CITY OF ANGLETON
PLANNING AND ZONING COMMISSION
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
THURSDAY, APRIL 01, 2021 AT 12:00 PM

AGENDA

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, APRIL 1, 2021, AT 12:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

In accordance with an Order of the Office of the Governor issued March 16, 2020, this meeting scheduled is in person and open to the public at The City of Angleton Council Chambers located at 120 S. Chenango Street Angleton, Texas 77515. In order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19), seating will be limited to allow for 6 feet of separation.

The City will be using a telephone/video conferencing tool called ZOOM to make the meeting available to the public. You have several options to participate:

1. Click the link to join the webinar: https://us02web.zoom.us/j/84203098540

2. Phone in at (888) 475-4499 and enter Meeting ID: 84203098540

3. Download the ZOOM app to your phone and enter Meeting ID: 84203098540

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

DECLARATION OF A QUORUM AND CALL TO ORDER

PUBLIC HEARINGS AND ACTION ITEMS

1. Conduct a public hearing, discussion, and possible action on a request to rezone an approximate 1.00 acres from the Light Industrial (LI) District to the Single-Family Estate Residential 20 (SFE-20) District. The subject property is located on the east side of Buchta Street approximately 1,650 feet south of Bastrop Street.

2. Conduct a public hearing, discussion, and possible action on an ordinance amending Section 28-109 of the City of Angleton Code of ordinances related to the definition of home occupations in order to allow gunsmithing and firearms sales as permissible home occupations.

3. Conduct a public hearing, discussion and possible action on an ordinance adopting the Downtown Angleton Livable Center Study as an element of the Comprehensive Plan.

REGULAR AGENDA

4. Discuss and consider possible action on the Final Replat of Kiber Reserve Phase 1. The subject property overall consists of 19.84-acres of land located North of E. Kiber, South of E. Orange Street and bordered on the East by S. Downing Street. The Kiber Reserve development is proposed to have 93 residential lots. Phase 1 will consist of 11.88 acres, 48 residential lots and 1 reserve lot. The property is currently in a Planned Development Overlay District.

5. Discuss and act upon the site plan for Lakeside Park

6. Discussion and possible action on the proposed Windrose Green Section 3 Preliminary Plat. The subject property consists of 23.70 acres in the City's Extraterritorial Jurisdiction (ETJ) and is located between Henderson Road and FM 523 just east of Angleton High School. Phase 3 will consist of 122 residential lots and 4 reserve lots.

7. Presentation of the Austin Colony project, discussion and possible comment on the project.

8. Discussion on staff generated changes to the development process.

ADJOURNMENT

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

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, March 29, 2021 by 12:00 p.m. and remained so posted continuously for at least 72 hours before the scheduled time of said meeting.

/S/ Walter Reeves
Walter Reeves
Development Services Director

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: April 13, 2021

PREPARED BY: Walter E. Reeves Jr., AICP

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on a request to rezone an approximate 1.00 acres from the Light Industrial (LI) District to the Single-Family Estate Residential 20 (SFE-20) District. The subject property is located on the east side of Buchta Street approximately 1,650 feet south of Bastrop Street.

AGENDA ITEM SECTION: Public Hearing

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

FUND: None

EXECUTIVE SUMMARY:

This is a request from Tony and Emily Liles to rezone approximately 1.00 acre of land located on the east side of Buchta Road approximately 1,650 feet south of Bastrop Street from the Light Industrial (LI) zoning district to the Single-Family Estate Residential 20 (SFE-20) zoning district. The SFE-20 requires a 20,000 sq. ft. minimum lot size. The Liles wish to rezone the property to allow construction of a home.

The Future Land Use Plan from the Angleton Comprehensive Plan Update designates the subject property as being appropriate for manufactured housing. The proposed rezoning is consistent with the Future Land Use Plan. The proposed rezoning is supported by Goal 1 of Chapter 3 Land Use as well as Goal 2 of Chapter 8 Housing of the Comprehensive Plan.

Chapter 3 – Land Use

Goal One: High quality development that promotes sensible growth patterns and respects the small-town atmosphere and image of the community.

Chapter 8 – Housing

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

Existing Land Use and Zoning

North: Some single-family residential use on large tracts in the Light Industrial (LI) and Multi-Family Residential-29 (MFR-29) Districts.

East: Undeveloped land in the Single-Family Residential 7.2 (SF-7.2) District and commercial/industrial developed land in the ETJ.

South: Undeveloped land in LI District and the ETJ and a commercial/industrial use on the southeast corner of the Buchta Road/Angleton Danbury Road intersection.

West: Undeveloped land in the LI District. Mostly undeveloped land in the Commercial-Office/Retail (C-OR) District. County Annex building at the Wildcat Drive/E. Mulberry Street intersection.

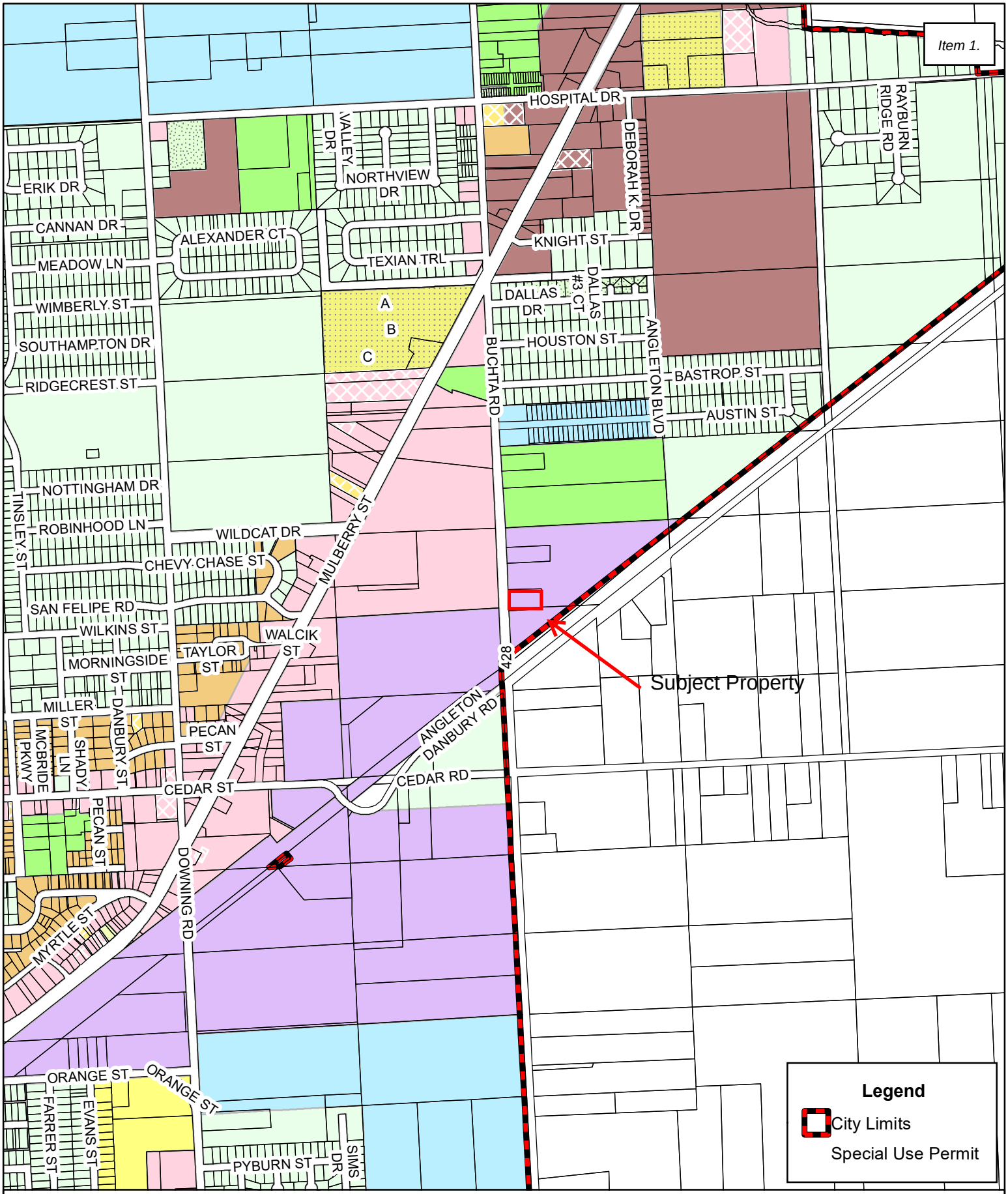
Buchta Road is designated as a Major Collector on the Mobility Plan in this area. Rezoning of the property will have little effect on the functionality of the street.

The proposed rezoning is consistent with the Future Land Use Plan, is supported by several goals of the Comprehensive Plan, is consistent with existing land use in the area and is consistent with the Mobility Plan.

The Planning and Zoning Commission held a public hearing on April 1, 2021 and unanimously (7 in-favor/0 opposed/0 abstentions or absent) recommends approval of the proposed rezoning from (LI) Light Industrial District to the (SFE-20) Single-Family Estate Residential 20 District.

RECOMMENDATION:

Staff recommends approval of the rezoning from the (LI) Light Industrial District to the (SFE-20) Single-Family Estate Residential 20 District.



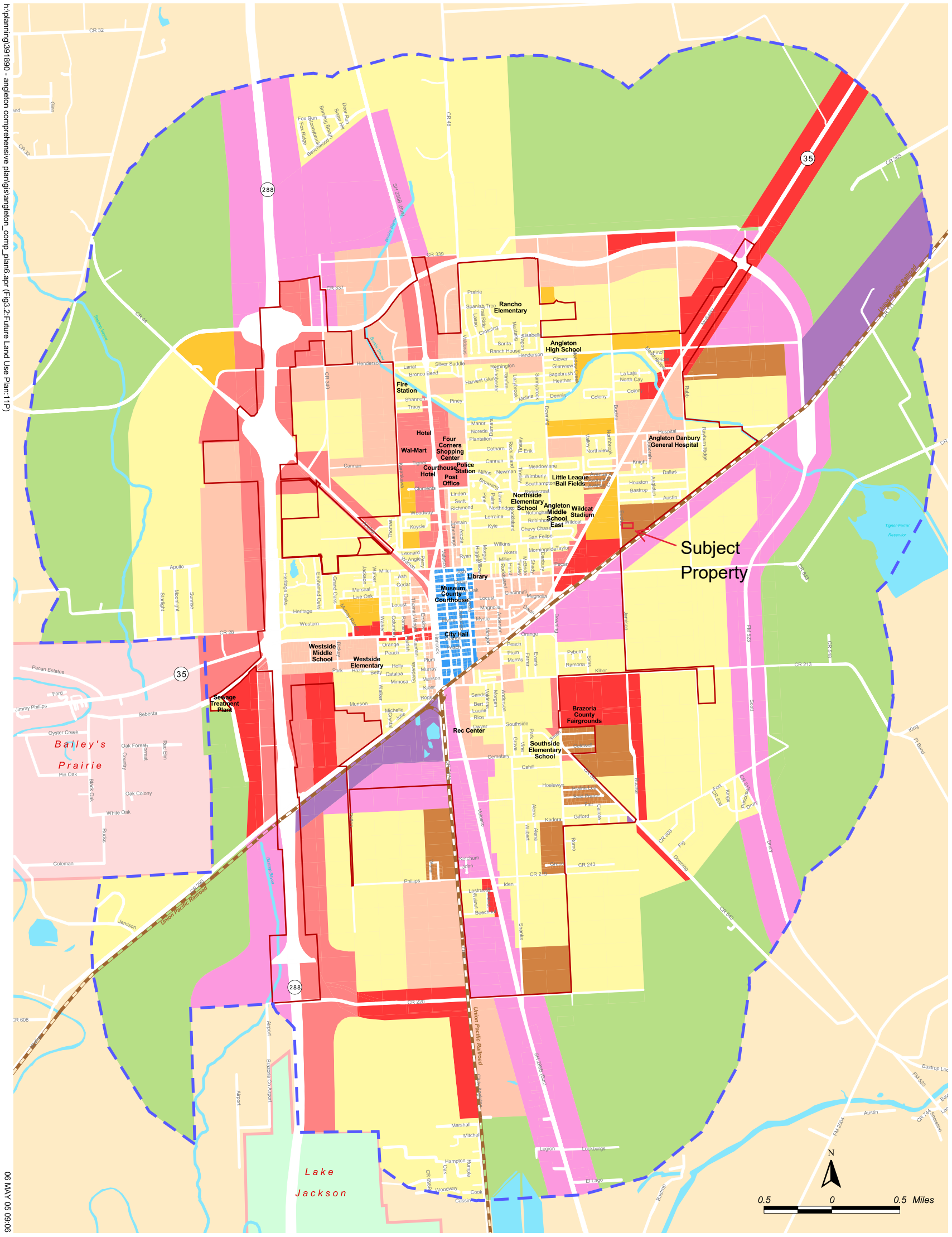
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user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

City of Angleton

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

City of Angleton GIS Mapping

1 " = 1,014 '



h:\planning\391890 - angleton comprehensive plan\gis\angleton_comp_plan6.apr (Fig3.2:Future Land Use Plan:11P)

06 MAY 05 09:06

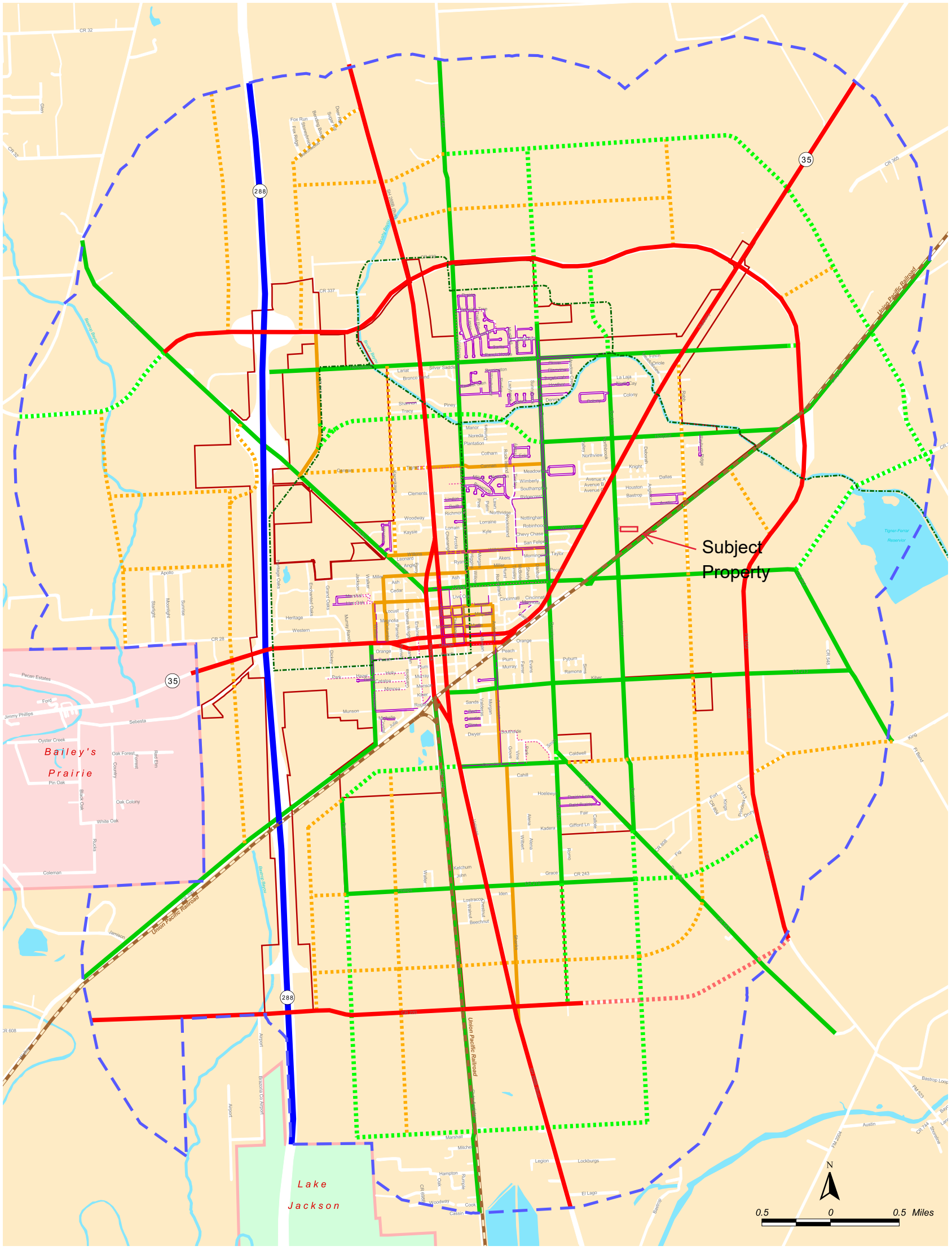
Figure 3.2
Future Land Use Plan

Land Use Categories

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

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





h:\planning\391890 - angleton comprehensive plan\gis\angleton_comp_plan7.apr (Fig4.1:Mobility Plan:11P)

05 JAN 05 11:37

Figure 4.1

Mobility Plan

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



ORDINANCE NO. 20210413-_____

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS REZONING 1.00 ACRE FROM CHAPTER 28 ZONING ARTICLE III ZONING DISTRICTS SECTION 28-60 LI LIGHT INDUSTRIAL DISTRICT TO ARTICLE III ZONING DISTRICTS SECTION 28-43 SFE-20 SINGLE FAMILY ESTATE RESIDENTIAL 20 DISTRICT OF THE CODE OF ORDINANCES 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 April 1, 2021 the Angleton Planning and Zoning Commission conducted a public hearing regarding a request by Tony and Emily Liles to rezone 1.00 acre from Chapter 28 Zoning Article III Zoning Districts Section 28-60 Light Industrial District to the Article III Zoning Districts Section 28-43 SFE-20 Single Family Estate Residential 20 District of the Code of Ordinances City of Angleton, Texas following lawful publication of the notice of said public hearing; and

WHEREAS, on April 1, 2021 after considering the public testimony received at such hearing, if any, the Planning and Zoning Commission has recommended that the request by Tony and Emily Liles to rezone 1.00 acre from Chapter 28 Article III Zoning Districts Section 28-60 Light Industrial District to the Article III Zoning Districts Section 28-43 SFE-20 Single Family Estate Residential 20 District be approved; and

WHEREAS, on April 13, 2021 the City Council of the City of Angleton conducted a public hearing regarding a request by Tony and Emily Liles to rezone 1.00 acre from Chapter 28 Zoning Article III Zoning Districts Section 28-60 Light Industrial District to the Article III Zoning Districts Section 28-43 SFE-20 Single Family Estate Residential 20 District of the Code of Ordinances City of Angleton, Texas following lawful publication of the notice of said public hearing; and

WHEREAS, on April 13, 2021 the City Council of the City of Angleton, Texas approved the request by Tony and Emily Liles to rezone 1.00 acre from Chapter 28 Article III Zoning Districts Section 28-60 Light Industrial District to the Article III Zoning Districts Section 28-43 SFE-20 Single Family Estate Residential 20 District of the Code of Ordinances City of Angleton, Texas following lawful publication of the notice of said public hearing; 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 1.00 acre from Chapter 28 Zoning Article III Zoning Districts Section 28-60 Light Industrial District to the Article III Zoning Districts Section 28-43 SFE-20 Single Family Estate Residential 20 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 Tony and Emily Liles, as described and depicted in Exhibit "A," from Chapter 28 Zoning Article III Zoning Districts Section 28-60 Light Industrial District to the Article III Zoning Districts Section 28-43 SFE-20 Single Family Estate Residential 20 District of the Code of Ordinances, City of Angleton, Texas be approved.

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

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

SECTION 5. Severability. In the event any clause, phrase provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be on or more parts.

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

SECTION 7. Proper Notice and 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 13th DAY OF APRIL 2021.

CITY OF ANGLETON, TEXAS

_____
Jason Perez
Mayor

ATTEST:

_____
Frances Aguilar, TRMC, CMC
City Secretary

EXHIBIT A


STANDARD LAND SURVEY
1.000 ACRES
43,560 SQUARE FEET
PORTION OF TRACT 42 & 43 OF
BRYAN & WHITE'S SUBDIVISION
VOL. 29, PG. 73, D.R.B.C.
LOCATED IN THE I. T. TINSLEY SURVEY, ABSTRACT No. 375
IN BRAZORIA COUNTY, - TEXAS
P.O.B.
P.O.C.
1.000 ACRE

BAKER & LAWSON, INC.

County: Brazoria
Project: Buchta
Job No.: 13725

FIELD NOTES FOR 1.000 ACRE

Being a tract of land containing 1.000 acres (43,560 square feet), located within I.T. Tinsley Survey, Abstract Number (No.) 375, in Brazoria County, Texas; Said 1.000 acre being a portion of Tracts 42 and 43 of the Bryan and Kiber Subdivision recorded in Volume 29, Page 75 of the Brazoria County Deed Records and a portion of a called 16.81 acre tract recorded in the name of John D. Hundl and wife, Donna M. Hundl under Brazoria County Clerk's File (B.C.C.F.) No. 2001053021; Said 1.000 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

COMMENCING at a 1/2-inch iron pipe found in the east the right-of-way (R.O.W.) line of County Road 428 (AKA Buchta Road, sixty feet wide per Volume 29, Page 75 Brazoria County Deed Records), at the southwest corner of a called 1.00 acre tract recorded in the name of John D. Hundl Jr. under B.C.C.F. No. 2000046783, at a westerly corner of said 16.81 acre tract, from which a 1/2-inch iron rod found at the southeast corner of said 1.00 acre tract, being an interior corner of said 16.81 acre tract bears North 87 degrees 04 minutes 47 seconds East, a distance of 348.64 feet;

THENCE, with the east R.O.W. line of said County Road 428, being the west line of said 16.81 acre tract, South 02 degrees 55 minutes 33 seconds East, a distance of 215.45 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the **POINT OF BEGINNING** and northwest corner of the herein described tract;

THENCE, through and across said 16.81 acre tract the following three (3) courses:

1. North 87 degrees 04 minutes 27 seconds East, a distance of 264.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the northeast corner of the herein described tract;

2. South 02 degrees 55 minutes 33 seconds East, a distance of 165.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the southeast corner of the herein described tract;

3. South 87 degrees 04 minutes 27 seconds West, a distance of 264.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the east R.O.W. line of said County Road 428, being the west line of said 16.81 acre tract, for the southwest corner of the herein described tract;

THENCE, with the east R.O.W. line of said County Road 428, being the west line of said 16.81 acre tract, North 02 degrees 55 minutes 33 seconds West, a distance of 165.00 feet to the **POINT OF BEGINNING** and containing 1.000 acres of land.

This description is based on the standard land survey and plat made by Devin Royal, Texas Registration No. 6667 Registered Professional Surveyor.

Devin Royal 2-28-2020
Devin R. Royal
Registered Professional Land Surveyor
Texas Registration No. 6667

STATE OF TEXAS
REGISTERED
DEVIN R. ROYAL
6667
PROFESSIONAL
LAND SURVEYOR

300 E Cedar St, Angleton, Texas 77515 • Phone: (979) 849-6681
Texas Firm Registration No. 10052500

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: April 1, 2021

PREPARED BY: Walter E. Reeves Jr., AICP

AGENDA CONTENT: Conduct a public hearing, discussion, and possible action on an ordinance amending Section 28-109 of the City of Angleton Code of ordinances related to the definition of home occupations in order to allow gunsmithing and firearms sales as permissible home occupations.

AGENDA ITEM SECTION: Public Hearing

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

FUND: None

EXECUTIVE SUMMARY:

At the direction of the City Manager, the City Attorney's firm has prepared an ordinance to amend Section 28-109 Home Occupation Regulations related to the definition of home occupations to allow gunsmithing and firearms sales as permissible home occupations. Many gunsmiths do their work from home and sell some firearms. Part of the federal permitting process is confirmation by the municipality (if the applicant resides within a municipality's zoning jurisdiction) that the property is properly zoned for the gunsmithing/firearms sale use. The use itself has very little impact and permitting it as a home occupation is preferable to having applicant's attempt to rezone to a commercial district that would allow the use.

Attached are redlined and clean versions of the proposed ordinance for Commission review and recommendation.

RECOMMENDATION:

Staff recommends approval of the ordinance.

ORDINANCE NO. 2021-_____

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, AMENDING CHAPTER 28 ZONING SEC. 28-109 HOME OCCUPATION REGULATIONS OF THE CITY OF ANGLETON CODE OF ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND 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;

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

WHEREAS, the City Council desires to amend Chapter 28, Sec. 28-109 in the City Code of Ordinances as it relates to home occupations;

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

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

Section 2. Code of Ordinances, City of Angleton, Texas, Chapter 28 Zoning, Section 28-109 Home Occupation Regulations is hereby amended and replaced with the following:

"Sec. 28-109. Home occupation regulations.

(a) *Purpose:* Standards for controlling home occupations are set forth to minimize annoyance and inconvenience to neighboring property owners within residential areas. These standards are intended to allow reasonable and comfortable enjoyment of adjacent and nearby property by their owners and by occupants of neighboring residential dwellings, while providing opportunities for the pursuit of home-based businesses.

(b) *Special provisions for home occupations:*

(1) Home occupations shall be permitted as accessory use in single- and two-family residential zoning districts provided that they comply with all restrictions herein.

(2) The occupation shall produce no alteration or change in the character or exterior appearance of the principal building from that of a residential dwelling, and performance of the occupation activity shall not be visible from the street.

(3) Such use shall be incidental and secondary to the use of the premises for residential purposes, and shall not utilize floor area exceeding 25 percent of the combined gross floor area of dwelling unit and any accessory building(s) that are used for the home occupation (in no case shall the combined floor area utilized solely for a home occupation exceed 500 square feet).

(4) The occupation shall not employ any person who is not a member of the household in which the home occupation occurs.

(5) The operation of such an occupation shall be between the hours of 8:00 a.m. and 8:00 p.m. for outdoor activities.

(6) The occupation activity shall not increase vehicular traffic flow beyond what normally occurs within a residential district, and shall not require regular and frequent deliveries by large delivery trucks or vehicles with a rated capacity in excess of one and one-half tons, according to the manufacturer's classification.

(7) There shall be no outside storage, including trailers, or outside display related to the home occupation use.

(8) No mechanical or electrical equipment shall be employed on the premises other than that which is customarily found in a home environment, and that which is customarily associated with a hobby or avocation which is conducted solely for pleasure and not for profit or financial gain.

(9) The home occupation shall not generate noise, vibration, glare, fumes/odors, heat or electrical interference beyond what normally occurs within a residential district.

(10) The occupation shall not require the use of chemicals on the property that are obnoxious or hazardous to the welfare of the neighborhood.

(11) The home occupation shall not involve the use of advertising signs or window displays, or any other device that calls attention to the business use of the premises through audio and/or visual means.

(12) The occupation shall not offer a ready inventory of any commodity for sale on the premises.

(13) The occupation shall not be harmful or detrimental to the health, welfare and safety of the neighborhood, nor shall it interfere with the comfortable enjoyment of life, property and recreation by residents of the area.

(c) *Applicability of other regulations:* Home occupations shall also be subject to any and all other provisions of local, state and/or federal regulations and laws that govern such uses.

(d) *Uses allowed as home occupations:* Subject to the provisions of subsection 28-109(b) above, home occupations may include the following uses:

(1) Office facility of an accountant, architect, landscape architect, attorney, engineer, consultant, insurance agent, realtor, broker, or similar profession;

(2) Author, artist or sculptor;

(3) Dressmaker, seamstress or tailor;

(4) Music/dance teacher, or similar types of instruction, provided that instruction shall be limited to no more than six pupils at a time;

(5) Individual tutoring and home schooling;

(6) Millinery;

(7) Office facility of a minister, rabbi, priest or other clergyman;

(8) Home crafts, such as rug weaving, model making, etc.;

(9) Office facility of a salesman, sales or manufacturer's representative, etc., provided that no retail or wholesale transactions or provision of services are personally and physically made on the premises;

(10) Repair shop for small electrical appliances, cameras, watches/clocks, small engines rated at ten horsepower or less, and other small items, provided that the items can be carried by one person without using special equipment;

(11) Food preparation establishments such as cake making/decorating or catering, provided that there is no on-premises consumption by customers, and provided that all aspects of the business comply with all state and local health regulations;

(12) Registered family homes (see definition in section 28-112), in compliance with applicable state laws, which are incorporated herein by reference, with no more than six children;

(13) Barber shop/beauty salon or manicure studio;

(14) Swimming lessons and water safety instruction, provided that such instruction involves no more than six pupils at any one time during daylight hours; ~~and~~

(15) In-home dog grooming with a specific use permit (SUP) with necessary restrictions as needed for the requested location; and

(16) Gunsmithing and firearms sales, in compliance with applicable state and federal laws, which are incorporated herein by reference.

(e) *Uses prohibited as home occupations:* Home occupations shall not, in any event, be deemed to include the following uses:

(1) Animal hospitals or clinics, commercial stables, or kennels;

(2) Schooling or instruction, except swimming/water safety classes and home schooling, with more than six pupils at a time;

(3) Restaurants or on-premises food or beverage (including private clubs) consumption of any kind, except for limited food/meal consumption associated with the operation of a licensed registered family home;

(4) Automobile, boat or trailer paint or repair shop; small engine or motorcycle repair shop for engines rated above ten horsepower; welding shop; large household appliance repair shop; or other similar type of business;

(5) Office facility for a doctor, dentist, veterinarian or other medical-related profession;

(6) On-premises retail or wholesale sales of any kind;

(7) Commercial clothing laundering or cleaning;

(8) Mortuaries or funeral homes;

(9) Trailer, vehicle, tool or equipment rentals;

(10) Repair shops or services, except as specifically provided in subsection 28-109(d) above;

(11) Drapery or furniture upholstery shops;

(12) Antique, gift or specialty shops;

(13) Repair shops for any items having internal combustion engines rated above ten horsepower;

(14) Any use that would be defined by the building code as an assembly, factory/industrial, hazardous, institutional or mercantile occupancy.

(f) *Home occupation uses not classified:* Any use that is not either expressly allowed, nor expressly prohibited by subsections 28-109(d) and (e), respectively, is considered prohibited, unless and until such use is classified by amendment to this chapter by the Angleton City Council, subsequent to a recommendation by the planning and zoning commission.

(g) *Effect of section 28-109 upon existing home occupations:* Any home occupation that was legally in existence as of the effective date of this chapter and that is not in full conformity with the provisions herein shall be deemed a legal nonconforming use, and is subject to the provisions of section 28-21, provided that the home occupation use was not in violation of any other local, state or federal law or regulation on the effective date of this chapter. Any home occupation that was legally in existence as of the effective date of this chapter and that conforms with (i.e., is not in violation of) the provisions herein shall be hereby authorized to continue.

(Ord. No. 2009-O-4A, §§ (V)(46)(46.1—46.7), 4-14-09; Ord. No. 2010-O-11A, § 3, 11-9-10; Ord. No. 2015-O-5A, §§ 1, 2, 5-12-15)”

Section 3. **Penalty**. Any person who violates or causes, allows, or permits another to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than

Two Thousand and No/100 Dollars ($2,000.00). Each occurrence of any such violation of this Ordinance shall constitute a separate offense. Each day on which any such violation of this Ordinance occurs shall constitute a separate offense.

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

Section 5. **Severability**. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. **Effective date**. That this Ordinance shall be effective and in full force immediately upon its adoption and publication as required by law.

Section 7: Proper Notice & Meeting

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

PASSED, APPROVED, and ADOPTED this, the ____ day of _____, 2021.

_____
Jason Perez, Mayor

ATTEST:

_____
Frances Aguilar, City Secretary

ORDINANCE NO. 2021-_____

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS, AMENDING CHAPTER 28 ZONING SEC. 28-109 HOME OCCUPATION REGULATIONS OF THE CITY OF ANGLETON CODE OF ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING FOR REPEAL AND 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;

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

WHEREAS, the City Council desires to amend Chapter 28, Sec. 28-109 in the City Code of Ordinances as it relates to home occupations;

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

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

Section 2. Code of Ordinances, City of Angleton, Texas, Chapter 28 Zoning, Section 28-109 Home Occupation Regulations is hereby amended and replaced with the following:

"Sec. 28-109. Home occupation regulations.

(a) *Purpose:* Standards for controlling home occupations are set forth to minimize annoyance and inconvenience to neighboring property owners within residential areas. These standards are intended to allow reasonable and comfortable enjoyment of adjacent and nearby property by their owners and by occupants of neighboring residential dwellings, while providing opportunities for the pursuit of home-based businesses.

(b) *Special provisions for home occupations:*

(1) Home occupations shall be permitted as accessory use in single- and two-family residential zoning districts provided that they comply with all restrictions herein.

(2) The occupation shall produce no alteration or change in the character or exterior appearance of the principal building from that of a residential dwelling, and performance of the occupation activity shall not be visible from the street.

(3) Such use shall be incidental and secondary to the use of the premises for residential purposes, and shall not utilize floor area exceeding 25 percent of the combined gross floor area of dwelling unit and any accessory building(s) that are used for the home occupation (in no case shall the combined floor area utilized solely for a home occupation exceed 500 square feet).

(4) The occupation shall not employ any person who is not a member of the household in which the home occupation occurs.

(5) The operation of such an occupation shall be between the hours of 8:00 a.m. and 8:00 p.m. for outdoor activities.

(6) The occupation activity shall not increase vehicular traffic flow beyond what normally occurs within a residential district, and shall not require regular and frequent deliveries by large delivery trucks or vehicles with a rated capacity in excess of one and one-half tons, according to the manufacturer's classification.

(7) There shall be no outside storage, including trailers, or outside display related to the home occupation use.

(8) No mechanical or electrical equipment shall be employed on the premises other than that which is customarily found in a home environment, and that which is customarily associated with a hobby or avocation which is conducted solely for pleasure and not for profit or financial gain.

(9) The home occupation shall not generate noise, vibration, glare, fumes/odors, heat or electrical interference beyond what normally occurs within a residential district.

(10) The occupation shall not require the use of chemicals on the property that are obnoxious or hazardous to the welfare of the neighborhood.

(11) The home occupation shall not involve the use of advertising signs or window displays, or any other device that calls attention to the business use of the premises through audio and/or visual means.

(12) The occupation shall not offer a ready inventory of any commodity for sale on the premises.

(13) The occupation shall not be harmful or detrimental to the health, welfare and safety of the neighborhood, nor shall it interfere with the comfortable enjoyment of life, property and recreation by residents of the area.

(c) *Applicability of other regulations:* Home occupations shall also be subject to any and all other provisions of local, state and/or federal regulations and laws that govern such uses.

(d) *Uses allowed as home occupations:* Subject to the provisions of subsection 28-109(b) above, home occupations may include the following uses:

(1) Office facility of an accountant, architect, landscape architect, attorney, engineer, consultant, insurance agent, realtor, broker, or similar profession;

(2) Author, artist or sculptor;

(3) Dressmaker, seamstress or tailor;

(4) Music/dance teacher, or similar types of instruction, provided that instruction shall be limited to no more than six pupils at a time;

(5) Individual tutoring and home schooling;

(6) Millinery;

(7) Office facility of a minister, rabbi, priest or other clergyman;

(8) Home crafts, such as rug weaving, model making, etc.;

(9) Office facility of a salesman, sales or manufacturer's representative, etc., provided that no retail or wholesale transactions or provision of services are personally and physically made on the premises;

(10) Repair shop for small electrical appliances, cameras, watches/clocks, small engines rated at ten horsepower or less, and other small items, provided that the items can be carried by one person without using special equipment;

(11) Food preparation establishments such as cake making/decorating or catering, provided that there is no on-premises consumption by customers, and provided that all aspects of the business comply with all state and local health regulations;

(12) Registered family homes (see definition in section 28-112), in compliance with applicable state laws, which are incorporated herein by reference, with no more than six children;

(13) Barber shop/beauty salon or manicure studio;

(14) Swimming lessons and water safety instruction, provided that such instruction involves no more than six pupils at any one time during daylight hours;

(15) In-home dog grooming with a specific use permit (SUP) with necessary restrictions as needed for the requested location; and

(16) Gunsmithing and firearms sales, in compliance with applicable state and federal laws, which are incorporated herein by reference.

(e) *Uses prohibited as home occupations:* Home occupations shall not, in any event, be deemed to include the following uses:

(1) Animal hospitals or clinics, commercial stables, or kennels;

(2) Schooling or instruction, except swimming/water safety classes and home schooling, with more than six pupils at a time;

(3) Restaurants or on-premises food or beverage (including private clubs) consumption of any kind, except for limited food/meal consumption associated with the operation of a licensed registered family home;

(4) Automobile, boat or trailer paint or repair shop; small engine or motorcycle repair shop for engines rated above ten horsepower; welding shop; large household appliance repair shop; or other similar type of business;

(5) Office facility for a doctor, dentist, veterinarian or other medical-related profession;

(6) On-premises retail or wholesale sales of any kind;

(7) Commercial clothing laundering or cleaning;

(8) Mortuaries or funeral homes;

(9) Trailer, vehicle, tool or equipment rentals;

(10) Repair shops or services, except as specifically provided in subsection 28-109(d) above;

(11) Drapery or furniture upholstery shops;

(12) Antique, gift or specialty shops;

(13) Repair shops for any items having internal combustion engines rated above ten horsepower;

(14) Any use that would be defined by the building code as an assembly, factory/industrial, hazardous, institutional or mercantile occupancy.

(f) *Home occupation uses not classified:* Any use that is not either expressly allowed, nor expressly prohibited by subsections 28-109(d) and (e), respectively, is considered prohibited, unless and until such use is classified by amendment to this chapter by the Angleton City Council, subsequent to a recommendation by the planning and zoning commission.

(g) *Effect of section 28-109 upon existing home occupations:* Any home occupation that was legally in existence as of the effective date of this chapter and that is not in full conformity with the provisions herein shall be deemed a legal nonconforming use, and is subject to the provisions of section 28-21, provided that the home occupation use was not in violation of any other local, state or federal law or regulation on the effective date of this chapter. Any home occupation that was legally in existence as of the effective date of this chapter and that conforms with (i.e., is not in violation of) the provisions herein shall be hereby authorized to continue.

(Ord. No. 2009-O-4A, §§ (V)(46)(46.1—46.7), 4-14-09; Ord. No. 2010-O-11A, § 3, 11-9-10; Ord. No. 2015-O-5A, §§ 1, 2, 5-12-15)”

Section 3. **Penalty**. Any person who violates or causes, allows, or permits another to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than

Two Thousand and No/100 Dollars ($2,000.00). Each occurrence of any such violation of this Ordinance shall constitute a separate offense. Each day on which any such violation of this Ordinance occurs shall constitute a separate offense.

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

Section 5. **Severability**. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. **Effective date**. That this Ordinance shall be effective and in full force immediately upon its adoption and publication as required by law.

Section 7: Proper Notice & Meeting

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

PASSED, APPROVED, and ADOPTED this, the ____ day of _____, 2021.

_____
Jason Perez, Mayor

ATTEST:

_____
Frances Aguilar, City Secretary

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: April 1, 2021

PREPARED BY: Walter E. Reeves Jr., AICP

AGENDA CONTENT: Conduct a public hearing, discussion and possible action on an ordinance adopting the Downtown Angleton Livable Center Study as an element of the Comprehensive Plan.

AGENDA ITEM SECTION: Public Hearing

BUDGETED AMOUNT: Total Study Cost $200,000

CITY MATCH: $40,049.36 (January 2020)

FUND: Not Applicable

EXECUTIVE SUMMARY:

Chapter 213 of the Texas Local Government Code (LGC) allows that the governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality. It also defines that a comprehensive plan may include, but is not limited to, provisions on land use, transportation, and public facilities.

The City of Angleton received a grant through the Houston-Galveston Area Council (H-GAC) to participate in the Livable Centers program managed by that agency and funded by TxDOT. "Livable Centers are places where people can live, work, and play with less reliance on their cars. They encourage a complementary mix of land uses that are designed to be walkable, connected, and accessible by multiple modes of transportation, including bus, bike, foot, or vehicle (multi-modal). Established in 2008, the Program works with local communities to reimagine auto-focused infrastructure, policies, and programs to be more multi-modal friendly (https://www.h-gac.com/livable-centers)." Downtown Angleton was selected because it exhibits the characteristics of a Livable Center, and the City has demonstrated the desire and commitment required to implement recommendations from the Study successfully.

The purpose of the Downtown Angleton Livable Center Study is to guide future development of Downtown Angleton by providing strategies and tools to address building form, plan future improvements, enhance public spaces, improve bike and pedestrian facilities, and create an overall sense of place. This Study was developed through a comprehensive process that considered the existing conditions and incorporated the community's desires. This approach allows the resulting plan to provide a realistic vision for the future and sustainable growth through active implementation. Key elements of the Study and the planning process are outlined below:

Vision and Goals

The Vision represents the City's long-range goals and ultimately encompasses what the community desires to become in the future.

- Downtown Angleton is a vibrant destination for residents and visitors. It offers an eclectic mix of walkable storefronts with local retail and commercial uses. The district reflects the authentic, historic character of Angleton. It is accessible by all types of transportation.

The following Goals provide direction for Downtown Angleton to achieve the community's vision:

- Improve active transportation
- Enhance downtown mobility
- Create an entertainment center
- Maintain downtown character
- Leverage funding opportunities

Public Engagement

A successful planning effort should be informed by the community. The Downtown Angleton Livable Center Study was developed through a collaborative public engagement process including two public meetings, materials displayed for public review and input, an online community survey, meetings and discussions with partner agencies, and a dedicated Stakeholder Advisory Committee that met regularly during the 10-month planning effort. News articles, a project website, and presentations to civic groups and the City Council represent additional efforts that were taken to engage and inform the community about the Study.

Existing Conditions and Market Assessment

The Study is supported by an evaluation of existing land use, transportation systems including parking and key destinations, and active transportation connections. A complete market assessment was conducted to ensure recommendations were based on market realities and identify resources for economic programs and tools that may be used to incentivize desirable development within the study area.

Master Plan

The illustrative Master Plan depicts the long-term development vision for Downtown Angleton. The purpose of this Master Plan is to illustrate the recommended physical improvements in Downtown. The Master Plan elements were developed utilizing the community's vision while also taking into account market-based realities.

Recommendations

Each recommendation is related to one of three categories: Placemaking, Transportation, or Economic. Placemaking recommendations influence the built environment and create a sense of place. Transportation recommendations impact how people move around the area using all transportation modes, including vehicular, bicycle, pedestrian, and transit. Economic recommendations are related to the growth of development and business opportunities.

Implementation

The Implementation section addresses economic development programs, partnerships, and strategies the City can use to advance the Study's recommendations. The Implementation Plan includes a detailed action matrix that identifies tasks, timelines, partnerships, and responsible parties for each recommendation within the Study. An appendix provides planning-level cost estimates to help the City identify funding opportunities and other resources needed to achieve the community's long-term vision for Downtown Angleton.

This action-oriented Study is a tool that will be used regularly to guide decision-making for growth and development in Downtown Angleton. A champion within the City leadership team and an implementation committee will be responsible for monitoring progress and reporting to the City Council as progress is made toward implementation. This policy document is a valuable addition to the City's long-range planning program that provides structure and direction for projects and programs that will transform Downtown Angleton by fostering public and private investment that will generate a positive return for the entire City

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommends approval of the ordinance adopting the Downtown Angleton Livable Center Study as an element of the comprehensive plan.







DOWNTOWN ANGLETON, TEXAS

Livable Center Study

DRAFT March 11, 2021

The preparation of this document has been financed in part through grant[s] from the Federal Highway Administration, the Federal Transit Administration, and the U.S. Department of Transportation, under the Metropolitan Planning Program, Section 104(f) of Title 23, U.S. Code. The contents of this document do not necessarily reflect the official views or policy of the U.S. Department of Transportation.

Acknowledgments

The planning team would like to thank the many individual who contributed to the development of the Downtown Angleton Livable Center Study. We are particularly grateful to the Stakeholder Advisory Committee, City Staff Members, and community members who provided valuable insight and feedback about the future of Downtown Angleton.

Stakeholder Advisory Committee

- Scott Brown, Downtown Area Attorney
- Ryan Cade, Brazoria County Commissioner
- Angela Dees, Angleton Chamber of Commerce Chairman
- Ellen Eby, Peach Street Farmers Market
- Phil Edwards, Angleton I.S.D. Superintendent
- Jeffrey English, Texas Department of Transportation
- Jeff Gilbert, Presiding Municipal Court Judge
- Barry Goodman, Gulf Coast Transit District
- Matt Hanks, Brazoria County Engineer
- Beth Journeay, Angleton Chamber of Commerce, CEO
- Bonnie McDaniel, Real Estate Professional
- Audra Robinson, Downtown Area Restaurant, The Dirty South
- Matt Sebesta, Brazoria County Judge
- Sarah Vuskov, Angleton Revitalization Corporation
- Sandie Walther, Downtown Area Merchant, Something Blue

City of Angleton

- Jason Perez, Mayor
- John Wright, Mayor Pro Tem
- Chris Whittaker, City Manager
- Martha Eighme, Director of Communications and Marketing
- Megan Mainer, Director of Parks & Recreation
- Walter Reeves, Director of Development Services
- Jeff Sifford, Director of Public Works Director
- Javier Vasquez, City Engineer Representative

Consultant Team

FREESE AND NICHOLS

marshdarcy PARTNERS

CDS COMMUNITY DEVELOPMENT STRATEGIES

Table of Contents

EXECUTIVE SUMMARY V

INTRODUCTION 1

About the Study 2

Previous Planning Efforts 4

Planning Process 8

Vision and Goals 11

MARKET ASSESSMENT 13

Market Assessment 14

Demographics 16

Market Conditions 18

Potential Demand 21

EXISTING CONDITIONS 25

Land Use and Development 26

Transportation Systems 30

MASTER PLAN AND RECOMMENDATIONS 33

Overview 34

Future Land Use 36

Master Plan 40

Recommendations 43

IMPLEMENTATION 63

Economic Development 64

Implementation Plan 70

Initial Steps 76

APPENDICES

Appendix A - Air Quality Benefits Assessment

Appendix B - Planning Level Cost Estimates

Executive Summary



Plan Overview

The purpose of the Downtown Angleton Livable Center Study is to guide future development of Downtown Angleton by providing strategies and tools to address building form, plan future improvements, enhance public spaces, improve bike and pedestrian facilities, and create an overall sense of place. This plan was developed through a comprehensive process that considered the existing conditions, and incorporated the desires of the community. It also takes into account the market realities. This approach allows the resulting plan to provide a realistic vision for the future and sustainable growth through active implementation.

Vision and Goals

The Downtown vision reflects the community's desire to have more local retail, restaurants, and entertainment options for residents and visitors to enjoy. In the future, the eclectic yet authentic character of Downtown will be shown by blending older structures and existing local businesses with new entertainment venues and artistic branding elements. The enhancements to active transportation, connectivity, and transportation facilities will improve accessibility for vehicles and pedestrians and support the development of the local economy.

The following goals provide direction for Downtown Angleton to achieve the community's vision.

- Improve Active Transportation
- Enhance Downtown Mobility
- Create an Entertainment Center
- Maintain Downtown Character
- Leverage Funding Opportunities

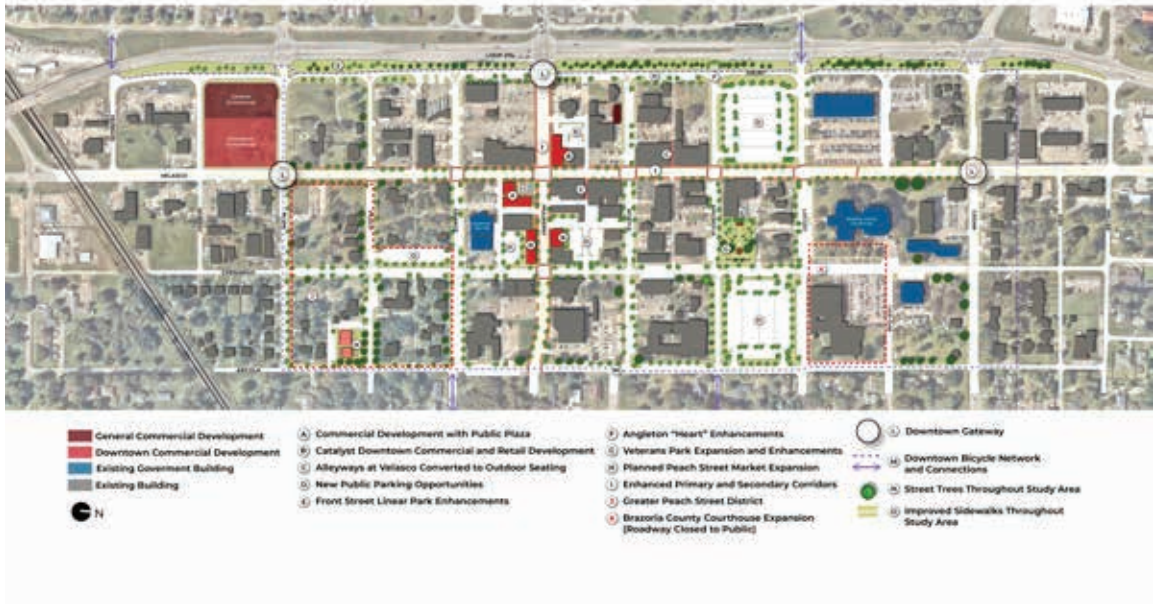


Master Plan and Recommendations

Master Plan Elements

- Commercial Development with Public Plaza
- Catalyst Downtown Commercial and Retail Development
- Alleyways at Velasco Street Converted to Outdoor Seating
- New Public Parking Opportunities
- Front Street Linear Park Enhancements
- Angleton “Heart” Enhancements
- Veterans Park Expansion and Enhancements
- Planned Peach Street Market Expansion
- Proposed Greater Peach Street District
- Brazoria County Courthouse Expansion
- Downtown Gateways
- Enhanced Primary and Secondary Corridors
- Downtown Bicycle Network
- Street Trees and Improved Streetscape
- Improved Sidewalk Connections

Downtown Master Plan



Recommendations

While the Future Land Use Plan sets the foundation for development and the Master Plan illustrates the physical improvements for Downtown, the recommendations describe the actions necessary to bring the Master Plan to reality. Each recommendation, either individually or in concert with other recommendations, supports implementation of the Master Plan elements and the vision of the community.

The recommendations of this plan are related to one of three categories: Placemaking, Transportation, or Economic.

- Placemaking recommendations influence the built environment and create a sense of place.
- Transportation recommendations impact how people move around the area using all modes of transportation, including vehicular, bicycle, pedestrian, and transit.
- Economic recommendations are related to the growth of development and business opportunities.



Placemaking Recommendations

1. Update Future Land Use Map
2. Convert Alleyways to Outdoor Seating
3. Create Front Street Linear Park
4. Expand and Enhance Pans Park
5. Implement Gateways and Branding
6. Update Landscape Standards



Transportation Recommendations

7. Reconfigure Front Street
8. Establish Public Parking Areas
9. Create a Downtown Bike Network Loop
10. Establish Primary and Secondary Enhanced Corridors
11. Enhance Bus Stop Facilities
12. Implement Sidewalk Improvements



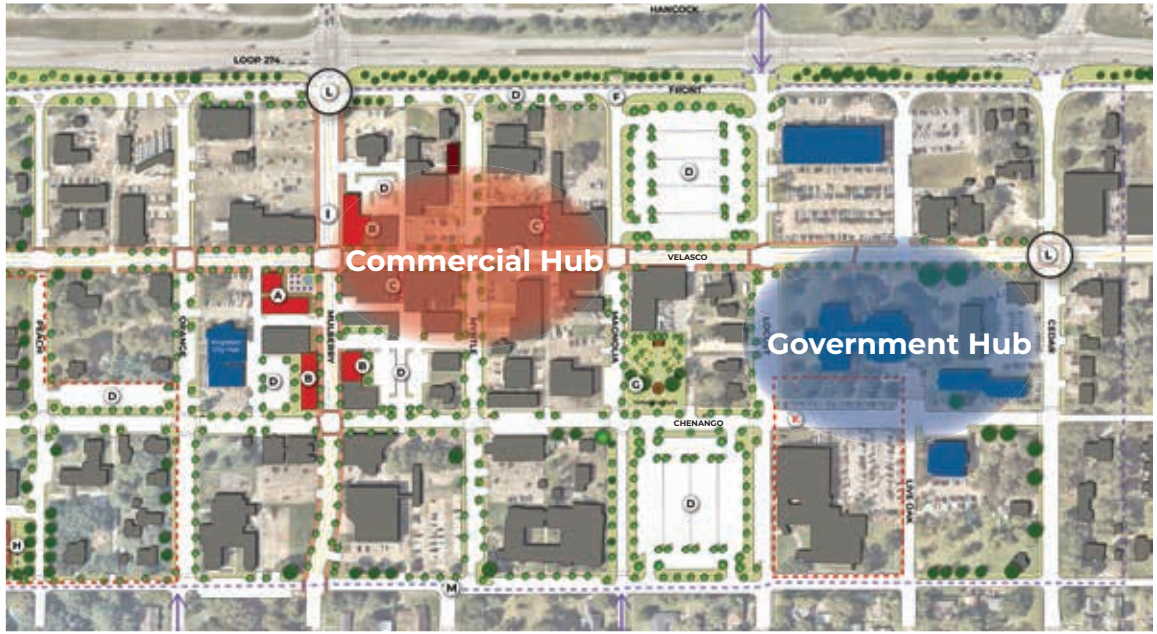
Economic Recommendations

13. Facilitate Downtown Commercial and Redevelopment Opportunities
14. Coordinate the Creation of a Greater Peach Street District

Prioritization

When prioritizing improvements, begin with the pedestrian improvements along roadways that serve as connections between the major hubs of activity. Build upon the current planned roadway closure and parking improvements being made by Brazoria County by directing efforts along Velasco Street and Chenango Street. Also, focus on improvements along Locust, Magnolia, and Myrtle Streets. These improvements will begin to create synergy in Downtown and set the stage to later expand and make further improvements beyond this core area.

Priority Activity Hubs





01 Introduction



About the Study

Study Purpose

The Downtown Angleton Livable Center Study guides the future development of Downtown Angleton. This Study provides strategies and tools to address building form, plan future improvements, enhance public spaces, improve bike and pedestrian facilities, and create an overall sense of place.

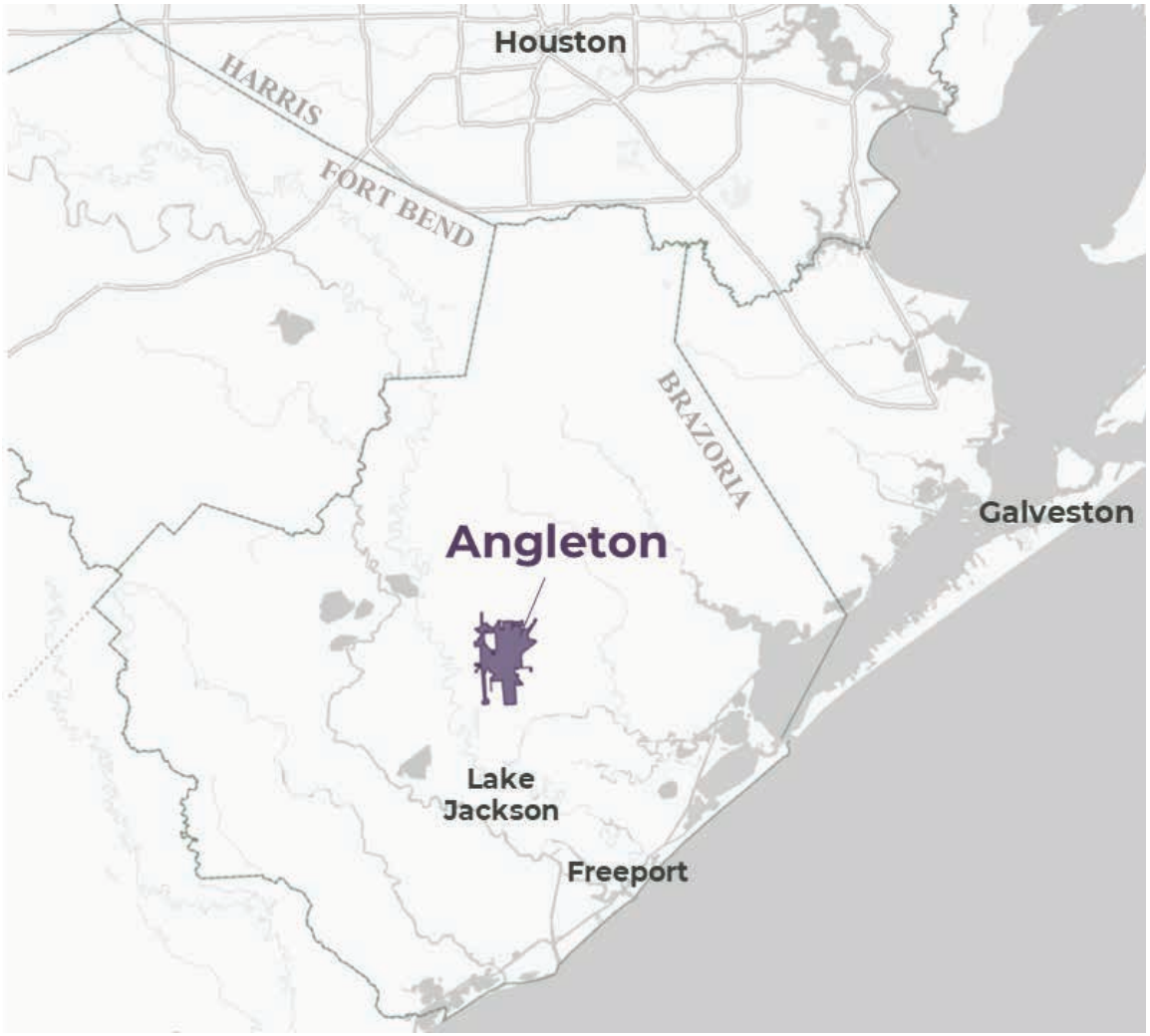
This Study is part of the Houston-Galveston Area Council's (H-GAC) Livable Centers Program that works with local communities to encourage walkable, mixed-use development, provide opportunities for multi-modal transportation options, improve environmental quality, and promote economic development. The recommendations of this Study aim to further the goals of the Livable Center Program and achieve the unique vision for Downtown Angleton.

Study Area

The City of Angleton is located approximately 40 miles south of Houston along SH 288 in the heart of Brazoria County. Home to the Brazoria County Courthouse, Downtown Angleton offers a small-town charm within a short drive to the larger City of Houston.

The study area is focused around the primary commercial corridors in Downtown Angleton at the intersection of Velasco Street (SH 288B) and Mulberry Street (SH 35). The area's core includes many commercial businesses, two public parks, Brazoria County Courthouse and offices, and Angleton City Hall. The study area is directly bounded by the railroad to the south, Front Street and Loop 274 to the west, single-family residential neighborhoods across Miller Street to the north and Arcola Street to the east. The boundaries of the study area are shown on **Map 2 on page 3**.

Map 1. *Regional Context*



Map 2. *Downtown Angleton Study Area*



Previous Planning Efforts

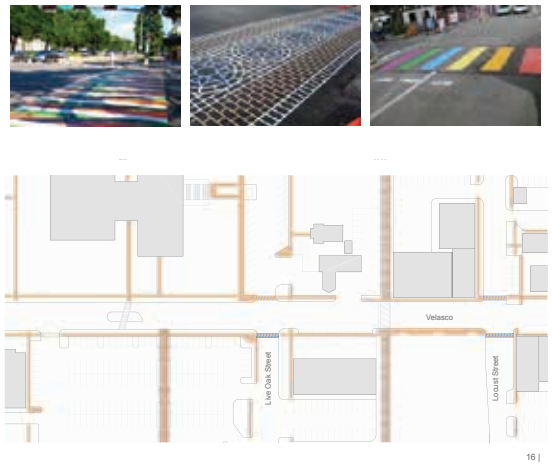
Previous planning efforts have helped shape Angleton's development and set the stage for this Livable Center Study. The following is a snapshot of past planning efforts and the key elements that impact Downtown Angleton.

Downtown District Vision

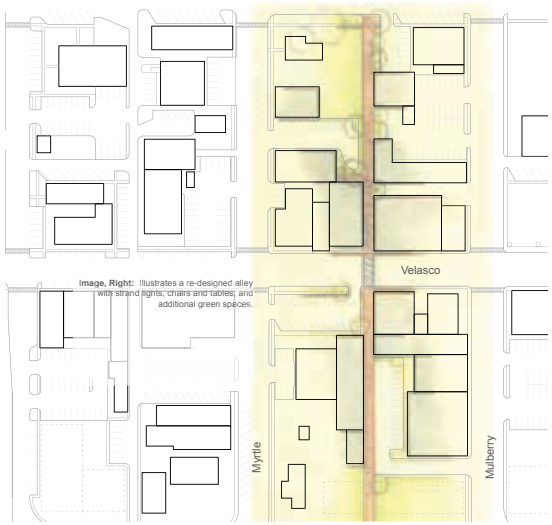
The Downtown District Vision report was developed in 2011 by the Community Design Resource Center at the University of Houston to identify opportunities and provide potential concepts to enhance the Downtown District's connectivity, vibrancy, and visibility.

The report provides ideas to improve the aesthetics along primary corridors like Velasco Street and Chenango Street by incorporating artful crosswalks, colorful building lighting, adding street trees, and better utilizing the right-of-way.

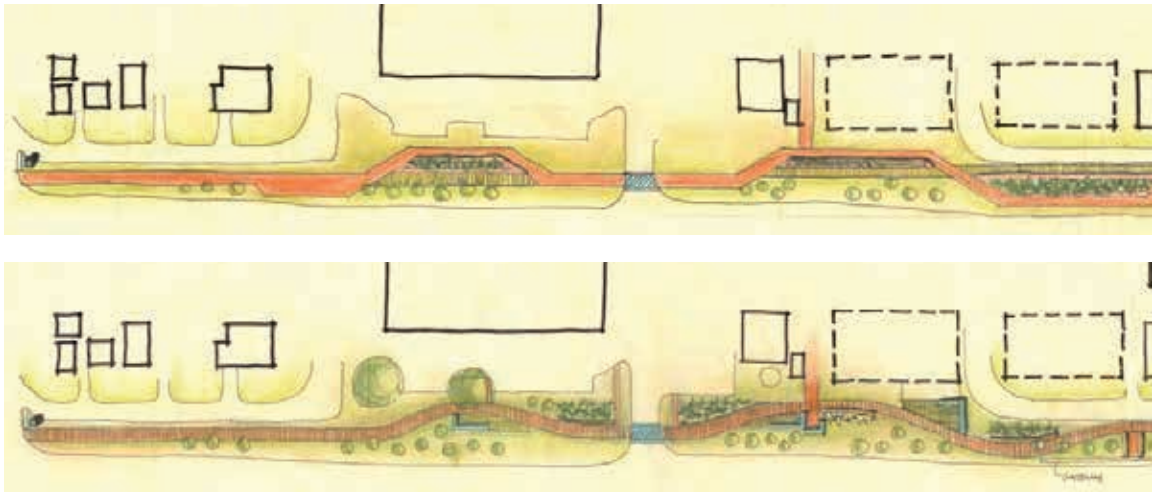
The report also proposes redesigning underutilized spaces such as alleyways and Front Street and reimagining them as public spaces. Although all of the concepts in the vision report may not be incorporated in this plan, it serves as a foundation for this Livable Center Study, and many of the concepts proposed in the report directly influence the future revitalization of Downtown Angleton.



Recommended enhancements to Velasco Street include streetscaping, art installations, and creative building lighting.



Existing alleyways provide an opportunity for creative pedestrian spaces with shade structures and lighting.



The incorporation of a linear park along Front Street is a way to better utilize the green space and provide an amenity for residents and visitors.

Source: City of Angleton Downtown District Vision Report (University of Houston), 2011

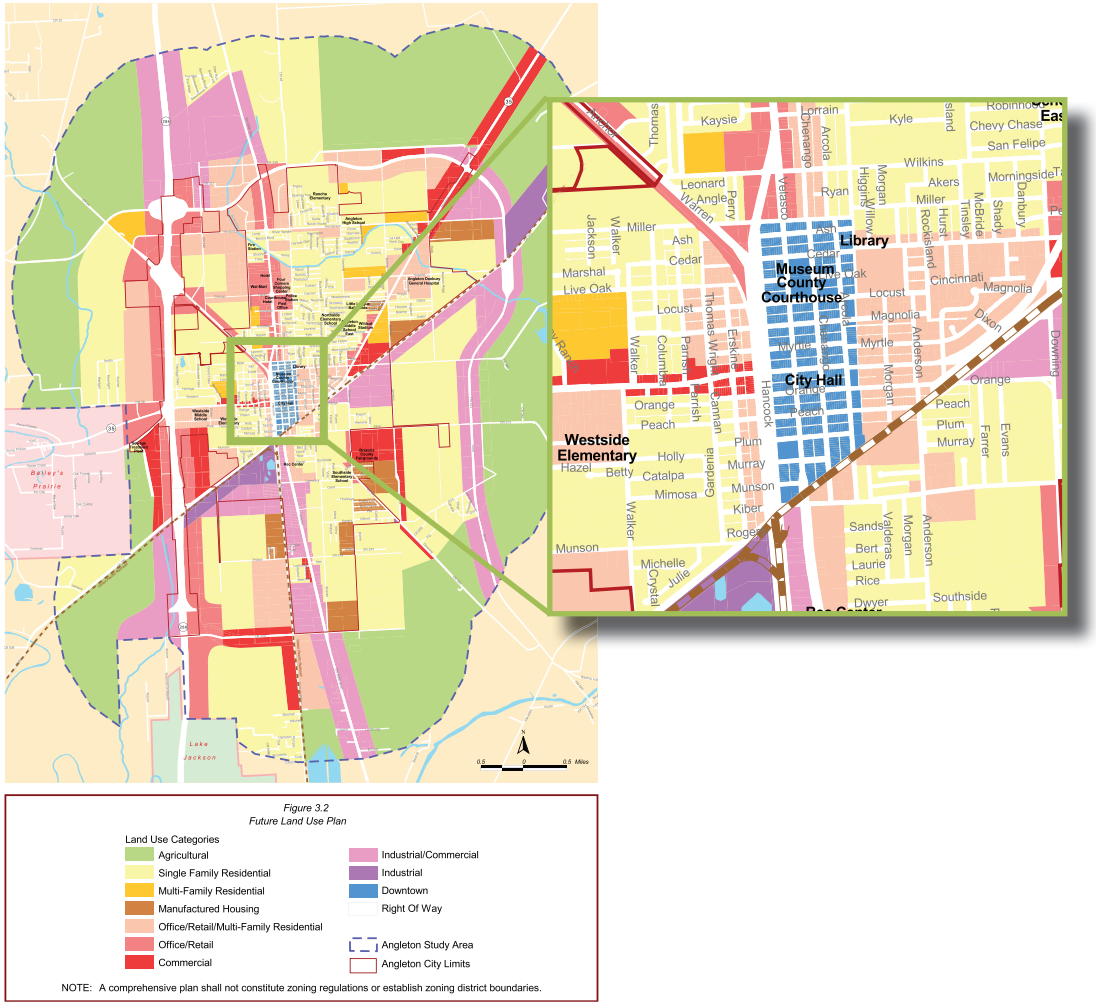
Angleton Comprehensive Plan

The 2003 Angleton Comprehensive Plan makes long-term land use recommendations for the future development of Angleton. The plan considers Angleton's small-town character and aims to balance it with the City's future growth. The Future Land Use Map in **Figure 1** shows the future land use designations for the City and its extraterritorial jurisdiction (ETJ). While much of the City and ETJ is residential with traditional commercial development along the major corridors, the Downtown area has a separate designation to account for the unique mixed-use development pattern in Downtown.

The following are action items identified in the Comprehensive Plan that impact or can be incorporated into this Livable Center Study:

- Establish minimum design standards for the Downtown District that ensure complementary design.
- Promote the concentration of retail development at existing commercial nodes such as Downtown, the Midtown District and the Mulberry Street (SH 35) Commercial Corridor through incentives and restrictions.
- Evaluate the feasibility of a Public Improvement District, Tax Increment Reinvestment Zone or other special assessment approach to fund streetscape enhancements in Downtown Angleton.
- Improve signage in the Downtown area to clearly direct traffic to public parking facilities in the area.

Figure 1. *Angleton Future Land Use Map*



Source: City of Angleton Comprehensive Plan, 2003

- Identify strategic locations for parking in Downtown Angleton that can be utilized by various uses and compensate for the loss of parking resulting from the expansion of Mulberry Street (SH 35).
- Utilize low interest loans and grant programs as a means to entice residents to invest in Downtown mixed-use activities that include residential units.

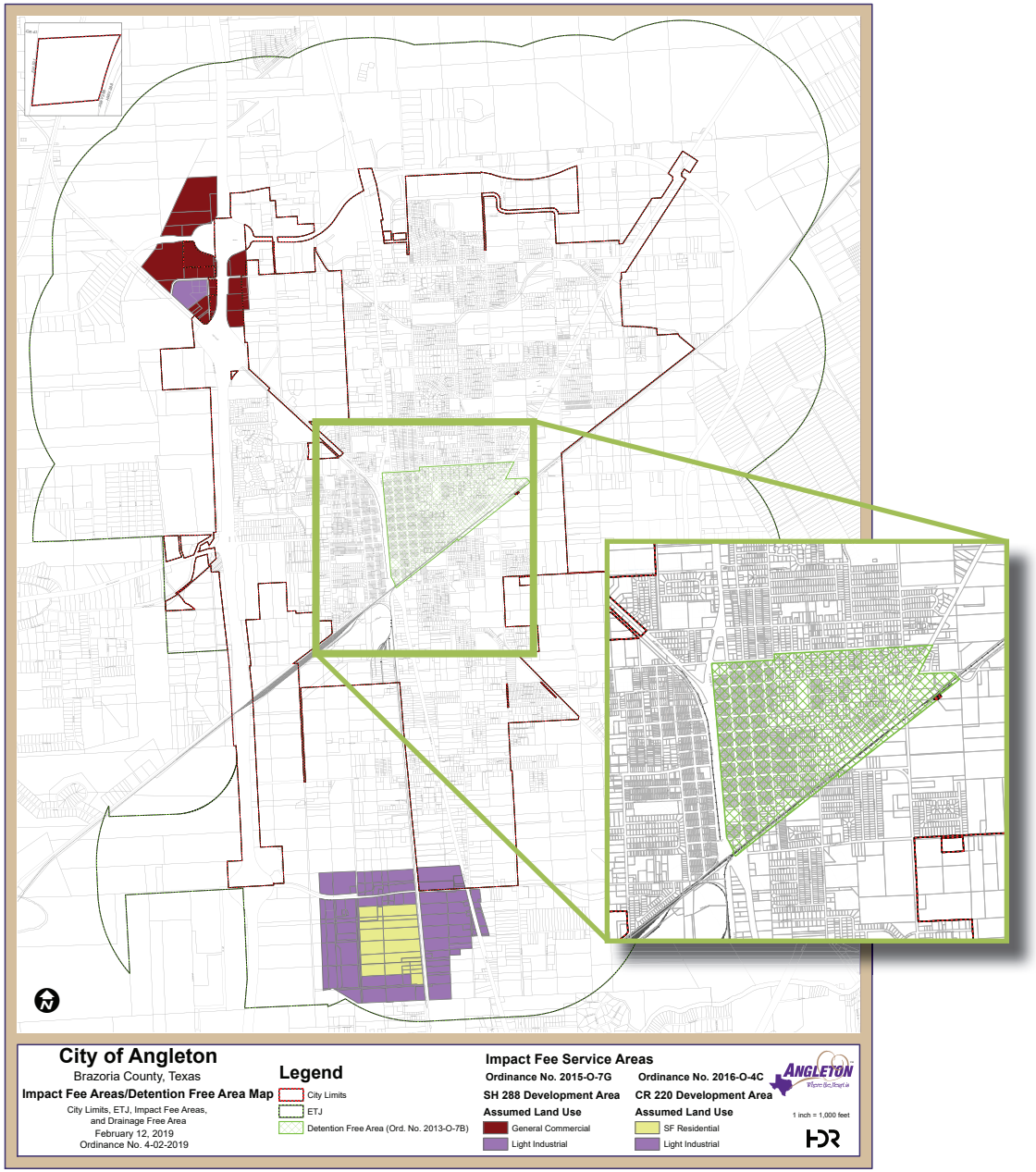
Angleton Downtown District Facade Improvement Program

The purpose of the Facade Improvement Program is to rehabilitate building facades and promote economic development by enhancing the appearance of structures in the Downtown District. The program provides limited design assistance and up to 50% matching funds for eligible exterior improvements for Downtown structures. This program provides an opportunity for property owners to invest in the revitalization of Downtown Angleton.

Detention Free Area

The study area is wholly enclosed within the Detention Free Area that was established by Ordinance 2013-O-7B. The ordinance relieves developments in that area of stormwater detention requirements. The boundaries of the Detention Free Area are shown in **Figure 2**. The existing detention facilities located within the Detention Free Area have been determined to be sufficient, and no additional detention is required for existing or new development. Not requiring on-site detention promotes development and re-development of properties within Downtown and maintains the dense building pattern characteristic of traditional downtowns.

Figure 2. *Detention Free Area Boundaries*



Source: City of Angleton Impact Fee Areas/Detention Free Area Map, HDR, 2019

Our Great Region 2040

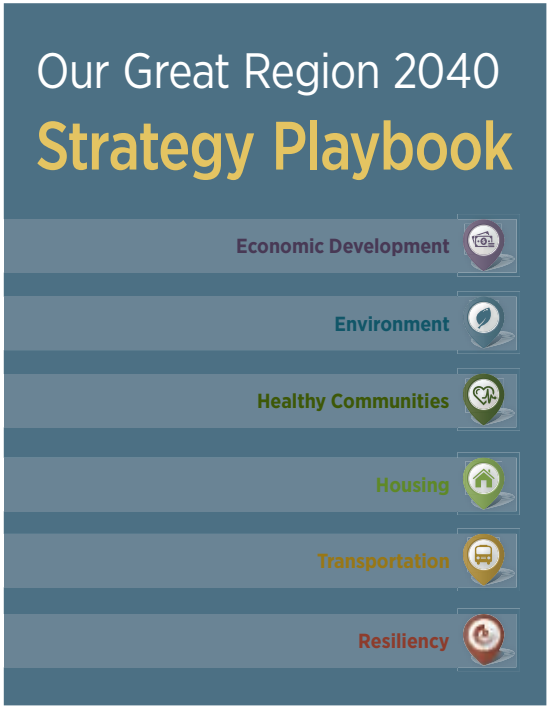
H-GAC's Our Great Region 2040 Plan is a high-level plan with the purpose of enhancing the thirteen county region by creating great places to live, work, and succeed by the year 2040. The Plan establishes 15 goals and various metrics to measure the success of the plan. The Plan is accompanied by a Strategy Playbook that lists strategies, partnerships, and possible funding sources that can be implemented at the local level to achieve the goals.

Many of the goals closely align with the goals of this Livable Center Study. The following are select goals from the Our Great Region 2040 Plan that support the recommendations of this Study:

- Residents live in safe, healthy communities with transportation options, including walking, biking, transit, and driving.
- Our Region enjoys clean and plentiful water, air, soil, and food resources to sustain healthy future generations.
- Our Region provides choices for individuals and for local communities to fulfill their needs.
- Our Region coordinates infrastructure, housing, and transportation investments, creating areas of opportunity and enhancing existing neighborhoods.
- Our Region is resilient and adaptive to economic downturns and environmental or natural disasters.



The Our Great Region 2040 outlines strategies related to each big idea to ultimately achieve the goals of the Plan.



3

BIG IDEA

Our Great Region 2040 offers a road map to make sure we are a great region in 2040, including the following **Big Ideas**:

Economic Development
Strengthening our economic competitiveness through an educated and skilled workforce

Environment
Securing a clean and ample water supply

Healthy Communities
Cultivating places where people can lead active, healthy lives

Housing
Providing balanced housing choices near jobs, services, and transportation options

Transportation
Achieving a world-class transportation network

Resiliency
Increasing our resiliency to disaster and a changing environment

The Strategy Playbook provides potential voluntary strategies to implement the vision, goals, and objectives of Our Great Region 2040.

Source: Our Great Region 2040 Report Summary and Strategy Playbook, H-GAC

Planning Process

The importance of public engagement in the development of the Livable Center Study cannot be overstated. The success of any plan is dependent upon conducting quality public engagement and reaching consensus among the community.

Planning Phases

The planning process involves four main phases:

1. Public Outreach and Participation
2. Needs Assessment
3. Plan Concepts and Recommendations
4. Finalization of the Plan

In the first phase, public outreach is conducted with various community members and stakeholders to identify the community's priorities. While much of the public input takes place at the beginning, the community is involved in developing the plan throughout the process. In the second phase, the physical and market conditions are assessed to determine the needs of the area and what is possible for development in the future. The third phase is where the community's vision is translated from ideas to a physical plan that takes into account the community's needs and desires. The draft is then presented to the community in the last phase to ensure the plan successfully captures the vision, and finally, City Council adopts the plan.

Figure 3. *Planning Phases*



Engagement Summary

Multiple types of public participation were involved during the planning process. The input gathered from these engagement opportunities was used to establish the community's vision and directly influence the plan's various recommendations.

Stakeholder Advisory Committee

The Stakeholder Advisory Committee (SAC) is made of 15 stakeholders who have a vested interest in the study area. The planning team held five meetings with the SAC throughout the process to guide the development of the plan.

Online Community Survey

An online survey was available from June 30, 2020, to August 11, 2020, to gather input regarding the community's priorities and the vision for the future of Downtown Angleton.

Community Meetings

During the planning process, two community meetings were held to allow the public to learn about the project and provide feedback on the plan. One meeting was held at the beginning of the process to gather data. The second meeting was held at the end of the process to validate the plan recommendations with the community. These meetings were hosted online and featured an online open house website where draft materials could be reviewed. These online community meetings were also streamed live via Facebook, which allowed for additional comments and feedback.



Community Meeting Summary

Top 3 Most Needed Improvements

Improve Sidewalks and Crosswalks

Rehab/Reuse Existing Buildings

Trees, Plants, and Public Art

49%
Describe the character of Downtown Angleton as a
Quiet Small Town

Community Members

Want to see **Restaurants**, **Parks**, and **Family Friendly Entertainment**



My Vision for Downtown is...

"More shopping options"
"Affordable housing"
"More food places, please"
"Child/Family hang outs"
"More places for entertainment"
"Bike Paths"
"Make sure all the sidewalks are level"
"Improve streets and ditches"

94% Agree
There is adequate housing in or near Downtown Angleton

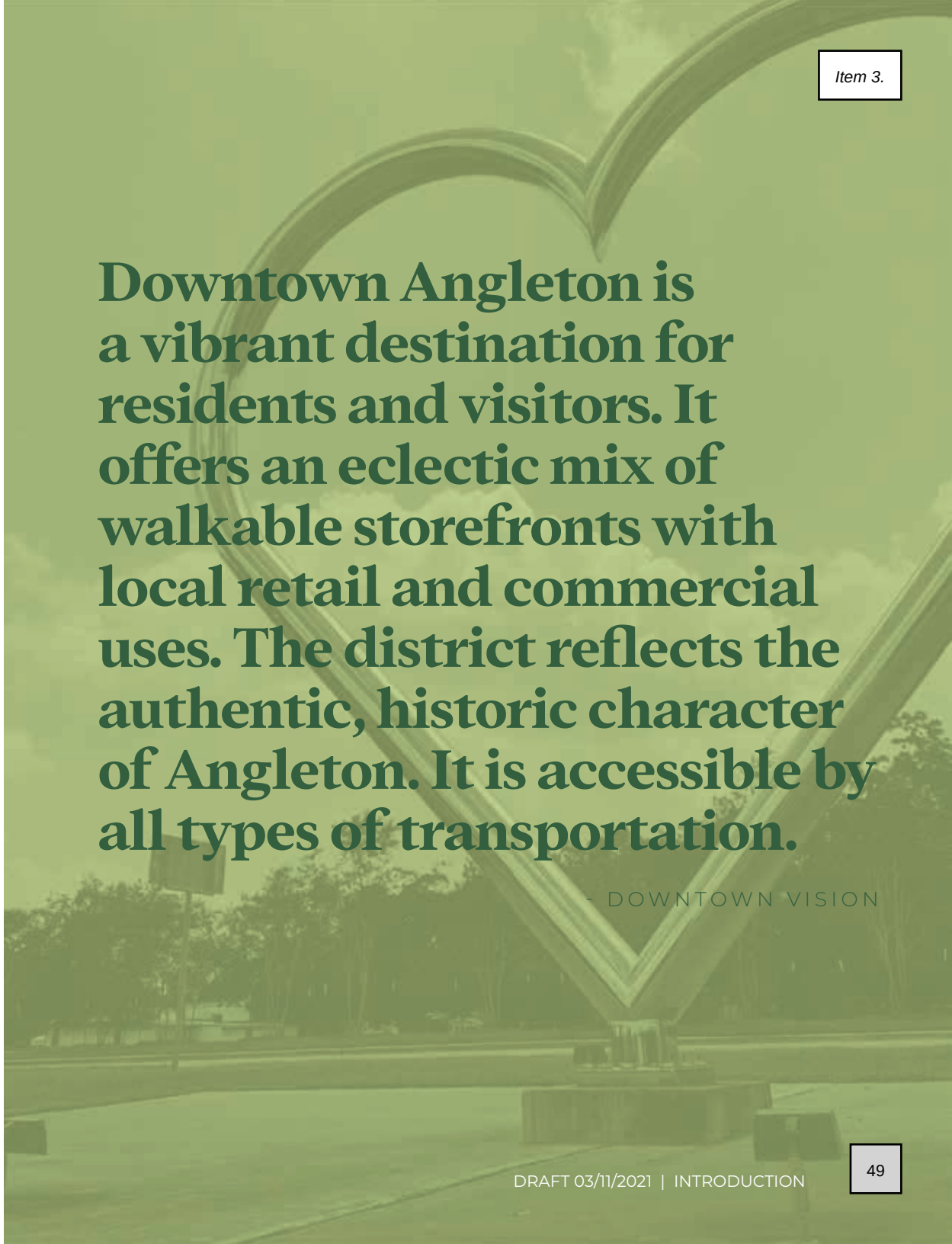
The greatest issue facing Downtown is
A lack of affordable housing

Vision and Goals

Vision

The Vision represents the City's long-range goals and ultimately encompasses what the community desires to become in the future. The Vision for Downtown Angleton has been developed based on the feedback received through the public engagement effort during the planning process.

The Downtown Vision reflects the community's desire to have more retail, restaurants, and entertainment options for residents and visitors to enjoy. In the future, the eclectic yet authentic character of Downtown will be shown by blending older structures and existing local businesses with new entertainment venues and artistic branding elements. The enhancements to active transportation connectivity and transportation facilities will improve accessibility for vehicles and pedestrians and support the development of the local economy.



Downtown Angleton is a vibrant destination for residents and visitors. It offers an eclectic mix of walkable storefronts with local retail and commercial uses. The district reflects the authentic, historic character of Angleton. It is accessible by all types of transportation.

– DOWNTOWN VISION

Goals

The following goals provide direction for Downtown Angleton to achieve the community's vision. The goals serve as a framework for the plan's recommendations and implementation. They also provide general guidance for policy decisions allowing this plan to function as a living document responsive to future needs.

Improve Active Transportation

Improve walkability and establish bicycle facilities to enhance active transportation connectivity to major destinations throughout Downtown.

Enhance Downtown Mobility

Enhance existing parking facilities and retrofit the Downtown rights-of-way to improve overall mobility.

Create an Entertainment Center

Encourage retail, restaurants, and public gathering areas to establish Downtown as a community entertainment center.

Maintain Downtown Character

Maintain the Downtown character by implementing branding elements and streetscape improvements to create a sense of place.

Leverage Funding Opportunities

Leverage public funding opportunities and private partnerships to encourage investment in Downtown.



Streetscaping Along Velasco Street

02

Market Assessment

Market Assessment

To understand the economic future of the market in Downtown Angleton, Community Development Strategies (CDS) conducted research and analysis to develop a thorough assessment of the area's market conditions and opportunities. This ultimately shaped the recommendations for revitalization, redevelopment, and enhancement of the Livable Center Study Area.

Angleton

Angleton is a part of the Houston-Woodlands-Sugar Land metropolitan statistical area (MSA), one of the most populous MSAs in the United States. As such, many factors will drive its economic growth in the coming years. Downtown Angleton, after years of buildings sitting vacant and for sale, is now experiencing a revitalization that is evident through recent small business growth. The growth in Downtown has resulted in several entities coming together to establish the Angleton Revitalization Corporation, a nonprofit that helps local business owners attract customers to Downtown. The increasing population growth of Brazoria County is providing opportunities for its cities, and Angleton is no exception. Angleton is beginning to capture the attention of developers and the local population, and the market assessment will help provide future direction as the study area develops and redevelops over time.

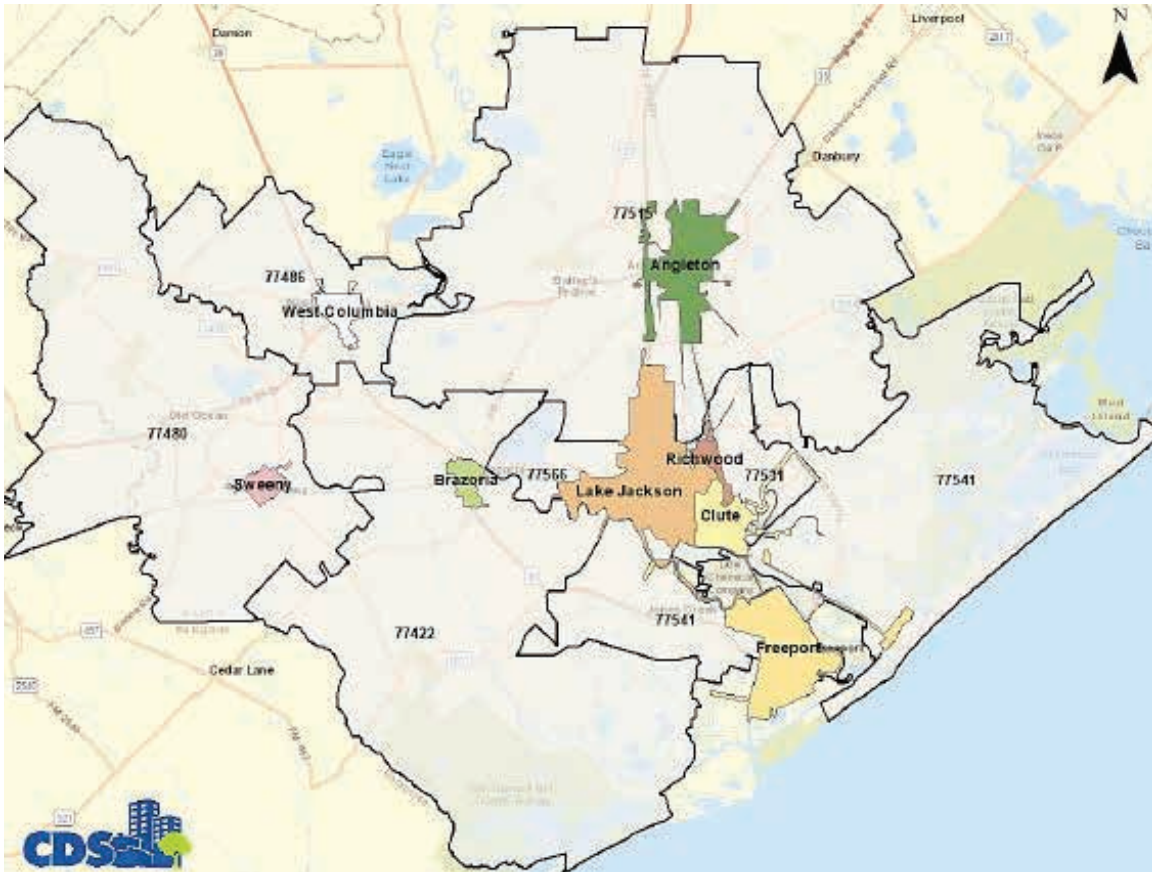
Study Process

Since economic and development opportunities are ultimately determined by the nature and volume of market demand in the greater area, the market conditions were evaluated at three different levels:

1. The Competitive Market Area (CMA),
2. The City of Angleton, and
3. The Study Area.

The CMA roughly encompasses the southern portion of Brazoria County and includes zip codes 77566, 77541, 77531, 77515 (where the City of Angleton is located), 77486, 77480, and 77422, which are shown in **Map 3.**

Map 3. *Competitive Market Area*



The City of Angleton's 2003 Comprehensive Plan outlines growth scenarios for a 2020 horizon with and without recommended improvements, and CDS used these scenarios to inform the analysis. The Comprehensive Plan called for better land management and the use of less land, and made the following predictions for Angleton as a whole:

- Medium-density multifamily developments, light industrial growth, and commercial growth were predicted to consume land at a rate outpacing population growth.
- Both factory-built housing communities and land needed for right-of-way and facility development were expected to grow at a rate slower than population growth.
- Increasingly dense residential areas would benefit from alternative designs for new neighborhoods such as clustering, zero-lot line development, and the incorporation of "life-cycle" housing.
- Commercial retail was expected to grow at a strong rate mostly via mixed-use development and clustering of businesses rather than strip commercial activity.
- Public and semi-public facilities were expected to follow an increasing trend toward shared resources. Typical examples include school facilities that also function as local libraries, parks, and community centers.

While some of these projections came to fruition, this assessment will look specifically at the projected growth and potential land uses in the study area.



Downtown Commercial Business - Wakey Wakey's

Demographics

Population & Household Growth

The study area has a population of 161 and a median age of 36, which is consistent with the City of Angleton. About 14% percent of Angleton's population is over age 65 and 26% are under the age of 18. A snapshot of the study area's population by age is shown in **Figure 7 on page 17.**

Less than 1% of Angleton's population lives in the study area, but both population and household growth have seen gradual increases that reflect the growth of the City and the Competitive Market Area (CMA). The CMA grew by 9% between 2010 and 2019, but that growth is expected to slow slightly to approximately 6% between 2020-2024. **Figure 5 on page 17** shows changes in population and households at various levels since 2000.

The study area, City, and CMA closely resemble one another when it comes to household size and composition. All have an average estimated household size of 2.6 people. As shown in **Figure 6 on page 17,** the median household income in the study area is approximately $62,700, slightly below that of the CMA (~$66,500) and Brazoria County (~$80,000). About 9.5% of families living in the study area live below the federal poverty level. Income-related metrics are used in this analysis to ascertain the level of economic challenge.

Education & Employment

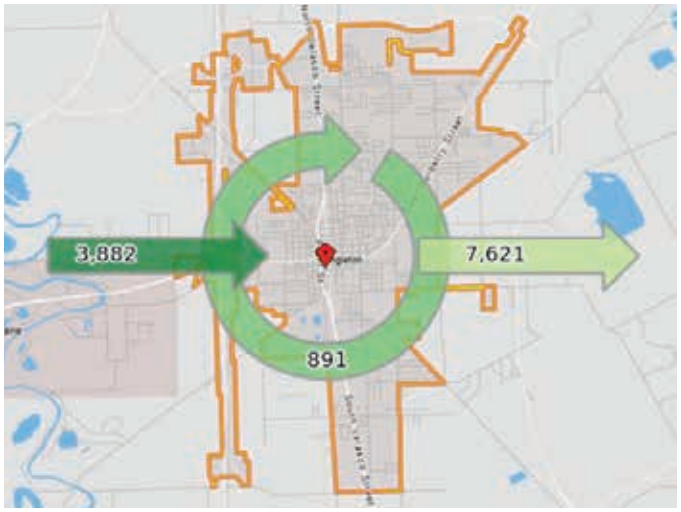
The study area and Angleton have a lower proportion of highly educated individuals compared to Brazoria County. Within the study area, 13% of adults hold at least a bachelor's degree. County-wide, this number jumps to 28%.

The City of Angleton is home to more than 4,700 jobs, and Angleton ISD is the City's top employer. About 18% of those jobs are captured internally, amounting to 891 employees who both live and work in Angleton as shown in **Figure 4**.

Of the 161 people residing in the study area, 44% are at least 16 years old and employed. White-collar occupations comprise 53% of all jobs in the study area and 51% of all jobs at the CMA level.

Brazoria County is expected to see a significant increase in industrial jobs in the coming years, adding approximately 6,050 total jobs to the market.

Figure 4. *Employment Inflow and Outflow, 2017*



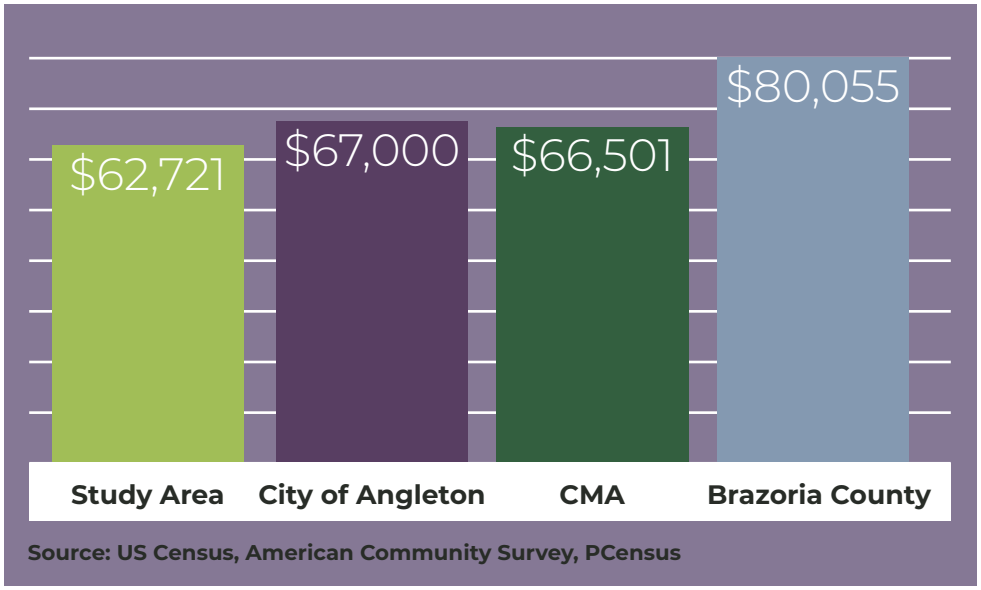
Source: US Census Longitudinal Employer-Household Dynamics, 2017

Figure 5. *Population and Households, 2000 to 2024*

POPULATION	2000 CENSUS	2010 CENSUS	2019 ESTIMATE	2024 ESTIMATE	% CHANGE '10-'19	% CHANGE '19-'24
Study Area	159	155	161	168	3.88 %	4.26 %
City of Angleton	15,824	18,862	20,950	22,361	11.07 %	6.74 %
CMA	118,559	121,192	132,444	140,581	9.00 %	6.00 %
Brazoria County	241,768	313,166	371,740	401,476	18.7 %	8.00 %
HOUSEHOLDS	**2000 CENSUS**	**2010 CENSUS**	**2019 ESTIMATE**	**2024 ESTIMATE**	**% CHANGE '10-'19**	**% CHANGE '19-'24**
Study Area	58	58	61	64	6.01 %	4.92 %
City of Angleton	5,708	6,949	7,738	8,272	11.35 %	6.90 %
CMA	41,341	43,379	48,307	51,665	11.00 %	7.00 %
Brazoria County	81,953	106,589	126,771	137,233	18.93 %	8.25 %

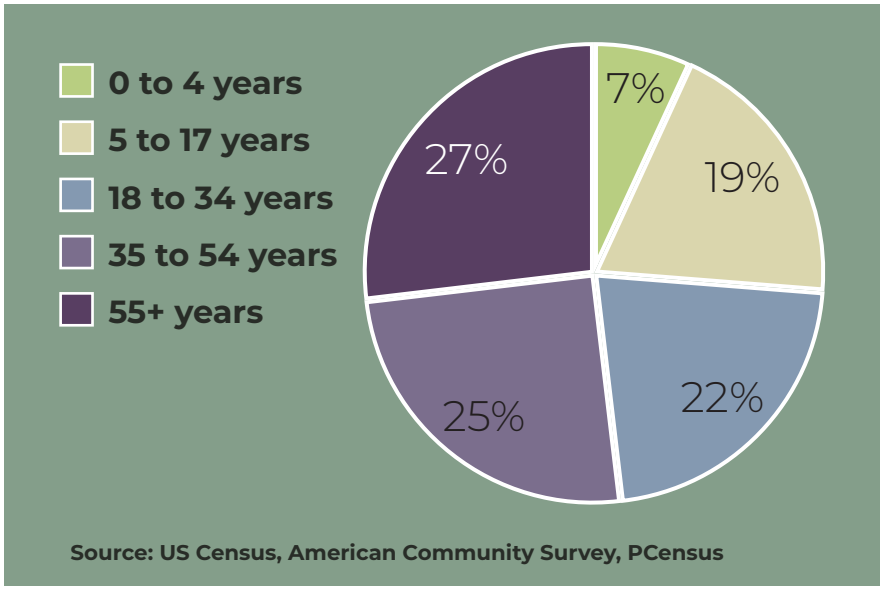
Source: US Census, American Community Survey, Nielsen/Claritas 2019 Estimates – PCensus for ArcView

Figure 6. *Median Household Income Snapshot*



Source: US Census, American Community Survey, PCensus

Figure 7. *Study Area Population by Age, 2019*



Source: US Census, American Community Survey, PCensus

Market Conditions

Single-Family Homes

CMA

Home prices in southern Brazoria County have remained relatively steady, and the CMA has seen large quantities of new construction, However, single-family rental unit prices have increased significantly region-wide. According to interviews with area officials and realtors, many of whom rent out single-family homes or facilitate house rentals, the petrochemical construction boom in 2016 and other major industrial construction projects contributed to the jump. Despite lower demand in the last year, it appears many landlords have attempted to hold rents steady. In many areas, rented single-family homes are said to be older and poorly maintained, particularly for present rental prices. According to interviewees, rents for typical 3-bedroom homes at 2,000 SF or less ran from $1,000 to $1,300 per month in smaller communities and over $1,800 in the area's larger communities and those nearer to the construction sites.

Angleton and the Study Area

In the City of Angleton, median home values are slightly more affordable than in the rest of the CMA, and 67% of single-family housing units are owner-occupied. In the study area, that number increases to 70% where the median value is still lower. The study area contains 61 housing units and two townhome properties. There are also seven new single-family homes currently under construction.



Existing Downtown Single-family Structure

Multifamily Rentals

There are currently 220 multifamily units under construction in the CMA, and the existing occupancy rate is 83%. The City of Angleton includes 1,748 multifamily units with a slightly higher occupancy rate of 89% overall. Approximately 9% of units are Senior "Active Adult" and 25% are designated as Affordable. The study area contains 34 multifamily units in three separate properties with a 94% occupancy rate. Some of these are above retail uses.

Senior Housing

There are currently 522 senior housing units in the CMA and 36,300 persons over the age of 55. Angleton contains 162 multifamily senior housing units, which include 2,655 owner-occupied households and 744 renter-occupied households.

Although the exact percentage of the population who would live in senior living developments is unknown, 21.8% of the current senior householders age 55+ are renters in Angleton. Based on this number, 74 additional renter households could be supported in Angleton by 2024.

Retail/Commercial

Nearly 16% of retail and commercial space in the CMA is located in Angleton, amounting to 1,551,600 square feet City-wide. Several new retail developments are underway or proposed in the CMA. Existing retail and commercial uses in the study area occupy 280,990 square feet in 31 different buildings. Occupancy is currently 98.6% and has remained high (greater than 97%) throughout the last 10 years. There have been no new retail spaces added to the study area since 2010.

While retail and commercial types are diverse in the City, market leakage exists in electronics/appliance stores, clothing and accessories, and non-store uses. These may constitute opportunities for new retailers in Angleton.



Open Sign



Existing Downtown Restaurant - Dirty South



Existing Downtown Business - Something Blue

Office

The majority of the CMA's office buildings are in Freeport, Lake Jackson, and Angleton. The CMA contains about 1,910,150 square feet of office space, which has an overall occupancy rate of approximately 83%. Office uses can be categorized into three classes—A, B, and C—and CDS used this scheme to examine the condition of the office space market and potential for revitalization. The office market in the City of Angleton is primarily Class B, characterized by slightly older buildings that are generally well-located, under quality management, and could be easily renovated if improvements are needed. There is no new office development under construction or proposed for the City. The study area contains 32 office buildings, which span across traditional buildings, multi-tenant, single-tenant, and single-family home conversions. Occupancy has remained over 97% in the study area over the past seven years, and most office uses are located north of Mulberry Street.



Existing Downtown Office - Edward Jones Investments



Existing Downtown Office - Chamber of Commerce

Potential Demand

Single-Family Homes

Based on the 2019 estimate of 69.1% of households in the CMA owning homes, there is a potential demand to support 2,209 new homes through 2020 based on current lot supplies. The number increases to 5,035 in 2025 due to job impacts.

In 2019, Angleton had an estimated 16% capture of the overall CMA housing units. This application of the capture rate to the forecasted single-family demand in the CMA, accounting for the currently proposed projects, results in negative demand for single-family homes in Angleton through 2030. Assuming some of these currently proposed projects do not become actual developments, demand could become positive.



Example of New Single-family Residential on Ash Street

Although overall demand in Angleton is negative due to the large number of proposed projects, development in the study area could still exist based on the absorption of the low priced homes currently being built, interviews with realtors, and the location in the Central Business District

Recommendations

- Generally, a more "urban" or small-lot configuration is desired, particularly to increase population density that is within walking distance of downtown services and amenities.
- Incremental development (four to eight at a time) of attached townhomes or small single-family homes on vacant or re-developable sites is suggested within a five to ten minute walk of the commercial core.
- Homes will need to be offered with similar pricing to the homes currently under construction from $129,000 to $200,000 with upgraded amenities. These homes should prove appealing to empty-nesters, as well as young professionals.
- CDS recommends that townhomes or duplexes as rental units could also be absorbed in the study area based on current new construction sales on Ash Street.

Single-family Snapshot

- Angleton's demand appears negative due to all the units in the pipeline.
- The study area could absorb 4 to 8 single-family units by 2025.
- New homes should be similar to homes on Ash Street in design.
- Homes should be priced $129k - $200k with upgrades.
- There is a market for single-family rental units in the study area priced $1,495 to $2,500 per month.

Multifamily and Senior Housing

There is demand in the CMA to justify a new Class B apartment project of 300 units or more. It is reasonable to assume that Angleton could absorb new development in the form of a 75- to 100-unit complex. The study area could absorb approximately 15-25 of these units, which could be Senior Living. Rents in this area currently range from $1.06 to $1.19 per square foot (psf).

Senior Housing appears to be feasible at this time in Angleton based on the aging population, incomes, and current supply. CDS estimates that Angleton could absorb 75-100 units of Senior Housing based on the percentage of households age 55+ currently renting and the lack of Senior Housing in Angleton (162 units). The total future household growth results in 74 additional renters in the next five years (by 2024) age 55+.

Due to its walkability, shopping, restaurants, and churches, the study area would be conducive to Senior Housing. Senior Living is recommended in the study area with an estimated 15-25 units, not necessarily in a traditional apartment type facility.

Recommendations

- Rental units above retail or office are suggested in the study area.
- Based on the current study area supply (currently Classes C and D) a property of Class B units would be an appealing addition to the market. These units could be “Active Adult”.
- Given the median income in the 55-64 age bracket, an Active Adult market-rate facility appears to be feasible. Townhomes or small single-family homes may be more appealing to this group of renters and more aesthetically pleasing for the Downtown area.
- Senior Housing pricing, unit mix, and amenities would entail a higher-level study in the future.



Existing Non-traditional Multifamily in the Study Area

Multifamily and Senior Housing Snapshot

New development multifamily characteristics:

- Study area could absorb 15 to 20 units
- New multifamily should be Class B apartment units
- Project style: small complex or above retail where available
- $1.06 to $1.19 per square foot
- Unit types (1-2 BR)
- Could be “Active Adult”
- Townhomes or a small, gated complex

Retail and Commercial

The demand for additional retail and commercial uses in the CMA is diminished due to proposed and upcoming developments. The CMA could likely support 75,300 additional square feet of space through the year 2024. The study area currently includes 18% of the overall Angleton retail space. Applying this percentage to the total supportable space at the CMA level, it is highly likely that the study area could absorb 13,000 to 15,000 square feet over the next five years.

Recommendations

- Sidewalks, crosswalks, and traffic need to be addressed in the Downtown area to make it more walkable for retail success.
- Focus on facilitating local businesses in the categories of food and drink (such as a wine bar, beer garden, coffee shop, café, ice cream, or grill) and personal services.
- Retail space should be added only in small increments of less than 10,000 square feet at a time.
- Retail spaces such as restaurants, bars, and cafes should take full advantage of any street frontage with outdoor seating as they are able.

Office

As the existing supply of office space is absorbed with employment growth, small scale office space will be very compatible and synergistic with other uses in the study area. Coworking office spaces would also be a suitable option.

Office suites above retail in the study area may be successful. Community awareness will be an important requirement to success of both office and retail uses. CDS strongly recommends working with local business organizations and other community groups to understand the level of interest and the specific needs of emerging small businesses before committing funds to construction and operation.

Recommendations

Given the regional economic trends, office market conditions, realistic potential capture of regional office growth, the ongoing COVID-19 pandemic, and competitiveness factors for the CMA, CDS does not recommend additional office space at this time.

Retail, Commercial, and Office Snapshot

- Study area can absorb 13,000 to 15,000 square feet over the next 5 years.
- Focus on food and drink establishments.
- Restaurants should take advantage of outdoor seating opportunities along the street frontage.
- Additional office space is not recommended.

03 Existing Conditions



Land Use and Development

Building Framework

Map 4 shows the footprint of buildings in Downtown Angleton. An ideal urban building form would cover the majority of a block along the street with pockets of non-developed land for open space. This development creates a more walkable environment by making buildings more accessible to pedestrians instead of orienting buildings for primarily auto use. An example of this building form is present along Velasco Street between Mulberry Street and Magnolia Street. In Downtown Angleton, the urban building form would be most compatible with the commercial, townhomes or multifamily, and mixed-use areas. It is reasonable to expect the single-family residential development within the study area to have a less urban building form.

Although some development within the study area does reflect this urban building form, especially along the major corridors, it is not consistently applied within a single block or along the same street. Parking lots and vacant land fill in the gaps between the built environment, resulting in a discontinuous development pattern. New and redevelopment efforts can strategically fill in these gaps between the structures to create a more consistent appearance along the street edge.

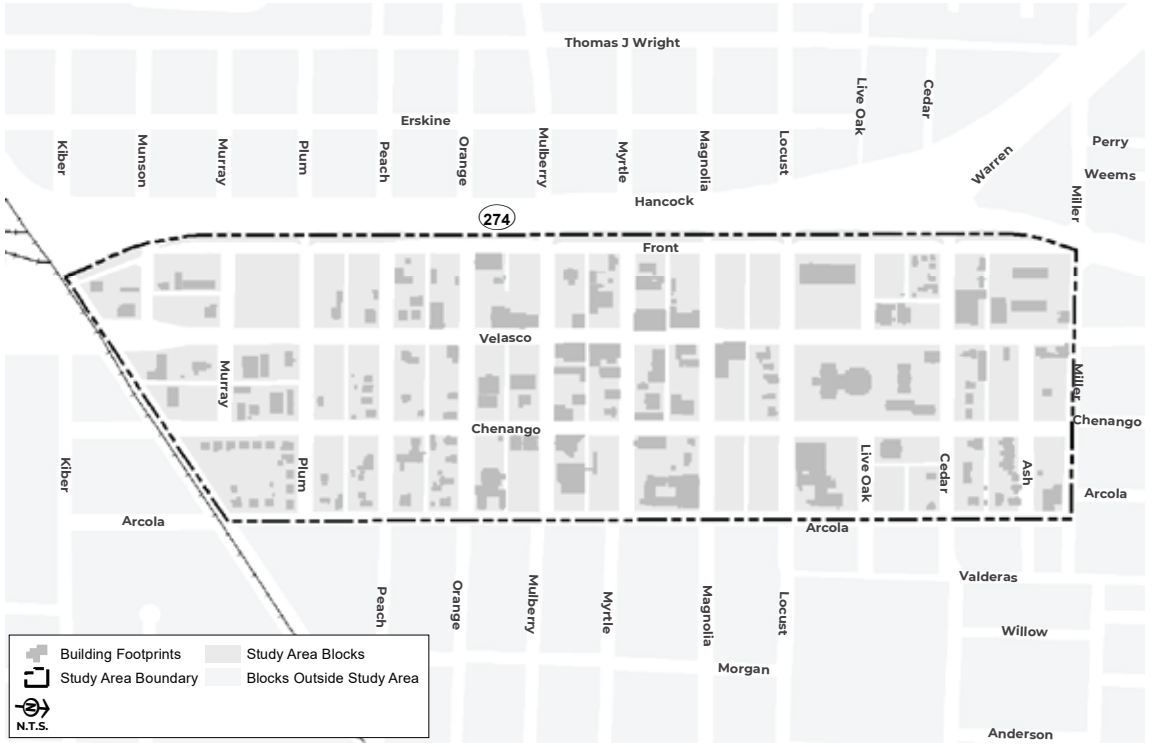


Example of Urban Building Form Along Velasco Street



Inconsistent Building Form Segmented by a Parking Lot Along Velasco Street

Map 4. *Building Framework*



Existing Land Use

Commercial development is primarily located along the major corridors of Velasco, Chenango, and Mulberry Streets and makes up the largest developed land use in the study area. Clustering commercial uses helps to generate activity especially in a Downtown setting. It is important to note that the second largest segment is Government uses, including City and County offices. Government uses can serve as an anchor and an asset for Downtown development.

Residential land uses are located at the northern and southern ends of the study area outside but within walking distance of the central core. The incorporation of residential development near Downtown businesses is key to supporting successful mixed-use Downtown development. Currently, there are approximately 0.5 acres of parks and open space located in the Downtown area. However, the public input expressed the desire to have more and enhanced park facilities.

Although Commercial and Government uses make up a majority of the land uses in Downtown, there is a good mix of alternative uses within the area creating variety of activities and development types. Additionally, light industrial uses located in the central core are not typical of a Downtown district and can hinder future development. This presents an opportunity to redevelop these areas to incorporate more compatible land uses.

Table 1. *Existing Land Use Acreages*

LAND USE	ACRES	%
Commercial	22.2	17.1%
Government	16.5	12.7%
Residential	14.7	11.3%
Vacant (Developable)	13.5	10.4%
Light Industrial	6.8	5.2%
Civic/Institutional	5.9	4.5%
Parks/Open Spaces	0.5	0.4%
Right-of-Way and Easements (Alleys)	49.6	38.2%
TOTAL	**129.7**	**100.0%**

Map 5. *Existing Land Use*



Vacant Properties

Approximately 13.5 acres of vacant land are located in Downtown, making up about 10% percent of the study area. Vacant and under-developed properties provide opportunities for new and infill development. Smaller pockets of vacant land sprinkled in the central and northern portions of the study area provide infill development opportunities. The largest vacant parcels are in the southern portion of the study area and have the most significant future development potential. Plans for construction or expansion are in the works for some of the currently vacant properties shown on the map including residential development along Ash Street and the expansion of County parking lots along Velasco and Chenango. Special consideration should be taken to ensure that new development in Downtown Angleton is similar in scale to the neighboring properties and maintains the existing character to blend new development into the surrounding area seamlessly.



Potential New Development Site at Velasco Street and Plum Street

Map 6. *Vacant Properties*



Publicly-Owned Land

Public and semi-public land uses include those related to federal, state, or local governments, and various civic-oriented uses such as churches and civic clubs. These facilities are often activity generators that guarantee visitors to Downtown during certain times of the day. Public and semi-public facilities in Downtown currently include City Hall, Municipal Court, the Brazoria County Courthouse, other Brazoria County offices, parks, and several churches. Although not located within the study area boundary, the Angleton Library, Central Elementary School, and Masterson Park are just outside of Downtown and offer an additional draw to the area. Future development in Downtown can focus on providing amenities to encourage visitors to public facilities to stay and patronize Downtown businesses.

Properties owned by the City and County are a great asset for the development of Downtown. The City can use publicly-owned land to expand or build new municipal facilities and potentially build public-private projects to act as a catalyst for growth and development in Downtown.

Additionally, City and County facilities are generally busy during daytime business hours, while churches host activities on weekends and several nights during the week. The County parking lots are currently available for public parking and are planned for expansion in early 2021. A partnership between the City, County, and churches could be an opportunity to use the parking at these facilities as public parking in Downtown during non-peak times.

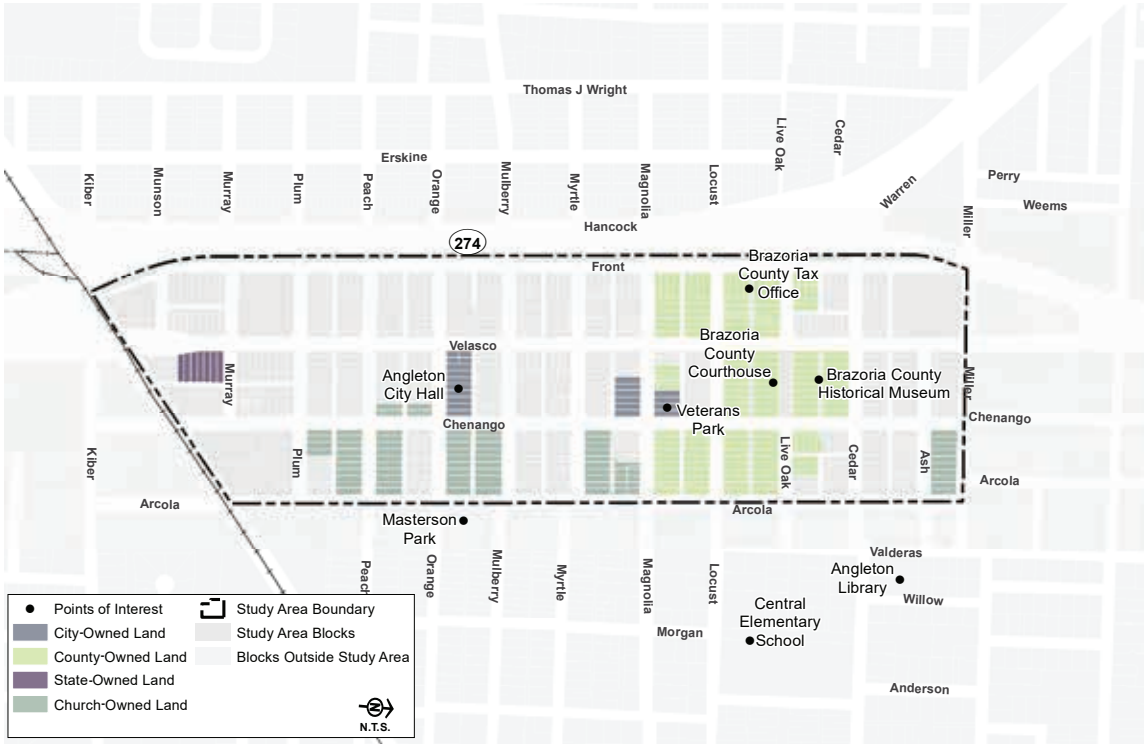


Brazoria County Courthouse



Angleton City Hall

Map 7. *Publicly-Owned Land*



Transportation Systems

Roadway Network

The study area is bordered by TX Loop 274 to the west. Two other TxDOT facilities—SH 288B (Velasco Street) and SH 35 (Mulberry Street)—intersect within the study area. Velasco Street and Mulberry Street both serve as primary points of access, and most existing commercial development borders one of those facilities. All three TxDOT facilities are classified as major arterials, though Loop 274 has a slightly higher traffic volume. Outside of the study area, Loop 274 connects with SH 288B and becomes a regional connector.

North Front Street serves as a northbound frontage road for Loop 274 through the study area. Its current configuration provides access management and channels traffic into Downtown at four separate locations. However, it complicates vehicular circulation and connectivity through Angleton to other destinations.

Several minor arterials connect nearby, and one (Cedar Street) crosses through the north end of the study area. In general, traffic volumes in these areas are low. Minor two-way streets connect through Downtown in a regular grid pattern, providing access via car to nearly all parts of the study area.

Downtown Angleton experiences the heaviest traffic patterns, particularly on weekdays, from neighboring areas near the north end of the study area where County facilities draw visitors from all parts of the region.



Front Street Looking North



Velasco Street at Miller Street Looking South

Map 8. *Roadway Network*



Parking and Destinations

Many government land uses are concentrated in the study area and draw regional visitors to Downtown, including the Brazoria County Courthouse and Tax Office. The Brazoria County Historical Museum and Angleton City Hall are additional government uses that draw frequent activity.

Other destinations in the study area include Veterans Park and the commercial and retail establishments along Velasco Street and Mulberry Street. Just outside of the study area are Masterson Park, Central Elementary School, and the Angleton Public Library.

Approximately 17% of the study area is currently dedicated to parking, with several parking locations within a five-minute walk of most activity generators. There are also two new surface lots planned for construction by the County.

Stakeholders consistently expressed a desire to create better parking opportunities Downtown. While parking spaces do not seem to be explicitly lacking throughout the study area, safe and comfortable access to destinations from existing parking is lacking. Poor or missing pedestrian connections, unclear signage, and disorganized configurations of on-street parking all contribute to the perceived parking shortage.



Existing Public Parking Sign Along Chenango Street





Two Views of Parking along Magnolia Street

Map 9. *Parking and Destinations*



Active Transportation Connections

Active transportation describes alternative modes of transportation other than vehicular transportation such as bicycle, pedestrian, and public transportation. During public engagement, stakeholders frequently cited a need to create a more walkable environment in Downtown, and improving sidewalks and crosswalks was one of the top three most needed improvements solicited from the community. Many people said that the current road network is not safe for cyclists or pedestrians. During the day, there is sparse shade cover provided by street trees or awnings, and sufficient lighting is lacking during the night.

Sidewalks provide some connectivity throughout Downtown, but network gaps, maintenance challenges, uneven surfaces, lack of drainage, and pinch points are barriers to accessibility and a pleasant pedestrian experience. Many surfaces are difficult to traverse because of overgrowth, and most would be impassable in a wheelchair, indicating ADA challenges. Lack of a cohesive sidewalk network hinders pedestrian traffic to local businesses and keeps Downtown from reaching its full activity potential.

Very few bicycle accommodations exist in the study area. Since there are no designated bike facilities or pavement markings, cyclists must share the right-of-way with moving vehicles. Where sidewalks do exist adjacent to the roadway, most would be difficult to pass on a bicycle due to the uneven surfaces.

Angleton's existing public transportation routes pass through the study area. The City's local route circulates every hour, and the regional route serves as a commuter line, running only at peak hours. One bus shelter in the study area serves City Hall, and other stops are each marked by a single sign.



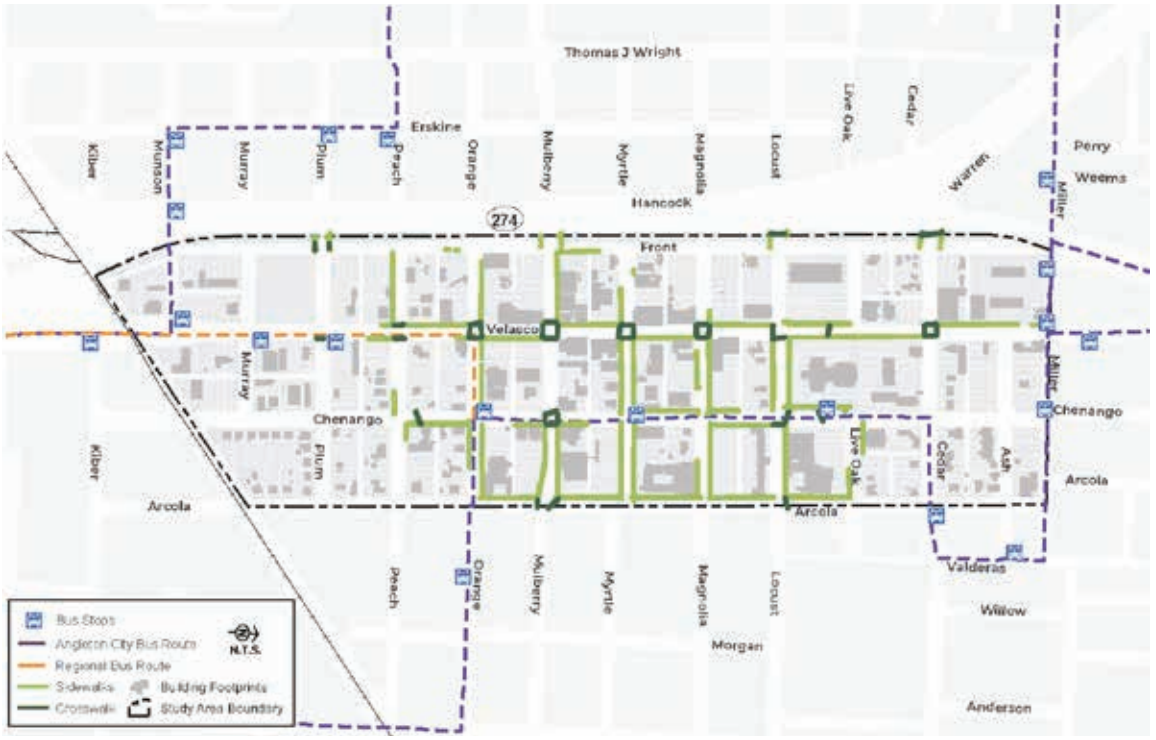


Examples of Sidewalk Deficiencies in Downtown



Bus Shelter near City Hall

Map 10. *Active Transportation Network*



04 Master Plan and Recommendations



Overview

The desire of the community is to create a Downtown Angleton that is welcoming, vibrant and thriving. To achieve the vision of the community, there must be a clear picture of what Downtown Angleton will be in the future and path to get there. The Master Plan and recommendations in this study reflect the desires and goals of the community by providing the physical representation of the intangible goals. This Master Plan was developed through an interactive public engagement process and many of the recommendations are directly related to input received from the community.

Downtown Angleton is currently home to two major attractions to the area: government facilities such as Brazoria County Courthouse, and Angleton City Hall and commercial and entertainment activities along Velasco Street. This plan aims to build upon these primary activities and create synergy in Downtown by enhancing both areas and creating connections between these hubs of activity.

Achieving the vision involves multiple layers.

"I would like to see Downtown Angleton brought back to what it once was, the center of activity and growth for Angleton."

- RESIDENT VISION

The foundation of the Master Plan is the Future Land Use Plan. The Future Land Use Plan identifies where certain land uses should be located throughout Downtown. By establishing a land use plan for the study area, Downtown will be prepared for new development and organized to support implementation of the Master Plan and recommendations.

The Master Plan illustrates the vision for Downtown by showing how Downtown Angleton could look in the future through the incorporation of physical improvements to the study area. Some of the physical improvements include projects such as enhanced streetscaping, infill commercial development, new public parking areas, and the introduction of public gathering areas. The enhancements depicted in the Master Plan are supported by the recommendations.

Finally, individual recommendations are provided to direct efforts and identify what steps must be taken by the City or other organizations to support implementation of the vision. Each of the recommendations presented supports one or more elements of the Master Plan. Additionally, one recommendation may work in conjunction with or serve as a catalyst for other recommendations.

This multi-layered approach was developed to ensure that the study does not remain on the shelf and addresses both tangible and intangible elements of the Master Plan. This Master Plan and recommendations are a guide for City leadership to influence policy decisions and promote economic development in Downtown Angleton.





Future Land Use

Downtown Land Use

The Future Land Use Plan in the Comprehensive Plan showed the Downtown area as a single designation. The new Future Land Use Map provided in this study identifies the location of different types of development within the Downtown area. The Future Land Use Map for Downtown provides further guidance in regard to development patterns in the study area. The Future Land Use Map for Downtown is shown in **Map 11 on page 37.**

The Downtown area is most appropriate for a mix of different uses. The Future Land Use Map designates a large portion of the study area for Government and Civic uses, such as City and County offices primarily located in the heart of the study area along the major corridors of Velasco Street and Mulberry Street. Single-Family and Medium-Density Residential uses are designated along the perimeter of the study area. Some Light Industrial is located in the southern portion of the study area. Light Industrial is appropriate near the railroad and along the highway. However, these uses are not conducive to Downtown-style development. In the future, Light Industrial areas, especially those north of Plum Street, should be considered for transition to commercial districts.

In the previous Future Land Use Map, all commercial-type uses were designated as a single category. In this new Future Land Use Map for Downtown, the commercial land use category has been divided into three sub-categories based on the character of commercial development:

- General Commercial
- Downtown Commercial
- Neighborhood Commercial

General Commercial development is intended for typical commercial development that would be found in other areas of the City. This type of commercial is appropriate at the edges of the study area. Downtown Commercial is intended for areas with traditional Downtown development patterns like the existing structures along Velasco Street. Neighborhood Commercial is more characteristic of small-scale commercial and office development that provide a transition between other commercial districts and residential areas. Often these businesses are located in previously residential structures that have been converted for commercial use. Further descriptions and picture examples of each land use designation are provided on **page 38.**

Corridors

Primary and secondary corridors are identified along existing roadways within the study area. Corridors with these designations serve as the main connections to and through Downtown and should be prioritized for improvement with features such as branding elements, streetscape treatments, and pedestrian amenities.

Primary corridors are the roadways with a higher classification and more frequent, steady vehicular traffic. With higher visibility and higher traffic volumes, most activities and destinations are oriented toward these roads in the Downtown area. They feature ample pedestrian accommodations, landscaping, placemaking, and traffic calming where necessary.

Secondary corridors function at a lower classification than primary corridors, generally aligning with minor collector or local streets. While less prominent, they still serve as key connections to Downtown destinations and to the primary corridors. They feature pedestrian connections, some landscaping and street furnishings, on-street parking opportunities, and slightly deeper building setbacks.

Map 11. *Downtown Future Land Use Map*



Land Use Descriptions



General Commercial

General Commercial uses in Downtown Angleton should support a variety of community or neighborhood services more often aligned along secondary corridors. Structures are typically single-story with an auto-oriented environment.



Downtown Commercial

Downtown Commercial uses are concentrated along Velasco Street near Mulberry Street and should support a variety of activities, including retail, dining, and services. Structures are one- to two-stories and generally attached with minimal setbacks.



Neighborhood Commercial

Neighborhood Commercial uses in Downtown include commercial operations within a residential-style or neighborhood-compatible structure.



Medium-Density Residential

In Downtown Angleton, medium-density residential developments should include one- to two-story multifamily attached dwellings such as duplexes and townhomes.



Single-Family Residential

Single-Family Residential development structures should be low-density detached dwelling units aligned along public streets.



Light Industrial

Light Industrial uses include processing, manufacturing, assembly, storage, or repair of materials where all processes are typically conducted indoors with some outdoor activities and limited impact on neighboring properties.



Government

Government uses include any offices or facilities that are utilized by a local, regional, or federal government entity such as the Brazoria County Courthouse and City Hall.



Civic

Civic uses include facilities utilized by a public or non-profit entity typically engaged in a public service. Such facilities may include but are not limited to libraries, religious institutions, and cultural or community centers.



Parks/Open Space

Parks serve as public gathering spaces for both visitors and residents within the Downtown area. Parks can be active or passive and do not always have to include green space, but could also incorporate plazas, gazebos, or general seating.

Master Plan

The illustrative Master Plan depicts the long-term development vision for Downtown Angleton. The purpose of this Master Plan is to illustrate the recommended physical improvements in Downtown. The Master Plan elements were developed utilizing the community's vision while also taking into account market-based realities. The recommendations provided in this section support implementation of projects or programs necessary to achieve this plan.

Plan Elements

- New commercial development with a public plaza provides an opportunity for gathering space and promote activity in Downtown at the southeast corner of Velasco Street and Mulberry Street.
- Vacant lots and underutilized structures in Downtown provide an opportunity to introduce new and revitalized commercial development and serve as a catalyst for future development.
- Alleyways located along Velasco Street between Mulberry Street and Magnolia Street are proposed as public seating areas as a way to activate underutilized spaces and support nearby commercial uses.
- New public parking areas located internally within the City blocks, along Front Street, and in the newly expanded County parking areas allow parking to be removed from Velasco Street and provide additional parking within the district.
- A new linear park with trail facilities, public art, and landscaping is shown in the green space along Front Street.
- The existing Angleton "Heart" along Front Street is proposed to receive enhancements with lighting and landscaping to create more of a destination within Downtown.
- Enhancements to Veterans Park include extending the park boundaries to encompass the existing parking lot to the west of the park, adding a stage, and arranging the park to better support public gatherings and additional programming.
- Gateway monuments and signs at the primary entrances to Downtown create an identity for the area and a sense of place.
- Enhanced streetscape treatments along primary and secondary corridors with widened sidewalks and pedestrian amenities are identified along the roadways in the core of Downtown.
- A new bicycle network that circulates cyclists around Downtown's perimeter provides bicycle facilities within Downtown and connections to adjacent neighborhoods.
- Improved sidewalk connections and street trees throughout the study area improve the quality of existing sidewalks and create a more pleasant pedestrian experience.

Other Downtown Projects

In addition to the improvements proposed by this study, there are other projects either currently underway or planned for the future by other entities within Downtown. It is important to acknowledge these projects and assess how they will impact future development in Downtown.

Peach Street Farmers Market

The Peach Street Farmers Market (PSFM) has plans to expand their existing facilities with a future goal of developing a larger district in the southern part of the study area around the current PSFM property. The planned expansion is currently underway and will be a welcome addition to Downtown. The future creation of a Greater Peach Street District is a long-term goal that will potentially shape development within the District.



Peach Street Farmers Market Planter

Brazoria County Expansion and Road Closure

Brazoria County has several plans for future improvements in the near future that impact Downtown. The County is in the process of expanding parking facilities that will cover two City blocks along Locust Street, with one located on Velasco Street and the other on Chenango Street. These two facilities will serve as public parking facilities for the courthouse, as well as other visitors to Downtown. Additionally, the County has future plans to expand the existing County facilities across Chenango Street. As part of the expansion, the section of Chenango Street between Magnolia Street and Live Oak Street will be closed to public vehicular traffic but will maintain pedestian movement through the area. This expansion project will serve as a catalyst for future development along Chenango Street and implement pedestrian improvements in the area.



Chenango Street Between Locust and Live Oak Streets

Map 12. *Downtown Master Plan*



- General Commercial Development
- Downtown Commercial Development
- Existing Goverment Building
- Existing Building

- (A) Commercial Development with Public Plaza
- (B) Catalyst Downtown Commercial and Retail Development
- (C) Alleyways at Velasco Converted to Outdoor Seating
- (D) New Public Parking Opportunities
- (E) Front Street Linear Park Enhancements
- (F) Angleton "Heart" Enhancements
- (G) Veterans Park Expansion and Enhancements
- (H) Planned Peach Street Market Expansion
- (I) Enhanced Primary and Secondary Corridors
- (J) Greater Peach Street District
- (K) Brazoria County Courthouse Expansion (Roadway Closed to Public)
- (L) Downtown Gateway
- (M) Downtown Bicycle Network and Connections
- (N) Street Trees Throughout Study Area
- (O) Improved Sidewalks Throughout Study Area

Recommendations

While the Future Land Use Plan sets the foundation for development and the Master Plan illustrates the physical improvements for Downtown, the recommendations describe the actions necessary to bring the Master Plan to reality. Each recommendation, either individually or in concert with other recommendations, supports implementation of the Master Plan elements or the vision of the community. **Figure 8 on page 44** shows how the recommendations relate to the Master Plan elements. A number of individual action items are necessary to complete each recommendation. Actions may include projects, policies, or programs that the City or other organizations can initiate.

Each recommendation is related to one of three categories: Placemaking, Transportation, or Economic. Placemaking recommendations influence the built environment and create a sense of place. Transportation recommendations impact how people move around the area using all modes of transportation, including vehicular, bicycle, pedestrian, and transit. Economic recommendations are related to the growth of development and business opportunities. Although many of the recommendations influence more than one category, each recommendation is designated to one category for the purposes of this Study.



Placemaking Recommendations

1. Update Future Land Use Map
2. Convert Alleyways to Outdoor Seating
3. Create Front Street Linear Park
4. Expand and Enhance Veterans Park
5. Implement Gateways and Branding
6. Update Landscape Standards



Transportation Recommendations

7. Reconfigure Front Street
8. Establish Public Parking Areas
9. Create a Downtown Bike Network Loop
10. Establish Primary and Secondary Enhanced Corridors
11. Enhance Bus Stop Facilities
12. Implement Sidewalk Improvements



Economic Recommendations

13. Facilitate Downtown Commercial and Redevelopment Opportunities
14. Coordinate the Creation of a Greater Peach Street District

Figure 8. *Recommendations and Master Plan Elements*

RECOMMENDATIONS		MASTER PLAN ELEMENTS														
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
		Commercial Development with Public Plaza	Catalyst Downtown Commercial and Retail	Alleyways Conversions	New Public Parking	Front Street Linear Park	Angleton "Heart" Enhancements	Veterans Park Expansion and Enhancements	Planned Peach Street Market Expansion	Enhanced Primary and Secondary Corridors	Greater Peach Street District	Brazoria County Courthouse Expansion	Downtown Gateways	Downtown Bicycle Network	Street Trees and Improved Streetscape	Improved Sidewalks
1	Update Future Land Use Map	X	X								X					
2	Convert Alleyways to Outdoor Seating			X												
3	Create Front Street Linear Park					X										
4	Expand and Enhance Veterans Park							X								
5	Implement Gateways and Branding						X						X			
6	Update Landscape Standards														X	
7	Reconfigure Front Street				X									X		
8	Establish Public Parking Areas				X							X				
9	Create a Downtown Bike Network Loop													X		
10	Establish Primary and Secondary Enhanced Corridors									X						
11	Enhance Bus Stop Facilities				X									X		X
12	Implement Sidewalk Improvements											X				X
13	Facilitate Downtown Commercial and Redevelopment Opportunities	X	X													
14	Coordinate the Creation of a Greater Peach Street District								X		X					

Placemaking Recommendations Transportation Recommendations Economic Development Recommendations

Placemaking Recommendations

1. Update Future Land Use Map

As new development comes to Downtown, the appropriate land use policies must be in place to ensure alignment with Downtown's vision. Initiate policy updates that set a foundation to support new development.

The Comprehensive Plan shows the entire Downtown area as one designation. Update the Comprehensive Plan to assign Downtown properties with land use designations that align with the Downtown Future Land Use Map as shown in **Map 11 on page 37**. Additionally, update the land use designations to include the new designations proposed in this Livable Center Study, including:

- General Commercial,
- Downtown Commercial,
- Neighborhood Commercial, and
- Medium-Density Residential

Support requests for rezoning and conduct City-initiated zoning changes to properties, as necessary, to align the zoning with the future land use designations and support incoming development. Coordinate with property owners to ensure there is clear communication about the intent of the zoning changes and land use goals for the future.

To ensure new development blends seamlessly with Downtown's existing character, create standards for infill development that incude requirements that make it easier to reuse existing structures or develop on existing lots. Examples of infill standards include, but are not limited to:

- Special requirements for the reuse of residential structures for a commercial use,
- Reduced parking requirements for existing structures or lots, and
- Variable setbacks to match the development pattern of the surrounding properties.

Action Items

1.1. Update the Comprehensive Plan to reflect the designations identified in the Downtown Future Land Use Map.

1.2. Revise the Comprehensive Plan to reflect the new designations as defined in the Downtown Future Land Use Map.

1.3. Support requests for rezoning and conduct City-initiate zoning changes, as necessary, to align properties with the Future Land Use Map.

1.4. Develop standards for infill development and the retrofitting of residential structures for commercial use.



Branding Banner at Liberty Garden

2. Convert Alleyways to Outdoor Seating

Capitalize on underutilized alleyways by transforming the existing alleyways along Velasco Street to public seating and gathering space. In addition to public seating, these areas serve as a pedestrian connection between parking and commercial areas.

When converting these areas to public space, incorporate design features and pedestrian amenities such as chairs, tables, planter boxes, lighting, and public art. Public art can take various forms like murals or art installations. If space allows, a stage area can be incorporated for concerts or events. In the City of Tomball, as an initiative of the Livable Center Study, the City has gone through the process of identifying Downtown alleyways to convert to pedestrian walkways, selected the design elements, and has begun initiating construction.

Begin by transforming the alleyways along Velasco Street between Myrtle Street and Mulberry Street. In the future, explore additional alleyways in the Downtown area to transform into seating or pedestrian pathways. Before converting an alleyway to public space, evaluate if the alleyway is necessary for fire access, evacuations, or utility access.

Action Items

2.1. Designate the alleyway east of Velasco Street between Myrtle Street and Mulberry Street as the pilot alley conversion location.

2.2. Coordinate with adjacent owners, businesses, utilities, and service providers to identify and resolve conflicts.

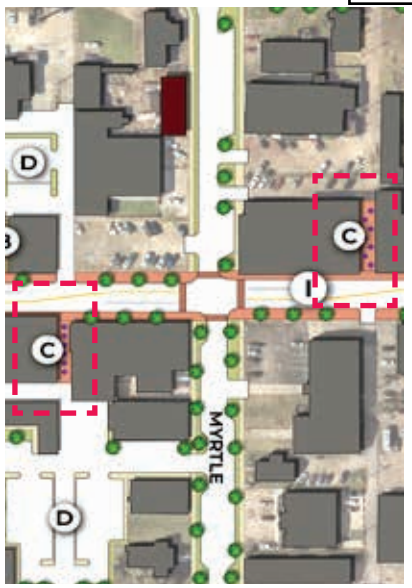
2.3. Establish a matching grant program with adjacent businesses to fund seating areas or other enhancements desired by the businesses in that segment.

2.4. Establish rapport with local artists, businesses and nonprofits to commission and install art that complements adjacent businesses or architecture.

2.5. Evaluate the feasibility of converting additional alleyways within Downtown.

2.6. Create development standards for outdoor seating.

2.7. Adopt an ordinance allowing private use of public right-of-way subject to City approval.



Master Plan Element C





Existing Alleyway East of Velasco Between Myrtle and Mulberry





Examples of Activated Alleyways with Public Seating, Lighting, and Design Features

3. Create Front Street Linear Park

The wide right-of-way between Front Street and SH 274 is significantly underutilized. Convert this area from Cedar Street to Plum Street into a welcoming, pedestrian-friendly public green space with a multi-use trail and space for gatherings, recreation, public art, and other programming. Initial improvements to the area can include simple landscaping and cosmetic improvements. Subsequent improvements can include more elaborate additions such as benches, a multi-use path, permanent lighting, trash cans, bicycle repair stations, and art to enhance the space's appeal and usability.

Begin improvements around or near the existing Angleton "Heart" sculpture to incorporate enhancements to the sculpture and expand outward as funding becomes available. Coordinate closely with TxDOT on the requirements for usage of state right-of-way in order to construct any park and trail amenities within TxDOT right-of-way. Retain a landscape architect to assess feasibility and implementation possibilities. Refer to the Downtown District Vision Report for additional design inspiration when conferring with the landscape architect on design possibilities.



Example Park Amenities to Incorporate into the Park and Trail Design



Master Plan Element E

As an option to provide pedestrian facilities along the roadway, all of Front Street, or certain sections, can be closed to vehicular use and designated for pedestrian access only. As opposed to providing a sidepath in the median, the existing roadway can be designated solely for pedestrian use.

To facilitate the transition to a pedestrian-only roadway, start with closing down the section of Front Street between Magnolia Street and Locust Street near the Angleton "Heart" sculpture. Then consider closing additional sections of the street. In the long-term, consider closing the entire length of Front Street from Cedar Street to Plum Street to vehicular access with considerations for safety, transportation needs, and maintaining access to properties along Front Street.

Prior to closing down the right-of-way to vehicular access, experiment with temporary closure of sections of Front Street. Closing the right-of-way temporarily is a low-cost way to see how the closure may work on a permanent basis and assess how the community will accept the new traffic pattern. Many communities utilize temporary closures to try out the new idea before investing in permanent infrastructure. Sunday Streets is an initiative in the City of Houston where various roadways are closed down to vehicular traffic and pedestrians and cyclists are invited to utilize the roadway. Also, consider closing down the roadway to host a local market with vendors and food trucks. Partner with Peach Street Farmer's Market to relocate the market to Front Street on a temporary basis to attract visitors to experience Front Street in a new way.

Action Items

3.1. Retain a landscape architect to coordinate with TxDOT on the constraints and feasibility of a linear park on green space between SH 274 and Front Street.

3.2. Design and implement a linear park and trail along Front Street.

3.3. Work with local businesses/artists to establish artwork along the corridor.



Section of Front Street from Locust Street to Magnolia Street Proposed for Pedestrian-Only Access



Example of Front Street Cross Section for Pedestrian Access Only

4. Expand and Enhance Veterans Park

Public feedback expressed a desire to see improvements to Veterans Park to increase use of the park and better accommodate large public gatherings such as holiday events and concerts in the park. To meet this need, expand the boundaries of the park to encompass the existing parking lot to the west of the park. Visitors to the park can utilize alternative on-street parking and nearby public parking lots. Also, Coordinate with Brazoria County about the possibility of expanding further to encompass the adjacent County parking lot to the west of the Park. Increasing the park boundaries allows for more open space to host gatherings, festivals, holiday events, and other programming.

Conduct public engagement to assess the park's programming needs to determine the type of improvements that should be made to the park. Consider the addition of a stage or pavilion in the park design to facilitate concerts and movies in the park. The addition of permanent tables and seating can encourage increased use of the park for picnics and provide permanent seating for events.

Action Items

4.1. Acquire additional land to expand the park into the existing parking lot west of Veterans Park using Angleton Better Living Corporation (ABLC) and/or other funding.

4.2. Retain a landscape architect to conduct a needs assessment and prepare a programming plan.

4.3. Conduct community engagement to determine programming needs for the park.



Master Plan Element G



Example of Stage for Public Concert and Events



Existing Gazebo at Veterans Park



Existing Parking Lot West of Veterans Park

5. Implement Gateways and Branding

There are currently branding elements in Downtown, including banner flags, planter boxes, and wayfinding signage. These branding efforts should be expanded throughout the study area to create a consistent identity throughout Downtown. Branding elements can also take the form of public art or attractions in Downtown. Enhance the Angleton "Heart" sculpture with landscaping, seating, and signage to capitalize on the heart as a major element of the Downtown character.

Place major gateway monumentation at the main entrances to the Downtown at the intersections of:

- Mulberry Street and Front Street,
- Velasco Street and Plum Street, and
- Velasco Street and Cedar Street.

Gateway monumentation at these locations should utilize the City's new branding standards to identify Downtown as a special district.

Wayfinding signage helps to direct visitors to locations within Downtown like the Brazoria County Courthouse and Angleton City Hall. The design of wayfinding signage should match the overall branding design to further promote the identity for Downtown by matching the unified branding design for all branding elements. Wayfinding signage should be placed at key intersections then additional locations as needed.

Key intersections include:

- Velasco Street and Magnolia Street,
- Velasco Street and Mulberry Street, and
- Chenango Street and Mulberry Street.

Action Items

5.1. Retain a landscape architect to design Gateway signage at Front Street, Plum Street, and Cedar Street.

5.2. Implement wayfinding signage at Velasco and Magnolia, Velasco and Mulberry, Chenango and Mulberry in Downtown.

5.3. Enhance the area surrounding the "Heart" sculpture by incorporating landscaping, signage, and other amenities.





Existing Downtown Banner Flags and Wayfinding Signage



Angleton "Heart" Sculpture



Master Plan Element L

6. Update Landscape Standards

Street landscaping serves to create a more comfortable pedestrian experience by providing shade and adding to the area's character. Although some street trees currently exist in the Downtown area, the Master Plan proposes street trees along all streets within the Downtown that serve as pedestrian connections. Typical regulations applicable to the rest of the City are generally not applicable to the primary and secondary corridors in Downtown due to the urban development patterns.

Update the existing landscape regulations by creating requirements specific for the streetscape design in Downtown. The proposed regulations should include:

- Minimum landscaping area,
- Minimum number of trees based on the corridor type,
- Distance from back of curb,
- Minimum tree well size, and
- Tree separation requirements.

In many cases, the City will be responsible for installing street trees in the right-of-way, but in some locations, the developer can be required to install landscaping along the right-of-way.

The City of Pflugerville and the City of San Marcos are examples of cities with special landscaping requirements for the special districts. The City of Pflugerville requires trees planted within the right-of way to be planted every 30 feet on center, with electrical outlets and irrigation. The City of San Marcos Street Design Manual for the Midtown area requires trees to be planted every 30 feet on center and specifies the minimum tree well size by right-of-way type.

Action Items

6.1. Establish landscape regulations unique to Downtown.

6.2. Coordinate with TXDOT to determine appropriate regulations for landscaping within the TXDOT right-of-way.



Existing Streetscape along Velasco Street



Example of Street Trees along the Right-of-Way



Example of Street Trees along the Right-of-Way with Pedestrian Amenities

Transportation Recommendations

7. Reconfigure Front Street

Front Street allows for some circulation through Downtown, but currently experiences low traffic volumes. Reconfigure Front Street to create a shared space for the Downtown Bicycle Network and existing one-way traffic.

One-way angled parking can be incorporated along the eastern side between blocks where space allows. Early implementation might include restriping, with more permanent or visible fixtures to buffer vehicular traffic provided in later phases.

Northbound cycling facilities can be accommodated by a sharrow and a six foot contraflow lane can be provided along the western side of the roadway for southbound cyclists. Pedestrian facilities can include a concrete pedestrian path on both the eastern and western sides of the roadway. At existing intersections, create safe ways for pedestrians to cross Front Street, and allow safer access between Downtown, the Front Street Linear Park, and other parts of Angleton across SH 274.

An alternative roadway configuration that also provides pedestrian and cycling access along Front Street has one-way angled parking along the eastern side, pedestrian paths on both side of the roadway, and a sharrow for northbound cycling traffic. This configuration does not include a six foot contraflow bike lane to preserve the existing right-of-way and traffic pattern. **Recommendation #3 on page 47** proposes an option to use of the right-of-way for pedestrians only with no vehicular access and no pathway in the median. This configuration can be used for sections of Front Street intended for pedestrian access only.

Prioritize creating a sense of connection to Downtown. Signage should be added to enhance the environment and establish smooth traffic operation. Careful coordination with TxDOT will be necessary.

Action Items

7.1. Coordinate with TxDoT about amenities and pedestrian crossings that serve Front Street.

7.2. Restripe Front Street to designate the reallocation of space in the right-of-way.

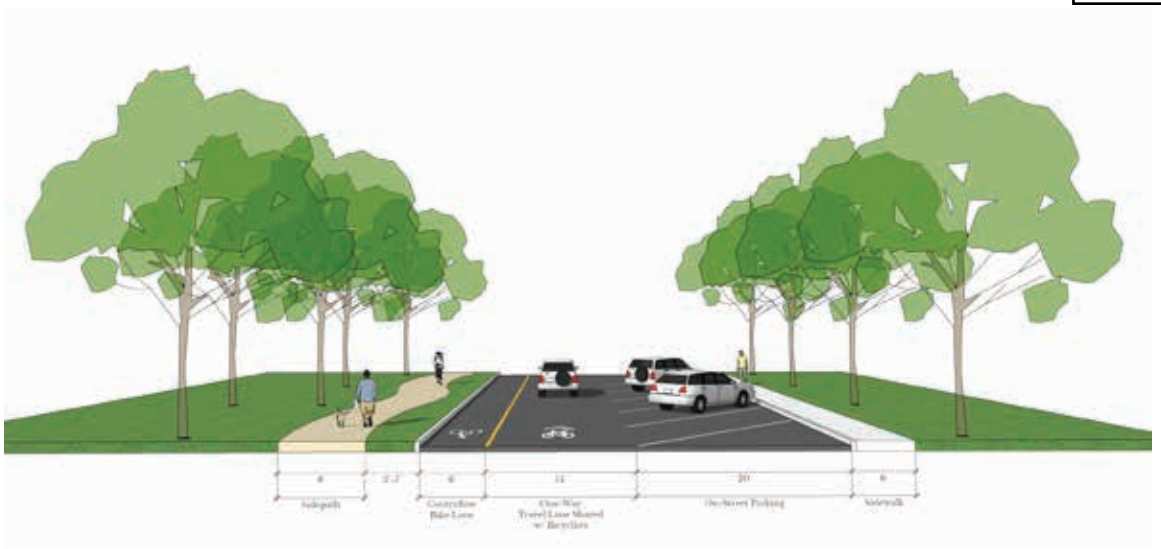
7.3. Add signage as needed to establish smooth operations under the new traffic pattern.



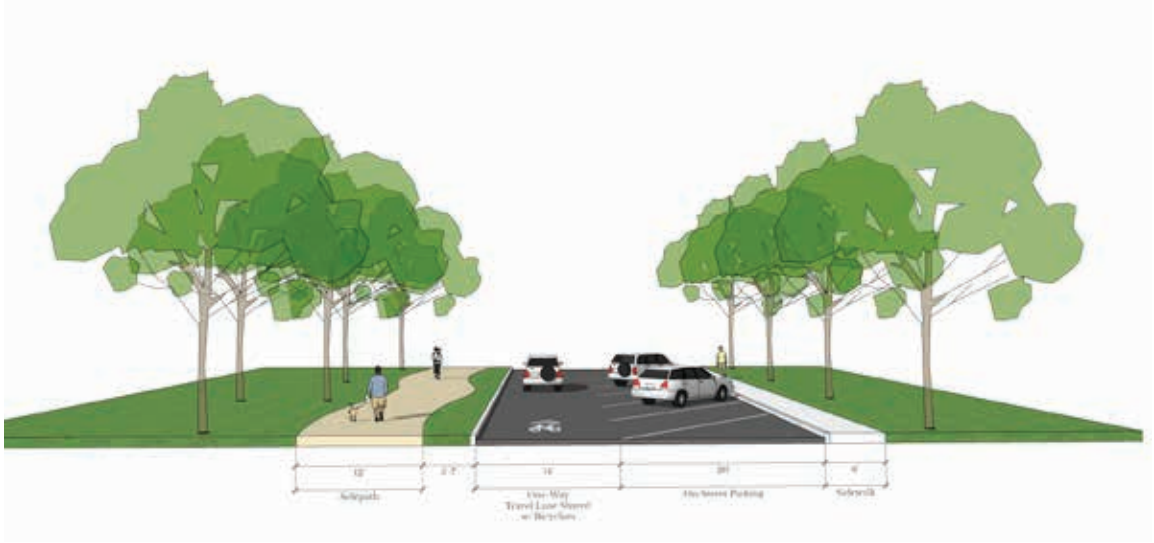
Master Plan Element D and M



Existing Front Street Facing North



Example of Front Street Cross Section



Example of Front Street Cross Section Alternative

8. Establish Public Parking Areas

Existing parking throughout the Downtown area can be found in a variety of configurations. Both formal and informal parking areas have been established, but many lack safe connections to adequate pedestrian facilities or destinations. Safer connections and facilities would likely improve the parking experience in Downtown without requiring any additional designated parking space.

Conduct a parking evaluation to identify any significant parking capacity shortages, particularly adjacent to or near primary corridors. Formalize or relocate existing informal parking using signage, striping, and landscaping. Prioritize small lots of concentrated parking behind buildings internal to City blocks to increase accessibility and create a safe pedestrian environment adjacent to roadways. Additional parking established along Front Street can also add capacity.

Action Items

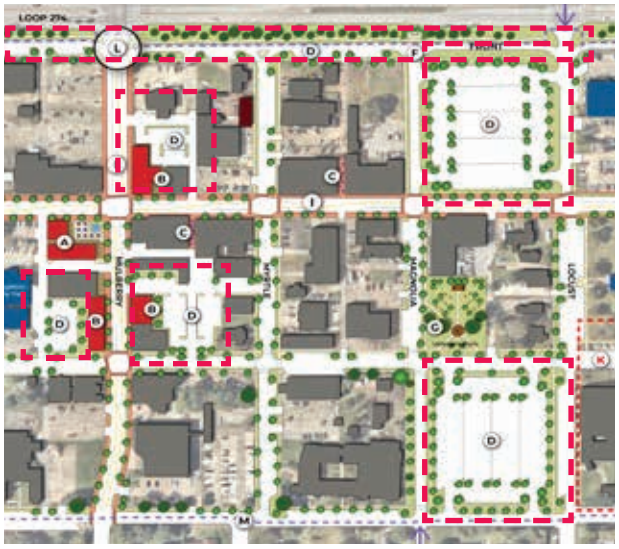
8.1. Conduct a focused parking study to assess the appropriate distribution of available parking in the Downtown area (e.g., blocks surrounding Mulberry/Velasco).

8.2. Add or improve signage to clearly indicate the location of public parking areas.

8.3. Create public parking opportunities by moving parking from Velasco to internal parking areas.



Existing Angled Parking on Locust Street



Master Plan Element D



Example of Improved Public Parking Directional Signage



Example of Internal Parking Lots

9. Create a Downtown Bike Network Loop

There are currently few accommodations or adequate facilities for bicycles in the study area. A Downtown bike network loop would provide an opportunity for improving mobility and connectivity for both residents and visitors in the area, and it would serve as an amenity to enhance the character and atmosphere of Downtown.

Research demonstrates that bicycle and pedestrian traffic engages with local businesses and destinations adjacent to their travel path more frequently than vehicular traffic. In this way, creating infrastructure that makes it more attractive for people to ride can significantly benefit a local economy.

Establish a dedicated bike loop route around Downtown within the existing right-of-way, and provide space or signage for additional network connections along other roads crossing through Downtown, as shown in the Master Plan. The loop should follow Front Street along the west side of Downtown (see Recommendation #7) and use existing crossing facilities where possible. On other existing roadways where dedicated bike lanes are not feasible, utilize painted sharrows and signage to create a safe and clearly marked environment for cyclists.

Each segment of the bike network and Downtown loop will require unique treatments based on existing roadway conditions and traffic flow, for example. Assess the appropriateness of various treatments for each segment, as well as the need for new crossings or signals at or near intersections. Coordinate with TxDOT for provisions along state facilities and to identify funding opportunities.

Action Items

9.1. Establish bike facilities on designated roadways in the Master Plan by incorporating asphalt, crossings, reflective delineators, bike network signage, etc.

9.2. Determine which type of bicycle facility is appropriate for each segment of the Downtown bike network (e.g. sharrow, bike lane, shared use path).



Example of Separated Bike Lane



Example of Bike Route Signage



Example of Sharrow

10. Establish Primary and Secondary Enhanced Corridors

To enhance the character and mobility of Downtown, primary and secondary corridors should be established along existing roadways within the study area. Corridors with these designations serve as the main connections to and through Downtown and should be given improvement priority with features such as branding elements, streetscape and placemaking treatments, and pedestrian amenities. The primary and secondary corridor roadway designations are shown on **Map 11 on page 37.**

Begin by establishing design criteria and typical sections for each type of corridor using existing or updated roadway design standards and resources such as the National Association for City Transportation Officials (NACTO) Urban Street Design Guide. Creating unified criteria for each type of corridor will be critical for on-going implementation and improvement efforts.

Action Items

10.1. Develop and implement a Downtown Streetscape Master Plan.

10.2. Establish or update unified roadway design standards using universal design criteria for each type of corridor.

10.3. Encourage partnerships or incentives with neighboring businesses for landscaping, planters, etc.

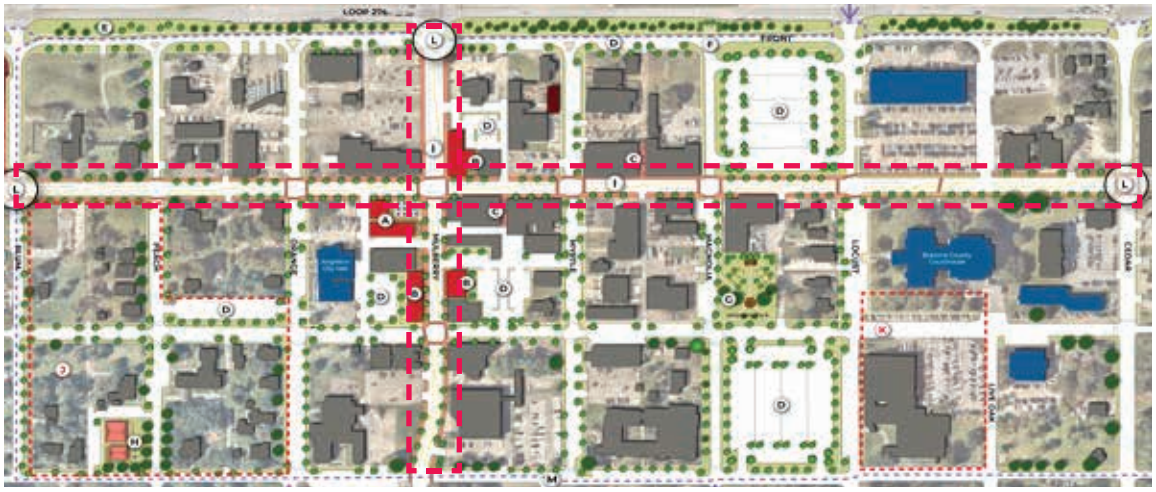
10.4. Retain an engineer to develop schematic plans in coordination with TxDOT for redeveloping Velasco Street from Mulberry Street to Locust Street, incorporating updated parking and lane assignments, bike lanes, wider sidewalks, and ADA accessibility in the corridor.



Existing Streetscape Along Velasco Street



Examples of Primary Street Amenities with Street Trees, Pavers, and Outdoor Seating



Master Plan Element I

Primary Corridors

Primary corridors through Downtown Angleton include Velasco Street between Cedar Street and Plum Street; and Mulberry Street between Front Street and Arcola Street. It is recommended that primary corridors in the core of Downtown include a two-lane, two-way typical section with a continuous left-turn lane and no on-street parking. Sidewalks should be wide, at least 8 feet, with an enhanced surface such as brick pavers with pedestrian enhancements continuing through the intersections. Street trees in tree grates, paver grates, or planting strips are recommended where possible to provide shade along sidewalks. Space for outdoor seating or retail displays is preferred and building setbacks should be minimal.

Both primary corridors are TxDOT facilities, which will require close coordination between the City, H-GAC, and TxDOT. Where possible, encourage sponsorships, incentives, or partnerships with adjacent businesses and property owners for landscaping and placemaking amenities.



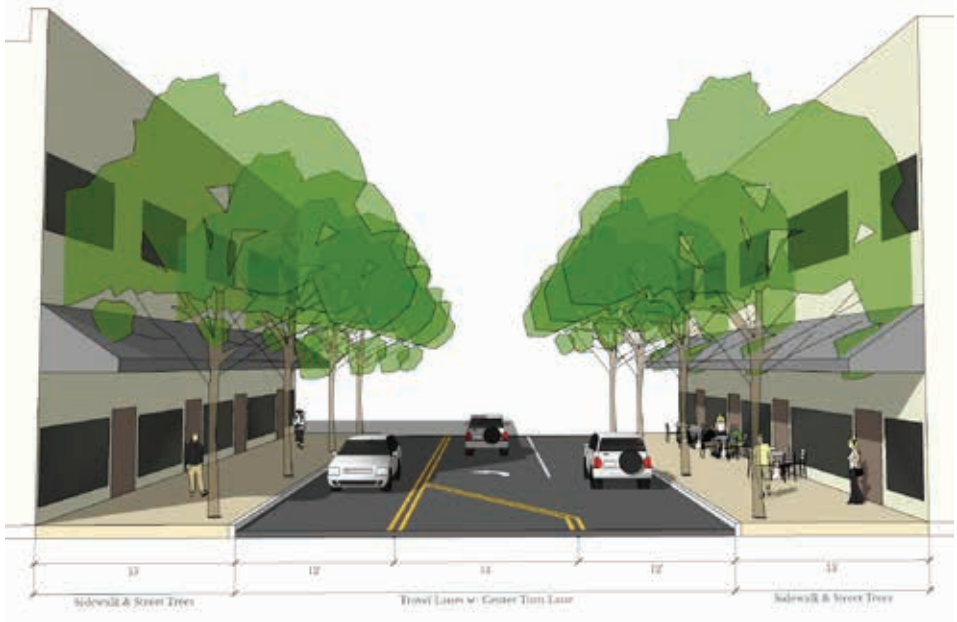
Examples of Primary Street Amenities



Example Pedestrian Intersection Enhancements



Example of Primary Corridor for Mulberry Street based on the Master Plan



Example of Primary Corridor for Velasco Street based on the Master Plan

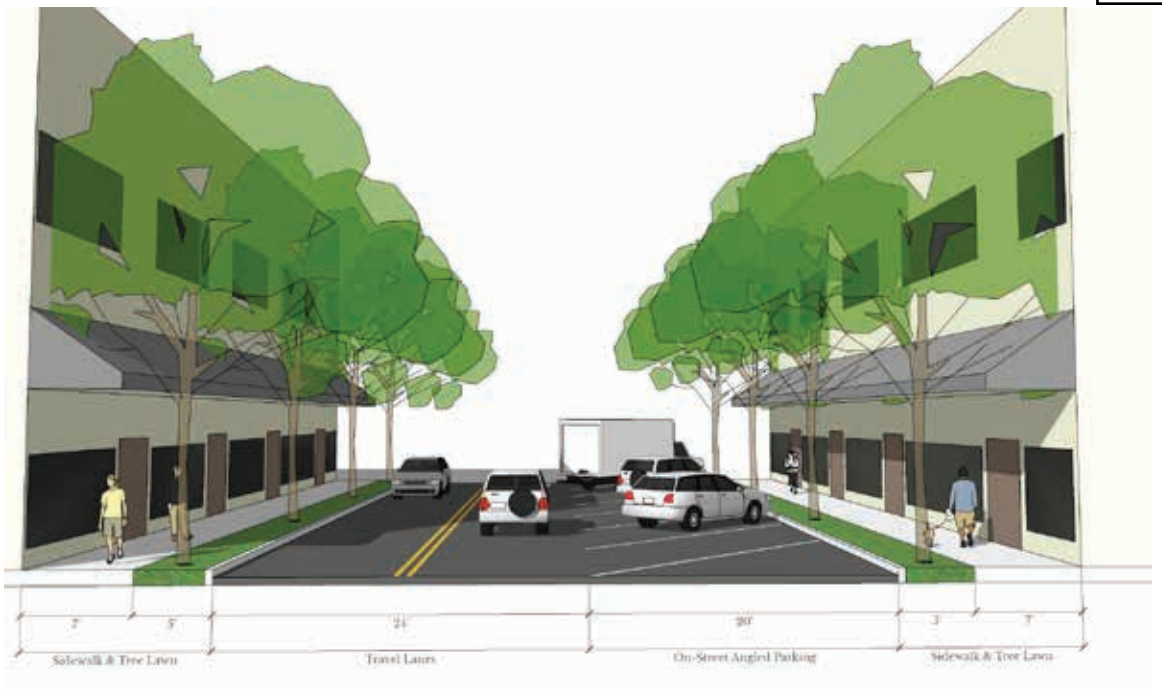
Secondary Corridors

Secondary corridors through Downtown Angleton should include Chenango Street as a north-south connection, and east-west connections of Plum, Peach, Orange, Myrtle, Magnolia, Locust, Live Oak, and Cedar Streets. It is recommended that secondary corridors include a two-lane, two-way undivided typical section with some parallel or angled on-street parking where the right-of-way allows. On-street parking areas should be protected with bulb-outs where possible. Travel lanes should be shared with bikes and be marked with sharrows. Sidewalks at least 6 feet in width with typical concrete paving are preferred, and street trees in planting strips adjacent to the road are recommended.

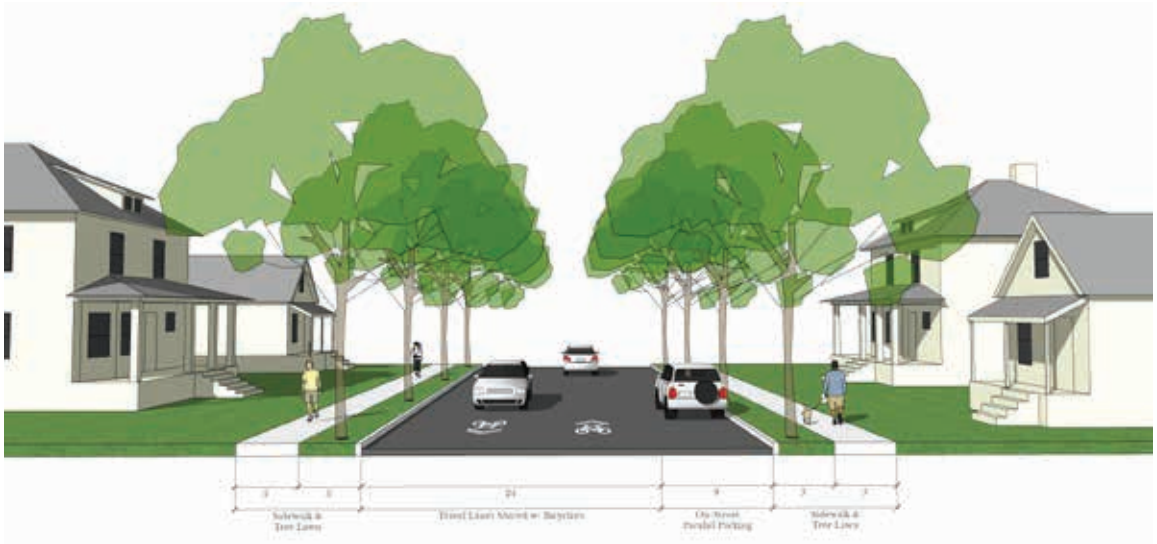
Where possible, encourage sponsorships, incentives, or partnerships with adjacent businesses and property owners for landscaping and placemaking amenities. In the short-term, reallocate space in the right-of-way by restriping and using paint to create bulb-outs as a pilot project until permanent bulb-outs can be installed.



Example of Bulb-Out with Landscaping



Example of Secondary Corridor for Myrtle Street based on the Master Plan



Example of Secondary Corridor for Plum Street based on the Master Plan

11. Enhance Bus Stop Facilities

As the Gulf Coast Transit District completes the Transit Service Delivery Plan, Angleton should coordinate with this agency to identify needs and opportunities for new and existing transit facilities. Improving existing stops through signage, landscaping, shelters, benches, trash cans, bike racks, as well as access-related upgrades to bring the stops up to ADA compliance, will create a more welcoming and safe environment for current and potential transit users and for nearby pedestrians.

Consistently monitor regional and federal funding opportunities for these improvements. Certain grant programs allow funds to be used for more general street enhancements near the stops.

Action Items

11.1. Coordinate with the Transit Service Delivery Plan to identify needs for improving existing facilities.

11.2. Engage with the Gulf Coast Transit District and the public regarding current bus ridership and demand for improved facilities.

11.3. Identify appropriate funding opportunities for transit improvements.

11.4. Improve bus stop facilities with enhancements such as benches, lighting, and shelters if there is a demonstrated need.

11.5. Publish and place brochures with the transit schedule in accessible locations to increase knowledge about available public transit opportunities.





Existing Bus Stops





Example of Bike Rack Facilities

12. Implement Sidewalk Improvements

A high-quality pedestrian network creates a means for all types of users to reach their destination safely. In Downtown Angleton, this would encourage visitors and residents to remain Downtown for additional activities and dramatically improve the overall quality and character.

Begin by conducting an inventory of sidewalk conditions evaluating characteristics such as height, cracked pavement, and network gaps. This inventory will allow the City to create a prioritization scheme based on the most challenging or urgent areas. It will serve as a tool to plan future improvements throughout the implementation process. The City can also use this scheme to match available funding with specific segments or projects as time goes on. As improvements are made, confirm new facilities are ADA compliant and any drainage issues are addressed.

Designate an annual appropriation in the CIP for sidewalk improvements. Actively coordinate with TxDOT for improvements along state facilities to verify right-of-way constraints and ensure design concurrence. Also, coordinate with the drainage district to ensure compliance.

Action Items

12.1. Evaluate sidewalk characteristics including but not limited to height, cracked pavement, and nonexistent/gaps. Make improvement recommendations and establish a priority replacement ranking and planning cost estimates.

12.2. Establish a dedicated annual appropriation in the CIP for Downtown sidewalk improvements.

12.3. Preliminary and final design of sidewalk improvements. Early implementation of temporary bulb-outs.

12.4. Coordinate with TxDOT about improvements along state facilities and with the drainage district for compliance/cooperation.



Existing Cracked Sidewalk and Poor ADA Facilities



Existing Inconsistent Sidewalk



Existing High Sidewalk



Example of Decorative Pedestrian Crossing



Improved Sidewalk Along Locust Street

Economic Recommendations

13. Facilitate Downtown Commercial and Redevelopment Opportunities

There are multiple opportunities for new development and redevelopment in Downtown Angleton. New development helps achieve this plan's goals by promoting further investment in Downtown and ultimately attracting visitors to the area. Opportunities for new development are primarily located on the vacant property along the Primary Corridors. Infill development on existing sites or revitalization of existing structures present additional opportunities for redevelopment. Capitalize on these opportunities to encourage new investment in Downtown by coordinating with the existing property owners and by using financial incentives.

New development along the Primary Corridors of Velasco and Mulberry Streets should include a commercial or entertainment uses that features retail, restaurants, and outdoor seating for public gatherings. The design of these sites should encourage public gathering and pedestrian movement.

Infill opportunities along Mulberry Street aim to transform existing sites into more pedestrian-oriented development by reorienting buildings to the street and hosting more retail-style uses typical of a traditional downtown.

Action Items

13.1. Establish by ordinance the fee waivers, tax abatements, and other financial incentives recommended in this Plan to encourage development, redevelopment, and revitalization of properties.

13.2. Conduct on-going coordination with the property owner of the large parcel in the southern portion of the study area to determine future development opportunities.



Example of Pedestrian-Oriented Commercial Development with Outdoor Seating



Example of a Outdoor Plaza with Seating and Surrounding Retail



Master Plan Elements A and B

14. Coordinate the Creation of a Greater Peach Street District

The Peach Street Farmers Market (PSFM) serves as a hub of activity in the southern portion of the study area. The planned future expansion of the PSFM can serve as a catalyst for additional development and promote future development or redevelopment of neighboring properties. In addition to the planned building expansion, PSFM also has long-range plans to create a district that encompasses the surrounding blocks. This district would provide an opportunity for small business development in Downtown.

In anticipation of future development around PSFM, consider the creation of a Greater Peach Street District that includes design standards and branding that designates the area as a district within Downtown. Meet with PSFM on a regular basis to coordinate options for the district and a timeline for long-term implementation.

Action Items

14.1. Conduct on-going coordination with Peach Street Farmers Market about the development of a Greater Peach Street District.



Peach street Farmers Market Expansion Site

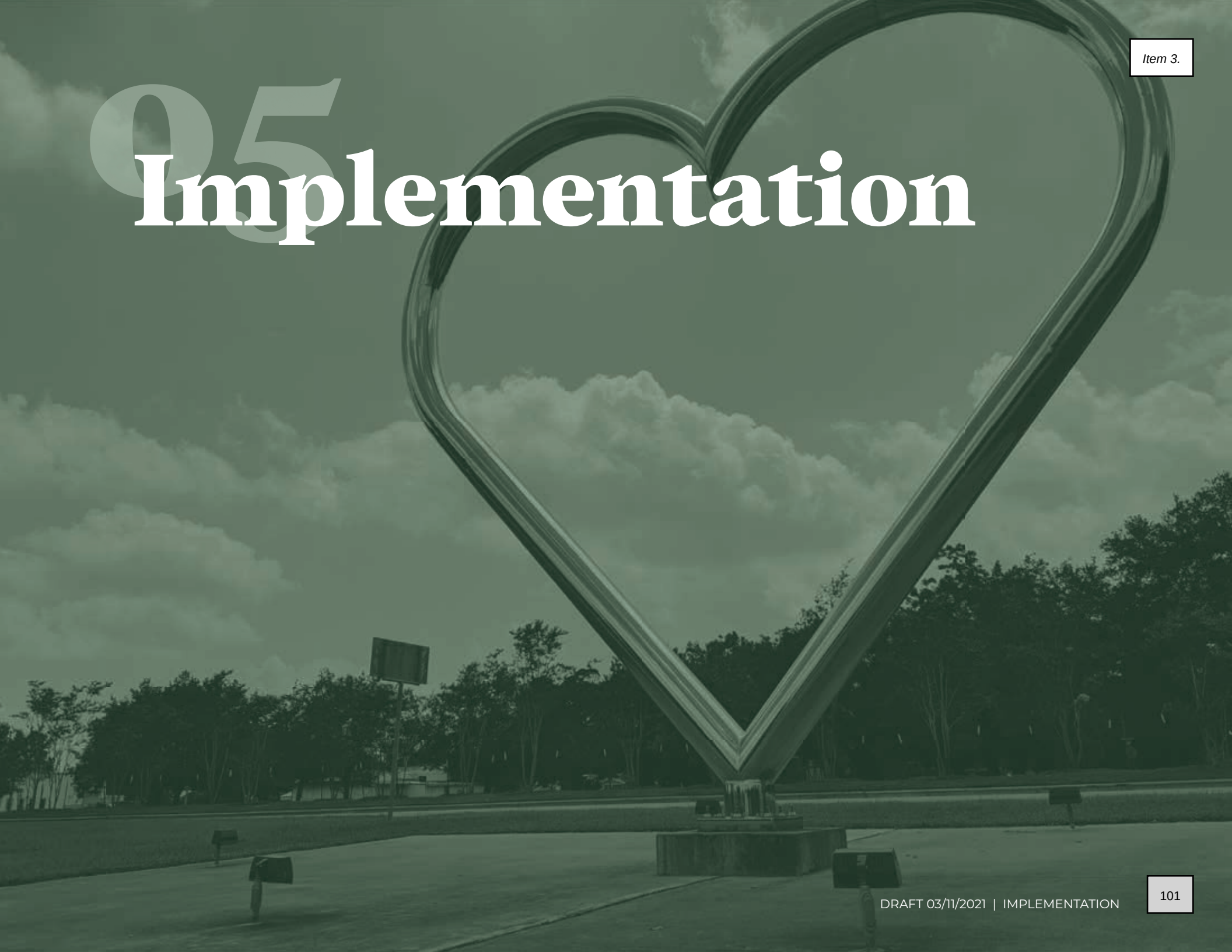


Master Plan Element J and K



Peach Street Farmers Market

05 Implementation



Economic Development

Introduction

Economic development case studies reveal that the revitalization of aging downtowns most often involves a multi-year process of various programs to rehabilitate public sector infrastructure to foster productive private sector economic activity. In that regard, this Study identifies a program of economic development, transportation, and placemaking public infrastructure improvements intended to enhance Downtown Angleton's visual appeal and promote street-level foot traffic in support of downtown businesses and increased economic activity.

In support of the infrastructure rehabilitation process, a multi-pronged approach to building partnerships to provide funding resources will be required. In this approach, both public and private sector entities have roles to play. The purpose of this approach is to leverage a variety of funding sources in support of constructing the needed infrastructure. A program of economic incentives directed toward targeted business types is also part of this strategy. The end goal is that the private sector can enhance economic activity, and the public sector can benefit from an enhanced tax base.

Programs

Programs fostering the implementation of this Study's recommendations will most likely be initiated and pursued in the context of economic development tools. The economic development tools most useful in fostering the revitalization activities needed for Downtown Angleton are listed below.

- **Chapter 380 Agreements** - The City may loan, grant, or rebate money and other municipal resources to promote economic development it deems worthwhile.
- **Tax Increment Reinvestment Zone (TIRZ)** - A program to fund public improvements to promote new development or redevelopment of a specifically designated area
- **Municipal Management Districts (MMD)** - The cost of public improvements for a specific geographic area are shared through assessments or an additional tax.

These programs will need to be geared toward securing and/or providing ongoing funding for the proposed improvements. Equally as important, the utilization of the economic development tools should ensure that they are capable of being proactive in revitalization efforts, but also reactive to private sector proposals, being able to capture and capitalize on those opportunities, when they arise, to improve economic activity in Downtown.

It should be noted that while economic development tools can provide long-term planning and funding resources over the multi-year horizon of revitalization, the early commitment of some level of advanced funding from the City will be necessary to put these tools in place.



Proactive Programs Vs Reactive Programs

Reactive Programs

These programs provide responses to private sector opportunities to increase economic activity and enhanced property values.

Example: Using a Chapter 380 Program to provide a sales tax rebate to a business locating Downtown to defray costs associated with improvements to the business location, which will result in new sales tax revenue.

Proactive Programs

These programs are initiated by the City to improve the built environment to make it more attractive for expanded development or to reduce the cost burden of development that may be incurred by private interests.

Example: Using an economic development tool such as a tax increment reinvestment zone (TIRZ) to fund public improvements on an ongoing basis

Funding Strategies and Potential Funding Sources

Good public policy dictates that governments should seek to maximize the value of the entire tax base to the benefit of all citizens. Realizing that there will always be multiple competing demands for resources, reinvesting in Downtown, a signature area of the City served by aging infrastructure at risk of declining tax value, will pay dividends for the entire community. **Figure 9** lists funding strategies and potential funding sources for each strategy. Many of these strategies can be used to fund multiple recommendations. When implementing the funding strategies, the City should consider when and how to implement the strategy to have the largest impact on Downtown.

Figure 9. *Funding Strategies*

FUNDING STRATEGY	FUNDING SOURCES
RESERVE FUNDS Many of the Placemaking and Transportation recommendations will require a commitment to proactive funding to jump start activity.	▪ **Excess Reserve Funds:** A City policy goal is to maintain a general fund balance at least equal to 25% of annual operating costs. » If reserve funds accumulate in excess of the 25% goal, directing some or all of the excess funds to a Downtown Capital Improvement fund should be a high priority. » Excess reserve funds can also be used as a local match for grant funds to leverage the impact of the local dollars.
DEDICATED CITY FUNDS A consistent program of directing resources to the Downtown core area of the community is important for the long-term economic health of the entire City.	▪ **Bond Program:** When the City organizes its next bond program, Downtown infrastructure projects identified in this Study should receive a high priority. ▪ **Water and Sewer Utility Fund:** To minimize the reliance on the general fund and property taxes, the water and sewer components of Downtown infrastructure projects should be funded from the Water and Sewer Utility Fund ▪ **Water and Sewer Revenue Bonds** supported by utility fund revenues are an additional opportunity to extend limited resources. ▪ **Annual Capital Improvements Plan (CIP) budget review process:** Downtown improvements should be a category for funding in the CIP. ▪ Create a **Chapter 380 Program** outlining criteria for sales tax rebates for new businesses to locate Downtown.
FEE WAIVERS The City should utilize fee waivers as an additional incentive for eligible businesses to reduce start-up costs, which will assist in the likelihood of success of new businesses.	▪ **Waive building permit or other City development fees** associated with new development or remodeling. ▪ **Waive water and sewer fees** for a defined period of time for businesses that build or remodel properties that support the revitalization efforts.
ANGLETON BETTER LIVING CORPORATION (ABLC) SALES TAX ABLC sales tax should be used to fund improvements to Downtown park designated areas.	Proposed park improvements such as improvements to Veterans Park and the proposed Front Street Linear Park could be used to fund, or partially funded, from the one-half cent **ABLC sales tax.**



Brazoria County Historical Museum

FUNDING STRATEGY	FUNDING SOURCES
TAX INCREMENT FINANCING ZONE (TIRZ) A TIRZ should be created to provide a focused implementation effort.	▪ A **TIRZ** can function as both a planning and funding vehicle over the long-term horizon of the full revitalization of the study area, identifying opportunities and prioritizing funding. » A TIRZ Board can be charged with annual review and recommendation for project priorities, scouring for grants, keeping projects moving through the CIP continuum feasibility/design/construct process, and responding to private sector proposals. » A TIRZ Board can manage and evaluate worthiness of Chapter 380 proposals and make recommendations to City Council. » Brazoria County should be asked to participate in the TIRZ.
MUNICIPAL MANAGEMENT DISTRICT	▪ **Downtown Property Owners** are a great asset to be harnessed in the ongoing revitalization efforts. They should be encouraged to remain an organized advocacy force in support of Downtown, perhaps as a Chamber of Commerce subcommittee. ▪ Over time, as economic activity improves and ownership grows, the property owners should consider petitioning the City for **Municipal Management District** creation. This would involve assessing themselves annual fees needed to fund the operations of the district and its projects.
FEDERAL FUNDS	▪ **The Gulf Coast Transit District** should be made aware of the proposed improvements as they impact potential services and funding opportunities. ▪ **The Transportation Improvement Program (TIP)** is maintained by H-GAC and identifies priority projects in the region including transit, roadway and highways, bicycle and pedestrian, preventative maintenance, rehabilitation, and transportation operations. ▪ **The Federal Highway Administration (FHWA) and Federal Transit Administration (FTA) Grant Programs** offer funds for a variety of transportation related projects.

Partnerships

Both public and private sector entities have roles to play and resources to contribute to the revitalization of Downtown Angleton.

Figure 10. *Partnerships*

PARTNERSHIP ENTITY	ROLE / RESOURCES
CITY OF ANGLETON	Funding source, power to contribute to economic development tools, capital improvements plan funding, reserve fund, bond funding programs
BRAZORIA COUNTY	Funding source, power to contribute to economic development tools, capital improvements and expansion of County-owned facilities
LOCAL PROPERTY OWNERS / LOCAL BUSINESS TENANTS	Private sector tax generator, can contribute the pre-funding for some public sector improvements and be reimbursed through new value created, perhaps as a Chamber of Commerce subcommittee advocate for Downtown improvements
ANGLETON BETTER LIVING CORPORATION (ABLC)	Collects one-half cent sales tax dedicated to park improvements
GULF COAST TRANSIT DISTRICT	Transit and public transportation partners who may be able to secure federal funding for certain transit-oriented improvements

Action Plan Framework

Building a framework to facilitate the implementation of this Study sets the foundation for success by establishing individuals and committees responsible for the review and monitoring of the implementation plan. The City should appoint a City staff member as the "Champion" to be responsible for jump-starting the implementation of this Study's recommendations. This can be accomplished in the near term by:

- Advocating that City Council create a category in the City's Capital Improvement Plan (CIP) dedicated to funding the Study's recommendations through the annual budgeting review.
- Establishing a sub-set of the Study's Stakeholder Advisory Committee (AC) to serve as an Implementation Advocacy Group (IAG) to which the Champion will report implementation progress on a set schedule to promote accountability and action toward achieving the goals of the Study.

The Champion and IAG should request that the City "seed" the revitalization efforts with a monetary allocation to the CIP in the first year, based on the IAG's efforts to:

- Work with the City to create a TIRZ to function as a planning and funding mechanism in support of the Study's recommendations.
- Work with the Chamber of Commerce to determine holiday events, festivals, walking/running/biking events that could be funded to bring people Downtown.
- Ensure that the CIP feasibility/design/ construction cycle is initiated for projects benefiting the Study area.
- Seek Brazoria County's participation in the TIRZ.

After the TIRZ is created, the TIRZ board of directors should assume the role of the IAG, meeting regularly with the Champion, establishing quarterly meeting schedules to report on progress and move forward on action items such as:

- Establishing a working partnership with the Gulf Coast Transit District to monitor federal funding opportunities and grants.
- Monitoring H-GAC and Texas Parks and Wildlife Department (TPWD) calls for projects to take advantage of grant opportunities as they become available.
- Preparing compliance criteria for Chapter 380 Programs for sales tax rebates for qualifying businesses for approval by the City.
- Establishing a partnership with Angleton Better Living Corporation (ABLC) for design and funding improvements that may fall within the ABLC mandate.
- Preparing an annual status report in support of a funding request for the City's annual budget and CIP review process.

Successful implementation will result from the Study's recommendations being revisited, reviewed, and promoted on a regular basis with decision makers. Small successes should be noted, and where appropriate repeated, ever working to make Downtown the beat in the heart of Angleton.

Implementation Plan

Purpose

The key to achieving the vision of the community is connecting recommendations with appropriate resources. This Implementation Plan has been developed to achieve the vision of the community and bring the Master Plan to reality. The purpose of this plan is to provide a resource to organize plan recommendations, identify priority projects, and provide key details for successful implementation.

In the implementation table, each recommendation is accompanied by the individual action items, the suggested implementation phase, planning level cost estimates, appropriate funding tools, and the leading organization and potential partnerships. This will serve as a valuable resource for City leadership when considering policy decisions, planning for future capital improvements, and making required budget allocations for implementation.

Elements of the Implementation Table

Recommendations and Action Items

Each recommendation is intended to achieve one or more elements of the Master Plan. Each recommendation includes a number of individual action items to implement as part of the recommendation. In many cases, a recommendation may serve as a catalyst for subsequent recommendations.

Implementation Phase

Implementation phases are suggested timeframes to initiate each recommendation. Although a recommendation may be initiated in an earlier phase, individual action items may be initiated in later phases. Some recommendations may involve activities that set the stage for other recommendations or require prerequisite activities to occur prior to implementation. As opportunities arise and circumstances change, a recommendation may take place sooner or later than the suggested phase. Phases are described by short-term, mid-term, long-term, and on-going.

Implementation Phases

Short-Term (1-5 Years): Recommendations are typically “low-hanging fruit” and easier to achieve because they do not require a large amount of capital.

Mid-Term (5-10 Years): Recommendations may require more planning and capital than the 5-year horizon.

Long-Term (10+ Years): Recommendations need a large amount of capital, planning and coordination. These projects may require other steps to take place before implementation.

On-Going: Recommendations include tasks that may need to be revisited regularly throughout the life of the recommendation or implementation of the plan.

Level of Investment

The Level of Investment designations are provided to assist with future budget planning. Actual costs should be assessed at the time of implementation. This information should be used to gain support for plans and studies related to implementation.

The following describes the symbology for each level of investment:

$ Low

Implementation requires reallocation of existing resources, staff time, and partner coordination.

$$ Medium

Implementation includes design, studies, aesthetic enhancements and limited infrastructure improvements.

$$$ High

Implementation requires preliminary studies, design and construction of significant infrastracture such roadways or sidewalks.

Planning level cost estimates are provided in Appendix B.

Funding Strategies

Funding strategies are the economic development tools available to financially support each recommendation. Every tool is not applicable in every case; however, a single tool may be utilized to fund multiple recommendations. These are suggested tools available to the City; however, alternative funding sources should be taken advantage of when resources become available.

Leading Organization and Potential Implementation Partners

The leading organization is the department or organization responsible for implementation of the individual recommendation based on how well suited that department or organization is to facilitate the recommendation or funding resources available.

Strategic partnerships with other organizations are effective way to achieve a recommendation. Potential partnerships have been identified where coordinating with certain departments or teaming up with a outside organizations can positively impact implementation of the recommendation.

The Study Champion will work with both the leading organization and partnering organizations to ensure clear communication and successful implementation.



Liberty Garden

Implementation Table

IMPLEMENTATION TABLE						
#	RECOMMENDATION	ACTION ITEMS	PHASE	LEVEL OF INVESTMENT	FUNDING STRATEGIES	LEADING ORGANIZATION & POTENTIAL PARTNERS*
1	Update Future Land Use Map	1.1. Update the Comprehensive Plan to reflect the designations identified in the Downtown Future Land Use Map. 1.2. Revise the Comprehensive Plan to reflect the new designations as defined in the Downtown Future Land Use Map. 1.3. Support requests for rezoning and conduct City-initiate zoning changes, as necessary, to align properties with the Future Land Use Map. 1.4. Develop standards for infill development and the retrofitting of residential structures for commercial use.	Short-Term	$	Staff Time	**Development Services** Individual Property Owners and Businesses
2	Convert Alleyways to Outdoor Seating	2.1. Designate the alleyway east of Velasco Street between Myrtle Street and Mulberry Street as the pilot alley conversion location. 2.2. Coordinate with adjacent owners, businesses, utilities, and service providers to identify and resolve conflicts. 2.3. Establish a matching grant program with adjacent businesses to fund seating areas or other enhancements desired by the businesses in that segment. 2.4. Establish rapport with local artists, businesses and nonprofits to commission and install art that complements adjacent businesses or architecture. 2.5. Evaluate the feasibility of converting additional alleyways within Downtown. 2.6. Create development standards for outdoor seating. 2.7. Adopt an ordinance allowing private use of public right-of-way subject to City approval.	Short-Term	$	ABLC Sales Tax Reserve Funds Property Owners Association	**Development Services** Chamber of Commerce Individual Property Owners and Businesses
3	Create Front Street Linear Park	3.1. Retain a landscape architect to coordinate with TxDOT on the constraints and feasibility of a linear park on green space between SH 274 and Front Street. 3.2. Design and implement a linear park and trail along Front Street. 3.3. Work with local businesses/artists to establish artwork along the corridor.	Long-Term	$$ - $$$	ABLC Sales Tax Annual Capital Improvements Plan (CIP)	**Parks and Recreation** Chamber of Commerce Development Services TXDOT

*__Bold__ text indicates the leading organization or department.

IMPLEMENTATION TABLE						
#	RECOMMENDATION	ACTION ITEMS	PHASE	LEVEL OF INVESTMENT	FUNDING STRATEGIES	LEADING ORGANIZATION & POTENTIAL PARTNERS*
4	Expand and Enhance Veterans Park	4.1. Acquire additional land to expand the park into the existing parking lot west of Veterans Park using Angleton Better Living Corporation (ABLC) and/or other funding. 4.2. Retain a landscape architect to conduct a needs assessment and prepare a programming plan. 4.3. Conduct community engagement to determine programming needs for the park.	Short-Term	$$	ABLC Sales Tax Annual Capital Improvements Plan (CIP)	**Parks and Recreation** Angleton Better Living Corp (ABLC) Brazoria County
5	Implement Gateways and Branding	5.1. Retain a landscape architect to design Gateway signage at Front Street, Plum Street, and Cedar Street. 5.2. Implement wayfinding signage at Velasco and Magnolia, Velasco and Mulberry, Chenango and Mulberry in Downtown. 5.3. Enhance the area surrounding the "Heart" sculpture by incorporating landscaping, signage, and other amenities.	Short-Term	$$	ABLC Sales Tax Annual Capital Improvements Plan (CIP) TIRZ	**Communications and Marketing** County Angleton Better Living Corp. (ABLC) Brazoria County TXDOT
6	Update Landscape Standards	6.1. Establish landscape regulations unique to Downtown. 6.2. Coordinate with TXDOT to determine appropriate regulations for landscaping within the TXDOT right-of-way.	Mid-Term	$	Staff Time Annual Capital Improvements Plan (CIP)	**Development Services** TXDOT
7	Reconfigure Front Street	7.1. Coordinate with TxDoT about amenities and pedestrian crossings that serve Front Street. 7.2. Restripe Front Street to designate the reallocation of space in the right-of-way. 7.3. Add signage as needed to establish smooth operations under the new traffic pattern.	Long-Term	$$ - $$$	TIRZ Annual Capital Improvements Plan (CIP) Federal Funds	**Development Services** TXDOT
8	Establish Public Parking Areas	8.1. Conduct a focused parking study to assess the appropriate distribution of available parking in the Downtown area (e.g., blocks surrounding Mulberry/Velasco). 8.2. Add or improve signage to clearly indicate the location of public parking areas. 8.3. Create public parking opportunities by moving parking from Velasco to internal parking areas.	Short-Term	$$	TIRZ Annual Capital Improvements Plan (CIP)	**Development Services** Brazoria County Engineering Individual Property Owners and Businesses

*__Bold__ text indicates the leading organization or department.

IMPLEMENTATION TABLE						
#	RECOMMENDATION	ACTION ITEMS	PHASE	LEVEL OF INVESTMENT	FUNDING STRATEGIES	LEADING ORGANIZATION & POTENTIAL PARTNERS*
9	Create a Downtown Bike Network Loop	9.1. Establish bike facilities on designated roadways in the Master Plan by incorporating asphalt, crossings, reflective delineators, bike network signage, etc. 9.2. Determine which type of bicycle facility is appropriate for each segment of the Downtown bike network (e.g. sharrow, bike lane, shared use path).	Mid-Term	$$	Annual Capital Improvements Plan (CIP)	**Development Services** TXDOT
10	Establish Primary and Secondary Enhanced Corridors	10.1. Develop and implement a Downtown Streetscape Master Plan. 10.2. Establish or update unified roadway design standards using universal design criteria for each type of corridor. 10.3. Encourage partnerships or incentives with neighboring businesses for landscaping, planters, etc. 10.4. Retain an engineer to develop schematic plans in coordination with TxDOT for redeveloping Velasco Street from Mulberry Street to Locust Street, incorporating updated parking and lane assignments, bike lanes, wider sidewalks, and ADA accessibility in the corridor.	Mid-Term	$$$	Annual Capital Improvements Plan (CIP) Federal Funds TIRZ	**Development Services** TXDOT
11	Enhance Bus Stop Facilities	11.1. Coordinate with the Transit Service Delivery Plan to identify needs for improving existing facilities. 11.2. Engage with the Gulf Coast Transit District and the public regarding current bus ridership and demand for improved facilities. 11.3. Identify appropriate funding opportunities for transit improvements. 11.4. Improve bus stop facilities with enhancements such as benches, lighting, and shelters if there is a demonstrated need. 11.5. Publish and place brochures with the transit schedule in accessible locations to increase knowledge about available public transit opportunities.	Mid-Term	$	Federal Funds	**Development Services** Gulf Coast Transit District TXDOT

*__Bold__ text indicates the leading organization or department.

IMPLEMENTATION TABLE						
#	RECOMMENDATION	ACTION ITEMS	PHASE	LEVEL OF INVESTMENT	FUNDING STRATEGIES	LEADING ORGANIZATION & POTENTIAL PARTNERS*
12	Implement Sidewalk Improvements	12.1. Evaluate sidewalk characteristics including but not limited to height, cracked pavement, and nonexistent/gaps. Make improvement recommendations and establish a priority replacement ranking and planning cost estimates. 12.2. Establish a dedicated annual appropriation in the CIP for Downtown sidewalk improvements. 12.3. Preliminary and final design of sidewalk improvements. Early implementation of temporary bulb-outs. 12.4. Coordinate with TxDOT about improvements along state facilities and with the drainage district for compliance/cooperation.	Short-Term	$$$	Annual Capital Improvements Plan (CIP) Chapter 380 Program Federal Funds	**Development Services** Brazoria County Engineering Gulf Coast Transit District TXDOT
13	Facilitate Downtown Commercial and Redevelopment Opportunities	13.1. Establish by ordinance the fee waivers, tax abatements, and other financial incentives recommended in this Plan to encourage development, redevelopment, and revitalization of properties. 13.2. Conduct on-going coordination with the property owner of the large parcel in the southern portion of the study area to determine future development opportunities.	On-Going	$	Fee Waivers Chapter 380 Program	**Development Services** Angleton Better Living Corp. (ABLC) Chamber of Commerce Peach Street Farmers Market Individual Property Owners and Businesses
14	Coordinate the Creation of a Greater Peach Street District	14.1. Conduct on-going coordination with Peach Street Farmers Market about the development of a Greater Peach Street District.	On-Going	$	Fee Waivers Property Owners Association	**Development Services** Peach Street Farmers Market

*__Bold__ text indicates the leading organization or department.

Initial Steps

The initial steps to implementation are crucial to a successful plan. Prioritizing improvements and identifying low-hanging fruit, can help to achieve quick wins and build momentum for the plan. Additionally, identifying key partnerships and opportunities for funding will ensure a sustainable plan that can effectively implement the recommendations and bring the plan vision to reality.

Prioritization

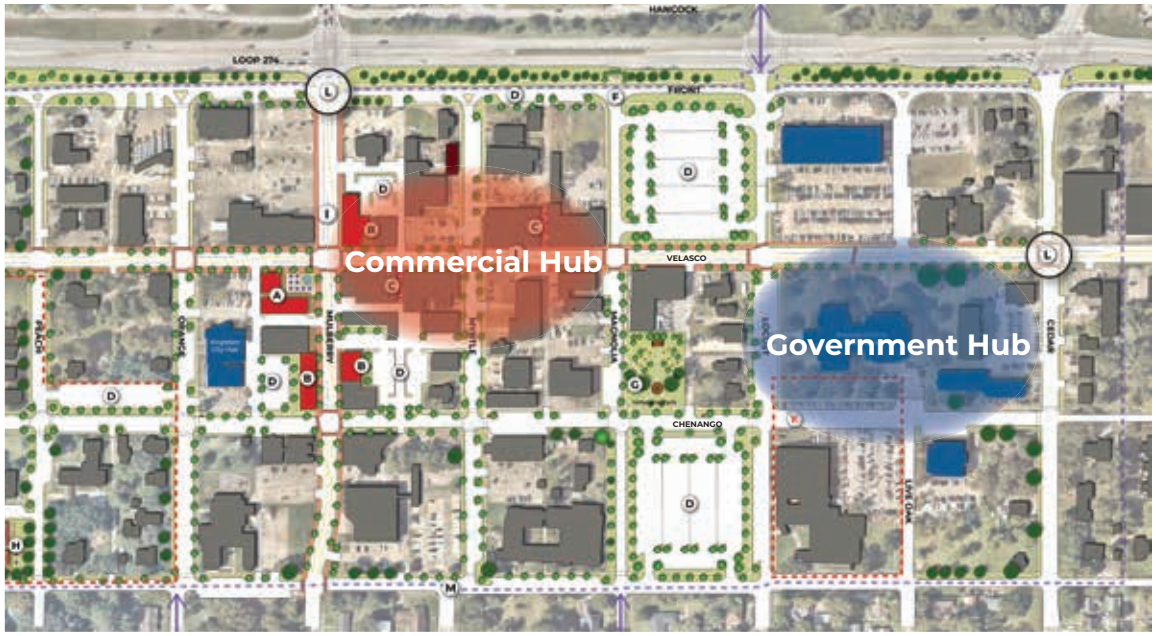
Although many of the recommendations are applicable to the entire study area, prioritizing implementation efforts provides direction to the plan and allows resources to be used efficiently. The City must decide how to prioritize certain areas of Downtown to focus efforts and create a plan to implement improvements.

The largest attractions to Downtown Angleton are the Brazoria County Courthouse and the commercial development along Velasco Street. With so many visitors to the courthouse each day, there is an opportunity to capitalize on these visitors and entice them to stay in Downtown and support the local businesses. The commercial development along Velasco Street from Mulberry Street and Magnolia Street provides a prime opportunity to promote infill development and serve as a catalyst for future investment in the area.

When prioritizing improvements, begin with the pedestrian improvements along roadways that serve as connections between the major hubs of activity. Build upon the current planned roadway closure and parking improvements being made by Brazoria County by directing efforts along Velasco Street and Chenango Street. Also, focus on improvements along Locust, Magnolia, and Myrtle Streets.

These improvements will begin to create synergy in Downtown and set the stage to later expand and make further improvements beyond this core area. Prioritizing areas helps to focus City-initiated efforts, however that does not mean projects must be completed in a certain order. As mentioned before, the City should capitalize on funding opportunities for specific improvements in other areas of Downtown as they become available to continue to build momentum in Downtown and achieve the overall vision.

Map 13. *Priority Activity Hubs*



Quick Start Action Items

Several short-term recommendations provide an opportunity to begin implementation. These quick-start action items are projects that have a low cost of implementation, are simple to implement, or are soon to be initiated by the City. Begin implementation efforts by initiating these quick start action items focusing on the priority implementation areas.

Monitoring Funding Opportunities

Utilizing funding from resources outside of Angleton can help with more complicated projects, especially projects that connect Angleton to the region. H-GAC and TxDOT regularly issue calls for transportation-related projects from participating local jurisdictions, municipalities, and local agencies to fund operational and infrastructure projects. While funding availability and time horizons vary, this plan enables Angleton to continue working with H-GAC and TxDOT to capitalize on these opportunities.

Angleton should actively monitor funding opportunities to implement plan elements, such as sidewalk extensions, safety improvements, and bike facilities. Some grants and programs can allow flexible use of funds for contributing features, including general improvements such as the sidewalk facilitites near a transit stop. Similarly, maintenance projects by other jurisdictions can present an opportunity to implement pieces of this plan, such as lane width re-striping, revisiting posted speeds, or mending pedestrian ramps near others. Most of the Study recommendations can be funded through more than one program or source.

Figure 11. *Quick Start Action Items*

RECOMMENDATION		QUICK START ACTION ITEMS
1	Update Future Land Use Map	1.1. Update the Comprehensive Plan to reflect the designations identified in the Downtown Future Land Use Map. 1.2. Revise the Comprehensive Plan to reflect the new designations as defined in the Downtown Future Land Use Map.
2	Convert Alleyways to Outdoor Seating	2.1. Designate the alleyway east of Velasco Street between Myrtle Street and Mulberry Street as the pilot alley conversion location. 2.2. Coordinate with adjacent owners, businesses, utilities, and service providers to identify and resolve conflicts.
4	Expand and Enhance Veterans Park	4.2. Retain a landscape architect to conduct a needs assessment and prepare a programming plan. 4.3. Conduct community engagement to determine programming needs for the park.
5	Implement Gateways and Branding	5.1. Retain a landscape architect to design Gateway signage at Front Street, Plum Street, and Cedar Street.
8	Establish Public Parking Areas	8.2. Add or improve signage to clearly indicate the location of public parking areas.
11	Enhance Bus Stop Facilities	11.1. Coordinate with the Transit Service Delivery Plan to identify needs for improving existing facilities.
12	Implement Sidewalk Improvements	12.1. Evaluate sidewalk characteristics including but not limited to height, cracked pavement, and nonexistent/gaps. Make improvement recommendations and establish a priority replacement ranking and planning cost estimates. 12.2. Establish a dedicated annual appropriation in the CIP for Downtown sidewalk improvements.

It is recommended that Angleton continue to maintain working partnerships with neighboring and regional partners—such as the Gulf Coast Transit District and H-GAC—for information and support related to project calls, including representation on their respective boards and technical advisory committees. Regular communication with partner agency contacts over the implementation timeframe is key to proactively managing Downtown Angleton's future to achieve the plan goals.



Houston-Galveston Area Council

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Appendix A

Air Quality Benefits Assessment





Air Quality Benefits Assessment

Analysis Methodology

The air quality benefits from achieving the goals of the Angleton Livable Center Study are estimated based on measurable impacts to mode shift, reduced single-occupant vehicle (SOV) trips, shorter trips and internal trip capture.

Catchment Area

The Angleton Study Area is considered the catchment area for number of trips to potentially be affected by the recommended improvements and development. The area is defined as the traffic area zones (TAZs) inclusive of the study area from the H-GAC travel demand model (shown in **Figure 1**), the census tracts of the study area (approximate), or the H-GAC defined hex grids overlapping the study area from their commuter data web portal, depending on data source (Accessed 2021).

Trips Generated

The following trip generation rates, based on data from the Institute of Transportation Engineers (ITE) and H-GAC for households and jobs, respectively, were used to estimate the average daily trips produced in the catchment area (2045):

- **9.4 trips per household** (national average/ITE Trip gen)
- **3.4 trips per job** (H-GAC, Angleton subarea 2018*)

Demand

Based on the normative goals of the plan, an assumed 10% of the household and employment trips generated in the catchment area would either switch from single-occupant vehicle (SOV) trips to non-SOV trips or be reduced through internal trip capture. The trip length of an estimated 20% of the trips generated by households in the catchment area were additionally assumed to be reduced by 40%, resulting from the increased activities and opportunities to work, live, and play in and nearer to Angleton.

VMT Reduction

The total vehicle miles traveled (VMT) is based on average trip lengths for Angleton from the H-GAC commuting-patterns web-app (average 12.5 miles/trip for trips to and from Downtown Angleton), as compared to the average trip length from the National Household Travel Survey (9.7 miles/trip). Averages are combined with computed demand by the probable mode, per goal.

Air Quality Benefits

The MOSERS 11.1 methodology is used to estimate emissions reduction. Estimates for emissions per mile for the following air quality factors are:

- Nitrogen Oxides (NOx): 0.239 grams per mile
- Volatile Organic Compounds (VOC): 0.315 grams per mile
- Carbon Monoxide (CO): 3.732 grams per mile

Total emissions were annualized to determine the reduction in annual kilograms (kg) resulting from achieving the Angleton Livable Center goals that may result in a shift in mode share from SOV to non-SOV trips (carpooling, telecommuting, bike, pedestrian, internal trip capture, and transit trips), found in **Table 2**, and from trip length reductions, found in **Table 3**.

** Angleton study area-based trips of the H-GAC TDM (2018- and 2045-Year data for Jobs in TAZ #3086, and number of Households in the study area, specifically) were adjusted downward, to reflect the market analysis completed as part of the Angleton Livable Centers Study, and site development plans in development by Brazoria County, to provide a more conservative basis for projected air quality benefits.*

Growth in Benefit

Total emissions can be expected to grow as the area grows and as policies are gradually implemented. Given planned improvements and anticipated demographic growth, benefits resulting from the increased activities and opportunities to work, live, and play within central Angleton, managed parking program, transit services, and infrastructure improvements detailed in the study would gradually accrue over time. Total estimated air quality benefits are expressed as a range, with the upper end reflecting demographic growth projected in the H-GAC model for the study area by 2045. A summary is provided in **Table 1** (rounded).

Figure 1. *H-GAC Travel Demand Model TAZs*

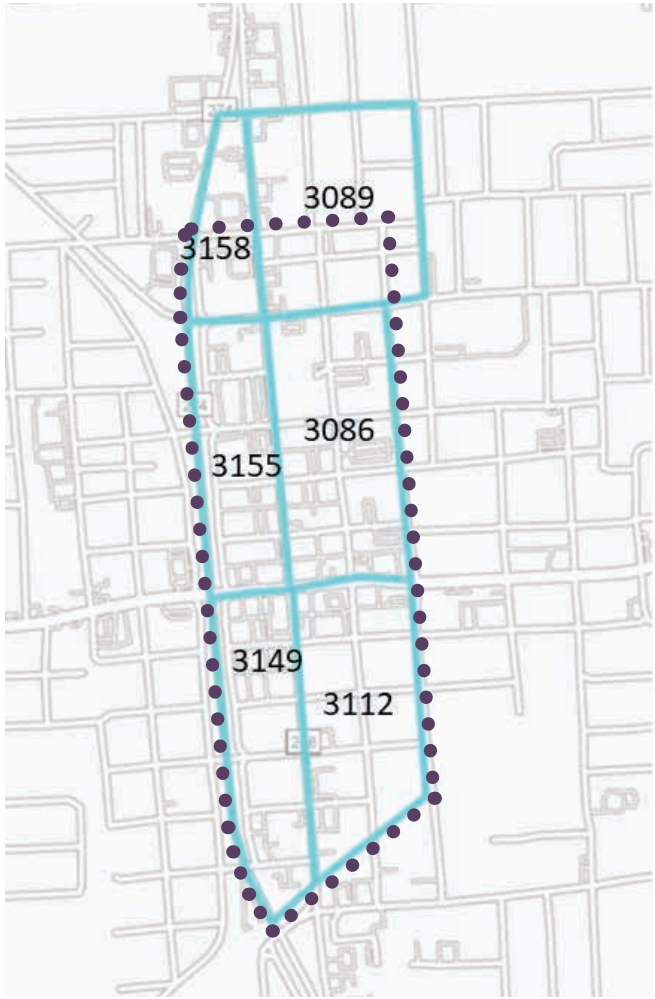


Table 1. *Air Quality Benefit Summary*

SUMMARY			
TOTAL ANNUAL EMISSIONS REDUCTION	NOx	800 - 1,400	kg/year
	VOC	1,100 - 1,900	kg/year
	CO	12,300 - 20,900	kg/year

Table 2. *Mode Shift and Internal Trip Capture (to Non-SOV)*

CALCULATION STEP	EQUATION	VARIABLE	QUANTITY	UNITS
DOWNTOWN ANGLETON TRIP GENERATORS	a	Households	200	homes
	b	Employment	2000	jobs
TRIP RATES	c	Households	9.4	trips/day/job
	d	Employment	3.4	trips/day/home
TOTAL TRIPS	e=(a*c)+(b*d)		8,680	trips/day
MODE SHIFT RATE	**f**		**10%**	**percent trips**
TRIPS REPLACED	**g=e*f**		**868**	**trips**
MILES PER TRIP REPLACED	h		12.5	miles/trip
VEHICLE MILES TRAVEL REPLACED	**j=g*h**		**10,850**	**miles**
EMISSIONS FACTORS	k	NOx	0.24	gm/mile
	l	VOC	0.32	gm/mile
	m	CO	3.73	gm/mile
TOTAL EMISSIONS REDUCED	**n=j*k**	**NOx**	**2,604**	**gm**
	o=j*l	**VOC**	**3,472**	**gm**
	p=j*m	**CO**	**40,471**	**gm**
ASSUMED ANNUAL DAYS	q		260	days/year
METRIC CONVERSION FACTOR	r		1,000	gm/kg
ANNUAL EMISSIONS REDUCTION	**s=(n*q)/r**	**NOx**	**677**	**kg/year**
	t=(o*q)/r	**VOC**	**902**	**kg/year**
	u=(p*q)/r	**CO**	**10,522**	**kg/year**

Table 3. *Trip Length Reduction*

CALCULATION STEP	EQUATION	VARIABLE	QUANTITY	UNITS
DOWNTOWN ANGLETON TRIP GENERATOR	a	Households	200	homes
TRIP RATES	c	Households	9.4	trips/day/job
TOTAL TRIPS	e=(a*c)		1,880	trips/day
MODE SHIFT RATE	**f**		**20%**	**percent trips**
REDUCED DIST. TRIPS	**g=e*f**		**376**	**trips**
MILES PER TRIP REDUCED	h		5	miles/trip
VEHICLE MILES TRAVEL REPLACED	**j=g*h**		**1,800**	**trips**
EMISSIONS FACTORS	k	NOx	0.24	gm/mile
	l	VOC	0.32	gm/mile
	m	CO	3.73	gm/mile
TOTAL EMISSIONS REDUCED	**n=j*k**	**NOx**	**451**	**gm**
	o=j*l	**VOC**	**602**	**gm**
	p=j*m	**CO**	**7,012**	**gm**
ASSUMED ANNUAL DAYS	q		260	days/year
METRIC CONVERSION FACTOR	r		1,000	gm/kg
ANNUAL EMISSIONS REDUCTION	**s=(n*q)/r**	**NOx**	**117**	**kg/year**
	t=(o*q)/r	**VOC**	**156**	**kg/year**
	u=(p*q)/r	**CO**	**1,823**	**kg/year**

TOTALS	
2018 AVERAGE TRIP LENGTH (ACS 2018 VIA H-GAC COMMUTING-PATTERN DATA)	12.5
PERCENT REDUCTION OF TRIP LENGTH BY 2045	60%

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Appendix B

Planning Level Cost Estimates





Planning Level Cost Estimates

These planning level cost estimates are intended as a tool to assist with future planning for improvements recommended in the Angleton Livable Center Study. All costs provided in this appendix are estimated based on assumptions and should not be considered the final cost. Actual costs for recommended improvements must be assessed at the time of implementation and may be less or greater than the estimates provided. Additionally, some actions or projects do not require outside consultation, and can be completed by City staff or implementation partners by reallocating existing resources.

Considerations

Reallocating Existing Resources

Certain action items include coordination or administrative activities that do not require retaining an outside consultant. Outside consultation can be utilized; however existing resources such as City staff can be reallocated to complete these actions and no monetary estimates are provided.

Allowances

The cost of some elements varies widely and cannot be assigned an estimated cost. An Allowance (AL) is used for these items that are certain to occur, but a cost cannot be accurately identified. A cost estimate is provided as a reference; however, the actual cost depends on the final item chosen. Public art is an example of this type of design element.

Abbreviations

ABBREVIATION	ACTUAL
AL	Allowance
EA	Each
LF	Linear Feet
SF	Square Feet

Recommendation 1. Update Future Land Use Map

All action items can be completed internally by City Staff. No outside consultation is needed to implement this recommendation. The only cost incurred is staff time.

ACTION ITEMS	
1.1.	Update the Comprehensive Plan to reflect the designations identified in the Downtown Future Land Use Map.
1.2.	Revise the Comprehensive Plan to reflect the new designations as defined in the Downtown Future Land Use Map.
1.3.	Support requests for rezoning and conduct City-initiate zoning changes, as necessary, to align properties with the Future Land Use Map.
1.4.	Develop standards for infill development and the retrofitting of residential structures for commercial use.

Recommendation 2. Convert Alleyways to Outdoor Seating

The following costs represent the estimated costs for elements related to implementing the recommendation. Some action items can be completed internally by City Staff with no outside consultation.

ACTION ITEMS	
2.1.	Designate the alleyway east of Velasco Street between Myrtle Street and Mulberry Street as the pilot alley conversion location.
2.2.	Coordinate with adjacent owners, businesses, utilities, and service providers to identify and resolve conflicts.
2.3.	Establish a matching grant program with adjacent businesses to fund seating areas or other enhancements desired by the businesses in that segment.
2.4.	Establish rapport with local artists, businesses and nonprofits to commission and install art that complements adjacent businesses or architecture.
2.5.	Evaluate the feasibility of converting additional alleyways within Downtown.
2.6.	Create development standards for outdoor seating.
2.7.	Adopt an ordinance allowing private use of public right-of-way subject to City approval.

ITEM	UNIT COST	UNIT	QTY	SUBTOTAL
Table and Chairs	$1,200.00	EA	8	$9,600.00
String Lights	$7,500.00	EA	2	$15,000.00
Planter Box	$1,000.00	EA	2	$2,000.00
Accessibility Retrofit for Each Business	$5,000.00	EA	2	$10,000.00
Subtotal				**$36,600.00**
10% Mobilization				$3,660.00
15% Design + Survey				$5,490.00
30% Contingency				$10,980.00
Total				**$56,730.00**

Notes

- Estimated costs are based on the design elements for one alleyway with 8 sets of tables and chairs, string lights, and planter boxes.
- Bistro Table and 2 chairs - $1,200/per each set up. If non-movable furniture is desire, a 6' picnic table would probably be in the $3,000 range per each.
- String Lights - Estimate assumes approximately $5/LF for the actual rope lights, plus the cost of poles (assuming they can't be mounted to adjacent building) and a service connection.
- Planter Boxes - Assumes wood construction, 12' long by 2' high. Looks like there are 8 businesses between these two streets
- Accessibility Retrofit - Assumes the cost for each business to have an accessible option. Retrofit of older existing buildings can be more costly.

Recommendation 3. Create Front Street Linear Park

The following costs represent the estimated costs for elements related to implementing the recommendation. Some action items can be completed internally by City Staff with no outside consultation.

ACTION ITEMS	
3.1.	Retain a landscape architect to coordinate with TxDOT on the constraints and feasibility of a linear park on green space between SH 274 and Front Street.
3.2.	Design and implement a linear park and trail along Front Street.
3.3.	Work with local businesses/artists to establish artwork along the corridor.

ITEM	UNIT COST	UNIT	QTY	SUBTOTAL
8' Wide Asphalt Trail	$32.00	LF	3,600	$115,200.00
HC Ramps	$1,500.00	EA	8	$12,000.00
Benches	$3,200.00	EA	5	$16,000.00
Trash receptacles	$1,500.00	EA	10	$15,000.00
Bike Repair Station	$3,500.00	EA	1	$3,500.00
Pet Waste Stations	$750.00	EA	6	$4,500.00
Lighting	$2,600.00	EA	51	$132,600.00
Public Art	$25,000.00	AL	1	$25,000.00
Turf Repair	$10,000.00	AL	1	$10,000.00
Subtotal				**$333,800.00**
10% Mobilization				$33,380.00
15% Design + Survey				$50,070.00
30% Contingency				$100,140.00
Total				**$517,390.00**

Notes

- 8' wide Asphalt Trail - Cedar to Munson includes excavation, base, and 4" asphalt trail.
- Benches also includes installation, and concrete slab.
- Bike Repair Station includes equipment, install, and concrete pad.
- Lighting - Solar lights on helical foundations, 70' between fixture to meet IES standards (most economical).
- The value of public art varies based on the final product chosen. General cost included for planning purposes.

Recommendation 4. Expand and Enhance Veterans Park

The following costs represent the estimated costs for elements related to implementing the recommendation. Some action items can be completed internally by City Staff with no outside consultation.

ACTION ITEMS	
4.1.	Acquire additional land to expand the park into the existing parking lot west of Veterans Park using Angleton Better Living Corporation (ABLC) and/or other funding.
4.2.	Retain a landscape architect to conduct a needs assessment and prepare a programming plan.
4.3.	Conduct community engagement to determine programming needs for the park.

ITEM	UNIT COST	UNIT	QTY	SUBTOTAL
Land Acquisition (~0.3 acres)	$30,000.00	EA	1	$30,000.00
Landscape Architect Compensation	$25,000.00	AL	1	$25,000.00
Gazebo, Covered Structure, or Alternate	$30,000.00	EA	1	$30,000.00
Pet Waste Stations	$750.00	EA	2	$1,500.00
Slab Below Shade Structure (24' diameter slab)	$5.50	SF	460	$2,530.00
Irrigation (For new acquisition parcel)	$7,200.00	EA	1	$7,200.00
Turf Replacement	$2,000.00	SF	1	$2,000.00
Turf Establishment (For new acquisition parcel)	$0.55	SF	13,000	$7,150.00
Landscaping (For new acquisition parcel)	$15,000.00	AL	1	$15,000.00
Concrete Walks (For new acquisition parcel)	$6.00	SF	2,500	$15,000.00
Benches	$2,500.00	EA	8	$20,000.00
Trash Receptacles	$1,500.00	EA	4	$6,000.00
Subtotal				**$161,380.00**
10% Mobilization				$16,138.00
15% Design + Survey				$24,207.00
30% Contingency				$48,414.00
Total				**$250,139.00**

Notes

- Land Acquisition is an approximate cost for planning purposes. Actual cost must be determined at the time of acquisition.
- Landscape architect compensation - Approximate cost for assessment and concept only.
- Gazebo, Covered Structure, or Alternate - 24’ Diameter Minimum, Prefabricated Structure.

Recommendation 5. Implement Gateways and Branding

The following costs represent the estimated costs for elements related to implementing the recommendation. Some action items can be completed internally by City Staff with no outside consultation.

ACTION ITEMS	
5.1.	Retain a landscape architect to design Gateway signage at Front Street, Plum Street, and Cedar Street.
5.2.	Implement wayfinding signage at Velasco and Magnolia, Velasco and Mulberry, Chenango and Mulberry in Downtown.
5.3.	Enhance the area surrounding the "Heart" sculpture by incorporating landscaping, signage, and other amenities.

ITEM	UNIT COST	UNIT	QTY	SUBTOTAL
Action Item 5.1				
Major Gateway Features	$90,000.00	AL	3	$270,000.00
Action Item 5.2				
Sign Fabrication	$3,500.00	EA	3	$10,500.00
Action Item 5.3				
Benches	$3,500.00	EA	1	$3,500.00
Trash Receptacles	$2,500.00	EA	1	$2,500.00
Landscaping	$5,500.00	EA	3	$16,500.00
Lighting	$6,000.00	EA	2	$12,000.00
Subtotal				**$315,000.00**
10% Mobilization				$31,500.00
15% Design + Survey				$47,250.00
30% Contingency				$94,500.00
Total				**$488,250.00**

Notes

- Sign Fabrication - Cost of pole base, footing and sign panel, based on current wayfinding signage example at Liberty Garden.
- Benches and Trash Receptacles may have higher cost depending on the quality of the product.
- Primary Corridors should have a higher quality product.
- Landscaping includes the approximate cost for each tree, well and grate. Actual cost varies based on final landscaping included.
- Lighting - Period fixture, pole base and banner arms.
- Three locations for Gateway Monumentation are identified in the Master Plan. Actual cost is based on final design of monumentation.

Recommendation 6. Update Landscape Standards

All action items can be completed internally by City Staff. No outside consultation is needed to implement this recommendation. The only cost incurred is staff time.

ACTION ITEMS	
6.1.	Establish landscape regulations unique to Downtown.
6.2.	Coordinate with TXDOT to determine appropriate regulations for landscaping within the TXDOT right-of-way.

Recommendation 7. Reconfigure Front Street

The following costs represent the estimated costs for elements related to implementing the recommendation. Some action items can be completed internally by City Staff with no outside consultation.

ACTION ITEMS	
7.1.	Coordinate with TxDoT about amenities and pedestrian crossings that serve Front Street.
7.2.	Restripe Front Street to designate the reallocation of space in the right-of-way.
7.3.	Add signage as needed to establish smooth operations under the new traffic pattern.

ITEM	UNIT COST	UNIT	QTY	SUBTOTAL
Action Item 7.2				
Bike Lane Restripe (paint)	$4.00	LF	4,000	$16,000.00
Sharrows (paint)	$150.00	EA	40	$6,000.00
Temporary Bike Buffer (delineators)	$300.00	EA	100	$30,000.00
Action Item 7.3				
Signage	$150.00	EA	10	$1,500.00
Subtotal				**$53,500.00**
10% Mobilization				$5,350.00
15% Design + Survey				$8,025.00
30% Contingency				$16,050.00
Total				**$82,925.00**

Notes

- Bike lane would span approximately 4,000 ft along Front Street.

Recommendation 8. Establish Public Parking Areas

The following costs represent the estimated costs for elements related to implementing the recommendation. Some action items can be completed internally by City Staff with no outside consultation.

ACTION ITEMS	
8.1.	Conduct a focused parking study to assess the appropriate distribution of available parking in the Downtown area (e.g., blocks surrounding Mulberry/Velasco).
8.2.	Add or improve signage to clearly indicate the location of public parking areas.
8.3.	Create public parking opportunities by moving parking from Velasco to internal parking areas.

ITEM	UNIT COST	UNIT	QTY	SUBTOTAL
Action Item 8.1				
Parking Study	$25,000.00	EA	1	$25,000.00
Action Item 8.2				
Signage Fabrication + Install	$250.00	EA	50	$12,500.00
Action Item 8.3				
Parking Layout and Wayfinding Sign Design	$150,000.00	EA	1	$150,000.00
Subtotal				**$187,500.00**
10% Mobilization				$18,750.00
15% Design + Survey				$28,125.00
30% Contingency				$56,250.00
Total				**$290,625.00**

Notes

- Action Item 8.3 refers to parking opportunities developed as a part of private and public development or redevelopment activities.

Recommendation 9. Create a Downtown Bike Network Loop

The following costs represent the estimated costs for elements related to implementing the recommendation. Some action items can be completed internally by City Staff with no outside consultation.

ACTION ITEMS	
9.1.	Establish bike facilities on designated roadways in the Master Plan by incorporating asphalt, crossings, reflective delineators, bike network signage, etc.
9.2.	Determine which type of bicycle facility is appropriate for each segment of the Downtown bike network (e.g. sharrow, bike lane, shared use path).

ITEM	UNIT COST	UNIT	QTY	SUBTOTAL
Bike Lane Stripe (paint)	$5.00	EA	1,000	$5,000.00
Sharrows (paint)	$150.00	EA	200	$30,000.00
Temporary Bike Buffers (delineators)	$300.00	EA	40	$12,000.00
Signage	$150.00	EA	200	$12,000.00
Crossing Control Flashers	$2,000.00	EA	2	$4,000.00
Subtotal				**$63,000.00**
10% Mobilization				$6,300.00
15% Design + Survey				$9,450.00
30% Contingency				$18,900.00
Total				**$97,650.00**

Notes

- These bikeways would be predominantly shared lane type with special wayfinding and other signage and a marked midblock crossing of Velasco at the alley bikeway crossing. Assume 20,000 LF of facilities.

Recommendation 10. Establish Primary and Secondary Enhanced Corridors

The following costs represent the estimated costs for elements related to implementing the recommendation. Some action items can be completed internally by City Staff with no outside consultation.

ACTION ITEMS	
10.1.	Develop and implement a Downtown Streetscape Master Plan.
10.2.	Establish or update unified roadway design standards using universal design criteria for each type of corridor.
10.3.	Encourage partnerships or incentives with neighboring businesses for landscaping, planters, etc.
10.4.	Retain an engineer to develop schematic plans in coordination with TxDOT for redeveloping Velasco Street from Mulberry Street to Locust Street, incorporating updated parking and lane assignments, bike lanes, wider sidewalks, and ADA accessibility in the corridor.

ITEM	UNIT COST	UNIT	QTY	SUBTOTAL
Action Item 10.1				
Consultant Contract (Streetscape Master Plan)	$75,000.00	EA	1	$75,000.00
Action Item 10.2				
Consultant Contract (Roadway Design Standards)	$75,000.00	EA	1	$75,000.00
Action Item 10.4				
Consultant Contract (Schematic Design for Velasco St.)	$35,000.00	EA	1	$35,000.00
Topographic Survey	$10,000.00	EA	1	$10,000.00
Subtotal				**$195,000.00**
30% Contingency				$58,500.00
Total				**$253,500.00**

Notes

- Consultant to establish typical diagrammatic representation of treatments for the Streetscape Master Plan, Roadway Design Standards, and Schematic Design.
- Actual contract costs will vary.

Recommendation 11. Enhance Bus Stop Facilities

The following costs represent the estimated costs for elements related to implementing the recommendation. Some action items can be completed internally by City Staff with no outside consultation.

ACTION ITEMS	
11.1.	Coordinate with the Transit Service Delivery Plan to identify needs for improving existing facilities.
11.2.	Engage with the Gulf Coast Transit District and the public regarding current bus ridership and demand for improved facilities.
11.3.	Identify appropriate funding opportunities for transit improvements.
11.4.	Improve bus stop facilities with enhancements such as benches, lighting, and shelters if there is a demonstrated need.
11.5.	Publish and place brochures with the transit schedule in accessible locations to increase knowledge about available public transit opportunities.

ITEM	UNIT COST	UNIT	QTY	SUBTOTAL
Action Item 11.4				
Bus Shelter (bench, lighting)	$5,000.00	EA	6	$30,000.00
Concrete Pad and Area Prep	$6,000.00	EA	6	$36,000.00
Utilities	$2,000.00	EA	6	$12,000.00
Subtotal				**$78,000.00**
10% Mobilization				$7,800.00
15% Design + Survey				$11,700.00
30% Contingency				$23,400.00
Total				**$120,900.00**

Notes

- Estimates are based on the construction of 6 bus stops.

Recommendation 12. Implement Sidewalk Improvements

The following costs represent the estimated costs for elements related to implementing the recommendation. Some action items can be completed internally by City Staff with no outside consultation.

ACTION ITEMS	
12.1.	Evaluate sidewalk characteristics including but not limited to height, cracked pavement, and nonexistent/gaps. Make improvement recommendations and establish a priority replacement ranking and planning cost estimates.
12.2.	Establish a dedicated annual appropriation in the CIP for Downtown sidewalk improvements.
12.3.	Preliminary and final design of sidewalk improvements. Early implementation of temporary bulb-outs.
12.4.	Coordinate with TxDOT about improvements along state facilities and with the drainage district for compliance/ cooperation.

Action Item 12.1

ITEM	UNIT COST	UNIT	QTY	SUBTOTAL
Consulting Engineer	$50,000.00	EA	1	$50,000.00
Subtotal				$50,000.00
15% Survey				$7,500.00
30% Contingency				$15,000.00
Total				**$72,500.00**

Action Item 12.3

ITEM	UNIT COST	UNIT	QTY	SUBTOTAL
Design of Bulb-Outs and Restriping (Enhanced)	$10,000.00	EA Intersection	4	$40,000.00
Design of Enhanced Sidewalk	$100.00	LF of Street	1,200	$120,000.00
Bulb-Outs (Install Pilot)	$10,000.00	EA Corner	16	$160,000.00
Restriping (Installation)	$20.00	LF of Street	1,200	$24,000.00
Subtotal				**$344,000.00**
5% Mobilization (For Pilot Bulb-Outs and Restriping)				$17,200.00
15% Survey				$51,600.00
30% Contingency				$103,200.00
Total				**$516,000.00**

Notes

- Action Item 12.1 - Engineer fees can range from $30,000-$50,000.
- Action item 12.3 - Cost estimates for enhanced sidewalks and bulb-outs are based on Velasco St. from Orange St. to Magnolia St. (Approximately 1,200 LF). Cost estimates will need to be developed as additional projects are identified.
- Pilot bulb-out projects will only include painting and portable planters.
- Consider an annual budget for the design and construction of sidewalks.

Recommendation 13. Facilitate Downtown Commercial and Redevelopment Opportunities

All action items can be completed internally by City Staff. No outside consultation is needed to implement this recommendation. The only cost incurred is staff time.

ACTION ITEMS	
13.1.	Establish by ordinance the fee waivers, tax abatements, and other financial incentives recommended in this Plan to encourage development, redevelopment, and revitalization of properties.
13.2.	Conduct on-going coordination with the property owner of the large parcel in the southern portion of the study area to determine future development opportunities.

Recommendation 14. Coordinate the Creation of a Greater Peach Street District

All action items can be completed internally by City Staff. No outside consultation is needed to implement this recommendation. The only cost incurred is staff time.

ACTION ITEMS	
14.1.	Conduct on-going coordination with Peach Street Farmers Market about the development of a Greater Peach Street District.

ORDINANCE NO. 20210413-_____

AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS ADOPTING THE "DOWNTOWN ANGLETON LIVABLE CENTER STUDY" AS AN ELEMENT OF THE CITY OF ANGLETON'S COMPRENSIVE PLAN PURSUANT TO TEXAS LOCAL GOVERNMENT CODE SECTION 213, SECTION 7.03 OF CITY OF ANGLETON HOME RULE CHARTER AND THE CODE OF ORDINANCES OF THE CITY OF ANGLETON AS PROVIDED HEREIN; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL AND AN EFFECTIVE DATE.

WHEREAS, Chapter 213 of the Texas Local Government Code (LGC) allows that the governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality; and

WHEREAS, Chapter 213 of the LGC defines that a comprehensive plan may include but is not limited to provisions on land use, transportation, and public facilities; and

WHEREAS, Section 7.03 of the Home Rule Charter of the City of Angleton states that the Planning Commission "shall have the power and shall be required to amend, extend and add to the master plan for the physical development of the city;" and

WHEREAS, the "Downtown Angleton Livable Center Study" is consistent with the land use goals of the Comprehensive Plan, encouraging high-quality development that promotes sensible growth patterns (Grow Sensibly); a viable commercial center with connections to near downtown neighborhoods (Economic sustainability); and design elements that reflect the values and culture of the community (Image and Identity); and

WHEREAS, the "Downtown Angleton Livable Center Study" advance transportation goal stated in the Comprehensive Plan by providing gateways and clear connections to surrounding residential neighborhoods as well as wayfinding to identify destinations within the study area that draw visitors from the region (Connectivity); a designated bicycle look and an improved pedestrian experience (Bicycle and Pedestrian); and enhanced primary and secondary corridors (Marketable Streetscape); and

WHEREAS, the "Downtown Angleton Livable Center Study" was developed through a collaborative public engagement process including two public meetings, materials displayed for public review and input, an online community survey, meetings and discussions with partner agencies, and a dedicated Stakeholder Advisory Committee that met regularly during the 10 month planning effort; and

WHEREAS, the "Downtown Angleton Livable Center Study" establishes a vision and goals to guide growth and development in the study area for the next 10-20 years, providing short-term, mid-term, long-term, and on-going recommendations necessary to achieve the stated vision; and

WHEREAS, on April 1, 2021 the Angleton Planning and Zoning Commission conducted a public hearing regarding the adoption of the "Downtown Angleton Livable Center Study" as an element of the comprehensive plan following lawful publication of notice of said public hearing, and after considering the public testimony received at the hearing, if any, has recommended approval of the

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adoption of the "Downtown Angleton Livable Center Study" as an element of the comprehensive plan; and

WHEREAS, on April 13, 2021 the Angleton City Council conducted a public hearing regarding the adoption of the "Downtown Angleton Livable Center Study" as an element of the comprehensive plan following lawful publication of notice of said public hearing, and after considering the public testimony received at the hearing, if any, approved the adoption of the "Downtown Angleton Livable Center Study" as an element of the comprehensive plan; and

WHEREAS, each and every applicable requirement set forth in Chapter 213. Texas Local Government Code and the Code of Ordinances 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 adopt the "Downtown Angleton Livable Center Study" as an element of the comprehensive plan;

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 "Downtown Angleton Livable Center Study" as depicted in Exhibit "A" is hereby adopted as an element of the comprehensive plan pursuant to the limitations, restrictions and requirements of Texas Local Government Code Section 213, Section 7.03 of the City of Angleton Home Rule Charter and the Code of Ordinances of the City of Angleton.

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

SECTION 5. Severability. In the event any clause, phrase provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be on or more parts.

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

SECTION 7. Proper Notice and 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

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Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED THIS THE 13th DAY OF APRIL 2021.

CITY OF ANGLETON, TEXAS

_____
Jason Perez
Mayor

ATTEST:

_____
Frances Aguilar, TRMC, CMC
City Secretary

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EXHIBIT A

Study to Go Here

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AGENDA ITEM SUMMARY FORM

MEETING DATE: April 1, 2021

PREPARED BY: Walter E. Reeves Jr., AICP

AGENDA CONTENT: Discuss and consider possible action on the Final Replat of Kiber Reserve Phase 1. The subject property overall consists of 19.84-acres of land located North of E. Kiber, South of E. Orange Street and bordered on the East by S. Downing Street. The Kiber Reserve development is proposed to have 93 residential lots. Phase 1 will consist of 11.88 acres, 48 residential lots and 1 reserve lot. The property is currently in a Planned Development Overlay District.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: None

EXECUTIVE SUMMARY:

This a request for a recommendation of approval of the Final Replat of Kiber Reserve Phase 1. The subject property overall consists of a total of 19.84-acres located North of E. Kiber, South of E. Orange Street and bordered on the East by S. Downing Street. The Kiber Reserve development is proposed to have 93 residential lots. Phase 1 consists of 11.88 acres, 48 residential lots and 1 reserve lot. The property is currently in a Planned Development Overlay District. Except as otherwise noted in the City Engineer's memo, the proposed final plat meets all City of Angleton requirements

RECOMMENDATION:

Staff recommends approval of the proposed Final Replat of Kiber Reserve Phase 1 subject to the condition that the City Engineer's comments are cleared prior to recording.

March 29, 2021

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

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

Dear Mr. Reeves:

HDR takes no objection to the proposed Kiber Reserve Subdivision Phase 1 Final Plat as provided in this second submittal with the following exceptions noted:

1. A variance request regarding sidewalk requirement along perimeter streets was submitted and approved at the 03/04/2021 and 03/09/2021 Planning and Zoning Commission and City Council Meetings respectively. No additional action is required.
2. The Final Plat shall be labeled as Kiber Reserve Subdivision Phase I on the final copy submitted for filing.
3. The construction plans previously submitted with the preliminary plat are attached to this review with no additional comments. No additional action is required.
4. The plat and construction plans for Phase 2 of the development of the Kiber Reserve Subdivision shall be permitted separately.

Please note that this does not necessarily mean that the entire plat submittal set, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data were prepared and signed and sealed by a Registered Professional Land Surveyor and Registered Professional Engineer licensed to practice in the State of Texas, which therefore conveys the surveyor's and engineer's responsibility and accountability.

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

Sincerely,
HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Senior Project Manager

cc: Files (20-007)

Attachments

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

DEDICATION STATEMENT:

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

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

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

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

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

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

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

DRAINAGE AND DETENTION EASEMENT.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

_____
PRESIDENT AND MANAGING DIRECTOR

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

_____
Notary Public
State of Texas

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

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

_____
BILL GARWOOD, Chairman, Planning and Zoning Commission

_____
FRANCES AGUILAR, City Secretary

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

_____
JASON PEREZ, Mayor

_____
FRANCES AGUILAR, City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §

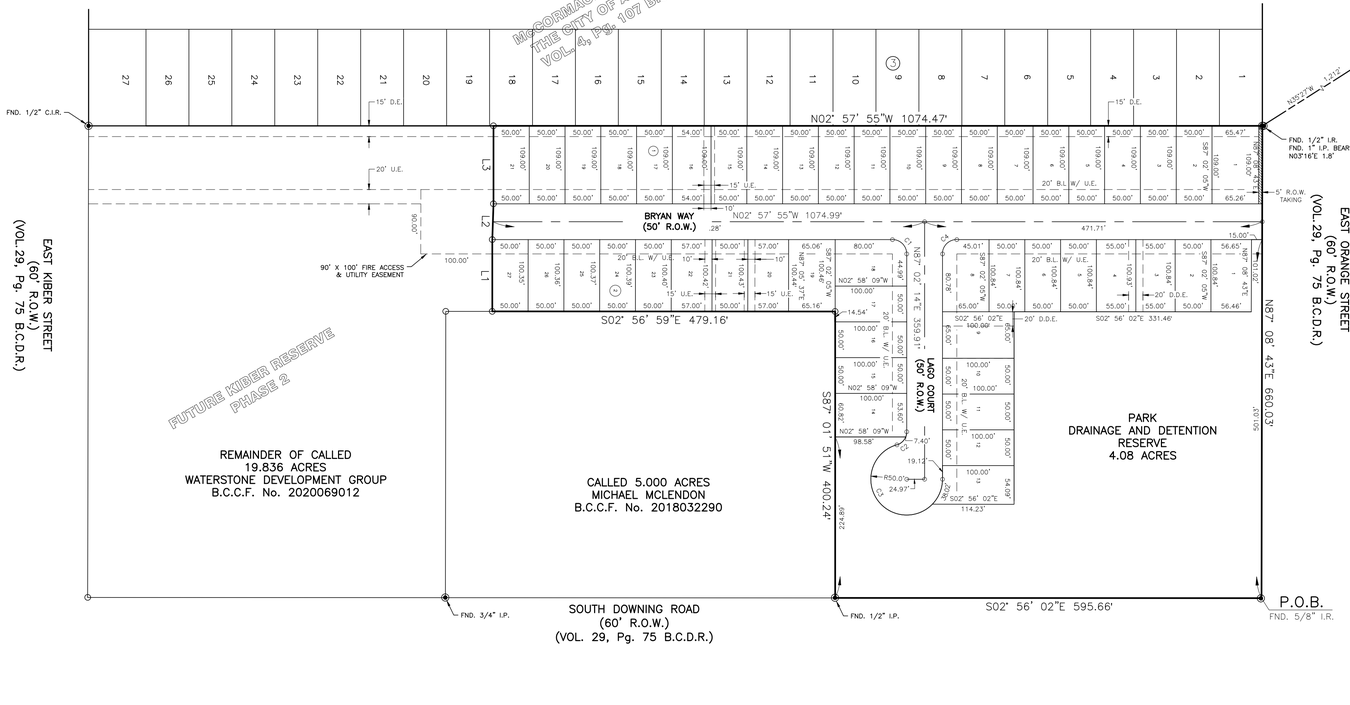
This instrument was acknowledged before me on the _____ day of _____, 20____, by

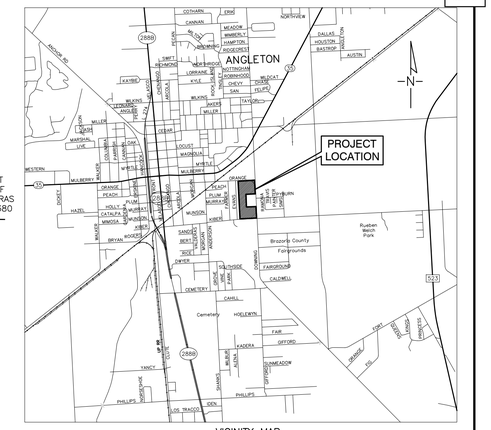
FRANCES AGUILAR, City Secretary, City of Angleton, on behalf of the City.

_____
Notary Public
State of Texas

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

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





VICINITY MAP

LEGEND

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

SYMBOLS

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

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

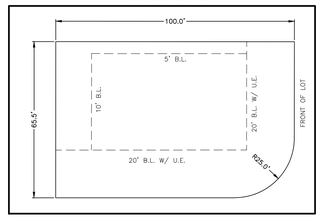
Curve Table					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	31.42'	20.00'	90°00'08"	S42°02'09"W	28.28'
C2	24.54'	19.00'	74°01'00"	N55°57'38"W	22.87'
C3	221.69'	50.00'	254°02'30"	N34°01'37"E	79.84'
C4	31.42'	20.00'	90°00'14"	S47°58'02"E	28.29'

Line Table		
Line No.	Length	Direction
L1	100.33'	S87°05'37"W
L2	50.02'	S88°48'26"W
L3	109.00'	S87°02'05"W

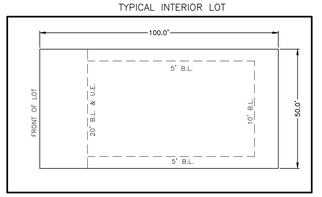
KNOW ALL MEN BY THESE PRESENTS:
That I, Devin R. Royal, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

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

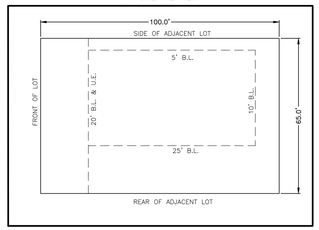
TYPICAL CORNER LOT



TYPICAL INTERIOR LOT



TYPICAL KEY LOT



NOTES:

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

OWNER:
CHARLES VON SCHMIDT
WATERSTONE DEVELOPMENT GROUP, LLC

FIELD NOTES FOR 11.88 ACRE

Being a tract of land containing 11.88 acres (517,552 square feet), located within I.T. Tinsley Survey, Abstract Number (No.) 375, in Brazoria County, Texas; Said 11.88 acre being a portion of Lots 12 and 69 of the Bryan and Kiber Subdivision of the I.T. Tinsley Survey as recorded in Volume (Vol.) 29, Page 75 of the Brazoria County Deed Records (B.C.D.R.), being a portion of a called 19.836 acre tract recorded in the name of the Waterstone Development Group, LLC Under Brazoria County Clerk's File (B.C.C.F.) No. 2020069012; Said 11.88 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 5/8-inch iron rod found in the southwest corner of the intersection of East Orange Street (sixty feet wide per Vol. 29, Page 75 B.C.D.R.) and South Downing Road (sixty feet wide per Vol. 29, Page 75 B.C.D.R.), for the northeast corner of the herein described tract;

THENCE, with the west R.O.W. line of said South Downing Road, South 02 degrees 56 minutes 02 seconds East, a distance of 595.66 feet to a 1/2-inch iron pipe found at the northeast corner of a called 5.000 acre tract recorded in the name of Michael McLendon under B.C.C.F. No. 2018032290, for an angle point;

THENCE, with the north line of said 5.000 acre tract, South 87 degrees 01 minutes 51 seconds West, a distance of 400.24 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the northwest corner of said 5.000 acre tract, for an interior corner of the herein described tract;

THENCE, with the west line of said 5.000 acre tract, South 02 degrees 56 minutes 59 seconds East, a distance of 479.16 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the southeast corner of the herein described tract;

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

1. South 87 degrees 05 minutes 37 seconds West, a distance of 100.33 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
2. South 88 degrees 48 minutes 26 seconds West, a distance of 50.02 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
3. South 87 degrees 02 minutes 05 seconds West, a distance of 109.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the east line of Block 3 of the McCormack Addition to the City of Angleton, a subdivision recorded under Vol. 4, Pg. 107 of the Brazoria County Plat Records (B.C.P.R.), for the southwest corner of the herein described tract;

THENCE, with the east line of said McCormack Addition, North 02 degrees 57 minutes 55 seconds West, a distance of 1074.47 feet to a 1/2-inch iron rod found on the south R.O.W. line of said East Orange Street at the northeast corner of Lot 1 of said Block 3, for the northwest corner of the herein described tract, from which a 1-inch iron pipe bears North 03 degrees 16 minutes East, a distance of 1.8 feet;

THENCE, with the south R.O.W. line of said East Orange Street, North 87 degrees 08 minutes 43 seconds East, a distance of 660.03 feet to the POINT OF BEGINNING and containing 11.88 acres of land.

REVISED:

FINAL REPLAT
KIBER RESERVE
A 11.88 ACRE, 48-LOT, 1 RESERVE, 2 BLOCK SUBDIVISION

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

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

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

K:\13000\13499\Data\Drawings\13499 PLAT.dwg, 3/12/2020 11:09:21 AM, Miguel Sauceda

PLANS FOR CONSTRUCTION OF

PAVING, DRAINAGE AND UTILITIES ON

KIBER RESERVE (PHASE I)

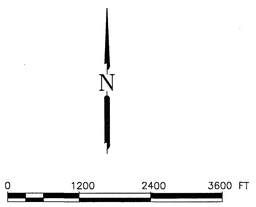
A 11.88 AC, 48-LOT SUBDIVISION

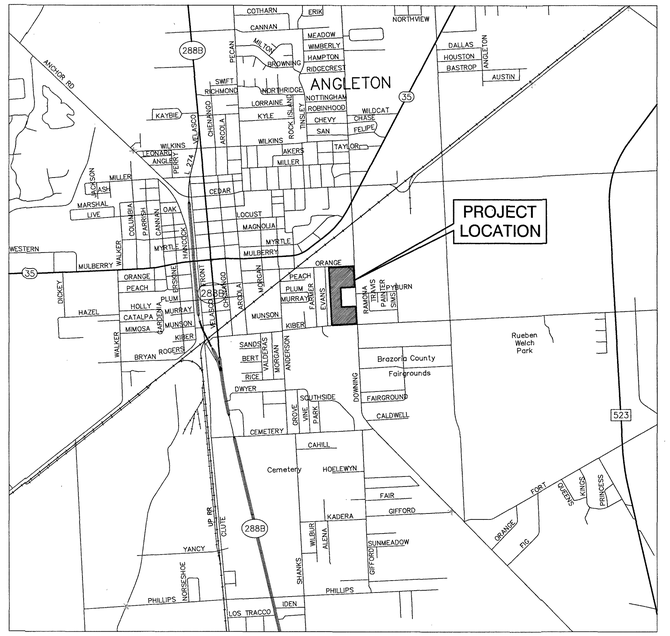
FOR THE

CITY OF ANGLETON

BRAZORIA COUNTY

B&L JOB No. 13499





VICINITY MAP

CITY OF ANGLETON

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

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

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

INDEX OF DRAWINGS

SHEET NO.	SHEET NAME
1	TITLE SHEET
1A	PRELIMINARY PLAT
1B	FINAL PLAT
2	CONSTRUCTION NOTES
3	EXISTING CONDITIONS
4	PLAN & PROFILE - BRYAN WAY STA 0+00 TO 5+00
5	PLAN & PROFILE - BRYAN WAY STA 5+00 TO 10+20
6	PLAN & PROFILE - BRYAN WAY STA 10+20 TO 15+40
7	PLAN & PROFILE - BRYAN WAY STA 15+40 TO 17+02
8	NOT USED
9	NOT USED
10	PLAN & PROFILE - LAGO COURT STA 0+00 TO 3+60
11	STORM SEWER RUN 1 - BETWEEN LOTS 9 & 10, STORM SEWER RUN 2 - BETWEEN LOTS 3 & 4
12	UTILITY LAYOUT
13	DETENTION POND DESIGN, CROSS SECTIONS AND LANDSCAPE PLAN
14	DRAINAGE AREA MAP
15	GRADING PLAN
16	CUT AND FILL PLAN
17	SWPPP LAYOUT
18	SWPPP NARRATIVE
19	HYDROLOGIC CALCULATIONS
20	WINDSTORM DATA I-1 TO I-17 & WINDSTORM DATA I-18 TO I-19
21	TRAFFIC CONTROL PLAN - TCP (1-2) - 18
22	PAVEMENT MARKINGS, MAIL BOXES, STREET SIGNS AND ROADWAY LIGHTING LAYOUT

DETAIL SHEETS

23	MISCELLANEOUS DETAILS
24 (SL-03)	STORM SEWER MANHOLE CONSTRUCTION DETAILS
25 (SL-08)	STORM SEWER INLET CONSTRUCTION DETAILS II
26 (SL-09)	STORM SEWER INLET CONSTRUCTION DETAILS III
27 (SL-10)	STORM SEWER CONSTRUCTION DETAILS
28 (SL-11)	JUNCTION BOX MANHOLES
29 (SL-14)	SANITARY SEWER CONSTRUCTION DETAILS
30 (SL-15)	WATER LINE CONSTRUCTION DETAILS
31 (SL-16)	WATER LINE CROSSING DETAILS
32 (SL-19)	WATER LINE, SAN. SEW. F.M. BEDDING DETAILS
33 (SL-20)	STORM SEW. BEDDING AND BACKFILL DETAILS
34 (SL-21)	CONCRETE PAVEMENT CONSTRUCTION DETAILS
35 (SL-22)	CONCRETE PAVEMENT CONSTRUCTION DETAILS
36 (SL-23)	RESIDENTIAL CURB CONSTRUCTION DETAILS
37 (SL-25)	WHEEL CHAIR RAMP & SIDEWALK DETAILS I
38 (SL-26)	WHEEL CHAIR RAMP & SIDEWALK DETAILS II
39 (SL-27)	DRIVEWAY CONSTRUCTION DETAILS
40 (SL-33)	GENERAL EROSION CONTROL NOTES
41 (SL-34)	EROSION CONTROL DETAILS - 1
42 (SL-35)	EROSION CONTROL DETAILS - 2

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS

DRAWN BT/BB

CHECKED

DATE

B&L

BAKER & LAWSON, INC.

ENGINEERS • PLANNERS • SURVEYORS

300 E. CEDAR ST., ANGLETON, TEXAS 77515

PHONE: (979) 849-6681 FAX: (979) 849-4689

REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED
PROFESSIONAL ENGINEER

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

Date: 1/22/21

OWNER:

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

PLAN:

PROFILE:

HORIZONTAL:

VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

TITLE SHEET

PROJECT NO. 13499

TITLE SHEET.dwg

GENERAL CONSTRUCTION NOTES

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

CONSTRUCTION NOTES FOR PAVING & DRAINAGE

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

WASTEWATER CONSTRUCTION NOTES

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

WATER CONSTRUCTION NOTES

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

CENTERPOINT ENERGY / ENTEX NOTES

CAUTION: UNDERGROUND GAS FACILITIES

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

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

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

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

WARNING: OVERHEAD ELECTRICAL FACILITIES

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

SBC NOTES

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

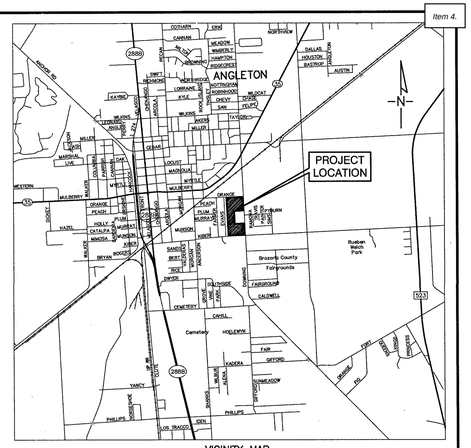
TEXAS NEW MEXICO POWER NOTES

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

GENERAL CONSTRUCTION NOTES

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





VICINITY MAP

0 40 80 160

SCALE : 1" = 80'

FLOOD ZONE STATEMENT

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

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

PROJECT BENCHMARK

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

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

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

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

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

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED
PROFESSIONAL ENGINEER

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

Date: 1/22/21

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

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

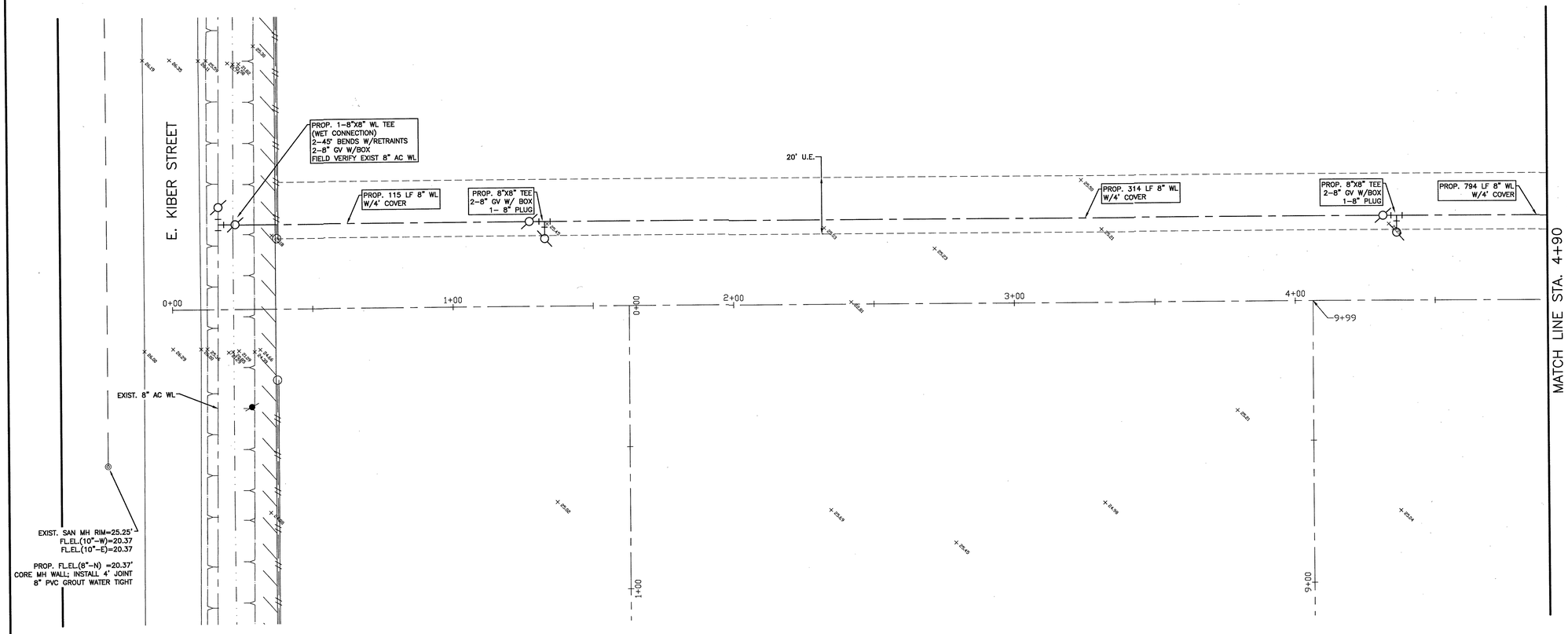
KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

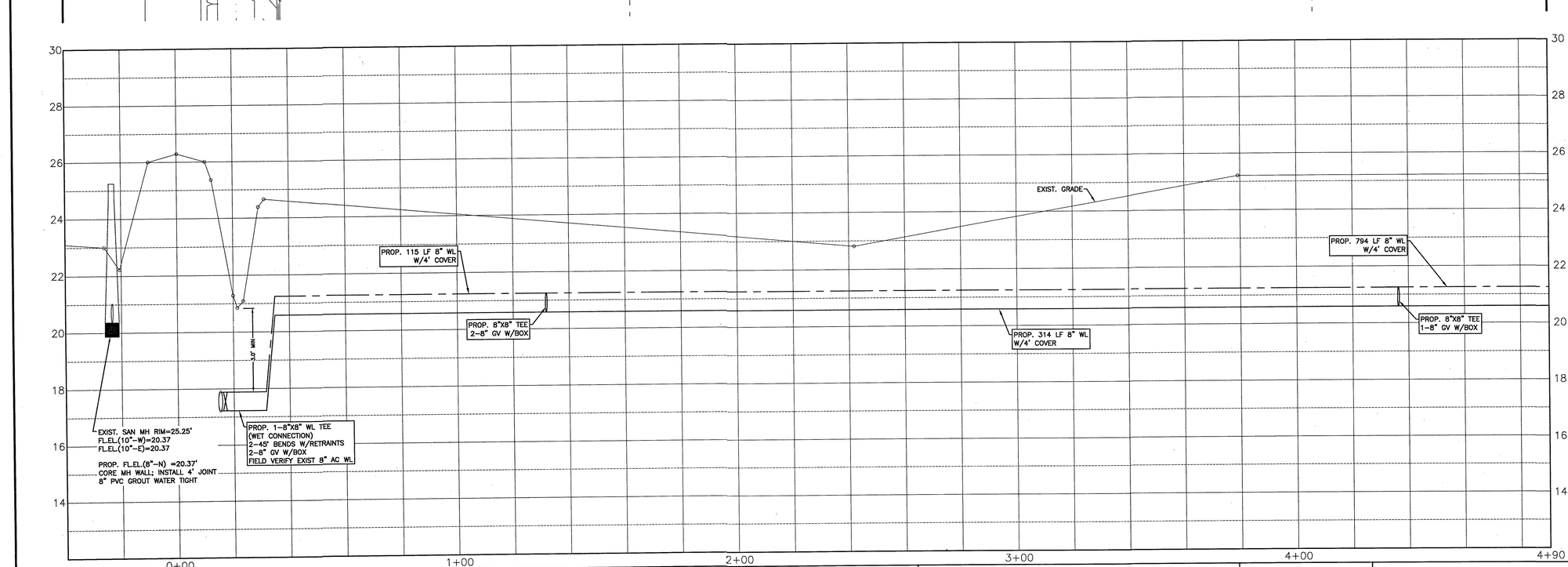
EXISTING CONDITION

PROJECT NO. 13499

3
150

13499 SHEET SET.dwg





0 10 20 40
SCALE : 1" = 20'

SYMBOLS LEGEND

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

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

REVISIONS

DESIGNED MS
DRAWN BT/BB
CHECKED
DATE

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

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992
Date: 1/22/21

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

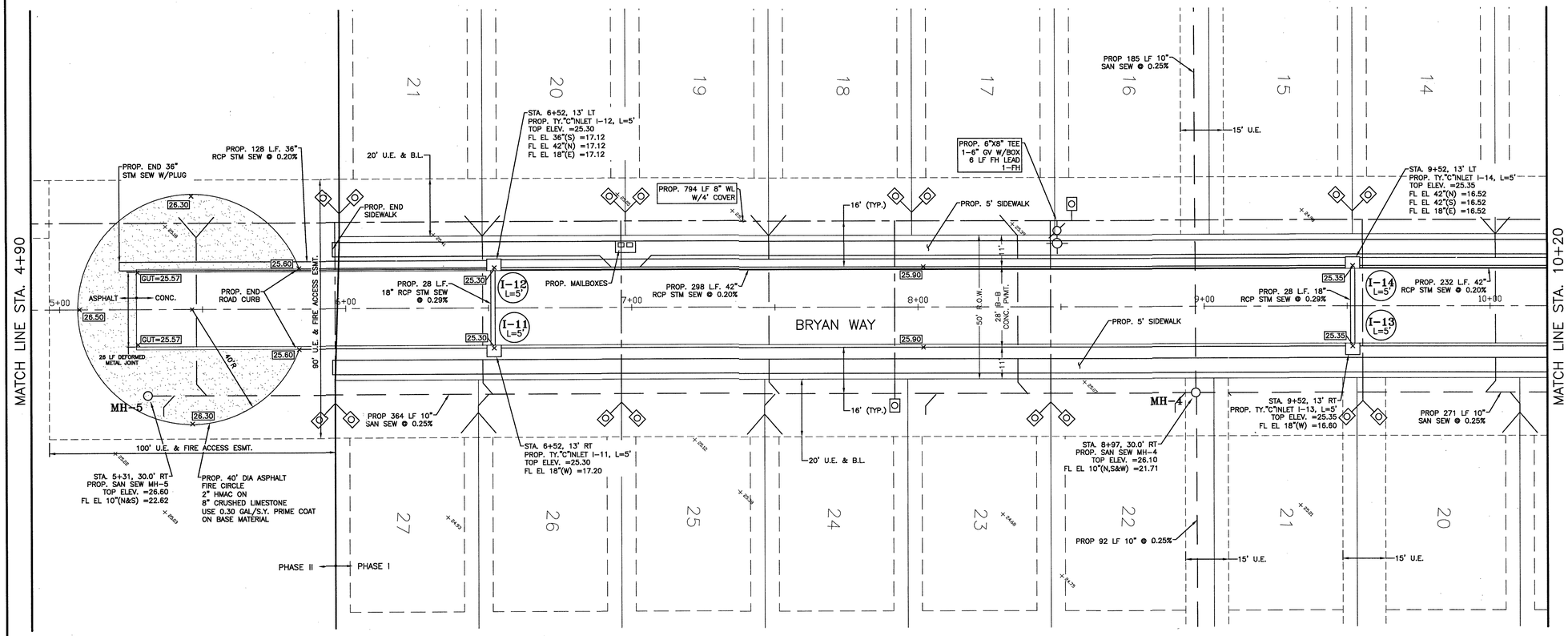
PLAN: 1" = 20'
PROFILE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

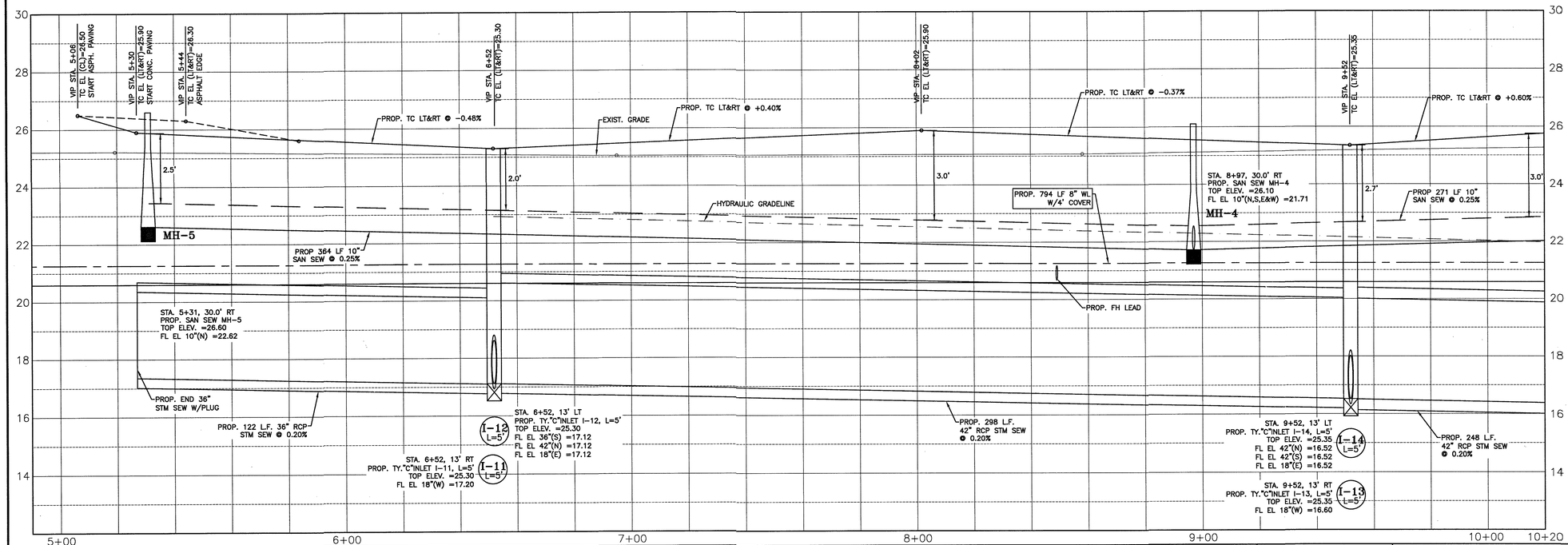
KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

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

PROJECT NO. 13499

13499 SHEET SET.dwg





0 10 20 40
SCALE : 1" = 20'

SYMBOLS LEGEND

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

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

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

B&L
BAKER & LAWSON, INC.
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STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

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Date: 1/22/21

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LIVINGSTON, TX 77351
936-646-6767

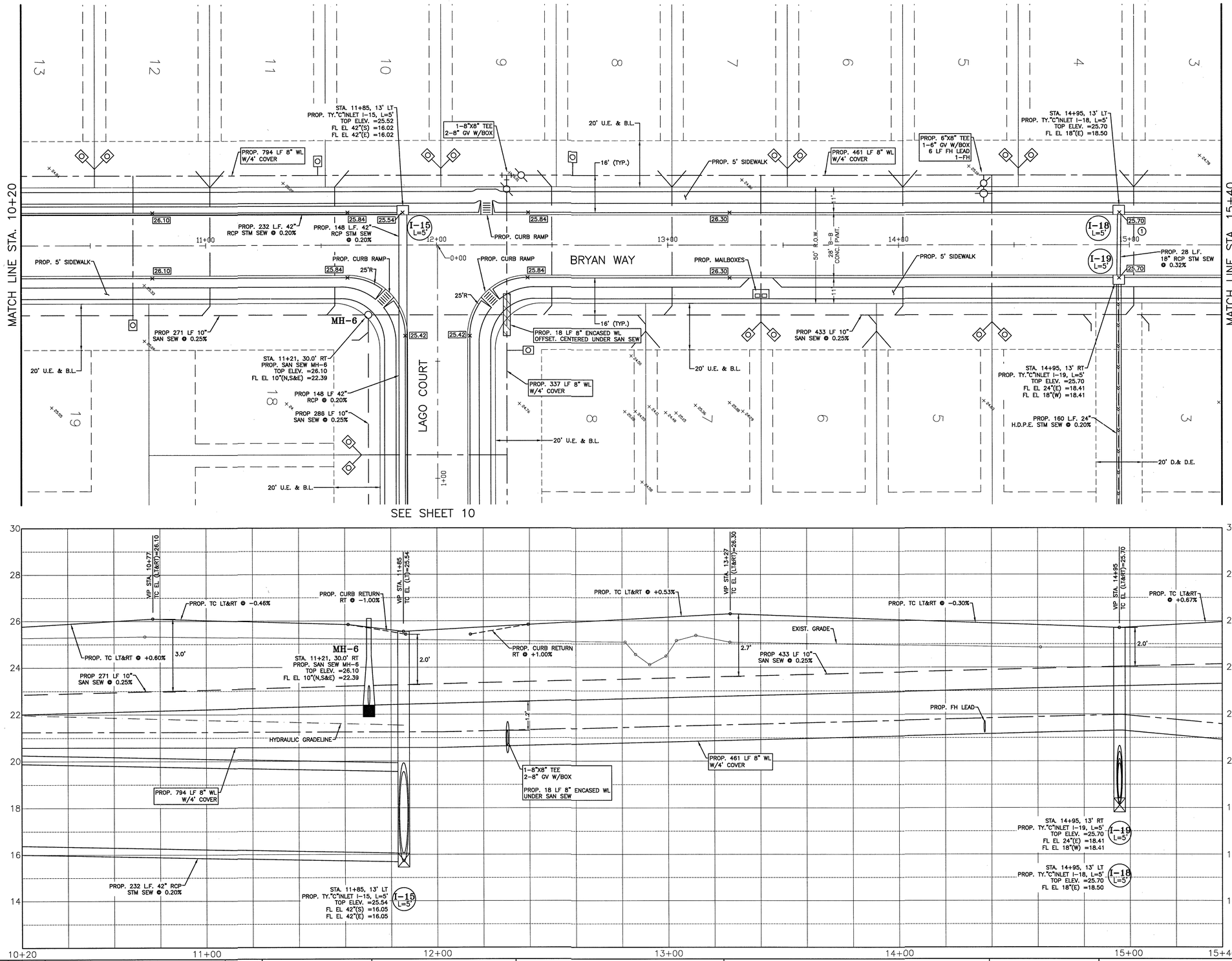
PLAN: 1" = 20'
PROFILE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

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

PROJECT NO. 13499

13499 SHEET SET.dwg



0 10 20 40
SCALE : 1" = 20'

① INSTALL LEAD AFTER ROADWAY LIME STABILIZATION. INSTALL SANITARY SEWER LEAD AND BACKFILL W/COMPACTED STABILIZED SAND. LEAD SHALL BE ASTM 2241, DR26, 160 PSI. WYE SHALL BE ASTM D2665, DR26.

SYMBOLS LEGEND

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

NO.	DATE	DESCRIPTION	APPROVED
1	9/23/20	CORRECT STATION I-15	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

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BAKER & LAWSON, INC.
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STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

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Date: 1/22/21

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

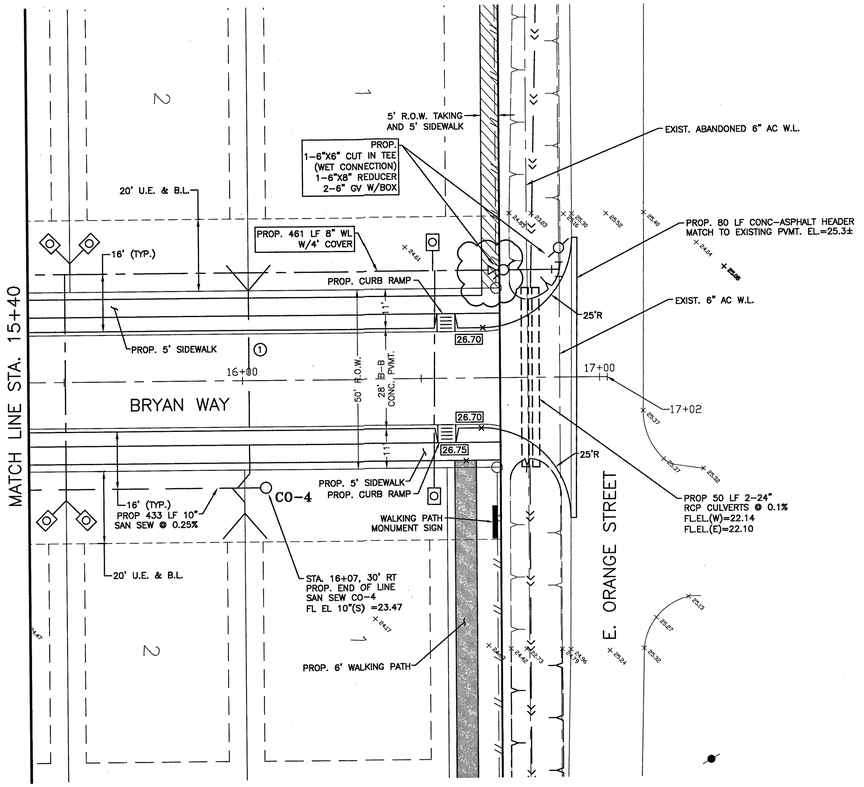
PLAN: 1" = 20'
PROFILE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

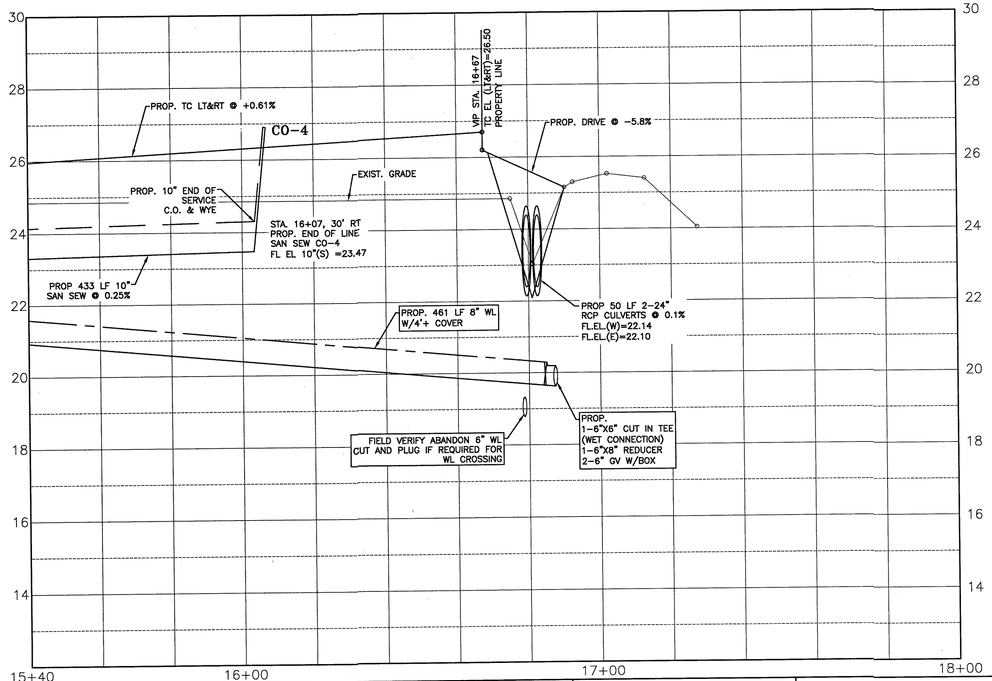
KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

PLAN & PROFILE
BRYAN WAY
STA. 10+20 TO 15+40

PROJECT NO. 13499

C-9 SHEET SEE.dwg





0 10 20 40
SCALE : 1" = 20'

① INSTALL LEAD AFTER ROADWAY LIME STABILIZATION. INSTALL SANITARY SEWER LEAD AND BACKFILL W/COMPACTED STABILIZED SAND. LEAD SHALL BE ASTM 2241, DR26, 160 PSI. WYE SHALL BE ASTM D2665, DR26.

SYMBOLS LEGEND

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

NO.	DATE	DESCRIPTION	APPROVED
1	1/21/21	RELOCATED GATE VALVE; ADD SIDEWALK AND RAMPS	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
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PHONE: (979) 849-6681 FAX: (979) 849-4689
REG. NO. F-825

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

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

Date: 1/22/21

OWNER:
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185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

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

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

PLAN & PROFILE
BRYAN WAY
STA. 15+40 TO 17+02

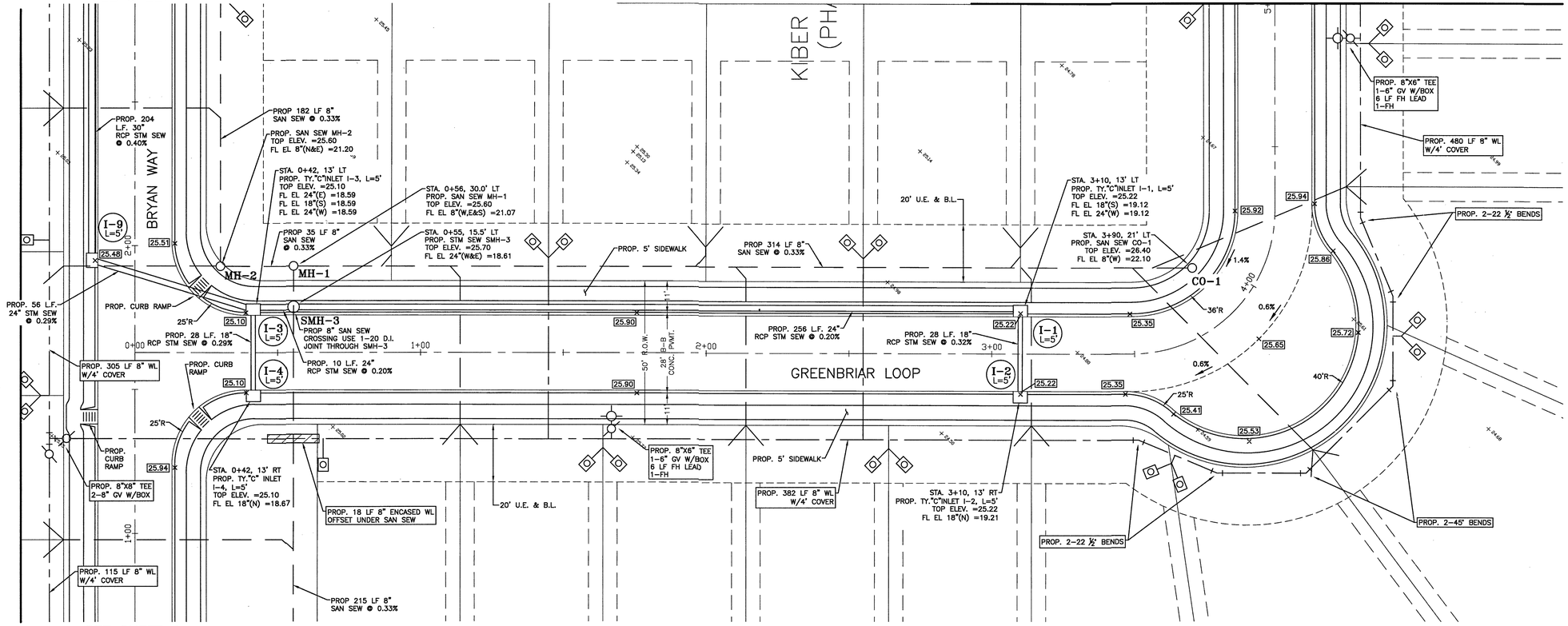
PROJECT NO. 13499

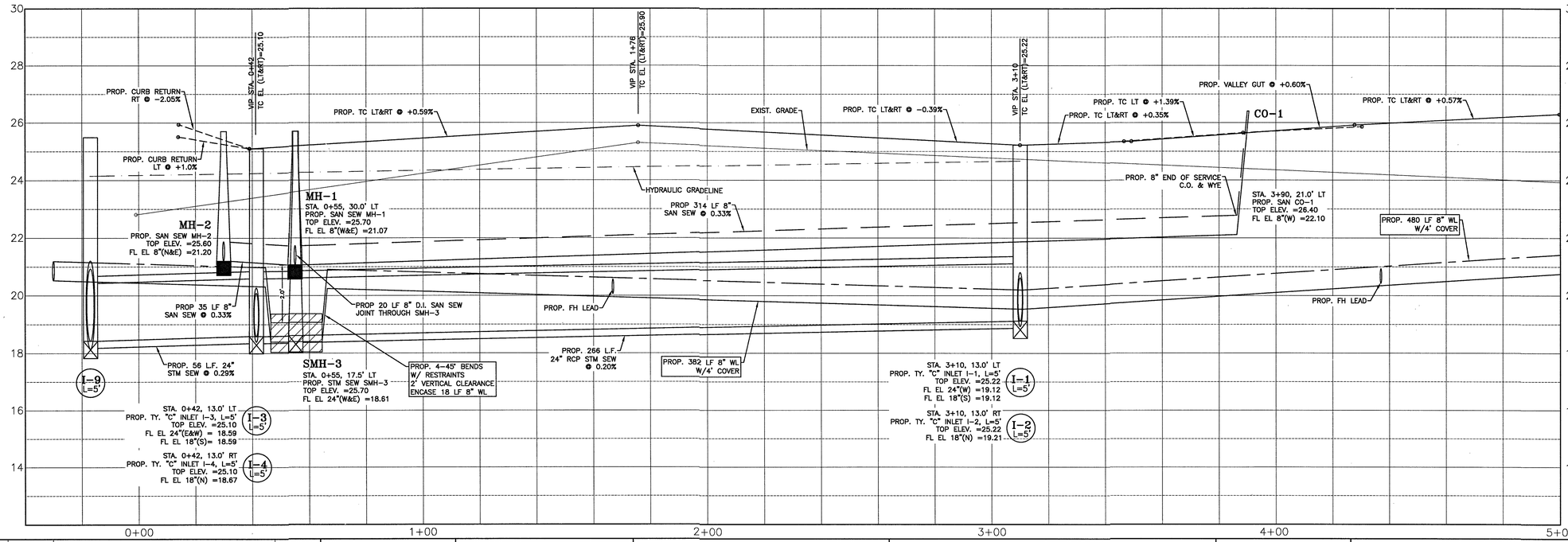
13499 SHEET SET.dwg

SEE SHEET 4

MATCH LINE STA. 5+00

SEE SHEET 4





0 10 20 40
SCALE : 1" = 20'

SYMBOLS LEGEND

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

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

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

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992
Date: 1/22/21

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

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

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

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

PROJECT NO. 13499

13499 SHEET SET.dwg

MATCH LINE STA. 5+00

SEE SHEET 4

SEE SHEET 5

RESERVE A (SEE SHEET 11)

BRYAN WAY

GREENBRIAR LOOP

50' R.O.W.

28' CONC. PVMT.

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

PROP. 2-22 ½° BENDS

PROP. 2-45° BENDS

PROP. 2-22 ½° BENDS

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

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

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

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

PROP 339 LF 8" SAN SEW @ 0.33%

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

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

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

STA. 9+58, 13' RT
PROP. TY. "C" INLET I-7, L=5'
TOP ELEV. =25.10
FL EL 18"(S) =17.88

PROP. 182 LF 8" SAN SEW @ 0.33%

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

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

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

PROP. 305 LF 8" WL W/4' COVER

PROP. 794 LF 8" WL W/4' COVER

PROP. 248 L.F. 36" RCP STM SEW @ 0.20%

PROP 84 LF 10" SAN SEW @ 0.25%

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

PROP. 8"X8" TEE
1-8" GV W/BOX

PROP. 5' SIDEWALK

PROP. CURB RAMP

20' U.E. & B.L.

MH-3

CO-2

CO-3

I-5 L=5'

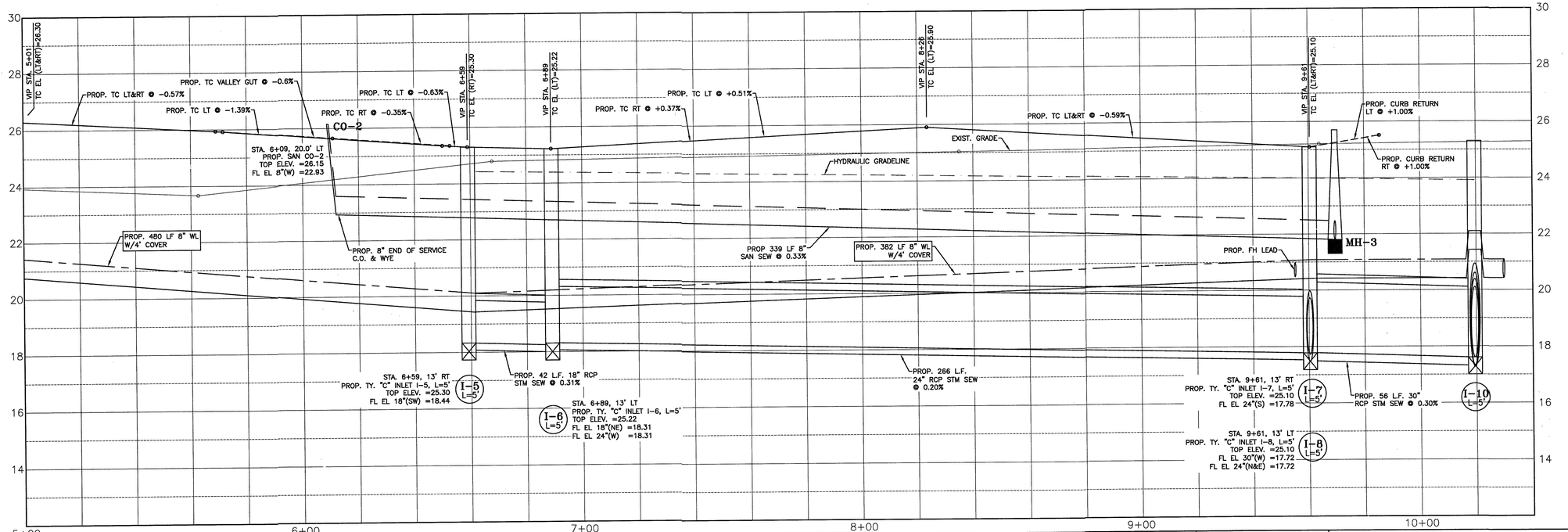
I-6 L=5'

I-7 L=5'

I-8 L=5'

I-10 L=5'

0 10 20 40
SCALE : 1" = 20'



SYMBOLS LEGEND

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

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

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CHECKED
DATE

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

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED
PROFESSIONAL ENGINEER

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

Date: 1/22/21

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

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

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

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

PROJECT NO. 13499

13499 SHEET SET.dwg

SEE SHEET 6

PROP. 461 LF 8" WL W/4' COVER

PROP 433 LF 10" SAN SEW @ 0.25%

20' D.& D.E.

PROP. 120 L.F. 48" RCP STM SEW @ 0.25%

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

PROP. 6"X8" TEE 1-6" GV W/BOX 6 LF FH LEAD 1-FH

20' U.E. & B.L.

STA. 1+36, 13' LT
PROP. TY."C"INLET I-17, L=5'
TOP ELEV. =25.14
FL EL 48"(N) =15.70
FL EL 48"(S) =15.70

PROP. 339 LF 8" WL W/4' COVER

PROP. 5' SIDEWALK 16' (TYP.)

PROP. 8"X8" TEE 2-8" GV W/BOX

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

PROP. CURB RAMP

25'R

PROP. 28 L.F. 42" RCP STM SEW @ 0.21%

I-17 L=5'

I-16 L=5'

PROP. 148 L.F. 42" RCP STM SEW @ 0.20%

LAGO COURT

50' R.O.W.

28' B-B CONC., PVMT.

PROP. 794 LF 8" WL W/4' COVER

I-15 L=5'

MH-6

PROP 286 LF 10" SAN SEW @ 0.25%

STA. 1+36, 13' RT
PROP. TY."C"INLET I-16, L=5'
TOP ELEV. =25.14
FL EL 18"(N) =15.77

16' (TYP.)

PROP. 5' SIDEWALK

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

CO-5

STA. 3+19, 30' RT
PROP. END OF LINE
SAN SEW CO-5
TOP ELEV. =26.50
FL EL 10"(W) =23.10

20' U.E. & B.L.

PROP. 2-45° BENDS

PROP. 2-45° BENDS

PROP. 2-45° BENDS

PROP. 341 LF 8" WL LOOP W/4' COVER

DETENTION POND

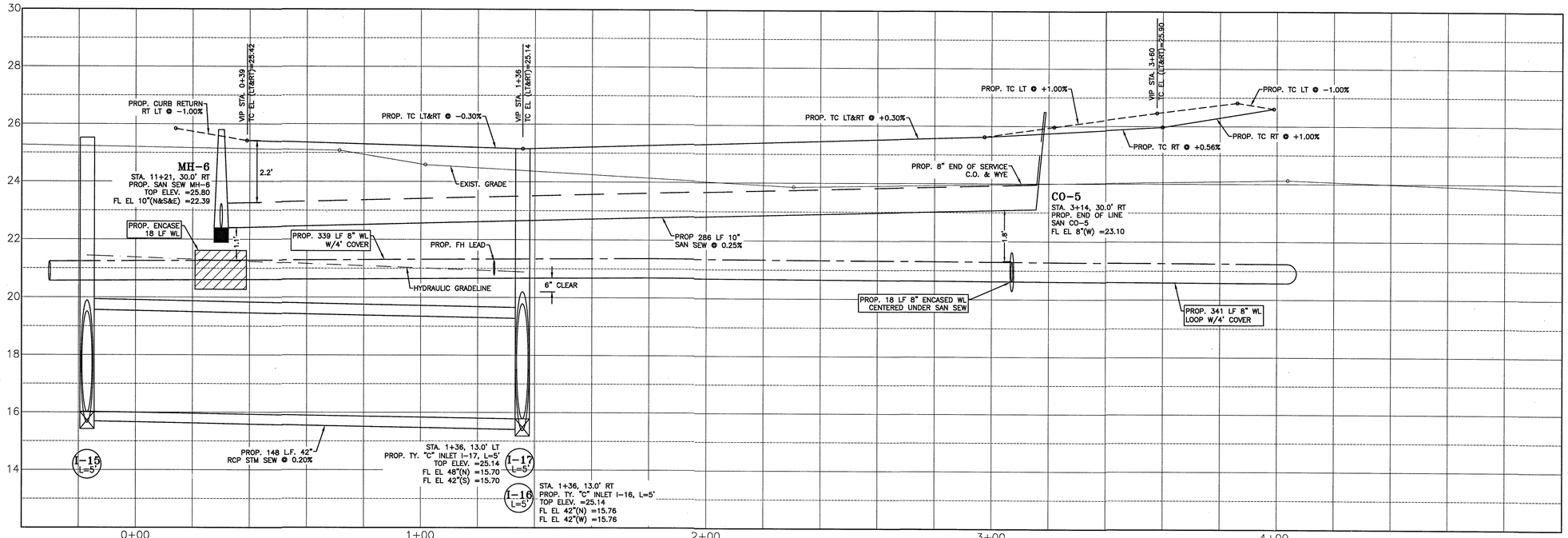
15' U.E.

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

BRYAN WAY

PROP 271 LF 10" SAN SEW @ 0.25%

SEE SHEET 6



0 10 20 40
SCALE : 1" = 20'

① INSTALL LEAD AFTER ROADWAY LIME STABILIZATION. INSTALL SANITARY SEWER LEAD AND BACKFILL W/COMPACTED STABILIZED SAND. LEAD SHALL BE ASTM 2241, DR26, 160 PSI. WYE SHALL BE ASTM D2665, DR26.

SYMBOLS LEGEND

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

NO.	DATE	DESCRIPTION	APPROVED
1	9/23/20	REVISED WATER LOOP QUANTITY	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST., ANGLETON, TEXAS 77515
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REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992
Date: 1/22/21

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

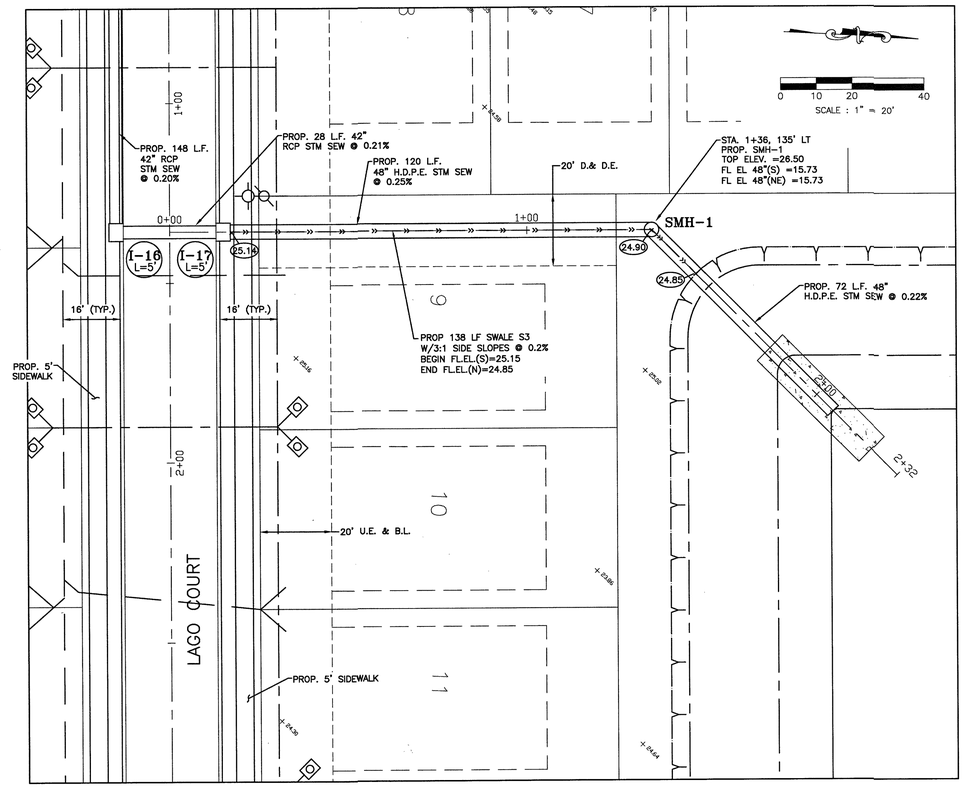
PLAN: 1" = 20'
PROFILE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

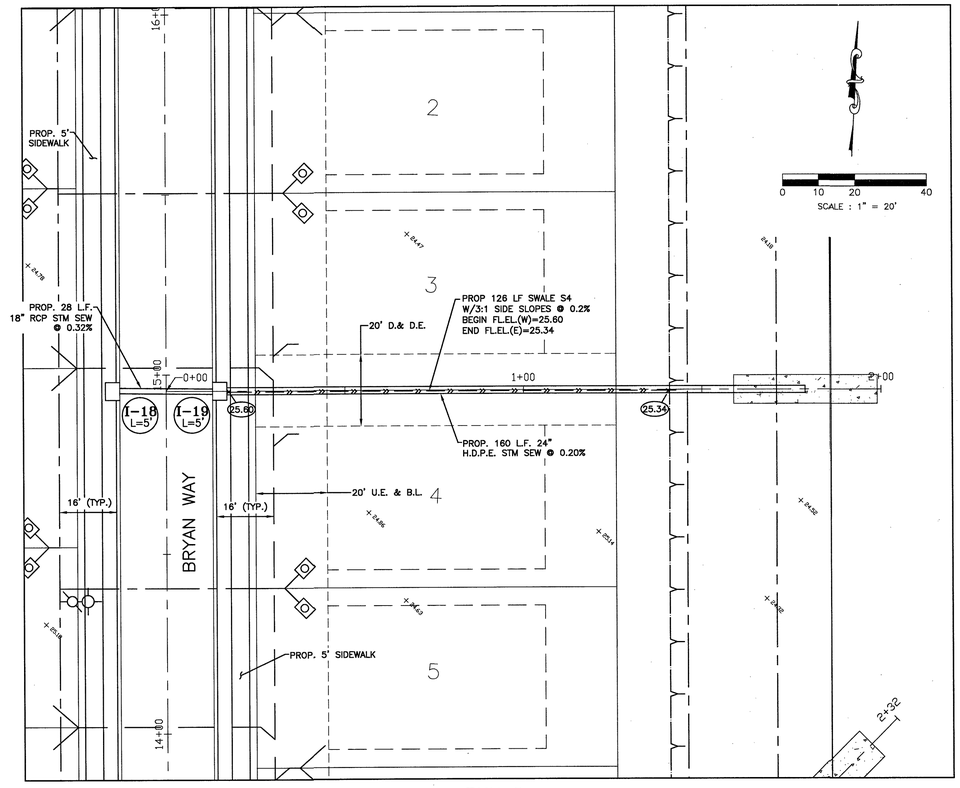
PLAN & PROFILE
LAGO COURT
STA. 0+00 TO 3+60

PROJECT NO. 13499

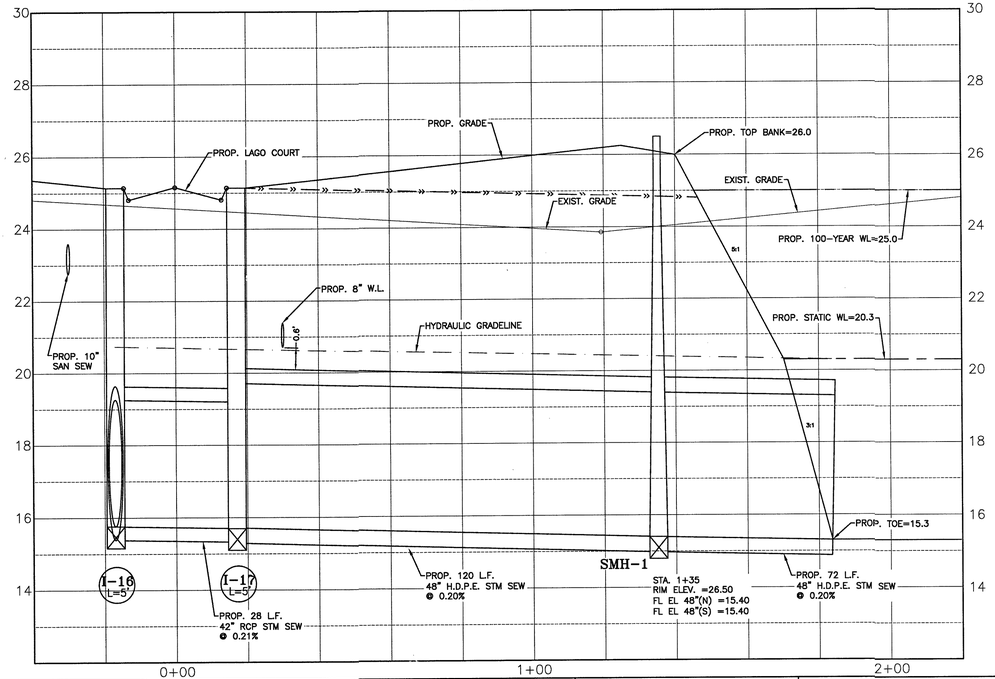
13499 SHEET SET.dwg

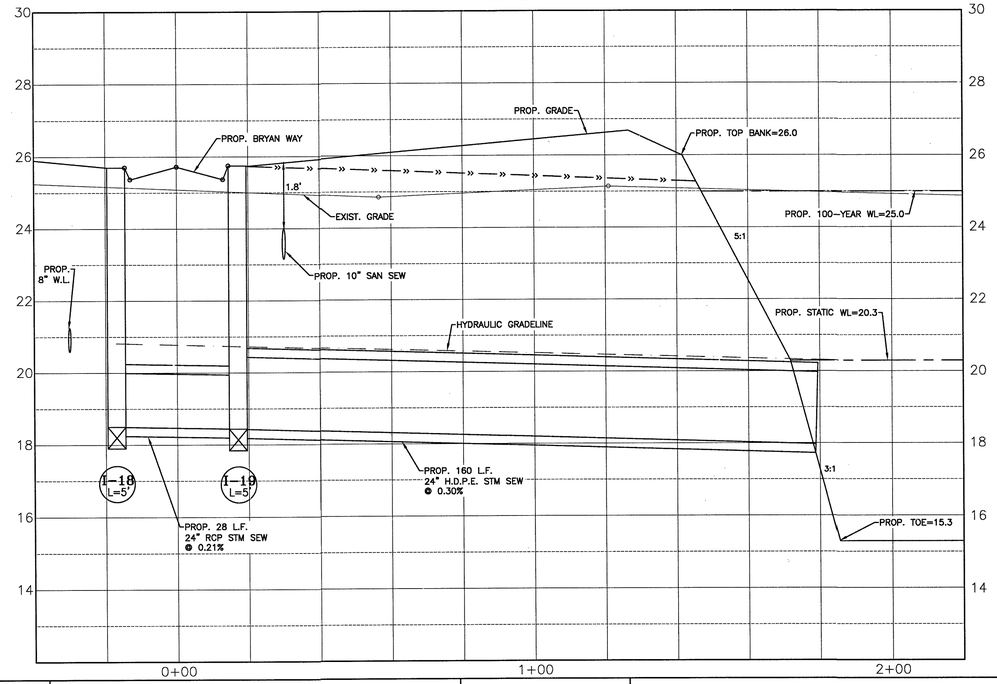


RUN 1



RUN 2





RUN 2

SYMBOLS LEGEND

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

NO.	DATE	DESCRIPTION	APPROVED

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REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED
PROFESSIONAL ENGINEER

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

Date: 1/22/21

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

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

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

PLAN & PROFILE
STORM SEWER RUN 1
BETWEEN LOTS 9 & 10
STORM SEWER RUN 2
BETWEEN LOTS 3 & 4

PROJECT NO. 13499

13499 SHEET SET.dwg

0 30 60 120
SCALE : 1" = 60'

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

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

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

PROP
1-8"X8" CUT IN TEE
(WET CONNECTION)
2-8" GV W/ BOX

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

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

PROP. 305 LF 8" WL
W/4' COVER

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

PROP. 794 LF 8" WL
W/4' COVER

PROP 185 LF 10" @ 0.25%

1-FH

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

PROP. 461 LF 8" WL
W/4' COVER

1-FH

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

BRYAN WAY

MH-5

MH-4

MH-6

CO-4

PROP 364 LF 10" @ 0.25%

PROP 271 LF 10" @ 0.25%

PROP 92 LF 10" @ 0.25%

PROP 433 LF 10" @ 0.25%

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

1-FH

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

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

E. KIBER STREET

KIBER RESERVE
(PHASE II)

PROP 286 LF
10" @ 0.25%

PROP. 339 LF 8" WL
W/4' COVER

LAGO COURT

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

CO-5

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

PROP. 341 LF 8" WL
LOOP W/4' COVER

E. ORANGE STREET

S. DOWNING ROAD

SYMBOLS LEGEND

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

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

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
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WATERSTONE DEVELOPMENT GROUP
185 CEDAR POINT DRIVE
LIVINGSTON, TX 77351
936-646-6767

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

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

UTILITY LAYOUT

PROJECT NO. 13499

13499 SHEET SET.dwg

PROP. 148 L.F.
42" STM SEW
@ 0.20%

PROP. 28 L.F.
42" STM SEW
@ 0.21%

I-16

I-17

SMH-1

20' D.& D.E.

PROP. 120 L.F.
48" H.D.P.E.
STM SEW @ 0.25%

PROP. 72 L.F.
48" H.D.P.E.
STM SEW @ 0.22%

PROP. 160 L.F.
24" H.D.P.E. STM SEW
@ 0.20%

B

LAGO COURT

E. ORANGE STREET

PROP. SLOPE PAVING
SEE SHEET 23
(IN CONTRACT)

PROP. SLOPE PAVING
SEE SHEET 23
(IN CONTRACT)

PROP. TOP BANK EL=26.0

PROP. 100-YEAR WL=25.0

PROP. STATIC WL=20.3

DA-POND
3.94 AC

PROP. FOUNTAIN

PROP. WOOD DOCK

A

PROP. 40 L.F.
24" H.D.P.E. STM SEW @ 0.18%
FL. EL.(POND)=20.24
FL. EL.(SMH-2)=20.30

PROP. OVERFLOW WIER

SMH-2

PROP. STM MH SMH-2
RIM= 26.50'
FL. EL.(24" W&E)= 20.24

PROP. 20 L.F. 24" RCP STM SEW
W/4 LF 12" RESTRICTOR @ 0.18%
FL. EL.(SMH-2)=20.20
FL. EL.(DITCH)=20.24

S. DOWNING ROAD

PROP. SLOPE PAVING
SEE SHEET 23

REGRADE 380 LF ROADSIDE
DITCH @ 0.1%
BEGIN FL.EL.(N)=20.3
END FL.EL.(S)=19.9

REGRADE 520 LF ROADSIDE
DITCH @ 0.15%
BEGIN FL.EL.(N)=19.5
END FL.EL.(S)=20.3

EXIST.3-30"RCP
FL.EL.(SW)= 19.38
FL.EL.(S)= 19.56
FL.EL.(SE)= 19.37

SECTION A-A

(APPROX.SCALE) 1" = 40' (HORIZ)
1" = 10' (VERT)

EXIST. NG

100 YR WSEL=25.0'

STATIC WSEL=20.3'

SECTION B-B

(APPROX.SCALE) 1" = 40' (HORIZ)
1" = 10' (VERT)

PROP. STM MH SMH-2
RIM= 26.50'
FL. EL.(24" W&E)= 20.24

24" HDPE

EDGE OF ROAD

APPROX 7.5'

PROP. 36 L.F.
24" H.D.P.E. STM SEW @ 0.18%
FL. EL.(POND)=20.24
FL. EL.(SMH-2)=20.30

PROP. 24 L.F. 24" RCP STM SEW
W/4 LF 12" RESTRICTOR @ 0.18%
FL. EL.(SMH-2)=20.20
FL. EL.(DITCH)=20.24

DETENTION CALCULATIONS

PREDEVELOPMENT FLOW RATE CALCULATION (100-YEAR STORM)
Q100 =CIA x 1.00 PK
A = 19.84 ACRES
= 0.30
TC = 15 MIN
+ 200 LF GRASS @ 0.5 FPS
+ 2010 LF DITCH @ 1.5 FPS
= 44 MIN
I100 = 5.366 IN/HR
Q100 = 19.84 X 5.366 X 0.3 X1.0 = 31.94 CPS
MAX ALLOWABLE PER ADD DRAINAGE STUDY 0.74 X 19.84 = 14.7 CFS

PROPOSED CONDITION 100-YEAR STORM
Q=CIA X 1.25 PK
A = 19.84 ACRES
C = 0.65
TC = 15 MIN + 180 CF GRASS @ 0.5 + 145 LF GUT @ 2.0 FPS
+ 1775 LF SEW @ 2.0
= 32.07 MIN
I100 = 6.309 IN/HR
Q100 = 0.65 X 6.309 X 19.84 X 1.25 = 101.71 CFS

DETENTION REQUIRED = 506,777 CF = 11.634 AC-FT

POND INFORMATION

TOP BANK ELEVATION= 26.0'
ELEVATION TOP (WSEL= 25.0')= 131,900 SF
ELEVATION STATIC WATER (EL=20.3')= 89,500 SF
ELEVATION TOE (EL=15.3')= 66,400 SF
AVERAGE DETENTION AREA= 110,700
DETENTION DEPTH= 4.7'

DETENTION PROVIDED= 520,290 CF = 11.94 AC-FT

☒ TRAPEZOIDAL WEIR FORMULA

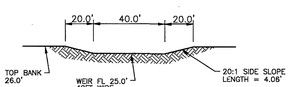
$$Q = 3.247 L h^{1.48} - \frac{0.566 L^{1.9}}{1 + 2L^{1.48}} h^{1.9} + 0.609 h^{2.5}$$

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

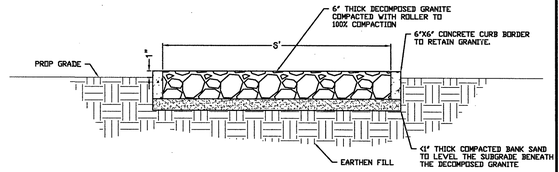
L=	40	FT
H=	1	FT
Q=	130.08	CFS

EXCEEDS PROP 100 YEAR STORM EVENT = 101.7 CFS

① PROP. 40' WIDE GRASSED OVERSPILL WIER FOR EXTREME RAINFALL EVENT.



GRASS WIER DETAIL
(SECTION VIEW)
N.T.S.



GRANITE TRAIL DETAIL



LEGEND:

- AQUATIC HABITAT
- COASTAL GRASSLAND HABITAT
- BUTTERFLY GARDEN
- MULCH
- FLOWERING TREE 3" DIAMETER
- CRUSHED GRANITE WALKING PATH, 6' WIDE
- NATURAL STONE SEATING

LANDSCAPING NOT IN CONTRACT

LANDSCAPE PLAN DESIGNED AND PROVIDED BY OTHERS.

CLAY LINER WILL BE INSTALLED AT THE RECOMMENDATION OF THE GEOTECHNICAL REPORT. LEAN CLAYS LOCATED WITHIN THE 0-6 FT DEPTH STRATUM OF THE PROPOSED POND AREA CAN BE USED AS LINER MATERIAL.

NO.	DATE	DESCRIPTION	APPROVED
2	1/22/21	MOVED OUTFALL	
1	11.17.20	ADDENDUM 2	

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

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

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED
PROFESSIONAL ENGINEER

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

Date: 1/22/21

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

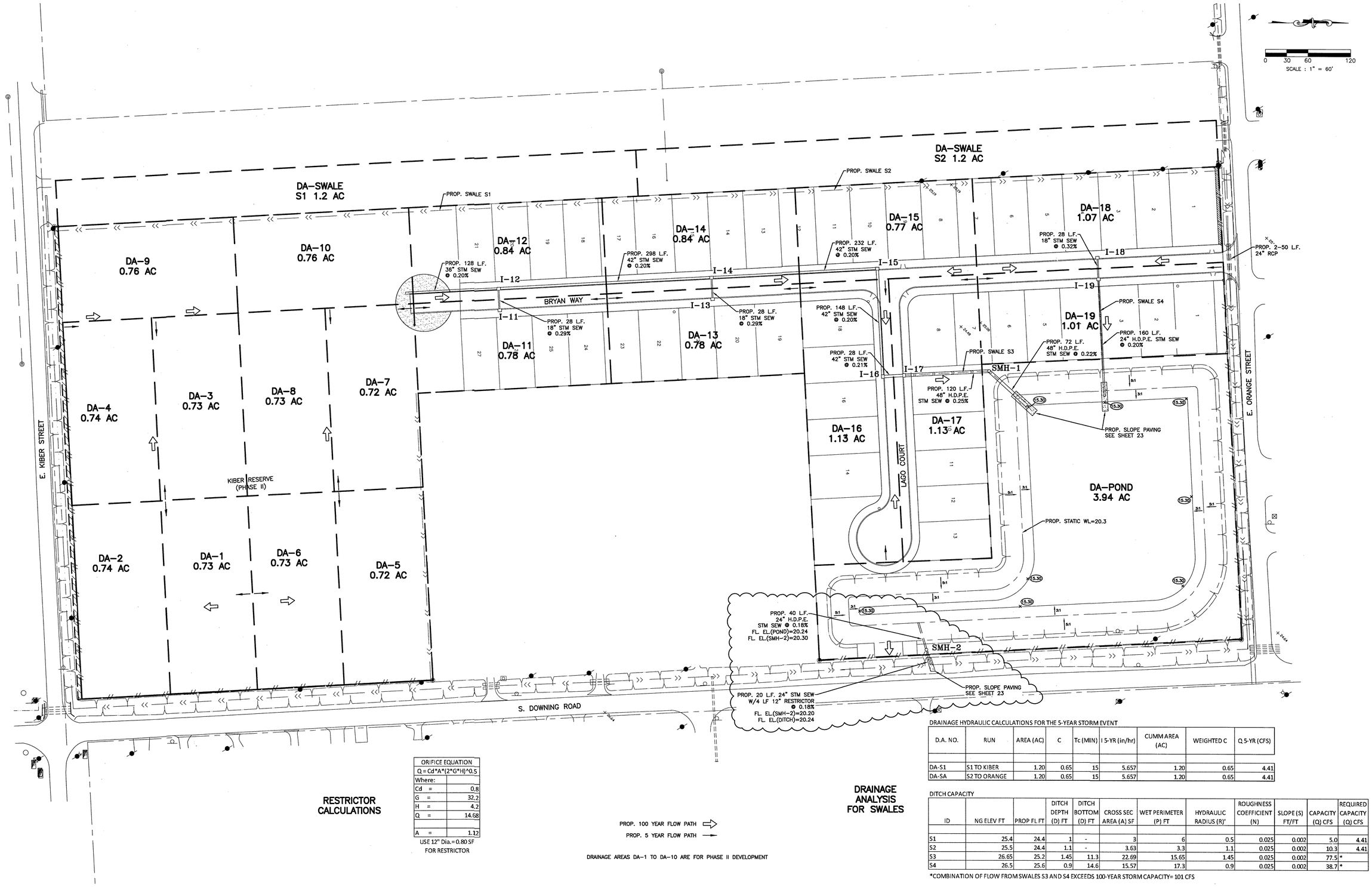
PLAN: 1" = 30'
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

DETENTION POND DESIGN, CROSS SECTIONS AND LANDSCAPE PLAN

PROJECT NO. 13499

13499 SHEET SET.dwg



RESTRICTOR CALCULATIONS

ORIFICE EQUATION	
Q = Cd*A*(2*G*H)^0.5	
Where:	
Cd =	0.8
G =	32.2
H =	4.2
Q =	14.68
A =	1.12

USE 12" Dia.= 0.80 SF FOR RESTRICTOR

PROP. 100 YEAR FLOW PATH ⇨

PROP. 5 YEAR FLOW PATH →

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

DRAINAGE ANALYSIS FOR SWALES

DRAINAGE HYDRAULIC CALCULATIONS FOR THE 5-YEAR STORM EVENT

D.A. NO.	RUN	AREA (AC)	C	Tc (MIN)	I 5-YR (in/hr)	CUMM AREA (AC)	WEIGHTED C	Q 5-YR (CFS)
DA-S1	S1 TO KIBER	1.20	0.65	15	5.657	1.20	0.65	4.41
DA-SA	S2 TO ORANGE	1.20	0.65	15	5.657	1.20	0.65	4.41

DITCH CAPACITY

ID	NG ELEV FT	PROP FL FT	DITCH DEPTH (D) FT	DITCH BOTTOM (D) FT	CROSS SEC AREA (A) SF	WET PERIMETER (P) FT	HYDRAULIC RADIUS (R)'	ROUGHNESS COEFFICIENT (N)	SLOPE (S) FT/FT	CAPACITY (Q) CFS	REQUIRED CAPACITY (Q) CFS
S1	25.4	24.4	1	-	3	6	0.5	0.025	0.002	5.0	4.41
S2	25.5	24.4	1.1	-	3.63	3.3	1.1	0.025	0.002	10.3	4.41
S3	26.65	25.2	1.45	11.3	22.69	15.65	1.45	0.025	0.002	77.5	*
S4	26.5	25.6	0.9	14.6	15.57	17.3	0.9	0.025	0.002	38.7	*

*COMBINATION OF FLOW FROM SWALES S3 AND S4 EXCEEDS 100-YEAR STORM CAPACITY= 101 CFS

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

REVISIONS

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

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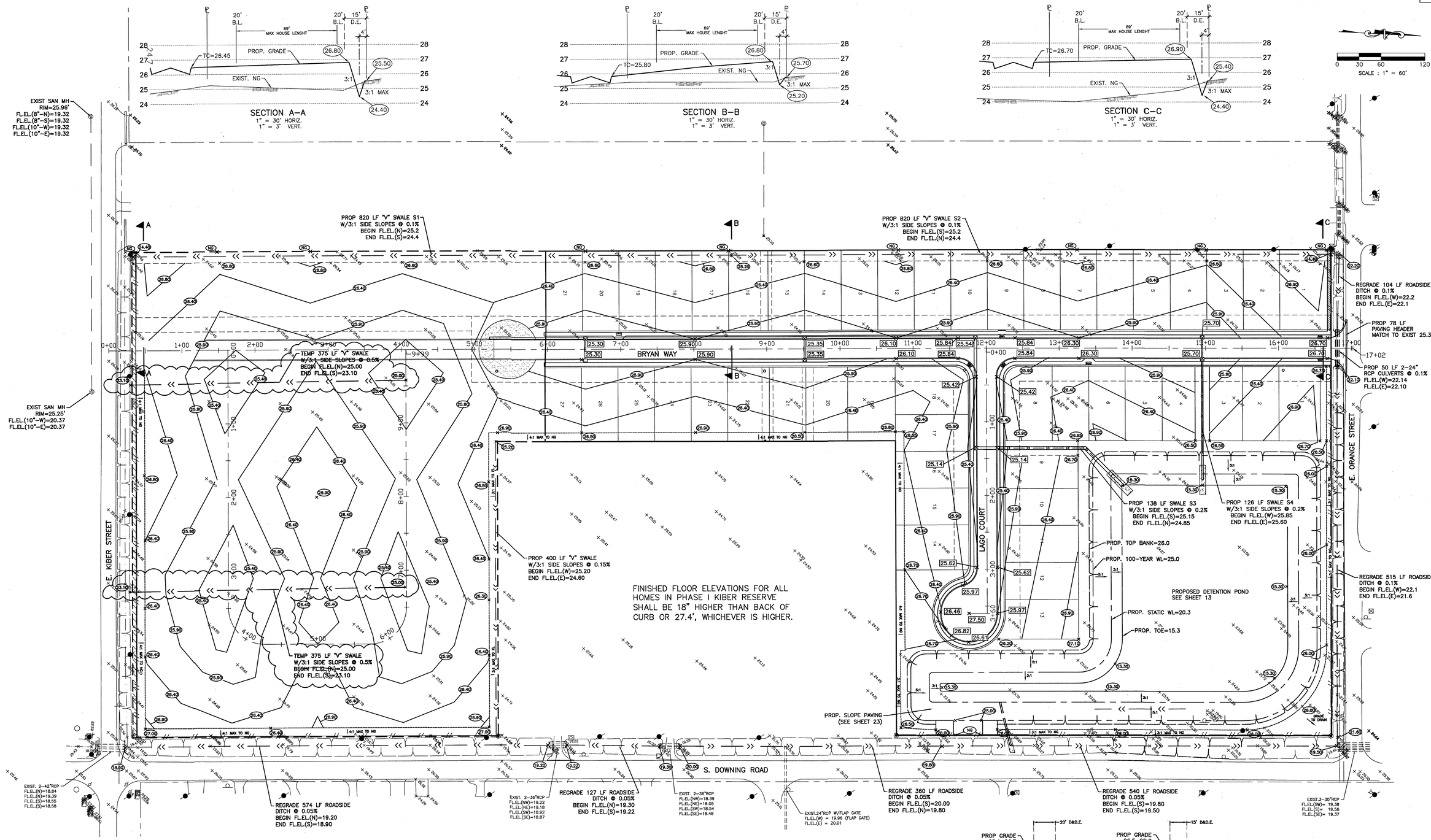
PLAN: 1" = 60'
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

DRAINAGE AREA MAP
(PHASE I & PHASE II)

PROJECT NO. 13499

13499 SHEET SET.dwg



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

REVISIONS

DESIGNED MS
DRAWN BT/BB
CHECKED
DATE

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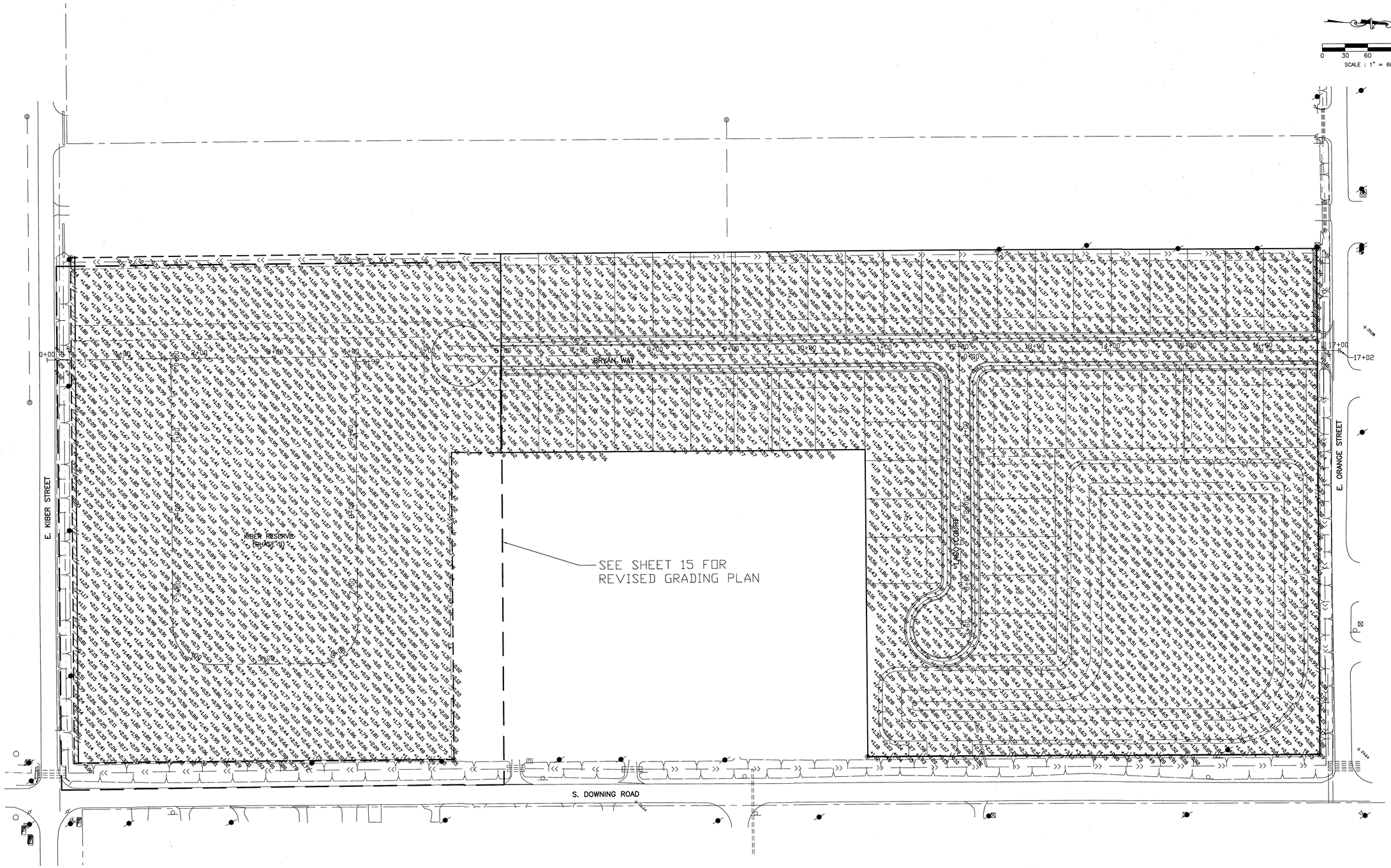
PLAN: 1" = 60'
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

GRADING PLAN

PROJECT NO. 13499

13499 SHEET SET.dwg



NOTE:
QUANTIITES WERE ESTIMATED WITH TOPOGRAPHIC DATA COLLECTED BEFORE SITE CLEARING. QUANTITIES SHALL BE REVISED AFTER LAND CLEARING FOR BETTER ESTIMATE ON FILL.

EARTHWORK QUANTITY:
CUT VOLUME: 29,732 CuYd
FILL VOLUME: 30,024 CuYd
NET FILL : 292 CuYd

NO.	DATE	DESCRIPTION	APPROVED

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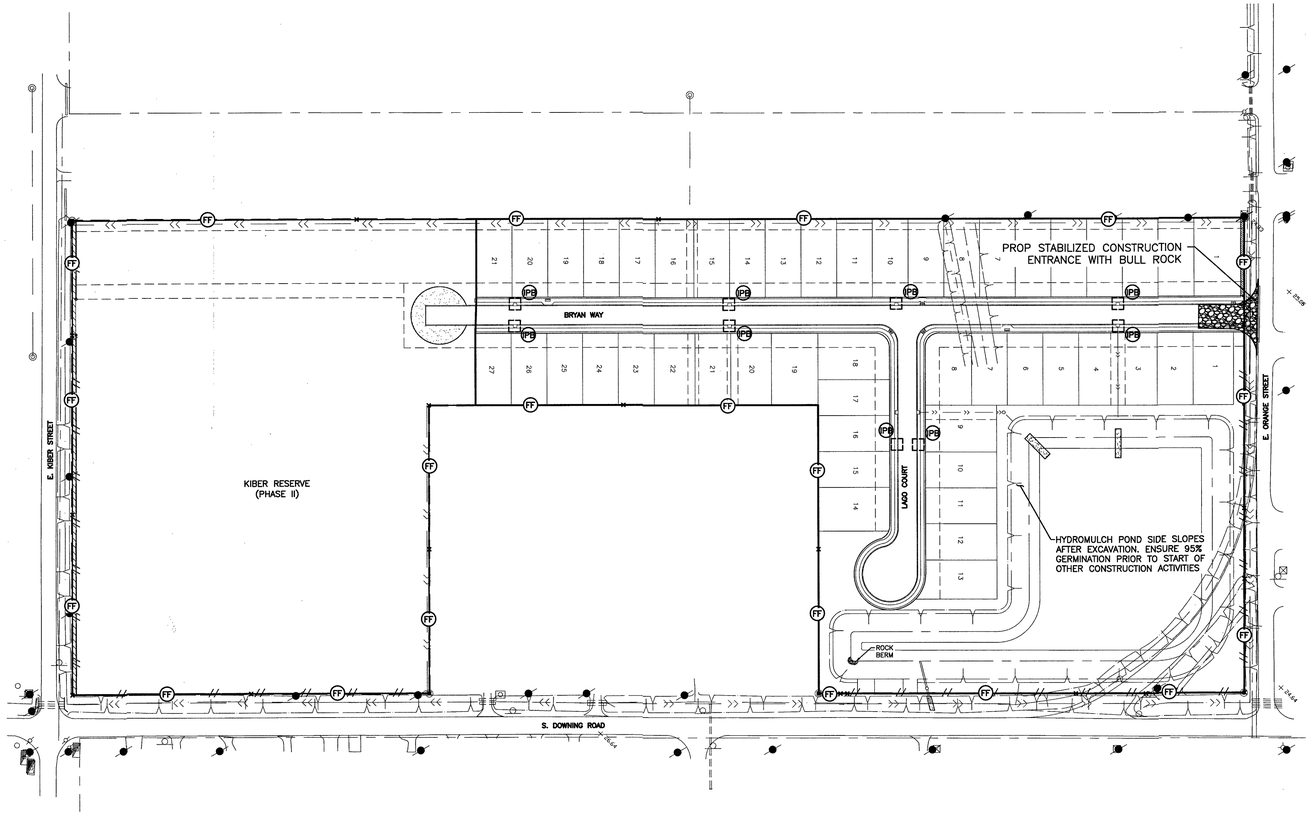
PLAN: 1" = 60'
PROFILE:
HORIZONTAL:
VERTICAL:

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ANGLETON, TEXAS 77515

CUT AND FILL PLAN

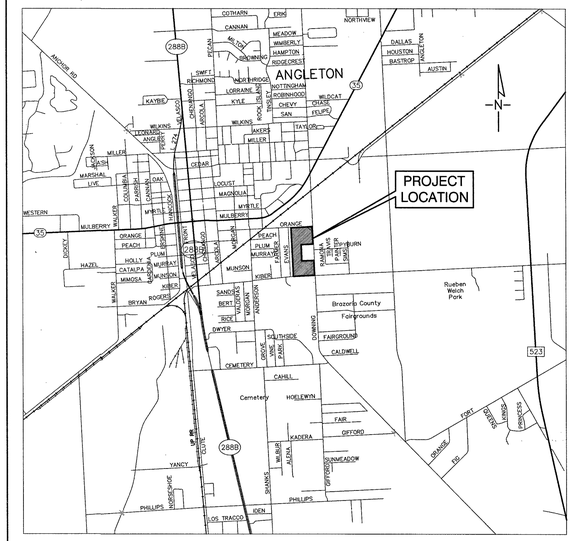
PROJECT NO. 13499

13499 SHEET SET.dwg

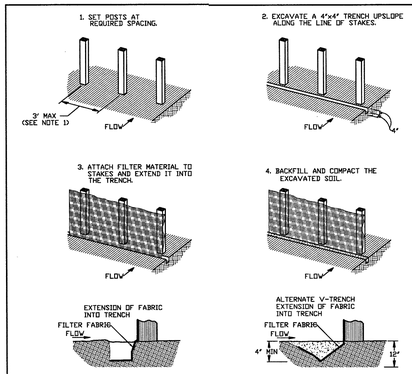


0 50 100 200
SCALE : 1" = 100'

GENERAL LOCATION MAP



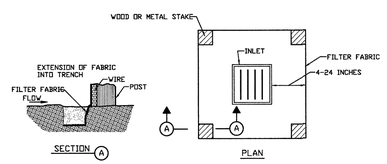
NOTE:
AS SOON AS CONCRETE CURBS ARE INSTALLED, PLACE 18" WIDE SOLID SOD OR REINFORCED FILTER FABRIC BEHIND ALL CURBS.



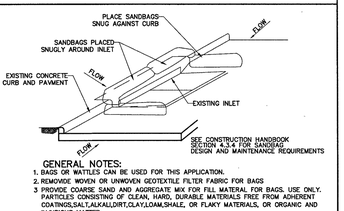
CONSTRUCTION NOTES:

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

FILTER FABRIC FENCE



SILT FENCE PROTECTION BARRIER



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

IPB
SYMBOL

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

LEGEND

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

PROJECT/SITE INFORMATION

PROJECT NAME: KIBER RESERVE (PHASE I)

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

CITY: ANGLETON STATE: TX. ZIP CODE: 77515

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

NAME OF RECEIVING WATERS: GULF OF MEXICO

12/01/2021 — MONTH/DAY/YEAR — ESTIMATED CONSTRUCTION START DATE

06/01/2021 — MONTH/DAY/YEAR — ESTIMATED COMPLETION DATE

ESTIMATE OF AREA TO BE DISTURBED: 19.84 ACRES

ESTIMATE OF LIKELYHOOD OF DISCHARGE:

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

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

☐ YES ☒ NO

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

(a) ☒ (b) ☐ (c) ☐ (d) ☐

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
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DATE

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STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

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Date: 11/22/21

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

PLAN: 1" = 100'
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

SWPPP LAYOUT
(PHASE I & PHASE II)

PROJECT NO. 13499

17

SWPPP SHEET SET.dwg

1. SITE DESCRIPTION

A. NATURE OF THE CONSTRUCTION ACTIVITY:
KIBER RESERVE (PHASE I) SUBDIVISION ANGLETON, BRAZORIA COUNTY, TEXAS. BEING 11.88 ACRE DEVELOPED AREA WHICH WILL BE A RESIDENTIAL SUBDIVISION OF 48 LOTS (50' 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 GUTTERS AND TO THE CONSTRUCTED STORM SEWER SYSTEM. TRUCKS WILL BE USED TO DELIVER MATERIAL TO THE PROJECT INCLUDING LIME, CONCRETE, UTILITY AND STORM SEWER MATERIALS AND OTHER CONSTRUCTION MATERIALS. TRUCKS WILL ALSO BE USED TO HAUL CONSTRUCTION DEBRIS AWAY FROM THE SITE. THESE TRUCKS WILL BE ROUTED ALONG ORANGE STREET FOR INGRESS AND EGRESS. RUTTING DURING WET WEATHER WILL PROVIDE POTENTIAL FOR TRACKING MUD ALONG THE ROUTE.

C. TOTAL PROJECT AREA: 19.84 ACRES

D. TOTAL AREA TO BE DISTURBED: 19.84 ACRES

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

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

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

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

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

NONE

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

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

NONE

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

NONE

2. CONTROLS

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

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

1. INSTALL SILT FENCE AROUND THE PERIMETER OF THE AREA TO BE DISTURBED. THE ORDER OF ACTIVITIES WILL BEGIN WITH THE COMPLETE STRIPPING OF ALL AREAS TO RECEIVE FILL MATERIAL. REMOVED VEGETATION TO BE STOCKPILED ADJACENT TO THE WORK TO BE SPREAD AFTER LOT GRADING IS COMPLETE.
2. DEMOLISED THE MERGE LANE FROM ORANGE STREET TO DOWNING STREET. REGRADE THE ROADSIDE DITCH EAST OF DOWLING STREET AND SOUTH OF ORANGE STREET. 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, PLACE 18" WIDE SOLID SOD OR REINFORCED FILTER FABRIC BEHIND ALL CURBS.
5. THE NORTH SWALE AND THE DETENTION POND SHALL BE SEEDED AND FERTILIZED UPON COMPLETION OF THE EXCAVATION. 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				
VEGETATIVE BUFFER STRIPS				
PRESERVATION OF NATURAL RESOURCES				
OTHER:				

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

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

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

C. OTHER CONTROLS

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

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

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

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

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

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

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

3. MAINTENANCE

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

4. INSPECTION

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

5. NON-STORMWATER DISCHARGES

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

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

REVISIONS

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STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

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

Date: 1/22/21

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

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

SWPPP NARRATIVE

PROJECT NO. 13499

(1)

Hydrological and Hydraulic Impacts
Kiber Tract Subdivision

Job # 13651

Brazoria County, Texas

A = 19.84 Acre Development

Pre Development:

C = 0.10895
TC = 44.0 Minutes, I = 5.366
Q = 100 Year Storm = 14.68 cfs
Q-Allowable is 0.74 cfs / ac. = 14.68 cfs

Post Development

C = 0.65
T/C = 32.07 Minutes, I= 6.309
Q = 100 Year Storm = 101.71 cfs

Required Detention:

11.634 acre - feet (506,777 c.f.)

Miguel Sauceda, P.E. Feb 21, 2020

EXISITNG CONDITIONS

Bra. Co. Master Drg. Study allows only 0.74 cfs/acre in this area (Bastrop Bayou drainage area BB 18)

TC = 15 Minutes + 200 LF overland at 0.50 fps + 2010 LF ditch @ 1.5 fps = 44.0 Minutes

PROPOSED CONDITIONS

TC = 15 Minutes + 180 LF overland @ 0.5 FPS + 145 LF gutter @ 2.0 FPS + 1775 LF sewer @ 3.0 FPS
= 32.07

C = 0.65 per Brazoria Drainage Criteria Manual for lots under 1/8 acre

(2)

Drainage Analysis

Job # 13499 - Kiber Tract Subdivision

Rainfall intensity calculations for Brazoria County

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

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

$i := 1..6$

$b_i :=$

71.0
70.1
96.6
89.2
86.5
120.2

$e_i :=$

0.774
0.752
0.770
0.736
0.709
0.741

$d_i :=$

8.4
7.7
17.2
10.4
10.0
21.3

$T_0 := 44.0$ ENTER PREDEVELOPMENT TIME OF CONCENTRATION

$I_i := \frac{b_i}{(d_i + T_0)^{e_i}}$ $I_6 = 5.433$ Predevelopment Intensity of interest

$C := .10895$ ENTER PREDEVELOPMENT C VALUE

$A := 19.84$ ENTER AREA

(3)

$C_f := 1.25$

$Q := C \cdot C_f \cdot I_6 \cdot A$ Must Insert correct subscript for I to obtain the relevant Q

$Q = 14.68$

$V := (C) \cdot A \cdot 43560 \cdot 1.08$ For these calculations, total volume storage is assumed to equal (C)*A with A converted to square feet multiplied by 13" (1.08')

$V = 1.017 \times 10^5$

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

$T := \frac{V}{1.39 \cdot Q}$ $T = 4.983 \times 10^3$ T = Time to peak, presented as a function of volume and peak flow and therefore indirectly related to time of concentration

$t := 0, 1000 .. 84000$

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

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

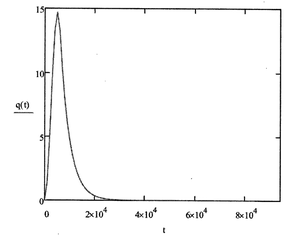
$q(t) := if(t \le 1.25 \cdot T, f(t), g(t))$

$Volume_{pre} := \int_0^{86400} q(t)\, dt$

$Volume_{pre} = 1.021 \times 10^5$

(4)

Predevelopment hydrograph



$T_0 := 32.07$ ENTER POST DEVLOPMENT TIME OF CONCENTRATION

$I_i := \frac{b_i}{(d_i + T_0)^{e_i}}$ $I_6 = 6.309$ Post development I of interest

$C := 0.65$ ENTER POST DEVELOPMENT C FACTOR REVISE Cf AND AREA IF NECESSARY

$C_f := 1.25$

$Q := C \cdot I_6 \cdot A \cdot C_f$

$Q = 101.705$

$V := (C) \cdot A \cdot 43560 \cdot 1.08$

$V = 6.067 \times 10^5$

$T := \frac{V}{1.39 \cdot Q}$ $T = 4.292 \times 10^3$

(5)

$t := 0, 1000 .. 25000$

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

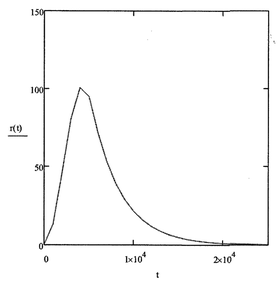
$g(t) := 4.34 \cdot Q \cdot \exp\left[-1.30 \cdot \left(\frac{t}{T}\right)\right]$

$r(t) := if(t \le 1.25 \cdot T, f(t), g(t))$

$Volume_{post} := \int_0^{86400} r(t)\, dt$

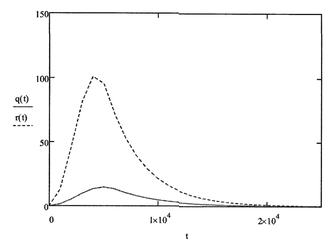
$Volume_{post} = 6.088 \times 10^5$

Post development hydrograph



(6)

Combined pre and post development hydrographs



$f(t) := ((r(t) - q(t))) \cdot 1$

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

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

ACRE -FEET

$\frac{\int_0^{86400} v(t)\, dt}{43560} = 11.634$

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

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

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
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ANGLETON, TEXAS 77515

HYDROLOGIC CALCULATIONS

PROJECT NO. 13499

10

9 SHEET SET.dwg

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

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

OUTPUT FOR DESIGN FREQUENCY of: 5 Years

Runoff Computation for Design Frequency.

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

Sag Inlets Configuration Data.

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

Sag Inlets Computation Data.

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

Cumulative Junction Discharge Computations

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

Conveyance Configuration Data

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

Conveyance Hydraulic Computations. Tailwater = 20.300 (ft)

Run#	Hydraulic Gradeline US Elev (ft)	Hydraulic Gradeline DS Elev (ft)	Fr.Slope (%)	Depth Unif. (ft)	Depth Actual (ft)	Velocity Unif. (f/s)	Velocity Actual (f/s)	Q (cfs)	Cap (cfs)	Junc Loss (ft)
1	22.37	22.35	0.079	0.75	1.50	3.34	1.67	2.95	5.96	0.000
2	22.35	22.18	0.066	1.09	2.00	3.32	1.86	5.83	10.10	0.000
3	22.19	22.17	0.079	0.77	1.50	3.21	2.95	5.62	6.000	
4	22.17	22.03	0.244	1.50	2.00	4.43	3.56	11.19	12.09	0.000
5	22.13	22.10	0.075	0.74	1.50	3.31	1.62	2.87	5.84	0.000
6	22.10	21.93	0.064	1.09	2.00	3.27	1.83	5.74	10.10	0.000
7	21.95	21.93	0.075	0.76	1.50	3.19	1.62	2.87	5.62	0.000
8	21.93	21.80	0.071	1.47	2.00	4.45	3.50	11.00	12.47	0.000
9	22.03	21.80	0.116	1.31	2.50	5.38	2.85	13.99	26.01	0.000
10	21.80	21.38	0.167	2.25	3.00	4.80	3.86	27.30	29.65	0.000
11	21.41	21.38	0.088	0.80	1.50	3.26	1.76	3.11	5.62	0.000
12	21.38	21.07	0.104	2.19	3.50	5.13	3.38	32.48	45.15	0.000
13	21.10	21.07	0.088	0.80	1.50	3.26	1.76	3.11	5.62	0.000
14	21.07	20.73	0.137	2.41	3.50	5.29	3.88	37.31	45.18	0.000
15	20.73	20.51	0.152	2.52	3.50	5.29	4.07	39.18	44.54	0.000
16	20.53	20.51	0.184	0.96	1.50	3.77	2.55	4.50	6.07	0.000
17	20.50	20.37	0.104	2.31	4.00	6.16	3.69	46.34	71.83	0.000
18	20.37	20.30	0.104	2.44	4.00	5.78	3.69	46.34	67.72	0.000
19	22.18	22.17	0.066	1.09	2.00	3.32	1.86	5.83	10.12	0.000
20	20.51	20.50	0.088	2.22	4.00	5.94	3.39	42.54	71.83	0.000

OUTPUT FOR ANALYSYS FREQUENCY of: 100 Years

Runoff Computation for Analysis Frequency.

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

Sag Inlets Configuration Data.

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

Sag Inlets Computation Data.

Inlet ID	Inlet Type	Length (ft)	Grate Perim (ft)	Grate Area (sf)	Total Q (cfs)	Inlet Capacity (cfs)	Total Head (ft)	Ponded Width Left (ft)	Ponded Width Right (ft)
A-1	Curb	5.00	n/a	n/a	4.423	6.261	0.397	10.50	10.50
A-2	Curb	5.00	n/a	n/a	4.484	6.261	0.400	10.55	10.55
A-3	Curb	5.00	n/a	n/a	4.423	6.261	0.397	10.50	10.50
A-4	Curb	5.00	n/a	n/a	4.484	6.261	0.400	10.55	10.55
A-5	Curb	5.00	n/a	n/a	4.363	6.261	0.393	10.45	10.45
A-6	Curb	5.00	n/a	n/a	4.423	6.261	0.397	10.50	10.50
A-7	Curb	5.00	n/a	n/a	4.363	6.261	0.393	10.45	10.45
A-8	Curb	5.00	n/a	n/a	4.423	6.261	0.397	10.50	10.50
A-9	Curb	5.00	n/a	n/a	4.605	6.261	0.407	10.65	10.65
A-10	Curb	5.00	n/a	n/a	4.605	6.261	0.407	10.65	10.65
A-11	Curb	5.00	n/a	n/a	4.726	6.261	0.415	10.80	10.80
A-12	Curb	5.00	n/a	n/a	5.090	6.261	0.435	11.10	11.10
A-13	Curb	5.00	n/a	n/a	4.726	6.261	0.415	10.80	10.80
A-14	Curb	5.00	n/a	n/a	5.090	6.261	0.435	11.10	11.10
A-15	Curb	5.00	n/a	n/a	4.666	6.261	0.411	10.70	10.70
A-16	Curb	5.00	n/a	n/a	6.847	6.718	0.510	12.40	12.40
A-17	Curb	5.00	n/a	n/a	6.847	6.718	0.510	12.40	12.40

Cumulative Junction Discharge Computations

Node I.D.	Node Type	Weighted C-Value	Cumulat. Dr.Area (acres)	Cumulat. Tc (min)	Intens. (in/hr)	User Supply Q cfs)	Additional Q in Node (cfs)	Total Disch. (cfs)
A-1	Curb	0.600	1.47	15.13	10.06	0.000	0.00	8.873
A-2	Curb	0.600	0.74	15.00	10.10	0.000	0.00	4.484
A-3	Curb	0.600	2.94	16.33	9.71	0.000	0.00	17.123
A-4	Curb	0.600	0.74	15.00	10.10	0.000	0.00	4.484
A-5	Curb	0.600	0.72	15.00	10.10	0.000	0.00	4.363
A-6	Curb	0.600	1.45	15.19	10.04	0.000	0.00	8.735
A-7	Curb	0.600	0.72	15.00	10.10	0.000	0.00	4.363
A-8	Curb	0.600	2.90	16.42	9.68	0.000	0.00	16.849
A-9	Curb	0.600	3.70	16.51	9.66	0.000	0.00	21.444
A-10	Curb	0.600	7.36	17.08	9.50	0.000	0.00	41.972
A-11	Curb	0.600	0.78	15.00	10.10	0.000	0.00	4.726
A-12	Curb	0.600	8.98	17.77	9.32	0.000	0.00	50.236
A-13	Curb	0.600	0.78	15.00	10.10	0.000	0.00	4.726
A-14	Curb	0.600	10.60	18.72	9.09	0.000	0.00	57.811
A-15	Curb	0.600	11.37	19.41	8.93	0.000	0.00	60.915
A-16	Curb	0.600	1.13	15.00	10.10	0.000	0.00	6.847
A-17	Curb	0.600	13.63	19.83	8.83	0.000	0.00	72.248
MH-1	CircMh	0.600	13.63	19.83	8.83	0.000	0.00	72.248
MH-3	CircMh	0.600	1.47	15.13	10.06	0.000	0.00	8.873
MH-4	CircMh	0.600	12.50	19.80	8.84	0.000	0.00	66.309
OUT	Outlt	0.600	13.63	19.83	8.83	0.000	0.00	72.248

Conveyance Configuration Data

Run#	Node I.D. US	Node I.D. DS	Flowline Elev. US (ft)	Flowline Elev. DS (ft)	Shape #	Span (ft)	Rise (ft)	Length (ft)	Slope (%)	n_value
1	A-2	A-1	19.21	19.12	Circ 1	0.00	1.50	28.00	0.32	0.013
2	A-1	MH-3	19.12	18.61	Circ 1	0.00	2.00	256.00	0.20	0.013
3	A-4	A-3	18.67	18.59	Circ 1	0.00	1.50	28.00	0.29	0.013
4	A-3	A-9	18.59	18.43	Circ 1	0.00	2.00	56.00	0.29	0.013
5	A-5	A-6	18.44	18.31	Circ 1	0.00	1.50	42.00	0.31	0.013
6	A-6	A-8	18.31	17.78	Circ 1	0.00	2.00	266.00	0.20	0.013
7	A-7	A-8	17.86	17.78	Circ 1	0.00	2.00	28.00	0.29	0.013
8	A-8	A-10	17.78	17.61	Circ 1	0.00	2.00	56.00	0.30	0.013
9	A-9	A-10	18.43	17.61	Circ 1	0.00	2.50	204.00	0.40	0.013
10	A-10	A-12	17.61	17.12	Circ 1	0.00	3.00	248.00	0.20	0.013
11	A-11	A-12	17.20	17.12	Circ 1	0.00	1.50	28.00	0.29	0.013
12	A-12	A-14	17.12	16.52	Circ 1	0.00	3.50	298.00	0.20	0.013
13	A-13	A-14	16.60	16.52	Circ 1	0.00	1.50	28.00	0.29	0.013
14	A-14	A-15	16.52	16.02	Circ 1	0.00	3.50	248.00	0.20	0.013
15	A-15	MH-4	16.02	15.73	Circ 1	0.00	3.50	148.00	0.20	0.013
16	A-16	MH-4	15.77	15.73	Circ 1	0.00	1.50	12.00	0.33	0.013
17	A-17	MH-1	15.70	15.40	Circ 1	0.00	4.00	120.00	0.25	0.013
18	MH-1	OUT	15.46	15.30	Circ 1	0.00	4.00	72.00	0.22	0.013
19	MH-3	A-3	18.61	18.59	Circ 1	0.00	2.00	10.00	0.20	0.013
20	MH-4	A-17	15.73	15.70	Circ 1	0.00	4.00	12.00	0.25	0.013

Conveyance Hydraulic Computations. Tailwater = 20.300 (ft)

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

END

NORMAL TERMINATION OF WINSTORM.

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

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

OUTPUT FOR DESIGN FREQUENCY of: 5 Years

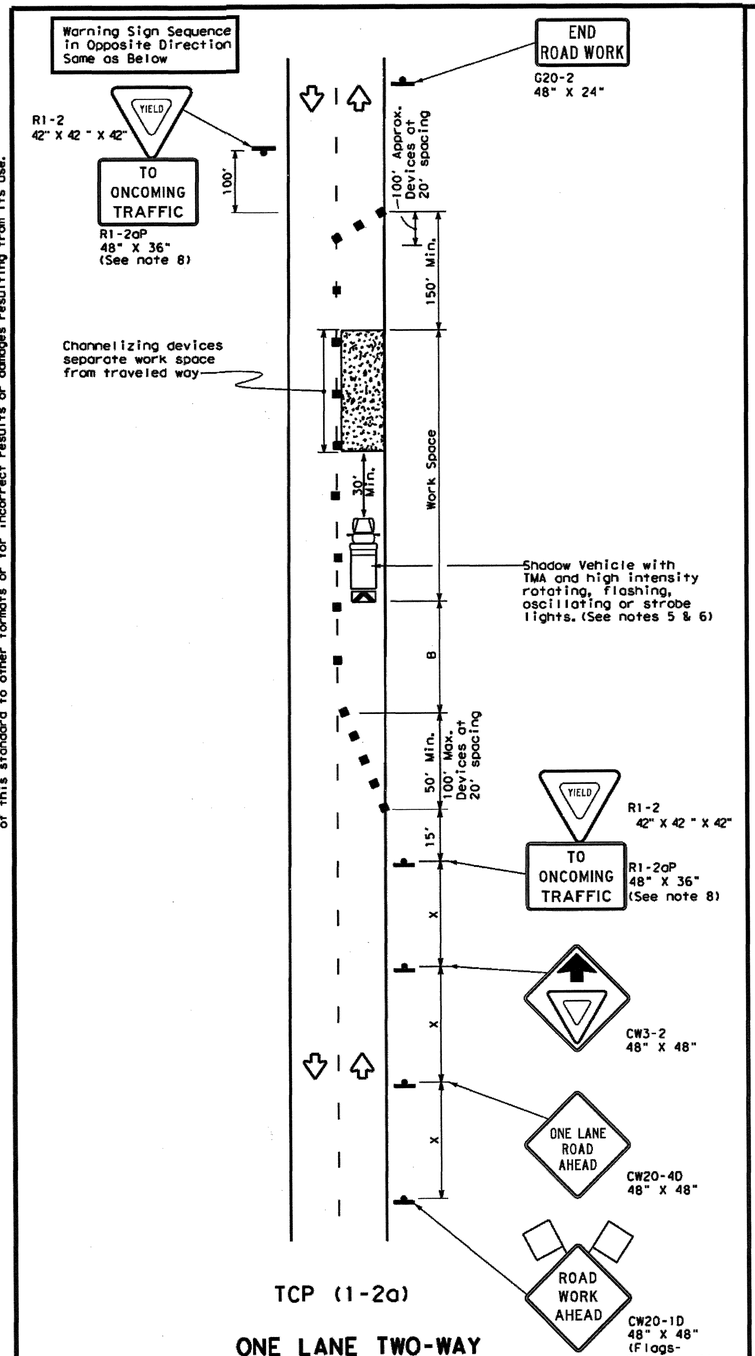
Runoff Computation for Design Frequency.

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

Sag Inlets Configuration Data.

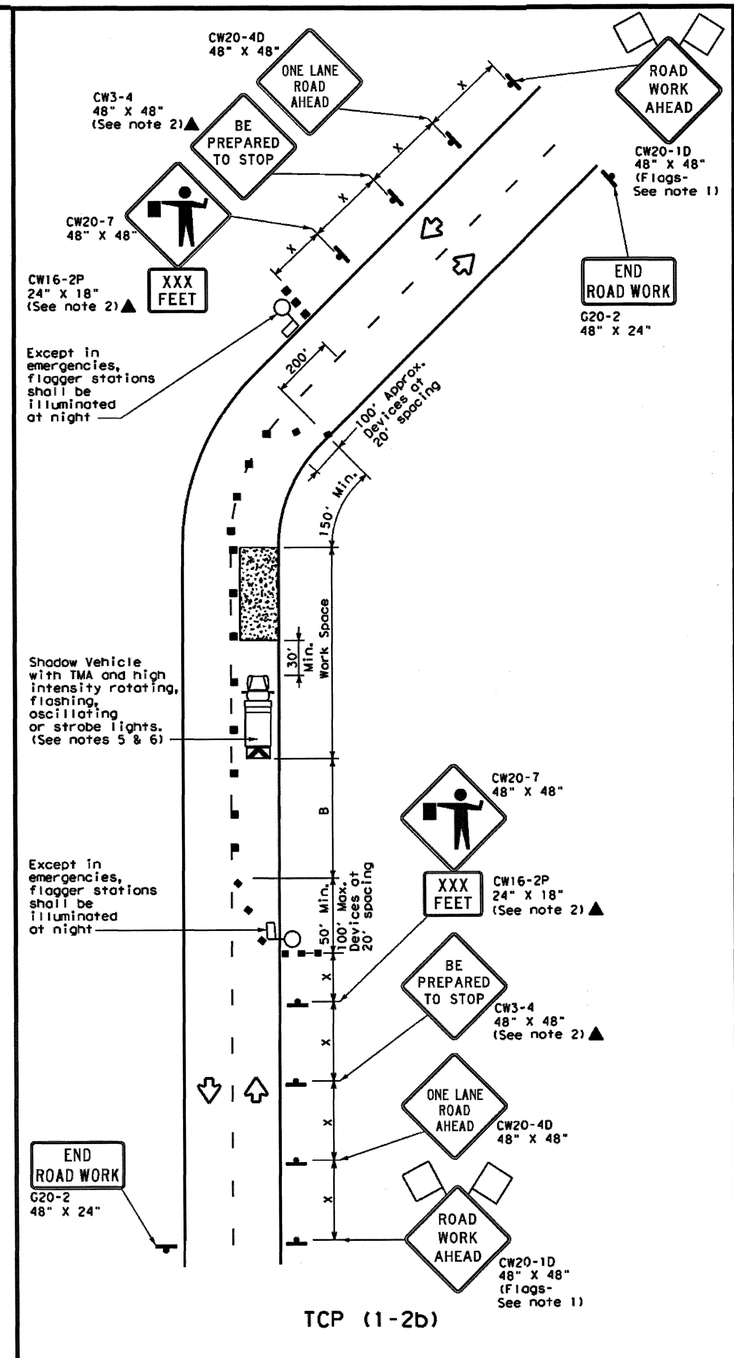
Inlet ID	Inlet Type	Length/ Perim. (ft)	Grate Area (sf)	Left-Slope Long (%)	Left-Slope Trans (%)	Right-Slope Long (%)	Right-Slope Trans (%)	Gutter n	Gutter DepRw (ft)	Depth Allowed (ft)	Critic Elev. (ft)
A-18	Curb	5.00	n/a	0.50	2.00	0.50	2.00	0.014	1.50	0.50	26.00
A-19	Cur

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.



TCP (1-2a)

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



TCP (1-2b)

ONE LANE TWO-WAY CONTROL WITH FLAGGERS

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

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

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

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

GENERAL NOTES

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

TCP (1-2a)

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

TCP (1-2b)

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

Texas Department of Transportation

Traffic Operations Division Standard

TRAFFIC CONTROL PLAN ONE-LANE TWO-WAY TRAFFIC CONTROL

TCP(1-2)-18

FILE: tcp1-2-18.dgn	DN:	CK:	DW:	CK:
©TxDOT December 1985	CONT	SECT	JOB	HIGHWAY
REVISIONS 4-90 4-98 2-94 2-12 1-97 2-18	DIST	COUNTY		SHEET NO.

152

DATE:
FILE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

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

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E. 121992
Date: 1/22/21

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

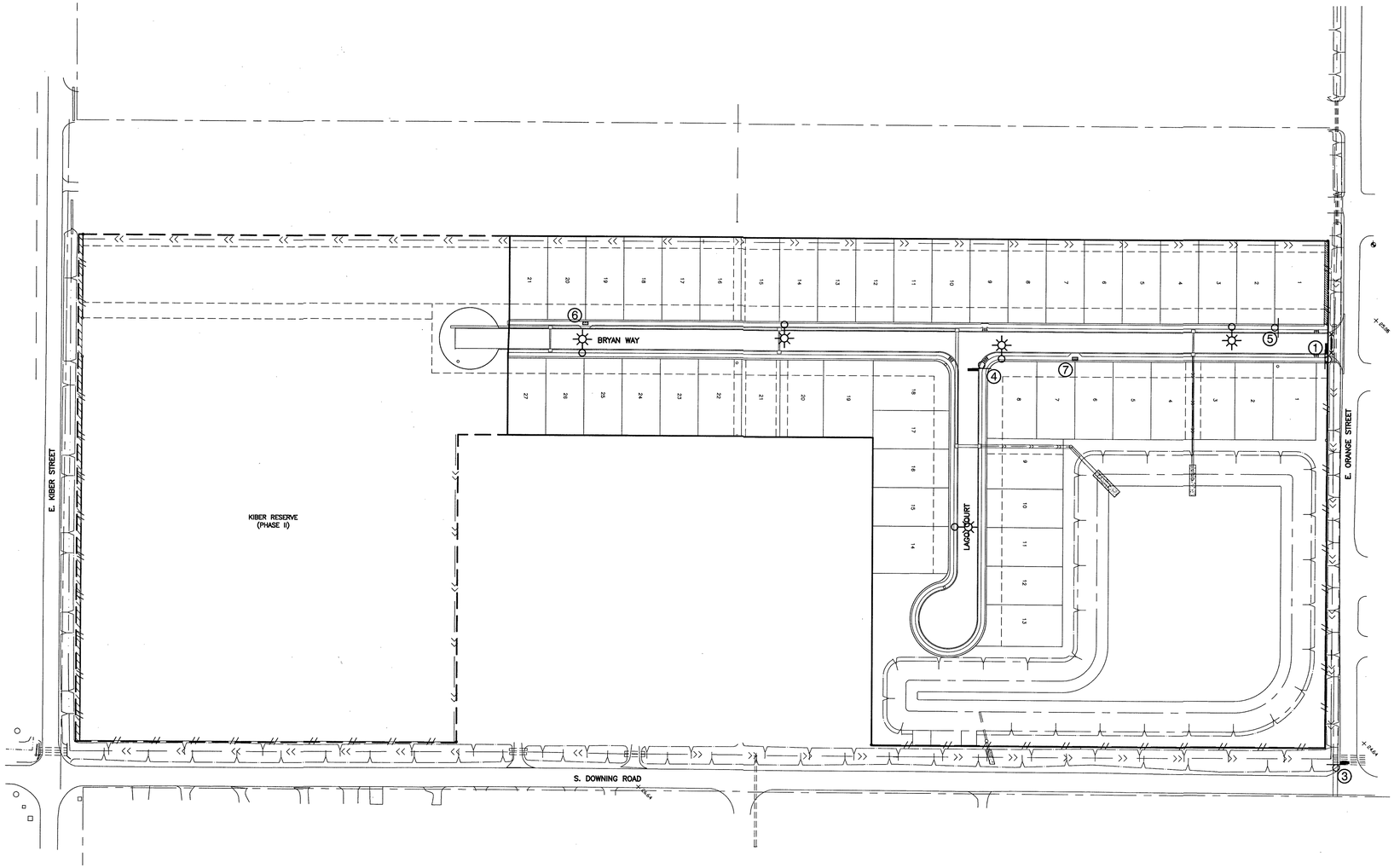
PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

TRAFFIC CONTROL PLAN
TCP (1-2) -18

PROJECT NO. 13499

I:\Projects\2019\19499 SHEET SET.dwg



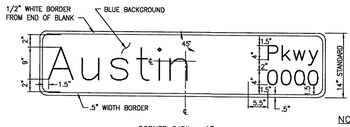
0 40 80 160

SCALE : 1" = 80'

GENERAL CONSTRUCTION NOTES:

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

SL-ST-68

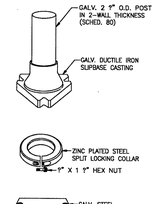


DETAIL OF SIGN FOR MAST ARM TRAFFIC SIGNAL POLES

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

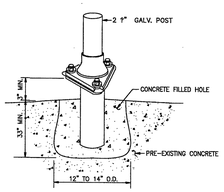
SL-ST-67

SL-ST-68



POZ-LOCK SLIPBASE SYSTEM
NTS

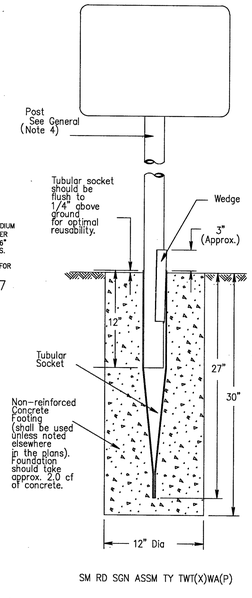
SL-ST-64



CONCRETE SIGN PEDESTAL SL-ST-65
NTS

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

Wedge Anchor System



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

SL-ST-62



TYPE III BARRICADE

- STREET AREA LIGHTING (5 LOCATIONS)
- STREET SIGNS
- STOP BAR
- (1) STREET NAMES W/ STOP SIGN - FACING BRYAN WAY W/ STOP BAR
- (3) STREET NAMES W/ STOP SIGN - FACING ORANGE STREET W/ STOP BAR
- (4) STREET NAMES W/ STOP SIGN - FACING LAGO COURT W/ STOP BAR
- (5) SPEED LIMIT SIGN 30 MPH
- (6) 2 CBU (2-TYPE III 16 SLOT) ON 7'X4'X8" SLAB
- (7) 2 CBU (2-TYPE III 16 SLOT) ON 7'X4'X8" SLAB
- TYPE III BARRICADE

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

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-6689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

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

Date: 1/22/21

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

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

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

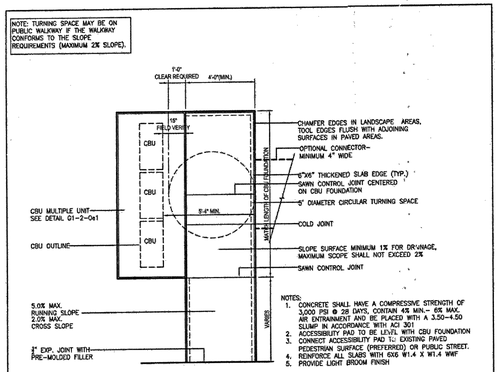
PAVEMENT MARKINGS, MAIL BOXES STREET SIGNS AND ROADWAY LIGHTING LAYOUT

PROJECT NO. 13499

SHEET SET.dwg

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.



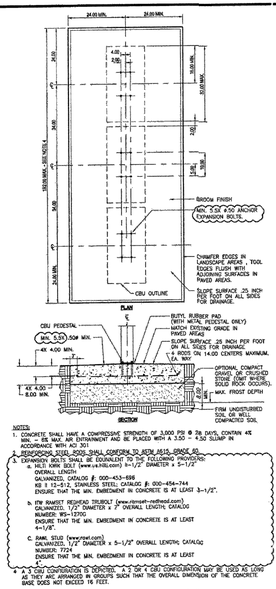
Paved Pedestrian Surface (if available) or Public Street

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

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NOTES TO A/E:



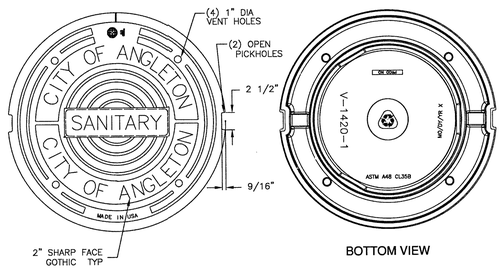
NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS, CONTAIN 4% MIN. — 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50 - 4.50 SLUMP IN ACCORDANCE WITH ACI 301
2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
3. EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PRODUCTS:
   a. HILTI KWIK BOLT (www.us.hilti.com) 8=1/2" DIAMETER x 5-1/2" OVERALL LENGTH
      GALVANIZED, CATALOG #: 000-453-688
      KB II 12-512, STAINLESS STEEL, CATALOG #: 000-454-744
      ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2".
   b. ITW RAMSET REDHEAD TRUBOLT (www.ramset-redhead.com)
      GALVANIZED, 1/2" DIAMETER x 7" OVERALL LENGTH, CATALOG NUMBER: WH-12700
      ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4=1/8".
   c. RAWL STUD (www.rawl.com)
      GALVANIZED, 1/2" DIAMETER x 5-1/2" OVERALL LENGTH, CATALOG NUMBER: 7724
      ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST
4. A 2 CBU CONFIGURATION IS SHOWN. A 2 OR 4 CBU CONFIGURATION MAY BE USED AS LONG AS THEY ARE ARRANGED 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
	G1	-	2	-	0 e1
CAD File: ./uspsv/library/details/G1-2-0e1 Scale: 1/2" = 1'-0"	USPS SDL Issued: 10/1/2016				
	Last Revised: 10/27/2016				

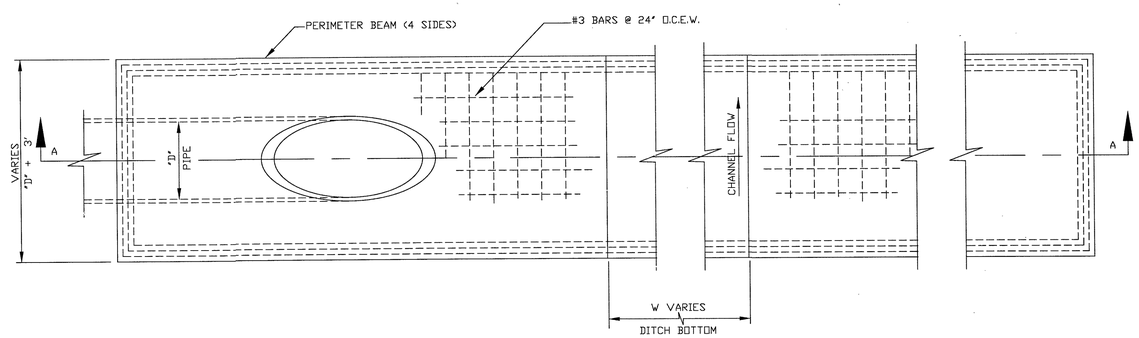
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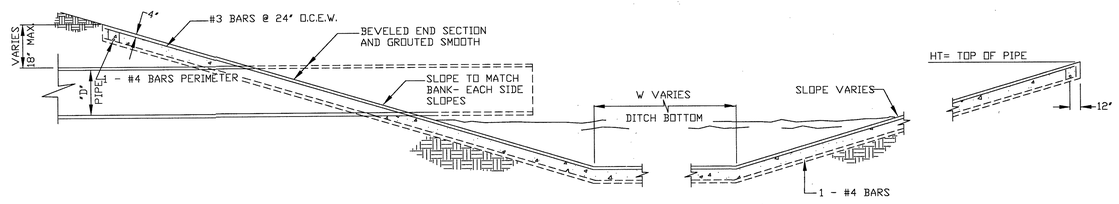
V1420-1 Cover



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.



PLAN VIEW



W= WIDTH PER PLAN
D= PIPE DIAMETER PER PLAN
S= SLOPE PER PLAN/FIELD

SECTION "A-A"

TYPICAL DRAINAGE OUTFALL CHANNEL

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

REVISIONS

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DATE

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REG. NO. F-825

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

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

Date: 1/22/21

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

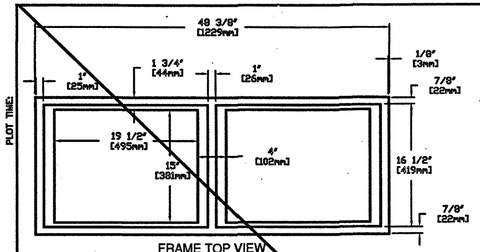
PLAN: 1" = 60'
PROFILE:
HORIZONTAL:
VERTICAL:

KIBER RESERVE (PHASE I)
A 11.88 AC, 48-LOT SUBDIVISION
ANGLETON, TEXAS 77515

MISCELLANEOUS DETAILS

PROJECT NO. 13499

PLOT TIME:

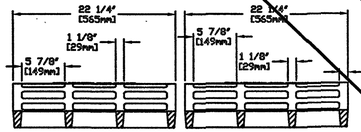


FRAME TOP VIEW

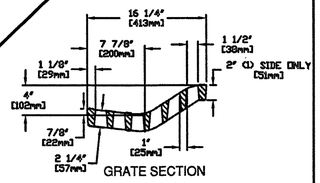
GRATE COVER IS EJIW OR APPROVED EQUAL.



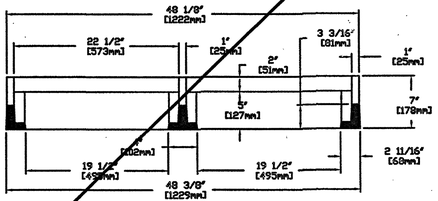
GRATE TOP VIEW



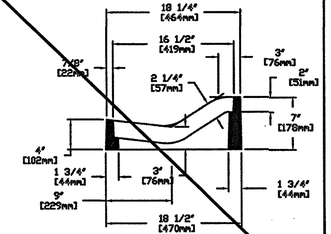
GRATE SECTION GRATE SECTION



GRATE SECTION



FRAME SECTION

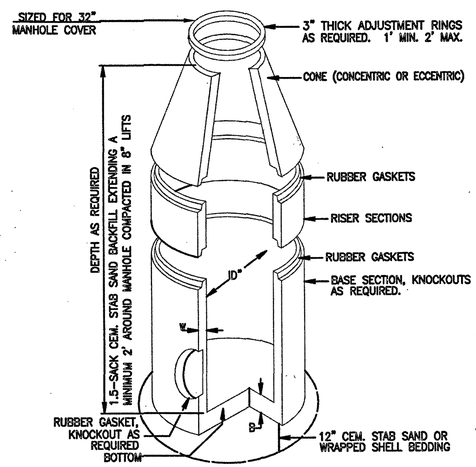


FRAME SECTION

CATCH BASIN ASSEMBLY

N.T.S.

SL-DR-03



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

NOTES

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

SPECIFICATIONS:

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

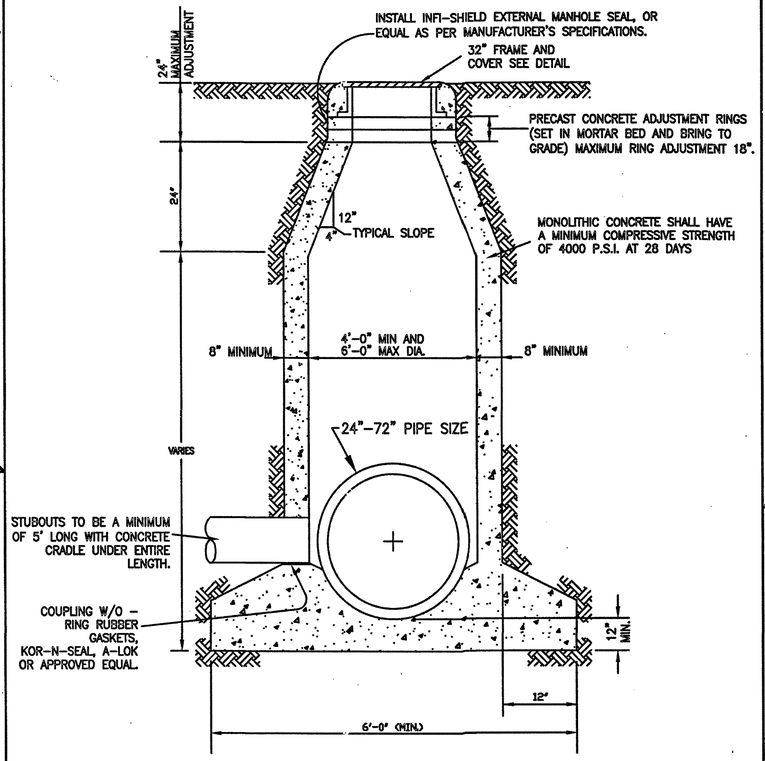
REINFORCEMENT: STRUCTURAL REINFORCEMENT CONFORMING TO ASTM-C-478.

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

PRECAST CONCRETE MANHOLE

N.T.S.

SL-DR-02



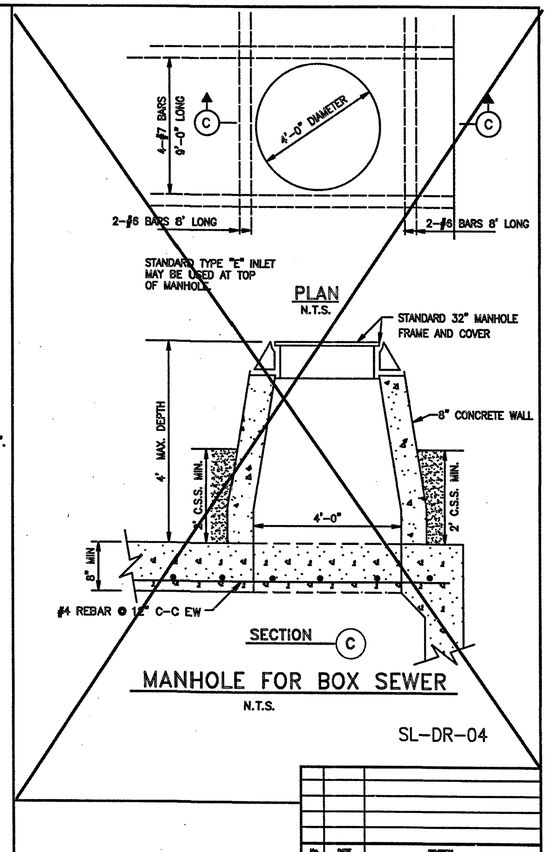
TYPE "C" CAST-IN-PLACE MANHOLE

N.T.S.

NOTES:

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

SL-DR-01



STANDARD TYPE "E" INLET MAY BE USED AT TOP OF MANHOLE.

PLAN

N.T.S.

SECTION C

MANHOLE FOR BOX SEWER

N.T.S.

SL-DR-04

GENERAL CONSTRUCTION NOTES:

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

REFER TO:

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

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

STORM SEWER MANHOLE CONSTRUCTION DETAILS

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

SL-03

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

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REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

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

Date: 3/16/20

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

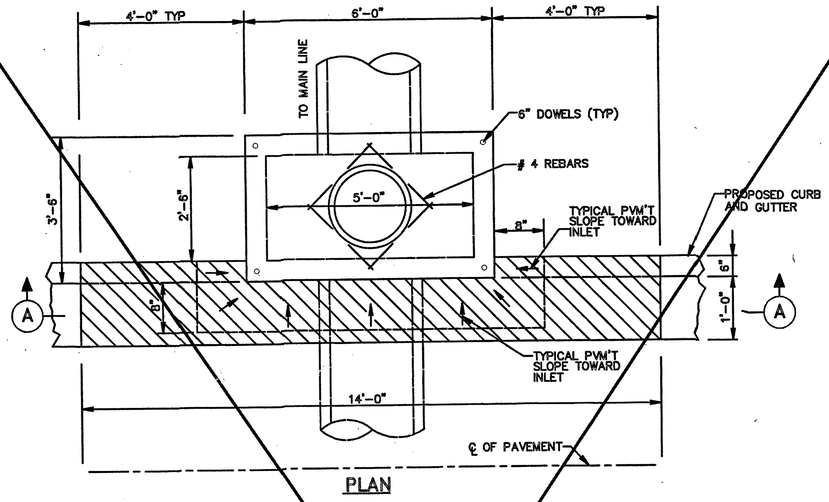
PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

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

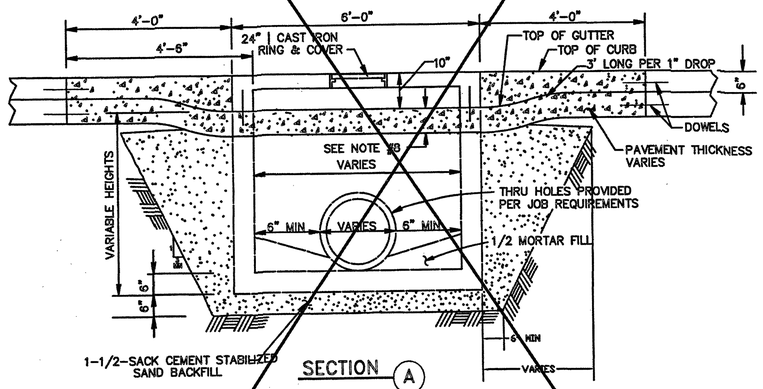
STORM SEWER MANHOLE CONSTRUCTION DETAILS SL-03

PROJECT NO. 13499

I:\99 ANGLETON DETAIL SET.dwg



PLAN



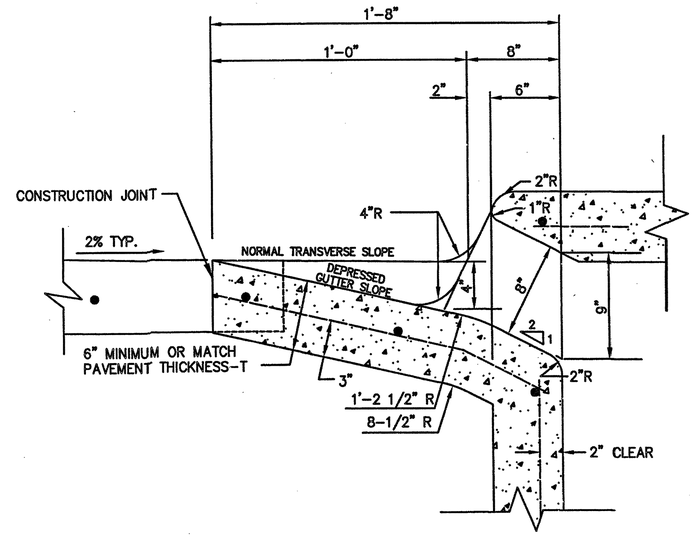
SECTION (A)

TYPE "H-2" INLET

SL-DR-25

NOTES:

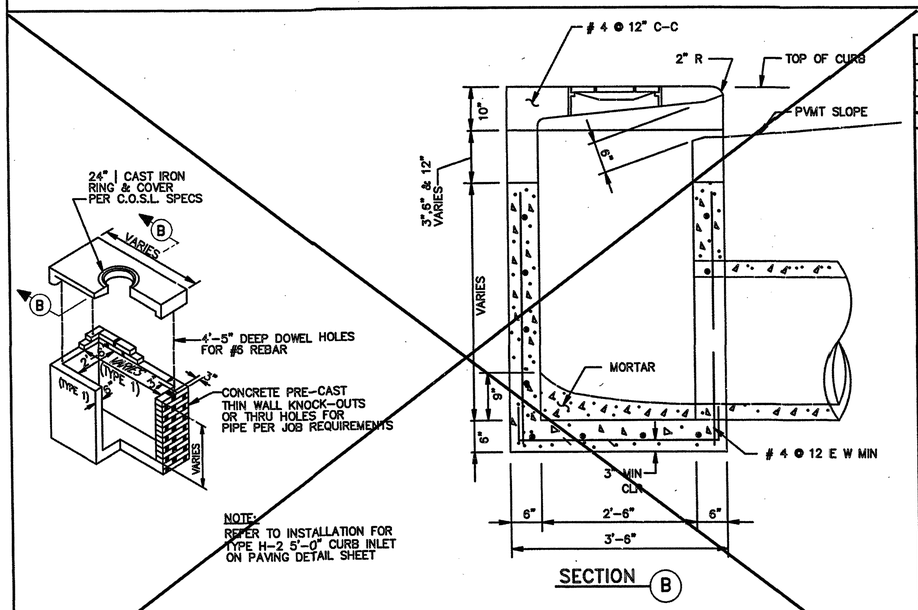
1. INLET WALLS MAY BE EXTENDED USING PRECAST RISER SECTION.
2. INLET TOPS MUST BE SECURED TO THE INLET WALL USING #5 DOWELS DRILLED AND GROUTED A MINIMUM DEPTH OF 5" INTO THE INLET WALL. A PLAN PREPARED BY THE MANUFACTURER MUST BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. THE PLAN SHOULD DETAIL CONNECTIONS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



THROAT DETAIL FOR STANDARD INLETS ON CONCRETE STREETS

SCALE: N.T.S.

SL-DR-40



SECTION (B)

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

TYPE "H-2" PRECAST INLET

N.T.S.

SL-DR-26

REFER TO:

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

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

STORM SEWER INLET CONSTRUCTION DETAILS II

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

SL-08

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PLOT TIME:

CAD FILE PATH:
PLOT DATE:

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STATE OF TEXAS
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121992
REGISTERED PROFESSIONAL ENGINEER

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Date: 3/16/20

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

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

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

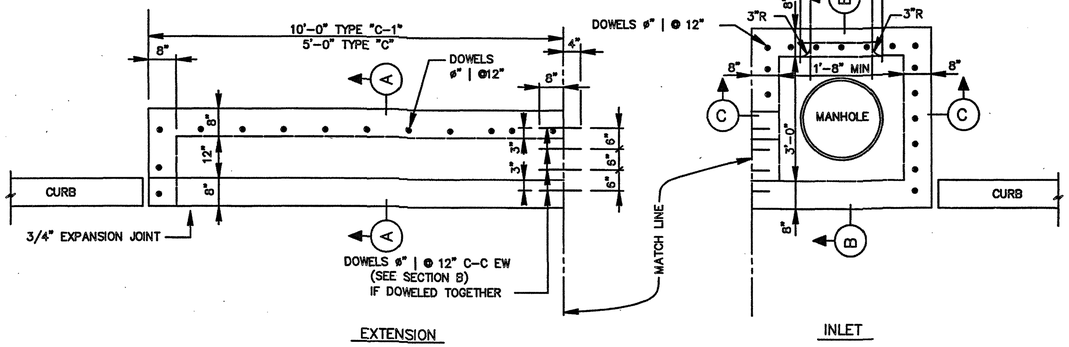
STORM SEWER INLET
CONSTRUCTION DETAILS II
SL-08

PROJECT NO. 13499

25

I:\13499 ANGLETON DETAIL SET.dwg

PLOT TIME:



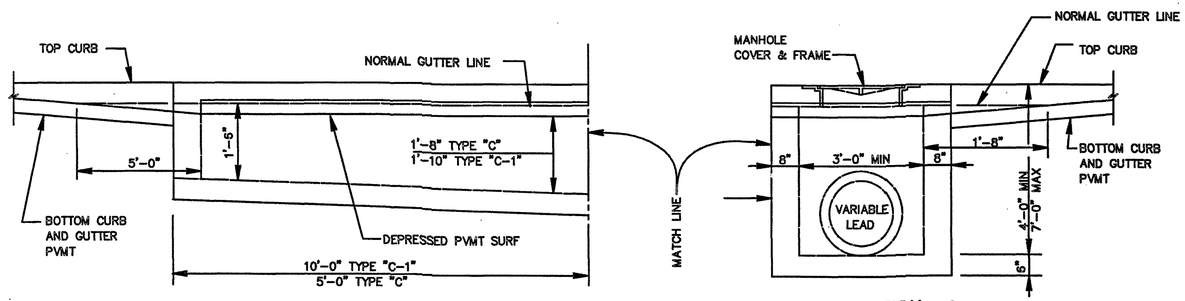
PLAN

GENERAL NOTES:

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

NOTES:

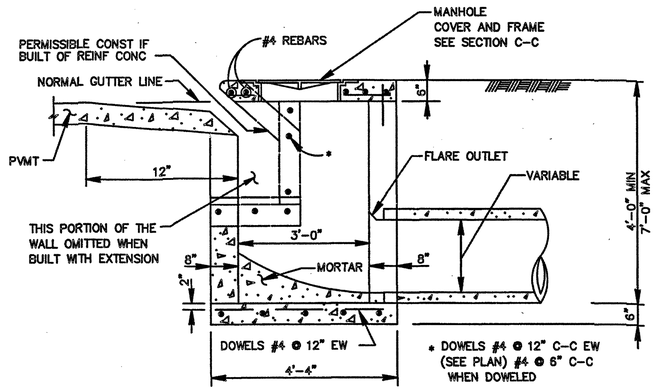
1. FOR TYPE "C-1" INLETS PROVIDE A CENTER 6"X6" COLUMNS IN THE CURB LINE BETWEEN ALL EXTENSIONS.
2. WALLS TO BE 8" IF BUILT WITH REINFORCED CONCRETE. BRICK WALLS ARE NOT ALLOWED.



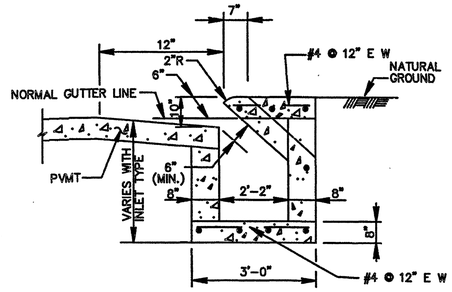
PLAN

SECTION (C)

SL-DR-27



SECTION (B)



SECTION (A)

TYPE "C" INLET

N.T.S.

SL-DR-28

REFER TO:

1. *GENERAL NOTES*
2. *STORM SEWER NOTES*

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

STORM SEWER INLET
CONSTRUCTION DETAILS III

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

SL-09

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

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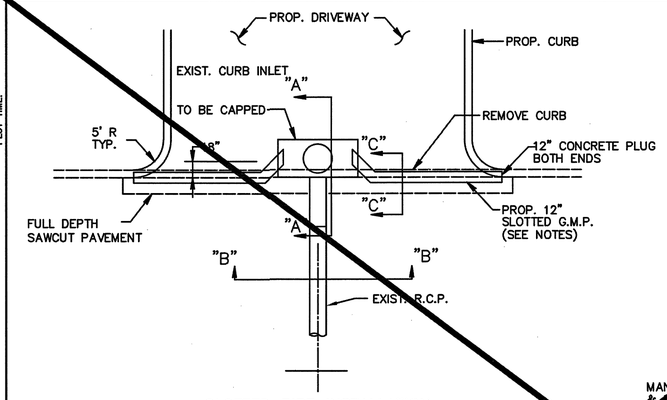
KIBER RESERVE
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ANGLETON, TEXAS 77515

STORM SEWER INLET
CONSTRUCTION DETAILS III
SL-09

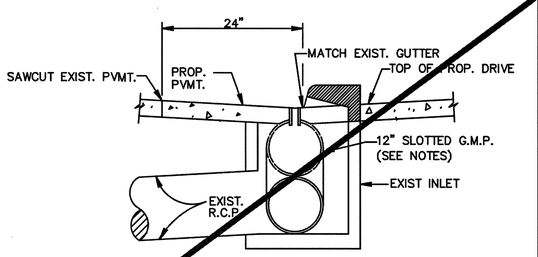
PROJECT NO. 13499

I:\Projects\2019 ANGLETON DETAIL SET.dwg

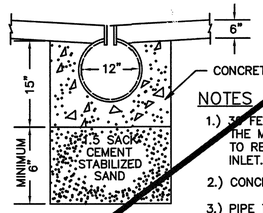
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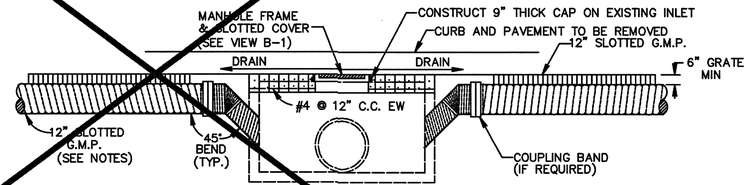
SLOTTED PIPE INSTALLATION FOR DRIVEWAY CONSTRUCTION



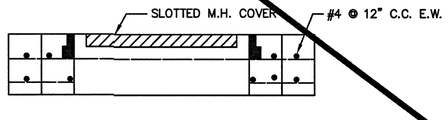
SECTION A–A



SECTION C–C



SECTION B–B



VIEW B–1

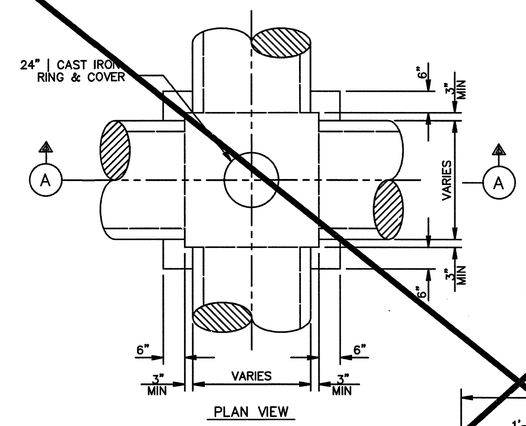
NOTES

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

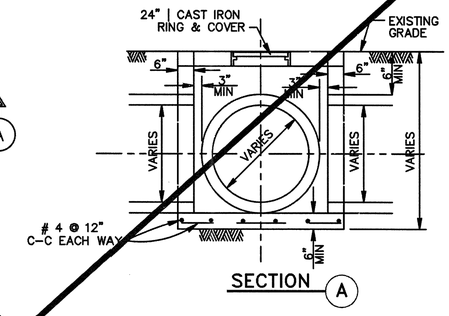
SLOTTED DRAIN DETAIL

N.T.S.

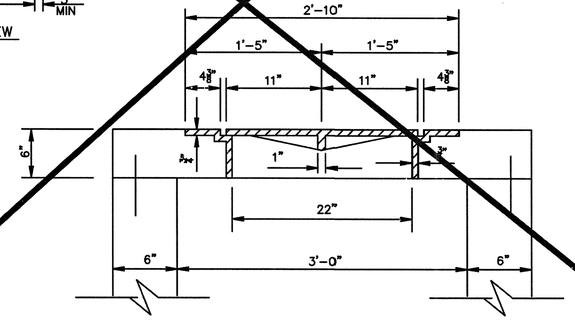
SL–DR–29



PLAN VIEW



SECTION A



FRAME AND COVER SECTION

JUNCTION BOX

N.T.S.

SL–DR–30

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

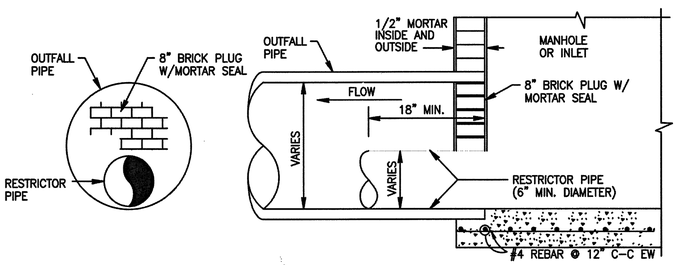
CONSTRUCTION PLANS FOR:

STORM SEWER CONSTRUCTION DETAILS

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

SL–10

SHEET OF



CHOKE OUTFALL RESTRICTOR DETAIL

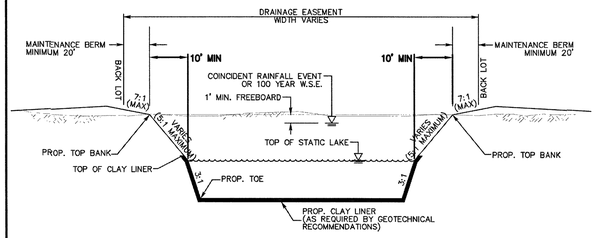
STORM SEWER CHOKE RESTRICTOR

N.T.S.

SL–DR–31

REFER TO:

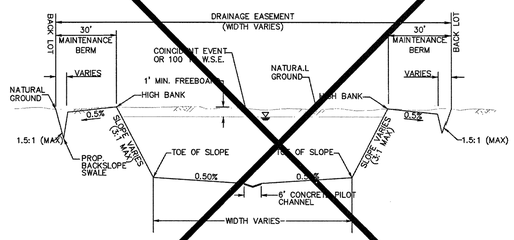
1. GENERAL NOTES
2. STORM SEWER NOTES



WET DETENTION POND/AMENITY LAKE

N.T.S.

SL–DR–32



DRY DETENTION POND

N.T.S.

SL–DR–33

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

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

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

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

Date: 3/16/20

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

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

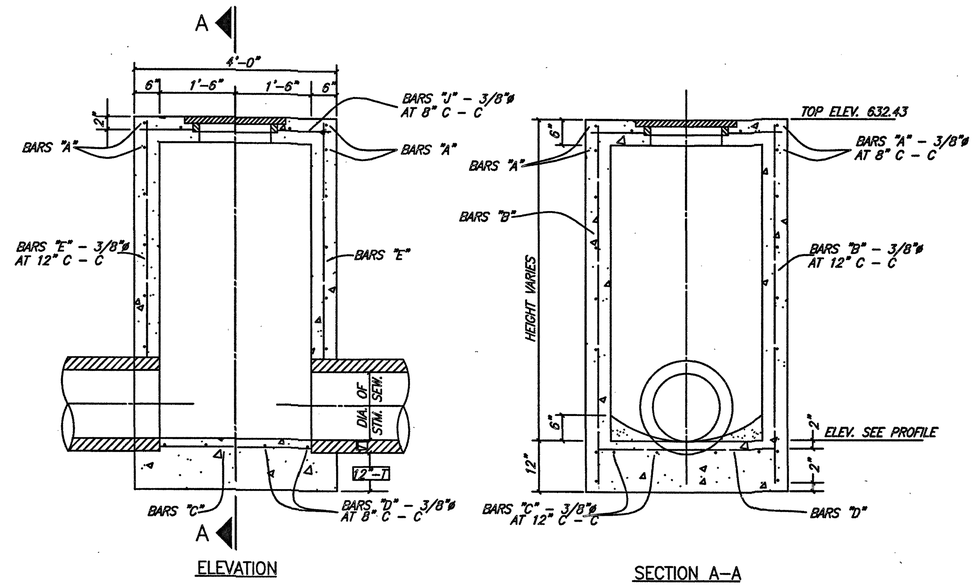
KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

STORM SEWER CONSTRUCTION DETAILS
SL–10

PROJECT NO. 13499

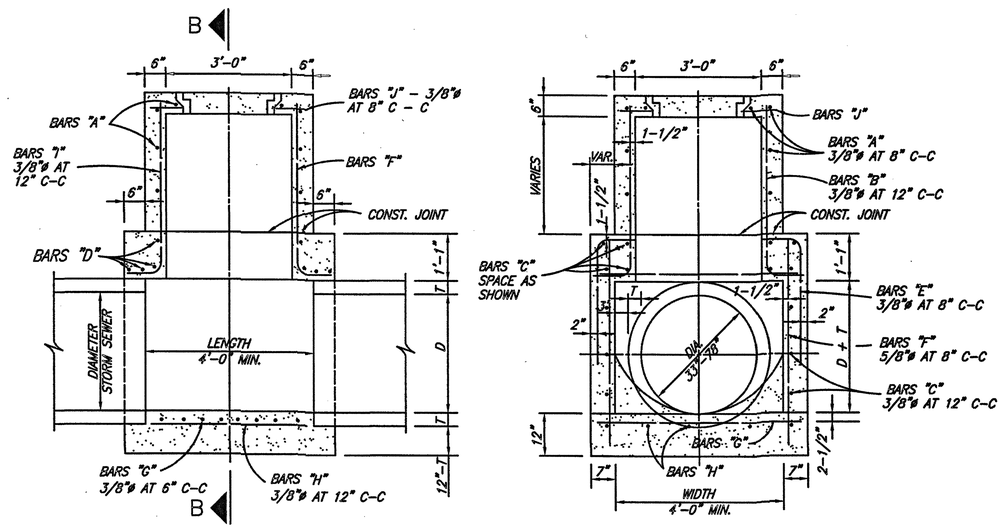
99 ANGLETON DETAIL SET.dwng

PLOT TIME:



STORM SEWER TYPE A MANHOLE

MAX. PIPE SIZE 30" – N.T.S.



TYPE B STORM SEWER MANHOLE

MAX. PIPE SIZE 78" – N.T.S.

CAD FILE PATH:
PLOT DATE:

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

JUNCTION BOX MANHOLES

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

SL-11

SHEET OF

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

BAKER & LAWSON, INC.
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STATE OF TEXAS
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936-646-6767

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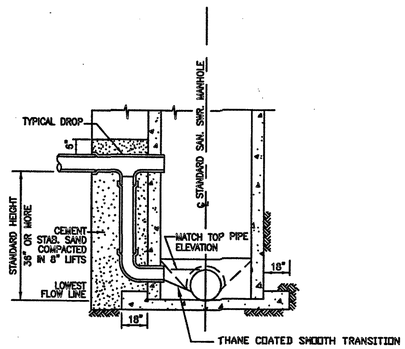
KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

JUNCTION BOX MANHOLES
SL-11

PROJECT NO. 13499

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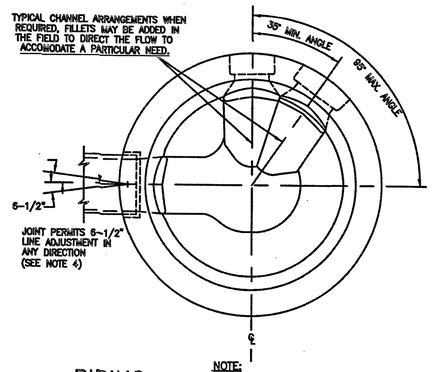
PLOT TIME:



STANDARD DROP DETAIL

(SEE C.S.S. NOTES)

SL-SS-05



PIPING CONNECTIONS DETAIL

SL-SS-05

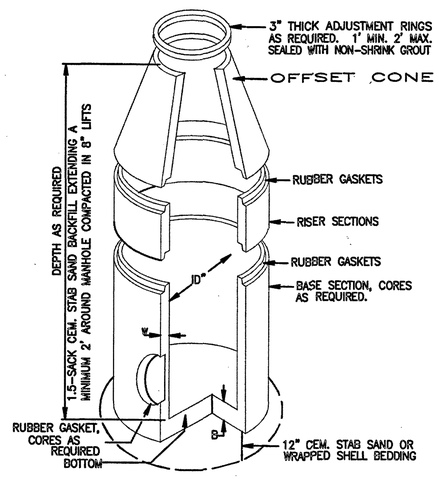
NOTE:

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

NOTES:

1. CONTRACTOR SHALL CONTACT CITY OF ANGLETON ENGINEERING DEPARTMENT AT (979) 849-4364 IF WET SAND OR OTHER UNSTABLE SOIL CONDITIONS, HIGH WATER TABLE AND/OR UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED.
2. SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND INFORMATION INCLUDED IN PROJECT SPECIFICATIONS, CITY OF ANGLETON DESIGN STANDARDS SHALL GOVERN.
3. SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED A MINIMUM OF FOUR FOOT FROM BACK OF CURB ON CURB AND GUTTER ROADWAYS AND THREE FEET FROM EDGE OF TRAVELLED ROADWAY ON THOSE THOROUGHFARES HAVING NO CURBING, MEASURED FROM OUTSIDE DIAMETER OF MANHOLE. SANITARY SEWER MANHOLES SHALL NOT BE INSTALLED BENEATH STREET PAVING EXCEPT WHERE SPECIFICALLY AUTHORIZED BY CITY ENGINEER AND SO DESIGNATED ON APPROVED CONSTRUCTION DRAWINGS.
4. ALL SUCH MANHOLE COVERS SHALL HAVE THE CITY OF ANGLETON EMBLEM AND THE WORDS "ANGLETON" AND "SANITARY SEWER" CAST IN RAISED RELIEF AS DEPICTED IN CITY OF ANGLETON STANDARD CONSTRUCTION DETAILS SHEETS. ALL SANITARY SEWER MANHOLES SHALL INCORPORATE INFLOW PROTECTORS.
5. MANHOLE RIM ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY. CONTRACTORS SHALL ADJUST RIM ELEVATIONS TO 0.4 FEET ABOVE FINISHED GRADE WITHIN RIGHTS-OF-WAY AND EASEMENTS AT EACH MANHOLE LOCATION AFTER FINAL GRADING. ADJUSTMENTS TO MANHOLE RIM ELEVATIONS SHALL BE ACCOMPLISHED BY THE USE OF THROAT RINGS ONLY (MAX. OF 24 INCHES PERMITTED). THE AREA ADJACENT TO SANITARY SEWER MANHOLE LOCATIONS SHALL BE GRADED AWAY FROM SUCH MANHOLES SO AS PREVENT ENTRY OF STORM WATER RUNOFF TO THE SANITARY SEWER SYSTEM.
6. DROP CONNECTIONS ARE REQUIRED WHEN INVERT ELEVATION OF SEWER LINE TO BE CONNECTED EXCEEDS 38 INCHES DISTANCE ABOVE INVERT ELEVATION OF MANHOLE BASE. ALL DROP CONNECTIONS SHALL BE CONSTRUCTED OF SAME MATERIALS AS SEWER AND SHALL BE CONSTRUCTED EXTERIOR TO MANHOLE. PIPE CONNECTIONS TO MANHOLES SHALL BE SO CONSTRUCTED AS TO BE WATERTIGHT AND TO ALIGN UPPER INSIDE PIPE WALL ELEVATIONS OF ALL PIPING CONNECTED TO BASE OF MANHOLE UNIFORMLY, REGARDLESS OF PIPE DIAMETERS. DROP ASSEMBLIES SHALL BE BEDDED IN CEMENT STABILIZED SAND. CEMENT STABILIZED SAND SHALL EXTEND A MINIMUM OF SIX INCHES PAST PIPING LATERALLY FROM BASE OF MANHOLE UPWARD TO A POINT SIX INCHES (MINIMUM) ABOVE THE HORIZONTAL SEWER PIPING WHERE CONNECTED TO THE MANHOLE ABOVE THE VERTICAL DROP.
7. CONNECTIONS TO EXISTING AND/OR NEW SANITARY SEWER MANHOLES CONSTRUCTED OF PRECAST CONCRETE NOT HAVING PRECORED HOLES OF CORRECT DIAMETER, LOCATION AND FIELD CORING ONLY SHALL ACCOMPLISH INVERT ELEVATION. IN NO INSTANCE WILL EITHER MANUAL OR PNEUMATIC CHISELS AND/OR HAMMER DRILLS BE UTILIZED TO BREAK HOLES IN PRECAST CONCRETE MANHOLES, PIPE SEGMENTS OR OTHER PRECAST STRUCTURES SUCH AS LIFT STATIONS.
8. BEDDING AND BACKFILL OF SANITARY SEWER PIPING AND MANHOLES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH CITY OF ANGLETON DESIGN STANDARDS. A 1.5-SACK MIX IS REQUIRED FOR ALL CEMENT STABILIZED SAND BEDDING AND SUCH BEDDING SHALL BE INSTALLED IN LIFTS OF EIGHT INCHES MAXIMUM.
9. SOLVENT WELDED JOINTS ARE NOT AN ACCEPTABLE JOINING METHOD FOR SANITARY SEWERS CONSTRUCTED OF PVC PIPING MATERIALS AND LOCATED WITHIN RIGHTS-OF-WAY OR EASEMENTS. RUBBER GASKETED BELL AND SPIGOT SANITARY SEWER JOINTS ARE MANDATORY. BELL (FEMALE) ENDS OF PIPE SHALL BE INSTALLED ON UPSTREAM SIDE WITH SPIGOT (MALE) ENDS ORIENTED DOWNSTREAM.
10. SANITARY SEWER SERVICE LEADS SHALL BE EXTENDED TO RIGHTS-OF-WAY AND/OR EASEMENT LINES AS APPLICABLE AND CAPPED/PLUGGED FOR FUTURE CONNECTIONS. SERVICE LEADS ARE TO BE INSTALLED SO AS TO PASS UNDER POTABLE WATER PIPING AT CROSSINGS WHERE POSSIBLE.
11. EACH SANITARY SEWER SERVICE LEAD STUB, PLUGGED WYE BRANCH OUTLET AND STACK SHALL BE MARKED WITH A PRESSURE TREATED 4 X 4 TIMBER AT THE TIME OF CONSTRUCTION, BEGINNING AT THE INVERT ELEVATION OF THE STUB OR WYE AND AT AN ELEVATION TWO FEET BELOW THE CAPPED TERMINATION POINT OF THE STACK AND EXTENDING TWO FEET ABOVE FINISHED GRADE. EACH TIMBER MARKER SHALL BE PAINTED RED AND LABELED "SANITARY SEWER STUB", "SANITARY SEWER WYE" OR "SANITARY SEWER STACK" AS APPROPRIATE WITH STUB, WYE BRANCH OUTLET OR STACK SIZE NOTED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION. DURING THE COURSE OF ANY AND ALL CLEARING, GRUBBING, FILL, GRADING, EXCAVATION OR OTHER CONSTRUCTION, CONTRACTOR SHALL ENSURE THAT STORM DRAINAGE PATHWAYS ARE MAINTAINED AND REMAIN OPEN TO ENSURE POSITIVE DRAINAGE AND THAT SUCH CONVEYANCES ARE NOT IMPEDED OR BLOCKED IN ANY WAY. STORM SEWER INLETS SHALL BE PROTECTED FROM ENTRY OF SILT, TRASH, DEBRIS AND ANY SUBSTANCES DELETERIOUS TO THE STORM SEWER SYSTEM AND/OR WATERWAYS RECEIVING STORM WATER RUNOFF. CONTRACTOR SHALL AT COMPLETION OF WORK, FILL LOW SPOTS AND GRADE ALL RIGHTS-OF-WAY AND UTILITY EASEMENTS AND REGRADE/RESTORE DITCHES AS NECESSARY TO MAINTAIN AND/OR ESTABLISH POSITIVE DRAINAGE.
13. ALL SANITARY SEWER PIPING AND BEDDING SHALL BE INSPECTED BY CITY CONSTRUCTION INSPECTOR FOR CONFORMANCE WITH CITY INFRASTRUCTURE STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY NOTIFY THE CITY OF ALL CONSTRUCTION ACTIVITIES AND TO CONFORM TO CITY OF ANGLETON PUBLIC WORKS DEPARTMENT INSPECTION POLICY.
14. C.S.S. 1" ABOVE PIPE AND 6" BELOW PIPE MINIMUM.
15. SEE GENERAL NOTES AND C.S.S. NOTES.

SL-SS-07



SPECIFICATIONS:

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

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

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

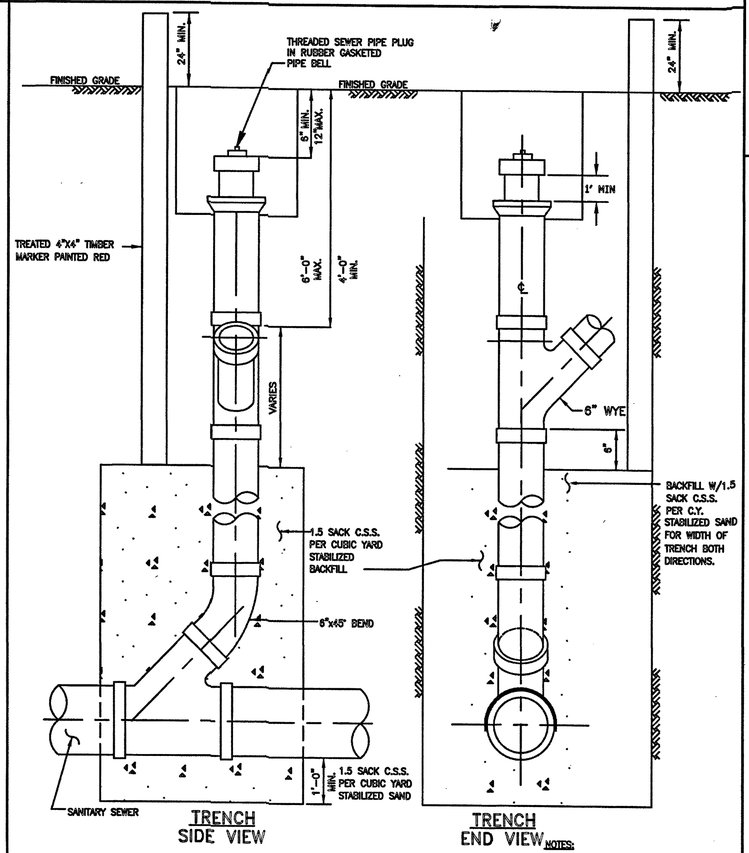
NOTES

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

PRECAST SANITARY MANHOLE

N.T.S.

SL-SS-03



TRENCH SIDE VIEW

TRENCH END VIEW

STACK DETAIL

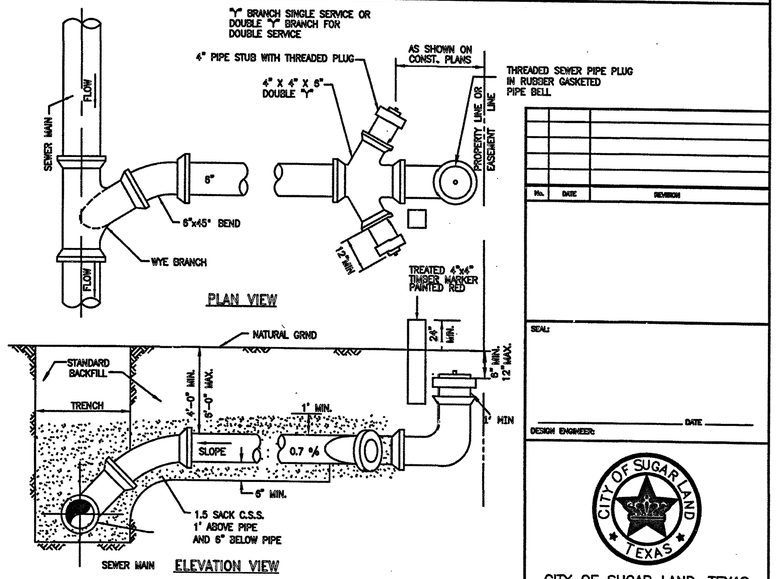
N.T.S.

SL-SS-04

NOTES:

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

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



SANITARY SEWER SERVICE CONNECTION

N.T.S.

SL-SS-06

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

SANITARY SEWER CONSTRUCTION DETAILS

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

SL-14

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

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

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED
PROFESSIONAL ENGINEER

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

Date: 3/16/20

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

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

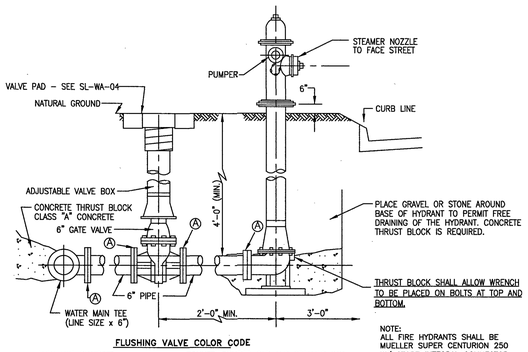
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A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

SANITARY SEWER CONSTRUCTION DETAILS SL-14

PROJECT NO. 13499

20

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FLUSHING VALVE COLOR CODE

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

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

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

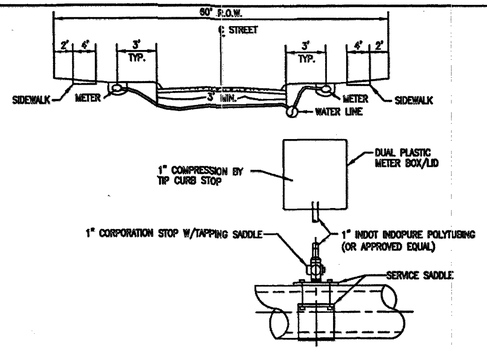
ALL FLUSHING VALVES TO BE SAND BLASTED AND PAINTED AS PER CITY OF ANGLETON DESIGN STANDARDS.

Ⓐ =RESTRAINED JOINT

TYPICAL GATE & FIRE HYDRANT INSTALLATION

N.T.S.

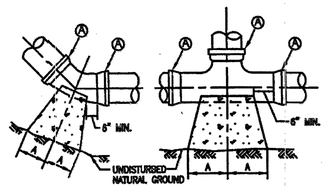
SL-WA-01

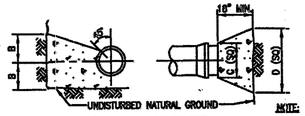


WATER SERVICE CONNECTION AND WATER SERVICE TAPPING ASSEMBLY DETAIL

N.T.S.

SL-WA-03





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

Ⓐ =RESTRAINED JOINT

THRUST BLOCK DETAIL

N.T.S.

SL-WA-05

NOTES: POLYETHYLENE WRAP FOR IRON PIPE

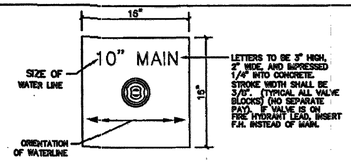
NOTE:

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

SIZE	90° BEND		45° BEND		22 1/2° BEND		TEES		PLUGS	
	A	B	A	B	A	B	A	B	A	B
2 1/2"	12"	7"	9"	7"	6"	8"	7"	8"	8"	14"
6"	16"	10"	9"	10"	6"	12"	10"	12"	10"	21"
8"	22"	13"	12"	13"	8"	10"	13"	16"	12"	29"
10"	28"	17"	14"	17"	10"	13"	16"	20"	14"	36"
12"	29"	21"	16"	21"	11"	16"	18"	24"	16"	41"
14"	35"	24"	19"	24"	12"	20"	22"	27"	18"	48"
16"	38"	27"	21"	27"	12"	24"	24"	30"	20"	54"
20"	50"	40"	30"	40"	18"	30"	30"	40"	30"	*76"
24"	50"	40"	30"	40"	18"	30"	30"	40"	30"	*76"
30"	80"	48"	36"	48"	20"	36"	36"	48"	36"	*96"

BENDS, TEES & PLUGS FOR PIPE OF VARIOUS SIZES

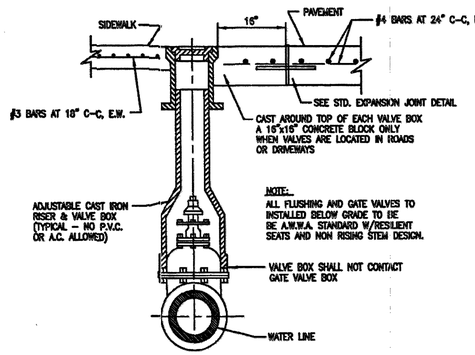
SL-WA-08



CONCRETE PAD

N.T.S.

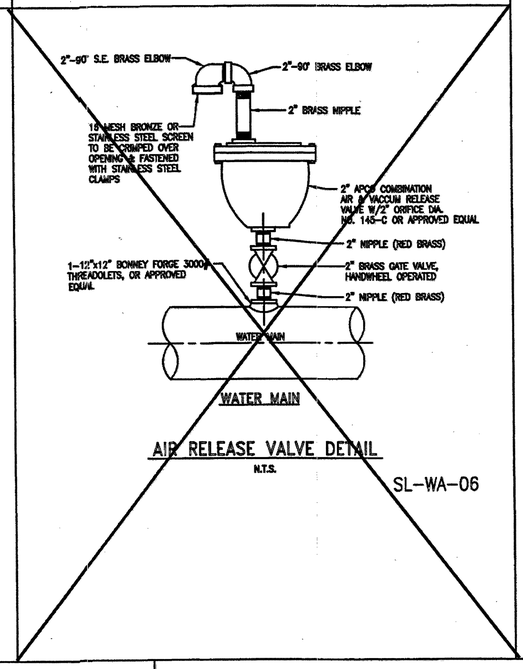
NOTE: ALL VALVES MUST HAVE CONCRETE PAD



VALVE BOX INSTALLATION DETAIL

N.T.S.

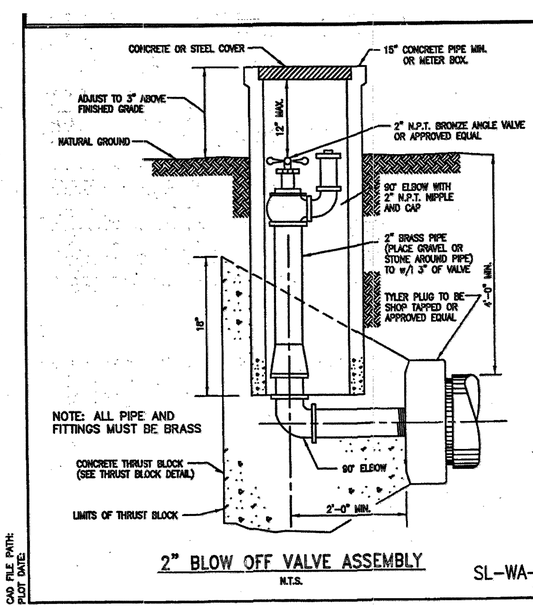
SL-WA-04



AIR RELEASE VALVE DETAIL

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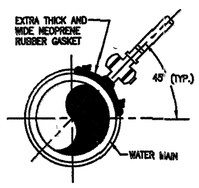
SL-WA-06

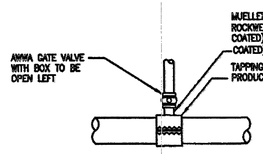


2" BLOW OFF VALVE ASSEMBLY

N.T.S.

SL-WA-02





TOP VIEW

TAPPING SLEEVE & VALVE DETAIL

N.T.S.

SL-WA-07

CONSTRUCTION NOTES:

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

SL-WA-08

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

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

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

The seal appearing on this document was authorized by Miguelangel A. Sauceda P.E, 121992
Date: 4/28/20

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

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

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

WATER LINE CONSTRUCTION DETAILS SL-15

PROJECT NO. 13499

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

WATER LINE CONSTRUCTION DETAILS

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

SL-15

SHEET OF

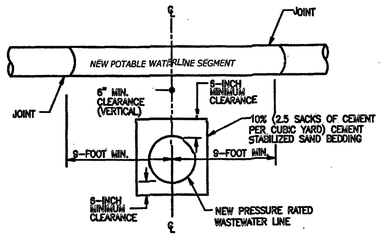
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PLOT TIME:

I

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

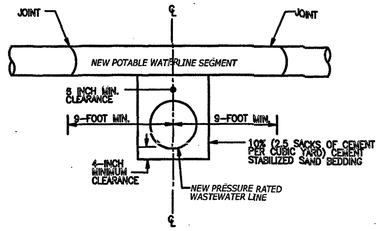


- WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN JOINTS OF THE WASTEWATER LINE.
- MINIMUM WASTEWATER PIPE STIFFNESS OF 115 PSI AT 5% DEFLECTION.
- EMBED WASTEWATER LINE IN CEMENT STABILIZED SAND TO AT LEAST 12" INCHES BEYOND EACH JOINT OF CROSSED SECTION OF PIPE.

SL-WA-09

II

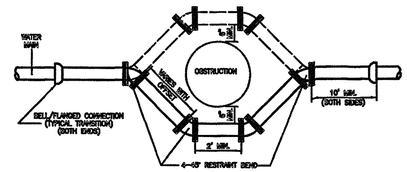
NEW POTABLE WATERLINE CROSSING NEW PRESSURE RATED WASTEWATER LINE



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

SL-WA-10

III



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

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

NOTES:

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

PVC WATER PIPE OFFSET ASSEMBLY

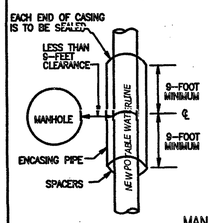
SL-WA-11

GENERAL NOTES:

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

SL-WA-18

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

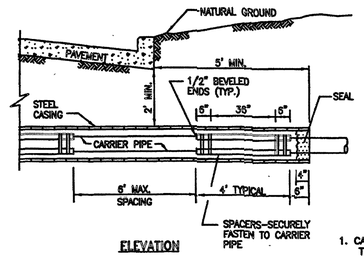


ENCASING PIPE

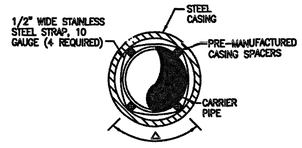
- 150 PSI PRESSURE CLASS PIPE MINIMUM 18 FEET LONG DIAMETER = 2 X WATERLINE DIAMETER
- SPACE AROUND CARRIER PIPE SHALL BE SUPPORTED AT FIVE (5) FOOT (OR LESS INTERVALS WITH SPACERS)
- CENTERED ON CROSSING
- BOTH ENDS SEALED WITH CEMENT GROUT OR A MANUFACTURED WATER TIGHT SEAL.

MANHOLE CLEARANCE

SL-WA-12



ELEVATION



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

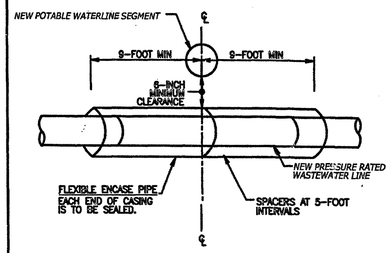
1. CASING SIZE AND THICKNESS SHALL CONFORM TO THE MINIMUM REQUIREMENTS AS SHOWN ON CASING SCHEDULE, OTHER PERMITS AS REQUIRED.
2. MAINTAIN 1" MINIMUM CLEARANCE BETWEEN THE MAXIMUM OUTSIDE DIAMETER OF CARRIER PIPE AND CASING AT ALL LOCATIONS.
3. DIMENSIONS ARE APPROXIMATE ONLY. CONTRACTOR SHALL INSTALL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

SL-WA-13

IV

ENCASED WASTEWATER LINE

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

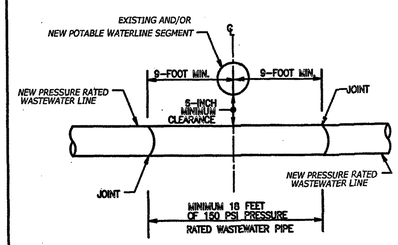


- MINIMUM CASING PIPE STIFFNEESS OF 115 PSI AT 5% DELECTION.
- MINIMUM CASING PIPE DIAMETER = 2 X WASTEWATER LINE DIAMETER.
- THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE (F) FOOT (OR LESS). INTERVALS WITH SPACERS
- EACH END CASING IS TO BE SEALED WITH WATER TIGHT NO-SHRINK GROUT OR MANUFACTURED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

SL-WA-17

ALTERNATIVE A:

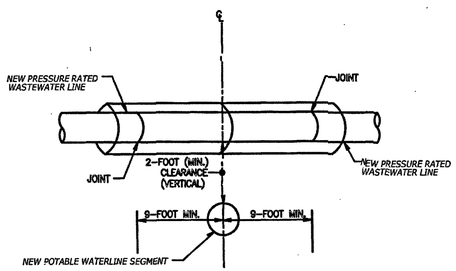
PRESSURE RATED WASTEWATER PIPE



SL-WA-14

ALTERNATIVE B:

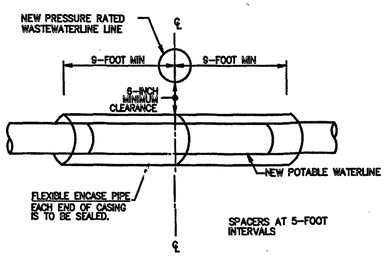
EXISTING POTABLE WATERLINE CROSSING EXISTING PRESSURE RATED WASTEWATER LINE



SL-WA-15

ALTERNATIVE C:

ENCASE NEW POTABLE WATERLINE UNDER A NEW PRESSURE RATED WASTEWATER LINE



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

SL-WA-16

CAD FILE PATH:
PLOT DATE:

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

WATER LINE CROSSING DETAILS

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

SL-16

SHEET OF

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

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

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

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

Date: 3/16/20

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

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

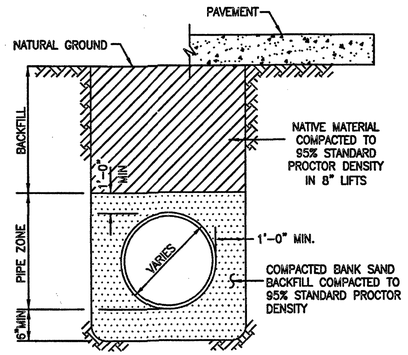
KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

WATER LINE CROSSING DETAILS SL-16

PROJECT NO. 13499

J:\ANGLETON DETAIL SET.dwg

PLOT TIME:



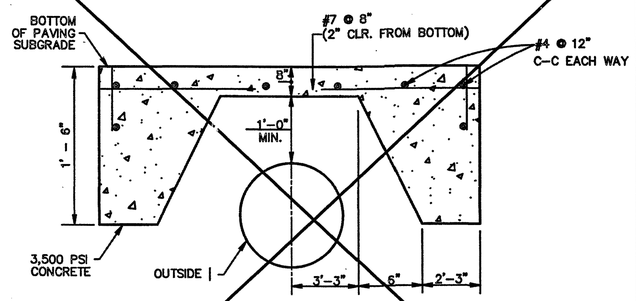
P.V.C. PIPE BEDDING & BACKFILL

N.T.S.

*SEE CONSTRUCTION NOTES

SANITARY FORCE MAIN & WATER LINE BEDDING AND BACKFILL

SL-BB-01



PROTECTIVE SLAB DETAIL

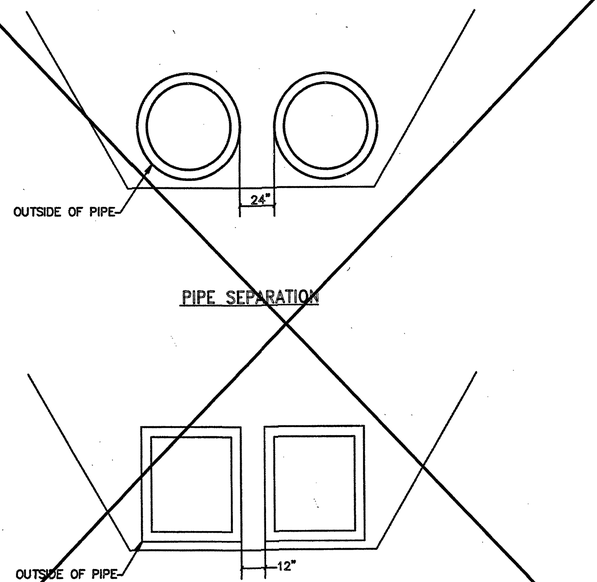
ZERO LOAD TRANSFER CONCRETE SLAB

SL-BB-04

CONSTRUCTION NOTES

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

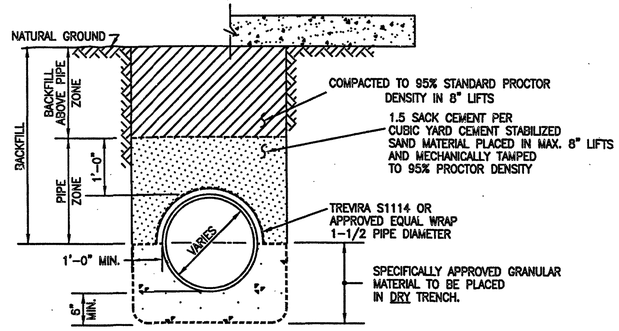
SL-BB-05



PIPE SEPARATION

RCB SEPARATION

CAD FILE PATH:
PLOT DATE:



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

DESIGNED MS
DRAWN BT
CHECKED
DATE

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

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

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

Date: 3/16/20

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

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

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

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

PROJECT NO. 13499

No.	DATE	REVISION

SEAL:

DATE

DESIGN ENGINEER:

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

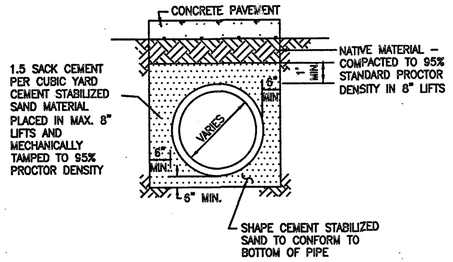
WATER LINE, SANITARY SEWER FORCE MAIN BEDDING DETAILS

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

SL-19

SHEET OF

I:\Projects\2019 ANGLETON DETAIL SET.dwg

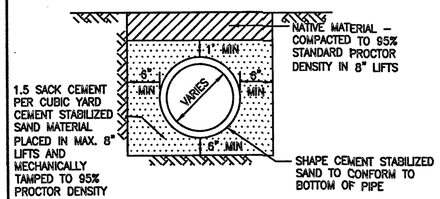


BEDDING DETAIL FOR
CONCRETE CULVERT USED
UNDER ROADWAY PAVEMENT

CLASS "A–A"

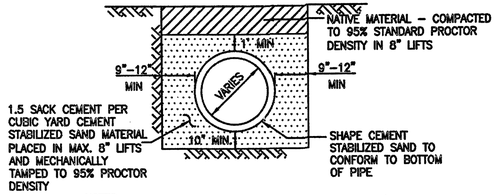
N.T.S.

SL–BB–06



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

SL–BB–07

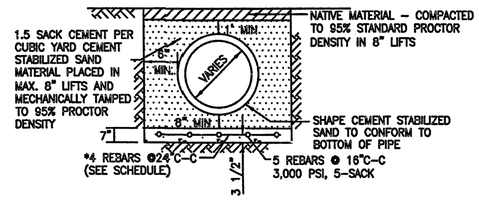


NOTES

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

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

SL–BB–08

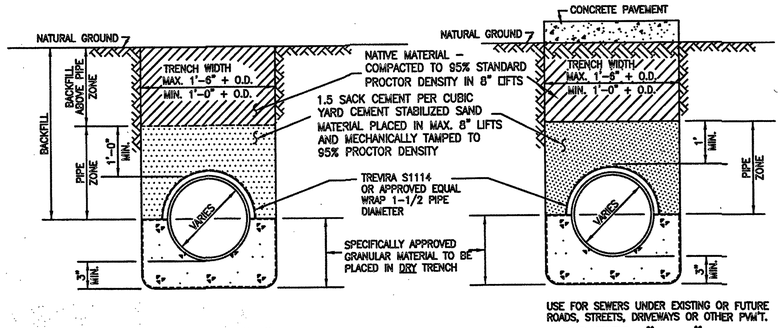


NOTES

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

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

SL–BB–09



MODIFIED "A"

N.T.S.

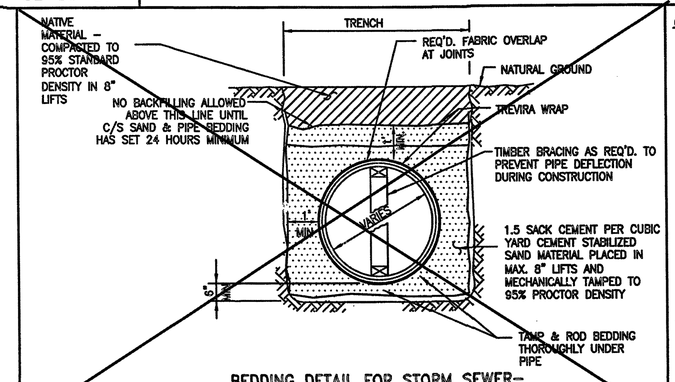
USE FOR SEWERS UNDER EXISTING OR FUTURE ROADS, STREETS, DRIVEWAYS OR OTHER PVM'T.

MODIFIED "A–A"

N.T.S.

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

SL–BB–10



BEDDING DETAIL FOR STORM SEWER–
CORREGATED METAL PIPE

N.T.S.

SL–BB–11

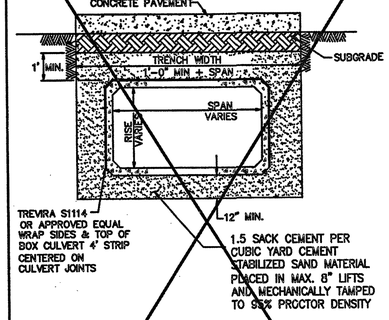
CONSTRUCTION NOTES

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

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

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

SL–BB–15

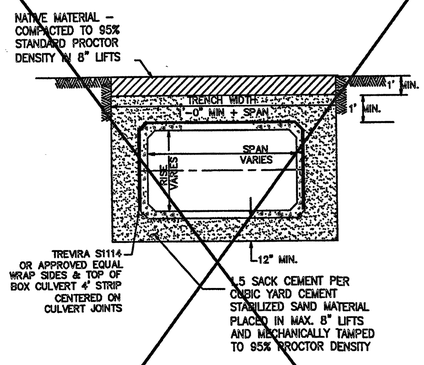


BEDDING DETAIL FOR
REINFORCED CONCRETE BOX
CULVERT UNDER ROADWAY PAVEMENT

NOTES

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

SL–BB–12

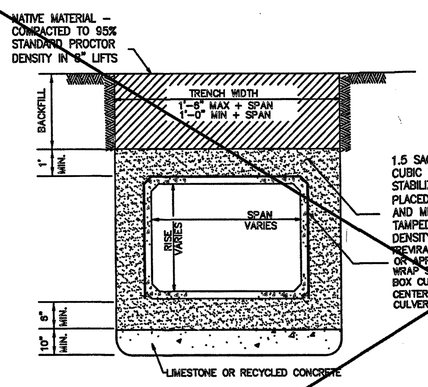


BEDDING DETAIL FOR
REINFORCED CONCRETE BOX
PLACED IN EASEMENT

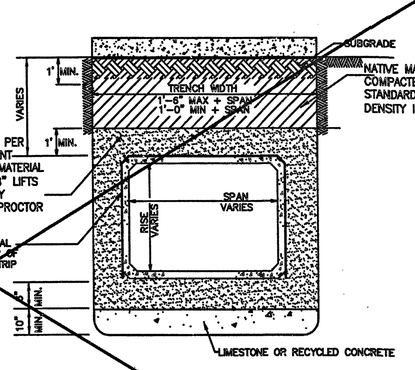
NOTES

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

SL–BB–13



BEDDING DETAIL FOR
REINFORCED CONCRETE BOX CULVERT
W/MODIFIED BEDDING



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

SL–BB–14

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

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

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

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

Date: 3/16/20

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

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

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

STORM SEWER PIPE
BEDDING AND BACKFILL
DETAILS
SL–20

PROJECT NO. 13499

33

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: DATE

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

STORM SEWER PIPE BEDDING AND BACKFILL DETAILS

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

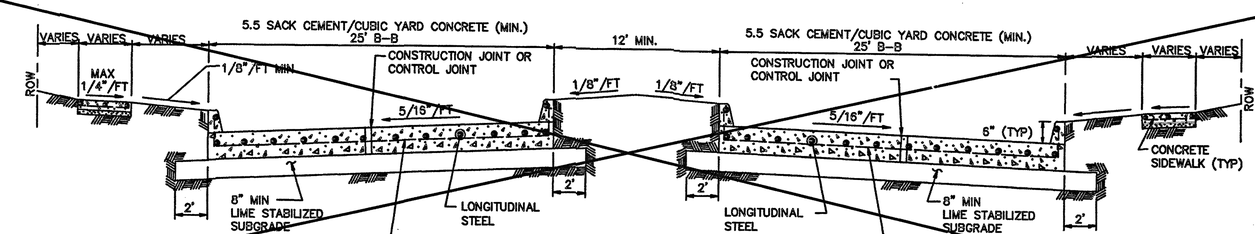
SL–20

SHEET OF

PLOT TIME:
CAD FILE PATH:
PLOT DATE:

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PLOT TIME:



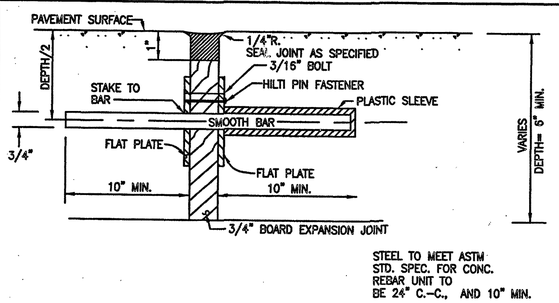
DOUBLE ROADWAY SECTION
N.T.S.

SL-ST-01

CONSTRUCTION NOTES:

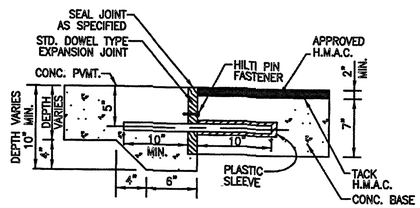
1. 6 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, E.W. IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR LOCAL STREETS
2. 7 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 18 INCHES C-C, IS THE MINIMUM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

SL-ST-12



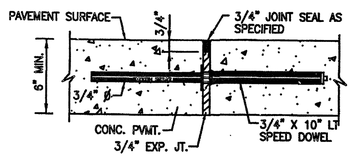
DOWEL TYPE EXPANSION JOINT
N.T.S.

SL-ST-03



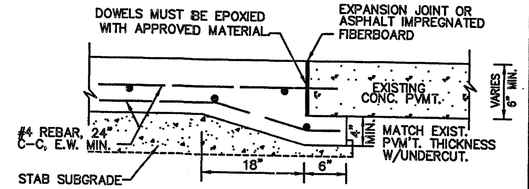
DOWEL TYPE EXPANSION JOINT
N.T.S.
(CONC. PAVING TO CONC. BASE)

SL-ST-06



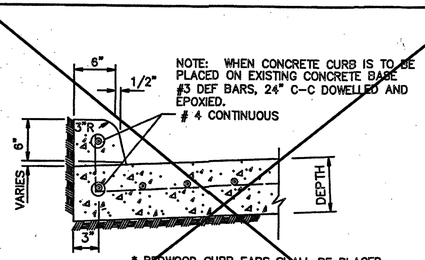
SPEED DOWEL EXPANSION JOINT
N.T.S.

SL-ST-08



UNDERCUT DETAIL WITH HEADER
N.T.S.

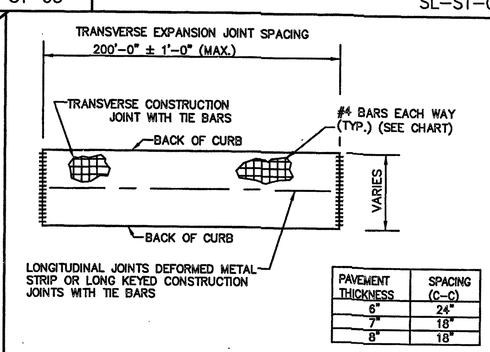
SL-ST-09



CONCRETE CURB
N.T.S.

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

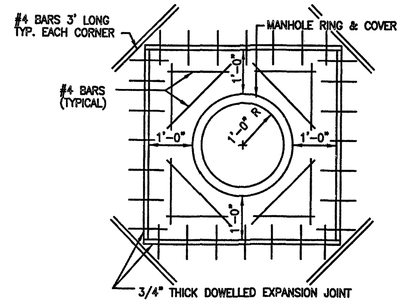
SL-ST-04



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

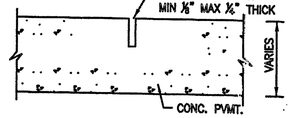
PAVING PANEL
N.T.S.

SL-ST-05



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

SL-ST-10



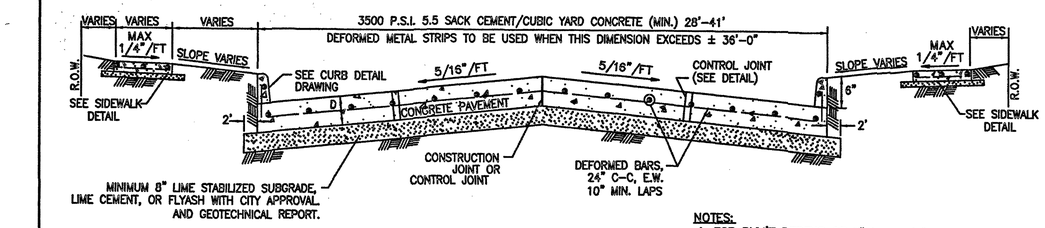
CONTROL JOINT
N.T.S.

SL-ST-11

No.	DATE	REVISION

SEAL:

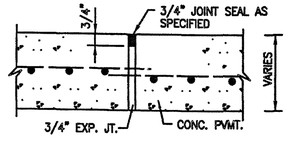
DESIGN ENGINEER: _____ DATE: _____



SINGLE ROADWAY SECTION
N.T.S.

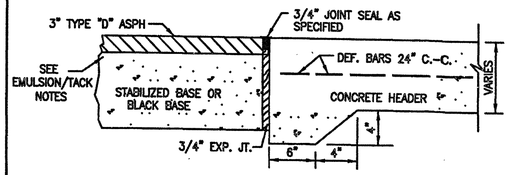
SL-ST-02

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



CONSTRUCTION JOINT SEAL
N.T.S.

SL-ST-12



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

SL-ST-07

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

CONCRETE PAVEMENT CONSTRUCTION DETAILS

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

SL-21

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

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

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

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

Date: 3/16/20

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

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

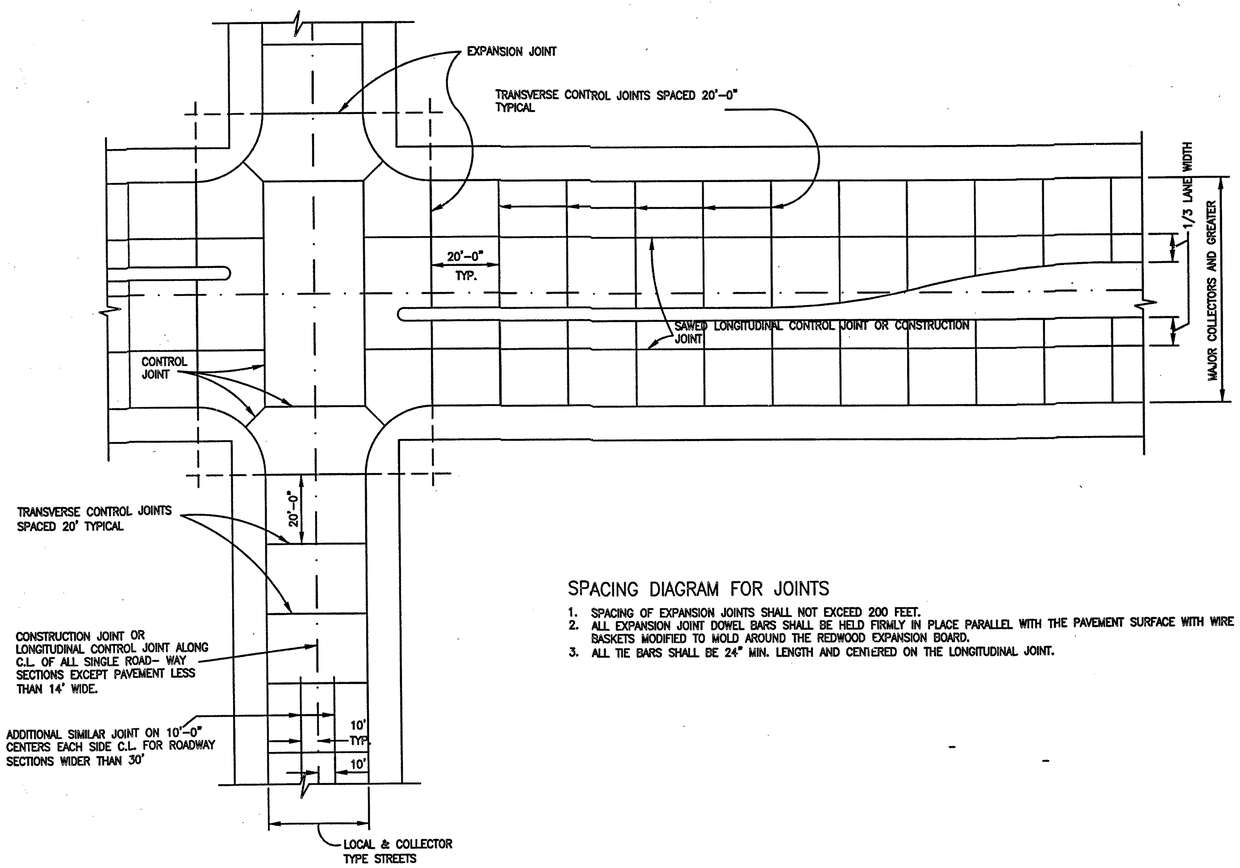
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ANGLETON, TEXAS 77515

CONCRETE PAVEMENT CONSTRUCTION DETAILS
SL-21

PROJECT NO. 13499

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PLOT TIME:



SPACING DIAGRAM FOR JOINTS

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

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

CONCRETE PAVEMENT CONSTRUCTION DETAILS

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

SL-22

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

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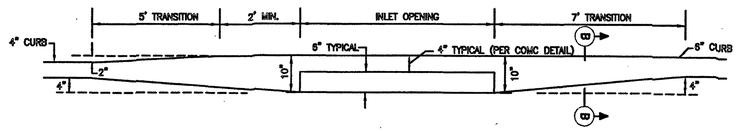
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A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

CONCRETE PAVEMENT CONSTRUCTION DETAILS
SL-22

PROJECT NO. 13499

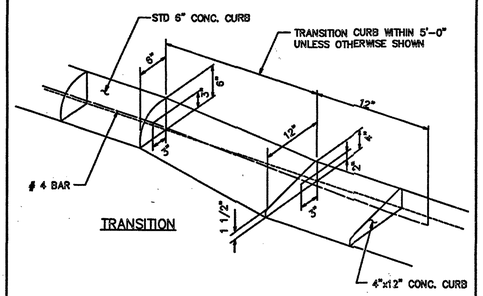
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PLOT TIME:



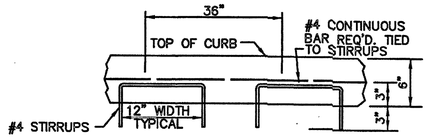
TYPICAL CURB TRANSITION FOR INLET INSTALLATION

SL-ST-13



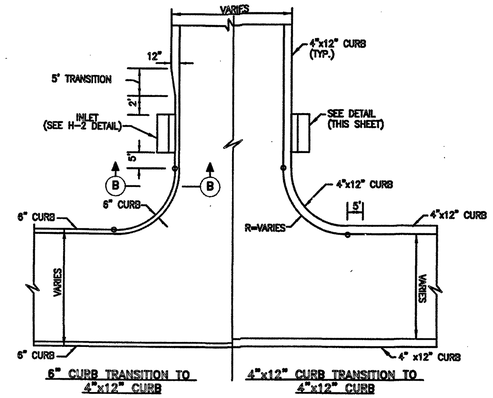
TYPICAL CURB TRANSITION

SL-ST-15



TYPICAL CONCRETE CURB REINFORCING
N.T.S.

SL-ST-16



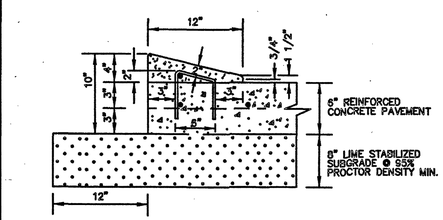
TYPICAL 4"X12" CURB W/INLET TRANSITION FOR CURB RETURNS
N.T.S.

SL-ST-14

CONSTRUCTION NOTES:

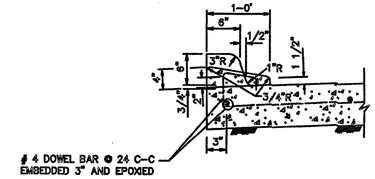
1. 6 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, E.W. IS THE MINIMUM ACCEPTABLE PAVEMENT CONSTRUCTION FOR RESIDENTIAL STREETS.
2. 7 INCH, 5.5 SACK CEMENT PER CUBIC YARD CONCRETE, 3500 PSI REINFORCED CONCRETE WITH #4 BARS 24 INCHES C-C, IS THE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

SL-ST-20



4"x12" MOUNTABLE CONCRETE CURB

SL-ST-17



4-INCH x 12-INCH TRANSITION CURB

SL-ST-18

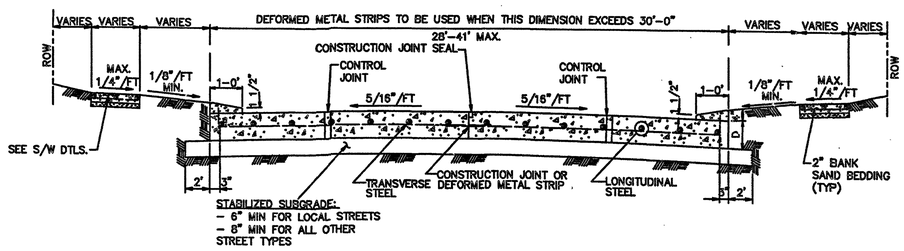
NOTES:

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

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

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

SL-ST-20



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

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

SL-ST-19

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

RESIDENTIAL CURB CONSTRUCTION DETAILS

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

SL-23

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

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

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

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

Date: 3/16/20

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

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

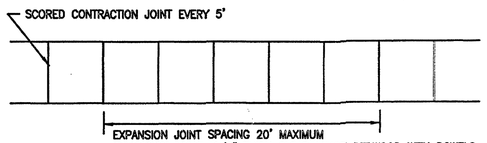
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A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

RESIDENTIAL CURB CONSTRUCTION DETAILS
SL-23

PROJECT NO. 13499

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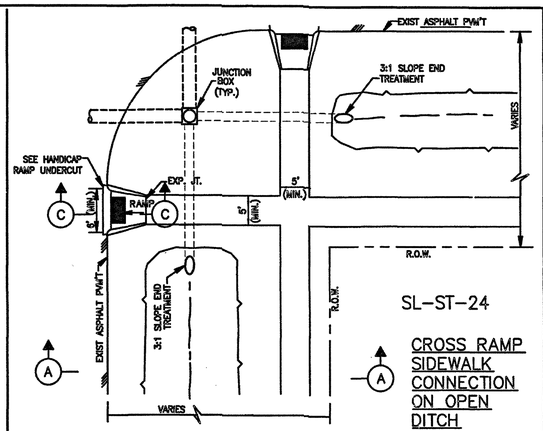
PLOT TIME:



SIDEWALK JOINT DETAILS

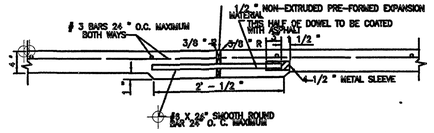
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SL-ST-23



SL-ST-24

CROSS RAMP SIDEWALK CONNECTION ON OPEN DITCH



B–B
EXPANSION JOINT DETAIL

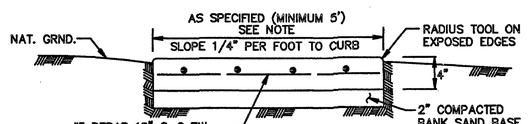
NOTES:

1. EXISTING CURB AND GUTTER TO BE SAW CUT, REMOVED AND REPLACED. DOWEL STEEL FOR MINIMUM REINFORCING OVERLAP OF 10 INCHES (10") DOWELS SHALL BE EIGHTEEN INCHES (18") LONG AND EPOXIED A MINIMUM OF (8") EIGHT INCHES INTO EXISTING PAVEMENMENT.
2. IF SIDEWALKS ARE NEITHER EXISTING NOR PROPOSED WHERE WHEELCHAIR RAMP ACCESS IS REQUIRED, CONCRETE SIDEWALKS SURFACE 4 1/2" THICK SHALL BE INSTALLED TO PROVIDE ACCESS TO THE PEDESTRIAN PUSH BUTTONS.
3. DETECTABLE WARNINGS REQUIRED BY T.A.S. SECTIONS 4.1 AND 4.7 SHALL COMPLY WITH T.A.S. SECTION 4.29
4. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON INTERIOR SURFACE SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE.
5. DETECTABLE WARNING SURFACE SHALL COVER THE ENTIRE WIDTH AND DEPTH OF RAMP.
6. DETECTABLE WARNINGS SHALL BE INSTALLED WITH PAVERS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
7. CONCRETE PAVER UNITS SHALL MEET ALL REQUIREMENTS OF ASTM C-935, C-33, AND SHALL BE PLACED IN A TWO BY TWO UNIT BASKET WEAVE PATTERN, UNLESS SHOWN OTHERWISE IN THE PLANS.
8. CONCRETE PAVER UNITS SHALL HAVE A TRUNCATED DOME TOP SURFACE FOR DETECTABLE WARNING TO PEDESTRIANS. DOMES SHALL BE ALIGNED IN THE DIRECTION OF PEDESTRIAN TRAVEL.
9. CONCRETE PAVER UNIT COLOR FOR THE RAMP SHALL BE A CONTRASTING COLOR THAT PROVIDES A LIGHT REFLECTIVE THAT SIGNIFICANTLY CONTRASTS WITH THE ADJACENT SURFACES. ADJACENT SURFACES INCLUDE SIDE FLARES.
10. CONCRETE PAVER UNITS SHALL BE SAW CUT ONLY, AND ANY CUT UNIT SHALL NOT BE LESS THAN 25% OF A FULL UNIT.

CONSTRUCTION NOTES:

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

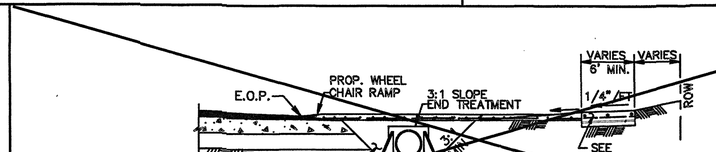
SL-ST-34



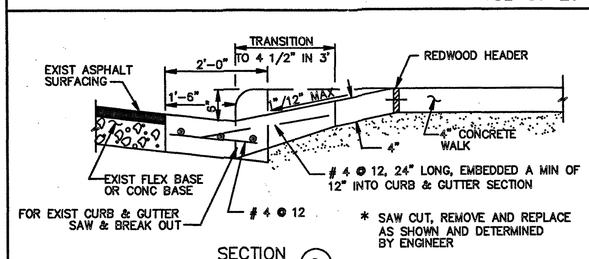
CONCRETE SIDEWALK

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

SL-ST-29

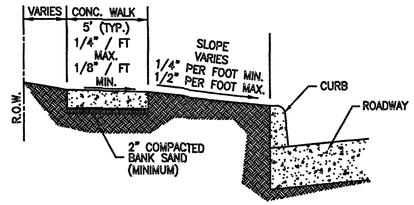


SL-ST-25



HANDICAP RAMP CURB & GUTTER*

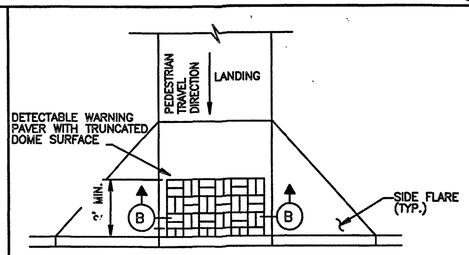
SL-ST-26



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

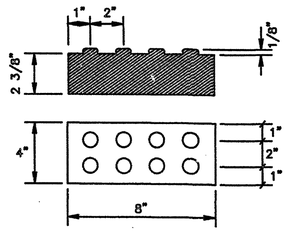
TYPICAL SINGLE ROADWAY SIDEWALK

SL-ST-28



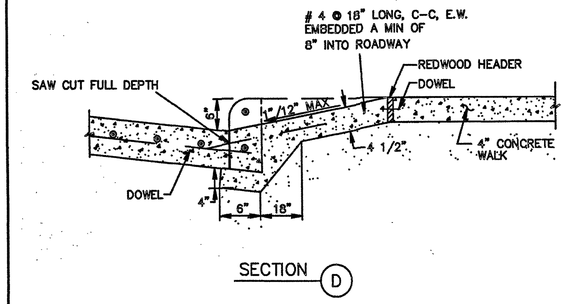
TRUNCATED DOME PATTERN CURB RAMP

SL-ST-31



CONCRETE PAVER WITH TRUNCATED DOME SURFACE

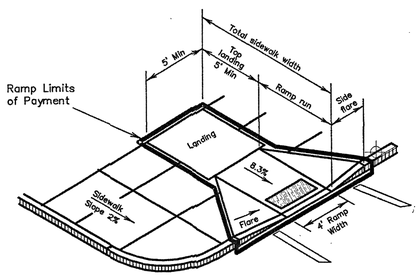
SL-ST-32



HANDICAP RAMP UNDERCUT

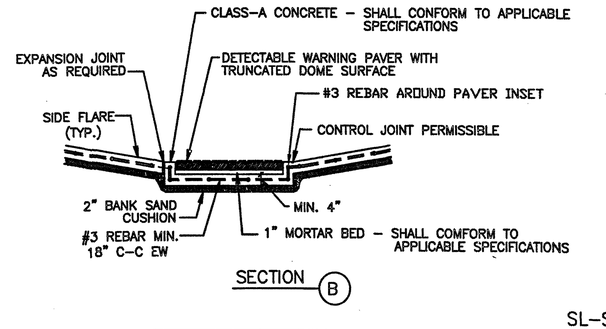
SL-ST-27

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



WHEELCHAIR RAMP SIDEWALK CONNECTION

SL-ST-30



SL-ST-33

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

WHEEL CHAIR RAMP & SIDEWALK DETAILS I

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

SL-25
SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

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

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

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

Date: 3/16/20

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

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

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

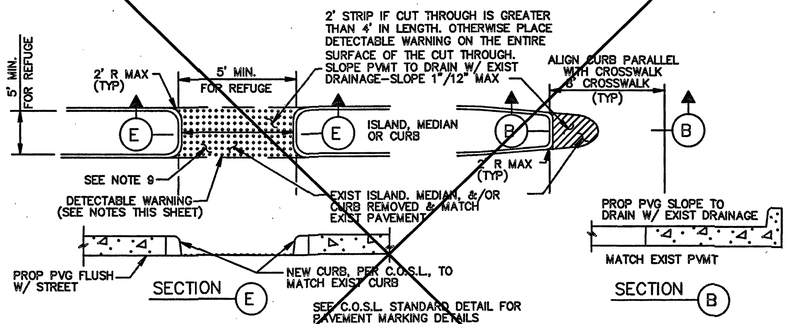
WHEEL CHAIR RAMP & SIDEWALK DETAILS I
SL-25

PROJECT NO. 13499

37

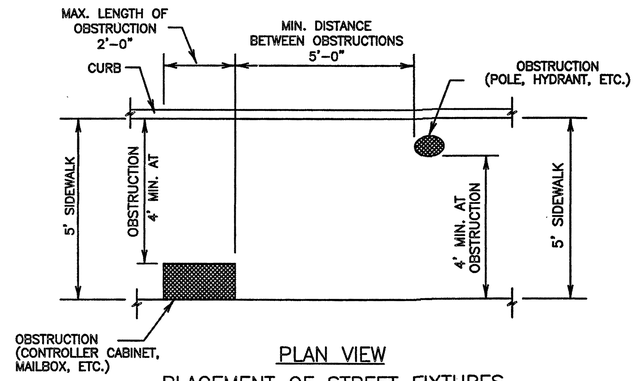
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PLOT TIME:



FOR ISLAND, MEDIAN, OR CURB MODIFICATIONS FOR CROSSWALKS

SL-ST-35



PLAN VIEW

PLACEMENT OF STREET FIXTURES

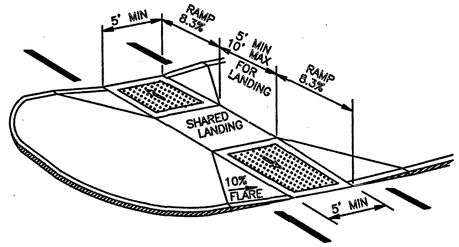
(ITEMS NOT INTENDED FOR PUBLIC USE. MINIMUM 4' x 4' CLEAR GROUND SPACE REQUIRED AT PUBLIC USE FIXTURES.)

SL-ST-36

NOTES:

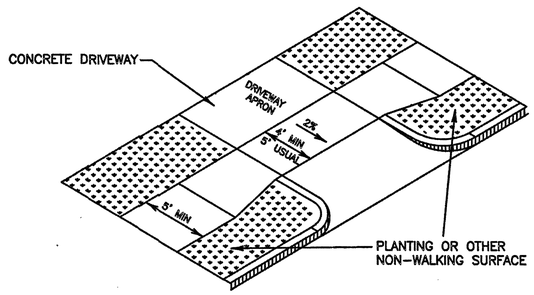
1. ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS MAY BE ADJUSTED AS DIRECTED
2. THE MINIMUM SIDEWALK WIDTH IS 5' (FEET). THE LANDING SHALL BE 5' x 5' WITH A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. MAXIMUM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

SL-ST-40



CURB RAMPS AT MEDIAN ISLANDS

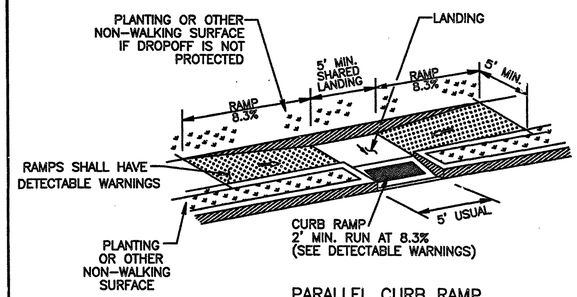
SL-ST-37



SETBACK SIDEWALK

SIDEWALK TREATMENT AT DRIVEWAYS

SL-ST-38



PARALLEL CURB RAMP

SL-ST-39

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

WHEEL CHAIR RAMP & SIDEWALK DETAILS II

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

SL-26

SHEET OF

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED _____
DATE _____

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
PHONE: (979) 849-6881 FAX: (979) 849-4689
REG. NO. F-825

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

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

Date: 3/16/20

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

PLAN: _____
PROFILE:
HORIZONTAL: _____
VERTICAL: _____

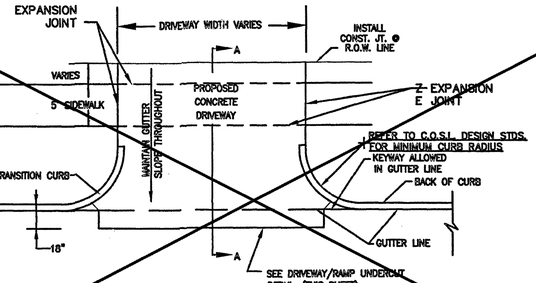
KIBER RESERVE
A 19.84 AC, 93-LOT SUBDIVISION
ANGLETON, TEXAS 77515

WHEEL CHAIR RAMP & SIDEWALK DETAILS II
SL-26

PROJECT NO. 13499

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185

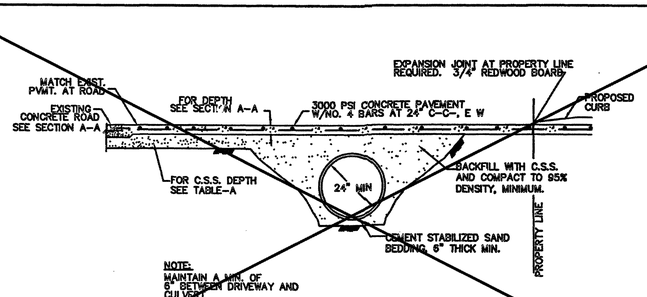
PLOT TIME:
6' BACK OF



6" CONCRETE CURB DRIVEWAY PLAN

N.T.S.

SL-ST-41



CONCRETE APRON DETAIL - DRIVEWAY PROFILE FOR CULVERT DRAINAGE

N.T.S.

SL-ST-42

SL-ST-49

NOTES:

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

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

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

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

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

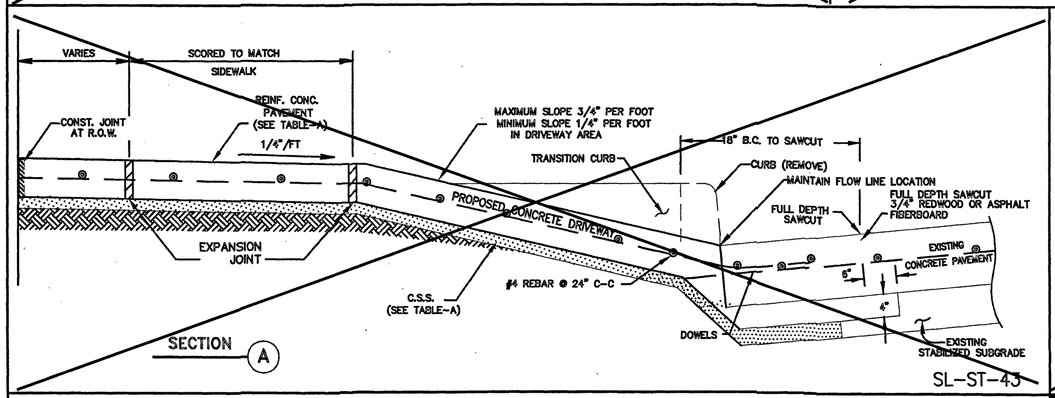
6.) FOR INDUSTRIAL DRIVES, PAVEMENT SHALL HAVE A DEPTH OF 8" (IN).

7.) EXPANSION JOINT AT PROPERTY LINE REQUIRED. 3/4" REDWOOD BOARD WITH No. 4 DOWELS MINIMUM.

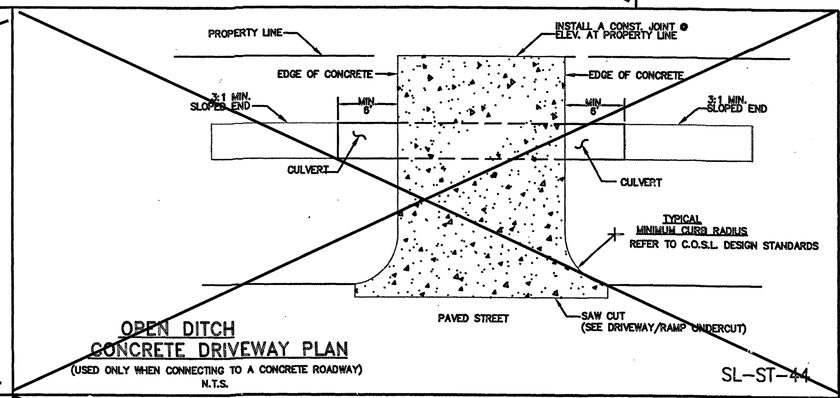
8.) MAXIMUM ALLOWABLE DRIVEWAY GRADE IN PULIC R.O.W. IS 5%.

9.) DRIVEWAY GRADE MUST MEET A.D.A AND T.A.S. SIDEWALK SLOPE, SIDEWALKS MUST BE SCORED TO MATCH ADJACENT SIDEWALK. IF SLOPE IS CONTINUED THROUGH THE R.O.W. LINE, PROVIDE A 3/4" REDWOOD EXPANSION JOINT WITH DOWELS AT R.O.W. LINE.

10.) REFER TO GENERAL , C.S.S., ASPHALT, AND CONCRETE PAVEMENT NOTES.



SL-ST-43



OPEN DITCH CONCRETE DRIVEWAY PLAN

(USED ONLY WHEN CONNECTING TO A CONCRETE ROADWAY)

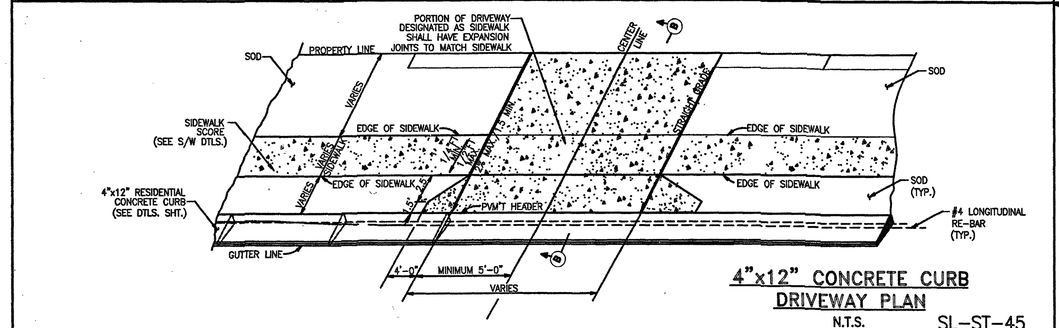
N.T.S.

SL-ST-44

TABLE-A

CEMENT STABILIZED SAND 2-SK/C.Y.	
RESIDENTIAL	4" MINIMUM
COMMERCIAL	6" MINIMUM
INDUSTRIAL	8" MINIMUM
REINFORCED CONCRETE PAVEMENT 3,000 PSI MIN	
RESIDENTIAL	4" MINIMUM
COMMERCIAL	6" MINIMUM
INDUSTRIAL	8" MINIMUM

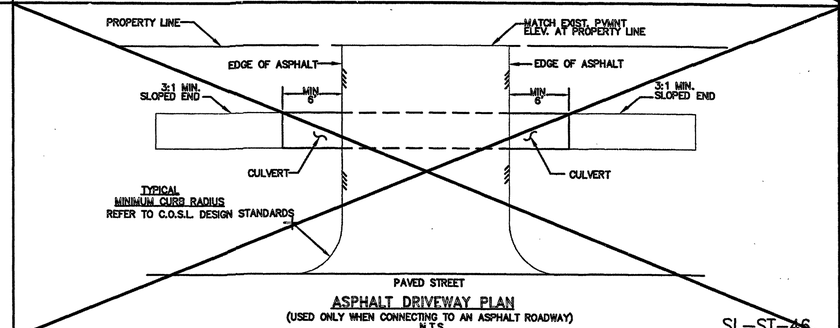
DRIVEWAY PAVEMENT CONSTRUCTION TABLE



4"x12" CONCRETE CURB DRIVEWAY PLAN

N.T.S.

SL-ST-45

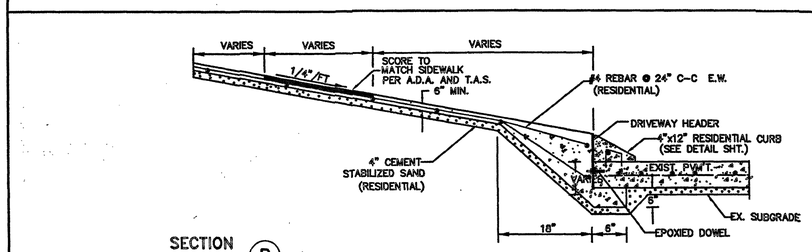


ASPHALT DRIVEWAY PLAN

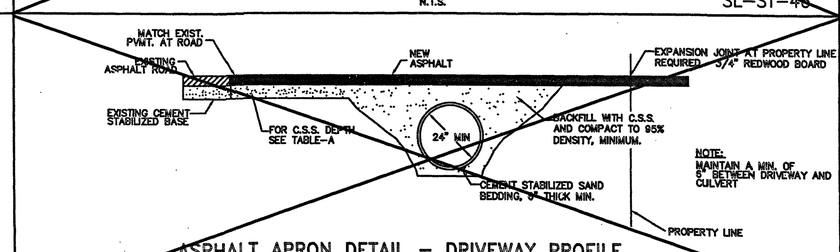
(USED ONLY WHEN CONNECTING TO AN ASPHALT ROADWAY)

N.T.S.

SL-ST-46



SL-ST-47



ASPHALT APRON DETAIL - DRIVEWAY PROFILE FOR CULVERT DRAINAGE

N.T.S.

SL-ST-48

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

DRIVEWAY CONSTRUCTION DETAILS

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

SL-27

SHEET OF

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STATE OF TEXAS
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PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

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

DRIVEWAY CONSTRUCTION DETAILS
SL-27

PROJECT NO. 13499

9 ANGLETON DETAIL SET.dwg

PLOT TIME:

HYPER-CHLORINATED WATER NOTES

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

SANITARY WASTE NOTES

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

DEBRIS AND TRASH NOTES

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

CONCRETE SAWCUTTING WASTE NOTES

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

SPILL AND LEAK RESPONSE NOTES

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

SUBGRADE STABILIZATION NOTES

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

SANDBLASTING WASTE NOTES

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

CAD FILE PATH:
PLOT DATE:

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REVISIONS

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BAKER & LAWSON, INC.
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STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

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185 CEDAR POINT DRIVE
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936-646-6767

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

GENERAL EROSION CONTROL NOTES
SL-33

PROJECT NO. 13499

No.	DATE	REVISION

SEAL:

DATE

DESIGN ENGINEER:

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

GENERAL EROSION CONTROL NOTES

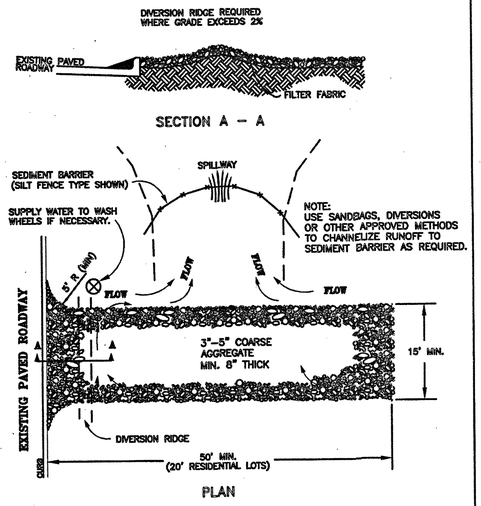
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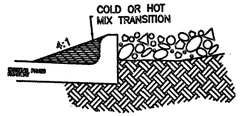
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I:\99 ANGLETON DETAIL SET.dwg

PLOT TIME:

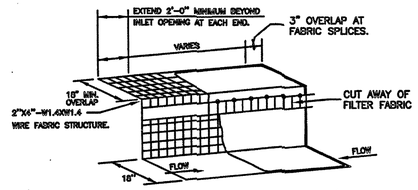


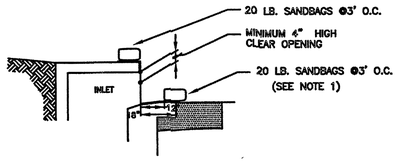
WHEN SEDIMENT HAS SUBSTANTIALLY CLOGGED THE VOID AREA BETWEEN THE ROCKS, THE AGGREGATE MAT MUST BE WASHED DOWN OR REPLACED. PERIODIC RE-GRADING AND TOP DRESSING WITH ADDITIONAL STONE MUST BE DONE TO KEEP THE EFFICIENCY OF THE ENTRANCE FROM DIMINISHING.

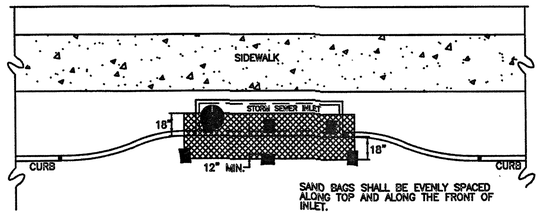


TRANSITION

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







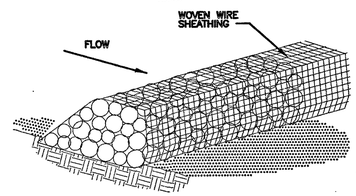
CURB INLET PROTECTION DETAIL
N.T.S.

NOTES:

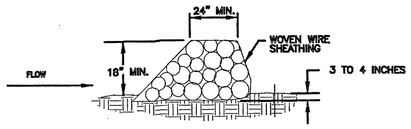
1. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL TO PROVIDE A 4" MINIMUM CLEAR OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION
2. INSPECTION SHALL BE MADE BY CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
3. CONTRACTOR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

INLET OPENING	MINIMUM NUMBER OF SAND BAGS	
	TOP	FRONT
5'	2	3
10'	3	3
15'	3	4
20'	4	4

ROCK BERM DETAIL
N.T.S.



ISOMETRIC PLAN VIEW



CROSS SECTION
N.T.S.

ROCK BERM GENERAL NOTES

1. USE ONLY OPEN GRADED ROCK 4–8 INCHES IN DIAMETER FOR STREAM FLOW CONDITION. USE OPEN GRADED ROCK 3–5 INCHES IN DIAMETER FOR OTHER CONDITIONS.

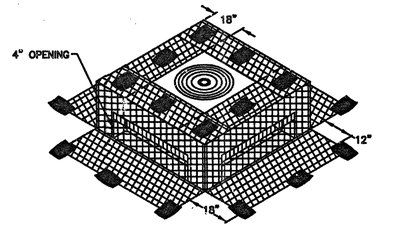
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING A MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE SIZE OF 20 GAUGE AND SHALL BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP.

3. THE ROCK BERM SHALL BE INSPECTED EVERY TWO WEEKS OR AFTER EACH 1/2" RAIN EVENT AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

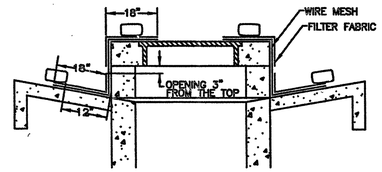
4. WHEN SILT REACHES A DEPTH EQUAL TO ONE–THIRD OF THE HEIGHT OF THE BERM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.

5. WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

6. ROCK BERM SHOULD BE USED AS CHECK DAMS FOR CONCENTRATED FLOW AND ARE NOT INTENDED FOR USE IN PERIMETER PROTECTION.

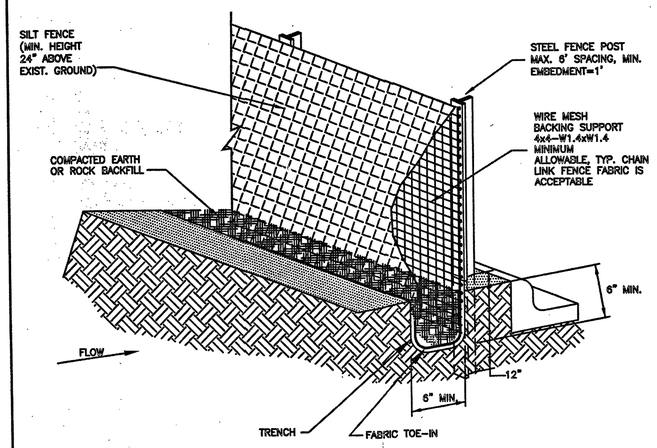


ISOMETRIC VIEW



SECTION

FILTER FABRIC WYE INLET PROTECTION
N.T.S.



ISOMETRIC PLAN VIEW
N.T.S.

SILT FENCE GENERAL NOTES

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

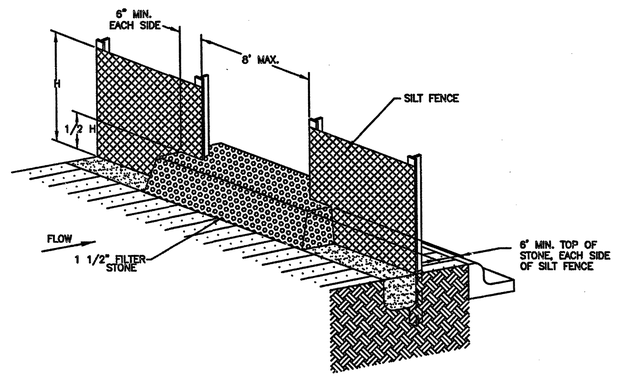
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

5. INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

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



SILT FENCE
STONE OVERFLOW STRUCTURE
N.T.S.

CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

EROSION CONTROL DETAILS – 1

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

SL–34

SHEET OF

DESIGNED MS
DRAWN BT
CHECKED
DATE

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

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

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

Date: 3/16/20

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

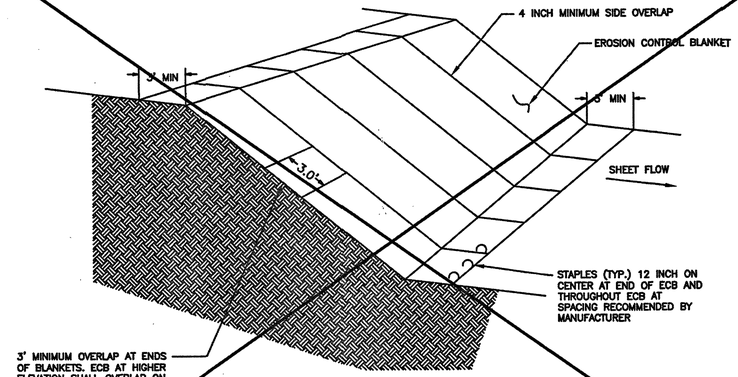
PLAN: _____
PROFILE:
HORIZONTAL: _____
VERTICAL: _____

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

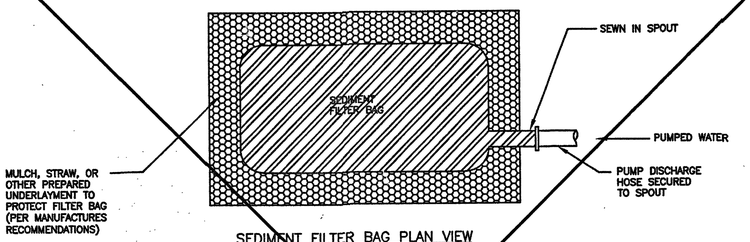
EROSION CONTROL DETAILS – 1
SL–34

PROJECT NO. 13499

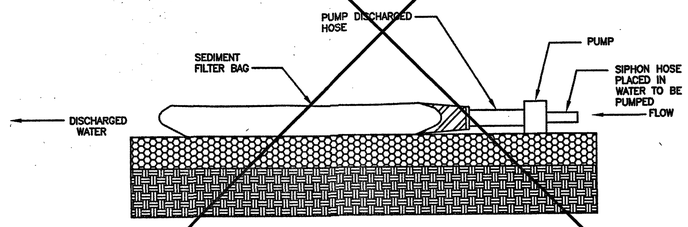
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EROSION CONTROL BLANKETS
N.T.S.



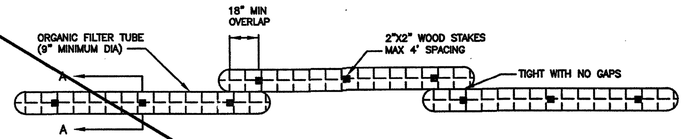
SEDIMENT FILTER BAG PLAN VIEW
N.T.S.



SEDIMENT FILTER BAG PROFILE
N.T.S.

NOTE: A FILTRATION BAG IS NOT REQUIRED IF IF THE DRAINAGE SYSTEM CAN BE ADEQUATELY PROTECTED

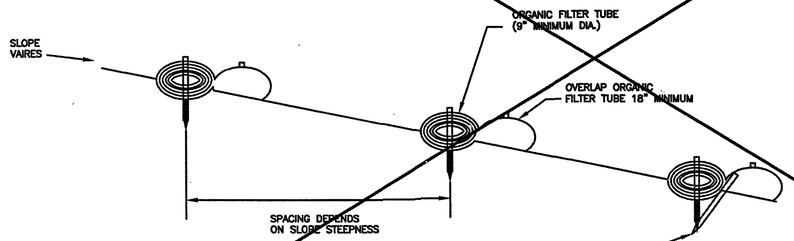
DEWATERING CONTROLS
N.T.S.



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

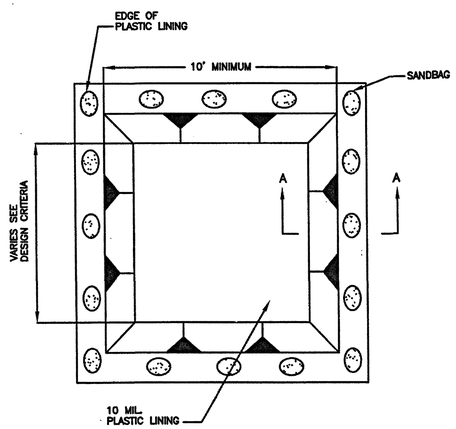
ORGANIC FILTER TUBES NOTES

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

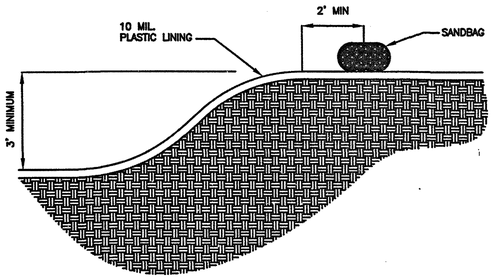


ORGANIC FILTER TUBE PERIMETER CONTROL PROFILE
N.T.S.

FILTER TUBE
N.T.S.



CONCRETE WASHOUT PLAN VIEW
N.T.S.



CONCRETE WASHOUT SECTION A–A
N.T.S.

CONCRETE WASHOUT NOTES

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

CONCRETE WASHOUT AREA
N.T.S.

No.	DATE	REVISION

SEAL:

DESIGN ENGINEER: _____ DATE _____

CITY OF SUGAR LAND, TEXAS
ENGINEERING DEPARTMENT

CONSTRUCTION PLANS FOR:

EROSION CONTROL DETAILS – 2

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

SL–35

SHEET OF

PLOT TIME:
CAD FILE PATH:
PLOT DATE:

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED MS
DRAWN BT
CHECKED
DATE

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

STATE OF TEXAS
MIGUELANGEL A. SAUCEDA
121992
REGISTERED PROFESSIONAL ENGINEER

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

Date: 3/16/20

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

PLAN:
PROFILE:
HORIZONTAL:
VERTICAL:

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

EROSION CONTROL DETAILS – 2
SL–35

PROJECT NO. 13499

I:\2013\13499 ANGLETON\DETAIL SET.dwg

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: April 1, 2021

PREPARED BY: Walter E. Reeves Jr., AICP

AGENDA CONTENT: Discuss and act upon the site plan for Lakeside Park

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: $3,000,000 **FUNDS REQUESTED:** None

FUND: 130-300-300

EXECUTIVE SUMMARY:

Section 28-26(c)(2) establishes a review process for all developments that require site plan approval. Submission and approval of a site plan shall be required for all nonresidential, multifamily and single-family attached developments within all zoning districts. As the park is nonresidential development approval of a site plan is required.

Section 28-26(c)(6) details the review and approval process of a site plan:

a. City staff review and approval of site plans.
   1. Following submittal of a complete application of a site plan in accordance with subsection 28-26(4), the city shall review the application. Specifically, the city manager, city engineer, and the building official (or their designee) shall review the site plan.
   2. Each site plan shall be evaluated to ensure that all developments are constructed according to the city's codes and ordinances.
   3. Following city staff review, the city manager shall recommend approval, approval subject to certain conditions, or denial of the site plan to the planning and zoning commission.
   4. If the site plan is denied by the planning and zoning commission, the applicant may appeal such decision to the city council provided that such appeal is submitted to the city in writing within ten calendar days following the commission's decision. The city council shall decide the appeal within 90 calendar days, and the council's decision on the appeal shall be final.

The review process of 28-26(c)(6) does not involve a public hearing. Attached is a site plan set for the Commission’s review and approval.

RECOMMENDATION:

Staff recommends approval of the site plan set for Lakeside Park.

SITE PLAN

LEGEND

1. MAIN PAVILION
2. EVENT LAWN
3. CANOE / KAYAK LAUNCH
4. PLAYGROUND & FITNESS STATION
5. AQUATIC PLANTING EDGE
6. FISHING PIER
7. AUXILIARY SHADE STRUCTURE
8. BOARDWALK
9. PICNIC AREA
10. PARKING
11. WILDFLOWER MIX
12. CONNECTION TO SCHOOL
13. PUMP ENCLOSURE
14. BUFFER PLANTING
15. BUTTERFLY GARDEN
16. SANDY BEACH
17. OVERLOOK POINT
18. WEIR CROSSING

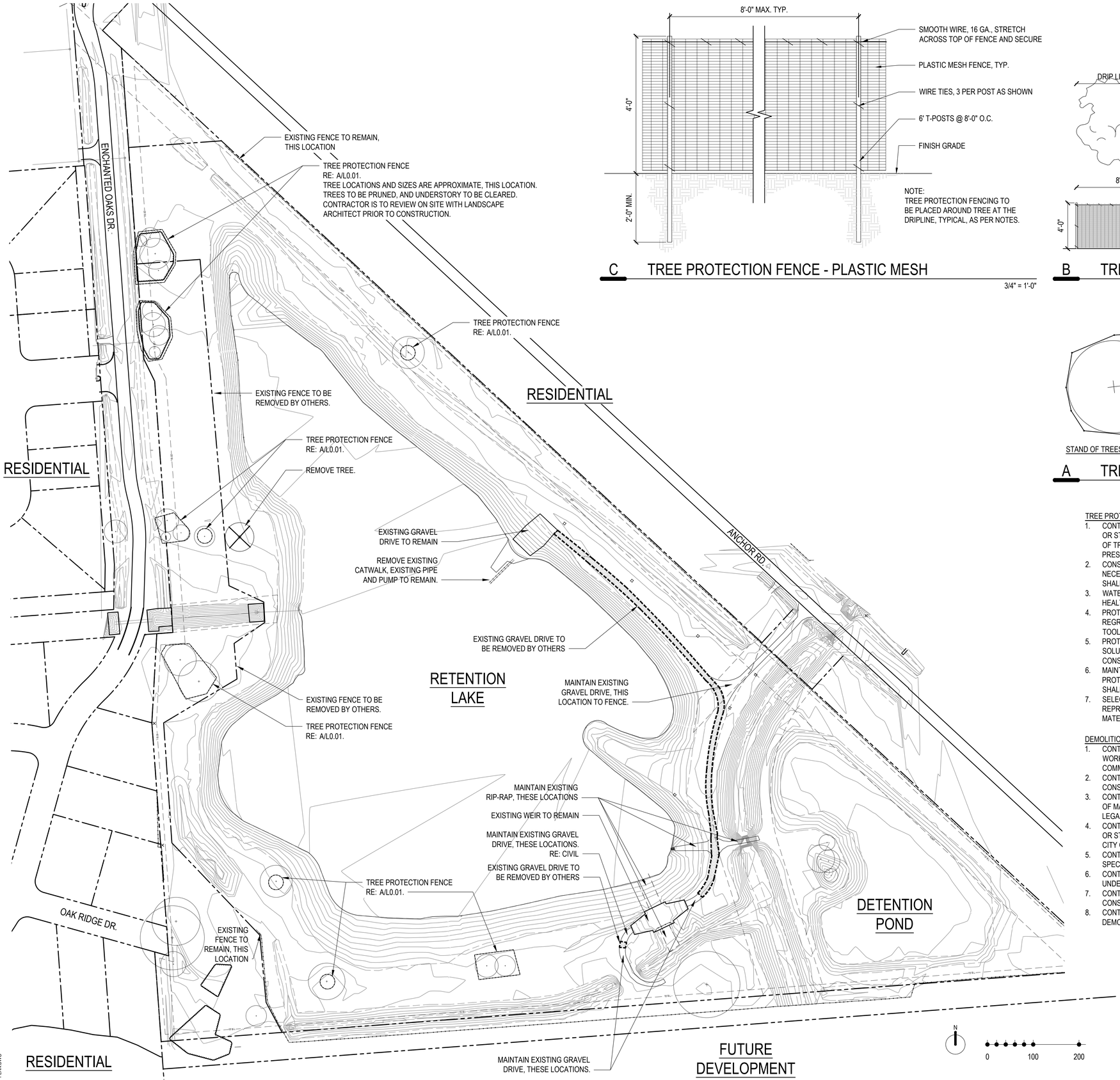


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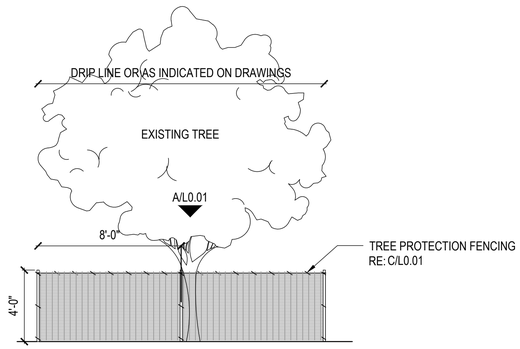
LAKESIDE PARK
CITY OF ANGLETON

CLARK CONDON



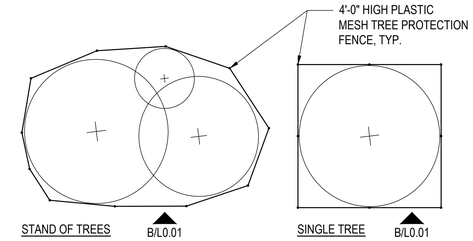
C TREE PROTECTION FENCE - PLASTIC MESH

3/4" = 1'-0"



B TREE PROTECTION FENCING - ELEVATION

1/4" = 1'-0"



A TREE PROTECTION FENCE - PLAN

1/8" = 1'-0"

TREE PROTECTION NOTES

1. CONTRACTOR SHALL NOT ALLOW ANY VEHICULAR TRAFFIC, PARKING OF VEHICLES, OR STOCKPILING OF EXCAVATED MATERIAL OR CONSTRUCTION MATERIALS INSIDE OF TREE PROTECTION FENCING OR THE DRIPLINE OF TREES INDICATED TO BE PRESERVED.
2. CONSTRUCTION EQUIPMENT MAY OPERATE WITHIN THE DRIP LINE OF A TREE WHEN NECESSARY FOR THE PERFORMANCE OF INDICATED WORK. SUCH OPERATIONS SHALL BE CONDUCTED WITH SPECIAL CARE TO AVOID DAMAGING THE TREE.
3. WATER TREES INDICATED TO BE PRESERVED AS REQUIRED TO MAINTAIN THEIR HEALTHY GROWTH DURING THE COURSE OF CONSTRUCTION OPERATIONS.
4. PROTECT TREE ROOT SYSTEMS FROM DAMAGE DONE BY STRIPPING AND REGRADING. ALL EXCAVATION AND GRADING WORK SHALL BE DONE BY HAND TOOLS WHILE WORKING WITHIN TREE DRIPLINES.
5. PROTECT TREE ROOT SYSTEMS FROM DAMAGE DUE TO NOXIOUS MATERIALS IN SOLUTION CAUSED BY RUN-OFF OR SPILLAGE DURING MIXING AND PLACEMENT OF CONSTRUCTION MATERIALS, OR DRAINAGE FROM STORED MATERIALS.
6. MAINTAIN TREE PROTECTION FENCING IN GOOD CONDITION AT ALL TIMES. TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO BEGINNING ANY WORK AND SHALL NOT BE REMOVED UNTIL ALL CONSTRICTION WORK IS COMPLETE.
7. SELECTED PRUNING SHALL BE PERFORMED AT THE DIRECTION OF OWNER'S REPRESENTATIVE. CONTRACTOR SHALL CLEAR ALL DEAD AND DELETERIOUS MATERIALS FROM THE SITE.

DEMOLITION NOTES

1. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCING WORK. NOTIFY VARIOUS UTILITY COMPANIES A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY UTILITIES DAMAGED DURING CONSTRUCTION.
3. CONTRACTOR SHALL CONTACT OWNER FOR FIRST RIGHT TO REFUSAL FOR SALVAGE OF MATERIALS. ALL OTHER DEMOLISHED MATERIALS SHALL BE DISPOSED OF IN A LEGAL FASHION.
4. CONTRACTOR SHALL REPAIR AT NO COST TO THE OWNER ANY DAMAGE TO CURBS OR STREETS CAUSED BY CONSTRUCTION. REPAIRS TO BE IN ACCORDANCE WITH CITY OF ANGLETON STANDARDS.
5. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL SPECIFIED EXISTING TREES ON SITE.
6. CONTRACTOR SHALL NOT PARK VEHICLES OR EQUIPMENT OR STOCKPILE MATERIALS UNDER THE DRIP LINE OF EXISTING TREES.
7. CONTRACTOR SHALL PROVIDE FOR ROUTINE MAINTENANCE IN AREAS OF CONSTRUCTION.
8. CONTRACTOR SHALL REPAIR DAMAGE TO GRADES AND LAWN CAUSED BY DEMOLITION.

TREE PROTECTION LEGEND	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE
	TREE PROTECTION FENCE RE: A/L0.01

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

CLIENT
CITY of ANGLETON
121 S. Velasco
Angleton, TX 77515
T: 979 849 4364 ext.4101

ARCHITECTURE
STUDIO RED ARCHITECTS
1320 McGowen St.
Houston, TX 77004
T: 713 622 5333

BUILDING STRUCTURAL
SIGMA ENGINEERING SERVICES
9111 Katy Fwy, Ste. 302
Houston, TX 77024
T: 713 461 8584

MEP
TELIOS
101 Parklane Blvd. Ste.101
Sugar Land, TX 77478
T: 281 265 1636

CIVIL
IDS ENGINEERING GROUP
13430 Northwest Freeway, Ste.700
Houston, TX 77040
T: 713 462 3178

SITE STRUCTURAL
BEC ENGINEERS AND CONSULTANTS
3200 Wilcrest Dr. Ste. 440
Houston, TX 77042
T: 832 240 3771

IRRIGATION
JAMES POLE IRRIGATION CONSULTANTS
100 N. Locust Ste. #3
Denton, TX 76201
T: 940 243 2364

SEAL

THESE DOCUMENTS ARE NOT COMPLETE AND ARE ISSUED FOR INTERIM REVIEW ONLY AND ARE NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.
S. SCOTT SLAGLE, LANDSCAPE ARCHITECT
DATE: 3/04/2021

ISSUE

1	100% DESIGN DEVELOPMENT	10.22.2020
2	50% CONSTRUCTION DOCUMENTS	12.22.2020
3	90% CONSTRUCTION DOCUMENTS	03.04.2021

KEY MAP

LAKESIDE PARK
CITY of ANGLETON
ANGLETON, TX

TREE PROTECTION &
DEMOLITION PLAN

DRAWN BY: TMT
CHECKED BY: SSS
DATE: 21.03.02
SCALE: 1" = 100'-0"
PROJECT #: 119-076

SHEET
L0.01

J:\ANGLETON LAKESIDE PARK 119-076\4.0 WORKING FILES\4-2 CAD\4.22 SHEETS\L0.01 TREE PROTECTION & DEMOLITION PLAN.DWG



NOTES

1. GRAVEL BEING REMOVED SHALL BE CLEANED AND USED TO REFRESH EXISTING GRAVEL AREAS THAT ARE TO REMAIN. GRAVEL REMOVAL BY OTHERS PRIOR TO START OF THIS CONTRACT.
2. FENCE REMOVAL BY OTHERS PRIOR TO START OF THIS CONTRACT.

N
W E
S

100' 0' 100'
SCALE
1"=100'

CLARK CONDON

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

CLIENT
CITY of ANGLETON
121 S. Velasco
Angleton, TX 77515
T: 979 849 4364 ext.4101

ARCHITECTURE
STUDIO RED ARCHITECTS
1320 McGowen St.
Houston, TX 77004
T: 713 622 5333

BUILDING STRUCTURAL
SIGMA ENGINEERING SERVICES
9111 Katy Fwy, Ste. 302
Houston, TX 77024
T: 713 461 8584

MEP
TELIOS
101 Parklane Blvd. Ste.101
Sugar Land, TX 77478
T: 281 265 1636

CIVIL
IDS ENGINEERING GROUP
13430 Northwest Freeway, Ste.700
Houston, TX 77040
T: 713 462 3178

SITE STRUCTURAL
BEC ENGINEERS AND CONSULTANTS
3200 Wilcrest Dr. Ste. 440
Houston, TX 77042
T: 832 240 3771

IRRIGATION
JAMES POLE IRRIGATION CONSULTANTS
100 N. Locust Ste. #3
Denton, TX 76201
T: 940 243 2364

SEAL

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF REVIEW
UNDER THE AUTHORITY OF
CAROL D. HARRISON,
P.E. 117305 ON 3/4/2021.
IT IS NOT TO BE USED FOR
CONSTRUCTION PURPOSES.

ISSUE

1	DESIGN DEVELOPMENT	11.30.2020
2	50% CONSTRUCTION DOCUMENTS	12.22.2020
3	90% CONSTRUCTION DOCUMENTS	03.04.2021

SURVEY NOTES:

HORIZONTAL NOTE: POINTS ARE NAD83, STATE PLANE, TEXAS SOUTH CENTRAL ZONE (4204) SURFACE VALUES - GRID COORDINATES WERE SCALED UP OF SURFACE ABOUT 0,0 USING A S.F. OF 1.00013

VERTICAL NOTE: ELEVATIONS AREA BASED ON NGS (NATIONAL GEODETIC SURVEY) MONUMENT A 693, NAVD88, 2001 ADJ ELEVATION = 29.10

LAKESIDE PARK
CITY of ANGLETON
ANGLETON, TX

EXISTING CONDITIONS AND DEMOLITION PLAN

DRAWN BY: BA
CHECKED BY: CDH
DATE: 3/4/2021
SCALE: 1" = 100'
PROJECT #: 055105800

SHEET
C2.0

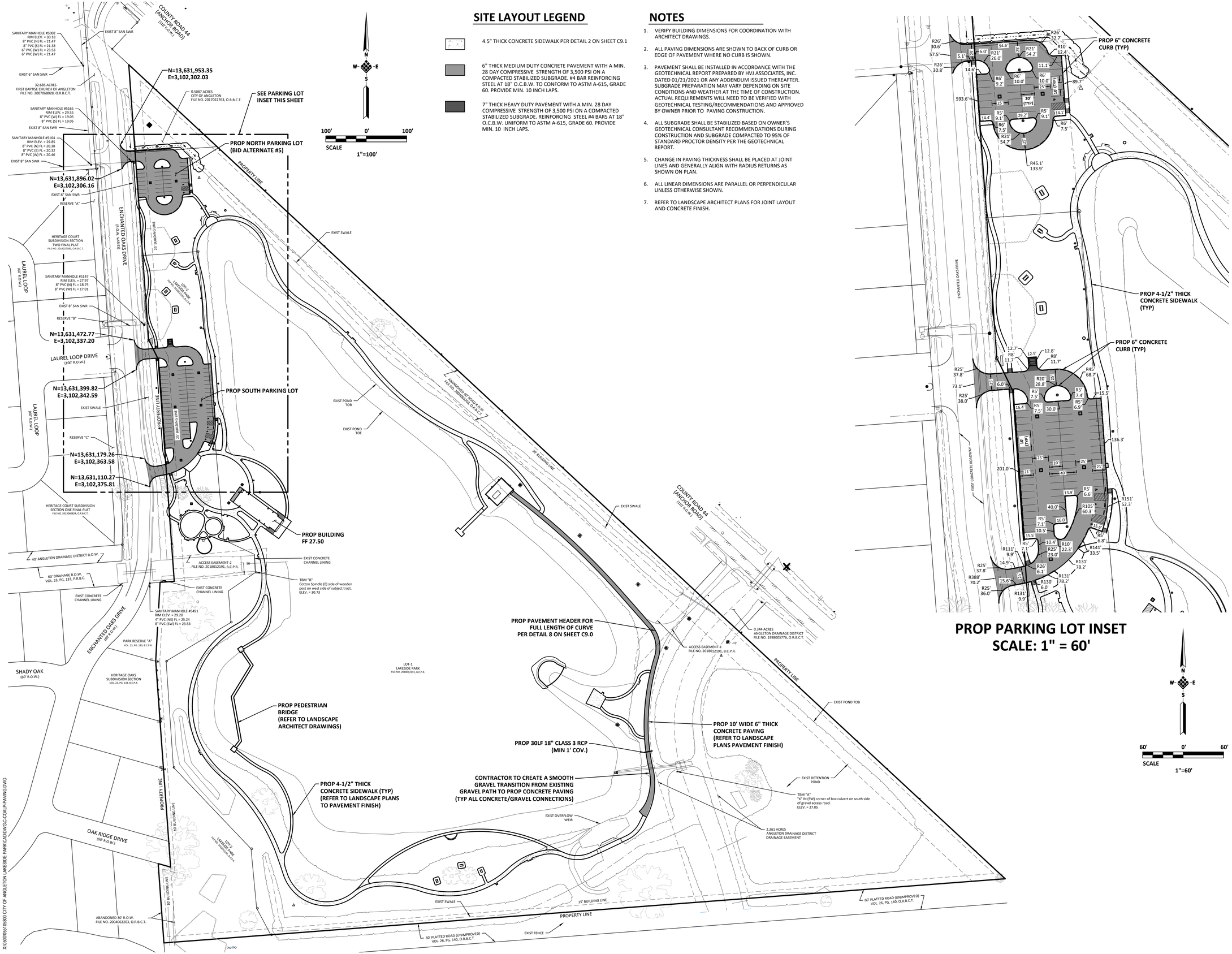
X:\055\055105800 CITY OF ANGLETON LAKESIDE PARK\CAD\DWG\C-COALP-EXIST-COND.DWG

SITE LAYOUT LEGEND

- 4.5" THICK CONCRETE SIDEWALK PER DETAIL 2 ON SHEET C9.1
- 6" THICK MEDIUM DUTY CONCRETE PAVEMENT WITH A MIN. 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI ON A COMPACTED STABILIZED SUBGRADE. #4 BAR REINFORCING STEEL AT 18" O.C.B.W. TO CONFORM TO ASTM A-615, GRADE 60. PROVIDE MIN. 10 INCH LAPS.
- 7" THICK HEAVY DUTY PAVEMENT WITH A MIN. 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI ON A COMPACTED STABILIZED SUBGRADE. REINFORCING STEEL #4 BARS AT 18" O.C.B.W. UNIFORM TO ASTM A-615, GRADE 60. PROVIDE MIN. 10 INCH LAPS.

NOTES

1. VERIFY BUILDING DIMENSIONS FOR COORDINATION WITH ARCHITECT DRAWINGS.
2. ALL PAVING DIMENSIONS ARE SHOWN TO BACK OF CURB OR EDGE OF PAVEMENT WHERE NO CURB IS SHOWN.
3. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY HVJ ASSOCIATES, INC. DATED 01/21/2021 OR ANY ADDENDUM ISSUED THEREAFTER. SUBGRADE PREPARATION MAY VARY DEPENDING ON SITE CONDITIONS AND WEATHER AT THE TIME OF CONSTRUCTION. ACTUAL REQUIREMENTS WILL NEED TO BE VERIFIED WITH GEOTECHNICAL TESTING/RECOMMENDATIONS AND APPROVED BY OWNER PRIOR TO PAVING CONSTRUCTION.
4. ALL SUBGRADE SHALL BE STABILIZED BASED ON OWNER'S GEOTECHNICAL CONSULTANT RECOMMENDATIONS DURING CONSTRUCTION AND SUBGRADE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY PER THE GEOTECHNICAL REPORT.
5. CHANGE IN PAVING THICKNESS SHALL BE PLACED AT JOINT LINES AND GENERALLY ALIGN WITH RADIUS RETURNS AS SHOWN ON PLAN.
6. ALL LINEAR DIMENSIONS ARE PARALLEL OR PERPENDICULAR UNLESS OTHERWISE SHOWN.
7. REFER TO LANDSCAPE ARCHITECT PLANS FOR JOINT LAYOUT AND CONCRETE FINISH.



PROP PARKING LOT INSET
SCALE: 1" = 60'

CLARK CONDON

LANDSCAPE ARCHITECTURE
10401 Stella Link Road
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3	90% CONSTRUCTION DOCUMENTS	03.04.2021

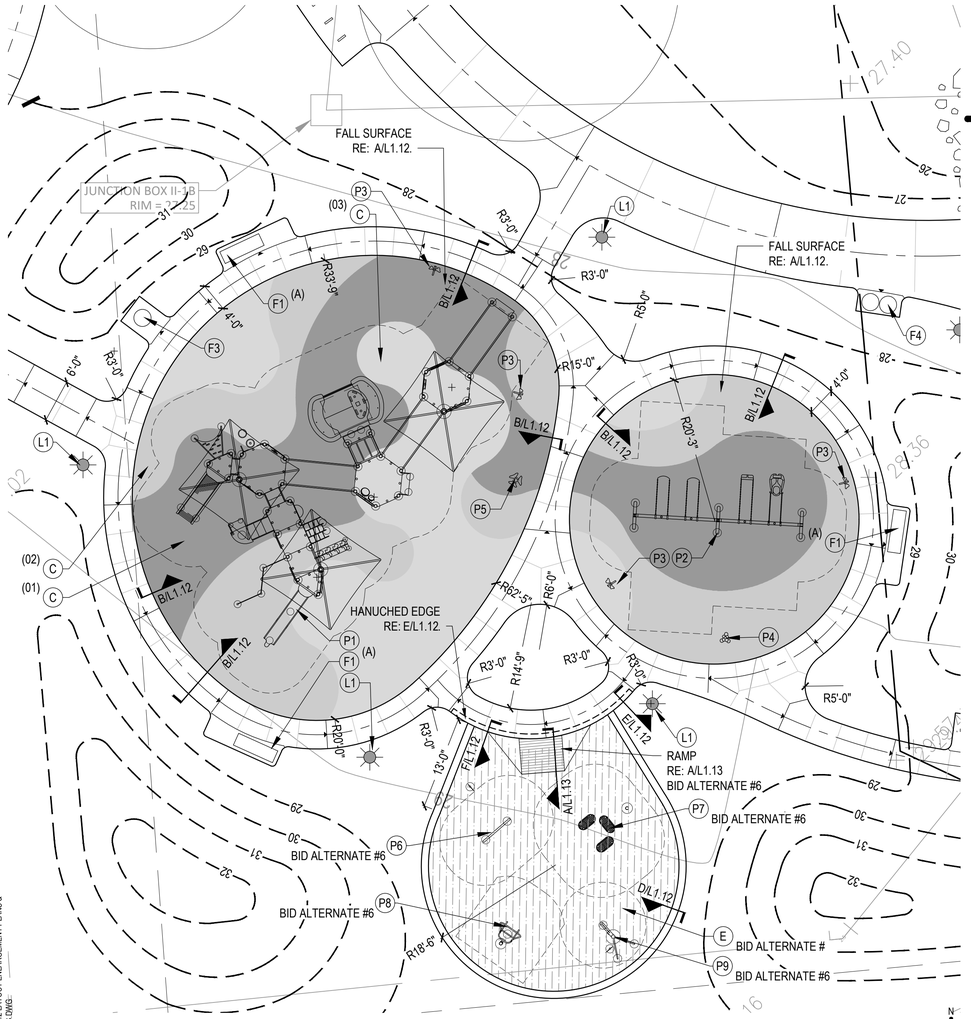
LAKESIDE PARK
CITY of ANGLETON
ANGLETON, TX

OVERALL LAYOUT AND PAVING PLAN

DRAWN BY: BA
CHECKED BY: CDH
DATE: 3/4/2021
SCALE: 1" = 100'
PROJECT #: 055105800

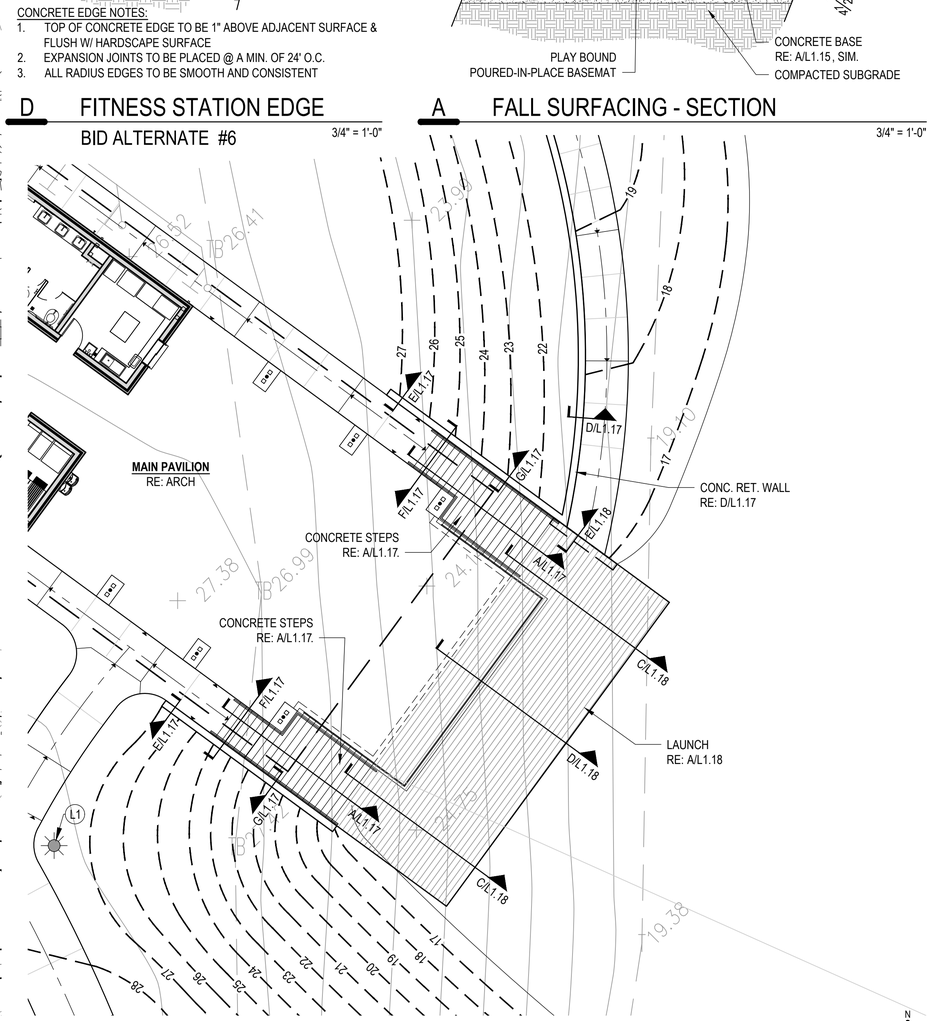
SHEET
C3.0

X:\055\055105800 CITY OF ANGLETON LAKESIDE PARK\CAD\DWG\C-COALP-PAVING.DWG



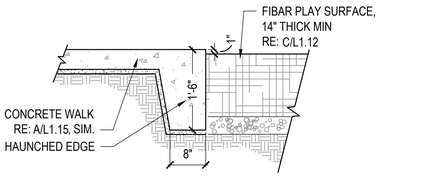
B PLAYGROUND - ENLARGEMENT PLAN

1" = 10'-0"



A PAVILION @ WATER - ENLARGEMENT PLAN

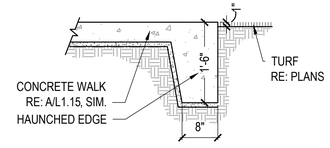
1" = 10'-0"



F HAUNCHED EDGE @ FIBAR - SECTION

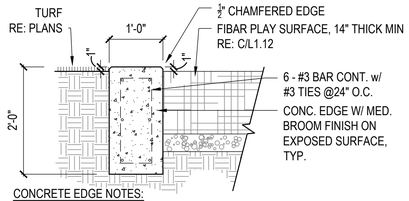
BID ALTERNATE #6

3/4" = 1'-0"



E HAUNCHED EDGE - SECTION

3/4" = 1'-0"



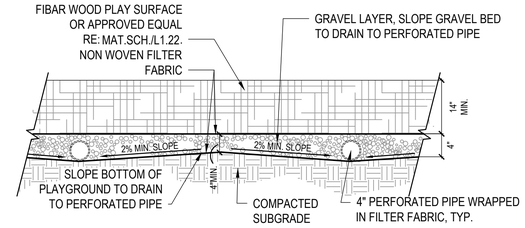
CONCRETE EDGE NOTES:

1. TOP OF CONCRETE EDGE TO BE 1" ABOVE ADJACENT SURFACE & FLUSH W/ HARDSCAPE SURFACE
2. EXPANSION JOINTS TO BE PLACED @ A MIN. OF 24' O.C.
3. ALL RADIUS EDGES TO BE SMOOTH AND CONSISTENT

D FITNESS STATION EDGE

BID ALTERNATE #6

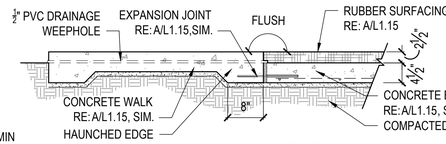
3/4" = 1'-0"



C FIBAR FALL SURFACE - SECTION

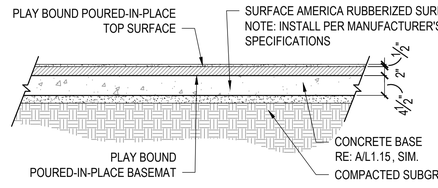
BID ALTERNATE #6

3/4" = 1'-0"



B FALL SURFACING @ CONCRETE - SECTION

3/4" = 1'-0"



A FALL SURFACING - SECTION

3/4" = 1'-0"

MATERIALS LEGEND				
KEY	MATERIAL			
A	CONCRETE PAVING RE: A/L1.15			
B	CONC. PAVING w/ SANDBLAST FINISH RE: MAT.SCH./L1.22			
C	FALL SURFACING RE: A/L1.12	01	02	03
D	DECOMPOSED GRANITE RE: E/L1.15			
E	FIBAR SURFACE RE: C/L1.12			
F	MOSS BOULDERS (LANDSCAPE) RE: L/L1.15			
G	MOSS BOULDERS (DROP-OFF) RE: J/L1.14			
H	STONE @ CATCH BASIN RE: L/L1.16			
SYMBOLS				
	EXPANSION JOINT			

NOTES:

- RE: L---- FOR COORDINATE POINTS TABLE
- CONTRACTOR SHALL SPREAD FOUNDATION SPOILS ON SITE. SPOILS NOT TO BE SPREAD WITHIN RETENTION LAKE OR DETENTION POND.
- WATER LEVEL IS NOT STATIC. **16.25'** IS TYPICAL WATER LEVEL UNDER NORMAL CIRCUMSTANCES.

SITE LIGHTING LEGEND	
KEY	MATERIAL
L1	PEDESTRIAN LIGHTING RE: MEP
L2	PARKING LOT LIGHTING RE: MEP

FURNITURE LEGEND	
(A) F1	BENCH - SURFACE MOUNT RE: F/L1.15
(B) F1	BENCH - IN-GROUND MOUNT RE: H/L1.15
(A) F2	PICNIC TABLE RE: M/L1.15
(B) F2	PICNIC TABLE - ACCESSIBLE RE: P/L1.15
F3	TRASH RECEPTACLE RE: C/L1.16
F4	TRASH-RECYCLE RECEPTACLE RE: A/L1.16
F5	BIKE RACK RE: J/L1.15
F6	BOLLARD RE: M/L1.16

PLAYGROUND & FITNESS LEGEND	
P1	PLAYBOOSTER® RE: PLAY-FIT.SCH./L1.22
P2	SWING RE: PLAY-FIT.SCH./L1.22
P3	BUTTERFLIES RE: PLAY-FIT.SCH./L1.22
P4	LILYPAD CYMBALS RE: PLAY-FIT.SCH./L1.22
P5	TENOR TREE RE: PLAY-FIT.SCH./L1.22
P6	ANGLED BALANCE BEAM RE: PLAY-FIT.SCH./L1.22
P7	PLYOMETRICS RE: PLAY-FIT.SCH./L1.22
P8	PULL-UP/DIP RE: PLAY-FIT.SCH./L1.22
P9	ROPE CLIMB RE: PLAY-FIT.SCH./L1.22

GRADING AND DRAINAGE LEGEND		
KEY	MATERIAL	
	EXISTING CONTOUR	
XX	PROPOSED CONTOUR	
	4" SDR35 SOLID PVC DRAINAGE PIPE	
	6" SDR35 SOLID PVC DRAINAGE PIPE	
	BED DRAINAGE RE:	
	SWALE CENTER LINE	
HP	HIGH POINT	
TP	TOP OF PAVING	
TW	TOP OF WALL	
BW	BOTTOM OF WALL	
	SLOPE	
XX.XX	SPOT ELEVATION	
D1	18" CONCRETE CATCH BASIN RE: H/L1.16	
D2	12" NDS CATCH BASIN RE: J/L1.16	

CLARK CONDON

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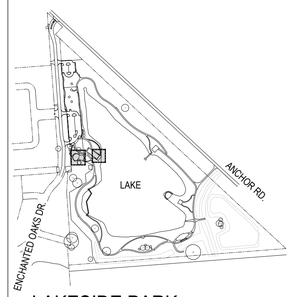
S. SCOTT SLAGLE, LANDSCAPE ARCHITECT

DATE: 3/04/2021

ISSUE

1	100% DESIGN DEVELOPMENT	10.22.2020
2	50% CONSTRUCTION DOCUMENTS	12.22.2020
3	90% CONSTRUCTION DOCUMENTS	03.04.2021

KEY MAP



LAKESIDE PARK
CITY of ANGLETON

ANGLETON, TX

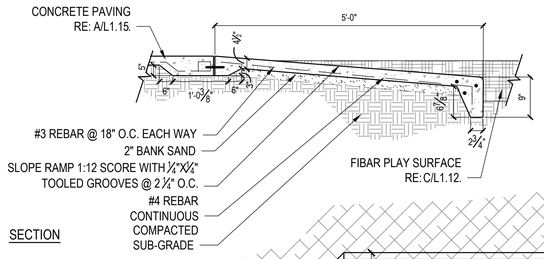
LAYOUT ENLARGEMENT PLANS & HARDSCAPE DETAILS

DRAWN BY: TMT
CHECKED BY: SSS
DATE: 21.03.02
SCALE: 1" = 20'-0"
PROJECT #: 119-076

SHEET

L1.12

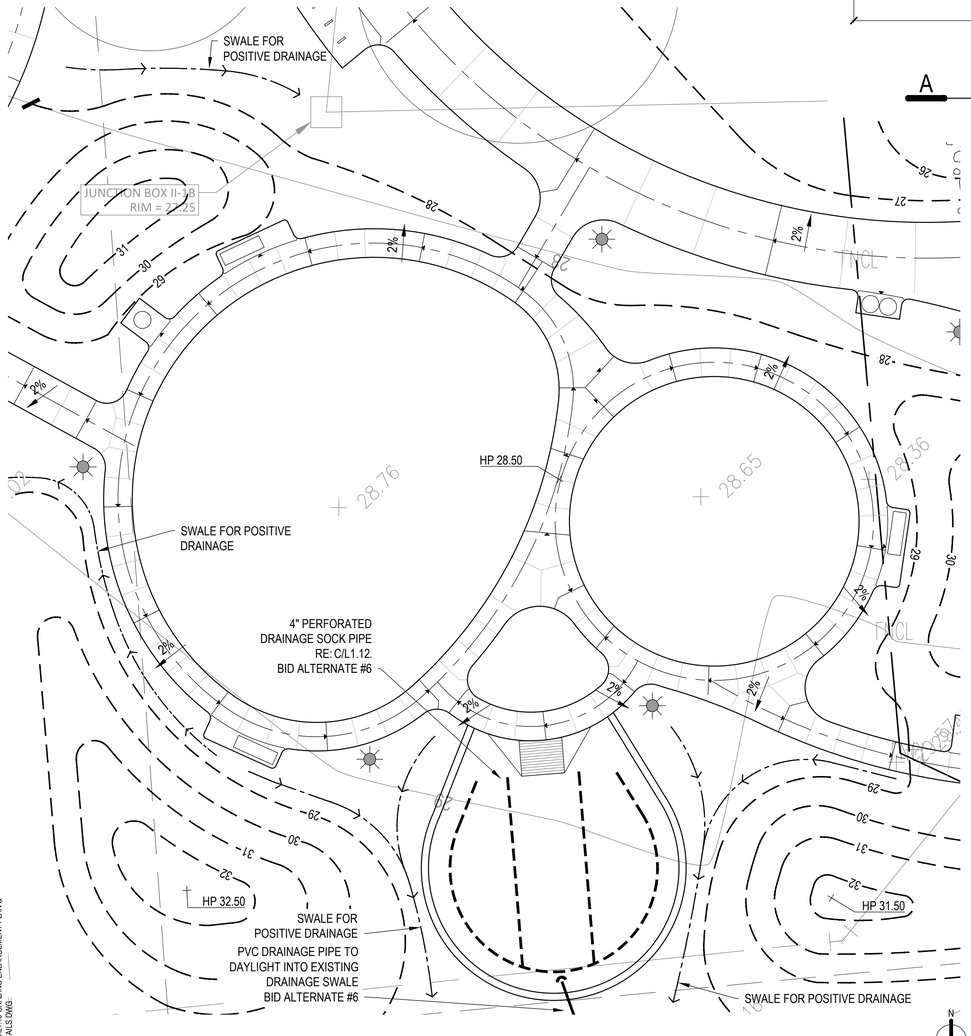
J:\ANGLETON LAKESIDE PARK 119-076\4.0 WORKING FILES\4.2 CAD\4.22 SHEETS\L1.12 LAYOUT ENLARGEMENT PLANS & HARDSCAPE DETAILS.DWG



A RAMP INTO PLAYGROUND

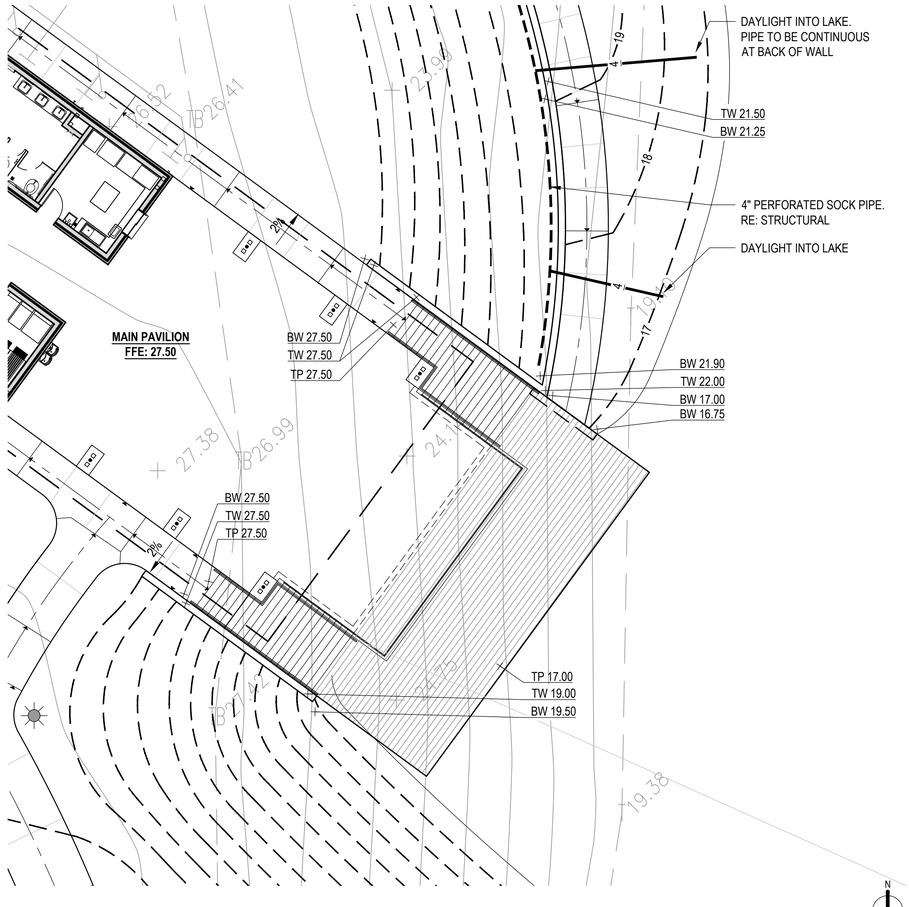
BID ALTERNATE #_

3/4" = 1'-0"



B PLAYGROUND - GRADING ENLARGEMENT PLAN

1" = 10'-0"



A PAVILION @ WATER - GRADING ENLARGEMENT PLAN

1" = 10'-0"

GRADING AND DRAINAGE LEGEND		
KEY	MATERIAL	
	EXISTING CONTOUR	
XX	PROPOSED CONTOUR	
	4" SDR35 SOLID PVC DRAINAGE PIPE	
	6" SDR35 SOLID PVC DRAINAGE PIPE	
	BED DRAINAGE RE:	
	SWALE CENTER LINE	
HP	HIGH POINT	
TP	TOP OF PAVING	
TW	TOP OF WALL	
BW	BOTTOM OF WALL	
XX.XX	SPOT ELEVATION	
D1	18" CONCRETE CATCH BASIN RE: H/L1.16	
D2	12" NDS CATCH BASIN RE: J/L1.16	

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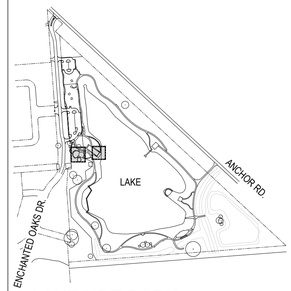
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S. SCOTT SLAGLE, LANDSCAPE ARCHITECT
DATE: 3/04/2021

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KEY MAP



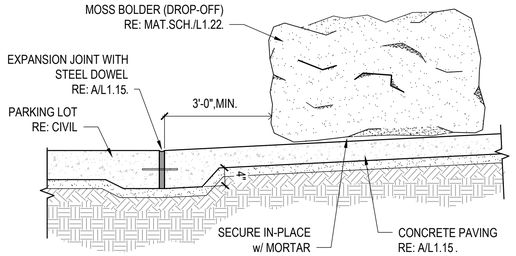
LAKESIDE PARK
CITY of ANGLETON
ANGLETON, TX

GRADING ENLARGEMENT PLAN & HARDSCAPE DETAILS

DRAWN BY: TMT
CHECKED BY: SSS
DATE: 21.03.02
SCALE: 1" = 20'-0"
PROJECT #: 119-076

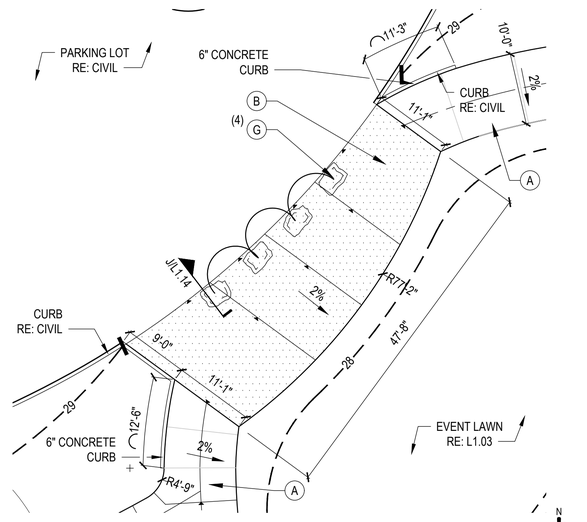
SHEET
L1.13

J:\ANGLETON LAKESIDE PARK 119-076\4.0 WORKING FILES\4.2 CAD\4.22 SHEETS\L1.13 GRADING ENLARGEMENT PLAN & HARDSCAPE DETAILS.DWG



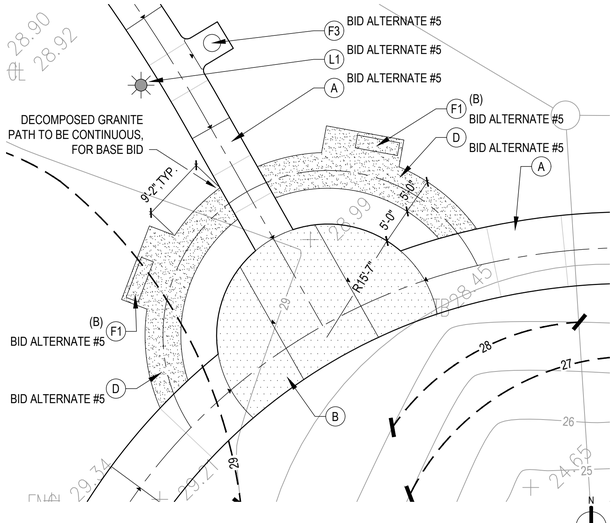
J MOSS BOULDER (DROP-OFF) - SECTION

3/4" = 1'-0"



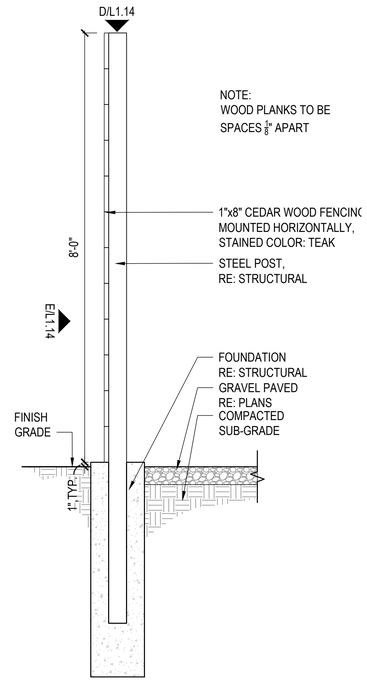
H PLAYGROUND - ENLARGEMENT PLAN

1" = 10'-0"



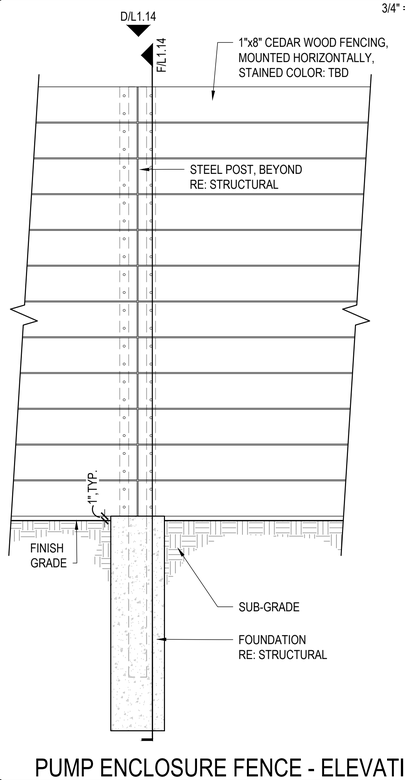
H BUTTERFLY GARDEN - ENLARGEMENT PLAN

1" = 10'-0"



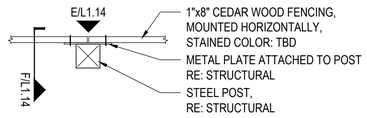
F PUMP ENCLOSURE FENCE - SECTION

3/4" = 1'-0"



E PUMP ENCLOSURE FENCE - ELEVATION

3/4" = 1'-0"

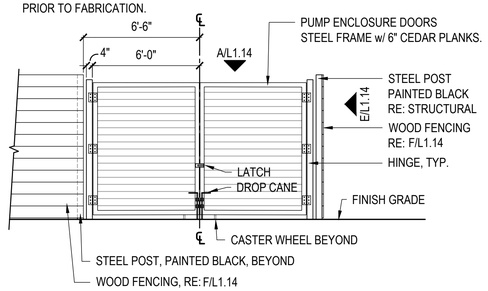


D FENCING POST - PLAN

1" = 1'-0"

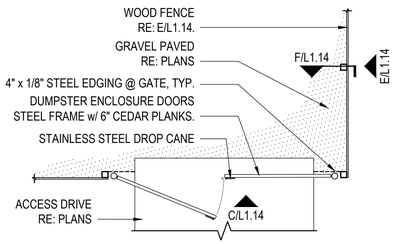
NOTES:

1. ALL METAL TO BE GALVANIZED STEEL
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION.



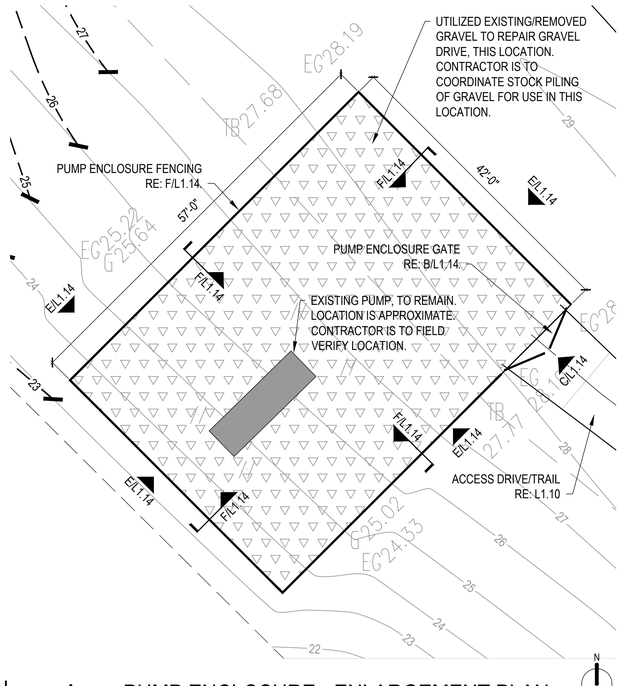
C PUMP ENCLOSURE - ELEVATION

1/4" = 1'-0"



B PUMP ENCLOSURE - PLAN

1/4" = 1'-0"



A PUMP ENCLOSURE - ENLARGEMENT PLAN

1" = 10'-0"

MATERIALS LEGEND				
KEY	MATERIAL			
A	CONCRETE PAVING RE: A/L1.15			
B	CONC. PAVING w/ SANDBLAST FINISH RE: MAT.SCH./L1.22			
C	FALL SURFACING RE: A/L1.12	01	02	03
D	DECOMPOSED GRANITE RE: E/L1.15			
E	FIBAR SURFACE RE: C/L1.12			
F	MOSS BOULDERS (LANDSCAPE) RE: L/L1.15			
G	MOSS BOULDERS (DROP-OFF) RE: J/L1.14			
H	STONE @ CATCH BASIN RE: L/L1.16			
SYMBOLS				
	EXPANSION JOINT			

NOTES:
- RE: L---- FOR COORDINATE POINTS TABLE
- CONTRACTOR SHALL SPREAD FOUNDATION SPOILS ON SITE. SPOILS NOT TO BE SPREAD WITHIN RETENTION LAKE OR DETENTION POND.
- WATER LEVEL IS NOT STATIC. **16.25'** IS TYPICAL WATER LEVEL UNDER NORMAL CIRCUMSTANCES.

SITE LIGHTING LEGEND	
KEY	MATERIAL
L1	PEDESTRIAN LIGHTING RE: MEP
L2	PARKING LOT LIGHTING RE: MEP

FURNITURE LEGEND	
(A) F1	BENCH - SURFACE MOUNT RE: F/L1.15
(B) F1	BENCH - IN-GROUND MOUNT RE: H/L1.15
(A) F2	PICNIC TABLE RE: M/L1.15
(B) F2	PICNIC TABLE - ACCESSIBLE RE: P/L1.15
F3	TRASH RECEPTACLE RE: C/L1.16
F4	TRASH-RECYCLE RECEPTACLE RE: A/L1.16
F5	BIKE RACK RE: J/L1.15
F6	BOLLARD RE: M/L1.16

PLAYGROUND & FITNESS LEGEND	
P1	PLAYBOOSTER® RE: PLAY-FIT.SCH./L1.22
P2	SWING RE: PLAY-FIT.SCH./L1.22
P3	BUTTERFLIES RE: PLAY-FIT.SCH./L1.22
P4	LILYPAD CYMBALS RE: PLAY-FIT.SCH./L1.22
P5	TENOR TREE RE: PLAY-FIT.SCH./L1.22
P6	ANGLED BALANCE BEAM RE: PLAY-FIT.SCH./L1.22
P7	PLYOMETRICS RE: PLAY-FIT.SCH./L1.22
P8	PULL-UP/DIP RE: PLAY-FIT.SCH./L1.22
P9	ROPE CLIMB RE: PLAY-FIT.SCH./L1.22

GRADING AND DRAINAGE LEGEND	
KEY	MATERIAL
	EXISTING CONTOUR
XX	PROPOSED CONTOUR
	4" SDR35 SOLID PVC DRAINAGE PIPE
	6" SDR35 SOLID PVC DRAINAGE PIPE
	BED DRAINAGE RE:
	SWALE CENTER LINE
HP	HIGH POINT
TP	TOP OF PAVING
TW	TOP OF WALL
BW	BOTTOM OF WALL
	SLOPE
XX.XX	SPOT ELEVATION
D1	18" CONCRETE CATCH BASIN RE: H/L1.16
D2	12" NDS CATCH BASIN RE: J/L1.16

Item 5.

CLARK CONDON

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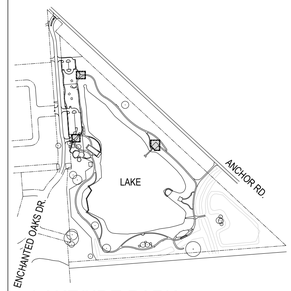
SEAL

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2	50% CONSTRUCTION DOCUMENTS	12.22.2020
3	90% CONSTRUCTION DOCUMENTS	03.04.2021

KEY MAP



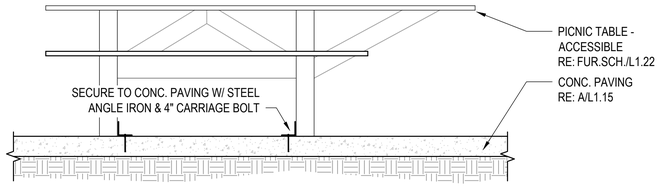
LAKESIDE PARK
CITY of ANGLETON
ANGLETON, TX

LAYOUT ENLARGEMENT PLANS & HARDSCAPE DETAILS

DRAWN BY: TMT
CHECKED BY: SSS
DATE: 21.03.02
SCALE: 1" = 20'-0"
PROJECT #: 119-076

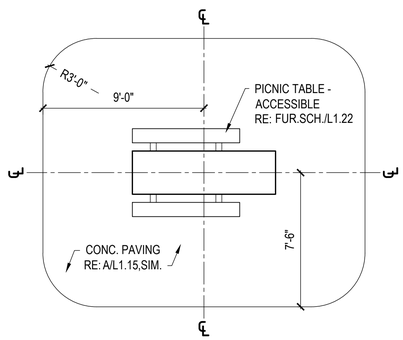
SHEET
L1.14

J:\ANGLETON LAKESIDE PARK 119-076\4.0 WORKING FILES\4.2 CAD\4.22 SHEETS\L1.14 LAYOUT ENLARGEMENT PLANS & HARDSCAPE DETAILS.DWG



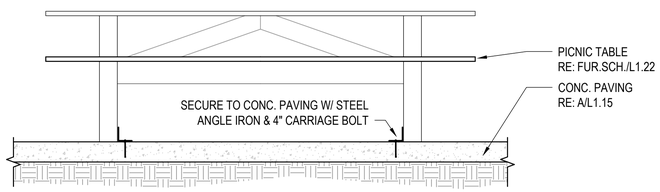
Q PICNIC TABLE - ACCESSIBLE - ELEVATION

3/4" = 1'-0"



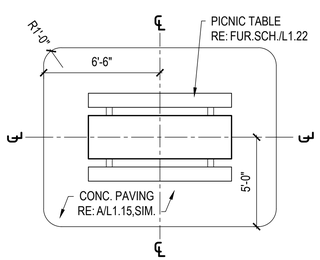
P PICNIC TABLE - ACCESSIBLE - PLAN

1/4" = 1'-0"



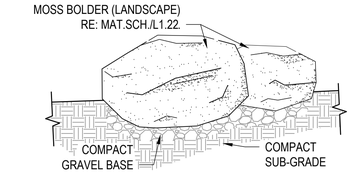
N PICNIC TABLE - ELEVATION

3/4" = 1'-0"



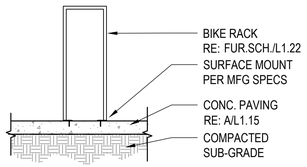
M PICNIC TABLE - PLAN

1/4" = 1'-0"



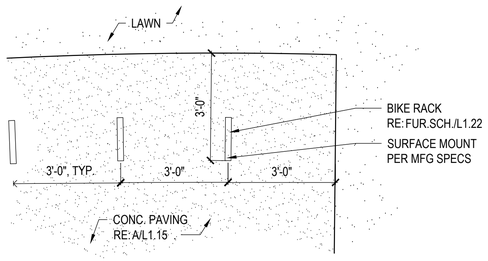
L MOSS BOULDER (LANDSCAPE) - SECTION

3/4" = 1'-0"



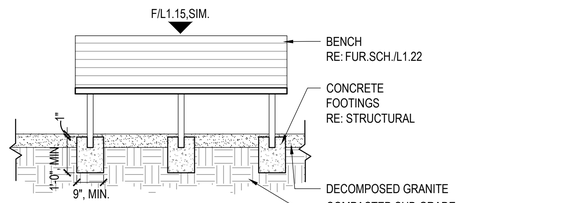
K BIKE RACK - SECTION

1/2" = 1'-0"



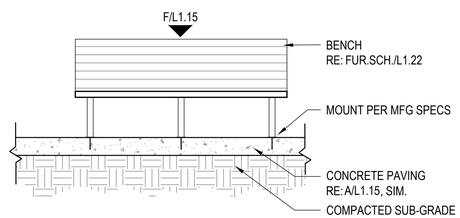
J BIKE RACK - PLAN

1/2" = 1'-0"



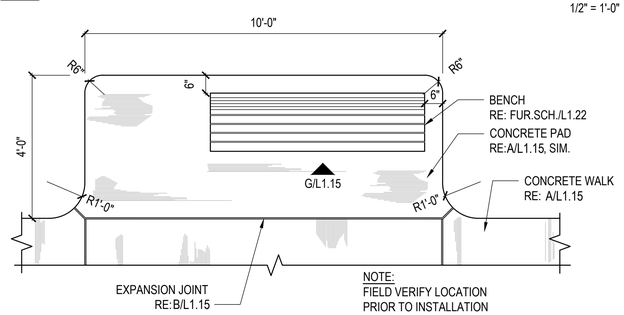
H BENCH ON D.G. - SECTION

1/2" = 1'-0"



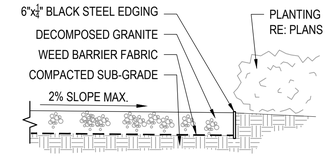
G BENCH ON CONC. - SECTION

1/2" = 1'-0"



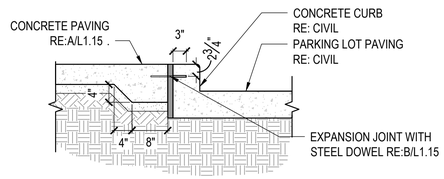
F BENCH ON CONC. PAD - PLAN

1/2" = 1'-0"



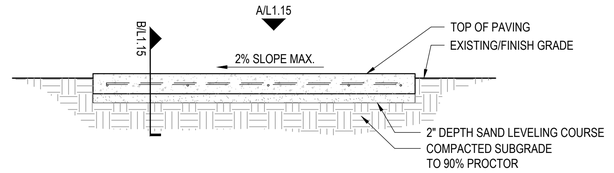
E DECOMPOSED GRANITE - SECTION

3/4" = 1'-0"



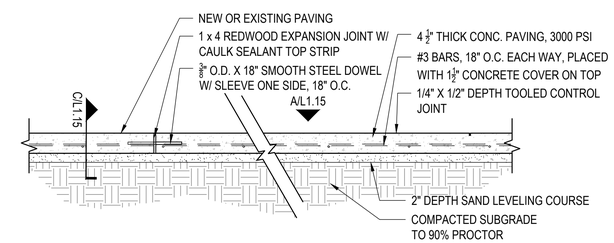
D CONCRETE WALK @ BACK OF CURB - SECTION

3/4" = 1'-0"



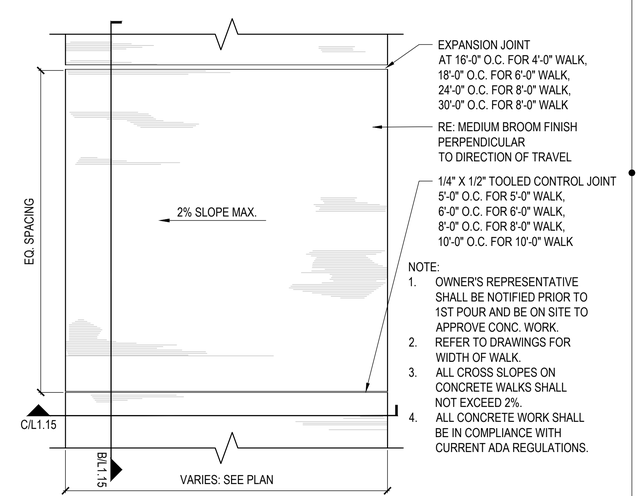
C CONCRETE PAVING - CROSS SECTION

3/4" = 1'-0"



B CONCRETE PAVING - SECTION

3/4" = 1'-0"



A CONCRETE PAVING - PLAN

3/4" = 1'-0"

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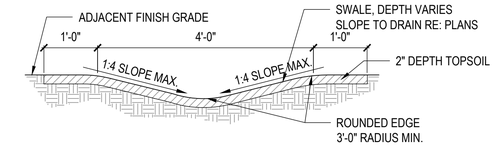
LAKESIDE PARK
CITY of ANGLETON
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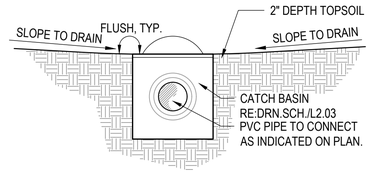
SHEET
L1.15

J:\ANGLETON LAKESIDE PARK 119-076\4.0 WORKING FILES\4-2 CAD\4.22 SHEETS\L1.15 HARDSCAPE DETAILS.DWG



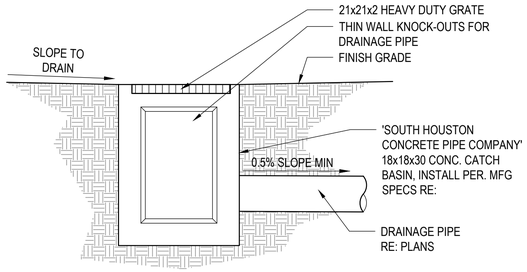
K SWALE - SECTION

3/4" = 1'-0"



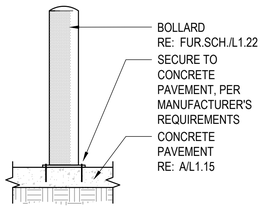
J NDS DRAINAGE - SECTION

3/4" = 1'-0"



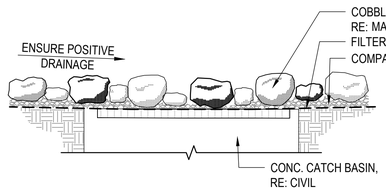
H CONCRETE CATCH BASIN - SECTION

3/4" = 1'-0"



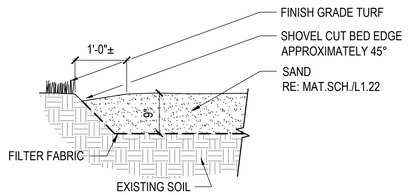
M BOLLARD - SECTION

3/4" = 1'-0"



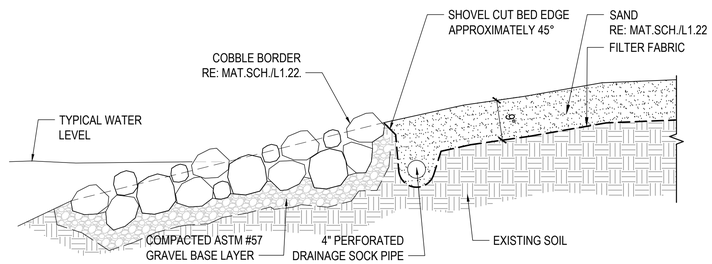
L STONES @ CATCH BASIN

3/4" = 1'-0"



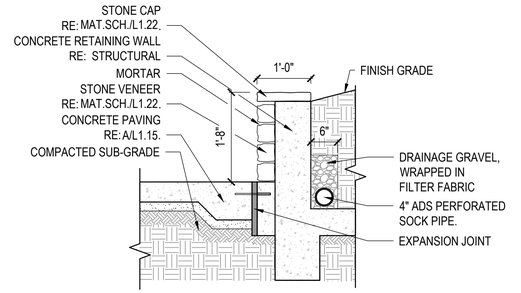
G BEACH CUT EDGE - SECTION
BID ALTERNATE #_

3/4" = 1'-0"



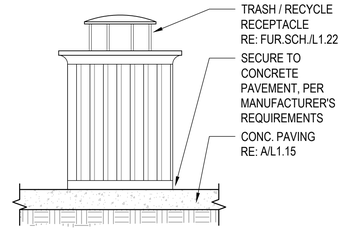
F BEACH RIP RAP EDGE - SECTION
BID ALTERNATE #_

3/4" = 1'-0"



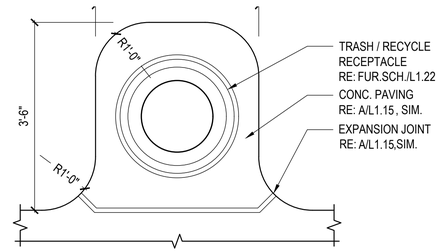
E STONE RETAINING WALL - SECTION
BID ALTERNATE #_

3/4" = 1'-0"



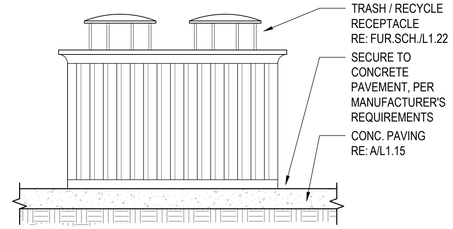
D TRASH RECEPTACLE - ELEVATION

3/4" = 1'-0"



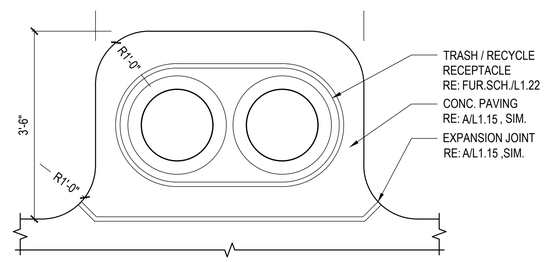
C TRASH RECEPTACLE - PLAN

3/4" = 1'-0"



B TRASH-RECYCLE RECEPTACLE - ELEVATION

3/4" = 1'-0"



A TRASH-RECYCLE RECEPTACLE - PLAN

3/4" = 1'-0"

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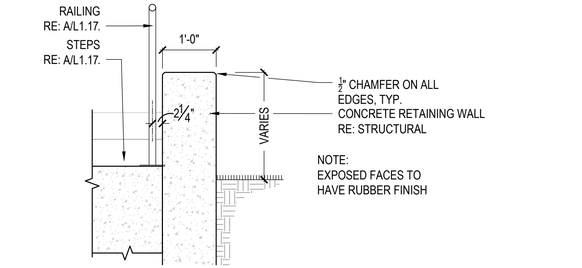
LAKESIDE PARK
CITY of ANGLETON
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HARDSCAPE DETAILS

DRAWN BY: TMT
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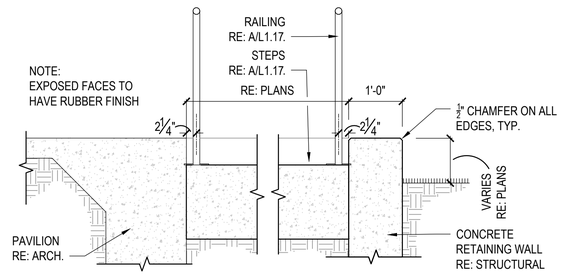
SHEET
L1.16

J:\ANGLETON LAKESIDE PARK 119.076\4.0 WORKING FILES\4.2 CAD\4.22 SHEETS\L1.16 HARDSCAPE DETAILS.DWG



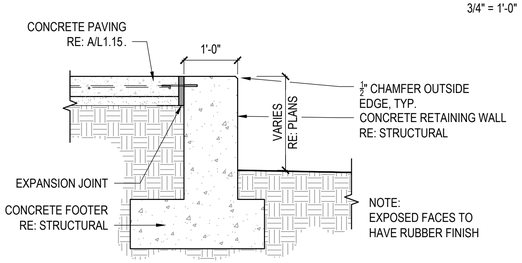
G EDGE OF CONC. STEPS @ LAUNCH - SECTION

3/4" = 1'-0"



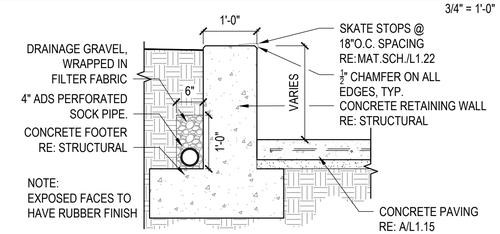
F TOP OF STEPS @ LAUNCH - SECTION

3/4" = 1'-0"



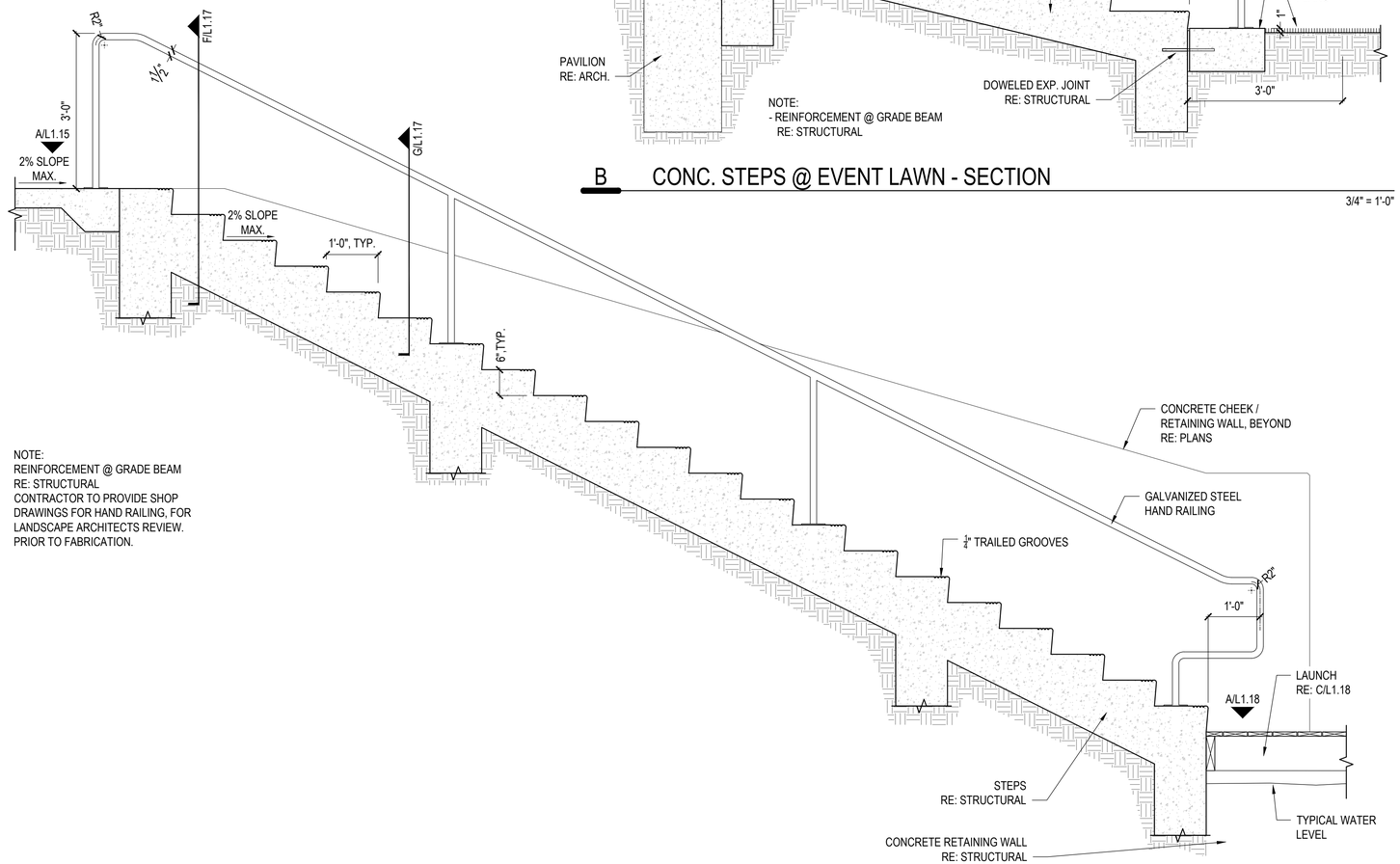
E CONCRETE RETAINING WALL - SECTION B

3/4" = 1'-0"



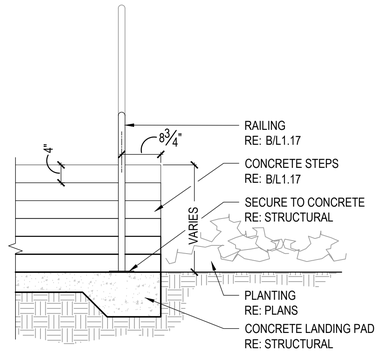
D CONCRETE RETAINING WALL - SECTION

3/4" = 1'-0"



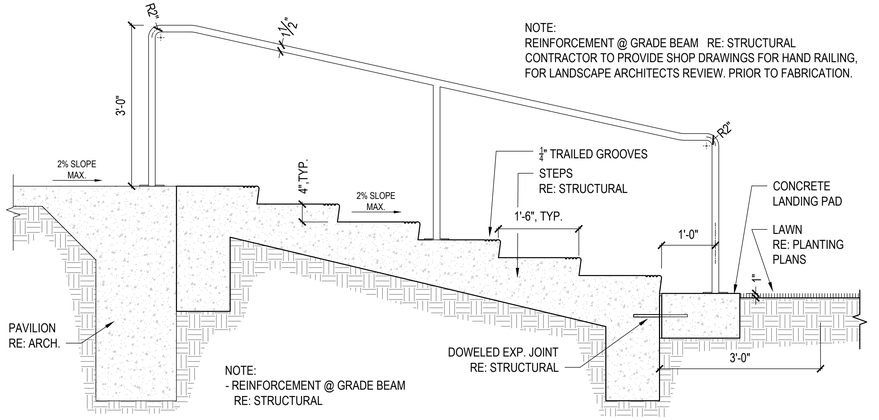
A CONC. STEPS @ LAUNCH - SECTION

3/4" = 1'-0"



C EDGE OF CONC. STEPS @ EVENT LAWN SECTION

3/4" = 1'-0"



B CONC. STEPS @ EVENT LAWN - SECTION

3/4" = 1'-0"

CLARK CONDON
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S. SCOTT SLAGLE, LANDSCAPE ARCHITECT
DATE: 3/04/2021

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2	50% CONSTRUCTION DOCUMENTS	12.22.2020
3	90% CONSTRUCTION DOCUMENTS	03.04.2021

KEY MAP

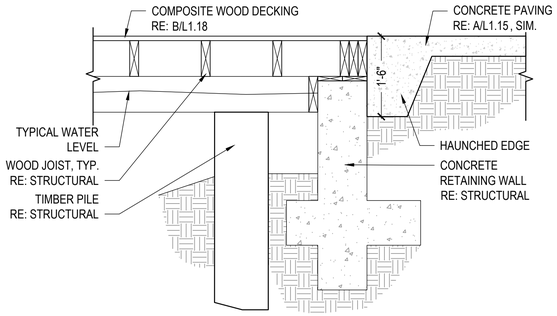
LAKESIDE PARK
CITY of ANGLETON
ANGLETON, TX

HARDSCAPE DETAILS

DRAWN BY: TMT
CHECKED BY: SSS
DATE: 21.03.02
SCALE: AS SHOWN
PROJECT #: 119-076

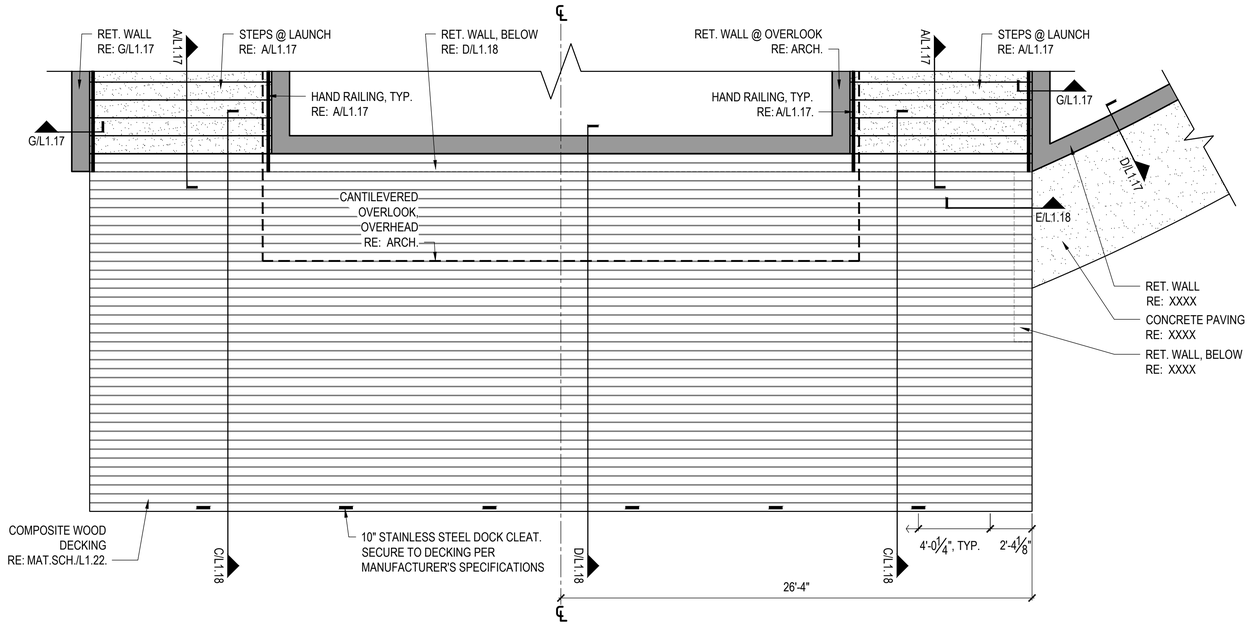
SHEET
L1.17

J:\ANGLETON LAKESIDE PARK 119-076\4.0 WORKING FILES\4-2 CAD\4.22 SHEETS\L1.17 HARDSCAPE DETAILS.DWG



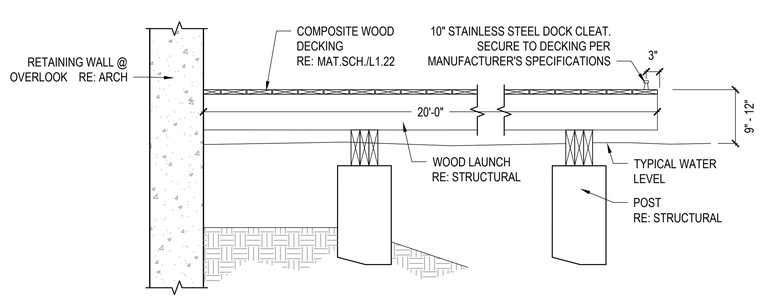
E LAUNCH @ CONC. WALK - SECTION

3/4" = 1'-0"



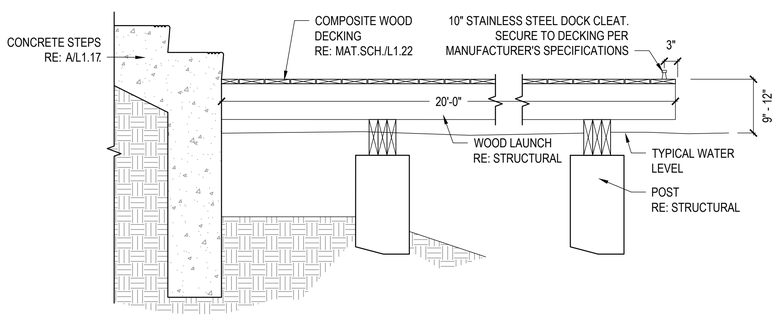
B LAUNCH DECKING - PLAN

1/4" = 1'-0"



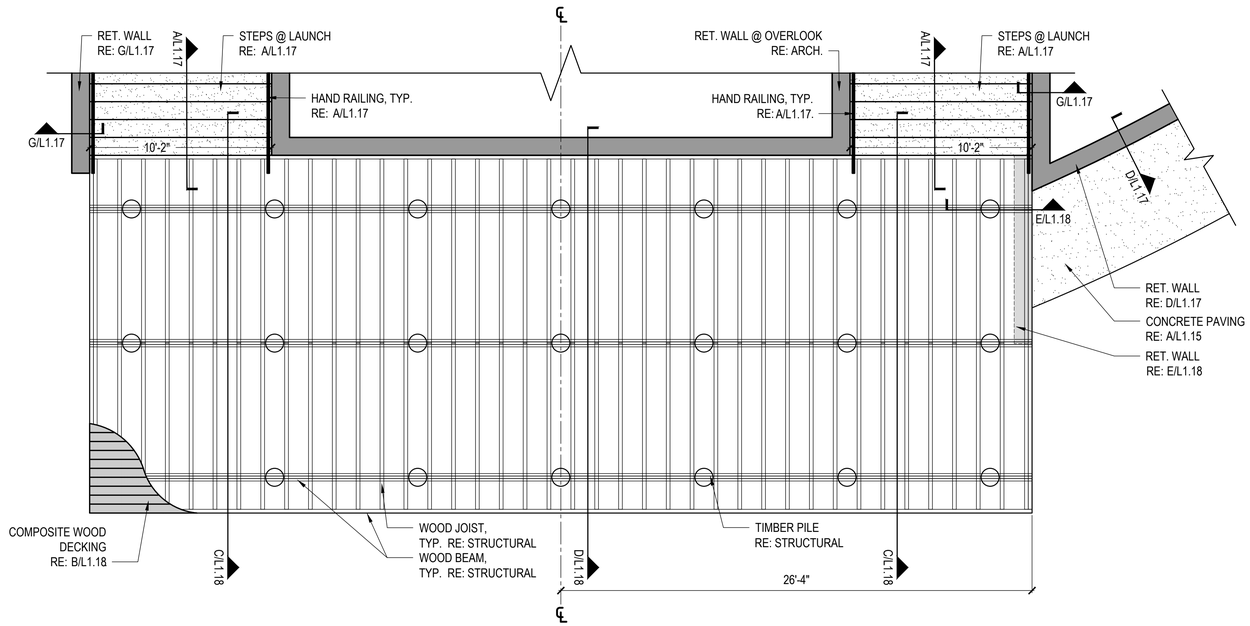
D LAUNCH @ OVERLOOK - SECTION

3/4" = 1'-0"



C LAUNCH @ STEPS - SECTION

3/4" = 1'-0"



A LAUNCH FRAMING - PLAN

1/4" = 1'-0"

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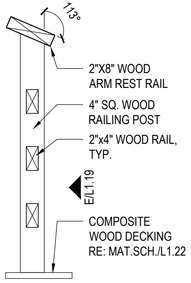
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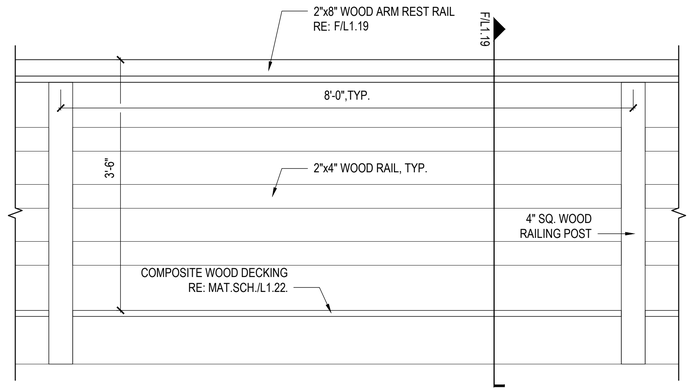
HARDSCAPE DETAILS

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SCALE: AS SHOWN
PROJECT #: 119-076

SHEET
L1.18

J:\ANGLETON LAKESIDE PARK 119-076\4.0 WORKING FILES\4.2 CAD\4.22 SHEETS\L1.18 HARDSCAPE DETAILS.DWG



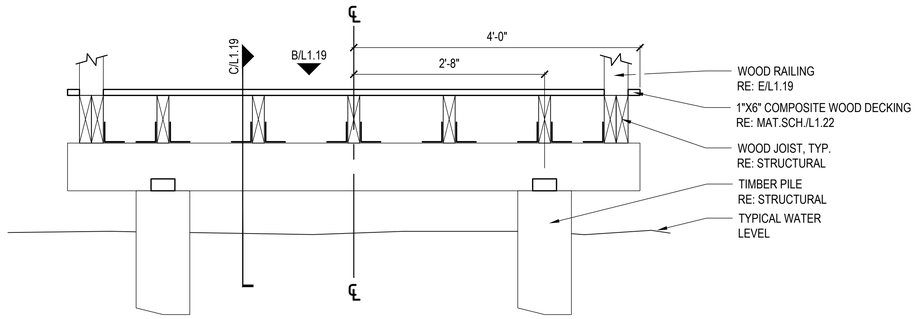


F RAILING - SECTION

1" = 1'-0"

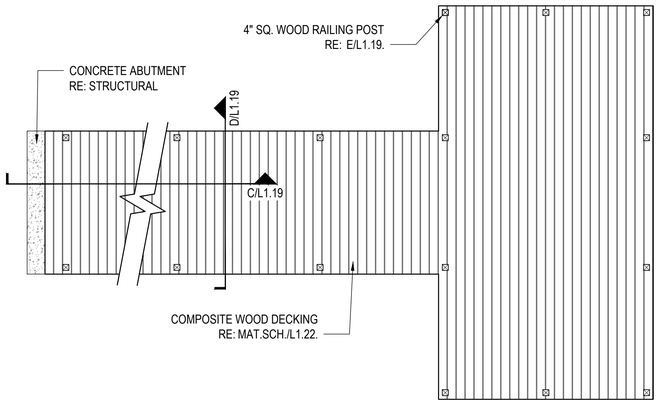
E RAILING - ELEVATION

1" = 1'-0"



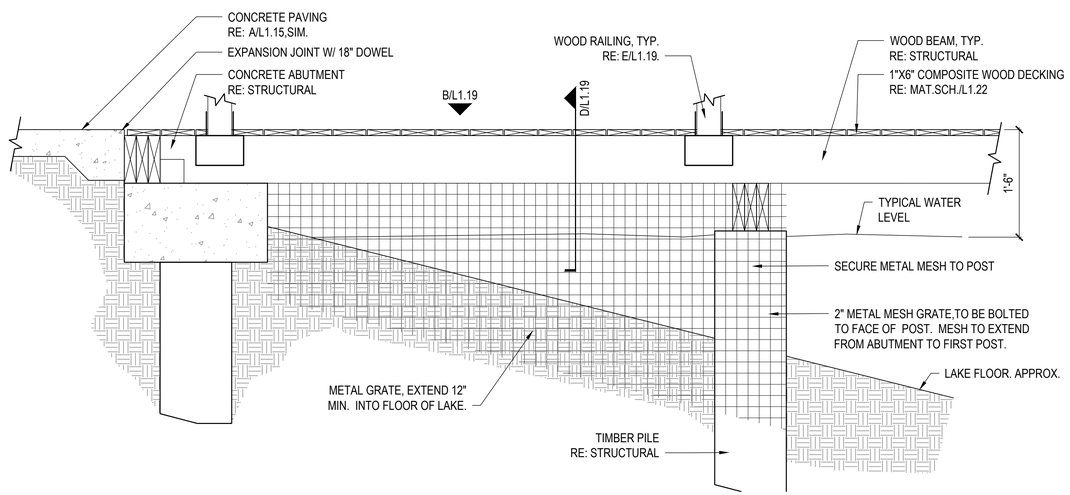
D FISHING PIER - SECTION

1" = 1'-0"



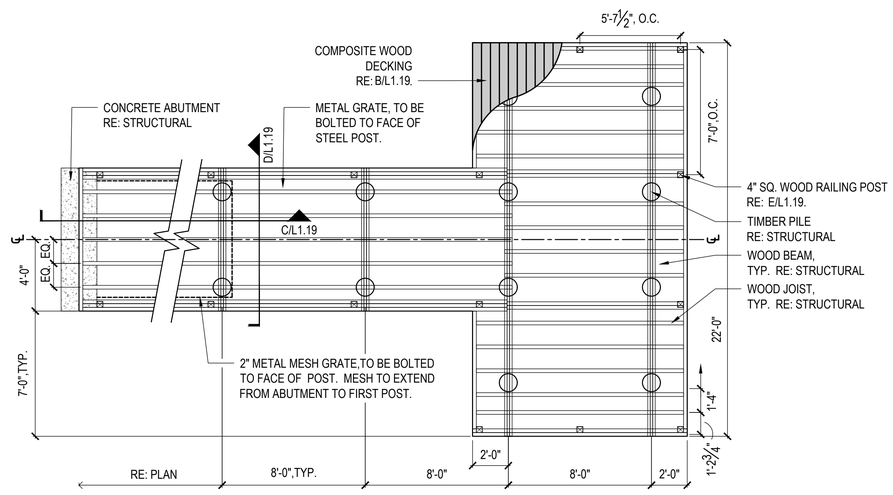
B FISHING PIER DECKING - PLAN

1/4" = 1'-0"



C FISHING PIER - SECTION

1" = 1'-0"



A FISHING PIER FRAMING - PLAN

1/4" = 1'-0"

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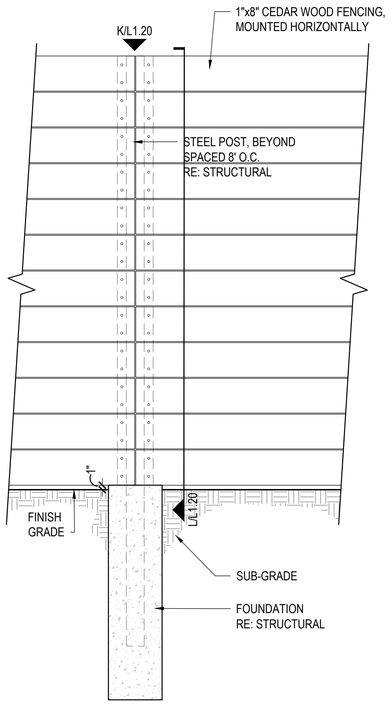
LAKESIDE PARK
CITY of ANGLETON
ANGLETON, TX

HARDSCAPE DETAILS

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PROJECT #: 119-076

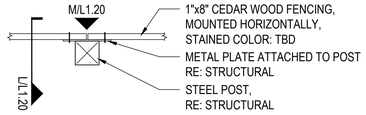
SHEET
L1.19

J:\ANGLETON LAKESIDE PARK 119.076\4.0 WORKING FILES\4.2 CAD\4.22 SHEETS\L1.19 HARDSCAPE DETAILS.DWG



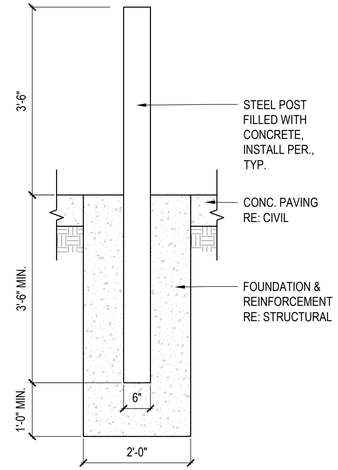
M DUMPSTER ENCLOSURE FENCE - ELEVATION

3/4" = 1'-0"



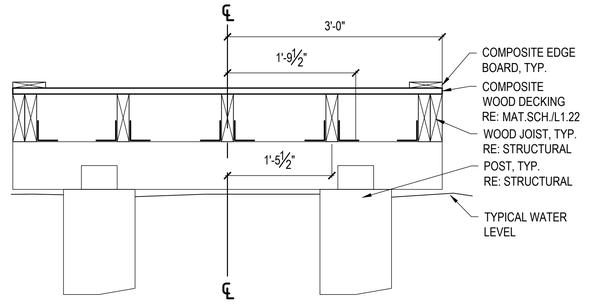
K FENCE POST - PLAN

1" = 1'-0"



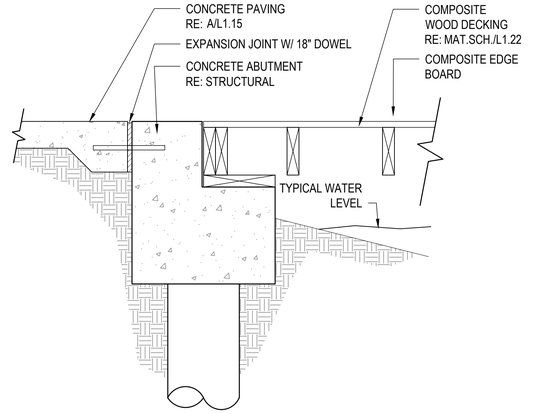
J SERVICE BOLLARD POST - SECTION

3/4" = 1'-0"



F BOARDWALK - SECTION

1" = 1'-0"

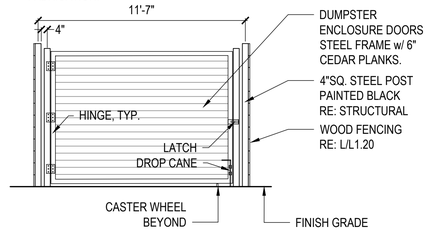


E BOARDWALK END @ PAVING - SECTION

1" = 1'-0"

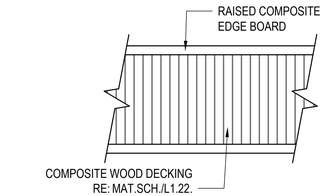
NOTES:

1. ALL METAL TO BE PAINTED (COLOR: BLACK)
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION.



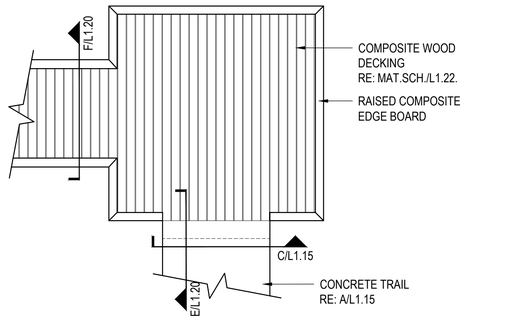
H DUMPSTER ENCLOSURE - ELEVATION

1/4" = 1'-0"



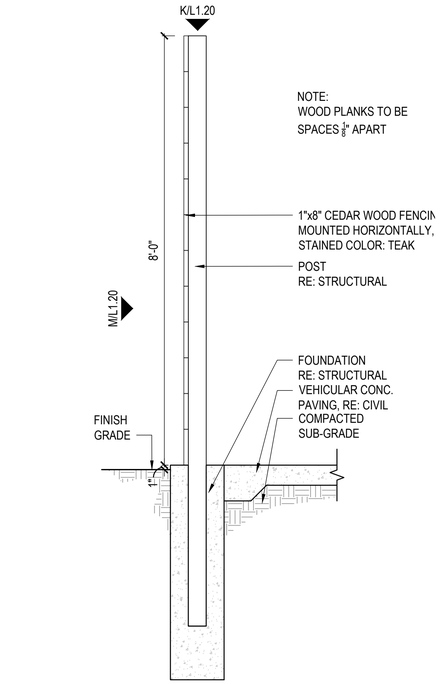
D BOARDWALK DECKING - PLAN

1/4" = 1'-0"



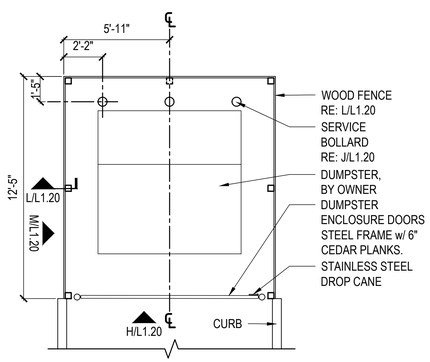
B BOARDWALK END DECKING - PLAN

1/4" = 1'-0"



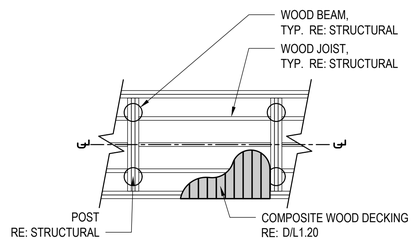
L DUMPSTER ENCLOSURE FENCE - SECTION

3/4" = 1'-0"



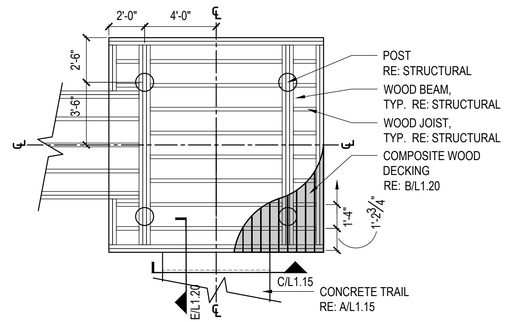
G DUMPSTER ENCLOSURE - PLAN

1/4" = 1'-0"



C BOARDWALK FRAMING - PLAN

1/4" = 1'-0"



A BOARDWALK END FRAMING - PLAN

1/4" = 1'-0"

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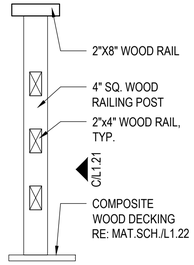
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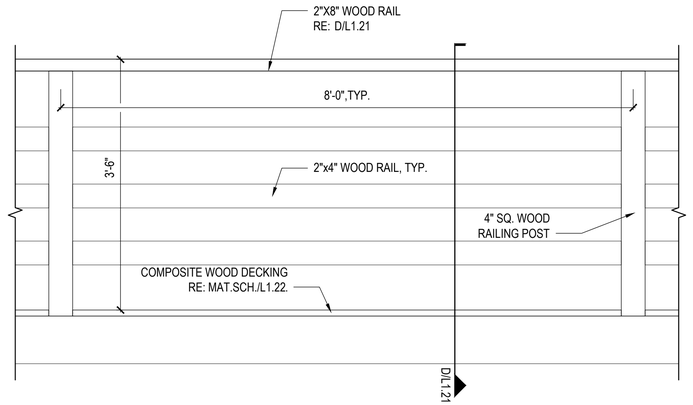
SHEET
L1.20

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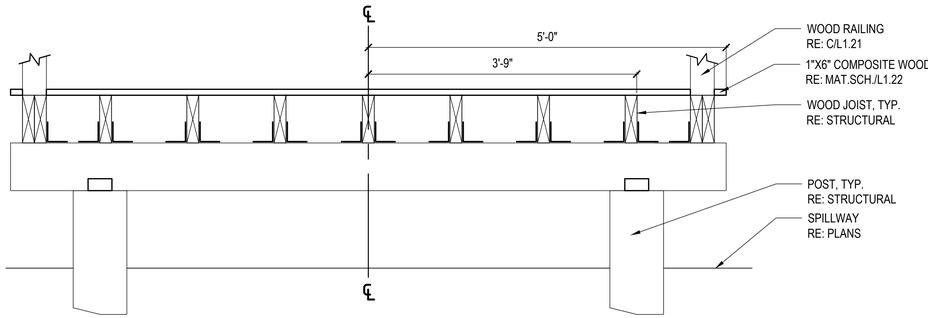
D WEIR CROSSING RAIL - SECTION

1" = 1'-0"



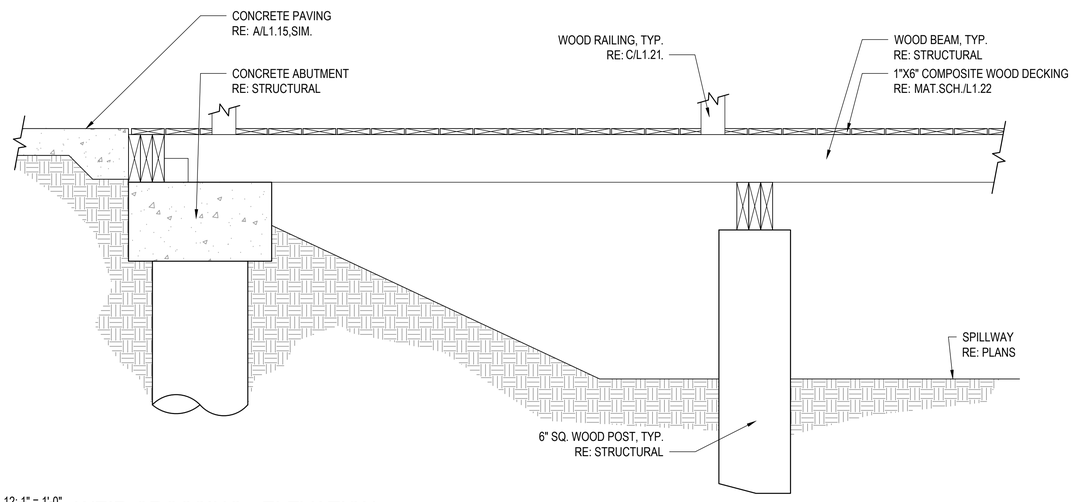
C WEIR CROSSING RAIL - ELEVATION

1" = 1'-0"



F WEIR CROSSING - SECTION

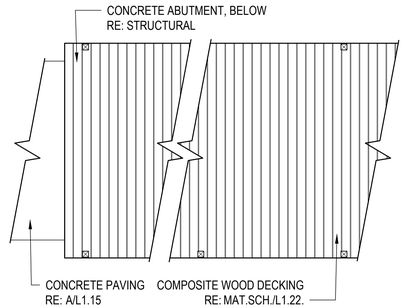
1" = 1'-0"



12'-4" = 1'-0"

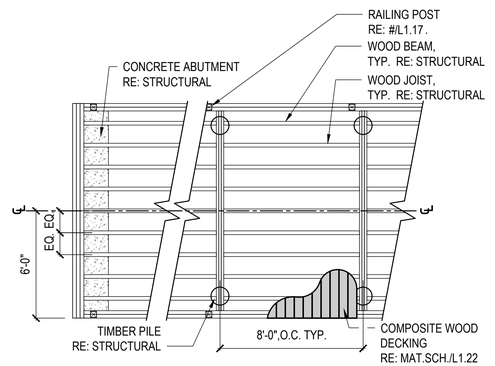
E WEIR CROSSING - ELEVATION

1" = 1'-0"



B WEIRCROSSINGE - DECKING PLAN

1/4" = 1'-0"



A WEIR CROSSING - FRAMING PLAN

1/4" = 1'-0"

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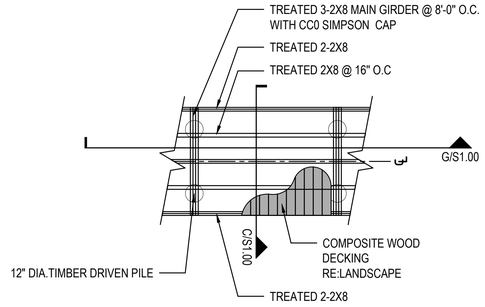
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DATE: 21.03.02
SCALE: AS SHOWN
PROJECT #: 119-076

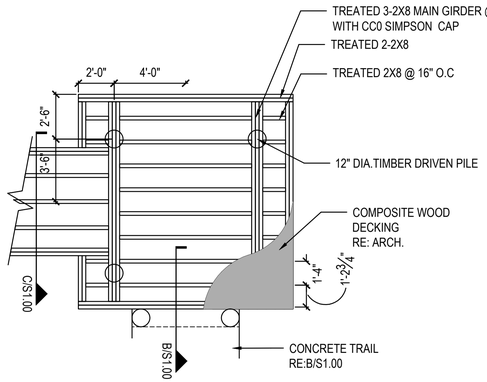
SHEET
L1.21

J:\ANGLETON LAKESIDE PARK\ 119-076\4.0 WORKING FILES\4.2 CAD\4.22 SHEETS\L1.21 HARDSCAPE DETAILS.DWG



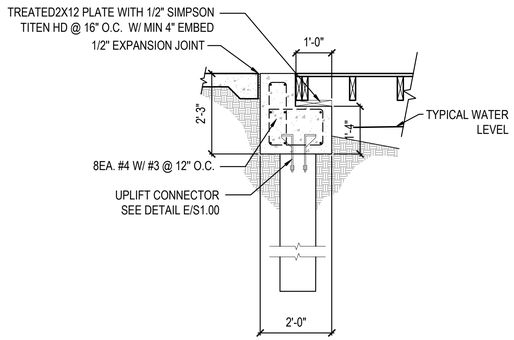
A BOARDWALK - FRAMING PLAN

PLAN 1/4"=1'-0"



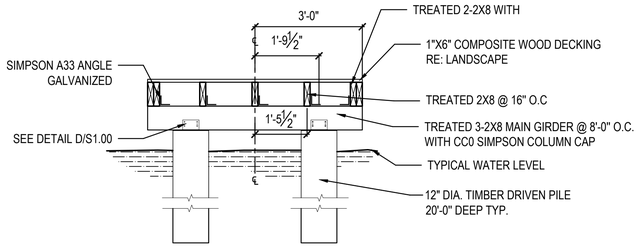
F BOARDWALK END - FRAMING PLAN

PLAN 1/4"=1'-0"



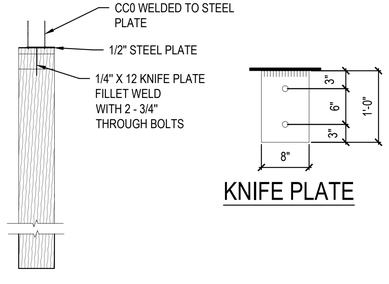
B BOARDWALK END @ PAVING

SECTION 1/2"=1'-0"



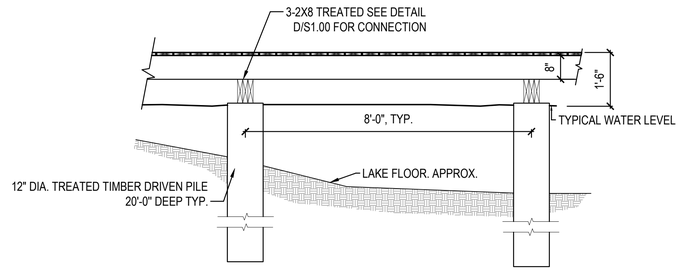
C BOARDWALK

SECTION 1/2"=1'-0"



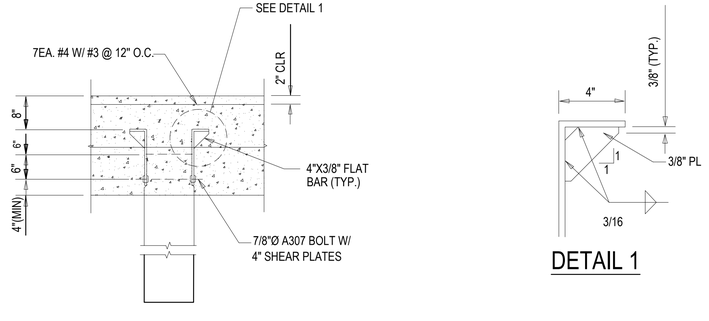
D TIMBER DRIVEN PILE

ELEVATION 1/2"=1'-0"



G BOARDWALK

SECTION 1/2"=1'-0"



E UPLIFT CONNECTOR

ELEVATION 1/2"=1'-0"

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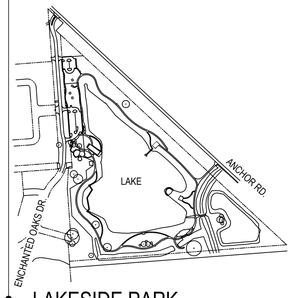
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ISSUE

1	100% DESIGN DEVELOPMENT	10.22.2020
2	50% CONSTRUCTION DOCUMENTS	12.22.2020
3	90% CONSTRUCTION DOCUMENTS	03.04.2021

KEY MAP



LAKESIDE PARK
CITY of ANGLETON
ANGLETON, TX

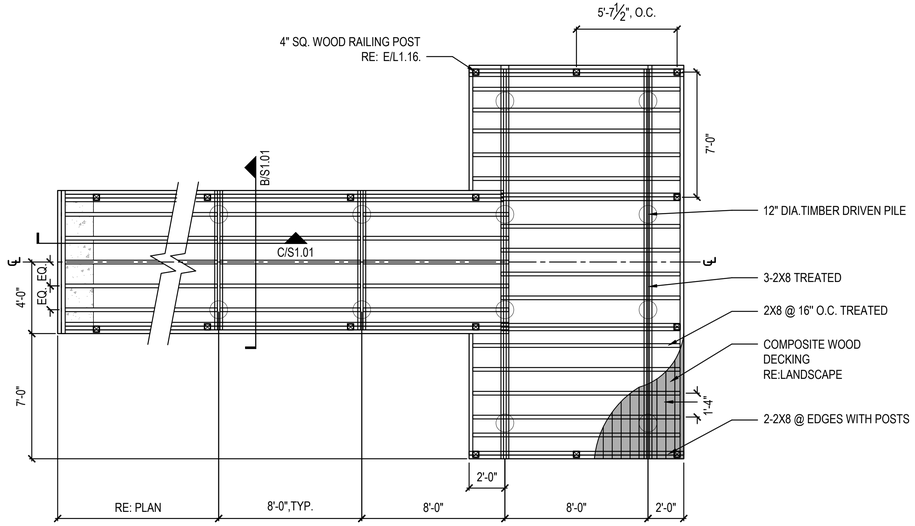
CONSTRUCTION DETAILS

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S1.00

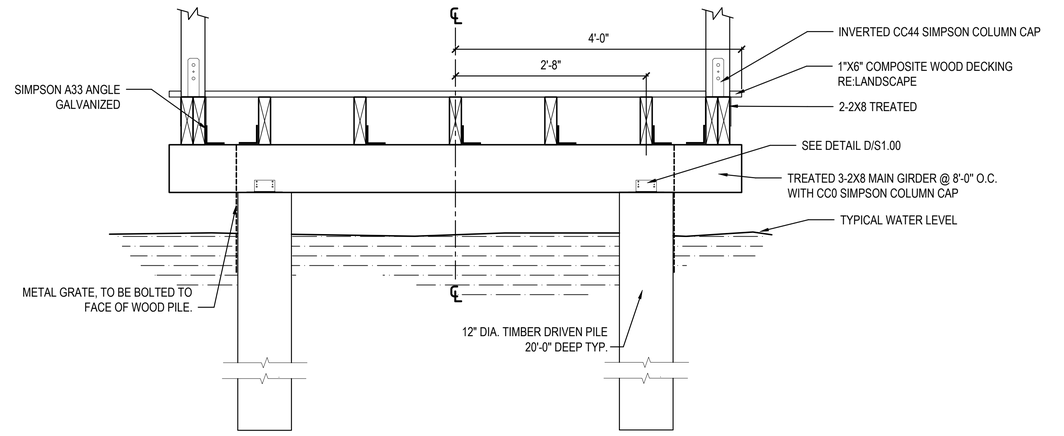
Item 5.

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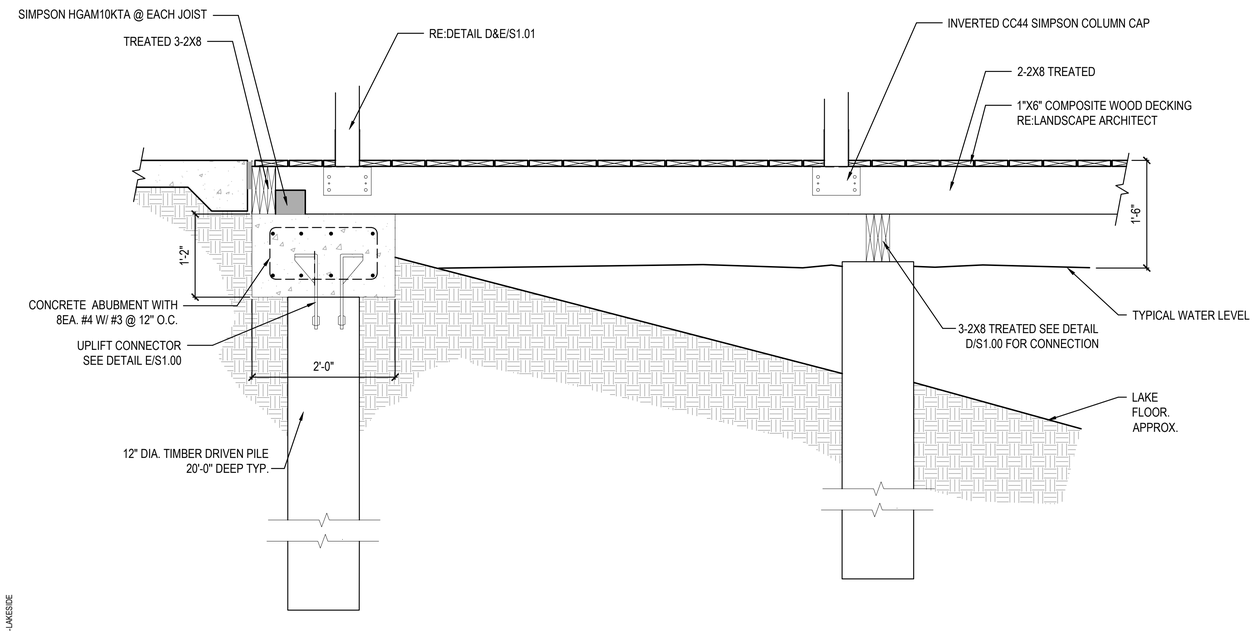
A FISHING PIER

PLAN 1/4"=1'-0"



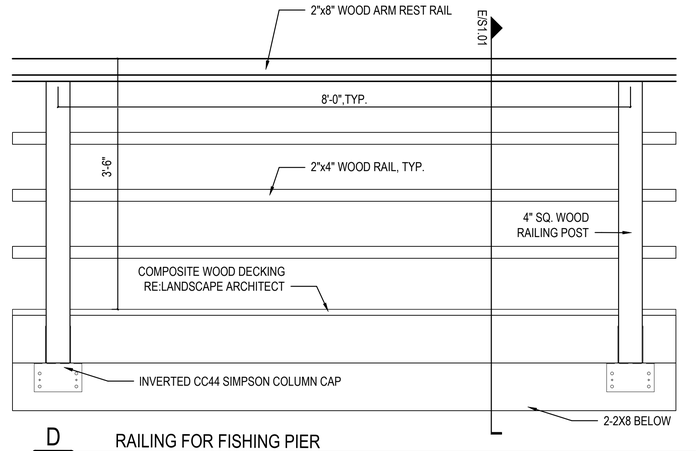
B FISHING PIER

SECTION 1"=1'-0"



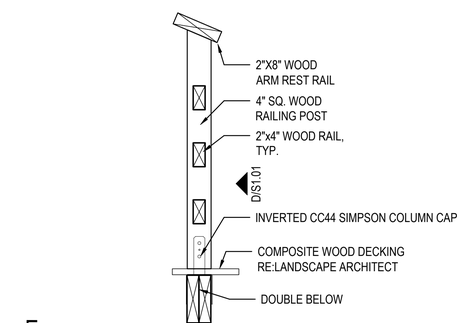
C FISHING PIER

ELEVATION 1"=1'-0"



D RAILING FOR FISHING PIER

SECTION 1"=1'-0"



E RAILING FOR FISHING PIER

SECTION 1"=1'-0"

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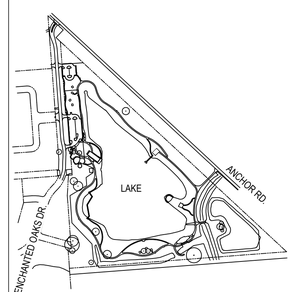
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KEY MAP

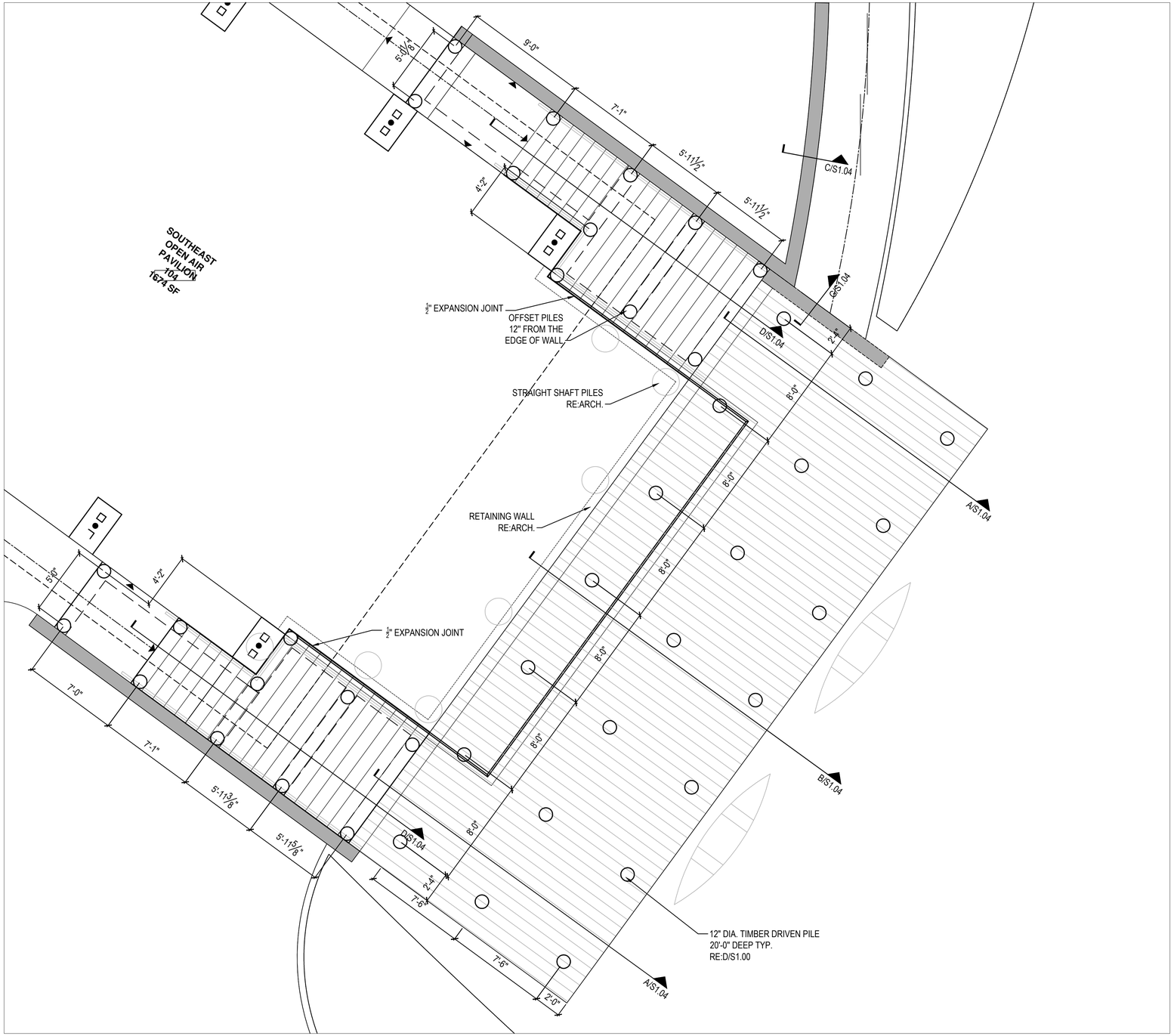


LAKESIDE PARK
CITY of ANGLETON
ANGLETON, TX

CONSTRUCTION DETAILS

DRAWN BY: TMT
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DATE: 21.03.02
SCALE:
PROJECT #: 119-076

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S1.01



A LAUNCH FOUNDATION PLAN

PLAN

1/4"=1'-0"

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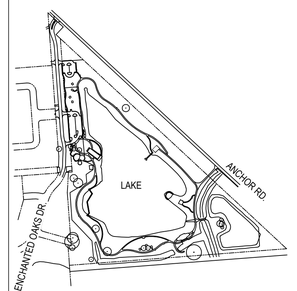
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ANGLETON, TX

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C3 — PARTITION CONSTRUCTION HOURLY "FIRE RESISTIVE RATING"

C3 — NON-RATED PARTITION CONSTRUCTION (SHOWN THUS)

A. THE ALPHANUMERIC DESIGNATION IN EACH PARTITION TYPE SYMBOL DESCRIBES THE PARTITION CONSTRUCTION AND THICKNESS. THE NUMBER IN THE BOTTOM HALF OF THE SYMBOL, WHERE OCCURRING, INDICATES THE HOURLY "FIRE RESISTIVE RATING" REQUIRED OF THAT PARTITION. PARTITIONS ON PLAN ARE DIMENSIONED TO FACE OF GYPSUM OR CMU.

B. ALL PARTITION TYPES SHOWN HERE ARE DRAWN AS "NON FIRE RATED". WHERE FIRE RESISTIVE GYPSUM WALLBOARD CONSTRUCTION IS INDICATED, PROVIDE "TYPE X" GYPSUM WALLBOARD AND PROVIDE SEALANT AT PERIMETER AND ALL PENETRATIONS, TYPICAL BOTH SIDES OF PARTITION.

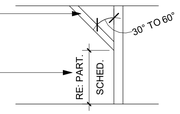
C. UNDERWRITERS LABORATORY AND OTHER TESTING AGENCY DESIGNATIONS INDICATED FOR FIRE RESISTIVE CONSTRUCTION REQUIREMENTS ARE GIVEN FOR PURPOSES OF DESCRIBING CONSTRUCTION REQUIREMENTS ONLY AND ARE NOT INTENDED TO LIMIT MANUFACTURERS OF MATERIALS. COMPLY WITH THE CONSTRUCTION REQUIREMENTS OF THE INDICATED DESIGN.

D. LIMITING HEIGHTS INDICATED GIVE THE MAXIMUM UNSUPPORTED HEIGHT FOR THAT PARTITION TYPE BASED ON A DEFLECTION CRITERIA RATIO OF L/240. WHERE FLOOR TO STRUCTURE HEIGHTS OF PARTITION EXCEEDS INDICATED LIMITING HEIGHT, PROVIDE SUPPLEMENTAL BRACING TO THE STRUCTURE OVERHEAD AS REQUIRED TO MAINTAIN DEFLECTION RATIO WITHIN L/240.

E. FOR PARTITIONS WITH "BRITTLE" FINISHES SUCH AS PLASTER AND CERAMIC TILE, DESIGN PARTITION SYSTEM TO MAINTAIN DEFLECTION RATIO WITHIN L/360.

SUPPLEMENTAL BRACING CONSISTING OF STEEL STUDS OR MTL. ANGLES

LIMITING HEIGHT



F. SUSPENDED CEILINGS SHALL NOT BE CONSIDERED AS BRACING.

G. WHERE GYPSUM WALLBOARD IS THE SUBSTRATE FOR APPLICATION OF CERAMIC TILE AT AREAS SUBJECT TO WATER SPLASH SUCH AS WATER CLOSETS, SINKS OR SHOWERS, PROVIDE "WATER-RESISTANT" BOARD. WHERE FIRE RESISTIVE CONSTRUCTION IS INDICATED, PROVIDE "TYPE X" W/R BOARD.

H. PROVIDE A PROPRIETARY DEFLECTION TRACK OR PROPRIETARY FIRESTOP TRACK AT INTERIOR PARTITION AT LOCATIONS WHERE DEFLECTING STRUCTURE WILL CAUSE CRACKING OF THE GYPSUM BOARD OF PARTITIONS.

J. STC RATINGS SHOWN FOR SOUND WALLS ARE BASED ON LABORATORY TESTED ASSEMBLIES AND DO NOT NECESSARILY INDICATE THE ACTUAL STC RATING OF THE COMPLETED WORK. PROVIDE STEEL DECK FILLERS WHERE FULL HEIGHT PARTITIONS ARE PERPENDICULAR TO SPAN OF DECK. DECK FILLERS ARE TO BE COMPATIBLE WITH ALL FIRE RATED ASSEMBLIES AND ARE TO BE APPROVED BY ALL GOVERNING AGENCIES.

K. REFER TO FINISH PLANS AND INTERIOR ELEVATIONS FOR APPLIED FINISHES TO PARTITIONS.

TYPICAL PARTITION NOTES

A. DIMENSIONS ARE SHOWN TO FINISHED FACE (GYPSUM BOARD) OF PARTITIONS, FACE OF CONCRETE OR CMU, AND CENTERLINE OF STRUCTURAL COLUMNS AND BEAMS. ALL "HOLD" OR "CLEAR" DIMENSIONS MUST BE MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT. ALL PARTITIONS NOTED AS "ALIGN" ARE TO BE SMOOTH AND FLUSH WITH EXISTING OR ADJACENT CONSTRUCTION TO CREATE ONE CONTINUOUS SURFACE. DOORS ARE LOCATED 6 INCHES FROM FACE OF WALL, U.N.O. ALL HANDRAILS ARE 1-1/2" CLR FROM WALL FACE OR EDGE, U.N.O.

B. DO NOT SCALE DRAWINGS. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, ELEVATIONS, SECTIONS AND DETAILS.

C. BLOCKING OR BRACING SHALL BE PROVIDED IN PARTITIONS AS REQUIRED FOR WALL-MOUNTED ITEMS. PROVIDE 6-INCH HIGH X 16 GA. BRACING SPANNING ACROSS THREE STUDS, MINIMUM FOR WALL CABINETS, SHELVING, MARKER BOARDS, GRAB BARS, SHOWER SEATS, HANDRAILS, ETC. ALL WOOD BLOCKING, GROUNDS, AND MISCELLANEOUS BLOCKING SHALL BE FIRE-RETARDANT TREATED IN ACCORDANCE WITH GOVERNING FIRE CODES.

D. FIRE-RESISTIVE WALLS INCLUDING FIRE AND SMOKE BARRIERS AND PARTITIONS SHALL BE IDENTIFIED WITH MARKINGS IN COMPLIANCE WITH IBC SECTION 703.6. MARK WALLS ABOVE FINISHED CEILING WITH TEXT INDICATING "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" IN RED LETTERING OF 4" IN HEIGHT AND AT A REGULAR INTERVAL OF 15'-0" O.C.

E. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN IBC SECTION 712. ALL VOID SPACES WHICH OCCUR AT PENETRATIONS OF ELECTRICAL, MECHANICAL, PLUMBING AND COMMUNICATIONS CONDUITS AND PIPES THROUGH RATED FLOORS AND WELLS SHALL BE TIGHTLY FILLED WITH FRICTION-FIT FIRE SAFING.

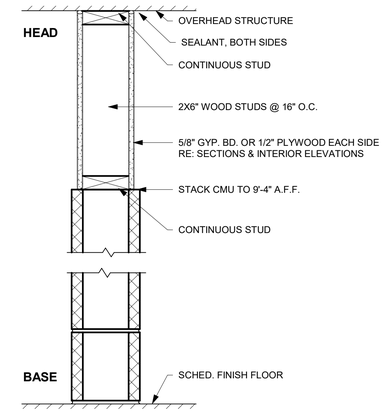
F. FIRE DAMPERS OR DOORS SHALL BE PROVIDED AND INSTALLED PER IBC SECTION 716 WHERE AIR DUCTS PENETRATE FIRE-RATED WALLS OR CEILINGS AT AREA OR OCCUPANCY SEPARATION WALL, HORIZONTAL EXIT WALLS, OR SHAFT ENCLOSURES. REQUIRED FIRE/SMOKE DAMPERS ARE TO BE INSTALLED PER SECTION 716 AT DUCTED AND UNDUCTED PENETRATIONS INTO FIRE-RATED CORRIDOR WALLS, OCCUPANCY SEPARATION WALLS, AND SHAFT ENCLOSURES. WHERE DUCTS HAVE OPENINGS INTO THE CORRIDOR, ALL DUCT OPENINGS ARE LIMITED IN AREA TO 100 SQ. IN. ANY 100 SQ. FT. OF CEILING.

G. MEMBRANE PROTECTION IS NOT REQUIRED AT STEEL ELECTRICAL BOXES WHERE NOT EXCEEDING 16 SQUARE INCHES IN AREA AND IF THE AGGREGATE AREA OF SEVERAL SUCH OPENINGS DOES NOT EXCEED 100 SQUARE INCHES FOR EVERY 100 SQUARE FEET OF WALL OR CEILING AREA, AND WHERE BOXES ARE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES WHEN ON OPPOSITE SIDES OF A WALL PER IBC SECTION 712.

FLOOR PLAN GENERAL NOTES 1/8" = 1'-0" | 12

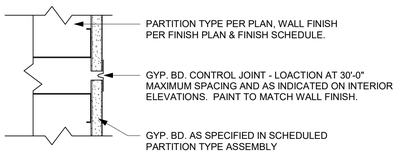
01	GALVANIZED STEEL COLUMN, RE: STRUCTURAL
02	STONE VENEER COLUMN BASE SURROUND, RE: BUILDING ELEVATIONS
03	EXTERIOR WALL W/ FULL STONE VENEER ON CMU WALL ASSEMBLY, RE: SECTIONS
04	LINE OF CEILING / SOFFIT ABOVE
05	ADA-COMPLIANT DRINKING FOUNTAIN / BOTTLE FILLER. PROVIDE ADA-COMPLIANT CANE APRON, RE: PLUMBING & ADA DETAILS
06	STAINLESS STEEL PASS-THRU WINDOW SURROUND
07	GALVANIZED METAL HANDRAIL, RE: SECTIONS
08	PRE-FINISHED METAL DOWNSPOUT. CONNECT TO STORM W/ CAST IRON DOWNSPOUT BOOT, RE: A1.03
09	SCHEDULED EXTERIOR BARN DOORS, RE: DOOR SCHEDULE
10	CONCESSION EQUIPMENT, RE: ENLARGED PLANS
11	STRUCTURAL CONCRETE SLAB, RE: STRUCT DRAWINGS
12	MOP SINK, RE: PLUMBING DRAWINGS
13	RETAINING WALL BELOW, RE: STRUCT
14	PROVIDE 1/2" CHAMFER IN CONCRETE EDGE ADJACENT TO GAURDRAIL.

FLOOR PLAN KEYNOTES 1/8" = 1'-0" | 04

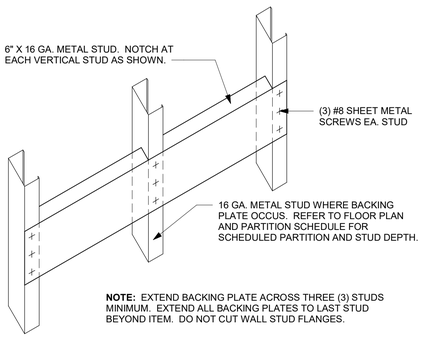


TYPE MARK	GYP BD	WOOD STUD SIZE	GAGE	SPACING	PART. THICKNESS	FIRE RATING	MIN. SOUND ATT. BLANKETS	MIN. STC RATING	LIMITING HEIGHTS
A8	5/8"	2X6							

PARTITION SCHEDULE 1 1/2" = 1'-0"

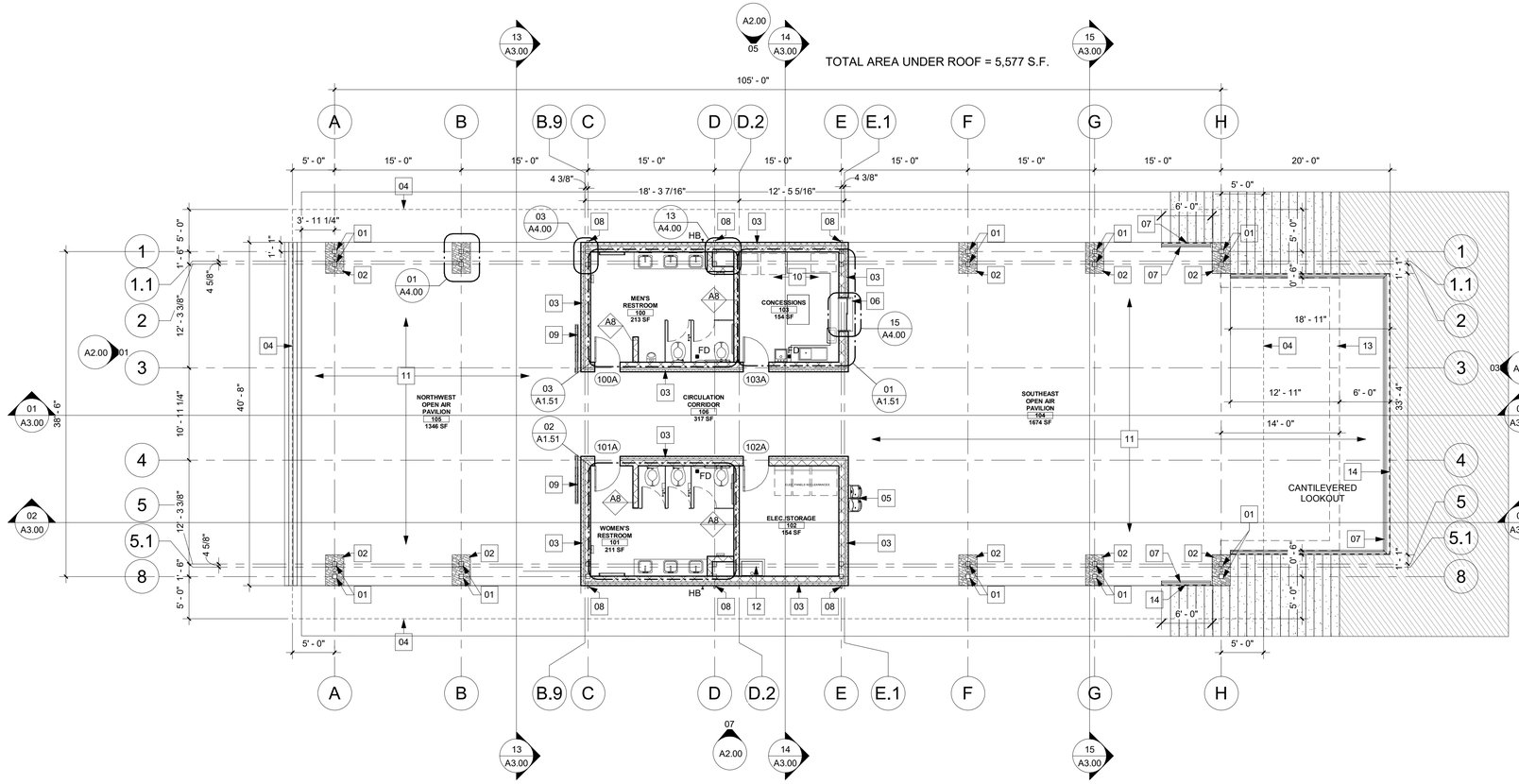


TYPICAL CONTROL JOINT DETAIL



NOTE: EXTEND BACKING PLATE ACROSS THREE (3) STUDS MINIMUM. EXTEND ALL BACKING PLATES TO LAST STUD BEYOND ITEM. DO NOT CUT WALL STUD FLANGES.

TYPICAL BLOCKING DETAIL



TRUE NORTH | PROJECT NORTH

LEVEL 1 - OVERALL FLOOR PLAN 1/8" = 1'-0" | 01

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03-04-2021

ISSUE

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KEY MAP

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CITY of ANGLETON
ANGLETON, TX

DRAWN BY:
CHECKED BY:
DATE:
SCALE: **As indicated**
PROJECT #:

SHEET **A1.01**

LEVEL 1 OVERALL PLAN

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A. DIMENSIONS ARE SHOWN TO FINISHED FACE (GYPSUM BOARD) OF PARTITIONS, FACE OF CONCRETE OR CMU, AND CENTERLINE OF STRUCTURAL COLUMNS AND BEAMS. ALL "HOLD" OR "CLEAR" DIMENSIONS MUST BE MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT. ALL PARTITIONS NOTED AS "ALIGN" ARE TO BE SMOOTH AND FLUSH WITH EXISTING OR ADJACENT CONSTRUCTION TO CREATE ONE CONTINUOUS SURFACE. DOORS ARE LOCATED 6 INCHES FROM FACE OF WALL, U.N.O. ALL HANDRAILS ARE 1-1/2" CLR FROM WALL FACE OR EDGE, U.N.O.

B. DO NOT SCALE DRAWINGS. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, ELEVATIONS, SECTIONS AND DETAILS.

C. BLOCKING OR BRACING SHALL BE PROVIDED IN PARTITIONS AS REQUIRED FOR WALL-MOUNTED ITEMS. PROVIDE 6-INCH HIGH X 16 GA. BRACING SPANNING ACROSS THREE STUDS, MINIMUM FOR WALL CABINETS, SHELVING, MARKER BOARDS, GRAB BARS, SHOWER SEATS, HANDRAILS, ETC. ALL WOOD BLOCKING, GROUNDS, AND MISCELLANEOUS BLOCKING SHALL BE FIRE-RETARDANT TREATED IN ACCORDANCE WITH GOVERNING FIRE CODES.

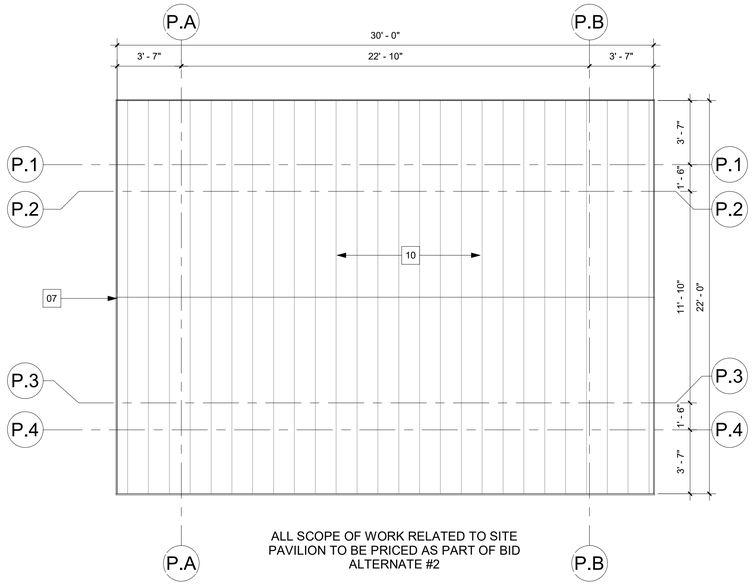
D. FIRE-RESISTIVE WALLS INCLUDING FIRE AND SMOKE BARRIERS AND PARTITIONS SHALL BE IDENTIFIED WITH MARKINGS IN COMPLIANCE WITH IBC SECTION 703.6. MARK WALLS ABOVE FINISHED CEILING WITH TEXT INDICATING "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS" IN RED LETTERING OF 4" IN HEIGHT AND AT A REGULAR INTERVAL OF 15'-0" O.C.

E. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN IBC SECTION 712. ALL VOID SPACES WHICH OCCUR AT PENETRATIONS OF ELECTRICAL, MECHANICAL, PLUMBING AND COMMUNICATIONS CONDUITS AND PIPES THROUGH RATED

F. FIRE DAMPERS OR DOORS SHALL BE PROVIDED AND INSTALLED PER IBC SECTION 716 WHERE AIR DUCTS PENETRATE FIRE-RATED WALLS OR CEILINGS AT AREA OR OCCUPANCY SEPARATION WALL, HORIZONTAL EXIT WALLS, OR SHAFT ENCLOSURES. REQUIRED FIRE/SMOKE DAMPERS ARE TO BE INSTALLED PER SECTION 716 AT DUCTED AND UNDUCTED PENETRATIONS INTO FIRE-RATED CORRIDOR WALLS, OCCUPANCY SEPARATION WALLS, AND SHAFT ENCLOSURES. WHERE DUCTS HAVE OPENINGS INTO THE CORRIDOR, ALL DUCT OPENINGS ARE LIMITED IN AREA TO 100 SQ. IN. ANY 100 SQ. FT. OF CEILING.

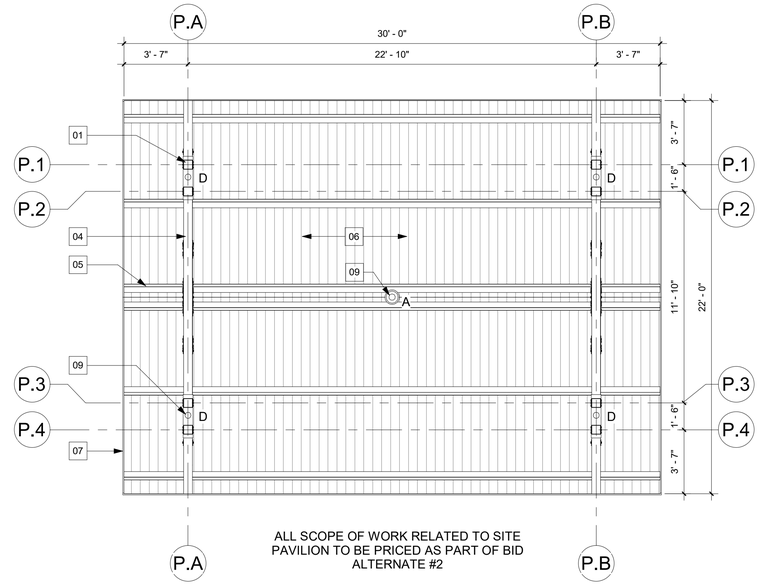
G. MEMBRANE PROTECTION IS NOT REQUIRED AT STEEL ELECTRICAL BOXES WHERE NOT EXCEEDING 16 SQUARE INCHES IN AREA AND IF THE AGGREGATE AREA OF SEVERAL SUCH OPENINGS DOES NOT EXCEED 100 SQUARE INCHES FOR EVERY 100 SQUARE FEET OF WALL OR CEILING AREA, AND WHERE BOXES ARE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES WHEN ON OPPOSITE SIDES OF A WALL PER IBC SECTION 712.
FLOORS AND WELLS SHALL BE TIGHTLY FILLED WITH FRICTION-FIT FIRE SAFING.

FLOOR PLAN GENERAL NOTES 1/8" = 1'-0" | 15



ALL SCOPE OF WORK RELATED TO SITE PAVILION TO BE PRICED AS PART OF BID ALTERNATE #2

ROOF - SITE PAVILION 1/4" = 1'-0" | 07



ALL SCOPE OF WORK RELATED TO SITE PAVILION TO BE PRICED AS PART OF BID ALTERNATE #2

RCP - SITE PAVILION 1/4" = 1'-0" | 03

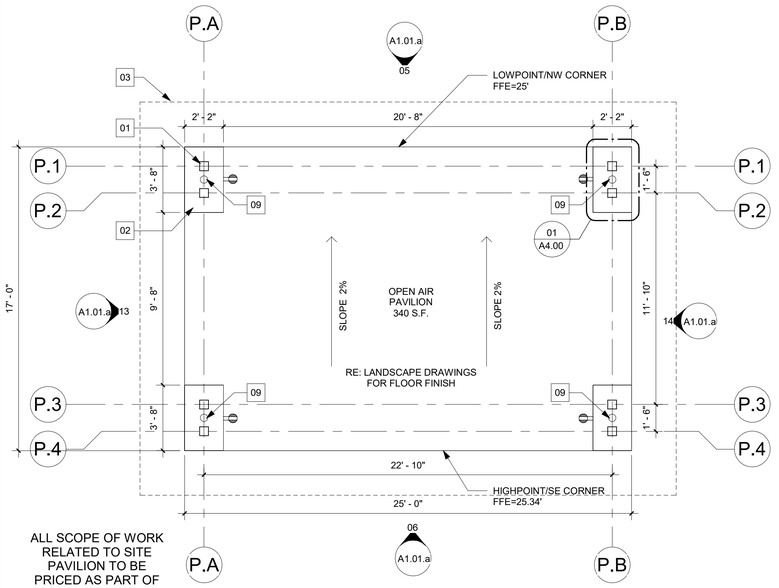
ELEVATION - SITE PAVILION - D 1/4" = 1'-0" | 14

ELEVATION - SITE PAVILION - B 1/4" = 1'-0" | 06

01	STEEL COLUMN, RE: STRUCTURAL
02	STONE VENEER COLUMN BASE SURROUND, RE: BUILDING ELEVATIONS
03	LINE OF CEILING / SOFFIT ABOVE
04	TIMBER ROOF BEAM AND FRAMING MEMBERS, RE: STRUCTURAL
05	STEEL ROOF FRAMING MEMBER, RE: STRUCTURAL
06	2X6 T+G STRUCTURAL WOOD DECKING
07	PREFINISHED METAL ROOF EDGE TRIM
08	NOT USED.
09	SCHED. LIGHT FIXTURE, RE: ELECTRICAL
10	PRE-FINISHED STANDING SEAM METAL ROOFING OVER WATER & ICE SHIELD ON 2X6 T+G WOOD DECKING

KEYNOTES -SITE PAVILION 1/8" = 1'-0" | 02

ELEVATION - SITE PAVILION - A 1/4" = 1'-0" | 05



ALL SCOPE OF WORK RELATED TO SITE PAVILION TO BE PRICED AS PART OF BID ALTERNATE #2

LEVEL 1- SITE PAVILION 1/4" = 1'-0" | 01

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03-04-2021

ISSUE

No.	Date	Description
1	10-22-2020	100% DESIGN DEVELOPMENT
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KEY MAP

LAKESIDE PARK
CITY of ANGLETON
ANGLETON, TX

DRAWN BY:
CHECKED BY:
DATE:
SCALE: **As indicated**
PROJECT #:

SHEET **A1.01.a**

SITE PAVILION - OVERALL FLOOR PLAN, ELEVATIONS & SECTIONS

3/3/2021 9:22:21 AM
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A. AT THE JUNCTURE OF THE ROOF AND VERTICAL SURFACES, PARAPETS, ROOF EDGE, ROOF PENETRATIONS, ECT., FLASHING AND COUNTERFLASHING SHALL BE PROVIDED PER THE ROOF MANUFACTURER'S RECOMMENDATIONS AND, WHEN OF METAL, SHALL NOT BE LESS THAN NO. 24 GALVANIZED SHEET GAGE CORROSION-RESISTANT METAL. FLASHING AND COUNTERFLASHING SHALL BE PREFINISHED U.N.O.

B. ACCESS SHALL BE PROVIDED TO ALL MECHANICAL EQUIPMENT LOCATED ON THE ROOF AS REQUIRED BY THE MECHANICAL CODE.

C. PROVIDE ROOF SYSTEM WITH A MINIMUM TOTAL SOLAR REFLECTANCE OF 0.70 AS TESTED PER ONE OF THE FOLLOWING: ASTM E903, ASTM E1175 OR ASTM E1918.

D. PROVIDE ROOF SYSTEM WITH A MINIMUM THERMAL EMITTANCE OF 0.75 WHEN TESTED PER ONE OF THE FOLLOWING: ASTM C1549, ASTM E903, ASTM E1175 OR ASTM E1918.

E. ROOF SHALL BE SLOPED A MINIMUM OF 1/4" PER FOOT FOR DRAINAGE.

F. OVERFLOW ROOF DRAINS AND SCUPPERS SHALL HAVE THE SAME SIZE AS THE PRIMARY ROOF DRAIN OR SCUPPER AND BE INSTALLED WITH THE WATER INLET FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF.

ROOF PLAN GENERAL NOTES 1/8" = 1'-0" 16

DRAINAGE CALCULATIONS

ROOF AREA 1 = 2,847 SF EA. = 133 GPM

REQUIRED GUTTER & DOWNSPOUT SIZE BASED ON 4.5"/HR RAINFALL RATE.
GUTTER BASED ON TABLE 1106.6 IPC 2015 EDITION.PROVIDED ROOF GUTTER IS 1 @ 3x5" WITH 1/4" SLOPE FOR A TOTAL OF 157 GPM.
DOWNSPOUT SIZE IS BASED ON TABLE 1106.3 IPC 2015 EDITION. PROVIDED DOWNSPOUT IS 3 @ 5" FOR A TOTAL OF 1080 GPM. ALLOWABLE GPM FOR A SINGLE 5" DOWNSPOUT IS 360 GPM

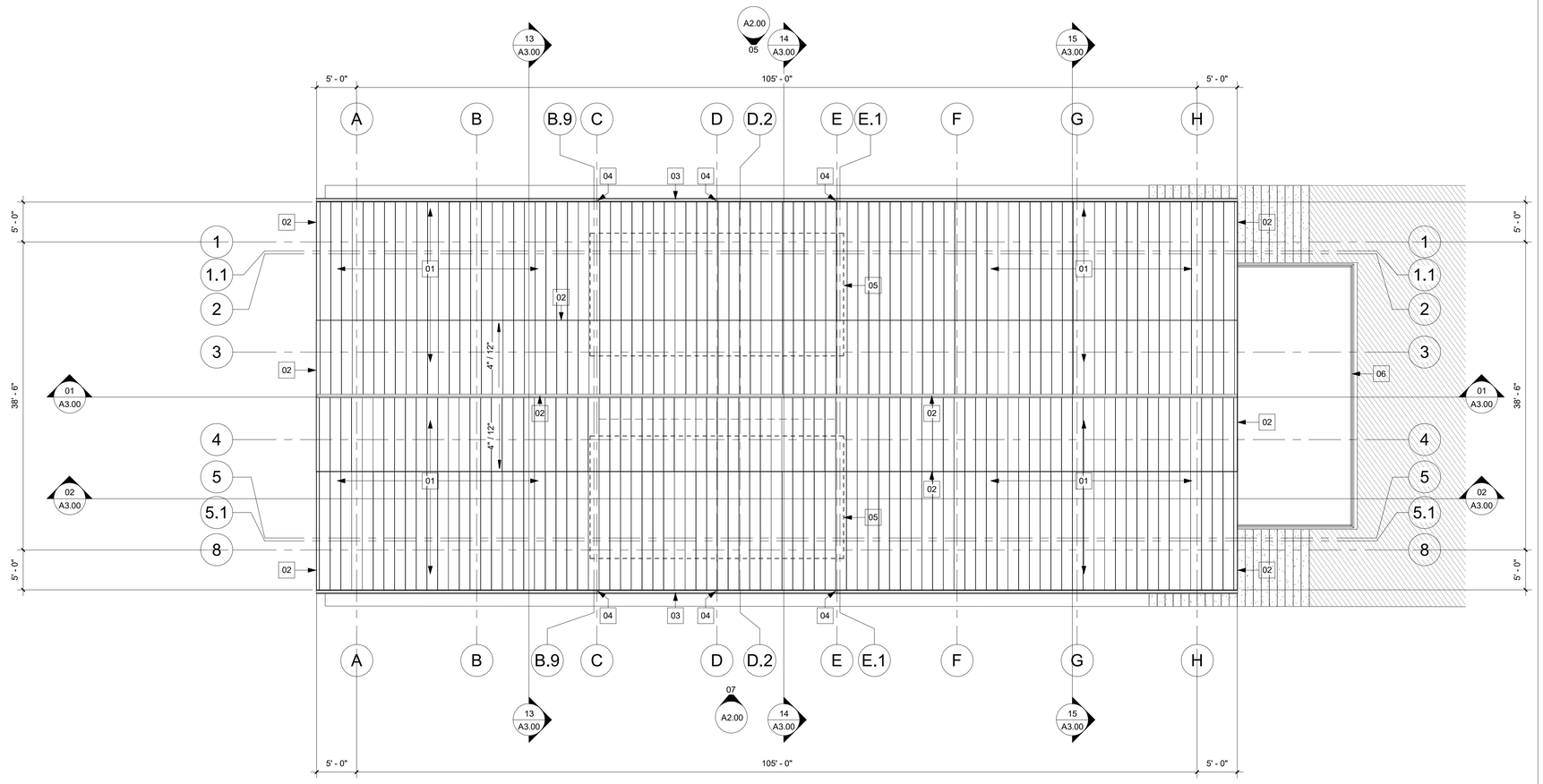
ROOF AREA 2 = 2,847 SF EA. = 133 GPM

REQUIRED GUTTER & DOWNSPOUT SIZE BASED ON 4.5"/HR RAINFALL RATE.
GUTTER BASED ON TABLE 1106.6 IPC 2015 EDITION.PROVIDED ROOF GUTTER IS 1 @ 3x5" WITH 1/4" SLOPE FOR A TOTAL OF 157 GPM.
DOWNSPOUT SIZE IS BASED ON TABLE 1106.3 IPC 2015 EDITION. PROVIDED DOWNSPOUT IS 3 @ 5" FOR A TOTAL OF 1080 GPM. ALLOWABLE GPM FOR A SINGLE 5" DOWNSPOUT IS 360 GPM

DRAINAGE CALCULATIONS 1/8" = 1'-0" 08

01	PRE-FINISHED STANDING SEAM METAL ROOFING OVER WATER AND ICE SHIELD OVER T+G WOOD DECKING, RE: STRUCTURAL
02	PRE-FINISHED METAL ROOF TRIM
03	PRE-FINISHED METAL GUTTER
04	PRE-FINISHED METAL DOWNSPOUT
05	LINE OF WALL BELOW
06	PATIO RAILING BELOW

ROOF PLAN KEYNOTES 1/8" = 1'-0" 04



T.O. HIGH ROOF 1/8" = 1'-0" 01

TRUE NORTH

PROJECT NORTH

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KEY MAP

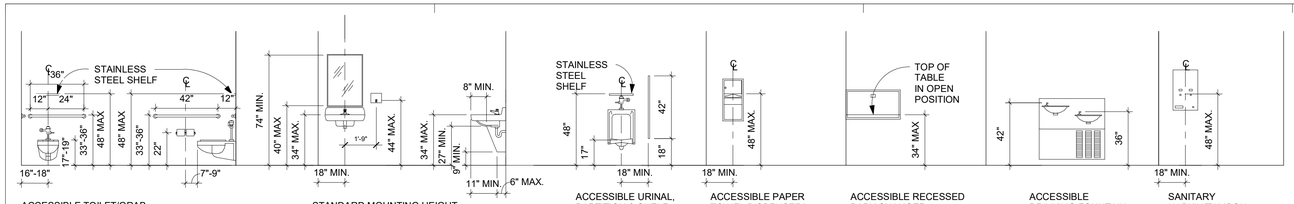
LAKESIDE PARK
CITY of ANGLETON
ANGLETON, TX

DRAWN BY:
CHECKED BY:
DATE:
SCALE: **1/8" = 1'-0"**
PROJECT #:

SHEET **A1.03**

ROOF LEVEL OVERALL PLAN

3/3/2021 9:22:24 AM
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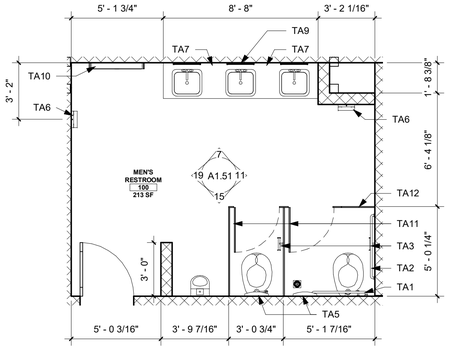


NOTE: REFER TO G0.20 FOR ADDITIONAL INFORMATION ON ACCESSIBLE REACH RANGES FOR RESTROOM FIXTURES & ACCESSORIES NOT LISTED.

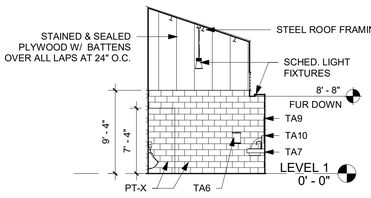
RESTROOM FIXTURES & ACCESSORIES MOUNTING HEIGHTS 1/4" = 1'-0" | 08

TA1	1-1/4" DIA STAINLESS STEEL GRAB BAR, 36" LENGTH - BOBRICK B-5806
TA2	1-1/4" DIA STAINLESS STEEL GRAB BAR, 42" LENGTH - BOBRICK B-5806
TA3	SURFACE-MOUNTED DOUBLE-ROLL TOILET TISSUE DISPENSER - BRIGHTON BPR 23501
TA4	PARTITION-MOUNTED SANITARY NAPKIN DISPOSAL
TA5	WALL-MOUNTED SEAT COVER DISPENSER - BOBRICK B-5221
TA6	WALL-MOUNTED HAND DRYER - BOBRICK B-7128
TA7	WALL-MOUNTED SOAP DISPENSER
TA8	LAVATORY-MOUNTED SOAP DISPENSER
TA9	MIRROR W/STAINLESS STEEL J-MOLD, RE: ELEV. FOR DIMS.
TA10	WALL-MOUNTED BABY CHANGING STATION - KOALA KARE PRODUCTS KB110-SSWM
TA11	HAT/COAT HOOK WITH CONCEALED MOUNTING
TA12	HARD PLASTIC RESTROOM PARTITIONS

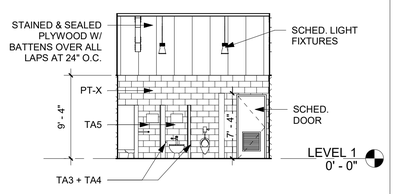
TOILET ACCESSORIES 1/8" = 1'-0" | 04



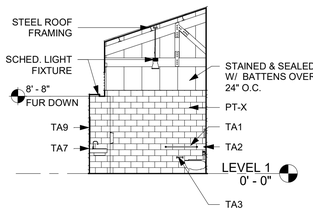
INT. ELEV. MEN'S D 1/8" = 1'-0" | 19



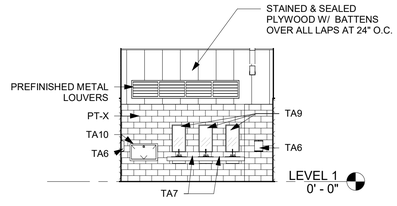
INT. ELEV. MEN'S C 1/8" = 1'-0" | 15



INT. ELEV. MEN'S B 1/8" = 1'-0" | 11

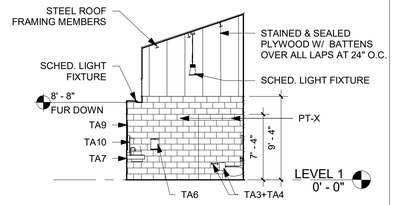


INT. ELEV. MEN'S A 1/8" = 1'-0" | 07

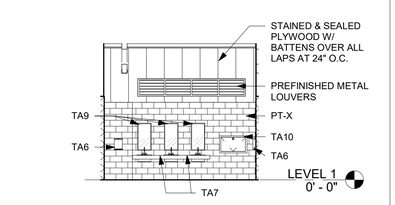


ENLARGED MEN'S R.R. PLAN 1/4" = 1'-0" | 03

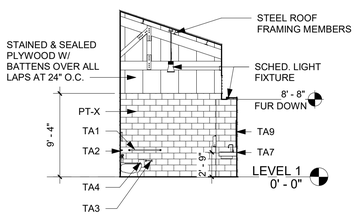
INT. ELEV. WOMEN'S D 1/8" = 1'-0" | 18



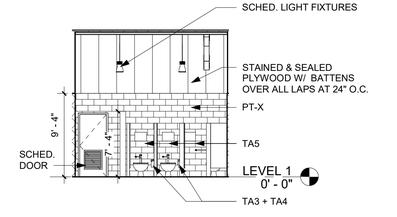
INT. ELEV. WOMEN'S C 1/8" = 1'-0" | 14



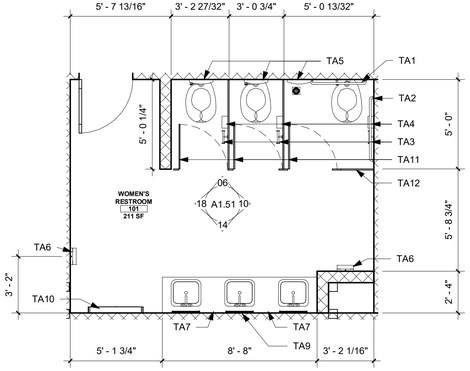
INT. ELEV. WOMEN'S B 1/8" = 1'-0" | 10



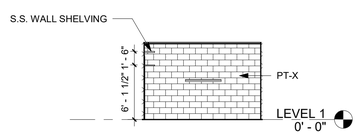
INT. ELEV. WOMEN'S A 1/8" = 1'-0" | 06



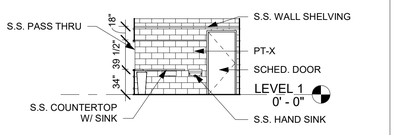
ENLARGED WOMEN'S R.R. PLAN 1/4" = 1'-0" | 02



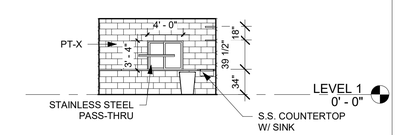
CONCESSION ELEV. D 1/8" = 1'-0" | 17



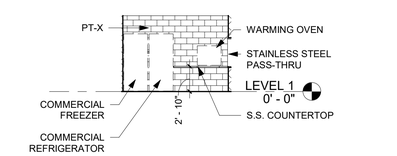
CONCESSION ELEV. C 1/8" = 1'-0" | 13



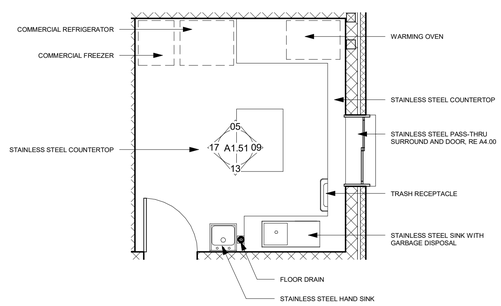
CONCESSION ELEV. B 1/8" = 1'-0" | 09



CONCESSION ELEV. A 1/8" = 1'-0" | 05



ENLARGED CONCESSIONS 1/4" = 1'-0" | 01



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KEY MAP

LAKESIDE PARK
CITY of ANGLETON
ANGLETON, TX

DRAWN BY:
CHECKED BY:
DATE:
SCALE: **As indicated**
PROJECT #:

SHEET **A1.51**

LEVEL 1 RESTROOMS & CONCESSIONS

3/2/2021 9:22:30 AM
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A. SEE FLOOR PLAN FOR IN GROUND LIGHTING, LOW WALL LIGHTING & UP-LIGHTING.

B. ALL DIMENSIONS SHALL BE TAKEN FROM FACE OF FINISHED SURFACES UNLESS OTHERWISE NOTED.

C. LIGHTING FIXTURES SHOWN ON THIS PLAN FOR LOCATION AND QUANTITY ONLY. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE TYPE, CONDUIT, CIRCUITING AND SWITCHING INFORMATION.

D. MECHANICAL EQUIPMENT WHERE SHOWN IS FOR REFERENCE ONLY. REFER TO MECHANICAL DRAWINGS AND SPECIFICATIONS FOR MORE INFORMATION.

E. FIRE ALARM EQUIPMENT WHERE SHOWN IS FOR REFERENCE ONLY. REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR MORE INFORMATION.

F. CEILING GRID SHOWN FOR REFERENCE. CONTRACTOR SHALL VERIFY LOCATION OF PARTITIONS AND CENTER GRID IN SPACE UNLESS NOTED OTHERWISE.

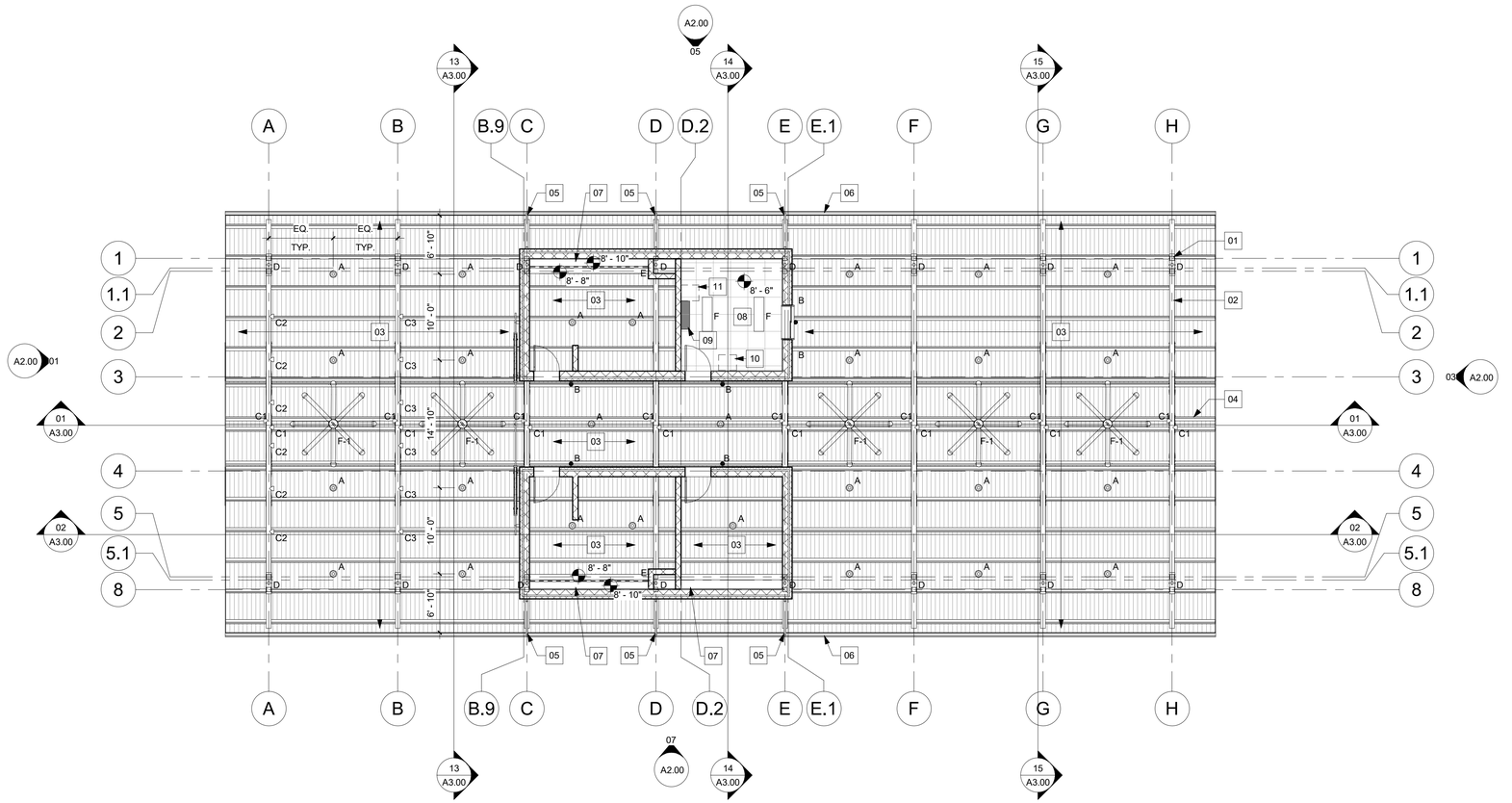
RCP GENERAL NOTES 1/8" = 1'-0" 20

- GYP. BOARD CEILING
- ACT 2X2 CEILING
- RECESSED DOWNLIGHT
- 2X2 LAY-IN LIGHT
- SURFACE-MOUNTED FLUORESCENT
- RECESSED LINEAR LIGHT
- TRACK AND LIGHTS
- WALL-MOUNTED SCONCE LIGHT
- EXTERIOR WALL-PACK LIGHT
- SPRINKLER
- SMOKE DETECTOR
- EXIT SIGN
- SPEAKER
- R/A GRILLE
- S/A DIFFUSER

REFLECTED CEILING PLAN LEGEND 1/8" = 1'-0" 12

01	STEEL COLUMN PAIR, RE: STRUCTURAL
02	TIMBER ROOF BEAM & FRAMING MEMBERS, RE: STRUCTURAL
03	EXPOSED STRUCTURAL 2x6 T+G WOOD DECKING, STAINED & SEALED
04	STEEL ROOF FRAMING MEMBER, RE: STRUCTURAL
05	PRE-FINISHED METAL DOWNSPOUT, RE: A1.03
06	PRE-FINISHED METAL GUTTER, RE: A1.03
07	5/8" GYP. BOARD CEILING ON MTL STUDS
08	2X2 VINYL COATED ACT LAY-IN CEILING
09	WALL-MOUNTED A/C UNIT, RE: MEP
10	WALL-MOUNTED CONDESNER ABOVE CEILING, RE: MEP
11	WALL-MOUNTED WATER HEATER ABOVE CEILING, RE: MEP

REFLECTED CEILING PLAN KEYNOTES 1/8" = 1'-0" 04



TRUE NORTH

PROJECT NORTH

S:\1943 - LAKESIDE PARK - ANGLETON\DWG\REVIT\CAD UNDERLAY\2021-03-03_NEW TEXTB_EXPLODED.DWG

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ISSUE

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2	12-22-2020	50% CONSTRUCTION DOCUMENTS
3	03-04-2021	90% CONSTRUCTION DOCUMENTS

KEY MAP

LAKESIDE PARK
CITY of ANGLETON
ANGLETON, TX

DRAWN BY:
CHECKED BY:
DATE:
SCALE: 1/8" = 1'-0"
PROJECT #:

SHEET A1.61

LEVEL 1 OVERALL REFLECTED CEILING PLAN

FLOOR FINISHES

SEALED CONCRETE

SC-1
- MANF.: CONCTRACTOR
- TYPE: TO MEET .42 WET (DCOF)
- LOCATION: RE: FINISH PLAN

WALL FINISHES

PAINT

PT-1
- MANF.: SHERWIN WILLIAMS
- COLOR: SILVERPOINTE SW7653
- FINISH: SATIN
- NOTES: EPOXY FOR OUTDOOR R.R.
- LOCATION: FIELD PAINT COLOR, U.N.O.

SPECIALTY FINISHES

SOLID SURFACE

SS-1
- MANF.: LG HAUSYS
- COLLECTION: VIATERA
- COLOR: SNOW STORM
- SIZE: 3 CM
- EDGE: SQUARE
- NOTES: R.R. 111 & 112 TO HAVE WATERFALL MITERED EDGES
- LOCATION: RE: INTERIOR ELEVATION

TOILET PARTITIONS

TP-1
- MANF.: TBD
- TYPE: HARD PLASTIC
- COLOR: TBD
- LOCATION: RESTROOMS 100 & 101

FINISH PLAN GENERAL NOTES

A. REFER TO INTERIOR ELEVATIONS AND REFLECTED CEILING PLANS FOR ADDITIONAL FINISH INFORMATION.

B. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION & FLOOR TRANSITIONS.

C. FLOORING FINISH TRANSITIONS TO OCCUR AT CENTERLINE OF DOOR UNLESS OTHERWISE NOTED. COORDINATE WITH DOOR HARDWARE AT DOUBLE DOORS.

D. REFERENCE SPECIFICATIONS FOR CLARIFICATION AND FURTHER INFORMATION REGARDING THE USE, LOCATION AND APPLICATION OF SCHEDULED FINISHES.

E. PROVIDE AND INSTALL ALL COORDINATING TRIM PIECES WITH CERAMIC AND PORCELAIN TILE AS REQUIRED, UNLESS NOTED OTHERWISE.

F. GROUT JOINTS TO BE MINIMUM SIZE RECOMMENDED BY MANUFACTURER.

G. SEAMING AND FLOORING CONTROL JOINT DIAGRAMS TO BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.

H. SHOP DRAWINGS FOR DRAPERY FABRICATION AND DRAPERY HARDWARE TO BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.

16

CODE ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	RB	RUBBER BASE
AF	ATHLETIC FLOORING	RP	RESIN PANEL
AFS	ABRASIVE FLOOR STRIPS	SC	SEALED CONCRETE
AWP	ACOUSTICAL WALL PANEL	SS	SOLID SURFACE
CG	CEILING GRID (OPEN)	ST	STONE
CPT	CARPET	TB	TILE BASE
F	FABRIC	TR	TRIM
FRP	FIBERGLASS REINFORCED PANELS	TS	FLOORING TRANSITION
FT	FLOOR TILE	TZ	TERRAZZO
GFRG	GLASS FIBER REINFORCED GYPSUM	VCT	VINYL COMPOSITION TILE
GL	GLASS	VF	VINYL FLOORING
GYP	GYPSUM BOARD	VNR	WOOD VENEER
HR	HANDRAIL	VWC	VINYL WALL COVERING
MTL	METAL FINISHES	WB	WOOD BASE
MT	MOSAIC TILE	WC	WALL COVERING
PL	PLASTIC LAMINATE	WD	WOOD
PLS	PLASTER	WP	WOOD PANEL
PT	PAINT	WT	WALL TILE
QT	QUARRY TILE	WTR	WINDOW TREATMENTS

***NOTE:** NOT ALL ABBREVIATIONS LISTED ARE USED IN THIS PROJECT.

04

FINISH PLAN KEYNOTES

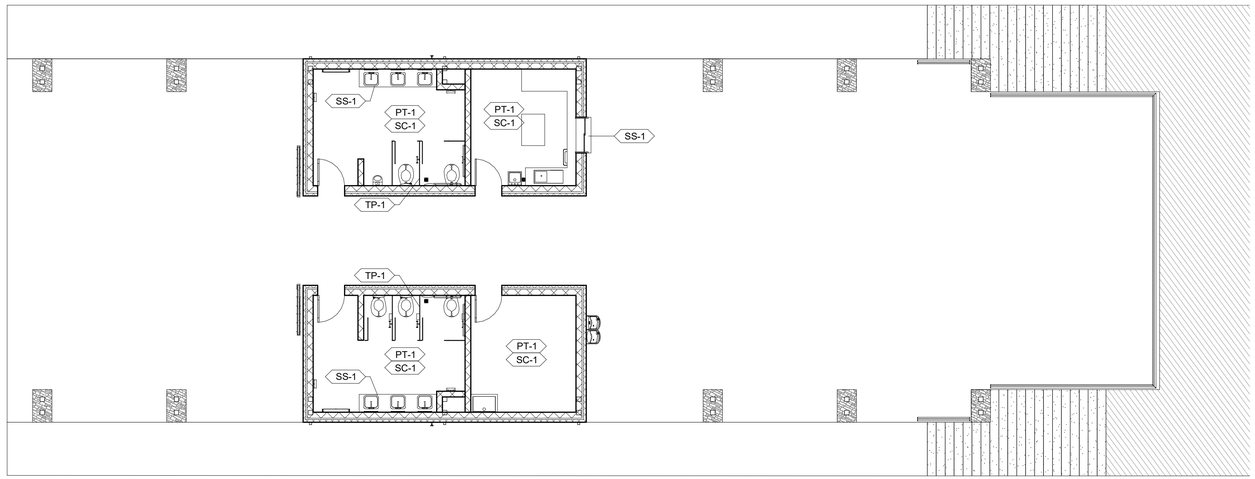
01 keynote information

02 keynote information

03 keynote information

04 keynote information

04



TRUE NORTH

PROJECT NORTH

LEVEL 1 - FINISH PLAN

1/8" = 1'-0"

1

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PROJECT #:

SHEET **A1.81**

LEVEL 1 FINISH PLAN

3/3/2021 9:22:36 AM
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1. ALL RECEPTACLES ARE TO BE MOUNTED AT 18" AFF U.N.O.

POWER & DATA PLAN GENERAL NOTES 1/8" = 1'-0"

1. OWNER PROVIDED COFFEE MAKER, RE: MEP. CONTRACTOR TO INSTALL
2. OWNER PROVIDED REFRIDGERATOR, RE: MEP. CONTRACTOR TO INSTALL
3. OWNER PROVIDED DISH WASHER, RE: MEP. CONTRACTOR TO INSTALL
4. OWNER PROVDED MICROWAVE, RE: MEP. CONTRACTOR TO INSTALL
5. CEILING MOUNTED A.V. EQUIPMENT RACK

POWER & DATA PLAN KEYNOTES 1/8" = 1'-0"

WET CONDITION DUPLEX RECEPTACLE

DUPLEX RECEPTACLE

QUADRAPLEX RECEPTACLE

TELEPHONE

TELEPHONE/DATA

DATA

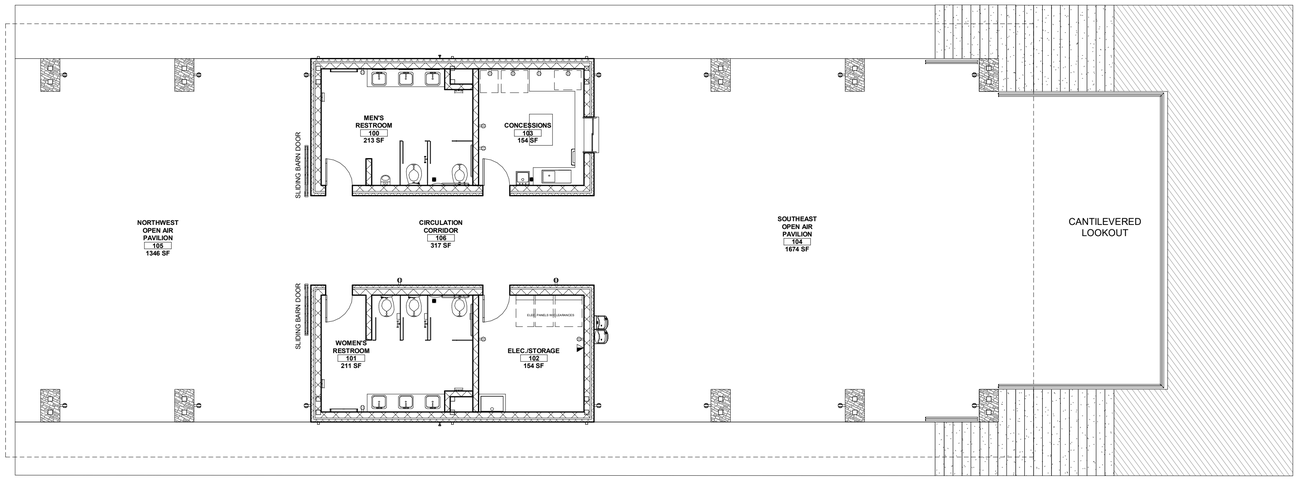
DATA CEILING MOUNTED

AP — WIFI ACCESS POINT, PROVIDE (1) EMPTY 3/4" CONDUIT AND (1) DUPLEX ELECTRICAL RECEPTACLE.

C — SECURITY CAMERA

LEGEND POWER & DATA PLAN 1/8" = 1'-0"

TOTAL AREA UNDER ROOF = 5,577 S.F.



LEVEL 1 - POWER & DATA PLAN 1/8" = 1'-0" 1

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SHEET **A1.91**

LEVEL 1 POWER & DATA PLAN - MAIN PAVILION

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A. TBD

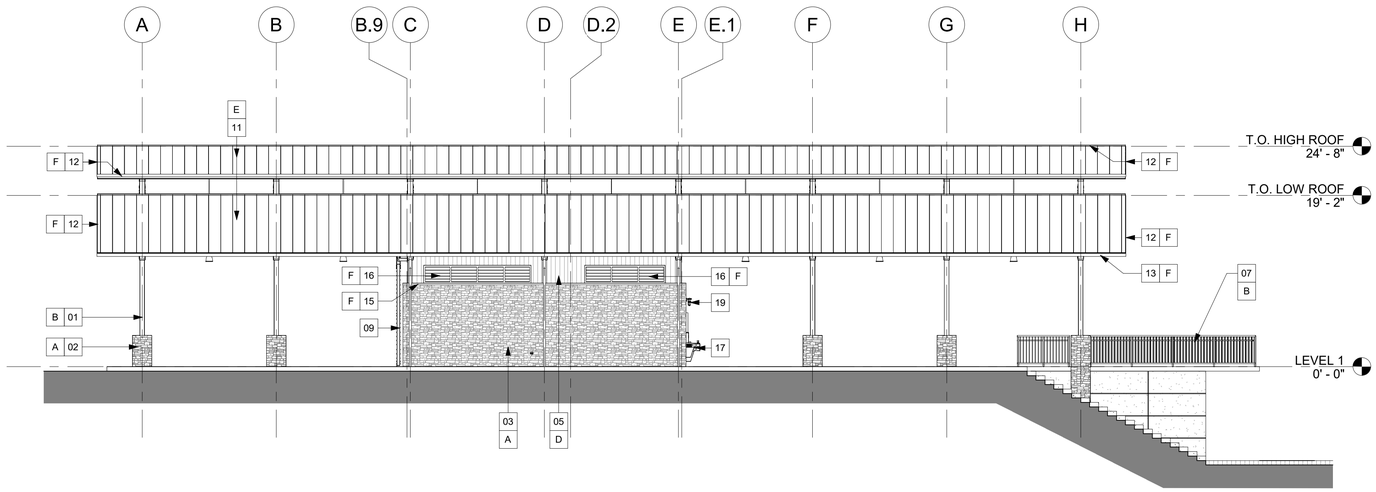
ELEVATION GEN. NOTES 1/8" = 1'-0" 20

A	FULL BED STONE VENEER - MANU: ALAMO STONE - COLOR: CHEROKEE BLEND TUMBLED
B	STRUCTURAL STEEL MEMBERS - FINISH: GALVANIZED
C	GLUE LAM BEAM - MANU: POWER BEAM - FINISH: STAINED AND SEALED
D	SHIPLAP CEDAR SIDING - FINISH: STAINED AND SEALED
E	PREFINISHED METAL ROOFING - MANU: TBD - FINISH: GALVALUME
F	PREFINISHED METAL TRIM TO MATCH ROOFING
G	STEEL HANDRAIL - FINISH: GALVANIZED

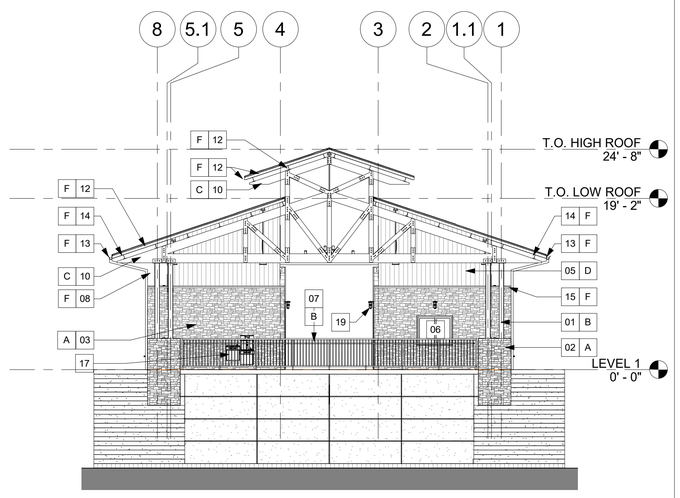
EXTERIOR FINISH SCHEDULE 1/8" = 1'-0" 12

01	STEEL COLUMN PAIR, RE: STRUCTURAL
02	STONE VENEER COLUMN BASE SURROUND
03	EXTERIOR WALL W/ FULL STONE VENEER UP TO 10'-0" ON CMU WALL ASSEMBLY, RE: SECTIONS
04	SCHEDULED DOOR, RE: DOOR SCHEDULE
05	CEDAR SHIPLAP SIDING ON WOOD FRAME WALL, RE: SECTIONS
06	STAINLESS STEEL PASS-THRU WINDOW SURROUND
07	GALVANIZED METAL HANDRAIL, RE: SECTIONS
08	PREFINISHED METAL DOWNSPOUT, RE: A1.03
09	SCHEDULED EXTERIOR BARN DOORS, RE: DOOR SCHEDULE
10	TIMBER ROOF BEAM & FRAMING MEMBERS, RE: STRUCTURAL DRAWINGS
11	PRE-FINISHED STANDING SEAM METAL ROOFING OVER WATER & ICE SHIELD ON EXTERIOR-GRADE 2x6 T+G WOOD DECKING SOFFIT
12	PREFINISHED METAL ROOF EDGE TRIM
13	PREFINISHED METAL ROOF GUTTER, RE: A1.03
14	STEEL ROOF FRAMING MEMBER, RE: STRUCTURAL DWGS
15	PRE-FINISHED METAL WALL CAP, RE: SECTIONS
16	PREFABRICATED ALUMINUM LOUVERS, RE: SECTIONS
17	ADA-COMPLIANT DRINKING FOUNTAIN / BOTTLE FILLER. PROVIDE CANE APRON, RE: PLUMBING & ADA DETAILS
18	SCHEDULED OUTDOOR FAN, RE: ELECTRICAL DWGS
19	SCHEDULED WALL SCONCE LIGHT FIXTURE RE: ELECTRICAL DWGS

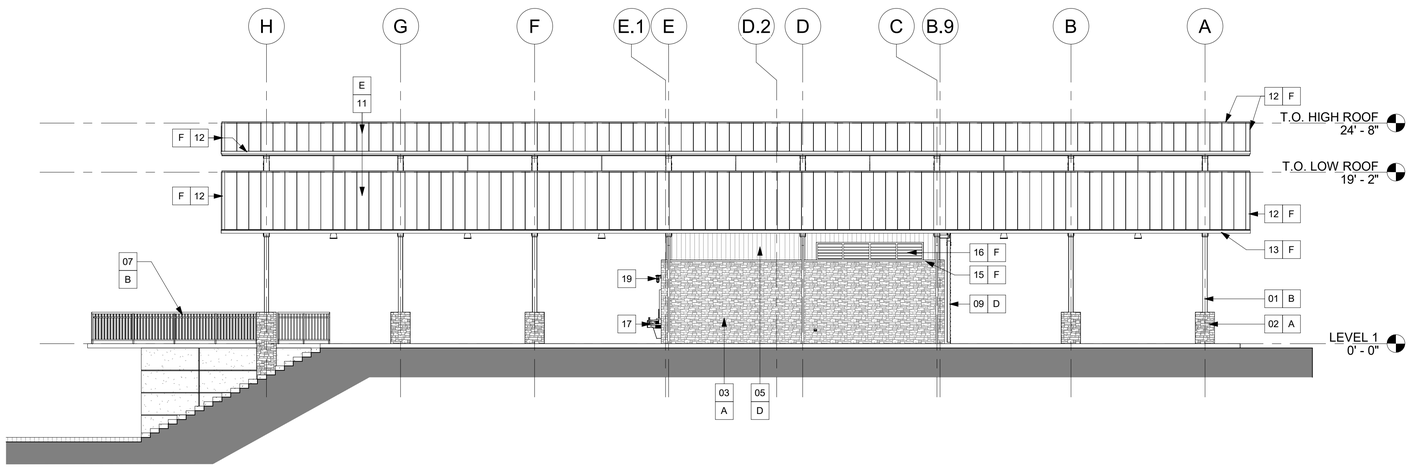
ELEVATION KEYNOTES 1/8" = 1'-0" 04



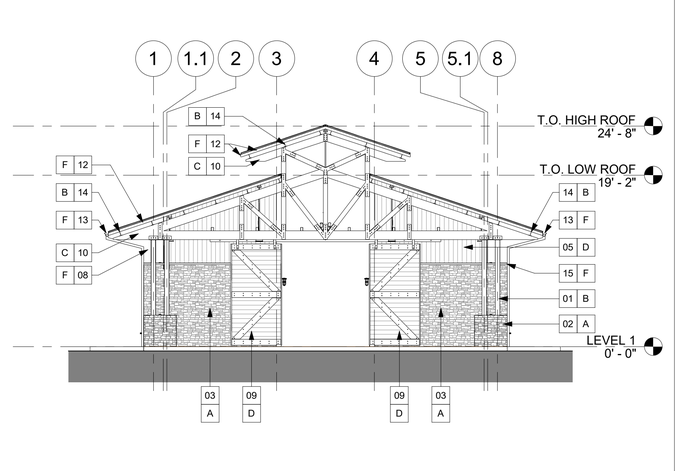
ELEVATION D 1/8" = 1'-0" 07



ELEVATION B 1/8" = 1'-0" 03



ELEVATION C 1/8" = 1'-0" 05



ELEVATION A 1/8" = 1'-0" 01

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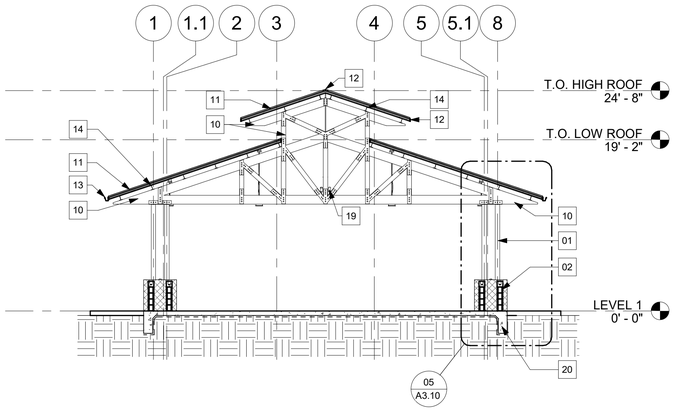
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ANGLETON, TX

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PROJECT #:

SHEET **A2.00**

OVERALL BUILDING ELEVATIONS - MAIN PAVILION

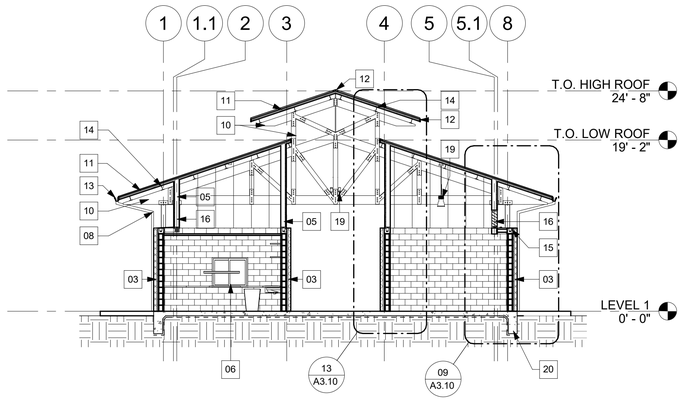
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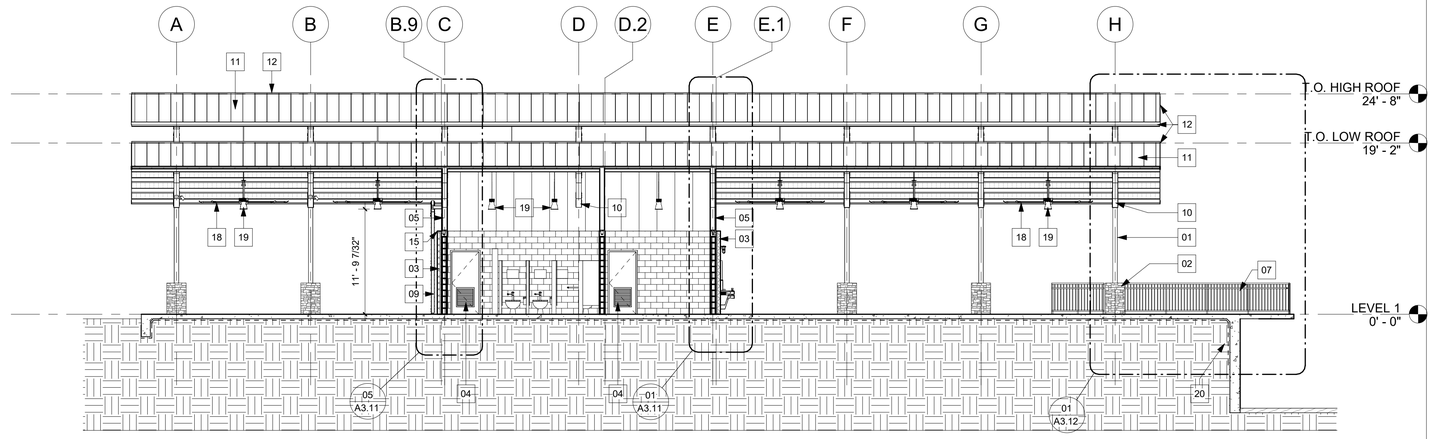
BUILDING SECTION 05 1/8" = 1'-0" 15

01	STEEL COLUMN PAIR, RE: STRUCTURAL
02	STONE VENEER COLUMN BASE SURROUND
03	EXTERIOR WALL W/ FULL STONE VENEER UP TO 9'-4" ON CMU WALL ASSEMBLY, RE: SECTIONS
04	SCHEDULED DOOR, RE: DOOR SCHEDULE
05	CEDAR SHIPLAP SIDING ON WOOD FRAMING, RE: SECTIONS
06	STAINLESS STEEL PASS-THRU WINDOW SURROUND
07	GALVANIZED METAL HANDRAIL, RE: SECTIONS
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17	ADA-COMPLIANT DRINKING FOUNTAIN / BOTTLE FILLER. PROVIDE CANE APRON, RE: PLUMBING & ADA DETAILS
18	SCHEDULED OUTDOOR FAN, RE: ELECTRICAL DWGS
19	SCHEDULED LIGHT FIXTURE, RE: ELECTRICAL DWGS
20	CONCRETE SLAB AND BRADE BEAM W/ CONT. UNDERSLAB VAPOR RETARDER, RE: STRUCTURAL DWGS

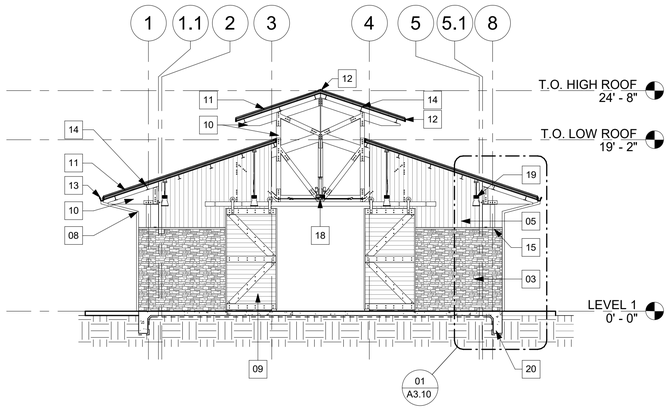
SECTION KEYNOTES 1/8" = 1'-0" 04



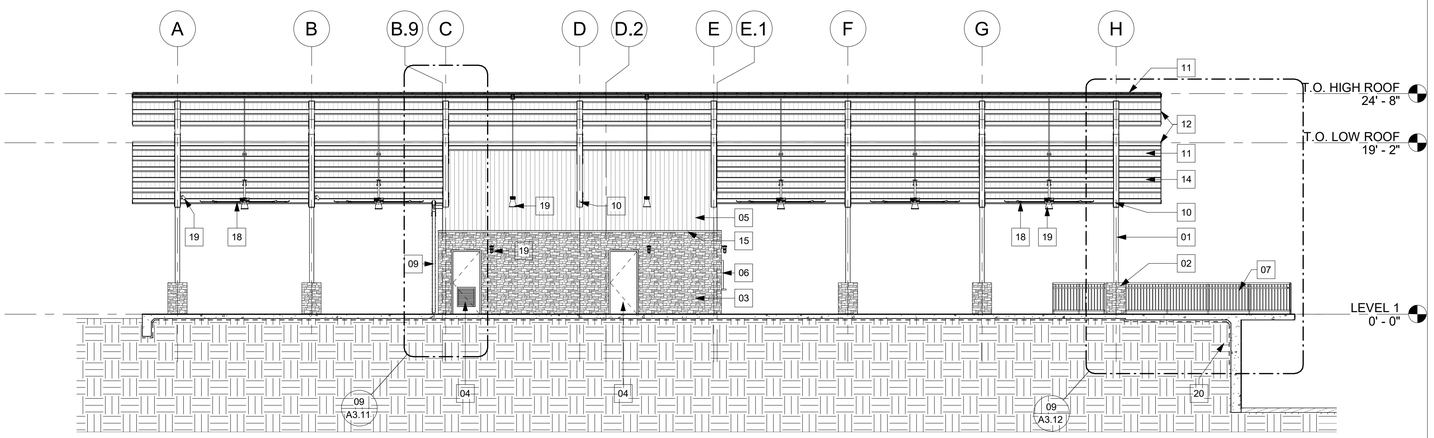
BUILDING SECTION 04 1/8" = 1'-0" 14



BUILDING SECTION 02 1/8" = 1'-0" 02



BUILDING SECTION 03 1/8" = 1'-0" 13



BUILDING SECTION 01 1/8" = 1'-0" 01

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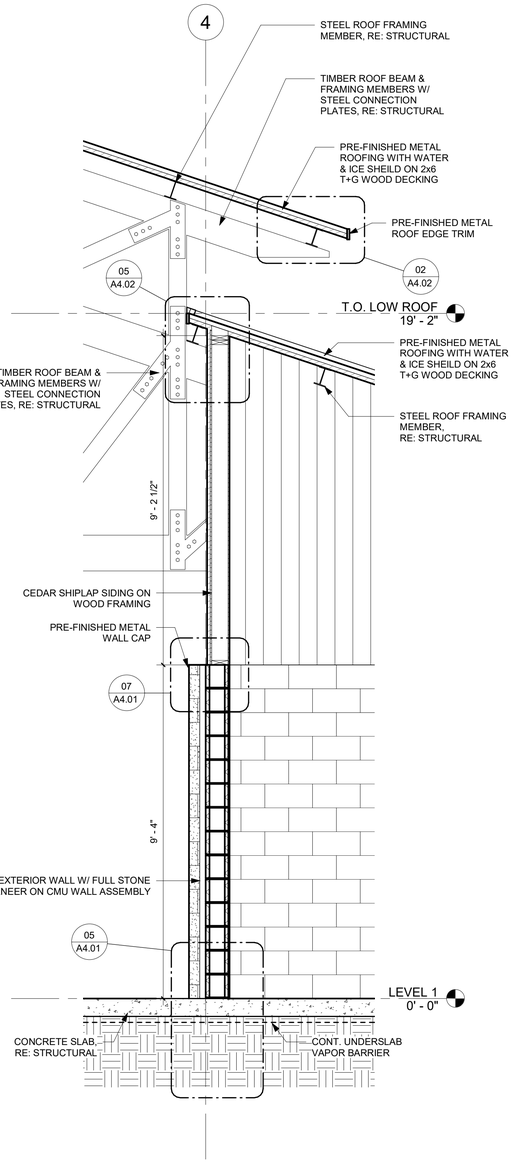
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CHECKED BY:
DATE:
SCALE: **1/8" = 1'-0"**
PROJECT #:

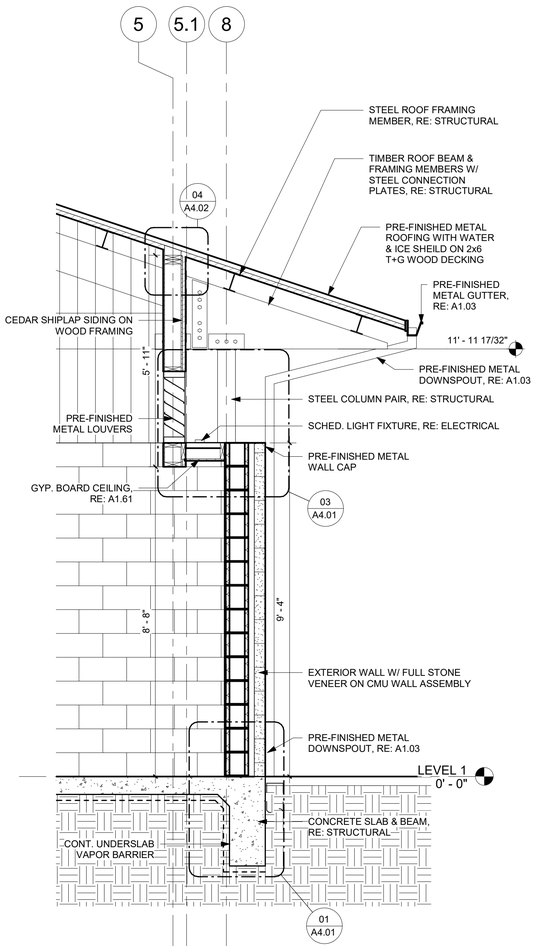
SHEET **A3.00**

OVERALL BUILDING SECTIONS - MAIN PAVILION

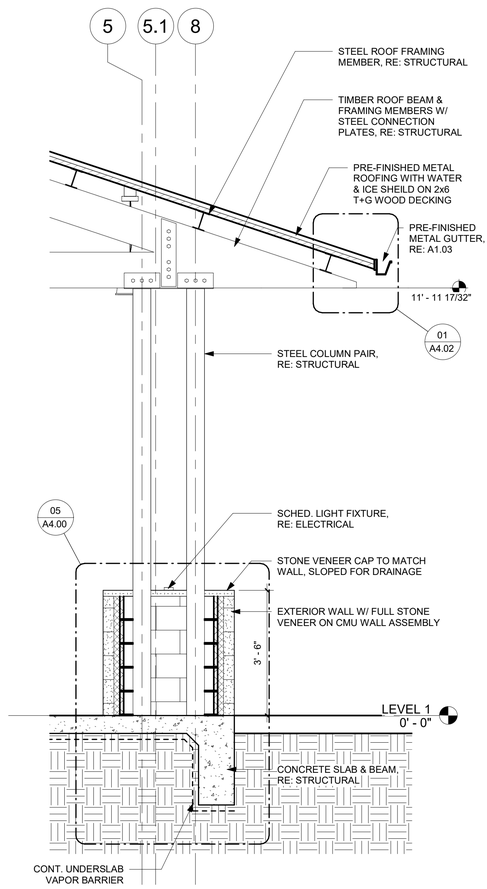
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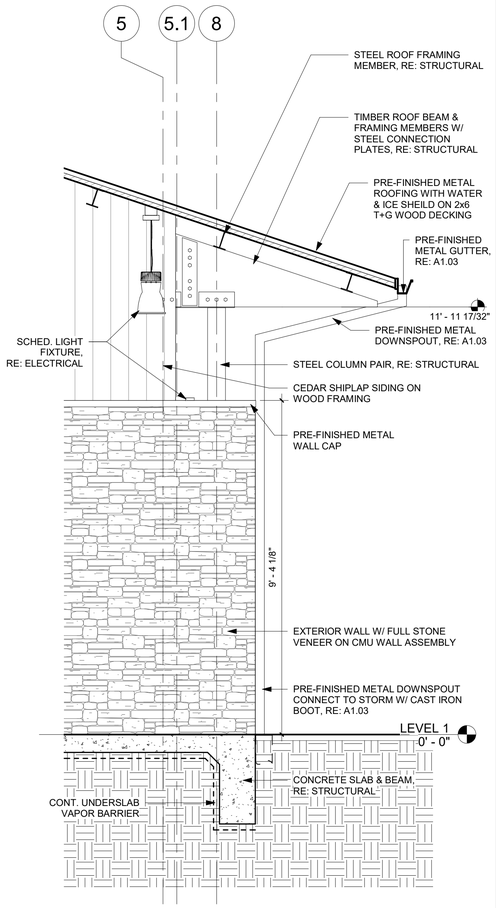
WALL SECTION 04 1/2" = 1'-0" 13



WALL SECTION 03 1/2" = 1'-0" 09



WALL SECTION 02 1/2" = 1'-0" 05



WALL SECTION 01 1/2" = 1'-0" 01

3/3/2021 9:22:58 AM

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T: 713 461 8584

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Houston, TX 77042
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IRRIGATION
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03-04-2021

ISSUE

No.	Date	Description
1	10-22-2020	100% DESIGN DEVELOPMENT
2	12-22-2020	50% CONSTRUCTION DOCUMENTS
3	03-04-2021	90% CONSTRUCTION DOCUMENTS

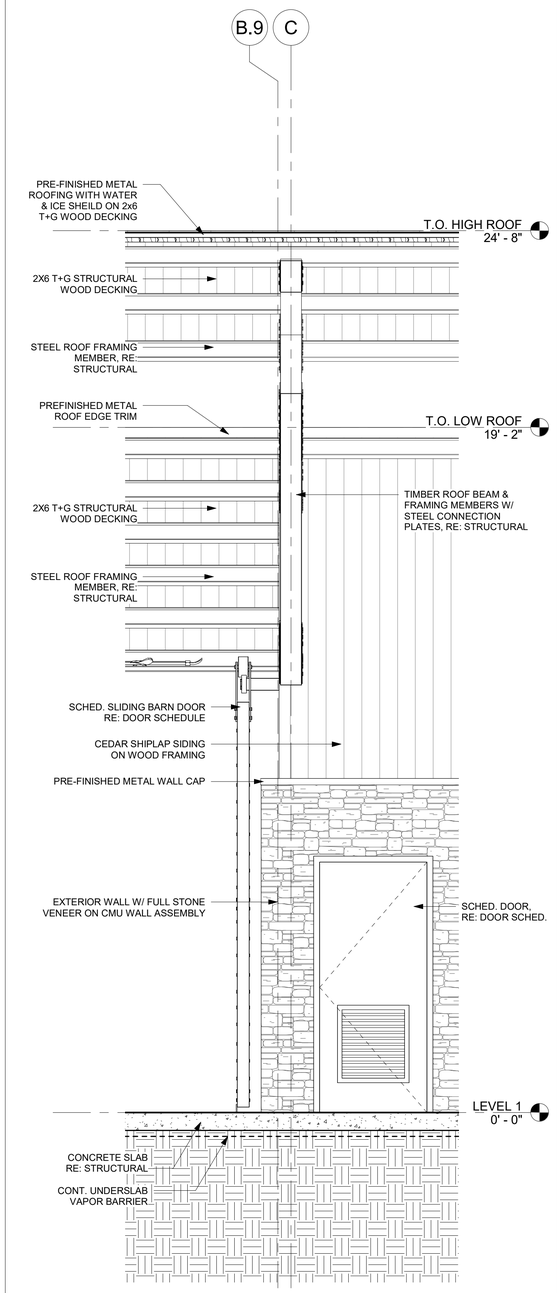
KEY MAP

LAKESIDE PARK
CITY of ANGLETON
ANGLETON, TX

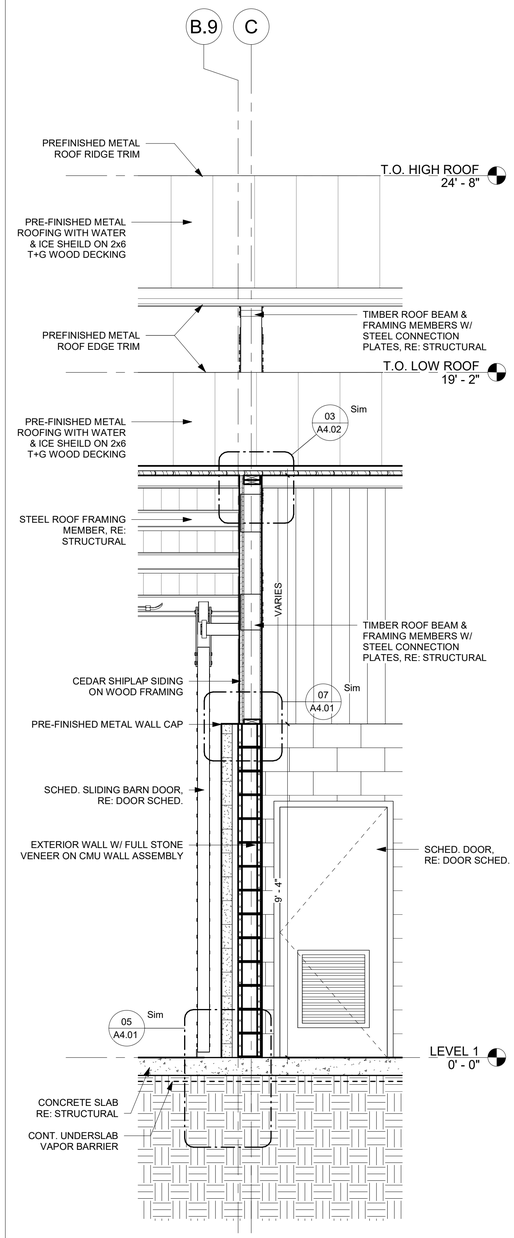
DRAWN BY:
CHECKED BY:
DATE:
SCALE: **1/2" = 1'-0"**
PROJECT #:

SHEET **A3.10**

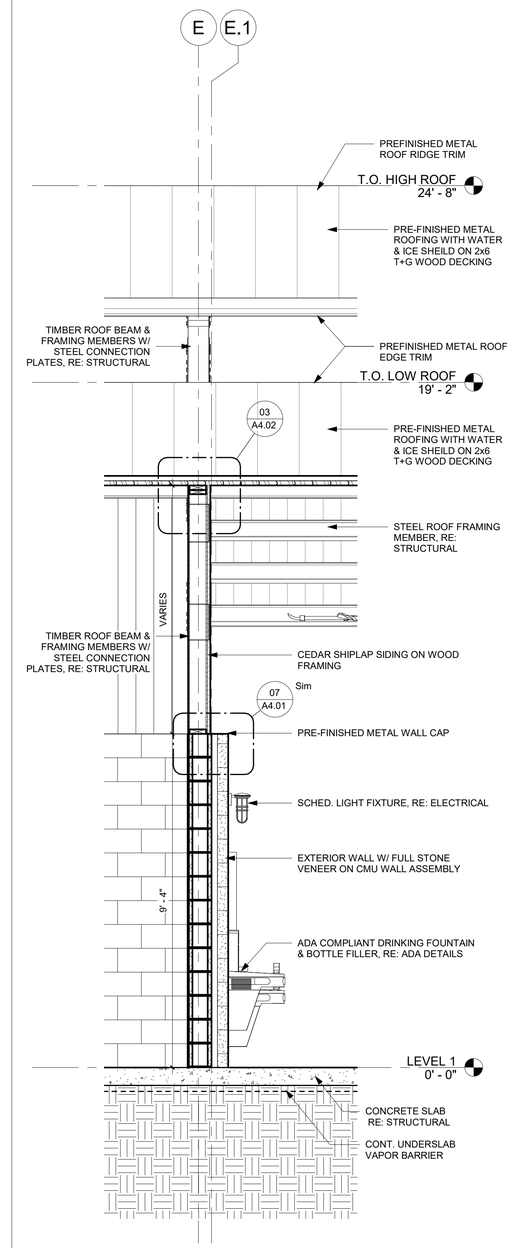
WALL SECTIONS - MAIN PAVILION



WALL SECTION 07 1/2" = 1'-0" 09



WALL SECTION 06 1/2" = 1'-0" 05



WALL SECTION 05 1/2" = 1'-0" 01

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3	03-04-2021	90% CONSTRUCTION DOCUMENTS

KEY MAP

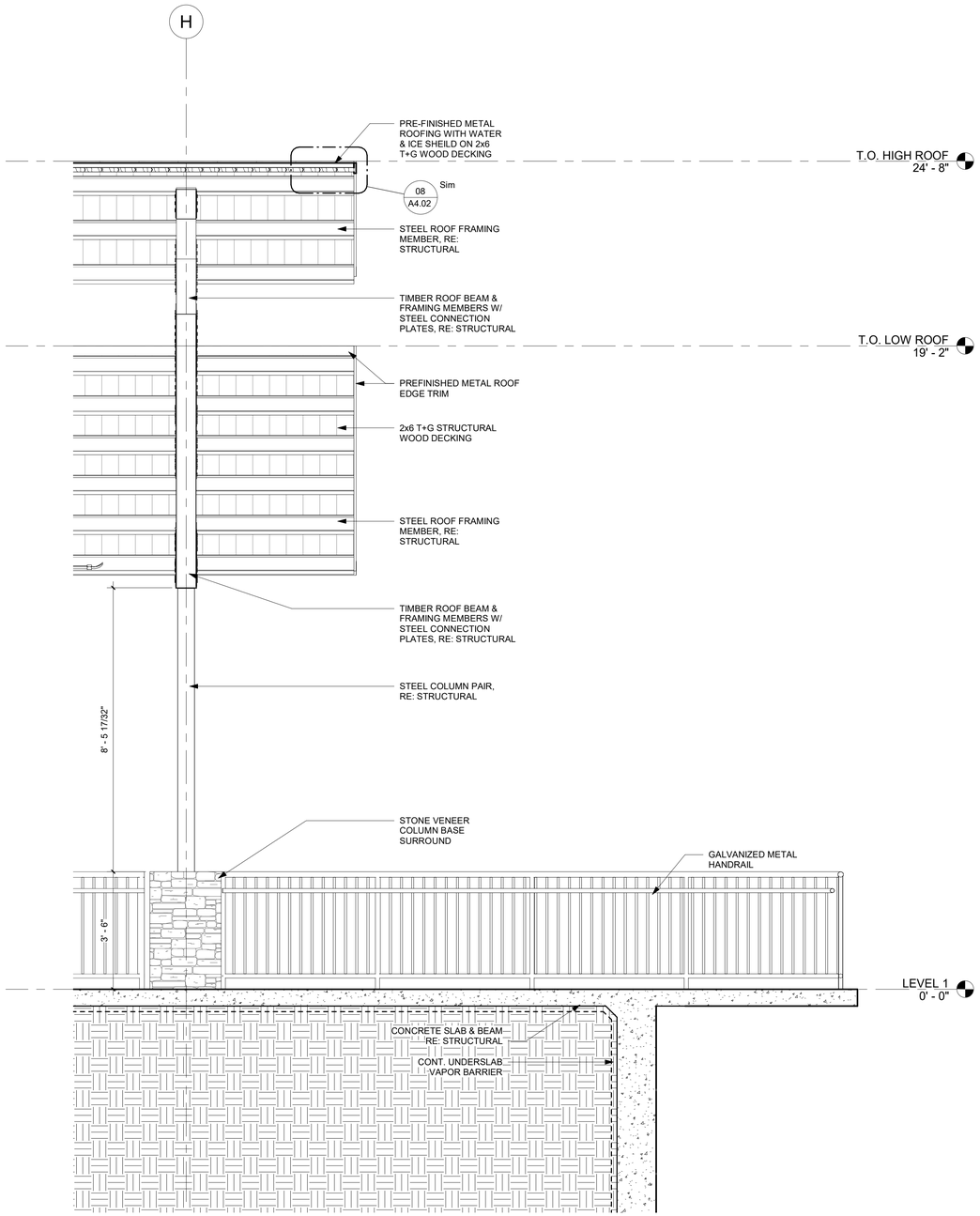
LAKESIDE PARK
CITY of ANGLETON
ANGLETON, TX

DRAWN BY:
CHECKED BY:
DATE:
SCALE: **1/2" = 1'-0"**
PROJECT #:

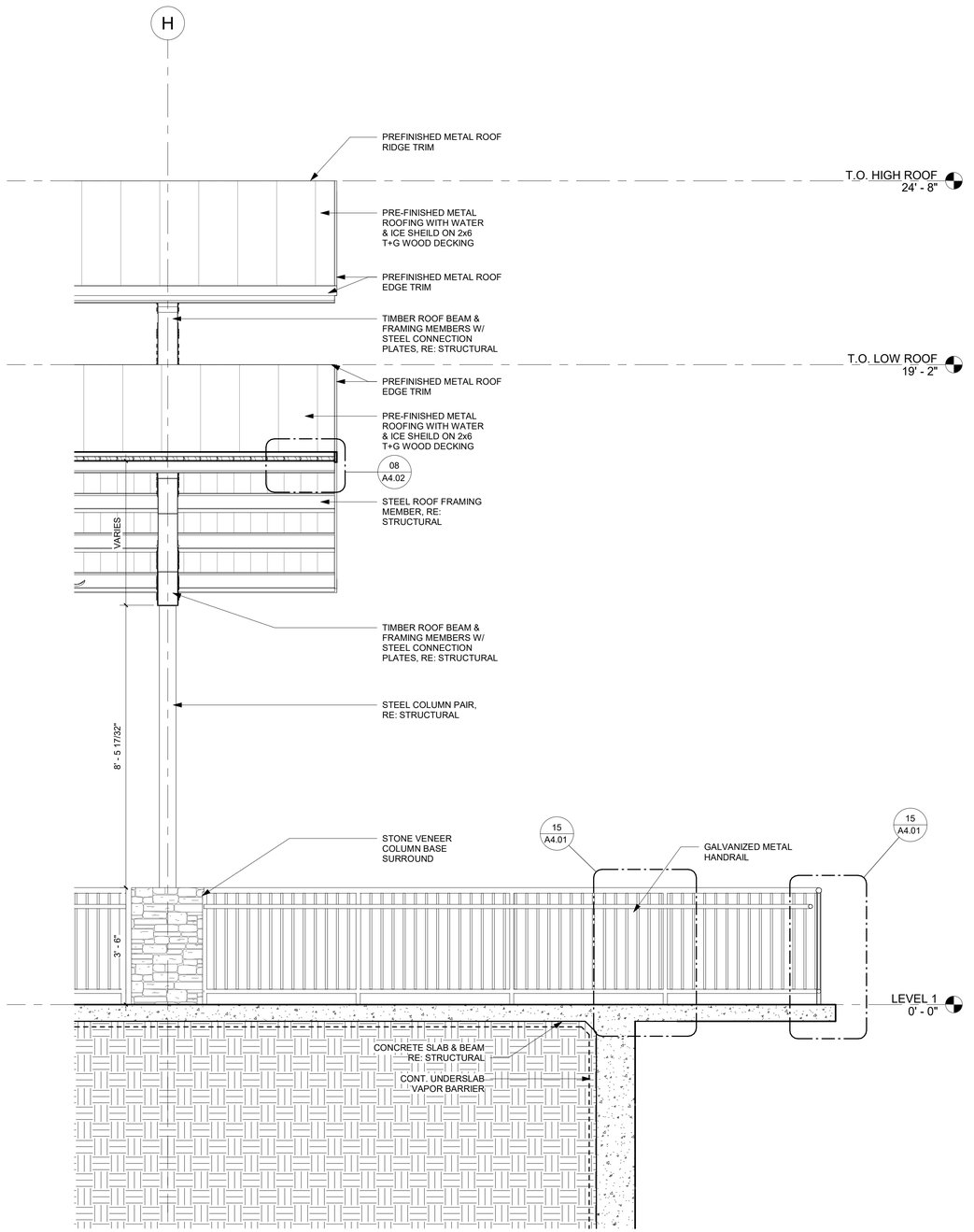
SHEET **A3.11**

WALL SECTIONS - MAIN PAVILION

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S:\1943 - LAKESIDE PARK - ANGLETON\DWG\REVIT\CAD UNDERLAY\2021-03-03_NEW TEXT8_EXPLODED.DWG



WALL SECTION 09 1/2" = 1'-0" 09



WALL SECTION 08 1/2" = 1'-0" 01

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03-04-2021

ISSUE

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3	03-04-2021	90% CONSTRUCTION DOCUMENTS

KEY MAP

LAKESIDE PARK
CITY of ANGLETON
ANGLETON, TX

DRAWN BY:
CHECKED BY:
DATE:
SCALE: **1/2" = 1'-0"**
PROJECT #:

SHEET **A3.12**

WALL SECTIONS - MAIN PAVILION

3/3/2021 9:23:00 AM
S:\1943 - LAKESIDE PARK - ANGLETON\DWG\REVIT\CAD UNDERLAY\2021-03-03_NEW TEXTS_EXPLODED.DWG

ALL SCOPE OF WORK RELATED TO SITE PAVILION TO BE PRICED AS PART OF BID ALTERNATE #2



3D VIEW 01 SITE PAVILION 14



3D VIEW 04 MAIN PAVILION 04



3D VIEW 03 MAIN PAVILION 12



3D VIEW 02 MAIN PAVILION 02



3D VIEW 05 MAIN PAVILION 11



3D VIEW 01 MAIN PAVILION 01

CLARK CONDON

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03-04-2021

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3	03-04-2021	90% CONSTRUCTION DOCUMENTS

KEY MAP

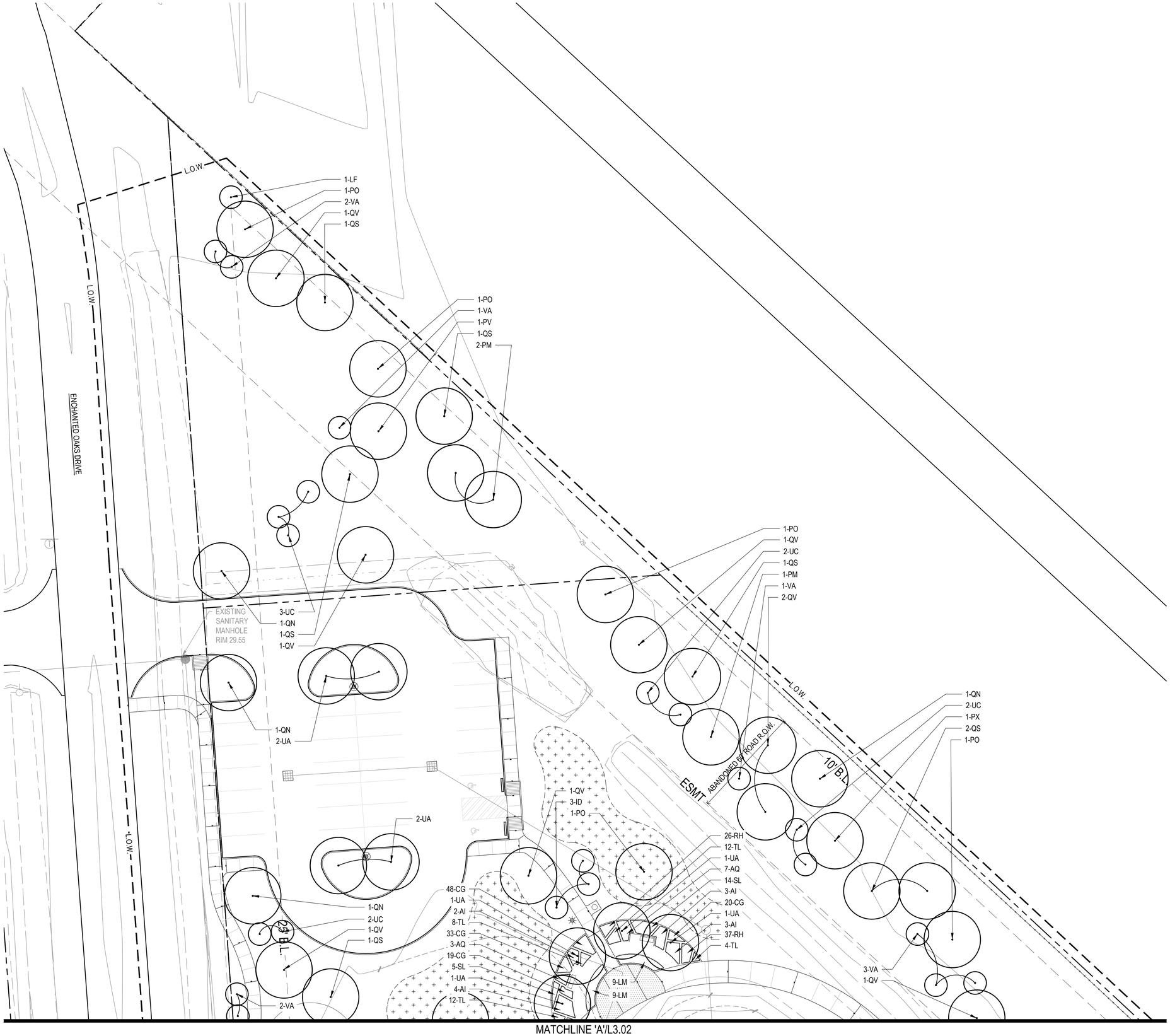
LAKESIDE PARK
CITY of ANGLETON
ANGLETON, TX

DRAWN BY:
CHECKED BY:
DATE:
SCALE:
PROJECT #:

SHEET **A9.00**

3D VIEWS

3/3/2021 9:24:18 AM
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MATCHLINE 'A'/L3.02

PLANT LEGEND	
KEY	COMMON NAME
TREES	
ID	POSSUMHAW HOLLY
LF	NATCHEZ CRAPE MYRTLE
MY	SOUTHERN WAX MYRTLE
PM	MEXICAN SYCAMORE
PX	MEXICAN PLUM
PO	AMERICAN SYCAMORE
QN	WATER OAK
QS	SHUMARD OAK
QV	LIVE OAK
TD	BALD CYPRESS
UA	AMERICAN ELM
UC	CEDAR ELM
VA	LILAC CHASTETREE
SHRUB	
AI	SWAMP MILKWEED
AQ	FLAME ACANTHUS
IV	DWARF YAUPON
HP	FIREBUSH
SI	INDIGO SPIRES SALVIA
VD	ARROWWOOD VIBURNUM
ORNAMENTAL GRASSES	
MC	GULF COAST MUHLY
LM	LINDHEIMER'S MUHLY
GROUNDCOVER	
CG	GREGG'S MISTFLOWER
DB	BICOLOR IRIS
FT	SANDI LEAF FIG IVY
LU	TEXAS LANTANA
RH	BLACK-EYED SUSAN
SL	MEXICAN BUSH SAGE
TG	GIANT TRADESCANTIA
TL	MEXICAN MARIGOLD
AQUATICS	
JE	COMMON RUSH
PC	PICKEREL WEED
SLA	ARROWHEAD
SYMBOLS	
	PROPOSED TREES
	GROUNDCOVER / SHRUBS
	SOD
	MEADOW MIX

NOTES:
- RE: L1.12 FOR PLANTING SCHEDULE
- RE: L1.12 FOR PLANTING DETAILS
- SINGE ROW (16" SOLDIER COURSE) OF SOD TO BE PLACED AT BACK OF CURB AND AT EDGE OF PAVING WITH IN HYDRO-MULCH INSTALLATION.
- SOD TO BE PLACED 1" LOWER THAN TOP OF PAVING ON DOWN SLOPE SIDE OF PAVEMENT.
- CONTRACTOR IS TO HYDROMULCH 10' WIDE BAND AROUND ALL TRAILS. UNLESS AREA IS DENOTED OTHERWISE.
- CONTRACTOR IS TO HYDROMULCH ALL TURF EXISTING AREAS DISTURBED BY CONSTRUCTION.

N

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CIVIL
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BEC ENGINEERS AND CONSULTANTS
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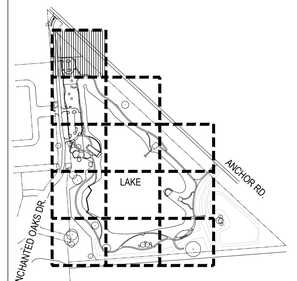
SEAL

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S. SCOTT SLAGLE, LANDSCAPE ARCHITECT
DATE: 3/04/2021

ISSUE

1	100% DESIGN DEVELOPMENT	10.22.2020
2	50% CONSTRUCTION DOCUMENTS	12.22.2020
3	90% CONSTRUCTION DOCUMENTS	03.04.2021

KEY MAP



LAKESIDE PARK
CITY of ANGLETON
ANGLETON, TX

PLANTING PLAN

DRAWN BY: TMT
CHECKED BY: SSS
DATE: 21.03.02
SCALE: 1" = 20'-0"
PROJECT #: 119-076

SHEET
L3.01

J:\ANGLETON LAKESIDE PARK 119-076\4.0 WORKING FILES\4.2 CAD\4.22 SHEETS\L3.01 PLANTING PLAN.DWG

MATCHLINE 'A'/L3.01



PLANT LEGEND	
KEY	COMMON NAME
TREES	
ID	POSSUMHAW HOLLY
LF	NATCHEZ CRAPE MYRTLE
MY	SOUTHERN WAX MYRTLE
PM	MEXICAN SYCAMORE
PX	MEXICAN PLUM
PO	AMERICAN SYCAMORE
QN	WATER OAK
QS	SHUMARD OAK
QV	LIVE OAK
TD	BALD CYPRESS
UA	AMERICAN ELM
UC	CEDAR ELM
VA	LILAC CHASTETREE
SHRUB	
AI	SWAMP MILKWEED
AQ	FLAME ACANTHUS
IV	DWARF YAUPON
HP	FIREBUSH
SI	INDIGO SPIRES SALVIA
VD	ARROWWOOD VIBURNUM
ORNAMENTAL GRASSES	
MC	GULF COAST MUHLY
LM	LINDHEIMER'S MUHLY
GROUNDCOVER	
CG	GREGG'S MISTFLOWER
DB	BICOLOR IRIS
FT	SANDI LEAF FIG IVY
LU	TEXAS LANTANA
RH	BLACK-EYED SUSAN
SL	MEXICAN BUSH SAGE
TG	GIANT TRADESCANTIA
TL	MEXICAN MARIGOLD
AQUATICS	
JE	COMMON RUSH
PC	PICKEREL WEED
SLA	ARROWHEAD
SYMBOLS	
	PROPOSED TREES
	GROUNDCOVER / SHRUBS
	SOD
	MEADOW MIX

NOTES:
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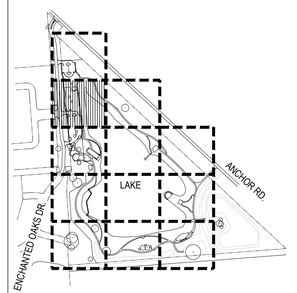
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S. SCOTT SLAGLE, LANDSCAPE ARCHITECT
DATE: 3/04/2021

ISSUE

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KEY MAP



LAKESIDE PARK
CITY of ANGLETON
ANGLETON, TX

PLANTING PLAN

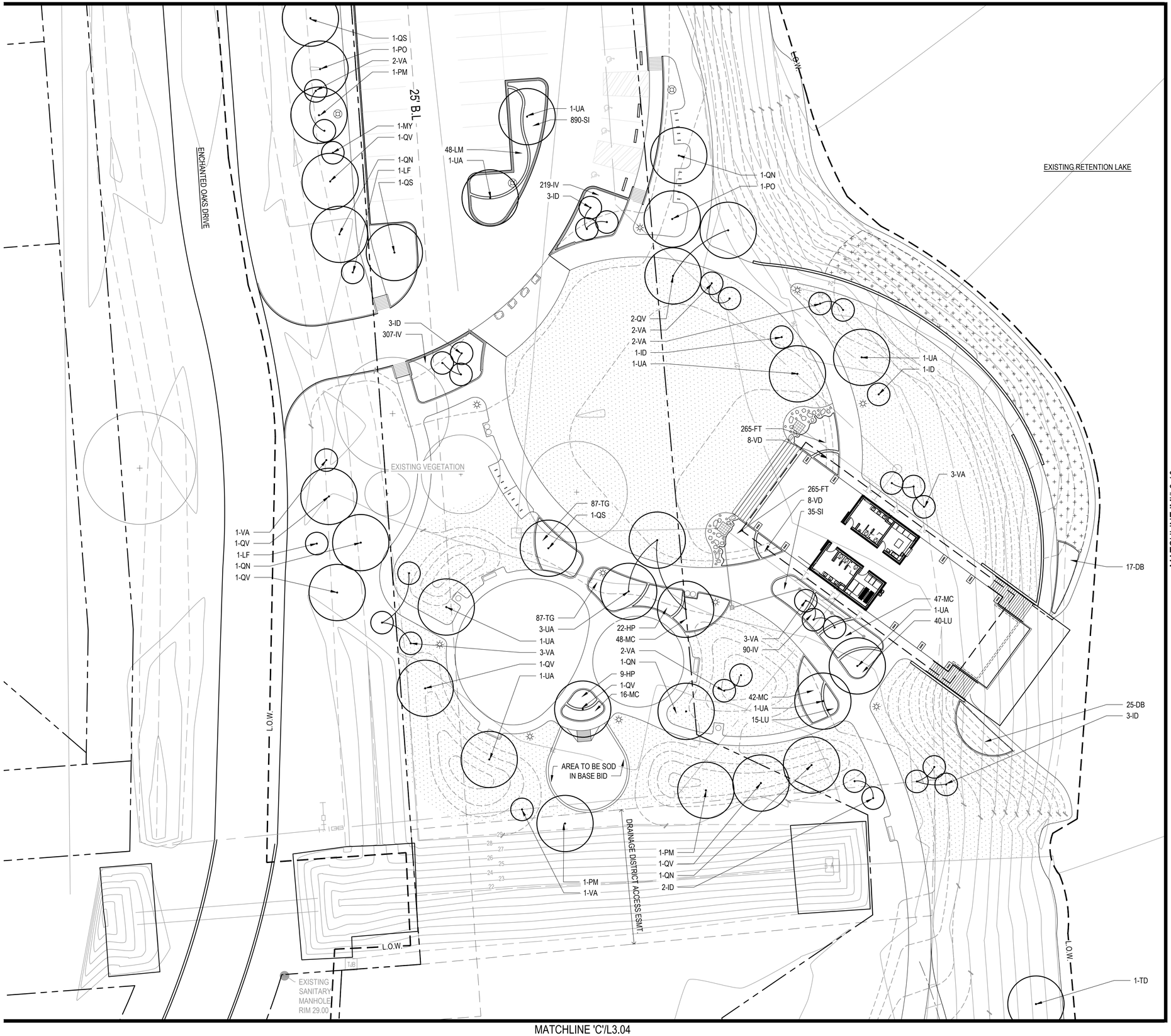
DRAWN BY: TMT
CHECKED BY: SSS
DATE: 21.03.02
SCALE: 1" = 20'-0"
PROJECT #: 119-076

SHEET
L3.02

N
0 20 40

J:\ANGLETON LAKESIDE PARK\119-076\4.0 WORKING FILES\4.2 CAD\4.22 SHEETS\L3.02 PLANTING PLAN.DWG

MATCHLINE 'B'/L3.02



MATCHLINE 'C'/L3.04

MATCHLINE 'M'/L3.10

PLANT LEGEND	
KEY	COMMON NAME
TREES	
ID	POSSUMHAW HOLLY
LF	NATCHEZ CRAPE MYRTLE
MY	SOUTHERN WAX MYRTLE
PM	MEXICAN SYCAMORE
PX	MEXICAN PLUM
PO	AMERICAN SYCAMORE
QN	WATER OAK
QS	SHUMARD OAK
QV	LIVE OAK
TD	BALD CYPRESS
UA	AMERICAN ELM
UC	CEDAR ELM
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SHRUB	
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AQUATICS	
JE	COMMON RUSH
PC	PICKEREL WEED
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SYMBOLS	
	PROPOSED TREES
	GROUNDCOVER / SHRUBS
	SOD
	MEADOW MIX

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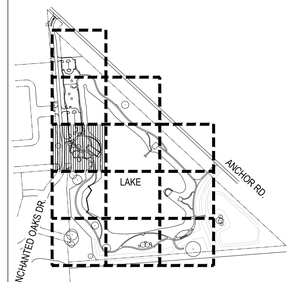
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S. SCOTT SLAGLE, LANDSCAPE ARCHITECT
DATE: 3/04/2021

ISSUE

1	100% DESIGN DEVELOPMENT	10.22.2020
2	50% CONSTRUCTION DOCUMENTS	12.22.2020
3	90% CONSTRUCTION DOCUMENTS	03.04.2021

KEY MAP



LAKESIDE PARK
CITY of ANGLETON
ANGLETON, TX

PLANTING PLAN

DRAWN BY: TMT
CHECKED BY: SSS
DATE: 21.03.02
SCALE: 1" = 20'-0"
PROJECT #: 119-076

SHEET
L3.03

J:\ANGLETON LAKESIDE PARK\119-076\4.0 WORKING FILES\4.2 CAD\4.22 SHEETS\L3.03 PLANTING PLAN.DWG

MATCHLINE 'C'/L3.03



MATCHLINE 'D'/L3.05

PLANT LEGEND	
KEY	COMMON NAME
TREES	
ID	POSSUMHAW HOLLY
LF	NATCHEZ CRAPE MYRTLE
MY	SOUTHERN WAX MYRTLE
PM	MEXICAN SYCAMORE
PX	MEXICAN PLUM
PO	AMERICAN SYCAMORE
QN	WATER OAK
QS	SHUMARD OAK
QV	LIVE OAK
TD	BALD CYPRESS
UA	AMERICAN ELM
UC	CEDAR ELM
VA	LILAC CHASTETREE
SHRUB	
AI	SWAMP MILKWEED
AQ	FLAME ACANTHUS
IV	DWARF YAUPON
HP	FIREBUSH
SI	INDIGO SPIRES SALVIA
VD	ARROWWOOD VIBURNUM
ORNAMENTAL GRASSES	
MC	GULF COAST MUHLY
LM	LINDHEIMER'S MUHLY
GROUNDCOVER	
CG	GREGG'S MISTFLOWER
DB	BICOLOR IRIS
FT	SANDI LEAF FIG IVY
LU	TEXAS LANTANA
RH	BLACK-EYED SUSAN
SL	MEXICAN BUSH SAGE
TG	GIANT TRADESCANTIA
TL	MEXICAN MARIGOLD
AQUATICS	
JE	COMMON RUSH
PC	PICKEREL WEED
SLA	ARROWHEAD
SYMBOLS	
	PROPOSED TREES
	GROUNDCOVER / SHRUBS
	SOD
	MEADOW MIX

NOTES:
- RE: L1.12 FOR PLANTING SCHEDULE
- RE: L1.12 FOR PLANTING DETAILS
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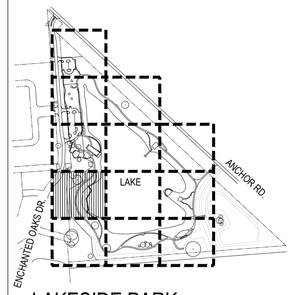
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KEY MAP



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CITY of ANGLETON
ANGLETON, TX

PLANTING PLAN

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DATE: 21.03.02
SCALE: 1" = 20'-0"
PROJECT #: 119-076

SHEET
L3.04

MATCHLINE 'D'/L3.04



PLANT LEGEND	
KEY	COMMON NAME
TREES	
ID	POSSUMHAW HOLLY
LF	NATCHEZ CRAPE MYRTLE
MY	SOUTHERN WAX MYRTLE
PM	MEXICAN SYCAMORE
PX	MEXICAN PLUM
PO	AMERICAN SYCAMORE
QN	WATER OAK
QS	SHUMARD OAK
QV	LIVE OAK
TD	BALD CYPRESS
UA	AMERICAN ELM
UC	CEDAR ELM
VA	LILAC CHASTETREE
SHRUB	
AI	SWAMP MILKWEED
AQ	FLAME ACANTHUS
IV	DWARF YAUPON
HP	FIREBUSH
SI	INDIGO SPIRES SALVIA
VD	ARROWWOOD VIBURNUM
ORNAMENTAL GRASSES	
MC	GULF COAST MUHLY
LM	LINDHEIMER'S MUHLY
GROUNDCOVER	
CG	GREGG'S MISTFLOWER
DB	BICOLOR IRIS
FT	SANDI LEAF FIG IVY
LU	TEXAS LANTANA
RH	BLACK-EYED SUSAN
SL	MEXICAN BUSH SAGE
TG	GIANT TRADESCANTIA
TL	MEXICAN MARIGOLD
AQUATICS	
JE	COMMON RUSH
PC	PICKEREL WEED
SLA	ARROWHEAD
SYMBOLS	
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	GROUNDCOVER / SHRUBS
	SOD
	MEADOW MIX

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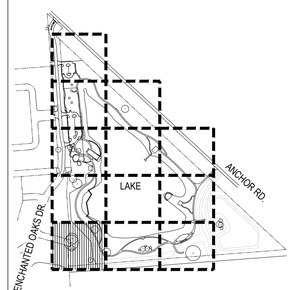
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ANGLETON, TX

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SCALE: 1" = 20'-0"
PROJECT #: 119-076

SHEET
L3.05

J:\ANGLETON LAKESIDE PARK 119-076\4.0 WORKING FILES\4.2 CAD\4.22 SHEETS\L3.05 PLANTING PLAN.DWG

EXISTING RETENTION LAKE

1-LF
3-TD
1-LF
BID ALTERNATE #7

1-LF
2-VA
BID ALTERNATE #7

L.O.W.

L.O.W.

15' B.L.

60' PLATTED ROAD (UNIMPROVED)

MATCHLINE 'E'/L3.05

MATCHLINE 'F'/L3.07

PLANT LEGEND	
KEY	COMMON NAME
TREES	
ID	POSSUMHAW HOLLY
LF	NATCHEZ CRAPE MYRTLE
MY	SOUTHERN WAX MYRTLE
PM	MEXICAN SYCAMORE
PX	MEXICAN PLUM
PO	AMERICAN SYCAMORE
QN	WATER OAK
QS	SHUMARD OAK
QV	LIVE OAK
TD	BALD CYPRESS
UA	AMERICAN ELM
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MC	GULF COAST MUHLY
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	GROUNDCOVER / SHRUBS
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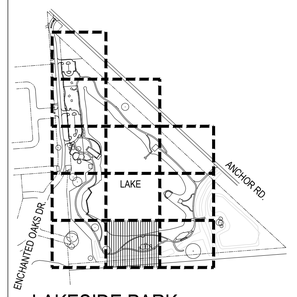
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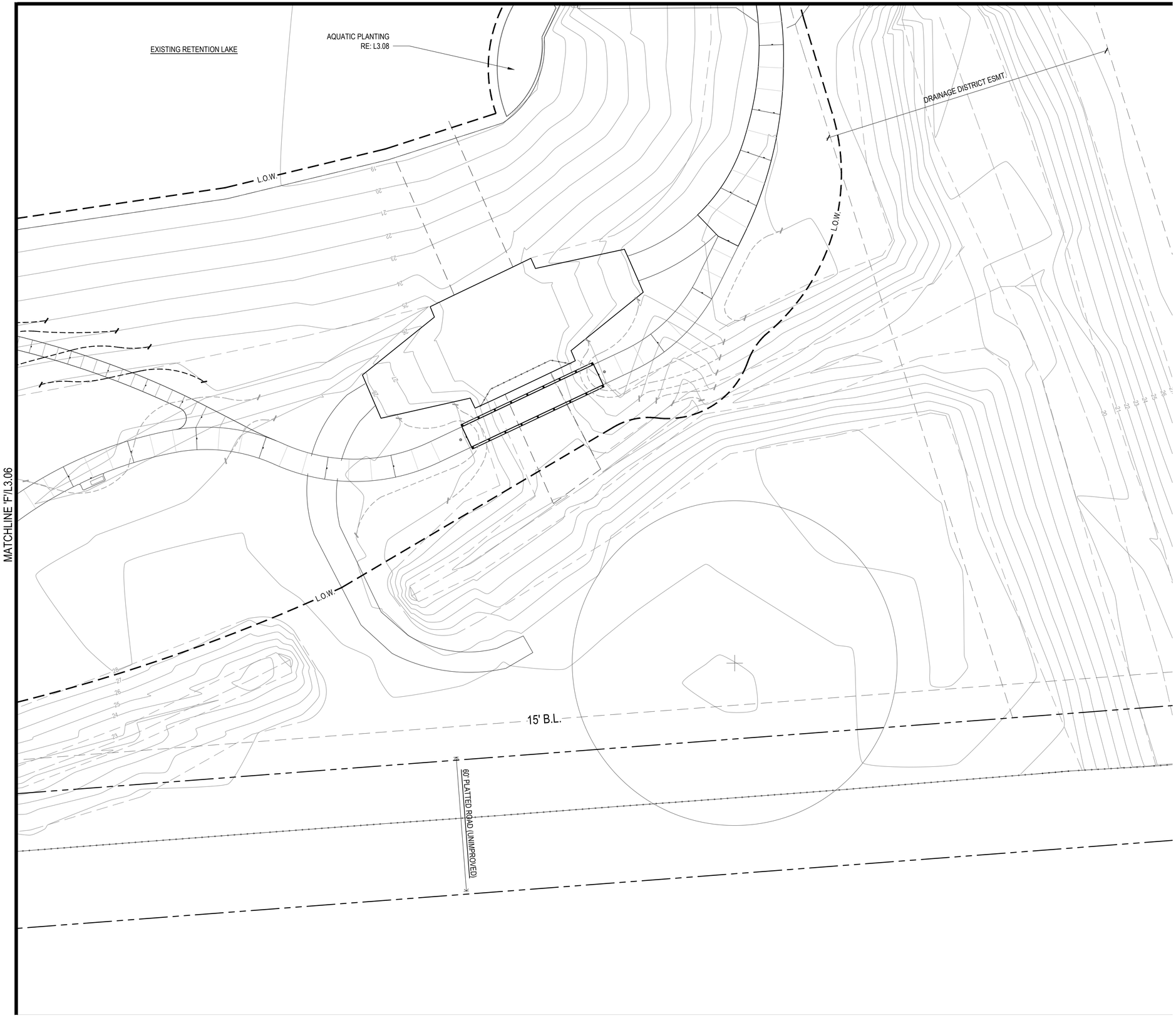
PLANTING PLAN

DRAWN BY: TMT
CHECKED BY: SSS
DATE: 21.03.02
SCALE: 1" = 20'-0"
PROJECT #: 119-076

SHEET
L3.06

J:\ANGLETON LAKESIDE PARK 119-076\4.0 WORKING FILES\4.2 CAD\4.22 SHEETS\L3.06 PLANTING PLAN.DWG

MATCHLINE 'G'/L3.08



MATCHLINE 'F'/L3.06

PLANT LEGEND	
KEY	COMMON NAME
TREES	
ID	POSSUMHAW HOLLY
LF	NATCHEZ CRAPE MYRTLE
MY	SOUTHERN WAX MYRTLE
PM	MEXICAN SYCAMORE
PX	MEXICAN PLUM
PO	AMERICAN SYCAMORE
QN	WATER OAK
QS	SHUMARD OAK
QV	LIVE OAK
TD	BALD CYPRESS
UA	AMERICAN ELM
UC	CEDAR ELM
VA	LILAC CHASTETREE
SHRUB	
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PC	PICKEREL WEED
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SYMBOLS	
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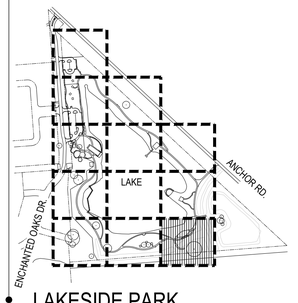
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CITY of ANGLETON
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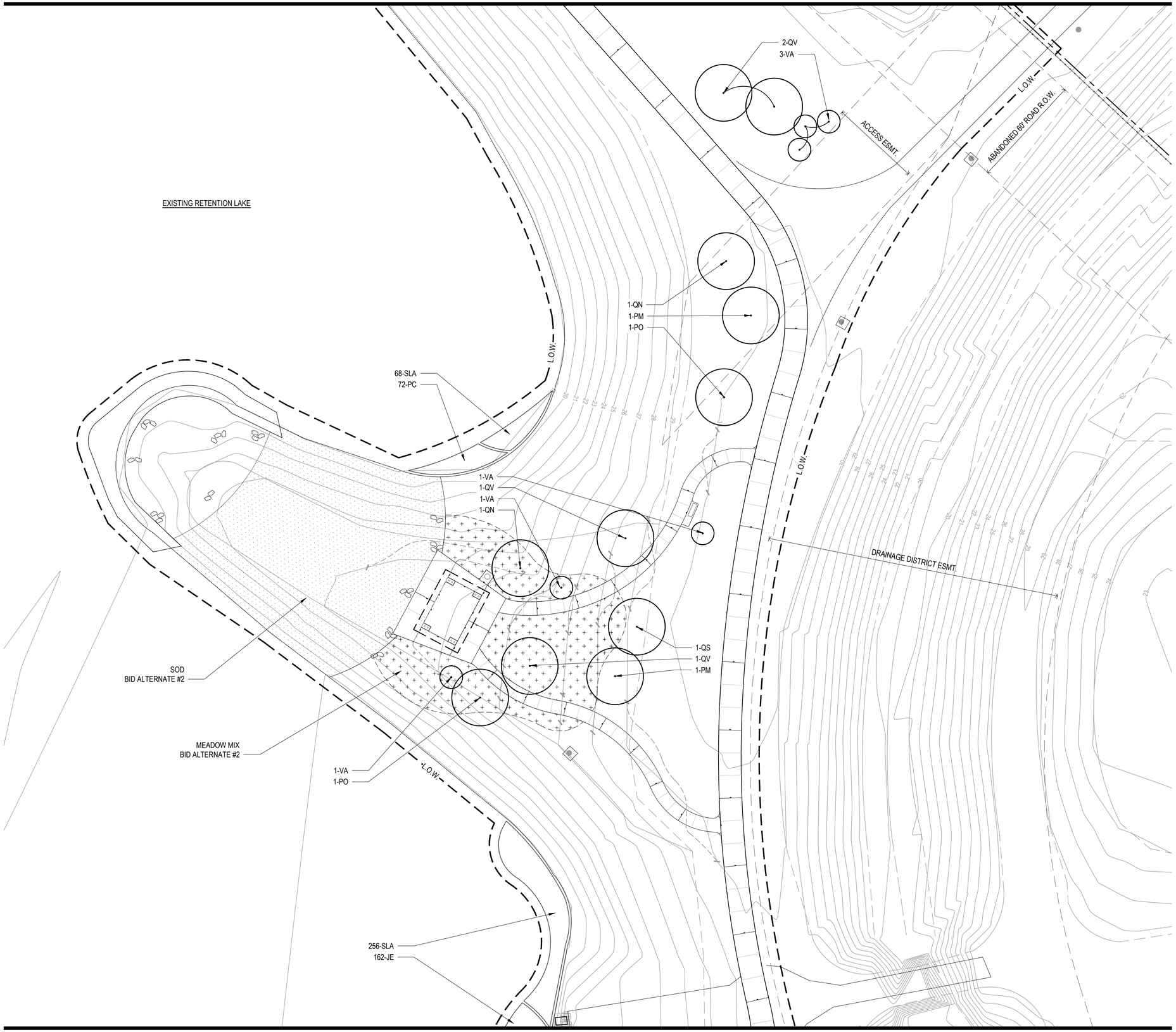
PLANTING PLAN

DRAWN BY: TMT
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DATE: 21.03.02
SCALE: 1" = 20'-0"
PROJECT #: 119-076

SHEET
L3.07

J:\ANGLETON LAKESIDE PARK 119-076\4.0 WORKING FILES\4.2 CAD\4.22 SHEETS\L3.07 PLANTING PLAN.DWG

MATCHLINE 'H'/L3.09



MATCHLINE 'G'/L3.07

PLANT LEGEND	
KEY	COMMON NAME
TREES	
ID	POSSUMHAW HOLLY
LF	NATCHEZ CRAPE MYRTLE
MY	SOUTHERN WAX MYRTLE
PM	MEXICAN SYCAMORE
PX	MEXICAN PLUM
PO	AMERICAN SYCAMORE
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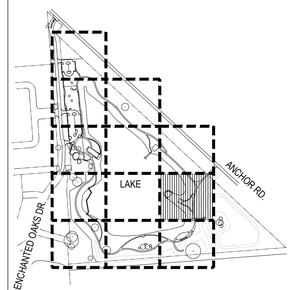
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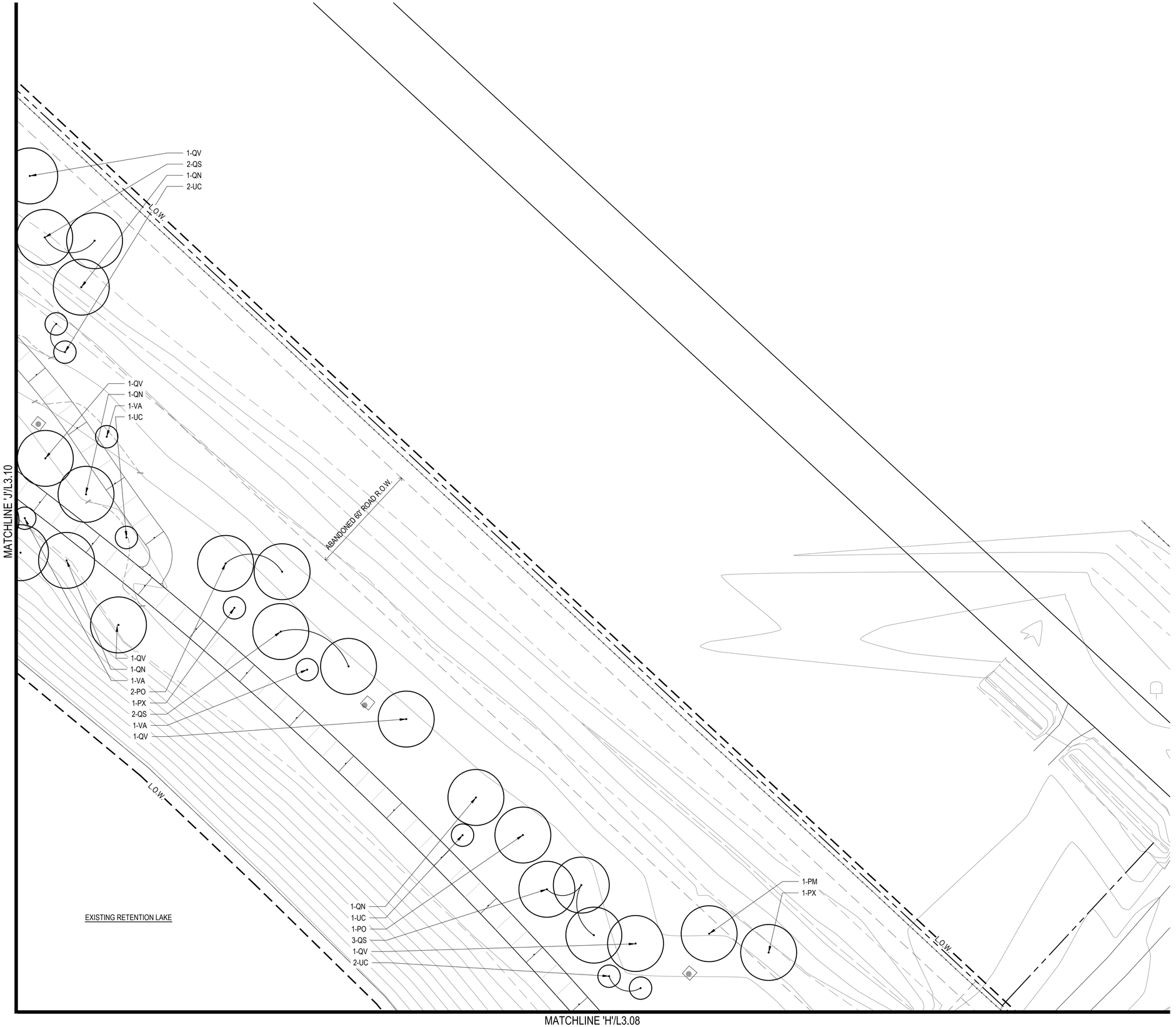
LAKESIDE PARK
CITY of ANGLETON
ANGLETON, TX

PLANTING PLAN

DRAWN BY: TMT
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SCALE: 1" = 20'-0"
PROJECT #: 119-076

SHEET
L3.08

J:\ANGLETON LAKESIDE PARK 119.076\4.0 WORKING FILES\4.2 CAD\4.22 SHEETS\L3.08 PLANTING PLAN.DWG



PLANT LEGEND	
KEY	COMMON NAME
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MY	SOUTHERN WAX MYRTLE
PM	MEXICAN SYCAMORE
PX	MEXICAN PLUM
PO	AMERICAN SYCAMORE
QN	WATER OAK
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LU	TEXAS LANTANA
RH	BLACK-EYED SUSAN
SL	MEXICAN BUSH SAGE
TG	GIANT TRADESCANTIA
TL	MEXICAN MARIGOLD
AQUATICS	
JE	COMMON RUSH
PC	PICKEREL WEED
SLA	ARROWHEAD
SYMBOLS	
	PROPOSED TREES
	GROUNDCOVER / SHRUBS
	SOD
	MEADOW MIX

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N

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CLARK CONDON

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Houston, TX 77025
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CLIENT
CITY of ANGLETON
121 S. Velasco
Angleton, TX 77515
T: 979 849 4364 ext.4101

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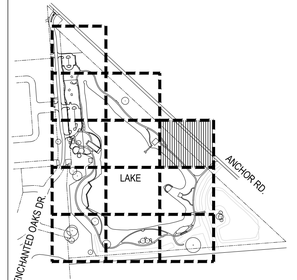
SEAL

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S. SCOTT SLAGLE, LANDSCAPE ARCHITECT
DATE: 3/04/2021

ISSUE

1	100% DESIGN DEVELOPMENT	10.22.2020
2	50% CONSTRUCTION DOCUMENTS	12.22.2020
3	90% CONSTRUCTION DOCUMENTS	03.04.2021

KEY MAP



LAKESIDE PARK
CITY of ANGLETON
ANGLETON, TX

PLANTING PLAN

DRAWN BY: TMT
CHECKED BY: SSS
DATE: 21.03.02
SCALE: 1" = 20'-0"
PROJECT #: 119-076

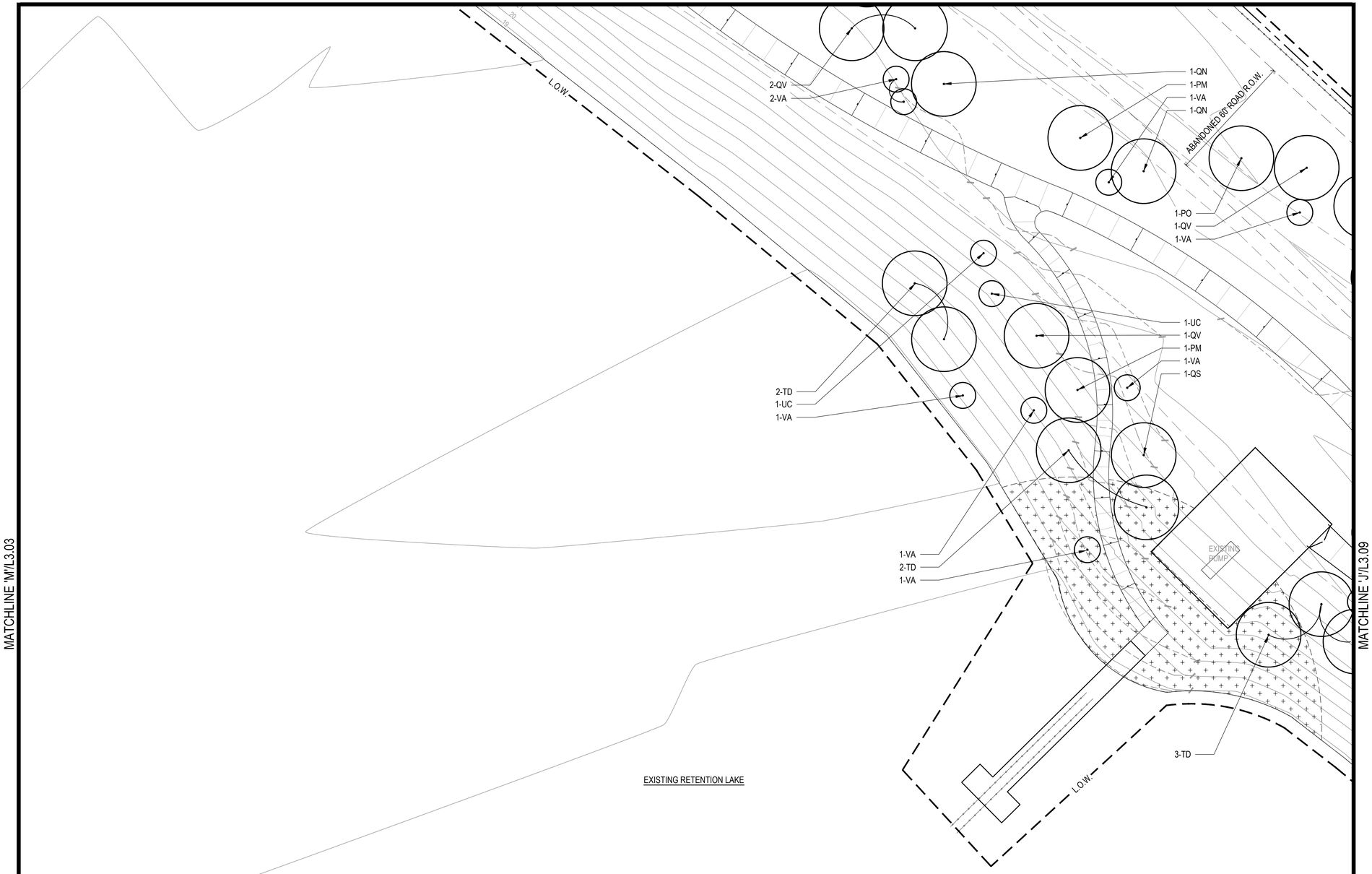
SHEET
L3.09

J:\ANGLETON LAKESIDE PARK 119.076\4.0 WORKING FILES\4.2 CAD\4.22 SHEETS\L3.09 PLANTING PLAN.DWG

MATCHLINE 'K'/L3.11

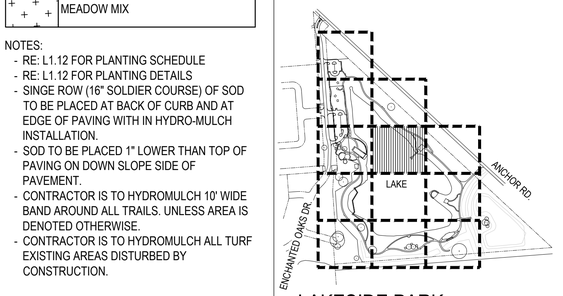
MATCHLINE 'M'/L3.03

MATCHLINE 'J'/L3.09



PLANT LEGEND	
KEY	COMMON NAME
TREES	
ID	POSSUMHAW HOLLY
LF	NATCHEZ CRAPE MYRTLE
MY	SOUTHERN WAX MYRTLE
PM	MEXICAN SYCAMORE
PX	MEXICAN PLUM
PO	AMERICAN SYCAMORE
QN	WATER OAK
QS	SHUMARD OAK
QV	LIVE OAK
TD	BALD CYPRESS
UA	AMERICAN ELM
UC	CEDAR ELM
VA	LILAC CHASTETREE
SHRUB	
AI	SWAMP MILKWEED
AQ	FLAME ACANTHUS
IV	DWARF YAUPON
HP	FIREBUSH
SI	INDIGO SPIRES SALVIA
VD	ARROWWOOD VIBURNUM
ORNAMENTAL GRASSES	
MC	GULF COAST MUHLY
LM	LINDHEIMER'S MUHLY
GROUNDCOVER	
CG	GREGG'S MISTFLOWER
DB	BICOLOR IRIS
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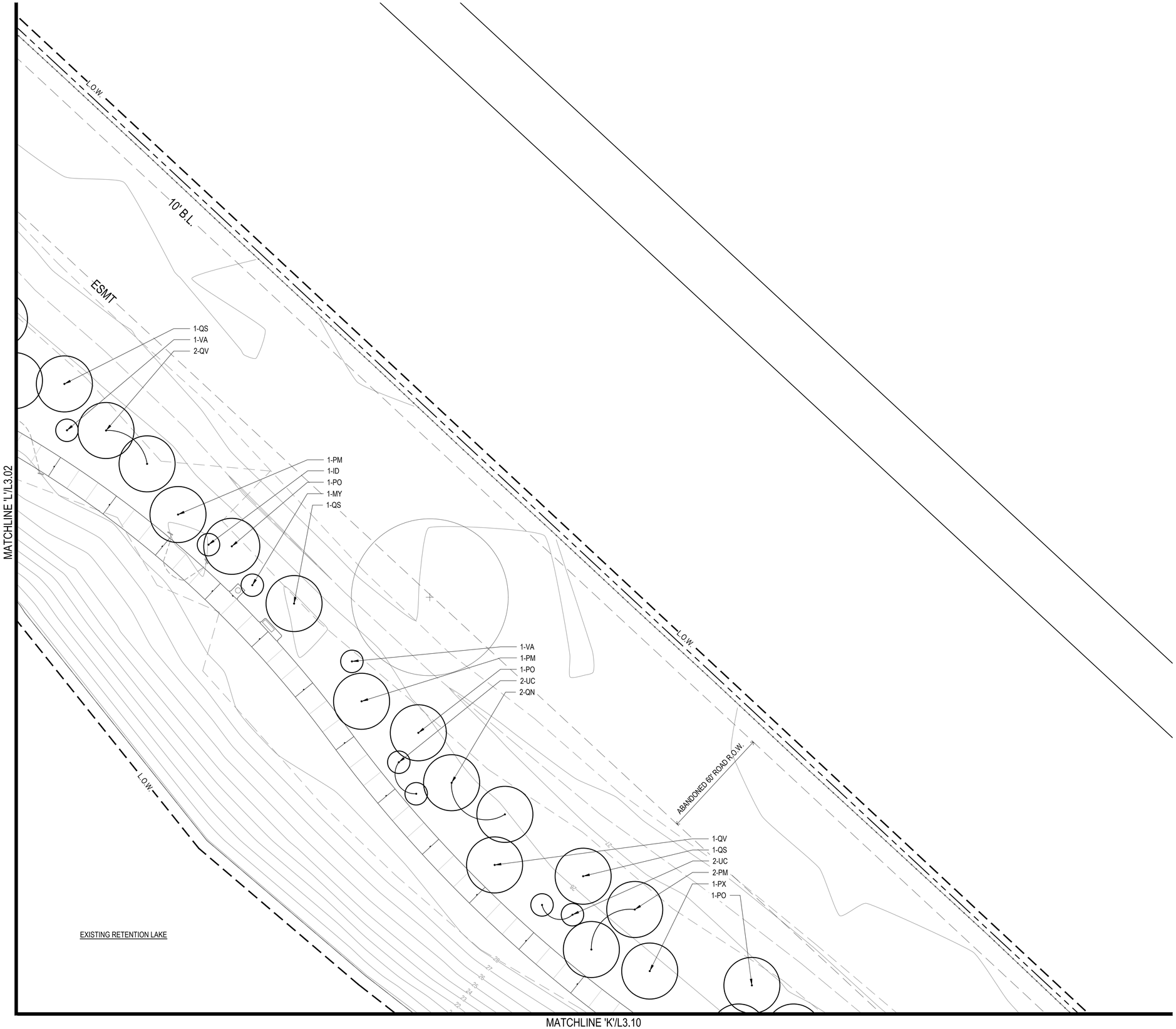
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SHEET
L3.10

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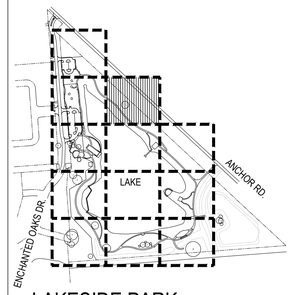
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THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: April 1, 2021

PREPARED BY: Walter E. Reeves Jr., AICP

AGENDA CONTENT: Discussion and possible action on the proposed Windrose Green Section 3 Preliminary Plat. The subject property consists of 23.70 acres in the City's Extraterritorial Jurisdiction (ETJ) and is located between Henderson Road and FM 523 just east of Angleton High School. Phase 3 will consist of 122 residential lots and 4 reserve lots.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: None

EXECUTIVE SUMMARY:

This is a request for approval of the Windrose Green Section 3 Preliminary Plat. The proposed preliminary plat consists of 122 residential lots (40' X 120' typical) and 4 reserve lots on 23.70 acres in the City's Extraterritorial Jurisdiction and is located on the between Henderson Road and FM 523 just east of Angleton High School. The proposed preliminary plat meets all requirements of the Code of Ordinances of the City of Angleton except as otherwise noted by the City Engineer.

RECOMMENDATION:

Staff recommends approval of the proposed Windrose Green Section 3 Preliminary Plat subject to the condition that the item(s) listed in the City Engineer's memo are cleared with any final plat.

March 29, 2021

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

Re: On-Going Services
Plat Review of Windrose Green Section 3 Preliminary Plat – 2nd Submittal Review
Angleton, Texas
HDR Job No. 10283980

Dear Mr. Reeves:

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

Preliminary Plat Review:

1. The Bearing Course No. 2 shown on the metes and bounds shall be verified and revised to read as "**South** 87 degrees 09 minutes 48 seconds East, a distance of 658.12 feet". This shall be provided on the final plat.
2. Pending Planning and Zoning and City Council approval, a Final Plat and Construction Plans shall be prepared in accordance to the Developer's Agreement and in accordance to the Angleton Land Development Code (LDC) and processes.

HDR takes no objection to the Windrose Green Section 3 Preliminary Plat with the exceptions noted. It is noted that this does not necessarily mean that the entire plat submittal set, including all supporting data and calculations, has been completely checked and verified; however, the drawings and supporting data were prepared and signed and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which therefore conveys the planner's and surveyor's responsibility and accountability.

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

Sincerely,

HDR Engineering, Inc.

Javier Vasquez, P.E., CFM
Project Engineer

cc: Files (10283980)

Attachments

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

META PLANNING + DESIGN
© 2021. ALL RIGHTS RESERVED

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT EMPTOR ANGLETON, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as _____, 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.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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, successors, 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. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement 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 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.

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.

_____
Owner

_____
Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared _____ 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

STATE OF TEXAS §
COUNTY OF BRAZORIA §
KNOW ALL MEN BY THESE PRESENTS:

That I, Mark D. Armstrong, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were properly placed under my supervicion.

I, Mark D. Armstrong, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that META Planning + Design LLC has prepared this preliminary plat based on information furnished by Costello, Inc.

_____
Mark D. Armstrong
Registered Professional Land Surveyor
No. 5363

STATE OF TEXAS
REGISTERED
MARK D. ARMSTRONG
5363
PROFESSIONAL
LAND SURVEYOR

03-25-2021

STATE OF TEXAS §
COUNTY OF BRAZORIA §
KNOW ALL MEN BY THESE PRESENTS:

That I, A. Khoshakhlagh, 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.

_____
A. Khoshakhlagh, P.E.
Professional Engineer
No. 101133

STATE OF TEXAS
A. KHOSHAKHLAGH
101133
LICENSED
PROFESSIONAL ENGINEER

03-25-2021

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

_____
Chairman, Planning and Zoning Commission

_____
City Secretary

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

_____
Mayor

_____
City Secretary

STATE OF TEXAS §
COUNTY OF BRAZORIA §
This instrument was acknowledged before me on the _____ day of _____, 20____, by _____, City Secretary, City of Angleton, on behalf of the City.

Notary Public
State of Texas

DISCLAIMER AND LIMITED WARRANTY

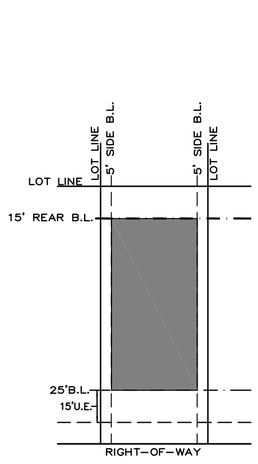
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION REGULATIONS IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ANGLETON PLANNING AND ZONING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

GENERAL NOTE:

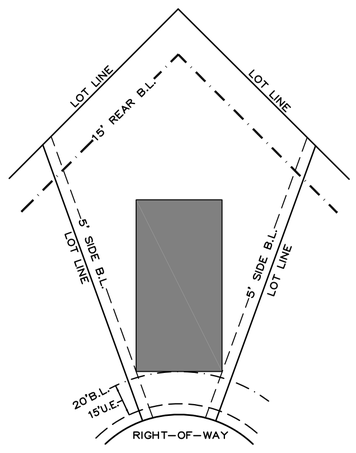
1.) "B.L." INDICATES BUILDING LINE.
2.) "U.E." INDICATES UTILITY EASEMENT.
3.) "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
6.) 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.
7.) 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.
8.) 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.
9.) 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.
10.) 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.
11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
12.) HORIZONTAL DATUM:
ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.

VERTICAL DATUM:
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.

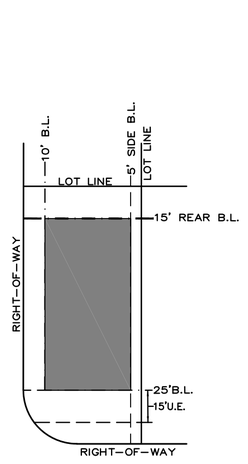
13.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C0435 H, DATED JUNE 5, 1989 THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
14.) DRIVEWAY ACCESS TO HENDERSON ROAD FROM LOT 1, BLOCK 2 IS DENIED.
15.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY COSTELLO, INC.
16.) COSTELLO, INC., TBPE FIRM REGISTRATION No. 280, TBPLS FIRM REGISTRATION No. 100486.,. IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
17.) ○ PROPOSED MONUMENTS TO BE SET BY COSTELLO, INC., UPON RECORDATION OF A FINAL PLAT.



TYPICAL INTERIOR LOT DETAIL



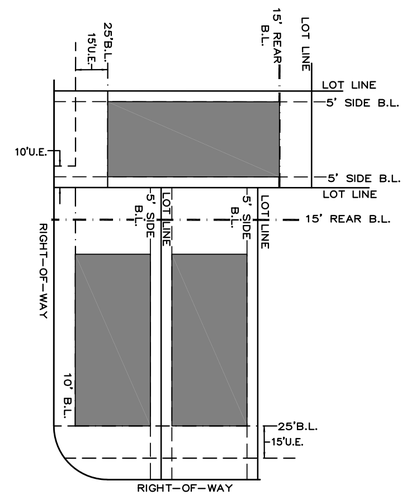
TYPICAL CUL-DE-SAC LOT DETAIL



TYPICAL CORNER LOT DETAIL

LEGEND:

1.) "B.L." INDICATES BUILDING LINE.
2.) "U.E." INDICATES UTILITY EASEMENT.
3.) "AC." INDICATES ACREAGE.
4.) "R.O.W." INDICATES RIGHT-OF-WAY.
5.) "P.O.B." INDICATES POINT OF BEGINNING.
6.) "FND" INDICATES FOUND.
7.) "IP" INDICATES IRON PIPE.
8.) "IR" INDICATES IRON ROD.
9.) "VOL." INDICATES VOLUME.
10.) "PG." INDICATES PAGE.
11.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY.
12.) "NO." INDICATES NUMBER.
13.) "CT." INDICATES COURT.
14.) "DR." INDICATES DRIVE.
15.) "O.P.R.B.C." INDICATES OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY.
16.) " ⌒ " INDICATES STREET NAME CHANGE.
17.) " (1) " INDICATES BLOCK NUMBER.
18.) " (B) " INDICATES RESERVE NUMBER.
19.) " 50R " INDICATES 50' CUL-D-SAC RADIUS.



TYPICAL KEY LOT DETAIL

A PRELIMINARY PLAT OF

WINDROSE GREEN

SECTION THREE

BEING 23.70± ACRES OF LAND
CONTAINING 122 LOTS (40' X 120' TYP.) AND FOUR RESERVES IN FIVE BLOCKS.

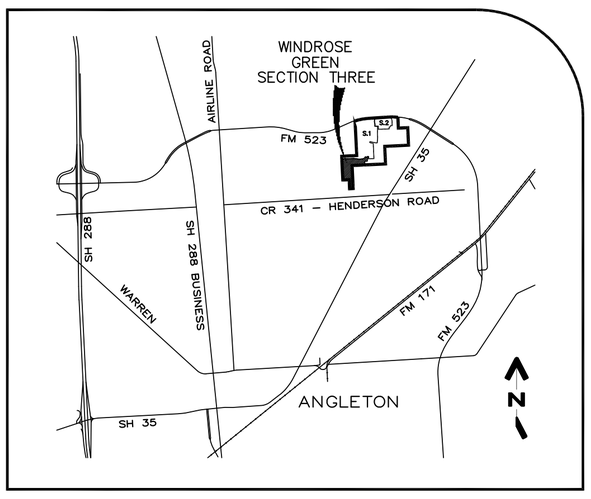
OUT of THE
T.S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

ENGINEER/SURVEYOR:
COSTELLO, INC.*
2107 CITYWEST BLVD., 3RD FLOOR
HOUSTON, TEXAS 77042
TBPE FIRM REGISTRATION No. 280
TBPLS FIRM REGISTRATION No. 100486
OWNER:
EMPTOR ANGLETON, LLC
9950 WESTPARK DR. #285
HOUSTON, TEXAS 77063
PLANNER:
META PLANNING + DESIGN
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

PAGE 1 OF 2
SCALE: 1" = 100'
0 50 100 200
*** (SEE NOTE 15)**

MARCH 24, 2021
MTA# 56002

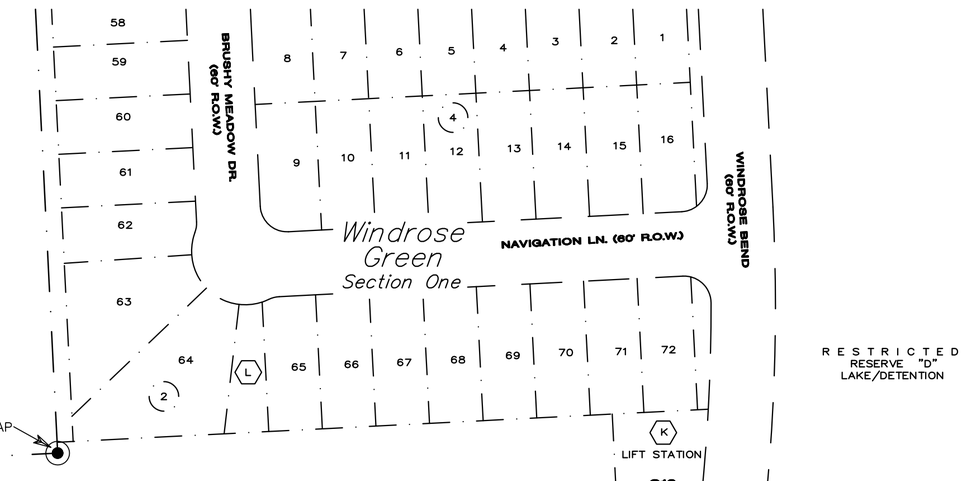
META PLANNING + DESIGN
© 2021. ALL RIGHTS RESERVED

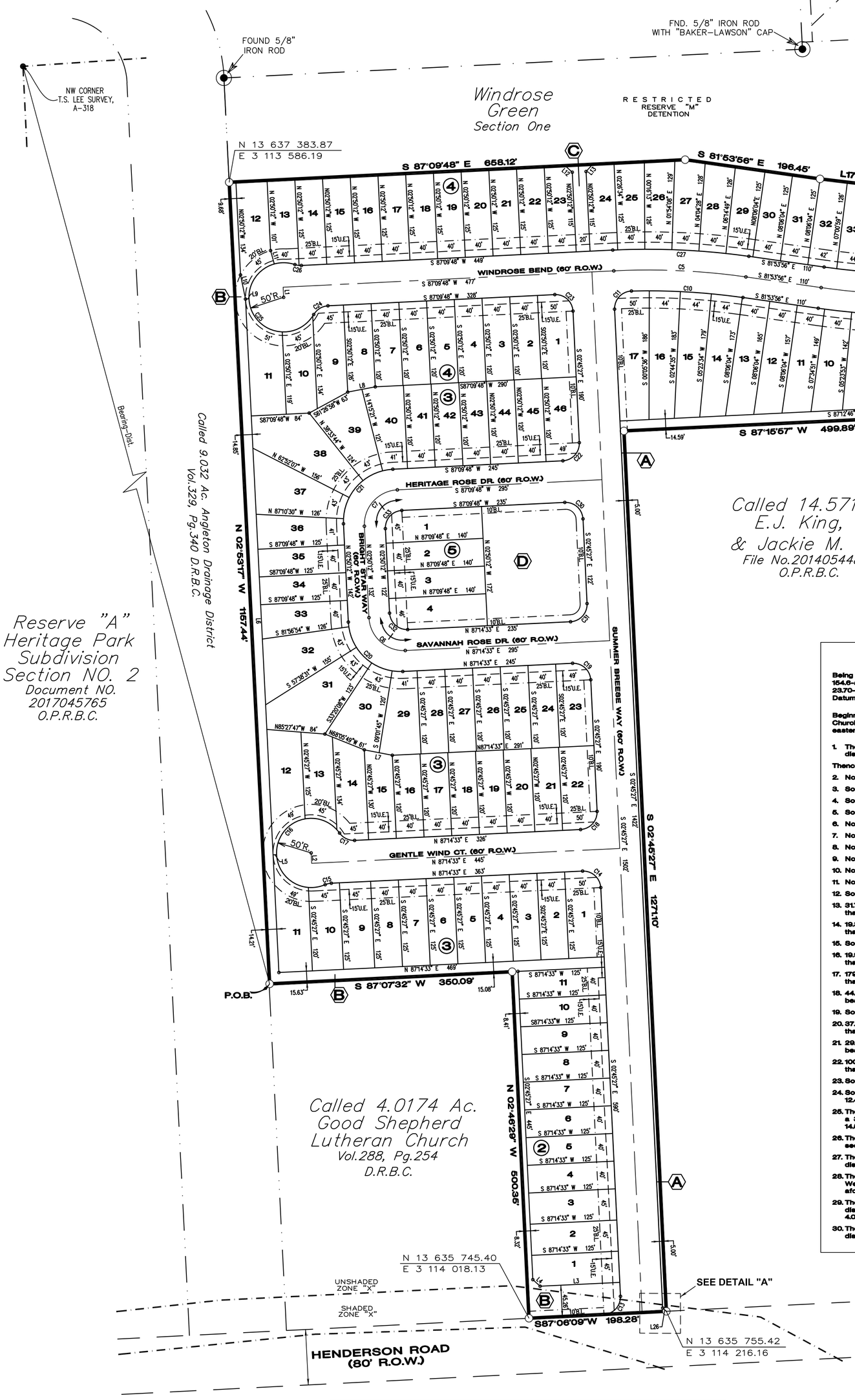


Vicinity Map

N

Called 100.000 Ac.
Angleton Independent
School District
File No.2008002676
O.P.R.B.C.





METES AND BOUNDS DESCRIPTION
23.70 ACRES

Being a 23.70-acre tract of land located in the T.S. Lee Survey, Abstract No. 318 in Brazoria County, Texas; said 23.70-acre tract being a portion of a called 154.6-acre tract of land recorded in the name of Emptor Angleton, LLC, in File No. 2020013621 of the Official Public Records of Brazoria County (O.P.R.B.C.); said 23.70-acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone):

Beginning at a ½-inch iron rod found the northwest corner of a called of a called 4.0174-acre tract of land recorded in the name of Good Shepherd Lutheran Church in Volume 288, Page 254 of the Deed Records of Brazoria County (D.R.B.C.), being a southwesterly exterior corner of said 154.6-acre tract on the easterly line of a called 9.032-acre tract of land recorded in the name of Angleton Drainage District in Volume 329, Page 340 of the D.R.B.C.;

1. Thence, with the westerly line of said 154.6-acre tract and said easterly line of the 9.032-acre tract, North 02 degrees 53 minutes 17 seconds West, a distance of 1,157.44 feet;

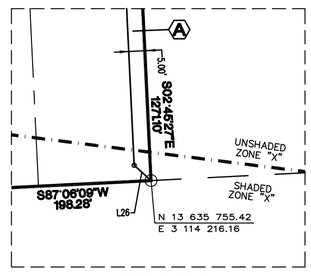
Thence, through said 154.6-acre tract, the following twenty-three (23) courses:

2. North 87 degrees 09 minutes 48 seconds East, a distance of 658.12 feet;
3. South 81 degrees 53 minutes 56 seconds East, a distance of 196.45 feet;
4. South 83 degrees 12 minutes 15 seconds East, a distance of 78.77 feet;
5. South 88 degree 16 minutes 59 seconds East, a distance of 78.13 feet;
6. North 86 degrees 25 minutes 02 seconds East, a distance of 78.13 feet;
7. North 81 degrees 27 minutes 27 seconds East, a distance of 78.15 feet;
8. North 70 degrees 38 minutes 37 seconds East, a distance of 72.88 feet;
9. North 44 degrees 06 minutes 33 seconds East, a distance of 69.78 feet;
10. North 21 degrees 44 minutes 36 seconds East, a distance of 32.57 feet;
11. North 62 degree 31 minutes 20 seconds East, a distance of 15.14 feet;
12. South 76 degree 41 minutes 55 seconds East, a distance of 115.00 feet;
13. 31.77 feet along the arc of a curve to the left, said curve having a central angle of 06 degrees 44 minutes 33 seconds, a radius of 270.00 feet and a chord that bears North 09 degrees 55 minutes 49 seconds East, a distance of 31.75 feet;
14. 19.31 feet along the arc of a curve to the left, said curve having a central angle of 00 degrees 37 minutes 30 seconds, a radius of 1,770.00 feet and a chord that bears North 06 degrees 14 minutes 47 seconds East, a distance of 19.31 feet;
15. South 84 degree 03 minutes 57 seconds East, a distance of 60.00 feet;
16. 19.96 feet along the arc of a curve to the right, said curve having a central angle of 00 degrees 37 minutes 30 seconds, a radius of 1,830.00 feet and a chord that bears South 06 degrees 14 minutes 47 seconds West, a distance of 19.96 feet;
17. 179.28 feet along the arc of a curve to the right, said curve having a central angle of 31 degrees 07 minutes 38 seconds, a radius of 330.00 feet and a chord that bears South 22 degrees 07 minutes 21 seconds West, a distance of 177.08 feet;
18. 44.15 feet along the arc of a curve to the left, said curve having a central angle of 101 degrees 11 minutes 11 seconds, a radius of 25.00 feet and a chord that bears South 12 degrees 54 minutes 25 seconds East, a distance of 38.63 feet;
19. South 26 degree 29 minutes 59 seconds West, a distance of 60.00 feet;
20. 37.53 feet along the arc of a curve to the right, said curve having a central angle of 06 degrees 30 minutes 57 seconds, a radius of 330.00 feet and a chord that bears North 60 degrees 14 minutes 32 seconds West, a distance of 37.51 feet;
21. 29.10 feet along the arc of a curve to the left, said curve having a central angle of 66 degrees 41 minutes 16 seconds, a radius of 25.00 feet and a chord that bears South 89 degrees 40 minutes 19 seconds West, a distance of 27.48 feet;
22. 100.13 feet along the arc of a curve to the right, said curve having a central angle of 17 degree 23 minutes 09 seconds, a radius of 330.00 feet and a chord that bears South 65 degrees 01 minutes 15 seconds West, a distance of 99.75 feet;
23. South 22 degree 25 minutes 04 seconds East, a distance of 160.17 feet;
24. South 02 degrees 47 minutes 14 seconds East, a distance of 15.00 feet to a southerly line of aforesaid 154.6-acre tract and the northerly line of a called 12.40-acre tract of land recorded in the name of Wesley Johnson in File No. 02 052985 of the O.P.R.B.C.;
25. Thence, with the common line of said 154.6-acre tract and said 12.40-acre tract, South 87 degree 12 minutes 46 seconds West, a distance of 241.63 feet to a 3/4-inch iron pipe found at an interior corner of said 154.6-acre tract, the northwest corner of said 12.40-acre tract, and the northeast corner of a called 14.571-acre tract of land recorded in the name of E. J. King, Sr. and Jackie M. King in File No. 2014054480 of the O.P.R.B.C.;
26. Thence, continuing with said southerly line of the 154.6-acre tract and with the northerly line of said 14.571-acre tract, South 87 degrees 15 minutes 57 seconds West, a distance of 499.89 feet to a 5/8-inch iron rod found at the northwest corner of said 14.571-acre tract;
27. Thence, with an easterly line of said 154.6-acre tract and the westerly line of said 14.571-acre tract, South 02 degrees 45 minutes 27 seconds East, a distance of 1,271.10 feet to a 5/8-inch iron rod found on the northerly right-of-way line of Henderson Road (80 feet wide);
28. Thence, with the southerly line of said 154.6-acre tract and said northerly right-of-way line of Henderson Road, South 87 degrees 06 minutes 09 seconds West, a distance of 198.28 feet to a 1/2-inch iron rod found at the most southerly southwest corner of said 154.6-acre tract and the southeast corner of aforesaid 4.0174-acre tract;
29. Thence, with the westerly line of said 154.6-acre tract and the easterly line of said 4.0174-acre tract, North 02 degrees 46 minutes 29 seconds West, a distance of 500.35 feet to a 1/2-inch iron rod inside a 4-inch iron pipe found at an interior corner of said 154.6-acre tract and the northeast corner of said 4.0174-acre tract;
30. Thence, with a southerly line of said 154.6-acre tract and the northerly line of said 4.0174-acre tract, South 87 degrees 07 minutes 32 seconds West, a distance of 350.09 feet to the Point of Beginning of and containing 23.70 acres of land.

LINE	DISTANCE	BEARING
L1	14'	S 02°51'05" E
L2	15'	N 02°45'27" W
L3	115'	N 87°14'33" E
L4	14'	N 47°45'27" W
L5	5'	S 87°07'20" W
L6	972'	N 02°50'12" W
L7	41'	N 79°03'05" W
L8	40'	S 79°04'05" W
L9	5'	S 87°09'48" W
L10	35'	S 11°42'23" E
L11	20'	S 15°35'32" E
L12	14'	S 47°50'12" E
L13	14'	N 42°09'48" E
L14	60.00'	S 84°03'57" E
L15	60.00'	S 26°29'59" W
L16	15.00'	S 02°47'14" E
L17	78.77'	S 83°12'15" E
L18	78.13'	S 88°16'59" E
L19	78.13'	N 86°25'02" E
L20	78.15'	N 81°27'27" E
L21	72.88'	N 70°38'37" E
L22	69.78'	N 44°06'33" E
L23	32.57'	N 21°44'36" E
L24	15.14'	N 62°31'20" E
L25	115.00'	S 76°41'55" E
L26	7.06'	S 47°49'39" E

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	1800'	00°37'30"	20'	10'	N 06°14'47" E	20'
C2	300'	70°08'35"	367'	211'	S 41°37'50" W	345'
C3	300'	13°44'47"	72'	36'	S 56°37'37" E	72'
C4	1000'	21°23'56"	373'	189'	S 87°24'06" W	371'
C5	1000'	10°56'16"	191'	96'	N 87°22'04" W	191'
C6	50'	89°55'15"	78'	50'	S 47°47'50" E	71'
C7	50'	90°00'00"	79'	50'	N 42°09'48" E	71'
C8	330'	02°59'18"	17'	9'	S 75°12'28" W	17'
C9	1030'	21°23'56"	385'	195'	S 87°24'06" W	382'
C10	970'	09°31'24"	161'	81'	N 86°39'38" W	161'
C11	25'	91°20'07"	40'	26'	N 42°54'37" E	36'
C12	1770'	00°37'30"	19.31'	10'	N 06°14'47" E	19.31'
C13	25'	89°51'36"	39'	25'	S 42°10'21" W	35'
C14	25'	90°00'00"	39'	25'	S 47°45'27" E	35'
C15	25'	21°02'22"	9'	5'	N 76°43'22" E	9'
C16	50'	268°48'31"	226'	61'	N 15°36'26" E	77'
C17	25'	57°46'09"	25'	14'	N 63°52'23" W	24'
C18	25'	90°00'00"	39'	25'	N 42°14'33" E	35'
C19	25'	90°00'00"	39'	25'	S 47°45'27" E	35'
C20	75'	89°55'15"	118'	75'	N 47°47'50" W	106'
C21	75'	90°00'00"	118'	75'	S 42°09'48" W	106'
C22	25'	89°55'15"	39'	25'	N 42°12'10" E	35'
C23	25'	90°04'45"	39'	25'	S 47°47'50" E	35'
C24	25'	57°25'10"	25'	14'	N 58°27'13" E	24'
C25	50'	259°15'58"	226'	60'	N 20°37'23" W	77'
C26	25'	21°50'48"	10'	5'	S 81°54'48" E	9'
C27	1030'	10°56'16"	197'	99'	S 87°22'04" E	196'
C28	970'	21°23'56"	362'	183'	N 87°24'06" E	360'
C29	270'	63°24'02"	299'	167'	N 45°00'06" E	284'
C30	25'	90°04'45"	39'	25'	S 47°47'50" E	35'
C31	25'	90°00'00"	39'	25'	S 42°14'33" W	35'
C32	25'	89°55'15"	39'	25'	N 47°47'50" W	35'
C33	25'	90°00'00"	39'	25'	N 42°09'48" E	35'
C34	1830'	00°37'30"	19.96'	10'	S 06°14'47" W	19.96'
C35	330'	31°07'38"	179.25'	92'	S 22°07'21" W	177.05'
C36	25'	101°11'11"	44.15'	30'	S 12°54'25" E	38.63'
C37	330'	06°30'57"	37.53'	19'	N 60°14'32" W	37.51'
C38	25'	66°41'16"	29.10'	16'	S 89°40'19" W	27.48'
C39	330'	17°23'09"	100.13'	50'	S 65°01'15" W	99.75'
C40	270'	06°44'33"	31.77'	16'	N 09°55'49" E	31.75'

RESERVE TABLE		
RESERVE	LAND USE	ACREAGE
A	LANDSCAPE/ OPEN SPACE	±0.40
B	LANDSCAPE/ OPEN SPACE	±0.76
C	LANDSCAPE/ OPEN SPACE	±0.06
D	PARK	±0.57



DETAIL "A"
(NOT TO SCALE)

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION REGULATIONS IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ANGLETON PLANNING AND ZONING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

A PRELIMINARY PLAT OF

WINDROSE GREEN

SECTION THREE

BEING 23.70± ACRES OF LAND

CONTAINING 122 LOTS (40' X 120' TYP.) AND
FOUR RESERVES IN FIVE BLOCKS.

OUT of THE
T.S. LEE SURVEY, A-318
BRAZORIA COUNTY, TEXAS

ENGINEER/SURVEYOR:
COSTELLO, INC.*
2107 CITYWEST BLVD., 3RD FLOOR
HOUSTON, TEXAS 77042
TBPE FIRM REGISTRATION No. 280
TBPLS FIRM REGISTRATION No. 100486
OWNER:
EMPTOR ANGLETON, LLC
9950 WESTPARK DR. #285
HOUSTON, TEXAS 77063
PLANNER:
META PLANNING + DESIGN
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

SCALE: 1" = 100'
0 50 100 200
* (SEE NOTE 15)

MARCH 24, 2021
MTA# 56002

THE HEART OF BRAZORIA COUNTY ANGLETON

AGENDA ITEM SUMMARY FORM

MEETING DATE: April 1, 2021

PREPARED BY: Walter E. Reeves Jr., AICP

AGENDA CONTENT: Presentation of the Austin Colony project, discussion and possible comment on the project.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: None

EXECUTIVE SUMMARY:

Section 28-26 provides a process whereby developers can present projects to the Planning and Zoning Commission and receive actionable comments from both bodies. While the developer has gathered much of the relevant comment through the application to rezone the property from Agricultural (AG) to Single-Family Residential 5 (SF-5) the developer wishes to provide more detailed information about the project by way of this presentation.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission provide comment.



AUSTIN COLONY
164.50 ACRES – ANGLETON, TEXAS
PHASE 1

APRIL 2021

Tejas Viejo Land Company
Tejas-Angleton Development, L.L.C.
(o) (713) 993-6453

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

COMPANY OVERVIEW

- Established and incorporated in April 1999.
- Tejas Viejo Land Company has an excellent track record. Previously, Tejas has entered into Contracts to purchase approximately 3,200 acres in eleven separate transactions. Tejas with its investors and/or assigns have invested approximately $80,000,000 in acquiring lands for single-family residential developments.
- Tejas has developed over 2,000 lots for single-family residential homes. Standard Pacific Homes, Legacy Homes, KB Homes, D.R. Horton Homes, Perry Homes and David Weekly Homes have acquired residential subdivisions Tejas has developed. Tejas' Arbor Creek Subdivision, located in Pflugerville, Texas was voted "Best Overall Community under 100 Units" by the Home Builders Association of Greater Austin.
- D.R. Horton is America's largest homebuilder building homes in 29 states and 88 markets. D.R. Horton has developed forty single-family residential subdivisions in the Houston Residential Market and has eight separate subdivisions north of Angleton, Texas and south of the Grand Parkway. D.R. Horton has experience building homes in the areas surrounding Angleton which includes Rosharon, League City, Texas City, Friendswood and Pearland, Texas.

AUSTIN COLONY

Austin Colony

County Road 44, Angleton, Texas

Austin Colony is a new single family home development by DR Horton Homes at County Road 44, Angleton. Austin Colony home sizes range from 1,250 to 2,750 square feet. The development will have 582 single family properties, these home values range between $ 225,000 - $290,000.

Austin Colony offers residents ponds and a recreation area. Nestled in the county seat, Austin Colony offers a quiet appeal for residents seeking a relaxed lifestyle.

Just minutes away from Highway 288 and Highway 35, this 164-acre community is convenient to nearby schools, shopping and recreation. Angleton is a thriving community that offers the best of both worlds – a small town atmosphere with the conveniences of the big city.

AERIAL MAP


John H Tigner, Estate
Benjamin Gray
Gary Bullard
Walmart
Hsien Dao Chang
Austin Colony Subdivision
John H Tigner, Estate
Angleton Christian School
Williams Tigner
Lakeside Park

PROPOSED MASTER PLAN



PROJECT SPECIFICS

- **Development:**
  - **Annexation**
  - **Zoning – SR-5**
  - **(50’ Lot Size - Minimum 5,000 square foot lots)**

- **5 Phases:**
  - **Phase 1 – 99 Homes**
  - **Phase 2 – 101 Homes**
  - **Phase 3 – 100 Homes**
  - **Phase 4 – 100 Homes**
  - **Phase 5 – 100 Homes**
  - **Phase 6 – 82 Homes**

- **Public Improvement District (PID)**

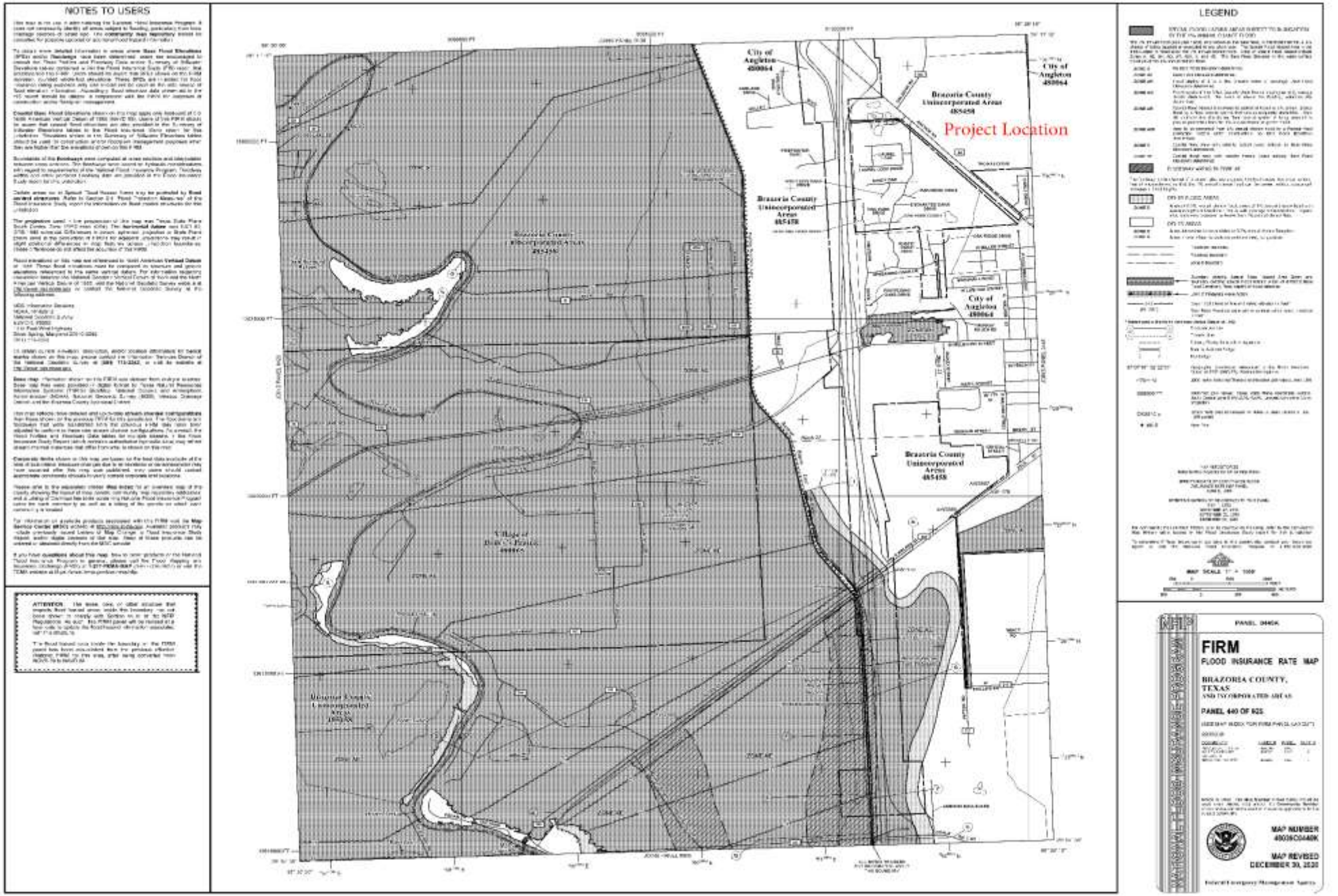
AUSTIN COLONY - PHASE 1



WATERLINE & SEWER



FLOOD PLAIN MAP



PREVIOUS PROJECTS



PROPOSED HOMES



QUESTIONS/COMMENTS

AGENDA ITEM SUMMARY FORM

MEETING DATE: April 1, 2021

PREPARED BY: Walter E. Reeves Jr., AICP

AGENDA CONTENT: Discussion on staff generated changes to the development process.

AGENDA ITEM SECTION: Regular Agenda

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

FUND: None

EXECUTIVE SUMMARY:

The Planning and Zoning Commission holds its regular meeting on the first Thursday of each month and City Council holds regular meetings on the second and fourth Tuesdays of each month. Currently the City processes many types of development applications, as directed by the Code of Ordinances of the City of Angleton, to the Planning and Zoning Commission for review and recommendation and then as part of current practice to schedule those items for the City Council meeting immediately following the P&Z meeting, which is the Council's first regular monthly meeting. The short "turnaround time" has caused several problems, these include but are not limited to; projects have insufficient time to revise materials to address conditions of approval, ordinances may not be fully vetted by the City Attorney, staff has insufficient time to update reports for City Council and as a result has insufficient time to meet deadline requirements for the City Council agenda. As a result, staff is considering having P&Z items move to the second regular Council meeting of the month to alleviate the problems that currently exist. This change will not result in the City being non-compliant with any timings requirements of State law. Staff is providing this information to the Commission to gather both comment and keep the Commission apprised of a potential process change.

RECOMMENDATION:

None