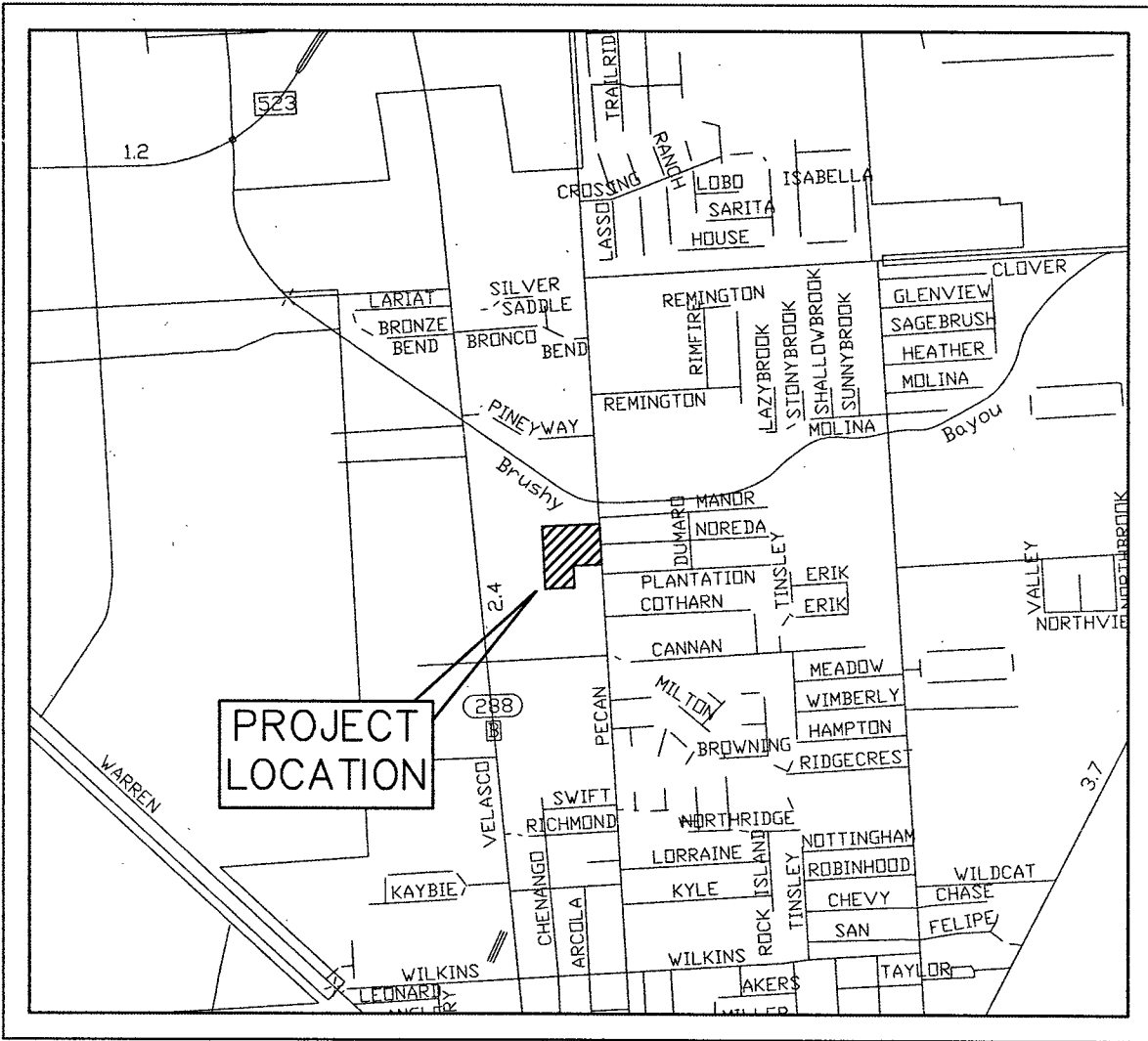




VICINITY MAP
N.T.S.

LEGEND

- C.C.F.N. = COUNTY CLERK'S FILE NUMBER
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS
B.R.A.C.T. = BROWNSVILLE RECORDS
D.R.B.C.T. = DEED RECORDS BRAZORIA
COUNTY TEXAS
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
C.I.R. = CARRIED IRON ROD
I.R. = IRON ROD
FND. = FOUND
R.O.W. = RIGHT-OF-WAY
VOL. = VOLUME
PG. = PAGE
- SYMBOLS
- MANHOLE
 - CLEAN OUT
 - WATER METER
 - POWER POLE
 - TELEPHONE PEDESTAL
 - CAS METER
 - WATER VALVE
 - INLET
 - GUY ANCHOR
 - MAIL BOX
 - UTILITY BOX
 - LIGHT POLE
 - FIRE HYDRANT
 - BENCHMARK
 - FOUND MONUMENT AS NOTED
 - SET 5/8" C.I.R. "BAKER&LAWSON"
 - OVERHEAD ELECTRIC
 - BARBED WIRE FENCE
 - WOOD FENCE
 - CHAIN LINK FENCE

- LIVE OAK (HERITAGE TREE)
- PECAN (HERITAGE TREE)
- ELM (SIGNIFICANT TREE)
- INSIGNIFICANT TREE
- HATCHING DENOTES TREE TO BE REMOVED

FLOOD ZONE STATEMENT

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48539C0435K EFFECTIVE DECEMBER 30, 2020, THE SITE LIES PARTIALLY IN ZONE "X" (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

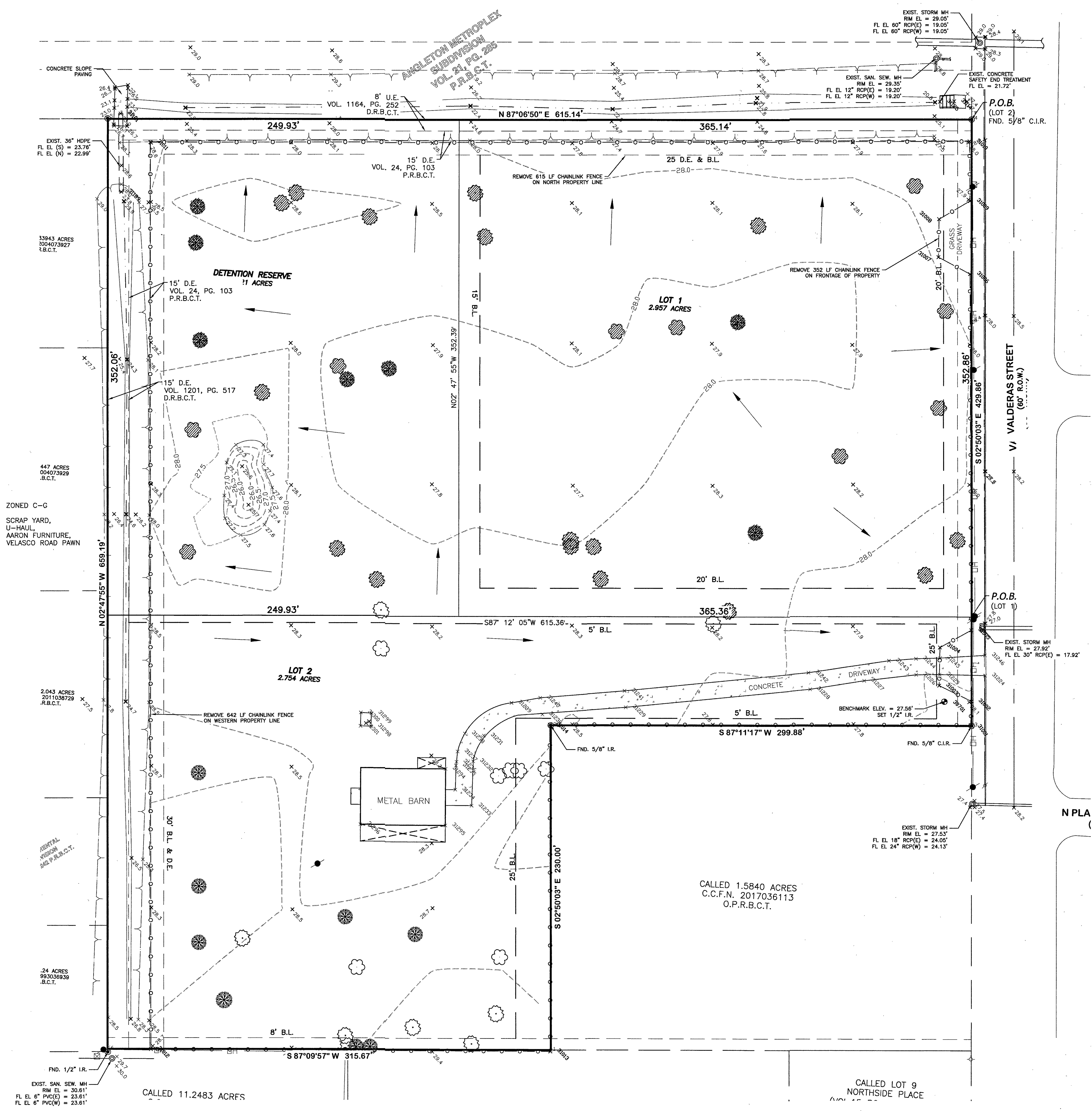
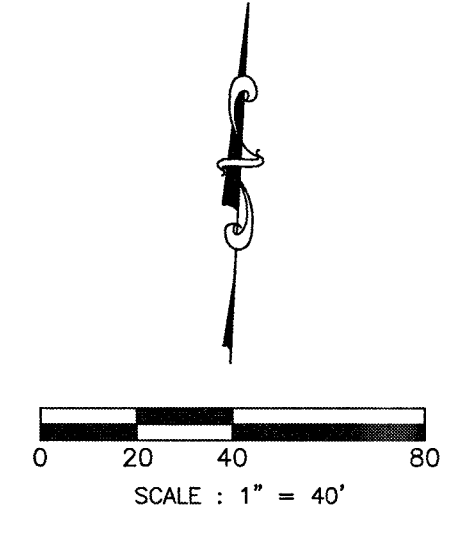
BENCHMARK:

BENCHMARK ELEV. = 27.56'

DESCRIPTION: 1/2" IRON ROD SET FOR CONTROL POINT
NORTHING: 13,632,295.05, EASTING: 3,107,655.12

NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48039C0445K, REVISED DATE OF DECEMBER 30, 2020, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED).
- ALL ELEVATIONS SHOWN HEREON ARE GPS DERIVED (NAVD88, U.S. FOOT) AND ARE NOT TIED TO A PUBLISHED BENCHMARK.
- THIS MAP IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON DEED RECORDATIONS OF THE SUBJECT TRACT AND IS NOT A RESULT OF AN ON-THE-GROUND SURVEY.

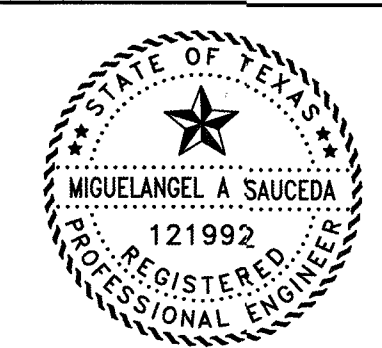


N.P.L.A.

NO.	DATE	DESCRIPTION	APPROVED

DESIGNED RL
DRAWN J.L.H.
CHECKED RL
DATE September 2022

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



The seal appearing on this document was authorized by MIGUEL ANGEL A. SAUCEDO P.E. 121992
Date: 12/19/22

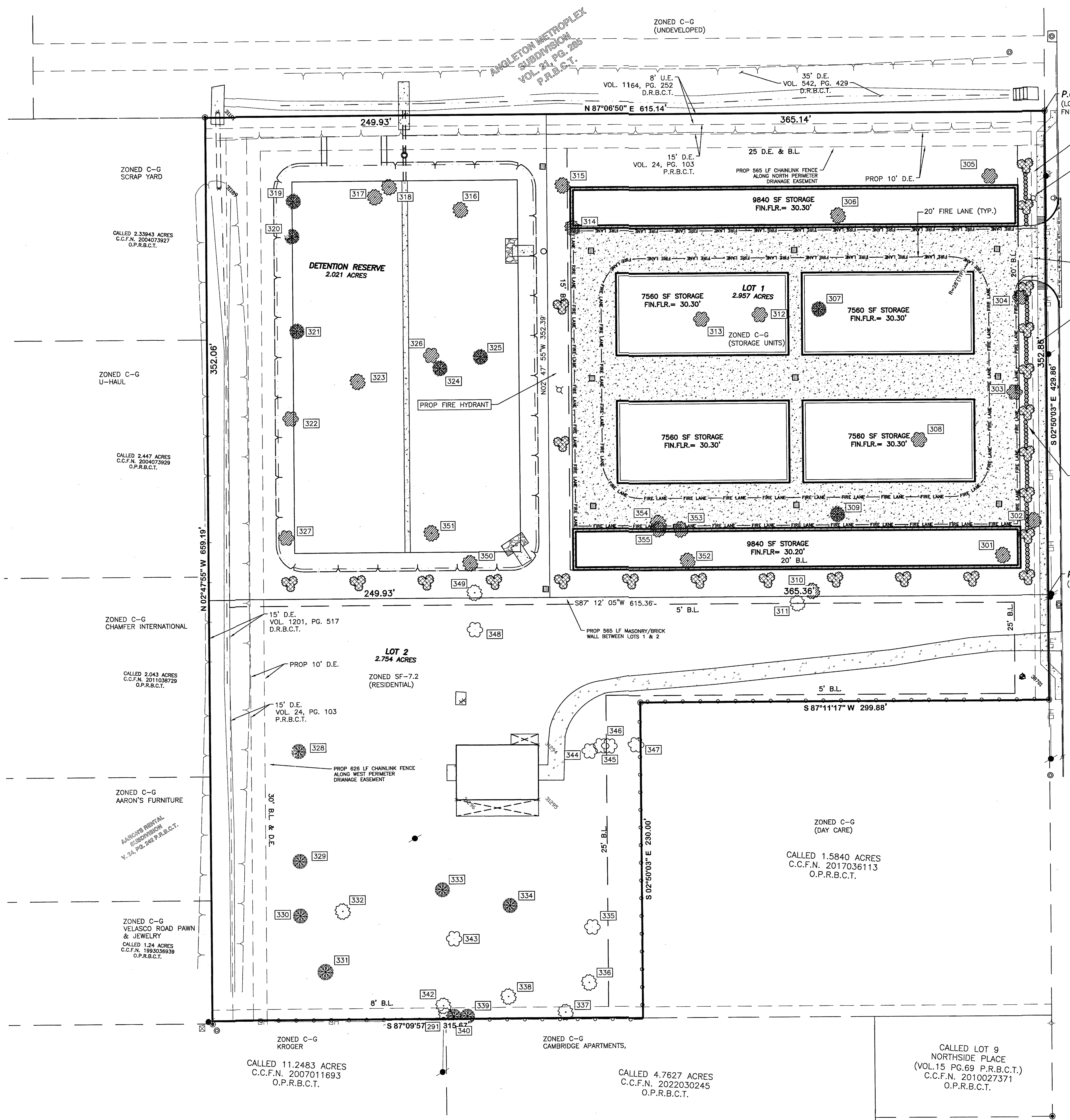
OWNER:
DR. PATRICK THOMAS, DDS
913 CANNAN DRIVE
ANGLETON, TX 77515

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

PT STORAGE FACILITY
ANGLETON, TEXAS 77515

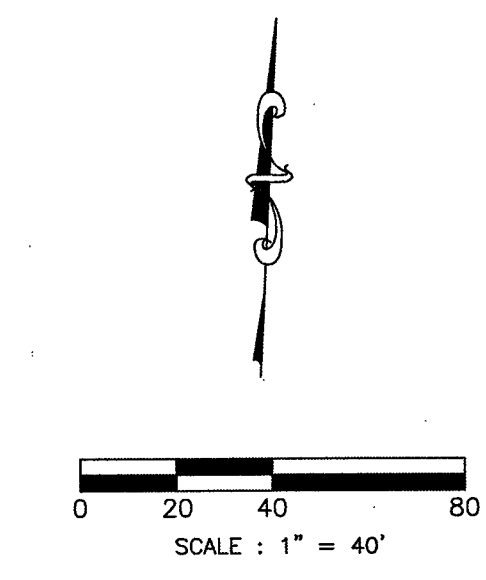
EXISTING CONDITIONS
(PRELIMINARY)

15239 SHEET 35.DWG



TREE SUMMARY TABLE
(LOTS 1 AND 2)

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



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

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

PROP TREE FROM LIST

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

TREE LIST

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

SYMBOLS

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

HERITAGE TREE CALCULATIONS:

TOTAL NUMBER OF HERITAGE TREES = 31
TOTAL CALIPER OF HERITAGE TREES = 549 IN

HERITAGE TREES TO BE REMOVED = 16
CALIPER OF REMOVED HERITAGE TREES = 281 IN

HERITAGE & SIGNIFICANT TREES TO BE PRESERVED = 15
CALIPER OF HERITAGE/SIGNIFICANT TREES TO BE PRESERVED = 268 IN

REQUIRED REPLACEMENT CALIPER = (281 - 268) X 3 = 39 IN

REQUIRED REPLACEMENT TREES = 39 / 3 = 13 TREES

FRONTAGE TREE CALCULATIONS:

FRONTAGE = 352 FT - 40 FT DRIVEWAY - 20 FT EASEMENT = 292 FT

FRONTAGE TREES REQUIRED = 292 / 30 = 9.7 = 10 TREES

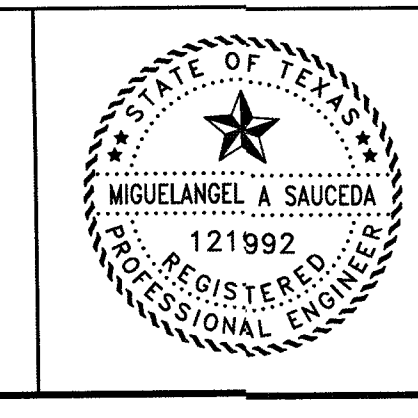
TOTAL PROPOSED TREES REQUIRED = 23 TREES

TOTAL TREES PROVIDED = 23 TREES

NO.	DATE	DESCRIPTION	APPROVED

DESIGNED	RL
DRAWN	JLH
CHECKED	RL
DATE	August 2022

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



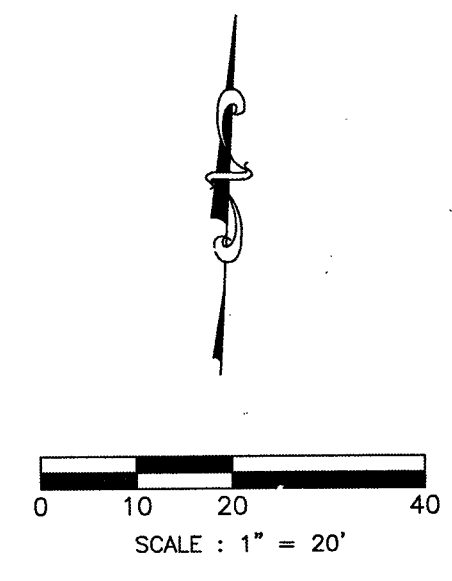
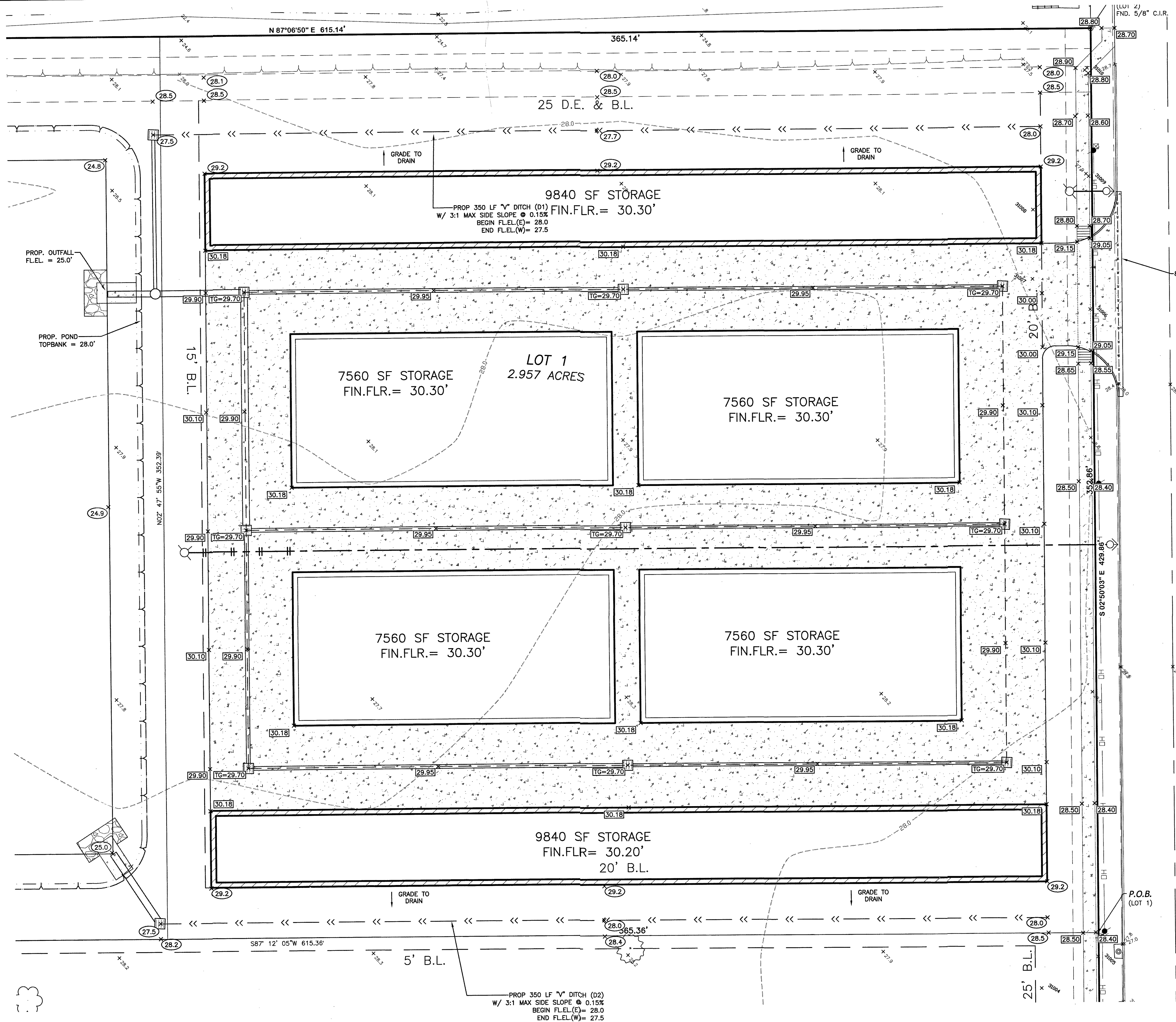
The seal appearing on
this document was
authorized by
MIGUEL ANGEL A. SAUCEDO
P.E. 121992
Date: 12/19/22

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

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

PT STORAGE FACILITY
ANGLETON, TEXAS 77515

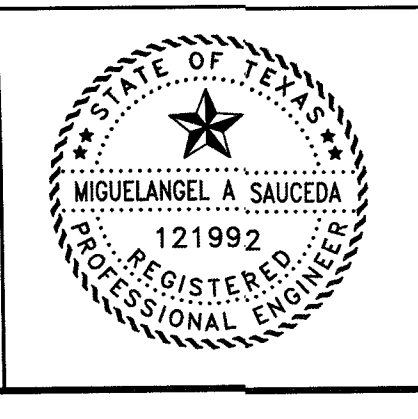
SITE & HERITAGE TREE
PLAN (PRELIMINARY)
PROJECT NO. 15239



NO.	DATE	DESCRIPTION	APPROVED

DESIGNED	RL
DRAWN	JLH
CHECKED	RL
DATE	August 2022

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



The seal appearing on this document was authorized by MIGUEL ANGEL A. SAUCEDO P.E. 121992
 Date: 12/19/22

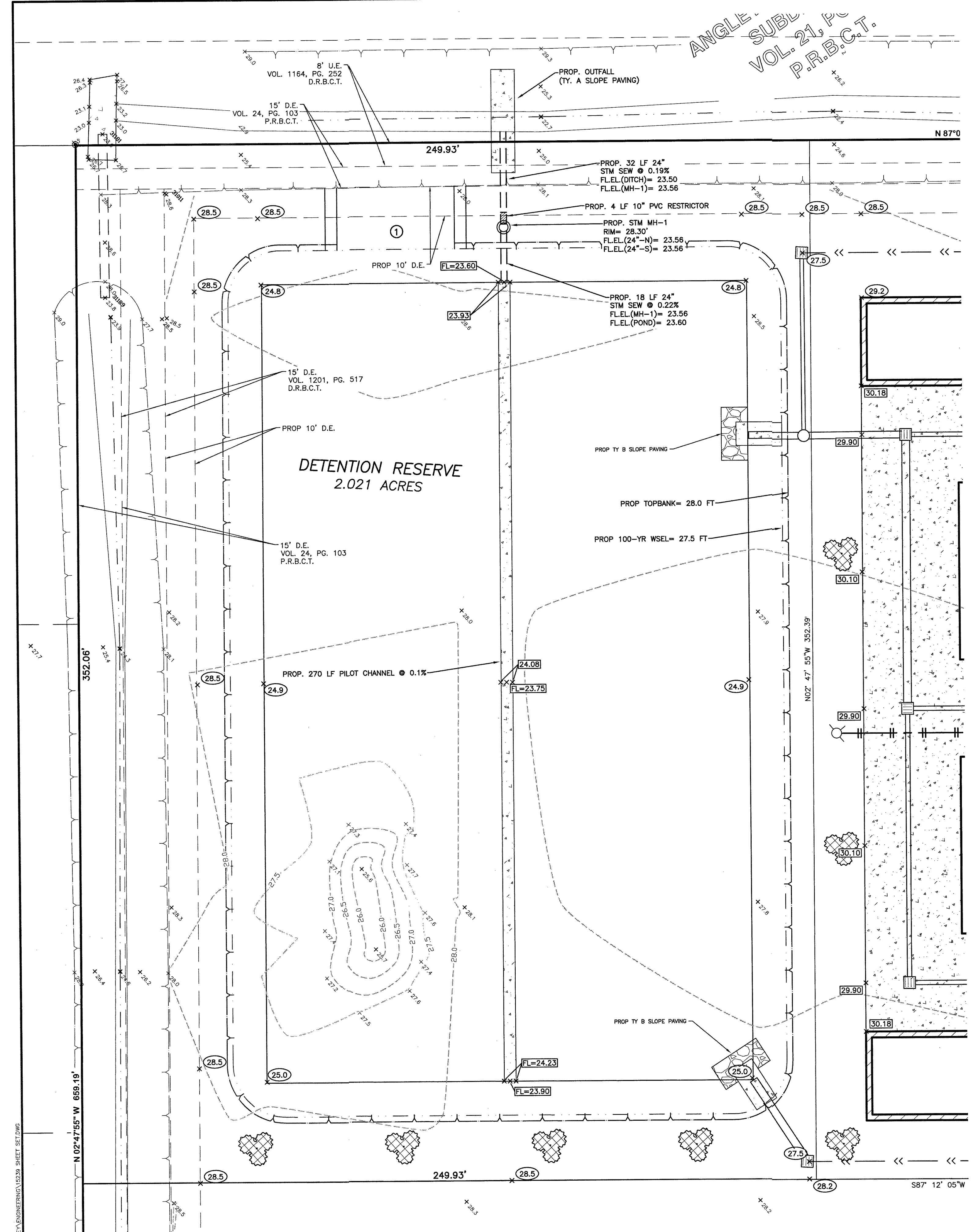
OWNER:
DR. PATRICK THOMAS, DDS
913 CANNAN DRIVE
ANGLETON, TX 77515

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

PT STORAGE FACILITY
ANGLETON, TEXAS 77515

GRADING PLAN
(PRELIMINARY)
 PROJECT NO. 15239

A:\15005\15239\15239-GRADING-SURVEY-ENGINEERING\15239-SHEET-SET.DWG



POND CALCULATIONS

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

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

PROP DETENTION= 3.32 AC-FT

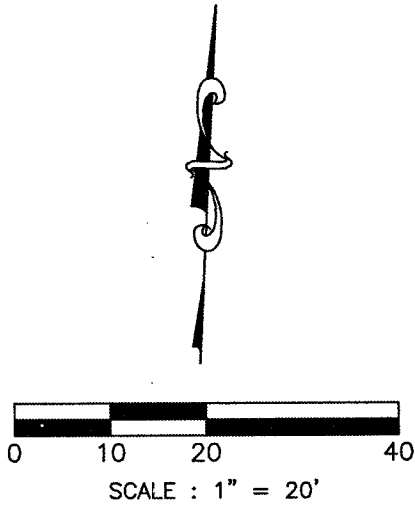
REQUIRED = 3.305 AC-FT

DETENTION NOTES:

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

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

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



RESTRICTOR CALCULATIONS

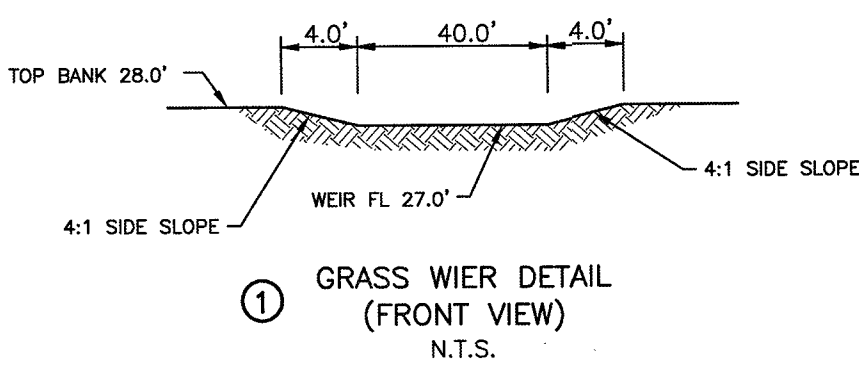
HEAD = 27.5 - 24.0 = 3.5'

ORIFICE EQUATION	
$Q = Cd \cdot A \cdot (2 \cdot G \cdot H)^{0.5}$	
Where:	
Cd =	0.8
G =	32.2
H =	3.5
Q =	7.597
A = 0.63	
USE 10" Dia.= 0.55 SF FOR RESTRICTOR	

WEIR CALCULATIONS

TRAPEZOIDAL WEIR FORMULA	
$Q = 3.247 L H^{1.48} = \frac{0.566 L^3 H^{1.9}}{1 + 2 L^2 H} + 0.609 H^{2.5}$	
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=	0.5 FT
Q=	46.56 CFS

DOES NOT EXCEED POST DEVELOPMENT
Q100=50.00 CFS



NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED	RL
DRAWN	JLH
CHECKED	RL
DATE	August 2022

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

STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
MIGUEL ANGEL A. SAUCEDA
P.E. 121992
The seal appearing on this document was authorized by MIGUEL ANGEL A. SAUCEDA P.E. 121992
Date: 12/12/22

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

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

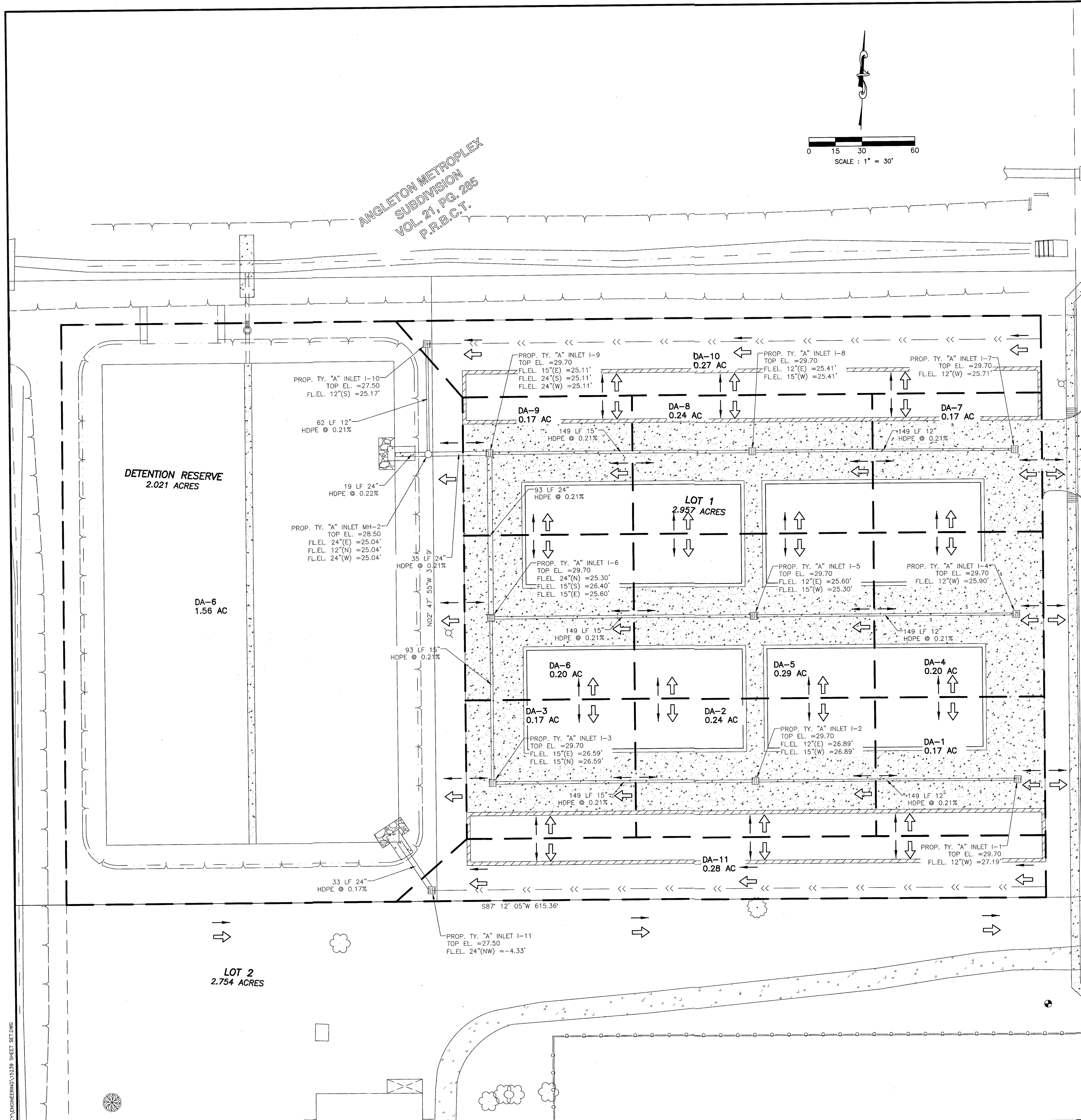
PT STORAGE FACILITY
ANGLETON, TEXAS 77515

POND LAYOUT
(PRELIMINARY)

PROJECT NO. 15239

15239 SHEET BUILDING

ANGLETON METROPLEX
SUBDIVISION
VOL. 21, PG. 285
P.R.B.C.T.



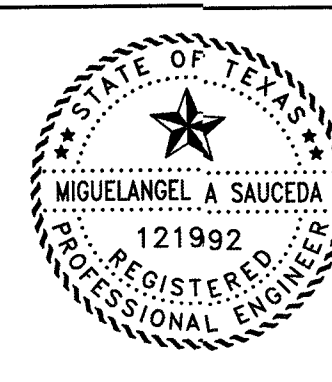
D.A. NO.	RUN	AREA (AC)	C	Tc (MIN)	15-YR (MIN)	TOTAL AC	COMP. C	TRAVEL LENGTH (FT)	ACCUM.Tc (MIN)	ACCUM. I 100-YR	INLET Q (CFS)	INLET OPENING (SF)	PIPE Q (SF)	CULVERT IN. DIA	SLOPE (%)	CAPAC. (CFS)
I-1	I-1 to I-2	0.17	0.75	10	7.068	0.17	0.75	149	10.83	6.859	0.90	0.2	0.9	12	0.2	1.88
I-2	I-2 to I-3	0.24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

DRAINAGE HYDRAULIC CALCULATIONS FOR THE 100-YEAR STORM EVENT														
D.A. NO.	RUN	AREA (AC)	C	Ditch Length	To (MIN)	Tc (MIN)	I 100-YR (in/hr)	Q 100-YR (CFS)						
DA-D1	DITCH D1 TO I-10	0.27	0.75	350	10	12.33	11.153	2.26						
DA-D2	DITCH D2 TO I-11	0.28	0.75	350	10	12.33	11.153	2.34						
ID	NG ELEV FT	PROP FLEL	DITCH DEPTH (D) FT	DITCH BOTTOM WIDTH	SIDE SLOPE	CROSS SEC AREA (A) SF	WET PERIMETER (P) FT	HYDRAULIC RADIUS (R) ¹	ROUGHNESS COEFFICIENT (N)	SLOPE (S) FT/FT	VELOCITY (Q) FPS	CAPACITY (Q) CFS	REQUIRED CAPACITY (Q) CFS	
DITCH D1	28.5	27.5	1	0	4	4.0	8	0.50	0.025	0.0015	1.45	5.8	2.26	
DITCH D2	28.5	27.5	1	0	4	4.0	8	0.50	0.025	0.0015	1.45	5.8	2.34	

100-YR DRAINAGE PATH
25 YR DRAINAGE PATH

[illegible]

DESIGNED RL
DRAWN JLH
CHECKED RL
DATE August 2022



The seal appearing on
this document was
authorized by
MIGUELANGEL A SAUCEDA
P.E. 121992

Date: 12/19/22

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

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

PT STORAGE FACILITY
ANGLETON, TEXAS 77515

DRAINAGE AREA MAP
(PRELIMINARY)

PROJECT NO. 15239

