOUTHEAST CORNER OF LOT 2, ALSO WEST 29' FROM THE BACK OF CURB, VALDERAS STREET. ELEVATION: 27.56 FEET

STATE OF TEXAS § COUNTY OF BRAZORIA § KNOW ALL MEN BY THESE PRESENTS: THAT I, DARREL HEIDRICH, 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.

DARREL HEIDRICH DATE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5378



DRAINAGE AND DETENTION RESERVE

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 RESERVE." THE DRAINAGE AND DETENTION RESERVE WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNER OF THE LOT 1. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID RESERVE OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE RESERVE, 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 RESERVE 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 ERRECT OR CONSIDER ERRECTING 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 ERRECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION RESERVE 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 ALLEVATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION RESERVE 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 RESERVE.

FIRE LANE AND FIRE EASEMENT

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD ALL-WEATHER SURFACE AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

- LEGEND: O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS; D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY TEXAS; P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY TEXAS; C.C.F.N. = COUNTY CLERK'S FILE NUMBER; FND = FOUND; C.I.R. = CAPPED IRON ROD; I.R. = IRON ROD; P.O.B. = POINT OF BEGINNING; P.O.C. = POINT OF COMMENCEMENT; R.O.W. = RIGHT-OF-WAY; VOL., PG. = VOLUME PAGE; U.E. = UTILITY EASEMENT; D.E. = DRAINAGE EASEMENT; B.L. = BUILDING LINE; SYMBOLS: O = SET 5/8" I.R. W/CAP "BAKER & LAWSON"; \* = FOUND MONUMENT (AS NOTED); \* = SITE TEM

OWNER: PATRICK THOMAS (979)799-7016 DRPP170@GMAIL.COM

FINAL REPLAT PT ESTATES A REPLAT OF VERA SUBDIVISION AS RECORDED IN VOL. 24, PG. 103 P.R.B.C.T INTO A 7.732 ACRE, 1-BLOCK, 2-LOT, 1 RESERVE BEING THE SAME PROPERTY DESCRIBED AS LOT 1 RECORDED IN C.C.F.N. 2018064937 O.P.R.B.C.T. LOCATED IN THE J. DE J. VALDERAS SURVEY ABSTRACT NO. 380 CITY OF ANGLETON IN 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: 15239 SCALE: 1" = 50' DRAWN BY: AD DRAWING NO.: 15239 FINAL REPLAT DATE: 4/25/2023 CHECK BY: DH





May 25, 2023

Mr. Otis Spriggs  
Director of Development Services  
City of Angleton  
121 S. Velasco  
Angleton, TX 77515

Re: On-Going Services  
PT Storage Facility Site Development Plans– 2<sup>nd</sup> Submittal Review  
Angleton, Texas  
HDR Job No. 10361761

Dear Mr. Spriggs:

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

General

1. The Angleton Drainage District provided approval on January 19, 2023 and a letter with stipulations noted and is provided as an attachment in this review. The Property Owner shall follow the provisions noted in the letter regarding additional structures added to the site in the future. Additionally, improvements shown to discharge into A.D.D. facilities shall be reviewed, inspected, and approved as part of the proposed construction. A signed copy of the letter shall also be provided.
2. Coordination with the City of Angleton Public Works shall be for the proposed fire hydrants taps and the detention outfall work located near an existing sanitary force main.

HDR takes no objection to the PT Storage Facility Site Development Plans 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 calculations are signed, dated, and sealed by a registered professional engineer licensed to practice in the State of Texas, which therefore conveys the design professional'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 (10361761/10336228)

Attachments

January 19, 2023

Dr. Patrick Thomas, DDS  
913 Cannan Drive  
Angleton, Texas 77515

Re: PT Storage Facility on 2001 N. Valderas Street, Angleton.  
Plat, Grading, Drainage and Detention Plan

Dear Mr. Thomas:

The Angleton Drainage District Board of Supervisors, during the special public meeting held on January 18, 2023, unanimously approved the plat, grading and drainage and detention plan for the PT Storage Facility to be located on 2001 North Valderas Street as presented.

As presented, the property consisting of 7.73-acres will be divided into two lots. Lot 1 will be located on the northeast corner and contains 2.957 acres and will consist of proposed of storage facilities and a 2.021-acre detention reserve. Lot 2 consists of 2.754-acres, has an existing barn and possibly a single -family residence in the future. There is a ditch on the west and north side of the property. The ditch is currently within a 30' Drainage easement. The ditch uses the entire drainage easement, measured from top bank to top bank. The proposed plat and plans will add an additional 10' to 15' of drainage easement for maintenance. There will be a shared 20' wide berm between the existing ditch and proposed pond.

Should any additional structures be added in the future, other than those on the plans presented on January 18, 2023, a subsequent review by the Angleton Drainage District will be required to ensure there are no adverse impacts to adjacent landowners.

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

Sincerely,

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



GENERAL CONSTRUCTION NOTES

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.

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.

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.

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.

CONTRACTOR SHALL COVER OPEN EXCAVATIONS IN PUBLIC STREETS WITH ANCHORED STEEL PLATES DURING NON-WORKING HOURS.

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.

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.

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.

ALIGNMENT, CENTERLINE CURVE DATA AND STATIONING TO BE VERIFIED BY ON-THE-GROUND SURVEY FROM APPROVED SUBDIVISION PLAT (OR APPROVED PLAN 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.

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.

CONTRACTOR SHALL ASSURE HIMSELF THAT ALL CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF WORK.

ALL UTILITY TRENCHES TO BE BACK FILLED TO 90% STANDARD PROCTOR DENSITY UNLESS OTHERWISE NOTED.

ALL SURVEY, LAYOUT, MEASUREMENT, AND GRADE STAKE WORK SHALL BE PERFORMED BY BAKER & LAWSON, INC. AS PART OF THE WORK UNDER THIS CONTRACT.

BAKER & LAWSON, INC. WILL PROVIDE EXPERIENCED INSTRUMENT PERSONAL, COMPETENT ASSISTANTS, AND SUCH INSTRUMENTS, TOOLS, STAKES, AND OTHER MATERIALS REQUIRED TO COMPLETE THE SURVEY, LAYOUT AND MEASUREMENT WORK.

CONSTRUCTION DEBRIS AND OTHER UNCLASSIFIED UNSUITABLE EXCESS MATERIAL SHALL BE HAULED TO A STATE APPROVED DISPOSAL SITE. ALL REFUSE MATERIALS (BROKEN CONCRETE, TREES, ASPHALT, ETC.) SHALL BE DISPOSED OF BY THE CONTRACTOR AT THEIR EXPENSE.

CONSTRUCTION NOTES FOR PAVING & DRAINAGE

GUIDELINES SET FORTH IN THE TEXAS MANUAL ON UNIFORM CONTROL DEVICES SHALL BE OBSERVED.

FILL SHALL BE PLACED IN MAXIMUM 8 INCH LOOSE LIFTS AND COMPACTED TO 95% OF OPTIMUM DENSITY AS DETERMINED USING TESTING METHOD ASTM D698.

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.

TRANSVERSE EXPANSION JOINTS SHALL BE INSTALLED AT MAXIMUM SPACING OF 40 FOOT INTERVALS (SAWCUTS @ 20 FOOT(2.5 INCH DEEP)). LONGITUDINAL JOINTS SHALL BE AT MAXIMUM OF 14 FOOT SPACING. WOOD JOINT SHALL BE SOUND HEART REDWOOD.

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)

SAW CUT TO EXPOSE EXISTING LONGITUDINAL STEEL REQUIRED TO CREATE A MINIMUM 18 INCH 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.

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 PAVEMENT. SUBGRADE FOR DRIVEWAYS AND PAVING SHALL INCLUDE PROOF ROLLING. SOFT AREAS TO BE EXCAVATED AND RECOMPACTED TO ADJACENT SOIL DENSITY.

USE CONTINUOUS LONGITUDINAL REINFORCING BAR IN CURB.

BACKFILL 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.

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.

RATE OF APPLICATION FOR LIME SHALL BE 7% OF THE DRY WEIGHT OF SOIL (QUALITY BASE ON 100 LB/CF) OR 31.5 LB/SY FOR 6 INCH STABILIZED SUBGRADE. LIME STABILIZED SUBGRADE SHALL NOT BE MIXED MORE THAN 1 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 2 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 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.

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.

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 AT 48 INCH SPACING EACH WAY.

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 FOOT INTERVALS. ADJUSTMENTS TO FORMS SHALL BE COMPLETE 4 HRS. PRIOR TO CONCRETE PLACEMENT.

CONCRETE FOR PAVEMENTS SHALL BE "CLASS A" CONCRETE, SHALL NOT HAVE LESS THAN 5.5 SACKS OF CEMENT PER CUBIC YARD, AND SHALL NOT HAVE MORE THAN 6.5 GALLONS OF WATER PER SACK OF CEMENT. SLUMP SHALL NOT EXCEED 5 INCHES AND SHALL DEVELOP A MODULUS OF RUPTURE STRENGTH OF 3500 P.S.I. AT 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 12 FOOT 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.

FLY ASH SHALL MAKE UP FROM 20%-25% BY VOLUME OF THE SPECIFIED CEMENT VOLUME AND SHALL CONFORM TO ASTM C 618, CLASS F.

CURING COMPOUND SHALL BE TYPE II WITH WHITE PIGMENT. APPLIED AT THE UNDILUTED RATE OF 1 GALLON PER 200 SQUARE FEET.

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 2 COMPONENT POLYMERIC SELF LEVELING COLD APPLIED SEALANT.

CONTRACTOR WILL NOT PERMIT TRAFFIC ON NEW CONCRETE PAVEMENT UNTIL BOTH A MINIMUM OF 7 CURING DAYS AND MODULUS OF RUPTURE STRENGTH OF 3500 P.S.I. TAKES PLACE OR AS APPROVED BY THE ENGINEER/PUBLIC WORKS DEPARTMENT.

CONCRETE FOR CURB SHALL BE A 3000 P.S.I. PERFORMANCE STRENGTH CONCRETE WITH A MINIMUM 5 SACK CEMENT PER CUBIC YARD CONTENT. CURB CONCRETE MIX MAY BE A SMALL AGGREGATE BATCH DESIGN.

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 DMS-4610 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.

ALL PAVEMENT SAW CUT REQUIRED IN THE PLANS SHALL BE CONSIDERED SUBSIDIARY TO THE PAVING REMOVAL PAY ITEM REQUIRING IT.

BLOCK SOD SHALL BE PLACED 16 INCH (ONE BLOCK WIDTH) WIDE ALONG THE EDGE OF ALL NEWLY CONSTRUCTED CURBS AND TO DRIVEWAY REPLACEMENT LIMITS.

THE CONTRACTOR WILL BE RESPONSIBLE FOR ANALYZING WEATHER CONDITIONS AND SUSPENDING OPERATIONS DURING PERIODS WHEN ADVERSE WEATHER CONDITIONS APPEAR LIKELY. CONCRETE PAVEMENT SHALL NOT BE PLACED WHEN THE AMBIENT TEMPERATURE IS 40°F AND FALLING OR ABOVE 100°F. CONCRETE MAY BE PLACED IF THE AMBIENT TEMPERATURE IS 35°F AND RISING. 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 RAINS OR IF TEMPERATURE DROPS BELOW 32°F. NO SALT OR OTHER CHEMICALS SHALL BE ADDED TO CONCRETE TO PREVENT FREEZING.

WASTEWATER CONSTRUCTION NOTES

CONTRACTOR SHALL PROVIDE RECORD OF LOCATION OF ALL STACKS, STUBS, LEADS, ETC. TO CITY OF ANGLETON AND ENGINEER OF RECORD.

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.

MAINTAIN 12 INCH MINIMUM VERTICAL CLEARANCE AT CROSSINGS BETWEEN SANITARY SEWERS AND CULVERTS, UNLESS OTHERWISE NOTED.

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.

CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY UNSUITABLE TRENCH CONDITIONS.

SANITARY SEWER LEADS UNDER OR WITHIN 1 FOOT OF EXISTING OR FUTURE PAVEMENT SHALL BE BACK FILLED WITH CEMENT STABILIZED SAND UP TO WITHIN 1 FOOT OF TOP OF PAVING SUBGRADE. CEMENT STABILIZED SAND BACK FILL FOR LEADS SHALL BE INCLUDED IN THE BID UNIT PRICE FOR LEADS. SANITARY LEADS SHALL BE CONSTRUCTED OF SCH. 40 P.V.C.

LOW PRESSURE AIR TEST SHALL BE CONDUCTED PER TNRC TAC 317.20. HOLDING TIMES SHALL BE AS ESTABLISHED BY TNRC. CONTRACTOR TO PROVIDE TEST PLUGS AND RISERS. NO SEPARATE PAY.

CONTRACTOR SHALL AT ALL TIMES PROVIDE MAXIMUM UNINTERRUPTED SERVICE AND SHALL AVAIL OF ANY ROUTING METHOD AND EQUIPMENT TO ACCOMPLISH THIS.

WATER CONSTRUCTION NOTES

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.

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.

ALL 4 INCH TO 12 INCH 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.

WATER LINES UNDER OR WITHIN 1 FOOT OF NEW OR EXISTING PAVEMENTS (STREETS AND DRIVEWAYS) SHALL BE BACK FILLED WITH CEMENT STABILIZED SAND AS SPECIFIED IN THE CONSTRUCTION DETAIL.

PROVIDE A MINIMUM 6 INCHES OF CLEARANCE AT STORM SEWER AND WATER LINE CROSSINGS.

CENTERLINE OF FIRE HYDRANT TO BE LOCATED AT 3 FEET FROM BACK OF CURB WITH CENTERLINE OF STEAMER NOZZLE 22 INCHES ABOVE FINISHED GRADE. TURN STEAMER OUTLET TO FACE STREET.

WHERE WATER LINE CROSSES SANITARY SEWER LINE OR LEAD WITH LESS THAN 9 FEET VERTICAL SEPARATION, PROVIDE 1 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.

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 UTILITIES

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 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 18 INCHES 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 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.

CAUTION: OVERHEAD POWER LINES

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 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 CENTERPOINT ENERGY AT (713) 207-2222.

TEXAS NEW MEXICO POWER NOTES

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 AND SAFETY CODE FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN 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 (409)949-5683 OR (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 PLANS 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. THE CONTRACTOR SHALL PROVIDE THE CITY A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
6. ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SUBDIVISION.
7. THE LOCATION OF ANY WATER OR WASTEWATER LINES SHOWN ON THE PLANS MUST BE VERIFIED BY THE PUBLIC WORKS DEPARTMENT.
8. USE ONE CALL UTILITY SYSTEM: DIAL (800) 344-8377 OR 811, 48 HOURS BEFORE YOU DIG.
9. CALL THE CITY 48 HOURS PRIOR TO BEGINNING ANY WORK AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY AND ALL AFFECTED UTILITY PROVIDERS, THE GENERAL CONTRACTOR, THE DEVELOPER AND THE DEVELOPER'S ENGINEER.

CONSTRUCTION SEQUENCING

CALL THE CITY 48 HOURS PRIOR TO BEGINNING ANY WORK AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY AND ALL AFFECTED UTILITY PROVIDERS, THE GENERAL CONTRACTOR, THE DEVELOPER AND THE DEVELOPER'S ENGINEER.

OBTAIN A DEVELOPMENT PERMIT FROM THE CITY.

PROVIDE THE CITY WITH EVIDENCE ALL TCEQ LICENSES AND REQUIREMENTS ARE UP TO DATE.

INSTALL TEMPORARY EROSION CONTROLS AND TREE PROTECTION FENCING PRIOR TO ANY CLEARING AND GRUBBING. NOTIFY THE CITY WHEN INSTALLED.

ROUGH-CUT ALL REQUIRED OR NECESSARY PONDS. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUCH BE CONSTRUCTED PRIOR TO DEVELOPMENT OF ANY EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A LOW-LEVEL OUTLET AND AN EMERGENCY OVERFLOW MEETING THE REQUIREMENTS OF THE LDC. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL FINAL RESTORATION IS ACHIEVED.

INSTALL ALL UTILITIES TO BE LOCATED UNDER THE PROPOSED PAVEMENT OR WITHIN THE ROAD RIGHT-OF-WAY.

BEGIN INSTALLATION OF STORM SEWER LINES. UPON COMPLETION, RESTORE AS MUCH DISTURBED AREAS AS POSSIBLE, PARTICULARLY CHANNELS AND LARGE OPEN AREAS.

REGRADE STREETS TO SUBGRADE.

ENSURE THAT UNDERGROUND UTILITY CROSSINGS ARE COMPLETED. LAY 1ST COURSE BASE MATERIAL ON STREETS.

INSTALL CURB AND GUTTER.

LAY FINAL BASE COURSE ON ALL STREETS.

PLACE CONCRETE.

COMPLETE FINAL GRADING AND RESTORATION OF DETENTION, SEDIMENTATION/FILTRATION PONDS.

COMPLETE PERMANENT EROSION CONTROL AND RESTORATION OF SITE VEGETATION.

REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROLS.

COMPLETE ANY NECESSARY FINAL DRESS UP OF AREAS DISTURBED.

LEGEND

C.C.F.N.= COUNTY CLERK'S FILE NUMBER
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS
BRAZORIA COUNTY, TEXAS
D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY TEXAS
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
C.I.R. = CAPPED IRON ROD
I.R. = IRON ROD
FND. = FOUND
R.O.W. = RIGHT-OF-WAY
VOL. = VOLUME
PG. = PAGE

SYMBOLS

- MANHOLE
CLEAN OUT
WATER METER
POWER POLE
TELEPHONE PEDESTAL
GAS METER
WATER VALVE
INLET
CIV ANCHOR
SIGN
MAIL BOX
UTILITY BOX
LIGHT POLE
FIRE HYDRANT
BENCHMARK
FOUND MONUMENT AS NOTED
SET 5/8" C.I.R. "BAKER&LAWSON"
OVERHEAD ELECTRIC
BARBED WIRE FENCE
WOOD FENCE
CHAIN LINK FENCE

\\N000051\2020\12\23\1\ENGINEERING-SURVEY\ENGINEERING\2020-39-SHEET-SET.DWG

Table with columns: NO., DATE, DESCRIPTION, APPROVED, DESIGNED (RL), DRAWN (JLH), CHECKED (RL), DATE (March 2023)

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

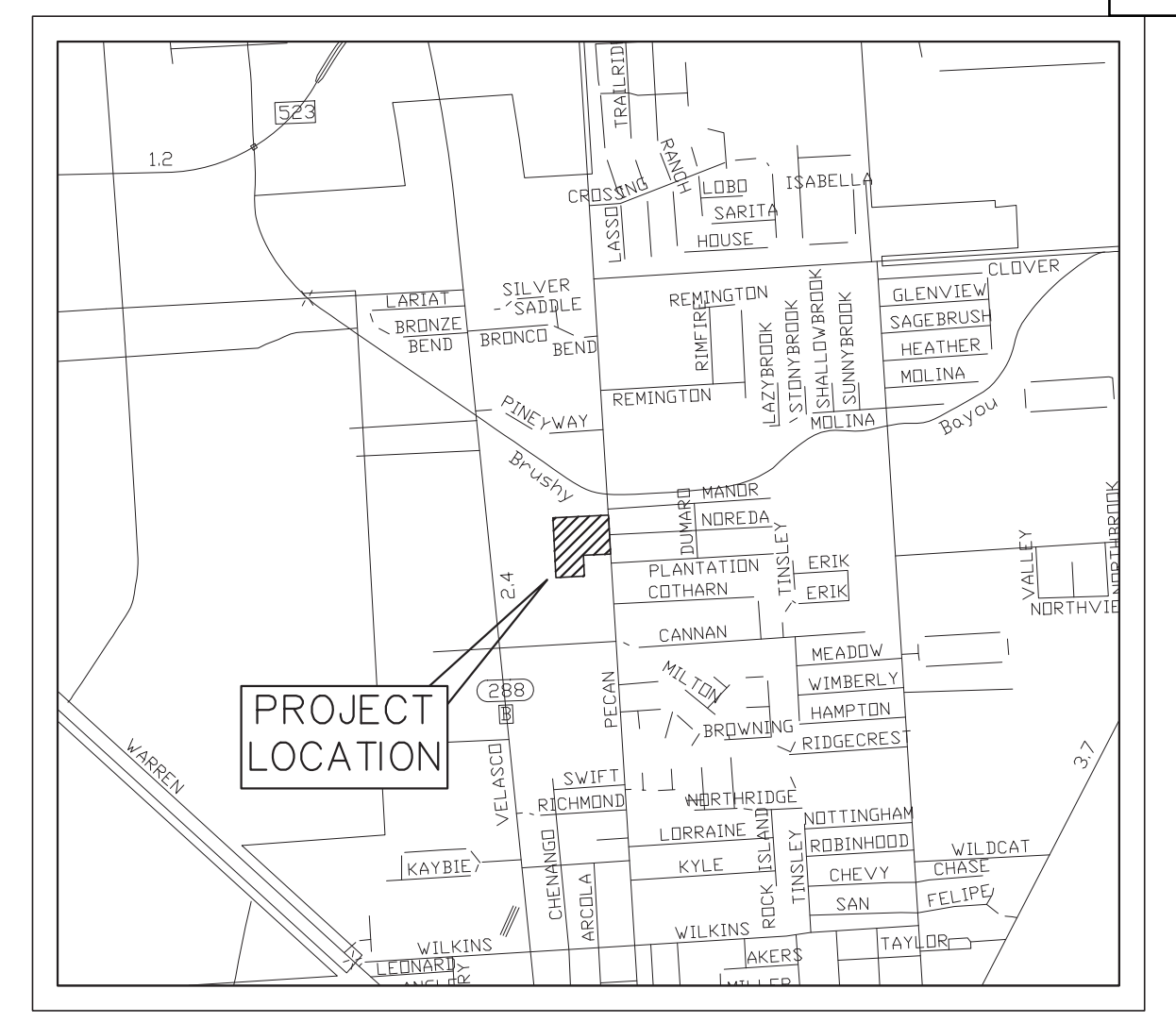
Professional Engineer Seal for Miguelangel A. Saucedo, License No. 121992, State of Texas, dated 05-19-2023.

OWNER: DR. PATRICK THOMAS, DDS
913 CANNAN DRIVE
ANGLETON, TX 77515

PLAN: \_\_\_\_\_
PROFILE: \_\_\_\_\_
HORIZONTAL: \_\_\_\_\_
VERTICAL: \_\_\_\_\_

PT STORAGE FACILITY
ANGLETON, TEXAS 77515

GENERAL NOTES
PROJECT NO. 15239



VICINITY MAP N.T.S.

LEGEND

- C.C.F.N. = COUNTY CLERK'S FILE NUMBER
  - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS
  - D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY, TEXAS
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - C.I.R. = CAPPIED IRON ROD
  - I.R. = IRON ROD
  - FND. = FOUND
  - R.O.W. = RIGHT-OF-WAY
  - VOL. = VOLUME
  - PG. = PAGE
- 
- SYMBOLS**
- ⊙ = MANHOLE
  - ⊕ = CLEAN OUT
  - ⊗ = WATER METER
  - ⊙ = POWER POLE
  - ⊕ = TELEPHONE PEDESTAL
  - ⊗ = GAS METER
  - ⊙ = WATER VALVE
  - ⊕ = INLET
  - ⊗ = GUY ANCHOR
  - ⊙ = SIGN
  - ⊕ = MAIL BOX
  - ⊗ = UTILITY BOX
  - ⊙ = LIGHT POLE
  - ⊕ = FIRE HYDRANT
  - ⊗ = BENCHMARK
  - ⊙ = FOUND MONUMENT AS NOTED
  - ⊕ = SET 5/8" C.I.R. "BAKER&LAWSON"
- 
- = LIVE OAK (HERITAGE TREE)
  - ⊗ = PECAN (HERITAGE TREE)
  - ⊙ = ELM (SIGNIFICANT TREE)
  - ⊕ = INSIGNIFICANT TREE

FLOOD ZONE STATEMENT

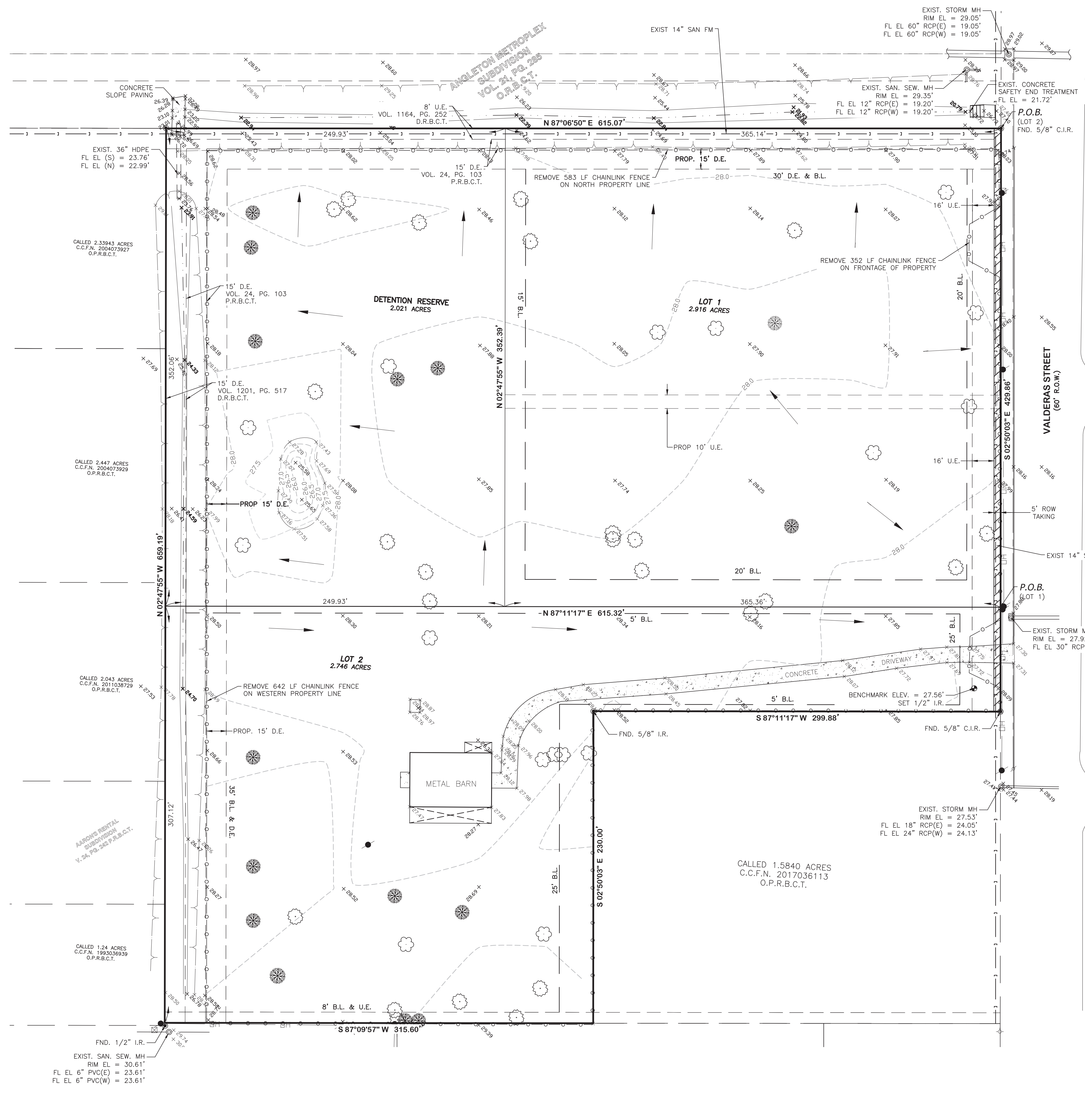
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48539C0445K EFFECTIVE DECEMBER 30, 2020, THE SITE LIES PARTIALLY IN ZONE "X" (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BENCHMARK:

BENCHMARK ELEV. = 27.56'  
 DESCRIPTION: 1/2" IRON ROD SET FOR CONTROL POINT  
 NORTHING: 13,632,295.05, EASTING: 3,107,655.12

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
2. ALL ELEVATIONS SHOWN HEREON ARE GPS DERIVED (NAVD88, U.S. FOOT) AND ARE NOT TIED TO A PUBLISHED BENCHMARK.
3. THIS MAP IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON DEED RECORDATIONS OF THE SUBJECT TRACT AND IS NOT A RESULT OF AN ON-THE-GROUND SURVEY.



NORED A STREET

NORTH PLANTATION DRIVE

VALDERAS STREET (60' R.O.W.)

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED	RL
DRAWN	JLH
CHECKED	RL
DATE	MARCH 2023

**B & L**  
**BAKER & LAWSON, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 4005 TECHNOLOGY DRIVE, SUITE 1330  
 ANGLETON, TEXAS 77515 (979) 849-6681  
 REG. NO. F-825

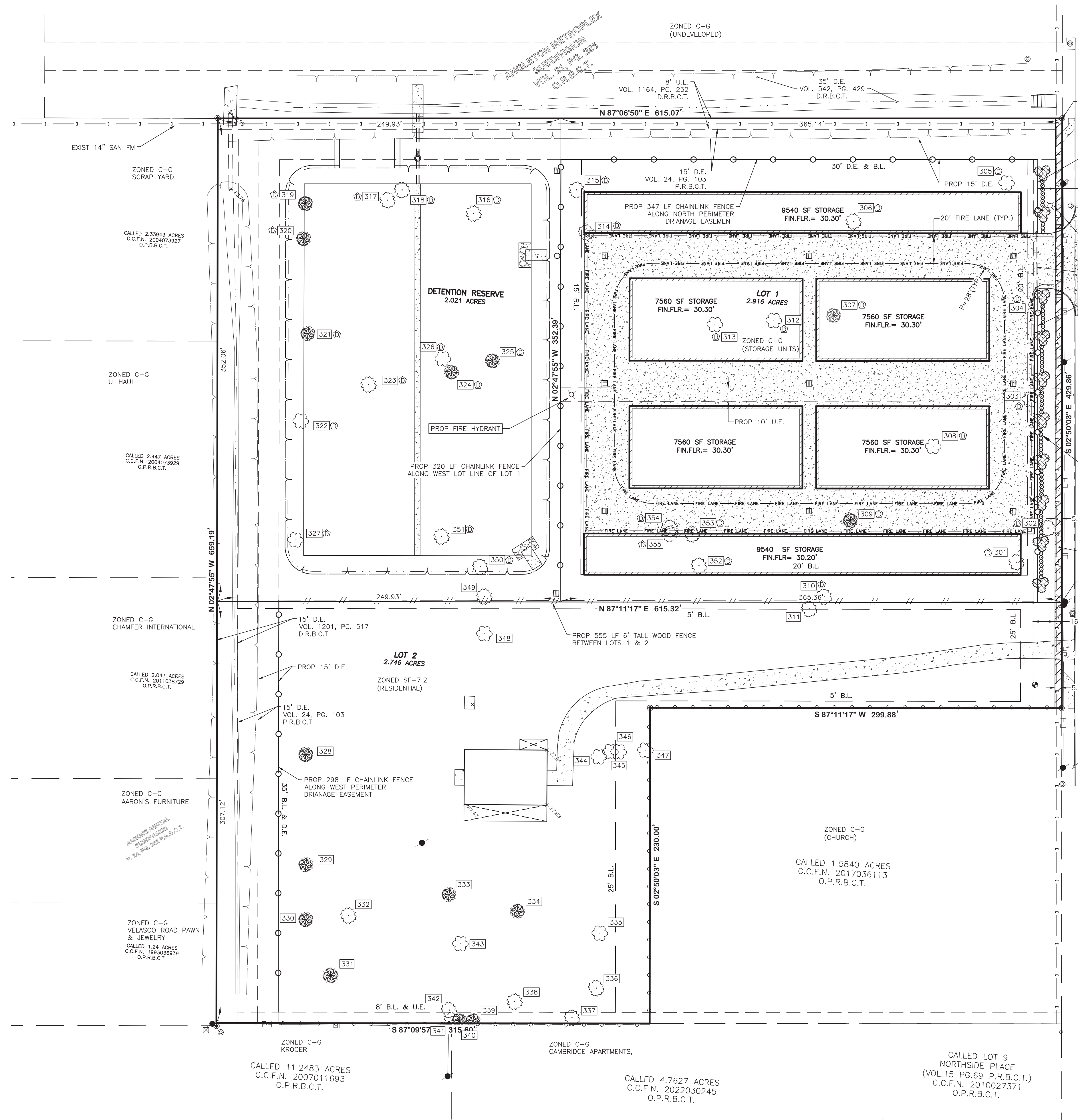
The seal appearing on this document was authorized by Miguelangel A. Saucedo P.E. 121992  
 05-19-2023

OWNER:  
**DR. PATRICK THOMAS, DDS**  
 913 CANNAN DRIVE  
 ANGLETON, TX 77515

PLAN: 1" = 40'  
 PROFILE:  
 HORIZONTAL:  
 VERTICAL:

**PT STORAGE FACILITY**  
**ANGLETON, TEXAS 77515**

EXISTING CONDITIONS  
 PROJECT NO. 15239



TREE SUMMARY TABLE (LOTS 1 AND 2)

ID NO.	SPECIES	SIZE	STATUS
301	TALLOW	24	REMOVE
302	TALLOW	30	REMOVE
303	OAK	24	REMOVE
304	OAK	24	REMOVE
305	OAK	30	REMOVE
306	TALLOW	28	REMOVE
307	PECAN	14	REMOVE
308	OAK	32	REMOVE
309	PECAN	12	REMOVE
310	TALLOW	12	REMOVE
311	TALLOW	28	PRESERVE
312	OAK	23	REMOVE
313	OAK	10	REMOVE
314	TALLOW	38	REMOVE
315	TALLOW	25	REMOVE
316	TALLOW	60	REMOVE
317	HACKBERRY	30	REMOVE
318	HACKBERRY	30	REMOVE
319	PECAN	10	REMOVE
320	PECAN	10	REMOVE
321	PECAN	10	REMOVE
322	OAK	10	REMOVE
323	TALLOW	12	REMOVE
324	PECAN	10	REMOVE
325	PECAN	10	REMOVE
326	OAK	22	REMOVE
327	OAK	30	REMOVE
328	PECAN	10	PRESERVE
329	PECAN	10	PRESERVE
330	PECAN	10	PRESERVE
331	PECAN	12	PRESERVE
332	TALLOW	22	PRESERVE
333	PECAN	10	PRESERVE
334	PECAN	42	PRESERVE
335	OAK	12	PRESERVE
336	TALLOW	25	PRESERVE
337	TALLOW	36	PRESERVE
338	HACKBERRY	42	PRESERVE
339	PECAN	8	PRESERVE
340	PECAN	8	PRESERVE
341	HACKBERRY	8	PRESERVE
342	TALLOW	12	PRESERVE
343	OAK	38	PRESERVE
344	LIVE-OAK	22	PRESERVE
345	LIVE-OAK	22	PRESERVE
346	LIVE-OAK	22	PRESERVE
347	LIVE-OAK	30	PRESERVE
348	LIVE-OAK	12	PRESERVE
349	CITRUS	12	PRESERVE
350	CITRUS	12	REMOVE
351	CITRUS	12	REMOVE
352	HACKBERRY	40	REMOVE
353	HACKBERRY	22	REMOVE
354	HACKBERRY	12	REMOVE
355	HACKBERRY	12	REMOVE

ZONING (LOT 1): ZONE C-G  
 REQUIRED SETBACKS  
 20' FRONT YARD  
 15' SIDE AND REAR YARD  
 20' SIDE AND REAR YARD WHEN ADJACENT TO RESIDENTIAL

ZONING (LOT 2): ZONE SF-7.2  
 REQUIRED SETBACKS  
 25' FRONT YARD  
 5' SIDE YARD  
 20' REAR YARD

PROPOSED TREE FROM LIST

PROPOSED TREES SHALL BE 12" CALIPER FROM TREE LIST (15' CANOPY AT MATURITY)

TREE LIST

COMMON NAME  
 GREEN ASH  
 BASSWOOD  
 EASTERN COTTONWOOD  
 AMERICAN ELM  
 BLACK HICKORY  
 SOUTHERN MAGNOLIA  
 RED MAPLE  
 BUR OAK  
 CALIFORNIA FAN PALM  
 LOBLOLLY PINE  
 SWEETGUM

HERITAGE TREE CALCULATIONS:

TOTAL NUMBER OF HERITAGE TREES = 20  
 TOTAL CALIPER OF HERITAGE TREES = 294 IN

HERITAGE TREES TO BE REMOVED = 7  
 CALIPER OF REMOVED HERITAGE TREES = 76 IN

HERITAGE & SIGNIFICANT TREES TO BE PRESERVED = 13  
 CALIPER OF HERITAGE/SIGNIFICANT TREES TO BE PRESERVED = 218 IN

REQUIRED REPLACEMENT CALIPER = (76 - 218) X 3 = 0 IN

REQUIRED REPLACEMENT TREES = 0 TREES

FRONTAGE TREE CALCULATIONS:  
 FRONTAGE = 352 FT - 40 FT DRIVEWAY - 20 FT EASEMENT = 292 FT  
 FRONTAGE TREES REQUIRED = 292 / 30 = 9.7 = 10 TREES  
 TOTAL PROPOSED TREES REQUIRED = 10 TREES  
 TOTAL TREES PROVIDED = 10 TREES

- SYMBOLS
- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
  - = FOUND MONUMENT (AS NOTED)
  - ⊕ = (TBM) TEMPORARY BENCHMARK
  - ⚡ = POWER POLE
  - ☐ = MAIL BOX
  - ⊕ = WATER METER
  - ☁ = LIVE OAK (HERITAGE TREE)
  - ☁ = PECAN (HERITAGE TREE)
  - ☁ = ELM (SIGNIFICANT TREE)
  - ☁ = INSIGNIFICANT TREE
  - ☁ = PROPOSED TREE
  - ⊖ = DENOTES TREE TO BE REMOVED

NO.	DATE	DESCRIPTION	APPROVED

DESIGNED RL  
 DRAWN JLH  
 CHECKED RL  
 DATE March 2023

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

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

121992  
 LICENSED PROFESSIONAL ENGINEER

05-19-2023

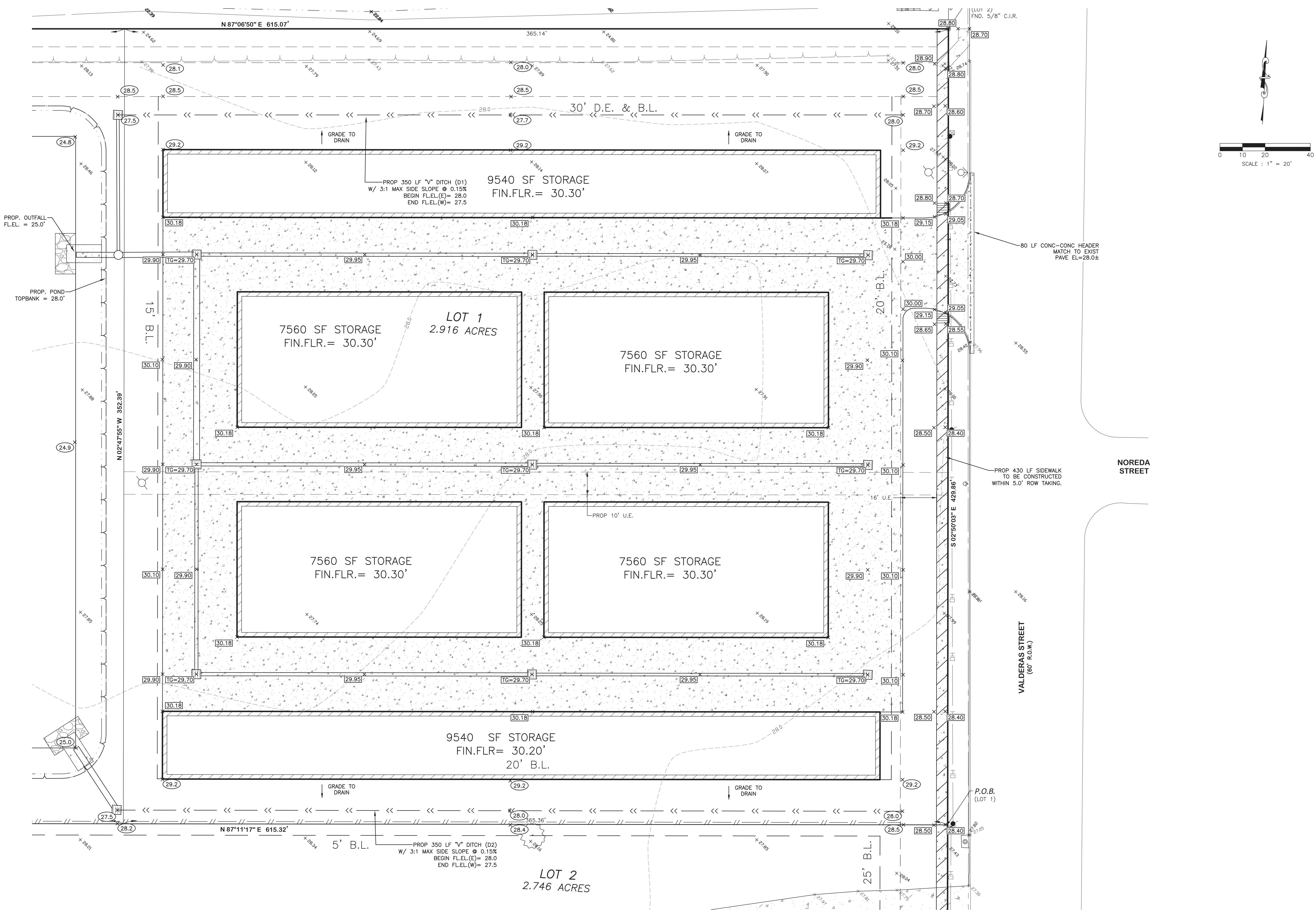
OWNER:  
**DR. PATRICK THOMAS, DDS**  
 913 CANNAN DRIVE  
 ANGLETON, TX 77515

PLAN: 1" = 40'  
 PROFILE:  
 HORIZONTAL:  
 VERTICAL:

PT STORAGE FACILITY  
 ANGLETON, TEXAS 77515

SITE & HERITAGE TREE PLAN

PROJECT NO. 15239



NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED RL  
 DRAWN JLH  
 CHECKED RL  
 DATE March 2023

**B & L**  
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OWNER:  
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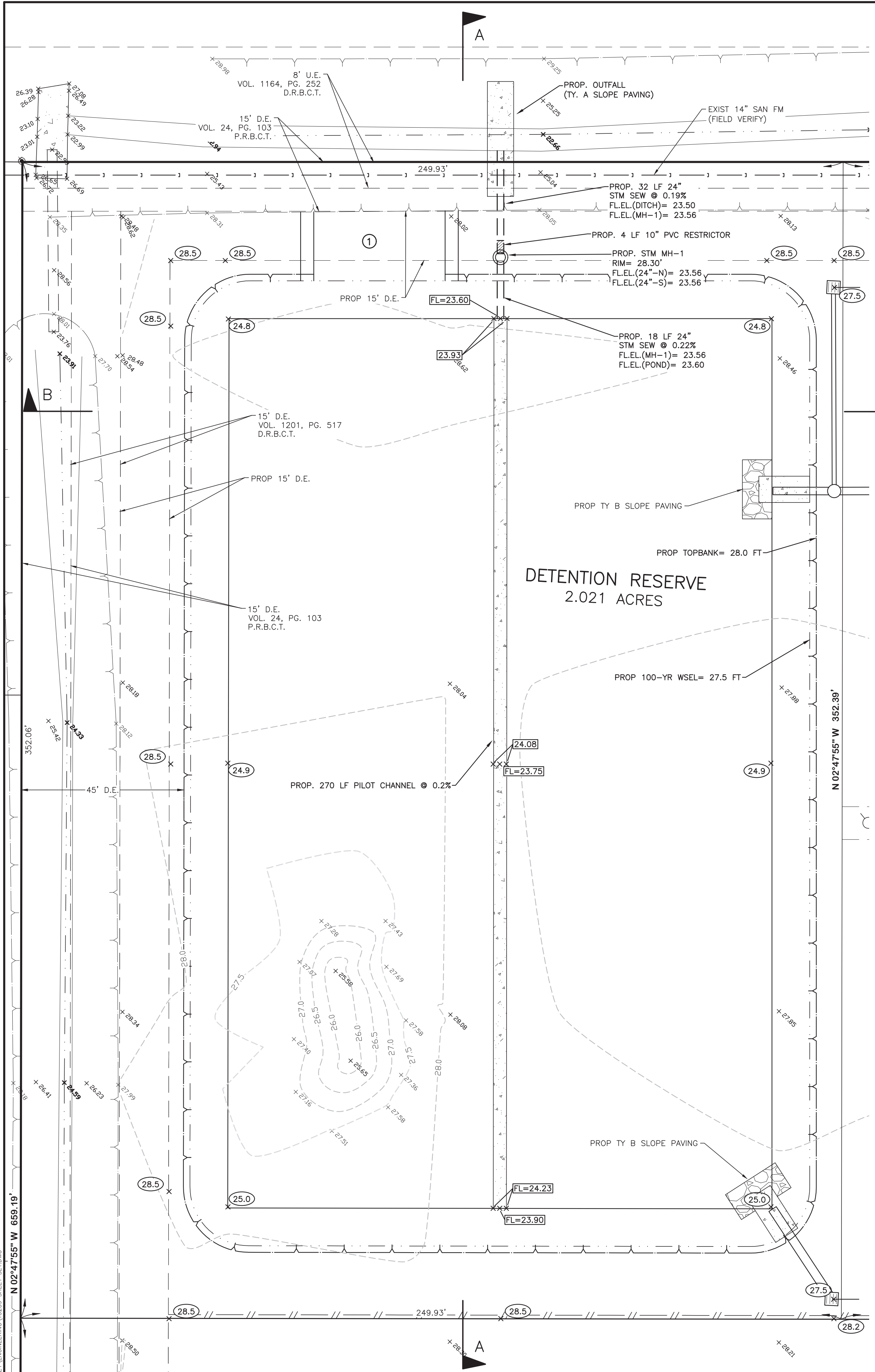
PLAN: 1" = 20'  
 PROFILE:  
 HORIZONTAL:  
 VERTICAL:

**PT STORAGE FACILITY**  
**ANGLETON, TEXAS 77515**

GRADING PLAN

PROJECT NO. 15239

C.4



**POND CALCULATIONS**

AREA @ TOP BANK (EL=28.0') = 57,000 SF  
 AREA @ 100-YR WSEL (EL=27.5') = 55,100 SF  
 AREA @ BOTTOM (EL= 24.6') = 44,900 SF

STORAGE DEPTH= 2.9'  
 AVE AREA= 50,000 SF

PROP DETENTION= 3.32 AC-FT  
 REQUIRED = 3.305 AC-FT

**RESTRICTOR CALCULATIONS**

HEAD = 27.5 - 24.0 = 3.5'

ORIFICE EQUATION	
$Q = Cd \cdot A \cdot \sqrt{2 \cdot g \cdot H}$	
Where:	
Cd =	0.8
G =	32.2
H =	3.5
Q =	7.597
A =	0.63
USE 10" Dia. = 0.55 SF FOR RESTRICTOR	

**WEIR CALCULATIONS**

TRAPEZOIDAL WEIR FORMULA

$$Q = 3.247LH^{1.48} \frac{0.566L^{1.9}}{1 + 21.2L} H^{1.9} + 0.609H^{2.5}$$

Where:  
 Q = Flow Rate in cfs.  
 L = Width of the weir crest in feet.  
 H = Height of the upstream water above the weir crest in feet.

L =	40 FT
H =	0.5 FT
Q =	46.56 CFS

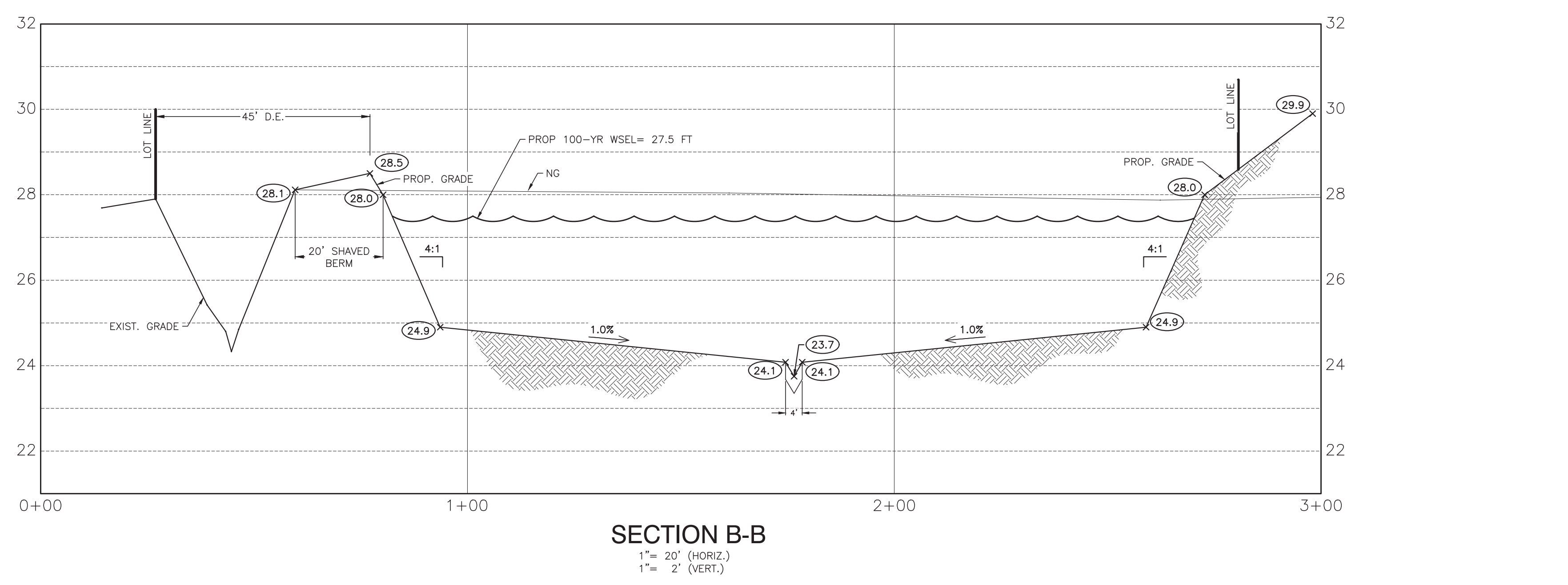
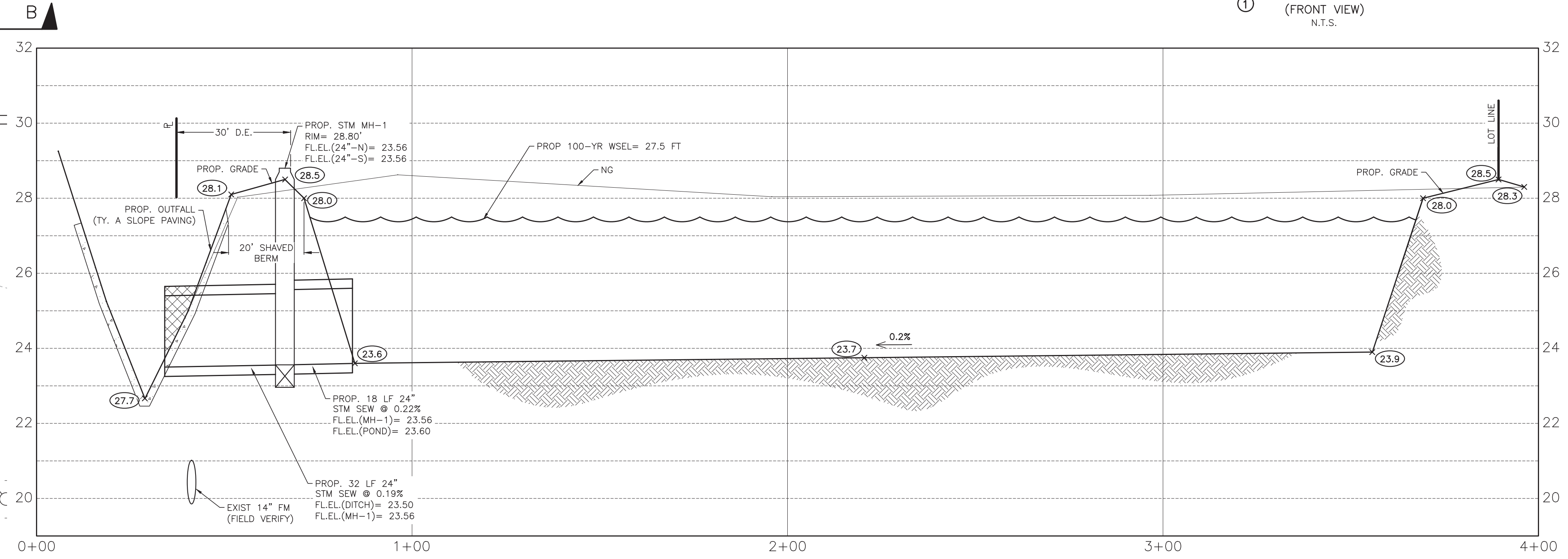
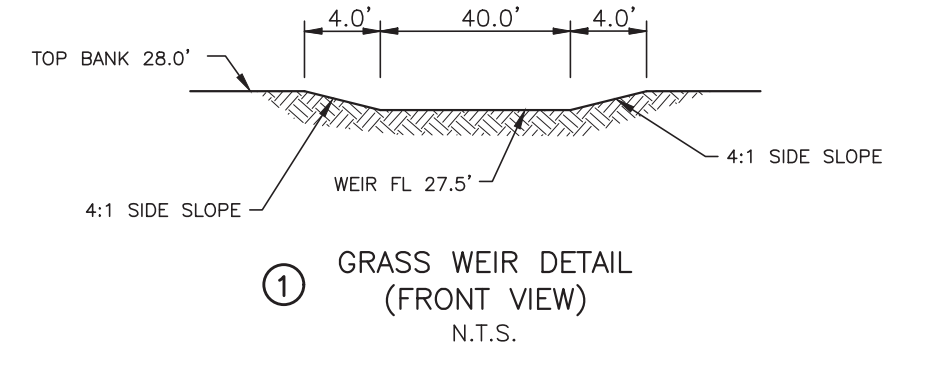
DOES NOT EXCEED POST DEVELOPMENT  
 Q100=50.00 CFS

**DETENTION NOTES:**

THE DETENTION PLAN IS PROVIDED FOR THE DEVELOPMENT OF LOT 1 ONLY.

THE CURRENT USE OF LOT 2 IS RESIDENTIAL AND ZONED SF-7.2. DETENTION IS NOT REQUIRED FOR LOT 2.

IF THE LAND USE OF LOT 2 CHANGES OR IF LOT 2 IS SUDIVIDED, A DETENTION PLAN WILL BE REQUIRED.



NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED: RL  
 DRAWN: JLH  
 CHECKED: RL  
 DATE: March 2023

**B & L**  
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55-19-2023

OWNER:  
**DR. PATRICK THOMAS, DDS**  
 913 CANNAN DRIVE  
 ANGLETON, TX 77515

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

**PT STORAGE FACILITY**  
 ANGLETON, TEXAS 77515

POND LAYOUT

PROJECT NO. 15239



5-YEAR STORM SEWER CALCULATIONS

PATRICK THOMAS STORAGE UNITS, ANGLETON, TX  
DRAINAGE HYDRAULIC CALCULATIONS FOR THE 100-YEAR STORM EVENT  
BAKER & LAWSON, INC. JOB NO. 15239

D.A. NO.	RUN	AREA (AC)	C	Tc (MIN)	1.5-YR (MIN)	TOTAL AC	COMP. C	TRAVEL LENGTH (FT)	ACCUM Tc (MIN)	ACCUM I 100-YR	INLET Q (CFS)	INLET OPENING (SF)	PIPE Q (SF)	CULVERT IN. DIA	SLOPE (%)	CAPAC. (CFS)
I-1	I-1 to I-2	0.17	0.75	10	7.068	0.17	0.75	149	10.83	6.859	0.90	0.2	0.9	12	0.2	1.88
I-2	I-2 to I-3	0.24	0.75	10	7.068	0.41	0.75	149	10.83	6.859	1.27	0.3	2.1	15	0.2	3.41
I-3	I-3 to I-6	0.17	0.75	10	7.068	0.58	0.75	93	10.52	6.936	0.90	0.2	3.0	15	0.2	3.41
I-4	I-4 to I-5	0.2	0.75	10	7.068	0.2	0.75	149	10.83	6.859	1.06	0.3	1.0	12	0.2	1.88
I-5	I-5 to I-6	0.29	0.75	10	7.068	0.49	0.75	149	10.83	6.859	1.54	0.4	2.5	15	0.2	3.41
I-6	I-6 to I-9	0.2	0.75	10	7.068	1.27	0.75	93	10.52	6.936	1.06	0.3	6.6	24	0.2	11.96
I-7	I-7 to I-8	0.17	0.75	10	7.068	0.17	0.75	149	10.83	6.859	0.90	0.2	0.9	12	0.2	1.88
I-8	I-8 to I-9	0.24	0.75	10	7.068	0.41	0.75	149	10.83	6.859	1.27	0.3	2.1	15	0.2	3.41
I-9	I-9 to SMH-2	0.17	0.75	10	7.068	1.85	0.75	35	10.19	7.017	0.90	0.2	9.7	24	0.2	11.96
I-10	I-10 to SMH-2	0.27	0.75	10	7.068	0.27	0.75	62	10.34	6.979	1.43	0.4	1.4	12	0.2	1.88
SMH-2	SMH-2 to OUT	0	0.75	10	7.068	2.12	0.75	19	10.11	7.040			11.2	24	0.2	11.96
I-11	I-1 to I-3	0.18	0.75	10	7.068	0.18	0.75	33	10.18	7.020	0.95	0.2	0.9	10	0.2	1.16

Inlet Opening = Q/4 minimum

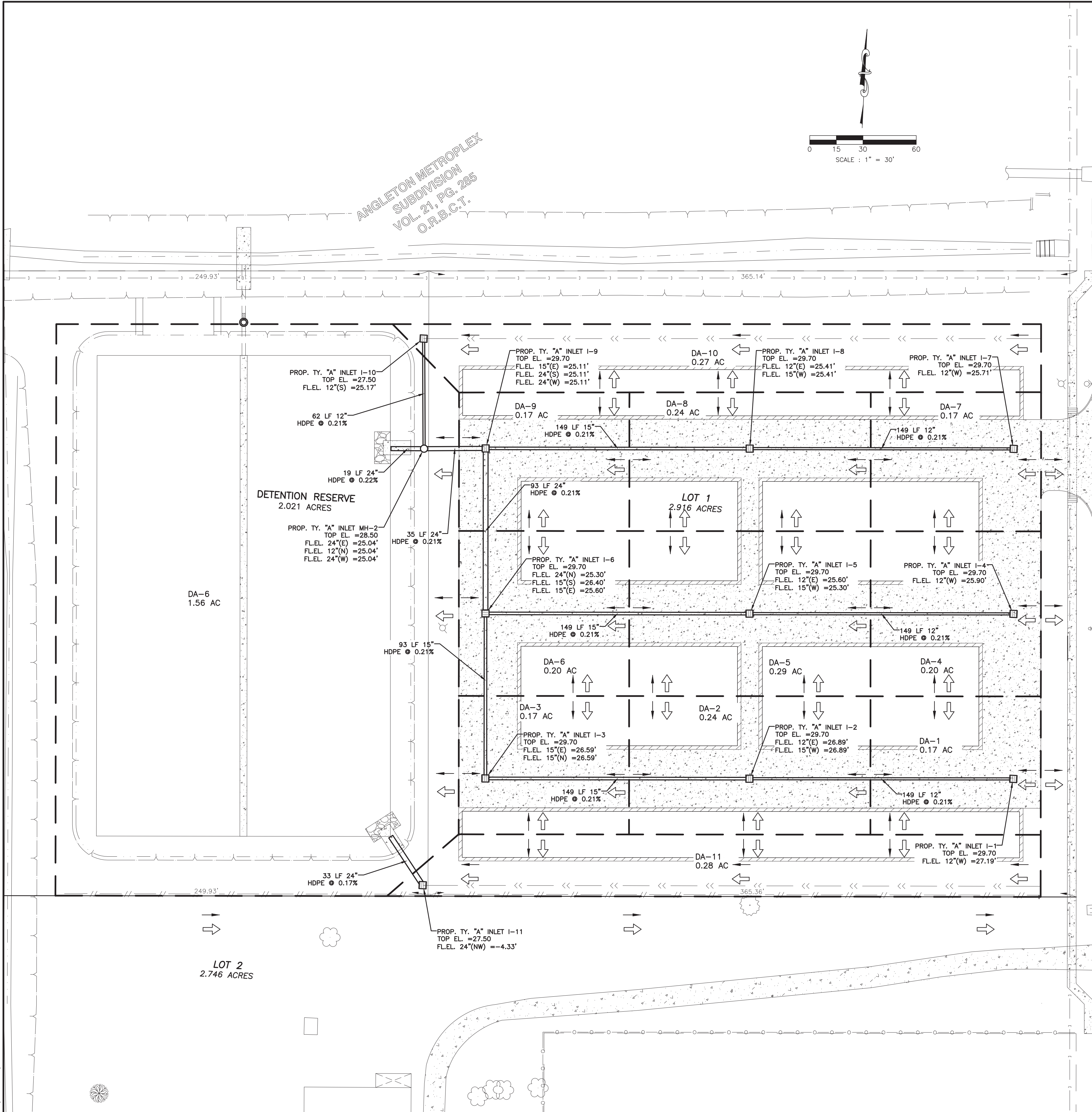
100-YEAR DITCH CALCULATIONS

DRAINAGE HYDRAULIC CALCULATIONS FOR THE 100-YEAR STORM EVENT

D.A. NO.	RUN	AREA (AC)	C	Ditch Length	To (MIN)	Tc (MIN)	I 100-YR (in/hr)	Q 100-YR (CFS)
DA-D1	DITCH D1 TO I-10	0.27	0.75	350	10	12.33	11.153	2.26
DA-D2	DITCH D2 TO I-11	0.28	0.75	350	10	12.33	11.153	2.34

ID	NG ELEV FT	PROP FLEL	DITCH DEPTH (D) FT	DITCH BOTTOM WIDTH	SIDE SLOPE	CROSS SEC AREA (A) SF	WET PERIMETER (P) FT	HYDRAULIC RADIUS (R)'	ROUGHNESS COEFFICIENT (N)	SLOPE (S) FT/FT	VELOCITY (Q) FPS	CAPACITY (Q) CFS	REQUIRED CAPACITY (Q) CFS
DITCH D1	28.5	27.5	1	0	4	4.0	8	0.50	0.025	0.0015	1.45	5.8	2.26
DITCH D2	28.5	27.5	1	0	4	4.0	8	0.50	0.025	0.0015	1.45	5.8	2.34



NO.	DATE	DESCRIPTION	APPROVED

DESIGNED RL  
DRAWN JLH  
CHECKED RL  
DATE August 2022

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ANGLETON, TEXAS 77515 (979) 849-6681  
REG. NO. F-825

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121992  
MIGUELANGEL A. SAUCEDO  
LICENSED PROFESSIONAL ENGINEER

05-19-2023

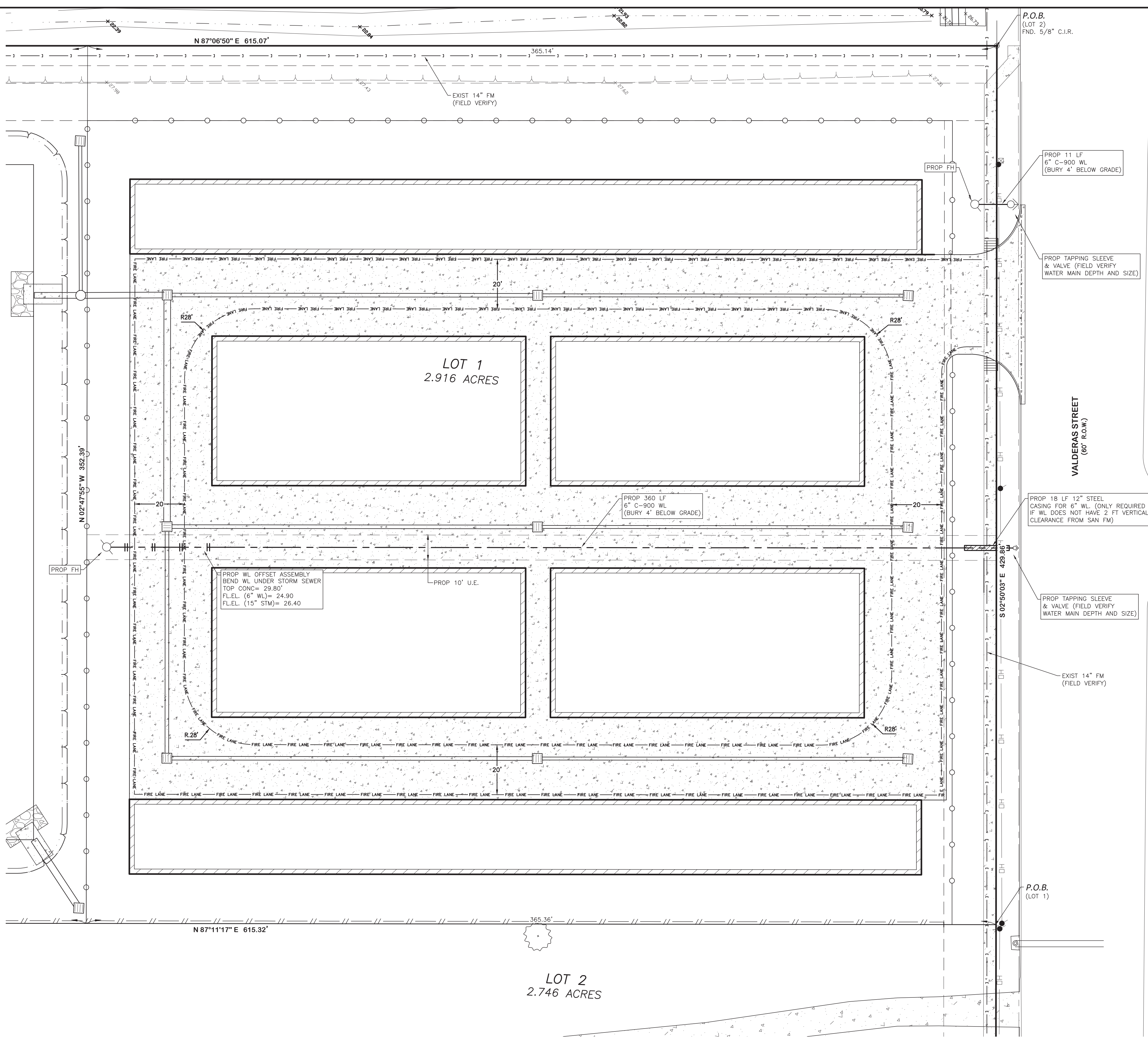
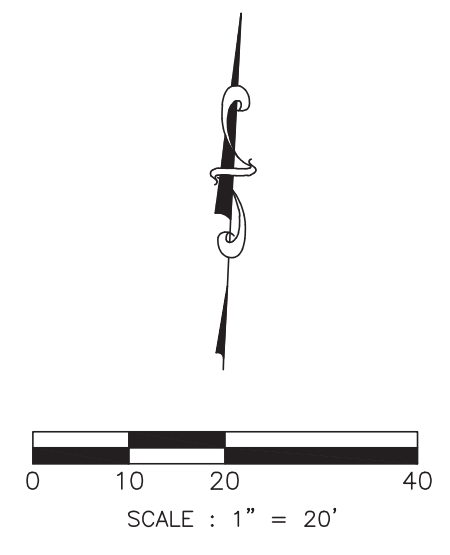
OWNER:  
**DR. PATRICK THOMAS, DDS**  
913 CANNAN DRIVE  
ANGLETON, TX 77515

PLAN: 1" = 30'  
PROFILE:  
HORIZONTAL:  
VERTICAL:

PT STORAGE FACILITY  
ANGLETON, TEXAS 77515

DRAINAGE AREA MAP

PROJECT NO. 15239



NORED A STREET

VALDERAS STREET  
(60' R.O.W.)

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED	RL
DRAWN	JLH
CHECKED	RL
DATE	August 2022

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OWNER:  
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**913 CANNAN DRIVE**  
**ANGLETON, TX 77515**

PLAN: 1" = 20'  
 PROFILE: \_\_\_\_\_  
 HORIZONTAL: \_\_\_\_\_  
 VERTICAL: \_\_\_\_\_

**PT STORAGE FACILITY**  
**ANGLETON, TEXAS 77515**

UTILITY LAYOUT

PROJECT NO. 15239

①

**Hydrological and Hydraulic Impacts**  
Patrick Thomas - Angleton, Texas  
Job # 15239

**Brazoria County, Texas**

**A = 4.13 Acre Development**

**Pre Development:**  
C = 0.2  
TC = 30.0 Minutes, I = 7.357 in/hr  
Q = 100 Year Storm = 47.597 cfs

**Post Development**  
C = 0.75  
TC = 10.4 Minutes, I = 12.342 in/hr  
Q = 100 Year Storm = 47.788 cfs

**Required Detention:**  
3.305 acre - feet

Miguel Saucedo, PE. December 15, 2022

②

Drainage Analysis (Brazoria County: Region 1)  
Job # 15239 - Patrick Thomas Storage, Angleton TX

**Rainfall intensity calculations for Brazoria County (Region 1)**

I = intensity (in/hr)  
b = coefficient  
t = time of concentration  
d = coefficient  
e = coefficient

subscript  
i=1 = 2 year storm  
i=2 = 5 year storm  
i=3 = 10 year storm  
i=4 = 25 year storm  
i=5 = 50 year storm  
i=6 = 100 year storm

i := 1..6

b <sub>i</sub> :=	S <sub>0</sub> :=	d <sub>i</sub> :=
57.440	0.754	11.511
58.019	0.712	9.236
57.515	0.676	7.777
52.780	0.618	5.022
49.157	0.574	3.081
46.316	0.533	1.555

T<sub>0</sub> := 30 ENTER PREDEVELOPMENT TIME OF CONCENTRATION

I<sub>i</sub> :=  $\frac{b_i}{(d_i + T_0)^{e_i}}$  I<sub>6</sub> = 7.357  $\frac{\text{in}}{\text{hr}}$  Predevelopment Intensity of interest

C<sub>0</sub> = 0.20 ENTER PREDEVELOPMENT C VALUE

A<sub>0</sub> = 4.13 ENTER AREA (acres)

③

C<sub>f</sub> := 1.25

Q := C \* C<sub>f</sub> \* I<sub>6</sub> \* A  
Q = 7.597 cfs

P := 17 in Enter Atlas 14 Rainfall Depth: Region 2

V := 5.097 × 10<sup>4</sup>

**DEVELOPMENT OF RUNOFF HYDROGRAPH MALCOM'S METHOD AS DESCRIBED IN THE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL**

T :=  $\frac{V}{1.39 \cdot Q}$  T = 4.827 × 10<sup>3</sup>

T = Time to peak, presented as a function of volume and peak flow and therefore indirectly related to time of concentration

t := 0..1000..84000

f(t) :=  $\left(\frac{Q}{2}\right) \left(1 - \cos\left(\frac{t \cdot \pi}{T}\right)\right)$  f(t) describes rising limb of hydrograph

g(t) := 4.34 \* Q \* exp[-1.30 \*  $\left(\frac{t}{T}\right)$ ] g(t) describes descending limb of hydrograph

q(t) := if(t ≤ 1.25 \* T, f(t), g(t))

④

Volume<sub>pre</sub> :=  $\int_0^{86400} q(t) dt$   
Volume<sub>pre</sub> = 5.115 × 10<sup>4</sup>

Predevelopment hydrograph

T<sub>0</sub> := 10.4 min ENTER POST DEVELOPMENT TIME OF CONCENTRATION

I<sub>6</sub> :=  $\frac{b_1}{(d_1 + T_0)^{e_1}}$  I<sub>6</sub> = 12.342  $\frac{\text{in}}{\text{hr}}$  Post development I of interest

C<sub>0</sub> = 0.75 ENTER POST DEVELOPMENT C FACTOR REVERSE GI AND AREA IF NECESSARY

C<sub>0</sub> := 1.25 Note: Product of C x C<sub>f</sub> = 1.00 (maximum)

Q := C \* I<sub>6</sub> \* A \* C<sub>f</sub>  
Q = 47.788 cfs

V := (C) \* A \* 43560 \*  $\frac{P}{12}$   
V = 1.911 × 10<sup>5</sup> cf

⑤

T :=  $\frac{V}{1.39 \cdot Q}$  T = 2.878 × 10<sup>3</sup>

t := 0..1000..25000

f(t) :=  $\left(\frac{Q}{2}\right) \left(1 - \cos\left(\frac{t \cdot \pi}{T}\right)\right)$

g(t) := 4.34 \* Q \* exp[-1.30 \*  $\left(\frac{t}{T}\right)$ ]

q(t) := if(t ≤ 1.25 \* T, f(t), g(t))

Volume<sub>post</sub> :=  $\int_0^{86400} r(t) dt$   
Volume<sub>post</sub> = 1.918 × 10<sup>5</sup>

Post development hydrograph

⑥

Combined pre and post development hydrographs

v(t) := if(f(t) > 0, f(t), 0)

THE REQUIRED STORAGE COMPUTED AS THAT PART OF THE POST DEVELOPMENT HYDROGRAPH THAT FALLS ABOVE THE PREDEVELOPMENT HYDROGRAPH

ACRE- FEET

$\int_0^{86400} v(t) dt = 3.305 \text{ ac-ft}$

DESIGNED	RL
DRAWN	JLH
CHECKED	RL
DATE	August 2022

REVISIONS

NO.	DATE	DESCRIPTION	APPROVED
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121992  
LICENSED PROFESSIONAL ENGINEER  
05-19-2023

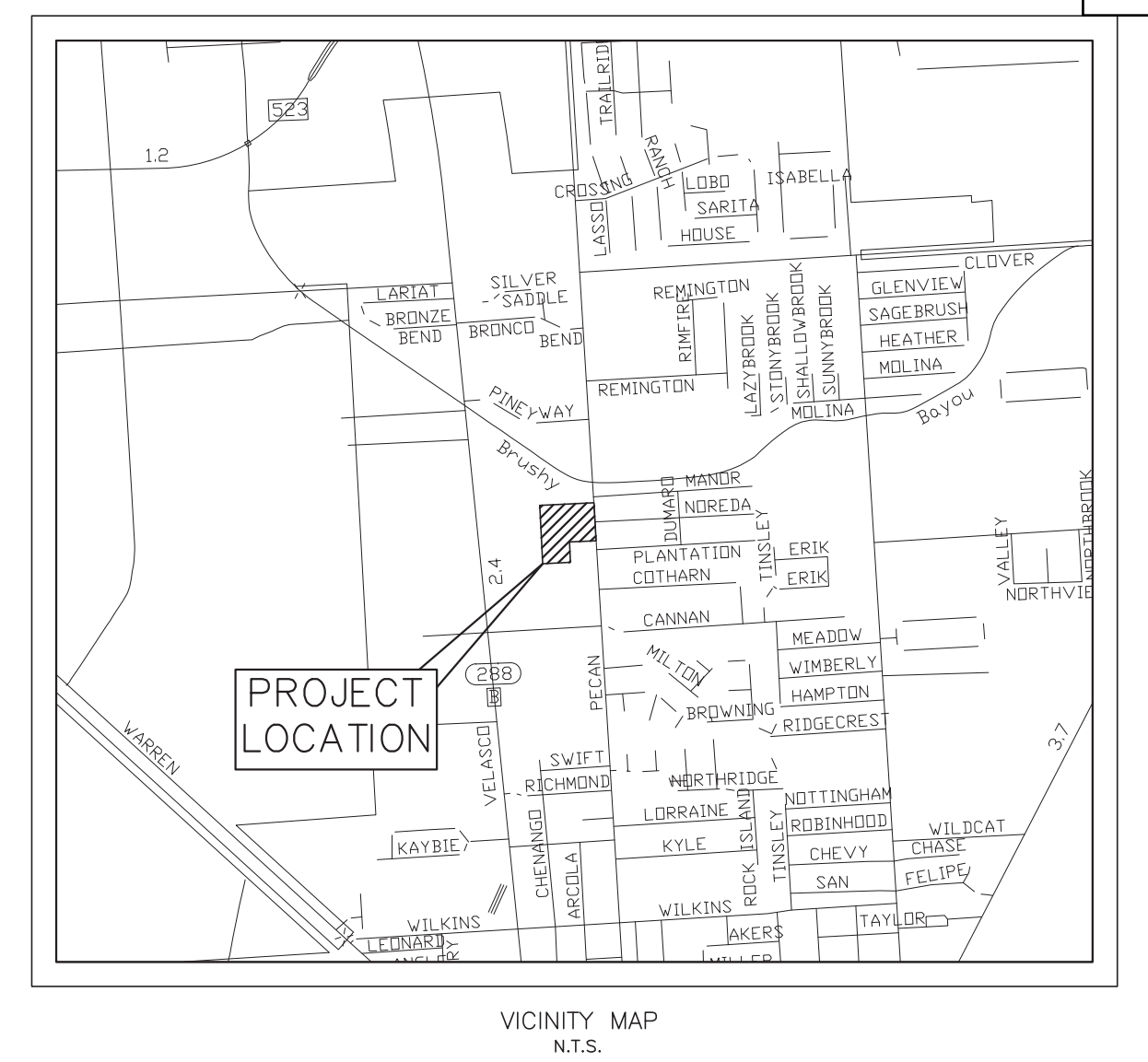
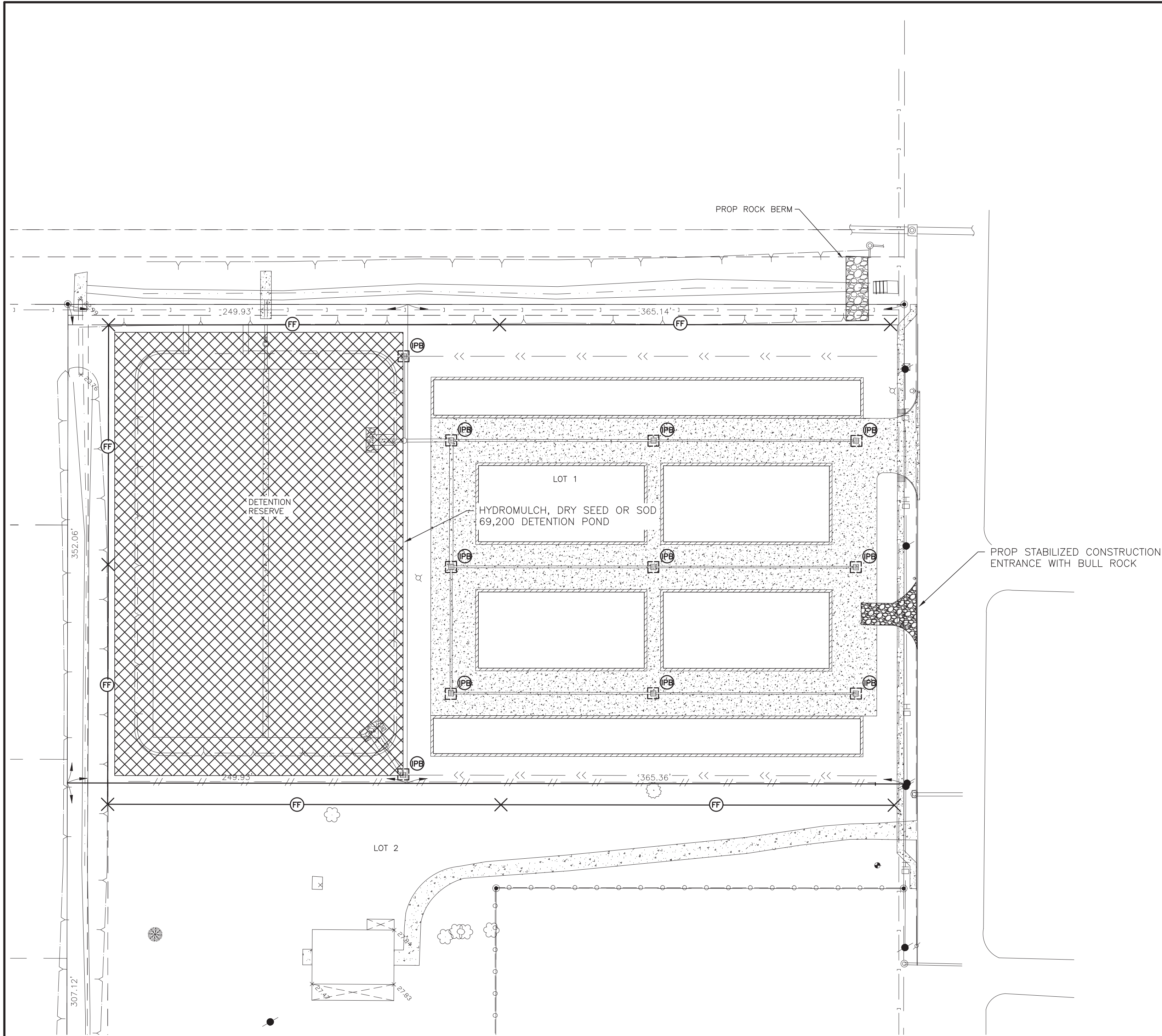
OWNER:  
**DR. PATRICK THOMAS, DDS**  
913 CANNAN DRIVE  
ANGLETON, TX 77515

PROFILE: \_\_\_\_\_  
HORIZONTAL: \_\_\_\_\_  
VERTICAL: \_\_\_\_\_

**PT STORAGE FACILITY**  
ANGLETON, TEXAS 77515

HYDROLOGIC CALCULATION

PROJECT NO. 15239



### PROJECT/SITE INFORMATION

PROJECT NAME: PATRICK THOMAS STORAGE UNITS

PROJECT ADDRESS/LOCATION: 2001 N VALDERAS STREET

CITY: ANGLETON STATE: TX. ZIP CODE: 77515

LATITUDE: 29°11'09" LONGITUDE: 95°25'46" COUNTY: BRAZORIA

NAME OF RECEIVING WATERS: BRUSHY BAYOU

05/01/2023 05/01/2024  
MONTH/DAY/YEAR MONTH/DAY/YEAR  
ESTIMATED CONSTRUCTION START DATE ESTIMATED COMPLETION DATE

ESTIMATE OF AREA TO BE DISTURBED: 4.978 AC. ACRES

ESTIMATE OF LIKELIHOOD 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)

IF DEWATERING METHODS ARE TO BE UTILIZED, THE DISCHARGE SHALL BE FILTERED USING SEDIMENT TANKS OR SEDIMENT FILTER BAGS TO REMOVE SEDIMENT AND OTHER POLLUTANTS BEFORE THE WATER ENTERS A STORM DRAIN OR LEAVE THE SITE.

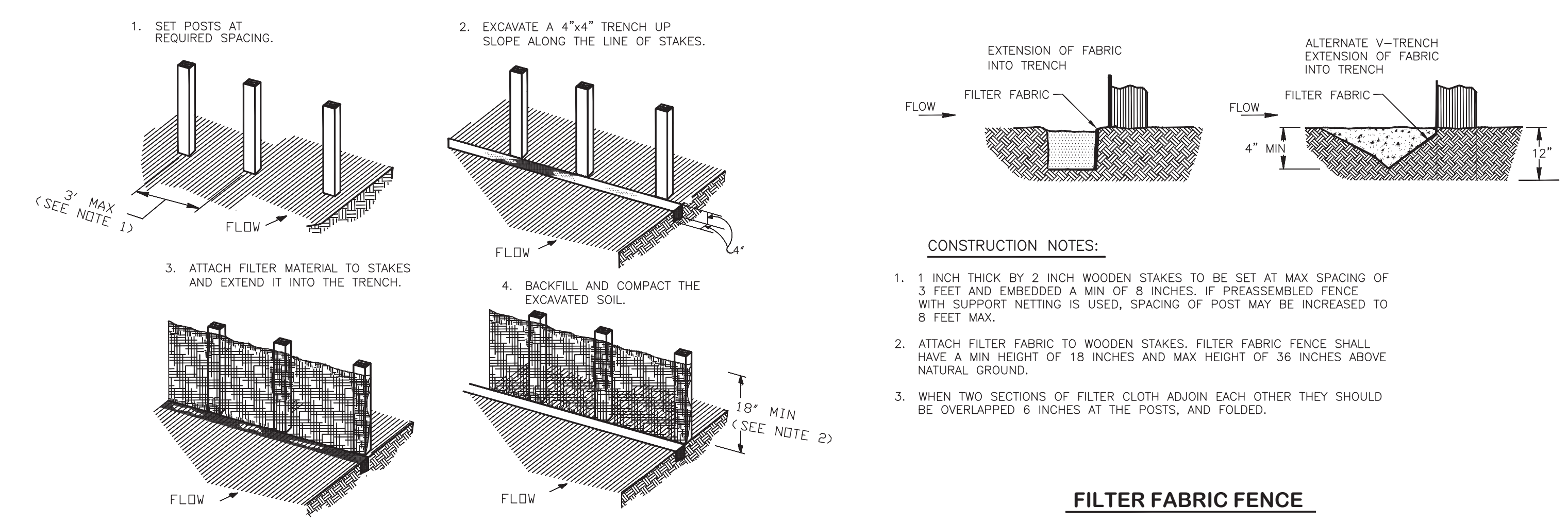
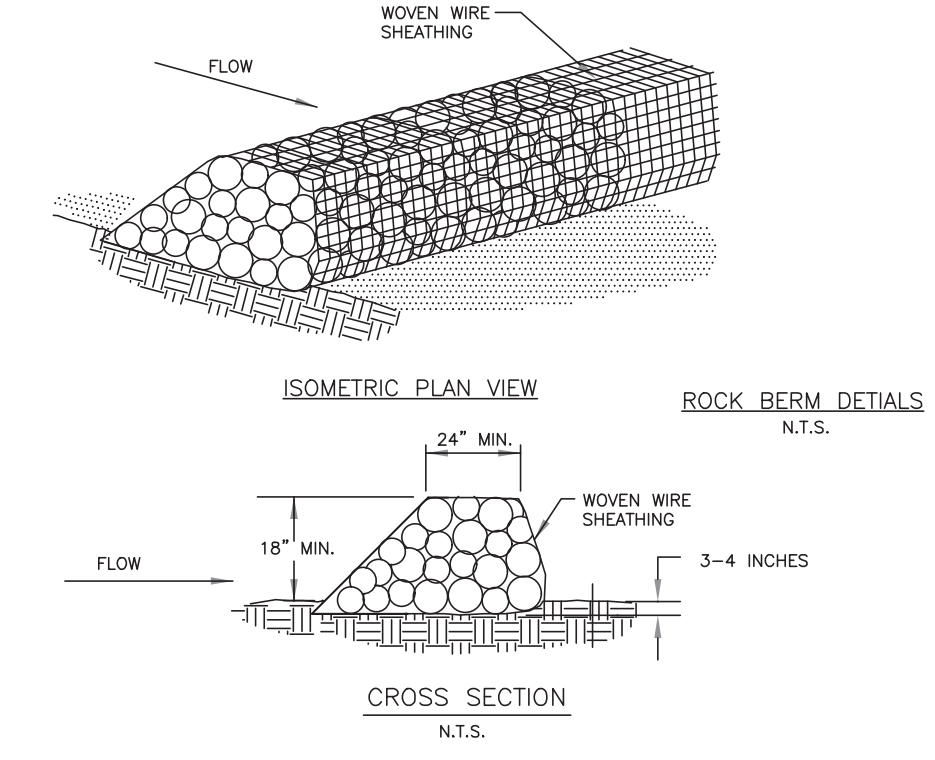
IF DISCHARGE OF SOIL OR OTHER POLLUTANTS OCCURS, THE CONTROL MEASURES SHALL BE EVALUATED AND CHANGES OR ADDITIONAL MEASURES IMPLEMENTED WITHIN 48 HOURS TO PREVENT FUTURE DISCHARGES.

DAMAGE TO ADJACENT PROPERTY AND/OR RECEIVING WATER CAUSED BY IMPROPERLY INSTALLED OR POORLY MAINTAINED EROSION AND POLLUTION CONTROL MEASURES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. THIS RESPONSIBILITY INCLUDES REMOVAL AND DISPOSAL OF ANY SILTATION, DEBRIS, OR OTHER POLLUTANTS CAUSED BY HIS/HER OPERATIONS AND/OR FAILURE OF THE CONTROL MEASURES. FAILURE TO ADDRESS THE CAUSES OF DAMAGES WILL RESULT IN A STOP WORK ORDER.

ADDITIONAL NOTES ARE PROVIDED ON SWPPP NARRATIVE SHEET

**ROCK BERM GENERAL NOTES**

- 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.
- 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 3-4 INCHES DEEP.
- THE ROCK BERM SHALL BE INSPECTED EVERY TWO WEEKS OR AFTER 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.
- 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.
- WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
- ROCK BERM SHOULD BE USED AS CHECK DAMS FOR CONCENTRATED FLOW AND ARE NOT INTENDED FOR USE IN PERIMETER PROTECTION.



**LEGEND**

SILT FENCE AROUND STRUCTURE UNDER CONSTRUCTION

SILT FENCE ACROSS EXISTING DITCH REINFORCED WITH FILTER FABRIC

HYDROMULCH SEED

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED RL

DRAWN JLH

CHECKED RL

DATE August 2022

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05-19-2023

STATE OF TEXAS  
MIGUELANGEL A. SAUCEDA  
121992  
LICENSED PROFESSIONAL ENGINEER

OWNER:

**DR. PATRICK THOMAS, DDS**  
913 CANNAN DRIVE  
ANGLETON, TX 77515

PLAN: 1" = 50'

PROFILE: \_\_\_\_\_

HORIZONTAL: \_\_\_\_\_

VERTICAL: \_\_\_\_\_

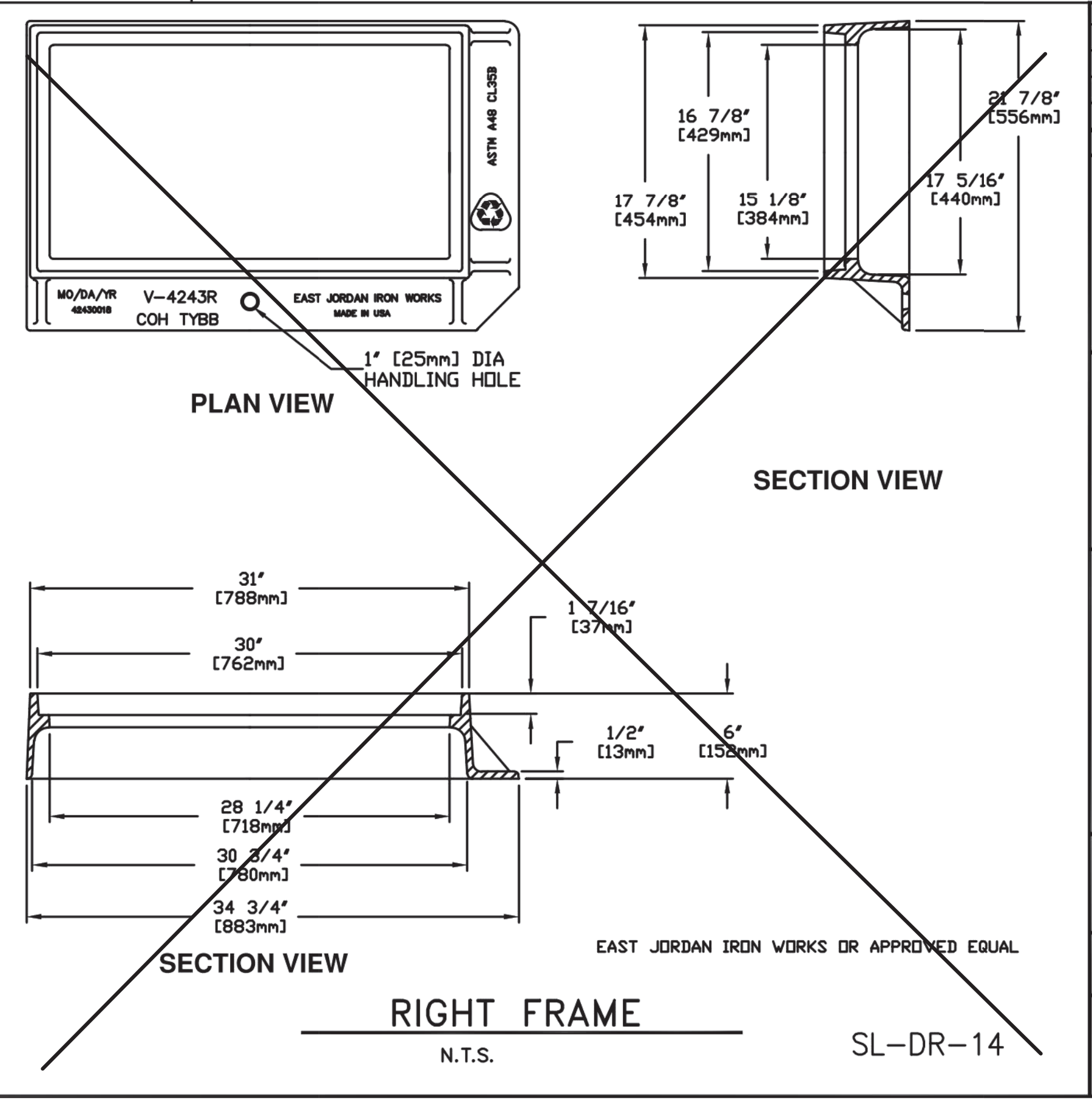
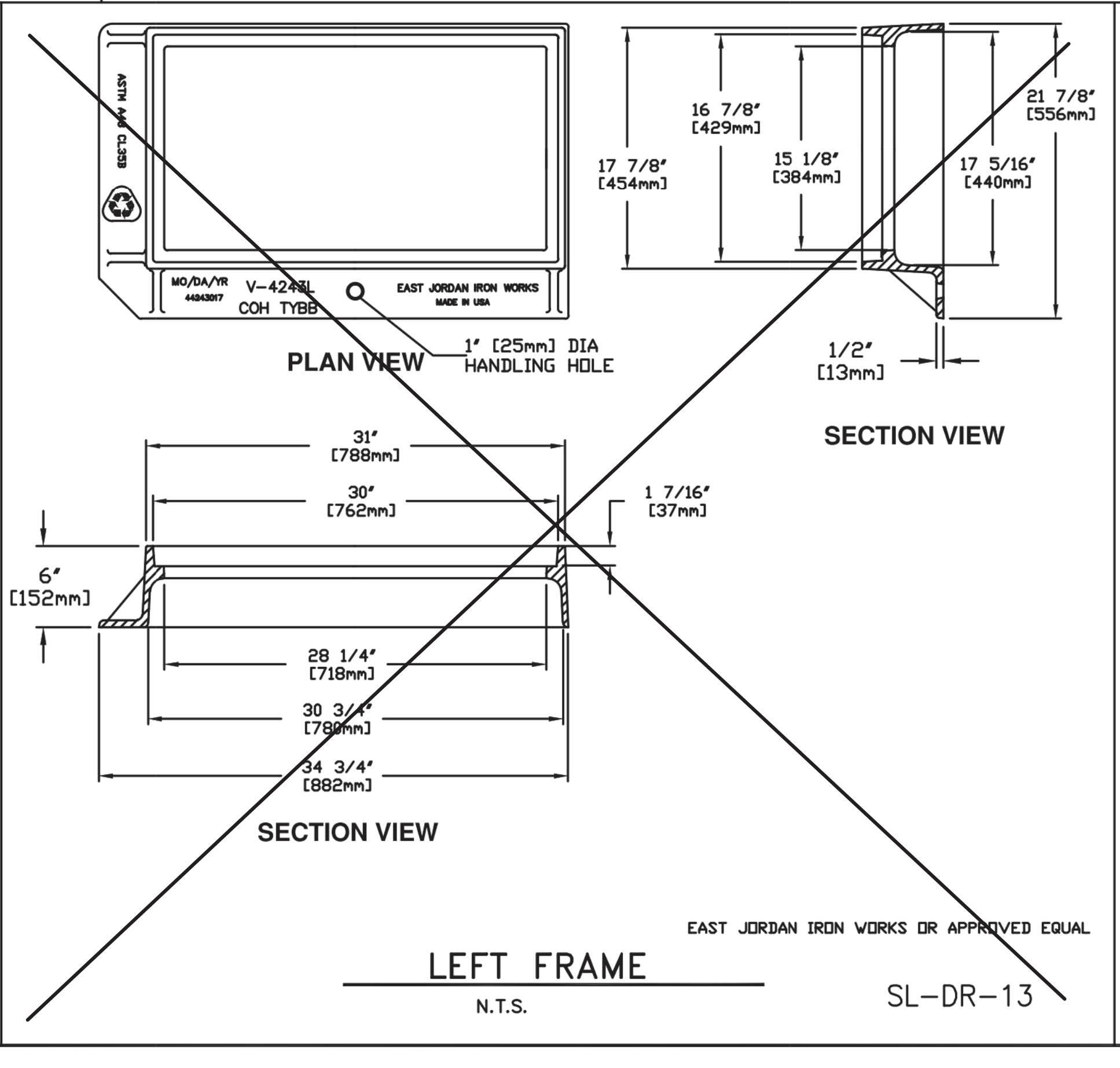
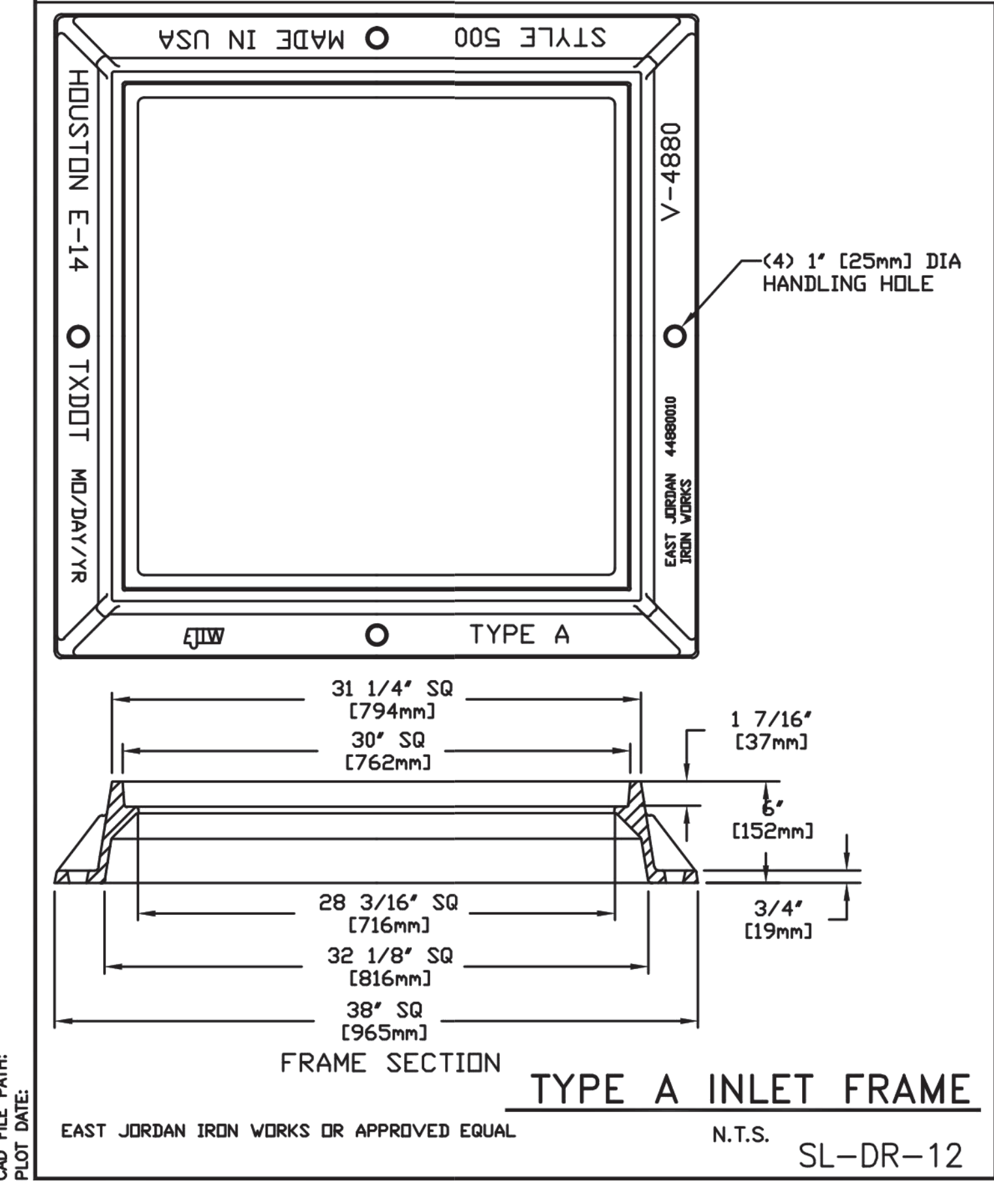
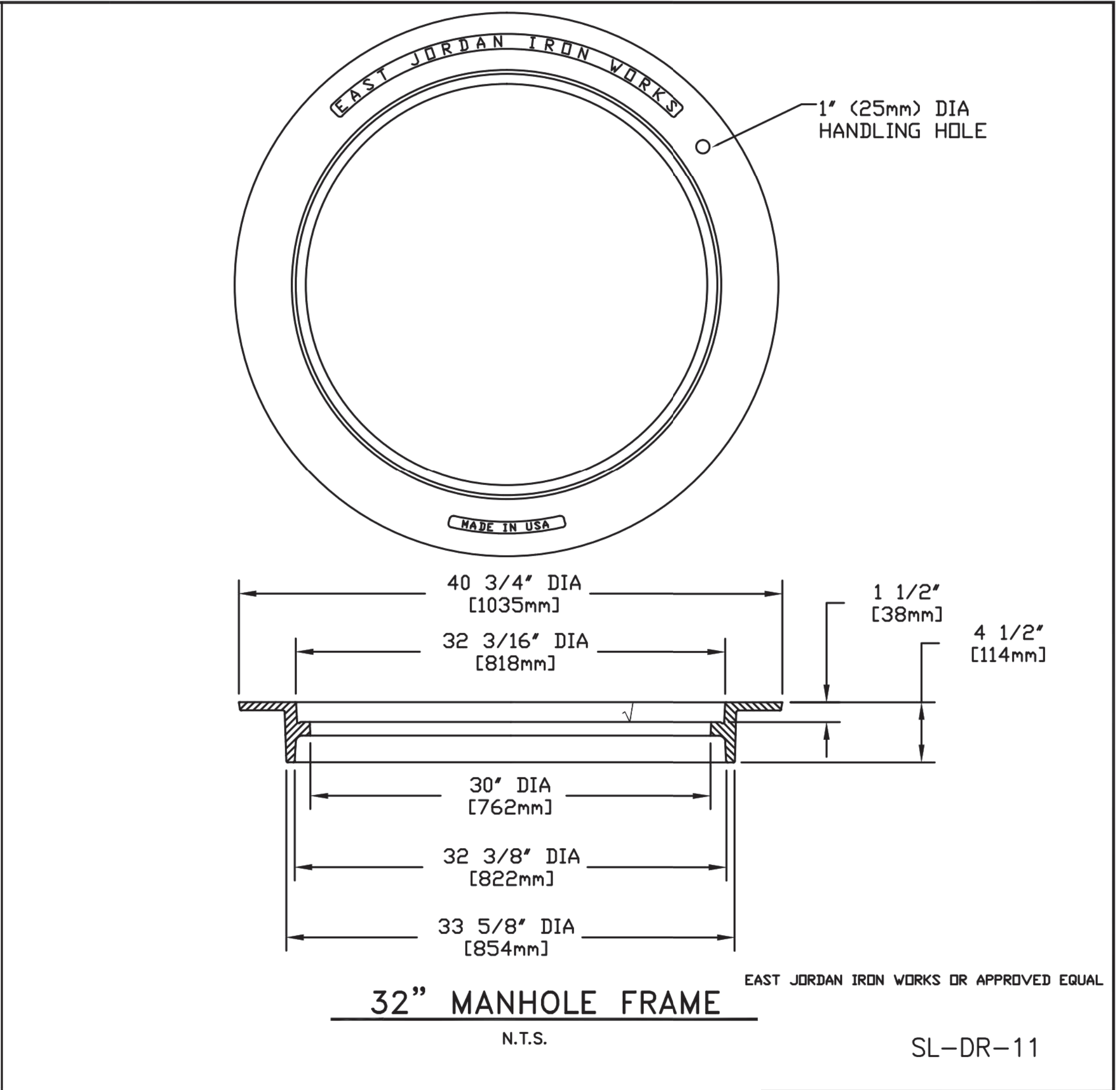
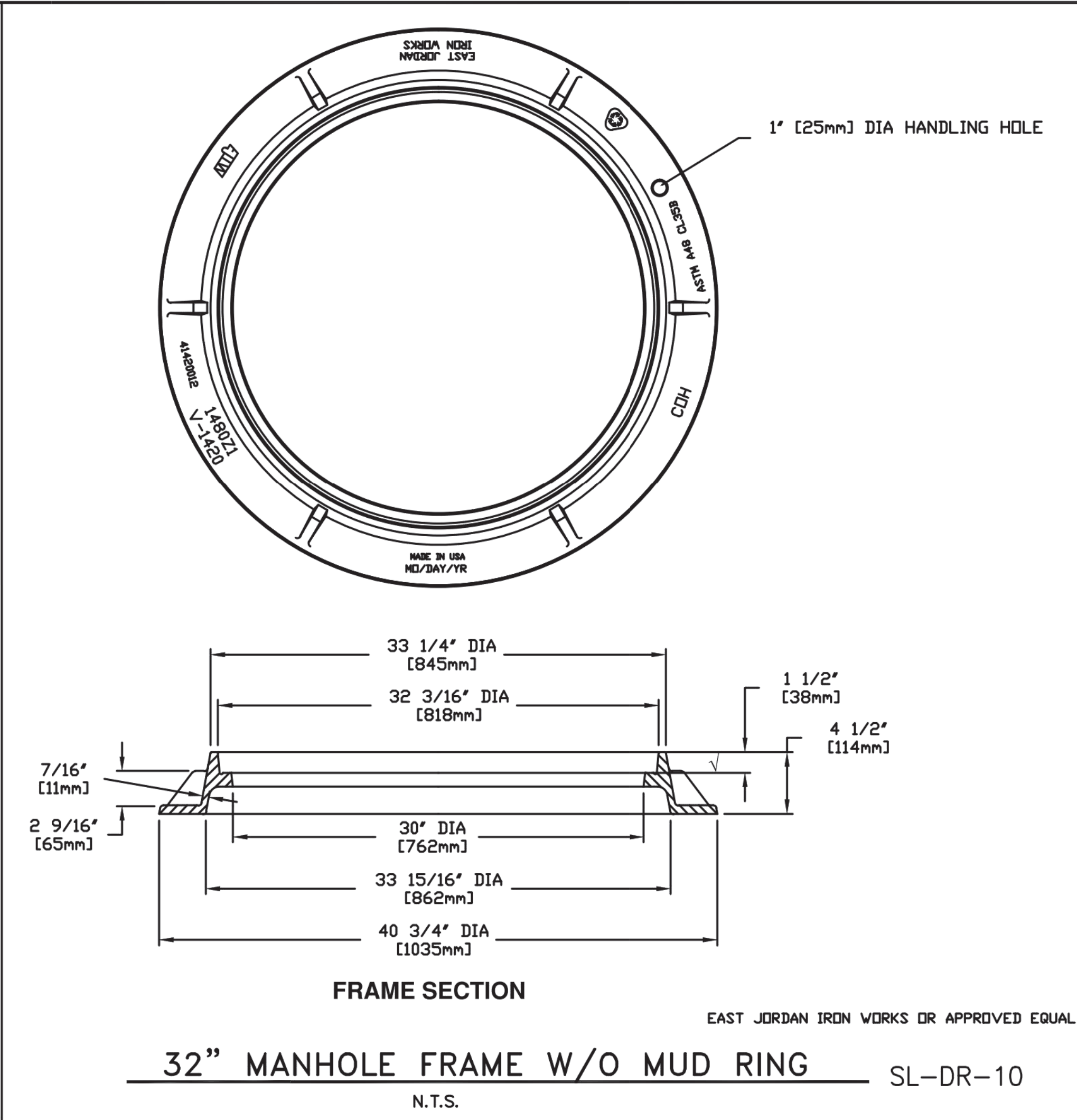
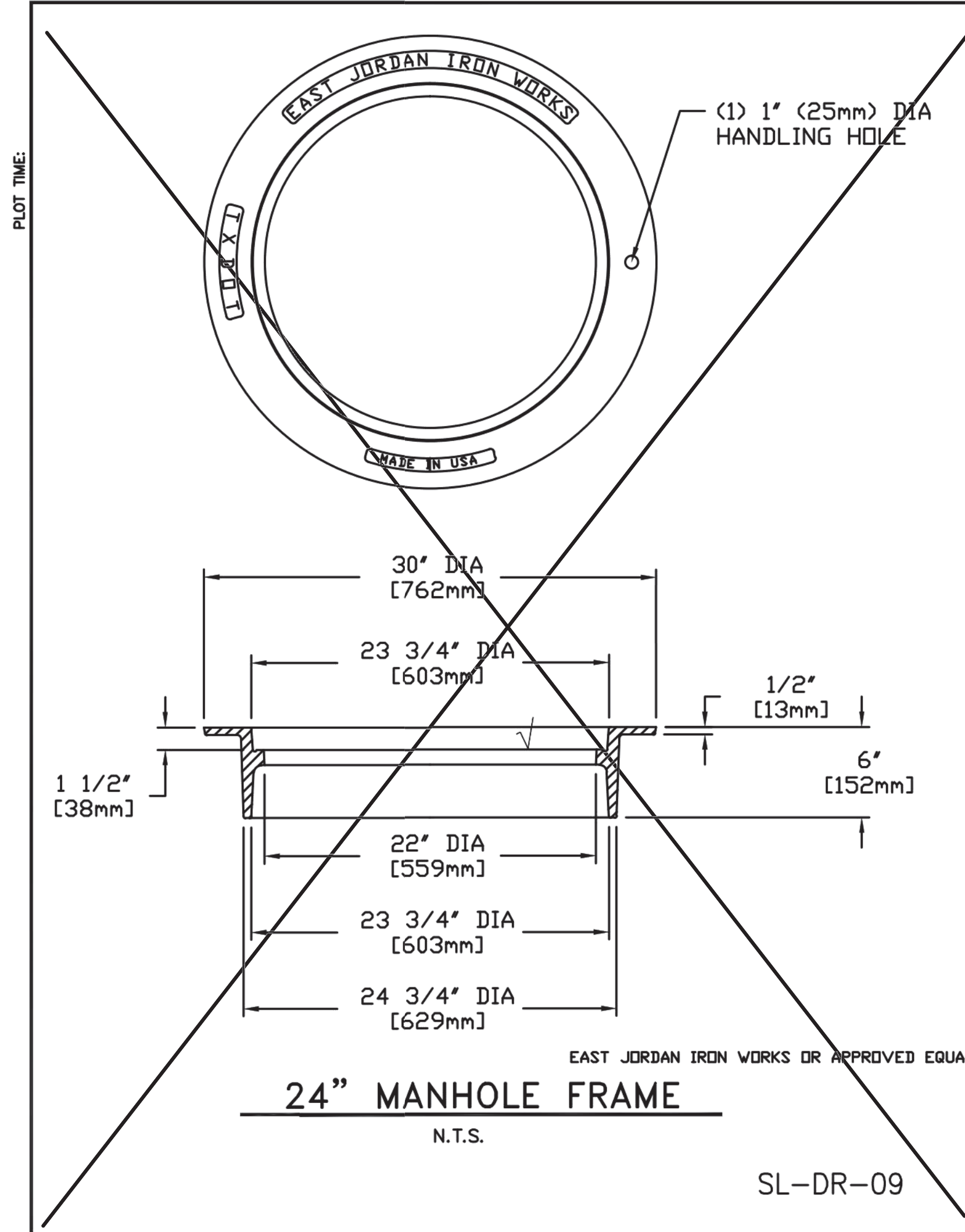
PT STORAGE FACILITY  
ANGLETON, TEXAS 77515

SWPPP LAYOUT

PROJECT NO. 15239

C.9





No.	DATE	REVISION

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-05**  
SHEET OF

NO.	DATE	DESCRIPTION	APPROVED

DESIGNED: MS  
DRAWN: \_\_\_\_\_  
CHECKED: \_\_\_\_\_  
DATE: \_\_\_\_\_

DESIGNED: MS  
DRAWN: \_\_\_\_\_  
CHECKED: \_\_\_\_\_  
DATE: \_\_\_\_\_

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STATE OF TEXAS  
121992  
LICENSED PROFESSIONAL ENGINEER

05-19-2023

OWNER:  
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913 CANNAN DRIVE  
ANGLETON, TX 77515

PLAN: \_\_\_\_\_  
PROFILE: \_\_\_\_\_  
HORIZONTAL: \_\_\_\_\_  
VERTICAL: \_\_\_\_\_

**PT STORAGE FACILITY**  
ANGLETON, TEXAS 77515

STORM SEWER CONSTRUCTION DETAILS  
SL-05

PROJECT NO. 15239

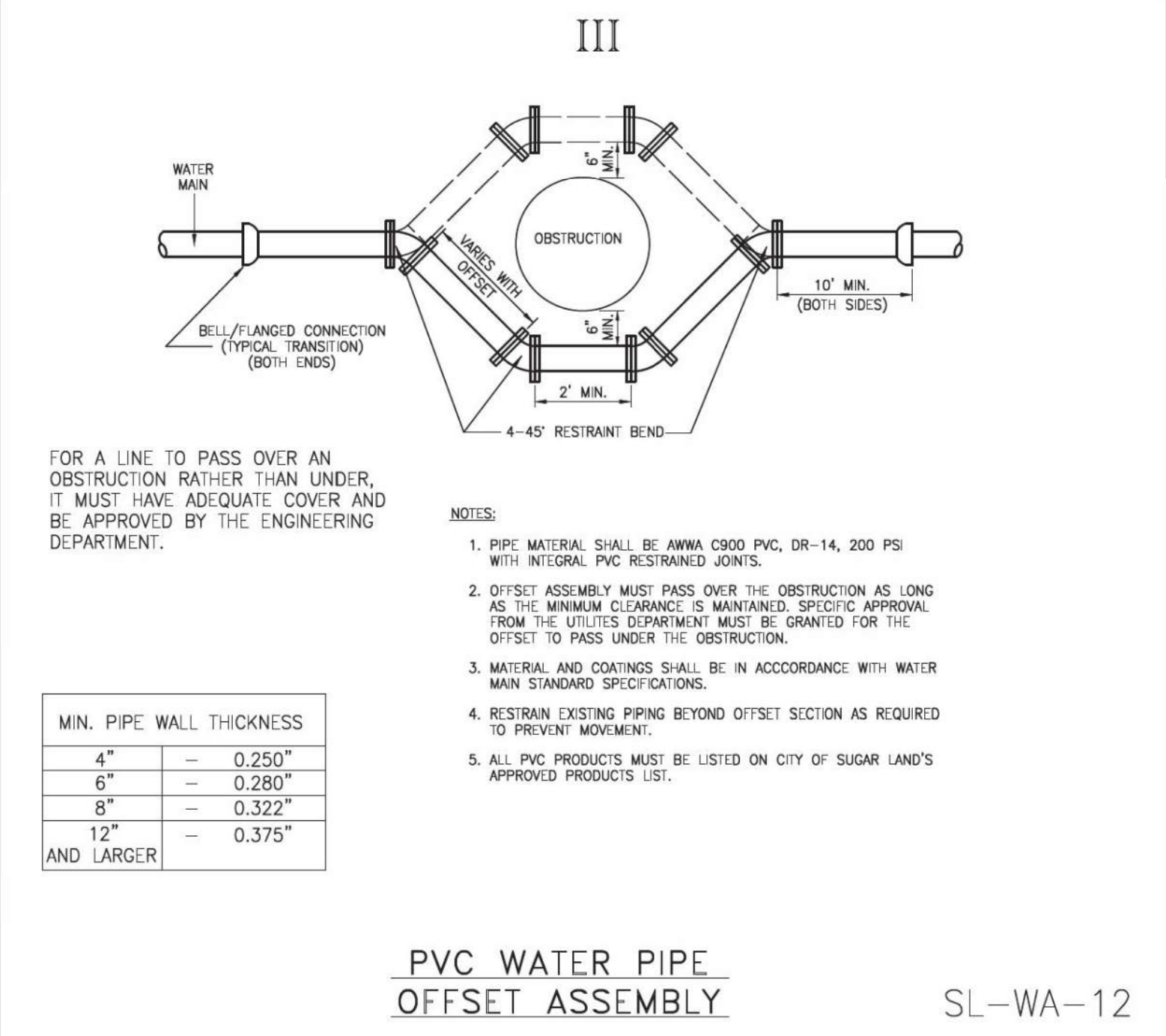
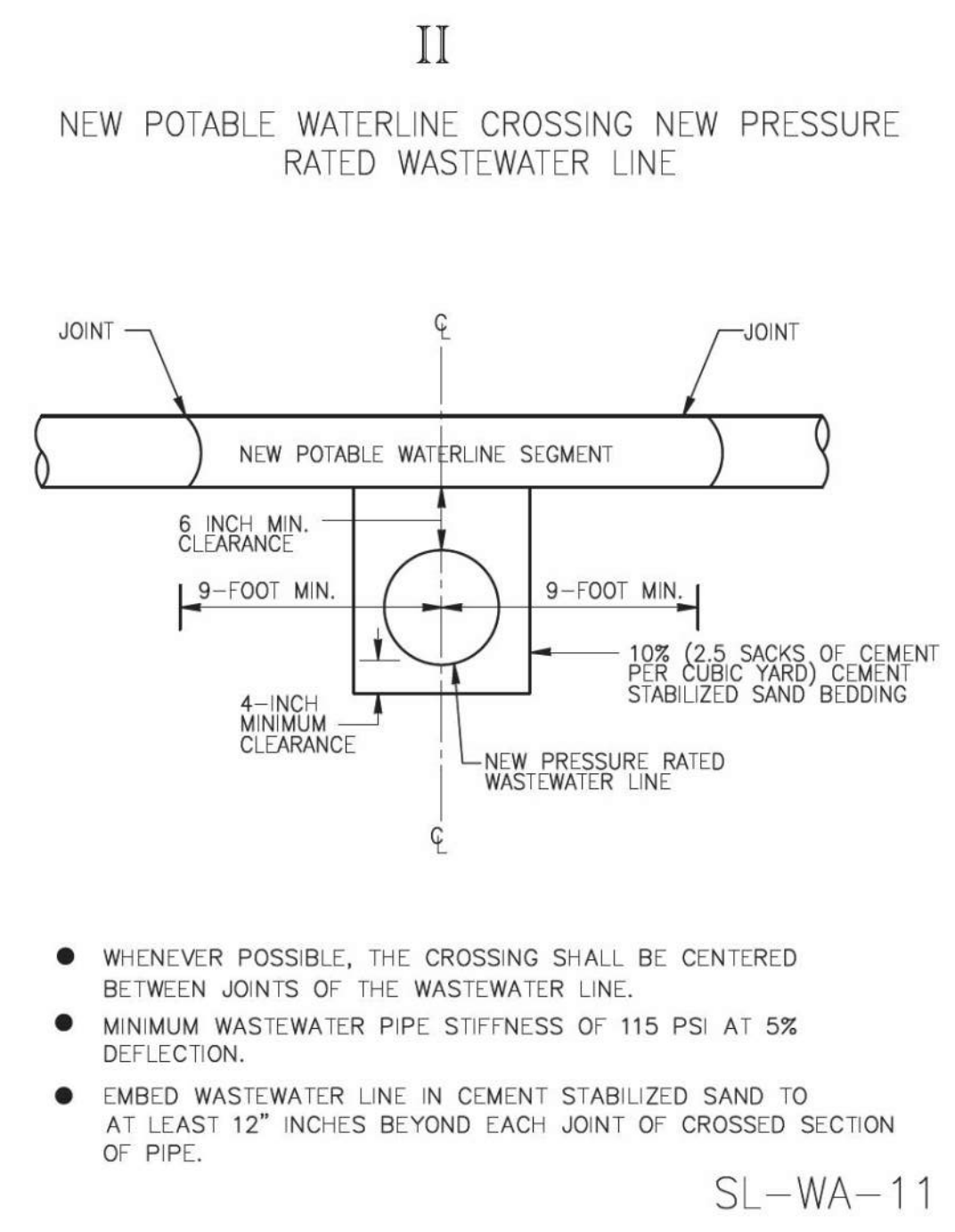
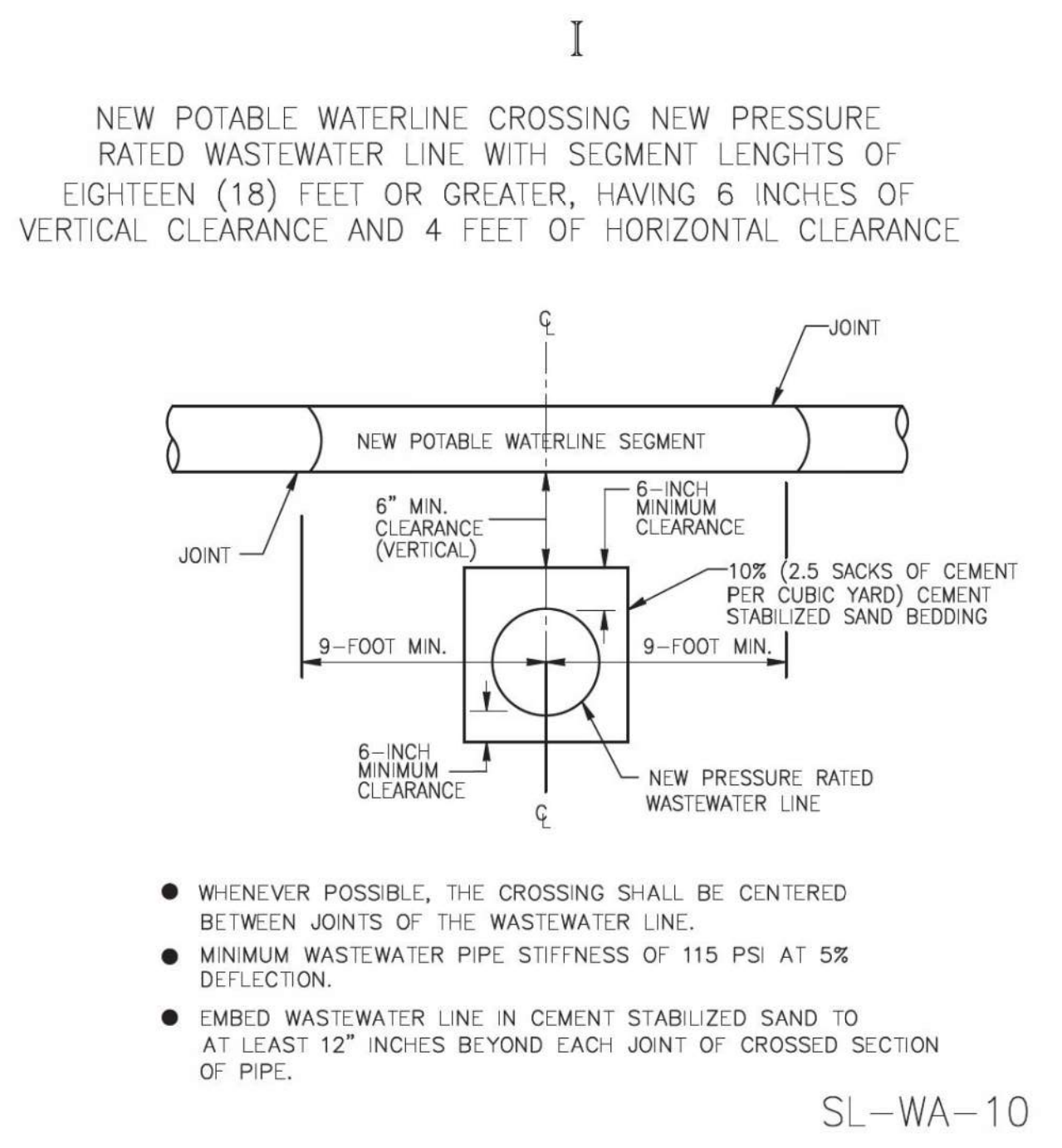
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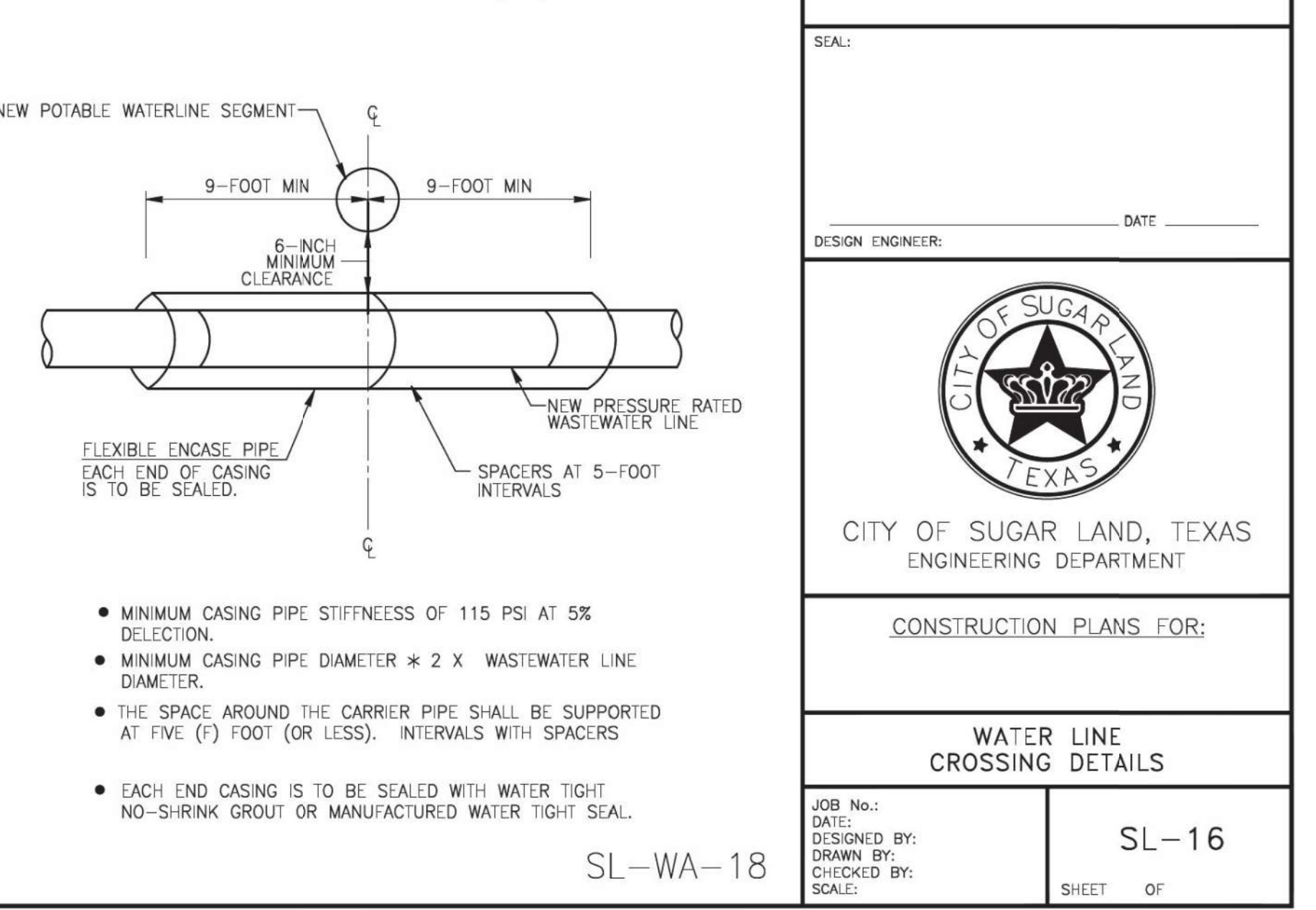
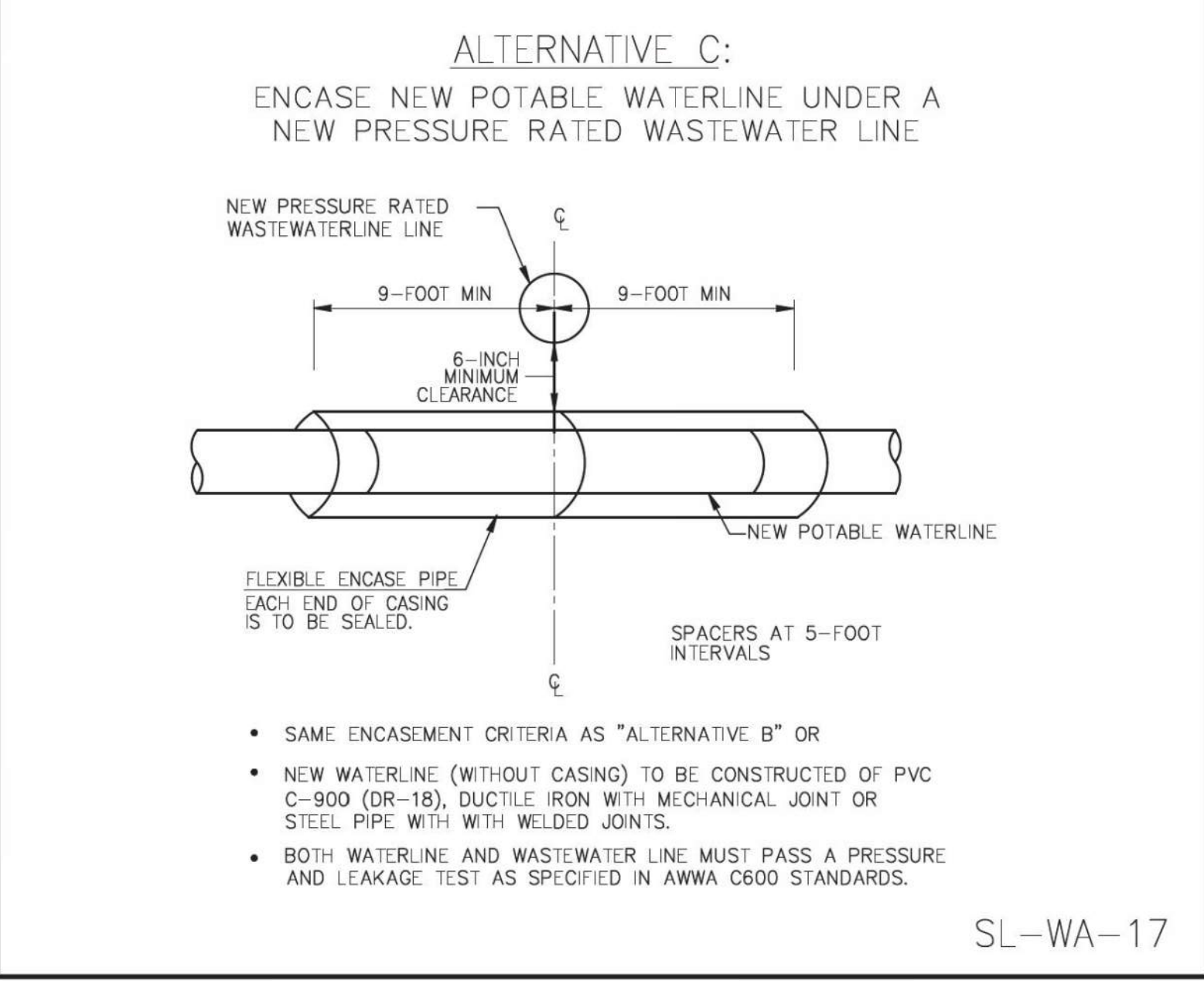
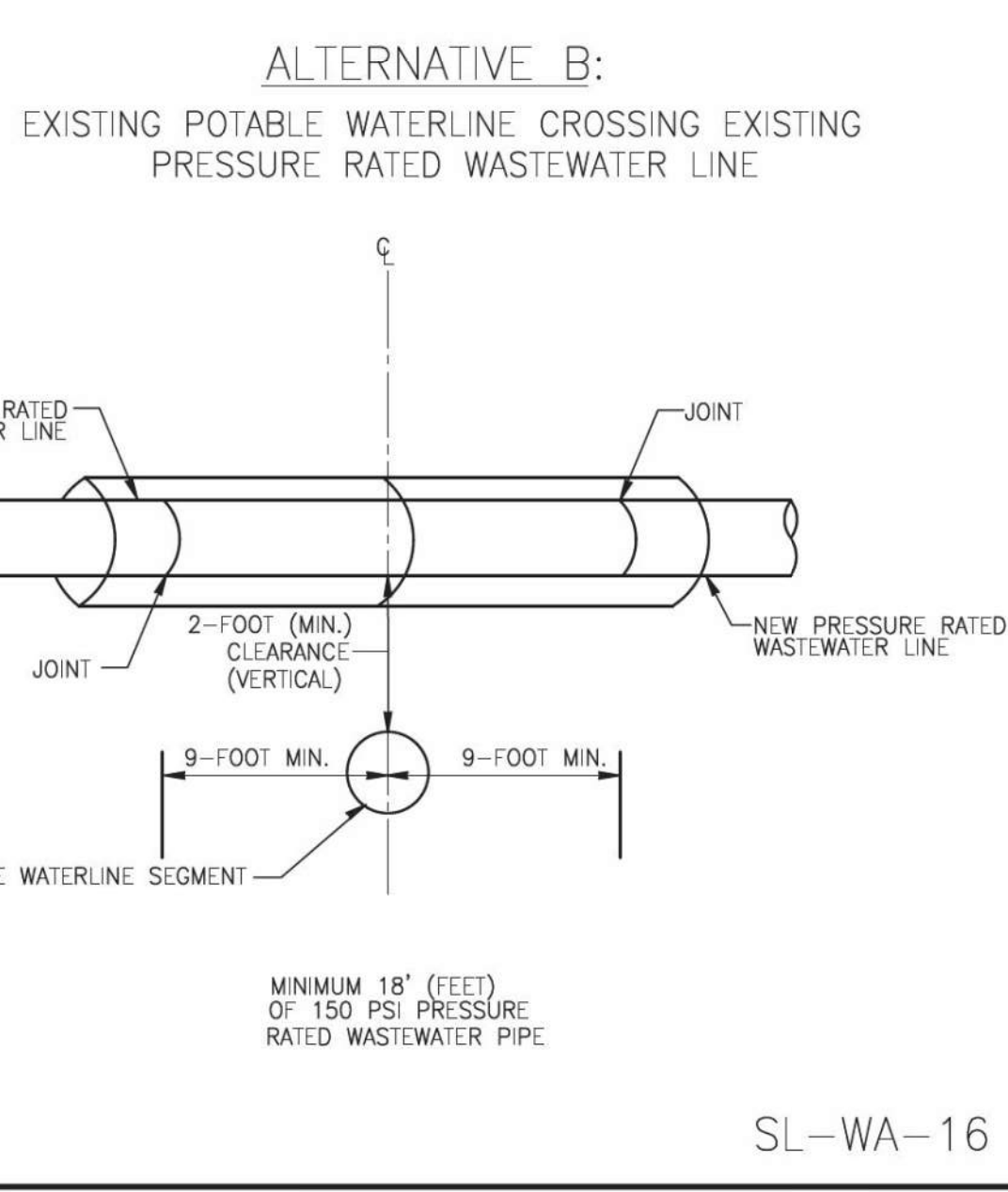
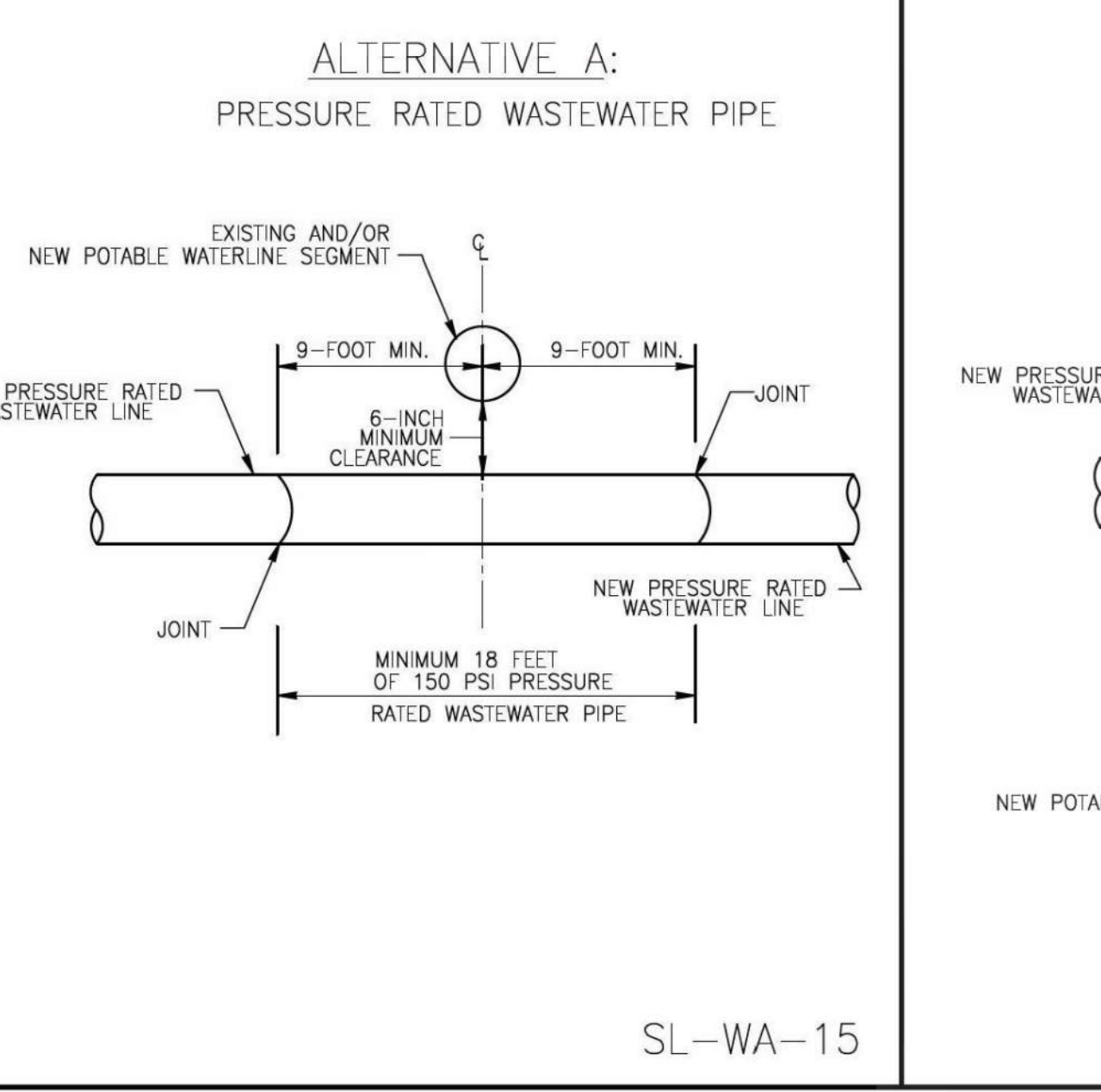
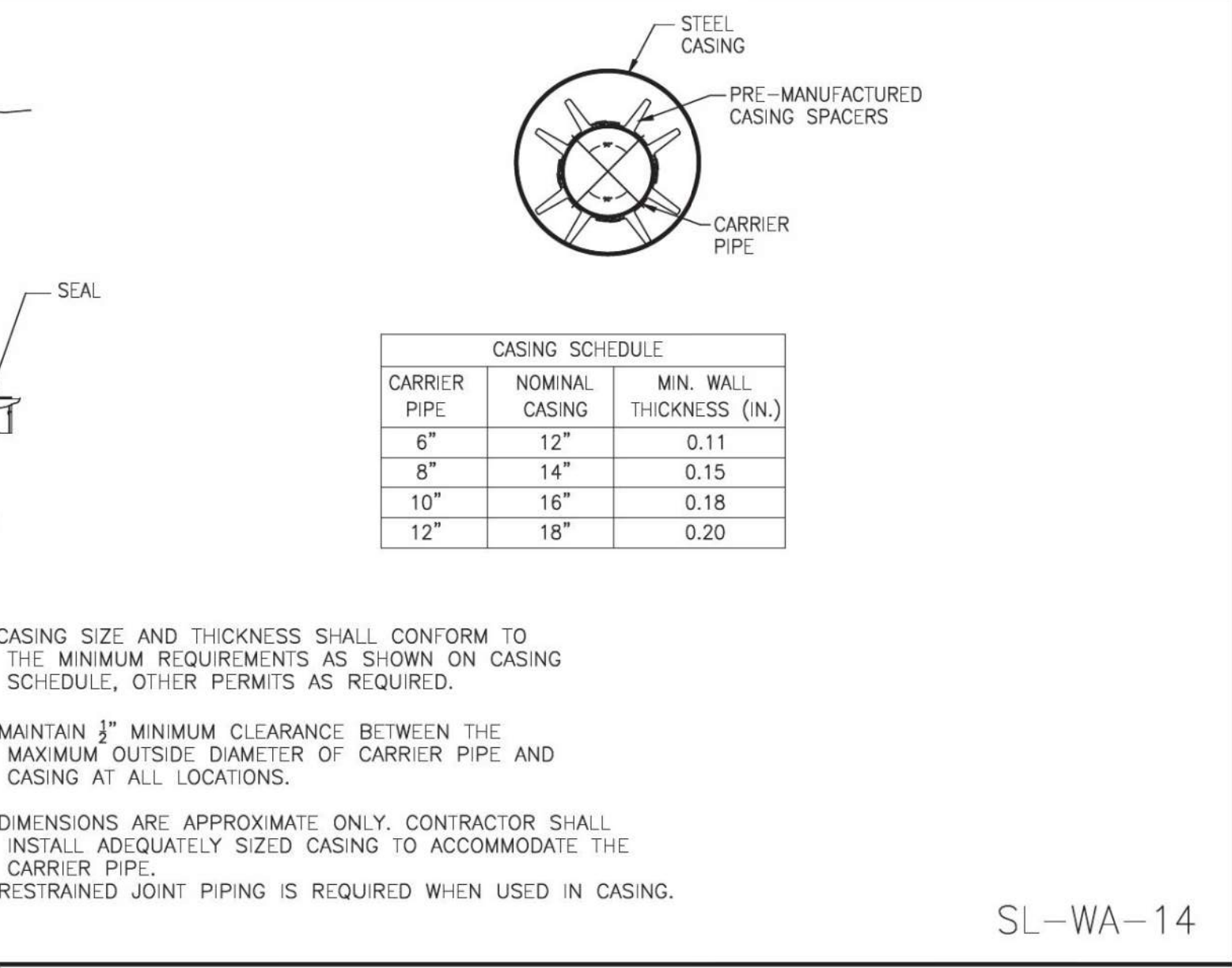
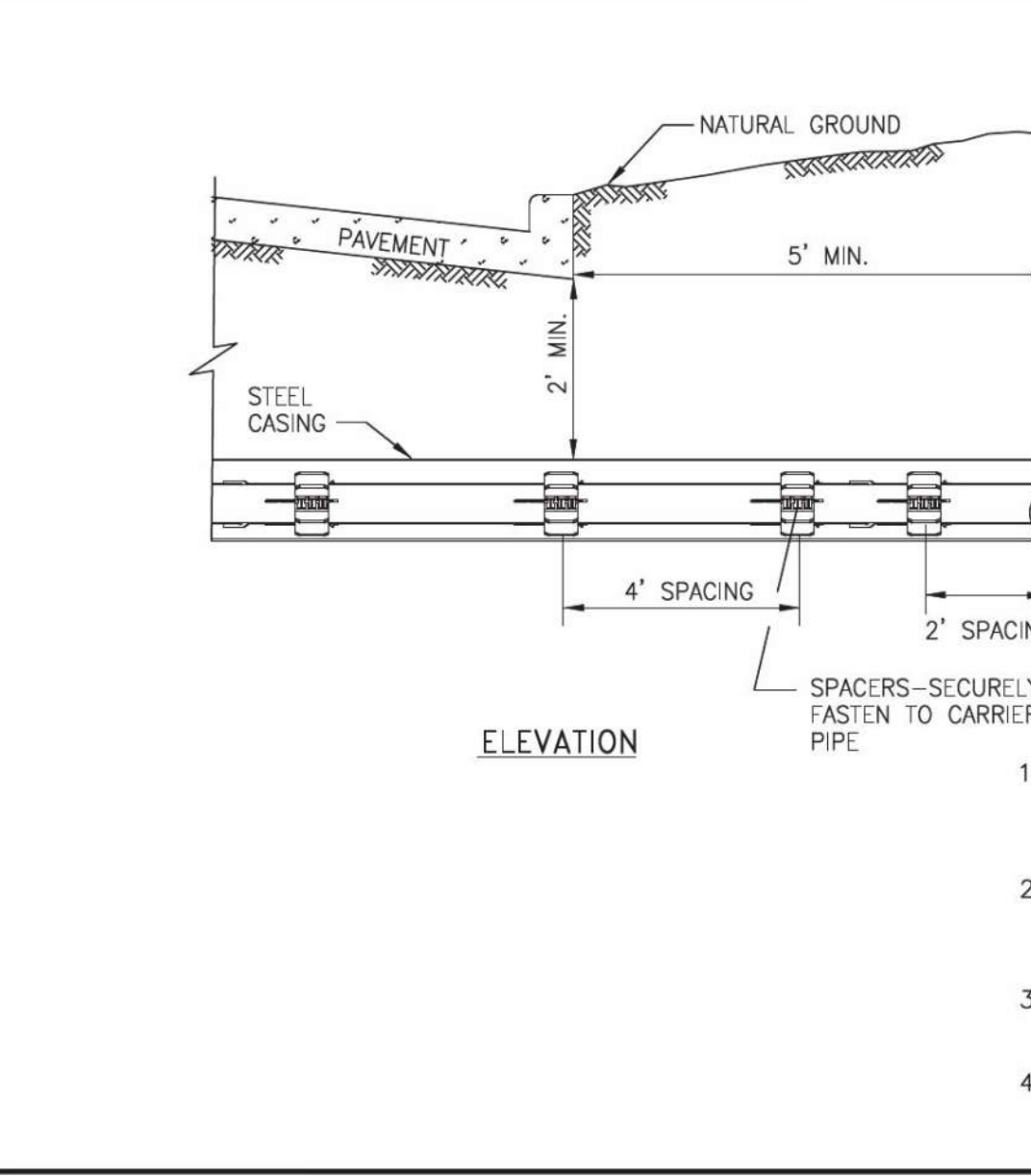
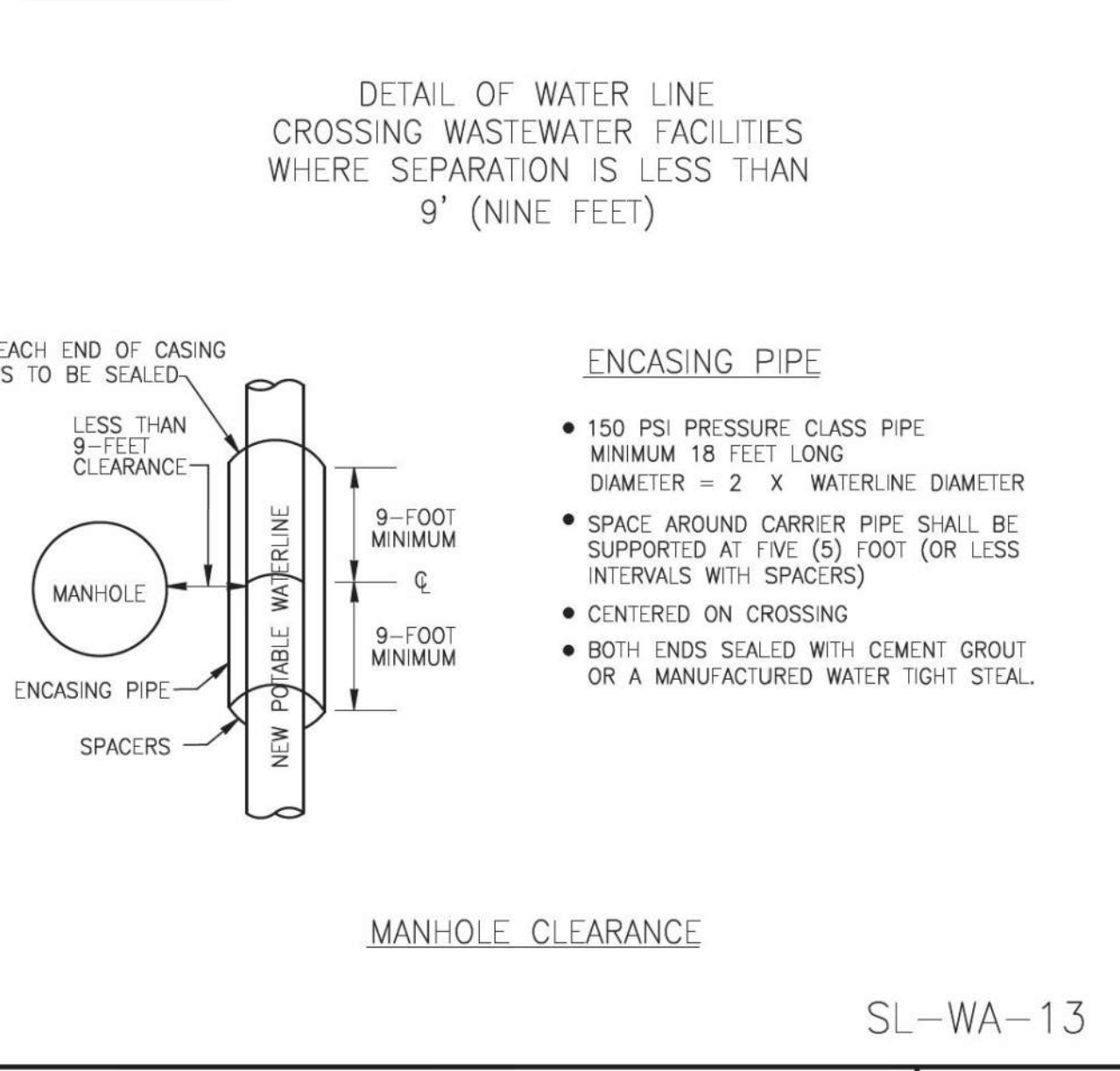




**GENERAL NOTES:**

- CONTRACTOR SHALL CONTACT CITY OF SUGAR LAND ENGINEERING DEPARTMENT AT (281) 275-2780 IF WET SAND OR OTHER UNSTABLE SOIL CONDITIONS, HIGH WATER TABLE AND/OR UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED.
- SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND INFORMATION INCLUDED IN PROJECT SPECIFICATIONS, CITY OF SUGAR LAND DESIGN STANDARDS SHALL GOVERN.
- 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.
- 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.
- 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.
- 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 ANNUAL SPACES AT EACH END SHALL BE SEALED WITH A MATERIAL APPROVED FOR SUCH USE.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- IN NO INSTANCE SHALL A FIRE HYDRANT BE INSTALLED WITHIN 9 LINEAR FEET OF A SANITARY SEWER SYSTEM.
- 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.
- BELL STOPS SHALL BE USED WHEN WATER LINES ARE BORED. BELL STOPS TO BE INSTALLED PER MANUFACTURER SPECIFICATION. ALL BORED WATER LINES SHALL USE EBAA MEGA STOP SERIES 5000 BELL PROTECTION SYSTEM.
- REFER TO GENERAL SANITARY, WATER AND C.S.S. NOTES.

SL-WA-13



SL-WA-19

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

DESIGNED: MS  
 DRAWN: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 DATE: \_\_\_\_\_

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

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

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

05-19-2023

OWNER:  
**DR. PATRICK THOMAS, DDS**  
 913 CANNAN DRIVE  
 ANGLETON, TX 77515

PLAN: \_\_\_\_\_  
 PROFILE: \_\_\_\_\_  
 HORIZONTAL: \_\_\_\_\_  
 VERTICAL: \_\_\_\_\_

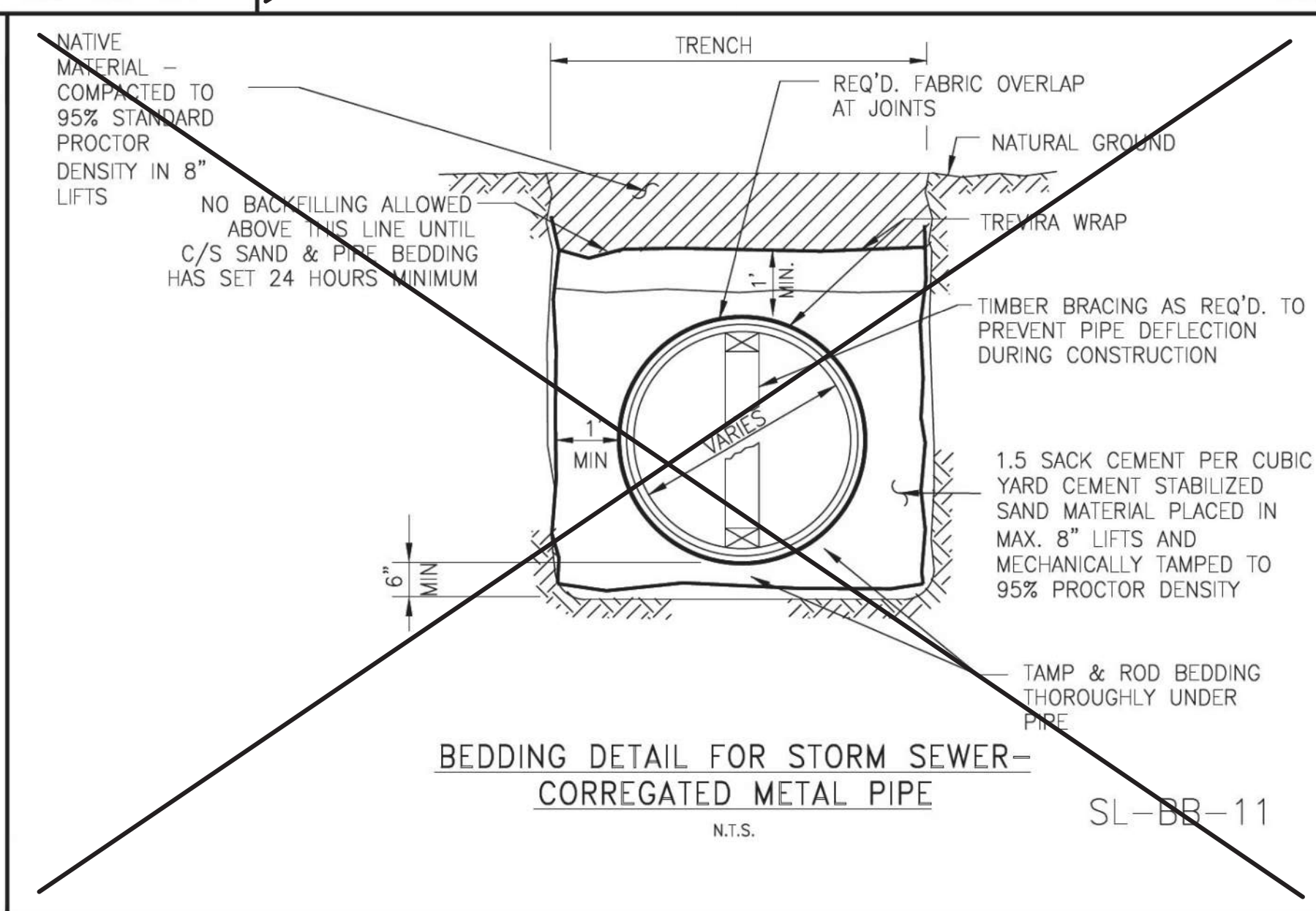
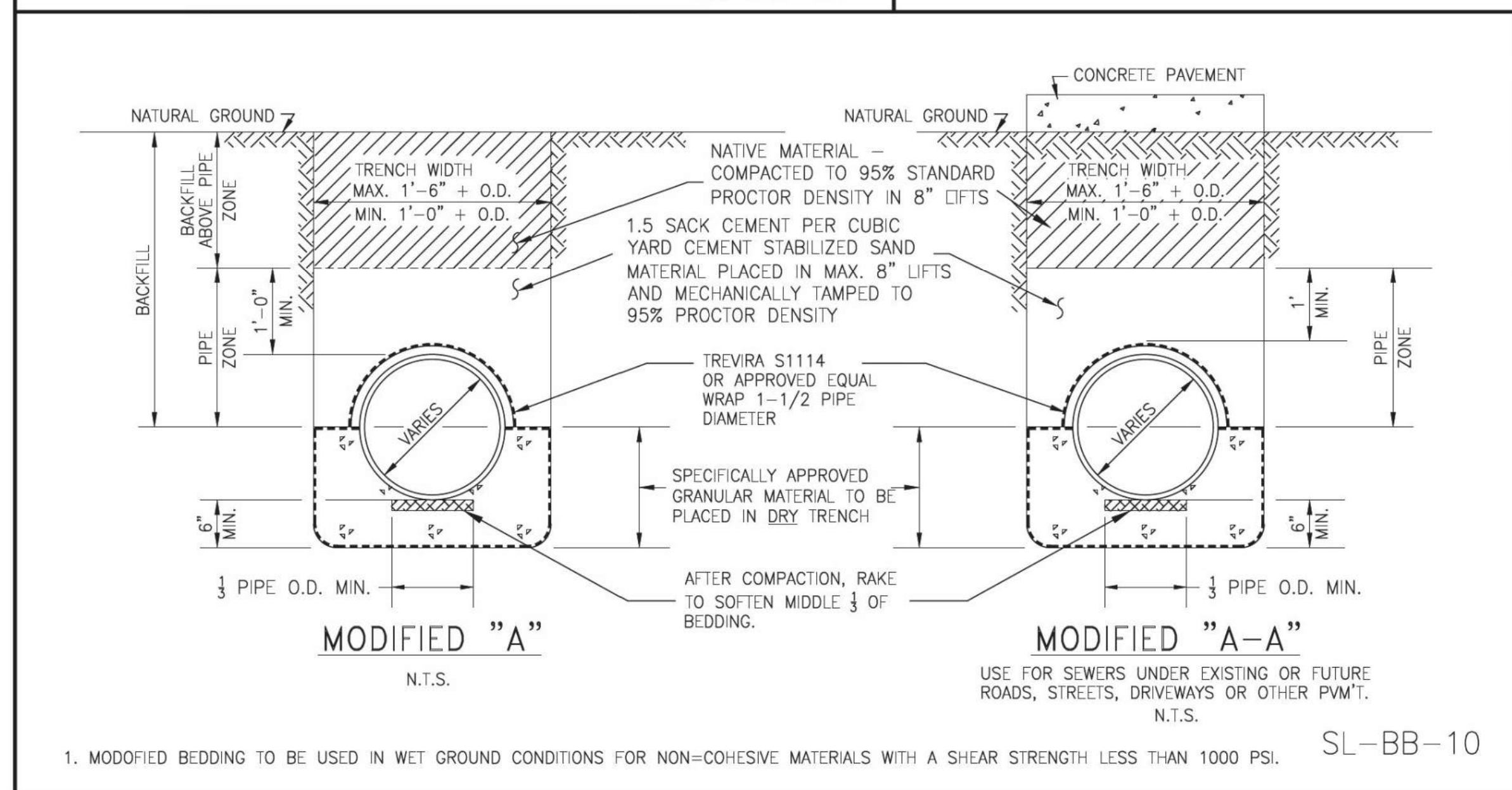
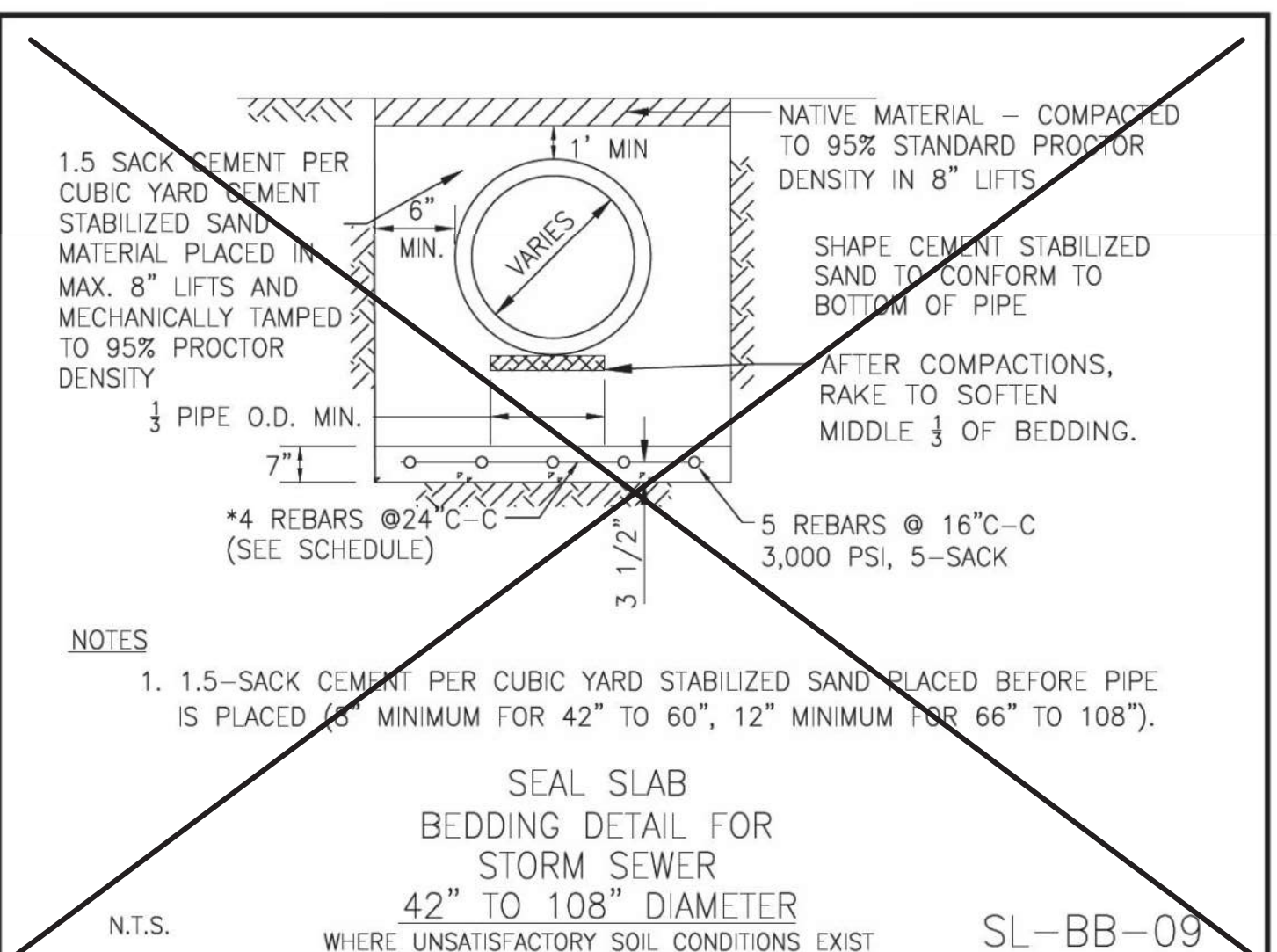
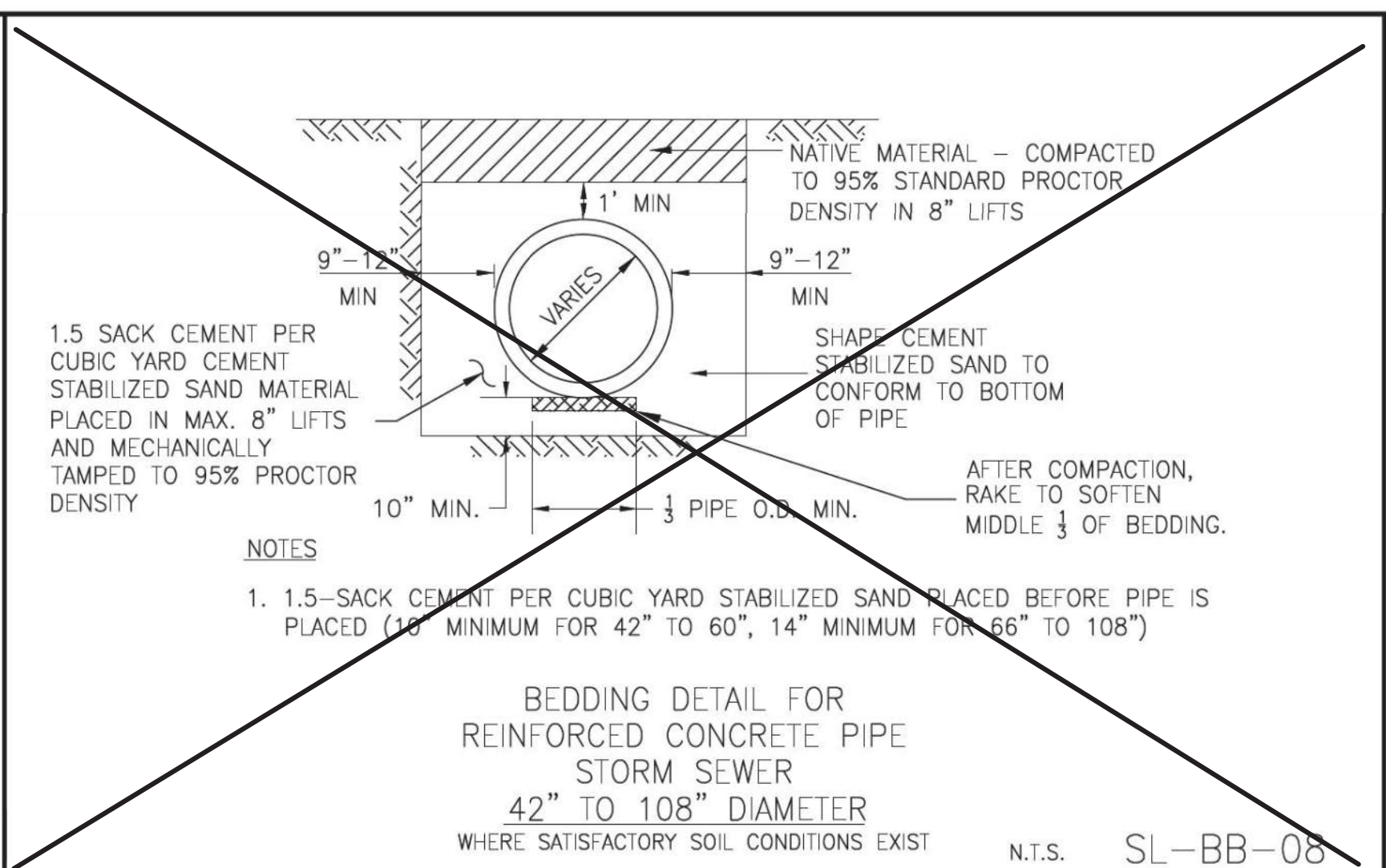
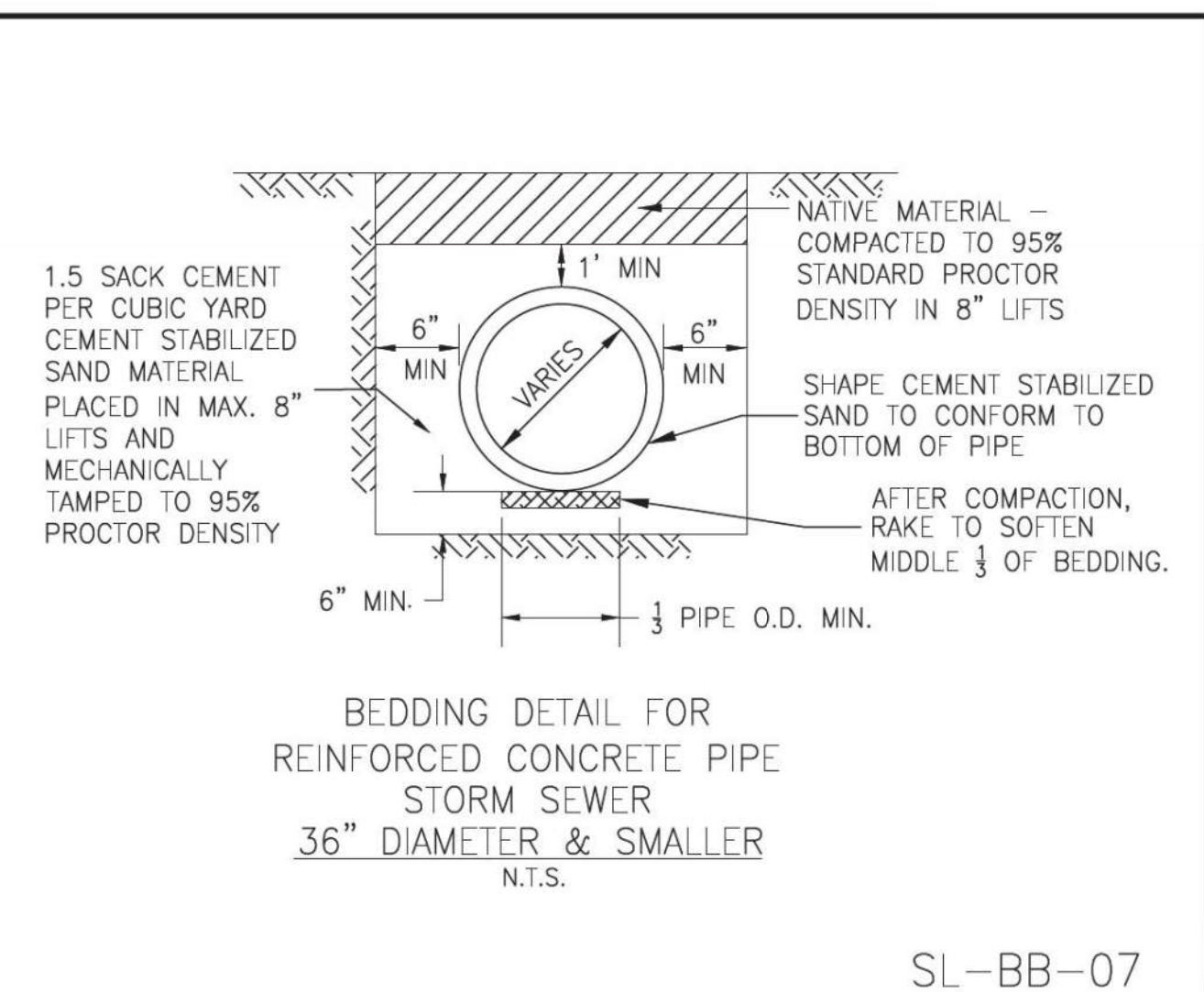
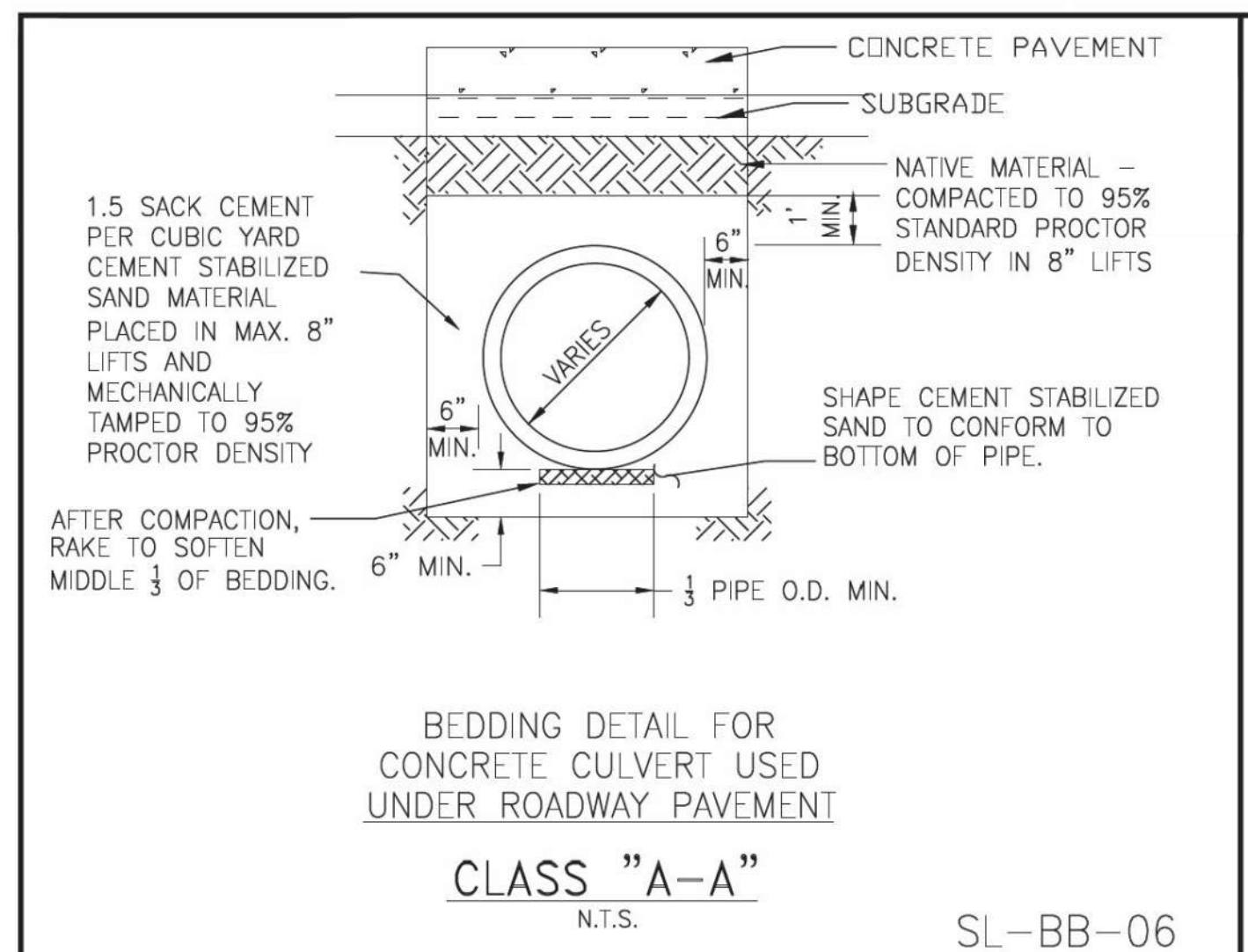
PT STORAGE FACILITY  
 ANGLETON, TEXAS 77515

PROJECT NO. 15239

WATER LINE CROSSING DETAILS  
 SL-16

SD.5





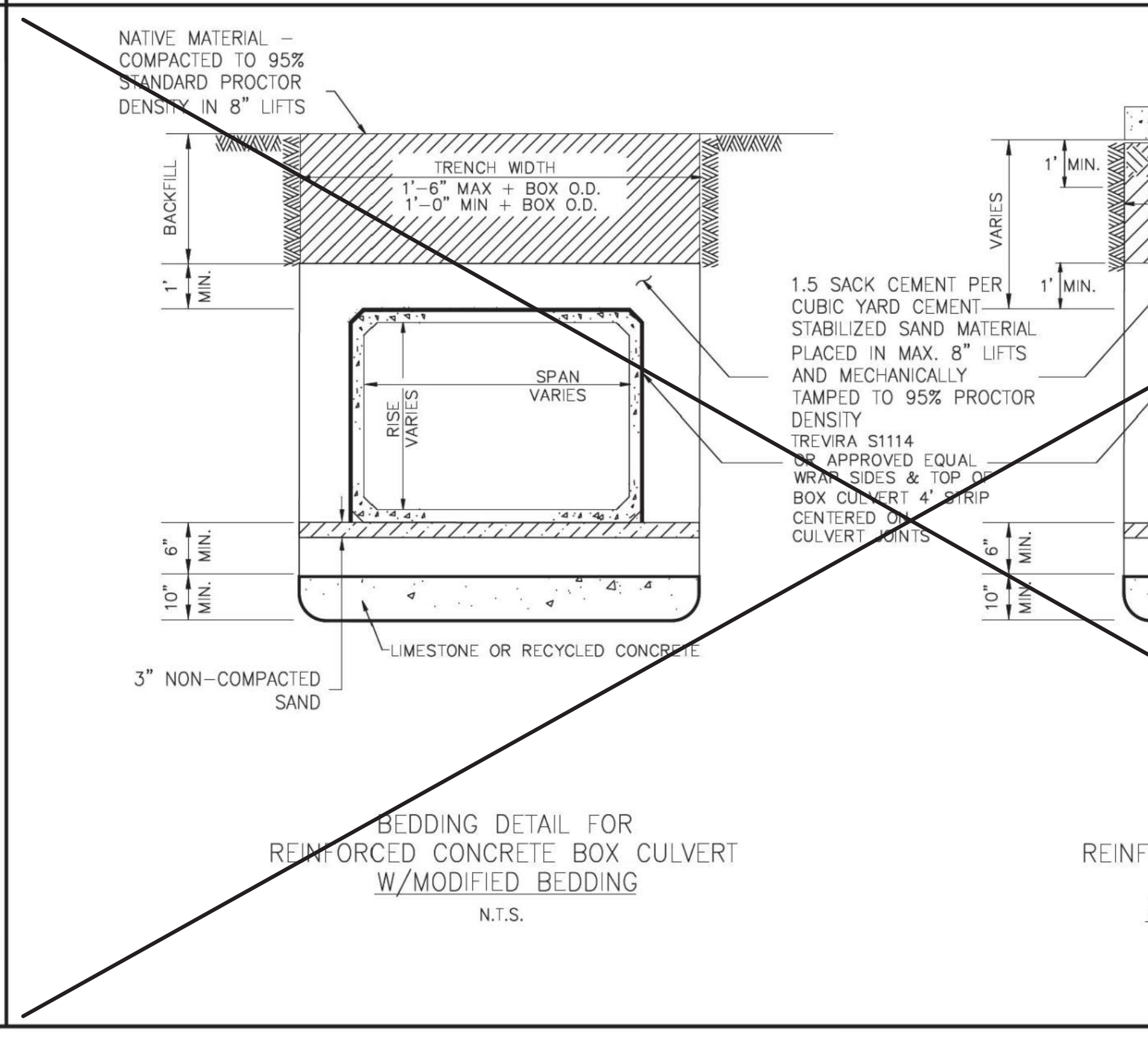
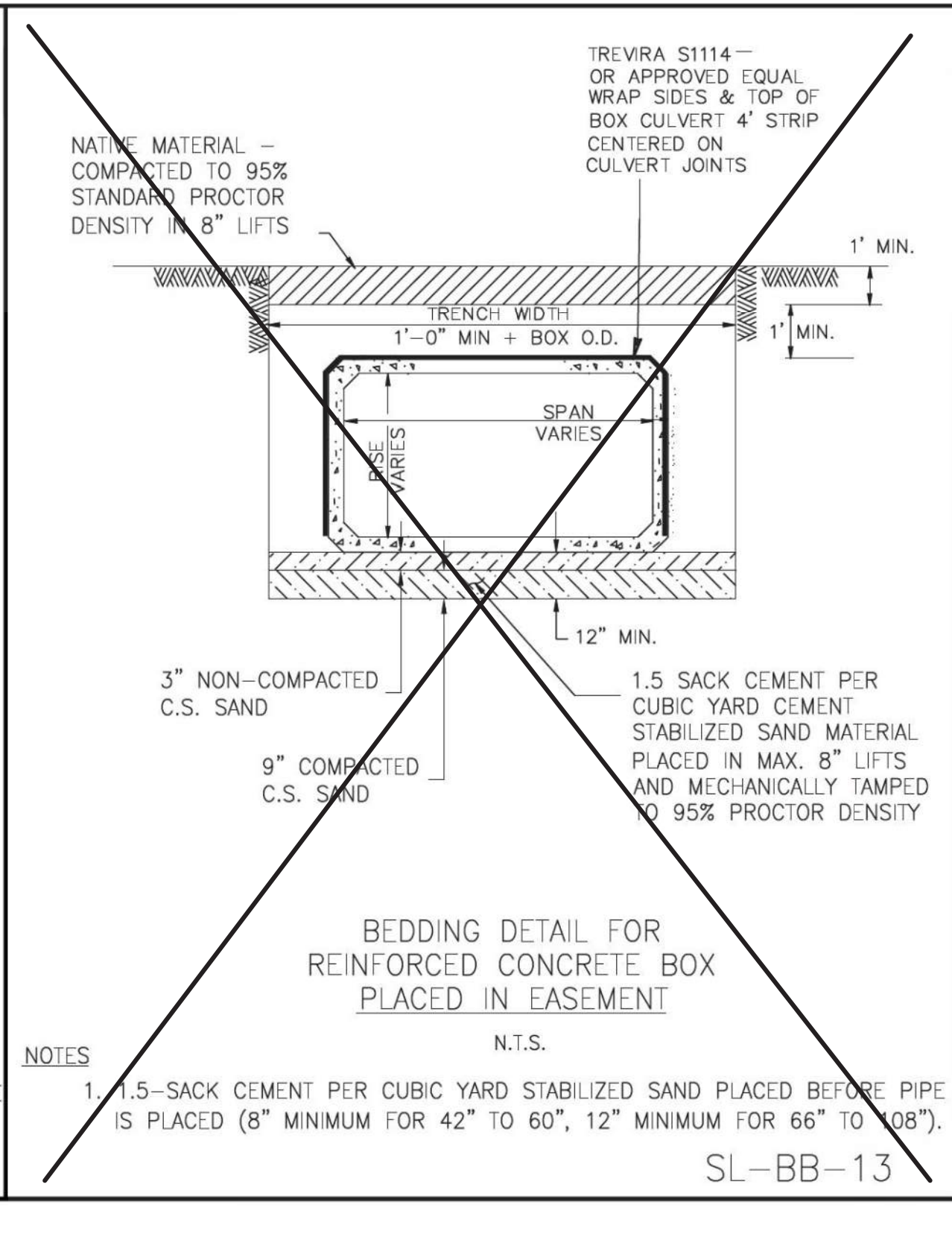
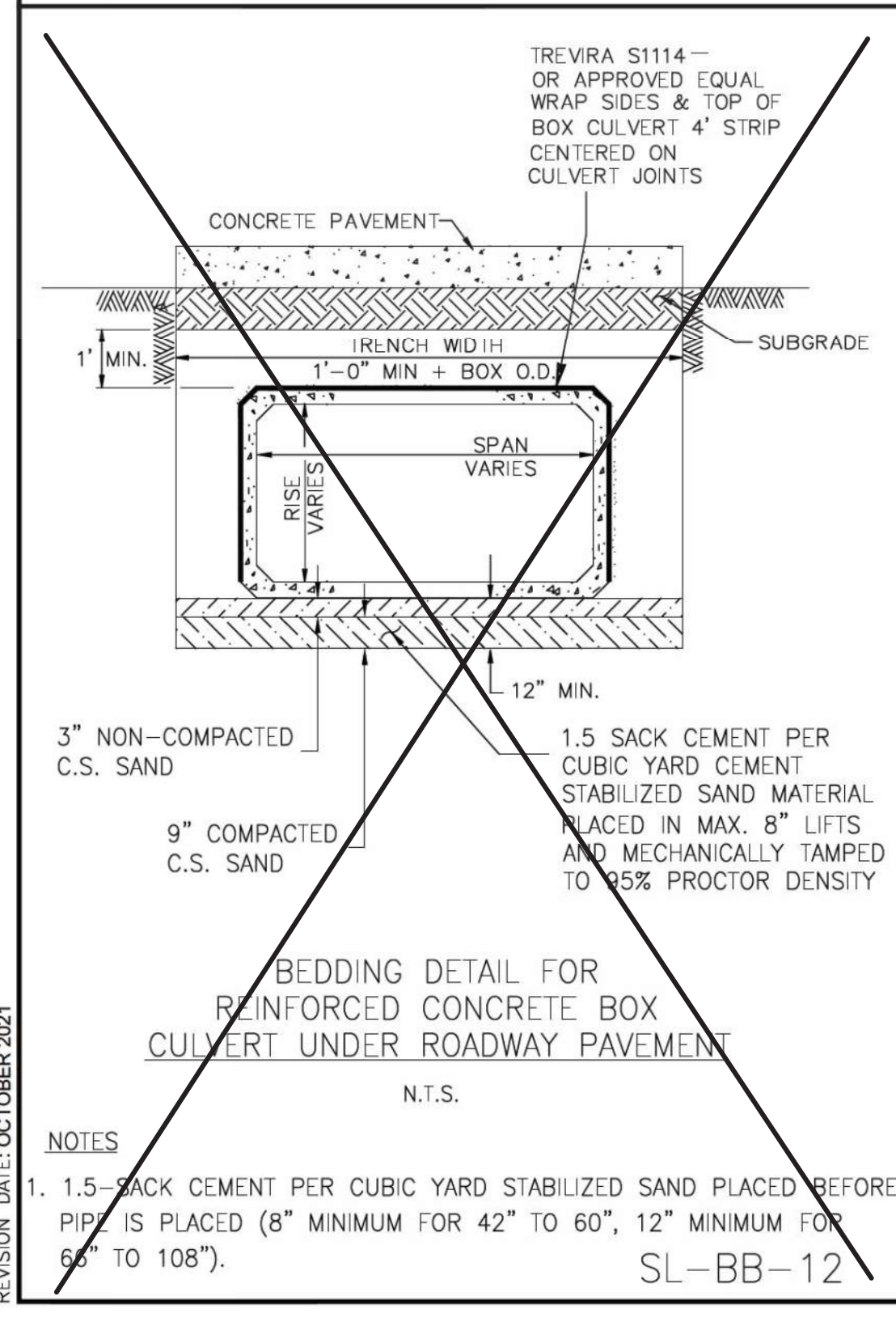
**CONSTRUCTION NOTES**

- CONTRACTOR SHALL CONTACT SUGAR LAND ENGINEERING DEPARTMENT IMMEDIATELY IF WET SAND CONDITIONS ARE ENCOUNTERED.
- SPECIFICALLY APPROVED GRANULAR MATERIAL DIMENSIONS SHOWN ARE TYPICAL BUT MAY BE VARIED BY ORDER OF CITY ENGINEER.
- SPECIFICALLY APPROVED GRANULAR MATERIAL SHALL BE IN ACCORDANCE WITH TXDOT SPECIFICATION No. 247 FLEXIBLE BASE, TYPE A, GRADE 2 AGGREGATE.
- 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.
- R.C.P. AND BOX CULVERTS SHALL BE INSTALLED WITH APPROVED GASKETS ONLY.
- MANHOLES SHALL BE PROVIDED WHERE MODIFIED "A" OR MODIFIED "A-A" BEDDING IS USED. STACKS ARE NOT ALLOWED.
- REFER TO: MANHOLE DETAILS, INLETS, OUTFALL AND END TREATMENT DETAILS, C.S.S., GENERAL NOTES, AND STORM NOTES.
- SPECIFIC DESIGNS MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER FOR MANHOLE ACCESS TO BOX CULVERTS AS REQUIRED.
- ALL BACKFILL WITHIN THE R.O.W. SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- 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.
- EXCAVATE A HOLE \$ BELL HOLES FOR BELL PIPES (NO ADDITIONAL PAYMENT)

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

PIPE SIZE	LGT #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



DESIGN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

**CITY OF SUGAR LAND, TEXAS**

CITY OF SUGAR LAND, TEXAS  
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

**STORM SEWER PIPE BEDDING AND BACKFILL DETAILS**

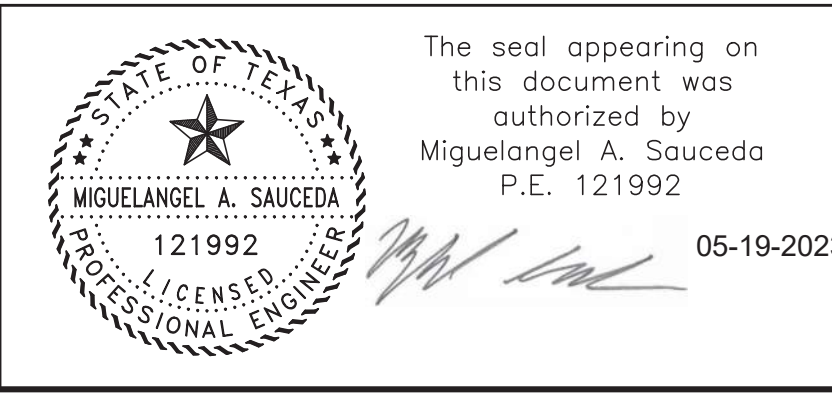
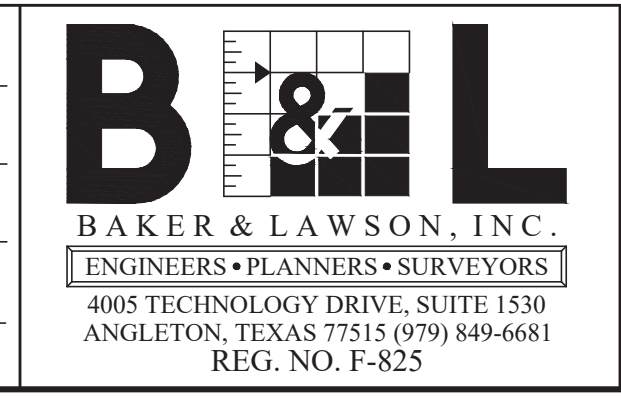
JOB No.: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
SCALE: \_\_\_\_\_

SL-20  
SHEET OF

REVISIONS

NO.	DATE	DESCRIPTION	APPROVED

DESIGNED MS  
DRAWN \_\_\_\_\_  
CHECKED \_\_\_\_\_  
DATE \_\_\_\_\_



OWNER:  
**DR. PATRICK THOMAS, DDS**  
913 CANNAN DRIVE  
ANGLETON, TX 77515

PLAN: \_\_\_\_\_  
PROFILE: \_\_\_\_\_  
HORIZONTAL: \_\_\_\_\_  
VERTICAL: \_\_\_\_\_

**PT STORAGE FACILITY**  
ANGLETON, TEXAS 77515

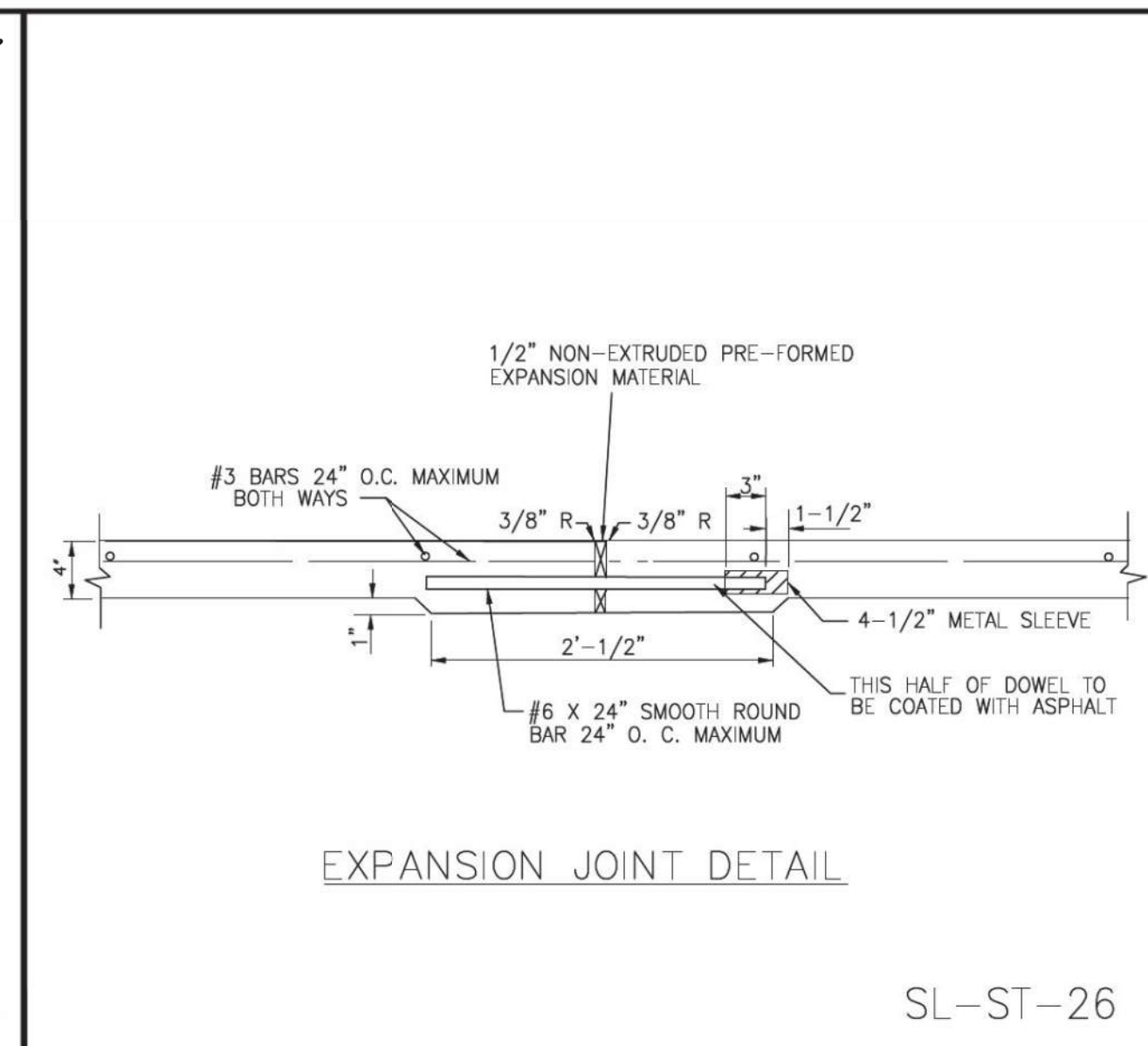
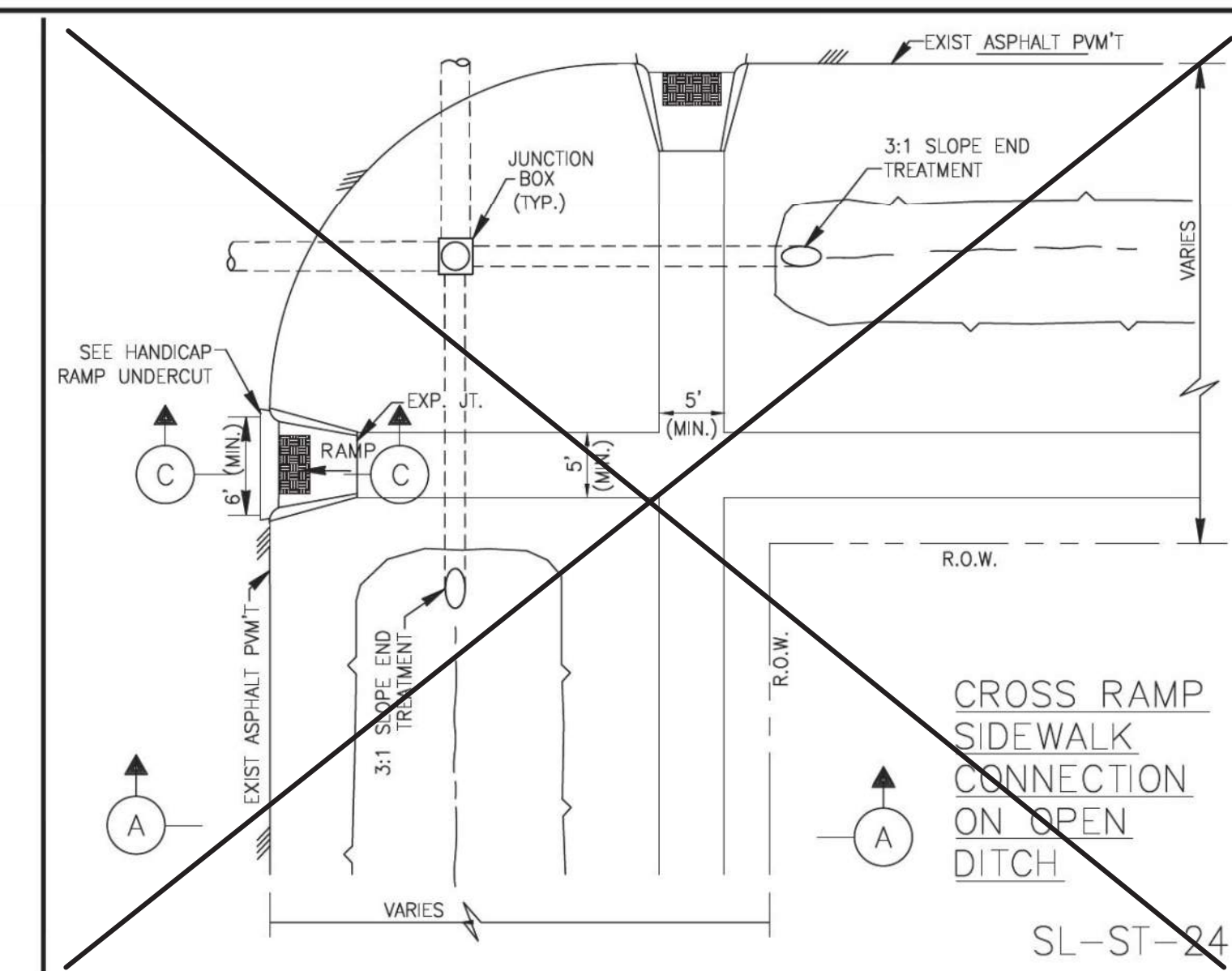
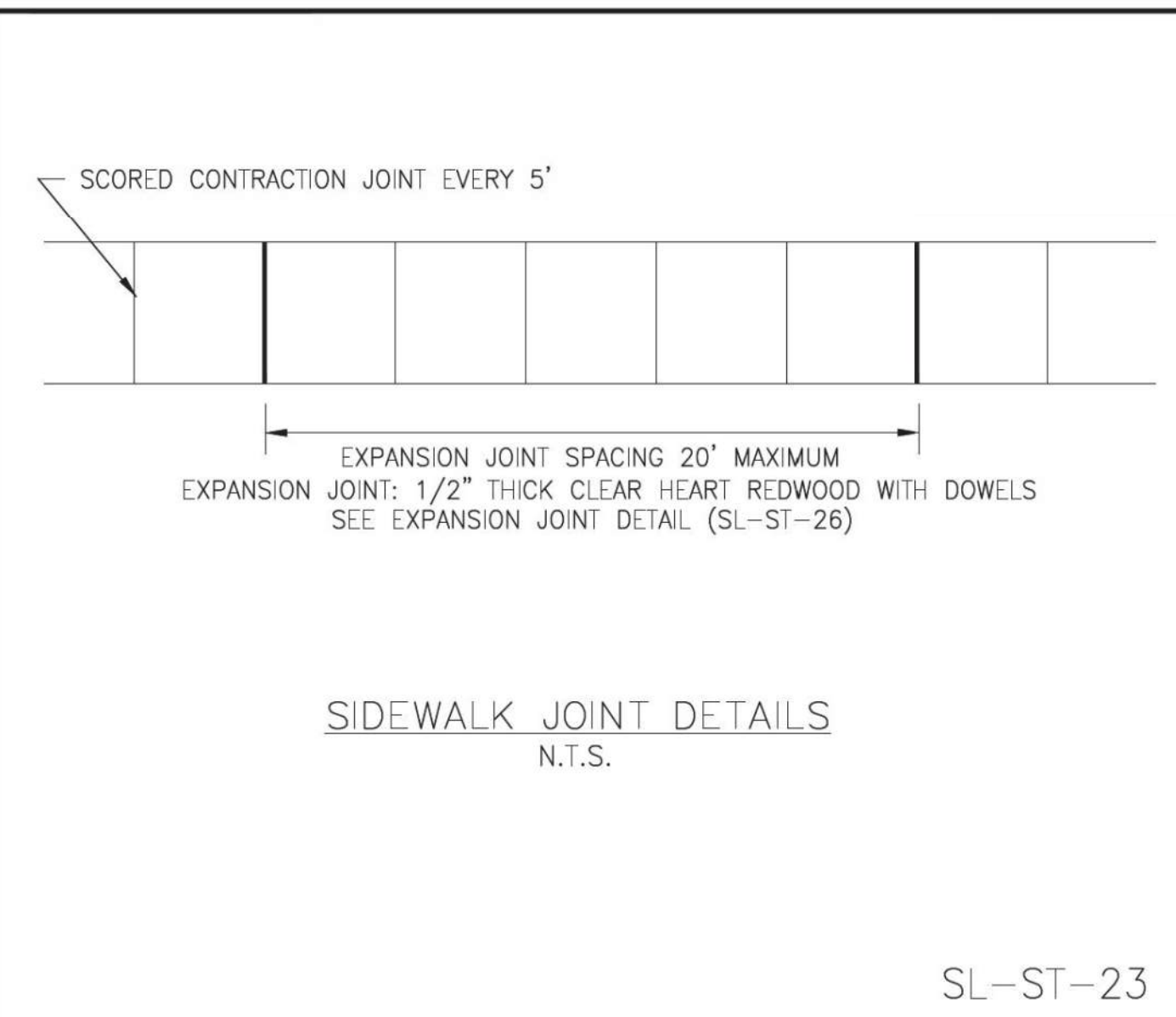
**STORM SEWER PIPE BEDDING AND BACKFILL DETAILS**  
SL-20

PROJECT NO. 15239

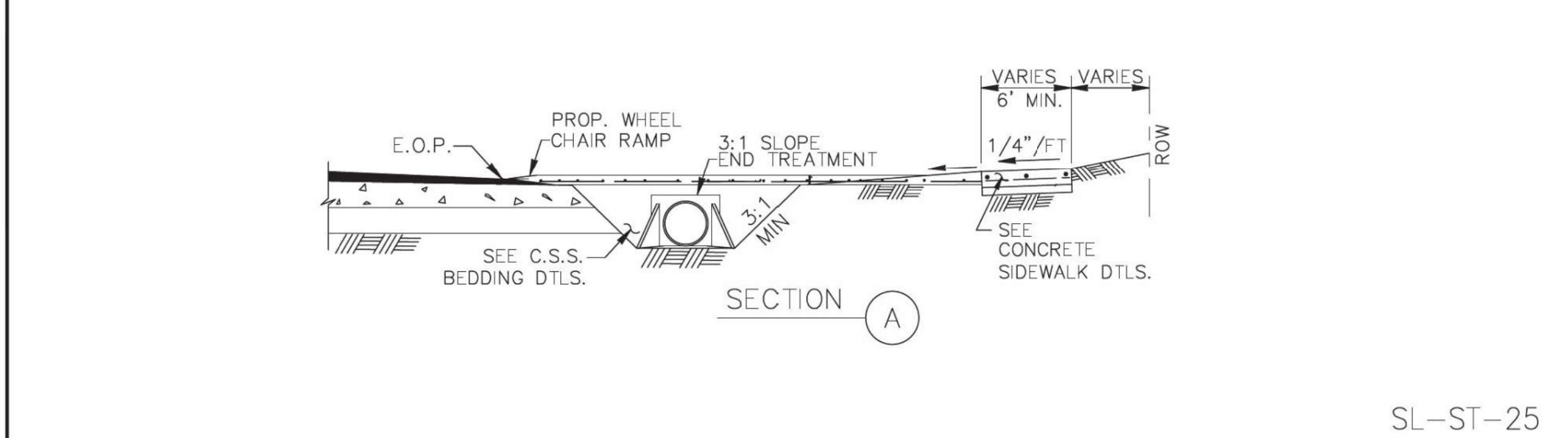
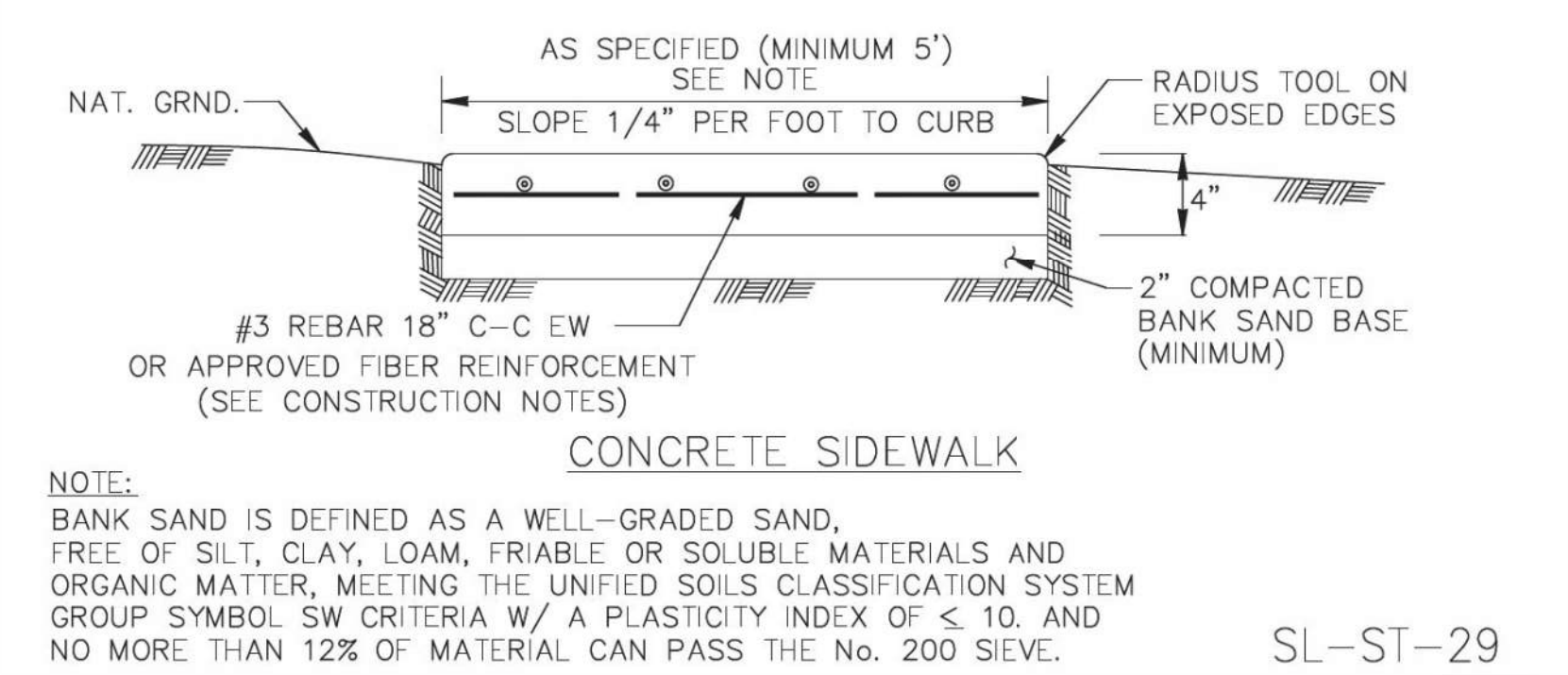
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SD.7

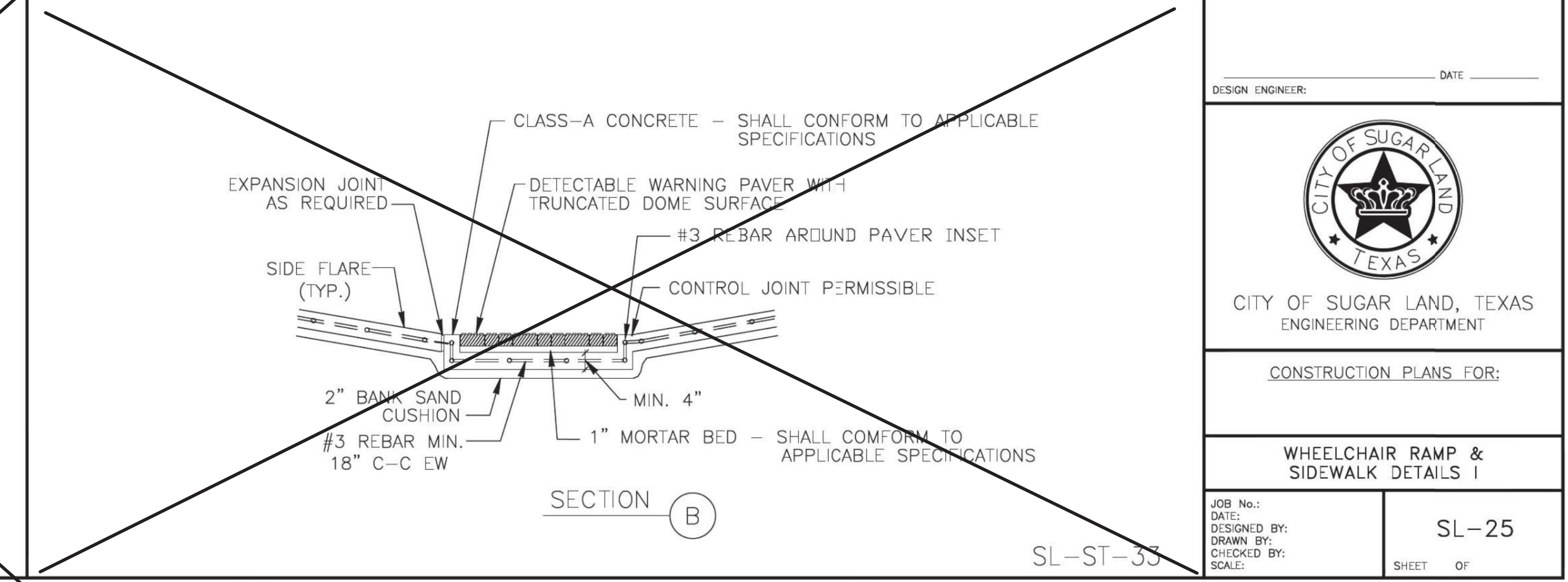
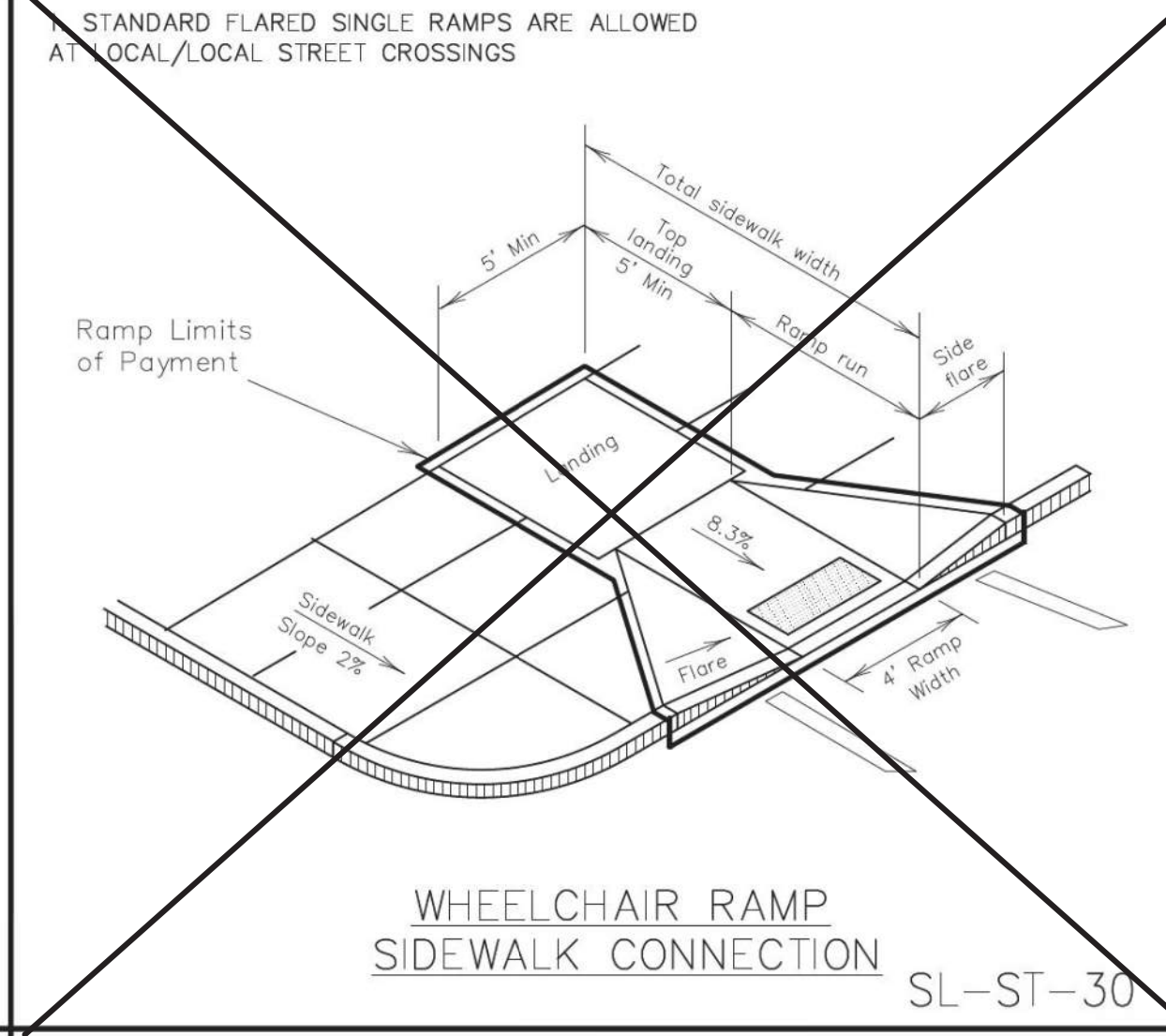
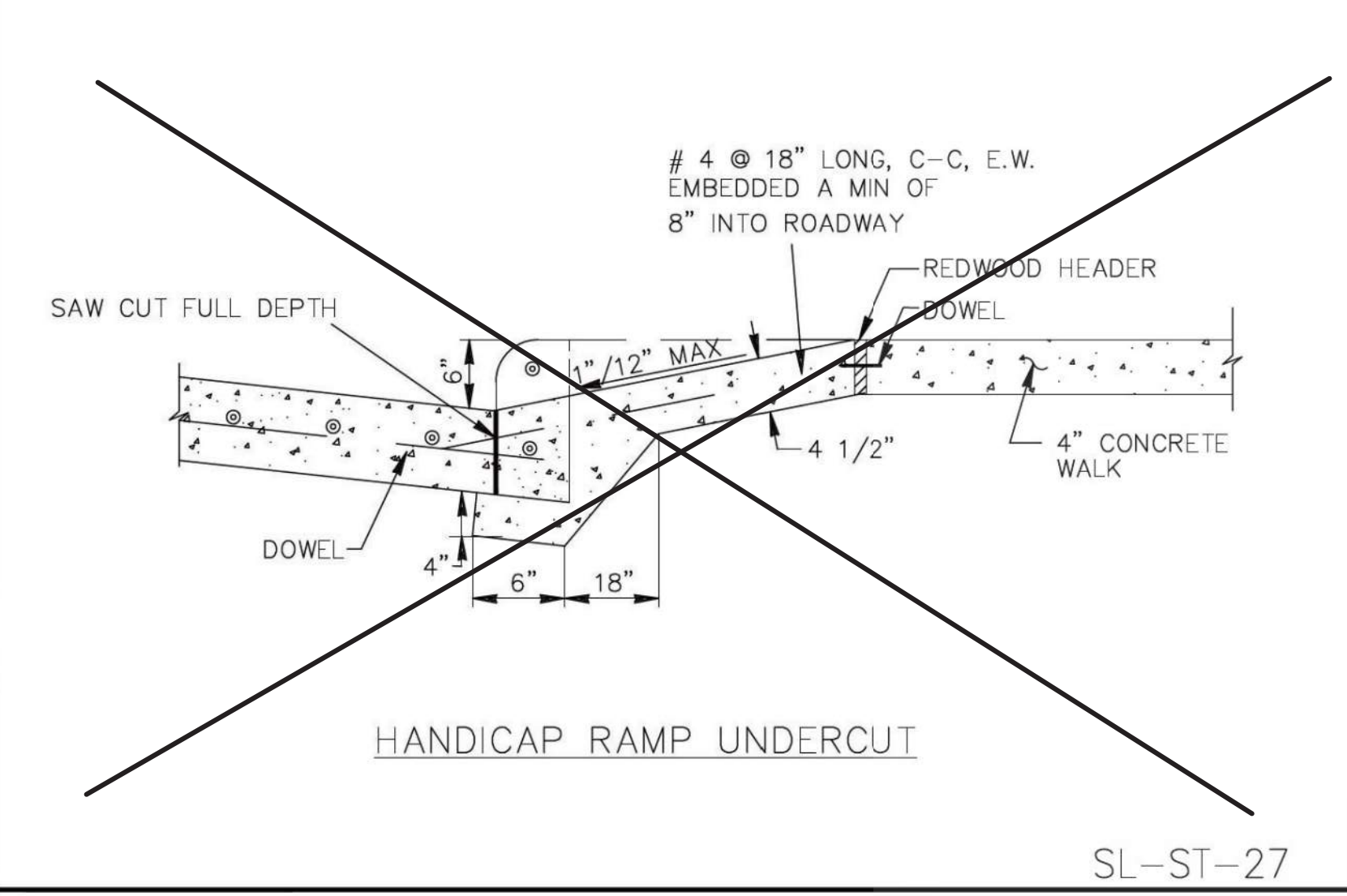
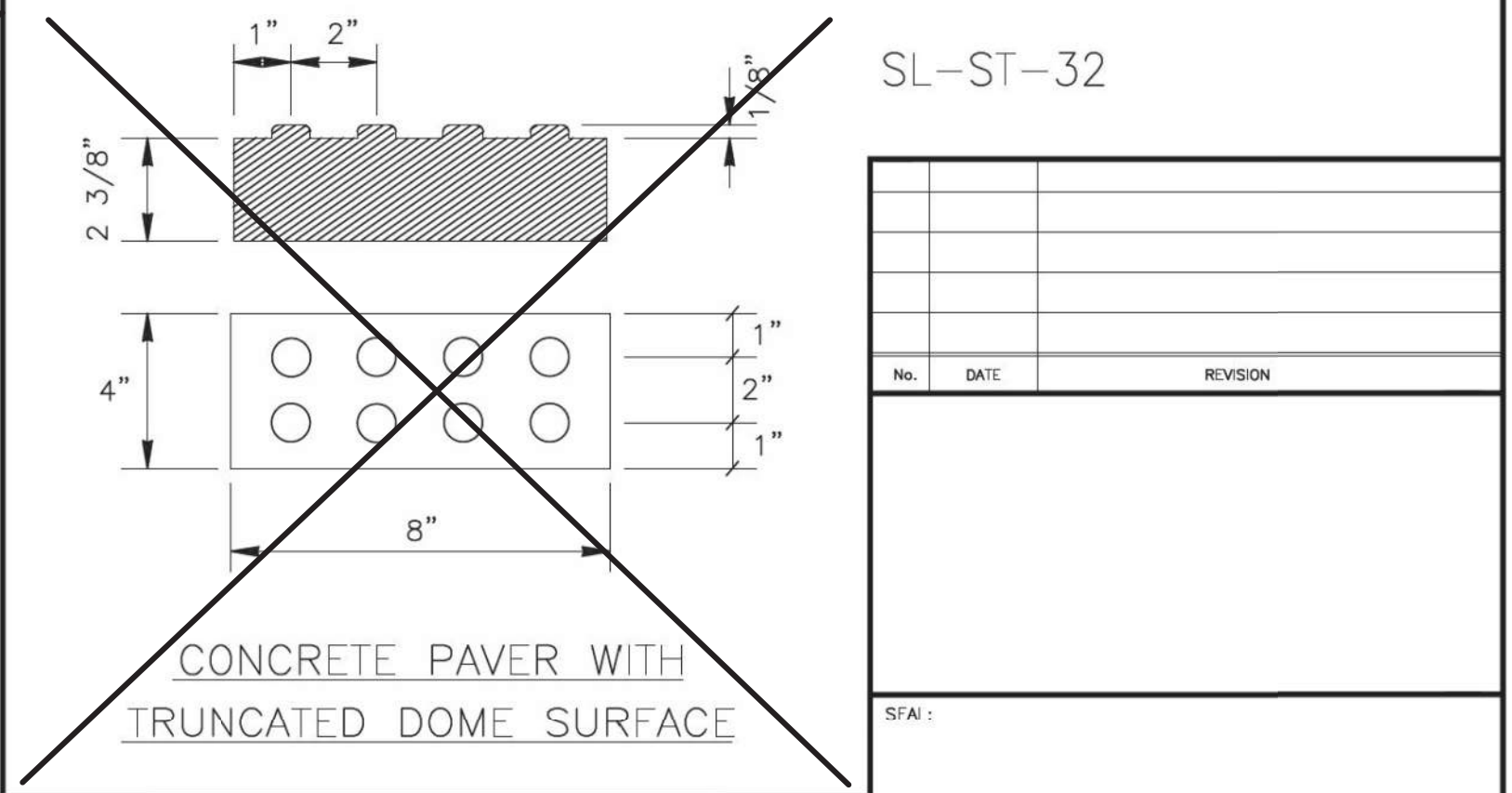
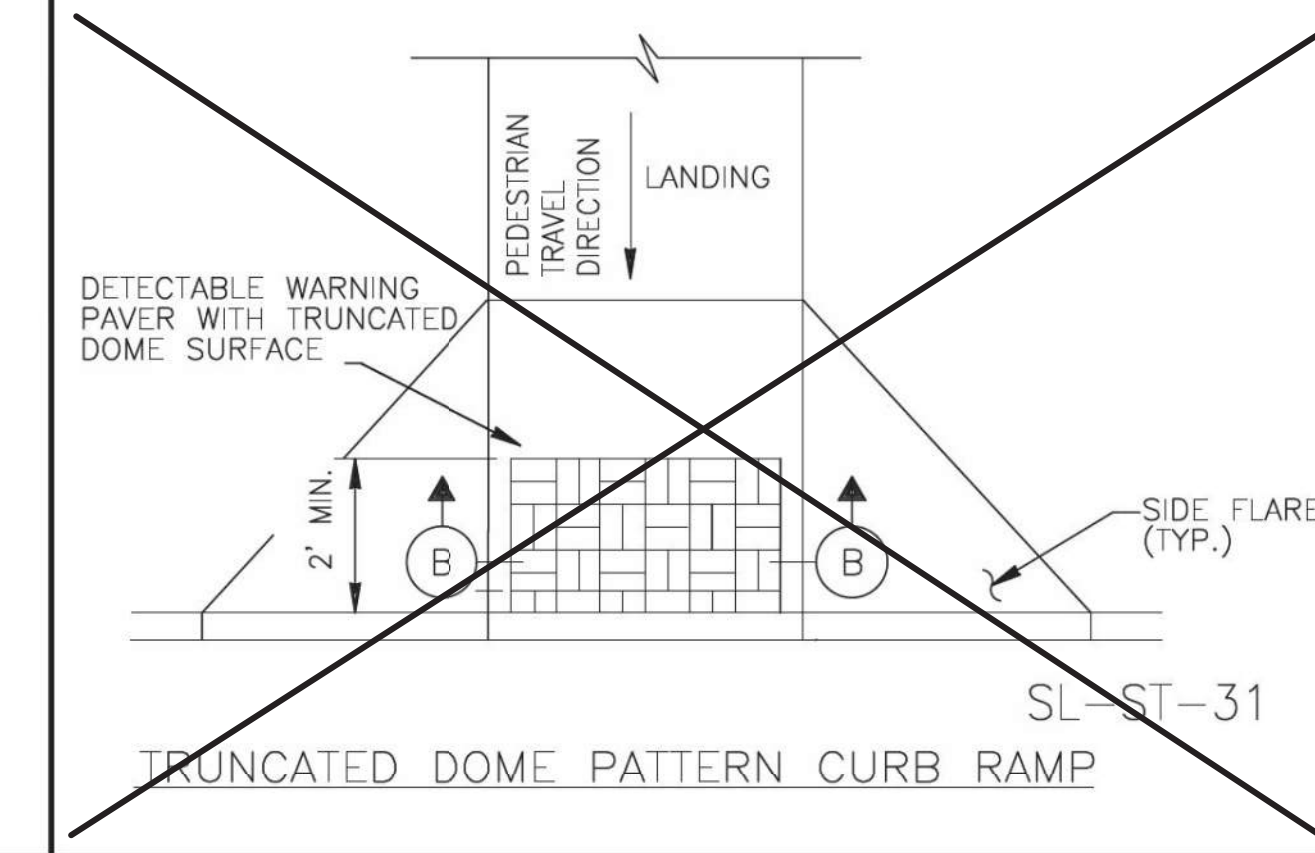
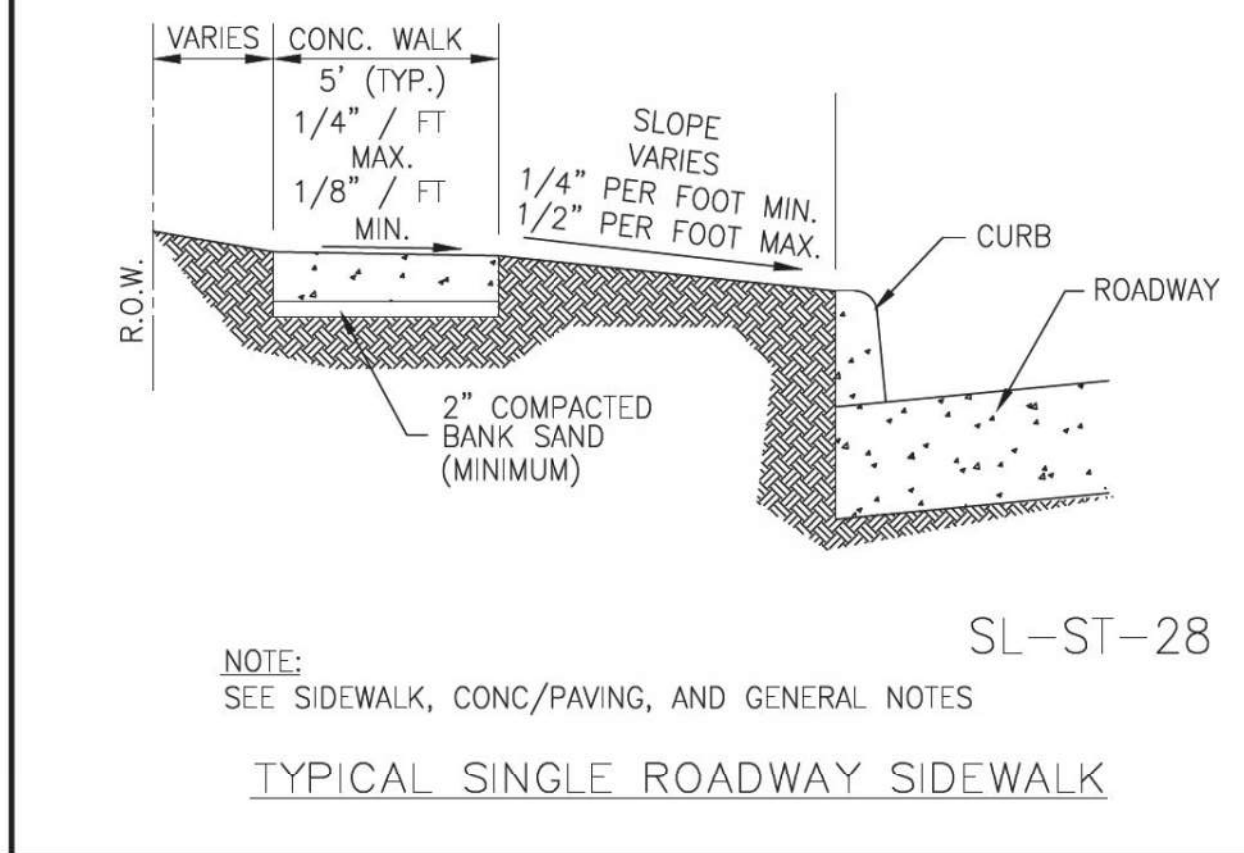
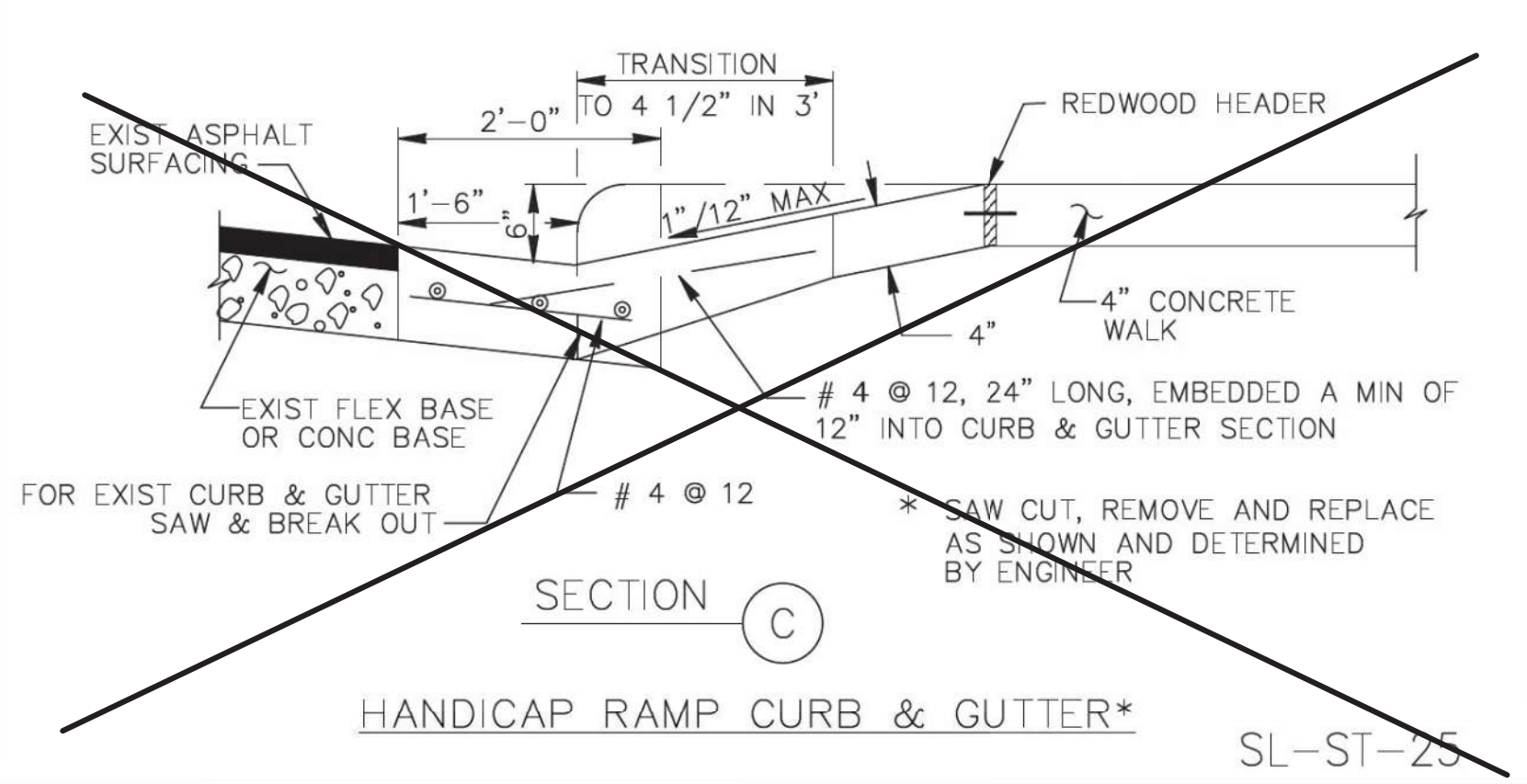





- NOTES:**
- EXISTING CURB AND GUTTER TO BE SAW CUT, REMOVED AND REPLACED. DOWEL STEEL FOR MINIMUM REINFORCING OVERLAP OF 10 INCHES (10") DOWELS SHALL BE EIGHTEEN INCHES (18") LONG AND EPOXIED A MINIMUM OF (8") EIGHT INCHES INTO EXISTING PAVEMENT.
  - IF SIDEWALKS ARE NEITHER EXISTING NOR PROPOSED WHERE WHEELCHAIR RAMP ACCESS IS REQUIRED, CONCRETE SIDEWALK SURFACE 4 1/2" THICK SHALL BE INSTALLED TO PROVIDE ACCESS TO THE PEDESTRIAN PUSH BUTTONS.
  - DETECTABLE WARNINGS REQUIRED BY T.A.S. SECTIONS 4.1 AND 4.7 SHALL COMPLY WITH T.A.S. SECTION 4.29
  - 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.
  - DETECTABLE WARNING SURFACE SHALL COVER THE ENTIRE WIDTH AND DEPTH OF RAMP.
  - DETECTABLE WARNINGS SHALL BE INSTALLED WITH PAVERS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
  - CONCRETE PAVER UNITS SHALL MEET ALL REQUIREMENTS OF ASTM C-935, C-33, AND SHALL BE PLACED IN A TWO BY TWO UNIT BASKET WEAVE PATTERN, UNLESS SHOWN OTHERWISE IN THE PLANS.
  - 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.
  - 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.
  - CONCRETE PAVER UNITS SHALL BE SAW CUT ONLY, AND ANY CUT UNIT SHALL NOT BE LESS THAN 25% OF A FULL UNIT.
- CONSTRUCTION NOTES:**
- THE MAXIMUM WIDTH BETWEEN EXPANSION JOINTS SHALL NOT EXCEED 20'-0"
  - EXPANSION JOINT IS TO BE 1/2" THICK CLEAR HEART REDWOOD WITH DOWELS.
  - SCORED CONTRACTION JOINTS SHALL BE EVERY 5' OR EQUAL TO WIDTH OF SIDEWALK.
  - ALL EARTHEN AREAS ARE TO BE SODDED UNLESS SHOWN OTHERWISE ON DRAWINGS.
  - 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 RAMP IS THE MINIMUM ACCEPTED. MINIMUM 3 LONGITUDINAL BARS, FIBER REINFORCED SIDEWALKS-STEEL AND POLYPROPYLENE BLENDED FIBER REINFORCEMENT SYSTEM SUCH AS NOVOMESH e3 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.
  - USE RADIUS TOOL ON ALL EXPOSED EDGES.
  - TOP OF THE SIDEWALK ELEVATION TO BE TOP OF CURB.
  - MEMBRANE CURING COMPOUND IS REQUIRED AS DESCRIBED IN ITEM 526 IN THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
  - REFER TO GENERAL NOTES AND CONCRETE/PAVING NOTES.
  - SIDEWALK EXPANSION JOINTS SHALL CONFORM TO STREET EXPANSION JOINT STANDARDS.



- THE MAXIMUM WIDTH BETWEEN EXPANSION JOINTS SHALL NOT EXCEED 20'-0"
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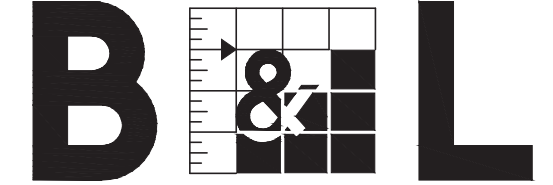


No.	DATE	REVISION
DESIGN ENGINEER:	DATE:	
 CITY OF SUGAR LAND, TEXAS ENGINEERING DEPARTMENT		
CONSTRUCTION PLANS FOR:		
WHEELCHAIR RAMP & SIDEWALK DETAILS I		
JOB No.:	DATE:	
DESIGNED BY:	DRAWN BY:	
CHECKED BY:	CHECKED BY:	
SCALE:	SCALE:	

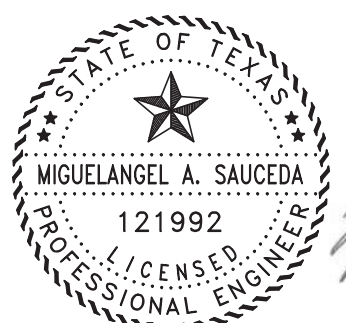
REVISION DATE: OCTOBER 2021

NO.	DATE	DESCRIPTION	APPROVED

DESIGNED: MS  
 DRAWN: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 DATE: \_\_\_\_\_



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



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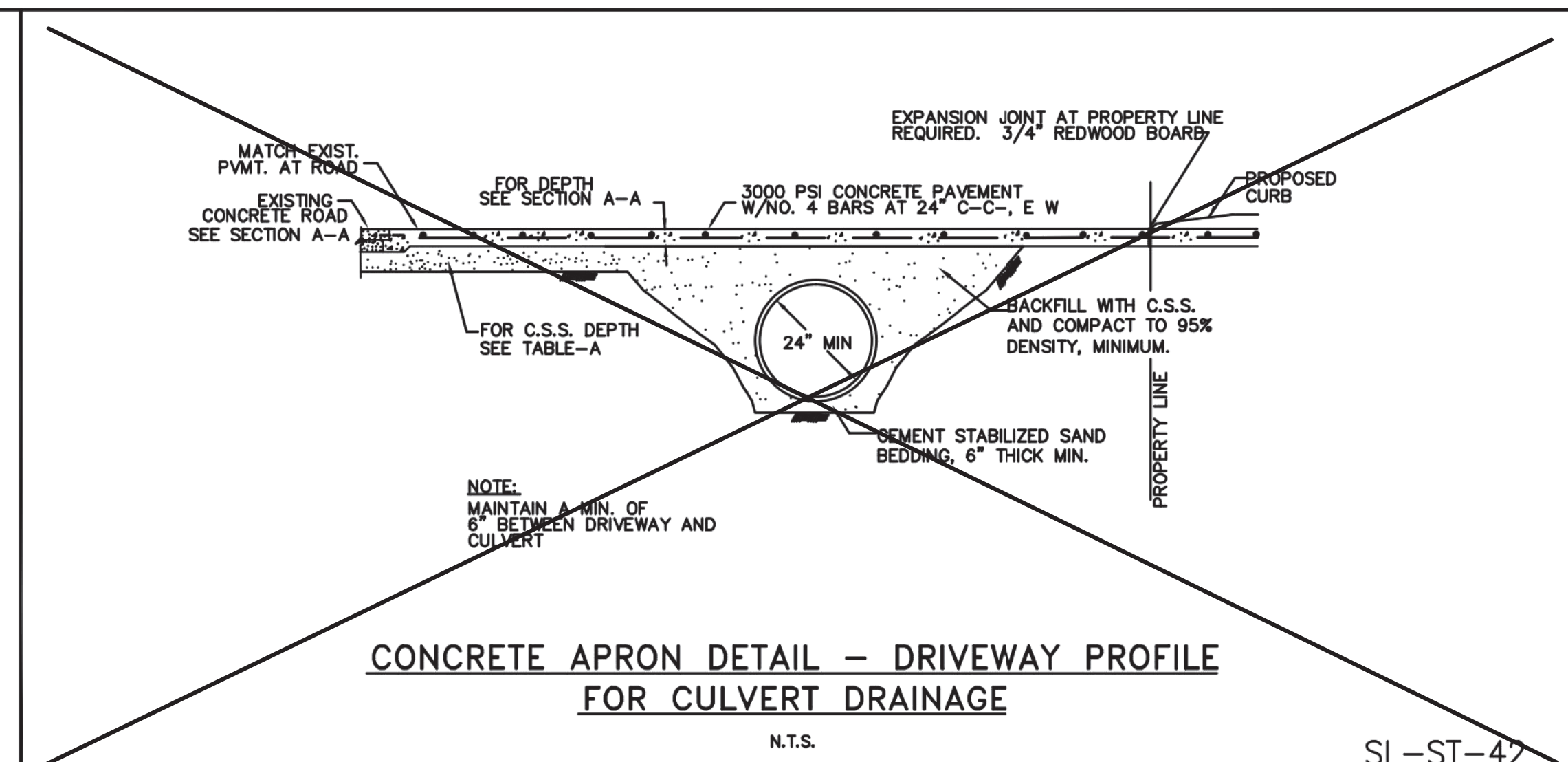
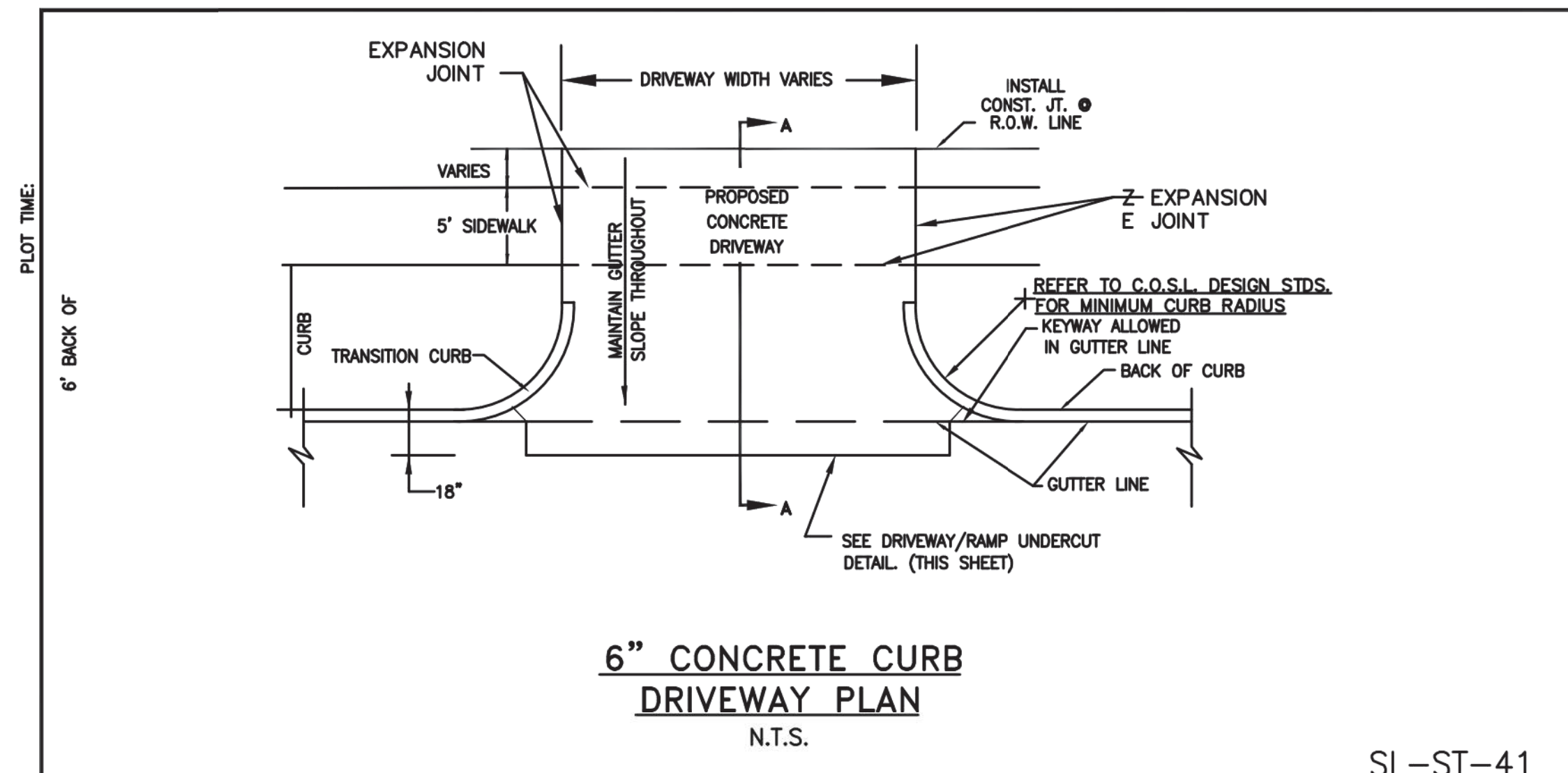
OWNER:  
**DR. PATRICK THOMAS, DDS**  
 913 CANNAN DRIVE  
 ANGLETON, TX 77515

PLAN: \_\_\_\_\_  
 PROFILE: \_\_\_\_\_  
 HORIZONTAL: \_\_\_\_\_  
 VERTICAL: \_\_\_\_\_

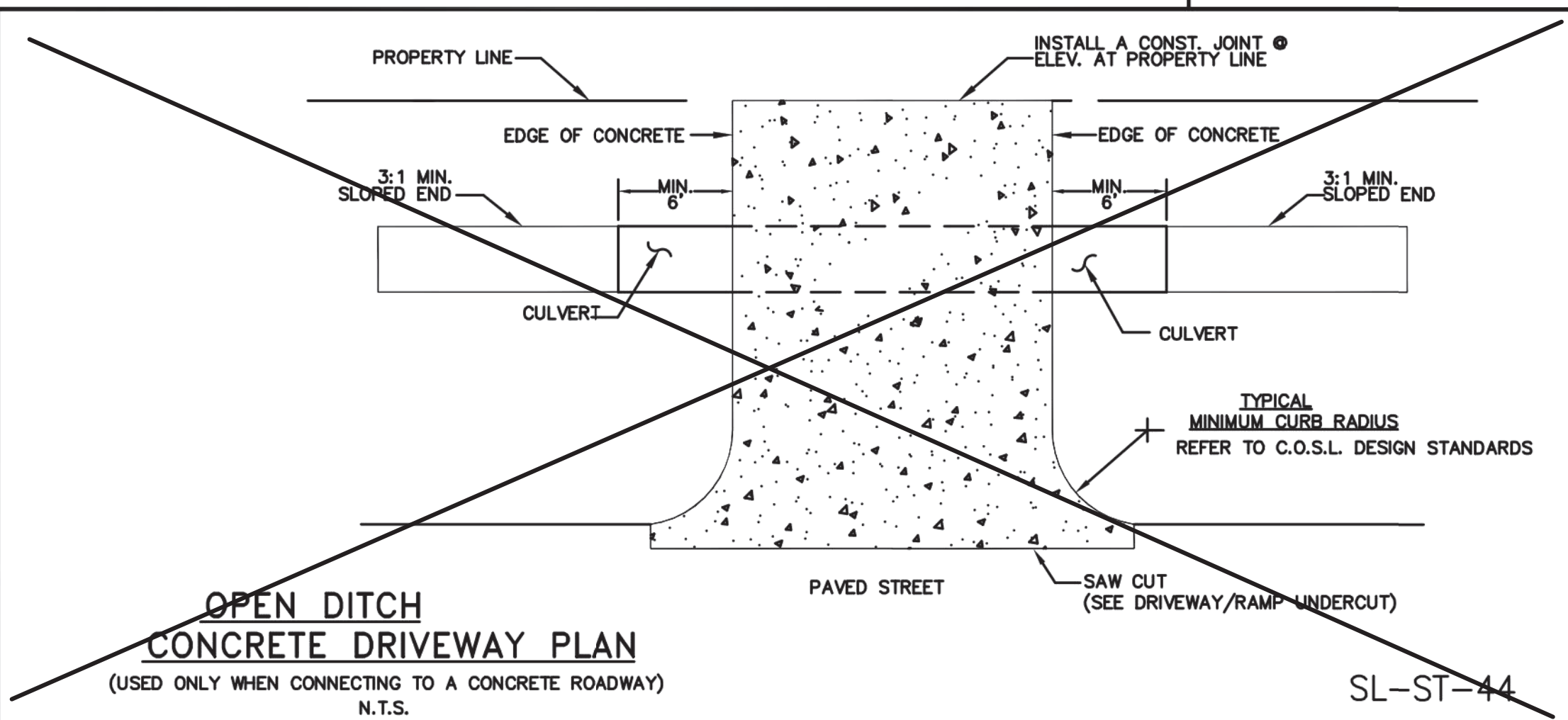
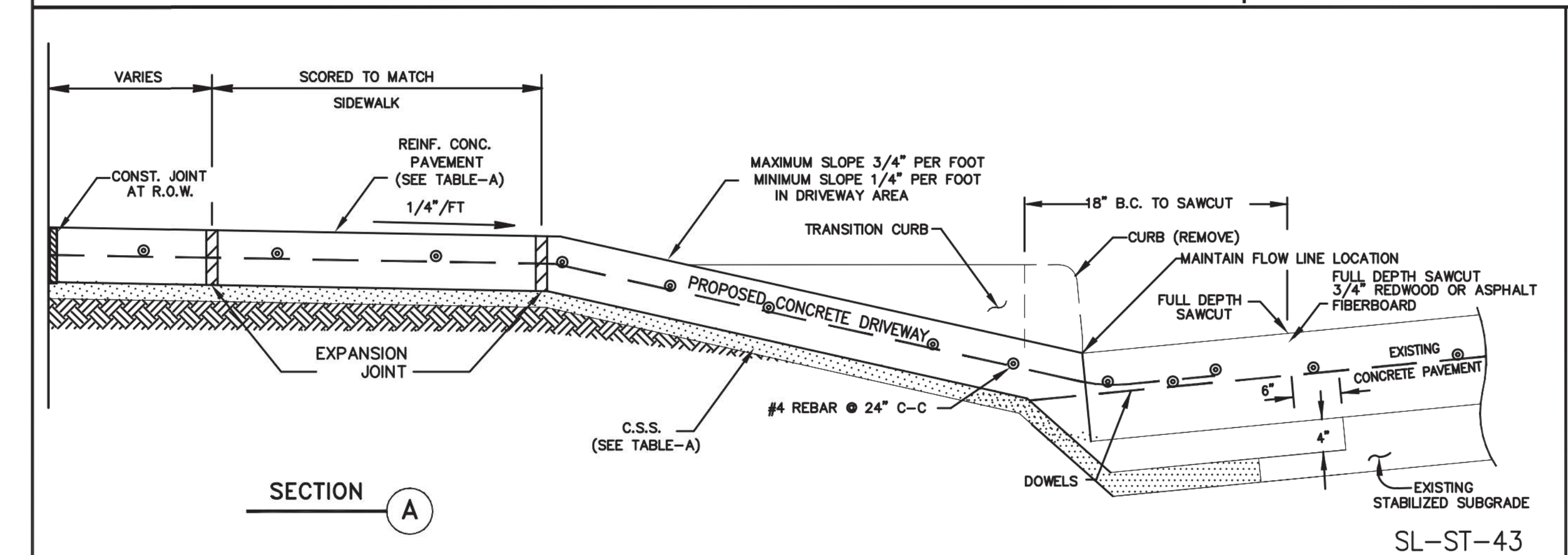
PT STORAGE FACILITY  
 ANGLETON, TEXAS 77515

WHEELCHAIR RAMP & SIDEWALK DETAILS I  
 SL-25  
 PROJECT NO. 15239





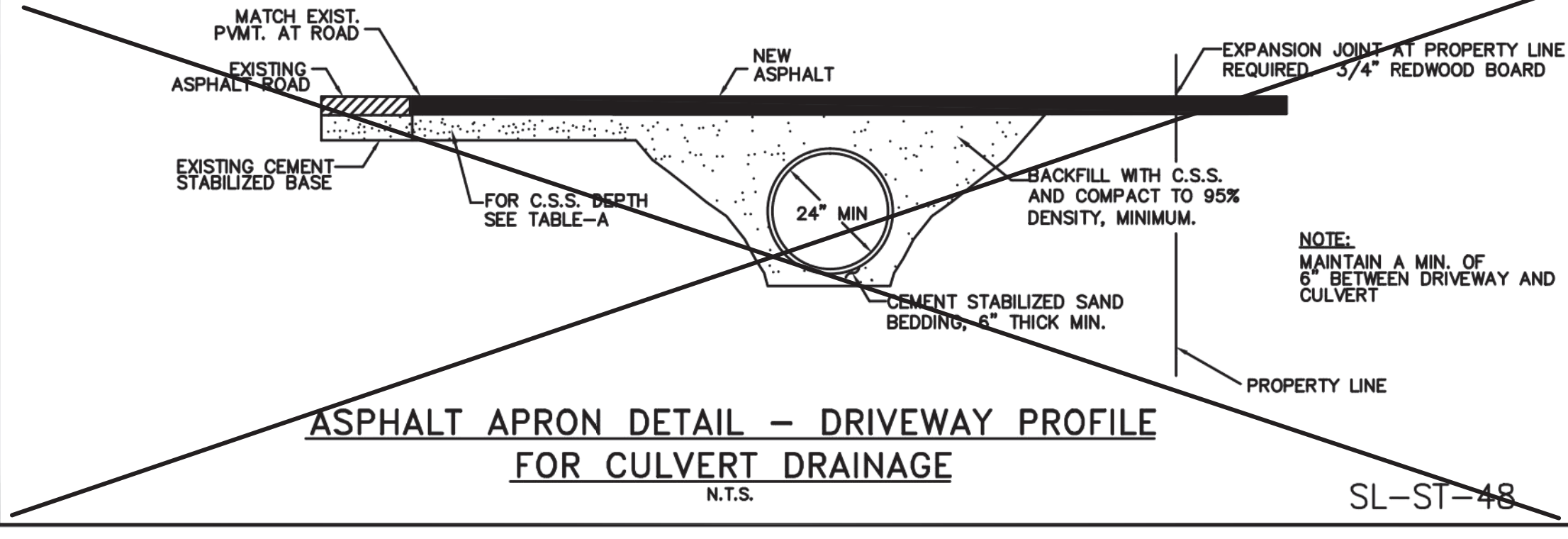
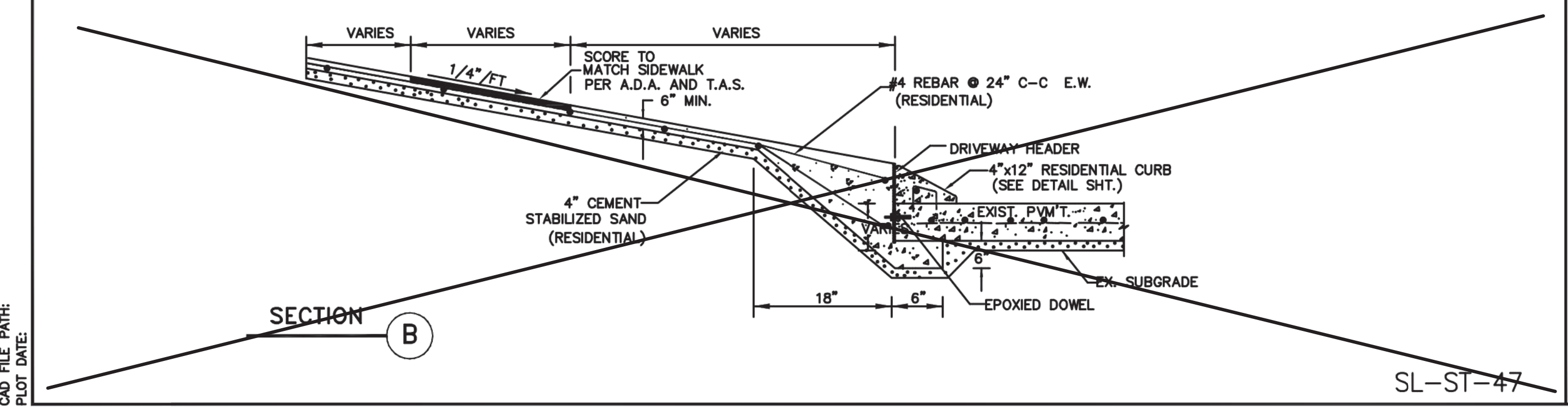
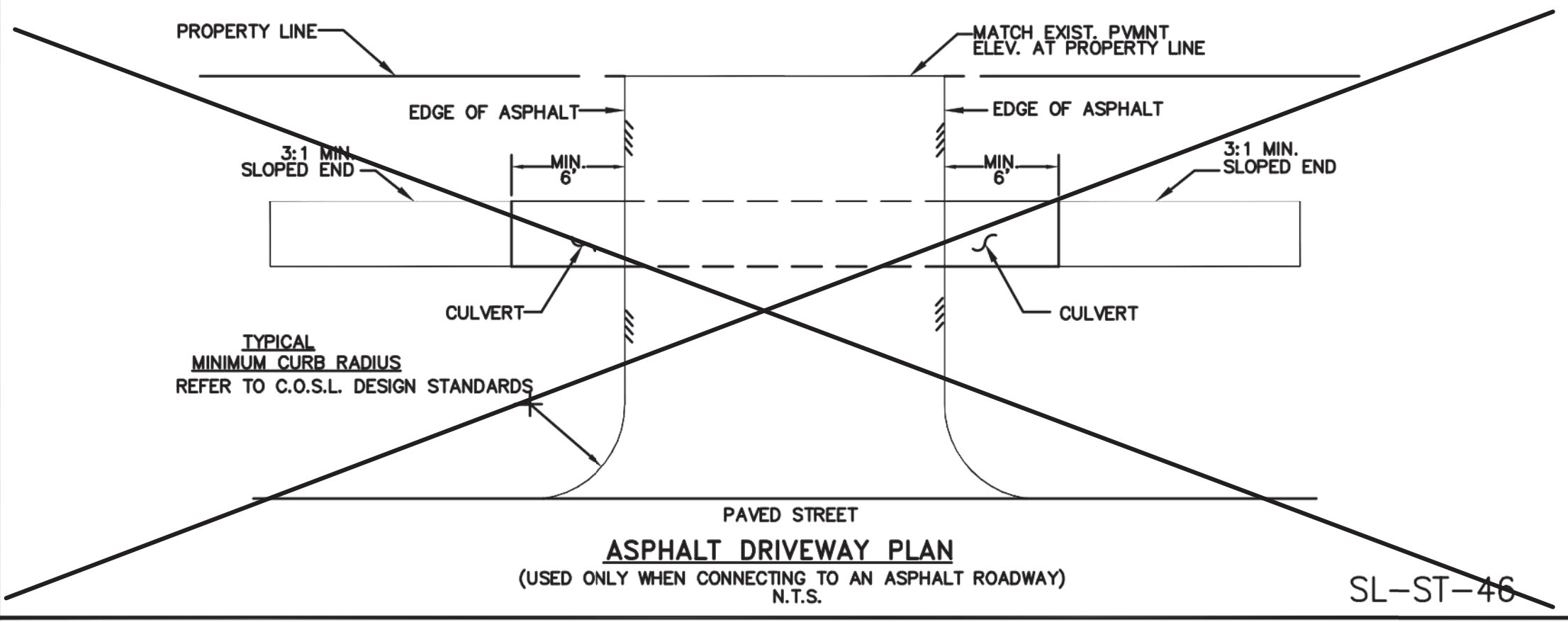
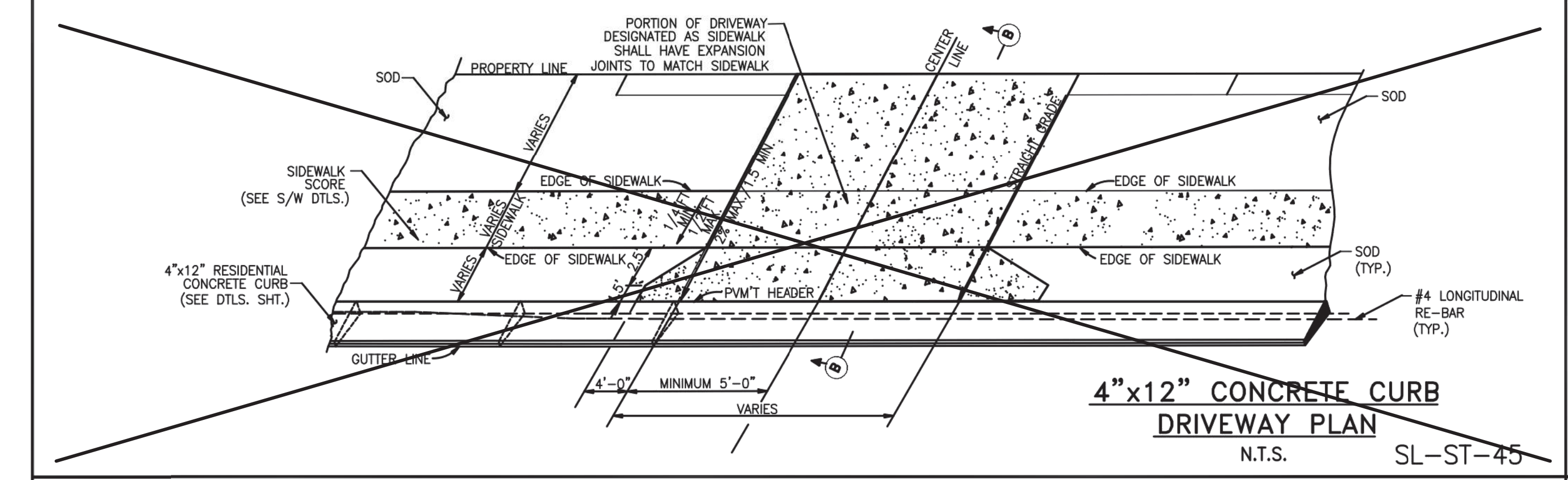
- NOTES:**
- 1.) SAW CUT & BREAKOUT NO MORE THAN 72 HOURS PRIOR TO PROPOSED CONCRETE PLACEMENT. NOTIFY SUGAR LAND PRIOR TO CUT.
  - 2.) UNSTABLE SUBGRADE SHALL BE OVER EXCAVATED & REPLACED WITH CONCRETE.
  - 3.) IT IS CONTRACTOR'S RESPONSIBILITY TO NOTIFY SUGAR LAND OF ANY BIRD BATH PROBLEMS PRIOR TO 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.



**TABLE-A**

CEMENT STABILIZED SAND 2-SK/C.Y.	
RESIDENTIAL	4" MINIMUM
COMMERCIAL	6" MINIMUM
INDUSTRIAL	8" MINIMUM
REINFORCED CONCRETE PAVEMENT 3000 PSI MIN	
RESIDENTIAL	4" MINIMUM
COMMERCIAL	6" MINIMUM
INDUSTRIAL	8" MINIMUM

**DRIVEWAY PAVEMENT CONSTRUCTION TABLE**



NO.	DATE	REVISION

DESIGN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

**CITY OF SUGAR LAND TEXAS**

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 \_\_\_\_\_

NO.	DATE	DESCRIPTION	APPROVED

DESIGNED MS  
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

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121992  
MIGUELANGEL A. SAUCEDO  
LICENSED PROFESSIONAL ENGINEER

05-19-2023

OWNER:

**DR. PATRICK THOMAS, DDS**  
913 CANNAN DRIVE  
ANGLETON, TX 77515

PLAN: \_\_\_\_\_  
PROFILE: \_\_\_\_\_  
HORIZONTAL: \_\_\_\_\_  
VERTICAL: \_\_\_\_\_

**PT STORAGE FACILITY**  
ANGLETON, TEXAS 77515

DRIVEWAY CONSTRUCTION DETAILS  
SL-27

PROJECT NO. 15239

**SD.11**

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15239 DETAIL SET.DWG



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.

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.

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 FEET FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS, AND OTHER WATERS.

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.

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 FEDERAL AND STATE REGULATIONS.

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.

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.

Table with 2 columns: No., DATE, and REVISION.

SEAL: \_\_\_\_\_ DATE \_\_\_\_\_ DESIGN ENGINEER: \_\_\_\_\_



CITY OF SUGAR LAND, TEXAS ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

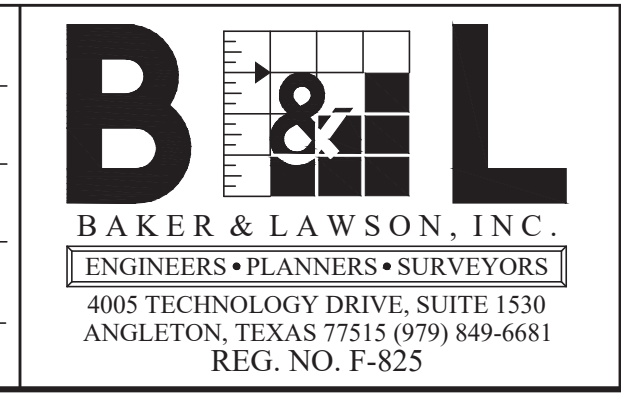
GENERAL EROSION CONTROL NOTES

JOB No.: \_\_\_\_\_ DATE: \_\_\_\_\_ DESIGNED BY: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_ SCALE: \_\_\_\_\_ SL-33 SHEET OF

REVISION DATE: OCTOBER 2021

Table with 4 columns: NO., DATE, DESCRIPTION, APPROVED.

DESIGNED MS DRAWN CHECKED DATE



The seal appearing on this document was authorized by Miguelangel A. Saucedo P.E. 121992 05-19-2023

OWNER: DR. PATRICK THOMAS, DDS 913 CANNAN DRIVE ANGLETON, TX 77515

PLAN: \_\_\_\_\_ PROFILE: \_\_\_\_\_ HORIZONTAL: \_\_\_\_\_ VERTICAL: \_\_\_\_\_ PT STORAGE FACILITY ANGLETON, TEXAS 77515

GENERAL EROSION CONTROL NOTES SL-33 PROJECT NO. 15239 SD.12