

Plat Review:

1. Use information from the most up-to-date FEMA FIRM panel for the project area. The current FIRM panel 48039C0445K was adapted on December 30, 2020.
UPDATED
2. Verify and remove certificate since detention is dedicated in Phase 1. Provide a plat note that references use of detention reserve found in Kiber Reserve Phase 1 plat.
REMOVED
3. Update Surveyor information on the Surveyor Plat Certificate.
UPDATED
4. Verify and revise the Angleton Drainage District plat certificate as noted on the attached review drawing.
CERTIFICATE REVISED
5. Verify and revise the plat title to include all blocks shown.
REVISED
6. Verify and revise the topographic information shown on Kiber Reserve - Phase 1.
TOPOGRAPHIC INFORMATION REVISED WITH DATA COLLECTED ON MARCH 10 2021.
7. Revise the sheet reference to Kiber Reserve Phase 1 to show it as an existing subdivision.
REVISED WITH RECORDING NUMBER
8. Provide (2) references of Bryan Way to show the Ph. 1 and Ph. 2 dedication accordingly.
ADDED
9. Verify all private utility easements shown on the plat , per utility provider requirements.
EASEMENTS UPDATED
10. Notate building line and 20-ft easement as noted in Phase 1 where noted on the attached review drawing.
ADDED
11. Show the 38.75-ft U.E. on the plat as noted in construction plans.
ADDED
12. Verify and provide a drainage easement for drainage swale along the portion noted on the attached review drawing near the 5.00 acres property (Michael McLendon).
EASEMENT ADDED TO PLAT AND PLAN
13. Remove the portion of bold linework shown in Phase 1.
REMOVED

Plan Review:

General Comments

1. Verify locations of existing utilities from Kiber Reserve Subdivision Phase I record drawings.
EXISTING WATERLINE ADDED TO DRAWINGS.
2. Call out casing size and material.
ADDED TO AFFECTED SHEETS

Sheet 3 – Existing Condition

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

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

4. Alignment of existing water line does not match that shown in the record drawings for Phase I. The record drawings show two (2) 90° bends and a tapping sleeve and valve (TS&V) at the existing 8” AC pipe.
EXISTING WATERLINE DESCRIPTION REVISED
5. Call out casing material and size on water line.
ADDED

6. Show the 38.75' U.E. on the plat.

ADDED

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

7. Record drawings show a fire hydrant lead with a gate valve at Bryan Way STA 4+98.

LOCATION OF EXISTING AND NEW HYDRANTS CHANGED ON ALL PLAN AND PROFILE SHEETS AND ON UTILITY LAYOUT

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

LOCATION OF EXISTING HYDRANT UPDATED

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

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

ADDED

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

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

ADDED

Sheet 12 – Utility Layout

11. Notate manholes in Phase 1 as “existing”.

ADDED

Sheet 14 – Drainage Area Map

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

ADDED

Sheet 15 – Grading Plan

13. Show drainage easement on plat and plans for the “V” swale shown along the property line near the existing 5.00 acre tract.

10' D.E. ADDED TO PLAT AND PLAN

14. Verify finished floor elevations for Phase 2 and update note shown.

STATEMENT REVISED TO NOTATE KIBER RESERVE, NOT KIBER RESERVE PHASE I

15. Verify proposed elevations shown at the ditch along Downing Road and remove if no longer needed.

REMOVED

16. For the cross-section details noted on the sheet, include the reference locations on the plan drawing.

CROSS SECTIONS REMOVED. SECTIONS WERE PREPARED FOR THE HOMEBUILDER.

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

17. Remove Note 4 shown if not applicable to the current Phase.

REMOVED

18. Show removal locations of the previously installed Type III barricades.

ADDED

19. Provide an additional light where noted on Greenbriar Loop.

ADDED

Sheet 34 – Concrete Pavement Construction Details SL-21

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

NOTE WAS ADDED TO SHEET 36, WHICH IS FOR ROAD CROSS SECTIONS WITH A RESIDENTIAL CURB. GEOTECH RECOMMENDS 6" OR 8" LIME STABILIZED. STATEMENT ON CIVIL PLANS WILL REQUIRE 8" LIME STABILIZED.

ADDITIONAL NOTES.

WATERLINE AND SANITARY MAIN WAS MOVED CLOSER TO THE BACK OF CURB ALONG GREENBRIAR LOOP. FEEDBACK FROM THE ELECTRIC COMPANY RECOMMENDED THAT WE MOVE THE LINE CLOSER TO CURB.

HATCHING ADDED TO SANITARY PROFILE FOR BETTER VISIBILITY.