



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, MAY 05, 2022 AT 12:00 PM

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING COMMISSION FOR CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, MAY 5, 2022, 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

MINUTES

1. Discussion and possible action on the review of Planning and Zoning Commission meeting minutes from meetings held in February, March, and April of 2022.

PUBLIC HEARINGS AND ACTION ITEMS

2. Conduct a public hearing, discussion, and possible action on a request for approval of an ordinance rezoning an approximate 2.748 acres in the J. De J. Valderes Survey, Abstract No. 380, City of Angleton, Brazoria County, Texas, from the Commercial General (C-G) District to the Single Family Residential-7.2 (SF-7.2) District. The subject property is located on the west side of N. Valderas Street just north of N. Plantation Drive.
3. Conduct a public hearing, discussion, and possible action on a request for approval of the preliminary replat of Riverwood Ranch Sections 3 & 4. The proposed preliminary plat consists of approximately 144 single family residential lots on approximately 35.6 acres and is generally located north of Hospital Drive between N. Downing Street to the west and Buchta Road to the east.
4. Conduct a public hearing, discussion, and possible action on a request for approval of an ordinance authorizing a Specific Use Permit for use of a recreational vehicle as a residence on property described as Lot 24, Block 134, of the Lorraine Subdivision. The subject property consists of an approximate 7,900 sq. ft., is in the Single Family Residential-7.2 (SF-7.2), is located on the east side of N. Arcola Street approximately 100 ft. south of E. Lorraine Street and is more commonly known as 1124 N. Arcola Street.

REGULAR AGENDA

5. Discussion and possible action on Heritage Park Section Three Final Plat. Subject property is an approximate 11-acre tract of land proposed to have thirty lots, located in the T.S. Lee Survey, Abstract No. 318 in Brazoria County, Texas north of Henderson Road and west of Heritage Park Drive and belonging to the Single Family Residential 7.2 (SF-7.2) zoning district.

ADJOURNMENT

CERTIFICATION

I, Walter Reeves, Development Services Director, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Monday, May 2, 2022 by 12:00 p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

/S/ Walter Reeves

Walter Reeves

Development Services Director

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



AGENDA ITEM SUMMARY FORM

MEETING DATE: May 5, 2022

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

AGENDA CONTENT: Discussion and possible action on the review and approval of minutes for the Planning and Zoning Commission meetings held on February 03, 2022, March 03, 2022, and April 07, 2022.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

Meeting minutes from Planning and Zoning Commission meetings for February, March, and April 2022 have been prepared for the Commission's review and approval.

RECOMMENDATION:

Staff recommends approval.



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, FEBRUARY 03, 2022 AT 12:00 PM

MINUTES

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON PLANNING AND ZONING COMMISSION IN THE ORDER THEY OCCURRED DURING THE MEETING. THE PLANNING AND ZONING COMMISSION OF ANGLETON, TEXAS CONVENED IN A REGULAR MEETING ON THURSDAY, FEBRUARY 03, 2022, AT 12:00 PM, IN THE ANGLETON CITY HALL COUNCIL CHAMBERS, 120 S. CHENANGO, ANGLETON, TEXAS.

DECLARATION OF A QUORUM AND CALL TO ORDER

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

PRESENT

Chair William Garwood
 Commission Member Bonnie McDaniel
 Commission Member Judy Shaefer
 Commission Member Deborah Spoor
 Commission Member Henry Munson
 Commission Member Regina Bieri

ABSENT

Commission Member Ellen Eby

MINUTES

1. Discussion and action on the review and approval of Planning and Zoning Commission meeting minutes for the October 07, 2021, November 04, 2021, and December 02, 2021 meetings.

Upon a motion Commission Member Bonnie McDaniel and seconded by Commission Member Regina Bieri, the Commission voted to approve the minutes from the Planning and Zoning meetings held on October 7, 2021, November 4, 2021, and December 2, 2021. The motion passed unanimously with 6 approved, 0 opposed and 1 absent.

PUBLIC HEARIN AND ACTION ITEMS

2. Conduct a public hearing, discussion and possible action on an ordinance fully repealing and replacing Chapter 23 – Land Development Code, Article II. – Subdivision and Development Design, Section 23-20. – Park Dedication and Recreation Improvements; providing a penalty; providing for severability; providing for repeal; and providing an effective date.

Megan Mainer, Director of Parks and Recreation, presented the new parkland dedication and fees-in-lieu of dedication calculations to include development of park space. Developer Wayne “Sandy” Rae addressed the Planning and Zoning Commission and spoke in support of the new parkland dedication ordinance and fee calculation.

Upon a motion by Commission Member Bonnie McDaniel to recommend approval of the repealing Chapter 23 – Land Development Code, Article II. – Subdivision and Development Design, Section 23-20 and replacing with Park Dedication and Recreation Improvements, the motion passed unanimously with 6 in favor, 0 opposed, and 1 absent.

3. Conduct a public hearing, discussion, and possible action on an ordinance amending Ordinance No. 20210810-008 Exhibit “B” Property Phases/Sections and Exhibit “C” Development Standards and District Regulations for the Austin Colony Planned Development Overlay District.

Developer and project owner, Wayne “Sandy” Rae presented request for a change to the Planned Development Overlay District affecting the Austin Colony subdivision development. The purpose of the request was to phase the construction of the roadway consistent with the construction phasing of the civil development of the proposed Austin Colony subdivision.

Upon a motion by Commission Member Bonnie McDaniel to recommend approval of the phasing as presented in subject Attachment 5 and the removal of the word “cedar” in reference to fencing, seconded by Commission Member Henry Munson, the motion passed unanimously with 6 in favor, 0 opposed, and 1 absent.

REGULAR AGENDA

4. Discussion and possible action on a site plan for the proposed Starbucks.

Walter Reeves, Director of Development Services, gave the members of the Commission an overview of the proposed site plan and explained the entrance to the parking lot is proposed to move south to avoid the possibility of drive-thru overflow onto 288B.

Upon a motion by Commission Member Judy Shaefer to recommend approval subject to meeting all staff comments, seconded by Commission Member Regina Bieri, the motion passed unanimously with 6 in favor, 0 opposed, and 1 absent.

5. Discussion and presentation on a proposed multi-family development spanning approximately 18 acres generally located at the northwest corner of the FM 523 and Highway 288 Business intersection in Angleton, Texas.

Don Janssen, Long Range Planning Director for Sugar Creek Baptist Church, presented the proposed project as a 60-acre project, however, that was clarified by staff as limited to an approximate 18-acre multifamily project in the first phase. Staff recommended the Commission Members give feedback to the project team. The only question for the

project team concerned whether the multifamily project will request a tax credit, which one senior pastor of Sugar Creek Baptist confirmed.

Not action was taken on this item.

ADJOURNMENT

Planning and Zoning Commission Chair Bill Garwood adjourned the meeting at 1:01 P.M.

These minutes were approved by Angleton Planning and Zoning Commission on this the 05 day of May 2022, upon a motion by Commission Member XX, seconded by Commission Member XX. The motion passed on X-X vote.

CITY OF ANGLETON, TEXAS

William Garwood
Chair

ATTEST:

Frances Aguilar, TRMC, MMC
City Secretary



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, MARCH 03, 2022 AT 12:00 PM

MINUTES

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON PLANNING AND ZONING COMMISSION IN THE ORDER THEY OCCURRED DURING THE MEETING. THE PLANNING AND ZONING COMMISSION OF ANGLETON, TEXAS CONVENED IN A REGULAR MEETING ON THURSDAY, MARCH 03, 2022 AT 12:00 PM, IN THE ANGLETON CITY HALL COUNCIL CHAMBERS, 120 S. CHENANGO, ANGLETON, TEXAS.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Chair Garwood called the Commission Meeting to order at 12:06 P.M.

PRESENT

Chair William Garwood
 Commission Member Regina Bieri
 Commission Member Ellen Eby
 Commission Member Bonnie McDaniel
 Commission Member Judy Shaefer
 Commission Member Deborah Spoor

ABSENT

Commission Member Henry Munson

MINUTES

1. Discussion and possible action on the review of Planning and Zoning Commission meeting minutes from meetings held in August 2021 and September 2021.

Commission Member Judy Shaefer stated her name was misspelled in the meetings for August 2021 and September 2021. Chairman Bill Garwood requested a revision. Commission Member Bonnie McDaniel moved to approve the meeting minutes for August 2021 and September 2021 subject to the correction of Commission Member Judy Shaefer's name. The motion passed unanimously with 6 in favor, 0 opposed, and 1 absent.

REGULAR AGENDA

2. Presentation and discussion on Urban Planning and the Development Services Department

Development Services Director, Walter Reeves, gave presentation concerning Urban Planning as a disciplined field of study and explained the responsibilities of the Development Services Department. At the conclusion the presentation, Chairman Garwood thanked Mr. Reeves for an educational presentation. No action was taken.

ADJOURNMENT

Chair Garwood adjourned the meeting at 12:46 P.M.

These minutes were approved by Angleton Planning and Zoning Commission on this the 05 day of May 2022, upon a motion by Commission Member XX, seconded by Commission Member XX. The motion passed on X-X vote.

CITY OF ANGLETON, TEXAS

William Garwood
Chair

ATTEST:

Frances Aguilar, TRMC, MMC
City Secretary



CITY OF ANGLETON
PLANNING AND ZONING COMMISSION
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, APRIL 07, 2022 AT 12:00 PM

MINUTES

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON PLANNING AND ZONING COMMISSION IN THE ORDER THEY OCCURRED DURING THE MEETING. THE PLANNING AND ZONING COMMISSION OF ANGLETON, TEXAS CONVENED IN A REGULAR MEETING ON THURSDAY, APRIL 07, 2022 AT 12:00 PM, IN THE ANGLETON CITY HALL COUNCIL CHAMBERS, 120 S. CHENANGO, ANGLETON, TEXAS.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Chair Garwood called the Commission Meeting to order at 12:06 P.M.

PRESENT

Chair William Garwood
 Commission Member Regina Bieri
 Commission Member Ellen Eby
 Commission Member Bonnie McDaniel
 Commission Member Henry Munson
 Commission Member Deborah Spoor

ABSENT

Commission Member Judy Shaefer

MINUTES

1. Discussion and possible action on the review of Planning and Zoning Commission meeting minutes from meetings held in January 2022

Member Munson, seconded by Commission Member Bieri, the Commission approved the motion unanimously with 6 in favor, 0 opposed, and 1 absent.

REGULAR AGENDA

2. Discussion and possible action on a site plan for the proposed Chenango Street water tank

Development Services Director, Walter Reeves, gave brief overview on need for new water tank. City Engineer, John Peterson, presented the need for the tank and additional storage. Commission Member McDaniel requested consideration of landscaping at the site. Commission Member McDaniel moved to approve the site plan with the addition of

landscaping. Commission Member Munson seconded. The motion passed unanimously with 6 in favor, 0 opposed, and 1 absent.

ADJOURNMENT

Chair Garwood adjourned the meeting at 12:06 P.M.

These minutes were approved by Angleton Planning and Zoning Commission on this the 05 day of May 2022, upon a motion by Commission Member XX, seconded by Commission Member XX. The motion passed on X-X vote.

CITY OF ANGLETON, TEXAS

William Garwood
Chair

ATTEST:

Frances Aguilar, TRMC, MMC
City Secretary



AGENDA ITEM SUMMARY FORM

MEETING DATE: May 5, 2022

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

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on a request for approval of an ordinance rezoning an approximate 2.748 acres in the J. De J. Valderes Survey, Abstract No. 380, City of Angleton, Brazoria County, Texas, from the Commercial General (C-G) District to the Single Family Residential-7.2 (SF-7.2) District. The subject property is located on the west side of N. Valderas Street just north of N. Plantation Drive.

AGENDA ITEM SECTION: Public Hearing

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

This is a request from Patrick and Gail Thomas, to rezone an approximate 2.748 acres of land located on the west side of N. Valderas just north of N. Plantation Drive from the Commercial General (C-G) District to the Single Family Residential-7.2 (SF-7.2) District. The Thomases own an approximate 7.711 acres and wish to build a residence on the 2.748 acres and develop the remainder for commercial use.

The Future Land Use Plan (FLUP) from the Angleton Comprehensive Plan Update designates the subject property as being appropriate for Office/Retail/Multi-Family use. The proposed rezoning is not consistent with the FLUP; however, the proposed rezoning is supported by Goals 1 & 2 of Chapter 8 Housing of the Comprehensive Plan.

Goal One: A community in which quality housing is attractive available and affordable to all residents.

Goal Two: A variety of housing options that meets the needs of an increasingly diverse population.

Existing Land Use and Zoning

North: Undeveloped land in the C-G District.

East: Single family residential use in the SF-7.2 District.

South: Day care, retail, multi-family and single family in the C-G and SF-7.2 Districts.

West: Commercial uses along Business 288 in the C-G District.

Valderas Street is designated on the Mobility Plan as a Major Collector and pursuant to Section 23-11.C.2.a: "New residential lots shall only front on local and minor collector streets, and shall not front on major collector or arterial streets, or highways." Should the proposed rezoning be granted, a variance of Section 23-11.C.2.a will be necessary as part of the platting process.

The proposed rezoning, while not consistent with the Future Land Use Plan, is supported by Chapter 8 Housing, Goals 1 & 2 and is in keeping with the existing development pattern in the area. The proposed rezoning and any subsequent development of the property will have negligible impact upon the City's infrastructure.

RECOMMENDATION:

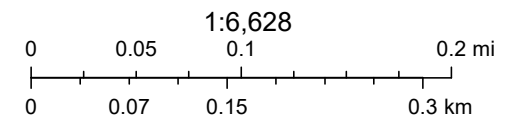
Staff recommends approval of the ordinance rezoning an approximate 2.748 acres in the J. De J. Valderes Survey, Abstract No. 380, City of Angleton, Brazoria County, Texas, from the Commercial General (C-G) District to the Single Family Residential-7.2 (SF-7.2) District.

SUGGESTED MOTION

I move we recommend approval of the ordinance rezoning an approximate 2.748 acres in the J. De J. Valderes Survey, Abstract No. 380, City of Angleton, Brazoria County, Texas, from the Commercial General (C-G) District to the Single Family Residential-7.2 (SF-7.2) District.



4/28/2022



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: B

ATTACHMENT 2

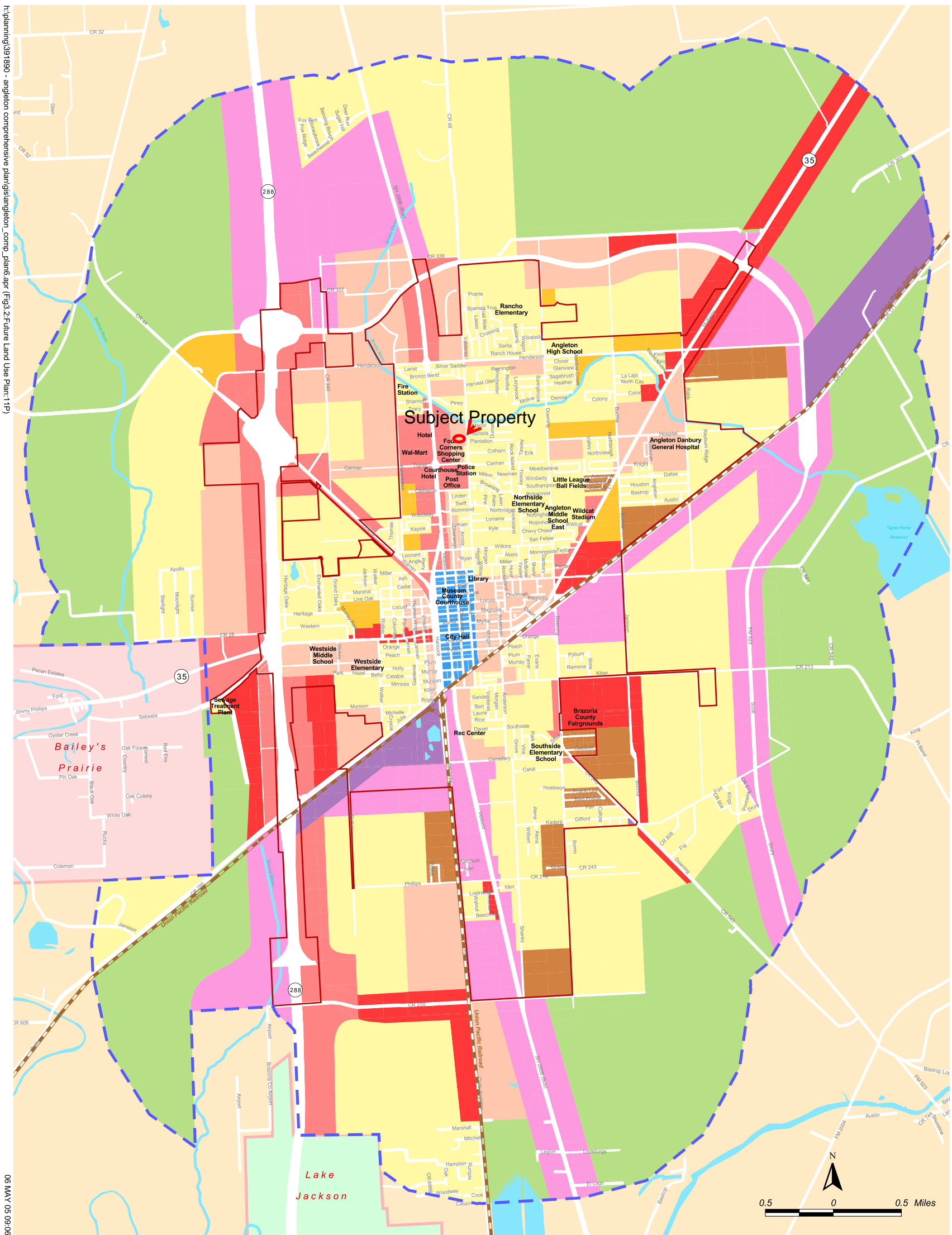















Figure 3.2
Future Land Use Plan

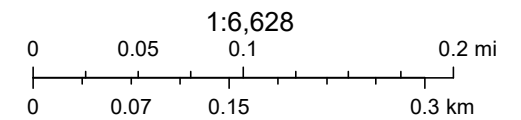
Land Use Categories

	Agricultural		Industrial/Commercial
	Single Family Residential		Industrial
	Multi-Family Residential		Downtown
	Manufactured Housing		Right Of Way
	Office/Retail/Multi-Family Residential		Angleton Study Area
	Office/Retail		Angleton City Limits
	Commercial		

NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



Item 2.



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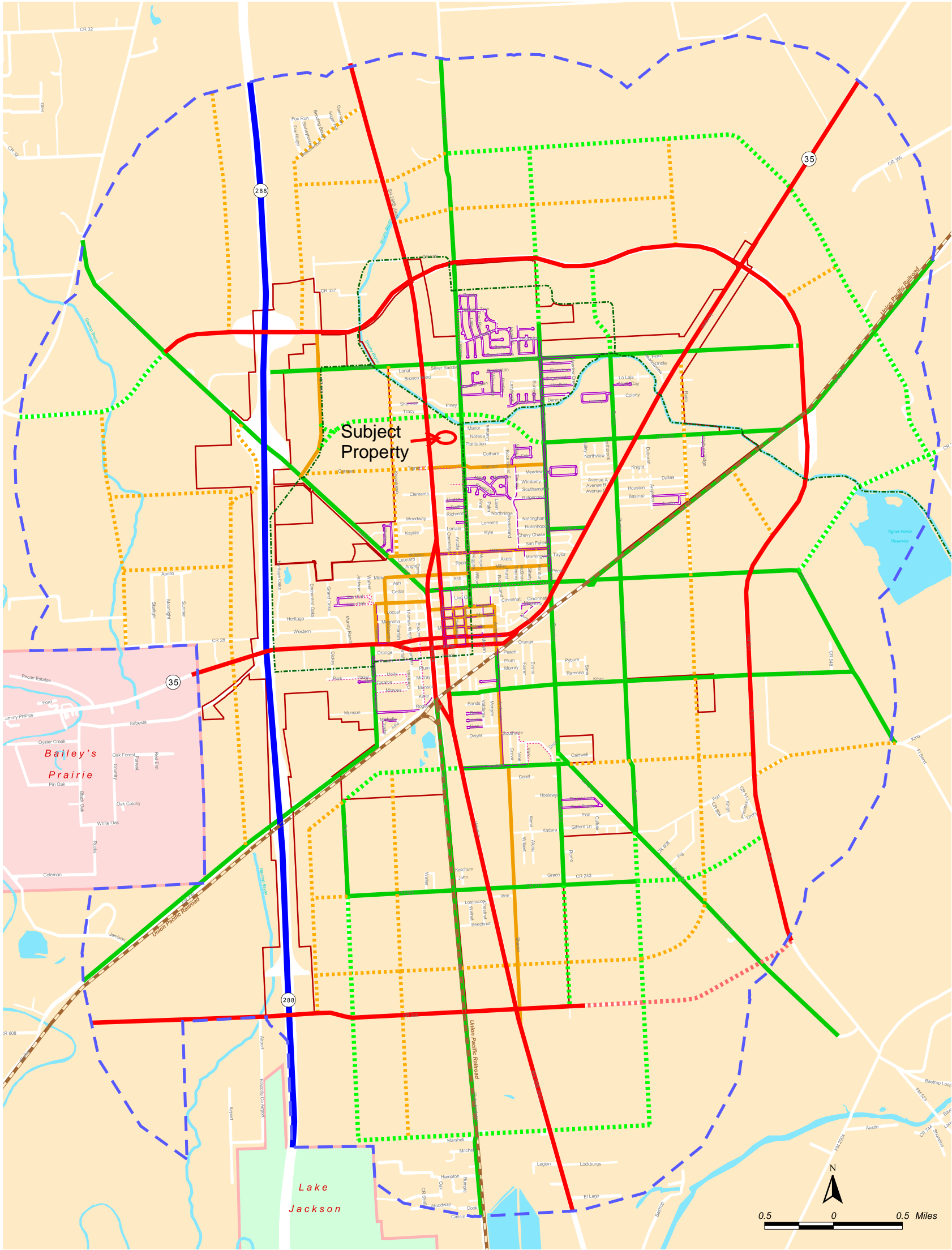


Figure 4.1
Mobility Plan

- | | | | |
|--|--------------------------|--|----------------------|
| | Existing Freeway | | Rail |
| | Existing Arterial | | Existing Sidewalk |
| | Existing Major Collector | | Proposed Sidewalk |
| | Existing Minor Collector | | Proposed Trail |
| | Proposed Arterial | | Angleton Study Area |
| | Proposed Major Collector | | Angleton City Limits |
| | Proposed Minor Collector | | |

ORDINANCE NO. 20220524-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS REZONING AN APPROXIMATE 2.748 ACRES IN THE J. DE J. VALDERES SURVEY, ABSTRACT NO. 380, CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS, FROM CHAPTER 28, ZONING, ARTICLE III ZONING DISTRICTS SECTION 28-57 C-G - COMMERCIAL-GENERAL DISTRICT TO CHAPTER 28 ZONING, ARTICLE III ZONING DISTRICTS SECTION 28-45 SF-7.2 SINGLE-FAMILY RESIDENTIAL-7.2 DISTRICT OF THE CODE OF ORDINANCES OF THE CITY OF ANGLETON, TEXAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND AN EFFECTIVE DATE.

WHEREAS, the City is authorized by Chapter 211 of the Texas Local Government Code to promulgate rules and regulations governing regulation of land use, structures, businesses, and related activities; and

WHEREAS, the City Council further finds that the rules and regulations governing land use, structures, and related activities within the territorial limits of the City promote the safe, orderly, and healthful development of the City; and

WHEREAS, on May 5, 2022 the Angleton Planning and Zoning Commission conducted a public hearing regarding a request by Patrick and Gail Thomas to rezone an approximate 2.748 acres from Chapter 28 Zoning, Article III Zoning Districts Section 28-57 C-G – Commercial General District to the Chapter 28 Zoning, Article III Zoning Districts Section 28-45 SF-7.2 Single-Family Residential-7.2 District of the Code of Ordinances City of Angleton, Texas following lawful publication of the notice of said public hearing; and

WHEREAS, on May 5, 2022 after considering the public testimony received at such hearing, if any, the Planning and Zoning Commission has recommended that the request by Patrick and Gail Thomas to rezone an approximate 2.748 acres from Chapter 28 Zoning, Article III Zoning Districts Section 28-57 C-G – Commercial General District to the Chapter 28 Zoning, Article III Zoning Districts Section 28-45 SF-7.2 Single-Family Residential-7.2 District be approved; and

WHEREAS, on May 24, 2022 the City Council of the City of Angleton conducted a public hearing regarding a request by Patrick and Gail Thomas to rezone an approximate 2.748 acres from Chapter 28 Zoning, Article III Zoning Districts Section 28-57 C-G – Commercial General District to the Chapter 28 Zoning, Article III Zoning Districts Section 28-45 SF-7.2 Single-Family Residential-7.2 District of the Code of Ordinances City of Angleton, Texas; and

WHEREAS, on May 24, 2022 the City Council of the City of Angleton, Texas approved the request by Patrick and Gail Thomas to rezone an approximate 2.748 acres from Chapter 28 Zoning, Article III Zoning Districts Section 28-57 C-G – Commercial General District to the Chapter 28 Zoning, Article III Zoning Districts Section 28-45 SF-7.2 Single-Family Residential-7.2 District of the Code of Ordinances City of Angleton, Texas; and

WHEREAS, each and every applicable requirement set forth in Chapter 211, Subchapter A, Texas Local Government Code and the Code of Ordinance of the City of Angleton, Texas, concerning public notices, hearings and other procedural matters have been fully met; and

WHEREAS, the City Council desires to rezone an approximate 2.748 acres from Chapter 28 Zoning, Article III Zoning Districts Section 28-57 C-G – Commercial General District to the Chapter 28 Zoning, Article III Zoning Districts Section 28-45 SF-7.2 Single-Family Residential-7.2 District of the Code of Ordinances, City of Angleton, Texas;

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

SECTION 1. 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. The request by Patrick and Gail Thomas to rezone an approximate 2.748 acres from Chapter 28 Zoning, Article III Zoning Districts Section 28-57 C-G – Commercial General District to the Chapter 28 Zoning, Article III Zoning Districts Section 28-45 SF-7.2 Single-Family Residential-7.2 District of the Code of Ordinances, City of Angleton, Texas be approved.

SECTION 3. 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 the Ordinance occurs shall constitute a separate offense.

SECTION 4. 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. 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 on or more parts.

SECTION 6. This ordinance shall be effective and in full force immediately upon its adoption.

SECTION 7. 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 AND APPROVED THIS THE 24TH DAY OF MAY 2022.

CITY OF ANGLETON, TEXAS

Jason Perez
Mayor

ATTEST:

Frances Aguilar, TRMC, MMC
City Secretary

EXHIBIT A



County: Brazoria County
Project: 2.748 Acre N Tract
Job No.: 15239

FIELD NOTES FOR 2.748 ACRES

Being a tract of land containing 2.748 acres, located within the J. De J. Valderes Survey, Abstract No. 380, Brazoria County, Texas; Said 2.748 acre tract, being a portion of the tract conveyed to Theresa Gail and Patrick Thomas, as recorded in Brazoria County Clerk's File No. (B.C.C.F.N.) 2018064937, said 2.748 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) Central Zone, per GPS observations):

BEGINNING at a point in the west right-of-way (R.O.W.) line of N. Valderas Street, for the northeast corner of the herein described tract;

THENCE South 00°00'25" East, along the west R.O.W. line of said N. Valderas Road and the east line of the herein described tract, a distance of 77.00 feet to a point for the most southerly northeast corner of the herein described tract;

THENCE South 89°59'48" East, along the south line of the herein described tract, a distance of 289.90 feet to a point for an interior corner of the herein described tract;

THENCE South 00°01'54" East, along a southeasterly line of the herein described tract, a distance of 229.83 feet to a point for the southeast corner of the herein described tract;

THENCE South 89°59'41" West, along the south line of the herein described tract, a distance of 315.81 feet to a point for the southwest corner of the herein described tract;

THENCE North 00°50'10" West, along the west line of the herein described tract, a distance of 306.25 feet to a point for the northwest corner of the herein described tract;

THENCE North 89°56'28" East, along the north line of the herein described tract, a distance of 610.04 feet to the **POINT OF BEGINNING**, containing 2.748 acres of land, more or less.

This document was prepared under 22 TAC §663.21, 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.



AGENDA ITEM SUMMARY FORM

MEETING DATE: May 05, 2022

PREPARED BY: Lindsay Koskiniemi, CPM, CGFO

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on a request for approval of the preliminary replat of Riverwood Ranch Sections 3 & 4. The proposed preliminary plat consists of approximately 144 single family residential lots on approximately 35.6 acres and is generally located north of Hospital Drive between N. Downing Street to the west and Buchta Road to the east.

AGENDA ITEM SECTION: Public Hearing

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The subject property consists of approximately 35.6 acres, is a Planned Development, (PD) district, and is located generally north of Hospital Drive situated between N. Downing Street to the west and Buchta Road to the east. The proposed preliminary replat is to subdivide the property into 144 single family residential lots. As the Commission will recall, Riverwood Ranch Section 1 consisted of 96 single family residential lots on 22.691 acres, and Riverwood Ranch Section 2 consisted of 85 single family residential lots on 19.793 acres.

Attached is the city engineer's memo containing comments. The permitted lot sizes and density for the Riverwood Ranch project were established as part of an ordinance (ORD. 20200609-006) approving the Planned Development zoning on the property. That ordinance was subsequently amended by ORD. 20200112-014. To include agricultural uses to allow the property owner to obtain an agricultural exemption on the undeveloped portion of the property.

In addition to the comments noted by the city engineer, for Section 3 and 4 of Riverwood Ranch, the city engineer will require a Traffic Impact Analysis (TIA) based on the threshold requirement for exceeding peak hour trips, per Section 23-25 of the City of Angleton Code of Ordinances – Land Development Code. The city engineer has concluded that the preliminary plat is incomplete, and review cannot be completed until corrections are made, additional information is received, and the Section 3 & 4 Preliminary Plat is resubmitted.

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

RECOMMENDATION:

While the project meets the applicable conditions of the local government authority, the proposed preliminary replat submittal is determined by the city engineer to be incomplete; therefore, staff recommends the conditional approval of the Riverwood Ranch Section 3 and 4 preliminary replat subject to the completion of Traffic Impact Analysis (TIA), correction of all city engineer comments, provision of additional information, and resubmittal prior to the City Council meeting to be held on May 24, 2022.

April 22, 2022

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

Re: On-Going Services
Riverwood Ranch Sec. 3 & 4 Subdivision Plat Review – 1st Submittal Review
Angleton, Texas
HDR Job No. 10336228

Dear Mr. Reeves:

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

Preliminary Plat Review:

1. A Traffic Impact Analysis (TIA) for the subdivision will be required based on the threshold requirement for exceeding peak hour trips (>100 VHP) as listed in the Angleton LDC Sec. 23-25. This is interpreted from the number of trips generated from the overall development (i.e. Riverwood Ranch Section 1-4) and not per driveway.
2. For the geotechnical report provided, verify analysis has been provided for the proposed Section 3 detention pond and that paving recommendations are still valid for the section. Based on these requirements, additional borings included in an amended report shall be provided to include this information.
3. Provide a metes and bounds description for the proposed plat.
4. Include total number of lots, reserves, blocks for each respective section in the heading.
5. The plat shall reference a corner of an existing survey abstract (reference: Angleton LDC Sec. 23.117 - Preliminary Plats).
6. Provide 1-ft reserve strip on lots along Buchta Street and Hospital Drive per LDC Sec. 23-117 B.6.
7. Provide a table showing lot information (Block and lot, square footage) for each section.
8. Provide a table showing all proposed streets, with street name, right-of-way information and total length of street.
9. Label all proposed street names and include right of way widths next to it on the plat drawing (reference: Angleton LDC Sec. 23.117 - Preliminary Plats).

10. For the Reserve Table shown, update the description and use to match the plat drawing.
11. Show subdivision and parcel information for area along south side of Hospital Drive and the area east of Buchta Road. (Angleton LDC Sec. 23.117 B.2)
12. Show subdivision and parcel information for adjacent subdivision to the north. (Angleton LDC Sec. 23.117 B.2)
13. Provide dimension of right-of-way (ROW varies, per plat) and filing information for Buchta Road.
14. Label line length noted for the visibility corner clip at the Hospital Drive entrance.
15. Define Sections shown with a boundary line separate of the bold line shown (i.e. grayscale dashed/broken line) Verify where separation of Ph. 3 & 4 is shown across streets

The proposed preliminary plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Riverwood Ranch Sec. 3 & 4 Preliminary Plat be revised and resubmitted.

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

Sincerely,

HDR Engineering, Inc.

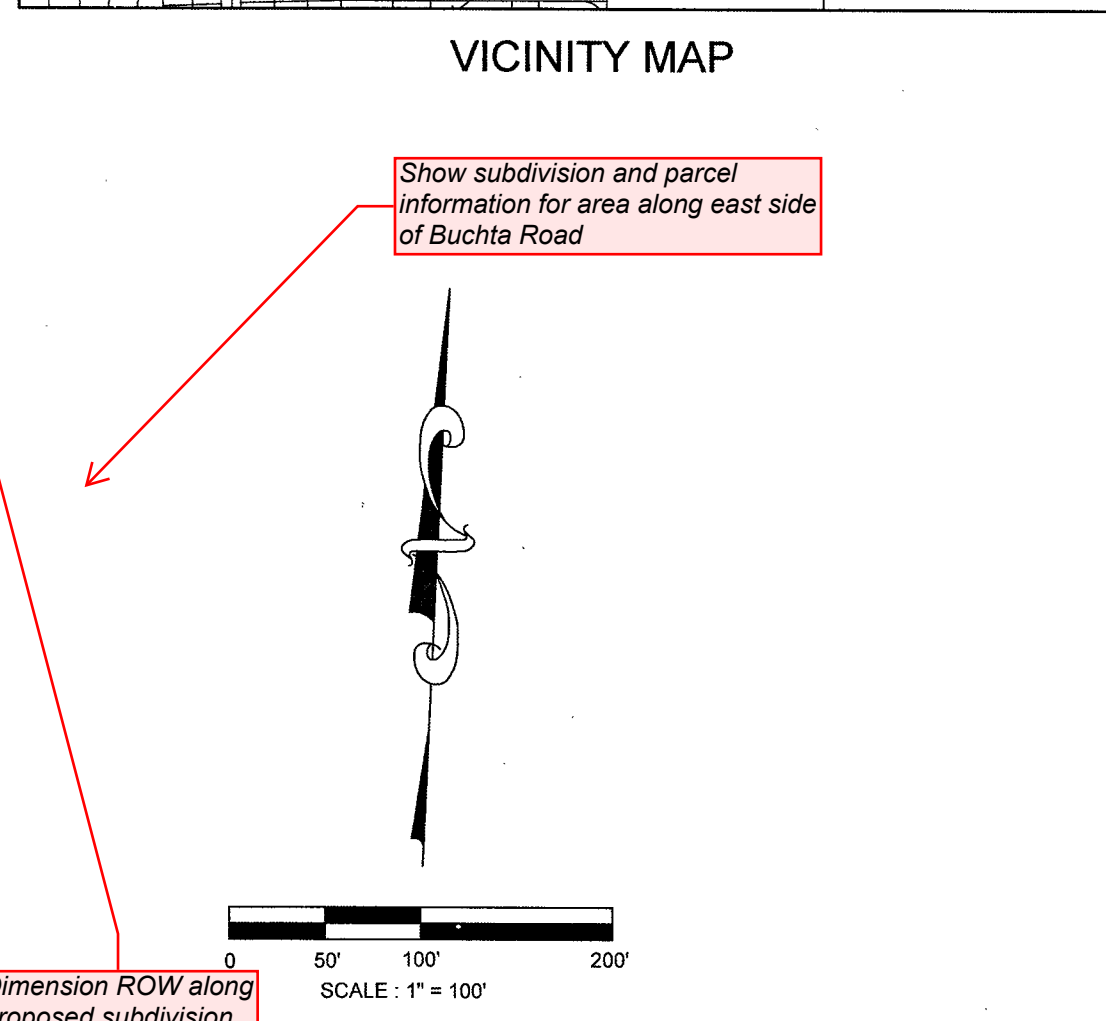
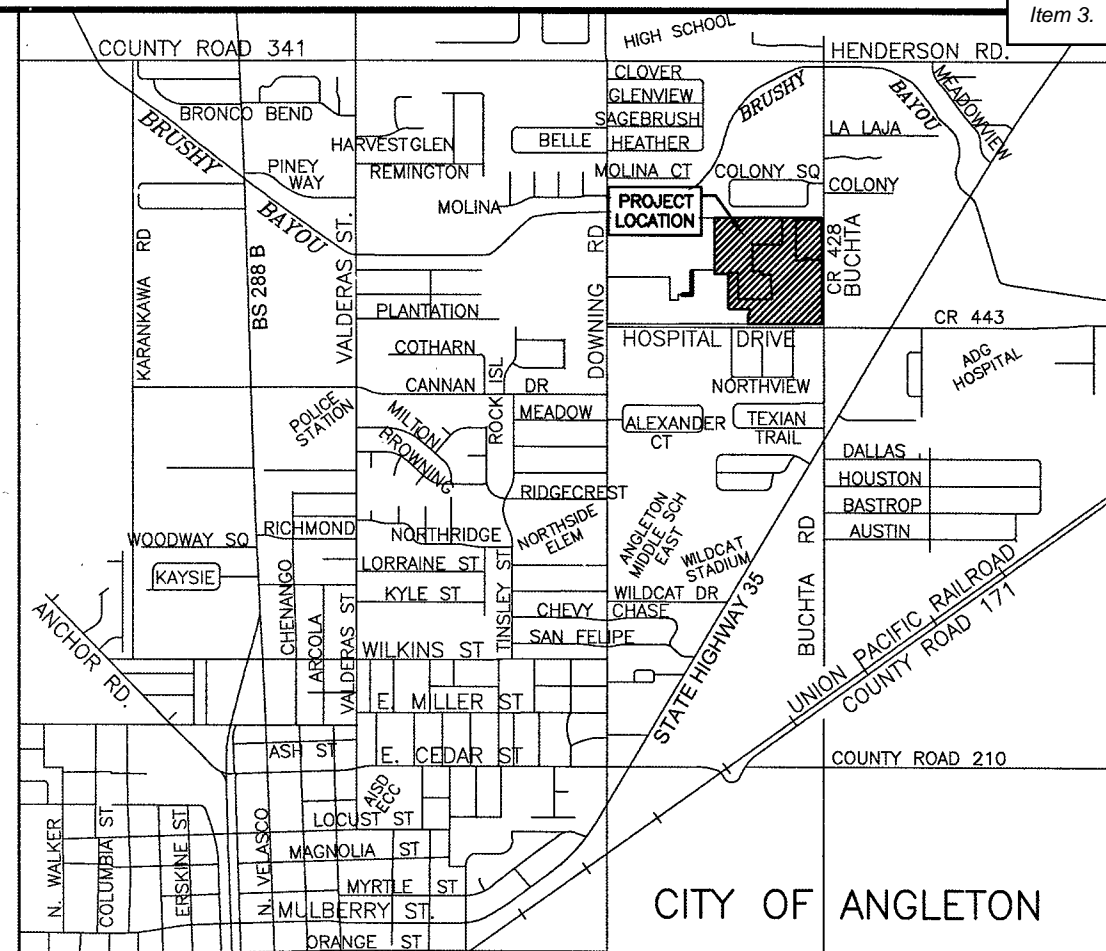
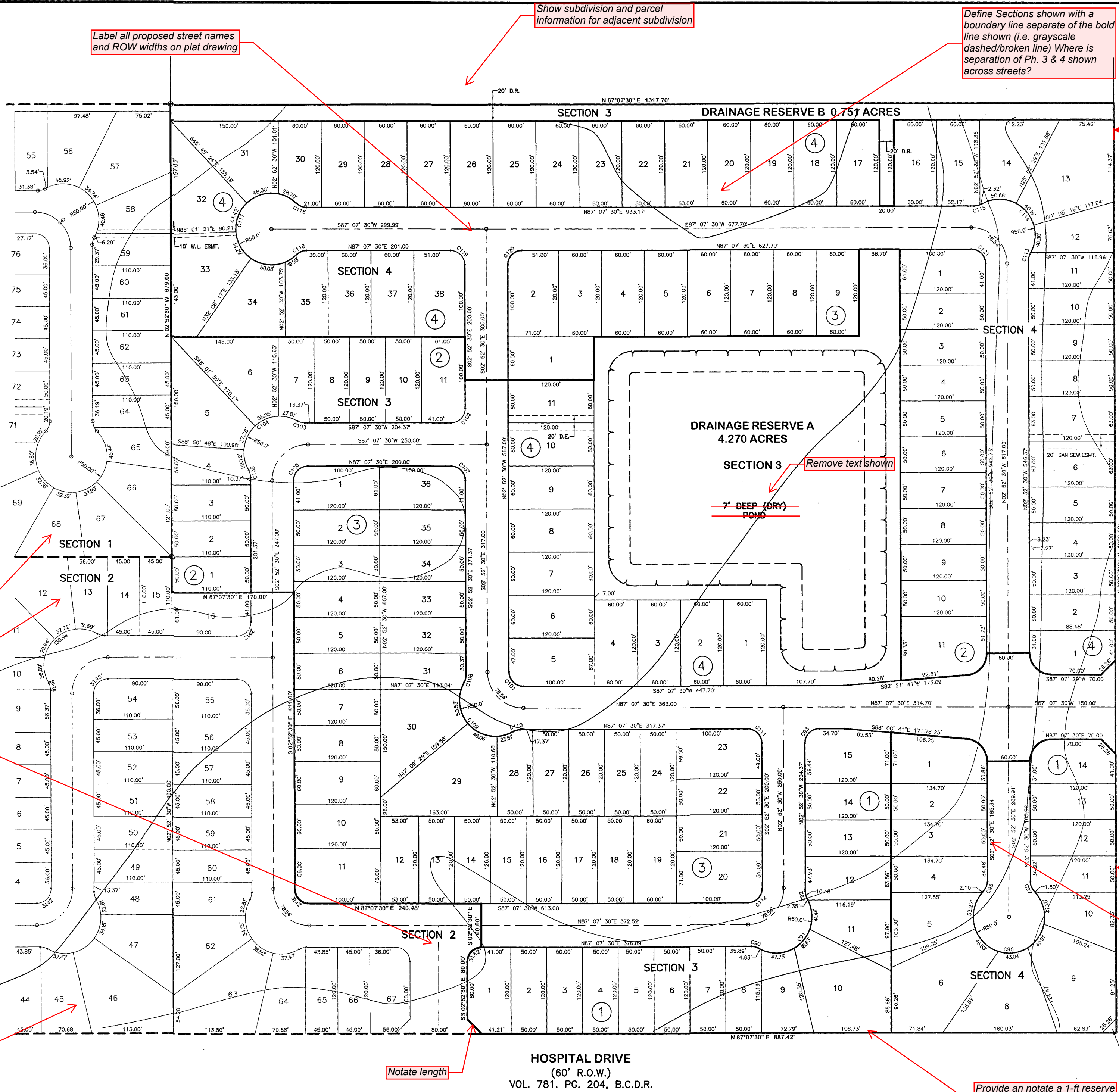


Javier Vasquez, P.E., CFM
Civil Engineer

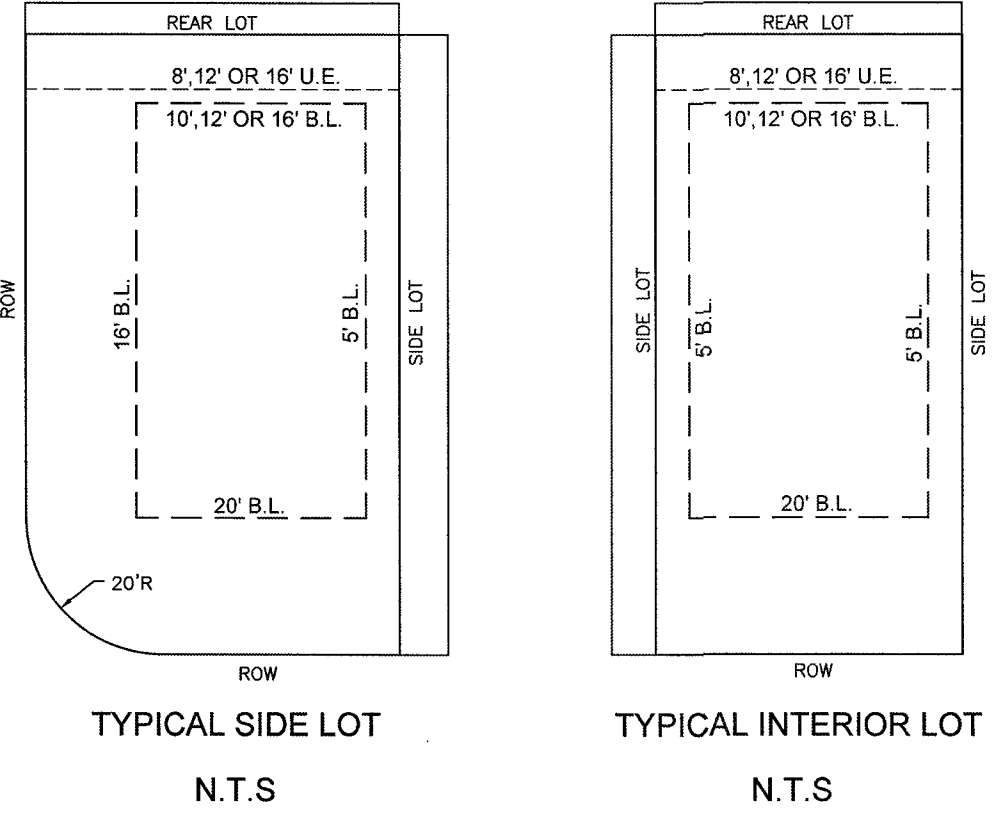
cc: Files (10336228)

Attachments

Curve Table						
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance	
C90	10.48'	20.00'	30°01'29"	S77°51'46"E	10.36'	
C91	65.47'	50.00'	75°01'29"	N04°36'45"E	60.89'	
C92	10.48'	20.00'	30°01'29"	S17°53'15"E	10.36'	
C93	31.42'	20.00'	90°00'00"	S42°07'30"W	28.28'	
C95	15.50'	20.00'	44°24'55"	N19°19'57"E	15.12'	
C96	234.60'	50.00'	268°49'50"	N87°07'30"E	71.43'	
C97	15.50'	20.00'	44°24'55"	S23°04'58"E	15.12'	
C101	31.42'	20.00'	90°00'00"	N47°52'30"W	28.28'	
C102	31.42'	20.00'	90°00'00"	S42°07'30"W	28.28'	
C103	10.48'	20.00'	30°01'29"	N77°51'46"W	10.36'	
C104	130.84'	50.00'	150°02'59"	S42°07'30"W	96.60'	
C105	10.48'	20.00'	30°01'29"	S17°53'15"E	10.36'	
C106	31.42'	20.00'	90°00'00"	N42°07'30"E	28.28'	
C107	31.42'	20.00'	90°00'00"	S47°52'30"E	28.28'	
C108	10.48'	20.00'	30°01'29"	N12°08'14"E	10.36'	
C109	130.84'	50.00'	150°02'59"	S47°52'30"E	96.60'	
C110	10.48'	20.00'	30°01'29"	N72°06'45"E	10.36'	
C111	31.42'	20.00'	90°00'00"	S47°52'30"E	28.28'	
C112	31.42'	20.00'	90°00'00"	S42°07'30"W	28.28'	
C113	10.48'	19.81'	30°19'37"	S12°08'14"W	10.36'	
C114	131.11'	49.96'	150°21'07"	S47°52'30"E	96.60'	
C115	10.48'	19.81'	30°19'37"	N72°06'45"E	10.36'	
C116	15.50'	20.00'	44°24'55"	N70°40'03"W	15.12'	
C117	234.60'	50.00'	268°49'50"	S02°52'30"E	71.43'	
C118	15.50'	20.00'	44°24'55"	N64°55'02"E	15.12'	
C119	31.42'	20.00'	90°00'00"	S47°52'30"E	28.28'	
C120	31.42'	20.00'	90°00'00"	N42°07'30"E	28.28'	
C121	31.42'	20.00'	90°00'00"	N47°52'30"W	28.28'	



RESERVE TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED TO DETENTION USE	4.270 AC.
(B)	RESTRICTED RESERVE "B"	RESTRICTED TO LANDSCAPE USE	0.751 AC.
(C)	RESTRICTED RESERVE "C"	RESTRICTED TO LANDSCAPE USE	0.046 AC.



REVISED:

PRELIMINARY REPLAT

RIVERWOOD RANCH SUBDIVISION

SECTION 3 & 4

144-LOT SUBDIVISION

PORTION OF LOTS 2, 14 AND 15, OF THE NEW YORK & TEXAS LAND COMPANY SUBDIVISION OF THE T.S. LEE SURVEY, VOL. 42, Pg. 164 B.C.D.R. LOCATED IN THE THEODORE S. LEE SURVEY, ABSTRACT No. 318 BRAZORIA COUNTY, TEXAS

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

4005 Technology Drive, Suite 1530
Angleton, TX 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825

OWNERS:
JOHN SANTASIERO
RIVERWOOD RANCH LLC
1027 YALE STREET
HOUSTON, TEXAS 77008

PROJECT NO.: 14396
SCALE: 1" = 100'
DRAWN BY: BWB/JAGS/CAP
DRAWING NO.: 14396 SEC. 3-4 PRELPLAT.DWG
DATE: 04/05/2022
CHECKED BY: DRR

DEDICATION STATEMENT:

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

Drainage Easements Maintained by a Homeowners' Association.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

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

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

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

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Riverwood Ranch LLC, a Texas limited liability company
1027 Yale Street
Houston, TX 77008

BY: Riverway Capital Partners, LLC, its Manager

BY: Riverway Realty Investment Corporation, its Manager

BY: _____

Name: John Santasiero
Title: President

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

Notary Public
State of Texas

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

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

BILL GARWOOD, Chairman, Planning and Zoning Commission

FRANCES AGUILAR, City Secretary

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

JASON PEREZ, Mayor

FRANCES AGUILAR, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

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

Notary Public
State of Texas

ANGLETON DRAINAGE DISTRICT

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

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

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

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

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

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

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

CHAIRMAN, BOARD OF SUPERVISORS _____

BOARD MEMBER _____

BOARD MEMBER _____

KNOW ALL MEN BY THESE PRESENTS:

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

SIGNED:

DOUGLAS B. ROESLER
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 56739

DATE _____

KNOW ALL MEN BY THESE PRESENTS:

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

SIGNED:

PHIL HAMMONS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5840

DATE _____

NOTES:

- ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
- FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0440K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- REFERENCE BENCHMARK:
NGS MONUMENT R1182 (PID AW1171)
A BRASS DISK STAMPED R1182, ON THE NORTH LINE OF CR 171, ON THE CURB OF A BRIDGE, APPROXIMATELY 275' SOUTHWEST OF INTERSECTION WITH CR 428.
ELEVATION = 26.31 FEET NGVD29
- THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- SIDEWALKS THAT CONFORM TO ACM SPECIFICATIONS AND ALL ACCESSIBILITY STANDARDS SHALL BE INSTALLED CONCURRENT WITH CONSTRUCTION OF DEVELOPMENT.
- FRONT SETBACKS SHALL BE 20', REAR SETBACKS SHALL BE 10', SIDE SETBACKS SHALL BE 16' FOR LOTS ADJACENT TO THE R.O.W., 5' FOR INTERIORS, 10' FOR KEY CORNER LOTS. THE LOT SETBACKS CANNOT ENCROACH INTO THE U.E.'S. or D.E.'s
- IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN LANDSCAPE RESERVE.

Provide note regarding detention maintenance

REVISED:

PRELIMINARY REPLAT RIVERWOOD RANCH SUBDIVISION SECTION 3 & 4 144-LOT SUBDIVISION

PORTION OF LOTS 2, 14 AND 15, OF THE NEW YORK & TEXAS LAND COMPANY SUBDIVISION OF THE T.S. LEE SURVEY,
VOL. 42, Pg. 164 B.C.D.R.
LOCATED IN THE THEODORE S. LEE SURVEY, ABSTRACT No. 318
BRAZORIA COUNTY, TEXAS



4005 Technology Drive, Suite 1530
Angleton, TX 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825

OWNERS:
JOHN SANTASIERO
RIVERWOOD RANCH LLC
1027 YALE STREET
HOUSTON, TEXAS 77008

PROJECT NO.: 14396	SCALE: 1" = 100'	DRAWN BY: BWB/JAGS/CAP
DRAWING NO.: 14396 SEC 3-4.DWG	DATE: 04/05/2022	CHECKED BY: DRR



AGENDA ITEM SUMMARY FORM

MEETING DATE: May 5, 2022

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

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on a request for approval of an ordinance authorizing a Specific Use Permit for use of a recreational vehicle as a residence on property described as Lot 24, Block 134, of the Lorraine Subdivision. The subject property consists of an approximate 7,900 sq. ft., is in the Single Family Residential-7.2 (SF-7.2), is located on the east side of N. Arcola Street approximately 100 ft. south of E. Lorraine Street and is more commonly known as 1124 N. Arcola Street.

AGENDA ITEM SECTION: Public Hearing

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

This is a request for authorization of a SUP for use of a recreational vehicle (RV) as a residence. This application was generated out of Development Services Department staff identifying the existing structure on the property as being a candidate for code enforcement action as a substandard structure and noticing the RV in the rear of the property (Attachment 2). Further investigation identified the RV as inhabited and connected to City water via a hose bib on the exterior of the existing structure, and to City sewer service via the existing structure's service line. The subject property is more commonly known as 1124 N. Arcola Street (Attachment 1).

The existing structure is uninhabitable at this point (see pictures). While there is no way to know when the RV was placed on the property and occupied, the applicants did purchase the property in June 2019. After discovery of the use of the RV as a residence, code enforcement was begun regarding the RV (Attachment 2). A building permit for renovation of the existing structure was issued on February 9, 2022 (Attachment 3), and application for a SUP was received on March 28, 2022.

Section 14-101 of the Angleton Code of Ordinances defines "recreational vehicle" as: "...a vehicular-type unit primarily designed as temporary living quarters for recreational camping or travel use that either has its own motive power or is mounted on or towed by another vehicle and requiring no special permit by the Texas Department of Highways and Public Transportation. The

basic entities are travel trailers, camping trailers, truck campers, and motor homes. A recreational vehicle is not a mobile home or a HUD-Code manufactured dwelling as defined in this article.”

Section 14-103.(a) prohibits locating or maintaining a RV within the City limits outside of a licensed recreational vehicle park. Section 14-103.(b).(1) provides an exception if the RV is not connected to water or sanitary sewer systems serving the premises on which the RV is located. Section 14-103.(b).(3) allows for temporary placement of an RV for six (6) months with approval of an SUP which shall be based upon:

1. The purpose for which the RV will be used; **As a residence.**
2. The necessity for which the RV will be placed; **The existing residential structure is uninhabitable**
3. The appropriateness of the location; **The subject property is in a long developed residential neighborhood**
4. The amount of space available for the RV; **Space is available for the RV**
5. The availability of water and sewer service to which the RV will be connected; **The RV is currently connected to city water and sewer services**
6. Potential conflict with deed restrictions and homeowner’s associations; and **Unknown if there are any potential conflicts.**
7. Other factors deemed relevant.

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

- a. The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted comprehensive plan; **The proposed use is not consistent with the Comprehensive Plan.**
- b. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations; **The proposed use is not consistent with the general purpose and intent of the applicable zoning district regulations.**
- c. The proposed use meets all supplemental standards specifically applicable to the use as set forth in this chapter; **The proposed use does not meet the minimum side yard setback (5 feet) required in the SF 7.2 district.**
- d. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts, including but not limited to: **The proposed use is not compatible with and does not preserve the character and integrity of adjacent development and neighborhoods.**
 1. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire; **This criterion is met.**
 2. Off-street parking and loading areas; **This criterion is met.**
 3. Refuse and service areas; **This criterion is met.**

4. Utilities with reference to location, availability, and compatibility; ***Utilities are available to the property.***
 5. Screening and buffering, features to minimize visual impacts, and/or set-backs from adjacent uses; ***No screening or buffering is required, and none is proposed.***
 6. Control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district; ***No signage is proposed.***
 7. Required yards and open space; ***The required side yard setback is not met.***
 8. Height and bulk of structures; ***The RV does not exceed height and bulk restrictions.***
 9. Hours of operation; ***Not applicable.***
 10. Exterior construction material and building design; and ***The RV is metal.***
 11. Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets. ***Not applicable.***
- e. The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity. ***The use of the RV as a residence is inconsistent with surrounding uses in the neighborhood.***

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

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

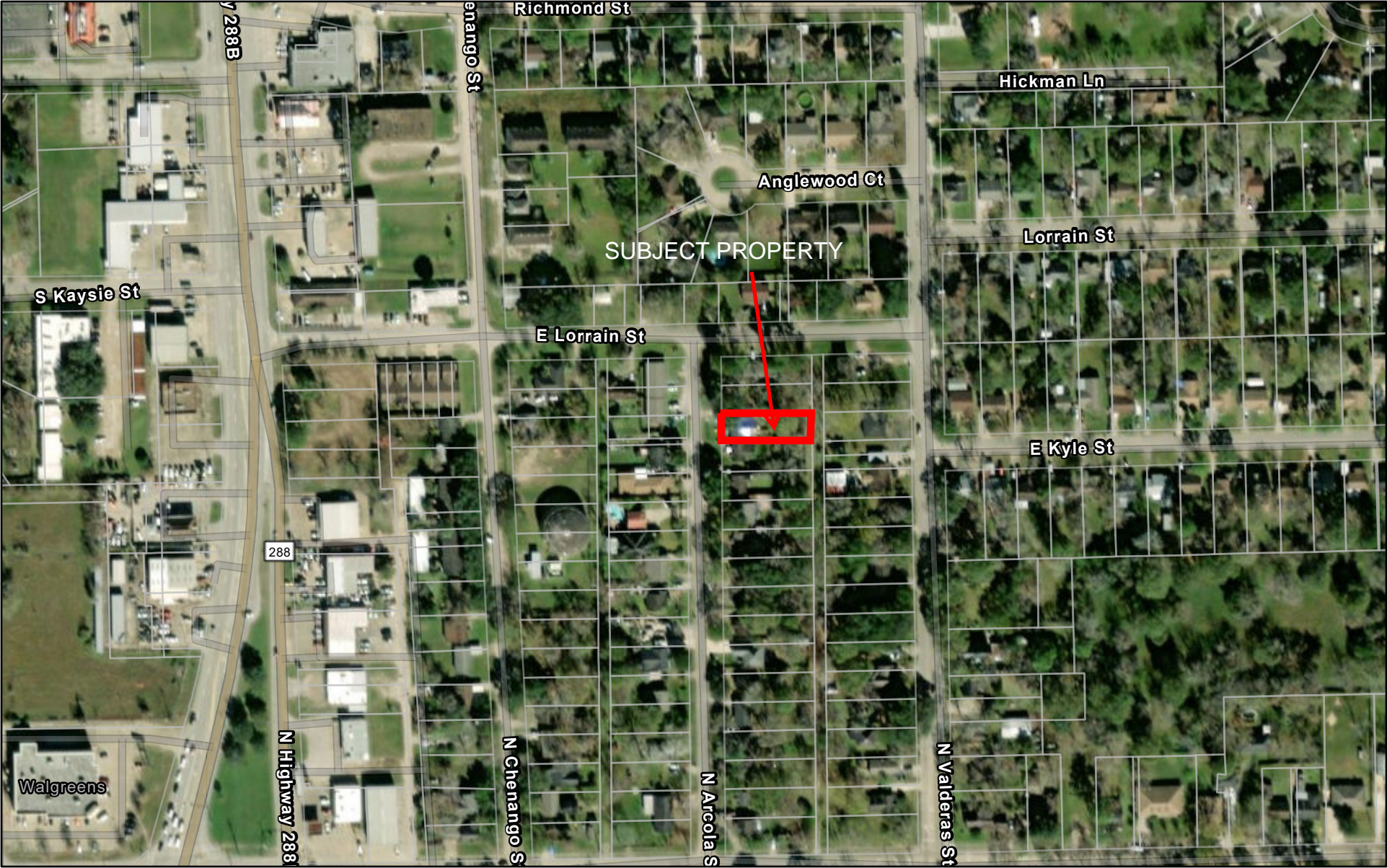
The RV was setup on the property without consultation with the City regarding rules for its placement and has been on the property for an unknown period of time. It is connected to both the City's water and sewer service, also for an unknown period of time. The water connection is via a hose and how the sewer has been connected is unknown. The proposed use does not meet the criteria of Section 23-63.(e).(1) for an SUP. While the "intent" of the use of the RV as a residence is to allow the applicant to work on rehabilitating the existing structure, no construction schedule with verifiable benchmarks has been proposed for said rehabilitation.

RECOMMENDATION:

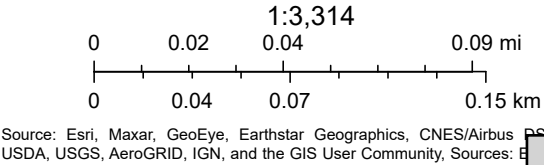
Staff recommends denial of the Specific Use Permit for the temporary use of a recreational vehicle as a residence.

SUGGESTED MOTION:

I move we recommend denial of the Specific Use Permit for the temporary use of a recreational vehicle as a residence.



4/28/2022



















NO
TRESPASSING



PERMIT DEPARTMENT



CITY OF ANGLETON
121 S. Velasco St.
Angleton, Texas 77515

PERMIT NO: 12278

PERMIT TYPE: Residential Building Remodel

PERMIT DATE: 02/09/2022

EXPIRATION DATE: 08/08/2022

PROJECT ADDRESS: 1124 N Arcola St

OWNER NAME: Robert & Margret Gould ()

OWNER ADDRESS:
Angleton TX

CONTRACTOR: Robert Gould ()
1124 N Arcola
Angleton TX 77515

PROJECT COST: \$ 0.00

PERMIT FEE PAID: \$ 350.40

SQ. FT: 0

DESCRIPTION OF

Remodeling/ Repair to Structure Engineer letter please see application for more details.

I, THE UNDERSIGNED, IN CONSIDERATION OF THE CITY OF ANGLETON ISSUING TO ME THE ABOVE BUILDING PERMIT DO HEREWITH AGREE THAT I WILL ABIDE BY, OBSERVE, AND FULFILL ALL APPLICABLE BUILDING, PLUMBING, MECHANICAL, SANITATION, FIRE PREVENTION, ELECTRICAL WIRING, SAFETY AND HEALTH ORDINANCES, CODES AND LAWS OF THE CITY OF ANGELTON, COUNTY OF BRAZORIA AND THE STATE OF TEXAS IN THE ERECTION AND MAINTENANCE OF SAID IMPROVEMENT.

DATE: April 26, 2022

SIGNED:

TO REQUEST INSPECTIONS PLEASE CALL PERMIT DESK: 979-848-5665 M-F, 8:00 AM - 5:00 PM



01/12/2022

Mayor Jason Perez

John Wright
Mayor pro-tem
Position 3

Robert and Margaret Gould
PO Box 760
Angleton, TX 77516

Mikey Svoboda
Council Member
Position 1

Dear Property Owner,

The City of Angleton has received a complaint, and after an inspection of the property at 1124 N. Arcola, shows the the following violations of the Code of Ordinances of the City of Angleton.

Travis Townsend
Council Member
Position 2

Sec. 14-103. Recreational vehicles outside licensed park.

Cecil Booth
Council Member
Position 4

- (a) It shall be unlawful for any person to locate or maintain any **recreational vehicle** on any private premises or any public premises (other than a public street as provided above in [section 14-102](#) of this article) within the corporate limits of the city outside of a licensed **recreational vehicle** park.
- (b) It shall be an exception to the application of the provisions of subsection (a) of this section if the **recreational vehicle** in question is:

Mark Gongora
Council Member
Position 5

(1)Not connected to the water or sanitary sewer system serving the premises on which it is located and is not being occupied as a dwelling whether or not it is so connected; or

Chris Whittaker
City Manager

(2)Is located in a licensed manufactured home park which was in existence on the effective date of this article if at least 50 percent of the manufactured home spaces located in such manufactured home park are occupied by manufactured homes; or

Frances Aguilar
City Secretary

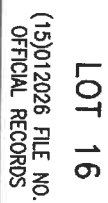
(3)Is temporarily placed on premises permitted by a specific use permit under [chapter 28](#) (Zoning). The temporary placement of **recreational vehicles** shall not exceed six months. Approval of the specific use permit shall be based upon: the purpose for which such **recreational vehicle** is to be used; the necessity for such **recreational vehicle** to be so placed; the appropriateness of the location; the amount of space available for the **recreational vehicle(s)**; the availability of water and sewer service to which such **recreational vehicle** shall be connected while so located; potential conflict with deed restrictions and homeowner's associations; and other factors deemed relevant by the city council. Failure to disclose or the subsequent determination that an approved temporary RV SUP violates a deed restriction or homeowner's association rules can result in the revocation of the SUP.

Correction of the problems marked must be made within thirty (10) days of this letter. Failure to correct the problems by that date could result in the issuance of a citation (up To a \$500.00 fine) for each violation cited. Citations will be filed every day thereafter that the violations exist **OR** any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate. ***Further, a second violation of the same kind within one year of the notice date will allow the city, without further notice, to abate the violation at the owners expense. Texas Health & Safety Code § 342.006 (d).***

If you have any questions regarding this notice, I may be contacted at 979-849-4364 Ext. 2135 or bfollin@angleton.tx.us.

Sincerely,

Brandy Follin
Code Enforcement Officer



LOT 15
(19)030992 FILE NO.
OFFICIAL RECORDS

LOT 14A
(19)030992 FILE NO.
OFFICIAL RECORDS

20' ALLEY

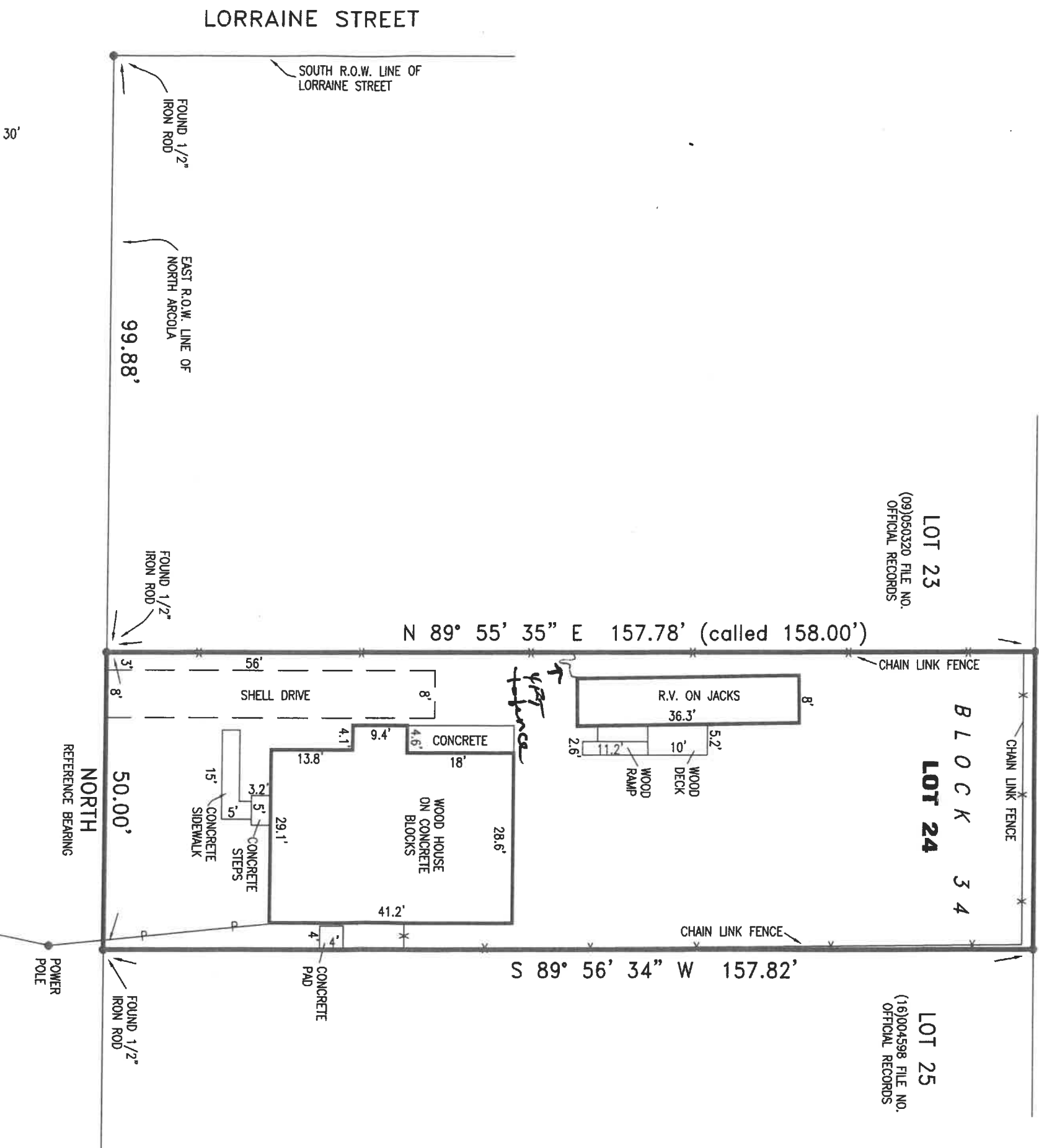
FOUND 1/2"
IRON ROD

S 0° 02' 47" E
50.05'

FOUND 1/2"
IRON ROD

LOT 23
(09)050320 FILE NO.
OFFICIAL RECORDS

LOT 25
(16)004598 FILE NO.
OFFICIAL RECORDS



A PLAT OF LOT 24, BLOCK 134, OF THE LORRAINE SUBDIVISION, CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 207, PLAT RECORDS, BRAZORIA COUNTY, TEXAS.

SCALE: 1" = 20'

4T 2002

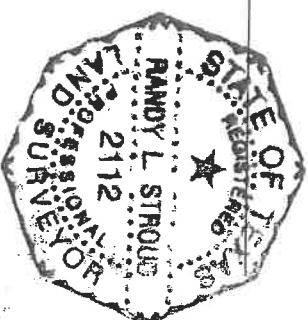
3-24-22

THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN MARCH, 2022. THE LINES AND DIMENSIONS OF SAID PROPERTY ARE AS INDICATED. THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN. ALL IMPROVEMENTS, BEING WITHIN THE BOUNDARIES OF THE PROPERTY LINES THE DISTANCES INDICATED. I HAVE LOCATED THE APPARENT ENCROACHMENTS SHOWN ON THE PLAT HEREON.

CERTIFIED:

~~RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR~~
LICENSE #2112

FROM THE OFFICE OF:
RANDY L. STROUD, P.E.
FIRM NO. 10020500
201 SOUTH VELASCO
ANGLETON, TEXAS 77515
979-849-3141



ORDINANCE NO. 20220524-XXX**AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, APPROVING A SPECIFIC USE PERMIT ALLOWING FOR THE TEMPORARY USE OF A RECREATIONAL VEHICLE AS A RESIDENCE PURSUANT TO SECTION 14-103 OF THE CODE OF ORDINANCES OF THE CITY OF ANGLETON, PROVIDING A SEVERABILITY CLAUSE, AN EFFECTIVE DATE; AND FINDING OF FACT.**

WHEREAS, On May 5, 2022, the City of Angleton Planning & Zoning Commission held a public hearing, and recommended approval of the Specific Use Permit submitted by Robert and Margaret Gould for the temporary use of a recreational vehicle as a residence on Lot 24, Block 134, of the Lorraine Subdivision and more commonly known as 1124 N. Arcola Street; and

WHEREAS, on May 24, 2022, the City of Angleton City Council held a public hearing regarding the granting of the Specific Use Permit for the temporary use of a recreational vehicle as a residence, and the City of Angleton City Council considered the recommendation and approval by Planning & Zoning; and

WHEREAS, the City considered the factors and provisions set forth in the City of Angleton Code of Ordinances, Chapter 14, Manufactured Homes and Manufactured Home Parks, Section 103 and Chapter 28 Zoning, Sec. 28-63 Specific Use Permits, Lot 24, Block 134, of the Lorraine Subdivision, City of Angleton, Angleton, Texas with a base zoning of Single Family Residential (SF-7.2) District; and

WHEREAS, the City Council desires to grant the Specific Use Permit submitted by Robert and Margaret Gould for the temporary use of a recreational vehicle as a residence on Lot 24, Block 134, of the Lorraine Subdivision and more commonly known as 1124 N. Arcola Street, with the conditions set forth in the Planning & Zoning written recommendation and the attached site plan (Exhibit A);

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

SECTION 1. That all 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 Sections 14-103 Recreational Vehicles Outside Licensed Park and 28-63 Specific Use Permits, and adopts the recommendation to authorize the Specific Use Permit made by the Planning & Zoning Commission:

SECTION 3. 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 4. Effective date. That this Ordinance shall be effective and in full force immediately upon its adoption.

SECTION 5. 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 AND APPROVED THIS THE 24TH DAY OF MAY 2022.

CITY OF ANGLETON, TEXAS

Jason Perez
Mayor

ATTEST:

Frances Aguilar, TRMC, MMC
City Secretary



AGENDA ITEM SUMMARY FORM

MEETING DATE: May 05, 2022

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

AGENDA CONTENT: Discussion and possible action on Heritage Park Section Three Final Plat. Subject property is an approximate 11-acre tract of land proposed to have thirty lots, located in the T.S. Lee Survey, Abstract No. 318 in Brazoria County, Texas north of Henderson Road and west of Heritage Park Drive and belonging to the Single Family Residential 7.2 (SF-7.2) zoning district.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: N/A

EXECUTIVE SUMMARY:

This is a request for a recommendation for approval for the final plat for the Heritage Park Section Three subdivision. The subject property is an approximate 11-acre tract of land proposed to have thirty lots, located in the T.S. Lee Survey, Abstract No. 318 in Brazoria County, Texas north of Henderson Road and west of Heritage Park Drive and belonging to the Single Family Residential 7.2 (SF-7.2) zoning district.

Heritage Park Section Three is the third phase of the Heritage Park subdivision and includes phases one and two consisting of Bluebonnet Lanes North and South. With the inclusion of Phase Three, the Heritage Park Subdivision consists of 89 lots and a total of 15.872 acres.

In January 2022, a variance was granted to Section 23-11(I) of the Land Development Code which provides that subdivisions consisting of at least thirty lots must have a minimum of two points of vehicular access to an existing public right-of-way was granted.

The city engineer has provided a list of comments to be addressed in full, and several comments have already been addressed by the developer's engineer. Additionally, at the time of preparing this agenda item, the Angleton Fire Department had not reviewed the Elm Court turn radius at the terminating end of the street. The city engineer has requested AFD's review and approval.

Finally, in a review of prior phases of this project, staff became aware that the existing detention pond ("Reserve A," Phase 2) and common spaces within the subdivision are to be maintained by a homeowners' association and are presently not being managed by an HOA. As such, the existing

detention pond appears to be neglected, as trees and other vegetation have grown from the bottom of the pond.

RECOMMENDATION:

Staff recommends conditional approval subject to the correcting all comments provided by the city engineer and resubmitting the proposed Final Plat, Angleton Volunteer Fire Department's review and approval of the cul-de-sac, submittal of a pond survey of the existing detention pond, and verification of an established HOA with maintenance plan, prior to the City Council meeting on May 24, 2022.

April 6, 2022

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

Re: On-Going Services
Heritage Park Section 3 Subdivision Final Plat and Construction Plans – 1st Submittal Review
Angleton, Texas
HDR Job No. 10336228

Dear Mr. Reeves:

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

Final Plat

1. Remove the administrative plat certificate and use the Planning & Zoning and City Council certificate that is provided on the plat.
2. Notate the lift station easement from Section 1 & 2 on the plat.
3. Verify the plat note No. 10 shown on the plat and update the plat notes accordingly.
4. Verify the distance of the bearing noted on the plat drawing and in the metes and bounds description (paragraph 3).
5. Verify and show the acreage for the Existing Reserve "A" north of the proposed subdivision. Notate this area separate of the existing 38.00 acres (AISD).
6. Verify if proposed Reserve "A" will require additional notes or requirements for connecting to existing Reserve "A" in Sections 1 & 2.
7. Verify "Owner" to be Property Owner's Association and update Note 12.
8. Use Surveyor's certificate language taken from Angleton LDC Sec. 23-114 A.1
9. Update drainage certificate used to Drainage Easements Maintained by Property Owner's Association.

Construction Plans

General:

1. Provide a copy of the Geotechnical Report to verify pavement and detention pond recommendations are consistent with proposed design.
2. Verification to be provided for existing lift station capacity for this section and to notate any modifications required for pump operation at lift station.

3. Coordination shall be made to verify detention pond capacity of existing sections and to provide any necessary maintenance to allow for proposed Section 3.

Plan & Profile – Heritage Park Drive (Sheet 4)

1. Notate proposed tie-in and to verify manhole condition. Coordination shall be made with Public Works prior to tie-in for any necessary operation of the lift station.
2. Provide 4-ft minimum cover for proposed water line.

Plan & Profile – Elm Street (Sheet 5)

1. Notate portion of sidewalk to be installed by Developer on the plan.
2. Proposed layout for Heritage Park Drive is not per preliminary plat information submitted. Verify design for end of street and verify temporary turnaround requirements with Fire Department for end of Heritage Park Drive.
3. Verify relocation of curb ramps to corners (example shown on plans).
4. Verify placement of mailbox pad to relocate to southeast corner or across Heritage Park Dr.
5. Verify driveway access for Lot 30. Existing tree, proposed curb ramp, and proposed inlet appear to obstruct placement.
6. Verify proposed slope (proposed 0.00%) at intersection and update plans.
7. Provide 4-ft minimum cover for proposed water line.

Plan & Profile – Elm Street (Sheet 6)

1. Provide 4-ft minimum cover for proposed water line.

Utility Layout (Sheet 7)

1. Include fire hydrant near intersection where shown on the review drawings.

Detention Pond Layout and Calculations (Sheet 8)

1. Provide cross sections to verify existing storage within the detention pond.

Lot Grading Plan (Sheet 10)

1. Verify proposed grading outside of property will be allowed by adjacent property owner.

Pavement Marking, Mailboxes, Street Signs, and Roadway Lighting Layout (Sheet 16)

1. Verify where Type III Barricade will be used and update plan.
2. Verify stop bar placement shown. Placement should be perpendicular to street.

Concrete Pavement Construction Details I (SL-21) (Sheet 27)

1. For “SL-ST-02 Single Roadway Section”, Geotechnical recommendations and report reference to be noted with this detail to verify minimum standards are met.

Residential Curb Construction Details I (SL-23) (Sheet 29)

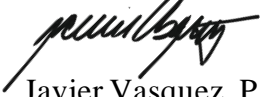
1. For “SL-ST-19 Typical Single Roadway Section For Concrete Pavement With 4”x12” Curb”, Geotechnical recommendations and report reference to be noted with this detail to verify minimum standards are met.

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HDR recommends that the Heritage Park Section 3 Subdivision Final Plat and Construction Plans be Revised and Resubmitted.

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

Sincerely,

HDR Engineering, Inc.

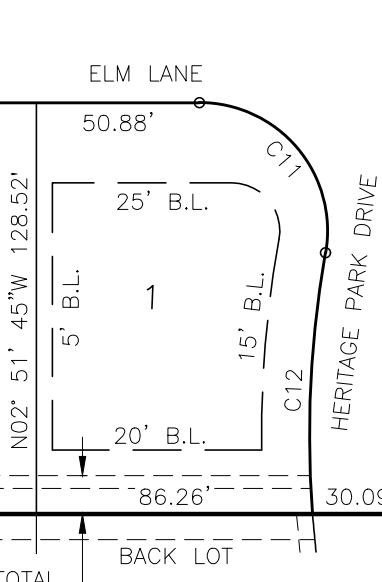


Javier Vasquez, P.E., CFM
Civil Engineer

cc: Files (10336228/10293241)

Attachments

TYPICAL CORNER LOT



PARCEL TABLE	
LOT NO.	AREA S.F.
21	8,996
22	8,996
23	8,996
24	8,996
25	8,996
26	8,996
27	8,996
28	8,996
29	8,996
30	8,996

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

Remove if callout is redundant. This area appears to be the portion of Reserve "A" as noted below.

CALLER 38.00 ACRES
ANGLETON INDEPENDENT
SCHOOL DISTRICT
B.C.C.F. No. 2009057153

RESERVE "A"

HERITAGE PARK SECTION ONE
VOL. 24, PG. 203, B.C.D.R.

2. FLOOD ZONE STATEMENT:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48039C0435K, REVISED DATE OF DECEMBER 30, 2020, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

3. REFERENCE BENCHMARK:

NGS MONUMENT R1182 (PID AW1171):A BRASS DISK STAMPED R1182 SET ON CONCRETE CURB OF BRIDGE ON THE NORTH SIDE OF COUNTY ROAD 171, APPROXIMATELY 275 FEET SOUTHWEST OF INTERSECTION WITH CR 428. ELEVATION = 26.31 FEET NGVD29

4. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.

5. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

6. NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.

7. NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.

8. NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR RECORDING PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.

9. NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.

10. THE PROPERTY OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE DETENTION RESERVE. PER LDC SEC. 23-19 RESERVATION, THE 3.389 ACRE DRAINAGE RESERVE WILL BE MAINTAINED BY THE ANGLETON DRAINAGE DISTRICT.

Verify: Property
Owner's
Association?

[illegible]

_____, City Secretary, City of Angleton, on behalf of the
City.
Notary Public
State of Texas

Notary Public
State of Texas

SIGNED: _____ DATE _____
MIGUEL ANGEL A SAUCEDA
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 121992

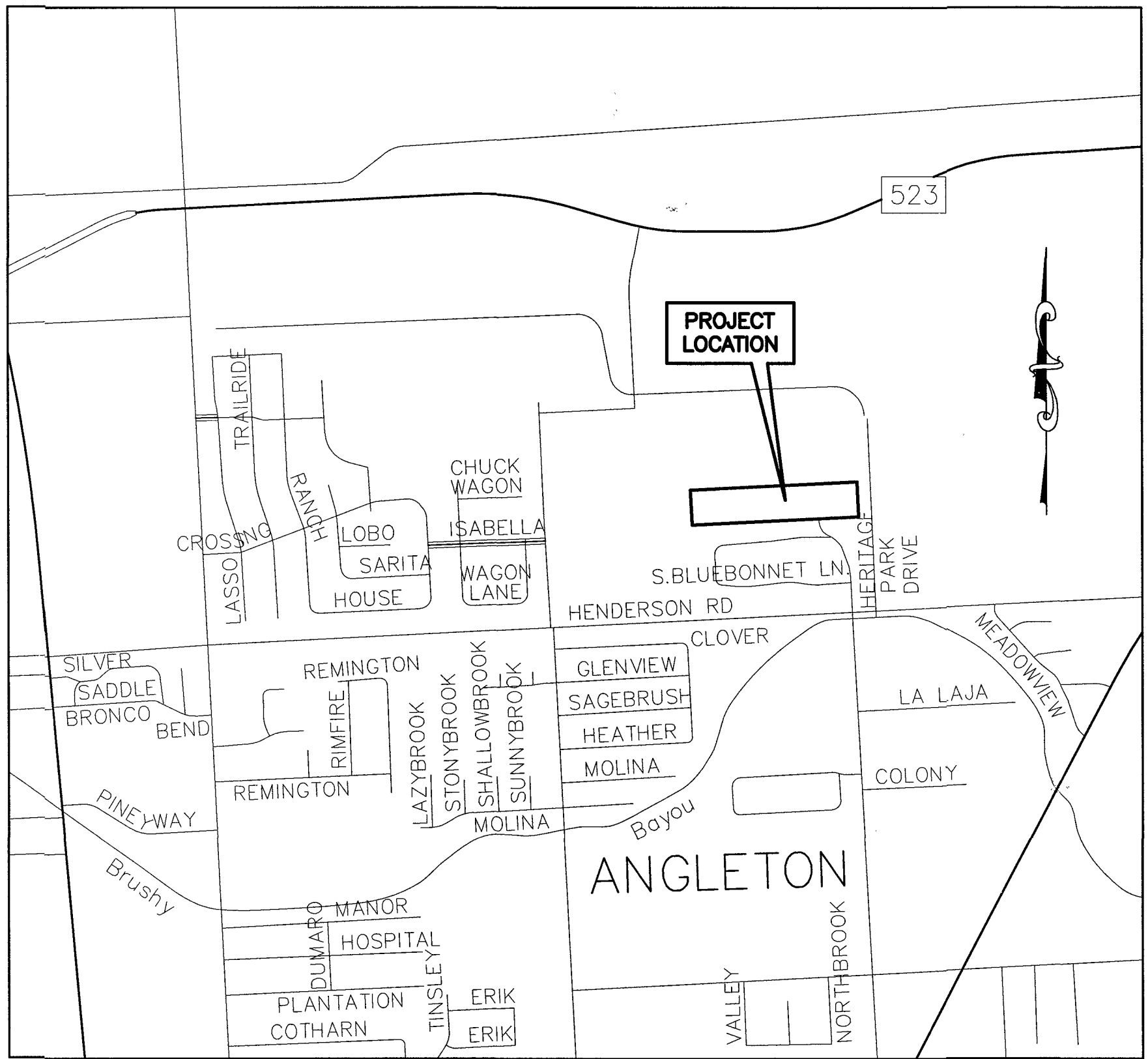
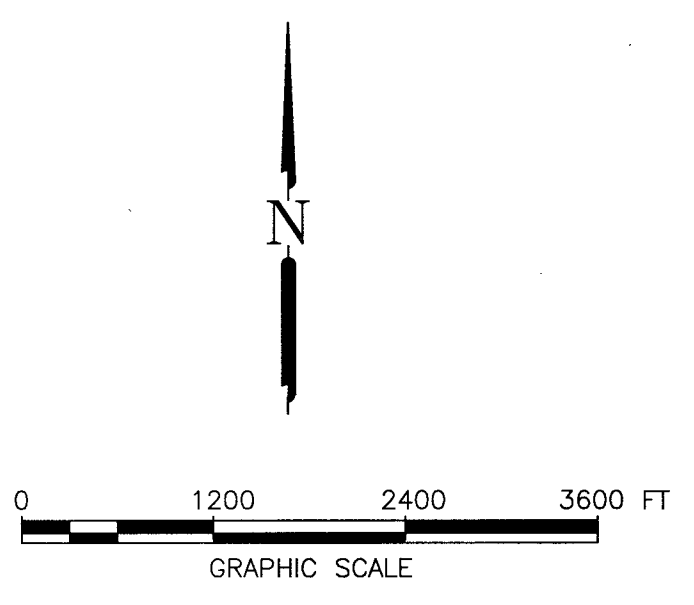
OWNER/DEVELOPER:
CLINT PELTIER
435 SPUR 28
ANBURY TEXAS 77534
ochinvoices@gmail.com

REVISÉ:

4005 Technology Drive, Suite 1530
Angleton, TX 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500
REG. NO. F-825

53

PLANS FOR CONSTRUCTION OF
GRADING, PAVING, AND UTILITIES ON
HERITAGE PARK SECTION 3
A 11.00 ACRE, 30-LOT SUBDIVISION
FOR THE
CITY OF ANGLETON
BRAZORIA COUNTY
B&L JOB No. 15012



VICINITY MAP

CITY OF ANGLETON

MAYOR
JASON PEREZ

CITY COUNCIL
MIKEY SVOBODA
CECIL BOOTH
JOHN WRIGHT
TRAVIS TOWNSEND
MARK GONGORA

CITY MANAGER
CHRIS WHITTAKER

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

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

INDEX OF DRAWINGS

SHEET NO.	SHEET NAME
1	TITLE SHEET
1A	PRELIMINARY PLAT
1B	FINAL PLAT
2	CONSTRUCTION NOTES (1 OF 2)
2A	CONSTRUCTION NOTES (2 OF 2)
3	EXISTING CONDITIONS
4	PLAN & PROFILE - HERITAGE PARK DR. STA 0+00 TO 2+90
5	PLAN & PROFILE - ELM STREET STA 0+00 TO 5+20
6	PLAN & PROFILE - ELM STREET STA 5+20 TO 10+90
7	UTILITY LAYOUT
8	DETENTION POND DESIGN, CROSS SECTIONS
9	DRAINAGE AREA MAP
10	GRADING PLAN
11	TREE PRESERVATION PLAN
12	SWPPP LAYOUT
13	SWPPP NARRATIVE
14	HYDROLOGIC CALCULATIONS
15	WINDSTORM DATA
16	PAVEMENT MARKINGS, MAIL BOXES, STREET SIGNS AND ROADWAY LIGHTING LAYOUT

DETAIL SHEETS

SHEET NO.	SHEET NAME
17	MISCELLANEOUS DETAILS
18	(SL-03) STORM SEWER MANHOLE CONSTRUCTION DETAILS
19	(SL-08) STORM SEWER INLET CONSTRUCTION DETAILS II
20	(SL-09) STORM SEWER INLET CONSTRUCTION DETAILS III
21	(SL-10) STORM SEWER CONSTRUCTION DETAILS
22	(SL-14) SANITARY SEWER CONSTRUCTION DETAILS
23	(SL-15) WATER LINE CONSTRUCTION DETAILS
24	(SL-16) WATER LINE CROSSING DETAILS
25	(SL-19) WATER LINE, SAN. SEW. F.M. BEDDING DETAILS
26	(SL-20) STORM SEW. BEDDING AND BACKFILL DETAILS
27	(SL-21) CONCRETE PAVEMENT CONSTRUCTION DETAILS
28	(SL-22) CONCRETE PAVEMENT CONSTRUCTION DETAILS
29	(SL-23) RESIDENTIAL CURB CONSTRUCTION DETAILS
30	(SL-25) WHEEL CHAIR RAMP & SIDEWALK DETAILS I
31	(SL-26) WHEEL CHAIR RAMP & SIDEWALK DETAILS II
32	(SL-33) GENERAL EROSION CONTROL NOTES
33	(SL-34) EROSION CONTROL DETAILS I
34	(SL-35) EROSION CONTROL DETAILS II

DESIGNED MS			The seal appearing on this document was authorized by Miguel Saucedo P.E. 121992 Date: 3/11/22	OWNER: Clint Peltier Clint Peltier Custom Homes 979-481-4840	PLAN: PROFILE: HORIZONTAL: VERTICAL:	HERITAGE PARK SECTION 3 ANGLETON, TEXAS PLANS FOR GRADING, PAVING, UTILITIES AND DETENTION	TITLE SHEET
DRAWN							
CHECKED							
DATE							
NO.	DATE	DESCRIPTION	APPROVED	REVISIONS	PROJECT NO. 15012		

GENERAL NOTES:

1. CONTACT THE ENGINEERING INSPECTORS WITH THE CITY'S DEVELOPMENT SERVICES AT (979) 849-4364 PRIOR TO STARTING WORK TO SCHEDULE A PRE-CONSTRUCTION MEETING.
2. CONTRACTOR IS RESPONSIBLE FOR HAVING ALL BURIED UTILITIES IDENTIFIED, PROTECTED, REPLACED AND/OR PROPERLY REPAIRED IF DAMAGED. REPAIRS/REPLACEMENT SHALL BE AT CONTRACTOR'S EXPENSE.
3. CONTRACTOR SHALL OBTAIN AND MAINTAIN ON SITE ALL APPLICABLE PERMITS AND AN APPROVED COPY OF THE PLANS AND SPECIFICATIONS. NOTIFY THE CITY'S ENGINEERING DEPARTMENT 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
4. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE CITY'S ENGINEERING DEPARTMENT 24 HOURS PRIOR TO WEEKDAY WORK REQUIRING INSPECTION INCLUDING, BUT NOT LIMITED TO, LIMING, PAVING OPERATIONS, CONCRETE PLACEMENT, FORMING AND SET-UP, DENSITIES, PIPE INSTALLATION, AND ANY TESTING BY LABORATORIES. THE ENGINEERING DEPARTMENT MAY BE REACHED AT 979-849-4364 OR BY CONTACTING THE ASSIGNED INSPECTOR
5. ALL SATURDAY WORK SHALL BE REQUESTED, IN WRITING, WITH THE CITY'S ENGINEERING DEPARTMENT AT LEAST 48-HOURS IN ADVANCE. SUNDAY AND HOLIDAY WORK REQUIRES 72 HR. WRITTEN REQUESTS MUST BE APPROVED BY THE CITY ENGINEER. REQUIRED INSPECTIONS MAY BE SUBJECT TO INSPECTION FEES. NON-NOTIFICATIONS MAY RESULT IN NON-COMPLIANCE, WORK ORDERED STOPPAGE AND DOUBLE INSPECTION FEES.
6. FULL-TIME RESIDENT INSPECTION BY THE PROJECT ENGINEER'S REPRESENTATIVE SHALL BE PROVIDED AT ALL CRITICAL POINTS OF CONSTRUCTION OR AS DEEMED NECESSARY BY THE CITY OF ANGLETON.
7. FOLLOW-UP INSPECTIONS OF ALL PUBLIC INFRASTRUCTURE SHALL BE SCHEDULED WITHIN 60 DAYS OF THE INITIAL INSPECTION. COMPLETE RE-INSPECTION AND A NEW PUNCH LIST MAY BE REQUIRED AFTER THE 60 DAY PERIOD.
8. DESIGN AND CONSTRUCTION SHALL CONFORM TO THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS, THE CITY OF SUGAR LAND DESIGN MANUAL (ISSUED 2007), AND THE CITY OF SUGAR LAND STANDARD DETAIL SHEETS. THE CITY OF SUGAR LAND DESIGN STANDARDS SHALL BE ACQUIRED (AND USED) FROM THE ENGINEERING DEPARTMENT. THE LATEST REVISIONS AND/OR AMENDMENTS SHALL BE OBSERVED. WHERE CONFLICT MAY ARISE BETWEEN INFORMATION ON APPROVED CONSTRUCTION DRAWINGS AND/OR PROJECT SPECIFICATIONS AND CITY OF SUGAR LAND STANDARDS, THEN THE CITY DESIGN STANDARDS SHALL GOVERN.
9. ALL STATIONS ARE CENTERLINE OF STREET RIGHT-OF-WAY UNLESS OTHERWISE NOTED ON THE PLANS EXCEPT IN SIDE OR BACK LOT EASEMENTS WHERE CENTERLINE IS CENTER OF PIPE. IN EASEMENTS WHERE SANITARY AND STORM SEWER ARE PRESENT PARALLEL, STATIONS SHALL BE BASED ON CENTERLINE OF STORM SEWER PIPING.
10. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. ANY DRAINAGE AREA OR STRUCTURE DISTURBED, DURING CONSTRUCTION, SHALL BE RESTORED TO THE SATISFACTION OF THE CITY OF ANGLETON. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF SUGAR LAND DESIGN STANDARDS. IF NON-COMPLIANCE OCCURS, CONTRACTOR SHALL REMEDY IMMEDIATELY AT HIS OWN EXPENSE.
11. ANY POLLUTION CONTROL DEVICE, SOD, OR SEEDED AREA DAMAGED, DISTURBED, OR REMOVED SHALL BE REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR WATERING ANY SEED OR SOD WHICH HE HAS INSTALLED UNTIL ADEQUATE GROWTH IS ACHIEVED TO PREVENT EROSION.
12. STORM WATER POLLUTION PROTECTION SHALL BE DESIGNED, CONSTRUCTED, MAINTAINED AND SHALL BE IN TOTAL COMPLIANCE WITH THE STORM WATER QUALITY MANUAL OF THE CITY OF ANGLETON.
13. ANY MATERIALS OR WORKMANSHIP NOT MEETING OR EXCEEDING CITY OF SUGAR LAND STANDARDS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND WILL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR SHALL KEEP THE STREETS, RIGHT-OF-WAY, AND WORK AREA CLEAN OF DIRT, MUD, AND DEBRIS AS NEEDED OR AS REQUIRED BY CITY STAFF.
15. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL REQUIRED TRAFFIC SAFETY CONTROL DEVICES UP TO AND INCLUDING FLAGMEN OR POLICE OFFICERS, IF DEEMED NECESSARY BY THE CITY OF ANGLETON.
16. THE CONTRACTOR SHALL CONTACT THE CITY OR LOCAL MUD AS APPROPRIATE TO OPERATE EXISTING UTILITIES AND PRIOR TO MAKING TIE-INS.
17. ALL BACKFILL WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY (IN 8 INCH LIFTS) AND TESTED FOR ±2% OPTIMUM MOISTURE BY AN APPROVED LAB.
18. IT IS PERMISSIBLE TO USE A BACKHOE FOR TRENCH EXCAVATION IN LIEU OF A TRENCHING MACHINE.
19. THE CONTRACTOR SHALL NEVER UNLOAD ANY TRUCK- TYPE VEHICLE OR EQUIPMENT ON ANY EXISTING PAVEMENT OR CROSS OVER ANY EXISTING PAVEMENT OR CURB.
20. ALL FINISH GRADES ARE TO CONFORM TO A MINIMUM SLOPE OF 8" PER 100 FT. POSITIVE DRAINAGE IS DEPICTED BY ARROWS.
21. CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT ALL POINTS OF CROSSING TO DETERMINE IF CONFLICTS EXIST BEFORE COMMENCING ANY CONSTRUCTION. NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICT.
22. ALL FINISHED GRADES SHALL VARY UNIFORMLY BETWEEN FINISHED ELEVATIONS.
23. ALL TESTING PROCEDURES SHALL CONFORM TO THE CITY OF SUGAR LAND STANDARDS. THE INITIAL TESTING EXPENSE SHALL BE BORNE BY THE OWNER. IF ANY OF THE TESTS DO NOT MEET THE TESTING STANDARDS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE OR REPLACE SUCH MATERIAL. SO THE TESTING STANDARDS CAN BE MET. ADDITIONAL TESTING TO MEET COMPLIANCE SHALL BE AT THE CONTRACTOR'S EXPENSE.
24. CONTRACTOR SHALL PROVIDE SHEETING, SHORING, AND BRACING AS NECESSARY TO PROTECT WORKMEN AND EXISTING UTILITIES DURING ALL PHASES OF CONSTRUCTION AS PER O.S.H.A. REQUIREMENTS.
25. ALL MATERIALS AND WORKMANSHIP NOT GOVERNED BY CITY STANDARDS SHALL CONFORM TO THE LATEST VERSION OF THE TXDOT STANDARD SPECIFICATIONS AND THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND ANY REVISIONS THERETO.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFEGUARDING AND PROTECTING ALL MATERIALS AND EQUIPMENT STORED ON THE JOBSITE IN A SAFE AND WORKMAN-LIKE MANNER (DURING AND AFTER WORKING HOURS), UNTIL JOB COMPLETION.
27. THE LOADING AND UNLOADING OF ALL PIPE, VALVES, HYDRANTS, MANHOLES, AND OTHER ACCESSORIES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PRACTICES AND SHALL BE PERFORMED WITH CARE TO AVOID ANY DAMAGE TO THE MATERIAL. THE CONTRACTOR SHALL LOCATE AND PROVIDE THE NECESSARY STORAGE AREAS FOR MATERIAL AND EQUIPMENT.
28. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, AND LABOR FOR EXCAVATION, INSTALLATION, AND COMPLETION OF THE PROJECT AS SHOWN ON THE PLANS AND SPECIAL PROVISIONS TO COMPLY WITH CITY OF SUGAR LAND STANDARDS.
29. NO PRIVATE UTILITIES (I.E., PHONE, CABLE T.V., ELECTRICITY, ETC.) SHALL BE INSTALLED WITHIN 4 FEET BACK OF CURB.
30. PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE REGISTERED PROFESSIONAL ENGINEER(S) HEREON DOES NOT EXTEND TO ANY SUCH SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THE PLANS. THE CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS, INCLUDING CURRENT OSHA STANDARDS FOR TRENCH PROTECTION, SEALED BY A LICENSED PROFESSIONAL ENGINEER. APPROPRIATE TRENCH SAFETY PLANS SHALL BE SUBMITTED BY THE CONTRACTOR PRIOR TO EXECUTION OF A CONTRACT FOR HIS WORK.

CONCRETE/PAVING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND AUTHORIZATION REQUIRED BY CITY OF ANGLETON.
2. CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED PRIOR TO CONSTRUCTION AND WILL REPAIR OR REPLACE ANY DAMAGE AT CONTRACTOR'S EXPENSE.
3. PAVING CONTRACTOR SHALL PROTECT WATER, SEWER, AND DRAINAGE FACILITIES AND WILL REPLACE ANY DAMAGED FACILITIES AT HIS OWN EXPENSE. ALL MANHOLES AND VALVES WITHIN THE PAVEMENT AREA SHALL BE ADJUSTED TO FINISH GRADE BY THE PAVING CONTRACTOR WITH THE USE OF APPROVED BLOCKOUTS.
4. WHEN THE TOP OF CURB OR BOTTOM OF SIDEWALK SLAB ELEVATION VARIES FROM THE NATURAL GROUND, THE PAVING CONTRACTOR SHALL BACKFILL IN LAYERS NOT EXCEEDING 8-INCHES IN DEPTH. EACH LAYER WILL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY. THE DISTURBED AREA SHALL BE SEEDED, SODDED, FERTILIZED, AND/OR SILT BARRIER FENCED WITHIN 10 WORKING DAYS. THE TYPE OF POLLUTION CONTROL WILL BE DETERMINED BY THE APPROVED PLANS AND/OR THE CITY OF ANGLETON CITY ENGINEER.
5. ALL PAVING SHALL BE IN ACCORDANCE WITH THE CITY OF SUGAR LAND DESIGN STANDARDS, APPROVED PLANS AND SPECIFICATIONS WITH THE LATEST REVISIONS OR AMENDMENTS. IN THE EVENT OF A CONFLICT, THE CITY OF SUGAR LAND DESIGN STANDARDS GOVERNS.
6. PAVING CONTRACTOR SHALL PROVIDE AND MAINTAIN SILT PROTECTION FENCES ON ALL STAGE I CURB INLETS. THE PAVING CONTRACTOR SHALL MAINTAIN ANY OTHER POLLUTION CONTROLS ESTABLISHED, I.E. ADDITIONAL SILT BARRIERS, SANDBAGS, ETC., FOR THE DURATION OF THE PROJECT. ANY DAMAGED OR MISSING DEVICES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
7. EXISTING PAVEMENTS, CURBS, SIDEWALKS, DRIVEWAYS, ETC., DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO THE CITY OF SUGAR LAND STANDARDS AT THE CONTRACTOR'S EXPENSE.
8. CONDITION OF THE WORK AREA (INCLUDING ROADS, RIGHT-OF-WAYS, ETC.) UPON COMPLETION OF THE JOB SHALL BE AS GOOD OR BETTER THAN THE CONDITION PRIOR TO STARTING THE WORK.
9. ALL DRIVEWAYS WILL BE LOCATED TO AVOID EXISTING CURB INLET STRUCTURES.
10. REDWOOD AND KEYWAYS SHALL NOT INTERSECT WITHIN 2 FEET OF AN INLET.
11. AT INITIAL AND FINAL INSPECTIONS THE PAVEMENT WILL BE FLOODED TO CHECK FOR BIRDBATHS AND CRACKS. FLOODING OF STREETS SHALL OCCUR 1 HOUR PRIOR TO INSPECTION.
12. ALL CONCRETE PLACED SHALL BE UNIFORMLY SPRAYED WITH A MEMBRANE CURING COMPOUND AS DESCRIBED IN ITEM 526 IN THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. IMPROPER APPLICATION WILL RESULT IN THE REJECTION OF THE CONCRETE.

13. SIX (6) INCH, 5.5 SK, 3500 PSI @ 28 DAYS, REINFORCED WITH #4 REBAR, 24" C-C EACH WAY IS THE MINIMUM ACCEPTABLE CONSTRUCTION FOR LOCAL STREETS.
14. SEVEN (7) INCH, 5.5 SK, 3500 PSI @ 28 DAYS, REINFORCED WITH #4 REBAR, 18" C-C EACH WAY IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR COLLECTOR STREETS.
15. EIGHT (8) INCH, 5.5 SK, 3500 PSI @ 28 DAYS, REINFORCED WITH #4 18" C-C EACH WAY IS THE MINIMUM ACCEPTABLE FOR ARTERIAL STREETS.
16. WHEN CONCRETE PAVEMENT INTERSECTS THICKER PAVEMENT, THE THICKER PAVEMENT SHALL BE CONSTRUCTED TO THE ENDS OF ALL CURB RETURNS.
17. ALL RETURNS SHALL HAVE A MIN. 25 FT. RADIUS. AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
18. ALL INTERSECTIONS SHALL BE CONSTRUCTED WITH WHEELCHAIR RAMPS IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARD, THE AMERICAN DISABILITIES ACT, AND THE CITY OF SUGAR LAND STANDARDS (LATEST REVISIONS). (NO BLOCKOUTS).
19. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED WITHIN EACH STREET RIGHT-OF-WAY IN ACCORDANCE WITH CITY OF SUGAR LAND, THE A.D.A., AND THE T.A.S. STANDARDS (LATEST REVISIONS).
20. CRACKS LARGER THAN 1/16-INCH ARE NOT ACCEPTABLE IN NEW PAVEMENT. CRACKS 1/16-INCH OR LESS SHALL BE ADDRESSED ON AN INDIVIDUAL BASIS BY DRILL AND EPOXY INJECTION, SUBJECT TO APPROVAL OR REJECTION.
21. PROPER TESTING AND LAB DOCUMENTATION IS REQUIRED. FAILURE TO MEET THE MINIMUM PAVEMENT REQUIREMENTS WILL RESULT IN THE REJECTION OF SAID PAVEMENT. IMMEDIATE REMOVAL AND REPLACEMENT OF SUBSTANDARD PAVEMENT SECTIONS WILL BE NECESSARY TO SATISFY THESE REQUIREMENTS.
22. 4-CONCRETE CYLINDERS, SLUMP, AND AIR ENTRAINMENT TESTS ARE REQUIRED FOR EACH 100 CUBIC YARDS OF CONCRETE PAVING WITH A MINIMUM OF ONE SET OF 4 PER PLACEMENT. THE CITY OF ANGLETON RESERVES THE RIGHT TO REQUEST ANY ADDITIONAL TESTS AT THE CONTRACTOR'S EXPENSE, IF ANY MATERIAL APPEARS BELOW STANDARDS.
23. NO. 3 REBAR, 18-INCH C-C E.W. IS THE MINIMUM ACCEPTABLE FOR SIDEWALKS. NUMBER 4-REBAR, 24-INCH C-C E.W. IS THE MINIMUM ACCEPTABLE FOR COMMERCIAL APPROACHES, HANDICAP RAMPS, RESIDENTIAL APPROACHES AND DRIVEWAYS.
24. COLD WEATHER PRECAUTIONS. CONCRETE PAVEMENT SHALL NOT BE PLACED WHEN THE AMBIENT TEMPERATURE IS 40°F AND FALLING. CONCRETE MAY BE PLACED IF THE AMBIENT TEMPERATURE IS 35° AND RISING. CONTRACTOR SHALL PROVIDE AN APPROVED COVERING MATERIAL (COTTON MATS, POLYETHYLENE SHEETING, ETC.) IN THE EVENT TEMPERATURE SHOULD FALL BELOW 32°F. NO SALT OR OTHER CHEMICALS SHALL BE ADDED TO CONCRETE TO PREVENT FREEZING.
25. HOT WEATHER. NO CONCRETE PAVEMENT MIXTURE SHALL BE PLACED IF THE MIXTURE TEMPERATURE IS ABOVE 95°F. AIR AND WATER REDUCER ARE REQUIRED IF MIXTURE TEMPERATURE REACHES 85°F OR ABOVE.
26. IF NO AIR AND WATER REDUCER HAS BEEN ADDED, NO CONCRETE SHALL BE PLACED IF MORE THAN 60 MINUTES PAST BATCH TIME. IF AIR AND WATER REDUCER HAS BEEN ADDED, NO CONCRETE SHALL BE PLACED IF MORE THAN 90 MINUTES PAST BATCH TIME.
27. STRUCTURE TEMPERATURES AND TIMING FOR CONCRETE PLACEMENT MAY VARY. REFER TO TXDOT STANDARDS ITEM 420 FOR DETAILS.
28. TRANSVERSE EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS. MAXIMUM SPACING SHALL BE 200' AND BE SEALED WITH SEALANT CONFORMING TO TXDOT ITEM 360 (& ITEM 438) AND TXDOT DMS-6310, CLASS-2.
29. CONTROL JOINTS SHALL BE PLACED AT 20' C-C.
30. EXPANSION JOINT LAYOUT FOR INTERSECTIONS SHALL BE PROVIDED BY ENGINEER FOR CITY APPROVAL.
31. NO WIRE MESH IS ALLOWED IN ANY CONCRETE WITHIN THE CITY LIMITS OR ETC.
32. ALL REBAR SHALL BE 100% TIED. OVERLAPS SHALL BE DOUBLE TIED MINIMUM. REINFORCED STEEL BE A MINIMUM 60% COVERAGE.
33. ALL NEW CURB REQUIRES 3,500 P.S.I. @ 28-DAYS. 4 CONCRETE CYLINDERS, SLUMP, AND AIR ENTRAINMENT TESTS ARE REQUIRED FOR EACH 50 CUBIC YARDS OF CONCRETE CURB WITH A MINIMUM OF 4 PER PLACEMENT.
34. A CITY INSPECTOR MUST BE PRESENT ON ALL PROOF ROLLS, LIME DEPTH CHECKS AND DENSITY TESTS AND MUST BE CONTACTED AT LEAST 24 HOURS PRIOR TO THE TEST.
35. CONCRETE MIX DESIGN MUST BE SENT TO THE CITY FOR APPROVAL A MINIMUM 72 HOURS BEFORE THE FIRST CONCRETE POUR.
36. FOR A REGULAR MIX, SLUMP SHALL BE A MAXIMUM OF 5". FOR A MIX WITH A WATER REDUCER, SLUMP SHALL BE A MAXIMUM OF 6".
37. VEHICLES OF ALL TYPES ARE PROHIBITED FROM DRIVING ON NEW PAVEMENTS SEVEN (7) DAYS AFTER THE CONCRETE POUR AND UNTIL THE CONCRETE HAS REACHED A MINIMUM OF 3,000 PSI. PAVEMENT PROTECTION SUCH AS A DIRT LAYER OF AT LEAST 12" IS REQUIRED FOR TRACK EQUIPMENT AT PAVEMENT CROSSINGS.
38. IN LIEU OF MECHANICALLY CONTROLLED VIBRATORS CONTROLLED BY A SLIP-FORM PAVING MACHINE, HAND MANIPULATED MECHANICAL VIBRATORS SHALL BE USED FOR PROPER CONSOLIDATION OF CONCRETE IN ALL PAVEMENT AREAS (ALONG FORMS, AT JOINTS, ETC.)
39. ALL CONCRETE STREETS AND BRIDGE SURFACES SHALL HAVE A "BAKER BROOM" FINISH, WHILE ALL OTHER CONCRETE PLACEMENT SHALL HAVE A MEDIUM BROOM FINISH.
40. ALL PAVEMENT MARKINGS TO BE DONE IN CONFORMANCE WITH THE LATEST VERSION OF TMUTCD AND TXDOT STANDARD SPECIFICATIONS AND ANY REVISIONS THERETO.
41. REFER TO GENERAL NOTES.

CEMENT STABILIZED SAND:

1. ALL STABILIZED SAND SHALL BE A MINIMUM OF 1.5 SK PER CUBIC YARD.
2. CEMENT STABILIZED SAND (C.S.S.) SHALL ACHIEVE A MINIMUM OF 100 PSI WITHIN 48 HOURS.
3. A MINIMUM OF 2 RANDOM SAMPLES SHALL BE TAKEN EACH WEEK. (FOR SMALLER PROJECTS, ONE SAMPLE MAY SUFFICE WITH CITY OF SUGAR LAND APPROVAL.) THE CITY OF ANGLETON RESERVES THE RIGHT TO REQUIRE ADDITIONAL TESTS, AT THE CONTRACTORS EXPENSE IF IT IS DEEMED NECESSARY.
4. ANY C.S.S. NOT MEETING CITY OF SUGAR LAND STANDARDS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
5. BOTH CEMENT CONTENT AND COMPRESSIVE TESTS SHALL BE CONDUCTED ON C.S.S. SAMPLES.
6. ALL C.S.S. SHALL BE COMPACTED IN MAXIMUM OF 8-INCH LIFTS AND REQUIRED TO REACH A MINIMUM DENSITY OF 95%.
7. REFER TO GENERAL NOTES.

BANK SAND:

1. BANK SAND IS DEFINED AS A WELL-GRADED SAND, FREE OF SILT, CLAY, FRIABLE OR SOLUBLE MATERIALS AND ORGANIC MATER, MEETING THE UNIFIED SOILS CLASSIFICATIONS SYSTEM GROUP SYMBOL SW CRITERIA WITH A PLASTICITY INDEX OF LESS THAN 10. NO MORE THAN 12% OF MATERIAL CAN PASS THE No. 200 SIEVE.

LIMING SUBGRADE:

1. LIME SHALL BE A "SLURRY"AS PER TXDOT 260 UNLESS SPECIFICALLY RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY ENGINEER.
2. ALL LIME SLURRIES SHALL BE FURNISHED AT OR ABOVE THE MINIMUM "DRY SOLIDS" CONTENTS AS APPROVED BY THE ENGINEER.
3. SUBGRADES SHALL BE STABILIZED WITH A MINIMUM SIX PERCENT (6%) LIME BY WEIGHT, EIGHT INCHES (8") THICK THE INITIAL MIX TO REDUCE PLASTICITY INDEX (PI) TO 20 OR LESS AS DETERMINED BY THE LIME SERIES. THE FINAL MIX SHALL BE AT SIX INCHES (6") THICK.
4. LIME DRY SOLID CONTENT TESTS SHALL BE CONDUCTED ON SITE, ONCE PER ONE HUNDRED (one hundred) TONS OF MATERIAL DISTRIBUTED, UNLESS OTHERWISE NOTED.
5. THE SUBGRADE SHALL BE SHAPED AND GRADED TO CONFORM TO THE TYPICAL SECTIONS, AS SHOWN ON THE PLANS, PRIOR TO TREATING THE EXISTING MATERIAL.
6. UNLESS APPROVED BY THE CITY ENGINEER, LIME OPERATIONS SHALL NOT BE STARTED WHEN THE AMBIENT AIR TEMPERATURE IS BELOW 40t, AND FALLING. LIMING MAY, WITH APPROVAL, BE STARTED WHEN THE AMBIENT AIR TEMPERATURE IS 35t AND RISING. LIME SHALL NOT BE PLACED WHEN WEATHER CONDITIONS, IN THE ENGINEER'S OPINION, ARE UNSUITABLE.
7. THE SUBGRADE MATERIAL AND SLURRY SHALL BE THOROUGHLY MIXED, BROUGHT TO THE PROPER MOISTURE CONTENT (±2) AND LEFT TO CURE USUALLY 3 DAYS (72 HRS.) MINIMUM AS APPROVED BY THE CITY ENGINEER.
8. AFTER CURING, THE SUBGRADE SHALL BE REMIXED UNTIL PULVERIZATION REQUIREMENTS ARE MET, AS PER TXDOT. TEX-101-E, PART III.

PERCENT MINIMUM PASSING 1-3/4" SIEVE 100
PERCENT MINIMUM PASSING 3/4" SIEVE 85
PERCENT MINIMUM PASSING No. 4 SIEVE 60
9. SIEVE TESTS SHALL BE CONDUCTED EVERY 150 LF ON ALTERNATING LANES OF TRAFFIC OR EVERY 300 LF ON SINGLE LANES AS REQUIRED. AT LEAST ONE TEST SHALL BE CONDUCTED ON EACH ROADWAY OR CUL-DE-SAC.

10. THE MATERIAL SHALL BE AERATED OR MOISTENED TO + OR -2% OPTIMUM PRIOR TO COMPACTION. COMPACTION TO A MINIMUM 95% DENSITY SHALL BEGIN IMMEDIATELY AFTER ALL PULVERIZATION AND MOISTURE REQUIREMENTS ARE MET. THROUGHOUT THIS ENTIRE OPERATION, THE SURFACE SHALL BE SMOOTH AND IN CONFORMITY WITH THE LINES AND GRADES ON THE PLANS.
11. WHEN THE SUBGRADE FAILS TO MEET DENSITY REQUIREMENTS OR SHOULD IT LOSE THE REQUIRED STABILITY, DENSITY OR FINISH, IT SHALL BE REWORKED IN ACCORDANCE WITH TXDOT SUBARTICLE 260.4(7) "REWORKING A SECTION", WHICH MAY REQUIRE AN ADDITIONAL 25% OF THE SPECIFIED LIME AMOUNT.
12. THE TREATED SUBGRADE SHALL BE KEPT MOIST AND PREVENTED FROM DRYING. IN THE EVENT OF A ONE-HALF (1/2) INCH RAINFALL AND/OR IF THE MATERIAL BECOMES DRY AND IS NOT IN COMPLIANCE WITH THE ±2% OPTIMUM MOISTURE, DENSITY AND MOISTURE TESTS SHALL BE RETAKEN.
13. LIME DEPTH DETERMINATIONS WILL BE CONDUCTED AT EACH LOCATION OF DENSITY TESTING. LIME-STABILIZED SUBGRADE SHALL BE A MINIMUM OF 6% AT 8" UNLESS OTHERWISE DIRECTED BY CITY ENGINEER. DENSITY TESTING SHALL BE DONE IMMEDIATELY PRIOR TO PLACEMENT OF REINFORCING STEEL AND SHALL BE COMPACTED TO A MINIMUM OF 95%. LIME DEPTH TESTS SHALL BE CONDUCTED AT EVERY 150 LF OF ROADWAY ON ALTERNATING LANES OR EVERY 300 LF OF SINGLE LANE.AT LEAST ONE TEST SHALL BE CONDUCTED ON EACH ROADWAY AND/OR CUL-DE-SAC.
14. NO SUBGRADE SHALL BE COVERED WITH ANOTHER MATERIAL UNLESS APPROVED BY THE CITY OF ANGLETON AND LIME DEPTH TESTS HAVE BEEN COMPLETED.

STABILIZED CRUSHED CONCRETE:

1. TEST AND ANALYSIS OF AGGREGATE AND BINDER MATERIALS WILL BE PERFORMED IN ACCORDANCE WITH ASTM D 1557 AND ASTM D 4318. CEMENT SHALL BE ASTM C 150 TYPE I.
2. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES (1993) AND ITS LATEST REVISIONS AND CITY OF SUGAR LAND STANDARDS.
3. PRIME COAT SHALL BE M.C. 30 OR EPR-1 PRIME.
4. DESIGN MIX FOR MINIMUM AVERAGE COMPRESSIVE STRENGTH OF 200 PSI IN 48 HRS. PROVIDE MINIMUM CEMENT CONTENT OF 2 SK PER TON OF MIX. CEMENT CONTENT MAY BE RAISED AT THE CONTRACTOR'S EXPENSE IF TESTS ON FIELD SAMPLES FALL BELOW 200 PSI.
5. THREE SAMPLES SHALL BE MOLDED EACH DAY FOR EACH 300 TONS OF PRODUCTION. COMPRESSIVE STRENGTH SHALL BE THE AVERAGE OF THREE TESTS FOR EACH PRODUCTION LOT. CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY MATERIAL BELOW MINIMUM REQUIREMENTS.
6. CONTRACTOR SHALL VERIFY LINES, GRADES, AND COMPACTED SUBGRADING AS READY TO RECEIVE MATERIALS PRIOR TO ITS PLACEMENT.
7. CEMENT STABILIZED BASE MAY NOT BE PLACED IF AMBIENT TEMPERATURE IS 40°F AND FALLING. BASE MATERIAL MAY BE PLACED IF AMBIENT TEMPERATURE IS 35°F AND RISING.
8. MATERIAL MAY NOT BE PLACED IN LIFTS EXCEEDING 6 INCHES IN DEPTH. EACH LIFT SHALL HAVE DENSITIES TAKEN.
9. CEMENT STABILIZED BASE MAY NOT BE STORED FOR LONG PERIODS. DELIVERY OF MATERIAL AND UTILIZATION SHOULD BE TIMED ACCORDINGLY. MAXIMUM TIME ALLOWED 3 HRS. FROM BATCH TIME TO HAVING BEEN INSTALLED.
10. CEMENT STABILIZED BASE SHALL NOT BE INSTALLED IN WET OR SOFT AREAS.
11. COMPACT TO MINIMUM DENSITY OF 95% OF MAXIMUM DRY DENSITY. UNLESS OTHERWISE INDICATED ON DRAWINGS, MOISTURE SHALL BE BETWEEN + OR -2% OPTIMUM AS DETERMINED BY ASTM D 698.
12. AFTER COMPACTING FINAL COURSE, BLADE SURFACE TO FINAL GRADE. ANY IRREGULARITIES, WEAK SPOTS, AREAS OF EXCESSIVE WETNESS, OR SURFACE HAIR LINE CRACKING SHALL BE REPAIRED AND/OR REPLACED AT CONTRACTOR'S EXPENSE.
13. A CERTIFIED LAB SHALL BE ON SITE AT ALL TIMES TO TEST AND PROPERLY DOCUMENT THE CONSTRUCTION METHODS AND QUALITY OF MATERIALS.
14. COMPACTION TESTING WILL BE PERFORMED IN ACCORDANCE WITH ASTM D 1556 OR ASTM D 2922 AND ASTM D 3017 AT RANDOMLY SELECTED LOCATIONS AS DIRECTED BY CITY OF ANGLETON CONSTRUCTION INSPECTOR.
15. A MINIMUM OF ONE CORE SHALL BE TAKEN AT RANDOM LOCATIONS PER 300 LF PER LANE OF ROADWAY OR ONE PER 250 SQ. YD., WHICHEVER MAY APPLY AND SHALL BE STAGGERED RELATIVE TO TESTING SITES IN ABUTTING TRAFFIC LANES.
16. CURE FOR A MINIMUM OF 7 DAYS BEFORE ADDING ASPHALT PAVEMENT COURSES.
17. COVER SURFACE WITH CURING MEMBRANES AT THE FOLLOWING RATES: MC-30:01 GAL. PER SQ. YD., OR EPR-1 PRIME: 0.15 GAL. PER SQ. YD. DO NOT USE CUTBACK ASPHALT APRIL 16 TO SEPTEMBER 15. PROTECT THE MEMBRANE BY ALLOWING MEMBRANE TO FULLY CURE PRIOR TO PERMITTING TRAFFIC TO DRIVE ON IT.
18. UNSTABILIZED CRUSHED CONCRETE MAY NOT BE USED ON PUBLIC STREETS, ROADS, OR RIGHTS-OF-WAY.
19. STABILIZED LIMESTONE BASE MAY BE SUBSTITUTED FOR STABILIZED CRUSHED CONCRETE IF SUBMITTED AND APPROVED BY THE CITY ENGINEER.

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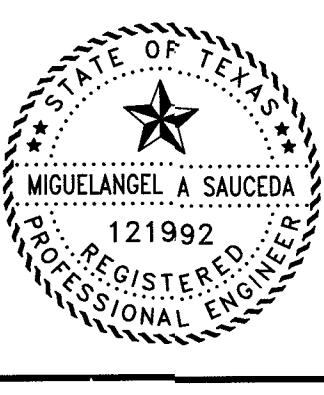
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ANGLETON, TEXAS 77515 (979) 849-6681
REG. NO. P-825



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

Date: 3/11/22

OWNER:

Clint Peltier
Clint Peltier Custom Homes
979-481-4840

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

HERITAGE PARK SECTION 3
ANGLETON, TEXAS
PLANS FOR
GRADING, PAVING, UTILITIES
AND DETENTION

CONSTRUCTION NOTES
(1 OF 2)

PROJECT NO. 15012

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STORM SEWER NOTES:

1. STORM SEWERS SHALL BE DESIGNED AND CONSTRUCTED WITH CITY OF SUGAR LAND STANDARD CONSTRUCTION SPECIFICATIONS AND IN ACCORDANCE WITH CITY OF SUGAR LAND STANDARD DETAILS SHEET AND LATEST REVISIONS.
2. ALL PIPE STORM SEWERS SHALL BE INSTALLED, BEDDED, AND BACKFILLED IN ACCORDANCE WITH CITY OF SUGAR LAND STANDARD DETAIL DRAWINGS.
3. ALL CEMENT STABILIZED SAND (C.S.S.) SHALL BE 1--1/2 SK PER CUBIC YD. AND MEET MINIMUM C.S.S. STANDARDS COMPACTED TO 95%.
4. ALL PROPOSED PIPE STUB--OUTS FROM MANHOLES OR INLETS ARE TO BE PLUGGED WITH 8" BRICK WALLS WITH FULL MORTAR HEAD AND BED JOINTS AND GROUTED WITH A MINIMUM OF 1/2--INCH NON--SHRINK GROUT INSIDE AND OUTSIDE, UNLESS OTHERWISE NOTED.
5. AVOID TO MAXIMUM EXTENT, MANHOLES IN HANDICAP RAMPS.
6. ALL STORM SEWER MANHOLES SHALL BE OF SUGAR LAND TYPE "C" UNLESS OTHERWISE NOTED AND SHALL BE LOCATED A MINIMUM OF THREE (3) FEET BACK OF CURB, IF CONFLICT EXISTS, RACK OVER MANHOLE TO MISS PROPOSED CURB.
7. RIM ELEVATIONS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. UTILITY CONTRACTOR SHALL ADJUST RIM ELEVATIONS TO 0.4 FEET ABOVE THE FINISH GRADE AT EACH LOCATION AFTER CONTRACTOR HAS COMPLETED FINAL GRADING. SLOPED FILL SHALL BE ADDED FOR STORM WATER DRAINAGE AWAY FROM RIM.
8. RIM ELEVATIONS SHALL BE PROPERLY ADJUSTED TO GRADE IN PAVEMENT AND SIDEWALKS. APPROVED BLOCKOUTS SHALL BE USED IN PAVEMENT.
9. ALL STORM SEWER MANHOLE COVERS MUST INCLUDE "STORM SEWER" AND "DUMP NO WASTE", "DRAINS TO WATERWAYS" WITH CITY OF ANGLETON EMBLEM AS DEPICTED IN THE DETAIL SHEETS.
10. MINIMUM STORM SEWER SIZE SHALL BE 24--INCH DIAMETER. ALL STORM SEWER PIPES 24" AND LARGER ARE TO BE REINFORCED CONCRETE PIPE ASTM C--76 GLASS III, INCLUDING INLET LEADS CROSSING UNDER EXISTING OR PROPOSED PAVEMENTS. ALL INLET LEADS SHALL BE 24" R.C.P. OR LARGER. ALL STORM SEWER PIPE SHALL BE RUBBER GASKETED. ALL CMP PIPE SHALL BE IN ACCORDANCE WITH C.O.S.L. APPROVED PRODUCT LIST AND STANDARD DETAILS.
11. CONTRACTOR SHALL VERIFY NATURAL GROUND SHOTS PRIOR TO MANHOLE CONSTRUCTION.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION. DURING THE COURSE OF ANY AND ALL CLEARING, GRUBBING, FILL, GRADING, EXCAVATION OR OTHER CONSTRUCTION, CONTRACTOR SHALL ENSURE THAT STORM DRAINAGE PATHWAYS ARE MAINTAINED AND REMAIN OPEN TO ENSURE POSITIVE DRAINAGE AND THAT SUCH CONVEYANCES ARE NOT IMPEDED OR BLOCKED IN ANY WAY. STORM SEWER INLETS SHALL BE PROTECTED FROM ENTRY OF SILT, TRASH, DEBRIS AND ANY SUBSTANCES DELETERIOUS TO THE STORM SEWER SYSTEM AND/OR WATERWAYS RECEIVING STORM WATER RUNOFF. CONTRACTOR SHALL AT COMPLETION OF WORK, FILL LOW SPOTS AND GRADE ALL RIGHTS--OF--WAY AND UTILITY EASEMENTS AND REGRADE/RESTORE DITCHES AS NECESSARY TO MAINTAIN AND/OR ESTABLISH POSITIVE DRAINAGE.
13. CONTRACTOR TO PROVIDE A MINIMUM OF 6--INCHES CLEARANCE AT UTILITY CROSSINGS AND A MINIMUM OF TWELVE (12) INCHES AT SANITARY SEWER CROSSING.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, MAINTAINING, AND RESTORING ANY BACKSLOPE DRAINAGE SYSTEM DISTURBED AS A RESULT OF HIS WORK.
15. ALL DITCHES SHALL BE RESTORED TO PROPOSED ELEVATIONS TO INSURE PROPER DRAINAGE. ALL OUTFALLS SHALL BE COMPACTED AND ALL DISTURBED AREAS SHALL BE RE--SEEDED OR SODDED WITHIN 10 WORKING DAYS OF EACH OCCURRENCE (NO SEPARATE PAY).
16. THE UTILITY CONTRACTOR SHALL ROUGH CUT ALL ROADSIDE SWALES IN PROPER ALIGNMENT AND SLOPE TO WITHIN 0.2 FT. OF FINISH GRADE. THE PAVING CONTRACTOR, UPON COMPLETION OF PAVING, SHALL COMPLETE FINAL GRADING ALIGNMENT OF SWALES AND RESTORE ALL AREAS WITHIN RIGHT--OF--WAY FOR SEEDING OR SODDING AND FERTILIZATION.
17. ALL STORM SEWERS MUST BE CLEAN/FREE OF DIRT AND DEBRIS AT THE TIME AND INITIAL AND FINAL ACCEPTANCE.
18. REFER TO GENERAL NOTES AND C.S.S. NOTES.

SANITARY SEWER NOTES:

1. SANITARY SEWERS, FORCE MAINS, MANHOLES, LIFT STATIONS AND WASTEWATER TREATMENT PLANTS SHALL BE DESIGNED AND CONSTRUCTED AS PER THE REQUIREMENTS OF THE CITY OF SUGAR LAND DESIGN STANDARDS AND CORRESPONDING STANDARD CONSTRUCTION DETAILS SHEETS AND AS PER THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY "DESIGN CRITERIA FOR SEWERAGE SYSTEMS". SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND/OR INFORMATION INCLUDED IN PROJECT SPECIFICATIONS, CITY OF SUGAR LAND DESIGN STANDARDS SHALL GOVERN.
2. ALL MATERIALS AND PRODUCTS USED IN THE CONSTRUCTION OF SANITARY SEWERS, FORCE MAINS, MANHOLES, LIFT STATIONS AND WASTEWATER TREATMENT PLANTS SHALL COMPLY WITH THE CITY OF SUGAR LAND DESIGN STANDARDS AND THE CURRENT APPROVED PRODUCTS LIST.
3. STACKS SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF SUGAR LAND STANDARD DETAIL DRAWING REQUIREMENTS. EXACT LOCATION OF THE STACK SHALL BE SUPPLIED TO THE CITY ENGINEER OF ANGLETON BY THE PROJECT ENGINEER (BAKER & LAWSON) ON SEALED AS--BUILT DRAWINGS AT COMPLETION OF CONSTRUCTION. ALL STACKS, TERMINATED AT A DEPTH OF 4 FEET BELOW FINISHED GRADE, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
4. EACH SANITARY SEWER SERVICE LEAD STUB, PLUGGED WYE BRANCH OUTLET AND STACK SHALL BE MARKED IN ACCORDANCE WITH THE DETAILS AT THE TIME OF CONSTRUCTION, BEGINNING AT THE INVERT ELEVATION OF THE STUB OR WYE AND AT AN ELEVATION TWO FEET BELOW THE CAPPED TERMINATION POINT OF THE STACK AND EXTENDING TWO FEET ABOVE FINISHED GRADE.
5. SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED AS PER DRAWINGS INCORPORATED IN CITY OF SUGAR LAND STANDARD CONSTRUCTION DETAILS SHEETS. SUCH MANHOLES SHALL BE CONSTRUCTED A MINIMUM OF ONE FOOT FROM BACK OF CURB ON CURB AND GUTTER ROADWAYS AND THREE FEET FROM EDGE OF TRAVELED ROADWAY ON THOSE THOROUGHFARES HAVING NO CURBING. MEASURED FROM OUTSIDE DIAMETER OF MANHOLE. ALL SANITARY SEWER MANHOLES SHALL INCORPORATE INFLOW PROTECTORS. SANITARY SEWER MANHOLES SHALL NOT BE INSTALLED BENEATH STREET PAVING EXCEPT WHERE SPECIFICALLY AUTHORIZED BY CITY ENGINEER AND SO DESIGNATED ON APPROVED CONSTRUCTION DRAWINGS. BRICK MANHOLES AND FIBERGLASS MANHOLES ARE PROHIBITED. MANHOLES DEEPER THAN EIGHT FEET SHALL HAVE ECCENTRIC CONES.
6. SANITARY SEWER MANHOLE COVERS SHALL BE MINIMUM OF 32 INCHES IN DIAMETER. ALL SUCH MANHOLE COVERS SHALL HAVE THE CITY OF ANGLETON EMBLEM AND THE WORDS "ANGLETON" AND "SANITARY SEWER" CAST IN RAISED RELIEF AS DEPICTED IN CITY OF ANGLETON STANDARD CONSTRUCTION DETAILS SHEETS.
7. MANHOLE RIM ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY. UTILITY CONTRACTORS SHALL ADJUST RIM ELEVATIONS TO 0.4 FEET ABOVE FINISHED GRADE, AND 0.5 FEET ABOVE NATURAL GROUND WITHIN RIGHTS--OF--WAY AND EASEMENTS AT EACH MANHOLE LOCATION AFTER PAVEMENT CONTRACTOR HAS COMPLETED FINAL GRADING. THE AREA ADJACENT TO SANITARY SEWER MANHOLE LOCATIONS SHALL BE GRADED AWAY FROM SUCH MANHOLES SO AS PREVENT ENTRY OF STORM WATER RUNOFF TO THE SANITARY SEWER SYSTEM.
8. MINIMUM SEPARATION DISTANCES AS REQUIRED BY TCEQ SECTION 317.13, APPENDIX E MUST BE MAINTAINED BETWEEN POTABLE WATER LINES AND SANITARY SEWERS, FORCE MAINS, MANHOLES, LIFT STATIONS AND WASTEWATER TREATMENT PLANTS. INSTALLATION OF FIRE HYDRANTS WITHIN NINE FEET OF A SANITARY SEWER SYSTEM IS PROHIBITED. REFER TO THE CITY OF SUGAR LAND INFRASTRUCTURE STANDARDS AND CORRESPONDING STANDARD CONSTRUCTION DETAILS SHEETS FOR CONSTRUCTION REQUIREMENTS OF OTHER INSTALLATIONS WHERE SEPARATION DISTANCES OF GREATER THAN NINE FEET CANNOT BE MAINTAINED.
9. TESTING OF SANITARY SEWERS, FORCE MAINS, MANHOLES, LIFT STATIONS AND WASTEWATER TREATMENT PLANTS SHALL BE CONDUCTED AS NOTED IN SANITARY SEWER CHAPTER OF THE CITY OF SUGAR LAND DESIGN STANDARDS AND AS PER THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY "DESIGN CRITERIA FOR SEWERAGE SYSTEMS".
10. ALL SANITARY SEWER PIPING AND BEDDING SHALL BE INSPECTED BY CITY CONSTRUCTION INSPECTOR FOR CONFORMANCE WITH CITY DESIGN STANDARDS PRIOR TO BACKFILLING OF PIPING IN TRENCH. CONTRACTOR SHALL NOT COVER PIPING UNTIL SUCH TIME AS INSPECTOR HAS NOTIFIED CONTRACTOR THAT RESULTS OF PIPING INSPECTION ARE SATISFACTORY AND THAT BACKFILLING MAY BE ACCOMPLISHED. ANY PIPING INSTALLED AND/OR BACKFILLED WITHOUT INSPECTOR'S SPECIFIC APPROVAL SHALL BE UNCOVERED AT INSPECTOR'S DIRECTION AND INSPECTED ACCORDINGLY. CONTRACTOR SHALL NOTIFY INSPECTOR 24--HOURS PRIOR TO INSPECTION.
11. ALL COMMERCIAL DEVELOPMENTS WITH A FAR SIDE SANITARY SERVICE LEAD ACROSS THE STREET SHALL PROVIDE A SIX (6) INCH RISER AND CLEAR OUT ON THE PROPERTY SIDE. PUBLIC MAINTENANCE OF THE FAR SIDE LEAD SHALL END AT THIS RISER.

WATER DISTRIBUTION NOTES:

1. WATER MAINS, WATER SERVICE LINES AND ASSOCIATED APPURTENANCES SHALL BE DESIGNED AND CONSTRUCTED AS PER REQUIREMENTS OF THE CITY OF SUGAR LAND DESIGN STANDARDS AND CORRESPONDING STANDARD CONSTRUCTION DETAILS SHEETS AND AS PER THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND/OR INFORMATION INCLUDED IN PROJECT SPECIFICATIONS, CITY OF SUGAR LAND DESIGN STANDARDS SHALL GOVERN.
2. ALL MATERIALS AND PRODUCTS USED IN THE CONSTRUCTION OF WATER MAINS, WATER SERVICE LINES AND ASSOCIATED APPURTENANCES SHALL COMPLY WITH THE CITY OF SUGAR LAND DESIGN STANDARDS AND THE CURRENT APPROVED PRODUCTS LIST AS MAINTAINED BY THE CITY'S ENGINEERING DEPARTMENT.
3. ALL GATE VALVES INSTALLED BELOW GRADE SHALL BE OF NON--RISING STEM DESIGN.
4. ALL FIRE HYDRANTS SHALL BE PAINTED AND/OR REPAINTED WITH GEO--GLEN 301 BRIGHT SILVER POLYURETHANE ENAMEL MANUFACTURED BY GEO--GLEN ENTERPRISES, INC. SURFACE PREPARATION SHALL INCLUDE REMOVAL OF OIL, GREASE AND MOISTURE, FOLLOWED BY MEDIA BLASTING TO SSPC--SP15--10--63 SPECIFICATIONS (NEAR WHITE METAL) AS PER MANUFACTURER'S RECOMMENDATIONS. PRIME BARE METAL WITH TP--251 EPOXY PRIMER EPOXY PRIMER OR WITH TP--221, TP--231 OR TP--241 UNIVERSAL PRIMER. BOT AND 50% RELATIVE HUMIDITY ARE OPTIMAL CONDITIONS FOR APPLICATION OF PRIMER AND OF PAINT. DO NOT APPLY PRIMER AND/OR PAINT WHEN SURFACE TO BE PAINTED IS LESS THAN 5' ABOVE THE DEW POINT IN ORDER TO PREVENT MOISTURE FROM CONDENSING ON THE SURFACE TO BE PRIMED AND/OR PAINTED. A BLUE TRAFFIC BUTTON SHALL BE INSTALLED ON THE STREET 12" OFF THE CENTER LINE FOR EACH HYDRANT.

5. MINIMUM SEPARATION DISTANCES AS REQUIRED BY TCEQ SECTION 317.13, 290, APPENDIX E MUST BE MAINTAINED BETWEEN POTABLE WATER LINES AND SANITARY SEWERS, FORCE MAINS, LIFT STATIONS AND WASTEWATER TREATMENT PLANTS. INSTALLATION OF FIRE HYDRANTS WITHIN 9' (FT) OF A SANITARY SEWER SYSTEM IS PROHIBITED. REFER TO C.O.S.L. STANDARDS FOR CONSTRUCTION REQUIREMENTS OF OTHER INSTALLATIONS WHERE DISTANCES ARE GREATER THAN 9' (NINE) FT. CANNOT BE MAINTAINED.
6. EACH WATER SERVICE LEAD STUB SHALL BE MARKED WITH A PRESSURE TREATED 4 X 4 TIMBER OR PVC PIPE AT THE TIME OF CONSTRUCTION, BEGINNING AT THE INVERT ELEVATION OF THE STUB AND EXTENDING TWO FEET ABOVE FINISHED GRADE. EACH TIMBER MARKER SHALL BE PAINTED BLUE AND LABELED "POTABLE WATER" WITH PIPE SIZE NOTED.
7. TESTING OF WATER MAINS, WATER SERVICE LINES AND ASSOCIATED APPURTENANCES SHALL BE CONDUCTED AS PER REQUIREMENTS OF AWWA C605--94.
8. DISINFECTION OF WATER MAINS, WATER SERVICE LINES AND ASSOCIATED APPURTENANCES SHALL BE CONDUCTED AS PER REQUIREMENTS OF AWWA C651 AND TCEQ. NO CONNECTIONS SHALL BE MADE TO EXISTING WATER LINES UNTIL NEWLY CONSTRUCTED WATER LINES HAVE BEEN THOROUGHLY DISINFECTED, TESTED, FLUSHED, AND SAMPLED AND CONNECTION HAS BEEN AUTHORIZED BY THE CITY ENGINEER.
9. ALL WATER PIPING AND BEDDING SHALL BE INSPECTED BY THE CITY INSPECTOR FOR CONFORMANCE TO DESIGN STANDARDS PRIOR TO BACKFILLING OF PIPING IN TRENCH. CONTRACTOR SHALL NOT COVER PIPING UNTIL SUCH TIME AS INSPECTOR HAS NOTIFIED CONTRACTOR THAT RESULTS OF PIPING INSPECTION ARE SATISFACTORY AND THAT BACKFILLING MAY BE ACCOMPLISHED. ANY PIPING INSTALLED AND/OR BACKFILLED WITHOUT INSPECTOR'S SPECIFIC APPROVAL SHALL BE UNCOVERED AT INSPECTOR'S DIRECTION AND INSPECTED ACCORDINGLY. 24--HOUR NOTICE REQUIRED.
10. ALL MECHANICALLY RESTRAINED FITTINGS MUST BE MEGALUG RESTRAINED JOINTS OR APPROVED EQUAL.
11. THE CITY OF ANGLETON MUST HAVE A COPY OF THE BACTERIOLOGICAL TEST RESULTS AT LEAST 24 HOURS PRIOR TO THE INITIAL INSPECTION. IF NOT, THEN THE INSPECTION WILL BE RESCHEDULED.

CENTERPOINT ENERGY / ENTEX NOTES
CAUTION: UNDERGROUND GAS FACILITIES

LOCATIONS OF CENTERPOINT ENERGY MAIN LINES (TO INCLUDE CENTERPOINT ENERGY, INTRASTATE PIPELINE, LLC. WHERE APPLICABLE) ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. SERVICE LINES ARE NOT USUALLY SHOWN. OUR SIGNATURE ON THESE PLANS ONLY INDICATES THAT OUR FACILITIES ARE SHOWN IN APPROXIMATE LOCATION. IT DOES NOT IMPLY THAT A CONFLICT ANALYSIS HAS BEEN MADE. THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT (879) 849--4364 OR 811 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE MAIN AND SERVICE LINES FIELD LOCATED. * WHEN CENTERPOINT ENERGY PIPE LINE MARKINGS ARE NOT VISIBLE, CALL (800) 752--8036 OR (713) 659--2111 (7:00 A.M. TO 4:30 P.M.) FOR STATUS OF LINE LOCATION REQUEST BEFORE EXCAVATION BEGINS. * WHEN EXCAVATING WITHIN EIGHTEEN INCHES (18") OF THE INDICATED LOCATION OF CENTERPOINT ENERGY FACILITIES, ALL EXCAVATION MUST BE ACCOMPLISHED USING NON--MECHANIZED EXCAVATION PROCEDURES. * WHEN CENTERPOINT ENERGY FACILITIES ARE EXPOSED, SUFFICIENT SUPPORT MUST BE PROVIDED TO THE FACILITIES TO PREVENT EXCESSIVE STRESS ON THE PIPING. * FOR EMERGENCIES REGARDING GAS LINES CALL (800) 659--2111 OR (713) 659--2111. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES. ACTIVITIES ON OR ACROSS CENTERPOINT ENERGY FEE OR EASEMENT PROPERTY NO APPROVAL TO USE, CROSS OR OCCUPY CENTERPOINT FEE OR EASEMENT PROPERTY IS GIVEN. IF YOU NEED TO USE CENTERPOINT PROPERTY, PLEASE CONTACT OUR SURVEYING & RIGHT OF WAY DIVISION AT (713) 207--5769.

WARNING: OVERHEAD ELECTRICAL FACILITIES

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

SBC NOTES

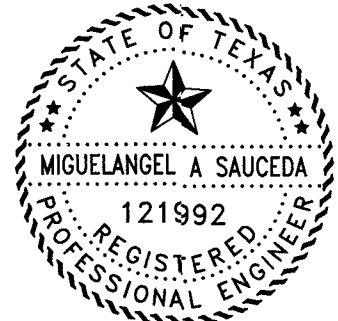
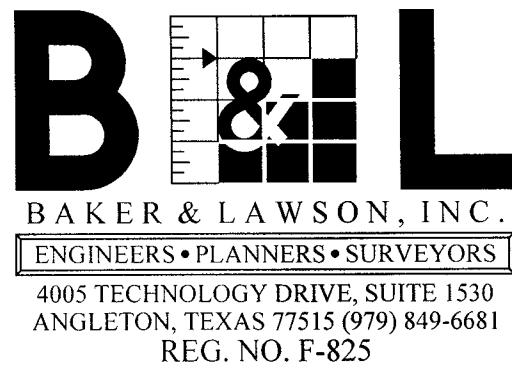
THE LOCATIONS OF SOUTHWESTERN BELL TELEPHONE CO. UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE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

TEXAS NEW MEXICO POWER NOTES

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

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED	MS
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DATE	



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Date: 3/11/22

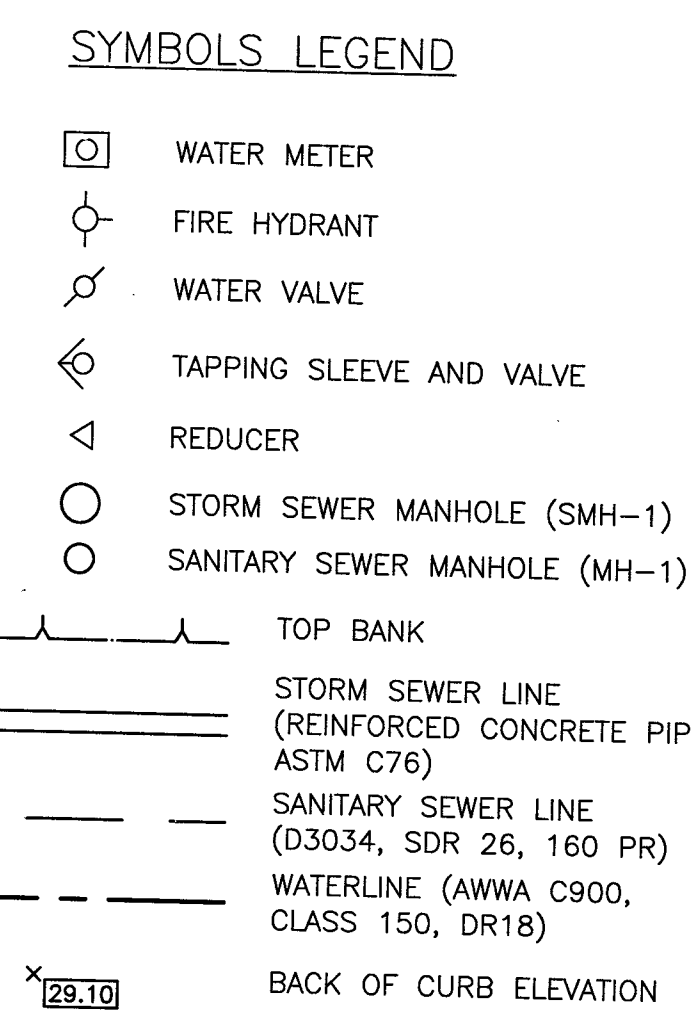
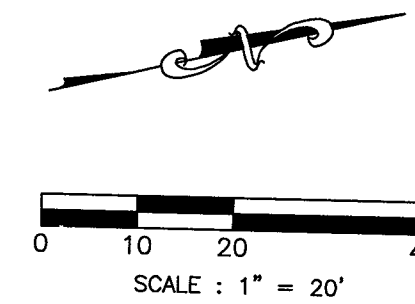
OWNER:
Clint Peltier
Clint Peltier Custom Homes
979-481-4840

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

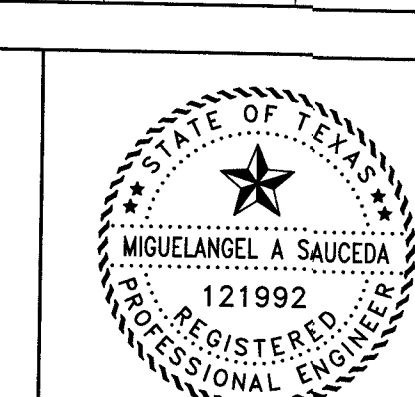
HERITAGE PARK SECTION 3
ANGLETON, TEXAS
PLANS FOR
GRADING, PAVING, UTILITIES
AND DETENTION

CONSTRUCTION NOTES
(2 OF 2)

PROJECT NO. 15012



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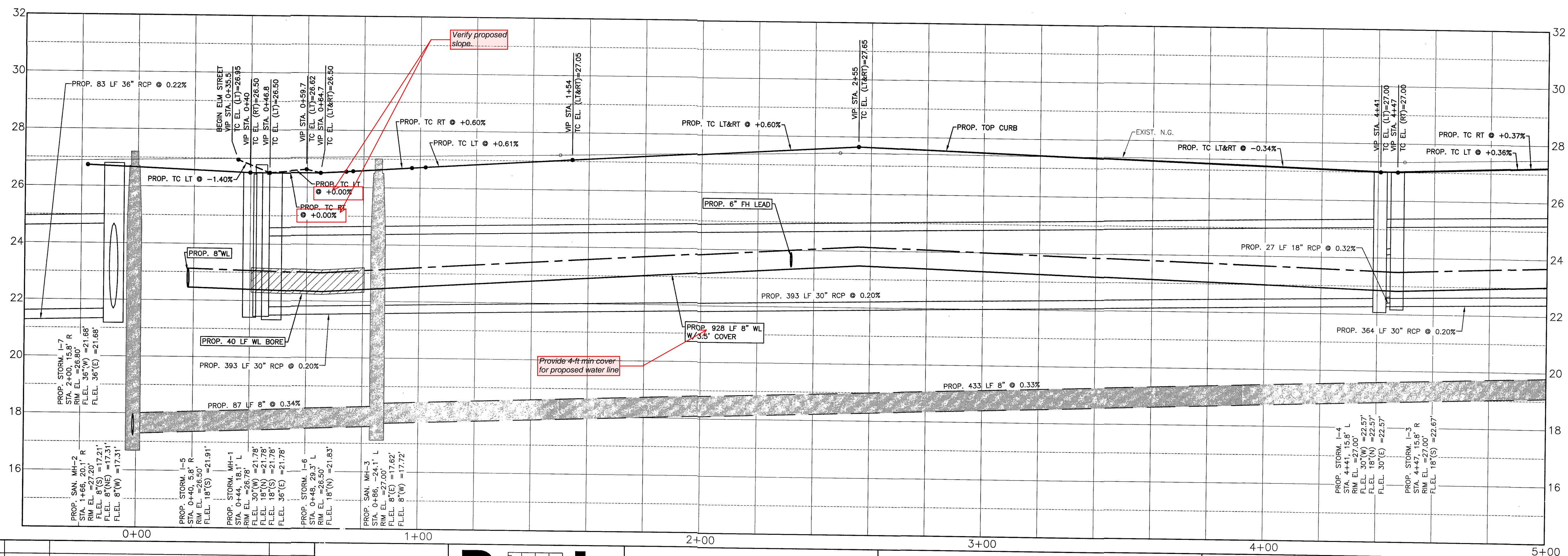
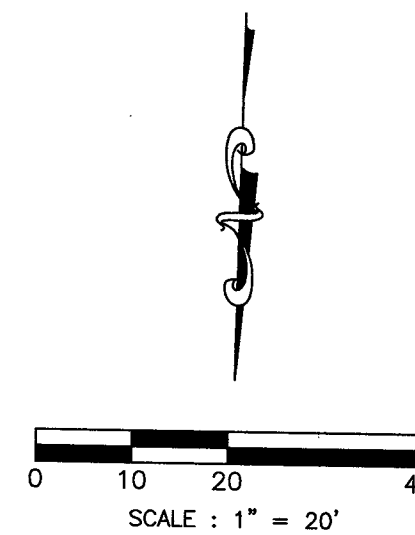
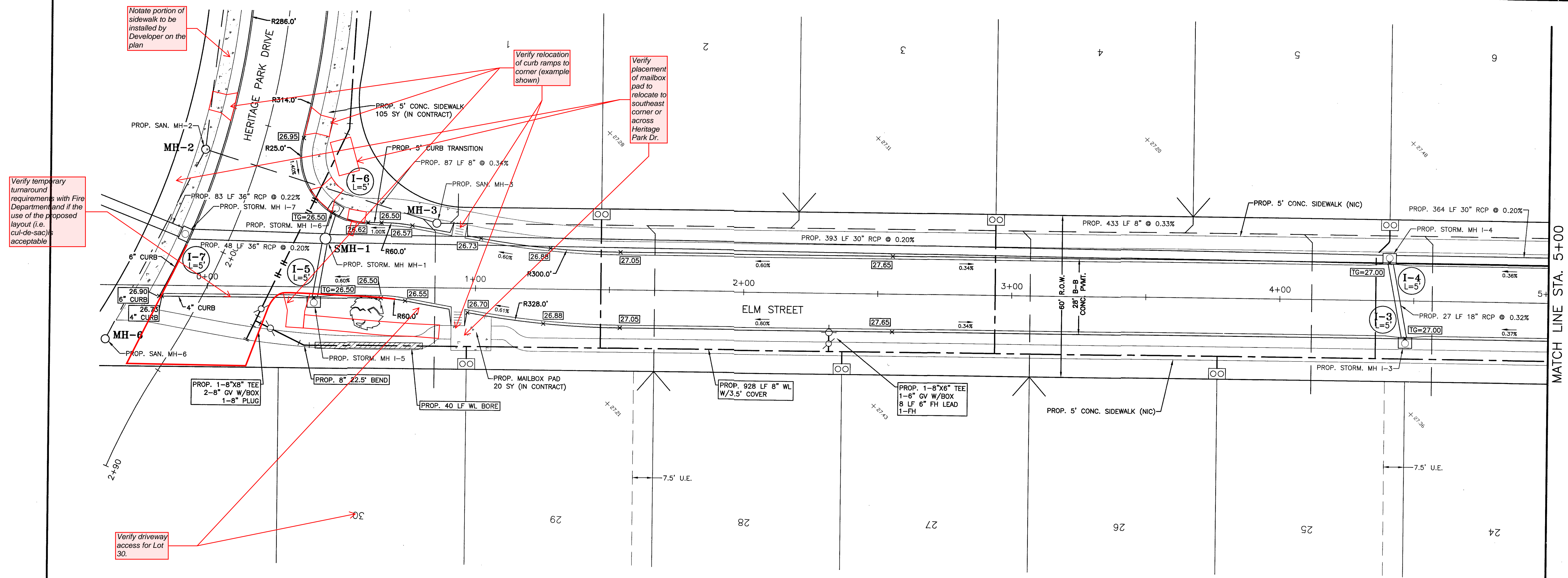


OWNER:

Clint Peltier
Clint Peltier Custom Homes
979-481-4840

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

PLAN & PROFILE
HERITAGE PARK DRIVE

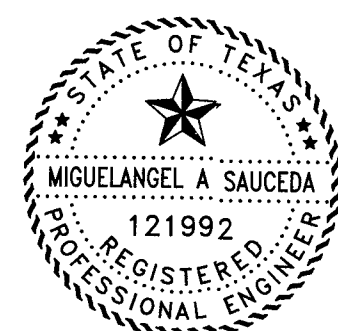


SYMBOLS LEGEND

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

NO.	DATE	DESCRIPTION	APPROVED

DESIGNED MS
 DRAWN BT
 CHECKED
 DATE



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 Date: 3/11/22

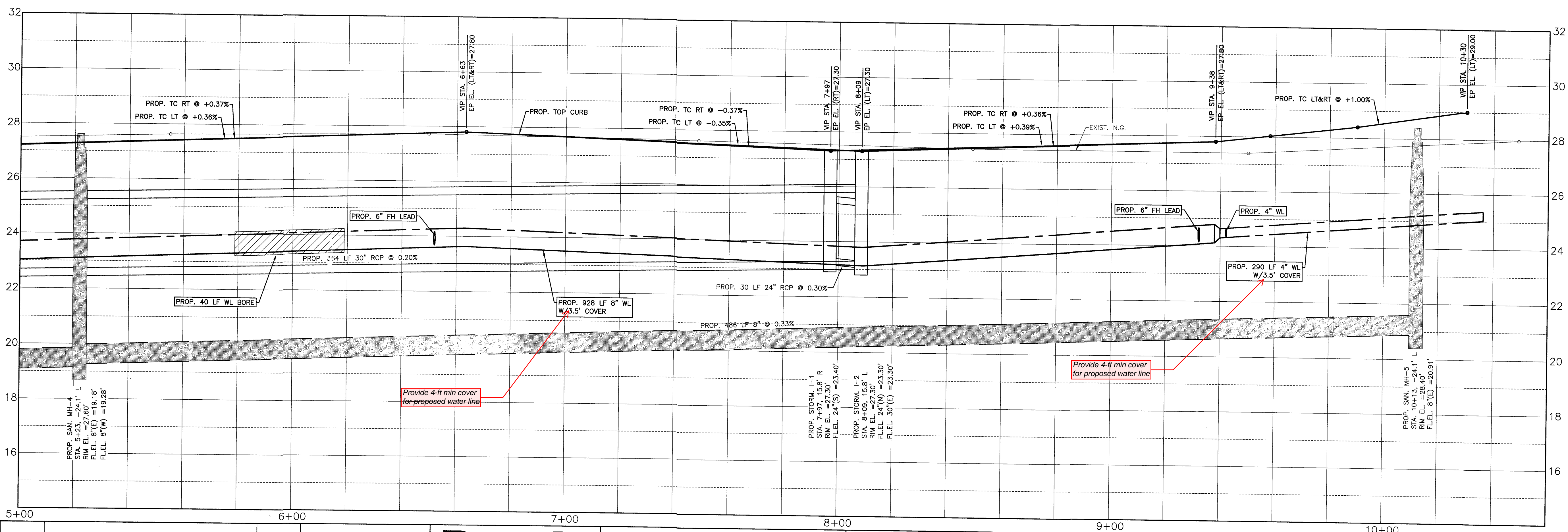
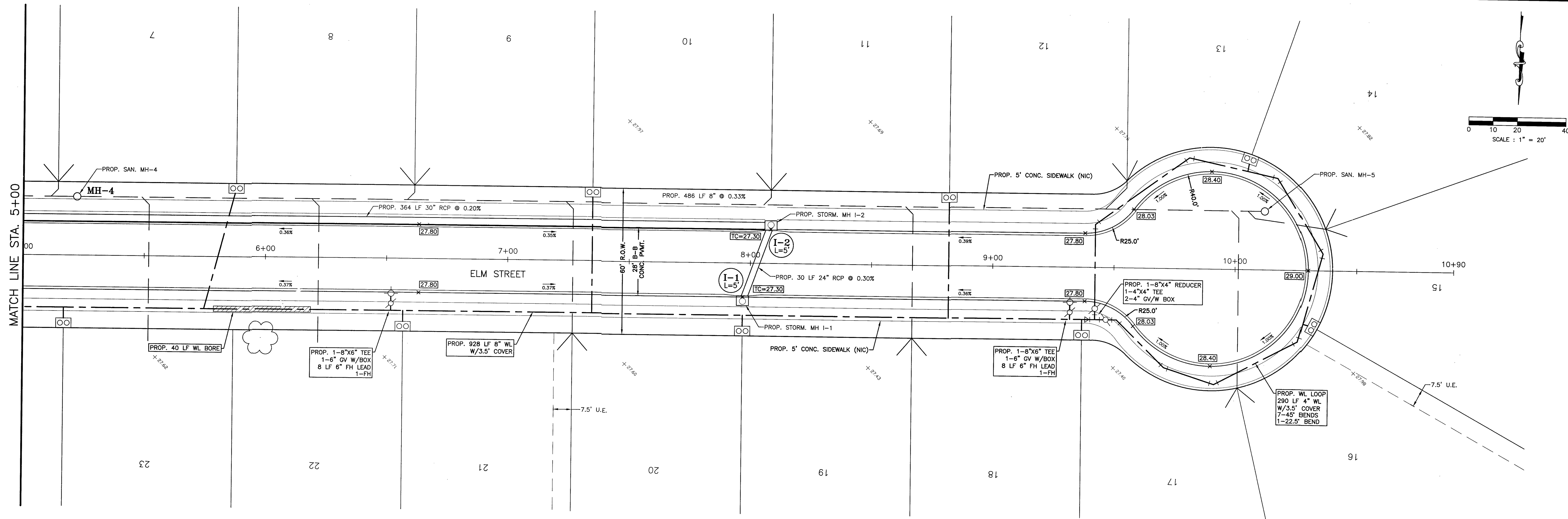
OWNER:
 Clint Peltier
 Clint Peltier Custom Homes
 979-481-4840

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

HERITAGE PARK SECTION 3
 ANGLETON, TEXAS
 PLANS FOR
 GRADING, PAVING, UTILITIES
 AND DETENTION

PLAN & PROFILE
 ELM STREET

PROJECT NO. 15012



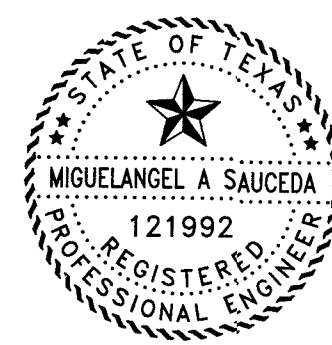
SYMBOLS LEGEND

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DESIGNED MS
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 DATE

B&L
 BAKER & LAWSON, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 4005 TECHNOLOGY DRIVE, SUITE 1530
 ANGLETON, TEXAS 77515 (979) 849-6681
 REG. NO. F-823



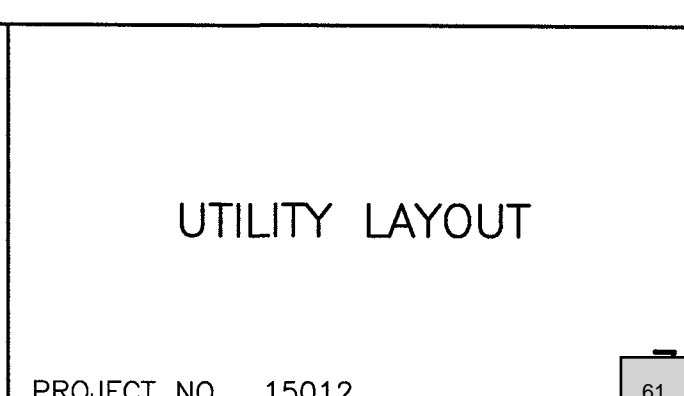
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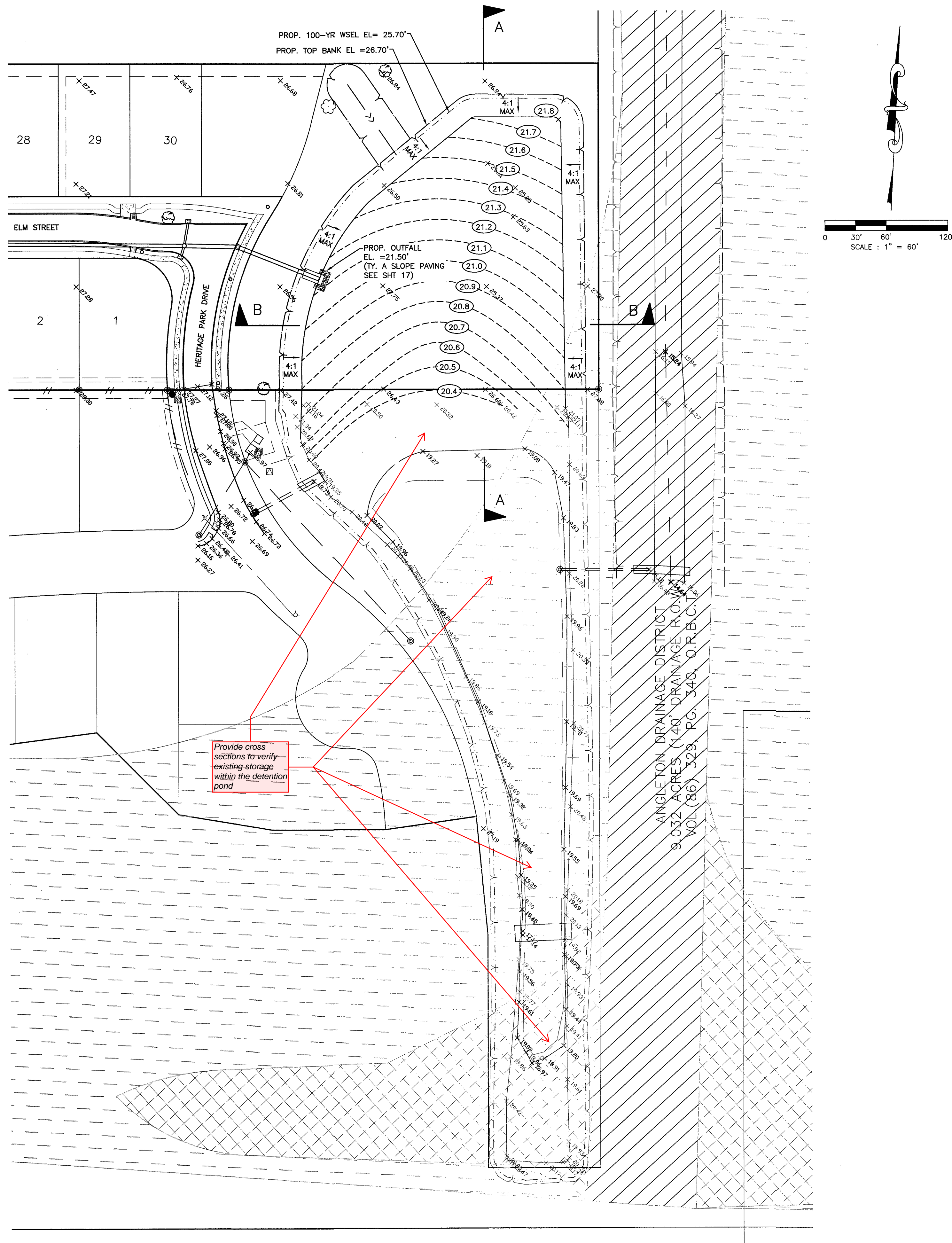
OWNER:
 Clint Peltier
 Clint Peltier Custom Homes
 979-481-4840

PLAN: 1" = 20'
 PROFILE:
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HERITAGE PARK SECTION 3
 ANGLETON, TEXAS
 PLANS FOR
 GRADING, PAVING, UTILITIES
 AND DETENTION

PLAN & PROFILE
 ELM STREET





POND INFORMATION

EXIST POND INFORMATION

AVE TOP BANK EL= 26.70'
 AREA TOP BANK = 115,200 SF
 FREEBOARD= 1.0'
 100-YR WSEL= 25.70'
 AREA @ 100-YR WSEL= 107,400 SF
 AVE TOE EL= 20.20'
 AREA TOE= 77,800 SF

DETENTION DEPTH= 5.5'
 AVE AREA= 96,500 SF

EXIST DETENTION= 530,750 CF = 12.18 AC-FT

EXPANDED POND INFORMATION

AVE TOP BANK EL= 26.70'
 AREA TOP BANK = 187,500 SF
 FREEBOARD= 1.0'
 100-YR WSEL= 25.70'
 AREA @ 100-YR WSEL= 177,800 SF
 AVE TOE EL= 20.90'
 AREA TOE= 137,500 SF

DETENTION DEPTH= 4.8'
 AVE AREA= 157,650 SF

TOTAL DETENTION= 756,720 CF = 17.37 AC-FT

DETENTION POND EXPANSION ADDS 5.19
 AC-FT OF DETENTION WHICH EXCEEDS THE
 REQUIRE 4.725 AC-FT FOR SECTION 3

DETENTION CALCULATIONS

PRE-DEVELOPMENT FLOW RATE CALCULATION (100-YEAR STORM)

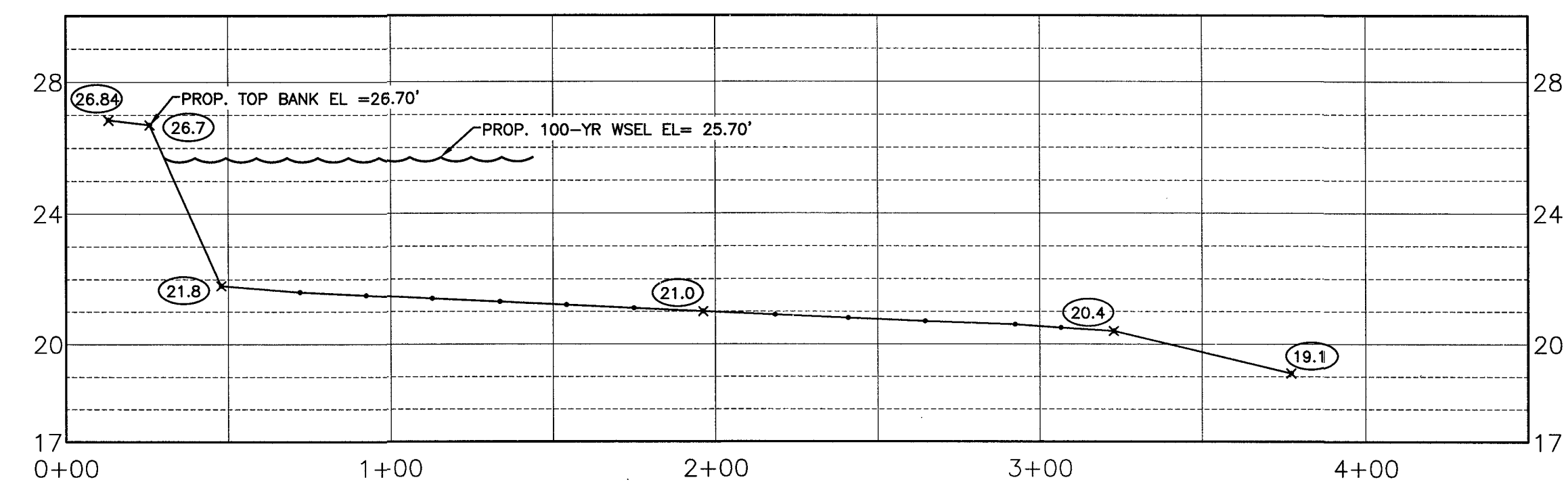
TC = 15.0 MIN. + 1510 LF GRASS @ 0.5 FPS 1,400
 = 6.583 IN/HR
 Q100 = 0.80 CFS/AC x 11.00 ACRES = 8.80 CFS MAXIMUM

ALLOWABLE OUTFALL RATE IN 0.80 CFS PER ACRE ACCORDING TO
 BRAZORIA COUNTY MASTER DRAINAGE STUDY (BASTROP BAYOU
 BB35).

PROPOSED CONDITION (100-YEAR STORM)

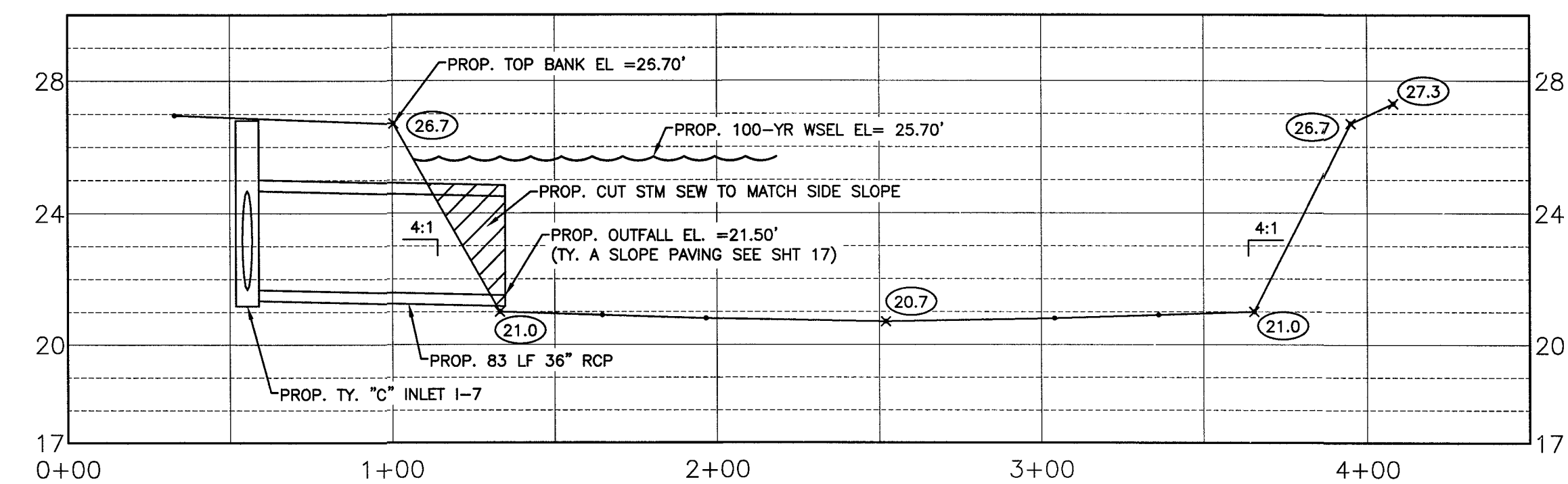
Q = CIA x 1.25 PK
 A = 11.0 ACRES
 C = 0.55
 TC = 15 MIN. + 120 LF GRASS @ 0.5 FPS
 + 220 LF GUTTER @ 2.0 FPS
 + 850 LF STM SEW @ 3.0 FPS
 + 310 LF POND @ 2.0 FPS = 28.8 MIN.
 I = 6.612 IN/HR
 Q = 0.55 x 6.612 x 11.0 x 1.25 = 50.00 CFS

DETENTION = 4.725 AC-FT = 205,821 CF



SECTION A-A

1" = 40' (HORIZ.)
 1" = 4' (VERT.)

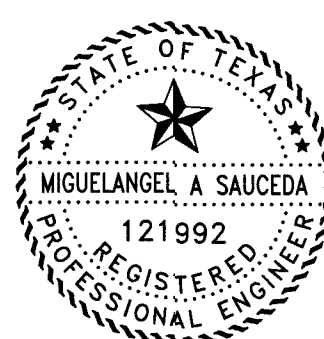


SECTION B-B

1" = 40' (HORIZ.)
 1" = 4' (VERT.)

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED MS
 DRAWN
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 DATE



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 Date: 3/11/22

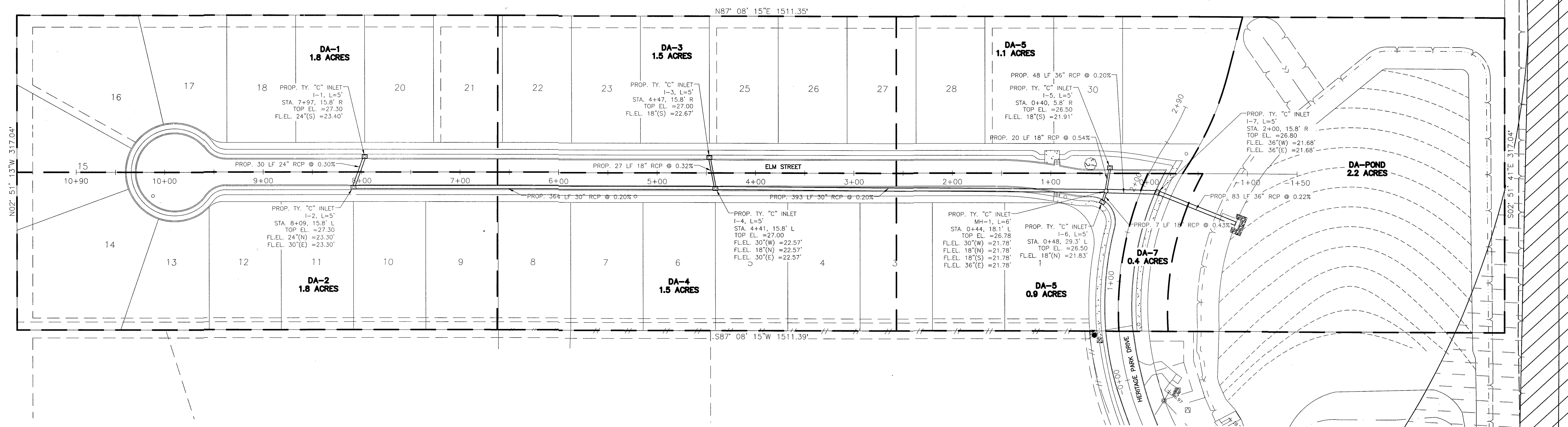
OWNER:
 Clint Peltier
 Clint Peltier Custom Homes
 979-481-4840

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

HERITAGE PARK SECTION 3
 ANGLETON, TEXAS
 PLANS FOR
 GRADING, PAVING, UTILITIES
 AND DETENTION

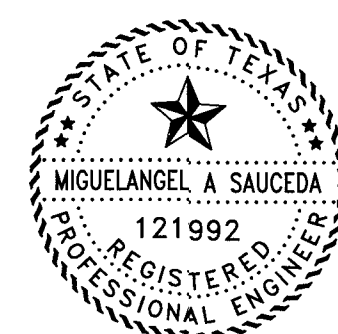
DETENTION POND LAYOUT
 & CALCULATIONS

PROJECT NO. 15012




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DATE _____



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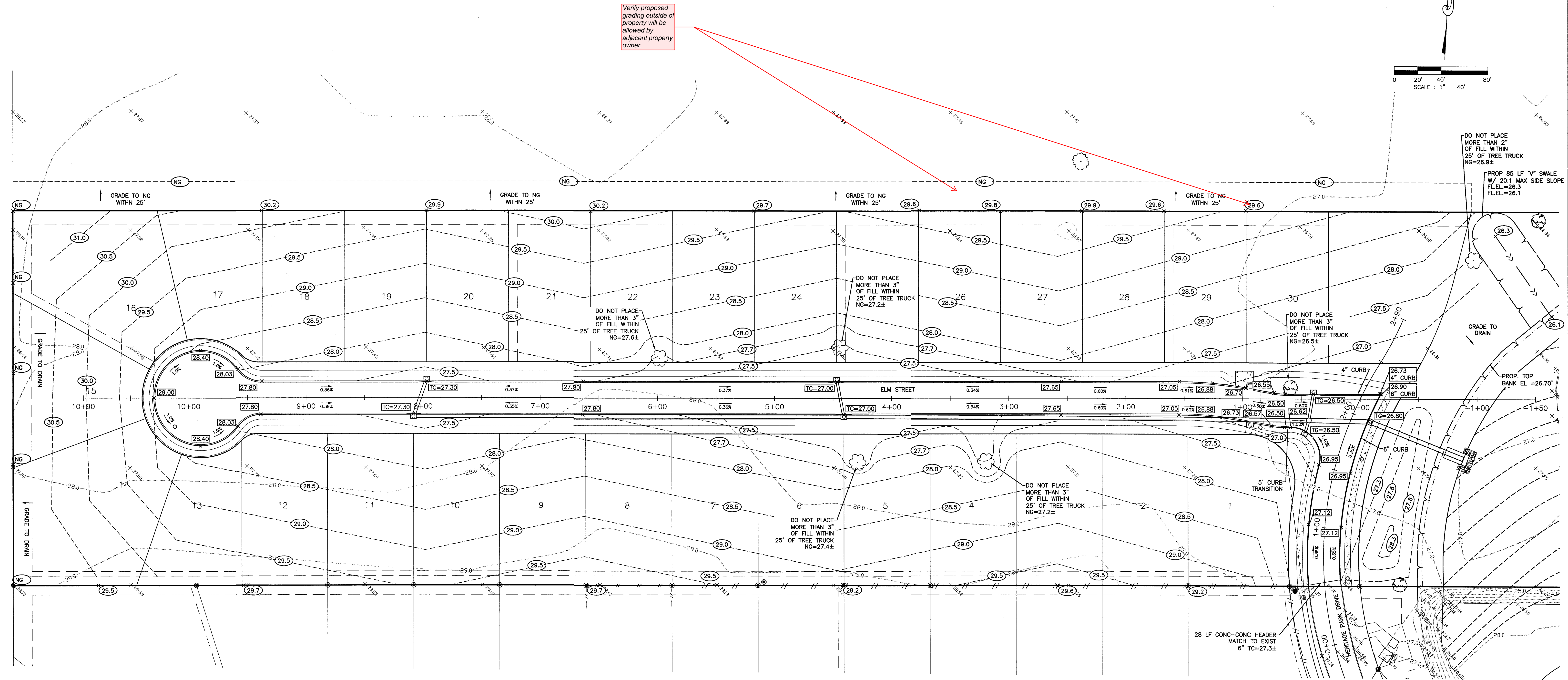
OWNER:
Clint Peltier
Clint Peltier Custom Homes
979-481-4840

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

HERITAGE PARK SECTION 3
ANGLETON, TEXAS
PLANS FOR
GRADING, PAVING, UTILITIES
AND DETENTION

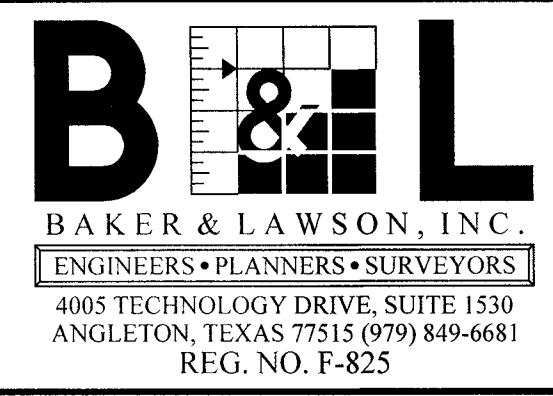
DRAINAGE ANALYSIS & STORM SEWER LAYOUT

PROJECT NO. 15012

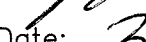


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DATE _____



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Date: 3/11/22

OWNER:
Clint Peltier
Clint Peltier Custom Homes
979-481-4840

PLAN: _____ 1" = 40'

PROFILE: _____

HORIZONTAL: _____

VERTICAL: _____

HERITAGE PARK SECTION 3

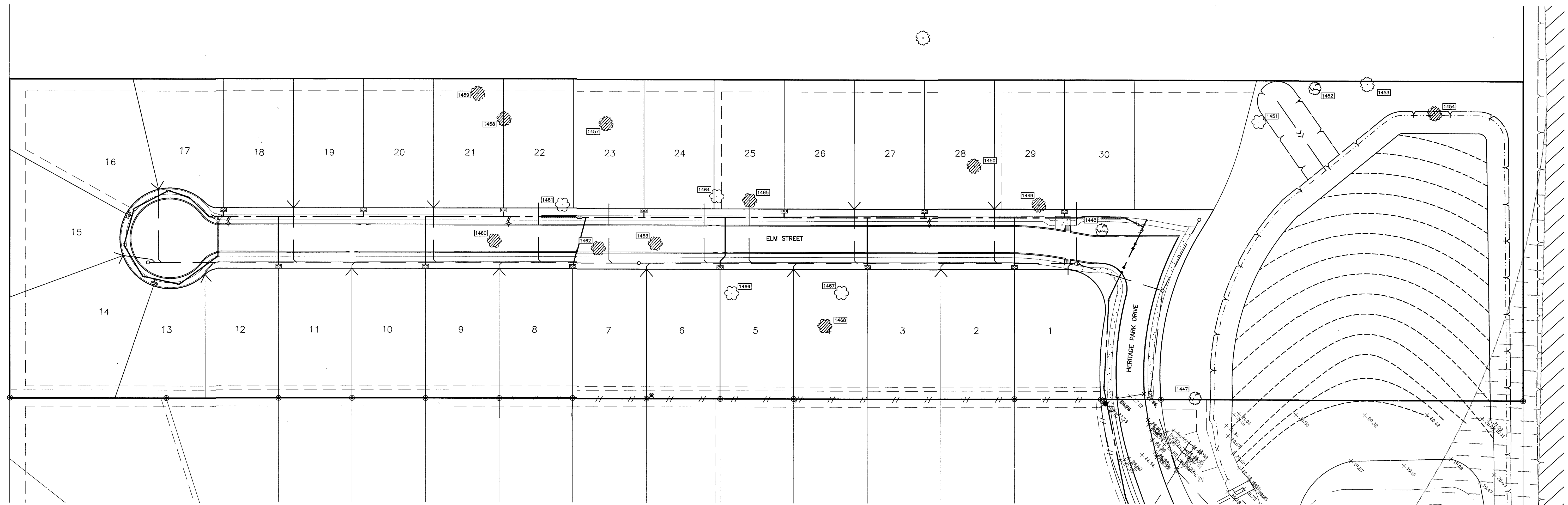
ANGLETON, TEXAS

PLANS FOR GRADING, PAVING, UTILITIES AND DETENTION

LOT GRADING PLAN

PROJECT NO. 15012

10
P4



TOTAL NUMBER OF HERITAGE TREES = 10
TOTAL CALIPER OF HERITAGE TREES = 213 IN

HERITAGE TREES TO BE REMOVED = 5
CALIPER OF REMOVED HERITAGE TREES = 102 IN

HERITAGE & SIGNIFICANT TREES TO BE PRESERVED = 8
CALIPER OF HERITAGE/SIGNIFICANT TREES TO BE PRESERVED = 189 IN

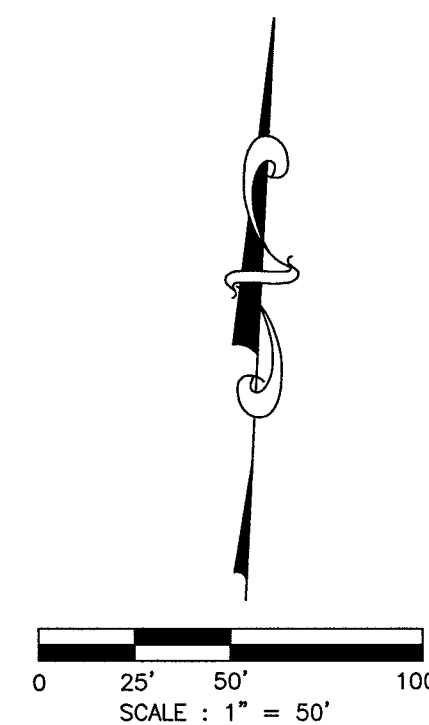
REQUIRED REPLACEMENT CALIPER = (102 - 189) X 3 = 0

PER SECTION 23-60.H.7 OF THE ANGLETON LDC, THE HOMEOWNER WILL PROVIDE TWO TREES PER LOT IN ADDITION TO THE REQUIRED REPLACEMENT CALIPER.

NO REPLACEMENT TREES IS REQUIRED IN THIS TREE PRESERVATION PLAN.

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

ID NO.	DIAMETER (IN)	SPECIES	TYPE	STATUS
1447	24	ELM	SIGNIFICANT	PRESERVE
1448	30	ELM	SIGNIFICANT	PRESERVE
1449	12	PERSIMMON	INSIGNIFICANT	REMOVE
1450	24	PERSIMMON	INSIGNIFICANT	REMOVE
1451	12	LIVE OAK	HERITAGE	PRESERVE
1452	24	ELM	SIGNIFICANT	PRESERVE
1453	12	COTTONWOOD	INSIGNIFICANT	REMOVE
1454	12	SUGARBERRY	INSIGNIFICANT	REMOVE
1457	20	PERSIMMON	INSIGNIFICANT	REMOVE
1458	20	RED CEDAR	INSIGNIFICANT	REMOVE
1459	20	RED CEDAR	INSIGNIFICANT	REMOVE
1460	24	LIVE OAK	HERITAGE	REMOVE
1461	24	LIVE OAK	HERITAGE	PRESERVE
1462	12	LIVE OAK	HERITAGE	REMOVE
1463	24	LIVE OAK	HERITAGE	REMOVE
1464	24	LIVE OAK	HERITAGE	PRESERVE
1465	24	LIVE OAK	HERITAGE	REMOVE
1466	15	LIVE OAK	HERITAGE	PRESERVE
1467	36	LIVE OAK	HERITAGE	PRESERVE
1468	18	LIVE OAK	HERITAGE	REMOVE

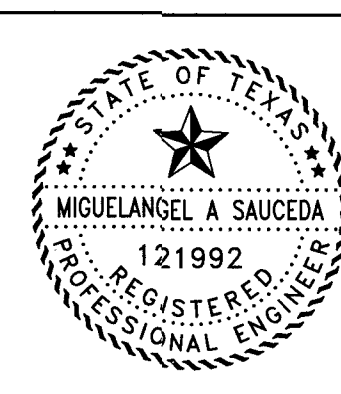


- SYMBOLS
- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
 - = FOUND MONUMENT (AS NOTED)
 - ⊕ = (TBM) TEMPORARY BENCHMARK
 - ⦿ = POWER POLE
 - ⊞ = MAIL BOX
 - ⊞ = WATER METER
 - ☼ = LIVE OAK (HERITAGE TREE)
 - ☼ = PECAN (HERITAGE TREE)
 - ☼ = ELM (SIGNIFICANT TREE)
 - = INSIGNIFICANT TREE

NO.	DATE	DESCRIPTION	APPROVED
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DATE	

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



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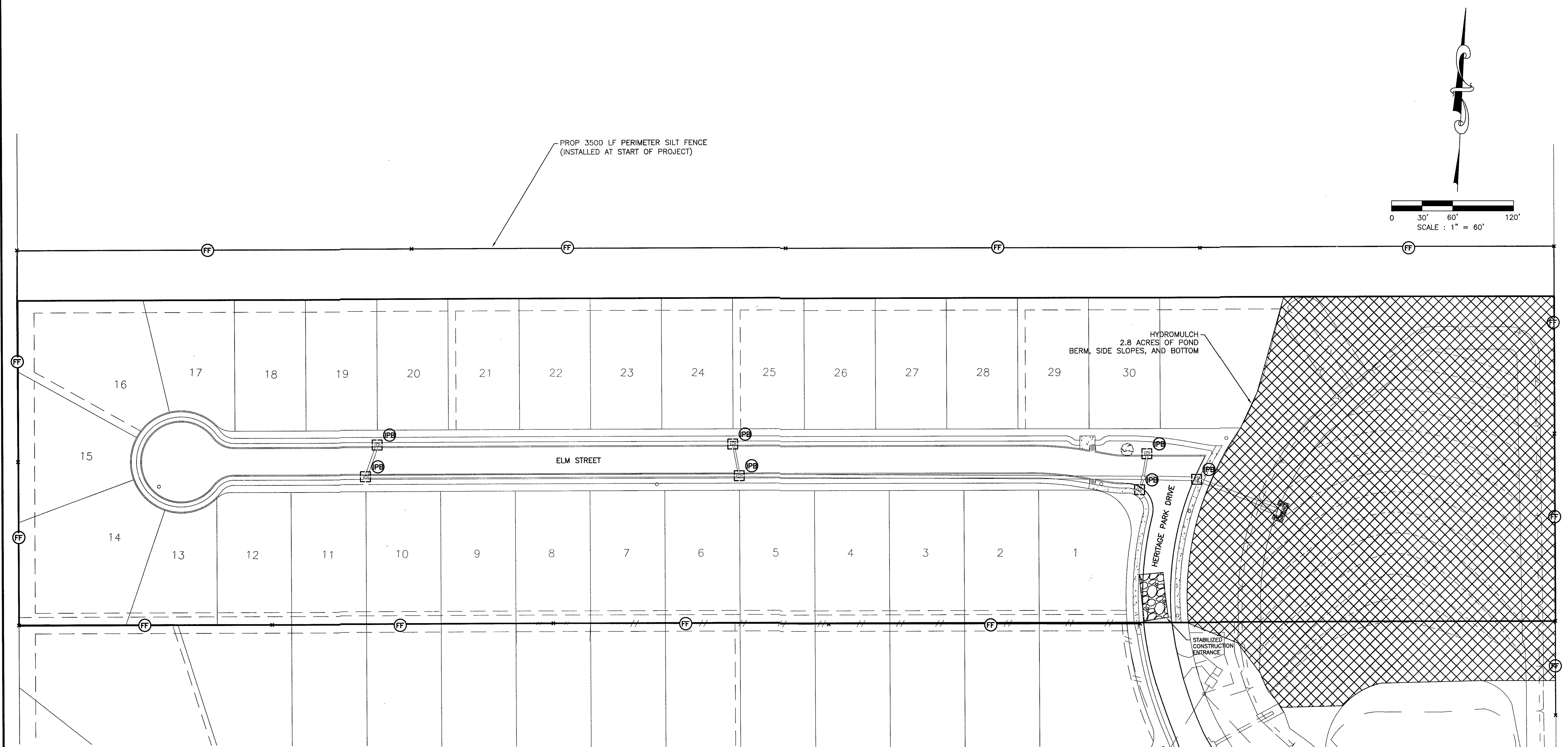
OWNER:
Clint Peltier
Clint Peltier Custom Homes
979-481-4840

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

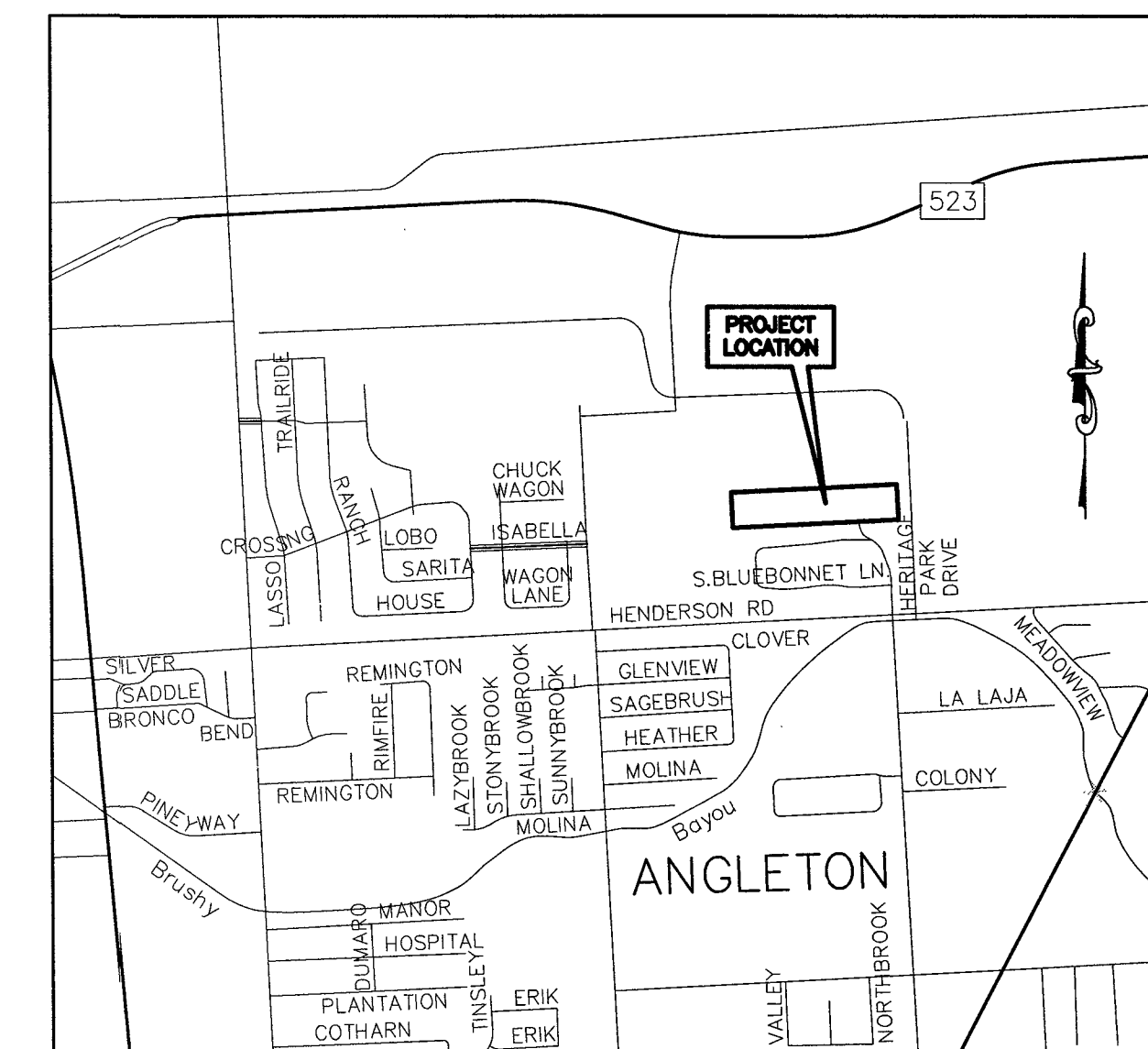
HERITAGE PARK SECTION 3
ANGLETON, TEXAS
PLANS FOR
GRADING, PAVING, UTILITIES
AND DETENTION

TREE PRESERVATION PLAN

PROJECT NO. 15012



GENERAL LOCATION MAP

VICINITY MAP
N.T.S.

PROJECT/SITE INFORMATION

PROJECT NAME: HERITAGE PARK SECTION 3
 PROJECT ADDRESS/LOCATION: 0 HERITAGE PARK DRIVE
 CITY: ANGLETON STATE: TX. ZIP CODE: 77515
 LATITUDE: 29°11'48.1" LONGITUDE: 95°24'41.3" COUNTY: BRAZORIA
 NAME OF RECEIVING WATERS: GULF OF MEXICO

05/01/2022 MONTH/DAY/YEAR
 ESTIMATED CONSTRUCTION START DATE
05/01/2023 MONTH/DAY/YEAR
 ESTIMATED COMPLETION DATE

ESTIMATE OF AREA TO BE DISTURBED: 13.00 ACRES

ESTIMATE OF LIKELIHOOD OF DISCHARGE:

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

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

☐ YES ☒ NO

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

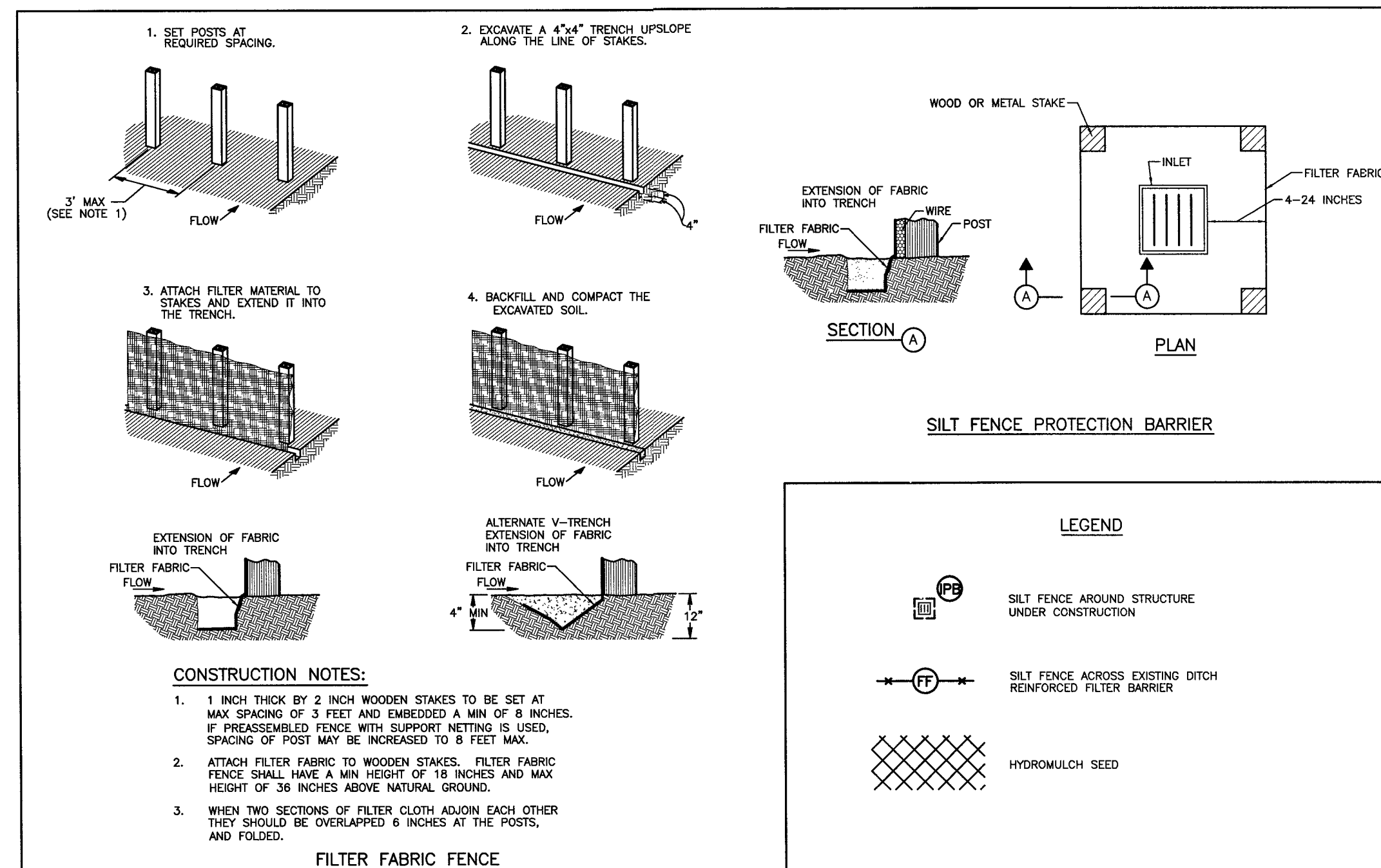
(a) ☒ (b) ☐ (c) ☐ (d) ☐

NOTES:

CONTRACTOR WILL DRY SEED APPROXIMATELY
 13.0 ACRES OF LAND AT PROJECT COMPLETION

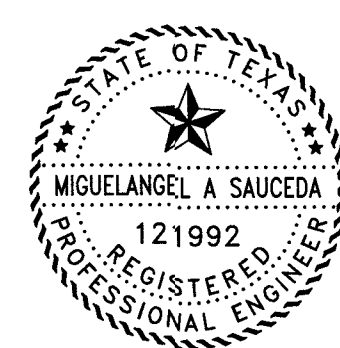
CONTRACTOR WILL INSTALL SILT FENCING BEHIND
 ALL BACK OF CURB AT PROJECT COMPLETION
 (2450 LF)

CONTRACTOR WILL INSTALL PRE-CONCRETE AND
 POST-CONCRETE INLET PROTECTION BARRIERS ON
 CURB INLETS



NO.	DATE	DESCRIPTION	APPROVED

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Date: 3/11/22

OWNER:
Clint Peltier
Clint Peltier Custom Homes
979-481-4840

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

HERITAGE PARK SECTION 3
ANGLETON, TEXAS
PLANS FOR
GRADING, PAVING, UTILITIES
AND DETENTION

SWPPP LAYOUT

PROJECT NO. 15012

1. SITE DESCRIPTION

A. NATURE OF THE CONSTRUCTION ACTIVITY:

HERITAGE PARK, SECTION 3 SUBDIVISION ANGLETON, BRAZORIA COUNTY, TEXAS. BEING 11.0 ACRE DEVELOPED AREA WHICH WILL BE A RESIDENTIAL SUBDIVISION OF 30 LOTS (70' WIDE USUALLY). CONSTRUCTION WILL INCLUDE UNDERGROUND UTILITIES, STORM SEWERS, CONCRETE ROADWAYS WITH CURBS AND DETENTION POND EXCAVATION WITH MATERIAL SPREAD FOR LOT GRADING.

B. INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:

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

C. TOTAL PROJECT AREA:

11.00 ACRES

D. TOTAL AREA TO BE DISTURBED:

13.00 ACRES

WEIGHTED RUNOFF COEFFICIENT (BEFORE CONSTRUCTION):

0.30

(AFTER CONSTRUCTION):

0.55

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

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

G. NAME OF RECEIVING WATERS:

RUNOFF WILL BE COLLECTED IN THE STORM SEWER SYSTEM AND ROUTED TO THE DETENTION POND. THE POND OUTFALLS INTO RANCHO DITCH WHICH THEN OUTFALLS TO BRUSHY BAYOU, AND THEN TO THE GULF OF MEXICO.

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

NONE

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

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

NONE

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

NONE

2. CONTROLS

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

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

1. INSTALL SILT FENCE AROUND THE PERIMETER OF THE AREA TO BE DISTURBED. THE ORDER OF ACTIVITIES WILL BEGIN WITH THE COMPLETE STRIPPING OF ALL AREAS TO RECEIVE FILL MATERIAL. REMOVED VEGETATION TO BE STOCKPILED ADJACENT TO THE WORK TO BE SPREAD AFTER LOT GRADING IS COMPLETE.

2. REGRADE THE EXISTING POND AND SPREAD MATERIALS ON SITE. INSTALL WATER LINES, SANITARY SEWER LINES AND MANHOLES AND STORM SEWER PIPES, INLETS AND MANHOLES. INSTALL INLET PROTECTION BARRIERS AROUND ALL INLETS. FULLY EXCAVATE THE DETENTION POND TO PROVIDE OUTFALL PATH FOR THE STORM SEWER SYSTEM. INSTALL THE RESTRICTIVE OUTLET.

3. ROADWAY EXCAVATION, LIME STABILIZATION AND CONCRETE PAVING WILL FOLLOW UNDERGROUND UTILITY AND STORM SEWER CONSTRUCTION. DURING ROADWAY WORK, THE REMAINDER OF THE DETENTION POND WILL BE EXCAVATED AND MATERIAL SPREAD ON LOTS. INSTALL SILT FENCE IN THE BOTTOM OF THE POND UPSTREAM OF THE RESTRICTIVE OUTFALL CULVERT.

4. AS SOON AS CONCRETE CURBS ARE INSTALLED, INSTALL SILT FENCING BEHIND ALL CURBS.

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

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

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

THE FOLLOWING RECORDS SHALL BE MAINTAINED AND ATTACHED TO THIS SWPPP:

DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, DATES WHEN STABILIZATION MEASURES ARE INITIATED.

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

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

CURBS & GUTTERS STORM SEWERS

C. OTHER CONTROLS

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

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

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

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

OFFSITE VEHICLE TRACKING SHALL BE MINIMIZED BY:

HAUL ROADS DAMPENED FOR DUST CONTROL LOADED

X HAUL TRUCKS TO BE COVERED WITH TARPULIN

X EXCESS DIRT ON ROAD REMOVED DAILY STABILIZED

CONSTRUCTION ENTRANCE

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

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

3. MAINTENANCE

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

4. INSPECTION

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

5. NON-STORMWATER DISCHARGES

FIRE HYDRANT FLUSHING

X BUILDING WASHDOWN WITHOUT DETERGENTS

X PAVEMENT WASHDOWN WITHOUT DETERGENTS

X CONDENSATE

UNCONTAMINATED GROUNDWATER

UNCONTAMINATED FOUNDATION DRAINS

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED MS

DRAWN

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DATE

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ENGINEERS • PLANNERS • SURVEYORS

4005 TECHNOLOGY DRIVE, SUITE 1530

ANGLETON, TEXAS 77515 (979) 849-6681

REG. NO. F-825

STATE OF TEXAS

MIGUEL ANGEL A. SAUCEDA

121992

REGISTERED PROFESSIONAL ENGINEER

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3/11/22

OWNER:

Clint Peltier

Clint Peltier Custom Homes

979-481-4840

PLAN:

PROFILE:

HORIZONTAL:

VERTICAL:

HERITAGE PARK SECTION 3

ANGLETON, TEXAS

PLANS FOR

GRADING, PAVING, UTILITIES

AND DETENTION

SWPPP NARRATIVE

PROJECT NO. 15012

17

67

15012-SHEET SET.DWG

1

Hydrological and Hydraulic Impacts

Heritage Park 3, Angleton TX

Job # 15012

Brazoria County, Texas

A=11.0 Acre Development:

Pre Development:

C = 0.1815

TC = 65.3 Minutes, I = 4.408 in/hr

Q = 100 Year Storm = 8.80 cfs

Post Development

C = 0.55

T/C = 28.8 Minutes, I = 6.612 in/hr

Q = 100 Year Storm = 50.00 cfs

Required Detention:

4.725 acre-feet (205,821 c.f.)

Maximum allowable outfall rate is 0.80 cfs/acre

ac according to Bra Co Master Study for

Drainage Areas BB35 & BB36 of Bastrop Bayou

Pre Q100= 0.80 x 11.0 = 8.8 CFS

Miguel Saucedo, P.E. Feb 28, 2022

2

Drainage Analysis

Job # 15012 - Heritage Park 3, Angleton TX

Rainfall intensity calculations for Brazoria County

i = intensity (in/hr)

b = coefficient

t = time of concentration

d = coefficient

e = coefficient

subscript

i=1 = 2 year storm

i=2 = 5 year storm

i=3 = 10 year storm

i=4 = 25 year storm

i=5 = 50 year storm

i=6 = 100 year storm

i := 1..6

b_i :=

S_b :=

d_i :=

75.5

82.8

88.1

100.8

107.3

120.2

0.807

0.775

0.756

0.753

0.742

0.741

14.7

16.9

18.4

19.1

19.8

21.3

J₆₀ := 65.3

ENTER PREDEVELOPMENT TIME OF CONCENTRATION

I₁ :=

I₆ = 4.408

Predevelopment Intensity of interest

C₆₀ := 0.1815

ENTER PREDEVELOPMENT C VALUE

A₆₀ := 11.0

ENTER AREA

3

C_T := 1.00

Q := C_T · I₆ · A

Q = 8.8

V₆₀ := (C) · A · 43560 · 1.08

V = 9.392 × 10⁴

Must Insert correct subscript for I to obtain the relevant Q

For these calculations, total volume storage is assumed to equal (C)_T · A with A converted to square feet multiplied by 13" (1.08')

DEVELOPMENT OF RUNOFF HYDROGRAPH

MALCOM'S METHOD AS DESCRIBED IN THE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL

T :=

T = 7.679 × 10³

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

t := 0, 1000..84000

f(t) :=

f(t) describes rising limb of hydrograph

g(t) := 4.34 · Q · exp

g(t) describes descending limb of hydrograph

q(t) := if (t ≤ 1.25 · T, f(t), g(t))

4

Volume_{pre} :=

Volume_{pre} = 9.426 × 10⁴

Predevelopment hydrograph

J₆₀ := 28.8

ENTER POST DEVELOPMENT TIME OF CONCENTRATION

I₁ :=

I₆ = 6.612

Post development I of interest

C₆₀ := 0.55

ENTER POST DEVELOPMENT C FACTOR

REVISE C AND AREA IF NECESSARY

S₆₀ := 1.25

Q := C · I₆ · A · C_T

Q = 50.002

V₆₀ := (C) · A · 43560 · 1.08

5

V = 2.846 × 10⁵

T :=

T = 4.095 × 10³

t := 0, 1000..25000

f(t) :=

g(t) := 4.34 · Q · exp

r(t) := if (t ≤ 1.25 · T, f(t), g(t))

Volume_{post} :=

Volume_{post} = 2.856 × 10⁵

Post development hydrograph

r(t)

t

6

Combined pre and post development hydrographs

q(t)

t

f(t) := ((r(t) - q(t))) · 1

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

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

ACRE- FEET

v(t)

43560

= 4.725

DESIGNED MS

DRAWN

CHECKED

DATE

BAKER & LAWSON, INC.

ENGINEERS • PLANNERS • SURVEYORS

4005 TECHNOLOGY DRIVE, SUITE 1530

ANGLETON, TEXAS 77515 (979) 849-6681

REG. NO. F-825

STATE OF TEXAS

MIGUEL ANGEL A SAUCEDA

121992

REGISTERED PROFESSIONAL ENGINEER

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Date: 3/11/22

OWNER:

Clint Peltier

Clint Peltier Custom Homes

979-481-4840

PLAN:

PROFILE:

HORIZONTAL:

VERTICAL:

HERITAGE PARK SECTION 3

ANGLETON, TEXAS

PLANS FOR

GRADING, PAVING, UTILITIES

AND DETENTION

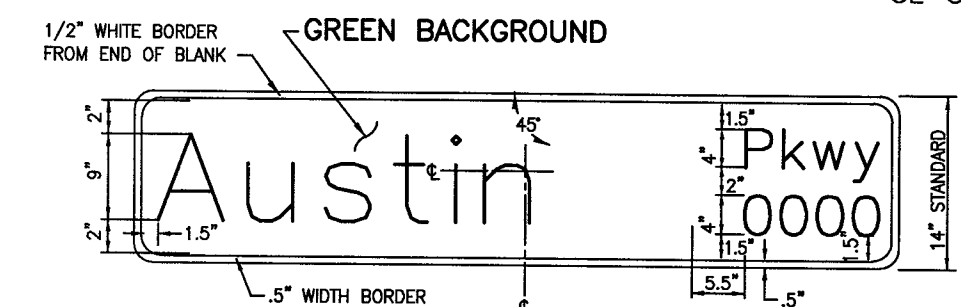
HYDROLOGIC CALCULATIONS

PROJECT NO. 15012

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

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

SL-ST-68



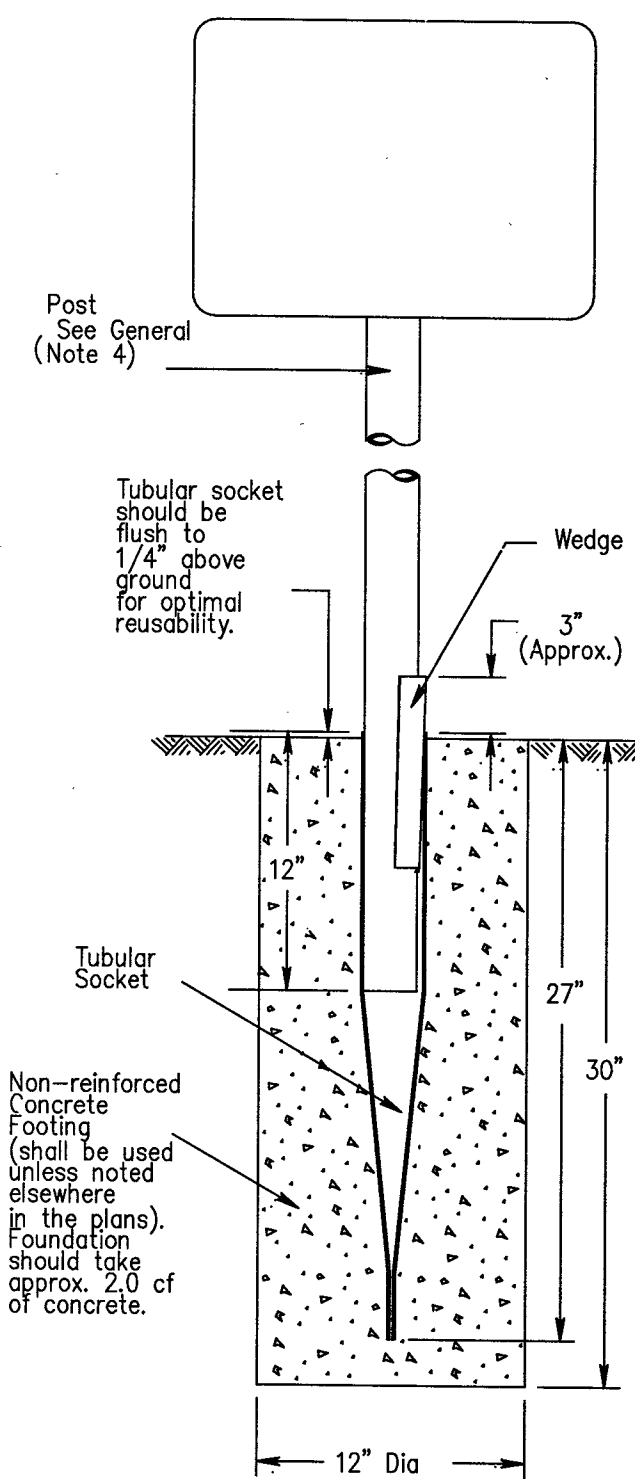
NOTES:

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

SL-ST-67

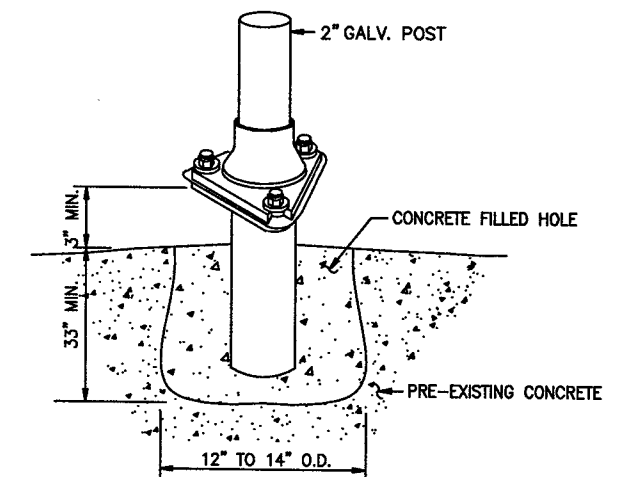
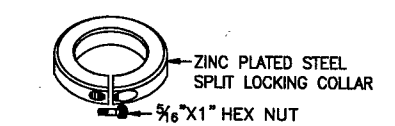
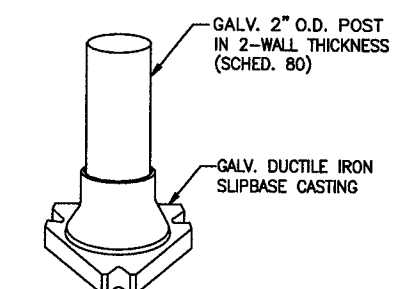
DETAIL OF SIGN
FOR MAIST ARM TRAFFIC
SIGNAL POLES

Wedge Anchor System



SM RD SGN ASSM TY TWT(X)WA(P)
SL-ST-62

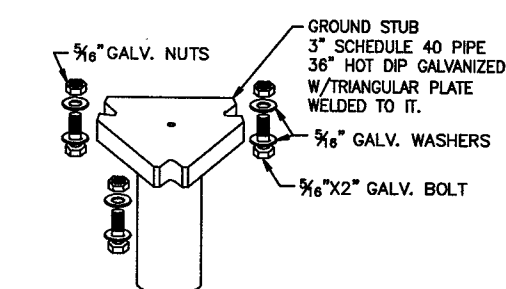
SL-ST-68



CONCRETE SIGN PEDESTAL SL-ST-65
NTS

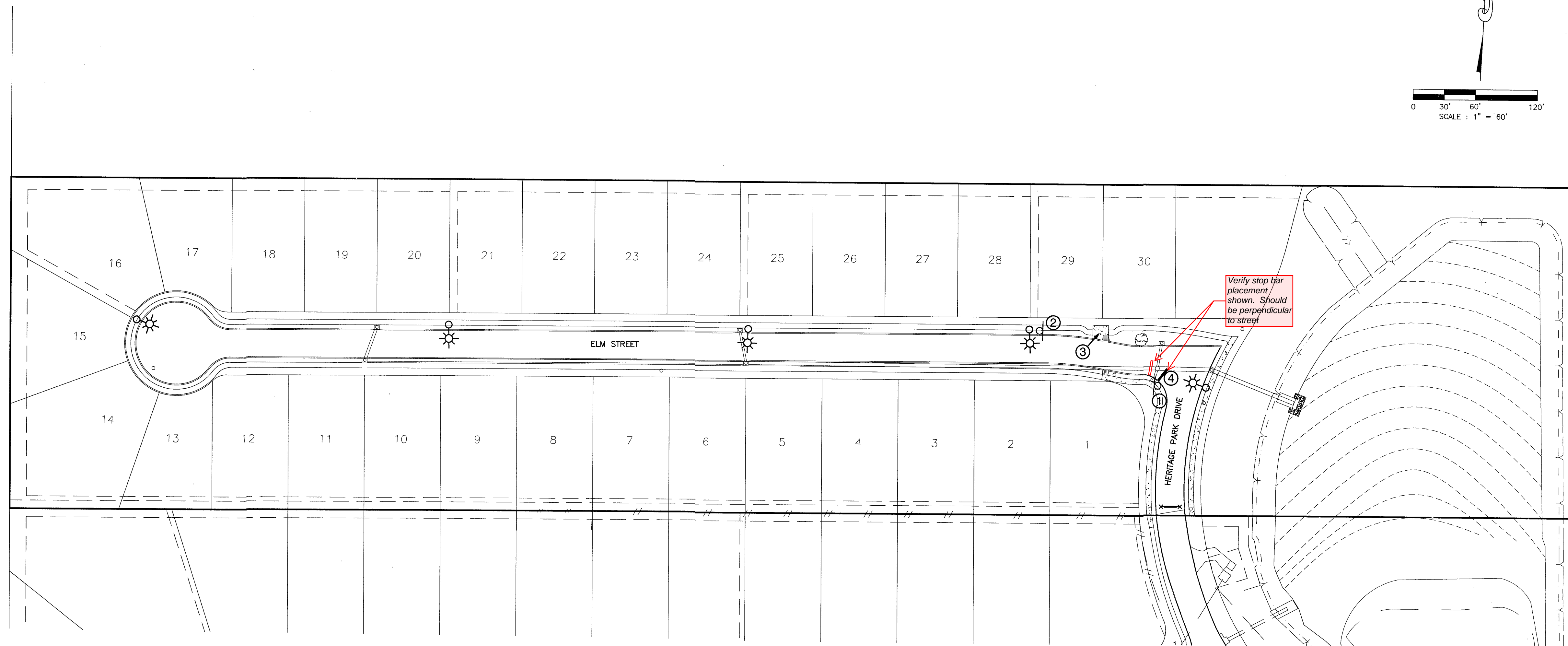
NTS

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



POZ-LOCK SLIPBASE SYSTEM

SL-ST-64



☀️ STREET AREA LIGHTING (5 LOCATIONS)

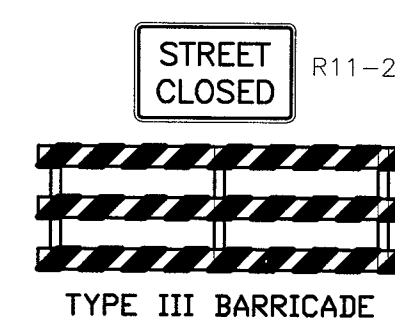
 STREET SIGNS

- ① STOP - FACING ELM STREET
ELM STREET / HERITAGE PARK DRIVE
"NO OUTLET" SIGN FACING HERITAGE PARK DRIVE
- ② 30 MPH SPEED LIMIT
- ③ 3 CBU POST OFFICE MAIL BOXES
- ④ 24" WIDE THERMOPLASTIC STOP BAR

LIGHTING PLAN PROVIDED IS SHOWN AS RECOMMENDED. FINAL LOCATIONS AND QUANTITIES ARE DETERMINED BY TEXAS NEW MEXICO POWER (TNMP).

ALL SIGN PLACARDS WILL BE GREEN WITH WHITE LETTERING

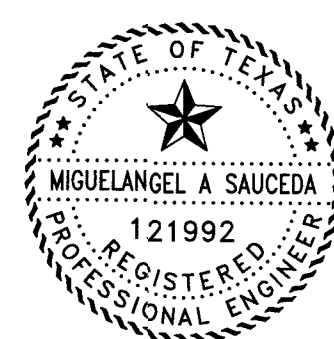
Verify
where this
will be used




TYPE III BARRICADE

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED MS
DRAWN _____
CHECKED _____
DATE _____



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Miguel Saucedo
P.E. 121992



Date: 3/11/22

OWNER:
Clint Peltier
Clint Peltier Custom Homes
979-481-4840

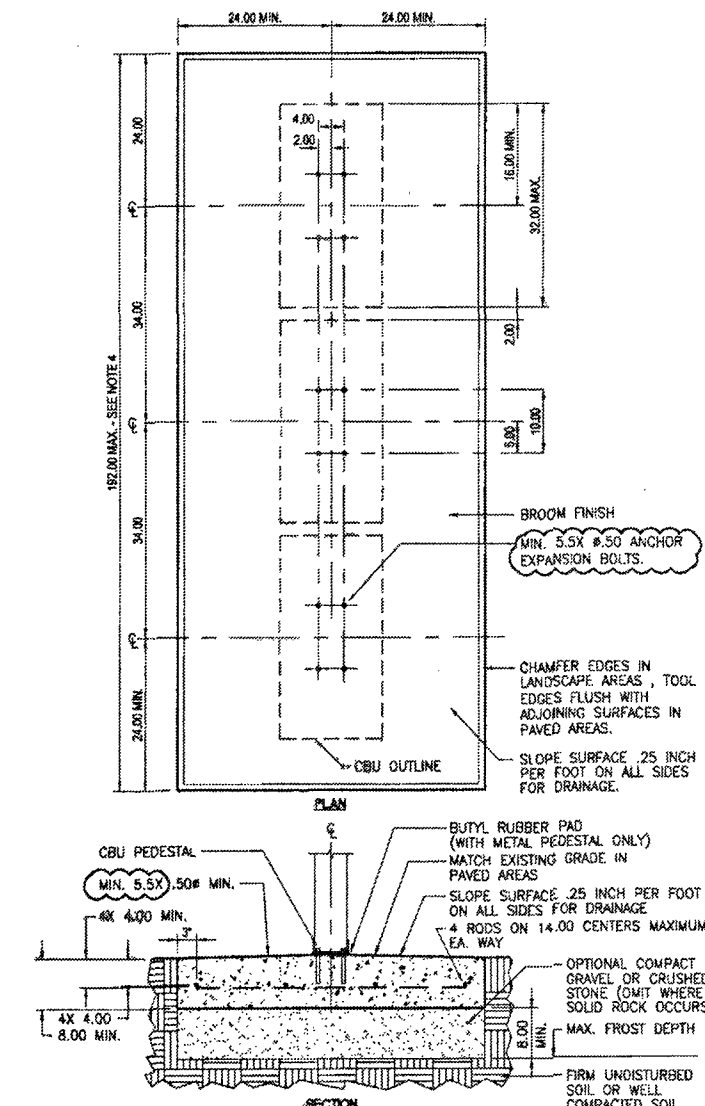
PLAN: 1" = 60'
 PROFILE:
 HORIZONTAL: _____
 VERTICAL: _____

HERITAGE PARK SECTION 3
ANGLETON, TEXAS
PLANS FOR
GRADING, PAVING, UTILITIES
AND DETENTION

PAVEMENT MARKING,
MAIL BOXES,
STREET SIGNS, AND
ROADWAY LIGHTING LAYOUT

PROJECT NO. 15012

NOTES TO A/E:



- NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS, CONTAIN 4% MIN. AIR, AND BE PLACED WITH A 3.50" - 4.50" SLUMP IN ACCORDANCE WITH AC 301.
 2. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60.
 3. EXPANSION JOINTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDER:
 - a. RITE-WAY JOINT (www.rite-way.com) 1/2" DIA. x 5'-11 1/2" OVERALL LENGTH.
 - b. RITE-WAY JOINT (www.rite-way.com) 1/2" DIA. x 5'-11 1/2" OVERALL LENGTH.
 - c. RITE-WAY JOINT (www.rite-way.com) 1/2" DIA. x 5'-11 1/2" OVERALL LENGTH.
 4. A 3" CBU CONFIGURATION IS DELETED. A 2" OR 4" CBU CONFIGURATION MAY BE USED AS LONG AS THEY ARE APPROVED IN GROUPS SUCH THAT THE OVERALL DIMENSION OF THE CONCRETE BASE DOES NOT EXCEED 16 FEET.

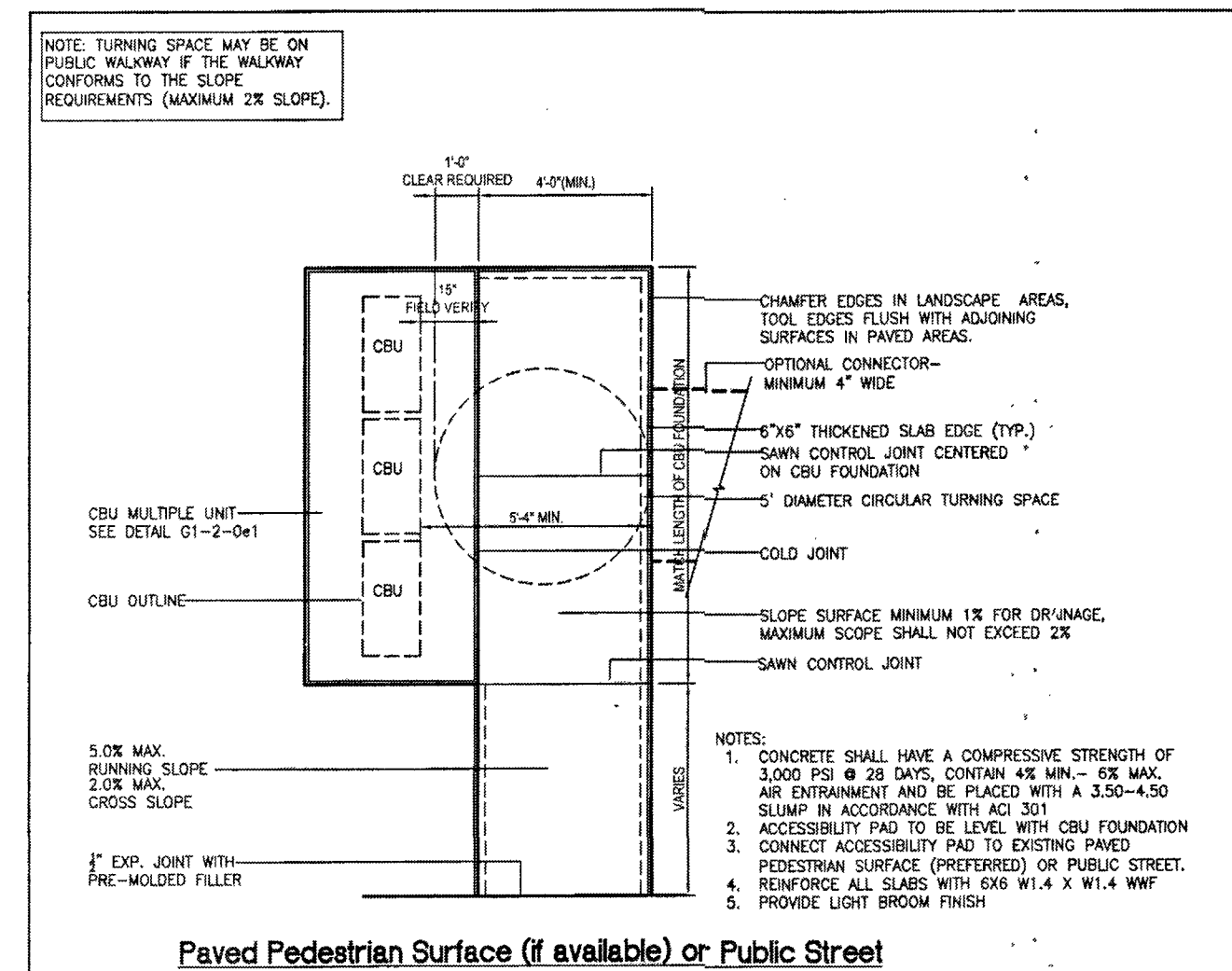
Detail	CLUSTER BOX UNIT (CBU) INSTALLATION - MULTIPLE UNIT	Fac.	Ch.	Sect.	Para.	Detail
CAD File	J:\usps\library\details\G1-2-0e1	Scale	1/2" = 1'-0"	1/2"	1'	
USPS SOL Issued: 10/1/2016		Last Revised: 10/2/2016				

UNITED STATES POSTAL SERVICE

STANDARD DETAIL LIBRARY

NOTES TO A/E:

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



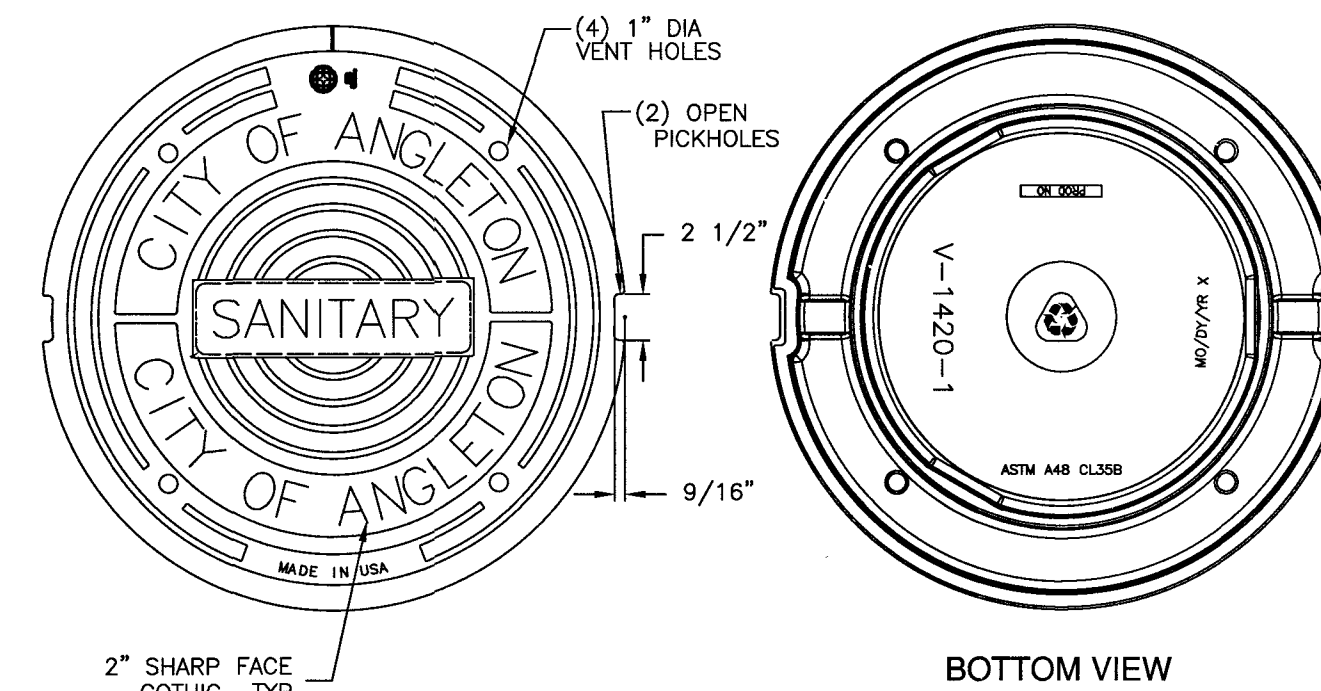
Paved Pedestrian Surface (if available) or Public Street

Detail	CLUSTER BOX UNIT (CBU) ACCESS MANEUVERING SPACE - MULTIPLE UNIT	Fac.	Ch.	Sect.	Para.	Detail
CAD File	J:\usps\library\details\G1-2-0e3.dwg	Scale	1/4" = 1'-0"	1/4"	1'	
USPS SOL Issued: 10/1/2016		Last Revised: 7/14/2016				

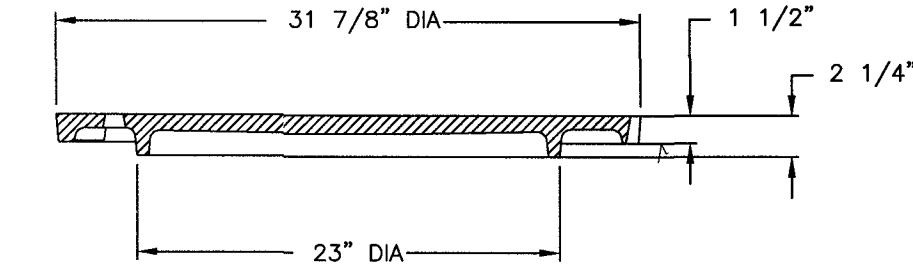
UNITED STATES POSTAL SERVICE

STANDARD DETAIL LIBRARY

V1420-1 Cover



BOTTOM VIEW



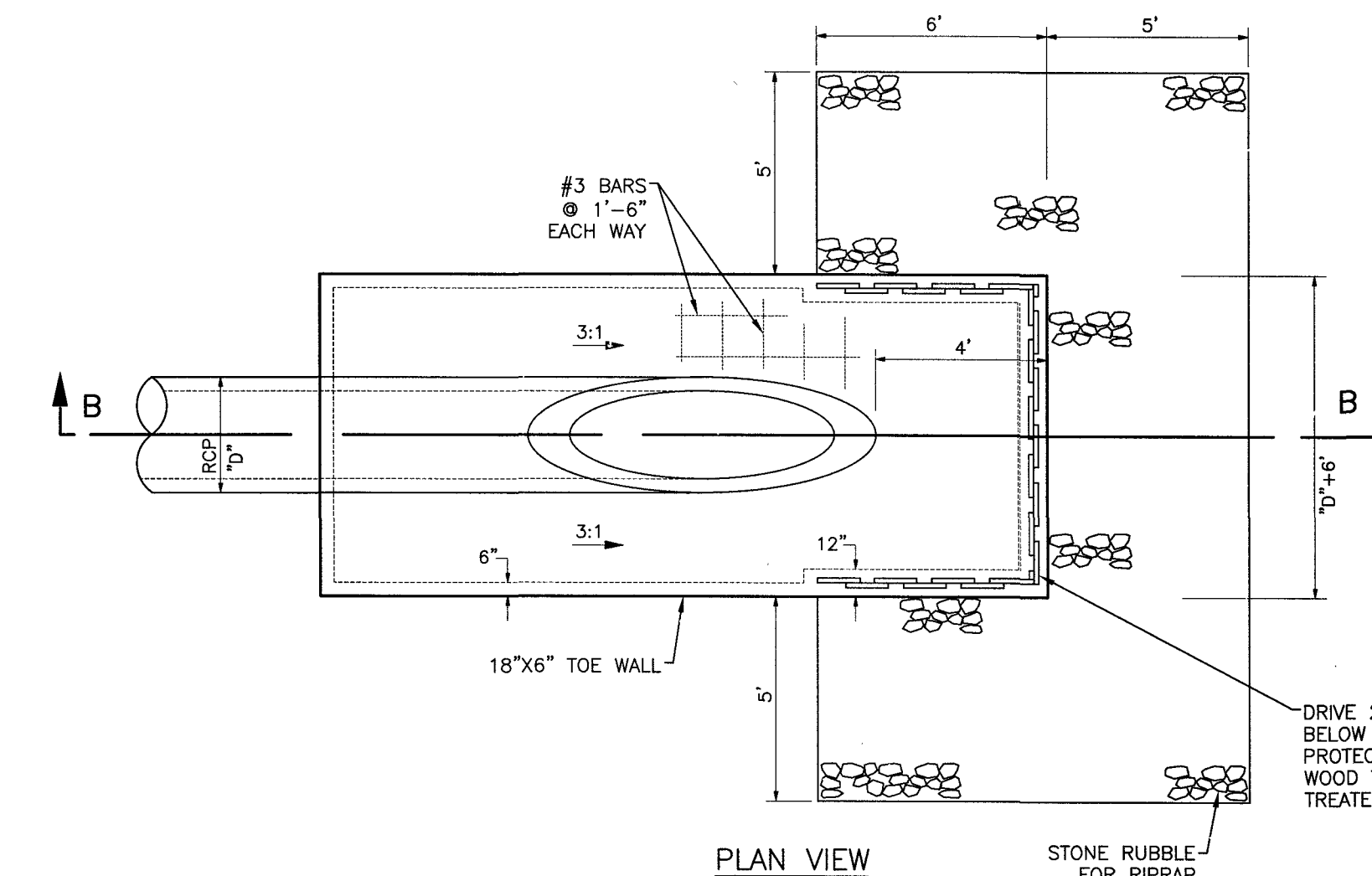
COVER SECTION

NOTES

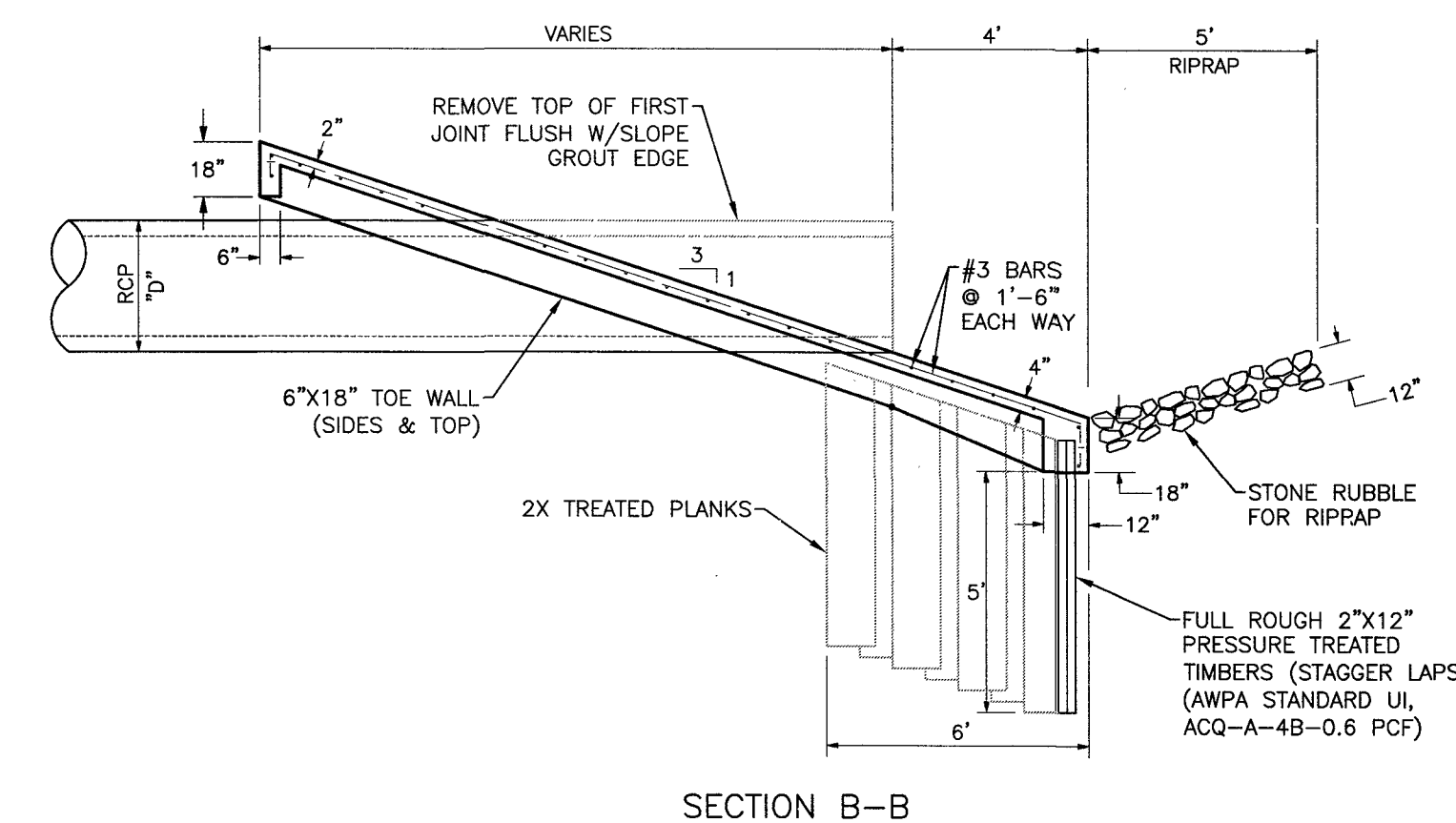
1. MATERIAL SPECIFICATION SHALL BE ASTM A-48 CLASS 35B.
2. COVER TO BE SOLID, WITHOUT HOLES AND WITH NON-PENETRATION RIM ACCESS RECESSES ONLY.
3. HORIZONTAL BEARING SURFACES TO BE MACHINED AND SEALED AT INSTALLATION WITH WATERPROOF GREASE COATING.
4. LOAD RATING TO BE HEAVY-DUTY.
5. MANHOLE FRAMES AND COVERS SET IN FARM TO MARKET ROADS OR HIGHWAYS SHALL FOLLOW TxDOT SPECIFICATIONS. (UNLESS OTHERWISE NOTED BY ANGLETON)

1 32" Manhole Cover and Frame

Scale: NTS



PLAN VIEW



SECTION B-B

TYPE (A)

STANDARD CONCRETE SLOPE PAVING PIPE OUTFALL

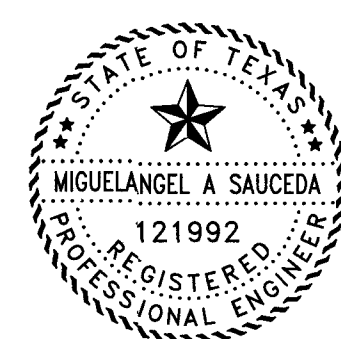
NTS

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

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

				DESIGNED	MS
				DRAWN	
				CHECKED	
NO.	DATE	DESCRIPTION	APPROVED	DATE	
REVISIONS					

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



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Date: 3/11/22

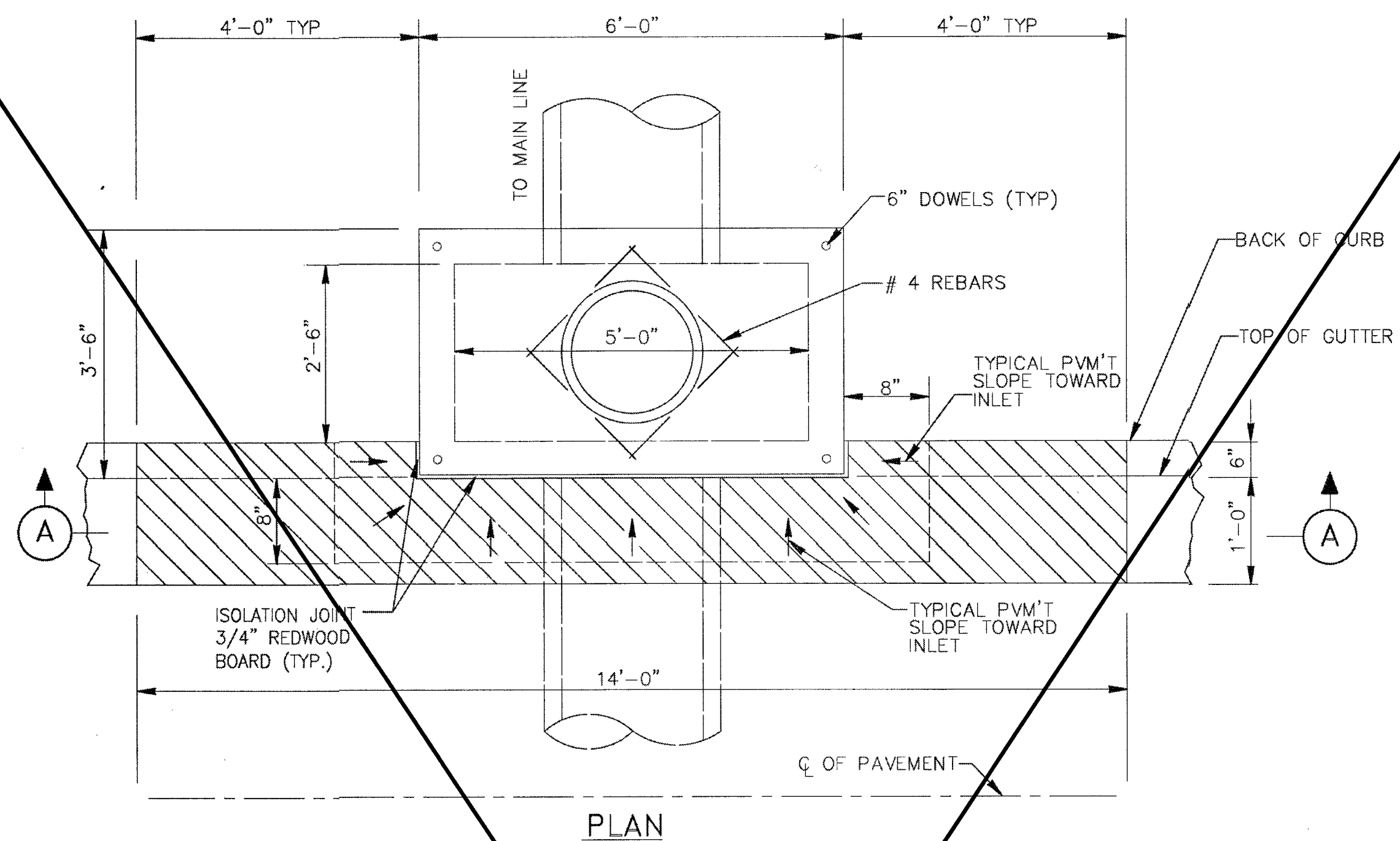
OWNER:
Clint Peltier
Clint Peltier Custom Homes
979-481-4840

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

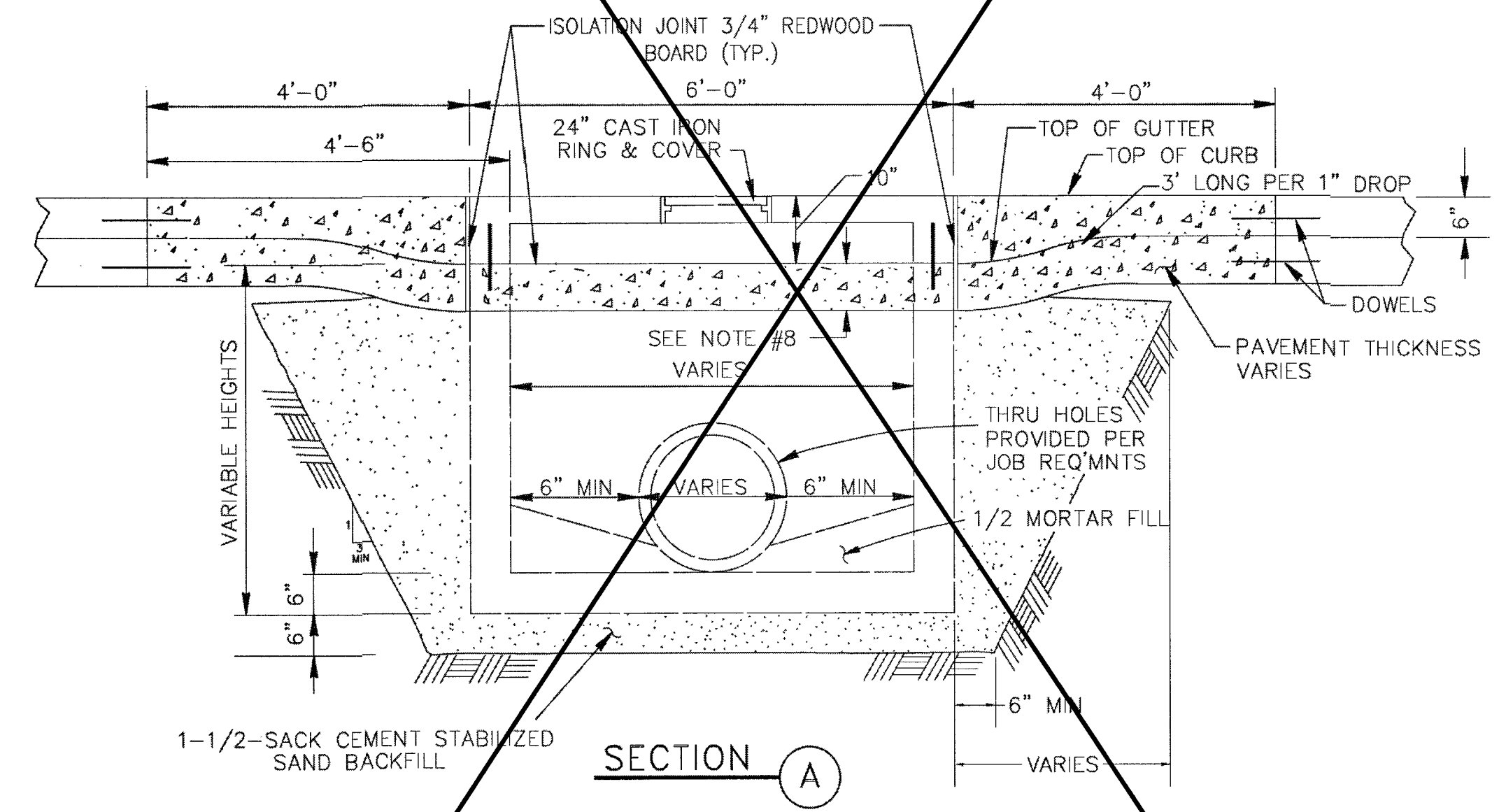
HERITAGE PARK SECTION 3
ANGLETON, TEXAS
PLANS FOR
GRADING, PAVING, UTILITIES
AND DETENTION

MISCELLANEOUS
DETAILS

PROJECT NO. 15012



PLAN

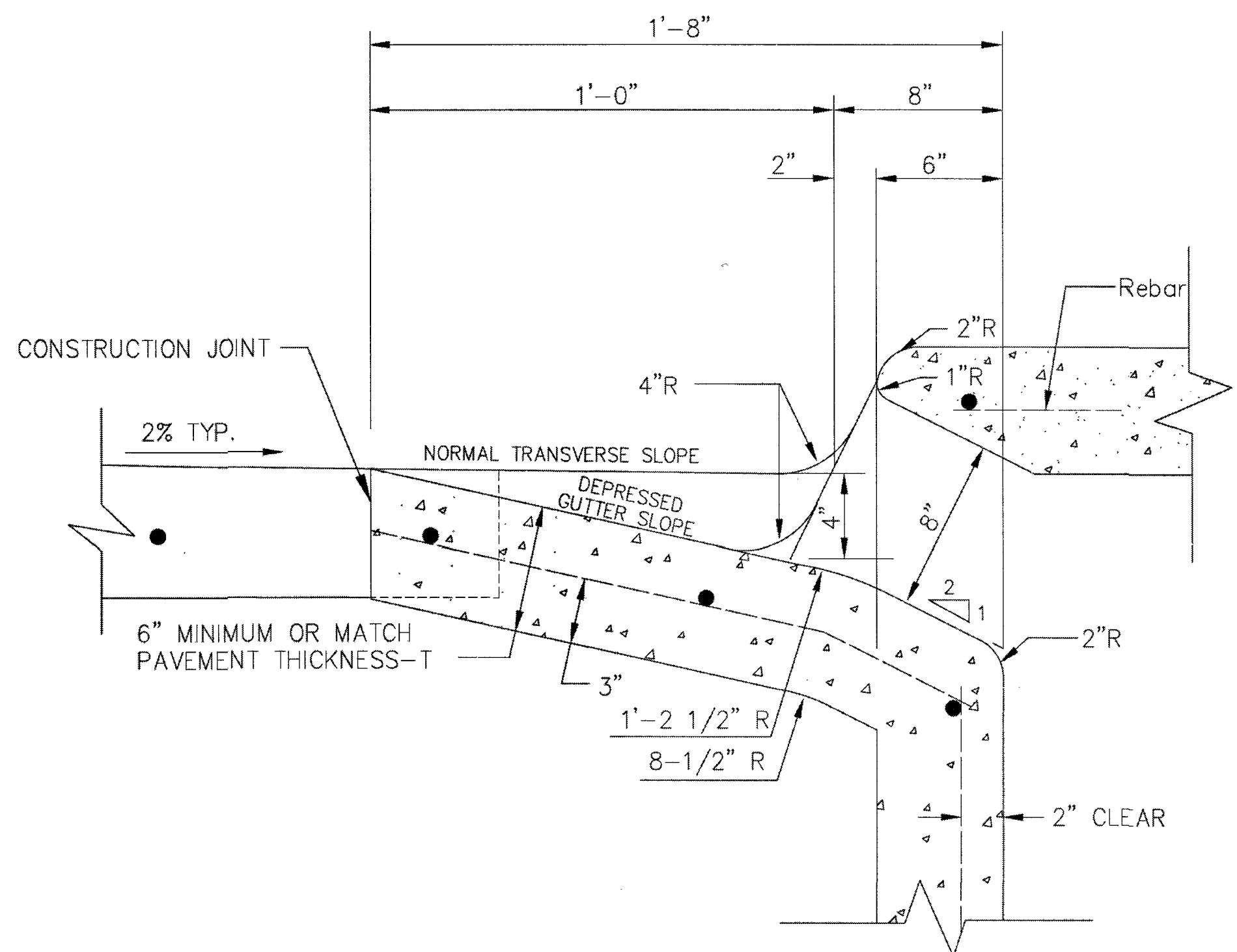


SECTION A

TYPE "H-2" INLET

SL-DR-25

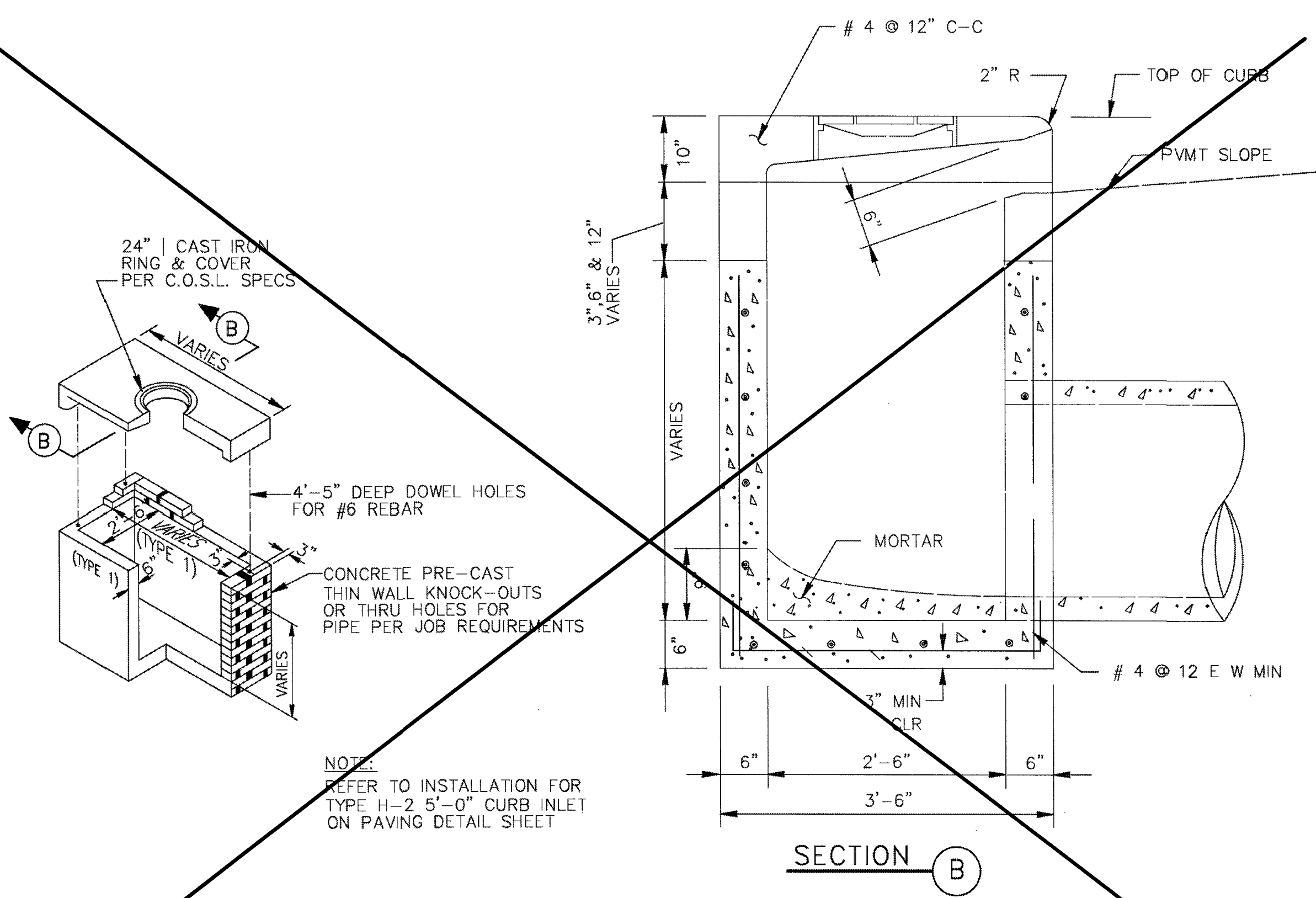
- NOTES:
1. INLET WALLS MAY BE EXTENDED USING PRECAST RISER SECTION.
 2. INLET TOPS MUST BE SECURED TO THE INLET WALL USING #6 DOWELS DRILLED AND GROUTED A MINIMUM DEPTH OF 5" INTO THE INLET WALL. A PLAN PREPARED BY THE MANUFACTURER MUST BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. THE PLAN SHOULD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



THROAT DETAIL FOR STANDARD INLETS ON CONCRETE STREETS

N.T.S.

SL-DR-40



SECTION B

TYPE "H-2" PRECAST INLET

N.T.S.

SL-DR-26

- REFER TO:
1. GENERAL NOTES
 2. C.S.S PAVEMENT NOTES

No.	DATE	REVISION
SEAL:		
DESIGN ENGINEER: _____ DATE: _____		
CONSTRUCTION PLANS FOR:		
STORM SEWER INLET CONSTRUCTION DETAILS II		
JOB No.: _____	DATE: _____	SL-08
DESIGNED BY: _____	DRAWN BY: _____	SHEET OF
CHECKED BY: _____	SCALE: _____	

NO.	DATE	DESCRIPTION	APPROVED

DESIGNED MS

DRAWN _____

CHECKED _____

DATE _____

B & L

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ANGLETON, TEXAS 77515 (979) 849-6681

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Date: 3/11/22

OWNER:

Clint Peltier

Clint Peltier Custom Homes

979-481-4840

PLAN: _____

PROFILE: _____

HORIZONTAL: _____

VERTICAL: _____

HERITAGE PARK SECTION 3

ANGLETON, TEXAS

PLANS FOR

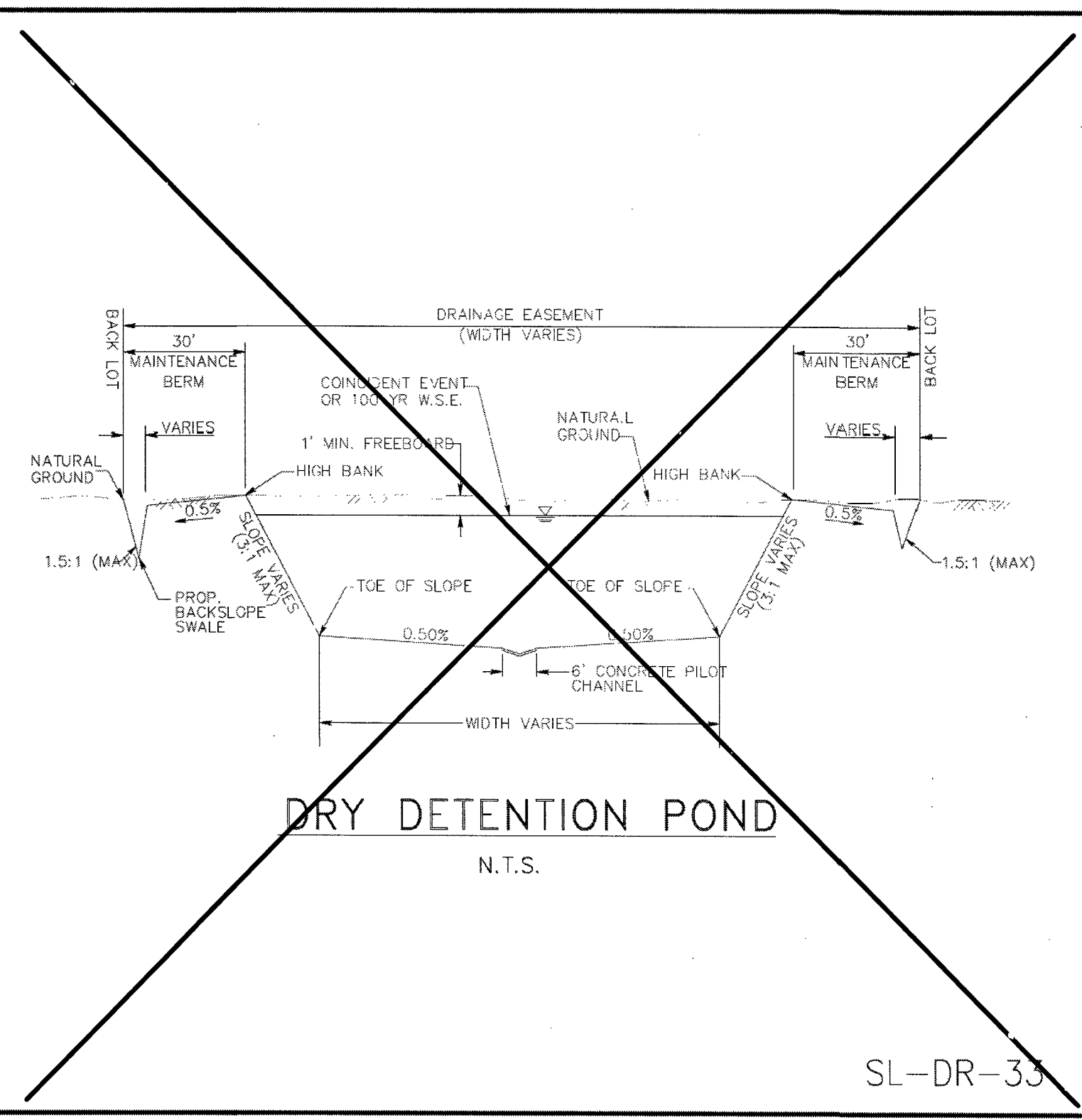
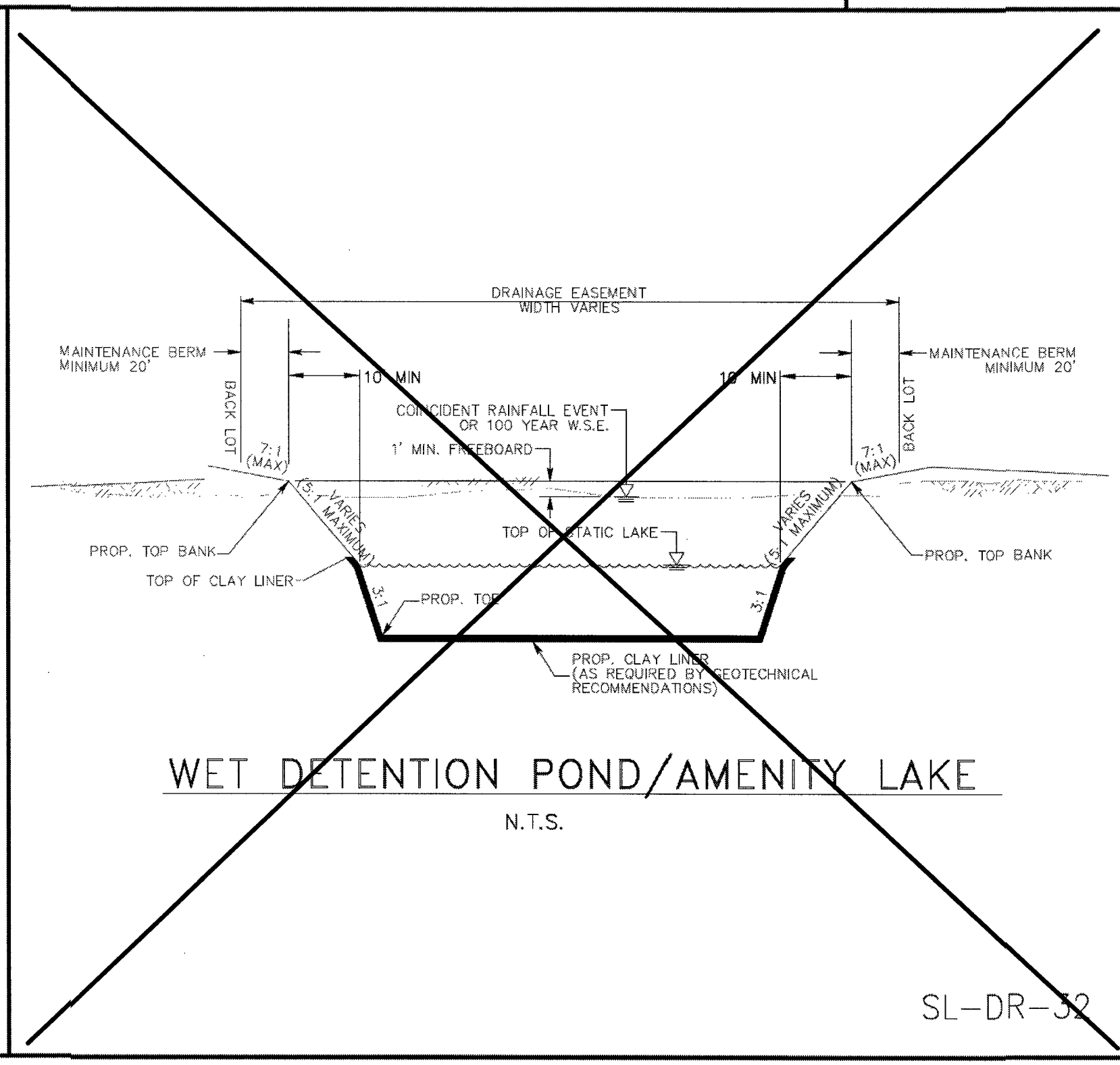
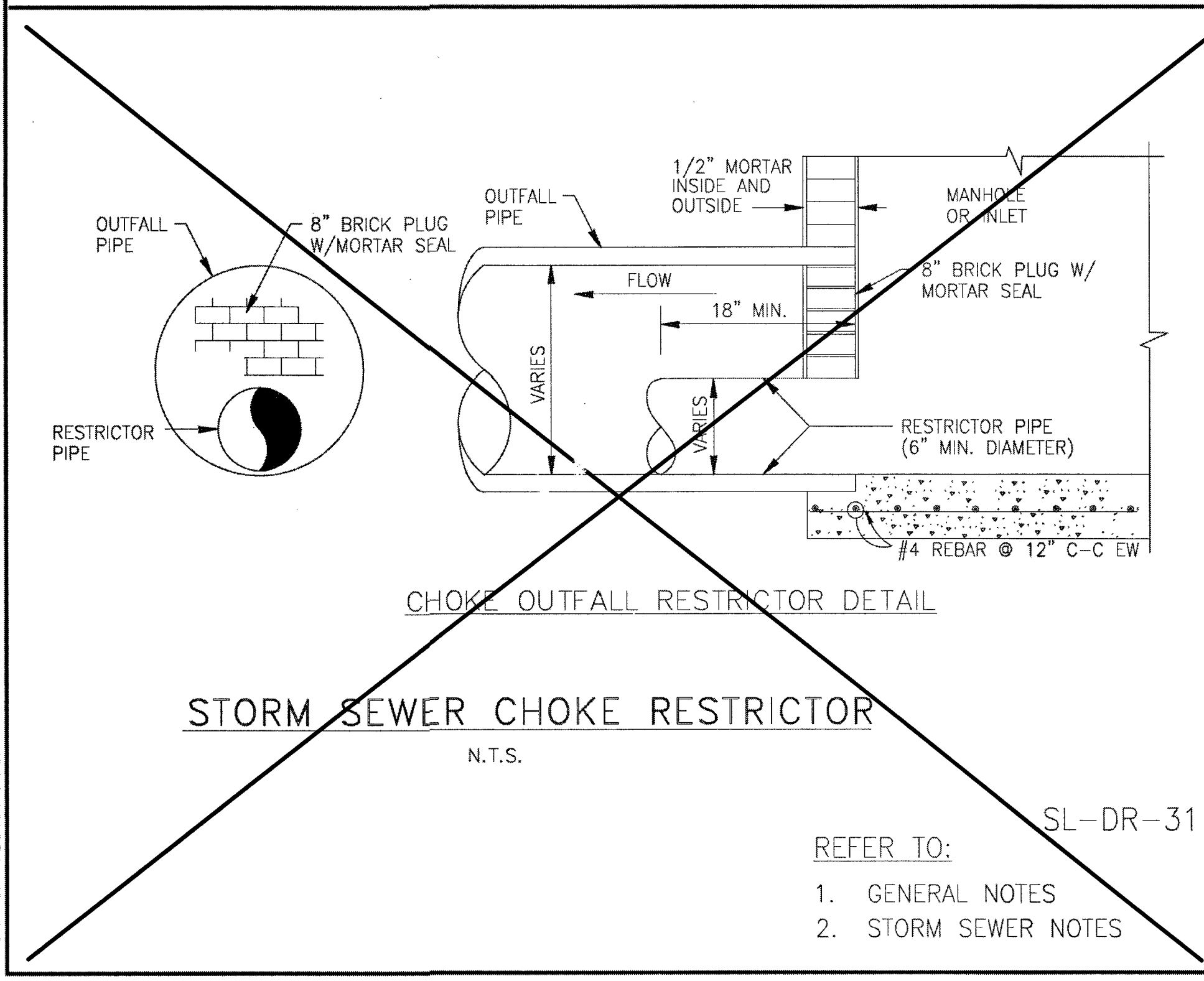
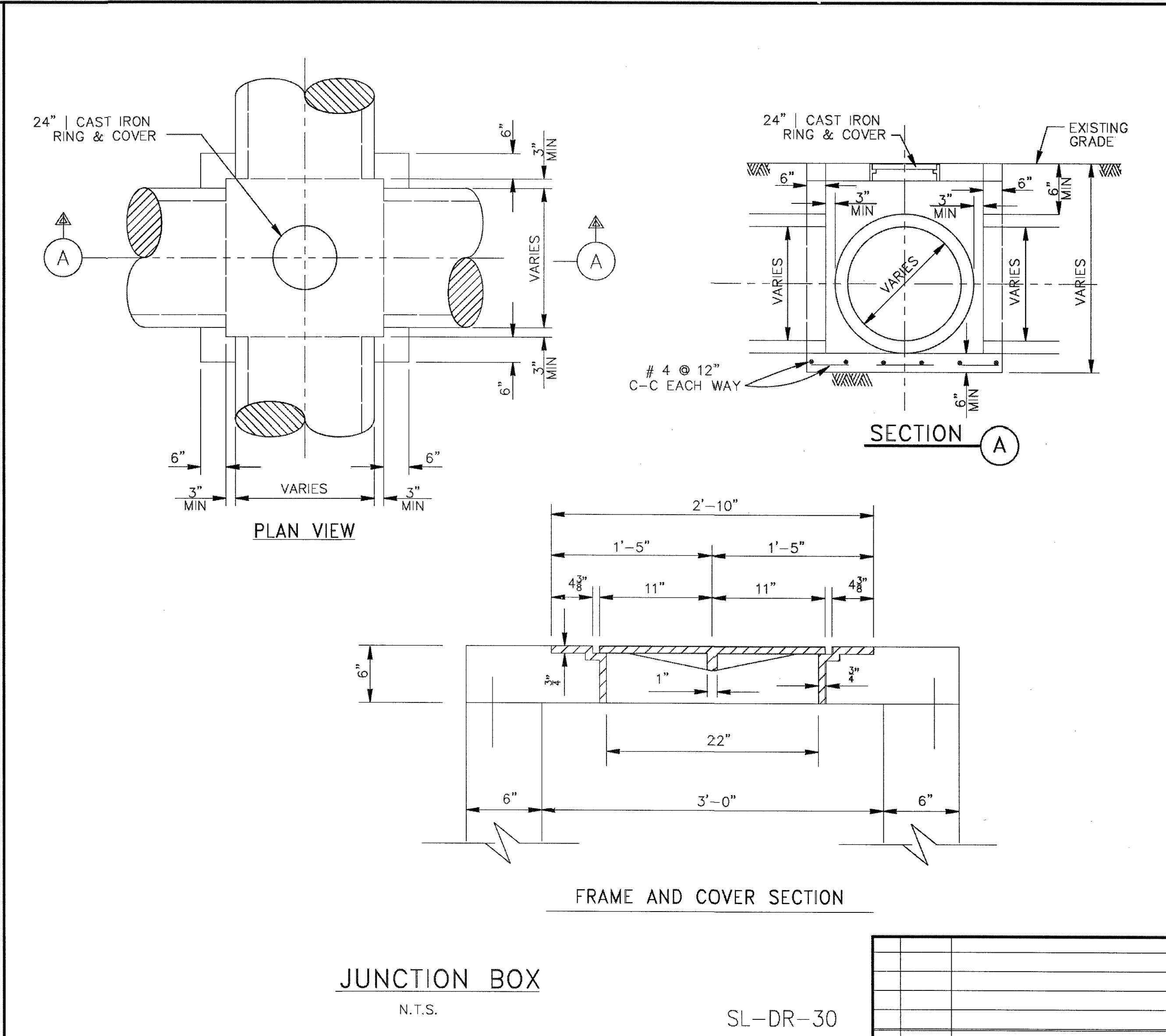
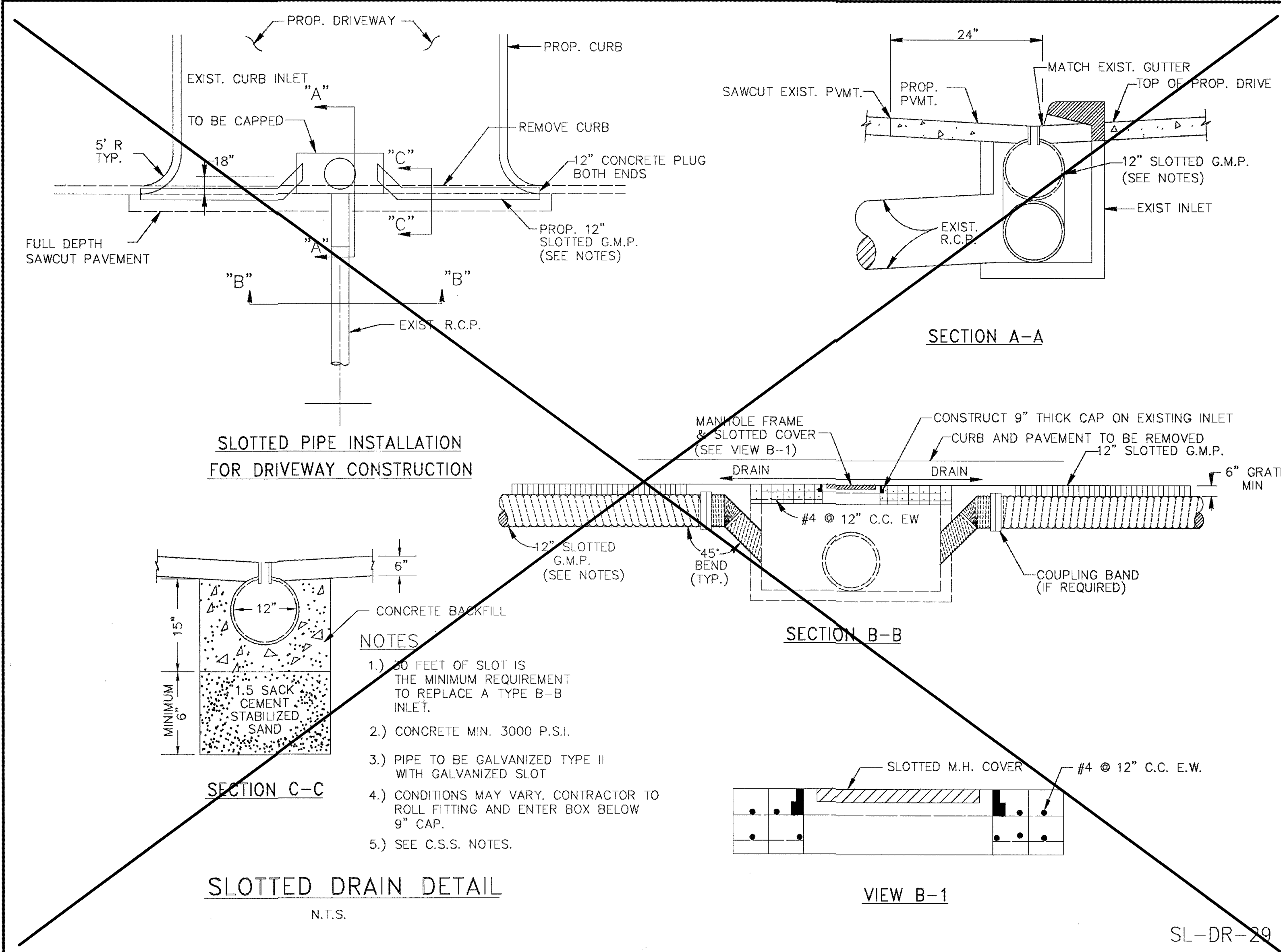
GRADING, PAVING, UTILITIES

AND DETENTION

STORM SEWER INLET CONSTRUCTION DETAILS II

SL-08


PROJECT NO. 15012



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NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED	_____ MS _____
DRAWN	_____
CHECKED	_____
DATE	_____



BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

4005 TECHNOLOGY DRIVE, SUITE 1530
 ANGLETON, TEXAS 77515 (979) 849-6681
 REG. NO. F-825

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this document was
authorized by
Miguel Saucedo
P.E. 121992

Miguel Saucedo

Date: 3/11/22

OWNER:
Clint Peltier
Clint Peltier Custom Homes
979-481-4840

PLAN: _____

PROFILE: _____

HORIZONTAL: _____

VERTICAL: _____

HERITAGE PARK SECTION 3

ANGLETON, TEXAS

PLANS FOR GRADING, PAVING, UTILITIES AND DETENTION

PROJECT NO. 15012



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



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



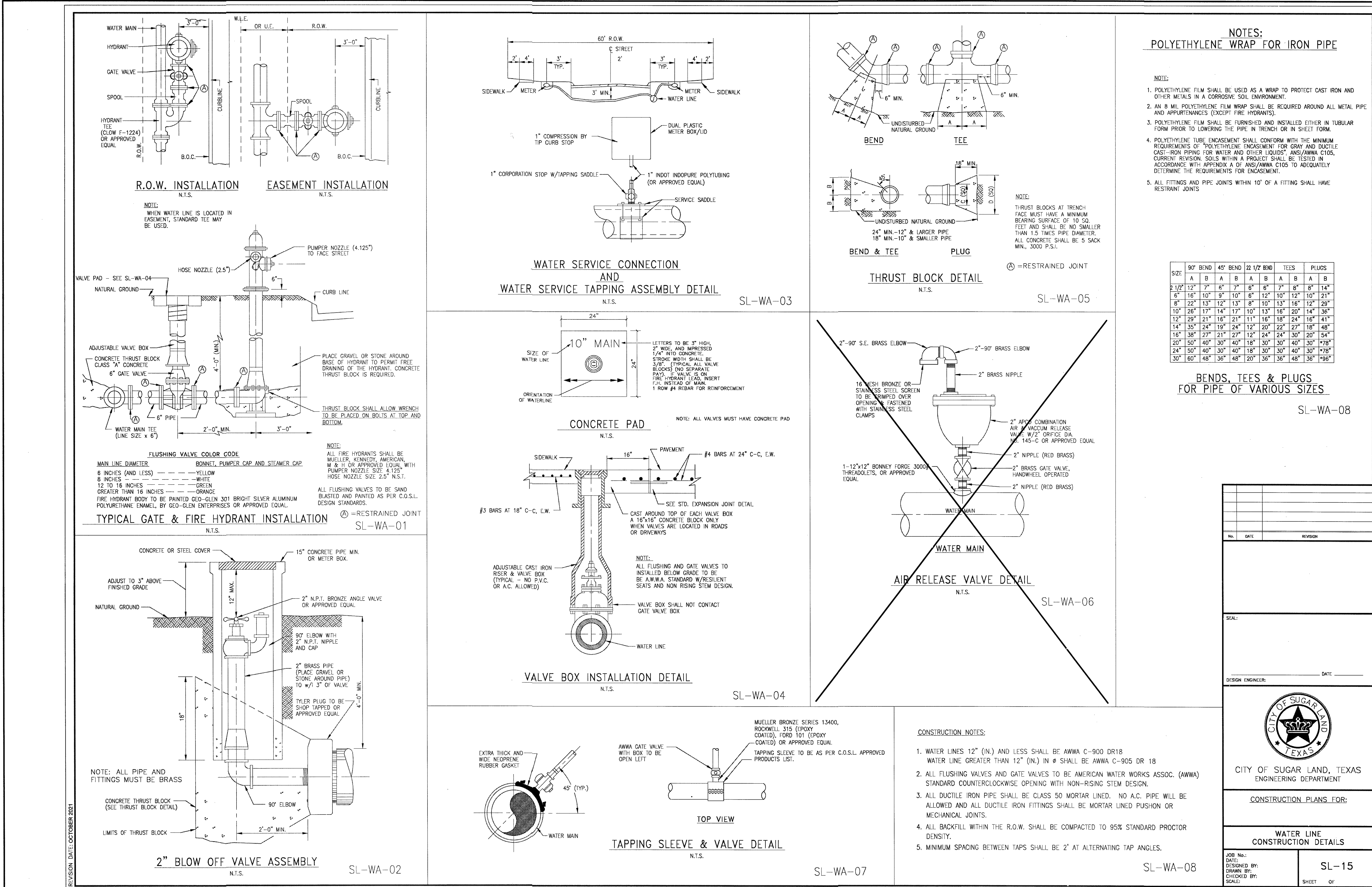
1. CONTRACTOR SHALL CONTACT CITY OF SUGAR LAND ENGINEERING DEPARTMENT AT (281) 275-2780 IF WET SAND OR OTHER UNSTABLE SOIL CONDITIONS, HIGH WATER TABLE AND/OR UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED.
2. SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND INFORMATION INCLUDED IN PROJECT SPECIFICATIONS, CITY OF SUGAR LAND DESIGN STANDARDS SHALL GOVERN.
3. SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED A MINIMUM OF FOUR FEET FROM BACK OF CURB ON CURB AND GUTTER ROADWAYS AND THREE FEET FROM EDGE OF TRAVELLED ROADWAY ON THOSE THOROUGHFARES HAVING NO CURBING, MEASURED FROM OUTSIDE DIAMETER OF MANHOLE. SANITARY SEWER MANHOLES SHALL NOT BE INSTALLED BENEATH STREET PAVING EXCEPT WHERE SPECIFICALLY AUTHORIZED BY CITY ENGINEER AND SO DESIGNATED ON APPROVED CONSTRUCTION DRAWINGS.
4. ALL SUCH MANHOLE COVERS SHALL HAVE THE CITY OF SUGAR LAND EMBLEM AND THE WORDS "SUGAR LAND" AND "SANITARY SEWER" CAST IN RAISED RELIEF AS DEPICTED IN CITY OF SUGAR LAND STANDARD CONSTRUCTION DETAILS SHEETS. ALL SANITARY SEWER MANHOLES SHALL INCORPORATE INFLOW PROTECTORS.
5. MANHOLE RIM ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY. CONTRACTORS SHALL ADJUST RIM ELEVATIONS TO 0.4 FEET ABOVE FINISHED GRADE WITHIN RIGHTS-OF-WAY AND EASEMENTS AT EACH MANHOLE LOCATION AFTER FINAL GRADING. ADJUSTMENTS TO MANHOLE RIM ELEVATIONS SHALL BE ACCOMPLISHED BY THE USE OF THROAT RINGS ONLY (MAX. OF 24 INCHES PERMITTED). THE AREA ADJACENT TO SANITARY SEWER MANHOLE LOCATIONS SHALL BE GRADED AWAY FROM SUCH MANHOLES SO AS PREVENT ENTRY OF STORM WATER RUNOFF TO THE SANITARY SEWER SYSTEM.
6. DROP CONNECTIONS ARE REQUIRED WHEN INVERT ELEVATION OF SEWER LINE TO BE CONNECTED EXCEEDS 36 INCHES DISTANCE ABOVE INVERT ELEVATION OF MANHOLE BASE. ALL DROP CONNECTIONS SHALL BE CONSTRUCTED OF SAME MATERIALS AS SEWER AND SHALL BE CONSTRUCTED EXTERIOR TO MANHOLE. INSIDE DROP ALLOWED ON MANHOLES 12-FT & DEEPER. P.P.E CONNECTIONS TO MANHOLES SHALL BE SO CONSTRUCTED AS TO BE WATERTIGHT AND TO ALIGN UPPER INSIDE PIPE WALL ELEVATIONS OF ALL PIPING CONNECTED TO BASE OF MANHOLE UNIFORMLY, REGARDLESS OF PIPE DIAMETERS. DROP ASSEMBLIES SHALL BE BEDDED IN CEMENT STABILIZED SAND. CEMENT STABILIZED SAND SHALL EXTEND A MINIMUM OF SIX INCHES PAST PIPING LATERALLY FROM BASE OF MANHOLE UPWARD TO A POINT SIX INCHES (MINIMUM) ABOVE THE HORIZONTAL SEWER PIPING WHERE CONNECTED TO THE MANHOLE ABOVE THE VERTICAL DROP.
7. CONNECTIONS TO EXISTING AND/OR NEW SANITARY SEWER MANHOLES CONSTRUCTED OF PRECAST CONCRETE, NOT HAVING PRECORED HOLES OF CORRECT DIAMETER, LOCATION AND FIELD CORING ONLY SHALL ACCOMPLISH INVERT
8. BEDDING AND BACKFILL OF SANITARY SEWER PIPING AND MANHOLES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH CITY OF SUGAR LAND DESIGN STANDARDS. A 1.5-SACK MIX IS REQUIRED FOR ALL CEMENT STABILIZED SAND BEDDING AND SUCH BEDDING SHALL BE INSTALLED IN LIFTS OF EIGHT INCHES MAXIMUM.
9. SOLVENT WELDED JOINTS ARE NOT AN ACCEPTABLE JOINING METHOD FOR SANITARY SEWERS CONSTRUCTED OF PVC PIPING MATERIALS AND LOCATED WITHIN RIGHTS-OF-WAY OR EASEMENTS. RUBBER GASKETED BELL AND SPIGOT SANITARY SEWER JOINTS ARE MANDATORY. BELL (FEMALE) ENDS OF PIPE SHALL BE INSTALLED ON UPSTREAM SIDE WITH SPIGOT (MALE) ENDS ORIENTED DOWNSTREAM.
10. SANITARY SEWER SERVICE LEADS SHALL BE EXTENDED TO RIGHTS-OF-WAY AND/OR EASEMENT LINES AS APPLICABLE AND CAPPED/PLUGGED FOR FUTURE CONNECTIONS. SERVICE LEADS ARE TO BE INSTALLED SO AS TO PASS UNDER POTABLE WATER PIPING AT CROSSINGS WHERE POSSIBLE.
11. EACH SANITARY SEWER SERVICE LEAD STUB, PLUGGED WYE, BRANCH OUTLET AND STACK SHALL BE MARKED WITH A PRESSURE TREATED 4 X 4 TIMBER AT THE TIME OF CONSTRUCTION, BEGINNING AT THE INVERT ELEVATION OF THE STUB OR WYE AND AT AN ELEVATION TWO FEET BELOW THE CAPPED TERMINATION POINT OF THE STACK AND EXTENDING TWO FEET ABOVE FINISHED GRADE. EACH TIMBER MARKER SHALL BE PAINTED RED AND LABELED "SANITARY SEWER STUB", "SANITARY SEWER WYE" OR "SANITARY SEWER STACK" AS APPROPRIATE WITH STUB, WYE, BRANCH OUTLET OR STACK SIZE NOTED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION. DURING THE COURSE OF ANY AND ALL CLEARING, GRUBBING, FILL, GRADING, EXCAVATION OR OTHER CONSTRUCTION, CONTRACTOR SHALL ENSURE THAT STORM DRAINAGE PATHWAYS ARE MAINTAINED AND REMAIN OPEN TO ENSURE POSITIVE DRAINAGE AND THAT SUCH CONVEYANCES ARE NOT IMPEDED OR BLOCKED IN ANY WAY. STORM SEWER INLETS SHALL BE PROTECTED FROM ENTRY OF SILT, TRASH, DEBRIS AND ANY SUBSTANCES DELETERIOUS TO THE STORM SEWER SYSTEM AND/OR WATERWAYS RECEIVING STORM WATER RUNOFF. CONTRACTOR SHALL AT COMPLETION OF WORK, FILL LOW SPOTS AND GRADE ALL RIGHTS-OF-WAY AND UTILITY EASEMENTS AND REGRADE/RESTORE DITCHES AS NECESSARY TO MAINTAIN AND/OR ESTABLISH POSITIVE DRAINAGE.
13. ALL SANITARY SEWER PIPING AND BEDDING SHALL BE INSPECTED BY CITY CONSTRUCTION INSPECTOR FOR CONFORMANCE WITH CITY INFRASTRUCTURE STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY NOTIFY THE CITY OF ALL CONSTRUCTION ACTIVITIES AND TO CONFORM TO CITY OF SUGAR LAND PUBLIC WORKS DEPARTMENT INSPECTION POLICY.
14. C.S.S. 1' ABOVE PIPE AND 6" BELOW PIPE MINIMUM.
15. SEE GENERAL NOTES AND C.S.S. NOTES.
16. CAST IN PLACE MANHOLES ACCEPTED, 4500 PSI CONCRETE.

SL-SS-07

SL-14

SHEET OF

PROJECT NO. 15012



SL-WA-10

SL-WA-11

SL-WA-12

SL-WA-13

SI-WA-14

SI-WA-15

SI-WA-16

SI-WA-17

SI-WA-18

SL-WA-19

IV ENCASED WASTEWATER LINE

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

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

No.	DATE	REVISION

SEAL: _____

DATE _____

DESIGN ENGINEER: _____



CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

WATER LINE CROSSING DETAILS

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

SL-16

SHEET OF

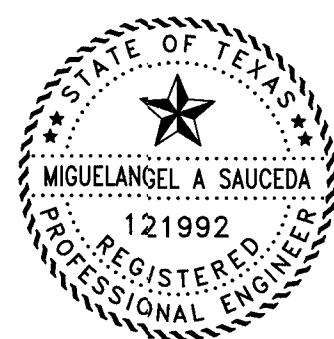
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DRAWN

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DATE _____



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Miguel Saucedo
P.E. 121992

Date: 3/11/72

OWNER:
Clint Peltier
Clint Peltier Custom Homes
979-481-4840

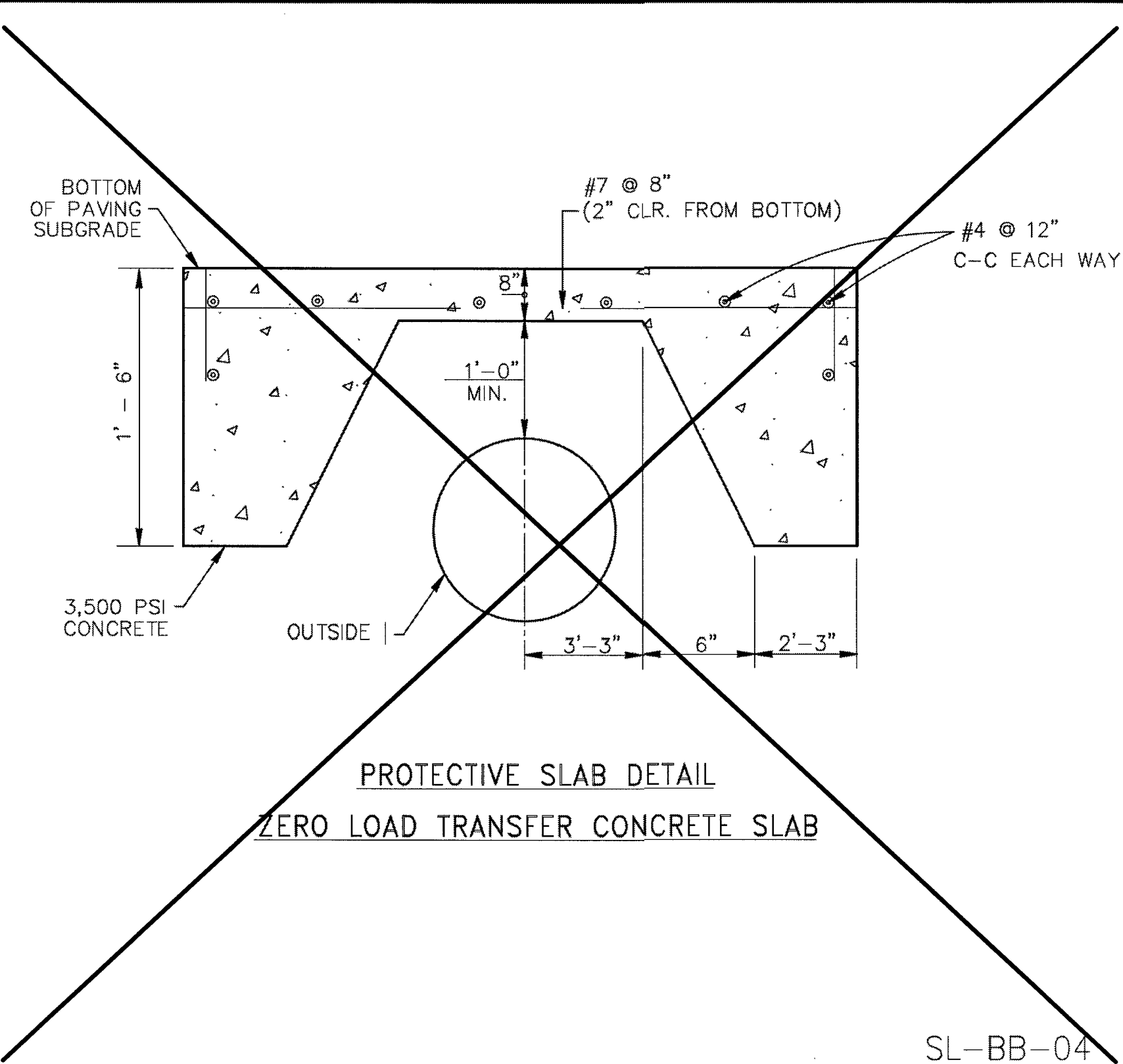
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 VERTICAL: _____

HERITAGE PARK SECTION 3
ANGLETON, TEXAS
PLANS FOR
GRADING, PAVING, UTILITIES
AND DETENTION

WATER LINE
CROSSING DETAILS
SL-16

PROJECT NO. 15012

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



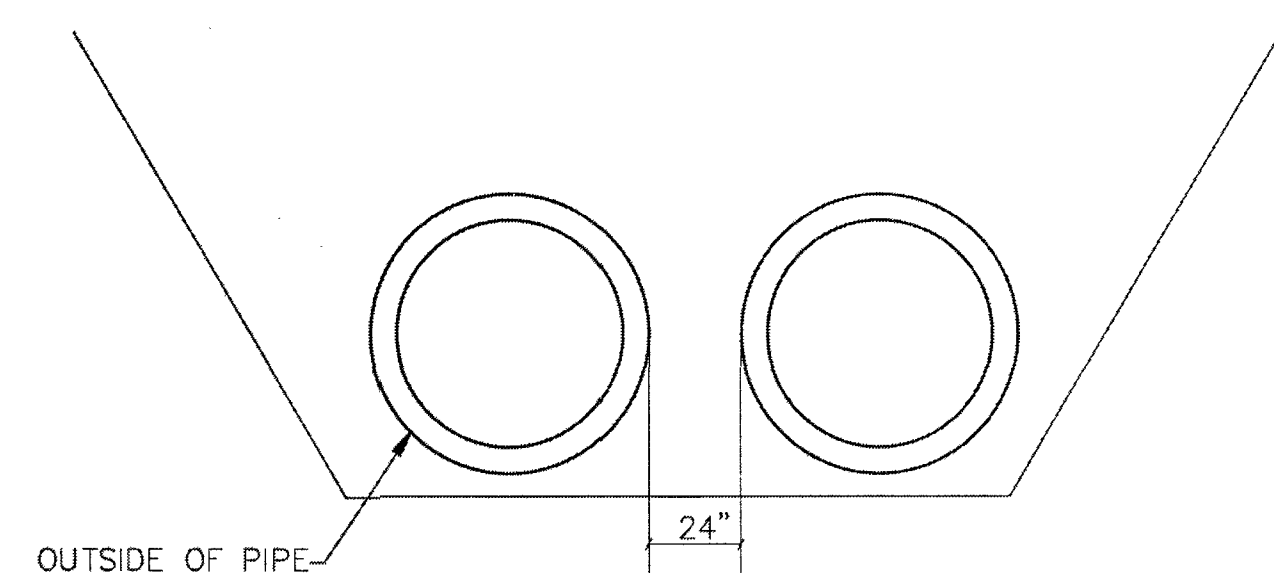
1. CONTRACTOR SHALL CONTACT SUGAR LAND ENGINEERING DEPARTMENT IMMEDIATELY IF WET SAND CONDITIONS ARE ENCOUNTERED.
2. LIMESTONE AND RECYCLED CONCRETE DIMENSIONS SHOWN ARE TYPICAL BUT MAY BE VARIED BY ORDER OF CITY ENGINEER.
3. LIMESTONE OR RECYCLED CONCRETE SHALL BE IN ACCORDANCE WITH TxDOT SPECIFICATION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

SANITARY FORCE MAIN & WATER LINE
BEDDING AND BACKFILL

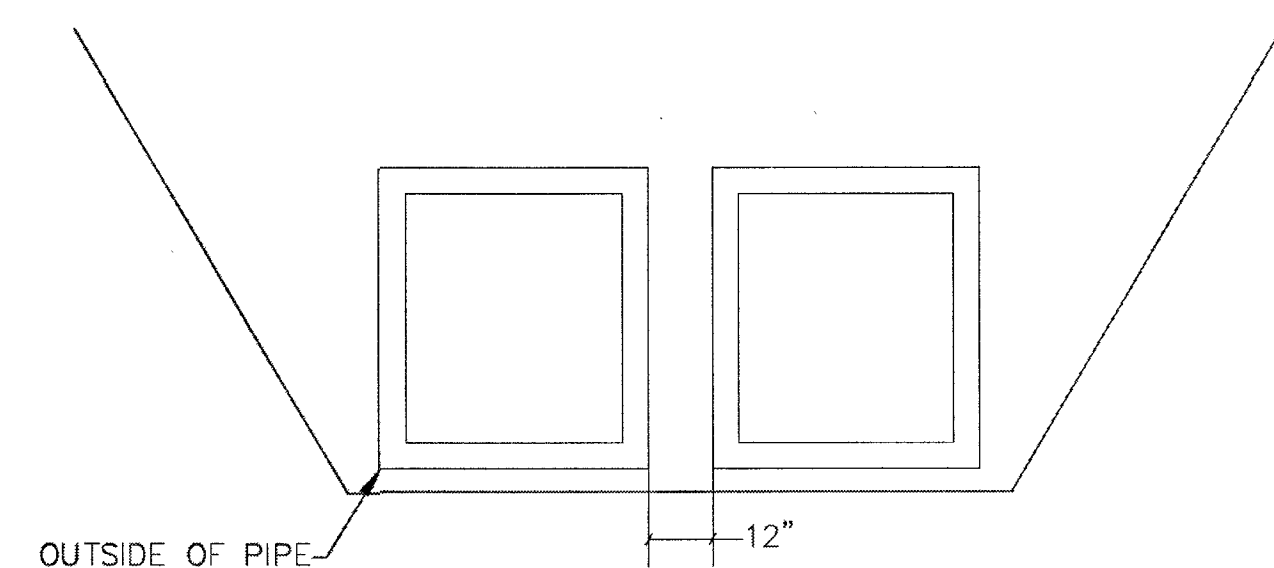
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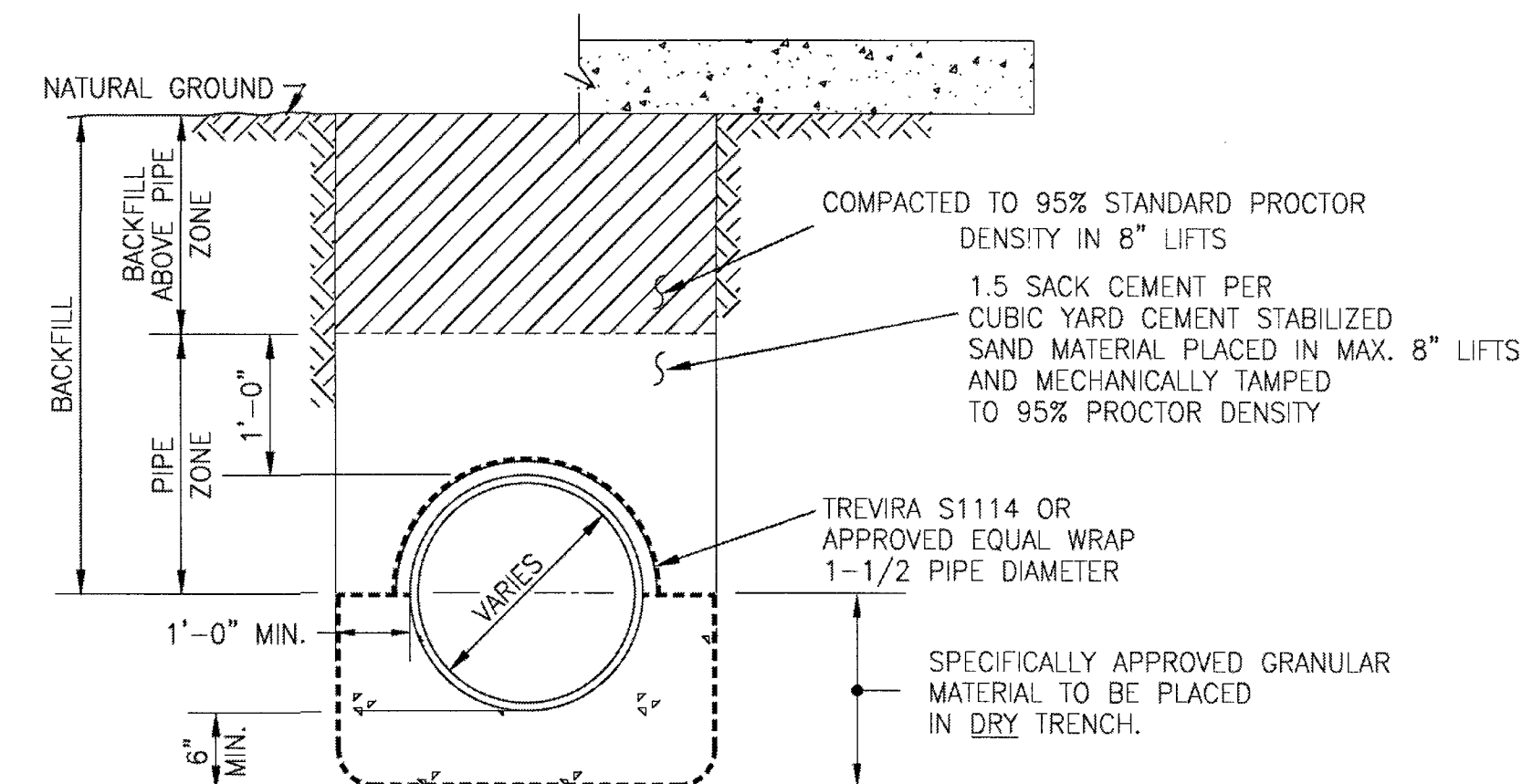


PIPE SEPARATION



RCB SEPARATION

SL-BB-16



MODIFIED "A"
N.T.S.

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

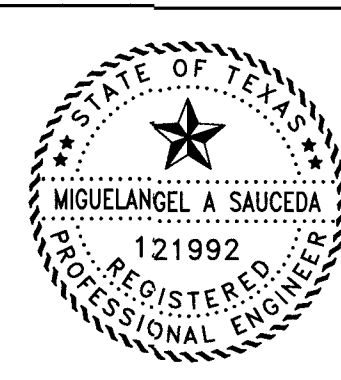
SANITARY SEWER
BEDDING AND BACKFILL

SL-BB-03


- REFER TO:
1. GENERAL NOTES
 2. C.S.S. NOTES

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

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Miguel Saucedo
P.E. 121992



Date: 3/11/22

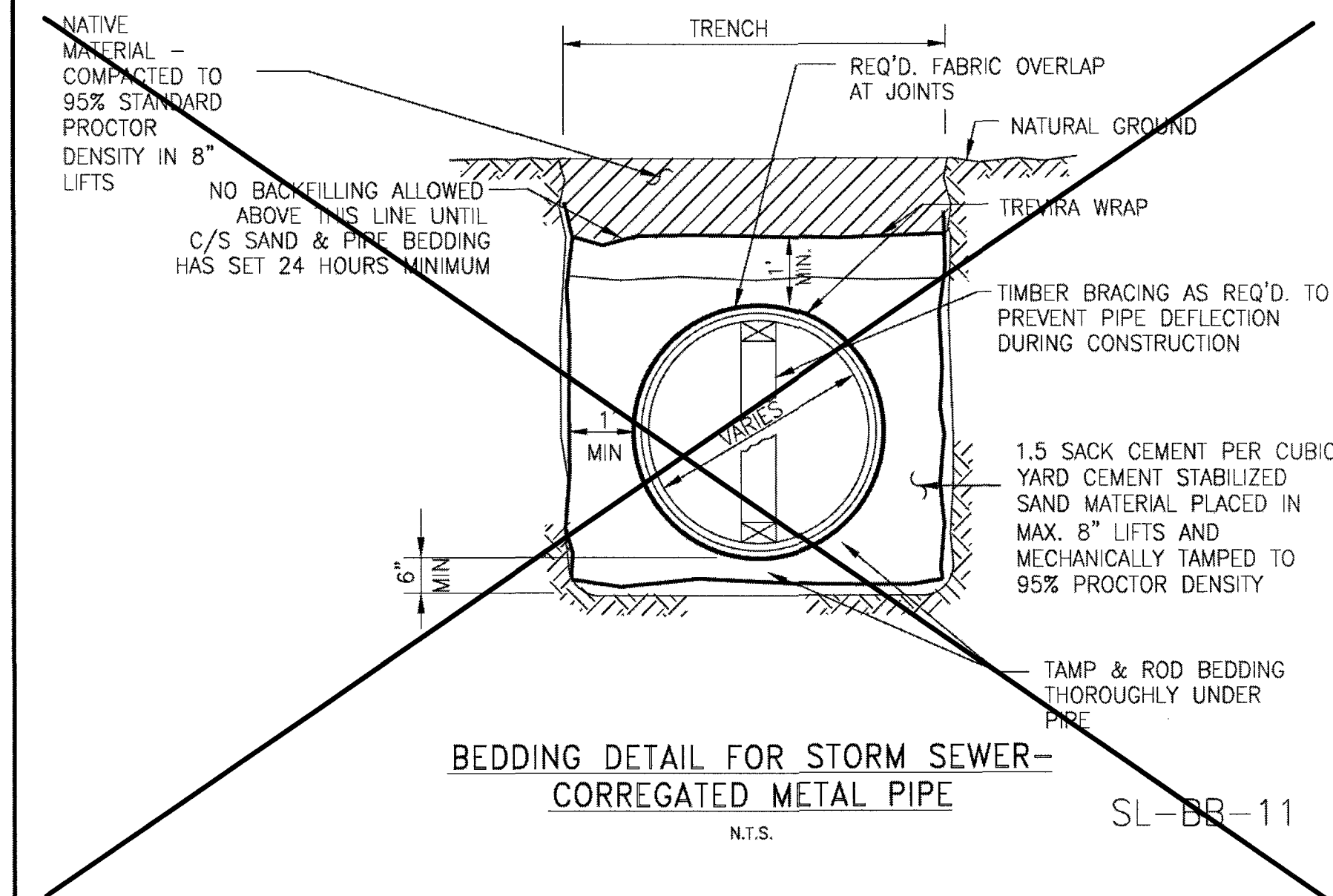
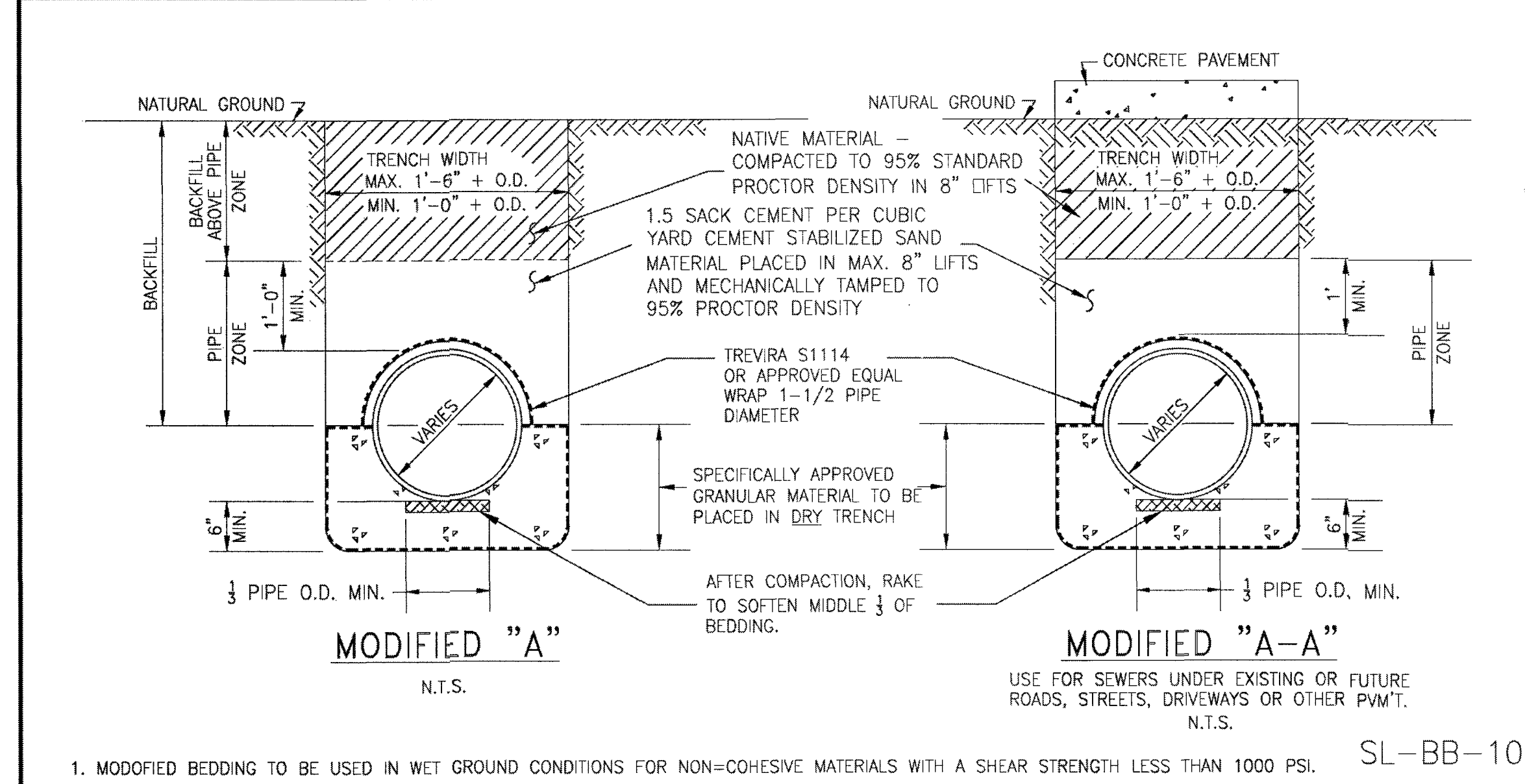
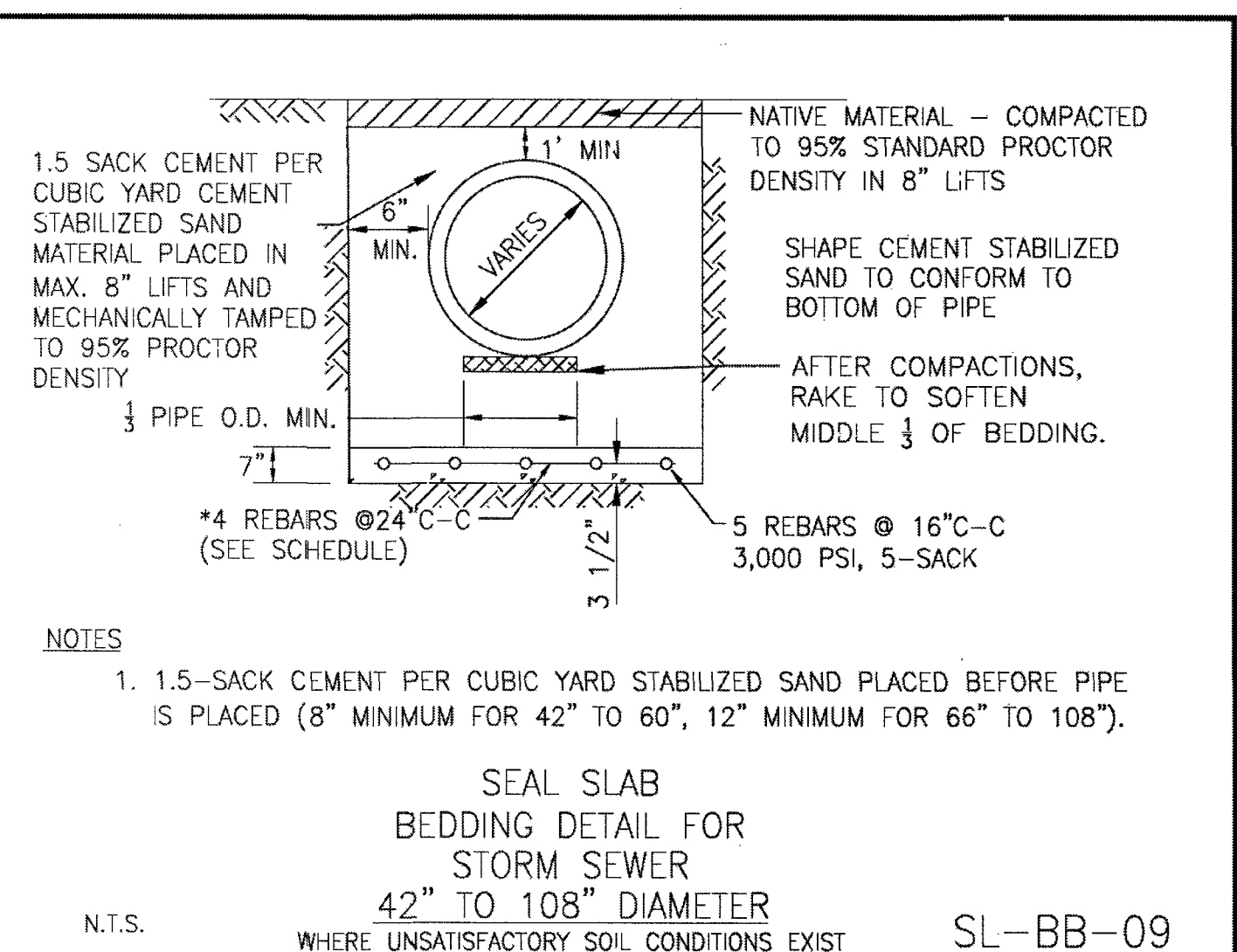
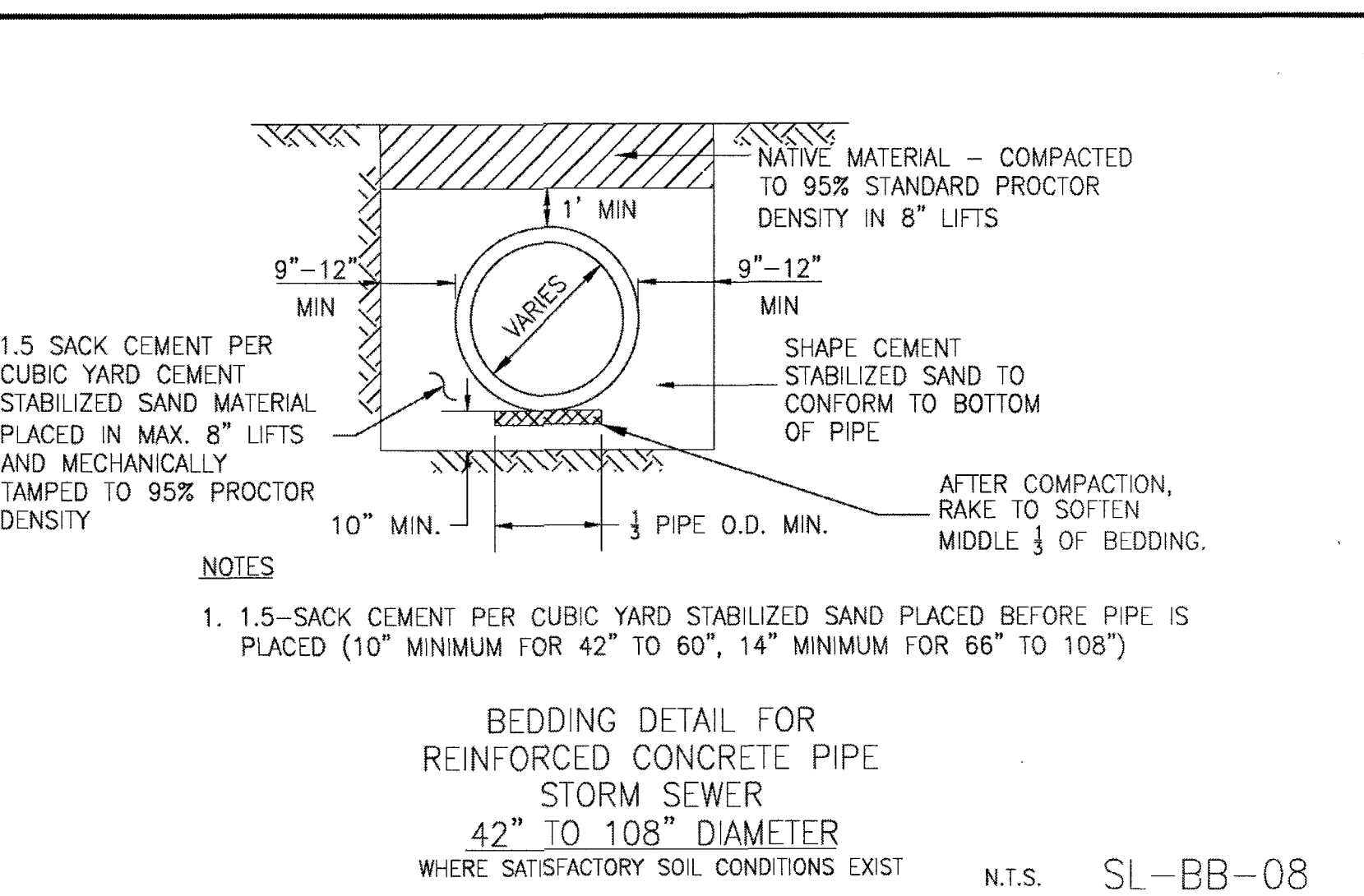
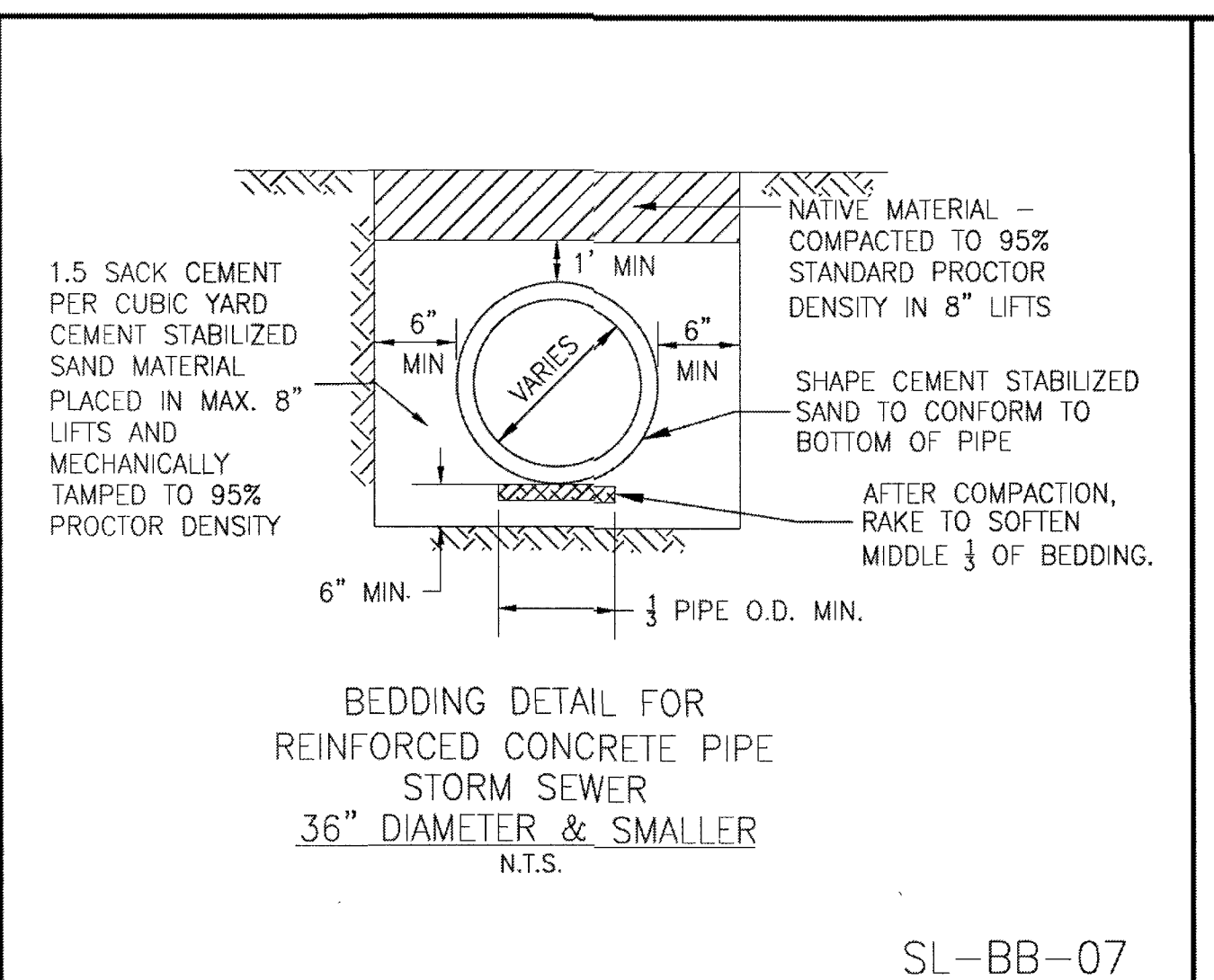
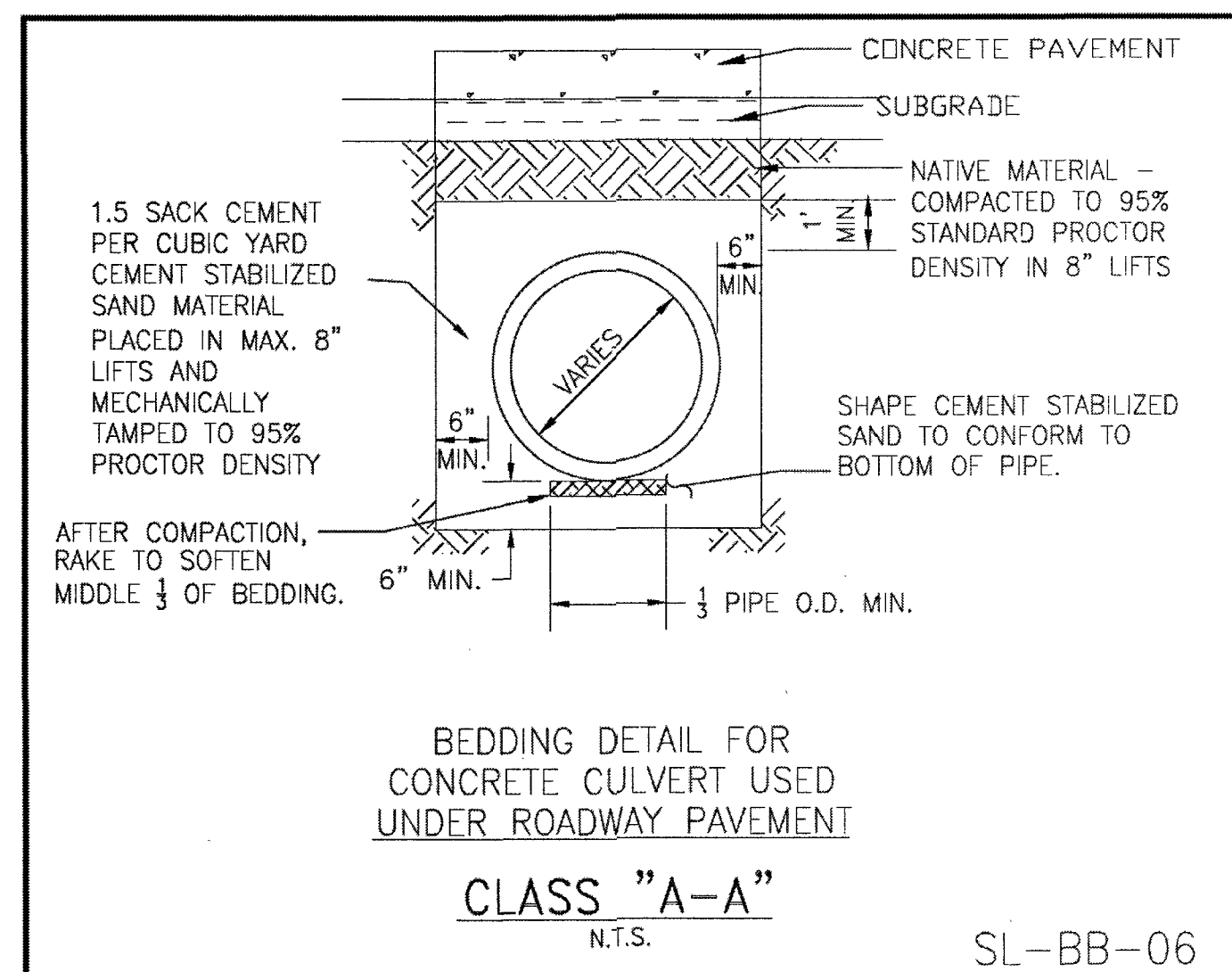
OWNER:
Clint Peltier
Clint Peltier Custom Homes
979-481-4840

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

HERITAGE PARK SECTION 3
ANGLETON, TEXAS
PLANS FOR
GRADING, PAVING, UTILITIES
AND DETENTION

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

PROJECT NO. 15012



CONSTRUCTION NOTES

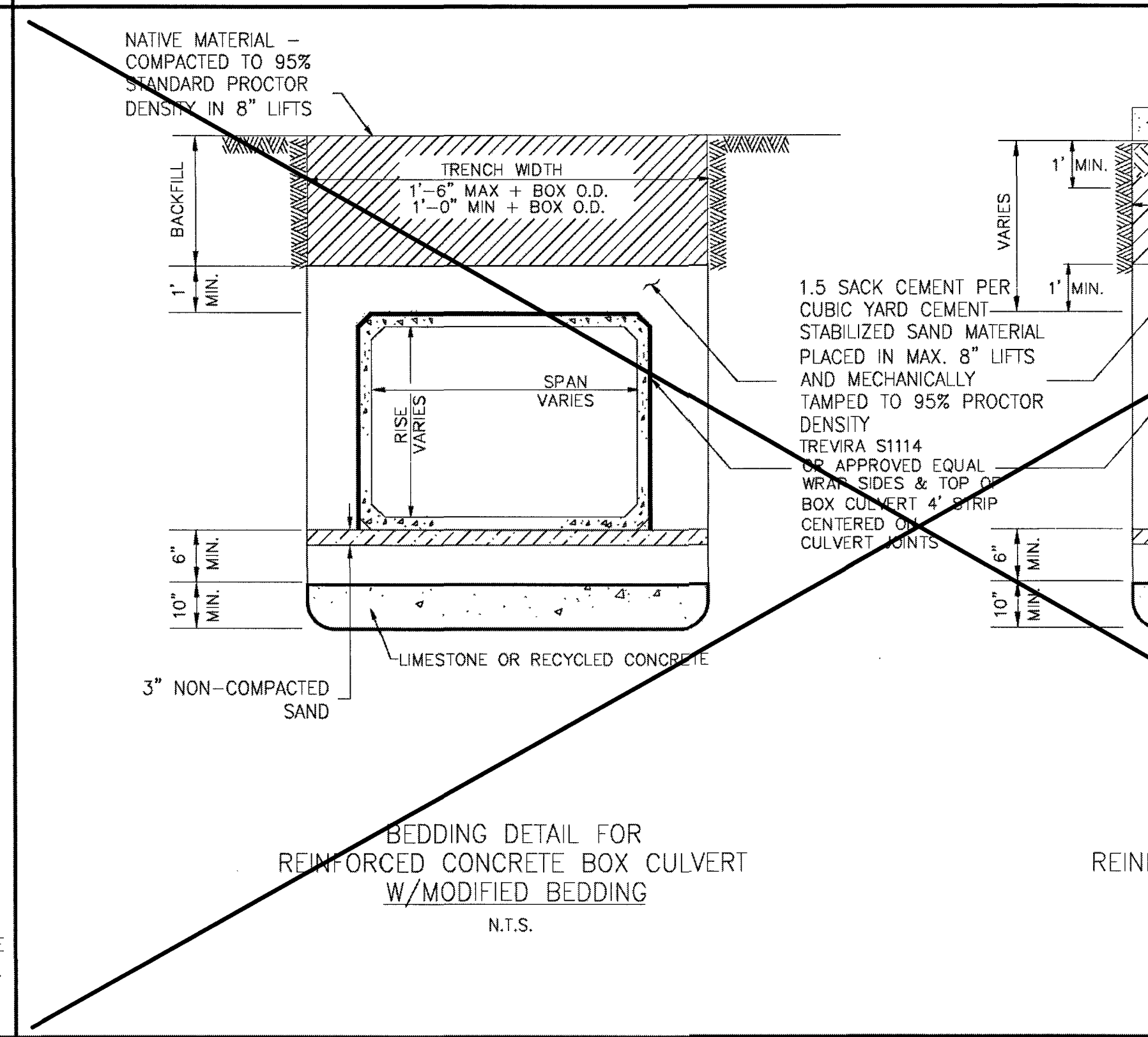
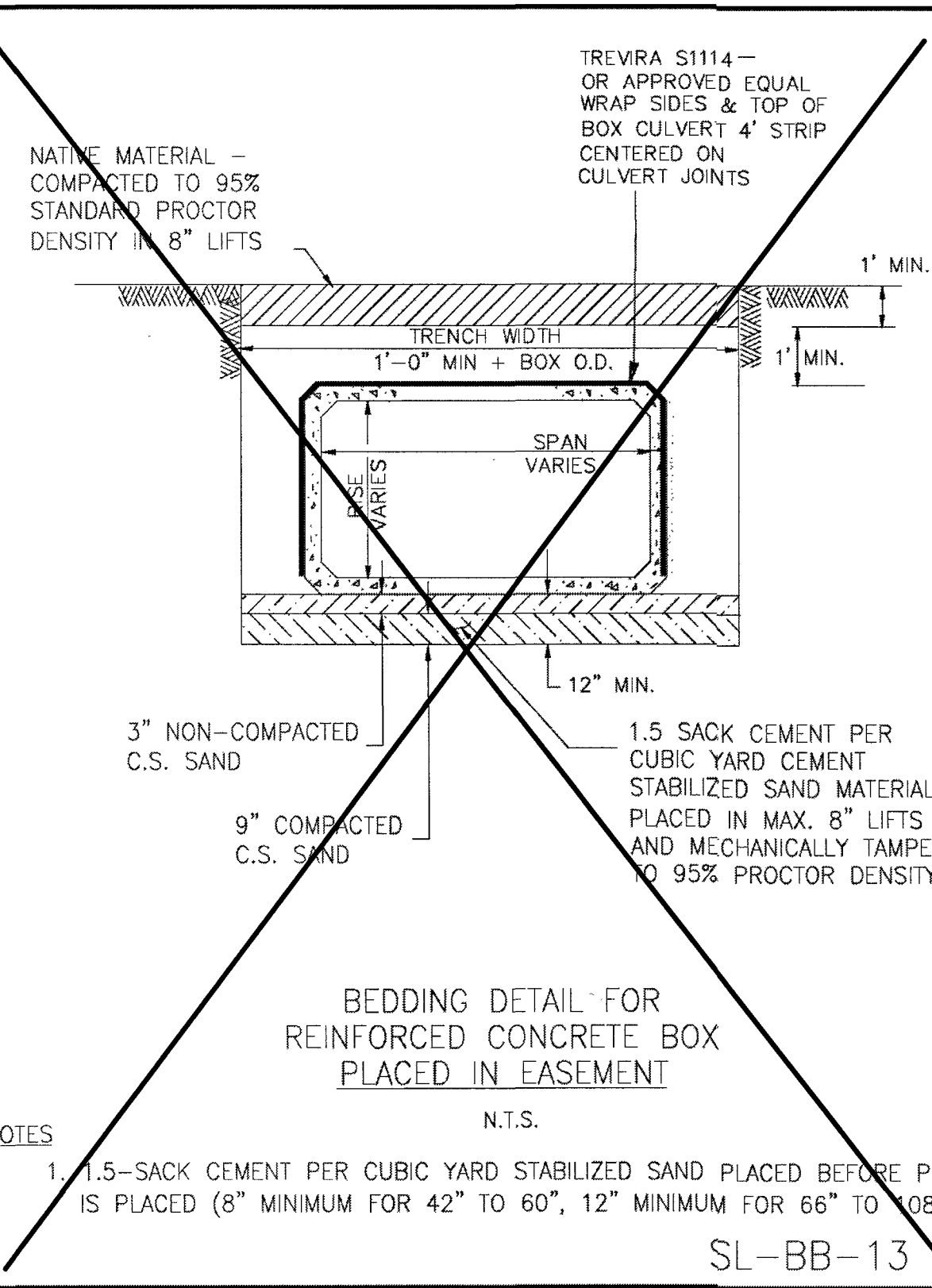
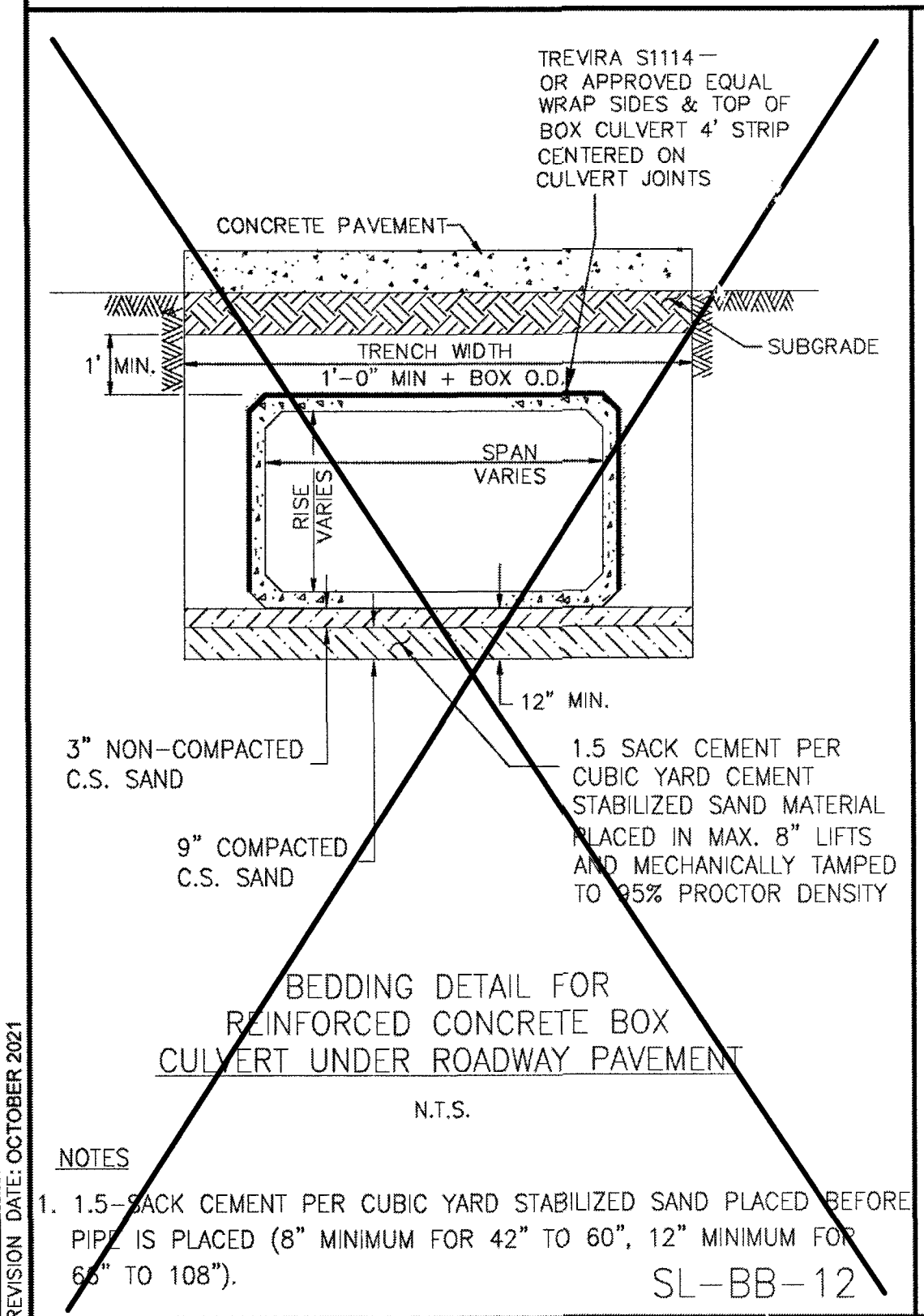
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- SPECIFICALLY APPROVED GRANULAR MATERIAL DIMENSIONS SHOWN ARE TYPICAL BUT MAY BE VARIED BY ORDER OF CITY ENGINEER.
- SPECIFICALLY APPROVED GRANULAR MATERIAL SHALL BE IN ACCORDANCE WITH TxDOT SPECIFICATION No. 247 FLEXIBLE BASE, TYPE A, GRADE 2 AGGREGATE.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

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

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

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

SL-BB-15



DESIGN ENGINEER: _____ DATE: _____

SEAL: _____

DESIGN ENGINEER: _____ DATE: _____

CITY OF SUGAR LAND, TEXAS ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

STORM SEWER PIPE BEDDING AND BACKFILL DETAILS

SL-20

SHEET OF

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED: MS

DRAWN: _____

CHECKED: _____

DATE: _____

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

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Date: 3/11/22

OWNER:

Clint Peltier
Clint Peltier Custom Homes
979-481-4840

PLAN: _____

PROFILE: _____

HORIZONTAL: _____

VERTICAL: _____

HERITAGE PARK SECTION 3
ANGLETON, TEXAS
PLANS FOR
GRADING, PAVING, UTILITIES
AND DETENTION


STORM SEWER PIPE BEDDING AND BACKFILL DETAILS
SL-20

PROJECT NO. 15012



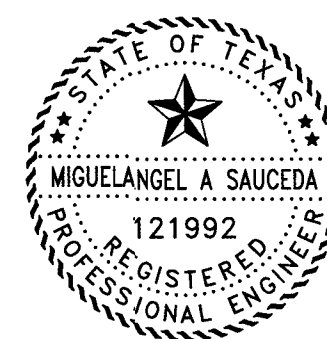
1. SPACING OF EXPANSION JOINTS SHALL NOT EXCEED 200 FEET.
2. ALL EXPANSION JOINT DOWEL BARS SHALL BE HELD FIRMLY IN PLACE PARALLEL WITH THE PAVEMENT SURFACE WITH WIRE BASKETS MODIFIED TO MOLD AROUND THE REDWOOD EXPANSION BOARD.
3. ALL TIE BARS SHALL BE 24" MIN. LENGTH AND CENTERED ON THE LONGITUDINAL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

SL-ST-12A


No.	DATE	REVISION			
SCALE:					
_____ DATE _____					
DESIGN ENGINEER:					
					
CITY OF SUGAR LAND, TEXAS ENGINEERING DEPARTMENT					
<u>CONSTRUCTION PLANS FOR:</u>					
CONCRETE PAVEMENT CONSTRUCTION DETAILS II					
JOB No.: DATE: DESIGNED BY: DRAWN BY: CHECKED BY: SCALE:			SL-22		
SHEET			OF		

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

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DATE _____



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Date: 3/1/22

OWNER:
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Clint Peltier Custom Homes
979-481-4840

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 PROFILE: _____
 HORIZONTAL: _____
 VERTICAL: _____

HERITAGE PARK SECTION 3

ANGLETON, TEXAS

PLANS FOR GRADING, PAVING, UTILITIES AND DETENTION

CONCRETE PAVEMENT
CONSTRUCTION DETAILS II
SL-22

PROJECT NO. 15012

SL-ST-13

TYPICAL CURB TRANSITION
N.T.S.

TYPICAL CONCRETE CURB
REINFORCING
N.T.S.

TYPICAL 4"x12" CURB W/INLET TRANSITION
FOR CURB RETURNS

- ### CONSTRUCTION NOTES:
1. 6 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, E.W. IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR RESIDENTIAL STREETS.
 2. 7 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR COLLECTOR STREETS
 3. EIGHT (8) INCH, 5.5 SK, 3500 PSI @ 28 DAYS, REINFORCED WITH #4 18" C.C. EACH WAY IS THE MINIMUM ACCEPTABLE FOR ARTERIAL STREETS.
 4. TRANSVERSE EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY AND ALL INTERSECTION CURB RETURN POINTS MAXIMUM SPACING SHALL BE 200' AND BE SEALED CONFORMING TO TXDOT ITEM 360 (& ITEM 438) AND TXDOT DMS-6310, CLASS-2.
 5. TRANSVERSE CONTROL JOINTS ARE REQUIRED AT MAXIMUM SPACING OF 20'-0" C-C, AND VERTICAL CURB JOINTS TO BE SEALED WITH SPECIAL JOINT SEALANT ASTM-D-1190-74 OR AASHTO-M173-60 FOR PAVEMENT 8" THICK AND GREATER. (ELASTOMERIC TYPE HOT POURED)
 6. PAVEMENT FINISH SHALL BE BAKER BROOM FINISH. CURING COMPOUND ON ALL CONCRETE.
 7. STORM WATER POLLUTION PROTECTION SHALL BE DESIGNED, CONSTRUCTED, MAINTAINED AND SHALL BE IN TOTAL COMPLIANCE WITH THE STORM WATER QUALITY MANUAL OF THE CITY OF SUGAR LAND.
 8. UNSTABLE SUBGRADE SHALL BE EXCAVATED AND REPLACED WITH CEMENT STABILIZED SAND.
 9. USE 1"x2" REDWOOD STAKES FOR HEADERS.
 10. EDGE ALL SIDES WITH EDGING TOOL.
 11. DOWEL SHALL BE 3/4" DIAMETER, WITH MINIMUM 8" PENETRATION (BOTH SIDES).
 12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF SUGAR LAND OF ANY BIRDBATH PROBLEMS PRIOR TO CONSTRUCTION OF DRIVEWAY.
 13. REFER TO GENERAL, C.S.S., AND PAVEMENT NOTES.
 14. 1.0 LBS. OF APPROVED POLYPROPYLENE FIBER MESH PER C/Y IN 4"x12" CURBS REQUIRED.

4"x12" MOUNTABLE CONCRETE CURB
N.I.S.


- NOTES:**
- 1.) 1.0 LBS. OF APPROVED NON-METALLIC FIBER MESH PER C/Y IN 4"x12" CURBS.
 - 2.) #3 RE-BAR STIRRUPS TO BE PLACED AT INTERVALS OF 2' (FT) C-C.
 - 3.) #3 RE-BAR LONGITUDINAL SHALL BE TIED TO EACH STIRRUP
 - 4.) MOUNTABLE CURB ONLY ALLOWED ON $\leq 41'$ (FT), UNDIVIDED, RESIDENTIAL ROADWAYS WITHIN SUBDIVISIONS.

4-INCH x 12-INCH TRANSITION CURB
N.T.S.

- 4"x12" MOUNTABLE CONCRETE CURB AND
TRANSITION CURB NOTES:
1. 6-INCH CONCRETE CURB TO BE CONSTRUCTED ON ALL ESPLANADES, ISLANDS AND NON-RESIDENTIAL STREETS. RESIDENTIAL STREETS MAY BE CONSTRUCTED WITH EITHER 6-INCH CONCRETE CURB OR 4-INCH x 12-INCH CONCRETE CURB AS NOTED ON PLANS.
 2. ALL 4-INCH x 12-INCH CONCRETE CURBS TO BE POURED SEPARATE FROM PROPOSED CONCRETE PAVEMENT.
 3. TRANSITIONS FROM 6-INCH CONCRETE CURB TO 4-INCH x 12-INCH CONCRETE CURB TO BE ACHIEVED WITHIN 5 FEET (TYP.), UNLESS OTHERWISE SHOWN. REINFORCING STEEL AS SHOWN IN "4-INCH x 12-INCH TRANSITION CURB" DETAIL IS TO BE INSTALLED.

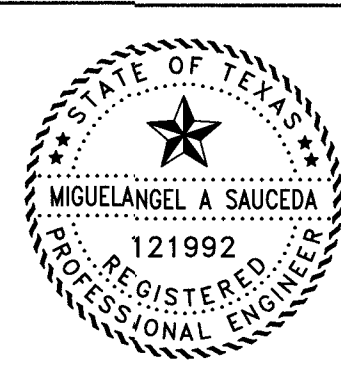
TYPICAL SINGLE ROADWAY SECTION FOR
CONCRETE PAVEMENT WITH 4"x12" CURB

- * SEE 4" x 12" MOUNTABLE CURB DETAIL
(THIS SHEET)
N.T.S.


SL-ST-20	
No.	DATE
REVISION	
SCALE:	
DESIGN ENGINEER: _____ DATE _____	
	
CITY OF SUGAR LAND, TEXAS ENGINEERING DEPARTMENT	
<u>CONSTRUCTION PLANS FOR:</u>	
RESIDENTIAL CURB CONSTRUCTION DETAILS	
JOB No.: DESIGNED BY: DRAWN BY: CHECKED BY: SCALE:	SL-23 SHEET OF

NO.	DATE	DESCRIPTION	APPROVE
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P.E. 121992


Date: 3/14/22

OWNER:
Clint Peltier
Clint Peltier Custom Homes
979-481-4840

PLAN: _____

PROFILE: _____

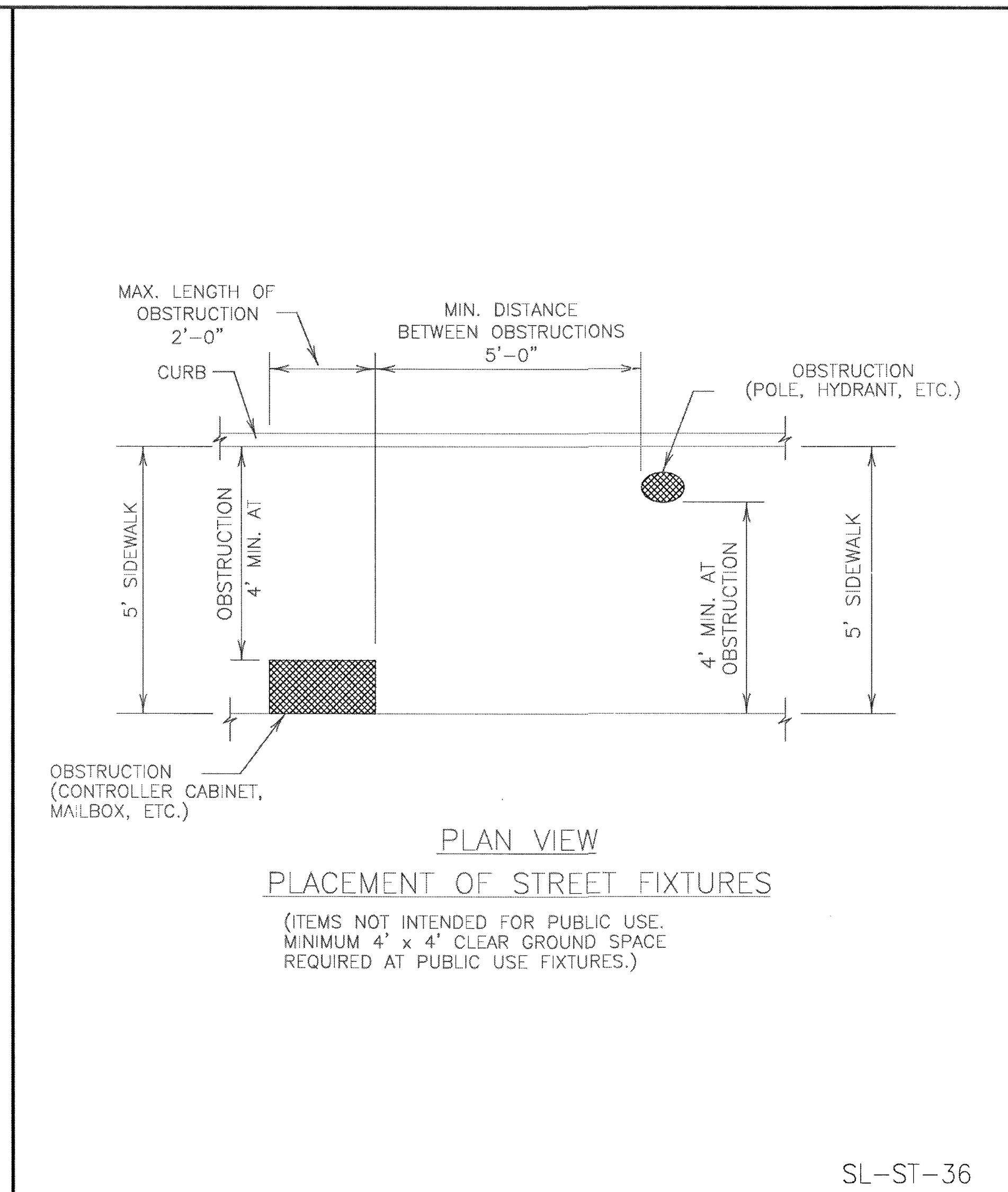
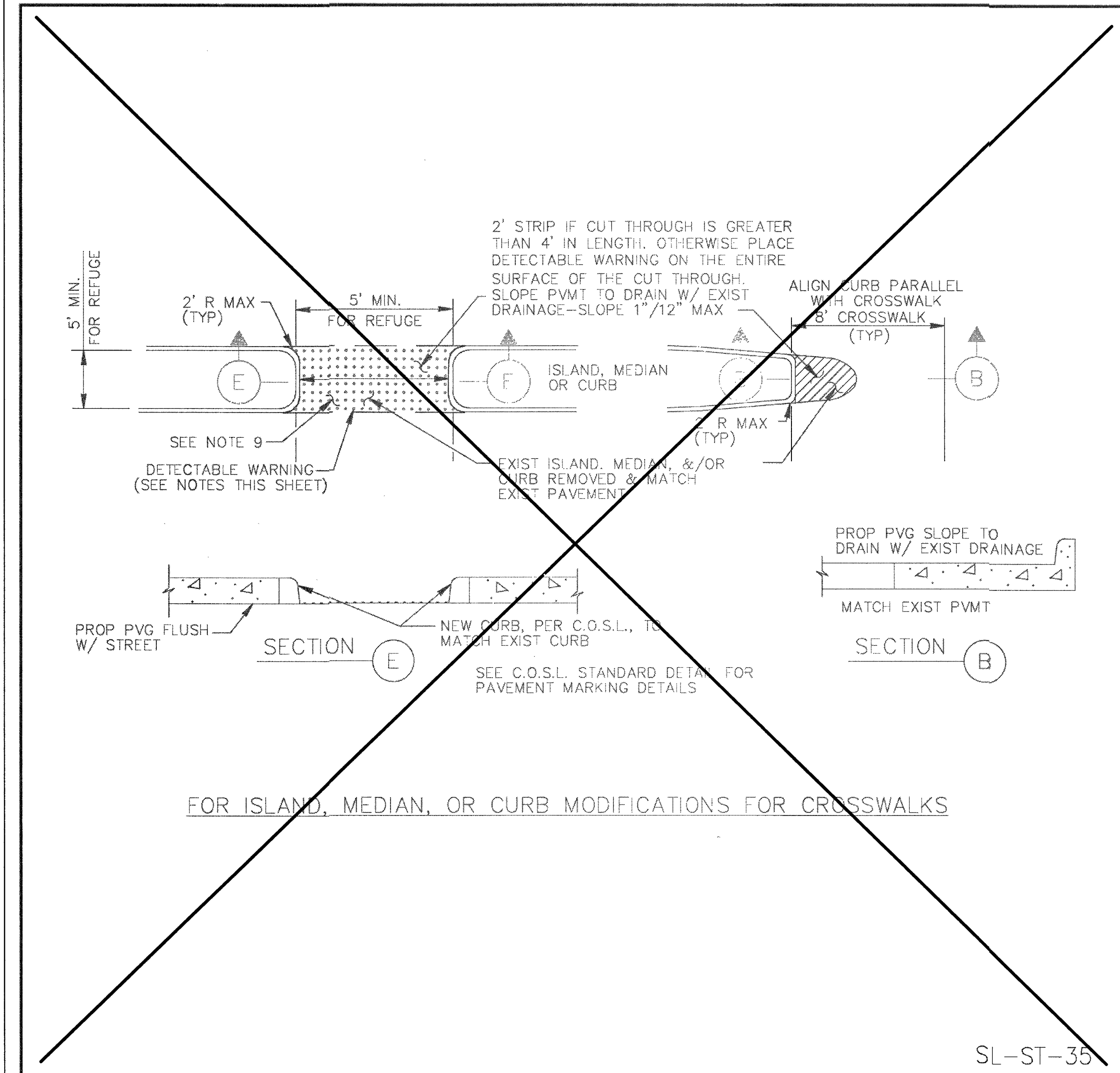
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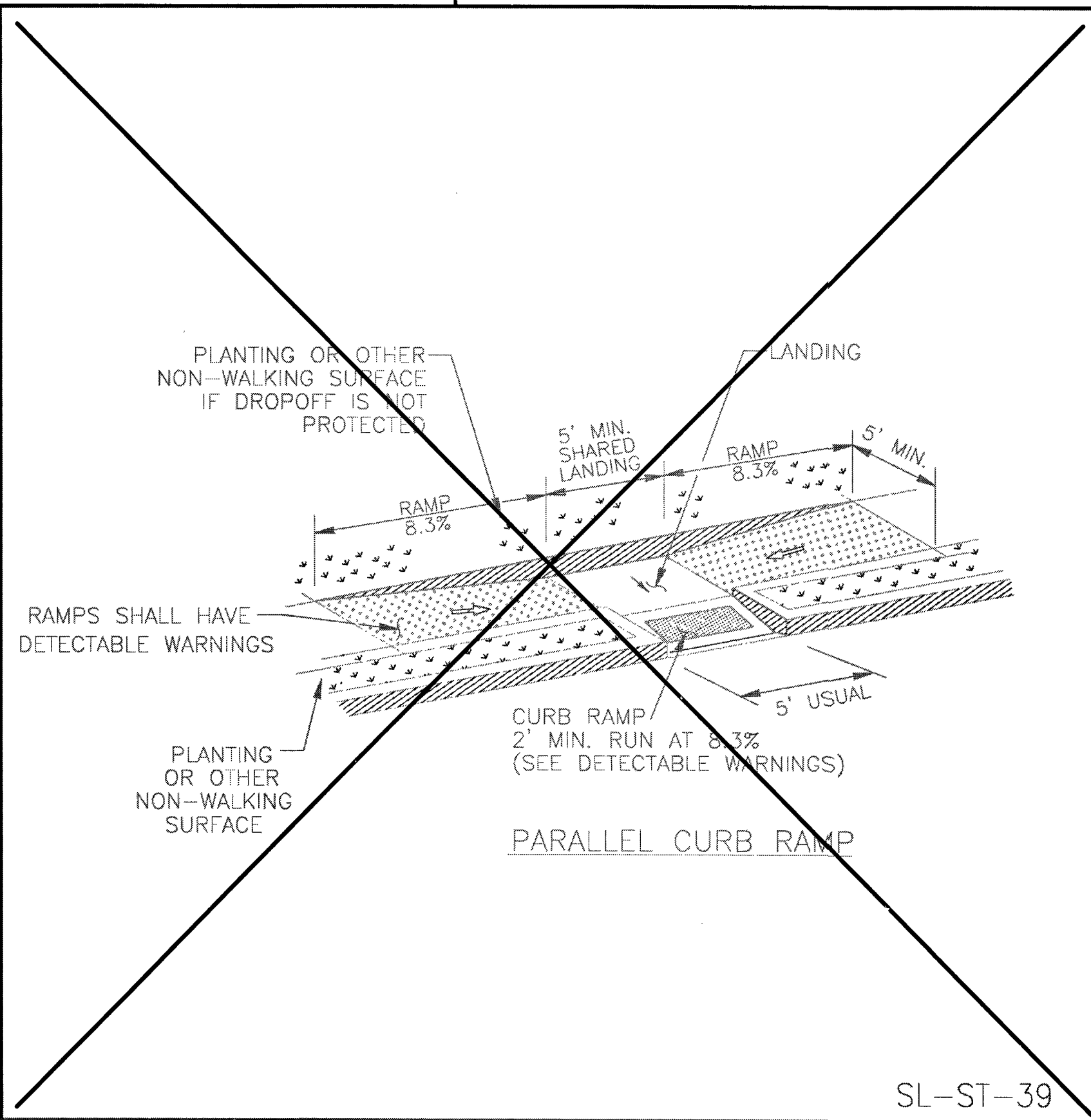
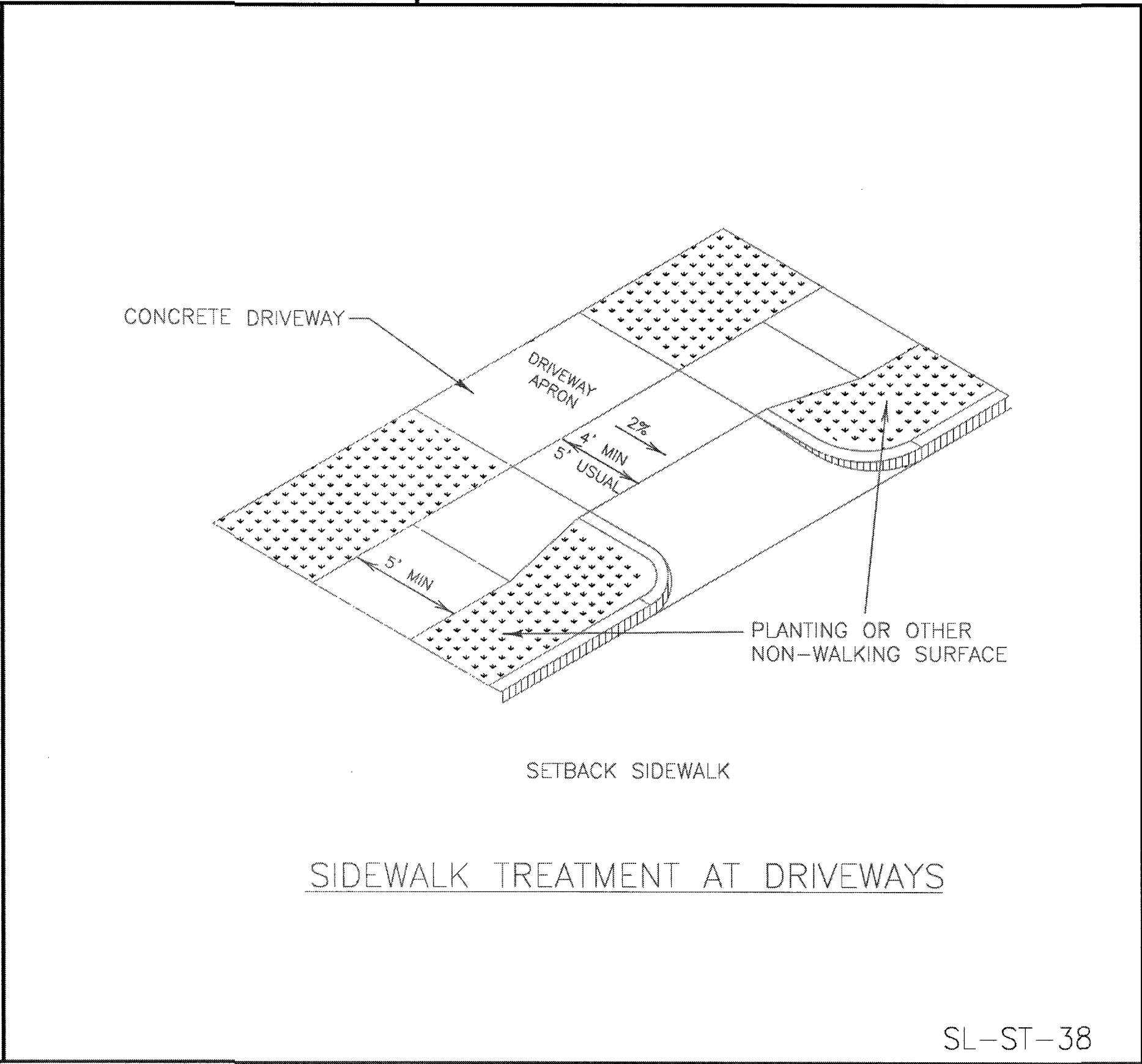
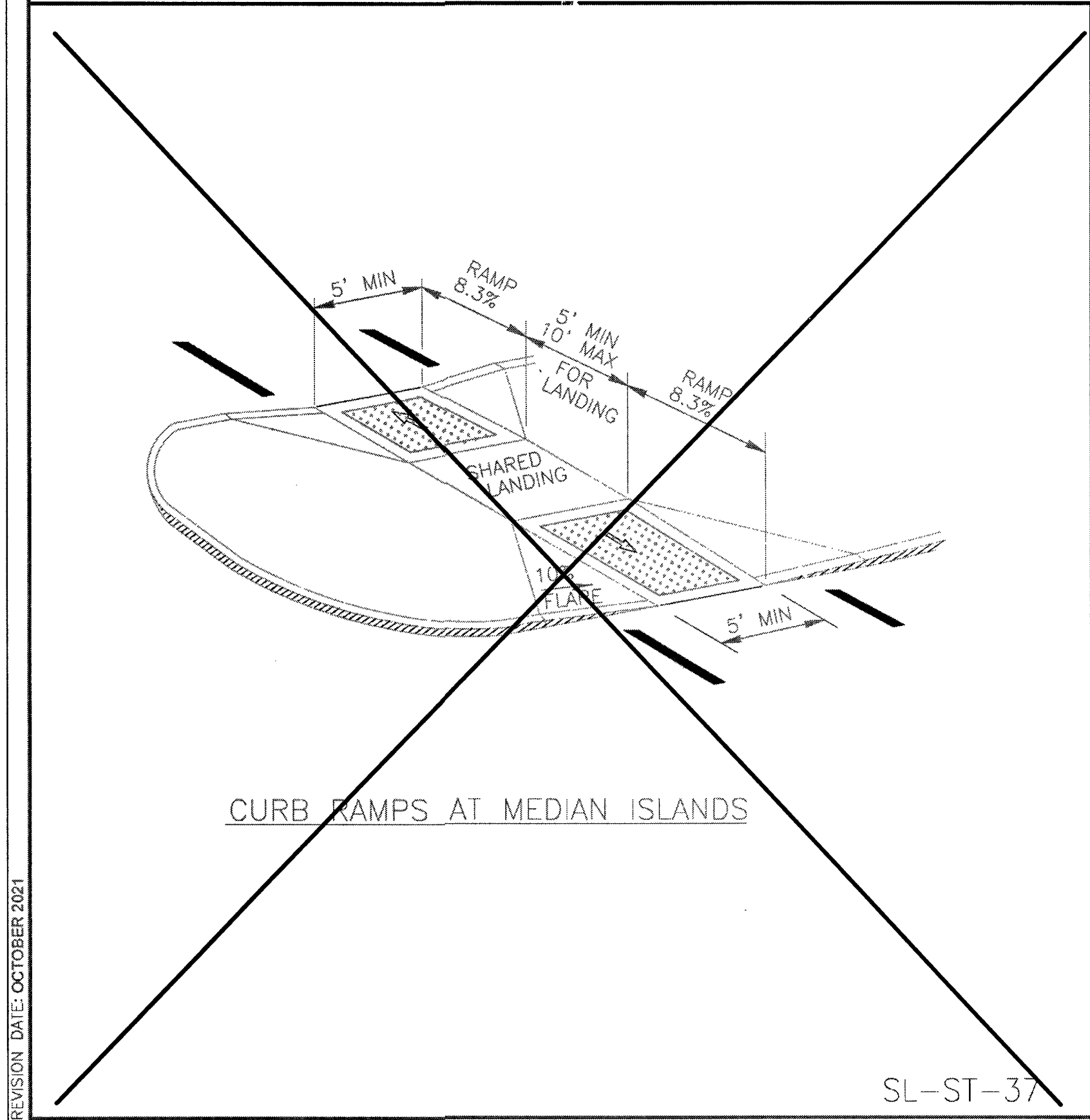
HERITAGE PARK SECTION 3
ANGLETON, TEXAS
PLANS FOR
GRADING, PAVING, UTILITIES
AND DETENTION

RESIDENTIAL CURB
CONSTRUCTION DETAILS
SL-23

PROJECT NO. 15012



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



SL-ST-40

No.	DATE	REVISION

DESIGN ENGINEER: _____ DATE: _____

SEAL: _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

WHEELCHAIR RAMP & SIDEWALK DETAILS II

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

SL-26
SHEET OF

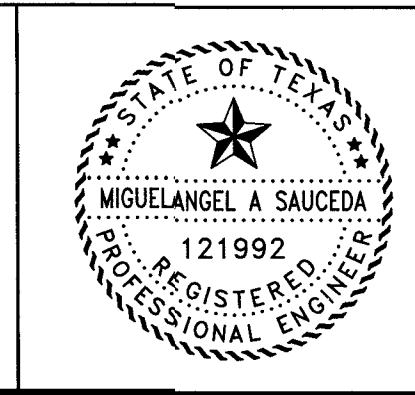
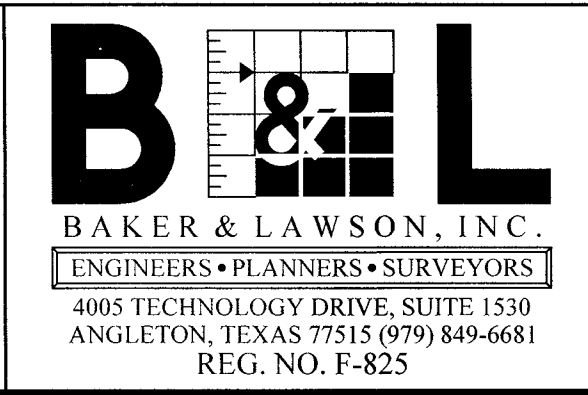
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Date: 3/11/22

OWNER:

Clint Peltier
Clint Peltier Custom Homes
979-481-4840

PLAN: _____

PROFILE: _____

HORIZONTAL: _____

VERTICAL: _____

HERITAGE PARK SECTION 3
ANGLETON, TEXAS

PLANS FOR
GRADING, PAVING, UTILITIES
AND DETENTION

WHEELCHAIR RAMP & SIDEWALK DETAILS II
SL-26

PROJECT NO. 15012

HYPER-CHLORINATED WATER NOTES

1. HYPER-CHLORINATED WATER SHALL NOT BE DISCHARGED TO THE STORM SEWER OR DRAINAGE SYSTEM UNLESS THE CHLORINE CONCENTRATION IS REDUCED TO 4 PPM OR LESS BY CHEMICALLY TREATING THE DECHLORINATE OR BY ONSITE RETENTION UNTIL NATURAL ATTENUATION OCCURS.
2. DISCHARGE OF HIGH FLOW RATE AND VELOCITIES SHALL BE DIRECTED TO VELOCITY DISSIPATION DEVICES.
3. CHLORINE CAN BURN VEGETATION, SO IT SHOULD NOT BE USED TO WATER VEGETATION THAT IS BEING USED FOR STABILIZATION. VEGETATED FILTERS OR BUFFERS, OR OTHER VEGETATION TO BE PRESERVED.
4. HYPER-CHLORINATED WATER MAY BE DISCHARGED TO AN ONSITE RETENTION AREA UNTIL NATURAL ATTENUATION OCCURS. THE AREA MAY BE A DRY STORMWATER RETENTION BASIN, OR A PORTION OF THE SITE MAY BE GRADED TO FORM A TEMPORARY PIT OR BERMED AREA.
5. NATURAL ATTENUATION OF THE CHLORINE MAY BE AIDED BY AERATION. AIR CAN BE ADDED TO THE WATER BY DIRECTING THE DISCHARGE OVER A ROUGH SURFACE BEFORE IT ENTERS THE TEMPORARY RETENTION AREA OR AN AERATION DEVICE CAN BE PLACED IN THE RETENTION AREA.
6. ONSITE DISCHARGE MAY REQUIRE SEVERAL HOURS TO A FEW DAYS BEFORE THE WATER IS SAFE TO DISCHARGE. THE RATE AT WHICH CHLORINE WILL ATTENUATE IS AFFECTED BY SOIL CONDITIONS AND WEATHER CONDITIONS. ATTENUATION WILL OCCUR QUICKEST DURING WARM, SUNNY, AND DRY PERIODS.

SANITARY WASTE NOTES

1. THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE NUMBER OF PORTABLE TOILETS BASED ON THE NUMBER OF EMPLOYEES USING THE TOILETS AND THE HOURS THEY WILL WORK.
2. SANITARY FACILITIES SHALL BE PLACED ON A MINIMUM OF 50 FEET AWAY FROM STORM DRAIN INLETS, CONVEYANCE, CHANNELS OR SURFACE WATERS. IF UNABLE TO MEET THE 50 FOOT REQUIREMENT DUE TO SITE CONFIGURATION, PORTABLE TOILETS SHALL BE A MINIMUM OF 20 FEET AWAY FROM STORM DRAIN INLETS, CONVEYANCE CHANNELS OR SURFACE WATER AND SECONDARY CONTAINMENT SHALL BE PROVIDED IN CASE OF SPILLS.
3. THE LOCATION OF THE PORTABLE TOILETS SHALL BE ACCESSIBLE TO MAINTENANCE TRUCKS WITHOUT DAMAGING EROSION AND SEDIMENT CONTROLS OR CAUSING EROSION OR TRACKING PROBLEMS.
4. SANITARY FACILITIES SHALL BE FULLY ENCLOSED AND DESIGNED IN A MANNER THAT MINIMIZES THE EXPOSURE OF SANITARY WASTE TO PRECIPITATION AND STORMWATER RUNOFF.
5. WHEN HIGH WINDS ARE EXPECTED, PORTABLE TOILETS SHALL BE ANCHORED OR OTHERWISE SECURED TO PREVENT THEM FROM BEING BLOWN OVER.
6. THE COMPANY THAT SUPPLIES AND MAINTAINS THE PORTABLE TOILETS SHALL BE NOTIFIED IMMEDIATELY IF A TOILET IS TIPPED OVER OR DAMAGED IN A WAY THAT THE RESULTS IN A DISCHARGE. DISCHARGED SOLID MATTER SHALL BE VACUUMED INTO A SEPTIC TRUCK BY THE COMPANY THAT MAINTAINS THE TOILETS.
7. THE OPERATOR OF THE MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) SHALL BE NOTIFIED IF A DISCHARGE FROM THE PORTABLE TOILETS ENTERS THE MS4 OR A NATURAL CHANNEL.
8. SANITARY FACILITIES SHALL NOT BE PERMITTED ON PUBLIC SIDEWALKS, STREETS OR INLETS.

DEBRIS AND TRASH NOTES

1. ALL WASTE SOURCES AND STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS AND OTHER WATERS, IF THE SITE CONFIGURATION PROVIDES SUFFICIENT SPACE TO DO SO, IN NO CASE SHALL MATERIAL AND WASTE SOURCES BE CLOSER THAN 20 FEET FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS, AND OTHER WATERS.
2. CONSTRUCTION WASTE AND TRASH SHALL BE STORED IN A MANNER THAT MINIMIZES ITS EXPOSURE TO PRECIPITATION AND STORMWATER RUNOFF.
3. WHENEVER POSSIBLE, MINIMIZE PRODUCTION OF DEBRIS AND TRASH.
4. INSTRUCT CONSTRUCTION WORKERS IN PROPER DEBRIS AND TRASH STORAGE AND HANDLING PROCEDURES.
5. SEGREGATE POTENTIAL HAZARDOUS WASTE FROM NON-HAZARDOUS CONSTRUCTION SITE DEBRIS.
6. PROHIBIT LITTERING BY WORKERS AND VISITORS.
7. POLICE SITE DAILY FOR LITTER AND DEBRIS.
8. ENFORCE SOLID WASTE HANDLING AND STORAGE PROCEDURES.
9. IF FEASIBLE, RECYCLE CONSTRUCTION AND DEMOLITION DEBRIS SUCH AS WOOD, METAL, AND CONCRETE.
10. TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AT REGULAR INTERVALS THAT ARE SCHEDULED TO EMPTY CONTAINERS WHEN THEY ARE 90 PERCENT FULL OR MORE FREQUENTLY.
11. GENERAL CONSTRUCTION DEBRIS MAY BE HAULED TO A LICENSED CONSTRUCTION DEBRIS LANDFILL.
12. USE WASTE AND RECYCLING HAULERS/FACILITIES APPROVED BY THE LOCAL MUNICIPALITY.
13. CHIPPING OF TREES AND BRUSH FOR USE SUCH AS MULCH IS PREFERRED ALTERNATIVE TO OFSITE DISPOSAL.
14. NO WASTE, TRASH, OR DEBRIS SHALL BE BURIED, BURNED OR OTHER WISE DISPOSED OF ONSITE.
15. CLEARLY MARK ON ALL DEBRIS AND TRASH CONTAINERS WHICH MATERIALS ARE ACCEPTABLE. FOREMAN AND/OR CONSTRUCTION SUPERVISOR SHALL MONITOR ONSITE SOLID WASTE STORAGE AND DISPOSAL PROCEDURES DAILY.

CONCRETE SAWCUTTING WASTE NOTES

1. DURING SAWCUTTING OPERATIONS, THE SLURRY AND CUTTINGS SHALL BE CONTINUOUSLY VACUUMED OR OTHERWISE RECOVERED AND NOT BE ALLOWED TO DISCHARGE FROM THE SITE.
2. IF THE PAVEMENT TO BE CUT IS NEAR A STORM DRAIN INLET, THE INLET SHALL BE BLOCKED BY SANDBAGS OR EQUIVALENT TEMPORARY MEASURES TO PREVENT THE SLURRY FROM ENTERING THE INLET. REMOVE THE SANDBAGS IMMEDIATELY AFTER COMPLETING SAWCUTTING OPERATIONS, SO THEY DO NOT CAUSE DRAINAGE PROBLEMS DURING STORM EVENTS.
3. SLURRY AND CUTTINGS SHALL NOT BE ALLOWED TO REMAIN ON THE PAVEMENT TO DRY OUT.
4. DEVELOP PRE-DETERMINED, SAFE SLURRY DISPOSAL AREAS.
5. COLLECTED SLURRY AND CUTTINGS SHOULD BE IMMEDIATELY HAULED FROM THE SITE FOR DISPOSAL AT A WASTE FACILITY. IF THIS IS NOT POSSIBLE, THE SLURRY AND CUTTINGS SHALL BE DISCHARGED INTO ONSITE CONTAINMENT.
6. THE ONSITE CONTAINMENT MAY BE EXCAVATED OR BERMED PIT LINED WITH PLASTIC MINIMUM OF 10 MILLIMETERS THICK. IF THE PROJECT INCLUDES PLACEMENT OF NEW CONCRETE, SLURRY FROM SAWCUTTING MAY BE DISPOSED OF IN FACILITIES DESIGNATED FOR THE WASHOUT OF CONCRETE TRUCKS INSTEAD CONSTRUCTING A SEPARATE CONTAINMENT.
7. THE CONTAINMENT SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS, AND OTHER WATERS, IF THE SITE CONFIGURATION PROVIDES SUFFICIENT SPACE TO DO SO. IN NO CASE SHALL THE COLLECTION AREA BE CLOSER THAN 20 FEET FROM INLETS, SWALES, DRAINAGE WAYS, CHANNELS AND OTHER WATERS.
8. SEVERAL, PORTABLE, PRE-FABRICATED, CONCRETE WASHOUT, COLLECTION BASINS ARE COMMERCIALY AVAILABLE AND ARE AN ACCEPTABLE ALTERNATIVE TO AN ONSITE CONTAINMENT PIT.
9. REMOVE WASTER CONCRETE WHEN THE CONTAINMENT IS HALF FULL. ALWAYS MAINTAIN A MINIMUM OF ONE FOOT FREEBOARD.
10. ONSITE EVAPORATION OF SLURRY WATER AND RECYCLING OF THE CONCRETE WASTE IS THE PREFERRED DISPOSAL METHOD. WHEN THIS IS NOT FEASIBLE, DISCHARGE FROM THE COLLECTION AREA SHALL ONLY BE ALLOWED IF A PASSIVE TREATMENT SYSTEM IS USED TO REMOVE THE FINES. MECHANICAL MIXING IS REQUIRED IN THE COLLECTION AREA. THE pH MUST BE TESTED, AND DISCHARGED IS ALLOWED IN IF THE pH DOES NOT EXCEED 8.0. THE pH MAY BE LOWERED BY ADDING SULFURIC ACID TO THE SLURRY WATER.
11. CARE SHALL BE EXERCISED WHEN TREATING THE SLURRY WATER FOR DISCHARGE. MONITORING MUST BE IMPLEMENTED TO VERIFY THAT DISCHARGES FROM THE COLLECTION AREA DO NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.
12. GEOTEXTILE FABRICS SUCH AS THOSE USED FOR SILT FENCE SHOULD NOT BE USED TO CONTROL SAWCUTTING WASTE, SINCE THE GRAIN SIZE IS SIGNIFICANTLY SMALLER THAN THE APPARENT OPENING SIZE OF THE FABRIC.

SPILL AND LEAK RESPONSE NOTES


1. RECORDS OF RELEASES THAT EXCEED THE REPORTABLE QUANTITY (RQ) FOR OIL AND HAZARDOUS SUBSTANCES SHOULD BE MAINTAINED IN ACCORDANCE WITH THE FEDERAL AND STATE REGULATIONS.
2. EMERGENCY CONTACT INFORMATION AND SPILL RESPONSE PROCEDURES SHALL BE POSTED IN A READILY AVAILABLE REA FOR ACCESS BY ALL EMPLOYEES AND SUBCONTRACTORS.
3. SPILL CONTAINMENT KITS SHOULD BE MAINTAINED FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS THAT ARE REGULARLY ONSITE. MATERIALS IN KITS SHOULD BE BASED ON CONTAINMENT GUIDELINES IN THE MATERIALS SAFETY AND DATA SHEETS (MSDS) FOR THE SUBSTANCE MOST FREQUENTLY ONSITE.
4. SPILL KITS ARE INTENDED FOR RESPONSE TO SMALL SPILLS, TYPICALLY LESS THAN 5 GALLONS, OF SUBSTANCES THAT ARE NOT EXTREMELY HAZARDOUS.
5. SIGNIFICANT SPILLS OR OTHER RELEASES WARRANT IMMEDIATE RESPONSE BY TRAINED PROFESSIONALS.
6. SUSPECTED JOB-SITE CONTAMINATION SHOULD BE IMMEDIATELY REPORTED TO REGULATORY AUTHORITIES AND PROTECTIVE ACTIONS TAKEN.
7. THE CONTRACTOR SHOULD BE REQUIRED TO DESIGNATE A SITE SUPERINTENDENT, FOREMAN, SAFETY OFFICER, OR OTHER SENIOR PERSON WHO IS ONSITE DAILY TO BE THE SPILL AND LEAK RESPONSE COORDINATOR (SLRC) AND MUST HAVE KNOWLEDGE OF AND BE TRAINED IN CORRECT SPILL AND LEAK RESPONSE PROCEDURES.

SUBGRADE STABILIZATION NOTES

1. MINIMIZE THE DISCHARGE OF THE CHEMICAL STABILIZERS BY THE CONTRACTOR LIMITING THE AMOUNT OF STABILIZING AGENT ONSITE TO THAT WHICH CAN BE THOROUGHLY MIXED AND COMPACTED BY THE END OF EACH WORKDAY.
2. STABILIZERS SHALL BE APPLIED AT RATES THAT RESULT IN NO RUN OFF.
3. STABILIZATION SHALL NOT OCCUR IMMEDIATELY BEFORE AND DURING RAINFALL EVENTS.
4. NO TRAFFIC OTHER THAN WATER TRUCKS AND MIXING EQUIPMENT SHALL BE ALLOWED TO PASS OVER THE AREA BEING STABILIZED UNTIL AFTER COMPLETION OF MIXING THE CHEMICAL.
5. AREA ADJACENT AND DOWNSTREAM OF STABILIZED AREAS SHALL BE ROUGHENED TO INTERCEPT CHEMICAL RUNOFF AND REDUCE RUNOFF VELOCITY.
6. GEOTEXTILE FABRICS SUCH AS THOSE USED FOR SILT FENCE SHOULD NOT BE USED TO TREAT CHEMICAL RUNOFF, BECAUSE THE CHEMICALS ARE DISSOLVED IN THE WATER AND WON'T BE AFFECTED BY A BARRIER AND THE SUSPENDED SOLIDS ARE SIGNIFICANTLY SMALLER THAN THE APPARENT OPENING SIZE OF THE FABRIC.
7. IF SOIL STABILIZERS ARE STORED ONSITE, THEY SHALL BE CONSIDERED HAZARDOUS MATERIAL AND SHALL BE MANAGED ACCORDING TO THE CRITERIA OF CHEMICAL MANAGEMENT TO CAPTURE ANY ACCIDENTAL LIME OR CHEMICAL OVERFLOW.
8. THE CONTRACTOR SHALL INSTALL BMP'S TO ALL INLETS AND OPENINGS CONNECTED TO THE STORM SEWER SYSTEMS TO PREVENT LIME FROM ENTERING THE MS4 SYSTEM.

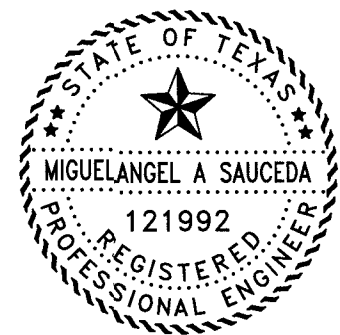
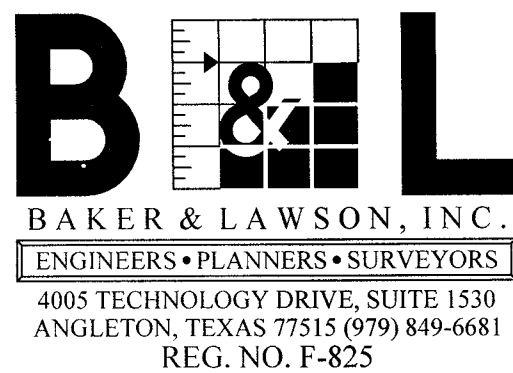
SANDBLASTING WASTE NOTES

1. THE CONTRACTOR SHOULD BE REQUIRED TO DESIGNATE THE SITE SUPERINTENDENT, FOREMAN, OR OTHER PERSON WHO IS RESPONSIBLE FOR SANDBLASTING TO ALSO BE RESPONSIBLE FOR SANDBLASTING WASTE MANAGEMENT.
2. PROHIBIT THE DISCHARGE OF SANDBLASTING WASTE.
3. USE ONLY INERT, NON-DEGRADABLE SANDBLAST MEDIA.
4. USE APPROPRIATE EQUIPMENT FOR THE JOB; DO NOT OVER-BLAST.
5. WHENEVER POSSIBLE, BLAST IN A DOWNWARD DIRECTION.
6. CEASE BLASTING ACTIVITIES IN HIGH WINDS OR IF WIND DIRECTION COULD TRANSPORT GRIT TO DRAINAGE FACILITIES.
7. INSTALL DUST SHIELDING AROUND SANDBLASTING AREAS.
8. COLLECT AND DISPOSE OF ALL SPENT SANDBLAST GRIT. USE DUST CONTAINMENT FABRICS AND DUST COLLECTION HOPPERS AND BARRELS.
9. NON-HAZARDOUS SANDBLAST GRIT MAY BE DISPOSED IN PERMITTED CONSTRUCTION DEBRIS LANDFILLS OR PERMITTED SANITARY LANDFILLS.
10. IF SANDBLAST MEDIA CANNOT BE FULLY CONTAINED, CONSTRUCT SEDIMENT TRAPS DOWNSTREAM FROM BLASTING AREA WHERE APPROPRIATE.
11. USE SAND FENCING WHERE APPROPRIATE IN AREAS WHERE BLAST MEDIA CANNOT BE FULLY CONTAINED.
12. IF NECESSARY, INSTALL MISTING EQUIPMENT TO REMOVE SANDBLAST GRIT FROM THE AIR PREVENT RUNOFF FROM MISTING OPERATIONS FROM ENTERING DRAINAGE SYSTEMS.
13. USE VACUUM GRIT COLLECTION SYSTEMS WHERE POSSIBLE.
14. KEEP RECORDS OF SANDBLASTING MATERIALS, PROCEDURES, AND WEATHER CONDITIONS ON A DAILY BASIS.
15. TAKE ALL REASONABLE PRECAUTIONS TO ENSURE THAT SANDBLASTING GRIT IS CONTAINED AND KEPT AWAY FROM DRAINAGE STRUCTURES.
16. SAND BLASTING MEDIA SHOULD ALWAYS BE STORED UNDER COVER AWAY FROM DRAINAGE STRUCTURES.
17. ENSURE THAT STORED MEDIA OR GRIT IS NOT SUBJECTED TO TRANSPORT BY WIND.
18. ENSURE THAT ALL SANDBLASTING EQUIPMENT AND STORAGE CONTAINERS COMPLY WITH CURRENT LOCAL, STATE, AND FEDERAL REGULATIONS.
19. CAPTURE AND TREAT RUNOFF, WHICH COMES INTO CONTACT WITH SANDBLASTING MATERIALS OR WASTE.

No.		DATE	
		REVISION	
SEAL:			
DESIGN ENGINEER: _____ DATE: _____			
			
CITY OF SUGAR LAND, TEXAS ENGINEERING DEPARTMENT			
CONSTRUCTION PLANS FOR:			
GENERAL EROSION CONTROL NOTES			
JOB No.: DATE: DESIGNED BY: DRAWN BY: CHECKED BY: SCALE:		SL-33 SHEET OF	

NO.	DATE	DESCRIPTION	APPROVED	
REVISIONS				

DESIGNED	MS
DRAWN	
CHECKED	
DATE	



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Date: 3/11/22

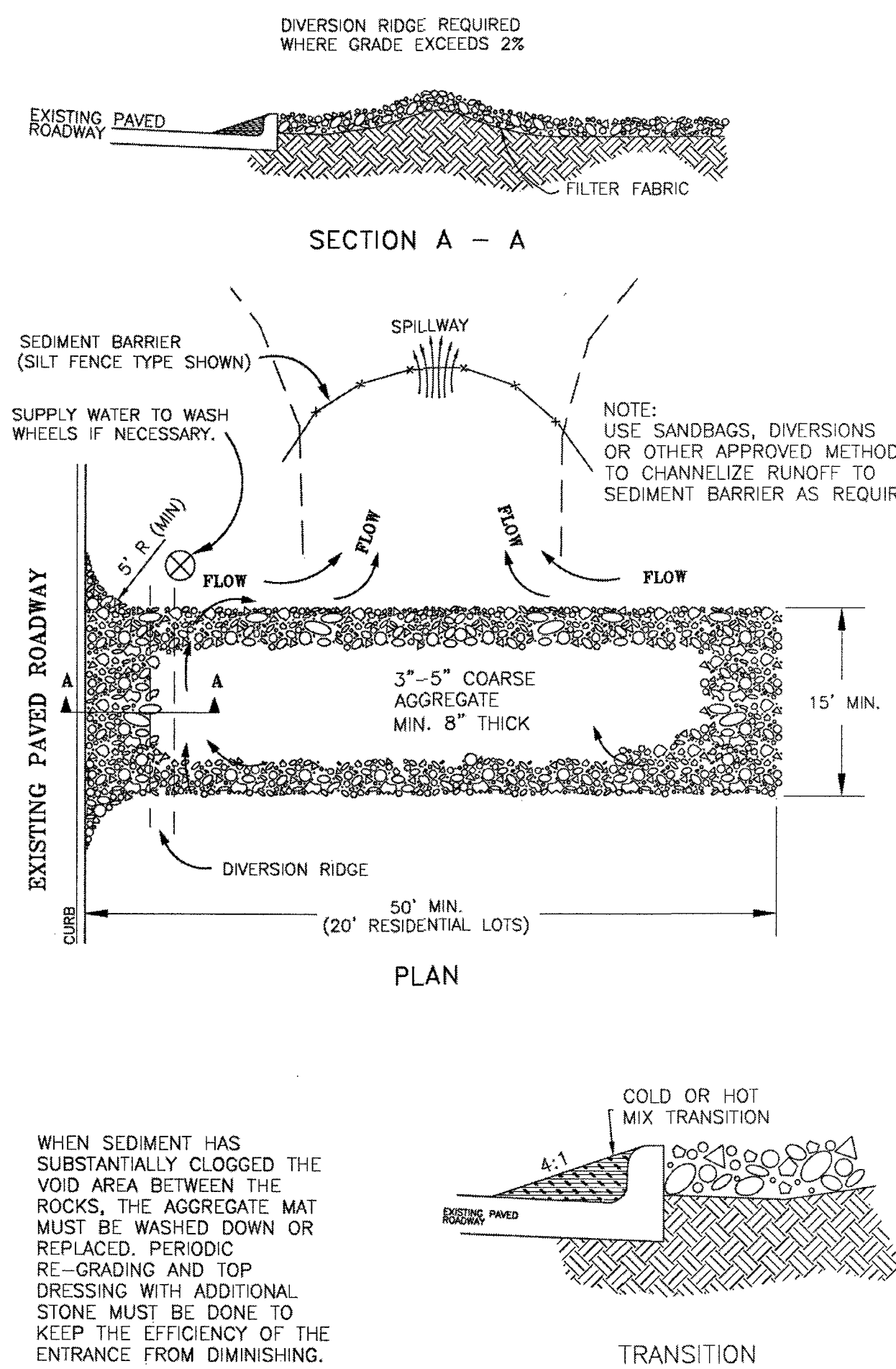
OWNER:
Clint Peltier
Clint Peltier Custom Homes
979-481-4840

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

HERITAGE PARK SECTION 3
ANGLETON, TEXAS
PLANS FOR
GRADING, PAVING, UTILITIES
AND DETENTION

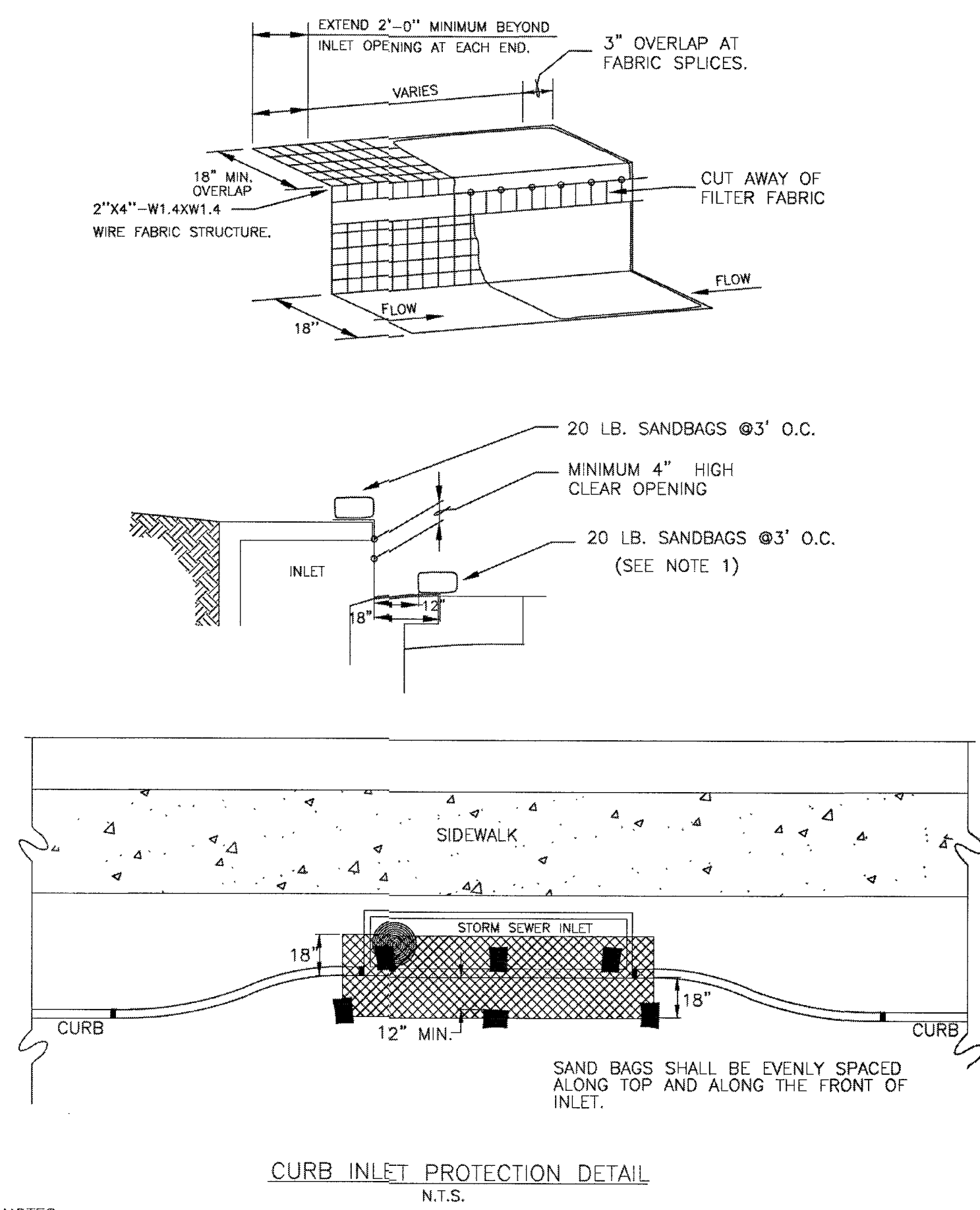
GENERAL EROSION
CONTROL NOTES
SL-33

PROJECT NO. 15012



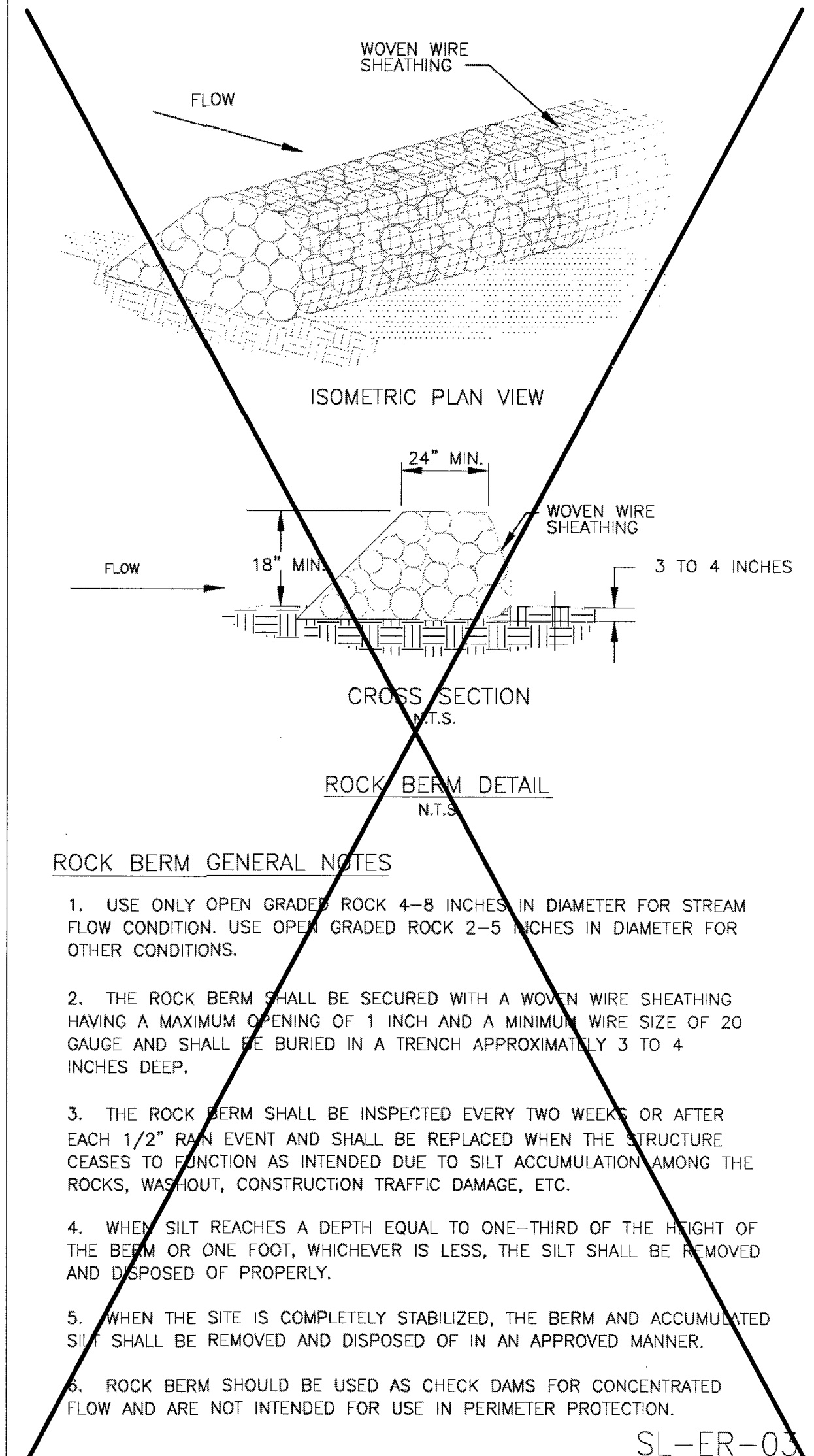
TEMPORARY STONE CONSTRUCTION
ENTRANCE/EXIT
N.T.S.

SL-ER-01

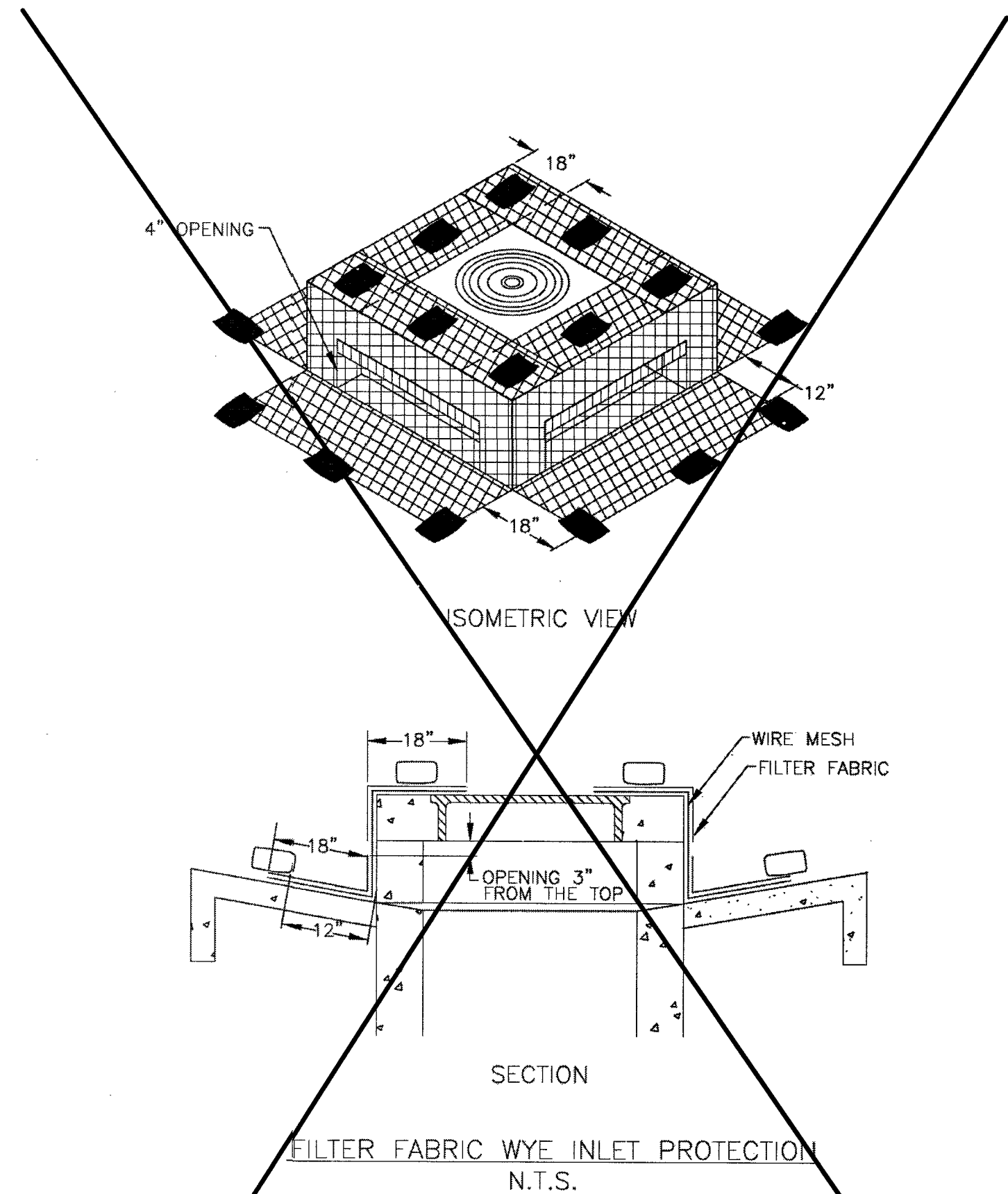


- NOTES:
1. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL TO PROVIDE A 4" MINIMUM CLEAR OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
 2. INSPECTION SHALL BE MADE BY CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
 3. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTION IF THE STORMWATER BEGINS TO OVERTOP THE CURB.
 4. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF THE SEDIMENT IS STABILIZED.
- | INLET OPENING | MINIMUM NUMBER OF SAND BAGS | |
|---------------|-----------------------------|-------|
| | TOP | FRONT |
| 5' | 2 | 3 |
| 10' | 3 | 3 |
| 15' | 3 | 4 |
| 20' | 4 | 4 |

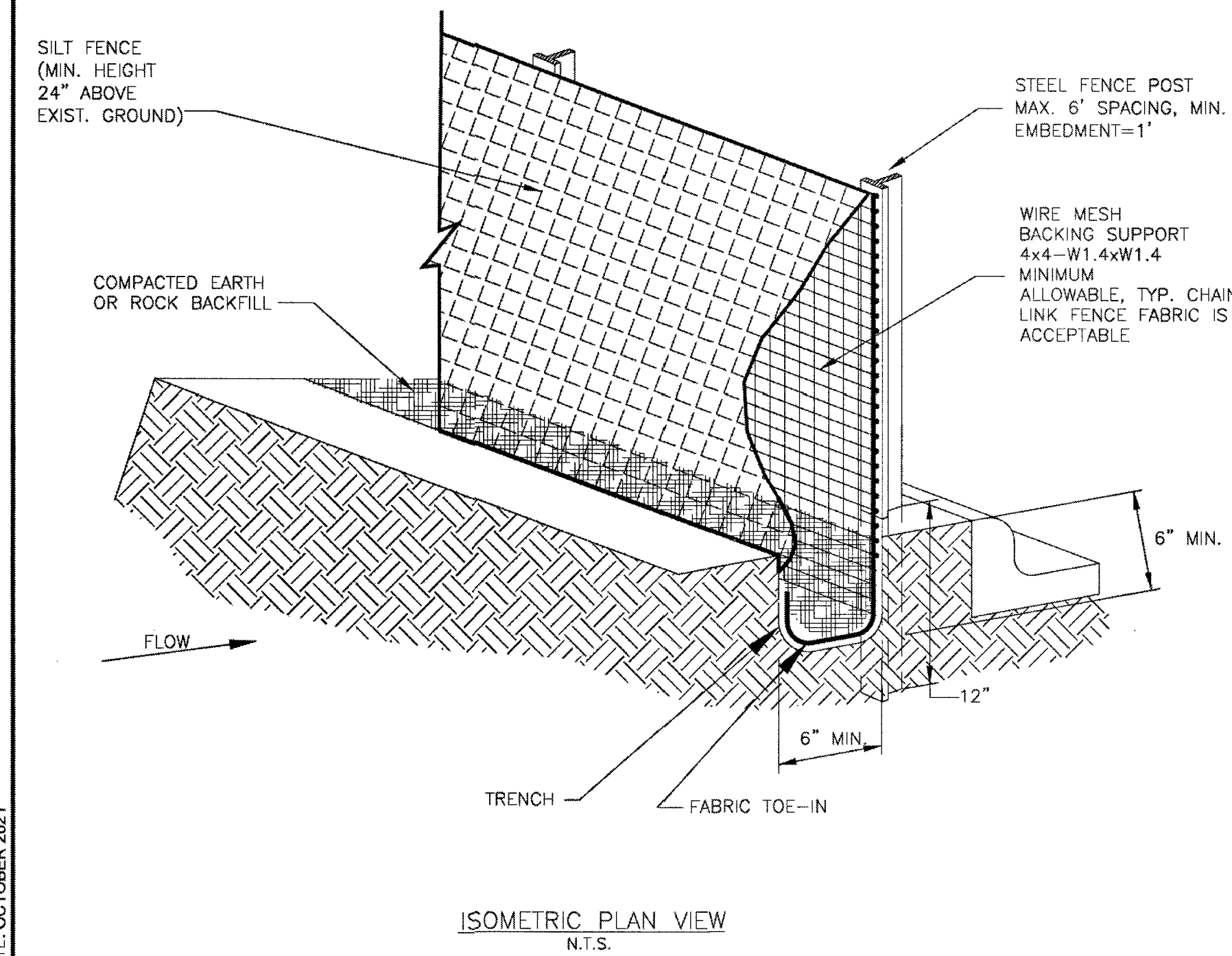
SL-ER-02



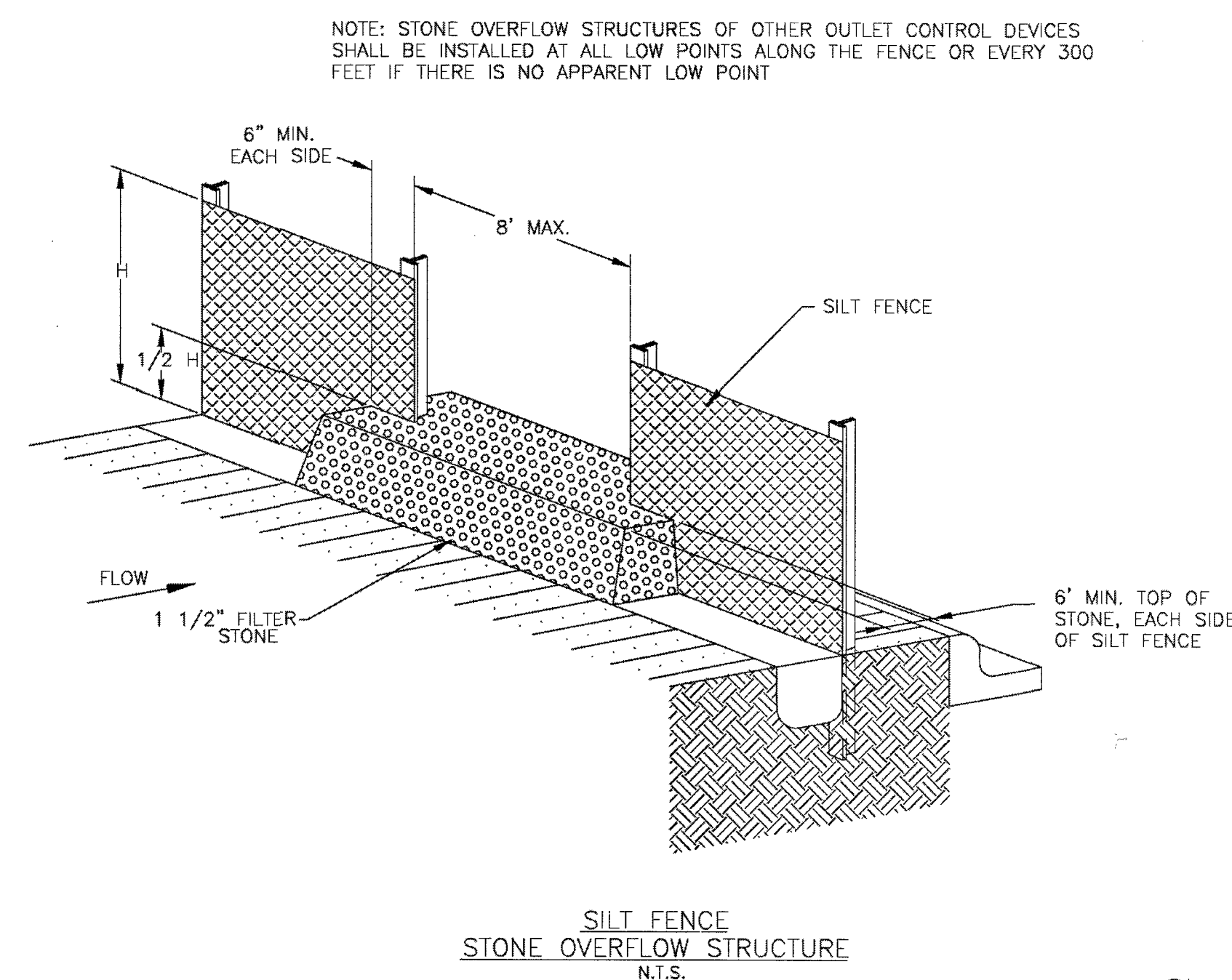
SL-ER-03



SL-ER-04



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



SL-ER-05

No.	DATE	REVISION

DESIGN ENGINEER: _____ DATE: _____

SEAL: _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

EROSION CONTROL DETAILS I

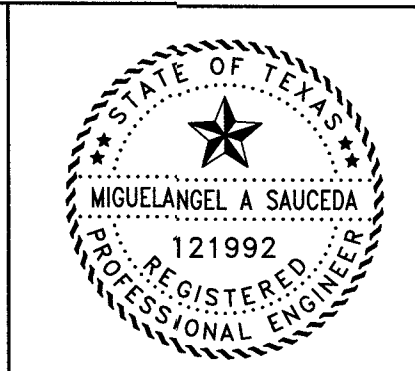
JOB No.: _____
DATE: _____
DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE: _____

SL-34
SHEET OF

NO.	DATE	DESCRIPTION	APPROVED

DESIGNED MS
DRAWN
CHECKED
DATE

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



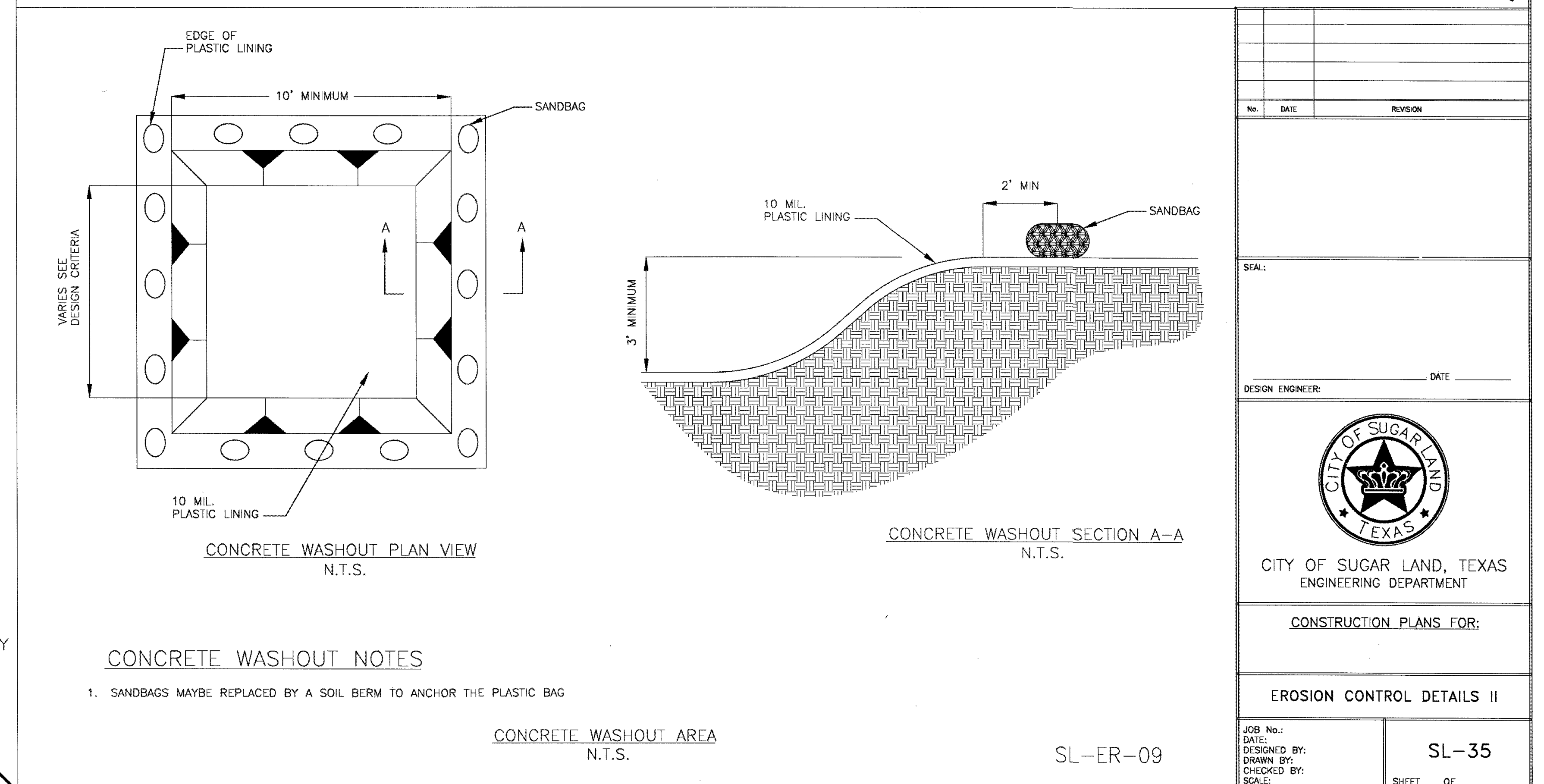
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Date: 3/11/22

OWNER:
Clint Peltier
Clint Peltier Custom Homes
979-481-4840

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

HERITAGE PARK SECTION 3
ANGLETON, TEXAS
PLANS FOR
GRADING, PAVING, UTILITIES
AND DETENTION

EROSION CONTROL
DETAILS I
SL-34
PROJECT NO. 15012



ORGANIC FILTER TUBES NOTES

1. TYPE OF NETTING, FILTER MATERIAL, DIAMETER OF TUBE AND SPACING OF TUBES SHALL BE SPECIFIED BY THE DESIGNER BASED ON THE FOLLOWING SITE PARAMETERS:
 - SIZE OF CONTRIBUTING DRAINAGE AREA
 - STEEPNESS OF SLOPE
 - GROUND CONDITIONS (SOIL OR PAVEMENT)
2. DESIGNER SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE TUBE ARE TO BE TURNED UPSLOPE. UPSLOPE LENGTHS SHALL BE MINIMUM OF 10 FEET.

ORGANIC FILTER TUBE PERIMETER CONTROL PLAN VIEW
N.T.S.

ORGANIC FILTER TUBE PERIMETER CONTROL PROFILE
N.T.S.

FILTER TUBE
N.T.S.

SL-ER-08

EROSION CONTROL BLANKETS
N.T.S.

SL-ER-06

~~SEDIMENT FILTER BAG PLAN VIEW~~
N.T.S.

SEDIMENT FILTER BAG PROFILE
N.T.S.

DEWATERING CONTROLS
N.T.S.

SL-ER-07

FOR SLOPES OF 2:1 OR STEEPER, A SECOND STAKE AGAINST THE DOWNSLOPE FACE OF THE TUBE MAY BE NEEDED DEPENDING ON SOIL TYPE.

ORGANIC FILTER TUBE PERIMETER CONTROL PROFILE
N.T.S.

FILTER TUBE
N.T.S.

SL-ER-08

~~SEDIMENT FILTER BAG PLAN VIEW~~
N.T.S.

SEDIMENT FILTER BAG PROFILE
N.T.S.

DEWATERING CONTROLS
N.T.S.

SL-ER-07

FOR SLOPES OF 2:1 OR STEEPER, A SECOND STAKE AGAINST THE DOWNSLOPE FACE OF THE TUBE MAY BE NEEDED DEPENDING ON SOIL TYPE.

CONCRETE WASHOUT PLAN VIEW
N.T.S.

CONCRETE WASHOUT SECTION A-A
N.T.S.

CONCRETE WASHOUT NOTES

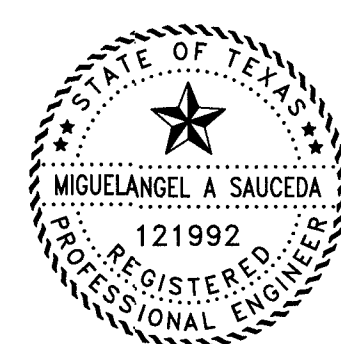
1. SANDBAGS MAYBE REPLACED BY A SOIL BERM TO ANCHOR THE PLASTIC BAG

CONCRETE WASHOUT AREA
N.T.S.


SL-ER-09

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED	MS
DRAWN	
CHECKED	
DATE	



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P.E. 121992


Date: 3/1/22

OWNER:
Clint Peltier
Clint Peltier Custom Homes
979-481-4840

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

HERITAGE PARK SECTION 3
ANGLETON, TEXAS
PLANS FOR
GRADING, PAVING, UTILITIES
AND DETENTION

EROSION CONTROL
DETAILS II
SL-35

PROJECT NO. 15012

Final Plat

1. Remove the administrative plat certificate and use the Planning & Zoning and City Council certificate that is provided on the plat.

REMOVED

2. Notate the lift station easement from Section 1 & 2 on the plat.

ADDED

3. Verify the plat note No. 10 shown on the plat and update the plat notes accordingly.

REVISED

4. Verify the distance of the bearing noted on the plat drawing and in the metes and bounds description (paragraph 3).

REVISED

5. Verify and show the acreage for the Existing Reserve "A" north of the proposed subdivision. Notate this area separate of the existing 38.00 acres (AISD).

REVISED

6. Verify if proposed Reserve "A" will require additional notes or requirements for connecting to existing Reserve "A" in Sections 1 & 2.

REVISED

7. Verify "Owner" to be Property Owner's Association and update Note 12.

OWNER IS CORRECT

8. Use Surveyor's certificate language taken from Angleton LDC Sec. 23-114 A.1

REVISED

9. Update drainage certificate used to Drainage Easements Maintained by Property Owner's Association.

REVISED

Construction Plans

General:

1. Provide a copy of the Geotechnical Report to verify pavement and detention pond recommendations are consistent with proposed design.

Owner has employed PSI for geotechnical testing. Report is still pending.

2. Verification to be provided for existing lift station capacity for this section and to notate any modifications required for pump operation at lift station.

SEE PAGE 20 AND 21 OF THE HERITAGE PART SECTION 1 AS BUILT. THE LIFTSTATION USED TWO CP-3102 FLYGT PUMPS. THE LIFT STATION CURRENTLY OPERATES ON 3 PHASE POWER, AND PUMPS SEWAGE TO THE MANHOLE LOCATED AT HENDERSON AND DOWLING VIA A 4" FORCE MAIN.

THE PUMPS OPERATE ON LEAD LAG AND UNDER A TOTAL HEAD PRESSURE OF 15.0 FT. THE PUMP IS RATED FOR A TOTAL CAPACITY OF 350 GPM, WHICH EXCEEDS THE PEAK DEMAND FROM SECTION 1-3 (90 HOMES – Q_p= 74 GPM).

Deprecated: Array and string offset access syntax with curly braces is deprecated in /nas/content/live/sthinc/FrictionHeadForm/includes/FrictionHeadCalculation-lib.php on line 6

1. Static Head Feet

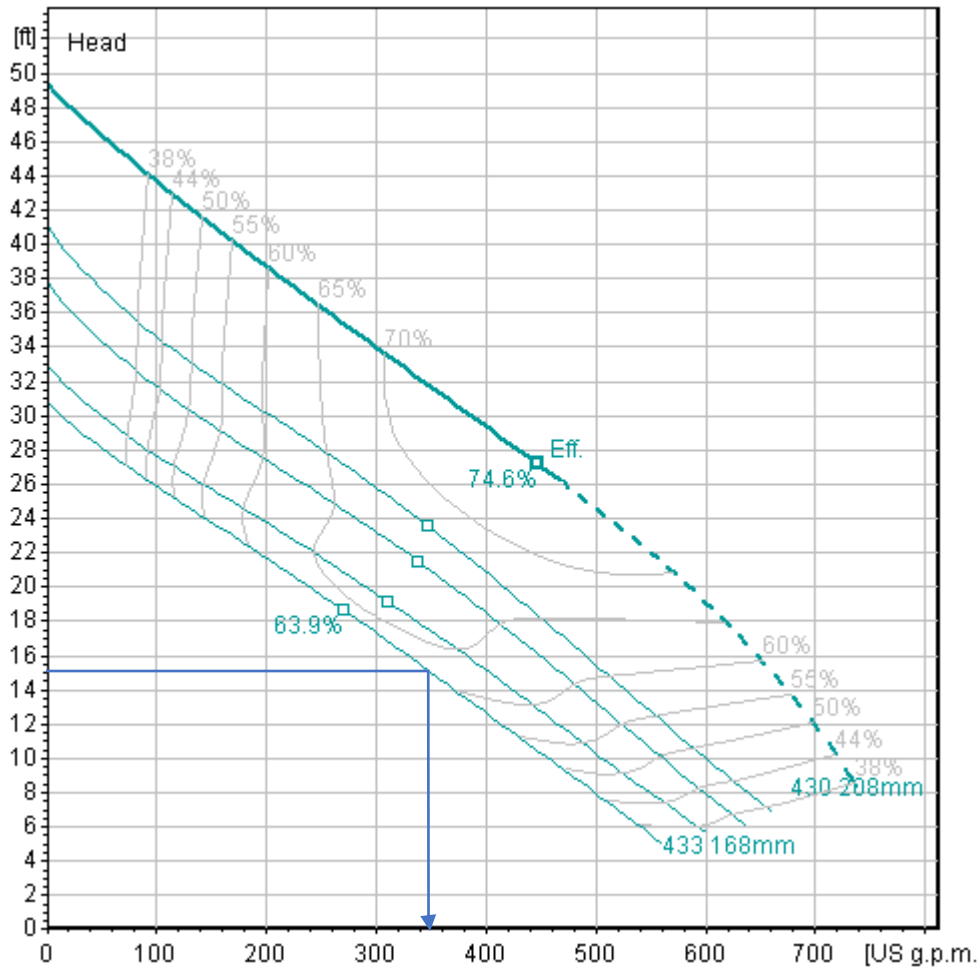
2. Friction Head:

Calculate Friction Head				
a. Discharge Pipe Length <input type="text" value="3570"/> Feet				
b. Friction Factors of Fitting and Valves *See Table A				
Fitting	Size	Equivalent Length	Qty	Total
90's	<input type="text" value="4"/>	<input type="text" value="14"/>	<input type="text" value="3"/>	<input type="text" value="42"/>
45's	<input type="text" value="4"/>	<input type="text" value="8"/>	<input type="text" value="6"/>	<input type="text" value="48"/>
Tees	<input type="text" value="4"/>	<input type="text" value="22"/>	<input type="text" value="1"/>	<input type="text" value="22"/>
Check Valve	<input type="text" value="4"/>	<input type="text" value="33"/>	<input type="text" value="2"/>	<input type="text" value="66"/>
Gate Valve	<input type="text" value="4"/>	<input type="text" value="5"/>	<input type="text" value="2"/>	<input type="text" value="10"/>
Union	<input type="text" value="4"/>	<input type="text" value="23"/>	<input type="text" value="9"/>	<input type="text" value="207"/>
Total Equivalent Length: (Feet)				<input type="text" value="395"/>
Pipe Length	<input type="text" value="3570"/>	Ft. + Equivalent Length	<input type="text" value="395"/>	Ft./100= <input type="text" value="39.65"/> 100-foot Increments
c. Friction Head per 100'		<input type="text" value="39.65"/>	Pipe at GPM (from Table B)	<input type="text" value="7.8"/> Feet
Friction Head [Feet]			<input type="text" value="3.0927"/>	

3. Static Head ft. + Friction Head ft. = Total Dynamic Head

Enter in TDH box on Design Guide

C 3102 MT 3 phase 4 poles 50hz US



3. Coordination shall be made to verify detention pond capacity of existing sections and to provide any necessary maintenance to allow for proposed Section 3.

CALCULATIONS FOR TOTAL DETENTION REQUIRED FOR SECTIONS 1-3 ADD TO SHEET 8. TOTAL DETENTION REQUIRED IS 16.066 AC-FT. 17.37 AC-FT IS PROVIDED

Plan & Profile – Heritage Park Drive (Sheet 4)

1. Notate proposed tie-in and to verify manhole condition. Coordination shall be made with Public Works prior to tie-in for any necessary operation of the lift station.

ADDED

2. Provide 4-ft minimum cover for proposed water line.

CORRECTED

Plan & Profile – Elm Street (Sheet 5)

1. Notate portion of sidewalk to be installed by Developer on the plan.

ADDED

2. Proposed layout for Heritage Park Drive is not per preliminary plat information submitted. Verify design for end of street and verify temporary turnaround requirements with Fire Department for end of Heritage Park Drive.

RESERVE LOT PLACED NEXT TO LOT 30. LAND USE OF RESERVE LOT HAS NOT BEEN DETERMINED. OWNER MAY REPLAT THE RESERVE AS A LOT OR AS A RIGHT OF WAY. WATER METER AND SANITARY LEAD ADDED TO RESERVE LOT.

4. Verify relocation of curb ramps to corners (example shown on plans).

RAMPS MOVED

5. Verify placement of mailbox pad to relocate to southeast corner or across Heritage Park Dr.

MAILBOX MOVED

6. Verify driveway access for Lot 30. Existing tree, proposed curb ramp, and proposed inlet appear to obstruct placement.

DRIVEWAY SHOWN ON SHEET FOR PLANNING. SANITARY LEAD MOVED.

7. Verify proposed slope (proposed 0.00%) at intersection and update plans.

SLOPE REVISED

8. Provide 4-ft minimum cover for proposed water line.

REVISED

Plan & Profile – Elm Street (Sheet 6)

1. Provide 4-ft minimum cover for proposed water line.

REVISED

Utility Layout (Sheet 7)

1. Include fire hydrant near intersection where shown on the review drawings.

ADDED TO SHEET 7 AND 4

Detention Pond Layout and Calculations (Sheet 8)

1. Provide cross sections to verify existing storage within the detention pond.

CROSS SECTION A-A EXPANDED

Lot Grading Plan (Sheet 10)

1. Verify proposed grading outside of property will be allowed by adjacent property owner.

LETTER PROVIDED BY ANGLETON ISD TO ALLOW GRADING OFF THE PROPERTY.

Pavement Marking, Mailboxes, Street Signs, and Roadway Lighting Layout (Sheet 16)

1. Verify where Type III Barricade will be used and update plan.

CALLOUT ADDED

2. Verify stop bar placement shown. Placement should be perpendicular to street.

STOP BAR RELOCATED

Concrete Pavement Construction Details I (SL-21) (Sheet 27)

1. For “SL-ST-02 Single Roadway Section”, Geotechnical recommendations and report reference to be noted with this detail to verify minimum standards are met.

REPORT IS PENDING.

Residential Curb Construction Details I (SL-23) (Sheet 29)

1. For “SL-ST-19 Typical Single Roadway Section For Concrete Pavement With 4”x12” Curb”, Geotechnical recommendations and report reference to be noted with this detail to verify minimum standards are met.

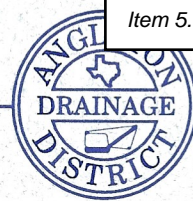
REPORT IS PENDING

ADDITION COMMENTS

ADD LETTER WILL BE RELEASED ON 4/26/22.

ANGLETON DRAINAGE DISTRICT

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



April 26, 2022

Clint Peltier Homes, LLC
765 Spur 28
Danbury, Texas 77534

Re: Heritage Park, Section III
Plat and Drainage & Detention Plan

Dear Mr. Peltier:

During the special public of the Angleton Drainage District held on April 19, 2022, the Board of Supervisors unanimously approved the plat, drainage and detention plan of Heritage Park, Section III as presented.

As presented, Heritage Park, Section III will consist of 30 residential lots 70-feet in width. There will also be a 0.31 unrestricted reserve "B". This development consists of 11-acres. The existing detention pond will be expanded to accommodate the addition of Section 111 to the subdivision.

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

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

Should you have any questions regarding this matter, please contact the Angleton Drainage District at 979.849.2414, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Sincerely,

A handwritten signature in dark ink, appearing to read "David B. Spoor".

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