



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, NOVEMBER 06, 2025 AT 12:00 PM

Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Jeff Roberson, Michelle Townsend,

Regina Bieri, Andrew Heston

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, NOVEMBER 6, 2025, 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. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on September 4, 2025.

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and possible action on an Ordinance Zoning approximately 26.084 acres out of 41.876 acres to Commercial General (C-G)/SUP Overlay, TNMP Company for property (White Oak Substations) located adjacent and north of 3343 E Mulberry St/ HWY 35, Angleton, TX 77515.

REGULAR AGENDA

3. Discussion and Possible Action on an application for the Tree Mitigation Site Plan for the Windrose Green community, located at the intersection of FM 523 and Windrose Green Blvd, directly east of Angleton High School.
4. Discussion and Possible Action on an application for Tree Mitigation Plan for the Freedom Park - Detention and Drainage Project, located south of FM 523 and north of Freedom Park.
5. Discussion and Report Update on the Comprehensive Plan Update and Study

ADJOURNMENT

CERTIFICATION

I, Otis 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, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Friday, October 31, 2025, by 12:00 p.m. and remained so posted continuously for at least three business days preceding the scheduled time of said meeting.

/S/ Otis Spriggs

Otis Spriggs

Development Services Director

Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable modifications and/or auxiliary aids for persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) attending any City-sponsored meetings. Please contact the City's ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at 979-849-4364, extension 2132, or email cmartin@angleton.tx.us to arrange auxiliary aides or accommodations necessary.



AGENDA ITEM SUMMARY FORM

MEETING DATE: November 6, 2025

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

AGENDA CONTENT: Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on September 4, 2025.

AGENDA ITEM SECTION: Declaration of a Quorum and Call to Order

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

FUND: N/A

EXECUTIVE SUMMARY:

Staff requests a discussion and possible action on the minutes of the Planning and Zoning Commission meeting on September 4, 2025.

RECOMMENDATION: Staff recommends that the Planning and Zoning approve the minutes with any noted corrections.



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, SEPTEMBER 04, 2025 AT 12:00 PM

Members Names

Chair | William Garwood

Commission Members | Deborah Spoor, Andrew Heston, Michelle Townsend,

Regina Bieri, Jeff Roberson, Will Clark

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, SEPTEMBER 4, 2025, 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

Roll Call: Present were: Commission Members Deborah Spoor, Andrew Heston, Regina Bieri, Jeff Roberson, and Will Clark, and Chair William Garwood; Absent was Commission Member Michelle Townsend.

- 1. Discussion and possible action on the minutes for the Planning and Zoning Commission meeting held on August 7, 2025.**

Motion was made by Commission Member Regina Bieri to approve the minutes; motion was seconded by Commission Member Jeff Roberson. The motion carried unanimously, the minutes were approved.

PUBLIC HEARINGS AND ACTION ITEMS: NONE.

REGULAR AGENDA

- 2. Discussion and possible action on the Preliminary Plat of Ashland Section 7B, located on the northeast curved section of Sapphire Springs Trail, east of Section 6, and north of Section 7A.**

Motion was made by Commission Member Will Clark and seconded by Commission Member Regina Beri to approve the Preliminary Plat of Ashland Section 7B and forward it to City Council for final action.

Motion carried unanimously 6-0. The Preliminary Plat was approved.

3. Discussion and possible action on the Preliminary Plat of Ashland Section 9, located on the South side of CR32/Ashland Blvd., south of the intersection of Sapphire Springs Trail, and south of Section 8.

Motion was made by Commission Member Andrew Heston and seconded by Commission Member Will Clark to approve the Preliminary Plat of Ashland Section 9 and forward it to City Council for final action. The motion carried unanimously, 6-0. The preliminary plat was approved.

4. Discussion and possible action on the Preliminary Plat of the Ashland Street Dedication Section 6 (Sapphire Springs Trail).

Motion was made by Commission Member Andrew Heston and seconded by Commission Member Regina Beri to approve the Preliminary Plat of the Ashland Street Dedication Section 6 (Sapphire Springs Trail) and forward it to City Council for final action.

Motion carried unanimously 6-0. The Preliminary Plat was approved.

ADJOURNMENT

ADJOURNMENT Chair Garwood adjourned the meeting at 12:15 P.M.

CITY OF ANGLETON, TEXAS

William Garwood
Chair



AGENDA SUMMARY/STAFF REPORT

MEETING DATE: November 6, 2025

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

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on an Ordinance Zoning approximately 26.084 acres out of 41.876 acres to Commercial General (C-G)/SUP Overlay, TNMP Company for property (White Oak Substations) located adjacent and north of 3343 E Mulberry St/ HWY 35, Angleton, TX 77515.

AGENDA ITEM SECTION: Public Hearing and Action Item

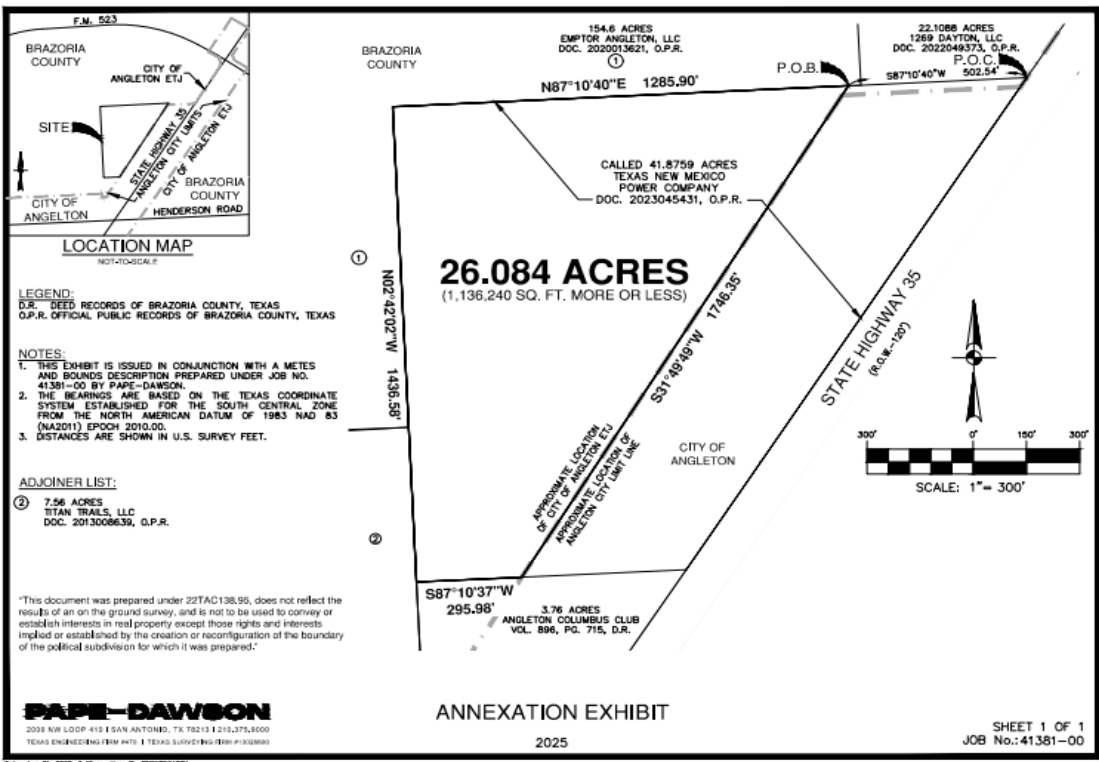
BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

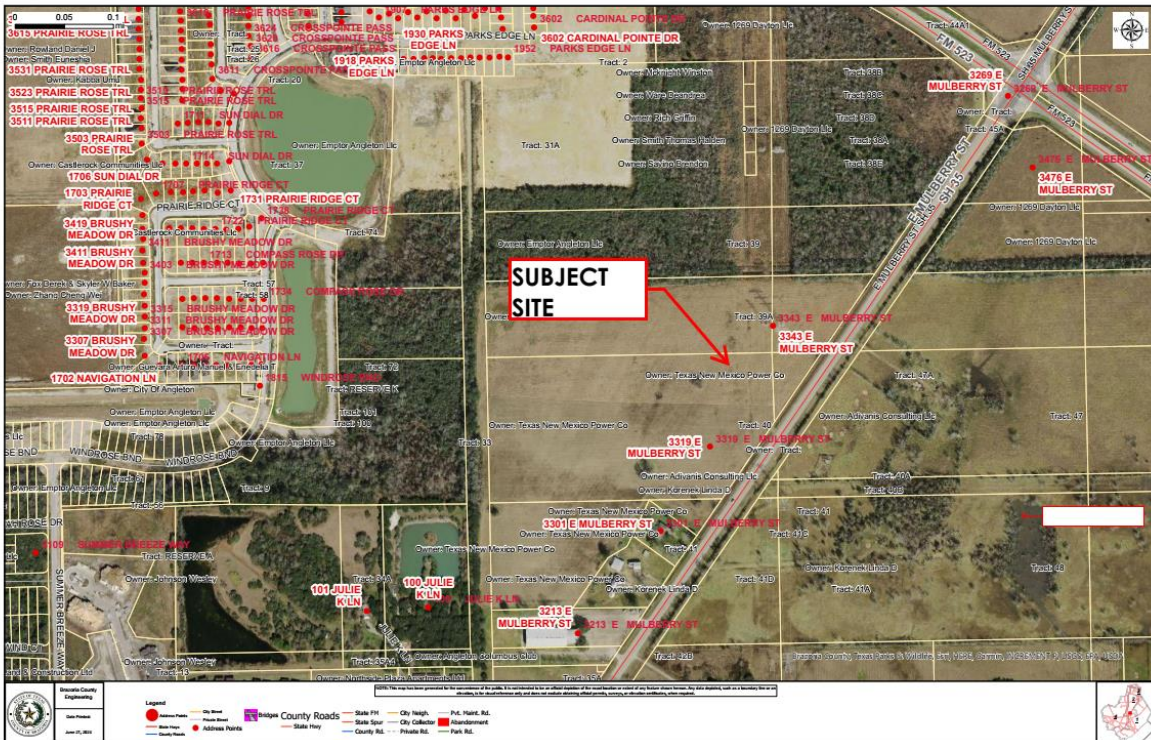
EXECUTIVE SUMMARY: Texas New Mexico Power Company and CenterPoint are requesting consideration of a Zoning and SUP for the balance of the White Oak Substation property recently annexed by Council on August 26, 2025 under ORDINANCE NO. 20250826-009. In this public hearing, the Planning and Zoning Commission and City Council are asked to assign the zoning and specific use permit to the said 26.084 acres. This action will update the mapping of the recently annexed property.

Similarly, City Council previously granted the SUP for the Electrical Power Distribution Substations on July 23, 2024, under Ordinance No. 20240723-013 for the frontage portion of the site that remained within the City Limits for many years.



REZONING PLAT

3915 CR 418, Tracts: 162 and 162A



Aerial Map

Public Notification

Staff sent public notices to the local newspaper and to the property owners within 200 feet of the subject property under consideration for the zoning request.

SURROUNDING CONDITIONS:

Location	Current Use	Zoning Classification/Use
<i>North</i>	<i>Vacant, Future Residential</i>	<i>ETJ, No Zoning</i>
<i>South</i>	<i>Vacant, Residential</i>	<i>C-G Commercial General</i>
<i>West</i>	<i>Vacant, Future Residential</i>	<i>ETJ, Windrose Green Subdivision</i>
<i>East</i>	<i>Vacant, Residential</i>	<i>C-G Commercial General</i>

The substation facility has a 15'x52' control building, which will be accessible mostly for maintenance purposes. A proposed service agreement plan is attached to this item that outlines all City Services subject to this annexation, including Fire, Police, Building Inspections, Planning and Zoning, water service, sanitary sewer, and solid waste services. With this type of substation use, minimum-to-no services are needed.

Sec. 28-6. Zoning upon annexation.

- (a) As soon as practical following annexation, but in no event more than 180 calendar days thereafter, the city council shall, on its own motion or upon application by property owners of the annexed area, initiate proceedings to establish appropriate zoning on the newly annexed territory, thereupon the city manager shall commence public notification and other standard procedures for zoning amendments as set forth in section 28-24. Said proceedings to establish zoning may be undertaken concurrently with annexation procedures (i.e., notified at the same time, public hearings scheduled at the same time as annexation, etc.), however zoning approval and formal adoption of the ordinance establishing zoning must occur after annexation approval and adoption have occurred, and as a separate and distinct action by the city council.

Site Photographs



View looking northwest toward Site from SH 35



View of Residential Homes to the South from SH 35



View of Property Site from looking west from SH 35



View of Property Site from looking Northwest from SH 35



View from Windrose Green Subdivision looking east

Recommended Action:

The Planning and Zoning Commission should vote to recommend approval of the Ordinance zoning the 26.084 acres for the TNMP/CenterPoint White Oak Substation to C-G, Commercial General District with an SUP Overlay (Substation) for property located adjacent and north of 3343 E Mulberry St/ HWY 35, Angleton, TX 77515.

DRAFT

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, ASSIGNING A C-G, COMMERCIAL GENERAL DISTRICT ZONING DISTRICT WITH A SPECIFIC USE PERMIT OVERLAY, FOR THE WHITE OAK POWER DISTRIBUTION SUBSTATION ON A 26.084 ACRE SITE, LOCATED NORTH OF 3343 E. MULBERRY ST/HWY 35, ANGLETON, TX 77515, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND EFFECTIVE DATE, AND FINDINGS OF FACT.

WHEREAS, the City of Angleton, Texas is granted implied powers under the Texas Local Government Code, Section 51.001 and may adopt, publish, amend or repeal an ordinance and adopt ordinances that are for the good government, peace, or order of the municipality and necessary for carrying out a power granted by law to the City of Angleton, Texas; and

WHEREAS, the City of Angleton, Texas may adopt or maintain an ordinance only if the ordinance is consistent with the laws of Texas as set out in Section 51.002 Texas Local Government Code; and

WHEREAS, on November 6, 2025, the City of Angleton Planning & Zoning Commission held a public hearing and approved the Commercial-General (C-G) Zoning District with a Specific Use Permit (SUP) Overlay, submitted by Texas New Mexico Power Company and CenterPoint, for the Electrical Power Distribution Substations, and

WHEREAS, on November 6, 2025, the City of Angleton Planning & Zoning Commission, after conducting a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed electrical power distribution substations; and

WHEREAS, on November 12, 2025, the City of Angleton City Council conducted a public hearing, discussed and considered the written recommendation of staff, responses to questions of the applicant regarding the proposed electrical power distribution substations; and

WHEREAS, the City considered the factors and provisions set forth in the City of Angleton Code of Ordinances, Chapter 28 Zoning, Sec. 28-63 Specific Use Permits, for the two electrical power distribution substations, located north of 3343 E. Mulberry St./SH 35, Angleton, TX, as depicted on Exhibits A, B, and C attached; and

WHEREAS, the City Council desires to grant the C-G, Commercial General Zoning District with a Specific Use Permit (SUP) submitted by Texas New Mexico Power Company and CenterPoint, located north of 3343 E. Mulberry St./SH 35, Angleton, TX., for the two electrical power distribution substations, with the conditions set forth below.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:

Section 1. That all of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated herein by this reference and expressly made a part hereof, as if copied herein verbatim.

Section 2. City Council approves the Specific Use Permit in accordance with City of Angleton Code of Ordinances Sec. 28-63 Specific Use Permits (SUP), and adopts the recommendation with conditions made by the Planning & Zoning Commission as follows:

- A. That the sound level emitted from the electrical power distribution substations shall be no louder than the ambient noise level prior to the installation of the project at 100 feet outside of the parcel boundary.
- B. That the photometric lighting shall remain at a maximum level of 0 ft. candles at the property lines abutting any residential districts.
- C. That a perimeter fence, minimum height of 6 ft. be installed around the property for security and safety purposes.
- D. As this facility is not staffed, a minimum of one (1) parking space shall be maintained to accommodate vehicles used for routine maintenance or other infrequent replacements or repairs.
- E. Signage depicting emergency contacts shall be maintained on the subject site.
- F. Sidewalks shall be constructed in compliance with the city's Code of Ordinances Subdivision Ordinance and Infrastructure Design Standards.
- G. A minimum width of 15 feet staggered landscaped buffer shall be installed and maintained along all property lines abutting residential dwellings or uses.
- H. The applicant must satisfy building permit requirements including driveway and fencing as required by City and other referral agencies.

SECTION 3. Penalty. Any person who violates or causes, allows, or permits another to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Thousand and No/100 Dollars (\$2,000.00). Each occurrence of any such violation of this Ordinance shall constitute a separate offense. Each day on which any such violation of this Ordinance occurs shall constitute a separate offense.

Section 4. Repeal. All ordinances or parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

Section 5. Severability. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be

adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Effective date. That this Ordinance shall be effective and in full force immediately upon its adoption.

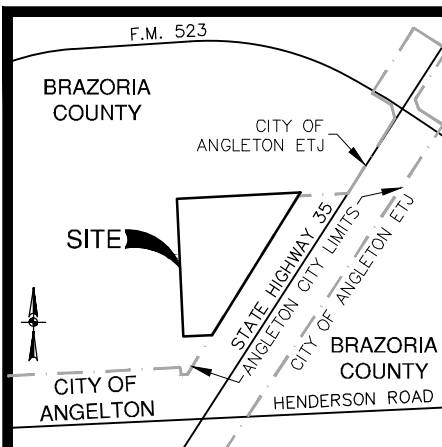
Section 7: Proper Notice & Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED, APPROVED and ADOPTED this 12th day of November 2025.

John Wright, Mayor

ATTEST:

Michelle Perez, TRMC



LOCATION MAP

NOT-TO-SCALE

LEGEND:

D.R. DEED RECORDS OF BRAZORIA COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 41381-00 BY PAPE-DAWSON.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. DISTANCES ARE SHOWN IN U.S. SURVEY FEET.

ADJOINER LIST:

- ② 7.56 ACRES
TITAN TRAILS, LLC
DOC. 2013008639, O.P.R.

"This document was prepared under 22TAC138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PAPE-DAWSON

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

BRAZORIA COUNTY

154.6 ACRES
EMPTOR ANGLETON, LLC
DOC. 2020013621, O.P.R.

①

22.1088 ACRES
1269 DAYTON, LLC
DOC. 2022049373, O.P.R.

P.O.C.

Item 2.

N87°10'40"E 1285.90'

P.O.B.

S87°10'40"W 502.54'

CALLED 41.8759 ACRES
TEXAS NEW MEXICO
POWER COMPANY
DOC. 2023045431, O.P.R.

26.084 ACRES
(1,136,240 SQ. FT. MORE OR LESS)

①

N02°42'02"W 1436.58'

②

S31°49'49"W 1746.35'

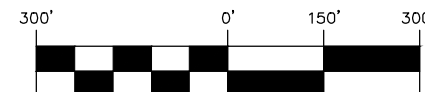
APPROXIMATE LOCATION
OF CITY OF ANGLETON ETJ
APPROXIMATE LOCATION OF
ANGLETON CITY LIMIT LINE

CITY OF
ANGLETON

STATE HIGHWAY 35
(R.O.W. - 120')

S87°10'37"W
295.98'

3.76 ACRES
ANGLETON COLUMBUS CLUB
VOL. 896, PG. 715, D.R.



SCALE: 1" = 300'

ANNEXATION EXHIBIT A

2025

SHEET 1 OF 1
JOB No.: 41381-00

EXHIBIT B**METES AND BOUNDS DESCRIPTION
FOR**

A 26.084 acre or 1,136,240 square feet, more or less, tract of land, being a portion out of that called 41.8759 acre tract described in a Deed to Texas New Mexico Power Company, recorded in Document 2023045431 of the Official Public Records of Brazoria County, Texas, out of the Theodore S. Lee Survey, Abstract 318. Said 26.084 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING at a point on the northwest right-of-way line of State Highway 35 (R.O.W.-120'), the southeast corner of a called 22.1088 acre tract of land described in Document 2022049373 of the Official Public Records of Brazoria County, Texas, the northeast corner of said 41.8759 acre tract;

THENCE: South 87°10'40" West, departing said northwest right-of-way line of State Highway 35, coincident with the common line of the 41.8759 acre tract and said 22.4088 acre tract, a distance of 502.54 feet to the POINT OF BEGINNING, the northeast corner of this tract;

THENCE: South 31°49'49" West, over and across said 41.8759 acre tract, a distance of 1,746.35 feet to a point on the north line of a called 3.76 acre tract of land described in Volume 896, Page 715 of the Deed Records of Brazoria County, Texas, the southeast corner of this tract;

THENCE: South 87°10'37" West, coincident with the common line of the 41.8759 acre tract and said 3.76 acre tract, a distance of 295.98 feet to a point on the east line of a called 7.56 acre tract of land described in Document 2013008639 of the Official Public Records of Brazoria County, Texas, the southwest corner of this tract;

THENCE: North 02°42'02" West, coincident with the west line of the 41.8759 acre tract, the east lines of said 7.56 acre tract and a called 154.6 acre tract of land described in Document 2020013621 of the Official Public Records of Brazoria County, Texas, a distance of 1436.58 feet to a point, the northwest corner of this tract;

THENCE: North 87°10'40" East, continuing coincident with the common line between the 41.8759 acre tract and said 154.6 acre tract, a distance of 1,285.90 feet to the POINT OF BEGINNING, and containing 26.084 acres (1,136,240 square feet) in Brazoria County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 0.99987001.

Note: An exhibit of even date was prepared in conjunction with this property description.

PREPARED BY: Pape-Dawson Engineers, Texas Surveying Firm #10028800
2000 NW Loop 410, San Antonio, Texas, 78213
210-375-9000
DATE: August 1, 2025
JOB NO. 41381-00
DOC. ID. N:\CIVIL\41381-00\Word\41381-00 FN 26.084 ACRE.docx



Brian D Lorentson

**DEVELOPMENT INFORMATION**Project Name/Address/Location: TNMP-White Oak Substation Acreage: 26.084Brief Description of Project: TNMP electric substationIs property platted? ☐ No ☒ Yes Subdivision name: Oliver and Barrows No. of Lots: 3Recordation #: _____ Parcel(s) Tax ID#: 168906Existing Use: N/A Proposed Use: Electric substationCurrent Zoning: None Proposed Zoning: Commercial-GeneralOccupancy Type: N/A Sq. Ft: N/A Bed #: N/A Bath #: N/A Car Garage #: N/AWater System ☒ Well ☐ Public Flood Zone: ☐ Yes ☒ No Sewer System: ☒ Septic ☐ Public**PROPERTY OWNER INFORMATION**Owner: Texas New Mexico PowerContact Name: Chris GeretyAddress: 702 Hwy 146 NCity/State/ZIP: Texas City, TX 77590Phone: 505-280-3310Email: christopher.gerety@TNMP.com**APPLICANT INFORMATION**Applicant/Developer: Pape-Dawson Engineers Contact Name: Katie PowellAddress: 2107 City West Blvd, 3rd FloorCity/State/ZIP: Houston, TX 77042Phone: 346-589-6638Email: Katie.Powell@pape-dawson.com**KEY CONTACT INFORMATION**Name of the Individual: David Griffith

Contact Name: _____

Address: _____

City/State/ZIP: _____

Phone: 832-248-8841Email: david.griffith@TNMP.com**SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)**

Signature: _____

Date: 9/30/25

(Signed letter of authorization required if the application is signed by someone other than the property owner)

*******OFFICE USE ONLY*******

DATE REC'D _____ BY _____

FEES PAID: _____

APPROVED BY: _____ DATE APPROVED: _____

APPLICATION/PERMIT NO: _____ EXP DATE: _____

Applications shall be processed based on the City's official submission dates. When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda.

Application Fee Base fee: \$1000.00 + \$25.00/each zone - 0 to 5 acres. For Planned Unit Developments or Special Districts see additional deposit fees required on the Master Fee schedule.

TYPE OF APPLICATION Please check appropriate box below:**Landuse, Policy, and Site Development**

- ☐ Annexation
☒ Rezoning/ FLUM Amendment
☐ Specific Use Permit
☐ Planned Development (PD)
☐ Amending Minor and Major Plat
☐ Minor Consolidation Plat
☐ Development Plat
☐ Concept Plan
☐ Preliminary Plat
☐ Final Plat
☐ Replat
☐ Construction Plans
☐ Special Exception
☐ Floodplain Development Permit
☐ Variance/Appeal
☐ On-Site Sewage Facility Permit (OSSF)
☐ Certificate of Occupancy (CO)
☐ Grading/Clearing Permit
☐ Site Development Permit/ Site Plan Review

Interpretations/Verifications/Text Amendments

- ☐ Comprehensive Plan Amendment (Text)
☐ Land Development Code (LDC)/Zoning Text Amendment
☐ Vested Rights Verification Letter
☐ Letter of Regulatory Compliance
☐ Zoning Verification
☐ Letter/Written Interpretation
☐ Legal Lot Verification

Other Permits/Licenses/Registration

- ☐ Commercial -New/Remodel/Addition
☐ Residential Building Permit 1 & 2 Family
 (New, Remodel, Addition, Patio Cover, Carport, Foundation Repair, House Leveling, Windows, New Mobile Home, Siding, Storage Building permits, Re-roof)
☐ Miscellaneous
☐ Fence
☐ Solar Panels
☐ Swimming Pool
☐ Demolition or Move
☐ Backflow/Irrigation
☐ Flatwork
☐ Electrical Permit
☐ Plumbing Permit
☐ Mechanical Permit
☐ Sign Permit
☐ Garage Sale Permit
☐ Master/ Common Signage Plan
☐ Fire Prevention Permit Form
☐ Right-of-Way Construction
☐ Pipeline Permit
☐ Drainage Pipe/Culvert Permit
☐ Roadside Banner Permit
☐ Mobile Home Park Registration
☐ Game Room Permit Form
☐ Grooming Facility License
☐ Alcohol permit
☐ Health Permit
☐ Temporary Health Permit
☐ Alarm Permit

AFFIDAVIT OF PUBLICATION

The Brazosport Facts
720 S. Main St, Clute, TX 77531
(979) 237-0100

State of Florida, County of Orange, ss:

I, Edmar Corachia, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of The Brazosport Facts, a daily newspaper of general circulation, printed and published in Brazoria County, Texas; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

Publication Dates:

- Oct 14, 2025

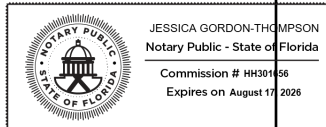
Notice ID: luw4m5L8r1qnMw61Xla0

Notice Name: TNMP Zoning

Publication Fee: \$232.59

Edmar Corachia

Agent



VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 10/15/2025

Notary Public

Notarized remotely online using communication technology via Proof.

City of Angleton Notice of Hearing

Notice is hereby given that the Planning and Zoning Commission will conduct a Public Hearing on Thursday, November 6, 2025, at 12:00 PM, and the City Council of the City of Angleton, Texas, will conduct a public hearing on Wednesday, November 12, 2025, at 6:00 PM. The meeting will be held at Angleton City Hall in the City Council Chambers at 120 S. Chenango Street, Angleton, Texas 77515. At the meeting, the following hearing will be held:

Conduct a public hearing, discussion, and possible action on an Ordinance Zoning approximately 26.084 acres out of 41.876 acres to Commercial General (C-G) TNMP Company for property (White Oak Substation) located adjacent and north of 3343 E Mulberry St/ HWY 35, Angleton, TX 77515.

The meeting agenda and agenda packet will be posted online at <https://angleton-tx.municodem meetings.com/> . The public will have the opportunity to offer comments on each agenda item by registering prior to the meeting.

For more information regarding this request, please contact Otis T. Spriggs, AICP, Development Services Director by email at ospriggs@angleton.tx.us or by phone at (979) 849-4364 x-2108 or Grace Garcia, Development Coordinator by email at ggarcia@angleton.tx.us or by phone at (979) 849-4364 x-2120.



AGENDA SUMMARY/STAFF REPORT

MEETING DATE: November 6, 2025

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

AGENDA CONTENT: Discussion and Possible Action on an application for the Tree Mitigation Site Plan for the Windrose Green community, located at the intersection of FM 523 and Windrose Green Blvd, directly east of Angleton High School.

AGENDA ITEM SECTION: Regular Agenda Item

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY: The applicant has submitted the attached Tree Mitigation Site Plan for the Windrose Green community, located at the intersection of FM 523 and Windrose Green Blvd, directly east of Angleton High School.

Please refer to the attached letter from our City Engineer, with which the staff has collaborated with the applicant. Note that staff met with the applicants and made clear that the City will accept a fee in lieu of the tree replacement. The fee in lieu of tree replacement must be consistent with the replacement costs for three (3) caliper-inch heritage trees (Live Oak or Pecan) from a local landscape provider.

The applicant's cover details the following:

The site consisted of approximately 155 acres of thickly vegetated underbrush. A total of 24 heritage trees were removed from the site, due to the need for fill dirt placement on future home sites, at the locations shown on the attached exhibit. These 24 heritage trees combined totaled 198 caliper inches.

The tree ordinance requires a 3:1 mitigation ratio for new developments, equaling

(198 inches x 3) = 594 caliper inches of total mitigation required.

During Phase 1 installation of the amenities for this community, 145 new heritage and significant trees were planted within the community, above and beyond the two-tree-minimum requirement for all single-family residential homebuilders per lot. The tree ordinance requires a minimum of 1.5

caliper-inch trees. Of these 145 new trees, the measured caliper sizes ranged between 2 inches and 4 inches, for a total of 389.5 inches.

The Phase 2 amenity project added another 26 trees, of which the minimum size planted was 3-inch caliper, bringing the total to $(78 \text{ inches} + 389.5 \text{ inches}) = 467.5 \text{ in.}$

To meet the intent of the tree ordinance, the developer would need to plant an additional 126.5 inches $(594 \text{ inches required} - 467.5 \text{ inches provided}) = 126.5 \text{ inches remaining.}$

Staff will report before the Planning Commission in the upcoming session regarding the final recommendations.

Recommended Action:

The Planning and Zoning Commission should discuss and consider the Tree Mitigation Site Plan for the Windrose Green community and make a recommendation to City Council.



October 29, 2025

Planning and Zoning Commission
City of Angleton
121 S. Velasco St.
Angleton, Texas 77515

RE: Windrose Green Tree Mitigation Plan

Dear members of the Planning Commission,

Below is a summary of the attached Tree Mitigation Site Plan for the Windrose Green community, located at the intersection of FM 523 and Windrose Green Blvd, directly east of Angleton High School.

The site consisted of approximately 155 acres of thickly vegetated underbrush. A total of 24 heritage trees were removed from the site, due to the need for fill dirt placement on future home sites, at the locations shown on the attached exhibit. These 24 heritage trees combined totaled 198 caliper inches.

The tree ordinance requires a 3:1 mitigation ratio for new developments, equaling $(198 \text{ inches} \times 3) = 594$ caliper inches of total mitigation required.

During Phase 1 installation of the amenities for this community, 145 new heritage and significant trees were planted within the community, above and beyond the two-tree-minimum requirement for all single-family residential homebuilders per lot. The tree ordinance requires a minimum of 1.5 caliper-inch trees. Of these 145 new trees, the measured caliper sizes ranged between 2 inches and 4 inches, for a total of 389.5 inches.

The Phase 2 amenity project added another 26 trees, of which the minimum size planted was 3-inch caliper, bringing the total to $(78 \text{ inches} + 389.5 \text{ inches}) = 467.5$ in.

To meet the intent of the tree ordinance, we would need to plant an additional 126.5 inches $(594 \text{ inches required} - 467.5 \text{ inches provided}) = 126.5$ inches remaining.

With this submittal, we propose planting an additional 43 trees on site with minimum 3-inch caliper sizes each, totaling 129 inches. This would bring the grand total to 596.5 inches, exceeding the 594-inch requirement.

The table below summarizes each phase.

Classification	Total Tree Count	Total Caliper Inches Measured
Removed (Heritage trees)	24	198
Mitigation Ratio Requirement (3:1)	-	594
Mitigation (Heritage + Significant)		
Phase 1	145	389.5
Phase 2	26	78
Phase 3 Proposed	43	129
Total Mitigation	214	596.5

We respectfully request the Planning Commission's approval to proceed with the final phase of tree mitigation for the Windrose Green community. This proposed final phase of minimum 3 caliper- inch trees will bring the total tree count to 214 and total caliper measurement of 596.5 inches, replacing the original 198 caliper inches of 24 trees removed from the site.

Sincerely,



Joe Grabinski

Director of Development

WINDROSE GREEN

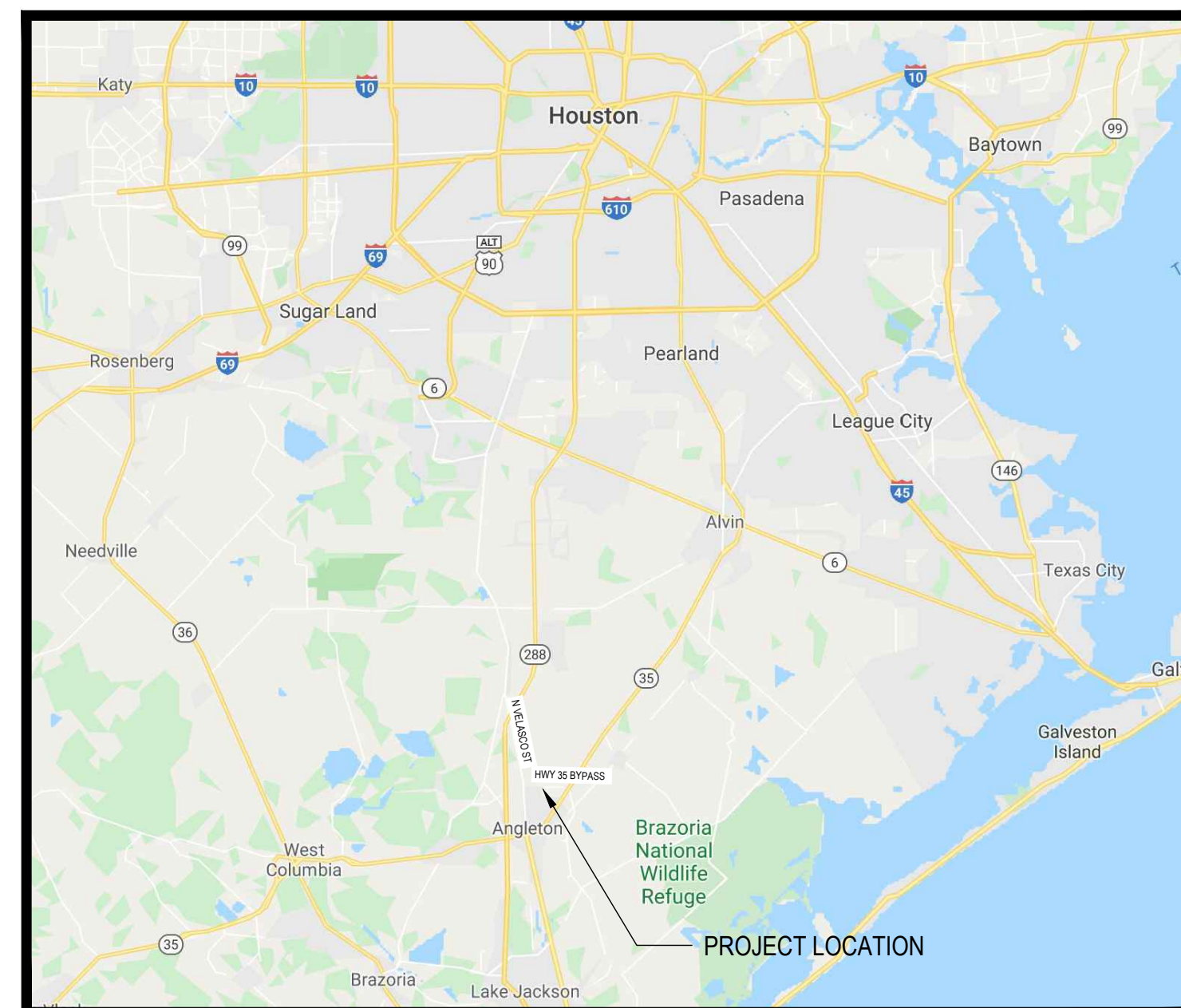
TREE MITIGATION PLAN

EMPTOR ANGLETON, LLC
ANGLETON, TX

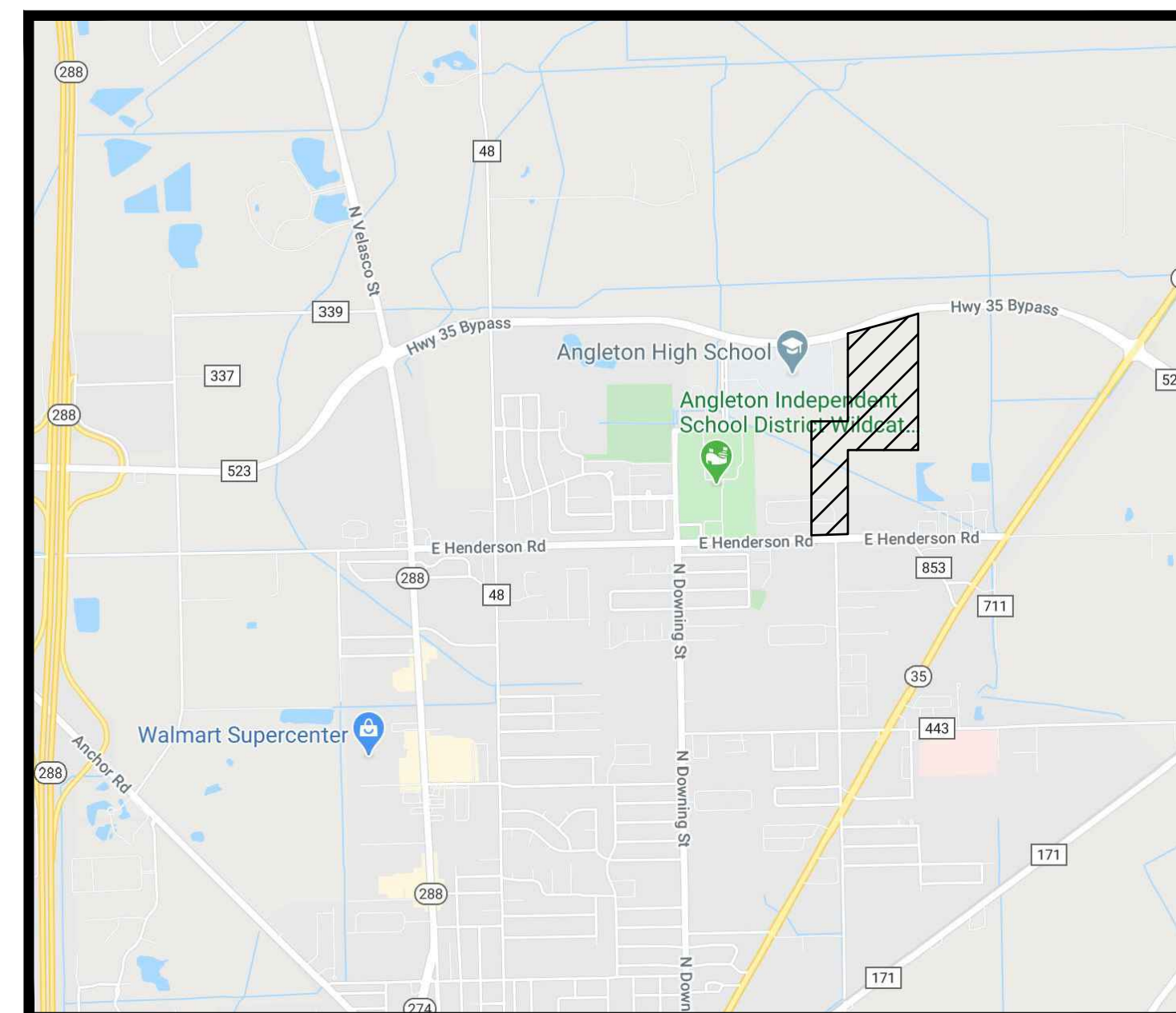
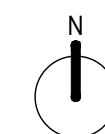


11.07.2024
CCA PROJECT NO.124-089

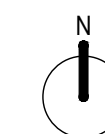
TITLE	SHEET NO.
OVERALL PLAN	L0.00
TREE REMOVAL PLAN	
OVERALL TREE MITIGATION PLAN	
TREE MITIGATION PLANS	L1.01-L1.05
TREE MITIGATION SCHEDULES	L1.06



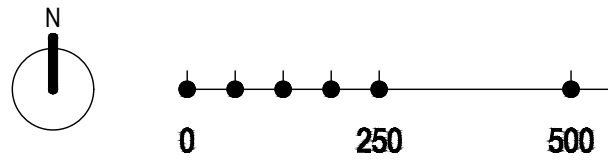
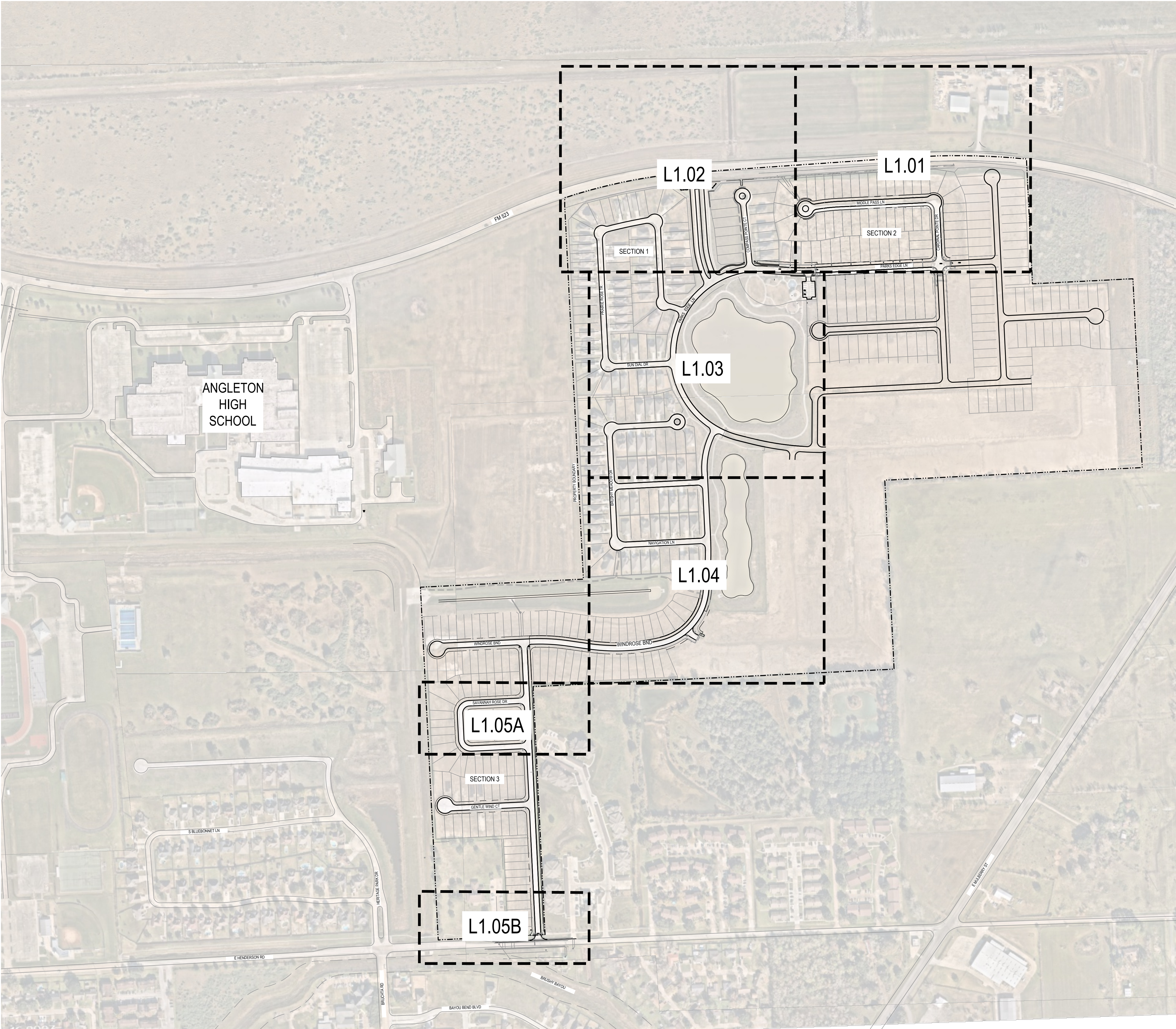
LOCATION MAP



VICINITY MAP



J:\WINDROSE GREEN\TECH SERVICES\124-0894\0 WORKING FILES\4.2 CAD\4.2.2 SHEET S1.00 OVERALL PLAN.DWG



LANDSCAPE ARCHITECTURE
10401 Stella Link Road
Houston, TX 77025
T: 713 871 1414 F: 713 871 0888

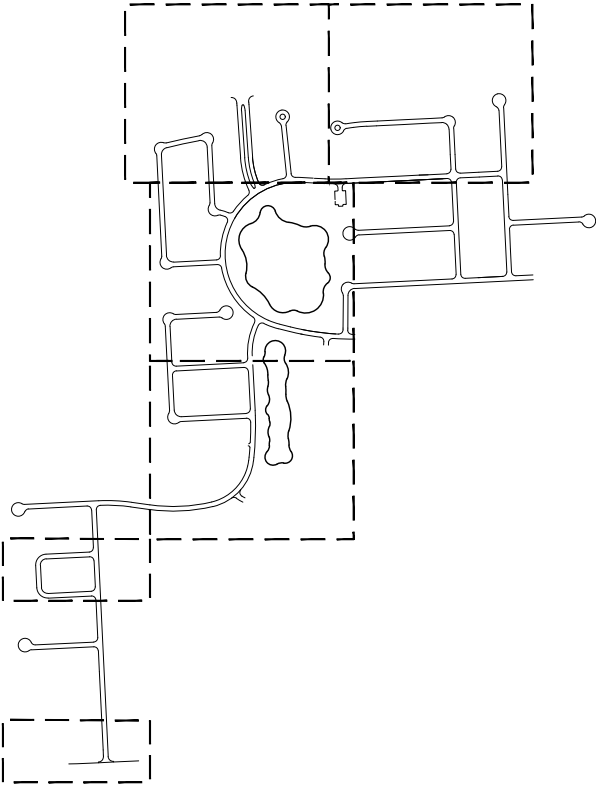
CLIENT
EMPTOR ANGLETON, LLC
9950 WESTPARK DR. #285
HOUSTON, TX. 77063
T: 281 571 7007

SEAL



ISSUE

KEY MAP



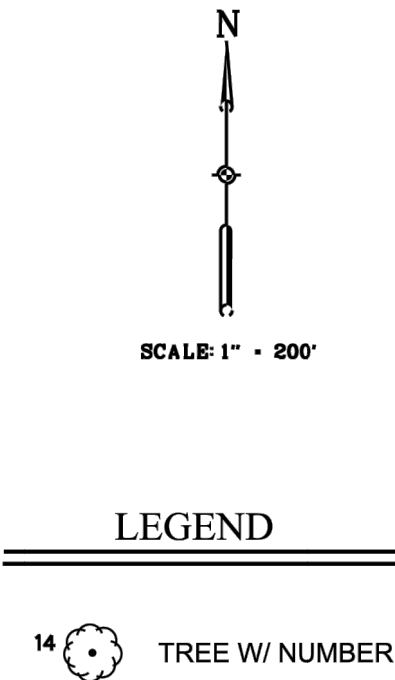
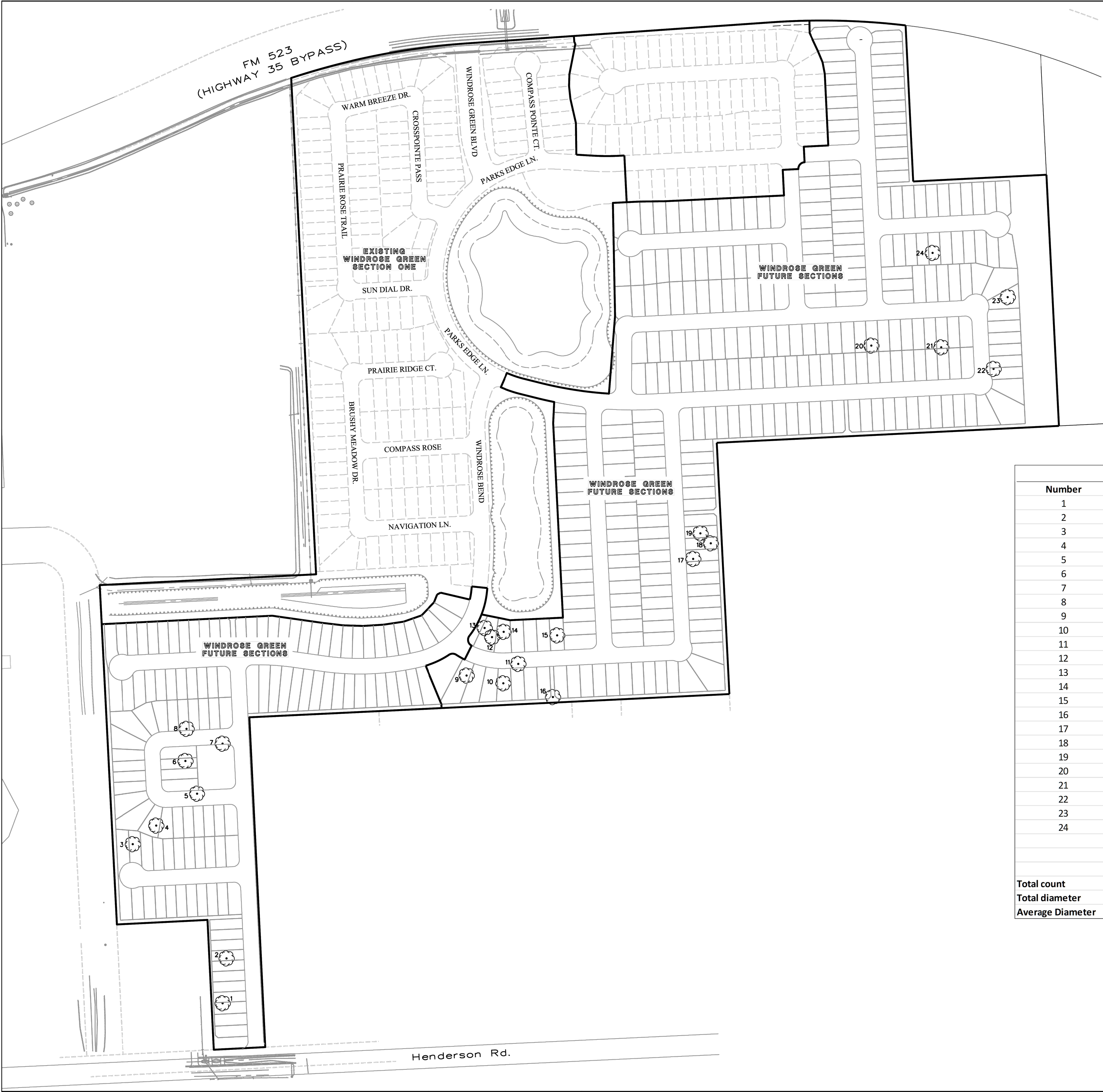
WINDROSE GREEN
ANGLETON, TX

OVERALL PLAN

DRAWN BY: RLH
CHECKED BY: CW, AK
DATE: 11.07.2024
SCALE: 1" = 250'-0"
PROJECT #: 123-012

SHEET
L0.00

J:\WINDROSE GREEN TECH SERVICES\124-0894\1 WORKING FILES\4.2 CAD\4.2.2 SHEET STREE REMOVAL PLN.DWG



Tree Removal Plan				
Number	Species		Diameter (inches)	Classification
1	Live Oak	Quercus virginiana	6	Heritage Tree
2	Live Oak	Quercus virginiana	8	Heritage Tree
3	Live Oak	Quercus virginiana	7	Heritage Tree
4	Live Oak	Quercus virginiana	8	Heritage Tree
5	Live Oak	Quercus virginiana	9	Heritage Tree
6	Live Oak	Quercus virginiana	10	Heritage Tree
7	Live Oak	Quercus virginiana	8	Heritage Tree
8	Live Oak	Quercus virginiana	11	Heritage Tree
9	Live Oak	Quercus virginiana	9	Heritage Tree
10	Live Oak	Quercus virginiana	5	Heritage Tree
11	Live Oak	Quercus virginiana	8	Heritage Tree
12	Live Oak	Quercus virginiana	10	Heritage Tree
13	Live Oak	Quercus virginiana	6	Heritage Tree
14	Live Oak	Quercus virginiana	8	Heritage Tree
15	Live Oak	Quercus virginiana	5	Heritage Tree
16	Live Oak	Quercus virginiana	8	Heritage Tree
17	Live Oak	Quercus virginiana	6	Heritage Tree
18	Live Oak	Quercus virginiana	5	Heritage Tree
19	Live Oak	Quercus virginiana	7	Heritage Tree
20	Live Oak	Quercus virginiana	6	Heritage Tree
21	Live Oak	Quercus virginiana	10	Heritage Tree
22	Live Oak	Quercus virginiana	9	Heritage Tree
23	Live Oak	Quercus virginiana	13	Heritage Tree
24	Live Oak	Quercus virginiana	16	Heritage Tree
		Heritage		
Total count		24		
Total diameter		198		
Average Diameter		8		



Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 763-7788 (713) 763-3580 Fax
TBP# FIRM REG. No. 280
TBP#S FIRM REG. No. 100486

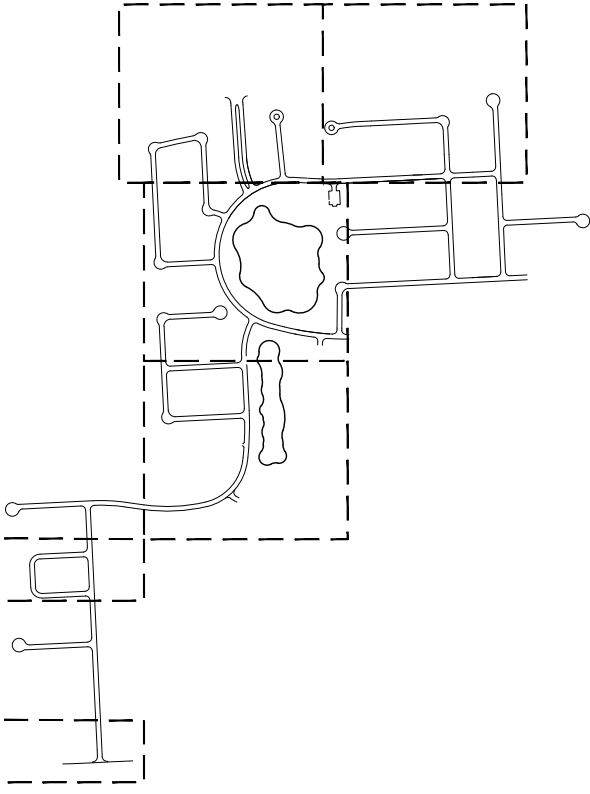
WINDROSE GREEN PHASE II
TREE LAYOUT

JOB NO. : 2020255-000-DS DATE: 10-20-2022 EXHIBIT NO. : 1

SEAL

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KEY MAP



WINDROSE GREEN
ANGLETON, TX

TREE REMOVAL PLAN

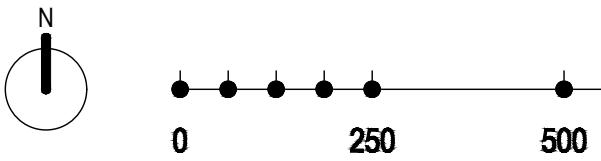
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SCALE: AS SHOWN
PROJECT #: 123-012

SHEET



TREE MITIGATION LEGEND	
	PHASE I TREES
	PHASE II TREES
	PROPOSED TREES
	NON-HERITAGE OR SIGNIFICANT TREE

NOTE:
- REF. L1.05 FOR TREE MITIGATION SCHEDULING



LANDSCAPE ARCHITECTURE
10401 Stella Link Road
Houston, TX 77025
T: 713 871 1414 F: 713 871 0888

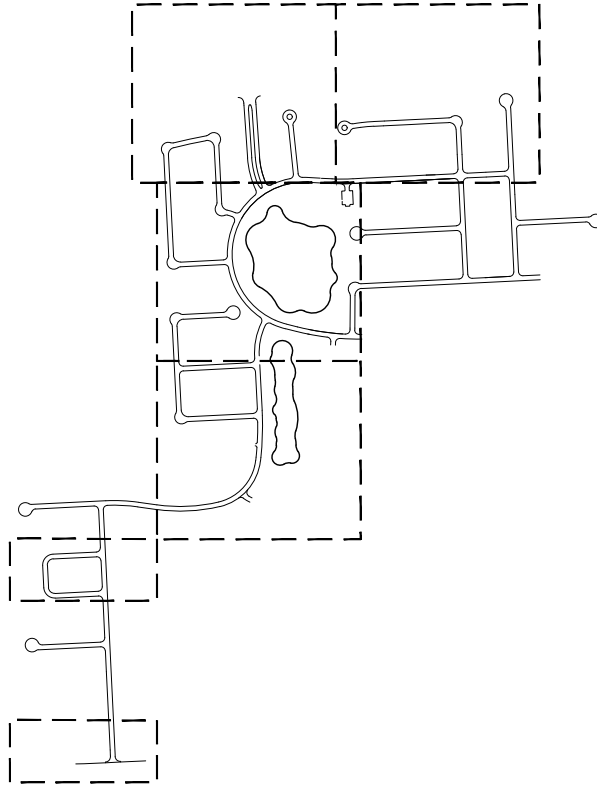
CLIENT
EMPTOR ANGLETON, LLC
9950 WESTPARK DR. #285
HOUSTON, TX. 77063
T: 281 571 7007

SEAL



ISSUE

KEY MAP



WINDROSE GREEN
ANGLETON, TX

OVERALL TREE MITIGATION PLAN

DRAWN BY: RLH
CHECKED BY: CW, AK
DATE: 11.07.2024
SCALE: 1" = 250'-0"
PROJECT #: 123-012

SHEET

J:\WINDROSE GREEN\TECH SERVICES\24\0894\0 WORKING FILES\4.2 CAD\4.2.2 SHEET S/L 01 TREE MITIGATION PLANS.DWG

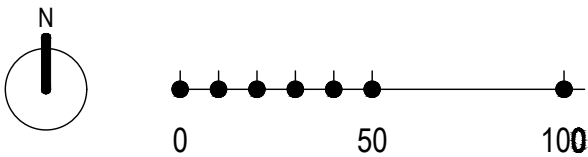
MATCHLINE 'A'/L1.02



MATCHLINE 'B'/L1.03

TREE MITIGATION LEGEND	
	PHASE I TREES
	PHASE II TREES
	PROPOSED TREES
	NON-HERITAGE OR SIGNIFICANT TREE

NOTE:
- REF. L1.05 FOR TREE MITIGATION SCHEDULING



CLARK CONDON

LANDSCAPE ARCHITECTURE
10401 Stella Link Road
Houston, TX 77025
T: 713 871 1414 F: 713 871 0888

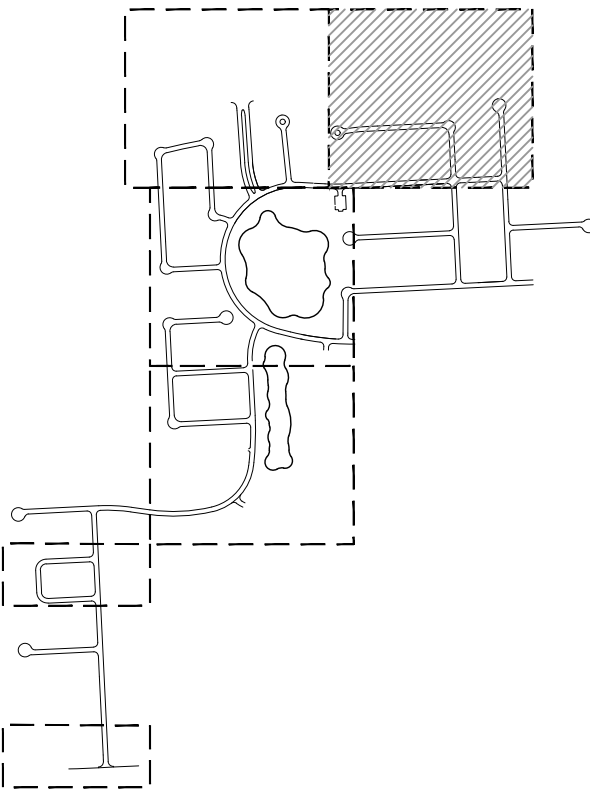
CLIENT
EMPTOR ANGLETON, LLC
9950 WESTPARK DR. #285
HOUSTON, TX. 77063
T: 281 571 7007

SEAL



ISSUE

KEY MAP



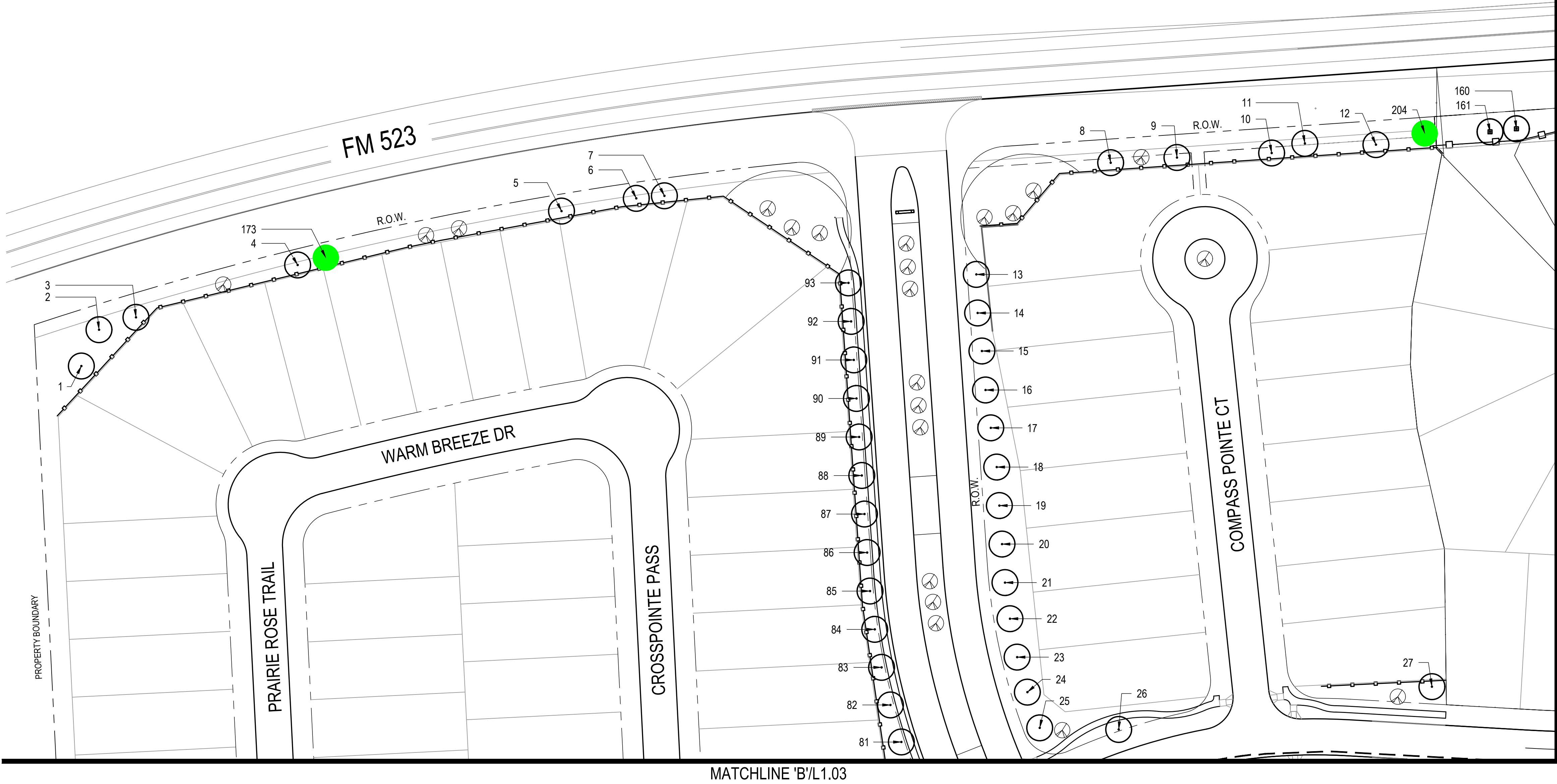
WINDROSE GREEN
ANGLETON, TX

TREE MITIGATION PLAN

DRAWN BY: RLH
CHECKED BY: CW, AK
DATE: 11.07.2024
SCALE: 1" = 50'-0"
PROJECT #: 123-012

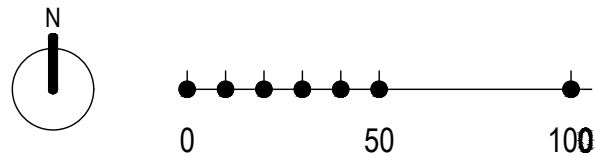
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L1.01

J:\WINDROSE GREEN\TECH SERVICES\124\0894\1\WORKING
FILES\42 CAD\4.22 SHEET\SL 1.02 TREE MITIGATION PLANS.DWG



TREE MITIGATION LEGEND	
	PHASE I TREES
	PHASE II TREES
	PROPOSED TREES
	NON-HERITAGE OR SIGNIFICANT TREE

NOTE:
- REF. L1.05 FOR TREE MITIGATION SCHEDULING



CLARK CONDON

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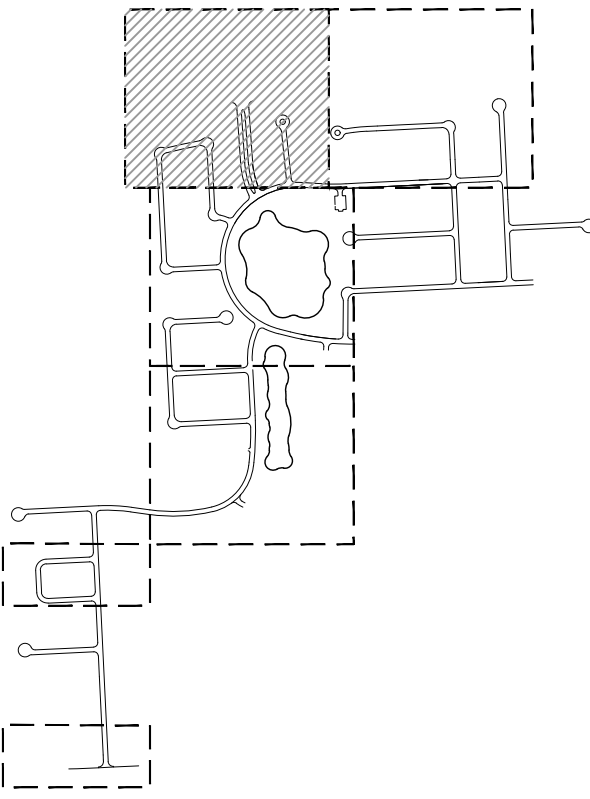
CLIENT
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9950 WESTPARK DR. #285
HOUSTON, TX. 77063
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SEAL



ISSUE

KEY MAP



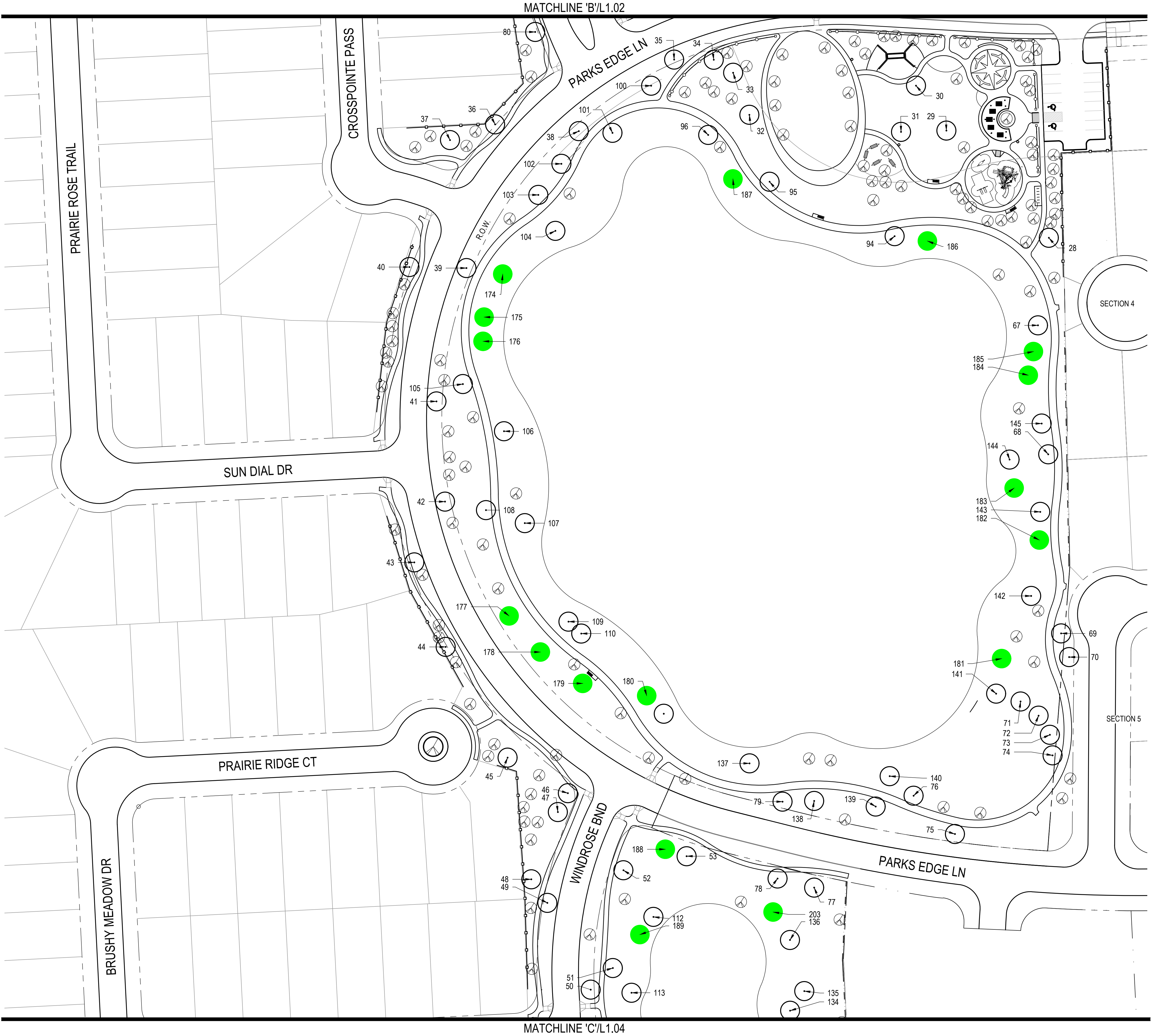
WINDROSE GREEN
ANGLETON, TX

TREE MITIGATION PLAN

DRAWN BY: RLH
CHECKED BY: CW, AK
DATE: 11.07.2024
SCALE: 1" = 50'-0"
PROJECT #: 123-012

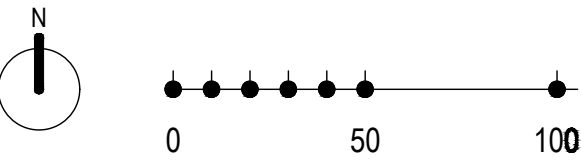
SHEET
L1.02

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TREE MITIGATION LEGEND	
	PHASE I TREES
	PHASE II TREES
	PROPOSED TREES
	NON-HERITAGE OR SIGNIFICANT TREE

NOTE:
- REF. L1.05 FOR TREE MITIGATION SCHEDULING



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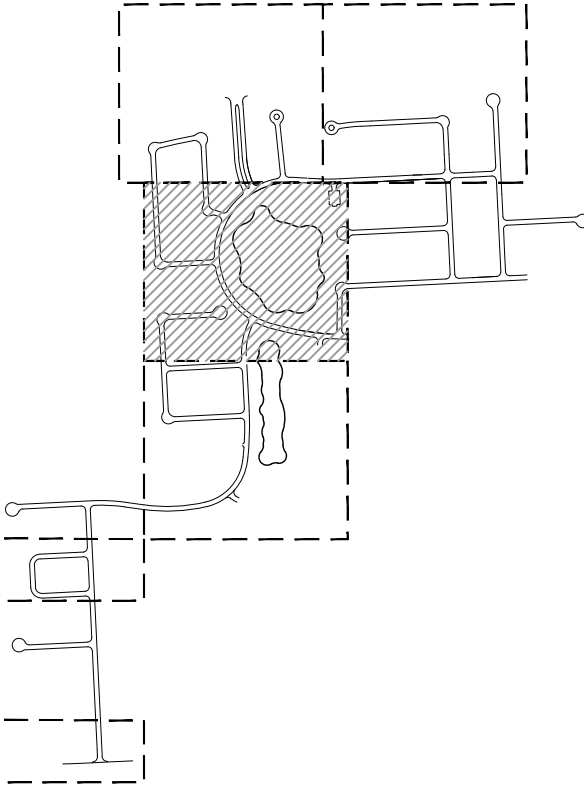
CLIENT
EMPTOR ANGLETON, LLC
9950 WESTPARK DR. #285
HOUSTON, TX. 77063
T: 281 571 7007

SEAL



ISSUE

KEY MAP

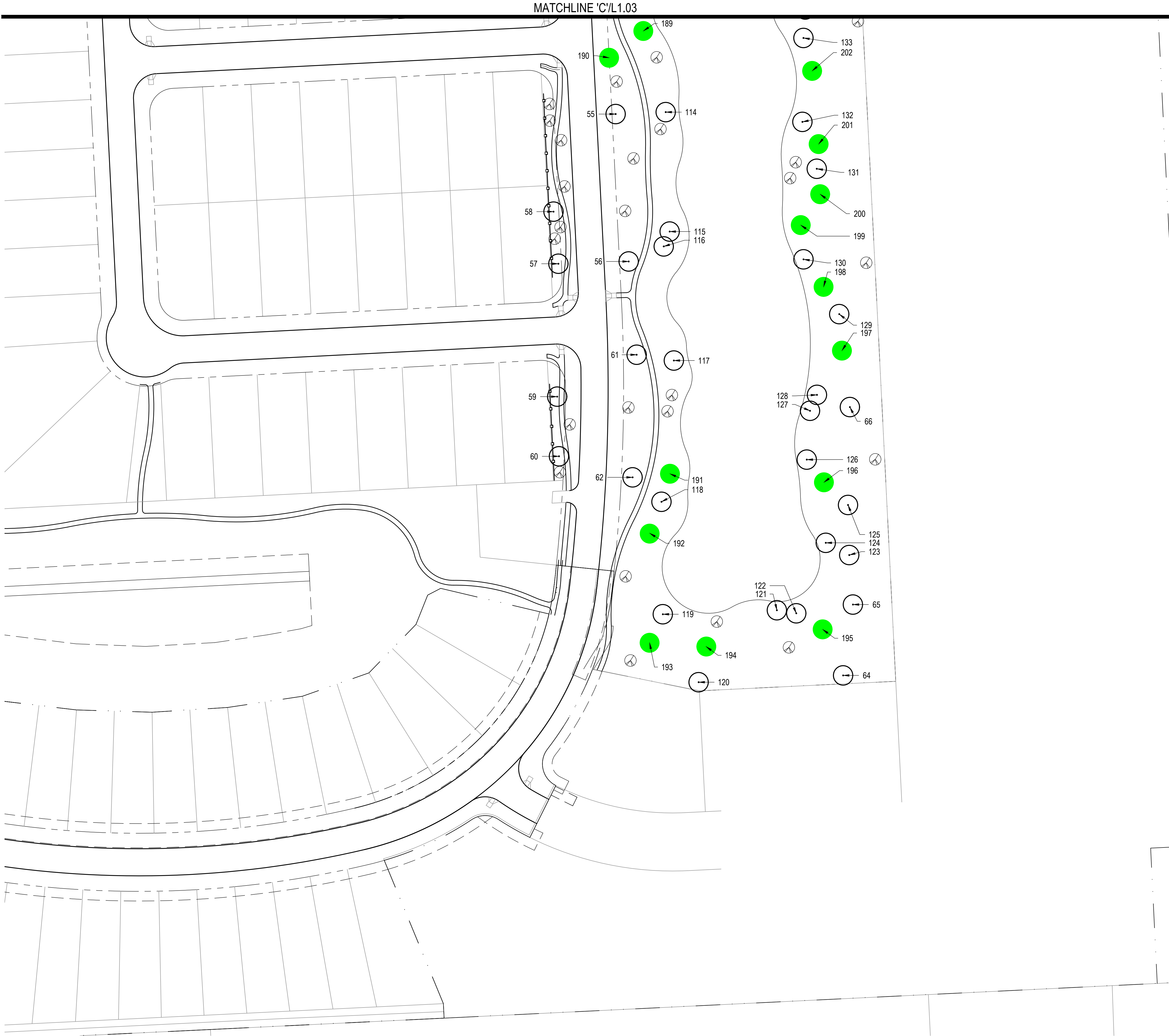


WINDROSE GREEN
ANGLETON, TX

TREE MITIGATION PLAN

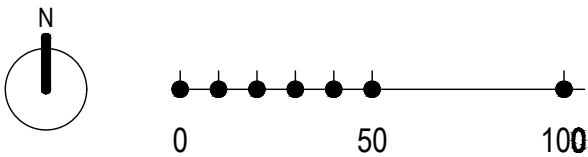
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DATE: 11.07.2024
SCALE: 1" = 50'-0"
PROJECT #: 123-012

SHEET
L1.03



TREE MITIGATION LEGEND	
	PHASE I TREES
	PHASE II TREES
	PROPOSED TREES
	NON-HERITAGE OR SIGNIFICANT TREE

NOTE:
- REF. L1.05 FOR TREE MITIGATION SCHEDULING



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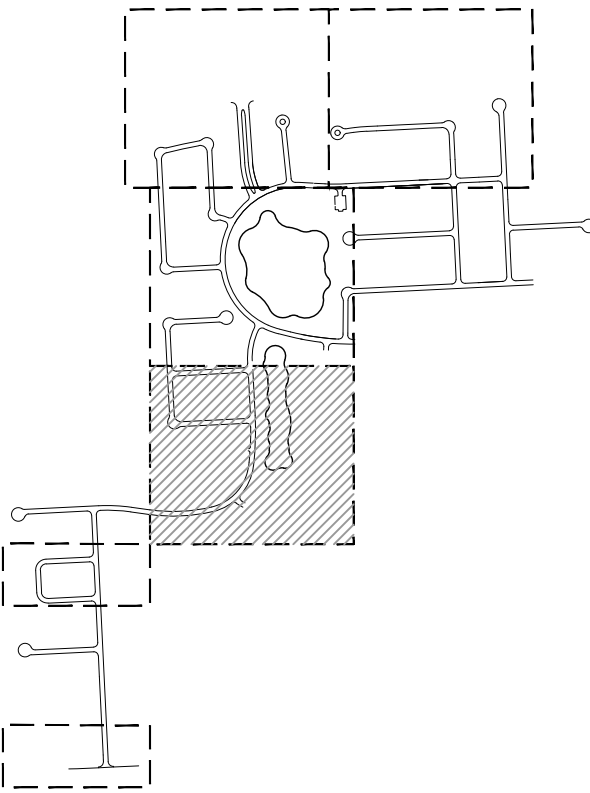
CLIENT
EMPTOR ANGLETON, LLC
9950 WESTPARK DR. #285
HOUSTON, TX. 77063
T: 281 571 7007

SEAL



ISSUE

KEY MAP



WINDROSE GREEN
ANGLETON, TX

TREE MITIGATION PLAN

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SCALE: 1" = 50'-0"
PROJECT #: 123-012

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L1.04

J:\WINDROSE GREEN TECH SERVICES\124.0894.0 WORKING FILES\4.2 CAD\4.2.2 SHEET\SL 1.05 TREE MITIGATION PLANS.DWG



TREE MITIGATION LEGEND	
	PHASE I TREES
	PHASE II TREES
	PROPOSED TREES
	NON-HERITAGE OR SIGNIFICANT TREE

NOTE:
- REF. L1.05 FOR TREE MITIGATION SCHEDULING

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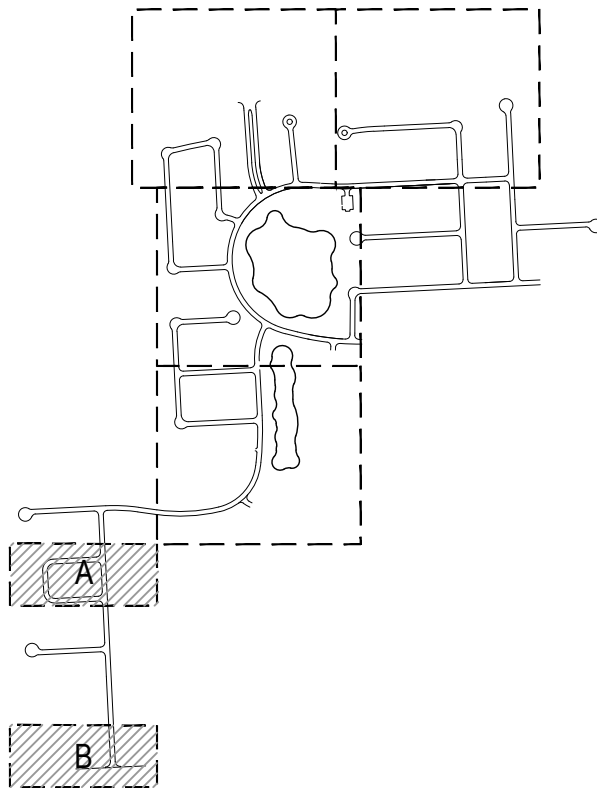
CLIENT
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KEY MAP



WINDROSE GREEN
ANGLETON, TX

TREE MITIGATION PLANS

DRAWN BY: RLH
CHECKED BY: CW, AK
DATE: 11.07.2024
SCALE: AS SHOWN
PROJECT #: 123-012

SHEET
L1.05

Phase I									
No.	Species	Caliper (inches)	Heritage or Significant						
1	Live Oak	2.5	H						
2	Live Oak	3	H						
3	Live Oak	3	S						
4	Live Oak	3	S						
5	Live Oak	3	S						
6	Live Oak	2.5	S						
7	Live Oak	3	S						
8	Live Oak	3	S						
9	Live Oak	3	S						
10	Live Oak	2.25	S						
11	Live Oak	2.5	S						
12	Live Oak	3	S						
13	Live Oak	3	S						
14	Live Oak	3	S						
15	Live Oak	2.5	S						
16	Live Oak	2.5	S						
17	Live Oak	2.5	S						
18	Live Oak	3	S						
19	Live Oak	2.5	S						
20	Live Oak	3	S						
21	Live Oak	2.5	S						
22	Live Oak	2.5	S						
23	Live Oak	3	H						
24	Live Oak	2.5	H						
25	Live Oak	3	S						
26	Live oak	2.5	S						
27	Live Oak	3	S						
28	Live oak	2.5	S						
29	Live oak	2.5	S						
30	Live oak	3	S						
31	Live Oak	2.5	S						
32	Live Oak	2.5	S						
33	Live oak	3	S						
34	Live Oak	2.5	S						
35	Live Oak	3	S						
36	Live Oak	2.5	S						
37	Live Oak	2.5	S						
38	Live Oak	3.5	S						
39	Live Oak	2.75	S						
40	Live Oak	2.5	S						
41	Live Oak	3	S						
42	Live Oak	2.5	S						
43	Live Oak	2.5	H						
44	Live Oak	2.5	S						
45	Live Oak	2.5	S						
46	Live Oak	2.5	S						
47	Live Oak	2.5	S						
48	Live Oak	2.5	S						
49	Live Oak	2.5	S						
50	Live Oak	3	S						
51	Live Oak	2	S						
52	Live Oak	2.5	S	101 Bald Cypress	3.5		S		
53	Live Oak	2.5	S	102 Water Oak	2		S		
54	Live Oak	2.5	S	103					
55	Live Oak	3	S	104 Bald Cypress	3		S		
56	Live Oak	2.5	S	105 Bald Cypress	3.5		S		
57	Live Oak	2.5	S	106 Bald Cypress	3.5		S		
58	Live Oak	3	S	107 Bald Cypress	3.5		S		
59	Live Oak	2.5	S	108 Water Oak	2		S		
60	Live Oak	3	S	109					
61	Live Oak	3	S	110 Bald Cypress	3.5		S		
62	Live Oak	3	S	111 Bald Cypress	3.5		S		
63	Live Oak	2.5	S	112 Bald Cypress	2.5		S		
64	Live Oak	3	S	113 Water Oak	2		S		
65	Live Oak	3	S	114 Bald Cypress	3		S		
66	Live Oak	3	S	115 Bald Cypress	2.5		S		
67	Live Oak	3	S	116 Bald Cypress	2.5		S		
68	Live Oak	3	S	117 Bald Cypress	3		S		
69	Live Oak	2.5	S	118 Bald Cypress	3		S		
70	Live Oak	2.5	S	119					
71	Live Oak	2.5	S	120 Bald Cypress	3.5		S		
72	Live Oak	3	S	121 Bald Cypress	3.5		S		
73	Live Oak	2.5	S	122 Bald Cypress	3		S		
74	Live Oak	3	S	123 Bald Cypress	3.5		S		
75	Live Oak	2.5	S	124 Bald Cypress	3		S		
76	Live Oak	2.5	S	125 Bald Cypress	2.5		S		
77	Live Oak	2.5	S	126 Water Oak	1.5		S		
78	Live Oak	3	S	127 Bald Cypress	4		S		
79	Live Oak	3	S	128 Bald Cypress	3		S		
80	Live Oak	2.5	S	129 Bald Cypress	2.5		S		
81	Live Oak	3	S	130 Bald Cypress	3		S		
82	Live Oak	3	S	131 Bald Cypress	2.5		S		
83	Live Oak	2.5	S	132 Bald Cypress	4		S		
84	Live Oak	3	S	133 Water Oak	2.5		S		
85	Live Oak	2.5	S	134 Water Oak	2		S		
86	Live Oak	2.5	S	135 Bald Cypress	3.5		S		
87	Live Oak	2	S	136 Water Oak	2.5		S		
88	Live Oak	2.5	S	137 Water Oak	2.5		S		
89	Live Oak	2.5	S	138 Bald Cypress	3.5		S		
90	Live Oak	2.5	S	139 Water Oak	2.5		S		
91	Live Oak	2.5	S	140 Bald Cypress	3		S		
92	Live Oak	2.5	S	141 Bald Cypress	3.5		S		
93	Live Oak	2.5	S	142 Bald Cypress	3		S		
94	Bald Cypress	3.5	S	143 Bald Cypress	4		S		
95	Bald Cypress	3	S	144 Bald Cypress	4		S		
96	Water Oak	2.5	S	145 Bald Cypress	4		S		
100	Water Oak	3	S	TOTAL PH.I	389.5				

Phase II									
No.	Species	Caliper (inches)	Heritage or Significant						
146	Live Oak	3	H						
147	Live Oak	3	H						
148	Live Oak	3	H						
149	Live Oak	3	H						
150	Live Oak	3	H						
151	Live Oak	3	H						
152	Live Oak	3	H						
153	Live Oak	3	H						
154	Live Oak	3	H						
155	Live Oak	3	H						
156	Live Oak	3	H						
157	Live Oak	3	H						
158	Live Oak	3	H						
159	Live Oak	3	H						
160	Live Oak	3	H						
161	Live Oak	3	H						
162	Live Oak	3	H						
163	Live Oak	3	H						
164	Live Oak	3	H						
165	Water Oak	3	S						
166	Live Oak	3	H						
167	Live Oak	3	H						
168	Live Oak	3	H						
169	Water Oak	3	S						
170	Live Oak	3	H						
171	Live Oak	3	H						
TOTAL PH.II		78							

PROPOSED TREES				
No.	Species	Caliper (inches)	Heritage or Significant	
173	Live Oak	3	H	
174	Bald Cypress	3	S	
175	Bald Cypress	3	S	
176	Bald Cypress	3	S	
177	Live Oak	3	H	
178	Live Oak	3	H	
179	Live Oak	3	H	
180	Live Oak	3	H	
181	Live Oak	3	H	
182	Bald Cypress	3	S	
183	Live Oak	3	H	
184	Bald Cypress	3	S	
185	Water Oak	3	S	
186	Water Oak	3	S	
187	Bald Cypress	3	S	
188	Bald Cypress	3	S	
189	Live Oak	3	H	
190	Live Oak	3	H	
191	Bald Cypress	3	S	
192	Water Oak	3	S	
193	Water Oak	3	S	
194	Bald Cypress	3	S	
195	Live Oak	3	H	
196	Water Oak	3	S	
197	Water Oak	3	S	
198	Bald Cypress	3	S	
199	Live Oak	3	H	
200	Water Oak	3	S	
201	Live Oak	3	H	
202	Water Oak	3	S	
203	Water Oak	3	S	
204	Bald Cypress	3	S	
205	Live Oak	3	H	
206	Water Oak	3	S	
207	Water Oak	3	S	
208	Live Oak	3	H	
209	Water Oak	3	S	
210	Live Oak	3	H	
211	Live Oak	3	H	
212	Water Oak	3	S	
213	Live Oak	3	H	
214	Live Oak	3	H	
215	Live Oak	3	H	
TOTAL PROPOSED		129		



July 24, 2024

Jeb Kolby, P.E.
Director of Development
Ember Real Estate Investment & Development
4444 Westheimer Road; Suite G325
Houston, TX 77027

Re: Freedom Park & Windrose Green Tree Replacement
City of Angleton

Dear Mr. Kolby:

Please find the attached latest tree inventory memo dated December 13, 2022 (See Attachment "A"). This document contains the latest tree count, their diameter, and species. The following are the amount of Heritage trees that were removed:

Freedom Park

34 live oaks and 1 pecan: Total caliper inches of heritage trees removed is 455 inches.

Windrose Green

24 heritage trees were removed: Total caliper inches of heritage trees removed is 198 inches.

Please note:

1. The four poor quality trees identified in Exhibit A have been added into the total caliper inches of removed trees at Freedom Park.
2. The four other trees removed later identified in Exhibit "B-2" that does not have a size or species. Those are not included in above calculations.

Heritage tree loses must be accounted for by multiplying the total of removed caliper inches of heritage trees by three to determine the aggregate amount of tree caliper inches that must be provided. Therefore, the aggregate of total caliper inches required:

Freedom Park

455 inches x 3 = 1,365 aggregate of total caliper inches required.

Windrose Green

198 inches x 3 = 594 aggregate of total caliper inches required.

Windrose Green Landscaping Plan added 91 Live Oaks per the attached memo. However, the tree caliber for each tree planted is only 2.5 inches. Per City ordinance, the City of Angleton will accept no less than three (3) caliper-inches of trees (Live Oak or Pecan) as a replacement for heritage trees removal. Therefore, there is no credit for the smaller diameter trees planted in the Windrose Green.

The total amount of trees required to be replanted at each site shall be calculated at:

Freedom Park

1,365 caliper inches of heritage trees required / 3 = 455 - 3-inch caliper live oak or pecan trees required to be planted.

Windrose Green

594 caliper inches of heritage trees required / 3 = 198 - 3-inch caliper live oak or pecan trees required to be planted.

Alternatively, the City of Angleton will accept a fee in lieu of the tree replacement. The fee in lieu of tree replacement must be consistent with the replacement costs for three (3) caliper-inch heritage trees (Live Oak or Pecan) from a local landscape provider. A recent cost estimate for heritage trees has been provided by Wagner Tree Farm (See attachment "B") Therefore, the fee in lieu is:

Freedom Park

455 Heritage Trees x \$475.56 per tree = \$216,379.80 of fee in lieu of tree mitigation.

Windrose Green

198 Heritage Trees x \$475.56 per tree = \$94,160.00 of fee in lieu of tree mitigation.

Additionally, any remaining heritage trees removed to create the 30-foot maintenance berm around the Freedom Park Detention Pond as depicted in the approved set of plans will need to be calculated in the same manner and added to the totals above.

Ember Real Estates Investment & Development (Ember) has requested a credit for significant trees saved at each site. Ember should coordinate with City staff to get on the next City Council agenda to discuss a credit for significant trees saved.

If you would like to discuss this in more detail, please contact me.

Sincerely,

If you have any questions, please call me.

Sincerely,

HDR ENGINEERING, INC.



John Peterson, P.E., CFM
Associate Vice President/Municipal Practice Lead



Attachment "A"

MEMORANDUM

December 13, 2022

To: Megan Mainer, Director of Parks & Recreation

CC: Chris Whittaker, City Manager

Otis Spriggs, Director of Development Services

Chris Casey, Civic Principal, HDR

Alex Khoshakhlagh, Project Manager, Costello Engineering

Jeb Kolby, Director of Development, Concourse Development

From: Stephen R. Tennis, Director of Planning, Concourse Development

RE: **Heritage Tree Analysis**

This Memorandum serves as Concourse Development's understanding, analysis and conclusion on the City of Angleton's Code of Ordinance 23-60, Heritage Tree Protection requirement as applied to the Freedom Park and the Windrose Green development clearing projects.

Freedom Park

Rancho Isabella MUD contracted with Crisp Materials, LLC on a Clearing & Grubbing (C&G) project within the City of Angleton's Freedom Park tract to prepare for future detention capacity. Our team worked very closely with the Director of Parks & Recreation and Burditt Landscape Architecture to design a project that preserved as many trees as possible. The C&G project started in May 2022 and was completed October 2022. Due to the extreme density of the trees and underbrush on the tract, the city staff agreed to the same clearing method used on Concourse's project that did not require a pre-clearing tree survey.

The contractor was instructed to preserve all trees for classifying and logging as they progressed. Within the future excavation area, only Heritage trees were preserved. The detention project also has a 30' maintenance berm around the entire detention pond area. Although on most detention pond projects the maintenance berm is completely cleared, this maintenance berm area was cleared with the intent to save as many trees as possible, at significant cost to both the contractor and Concourse Development.

A licensed arborist, Jeff Hanawalt, Certified Arborist TX-0211A, with Yellowstone Landscape – Tree Division was engaged to perform onsite reviews and logging of all trees. Throughout this process several onsite meetings took place with City staff to review the clearing process. Within the excavation area a total of 31 Heritage trees were identified (30 Live Oaks and 1 Pecan) for a total of 413 caliper inches of

Heritage trees to be removed and requiring mitigation (**see Exhibit “A”**). Within the maintenance berm area, a total of 110 trees were saved. (52 Heritage trees, 48 Significant trees and 10 non-Qualified trees) for a total of 1,232 caliper inches of trees saved. The 48 Significant trees generated a total of 591 total caliper inches of credit (**see Exhibit “B”**).

Based on the 1:1 mitigation requirement used for Freedom Park, 413 inches of mitigation was needed. (No credit was given for the 537 inches of Heritage trees, or 110 inches of non-qualified trees saved.) Therefore, the 413 inches of mitigation required for the Heritage trees removed within the excavation area was deducted from the 591 inches of credit from the Significant trees saved, resulting in a remaining credit of 178 inches.

At the final walk of the clearing project with the city staff there were 4 trees that were identified as being extremely close to the future excavation area and may need to be removed (**see Exhibit “B-2”**). It was agreed not to remove them under the current clearing contract, but to address those trees along with any other trees removed in the detention construction contract.

An additional analysis will be merited after the detention construction contract is complete to determine the final mitigation count.

Windrose Green

Rancho Isabella MUD contracted with 3B Construction to clear the remaining developable land within the Windrose Green development. Since the entire development will require fill dirt to meet the drainage design criteria, no existing trees could be preserved, thus requiring tree mitigation.

A total of 24 Heritage trees were logged for a total of 198 caliper inches (**see Exhibit “C”**) The City Heritage Tree Protect ordinance requires a 3:1 mitigation requirement, resulting in a total of 594 caliper inches of mitigation. The Windrose Green Phase 1 Landscape Improvement project completed in December 2022 installed a total of 347 caliper inches of Heritage/Significant trees within the common areas of Windrose Green Section 1 (**see Exhibit “D”**). Based on the current mitigation requirement of 594 inches, less the Phase 1 planting credit of 347 inches and the 178 inches saved previously, a remaining balance of 68 caliper inches is needed to fulfill the mitigation requirements. Future Sections in Windrose Green will include landscaping in the common areas. Those projects will generate more than the required mitigation credits still required. Concourse Development will update and submit to the city after each landscape project is completed, showing the current tally at that time.

EXHIBIT "A"

Freedom Park Excavation Pond area only

Species	Diameter (inches)	Total count	Live Oak	Pecan	Total
Live Oak	6		30	1	31
Live Oak	7		400	13	413
Live Oak	7				
Live Oak	8		13	13	
Live Oak	8				
Live Oak	8				
Live Oak	9				
Live Oak	10				
Live Oak	10				
Live Oak	10				
Live Oak	11				
Live Oak	12				
Live Oak	13				
Live Oak	13				
Live Oak	14				
Live Oak	14				
Live Oak	14				
Live Oak	14				
Live Oak	14				
Live Oak	15				
Live Oak	15				
Live Oak	16				
Live Oak	16				
Live Oak	16				
Live Oak	17				
Live Oak	17				
Live Oak	18				
Live Oak	18				
Live Oak	22				
Live Oak	28				
Pecan	13				
Total Caliber Inches					413

Poor Quality trees excluded from count		
Species		Diameter (Inches)
Live Oak	Quercus virginiana	6
Live Oak	Quercus virginiana	8
Live Oak	Quercus virginiana	13
Live Oak	Quercus virginiana	15

EXHIBIT "B"

Freedom Park Maintenance Berm area only

Number	Species	Diameter (inches)	Classification	Notes	Location
1	Water Oak	14	Significant Tree		6062-6063
2	Live Oak	15	Heritage Tree		6062-6063
3	Water Oak	12	Significant Tree		6063-6064
4	Live Oak	12	Heritage Tree	Double Trunk	6063-6064
5	Water Oak	14	Significant Tree		6063-6064
6	Live Oak	11	Heritage Tree		6063-6064
7	Live Oak	8	Heritage Tree		6063-6064
8	Water Oak	11	Significant Tree		6064-6065
9	Live Oak	9	Heritage Tree		6064-6065
10	Live Oak	12	Heritage Tree		6064-6065
11	Live Oak	8	Heritage Tree		6065-6066
12	Live Oak	22	Heritage Tree	Double Trunk	6065-6066
13	Water Oak	10	Significant Tree		6065-6066
14	Water Oak	9	Significant Tree		6067
15	Water Oak	17	Significant Tree		6067-6068
16	Water Oak	13	Non Qualified Tree		6068-6069
17	Eastern Red Cedar	20	Heritage Tree	Good structured quality tree	6068-6069
19	Live Oak	14	Heritage Tree		6068-6069
20	Live Oak	15	Heritage Tree		6069-6070
21	Water Oak	17	Significant Tree		6069-6070
22	Live Oak	14	Heritage Tree	On high bank	6069-6070
23	Live Oak	13	Heritage Tree		6072-6073
24	Water Oak	13	Significant Tree		6084-6085
25	Water Oak	10	Significant Tree		6084-6085
26	Live Oak	16	Heritage Tree		6084-6085
27	Live Oak	13	Heritage Tree		6084-6085
28	Eastern Red Cedar	8	Non Qualified Tree		6084-6085
29	Water Oak	8	Significant Tree		6087-6088
30	Eastern Red Cedar	10	Non Qualified Tree		6087-6088
31	Eastern Red Cedar	10	Non Qualified Tree		6087-6088
32	Eastern Red Cedar	12	Non Qualified Tree		6087-6088
33	Eastern Red Cedar	12	Non Qualified Tree		6087-6088
34	Live Oak	16	Heritage Tree		6088
35	Live Oak	20	Heritage Tree		6089-6090
36	Water Oak	20	Significant Tree	Good structured quality tree	6090-6091
37	Water Oak	16	Significant Tree		6091-6092
					6092-6093

38	Live Oak	Quercus virginiana	10	Heritage Tree	6092-6093
39	Water Oak	Quercus nigra	13	Significant Tree	6093-6094
40	Water Oak	Quercus nigra	16	Significant Tree	6095-6096
41	Water Oak	Quercus nigra	20	Significant Tree	6097-6098
42	Live Oak	Quercus virginiana	13	Heritage Tree	6097-6098
43	Water Oak	Quercus nigra	23	Significant Tree	6098-6099
44	Live Oak	Quercus virginiana	8	Heritage Tree	6098-6099
45	Eastern Red Cedar	Juniperus virginiana	7	Non Qualified Tree	6101-6000
46	American Elm	Ulmus Americana	8	Significant Tree	6002-6003
47	Water Oak	Quercus nigra	15	Significant Tree	6009-6010
48	Water Oak	Quercus nigra	12	Significant Tree	6010-6011
49	American Elm	Ulmus Americana	14	Significant Tree	6013
50	Live Oak	Quercus virginiana	8	Heritage Tree	6013-6014
51	Live Oak	Quercus virginiana	12	Heritage Tree	6014-6015
52	Live Oak	Quercus virginiana	5	Heritage Tree	6014-6015
53	American Elm	Ulmus Americana	7	Significant Tree	6016-6017
54	American Elm	Ulmus Americana	7	Significant Tree	6022-6023
55	American Elm	Ulmus Americana	10	Significant Tree	6023-6024
56	Eastern Red Cedar	Juniperus virginiana	7	Non Qualified Tree	6023-6024
57	Pecan	Carya illinoensis	7	Heritage Tree	6023-6024
58	American Elm	Ulmus Americana	8	Significant Tree	6023-6024
59	Water Oak	Quercus nigra	16	Significant Tree	6024
60	American Elm	Ulmus Americana	11	Significant Tree	6026-6027
61	American Elm	Ulmus Americana	11	Significant Tree	6027-6028
62	Eastern Red Cedar	Juniperus virginiana	12	Non Qualified Tree	6027-6028
63	Water Oak	Quercus nigra	15	Significant Tree	6027-6028
64	Water Oak	Quercus nigra	16	Significant Tree	6027-6028
65	Water Oak	Quercus nigra	18	Significant Tree	6027-6028
66	Water Oak	Quercus nigra	19	Significant Tree	6027-6028
67	Water Oak	Quercus nigra	11	Significant Tree	6031
68	Eastern Red Cedar	Juniperus virginiana	13	Non Qualified Tree	6032-6033
69	Live Oak	Quercus virginiana	8	Heritage Tree	6034-6035
70	American Elm	Ulmus Americana	14	Significant Tree	6035-6036
71	Live Oak	Quercus virginiana	13	Heritage Tree	6035-6036
72	Live Oak	Quercus virginiana	7	Heritage Tree	6039
73	Live Oak	Quercus virginiana	13	Heritage Tree	6039-6040
74	Water Oak	Quercus nigra	12	Significant Tree	6039-6040
75	Live Oak	Quercus virginiana	8	Heritage Tree	6040-6041
76	Water Oak	Quercus nigra	10	Significant Tree	6040-6041
77	Live Oak	Quercus virginiana	7	Heritage Tree	6040-6041

Double Trunk, existing tree marker 532

78	Live Oak	Quercus virginiana	10	Heritage Tree	Double Trunk	6040-6041
79	Live Oak	Quercus virginiana	7	Heritage Tree	Oak mott	6041-6042
80	Live Oak	Quercus virginiana	8	Heritage Tree		6041-6042
81	American Elm	Ulmus Americana	15	Significant Tree		6041-6042
82	Live Oak	Quercus virginiana	6	Heritage Tree		6041-6042
83	Live Oak	Quercus virginiana	12	Heritage Tree	Oak mott	6041-6042
84	Live Oak	Quercus virginiana	8	Heritage Tree		6041-6042
85	Live Oak	Quercus virginiana	3	Heritage Tree		6041-6042
86	Live Oak	Quercus virginiana	4	Heritage Tree	Heavily Leaning	6041-6042
87	Live Oak	Quercus virginiana	7	Heritage Tree		6042-6043
88	Live Oak	Quercus virginiana	4	Heritage Tree		6042-6043
89	American Elm	Ulmus Americana	6	Significant Tree		6042-6043
90	Live Oak	Quercus virginiana	3	Heritage Tree		6042-6043
91	American Elm	Ulmus Americana	19	Significant Tree	Existing tree marker 531	6042-6043
92	Water Oak	Quercus nigra	15	Significant Tree		6043
93	Live Oak	Quercus virginiana	25	Heritage Tree		6043
94	Water Oak	Quercus nigra	7	Significant Tree	Oak mott	6043-6044
95	Live Oak	Quercus virginiana	8	Heritage Tree		6045-6046
96	American Elm	Ulmus Americana	15	Significant Tree	Multiple Trunk	6045-6046
97	American Elm	Ulmus Americana	5	Significant Tree	Multiple Trunk	6045-6046
98	American Elm	Ulmus Americana	8	Significant Tree		6046-6053
99	Live Oak	Quercus virginiana	4	Heritage Tree		6046-6053
100	Live Oak	Quercus virginiana	10	Heritage Tree		6046-6053
101	Live Oak	Quercus virginiana	9	Heritage Tree		6046-6053
102	American Elm	Ulmus Americana	4	Significant Tree		6046-6053
103	Live Oak	Quercus virginiana	9	Heritage Tree		6046-6053
104	American Elm	Ulmus Americana	8	Significant Tree		6046-6053
105	Live Oak	Quercus virginiana	19	Heritage Tree	Multiple Trunk	6053-6054
106	Live Oak	Quercus virginiana	4	Heritage Tree		6053-6054
107	Live Oak	Quercus virginiana	5	Heritage Tree		6054-6055
108	American Elm	Ulmus Americana	8	Significant Tree		6054-6055
109	Live Oak	Quercus virginiana	5	Heritage Tree		6054-6055
110	Live Oak	Quercus virginiana	10	Heritage Tree		6054-6055
111	Water Oak	Quercus nigra	4	Significant Tree		6055-6056

Total count	Heritage	Significant	Non Qualified	Total Saved
52	52	48	10	110
537	537	591	104	1232
10	10	12	10	

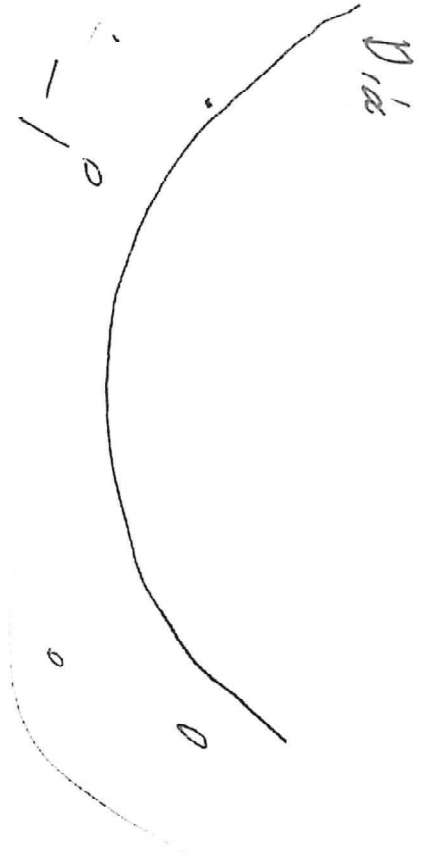
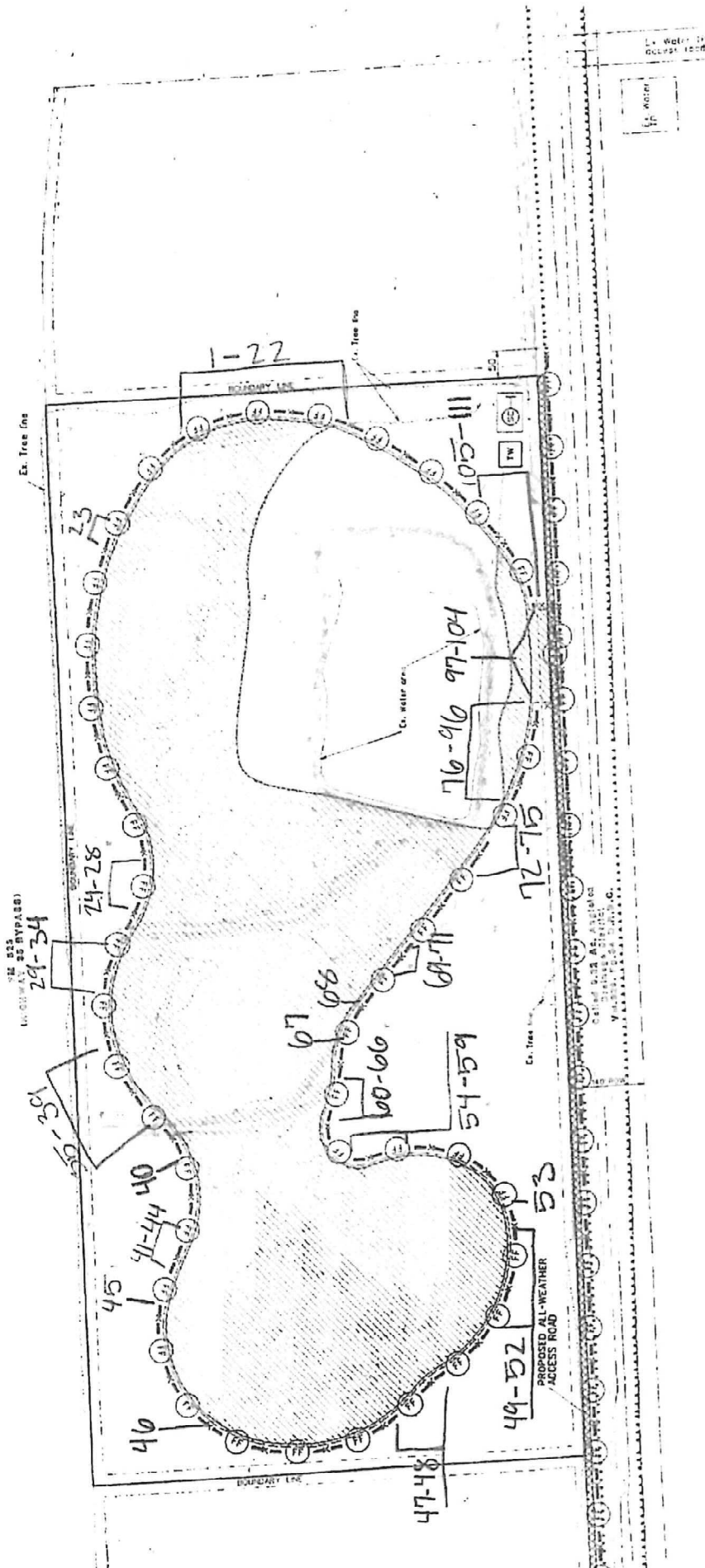


EXHIBIT "B-2"



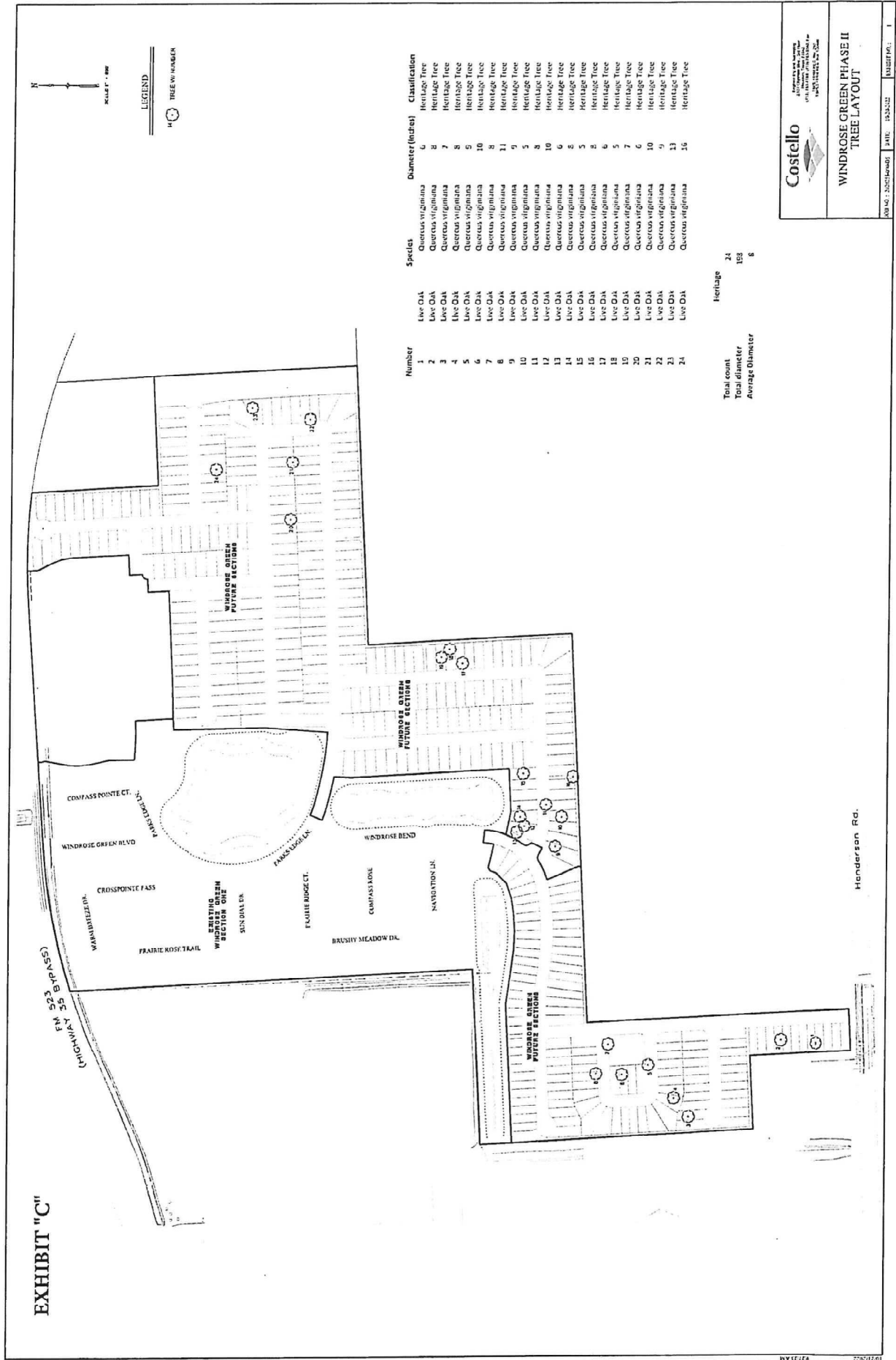


EXHIBIT "D"

Windrose Green - Phase I Landscape Improvements

Type	Qty	Tree Caliber (Inches)	Total Inches	Heritage/Significant	Total Credit (Inches)
Drummond Red Maple	42	2.5	105.0	No	
Mexican Sycamore	5	3.5	17.5	No	
Swamp Chestnut Oak	19	2.5	47.5	No	
Water Oak	12	2.5	30.0	Yes	30.0 Inches
Monterrey Oak	29	2.5	72.5	No	
Live Oak	91	2.5	227.5	Yes	227.5 Inches
Bald Cypress	36	2.5	90.0	Yes	90.0 Inches
Drake Elm	5	3.5	17.5	No	
Basham's Party Prink Grape Myrtle	19	3	57.0	No	
Natchez Grape Myrtle	18	3	54.0	No	
			718.5	Total Credit	347.5 Inches

Wagner Tree Farm
4135 Avenue E
Santa Fe, TX 77510
(409) 682-0695
wagnertreefarm@hotmail.com
www.wagnertreefarm.com

Attachment "B"



Quote

ADDRESS
City Of Angleton

QUOTE # 1182
DATE 06/28/2024

SUMMARY	QTY	RATE	AMOUNT
Sales 3" cal live oaks no installation	537	475.00	255,075.00
FREIGHT Per load	1	300.00	300.00

Liability Release: Owner will assume any extra cost incurred by WTF to remove any fences, walls, sprinklers, gas lines, or any other obstruction which prevents easy access where trees are to be planted. If rock is encountered, an additional charge must be added to cover the cost of air hammer and/or additional labor. WTF is not responsible for a prints or ruts made during project. WTF will notify Dig Tess for underground utility locating prior to digging unless specified otherwise, and will not be held responsible for any underground utility damage. Owner assumes responsibility for placement and replanting of trees. Pricing is good for 3 months from date the bid is received. Warranty on trees/shrubs does NOT cover animal encounter, natural disaster, or mechanical damage. Warranty will be voided for watering negligence.

TOTAL **\$255,375.00**

Accepted By

Accepted Date



AGENDA SUMMARY/STAFF REPORT

MEETING DATE:	November 6, 2025
PREPARED BY:	Otis T. Spriggs, AICP, Director of Development Services
AGENDA CONTENT:	Discussion and Possible Action on an application for Tree Mitigation Plan for the Freedom Park - Detention and Drainage Project, located south of FM 523 and north of Freedom Park.
AGENDA ITEM SECTION:	Regular Agenda Item

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY: The applicant has submitted the attached Tree Mitigation Plan for the Freedom Park - Detention and Drainage Project, located south of FM 523 and north of Freedom Park.

Please refer to the attached letter from our City Engineer, with which the staff has collaborated with the applicant. Note that staff met with the applicants and made clear that the City will accept a fee in lieu of the tree replacement. The fee in lieu of tree replacement must be consistent with the replacement costs for three (3) caliper-inch heritage trees (Live Oak or Pecan) from a local landscape provider.

The applicant's application outlines the following:

The site consisted of approximately 42 acres of thickly vegetated underbrush and trees. A total of 41 heritage trees were identified and removed from the detention pond excavation area and maintenance berm. The 41 heritage trees removed totaled 532 caliper inches.

Meetings with City staff and consultants, including the Development Services Director, City Manager, and the City's third-party engineering consultant regarding the ratio results in the mitigation requirements of new or preserved trees. Staff will meet and discuss options with the Planning and Zoning Commission ahead of a final recommendation to City Council.

Recommended Action:

The Planning and Zoning Commission should discuss and consider the Tree Mitigation Plan for the Freedom Park - Detention and Drainage Project and make a recommendation to City Council.



October 29, 2025

Planning and Zoning Commission
City of Angleton
121 S. Velasco St.
Angleton, Texas 77515

RE: Freedom Park Tree Mitigation Plan

Dear members of the Planning Commission,

Below is a summary of the attached Tree Mitigation Plan for the Freedom Park - Detention and Drainage Project, located south of FM 523 and north of Freedom Park.

The site consisted of approximately 42 acres of thickly vegetated underbrush and trees. A total of 41 heritage trees were identified and removed from the detention pond excavation area and maintenance berm. The 41 heritage trees removed totaled 532 caliper inches.

The original engineering plan called for complete removal of all trees within the 30-foot maintenance berm. (Exhibit - A) However, in cooperation with a third-party arborist, (Jeff Hanawalt with Yellowstone Landscape), the contractors, and City staff, and the City Engineer, we were able to identify and preserve 47 heritage trees totaling 497 caliper inches, 42 significant trees totaling 544 caliper inches (total of 1,041 inches), as well as 10 other large non-qualified trees totaling 104 caliper inches for a total 99 trees saved or 1,145 caliper inches of trees. (Exhibit - B) (equivalent to 382 - 3" caliber trees)

Meetings with City staff and consultants, including the Development Services Director, City Manager, and the City's third-party engineering consultant indicated that the Freedom Park detention project is classified as a public works project, thus a 1:1 tree mitigation ratio for City-owned projects would be sufficient. This ratio results in a mitigation requirement of 532 caliper inches of new or preserved trees. The 1,041 caliper inches of preserved heritage and significant trees exceeds the City staff's 1:1 mitigation ratio.

The table below summarizes:

Classification	Total Tree Count	Total Caliper Inches
Removed (Heritage trees)	41	(532)
Heritage + Significant Trees Preserved	89	1,041
Required Mitigation (1:1 ratio)	-	0*

*Represents a surplus of 509 caliper inches of heritage and significant trees preserved within the maintenance berm area.

We respectfully request the Planning Commission's approval of the proposed mitigation plan noted above.

Sincerely,



Joe Grabinski
Director of Development

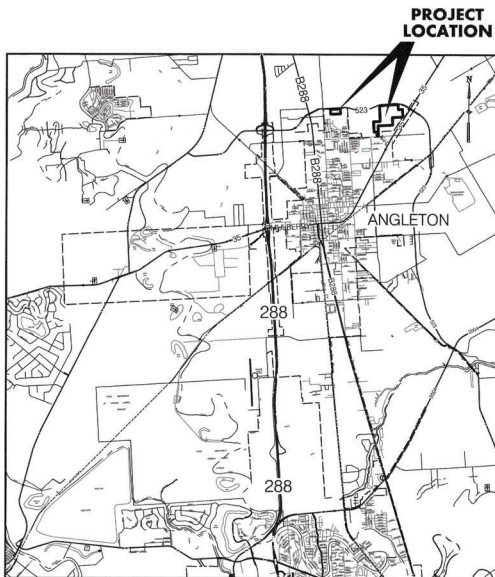
Exhibit - A

CITY OF ANGLETON, TEXAS

FREEDOM PARK
CLEARING AND GRUBBING FOR
FREEDOM PARK DETENTION POND
SERVING
RANCHO ISABELLA MUNICIPAL UTILITY DISTRICT
BRAZORIA COUNTY



Know what's below.
Call before you dig.



City of Angleton
OVERALL LOCATION MAP
Not to Scale
Brazoria County Key Map 18L



MAYOR
JASON PEREZ

CITY COUNCIL

MIKEY SVOBODA
POSITION 1

JOHN WRIGHT
POSITION 3 / MAYOR PRO-TEM

MARK GONGORA
POSITION 5

TRAVIS TOWNSEND
POSITION 2

CECIL BOOTH
POSITION 4

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1.	COVER SHEET
2.	GENERAL NOTES
3.	CLEARING & GRUBBING AND PPP LAYOUT
4.	POLLUTION PREVENTION DETAILS
5.	TRUCK ROUTE LOCATION

CONTRACTOR SHALL NOTE THAT, NO SURVEYORS
OTHER THAN COSTELLO, INC. SHALL PERFORM
CONSTRUCTION STAKING FOR THIS PROJECT.

NORTH AMERICAN DATUM 1983 (NAD 83), SOUTH CENTRAL ZONE.

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.

JOB NO. 2021-195 FEBRUARY, 2022



Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 (713) 783-3580, Fax
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486

SUBMITTED BY:

[Signature]
A. KHOSHAKHLAGH, P.E.
COSTELLO, INC.

DATE: 2/28/2022



P:\ANGLETON TRACT\2021195 Freedom Park Clearing and Grubbing\DWG\01 - COVER.dwg
2/28/2022

C:\JOB NO. 2021195 - CLEARING AND GRUBBING FREEDOM PARK

GENERAL CONSTRUCTION NOTES:

- UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS IN THE FIELD PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY TEXAS ONE CALL AT LEAST 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING WATERLINE AND APPURTENANCES, WASTEWATER, STORM WATER LINES, PAVING, SIDEWALKS AND TRAFFIC CONTROL DEVICES. DAMAGES SHALL BE REPAID IN ACCORDANCE WITH THE CITY OF ANGLETON STANDARD AT NO ADDITIONAL COST.
- CONTRACTOR SHALL ADEQUATELY PROTECT EXISTING STRUCTURES, UTILITIES, TREES, SHRUBS, AND PERMANENT PLANTING. ANY TREES TO BE REMOVED AS A PART OF THIS PROJECT, PRIOR TO THE REMOVAL OF ANY TREES A CLEAR AND GRUB PERMIT MUST BE OBTAINED.
- THE CONTRACTOR SHALL NOT DUMP ANY DIRT OR OTHER MATERIALS ONTO A PROPERTY OUTSIDE OF THE BOUNDARY OF THE PERMITTED PROJECT AND WITHIN THE CITY OF ANGLETON CITY LIMITS WITHOUT A VALID DEVELOPMENT/GRADING PERMIT. IF SUCH DUMPING OCCURS WITHOUT A VALID PERMIT, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE REMOVAL OF ANY DISCARDED DIRT OR OTHER MATERIALS TO AN APPROVED LOCATION AT THE CONTRACTOR EXPENSE.
- ON-SITE MECHANICAL SWEEPER (ROAD BROOM) IS REQUIRED FOR THE PROJECT WITH DAILY CLEAN UP OF THE ROADS ADJACENT TO THE SITE TO CLEAN MUD TRAILS FROM THE VEHICLES ACCESSING THE PROJECT SITE.
- ALL PAVEMENT TO BE REMOVED, INCLUDING CONCRETE DRIVEWAYS AND SIDEWALKS, THE PAVEMENT SHALL BE SAWCUT TO FULL DEPTH PRIOR TO REMOVAL.
- ALL WORK WITHIN CITY OF ANGLETON RIGHTS-OF-WAY OR PUBLIC EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ANGLETON SPECIFICATIONS, ACCEPTED STANDARDS AND APPROVED DETAILS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND UNDERSTANDING ALL RELEVANT INFORMATION PRIOR TO CONSTRUCTION.
- ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DAMAGE TO DITCH OR STRUCTURES DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITION OR BETTER.
- CONSTRUCTION SHALL COMPLY WITH LATEST EDITION OF OSHA REGULATIONS AND THE STATE OF TEXAS LAWS CONCERNING EXCAVATION, ALL WORKS, SERVICES, AND LABOR SHALL CONFORM TO THE RULES AND WITH ANY LAWS OF THE CITY OF ANGLETON.
- THE CONTRACTOR SHALL NOTIFY THE LOCAL AUTHORITY OR GOVERNING AGENCY OF THE BEGINNING DATE OF CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT NO WORK IS DONE WITHOUT THE PROPER INSPECTIONS AND PERMITS BY THE LOCAL AUTHORITY OR GOVERNING AGENCY.
- THE CONTRACTOR SHALL VERIFY THE DIMENSIONS SHOWN ON THE CONSTRUCTION PLANS WITH THOSE MEASURED IN THE FIELD PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS UNLESS NOTIFIED TO OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFEGUARDING AND PROTECTING ALL MATERIALS AND EQUIPMENT STORED ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF MATERIALS IN A SAFE AND GOOD WORKMANLIKE MANNER TO PREVENT INJURIES DURING AND AFTER WORKING HOURS, UNTIL PROJECT COMPLETION.
- AT THE END OF ALL CONSTRUCTION PROJECTS, THE CONTRACTOR SHALL RESTORE THE EXISTING FACILITIES, IF THE PROPERTY, EQUAL TO OR GREATER THAN EXISTING SITE CONDITIONS, EXISTED ALONG THE SITE. THE CONTRACTOR SHALL MAINTAIN THE SITE SHALL BE HYDROMULCH SEEDING IN ACCORDANCE WITH SPECIFICATION AT CONTRACTOR'S EXPENSE, UNLESS OTHERWISE NOTED.
- MINIMIZE AND CONTROL SPREADING OF DUST AND FLYING PARTICLES, AS REQUIRED BY GOVERNING REGULATIONS. USE TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS SUCH AS WATERING TO PREVENT THE SPREAD OF DUST, DIRT, AND DEBRIS.
- ALL WORKS SHALL BE CONDUCTED WITHIN THE RIGHT-OF-WAY AND/ OR EASEMENTS SHOWN UNLESS OTHERWISE APPROVED BY THE OWNER OR ENGINEER.
- NO EXCAVATION AREA SHALL BE LEFT OPEN DURING NON-WORKING HOURS. ALL UNATTENDED EXCAVATION OVER 2 FEET IN DEPTH SHALL BE PROTECTED BY BRIGHT ORANGE SAFETY FENCING DURING NORMAL WORKING HOURS AND COVERED SECURELY IF LEFT OPEN AFTER HOURS.
- THE CONTRACTOR IS NOT AUTHORIZED TO OPERATE WATER/SANITARY INFRASTRUCTURE UTILITIES OWNED OR OPERATED BY THE CITY OF ANGLETON. CONTRACTOR SHALL CONTACT THE CITY OF ANGLETON, PUBLIC WORKS DEPARTMENT TO REQUEST CITY OF ANGLETON PUBLIC WORKS AUTHORIZED PERSONNEL TO PERFORM ALL UTILITY OPERATIONS.
- THE CONTRACTOR SHALL NOT OBTAIN WATER FROM THE CITY OF ANGLETON FIRE HYDRANTS OR OTHER SOURCES FROM THE DISTRIBUTION SYSTEM WITHOUT PRIOR PERMISSION. CONTRACTOR MAY OBTAIN WATER FROM THE CITY OF ANGLETON PUBLIC WORKS SERVICE CENTER AT THE LOCATION DESIGNATED BY THE OWNER.
- CONTRACTOR SHALL MAINTAIN ACCESS TO RESIDENTIAL AND COMMERCIAL PROPERTIES ADJACENT TO THE WORK AREA AT ALL TIMES.
- THE CONTRACTOR SHALL OBTAIN APPROVAL ON INGRESS/EGRESS ROUTES, HAULING ROUTES, ETC. FROM THE CITY OF ANGLETON, BRAZORIA COUNTY, AND TxDOT IF ACCESSING THRU FM 523.
- THE WORK AREA SHALL BE BARRICADED AND ILLUMINATED DURING DARKNESS AND PERIOD OF INACTIVITY, WHEN IN AN AREA DIRECT PUBLIC ACCESS, AND AS DIRECTED BY THE CITY.
- THE LOADING AND UNLOADING OF ALL PIPE, VALVES, FIRE HYDRANTS, MANHOLES AND OTHER ACCESSORIES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PRACTICES AND SHALL AT ALL TIMES BE PERFORMED WITH CARE TO AVOID ANY DAMAGE TO THE MATERIAL. THE CONTRACTOR SHALL LOCATE AND PROVIDE THE NECESSARY STORAGE AREAS FOR THE MATERIALS AND EQUIPMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHIPPING AND STORAGE OF ALL MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE SUCH MATERIAL AT THE POINT OF DELIVERY AND TO REJECT ALL DEFECTIVE MATERIAL. ANY DEFECTIVE MATERIAL INCORPORATED INTO THE WORK SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. THERE SHALL BE NO PAYMENT MADE FOR STORED MATERIAL.
- SEE THE STORM WATER POLLUTION PREVENTION PLAN FOR ADDITIONAL ENVIRONMENTAL NOTES AND DETAILS.
- IRON RODS DISTURBED DURING CONSTRUCTION ARE TO BE REPLACED BY A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE ORIGINAL PROPERTY OWNER AT NO SEPARATE PAY.
- MOVING, MAINTENANCE AND CLEAN-UP OF THE PROJECT SHALL MEET THE REQUIREMENT OF SPECIFICATION ITEM 1.1. MOVING, MAINTENANCE AND CLEAN-UP IS REQUIRED FOR THE PROJECT LIMITS AND DURATION, REGARDLESS OF THE CONTRACTOR'S SCOPE OF ACTIVITIES WITH THE PROJECT.
- ON ALL PAVEMENT TO BE REMOVED, INCLUDING CONCRETE DRIVEWAYS AND SIDEWALKS, THE PAVEMENT SHALL BE SAWCUT TO FULL DEPTH PRIOR TO REMOVAL.

CLEARING AND GRUBBING NOTES

- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY THE CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS PRIOR TO STARTING CLEARING AND GRUBBING.
- ALL UNSATISFACTORY AND/OR WASTE MATERIALS INCLUDING VEGETATION ROOTS, CONCRETE, ASHES AND DEBRIS SHALL BE HAULED OFF-SITE AND DISPOSED OF BY THE CONTRACTOR. CONSIDER COST OF THIS WORK, INCLUDING HAUL, IN OTHER BID ITEMS FOR THIS PROJECT.
- THE DEVELOPER WILL PROVIDE CONTROL STAKING THROUGH THE ENGINEER. CONSTRUCTION STAKING SHALL BE REMOVED BY THE CONTRACTOR AT HIS EXPENSE AND INCIDENTAL TO THE PROJECT. CONTRACTOR SHALL GIVE ENGINEER FORTY- EIGHT (48) HOURS NOTICE IN ADVANCE OF BEGINNING CLEARING OPERATIONS.
- ALL UNSATISFACTORY AND/OR WASTE MATERIALS INCLUDING VEGETATION, ROOTS, CONCRETE AND DEBRIS SHALL BE HAULED OFF- SITE AND DISPOSED OF BY THE CONTRACTOR. INCLUDE COST OF THIS WORK, INCLUDING HAUL, IN OTHER ITEMS OF THIS PROJECT. ALL TREES ARE NOT INDICATED ON THE CONSTRUCTION PLANS. IT IS THE RESPONSIBILITY OF CONTRACTOR TO VISIT THE SITE AND DETERMINE THE EXTENT OF TREE REMOVAL REQUIRED.
- CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES DURING CONSTRUCTION (INCIDENTAL TO CONTRACT)
- CONTRACTOR SHALL CONFINE ALL WORK EFFORTS WITHIN THE DESIGNATED AREA UNLESS SPECIFICALLY AUTHORIZED BY THE OWNER. EXTREME CARE SHOULD BE EXERCISED NEAR ADJACENT PROPERTY TO PROTECT ANY EXISTING TREES, FENCES, LANDSCAPING AND OTHER EXISTING FEATURES.
- ALL EXISTING LANDSCAPING, SIDEWALKS, FENCES, UTILITIES AND OTHER EXISTING FACILITIES DAMAGED DURING CLEARING AND GRUBBING SHALL BE REPLACED OR REPAIRED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR AT HIS EXPENSE. CONTRACTOR SHALL CONTROL DUST AND PROVIDE A WATER TRUCK AS NEEDED AND ALSO DIRECTED BY THE ENGINEER.
- UPON PROJECT COMPLETION AND PRIOR TO FINAL RELEASE OF RETAINAGE, CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF "PROJECT'S RECORD DOCUMENTS" OF THE CONTRACT (NO SEPARATE PAY).
- CLEARED AREAS SHALL BE GRUBBED TO A DEPTH OF AT LEAST ONE FOOT AND ROOT-RAKED TO THE ENGINEER'S SATISFACTION. ALL VEGETATION, ROOTS AND STUMPS SHALL BE REMOVED. UPON COMPLETION OF CLEARING AND GRUBBING, THE AREA SHALL HAVE TURF ESTABLISHED BY BROADCAST SEEDING.
- CONTRACTOR SHALL NOT BURN ON-SITE UNLESS APPROVED BY THE CITY OF ANGLETON AND USING APPROVED PERMITTED BURNERS. IF BURNING IS APPROVED, ALL BURN PIT LOCATIONS ARE TO BE APPROVED BY THE ENGINEER PRIOR TO START. BURN PITS ARE TO BE CLEARED OF ALL ORGANICS AND BACKFILLED IN MAXIMUM 8-INCH LOOSE LIFTS AND COMPACTED TO 95% OF STANDARD PROCTOR DENSITY. CONTRACTOR SHALL HAUL WASTE MATERIALS OFF-SITE FOR DISPOSAL IN A PROPER LEGAL MANNER.
- STABILIZED CONSTRUCTION ENTRANCE/EXIT AND OR WASH DOWN AREA IS NEEDED PER SITE CONDITIONS. ALL ACCESS SHALL BE BY WAY OF VEHICLE ENTRY/EXIT. CONTRACTOR SHALL MAINTAIN ENTRY/EXIT AND CLEAN ADJACENT STREETS ON A DAILY BASIS.
- IF SITE CONDITIONS ARE MUDDY, THE CONTRACTOR SHALL MAINTAIN VEHICLE WASH-DOWN AREAS OF SUFFICIENT SIZE AND IN A LOCATION TO FACILITATE CLEANING ALL CONSTRUCTION VEHICLES PRIOR TO LEAVING THE WORK SITE. CONTRACTOR SHALL PROVIDE THE NECESSARY EQUIPMENT, INCLUDING WATER AND DRAINAGE, TO WASH VEHICLES. VEHICLE WASH-DOWN AREAS WILL BE PROVIDED DURING RAINY OR MUDDY CONDITIONS FOR THE DURATION OF THE CONTRACT. ALL WASH-DOWN WATER FROM SUCH AN OPERATION SHALL NOT ENTER THE STORM SEWER SYSTEM WITHOUT SUCH ENTRANCE LOCATION BEING PROTECTED BY AN APPROPRIATE Silt PROTECTION DEVICE. CONTRACTOR SHALL, ON A DAILY BASIS, CLEAN ALL STREETS IN THE VICINITY OF THE WORK SITE ENTRANCE TO ENSURE THAT NO DIRT FROM THE PROJECT ACCUMULATES IN THE EXISTING STREETS. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK. A PENALTY WILL BE ASSESSED IN ACCORDANCE WITH THE CONTRACT FOR EACH DAY STREETS ARE LEFT UNCLEARED. ALL WORK ASSOCIATED WITH THIS NOTE NO. 10 SHALL BE CONSIDERED INCIDENTAL TO THE VARIOUS WORK ITEMS.
- CONTRACTOR SHALL PROVIDE TEMPORARY TRAFFIC CONTROL DEVICES AS NECESSARY TO PROVIDE SAFE ENTRY AND EXIT AT THE PROJECT SITE, INCLUDING THE STOCKPILE SITE, FILL SITE, AND HAUL ROUTE. FOLLOW MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES RULES AND REGULATIONS WHEN AND WHERE APPLICABLE.
- OVERHEAD POWER LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THESE 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 OVERHEAD VOLTAGE LINES. CONTRACTORS AND OWNERS ARE LEGALLY RESPONSIBLE FOR SAFETY OF THE CONSTRUCTION WORKERS UNDER THIS LAW. THIS CARRIES BOTH CRIMINAL AND CIVIL LIABILITIES. TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED, CALL THE POWER COMPANY. THE CONTRACTOR SHALL USE EXTREME CARE IN EXCAVATING AND/OR WORKING NEAR EXISTING POWER POLES OR DOWN GUYS.
- PARKING OF VEHICLES AND EQUIPMENT SHALL ONLY BE IN DESIGNATED STAGING AREAS APPROVED IN ADVANCE BY THE ENGINEER.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF ANGLETON ENGINEERING DEPARTMENT AND THE ENGINEER IMMEDIATELY, IF UNSATISFACTORY SOILS ARE ENCOUNTERED.
- THE CONTRACTOR SHALL EXECUTE THE REQUIRED POLLUTION PREVENTION PLAN (PPP) FOR THE ENTIRE DURATION OF PROJECT AND BE RESPONSIBLE FOR CONSTRUCTING AND MAINTAINING THE FEATURES IDENTIFIED IN THE PPP AS THE FIRST ITEM OF WORK. THE CONTRACTOR SHALL INSTALL ALL PERIMETER FILTER FABRIC FENCES AS SHOWN ON THE PPP PLANS. THE CONTRACTOR SHALL ALSO PLACE PROTECTION BARRIERS AROUND ANY EXISTING INLETS.
- THE CONTRACTOR SHALL NOT OPERATE EXISTING WATER LINE VALVES, UNLESS NECESSITATED BY EMERGENCY. ALL EXISTING WATER LINE VALVES MUST BE OPERATED BY THE CITY OF ANGLETON. THE CONTRACTOR SHALL CONTACT THE CITY TO ARRANGE FOR THE PURCHASE OF ANY WATER NEEDED DURING CONSTRUCTION. UNAUTHORIZED (UNMETERED) TAPS OF PUBLIC WATER LINE SHALL RESULT IN A DAILY FINE PER THE CITY OF ANGLETON RATE ORDER.

TRAFFIC CONTROL

- CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), LATEST EDITION WITH REVISIONS, DURING CONSTRUCTION. ANY CONSTRUCTION WHICH HINDERS TRAFFIC OR REQUIRES TRAFFIC DIVERSIONS SHALL BE IN ACCORDANCE WITH TMUTCD. INCLUDE FLAGMEN AS REQUIRED TO CONTROL TRAFFIC FOR MATERIAL AND/OR EQUIPMENT DELIVERY OR HAUL TRUCKS.
- OFF DUTY POLICE OFFICERS/FLAGGERS ARE REQUIRED TO DIRECT TRAFFIC WHEN LANES ARE BLOCKED.
- CONTRACTOR SHALL COVER EXCAVATIONS WITH STEEL PLATES ANCHORED PROPERLY DURING NON-WORKING HOURS AND ALLOW NORMAL TRAFFIC FLOW.
- APPROVED COPIES OF "TRAFFIC CONTROL PLANS" SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES.
- IF CONTRACTOR CHOOSES TO USE DIFFERENT METHODS OF TRAFFIC CONTROL DURING THE CONSTRUCTION THAN THOSE OUTLINED IN THE CONTRACT DRAWINGS, (S)HE SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT ALTERNATE PLANS TO TRAFFIC SECTION OF THE CITY OF ANGLETON FOR APPROVAL TEN (10) WORKING DAYS PRIOR TO IMPLEMENTATION. THOSE PLANS SHALL BE DRAWN TO SCALE AND SIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF TEXAS. PLANS WILL BECOME A PART OF THE CONTRACT DRAWINGS.
- THE TRAFFIC CONTROL MEASURES PROVIDED ON THE TRAFFIC CONTROL PLANS REPRESENT MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL MODIFY THE TRAFFIC CONTROL PLANS AS DESCRIBED IN THE NOTES ABOVE AND/OR SHALL PROVIDE ADDITIONAL MEASURES AS REQUIRED BY THE FIELD CONDITIONS OR AS DIRECTED BY THE ENGINEER. ALL WORK ASSOCIATED WITH TRAFFIC CONTROL SHALL BE INCIDENTAL TO ITEM 01555-TRAFFIC CONTROL AND REGULATION/ FLAGGERS.
- THE CONTRACTOR SHALL OBTAIN NECESSARY APPROVALS FROM TxDOT AND/OR THE CITY OF ANGLETON FOR ANY TRAFFIC CONTROL AND OTHER WORK PERFORMED WITHIN THE CITY OR TxDOT RIGHT-OF-WAY.

PERMIT NOTES:

- Driveway Permit Required for access to County Road (CR) 48. Contractor to contact Brazoria County Engineering department at engineering@brazoria-county.com for permits.
- Heavy Haul Permit Required for construction vehicles using County Road (CR) 48 for this project. Contractor to contact Brazoria County Engineering Department at engineering-permits@brazoria-county.com for permits.

MK.	DESCRIPTION	DWN.	DATE	CHK.
	DESIGNED BY: <u>J.H.</u>			
	DESIGN CHECKED BY: <u>AK</u>			
	COORD CHECKED BY: <u>AK</u>			
	SURVEY CHECKED BY: <u>AK</u>			
	QA/QC BY: _____ DATE: _____			
	QA/QC REVISIONS BY: <u>J.H.</u>			

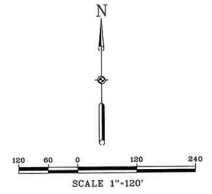


ANGLETON, TEXAS

FREEDOM PARK
CLEARING AND GRUBBING FOR
FREEDOM PARK DETENTION POND**GENERAL NOTES**

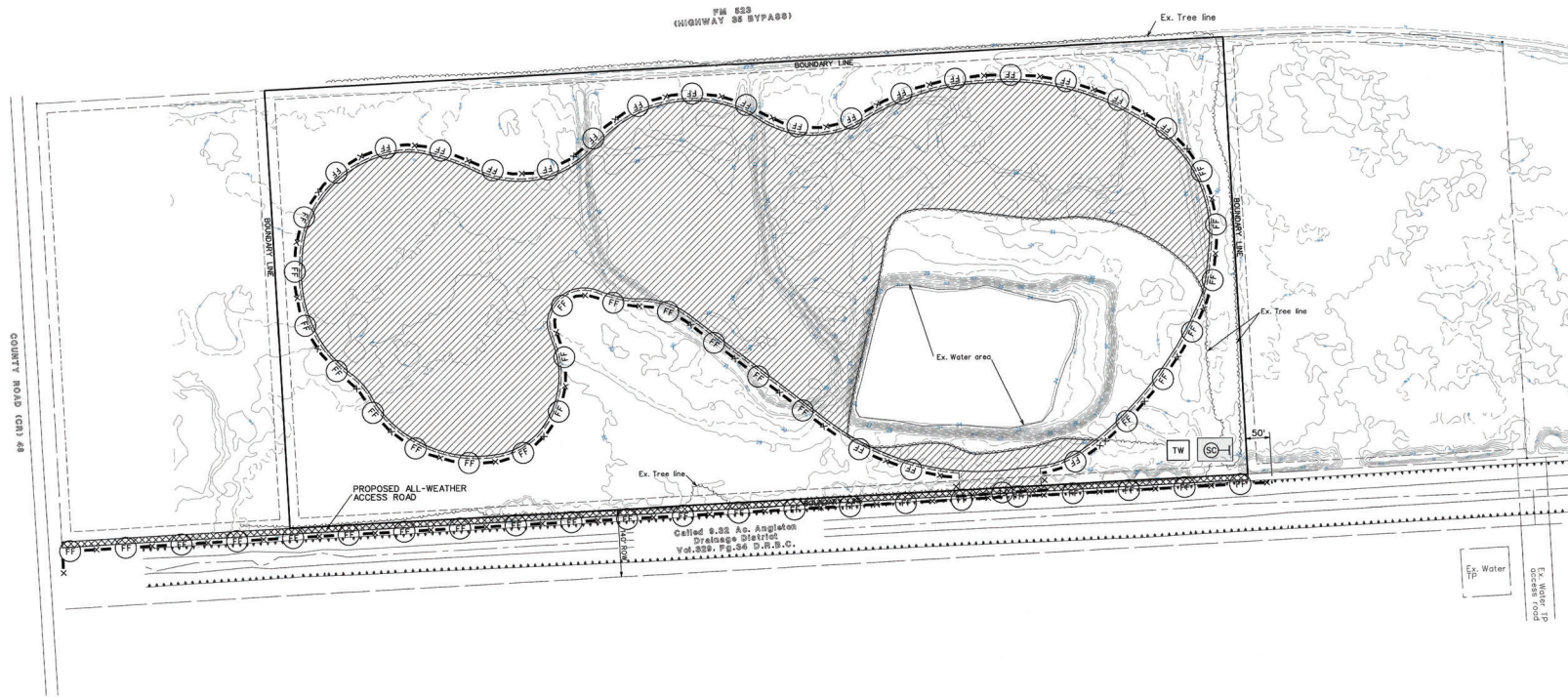
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VERTICAL DATUM
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVOD88).
SECTIO 129, BASED ON ALLTERRA'S RTK NETWORK.
STATIONS MAGS-1012 AND HCOG-14012.



LEGEND

- AREA OF CLEARING & GRUBBING (18.10 AC.)
- TRUCK WASH-DOWN AREA (CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR THE LOCATION)
- STABILIZED CONSTRUCTION ACCESS
- REINFORCED FABRIC BARRIER (5990 LF)
- PROPOSED ALL-WEATHER ACCESS ROAD



MK.	DESCRIPTION	DWN.	DATE	CHK.
	DESIGNED BY: <u>J.H.</u>			
	DESIGN CHECKED BY: <u>AK</u>			
	DRAWN BY: <u>J.H.</u>			
	CODG CHECKED BY: <u>AK</u>			
	SURVEY CHECKED BY: <u>AK</u>			
	QA/QC BY: <u>J.H.</u>			
	QA/QC REVISIONS BY: <u>J.H.</u>			



ANGLETON, TEXAS

FREEDOM PARK
CLEARING AND GRUBBING FOR
FREEDOM PARK DETENTION POND

CLEARING & GRUBBING
AND PPP LAYOUT

Job No.:	Scale:	SHEET
Date:	HORIZ.:	3
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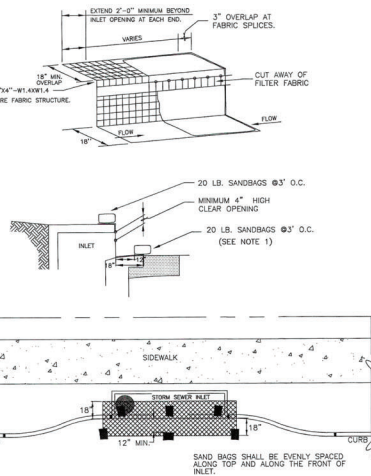
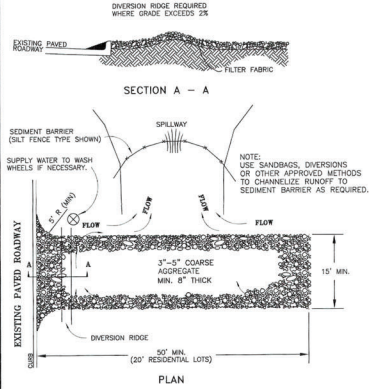
SPILL AND LEAK RESPONSE NOTES

- 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.
- EMERGENCY CONTACT INFORMATION AND SPILL RESPONSE PROCEDURES SHALL BE POSTED IN A READILY AVAILABLE AREA FOR ACCESS BY ALL EMPLOYEES AND SUBCONTRACTORS.
- SPILL CONTAINMENT KITS SHOULD BE MAINTAINED FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS THAT ARE REGULARLY ON-SITE. MATERIALS IN KITS SHOULD BE BASED ON CONTAMINANT GUIDELINES IN THE MATERIAL SAFETY DATA SHEETS (MSDS) FOR THE SUBSTANCE MOST FREQUENTLY ON-SITE.
- SPILL KITS ARE INTENDED FOR RESPONSE TO SMALL SPILLS, TYPICALLY LESS THAN 5 GALLONS, OF SUBSTANCES THAT ARE NOT EXTREMELY HAZARDOUS.
- SPILL KITS FOR OTHER RELEASES WARRANT IMMEDIATE RESPONSE BY TRAINED PROFESSIONALS.
- SUBJECT TO ON-SITE CONTAMINATION SHOULD BE IMMEDIATELY REPORTED TO REGULATORY AUTHORITIES AND PROTECTIVE ACTIONS TAKEN.
- THE CONTRACTOR SHOULD BE REQUIRED TO DESIGNATE A SITE SUPERINTENDENT, FOREMAN, SAFETY OFFICER, OR OTHER SENIOR PERSON WHO IS ON-SITE 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.

DEBRIS AND TRASH NOTES

- 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 25 FEET FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS AND OTHER WATERS.
- CONSTRUCTION WASTE AND TRASH SHALL BE STORED IN A MANNER THAT MINIMIZES ITS EXPOSURE TO PRECIPITATION AND STORMWATER RUNOFF.
- WHENEVER POSSIBLE, MINIMIZE PRODUCTION OF DEBRIS AND TRASH.
- INSTRUCT CONSTRUCTION WORKERS IN PROPER DEBRIS AND TRASH STORAGE AND HANDLING PROCEDURES.
- SEGREGATE POTENTIAL HAZARDOUS WASTE FROM NON-HAZARDOUS CONSTRUCTION SITE DEBRIS.
- PROHIBIT LITTERING BY WORKERS AND VISITORS.
- POLICE SITE DAILY FOR LITTER AND DEBRIS.
- ENFORCE SOLID WASTE HANDLING AND STORAGE PROCEDURES.
- IF FEASIBLE, RECYCLE CONSTRUCTION AND DEMOLITION DEBRIS SUCH AS WOOD, METAL, AND CONCRETE.
- 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.
- GENERAL CONSTRUCTION DEBRIS MAY BE HAUL TO A LICENSED CONSTRUCTION DEBRIS LANDFILL.
- USE WASTE AND RECYCLING HAULERS/FACILITIES APPROVED BY THE LOCAL MUNICIPALITY.
- CHIPPING OF TREES AND BRUSH FOR USE SUCH AS MULCH IS PREFERRED ALTERNATIVE TO OFFSITE DISPOSAL.
- NO WASTE, TRASH, OR DEBRIS SHALL BE BURIED, BURNED OR OTHERWISE DISPOSED OF ON-SITE.
- CLEARLY MARK ON ALL DEBRIS AND TRASH CONTAINERS WHICH MATERIALS ARE ACCEPTABLE. FOREMAN AND/OR CONSTRUCTION SUPERVISOR SHALL MONITOR ON-SITE SOLID WASTE STORAGE AND DISPOSAL PROCEDURES DAILY.

N.T.S.



ROCK BERM GENERAL NOTES

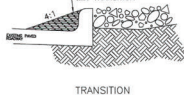
- USE ONLY OPEN GRADED ROCK 4-8 INCHES IN DIAMETER FOR STREAM FLOW CONDITION. USE OPEN GRADED ROCK 3-5 INCHES IN DIAMETER FOR OTHER CONDITIONS.
- THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING A MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE SIZE OF 20 GAUGE AND SHALL BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP.
- THE ROCK BERM SHALL BE INSPECTED EVERY TWO WEEKS OR AFTER EACH 1/2" RAIN EVENT AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
- 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 IN AN APPROVED MANNER.
- ROCK BERM SHOULD BE USED AS CHECK DAMS FOR CONCENTRATED FLOW AND ARE NOT INTENDED FOR USE IN PERIMETER PROTECTION.

CURB INLET PROTECTION DETAIL

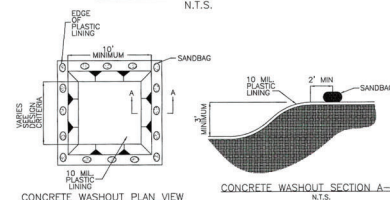
- A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL TO PROVIDE A 4" MINIMUM CLEAR OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOE RINGS AT THIS LOCATION.
- INSPECTION SHALL BE MADE BY CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
- CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTION IF THE STORMWATER BEGINS TO OVERTOP THE CURB.
- INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF THE SEDIMENT IS STABILIZED.

INLET OPENING	MINIMUM NUMBER OF SAND BAGS
5'	3
10'	3
15'	3
20'	4
25'	4

TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT



FILTER FABRIC WYE INLET PROTECTION

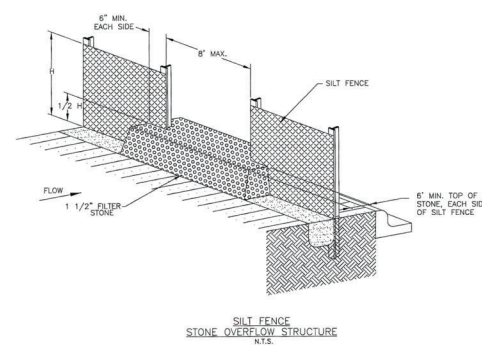


CONCRETE WASHOUT AREA

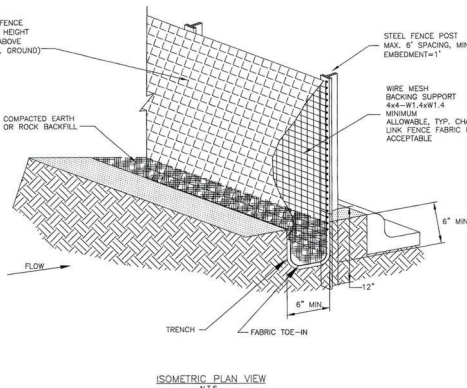
SILT FENCE GENERAL NOTES

- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
- THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVED) TYP. CHAIN LINK FENCE FABRIC IS ACCEPTABLE.
- THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3' FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
- INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

NOTE: STONE OVERFLOW STRUCTURES OF OTHER OUTLET CONTROL DEVICES SHALL BE INSTALLED AT ALL LOW POINTS ALONG THE FENCE OR EVERY 300 FEET IF THERE IS NO APPARENT LOW POINT



SILT FENCE STONE OVERFLOW STRUCTURE



NO.	DESCRIPTION	DWN.	DATE	CHK.
1	DESIGNED BY: <u>J.H.</u>			
2	DESIGN CHECKED BY: <u>AK</u>			
3	DRAWN BY: <u>J.H.</u>			
4	COCOA CHECKED BY: <u>AK</u>			
5	SURVEY CHECKED BY: <u>AK</u>			
6	QA/QC BY: <u>J.H.</u>			
7	QA/QC REVISIONS BY: <u>J.H.</u>			

2/28/2022

A. KHOSHDEL
101153
Professional Engineer
State of Texas

Costello
Engineering and Surveying
3107 Campbell Blvd., 3rd Floor
Houston, Texas 77056
(713) 788-7788 (F) 713-788-5865 Fax
TERRY FARM RD. NO. 282
13670 FARM RD. NO. 10046

ANGLETON
THE HEART OF BRAZORIA COUNTY
CLEARING AND GRUBBING FOR
FREEDOM PARK DETENTION POND

**POLLUTION PREVENTION
DETAILS**

Job No:	Scale:	SHEET 4 OF 5
Date:	HORIZ. VERT. NTS	
Drawn By:	CAD FILE:	
Child By:		



MK	DESCRIPTION	DWN	DATE	CHK
DESIGNED BY:	J.H.			
DESIGN CHECKED BY:	AK			
DRAWN BY:	J.H.			
COGO CHECKED BY:	AK			
SURVEY CHECKED BY:	AK			
QA/QC BY:	DATE:			
QA/QC REVISIONS BY:	J.H.			

Engineering and Surveying
2101 Cypress Blvd., Suite 100
Houston, Texas 77058
(713) 382-7700 / (713) 382-3846 FAX
TXS 0106 REG. NO. 280
TXS 0106 REG. NO. 14066

THE HEART OF BRAZORIA COUNTY
ANGLETON

ANGLETON, TEXAS

FREEDOM PARK
CLEARING AND GRUBBING FOR
FREEDOM PARK DETENTION POND

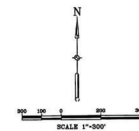
TRUCK ROUTE LAYOUT

Job No.:	Scale:	SHEET 5 OF 5
Date:	HORZ:	
Dwn By:	VERT:	
Chld By:	CAD FILE:	

LEGEND

AREA OF CLEARING & GRUBBING

SUGGESTED TRUCK ROUTE





713.774.6621 tel
713.774.3360 fax

9570 South Sam Houston Parkway West
Houston, TX 77071

www.yellowstonelandscape.com

Exhibit B

Freedom Park
Tree Mitigation Plan - Summary

Exhibit A

<u>Detention Pond - Heritage Trees Removed</u>	Count	Caliper Inches
	31	413

Exhibit B

<u>Maintenance Berm - Heritage Trees Removed</u>	Count	Caliper Inches
	10	119

Exhibit A +B

<u>Total Heritage Trees Removed</u>	Count	Caliper Inches
	41	532

Exhibit B

<u>Maintenance Berm Trees Saved</u>	Count	Caliper Inches
<i>Heritage Tree</i>	47	497
<i>Significant Trees</i>	42	544
<i>Non-Qualified Trees</i>	10	104
Total Number of Trees Saved	99	1145

Exhibit B-1

Freedom Park - Detention Pond Excavation Area

Heritage Tree List

	Species	Calber Inches
Live Oak	Quercus virginiana	6
Live Oak	Quercus virginiana	7
Live Oak	Quercus virginiana	7
Live Oak	Quercus virginiana	8
Live Oak	Quercus virginiana	8
Live Oak	Quercus virginiana	8
Live Oak	Quercus virginiana	9
Live Oak	Quercus virginiana	10
Live Oak	Quercus virginiana	10
Live Oak	Quercus virginiana	10
Live Oak	Quercus virginiana	11
Live Oak	Quercus virginiana	12
Live Oak	Quercus virginiana	13
Live Oak	Quercus virginiana	13
Live Oak	Quercus virginiana	14
Live Oak	Quercus virginiana	14
Live Oak	Quercus virginiana	14
Live Oak	Quercus virginiana	14
Live Oak	Quercus virginiana	14
Live Oak	Quercus virginiana	15
Live Oak	Quercus virginiana	15
Live Oak	Quercus virginiana	16
Live Oak	Quercus virginiana	16
Live Oak	Quercus virginiana	16
Live Oak	Quercus virginiana	17
Live Oak	Quercus virginiana	17
Live Oak	Quercus virginiana	18
Live Oak	Quercus virginiana	18
Live Oak	Quercus virginiana	22
Live Oak	Quercus virginiana	28
Pecan	Carya Illinoensis	13

413

Heritage Trees Removed

	Live Oak	Pecan	Total
Number of Trees	30	1	31
Total Caliber Inches	400	13	413

Exhibit B-2

Freedom Park - Maintenance Berm Area

Tree List

Number	Species		Caliper Inches	Classification	Notes	Location
1	Water Oak	Quercus nigra	14	Significant Tree		6062-6063
2	Live Oak	Quercus virginiana	15	Heritage Tree		6062-6063
3	Water Oak	Quercus nigra	12	Significant Tree		6063-6064
4	Live Oak	Quercus virginiana	12	Heritage Tree	Double Trunk	6063-6064
5	Water Oak	Quercus nigra	14	Significant Tree		6063-6064
6	Live Oak	Quercus virginiana	11	Heritage Tree		6063-6064
7	Live Oak	Quercus virginiana	8	Heritage Tree		6063-6064
8	Water Oak	Quercus nigra	11	Significant Tree		6064-6065
9	Live Oak	Quercus virginiana	9	Heritage Tree		6064-6065
10	Live Oak	Quercus virginiana	12	Heritage Tree		6064-6065
11	Live Oak	Quercus virginiana	8	Heritage Tree		6065-6066
12	Live Oak	Quercus virginiana	22	Heritage Tree	Double Trunk	6065-6066
13	Water Oak	Quercus nigra	10	Significant Tree		6065-6066
14	Water Oak	Quercus nigra	9	Significant Tree		6067
15	Water Oak	Quercus nigra	17	Significant Tree		6067-6068
16	Eastern Red Cedar	Juniperus virginiana	13	Non Qualified Tree		6068-6069
17	Live Oak	Quercus virginiana	20	Heritage Tree	Good structured quality tree	6068-6069
19	Live Oak	Quercus virginiana	14	Heritage Tree		6068-6069
20	Live Oak	Quercus virginiana	15	Heritage Tree		6069-6070
21	Water Oak	Quercus nigra	17	Significant Tree		6069-6070
22	Live Oak	Quercus virginiana	14	Heritage Tree	On high bank	6069-6070
23	Live Oak	Quercus virginiana	13	Heritage Tree		6072-6073
24	Water Oak	Quercus nigra	13	Significant Tree		6084-6085
25	Water Oak	Quercus nigra	10	Significant Tree		6084-6085
26	Live Oak	Quercus virginiana	16	Heritage Tree		6084-6085
27	Live Oak	Quercus virginiana	13	Heritage Tree		6084-6085
28	Eastern Red Cedar	Juniperus virginiana	8	Non Qualified Tree		6084-6085
29	Water Oak	Quercus virginiana	8	Significant Tree		6087-6088
30	Eastern Red Cedar	Juniperus virginiana	10	Non Qualified Tree		6087-6088
31	Eastern Red Cedar	Juniperus virginiana	10	Non Qualified Tree		6087-6088
32	Eastern Red Cedar	Juniperus virginiana	12	Non Qualified Tree		6087-6088
33	Eastern Red Cedar	Juniperus virginiana	12	Non Qualified Tree		6088
34	Live Oak	Quercus virginiana	16	Heritage Tree		6089-6090
35	Live Oak	Quercus virginiana	20	Heritage Tree		6090-6091
36	Water Oak	Quercus nigra	20	Significant Tree	Good structured quality tree	6091-6092
37	Water Oak	Quercus nigra	16	Significant Tree		6092-6093
38	Live Oak	Quercus virginiana	10	Heritage Tree		6092-6093
39	Water Oak	Quercus nigra	13	Significant Tree		6093-6094
40	Water Oak	Quercus nigra	16	Significant Tree		6095-6096
41	Water Oak	Quercus nigra	20	Significant Tree	Good structured quality tree	6097-6098
42	Live Oak	Quercus virginiana	13	Heritage Tree		6097-6098
43	Water Oak	Quercus nigra	23	Significant Tree	Good structured quality tree	6098-6099
44	Live Oak	Quercus virginiana	8	Heritage Tree		6098-6099
45	Eastern Red Cedar	Juniperus virginiana	7	Non Qualified Tree		6101-6000
46	American Elm	Ulmus Americana	8	Significant Tree		6002-6003
47	Water Oak	Quercus nigra	15	Significant Tree		6009-6010
48	Water Oak	Quercus nigra	12	Significant Tree		6010-6011
49	American Elm	Ulmus Americana	14	Significant Tree		6013
50	Live Oak	Quercus virginiana	8	Heritage Tree		6013-6014
51	Live Oak	Quercus virginiana	12	Heritage Tree		6014-6015
52	Live Oak	Quercus virginiana	5	Heritage Tree		6014-6015
53	American Elm	Ulmus Americana	7	Significant Tree		6016-6017
54	American Elm	Ulmus Americana	7	Significant Tree		6022-6023
55	American Elm	Ulmus Americana	10	Significant Tree		6023-6024
56	Eastern Red Cedar	Juniperus virginiana	7	Non Qualified Tree		6023-6024
57	Pecan	Carya Illinoensis	7	Heritage Tree		6023-6024
58	American Elm	Ulmus Americana	8	Significant Tree		6023-6024
59	Water Oak	Quercus nigra	16	Significant Tree	Good structured quality tree	6024
60	American Elm	Ulmus Americana	11	Significant Tree		6026-6027
61	American Elm	Ulmus Americana	11	Significant Tree		6027-6028
62	Eastern Red Cedar	Juniperus virginiana	12	Non Qualified Tree	Good structured quality tree	6027-6028
63	Water Oak	Quercus nigra	15	Significant Tree		6027-6028
64	Water Oak	Quercus nigra	16	Significant Tree		6027-6028
65	Water Oak	Quercus nigra	18	Significant Tree		6027-6028
66	Water Oak	Quercus nigra	19	Significant Tree		6027-6028
67	Water Oak	Quercus nigra	11	Significant Tree		6031
68	Eastern Red Cedar	Juniperus virginiana	13	Non Qualified Tree		6032-6033
69	Live Oak	Quercus virginiana	8	Heritage Tree		6034-6035
70	American Elm	Ulmus Americana	14	Significant Tree		6035-6036

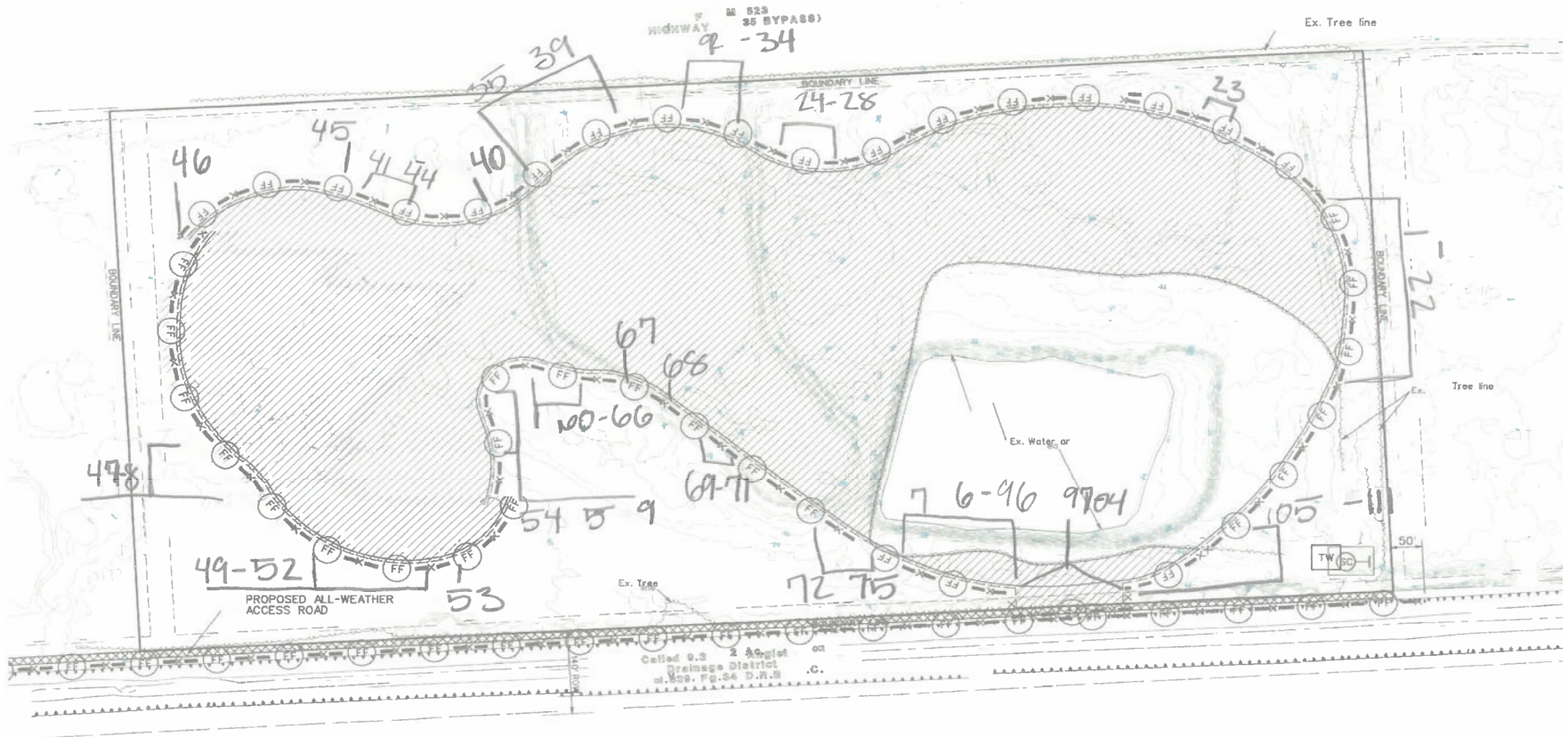
Number	Species		Caliper Inches	Classification	Notes	Location
71	Live Oak	Quercus virginiana	13	Heritage Tree		6035-6036
72	Live Oak	Quercus virginiana	7	Heritage Tree		6039
73	Live Oak	Quercus virginiana	13	Heritage Tree		6039-6040
74	Water Oak	Quercus nigra	12	Significant Tree	Double Trunk, existing tree marker 532	6039-6040
75	Live Oak	Quercus virginiana	8	Heritage Tree		6039-6040
76	Water Oak	Quercus nigra	10	Significant Tree		6040-6041
77	Live Oak	Quercus virginiana	7	Heritage Tree		6040-6041
78	Live Oak	Quercus virginiana	10	Heritage Tree	Double Trunk	6040-6041
79	Live Oak	Quercus virginiana	7	Heritage Tree	Oak mott	6041-6042
80	Live Oak	Quercus virginiana	8	Heritage Tree		6041-6042
81	American Elm	Ulmus Americana	15	Significant Tree		6041-6042
82	Live Oak	Quercus virginiana	6	Heritage Tree		6041-6042
83	Live Oak	Quercus virginiana	12	Heritage Tree	Oak mott	6041-6042
84	Live Oak	Quercus virginiana	8	Heritage Tree		6041-6042
85	Live Oak	Quercus virginiana	3	Heritage Tree		6041-6042
86	Live Oak	Quercus virginiana	4	Heritage Tree	Heavily Leaning	6041-6042
87	Live Oak	Quercus virginiana	7	Heritage Tree		6042-6043
88	Live Oak	Quercus virginiana	4	Heritage Tree		6042-6043
89	American Elm	Ulmus Americana	6	Significant Tree		6042-6043
90	Live Oak	Quercus virginiana	3	Heritage Tree		6042-6043
91	American Elm	Ulmus Americana	19	Significant Tree	Existing tree marker 531	6043
92	Water Oak	Quercus nigra	15	Significant Tree		6043
93	Live Oak	Quercus virginiana	25	Heritage Tree	Oak mott	6043-6044
94	Water Oak	Quercus nigra	7	Significant Tree		6045-6046
95	Live Oak	Quercus virginiana	8	Heritage Tree	Multiple Trunk	6045-6046
96	American Elm	Ulmus Americana	15	Significant Tree	Multiple Trunk	6045-6046
97	American Elm	Ulmus Americana	5	Significant Tree		6046-6053
98	American Elm	Ulmus Americana	8	Significant Tree		6046-6053
99	Live Oak	Quercus virginiana	4	Heritage Tree		6046-6053
100	Live Oak	Quercus virginiana	10	Heritage Tree		6046-6053
101	Live Oak	Quercus virginiana	9	Heritage Tree		6046-6053
102	American Elm	Ulmus Americana	4	Significant Tree		6046-6053
103	Live Oak	Quercus virginiana	9	Heritage Tree		6046-6053
104	American Elm	Ulmus Americana	8	Significant Tree		6046-6053
105	Live Oak	Quercus virginiana	19	Heritage Tree	Multiple Trunk	6053-6054
106	Live Oak	Quercus virginiana	4	Heritage Tree		6053-6054
107	Live Oak	Quercus virginiana	5	Heritage Tree		6054-6055
108	American Elm	Ulmus Americana	8	Significant Tree		6054-6055
109	Live Oak	Quercus virginiana	5	Heritage Tree		6054-6055
110	Live Oak	Quercus virginiana	10	Heritage Tree		6054-6055
111	Water Oak	Quercus nigra	4	Significant Tree		6055-6056
112 (N)	Water Oak	Quercus nigra	9	Significant Tree	Added, originally outside of survey limits, weir structure	
113 (N)	Live Oak	Quercus virginiana	14	Heritage Tree	Added, originally outside of survey limits, weir structure	
114 (N)	Live Oak	Quercus virginiana	10	Heritage Tree	Added, originally outside of survey limits, weir structure	
115 (N)	Live Oak	Quercus virginiana	4	Heritage Tree	Added, originally outside of survey limits, weir structure	
116 (N), (8/29/24)	Live Oak	Quercus virginiana	12	Heritage Tree		Removed by Shry
117 (N), (8/29/24)	Live Oak	Quercus virginiana	39	Heritage Tree	MULTI TRUNK	Removed by Shry
			1320			

Trees Removed After Hurricane (N) = Trees added to original survey

Maintenance Berm Tree Count

	Heritage	Significant	Non-Qualified	Total
Total Number of Trees	57	49	10	116
Total Caliber Inches	616	600	104	1320
Number of Trees Removed	10	7	0	17
Caliper Inches Removed	119	56	0	175
Total Number of Trees Saved	47	42	10	99
Total Qualified Caliper Inches Saved	497	544	0	1041
Non-Qualified Trees (CI) Saved			104	104
Grand Total Caliper Inches Saved	497	544	104	1145

Exhibit B-3





July 24, 2024

Jeb Kolby, P.E.
Director of Development
Ember Real Estate Investment & Development
4444 Westheimer Road; Suite G325
Houston, TX 77027

Re: Freedom Park & Windrose Green Tree Replacement
City of Angleton

Dear Mr. Kolby:

Please find the attached latest tree inventory memo dated December 13, 2022 (See Attachment “A”). This document contains the latest tree count, their diameter, and species. The following are the amount of Heritage trees that were removed:

Freedom Park

34 live oaks and 1 pecan: Total caliper inches of heritage trees removed is 455 inches.

Windrose Green

24 heritage trees were removed: Total caliper inches of heritage trees removed is 198 inches.

Please note:

1. The four poor quality trees identified in Exhibit A have been added into the total caliper inches of removed trees at Freedom Park.
2. The four other trees removed later identified in Exhibit “B-2” that does not have a size or species. Those are not included in above calculations.

Heritage tree loses must be accounted for by multiplying the total of removed caliper inches of heritage trees by three to determine the aggregate amount of tree caliper inches that must be provided. Therefore, the aggregate of total caliper inches required:

Freedom Park

455 inches x 3 = 1,365 aggregate of total caliper inches required.

Windrose Green

198 inches x 3 = 594 aggregate of total caliper inches required.

Windrose Green Landscaping Plan added 91 Live Oaks per the attached memo. However, the tree caliber for each tree planted is only 2.5 inches. Per City ordinance, the City of Angleton will accept no less than three (3) caliper-inches of trees (Live Oak or Pecan) as a replacement for heritage trees removal. Therefore, there is no credit for the smaller diameter trees planted in the Windrose Green.



The total amount of trees required to be replanted at each site shall be calculated at:

Freedom Park

1,365 caliper inches of heritage trees required / 3 = 455 - 3-inch caliper live oak or pecan trees required to be planted.

Windrose Green

594 caliper inches of heritage trees required / 3 = 198 - 3-inch caliper live oak or pecan trees required to be planted.

Alternatively, the City of Angleton will accept a fee in lieu of the tree replacement. The fee in lieu of tree replacement must be consistent with the replacement costs for three (3) caliper-inch heritage trees (Live Oak or Pecan) from a local landscape provider. A recent cost estimate for heritage trees has been provided by Wagner Tree Farm (See attachment "B") Therefore, the fee in lieu is:

Freedom Park

455 Heritage Trees x \$475.56 per tree = \$216,379.80 of fee in lieu of tree mitigation.

Windrose Green

198 Heritage Trees x \$475.56 per tree = \$94,160.00 of fee in lieu of tree mitigation.

Additionally, any remaining heritage trees removed to create the 30-foot maintenance berm around the Freedom Park Detention Pond as depicted in the approved set of plans will need to be calculated in the same manner and added to the totals above.

Ember Real Estates Investment & Development (Ember) has requested a credit for significant trees saved at each site. Ember should coordinate with City staff to get on the next City Council agenda to discuss a credit for significant trees saved.

If you would like to discuss this in more detail, please contact me.

Sincerely,

If you have any questions, please call me.

Sincerely,

HDR ENGINEERING, INC.



John Peterson, P.E., CFM
Associate Vice President/Municipal Practice Lead



Attachment "A"

MEMORANDUM

December 13, 2022

To: Megan Mainer, Director of Parks & Recreation

CC: Chris Whittaker, City Manager

Otis Spriggs, Director of Development Services

Chris Casey, Civic Principal, HDR

Alex Khoshakhlagh, Project Manager, Costello Engineering

Jeb Kolby, Director of Development, Concourse Development

From: Stephen R. Tennis, Director of Planning, Concourse Development

RE: **Heritage Tree Analysis**

This Memorandum serves as Concourse Development's understanding, analysis and conclusion on the City of Angleton's Code of Ordinance 23-60, Heritage Tree Protection requirement as applied to the Freedom Park and the Windrose Green development clearing projects.

Freedom Park

Rancho Isabella MUD contracted with Crisp Materials, LLC on a Clearing & Grubbing (C&G) project within the City of Angleton's Freedom Park tract to prepare for future detention capacity. Our team worked very closely with the Director of Parks & Recreation and Burditt Landscape Architecture to design a project that preserved as many trees as possible. The C&G project started in May 2022 and was completed October 2022. Due to the extreme density of the trees and underbrush on the tract, the city staff agreed to the same clearing method used on Concourse's project that did not require a pre-clearing tree survey.

The contractor was instructed to preserve all trees for classifying and logging as they progressed. Within the future excavation area, only Heritage trees were preserved. The detention project also has a 30' maintenance berm around the entire detention pond area. Although on most detention pond projects the maintenance berm is completely cleared, this maintenance berm area was cleared with the intent to save as many trees as possible, at significant cost to both the contractor and Concourse Development.

A licensed arborist, Jeff Hanawalt, Certified Arborist TX-0211A, with Yellowstone Landscape – Tree Division was engaged to perform onsite reviews and logging of all trees. Throughout this process several onsite meetings took place with City staff to review the clearing process. Within the excavation area a total of 31 Heritage trees were identified (30 Live Oaks and 1 Pecan) for a total of 413 caliper inches of

Heritage trees to be removed and requiring mitigation (**see Exhibit “A”**). Within the maintenance berm area, a total of 110 trees were saved. (52 Heritage trees, 48 Significant trees and 10 non-Qualified trees) for a total of 1,232 caliper inches of trees saved. The 48 Significant trees generated a total of 591 total caliper inches of credit (**see Exhibit “B”**).

Based on the 1:1 mitigation requirement used for Freedom Park, 413 inches of mitigation was needed. (No credit was given for the 537 inches of Heritage trees, or 110 inches of non-qualified trees saved.) Therefore, the 413 inches of mitigation required for the Heritage trees removed within the excavation area was deducted from the 591 inches of credit from the Significant trees saved, resulting in a remaining credit of 178 inches.

At the final walk of the clearing project with the city staff there were 4 trees that were identified as being extremely close to the future excavation area and may need to be removed (**see Exhibit “B-2”**). It was agreed not to remove them under the current clearing contract, but to address those trees along with any other trees removed in the detention construction contract.

An additional analysis will be merited after the detention construction contract is complete to determine the final mitigation count.

Windrose Green

Rancho Isabella MUD contracted with 3B Construction to clear the remaining developable land within the Windrose Green development. Since the entire development will require fill dirt to meet the drainage design criteria, no existing trees could be preserved, thus requiring tree mitigation.

A total of 24 Heritage trees were logged for a total of 198 caliper inches (**see Exhibit “C”**) The City Heritage Tree Protect ordinance requires a 3:1 mitigation requirement, resulting in a total of 594 caliper inches of mitigation. The Windrose Green Phase 1 Landscape Improvement project completed in December 2022 installed a total of 347 caliper inches of Heritage/Significant trees within the common areas of Windrose Green Section 1 (**see Exhibit “D”**). Based on the current mitigation requirement of 594 inches, less the Phase 1 planting credit of 347 inches and the 178 inches saved previously, a remaining balance of 68 caliper inches is needed to fulfill the mitigation requirements. Future Sections in Windrose Green will include landscaping in the common areas. Those projects will generate more than the required mitigation credits still required. Concourse Development will update and submit to the city after each landscape project is completed, showing the current tally at that time.

EXHIBIT "A"

Freedom Park Excavation Pond area only

Species	Diameter (inches)	Total count	Live Oak	Pecan	Total
Live Oak	6		30	1	31
Live Oak	7		400	13	413
Live Oak	7				
Live Oak	8		13	13	
Live Oak	8				
Live Oak	8				
Live Oak	9				
Live Oak	10				
Live Oak	10				
Live Oak	10				
Live Oak	11				
Live Oak	12				
Live Oak	13				
Live Oak	13				
Live Oak	14				
Live Oak	14				
Live Oak	14				
Live Oak	14				
Live Oak	14				
Live Oak	15				
Live Oak	15				
Live Oak	16				
Live Oak	16				
Live Oak	16				
Live Oak	17				
Live Oak	17				
Live Oak	18				
Live Oak	18				
Live Oak	22				
Live Oak	28				
Pecan	13				
Total Caliber Inches					413

Poor Quality trees excluded from count		
Species		Diameter (Inches)
Live Oak	Quercus virginiana	6
Live Oak	Quercus virginiana	8
Live Oak	Quercus virginiana	13
Live Oak	Quercus virginiana	15

EXHIBIT "B"

Freedom Park Maintenance Berm area only

Number	Species	Diameter (inches)	Classification	Notes	Location
1	Water Oak	14	Significant Tree		6062-6063
2	Live Oak	15	Heritage Tree		6062-6063
3	Water Oak	12	Significant Tree		6063-6064
4	Live Oak	12	Heritage Tree	Double Trunk	6063-6064
5	Water Oak	14	Significant Tree		6063-6064
6	Live Oak	11	Heritage Tree		6063-6064
7	Live Oak	8	Heritage Tree		6063-6064
8	Water Oak	11	Significant Tree		6064-6065
9	Live Oak	9	Heritage Tree		6064-6065
10	Live Oak	12	Heritage Tree		6064-6065
11	Live Oak	8	Heritage Tree		6065-6066
12	Live Oak	22	Heritage Tree	Double Trunk	6065-6066
13	Water Oak	10	Significant Tree		6065-6066
14	Water Oak	9	Significant Tree		6067
15	Water Oak	17	Significant Tree		6067-6068
16	Eastern Red Cedar	13	Non Qualified Tree		6068-6069
17	Live Oak	20	Heritage Tree	Good structured quality tree	6068-6069
19	Live Oak	14	Heritage Tree		6068-6069
20	Live Oak	15	Heritage Tree		6069-6070
21	Water Oak	17	Significant Tree		6069-6070
22	Live Oak	14	Heritage Tree	On high bank	6069-6070
23	Live Oak	13	Heritage Tree		6072-6073
24	Water Oak	13	Significant Tree		6084-6085
25	Water Oak	10	Significant Tree		6084-6085
26	Live Oak	16	Heritage Tree		6084-6085
27	Live Oak	13	Heritage Tree		6084-6085
28	Eastern Red Cedar	8	Non Qualified Tree		6084-6085
29	Water Oak	8	Significant Tree		6087-6088
30	Eastern Red Cedar	10	Non Qualified Tree		6087-6088
31	Eastern Red Cedar	10	Non Qualified Tree		6087-6088
32	Eastern Red Cedar	12	Non Qualified Tree		6087-6088
33	Eastern Red Cedar	12	Non Qualified Tree		6087-6088
34	Live Oak	16	Heritage Tree		6088
35	Live Oak	20	Heritage Tree		6089-6090
36	Water Oak	20	Significant Tree	Good structured quality tree	6090-6091
37	Water Oak	16	Significant Tree		6091-6092
					6092-6093

38	Live Oak	Quercus virginiana	10	Heritage Tree	6092-6093
39	Water Oak	Quercus nigra	13	Significant Tree	6093-6094
40	Water Oak	Quercus nigra	16	Significant Tree	6095-6096
41	Water Oak	Quercus nigra	20	Significant Tree	6097-6098
42	Live Oak	Quercus virginiana	13	Heritage Tree	6097-6098
43	Water Oak	Quercus nigra	23	Significant Tree	6098-6099
44	Live Oak	Quercus virginiana	8	Heritage Tree	6098-6099
45	Eastern Red Cedar	Juniperus virginiana	7	Non Qualified Tree	6101-6000
46	American Elm	Ulmus Americana	8	Significant Tree	6002-6003
47	Water Oak	Quercus nigra	15	Significant Tree	6009-6010
48	Water Oak	Quercus nigra	12	Significant Tree	6010-6011
49	American Elm	Ulmus Americana	14	Significant Tree	6013
50	Live Oak	Quercus virginiana	8	Heritage Tree	6013-6014
51	Live Oak	Quercus virginiana	12	Heritage Tree	6014-6015
52	Live Oak	Quercus virginiana	5	Heritage Tree	6014-6015
53	American Elm	Ulmus Americana	7	Significant Tree	6016-6017
54	American Elm	Ulmus Americana	7	Significant Tree	6022-6023
55	American Elm	Ulmus Americana	10	Significant Tree	6023-6024
56	Eastern Red Cedar	Juniperus virginiana	7	Non Qualified Tree	6023-6024
57	Pecan	Carya illinoensis	7	Heritage Tree	6023-6024
58	American Elm	Ulmus Americana	8	Significant Tree	6023-6024
59	Water Oak	Quercus nigra	16	Significant Tree	6024
60	American Elm	Ulmus Americana	11	Significant Tree	6026-6027
61	American Elm	Ulmus Americana	11	Significant Tree	6027-6028
62	Eastern Red Cedar	Juniperus virginiana	12	Non Qualified Tree	6027-6028
63	Water Oak	Quercus nigra	15	Significant Tree	6027-6028
64	Water Oak	Quercus nigra	16	Significant Tree	6027-6028
65	Water Oak	Quercus nigra	18	Significant Tree	6027-6028
66	Water Oak	Quercus nigra	19	Significant Tree	6027-6028
67	Water Oak	Quercus nigra	11	Significant Tree	6031
68	Eastern Red Cedar	Juniperus virginiana	13	Non Qualified Tree	6032-6033
69	Live Oak	Quercus virginiana	8	Heritage Tree	6034-6035
70	American Elm	Ulmus Americana	14	Significant Tree	6035-6036
71	Live Oak	Quercus virginiana	13	Heritage Tree	6035-6036
72	Live Oak	Quercus virginiana	7	Heritage Tree	6039
73	Live Oak	Quercus virginiana	13	Heritage Tree	6039-6040
74	Water Oak	Quercus nigra	12	Significant Tree	6039-6040
75	Live Oak	Quercus virginiana	8	Heritage Tree	6040-6041
76	Water Oak	Quercus nigra	10	Significant Tree	6040-6041
77	Live Oak	Quercus virginiana	7	Heritage Tree	6040-6041

Double Trunk, existing tree marker 532

78	Live Oak	Quercus virginiana	10	Heritage Tree	Double Trunk	6040-6041
79	Live Oak	Quercus virginiana	7	Heritage Tree	Oak mott	6041-6042
80	Live Oak	Quercus virginiana	8	Heritage Tree		6041-6042
81	American Elm	Ulmus Americana	15	Significant Tree		6041-6042
82	Live Oak	Quercus virginiana	6	Heritage Tree		6041-6042
83	Live Oak	Quercus virginiana	12	Heritage Tree	Oak mott	6041-6042
84	Live Oak	Quercus virginiana	8	Heritage Tree		6041-6042
85	Live Oak	Quercus virginiana	3	Heritage Tree		6041-6042
86	Live Oak	Quercus virginiana	4	Heritage Tree	Heavily Leaning	6041-6042
87	Live Oak	Quercus virginiana	7	Heritage Tree		6042-6043
88	Live Oak	Quercus virginiana	4	Heritage Tree		6042-6043
89	American Elm	Ulmus Americana	6	Significant Tree		6042-6043
90	Live Oak	Quercus virginiana	3	Heritage Tree		6042-6043
91	American Elm	Ulmus Americana	19	Significant Tree	Existing tree marker 531	6043
92	Water Oak	Quercus nigra	15	Significant Tree		6043
93	Live Oak	Quercus virginiana	25	Heritage Tree	Oak mott	6043-6044
94	Water Oak	Quercus nigra	7	Significant Tree		6045-6046
95	Live Oak	Quercus virginiana	8	Heritage Tree	Multiple Trunk	6045-6046
96	American Elm	Ulmus Americana	15	Significant Tree	Multiple Trunk	6045-6046
97	American Elm	Ulmus Americana	5	Significant Tree		6046-6053
98	American Elm	Ulmus Americana	8	Significant Tree		6046-6053
99	Live Oak	Quercus virginiana	4	Heritage Tree		6046-6053
100	Live Oak	Quercus virginiana	10	Heritage Tree		6046-6053
101	Live Oak	Quercus virginiana	9	Heritage Tree		6046-6053
102	American Elm	Ulmus Americana	4	Significant Tree		6046-6053
103	Live Oak	Quercus virginiana	9	Heritage Tree		6046-6053
104	American Elm	Ulmus Americana	8	Significant Tree		6046-6053
105	Live Oak	Quercus virginiana	19	Heritage Tree	Multiple Trunk	6053-6054
106	Live Oak	Quercus virginiana	4	Heritage Tree		6053-6054
107	Live Oak	Quercus virginiana	5	Heritage Tree		6054-6055
108	American Elm	Ulmus Americana	8	Significant Tree		6054-6055
109	Live Oak	Quercus virginiana	5	Heritage Tree		6054-6055
110	Live Oak	Quercus virginiana	10	Heritage Tree		6054-6055
111	Water Oak	Quercus nigra	4	Significant Tree		6055-6056

Total count	Heritage	Significant	Non Qualified	Total Saved
52	52	48	10	110
537	537	591	104	1232
10	10	12	10	

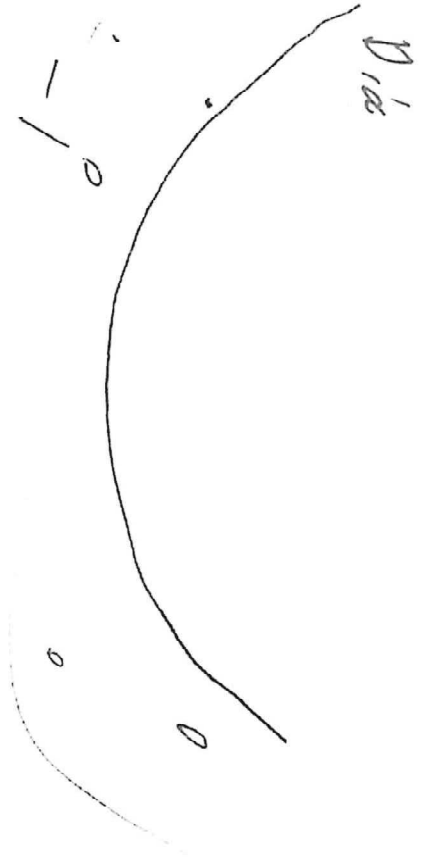
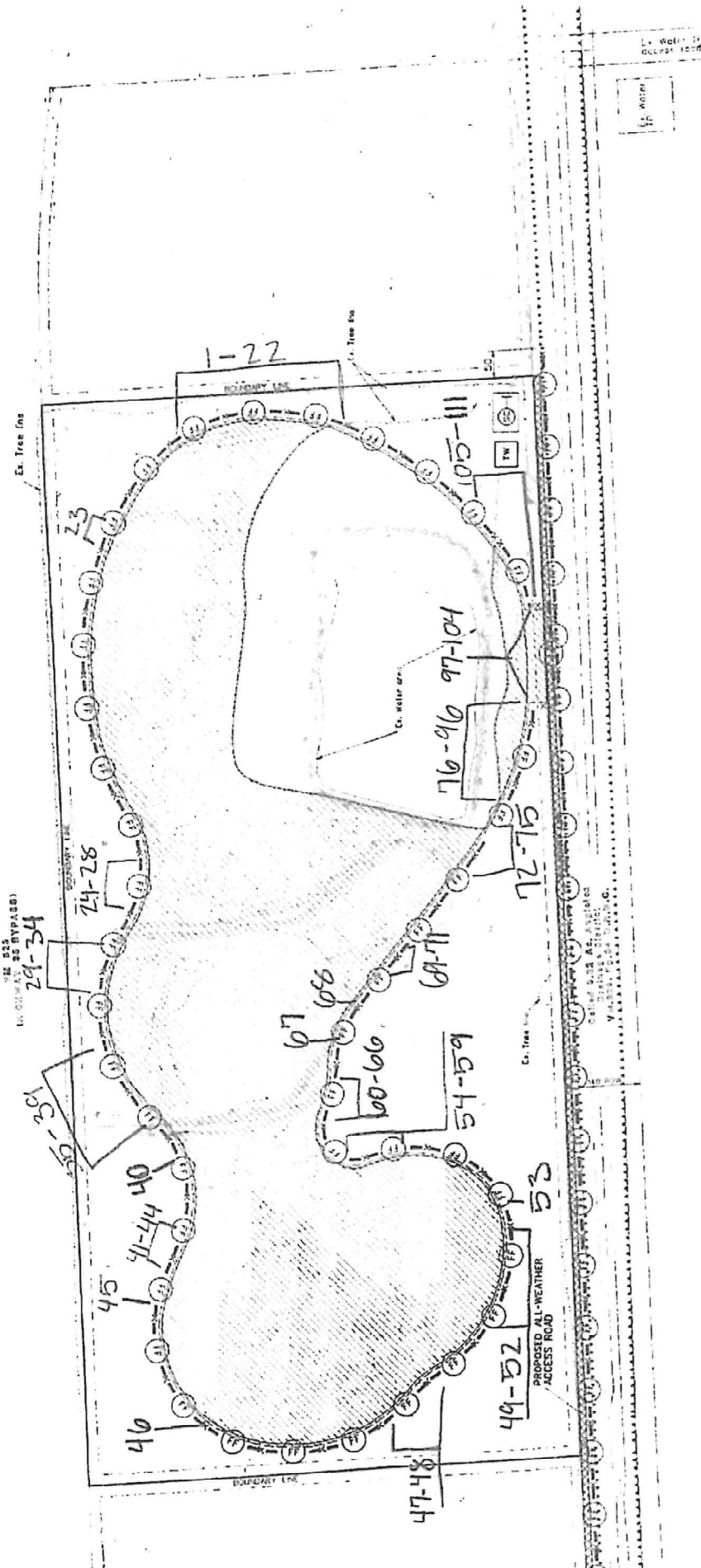


EXHIBIT "B-2"



EXHIBIT "D"

Windrose Green - Phase I Landscape Improvements

Type	Qty	Tree Caliber (Inches)	Total Inches	Heritage/Significant	Total Credit (Inches)
Drummond Red Maple	42	2.5	105.0	No	
Mexican Sycamore	5	3.5	17.5	No	
Swamp Chestnut Oak	19	2.5	47.5	No	
Water Oak	12	2.5	30.0	Yes	30.0 Inches
Monterrey Oak	29	2.5	72.5	No	
Live Oak	91	2.5	227.5	Yes	227.5 Inches
Bald Cypress	36	2.5	90.0	Yes	90.0 Inches
Drake Elm	5	3.5	17.5	No	
Basham's Party Prink Grape Myrtle	19	3	57.0	No	
Natchez Grape Myrtle	18	3	54.0	No	
			718.5	Total Credit	347.5 Inches

Wagner Tree Farm
4135 Avenue E
Santa Fe, TX 77510
(409) 682-0695
wagnertreefarm@hotmail.com
www.wagnertreefarm.com

Attachment "B"



Quote

ADDRESS
City Of Angleton

QUOTE # 1182
DATE 06/28/2024

SUMMARY	QTY	RATE	AMOUNT
Sales 3" cal live oaks no installation	537	475.00	255,075.00
FREIGHT Per load	1	300.00	300.00

Liability Release: Owner will assume any extra cost incurred by WTF to remove any fences, walls, sprinklers, gas lines, or any other obstruction which prevents easy access where trees are to be planted. If rock is encountered, an additional charge must be added to cover the cost of air hammer and/or additional labor. WTF is not responsible for a prints or ruts made during project. WTF will notify Dig Tess for underground utility locating prior to digging unless specified otherwise, and will not be held responsible for any underground utility damage. Owner assumes responsibility for placement and replanting of trees. Pricing is good for 3 months from date the bid is received. Warranty on trees/shrubs does NOT cover animal encounter, natural disaster, or mechanical damage. Warranty will be voided for watering negligence.

TOTAL **\$255,375.00**

Accepted By

Accepted Date



AGENDA ITEM SUMMARY FORM

MEETING DATE: November 6, 2025

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

AGENDA CONTENT: Discussion and Report Update on the Comprehensive Plan Update and Study

AGENDA ITEM SECTION: Declaration of a Quorum and Call to Order

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

FUND: N/A

EXECUTIVE SUMMARY:

Staff requests a discussion and update on the ongoing Comprehensive Plan and urges Planning Commissioners to take the posted survey questionnaire.

RECOMMENDATION: Staff recommends that the Planning and Zoning Commission hears the update on the Comprehensive Plan Study.

COMPREHENSIVE PLAN UPDATE



WHAT ARE YOUR DREAMS FOR THE FUTURE OF ANGLETON?

The City is updating its Comprehensive Plan!

The Comprehensive Plan guides future policy, development, and investments. The Plan will provide:

- A vision for how the City should grow in the next 20 years
- Implementable goals for sustainable, resilient, and balanced development
- A blueprint for future growth - land use, character, housing, infrastructure, mobility, and economic development
- Guidance to the City leaders to assign resources and update local ordinances
- Opportunities for future grants and funding resources



You are invited to help shape the City of Angleton's future

Submit this questionnaire. Scan the QR code or visit the website.

<https://www.surveymonkey.com/r/AngletonComprehensivePlanUpdate>



Thank you!

Join the conversation!

Visit the website for updated information on the project.

<https://www.angleton.tx.us/133/Development-Services>

For Questions:

Contact: Otis Spriggs, Director of Development Services, ospriggs@angleton.tx.us