

**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&amp;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.**