

**NOTICE OF LA MARQUE
PLANNING AND ZONING COMMISSION MEETING
BY TELEPHONE CONFERENCE**

In accordance with order of the Office of the Governor issued March 16, 2020, the Planning and Zoning Commission of the City of La Marque will conduct its meeting scheduled for **Tuesday, June 29, 2021 at 4:00 PM by telephone and video conference, in addition to meeting in person**, in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus/COVID-19. This Notice, the meeting agenda, and the agenda packet can be found online at:

<https://ci.la-marque.tx.us/AgendaCenter>

The public will be permitted to offer public comments telephonically as provided below during the meeting. A recording of the telephonic meeting will be made and will be available to the public in accordance with the Open Meetings Act upon written request. You may submit comments in advance for this meeting by contacting the City Clerk's office.

THE PUBLIC TOLL-FREE DIAL-IN NUMBER TO PARTICIPATE IN THE MEETING IS:

1 (346) 248-7799

ONCE YOU ARE CONNECTED, YOU MUST ENTER THE FOLLOWING:

Meeting ID:467 121 0818

Press *6 to mute or unmute your phone line. You may also connect to the meeting on your smartphone, tablet or computer by going to the following internet address:

<https://zoom.us/s/4671210818>

Once you are on the website, you may need to enter the following:

Meeting ID: 467 121 0818

If you require accommodation to participate in this meeting, contact the City Clerk at 409-938-9259 or cityclerk@cityoflamarque.org at least 48 hours prior to the meeting start time.



1111 Bayou Rd.
La Marque, Texas 77568
409-938-9202

Greg Cornett - Vice-Chairperson
Alan Waters - Commissioner
Stephanie Gordon - Alternate
Vacant - Alternate

Augustino Molis - Commissioner
Douglas Wayne Hobgood - Commissioner
Chris Colombo - Commissioner

CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
Regular Meeting
AGENDA
Of
June 29, 2021

Notice is hereby given that the City of La Marque Planning and Zoning Commission will conduct a Regular Meeting in the Council Chambers at 1109-B Bayou Road, La Marque, Texas as well as via teleconference hosted through (ZOOM) on Tuesday, June 29, 2021 beginning at 4:00 p.m., for the purpose of considering and taking action on the following agenda:

(1) CALL MEETING TO ORDER, PLEDGE AND INVOCATION

(2) ROLL CALL

(3) PUBLIC COMMENTS

At this time, any person who wishes to speak on Commission-related business, including any item on the agenda, should speak at this time by giving the Chairman your name and the item you wish to speak about. Comments are limited to three (3) minutes. In compliance with Texas Open Meetings Act, the Planning and Zoning Commission may not deliberate on comments. Personal attacks will not be allowed, and personnel matters should be addressed to the City Manager during normal business hours. **Press *6 to mute or unmute if you are participating by telephone, press the unmute button if attending via zoom on a smartphone, tablet or computer, or stand if attending in person, and the Chairperson will call on you in turn.**

(4) PUBLIC HEARINGS

- a. Public hearing on a preliminary report a request to change the zoning district from (I-1) Light Industrial to (R-1) Single Family Residential for Lots 1-19 K Cook & Stewart Subdivision, located near 1st Ave and Orange Street (Galveston County Property ID # 196129 and 610851)

- b. Public hearing on a preliminary report regarding a request to change the zoning district from (R-1) Single Family Residential to (PDD) Olympia Lakes Planned Development District for approximately 51.01 acres, located near Delany Road and Lawndale Street (Galveston County Property ID # 131493)
- c. Public hearing on a preliminary report regarding a request to change the zoning district from (MHP) Mobile Home Park to (PDD) Gulf Breeze Tiny Home Community Planned Development District for approximately 3.05 acres, also known as 3108 Gulf Freeway

(5) NEW BUSINESS

- a. Discussion / possible action regarding a Preliminary Plat application for Landing at Delany Cove Section 14, located near F.M. 2004 and Mitchell Ln
- b. Discussion / possible action regarding a Final Plat application for Ambrose Section 1, located near Delany Road and F.M. 1765
- c. Discussion / possible action regarding a Preliminary Plat application for Ambrose Section 2, located near Victory Springs & Fleming Road
- d. Discussion / possible action regarding a Preliminary Plat application for Ambrose Section 3, located near Delany Road and F.M. 1765
- e. Discussion / possible action to issue a final report and provide a recommendation to City Council on a request to change the zoning district from (I-1) Light Industrial to (R-1) Single Family Residential for Lots 1-19 K Cook & Stewart Subdivision, located near 1st Ave and Orange Street (Galveston County Property ID # 196129 and 610851)
- f. Discussion / possible action to issue a final report and provide a recommendation to City Council on a request to change the zoning district from (R-1) Single Family Residential to (PDD) Olympia Lakes Planned Development District for approximately 51.01 acres, located near Delany Road and Lawndale Street (Galveston County Property ID # 131493)
- g. Discussion / possible action regarding a General Plan application for Olympia Lakes Subdivision for approximately 51.01 acres, located near Delany Road and Lawndale Street (Galveston County Property ID # 131493) to be located in the Olympia Lakes Planned Development District
- h. Discussion / possible action to issue a final report and provide a recommendation to City Council on a request to change the zoning district from (MHP) Mobile Home Park to (PDD) Gulf Breeze Tiny Home Community Planned Development District for approximately 3.05 acres, also known as 3108 Gulf Freeway
- i. Discussion / possible action regarding a Preliminary Plat application for Sunset Grove, Section 4

- j. Discussion / possible action regarding a draft annual progress report of the Planning and Zoning Commission and a proposed work program for the coming year for submission to the city council pursuant to City Code Section 71-24(b)(10)
- k. Discussion / possible action regarding nominating and appointing a Chairperson and Vice Chairperson, if applicable, for a term of one year

(7) DIRECTOR'S REPORT

- a. Development Services Director - Update on work continuing on draft changes to the zoning regulations

(8) REQUESTS AND ANNOUNCEMENTS

Requests by Commissioners for items to be placed on future Planning and Zoning agendas and announcements

(9) ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas, on or before **June 24, 2021**, before 5:00 p.m.

Robin Eldridge, TRMC
City Clerk

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. . Please contact the City Clerk's office at (409) 938-9259, or Fax (409) 935-0401, or e-mail cityclerk@cityoflamarque.org for further information.



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: June 29, 2021

Agenda Item: Discussion / possible action regarding a Preliminary Plat application for Landing at Delany Cove Section 14, near F.M. 2004 and Mitchell Ln

Item Type: Plat - Preliminary plat

Standard for Approval:

Plats that comply with the requirements of City Code Chapter 41 and Chapter 212 of the Texas Local Government Code must be approved. Preliminary plats will always be approved with conditions because they will not comply with all of the requirements by nature of being a preliminary plat. Plats that do not comply with the requirements and need major changes will be denied and the reasons stated.

References: City Code Chapter 41;
Chapter 212, Texas Local Government Code

Council approval: Required

Public comments: None

Recommendation: Motion to approve with conditions Preliminary Plat for Landing at Delany Cove, Section 14, with the following conditions:

- 1) An updated plat including corrections in response to comments from Adico is required;
- 2) Applicant must submit final plat and supporting documents compliant with City Code Chapter 41 and Chapter 212 of the Texas Local Government Code; and
- 3) Applicant must provide original tax certificates showing all balances paid.

Tuesday, June 15, 2021

Carla Padilla
IDS Engineering Group
13430 Northwest Freeway, Suite 700
Houston, TX 77040

Re: Landing at Delany Cove, Section 14 Preliminary Plat
1st REVIEW
COLM Project No. PZ 2021-023
Adico, LLC Project No. 18100-2-070

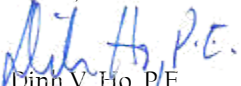
Dear Ms. Padilla;

On behalf of the City of La Marque, Adico, LLC has reviewed the first submittal for Landing at Delany Cove Section 14 Preliminary Plat received on or about June 9, 2021.

Please see our comments on the following pages. Please furnish one (1) set of revised drawings, digital files in .pdf format and a written response to our comments.

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC


Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Derra Purnell, City of La Marque, d.purnell@cityoflamarque.org
File: 18100-2-070

Summary of comments: LDC 14 Pelim Plat_ADICO COMMENTS.pdf

Page:1

Author: Dinh Subject: Note Date: 2021-06-14 16:59:16

Provide north arrow and scale.

Added.

Author: Dinh Subject: Note Date: 2021-06-14 16:56:48

Provide all adjacent property owners information within 200' of the property boundary line.

Added.

Author: Dinh Subject: Note Date: 2021-06-14 16:58:57

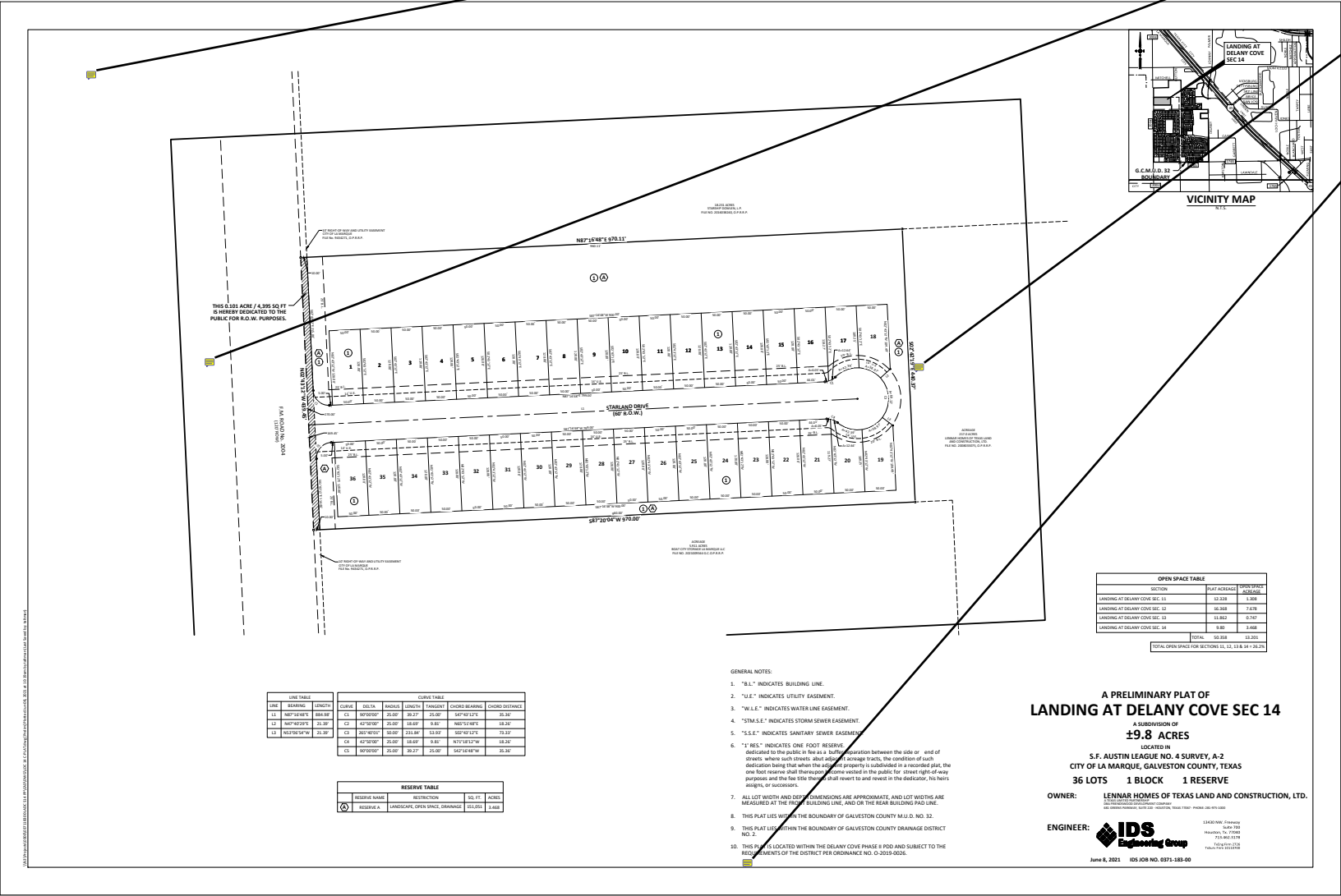
Provide utility easements as shown on the water and sewer plan, including proposed offsite easement. Note to be recorded by separate instrument.

Added.

Author: Dinh Subject: Note Date: 2021-06-14 16:55:53

Provide preliminary drainage plan.

Reference approved LDC Detention Phase 2 plans for drainage plan.





City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: June 29, 2021 (Tabled from the May 25, 2021 meeting)

Agenda Item: Discussion / possible action regarding a Final Plat application for Ambrose Section 1, located near Delany Road and F.M. 1765

Item Type: Plat - Final plat

Standard for Approval:

Plats that comply with the requirements of City Code Chapter 41 and Chapter 212 of the Texas Local Government Code must be approved. Preliminary plats will always be approved with conditions because they will not comply with all of the requirements by nature of being a preliminary plat. Plats that do not comply with the requirements and need major changes will be denied and the reasons stated.

References: City Code Chapter 41;
Chapter 212, Texas Local Government Code

Council approval: Required

Public comments: Concerns from neighbors regarding drainage plan

Recommendation: Motion to approved with conditions Ambrose, Section 1 Final Plat, with the following conditions:

- 1) Applicant provides a performance and maintenance bond or completed infrastructure accepted by the City prior to issuance of building permits; and
- 2) One myler and two prints in the form for filing, plus original tax certificates showing all balances paid must be provided prior to filing of the plat.

Monday, May 17, 2021

Robert Mata
Costello Engineering & Surveying
2107 City West Blvd., Suite 400
Houston, TX 77042

Re: Ambrose Section One Final Plat
Letter of Recommendation to Approve
COLM Project No. PZ2021-012
Adico, LLC Project No. 18100-2-066

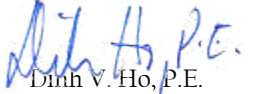
Dear Mr. Mata;

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal for Ambrose Section One Final Plat received on or about May 14, 2021.

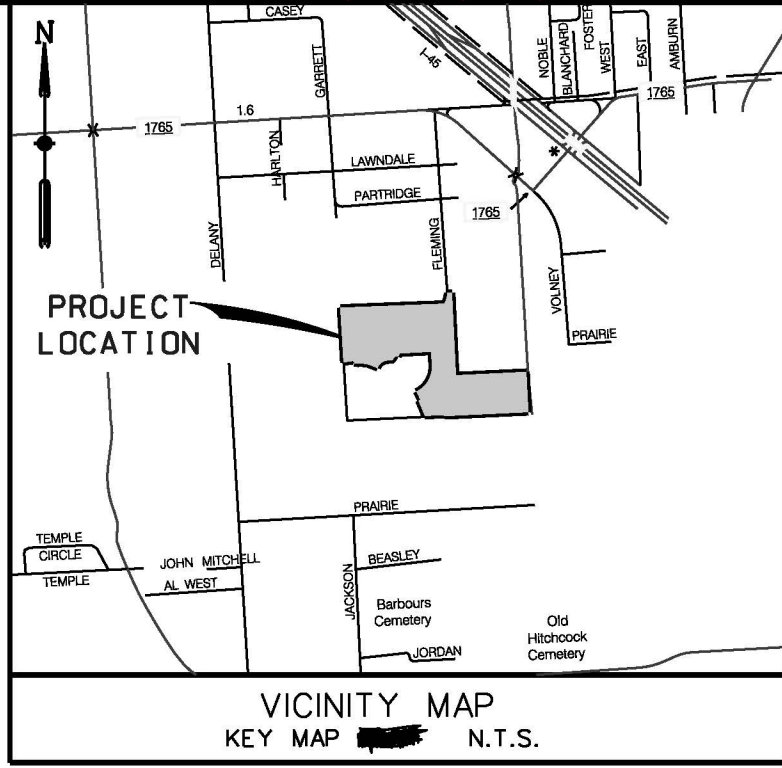
Based on our review, we have no objections to the final plat as resubmitted on May 14, 2021. Please provide two mylar prints and two copies of the plat to Attn: Margaret Corfield, Development Services, 1130 1st St., La Marque, TX 77568.

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC


Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Derra Purnell, City of La Marque, d.purnell@cityoflamarque.org
File: 18100-2-066



STATE OF TEXAS
COUNTY OF GALVESTON

WE, M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY IN THE ABOVE AND FOREGOING MAP OF AMBROSE SECTION ONE, DO HEREBY MAKE SUBDIVISION ON SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS AMBROSE SECTION ONE, IN THE STEPHEN F. AUSTIN LEAGUE NO. 4, A-2 IN GALVESTON COUNTY, TEXAS, AND DEDICATE THE STREETS, AND EASEMENTS SHOWN THEREON FOREVER.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENT. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF AMBROSE SECTION ONE WHERE BUILDING SETBACK LINES OR PUBLIC EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

THIS IS TO CERTIFY THAT WE, M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAVE COMPLIED WITH OR WILL COMPLY WITH THE EXISTING REGULATIONS HERETOFORE ON FILE AND ADOPTED BY THE CITY OF LA MARQUE IN GALVESTON COUNTY, TEXAS.

IN TESTIMONY WHEREOF, M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRANNON BOOZER, VICE PRESIDENT OF LAND AND BY KEVIN FREEMAN, DIVISION CONTROLLER, THIS _____, DAY OF _____, 2021.

M/I HOMES OF HOUSTON, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: BRANNON BOOZER
VICE PRESIDENT OF LAND

BY: KEVIN FREEMAN
DIVISION CONTROLLER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANNON BOOZER, VICE PRESIDENT OF LAND AND BY KEVIN FREEMAN, DIVISION CONTROLLER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THEIR NAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME

MY COMMISSION EXPIRES: _____

I, MARK D. ARMSTRONG, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE. WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

MARK D. ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5363

WE HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AMBROSE SECTION ONE, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LA MARQUE, TEXAS, ON THE _____ DAY OF _____, A. D., 2021, AND BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, ON THE _____ DAY OF _____, A. D., 2021.

CHAIRMAN, PLANNING COMMISSION

KEITH BELL
MAYOR OF THE CITY OF LA MARQUE, TEXAS

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 2021, AT _____ O'CLOCK, ____ M., AND DULY RECORDED ON _____, 2021, AT _____ O'CLOCK, ____ M. IN INSTRUMENT NUMBER _____, GALVESTON COUNTY RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

DWIGHT D. SULLIVAN, COUNTY CLERK,
GALVESTON COUNTY, TEXAS

BY: DEPUTY

METES AND BOUNDS DESCRIPTION
41.74 ACRES

Being an 41.74 acre tract of land located in the Stephen F. Austin League No. 4, A-2, in Galveston County, Texas; said 41.74 acre tract being a portion of a call 87.05 acre tract of land recorded in the name of M/I Homes of Houston, LLC, in Clerk's File Number (C.F. No.) 2020049570 of the Official Public Records of Real Property of Galveston County (O.P.R.R.P.G.C.), Texas; said 41.74 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System, South Central Zone and referenced to the most easterly line of said 87.05 acre tract):

Beginning at a 3/8-inch iron rod found at a northeasterly corner of said 87.05 acre tract, the southeast Right-of-Way (R.O.W.) corner of Fleming Street (60-foot wide) as recorded in C.F. Nos. 8309485 and 8319629 of the O.P.R.R.P.G.C., the southwest corner of a call 5.00 acre tract of land recorded in the name of Russell S. McElhinny and wife, Gale R. McElhinny in C.F. No. 9416649 of the O.P.R.R.P.G.C. and the northwest corner of a call 15.640 acre tract of land (Tract 1) recorded in the name of Juan J. Ventura and Sonia Mabel Alfaro in C.F. No. 2018006662 of the O.P.R.R.P.G.C., same being;

1. Thence, with the common line of said 87.05 acre tract and said 15.640 acre tract and the west line of a call 6.060 acre tract of land recorded in the name of Juan J. Ventura and Sonia Mabel Alfaro in C.F. No. 2018006662 of the O.P.R.R.P.G.C., South 02 degrees 45 minutes 44 seconds East, a distance of 1,085.18 feet to the southwest corner of said 6.060 acre tract;
2. Thence, continuing with the common line of said 87.05 acre tract and said 6.060 acre tract, North 87 degrees 14 minutes 17 seconds East, a distance of 925.16 feet to the southeast corner of said 6.060 acre tract, same being on the west line of a call 3.819 acre tract of land recorded in the name of Galveston County Drainage District in Volume 2323, Page 604 of the Galveston County Deed Records (G.C.D.R.);
3. Thence, with the common line of said 3.819 acre tract and said 87.05 acre tract, South 02 degrees 56 minutes 38 seconds East, a distance of 524.72 feet to the north line of a 22 feet wide Houston Lighting and Power Company (HL&P) easement recorded in Volume 1445, Page 386 of the G.C.D.R., same being the city limits of La Marque common with the city limits of Hitchcock;

4. Thence, with said common city limits line and through said 87.05 acre tract, South 87 degrees 18 minutes 18 seconds West, a distance of 1,099.94 feet to the northeast corner of Sunset Grove Detention, a subdivision recorded in instrument Number 201803888 of the Galveston County Records;

Thence, through said 87.05 acre, the following twenty-eight (28) courses:

5. North 02 degrees 43 minutes 04 seconds West, a distance of 15.00 feet;
6. South 87 degrees 16 minutes 56 seconds West, a distance of 254.70 feet;
7. North 22 degrees 48 minutes 48 seconds West, a distance of 212.14 feet;
8. 27.40 feet along the arc of a curve to the left, said curve having a central angle of 03 degrees 16 minutes 15 seconds, a radius of 480.00 feet and a chord that bears North 65 degrees 33 minutes 05 seconds East, a distance of 17.40 feet;
9. North 26 degrees 05 minutes 03 seconds West, a distance of 120.00 feet;
10. North 60 degrees 08 minutes 37 seconds East, a distance of 47.37 feet;
11. North 52 degrees 35 minutes 58 seconds East, a distance of 47.37 feet;
12. North 45 degrees 03 minutes 18 seconds East, a distance of 47.37 feet;
13. North 37 degrees 30 minutes 38 seconds East, a distance of 47.37 feet;
14. North 29 degrees 57 minutes 58 seconds East, a distance of 47.37 feet;
15. North 22 degrees 25 minutes 19 seconds East, a distance of 47.37 feet;
16. North 17 degrees 15 minutes 55 seconds East, a distance of 17.40 feet;

17. North 12 degrees 06 minutes 31 seconds East, a distance of 47.37 feet;
18. North 04 degrees 33 minutes 51 seconds East, a distance of 47.37 feet;
19. North 01 degrees 56 minutes 42 seconds West, a distance of 48.76 feet;
20. North 02 degrees 45 minutes 21 seconds West, a distance of 160.40 feet;
21. South 87 degrees 00 minutes 06 seconds West, a distance of 420.29 feet;
22. South 22 degrees 16 minutes 36 seconds West, a distance of 43.85 feet;

23. 83.36 feet along the arc of a curve to the left, said curve having a central angle of 95 degrees 31 minutes 24 seconds, a radius of 50.00 feet and a chord that bears South 64 degrees 30 minutes 55 seconds West, a distance of 74.04 feet;
24. 30.77 feet along the arc of a curve to the right, said curve having a central angle of 70 degrees 31 minutes 44 seconds, a radius of 25.00 feet and a chord that bears South 52 degrees 01 minutes 04 seconds West, a distance of 28.87 feet;
25. South 87 degrees 16 minutes 56 seconds West, a distance of 49.22 feet;
26. 175.03 feet along the arc of a curve to the left, said curve having a central angle of 66 degrees 51 minutes 29 seconds, a radius of 150.00 feet and a chord that bears South 53 degrees 51 minutes 12 seconds West, a distance of 165.27 feet;
27. North 69 degrees 07 minutes 44 seconds West, a distance of 130.43 feet;
28. North 81 degrees 23 minutes 39 seconds West, a distance of 119.96 feet;
29. South 06 degrees 15 minutes 23 seconds West, a distance of 9.83 feet;
30. North 83 degrees 44 minutes 37 seconds West, a distance of 60.00 feet;

31. 44.67 feet along the arc of a curve to the left, said curve having a central angle of 102 degrees 23 minutes 04 seconds, a radius of 25.00 feet and a chord that bears North 44 degrees 56 minutes 09 seconds West, a distance of 38.96 feet;
32. 115.42 feet along the arc of a curve to the left, said curve having a central angle of 04 degrees 29 minutes 56 seconds, a radius of 1,470.00 feet and a chord that bears South 81 degrees 37 minutes 21 seconds West, a distance of 115.39 feet to the common line of said 87.05 acre tract and a call 2.090 acre tract of land recorded in the name of HL&P in C.F. No. 8647700 of the O.P.R.R.P.G.C.;
33. Thence, with said common line, North 03 degrees 24 minutes 39 seconds West, a distance of 715.58 feet to the north line of a call 7.231 acre Houston Lighting and Power Company easement (80-foot wide) as recorded in Volume 943, Page 131 of the G.C.D.R.;
34. Thence, with the north line of said 7.231 acre easement and through said 87.05 acre tract, North 87 degrees 48 minutes 51 seconds East, a distance of 1,365.09 feet;

Thence, continuing through said 87.05 acre tract, the following three (3) courses:

35. North 27 degrees 28 minutes 28 seconds East, a distance of 29.94 feet;
36. 116.10 feet along the arc of a curve to the left, said curve having a central angle of 30 degrees 14 minutes 12 seconds, a radius of 220.00 feet and a chord that bears North 12 degrees 21 minutes 22 seconds East, a distance of 114.76 feet;
37. North 02 degrees 45 minutes 44 seconds West, a distance of 2.30 feet to the southwest R.O.W. corner of aforesaid Fleming Street, same being an interior corner of said 87.05 acre tract;
38. Thence, with the south terminus line of said Fleming Street and an interior line of said 87.05 acre tract, North 87 degrees 13 minutes 22 seconds East, a distance of 60.00 feet to the **Point of Beginning** and containing 41.74 acres of land.

FINAL PLAT AMBROSE SECTION ONE

A SUBDIVISION OF 41.74 ACRES

LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO.4, A-2
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS

106 LOTS 6 BLOCKS 11 RESERVES
MAY, 2021

ENGINEER / SURVEYOR:



COSTELLO, INC.
2107 CITYWEST BLVD., 3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

OWNER:

M/I HOMES OF
HOUSTON, LLC

10720 West Sam Houston Pkwy N #100,
Houston, TX 77064

Tel: (281) 223-1602

PLANNER:

7GEN PLANNING
Planning and Landscape Architecture
2107 Citywest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax



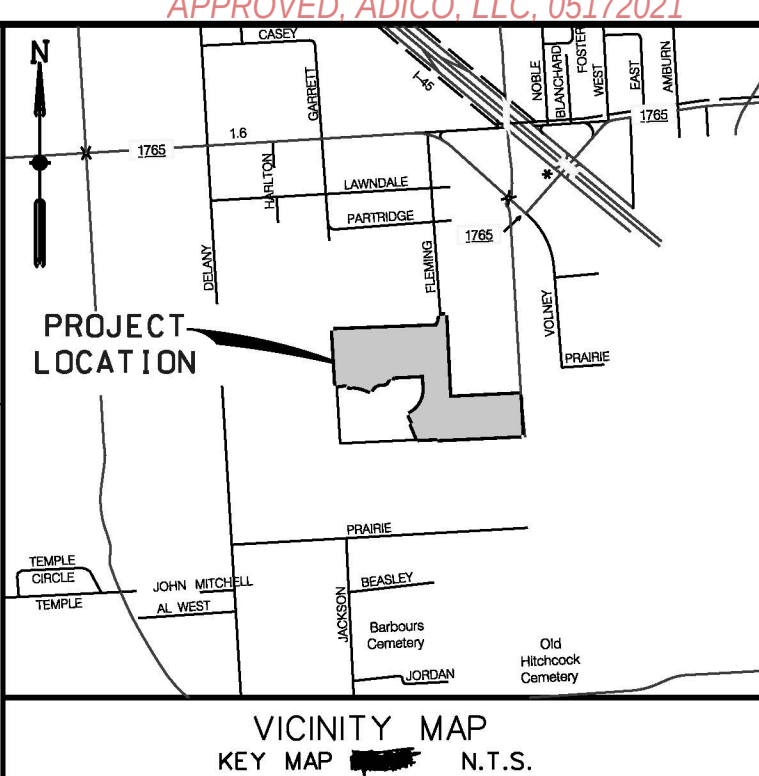


LEGEND

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC UNLESS OTHERWISE NOTED"
- FOUND 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC UNLESS OTHERWISE NOTED"
- ① - INDICATES BLOCK NUMBER
- Ⓐ - INDICATES RESERVE
- ✕ - STREET NAME BREAK

RESERVE TABLE			
RESERVE "A"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	1.18 AC. / 51,629 SF.	
RESERVE "B"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	2.46 AC. / 107,316 SF.	
RESERVE "C"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	0.39 AC. / 17,132 SF.	
RESERVE "D"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	0.11 AC. / 4,732 SF.	
RESERVE "E"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	0.04 AC. / 1,610 SF.	
RESERVE "F"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	0.11 AC. / 4,584 SF.	
RESERVE "G"	DETENTION / OPEN SPACE / INCIDENTAL UTILITIES	12.49 AC. / 543,957 SF.	
RESERVE "H"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	0.06 AC. / 2,437 SF.	
RESERVE "I"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	0.11 AC. / 4,711 SF.	
RESERVE "J"	PARK / INCIDENTAL UTILITIES	2.06 AC. / 89,666 SF.	
RESERVE "K"	PARK / INCIDENTAL UTILITIES	0.34 AC. / 15,003 SF.	
TOTAL:		19.35 AC. / 842,777 SF.	

87.05 ACRES
M/I HOMES OF HOUSTON, LLC
C.F. NO. 2020049570
O.P.R.R.P.G.C.



LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N60°08'37"E	47.37
L2	N52°35'58"E	47.37
L3	N45°03'18"E	47.37
L4	N37°30'38"E	47.37
L5	N29°57'58"E	47.37
L6	N22°25'18"E	47.37
L7	N17°15'55"E	17.40
L8	N12°06'31"E	47.37
L9	N04°33'51"E	47.37
L10	N01°56'42"W	48.76
L11	S22°16'36"W	43.85
L12	S87°16'56"W	49.22
L13	N69°07'44"W	130.43
L14	N81°23'39"W	119.96
L15	S06°15'23"W	9.83
L16	N83°44'37"W	60.00
L17	N27°28'28"E	29.30
L18	N02°45'44"W	2.34
L19	N87°13'22"E	60.00
L20	N42°12'06"E	5.97
L21	S47°47'54"E	9.33
L22	S02°45'44"E	2.31
L23	S06°15'23"W	66.18
L24	S20°07'58"W	35.63
L25	N87°48'51"E	36.00
L26	N02°43'04"W	15.00
L27	S72°44'05"E	120.11

15.640 ACRES
JUAN J. VENTURA &
SONIA MABEL ALFARO
"TRACT 1"
C.F. NO. 2018006662
O.P.R.R.P.G.C.

8.060 ACRES
JUAN J. VENTURA &
SONIA MABEL ALFARO
"TRACT 2"
C.F. NO. 2018006662
O.P.R.R.P.G.C.

FINAL PLAT AMBROSE SECTION ONE

A SUBDIVISION OF 41.74 ACRES

LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO. 4, A-2
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS

106 LOTS 6 BLOCKS 11 RESERVES
MAY, 2021

ENGINEER / SURVEYOR:



COSTELLO, INC.
2107 CITYWEST BLVD., 3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3680
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

OWNER:

M/I HOMES OF
HOUSTON, LLC

10720 West Sam Houston Pkwy N #100,
Houston, TX 77064

Tel: (281) 223-1602

PLANNER:



7GEN PLANNING
Planning and Landscape Architecture
2107 Citywest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3680, Fax

5 ACRES
JEROME GEORGE
KALUZA
C.F. NO. 200004069
O.P.R.R.P.G.C.

5 ACRES
JEROME GEORGE
KALUZA
C.F. NO. 200004069
O.P.R.R.P.G.C.

REMAINDER
8.00 ACRES
JEROME GEORGE
KALUZA
C.F. NO. 201076084
O.P.R.R.P.G.C.

2.090 ACRES
HL&P COMPANY
C.F. NO. 864700
O.P.R.R.P.G.C.

2055 S.E.
CITY OF LA MARQUE
C.F. NO. 8484728
O.P.R.R.P.G.C.

2055 S.E.
CITY OF LA MARQUE
C.F. NO. 8484728
O.P.R.R.P.G.C.

2055 S.E.
CITY OF LA MARQUE
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2055 S.E.
CITY OF LA MARQUE
C.F. NO. 8484728
O.P.R.R.P.G.C.

ABBREVIATION LEGEND

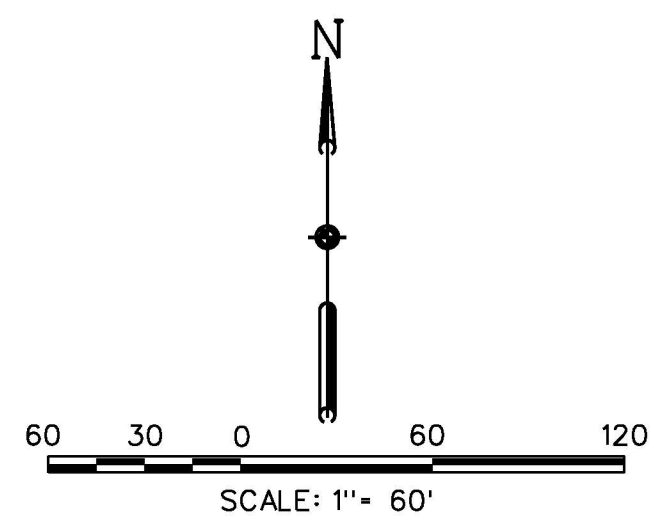
A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
C.F. NO.	CLERK'S FILE NO.
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STW.S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
HL&P	HOUSTON LIGHTING AND POWER
G.C.M.R.	GALVESTON COUNTY MAP RECORD
O.R.M.R.P.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
G.C.D.R.	GALVESTON COUNTY DEED RECORDS
VOL., PG.	VOLUME, PAGE
I.R.	IRON ROD
FND.	FOUND

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE (DEGREES)	CHORD DIRECTION (DEGREES)	CHORD LENGTH (FEET)
C1	27.40	480.00	3° 16' 15"	N65°33'05"E	27.40
C2	83.36	50.00	95° 31' 24"	S64°30'55"W	74.04
C3	30.77	25.00	70° 31' 44"	S52°01'04"W	28.87
C4	175.03	150.00	66° 51' 29"	S53°51'12"W	165.27
C5	44.67	25.00	102° 23' 4"	N44°56'09"W	38.96
C6	115.42	1470.00	4° 29' 56"	S81°37'21"W	115.39
C7	116.10	220.00	30° 14' 12"	N12°21'22"E	114.76
C8	182.05	1500.00	6° 57' 14"	S82°59'43"W	181.94
C9	131.93	2250.00	30° 13' 49"	S12°21'22"W	130.41
C10	131.90	250.00	30° 13' 49"	S12°21'34"W	130.38
C11	616.47	609.00	69° 56' 33"	S32°12'56"W	578.90
C12	87.57	55.00	91° 13' 30"	S42°12'06"W	78.61
C13	101.24	600.00	9° 40' 2"	S01°25'22"W	101.12
C14	77.47	50.00	88° 46' 30"	S47°47'54"E	69.95
C15	39.38	25.00	90° 14' 34"	S47°52'38"E	35.43
C16	39.18	25.00	89° 45' 28"	S42°01'22"W	35.28
C17	35.88	25.00	82° 14' 1"	S00°17'57"W	32.88
C18	157.08	50.00	180° 0' 0"	S49°10'56"W	100.00
C19	35.88	25.00	82° 14' 1"	N81°56'04"W	32.88

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE (DEGREES)	CHORD DIRECTION (DEGREES)	CHORD LENGTH (FEET)
C20	18.85	300.00	3° 35' 59"	N04°33'20"W	18.85
C21	18.85	300.00	3° 35' 59"	N04°33'20"W	18.85
C22	39.02	25.00	89° 25' 49"	N47°28'15"W	35.18
C23	39.52	25.00	90° 34' 11"	S42°31'45"W	35.53
C24	39.02	25.00	89° 25' 49"	N47°28'15"W	35.18
C25	16.09	25.00	36° 52' 12"	S69°22'45"W	15.81
C26	141.82	50.00	162° 30' 54"	N47°47'54"W	98.84
C27	16.09	25.00	36° 52' 12"	N15°01'27"E	15.81
C28	38.74	25.00	88° 46' 30"	N47°47'54"W	34.98
C29	39.80	25.00	91° 13' 30"	S42°12'06"W	35.73
C30	39.02	25.00	89° 25' 49"	S47°28'15"E	35.18
C31	39.52	25.00	90° 34' 11"	S42°31'45"W	35.53
C32	38.74	25.00	88° 46' 30"	N47°47'54"W	34.98
C33	39.80	25.00	91° 13' 30"	N42°12'06"E	35.73
C34	38.84	25.00	84° 26' 17"	S45°35'42"W	33.60
C35	13.06	25.00	29° 55' 35"	N77°13'22"E	12.91
C36	131.84	50.00	151° 4' 40"	S42°12'06"W	96.83
C37	13.06	25.00	29° 55' 35"	S18°22'27"E	12.91
C38	36.33	25.00	83° 15' 27"	S43°03'33"W	33.22



LEGEND

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- FOUND 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED

① - INDICATES BLOCK NUMBER

A - INDICATES RESERVE

✂ - STREET NAME BREAK

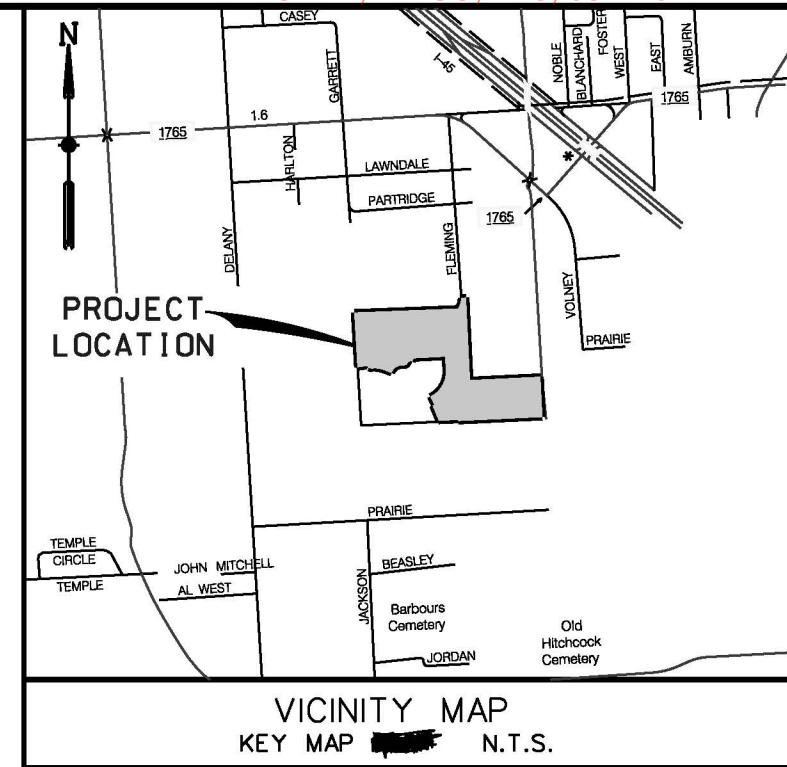
LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N60°08'37"E	47.37
L2	N52°35'58"E	47.37
L3	N45°03'18"E	47.37
L4	N37°30'38"E	47.37
L5	N29°57'58"E	47.37
L6	N22°25'19"E	47.37
L7	N17°15'55"E	17.40
L8	N12°06'31"E	47.37
L9	N04°33'51"E	47.37
L10	N0°56'42"W	48.76
L11	S22°18'36"W	43.85
L12	S87°16'56"W	49.22
L13	N69°07'44"W	130.43
L14	N81°23'39"W	119.96
L15	S06°15'23"W	9.83
L16	N83°44'37"W	60.00
L17	N27°28'28"E	29.94
L18	N02°45'44"W	2.30
L19	N87°13'22"E	60.00
L20	N42°12'06"E	5.97
L21	S47°47'54"E	9.33
L22	S02°45'44"E	2.31
L23	S06°15'23"W	66.18
L24	S20°07'58"W	35.63
L25	N8°48'51"E	36.00
L26	N02°43'04"W	15.00
L27	S72°44'05"E	120.11

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	27.40	480.00	3° 16' 15"	N65°33'05"E	27.40
C2	83.36	50.00	95° 31' 24"	S64°30'55"W	74.04
C3	30.77	25.00	70° 51' 44"	S52°01'04"W	28.87
C4	175.03	150.00	66° 51' 29"	S53°51'12"W	165.27
C5	44.67	25.00	102° 23' 4"	N44°56'09"W	38.96
C6	115.42	1470.00	4° 29' 56"	S81°37'21"W	115.39
C7	116.10	220.00	30° 14' 12"	N12°21'22"E	114.76
C8	182.05	1500.00	6° 57' 14"	S82°58'43"W	181.94
C9	131.83	250.00	30° 14' 12"	S12°21'22"W	130.41
C10	131.90	250.00	30° 13' 49"	S12°21'34"W	130.38
C11	616.47	505.00	69° 56' 33"	S32°12'56"W	578.90
C12	87.57	55.00	91° 13' 30"	S42°12'06"W	78.61
C13	101.24	600.00	9° 40' 2"	S01°25'22"W	101.12
C14	77.47	50.00	88° 46' 30"	S47°47'54"E	69.95
C15	39.38	25.00	90° 14' 34"	S47°52'38"E	35.43
C16	39.16	25.00	89° 45' 26"	S42°07'22"W	35.28
C17	35.88	25.00	82° 14' 1"	S00°17'57"W	32.88
C18	157.08	50.00	160° 0' 0"	S49°10'58"W	100.00
C19	35.88	25.00	82° 14' 1"	N81°56'04"W	32.88
C20	18.85	300.00	3° 35' 59"	N04°33'20"W	18.85
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C22	39.02	25.00	89° 25' 49"	N47°28'15"W	35.18
C23	39.52	25.00	90° 34' 11"	S42°31'45"W	35.53
C24	39.02	25.00	89° 25' 49"	N47°28'15"W	35.18
C25	16.09	25.00	36° 52' 12"	S69°22'45"W	15.81
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C31	39.52	25.00	90° 34' 11"	S42°31'45"W	35.53
C32	38.74	25.00	88° 46' 30"	N47°47'54"W	34.98
C33	39.80	25.00	91° 13' 30"	N42°12'06"E	35.73
C34	36.84	25.00	84° 28' 17"	S45°35'42"W	33.60
C35	13.06	25.00	29° 55' 35"	N77°13'22"W	12.91
C36	131.84	50.00	151° 4' 40"	S42°12'06"W	96.83
C37	13.06	25.00	29° 55' 35"	S18°22'27"E	12.91
C38	36.33	25.00	83° 15' 27"	S43°03'33"W	33.22

RESERVE TABLE		
RESERVE "A"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	1.18 AC. / 51,629 SF.
RESERVE "B"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	2.46 AC. / 107,316 SF.
RESERVE "C"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	0.39 AC. / 17,132 SF.
RESERVE "D"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	0.11 AC. / 4,732 SF.
RESERVE "E"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	0.04 AC. / 1,610 SF.
RESERVE "F"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	0.11 AC. / 4,584 SF.
RESERVE "G"	DETENTION / OPEN SPACE / INCIDENTAL UTILITIES	12.49 AC. / 543,957 SF.
RESERVE "H"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	0.06 AC. / 2,437 SF.
RESERVE "I"	LANDSCAPE / OPEN SPACE / INCIDENTAL UTILITIES	0.11 AC. / 4,711 SF.
RESERVE "J"	PARK / INCIDENTAL UTILITIES	2.06 AC. / 89,666 SF.
RESERVE "K"	PARK / INCIDENTAL UTILITIES	0.34 AC. / 15,003 SF.
TOTAL:		19.35 AC. / 842,777 SF.



6.060 ACRES
JUAN J. VENTURA
&
SONIA MABEL ALFARO
"TRACT 2"
C.F. NO.2018006662
O.P.R.R.P.G.C.

NOTES:

- ALL NON-PERIMETER EASEMENTS ON PROPERTY LINES ARE CENTERED UNLESS OTHERWISE NOTED.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WEATHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF SUBDIVISION ORDINANCE NO. 139, CITY OF LA MARQUE, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITH THE INCORPORATED BOUNDARIES OF THE CITY OF LA MARQUE, TEXAS
- AMBROSE SECTION ONE IS LOCATED WITHIN SHADED ZONE X PER FEMA FLOOD INSURANCE RATE MAP PANEL 0385G WHICH BEARS AN EFFECT DATE OF AUGUST 15, 2019 AND MAP NUMBER 4481670385G, MAP REVISED AUGUST 15, 2019.
- SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER UNLESS FRONTING LOTS. THIS WILL BE COMPLETED BY THE HOMEBUILDERS.
- A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ADJUT ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY 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 AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- ALL RESERVES, INCLUDING LANDSCAPING SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS BOUNDARY OF THIS PLAT IS LOCATED WITHIN GALVESTON COUNTY MUD No. 68.
- THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF THE AMBROSE PLANNED DEVELOPMENT DISTRICT (0-2020-005).

FINAL PLAT AMBROSE SECTION ONE

A SUBDIVISION OF 41.74 ACRES

LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO.4, A-2
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS

106 LOTS 6 BLOCKS 11 RESERVES

MAY, 2021

ENGINEER / SURVEYOR:



COSTELLO, INC.
2107 CITYWEST BLVD., 3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

PLANNER:



7GEN PLANNING
Planning and Landscape Architecture
2107 Citywest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax

Tuesday, February 2, 2021

Jeff Ebersole
Costello, Inc.
2107 City West Blvd., 3rd Floor
Houston, TX 77042

Re: Detention Improvements and Mass Grading for Ambrose Development Construction Plans
Letter of No Objection
COLM Project No. CC 2020-014
Adico, LLC Project No. 18100-3-064

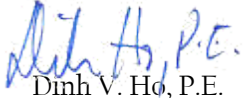
Dear Mr. Ebersole;

On behalf of the City of La Marque, Adico, LLC has reviewed the third submittal for the Detention Improvements and Mass Grading for Ambrose construction plans, received on or about February 2, 2021. The project has been reviewed in accordance with the City of La Marque Engineering Design Criteria Manual effective January 14, 2019.

Based on our review, we have no objections to the plans as resubmitted on February 2, 2021. Attached are the signed plans for your use.

Should you have any questions, please do not hesitate to call our office.

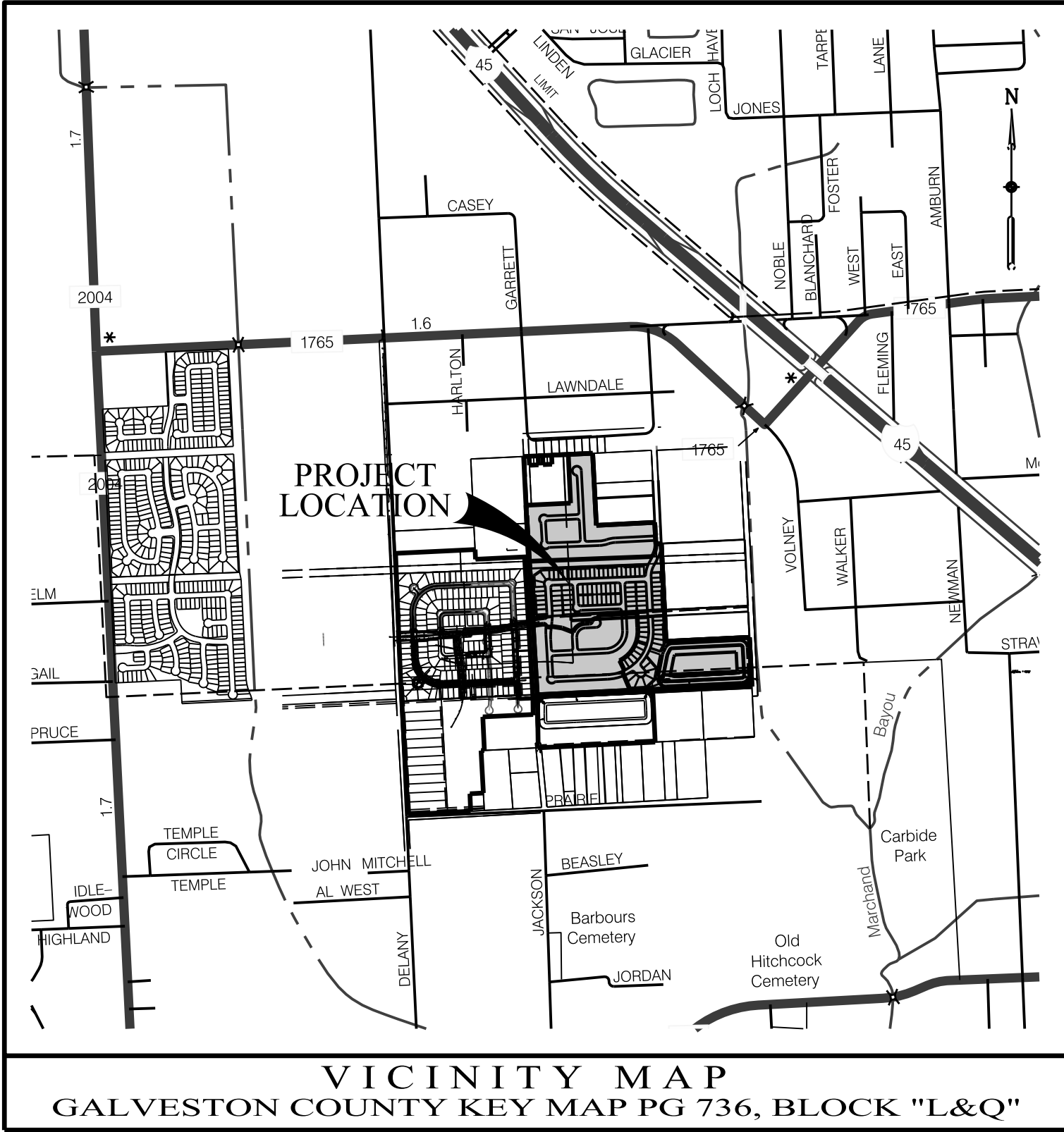
Sincerely,
Adico, LLC



Dimh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Derra Purnell, City of La Marque, d.purnell@cityoflamarque.org
File: 18100-3-064

CONSTRUCTION PLANS FOR DETENTION IMPROVEMENTS AND MASS GRADING FOR AMBROSE LOCATED IN THE CITY OF LA MARQUE GALVESTON COUNTY, TEXAS



INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1.	COVER SHEET
2.	GENERAL NOTES
3.	DETENTION POND PLAN
4.	BASIN DRAINAGE AREA LAYOUT
PLAN AND ROFILES	
5.	EXISTING OUTFALL 1 AND EXISTING OUTFALL 2
LAYOUTS	
6.	MASS GRADING LAYOUT #1
7.	MASS GRADING LAYOUT # 2
8.	CROSS SECTIONS
9.	POLLUTION PREVENTION PLAN
DETAILS	
10.	CITY OF LA MARQUE STORM DETAILS 1 OF 2
11.	CITY OF LA MARQUE STORM DETAILS 2 OF 2
12.	BACKSLOPE INTERCEPTOR STRUCTURE & OUTFALL DETAILS
13.	CITY OF LA MARQUE PPP DETAILS 1 OF 2
14.	CITY OF LA MARQUE PPP DETAILS 2 OF 2

Contractor shall notify the City of La Marque
c/o Adico, LLC (Dinh V. Ho, P.E. @ 832-895-1093
or inspections@adico-llc.com) 48 hours
before commencing work.

CITY OF LA MARQUE, TEXAS

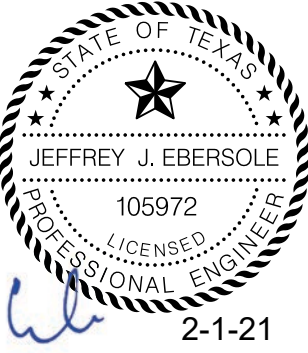
THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.

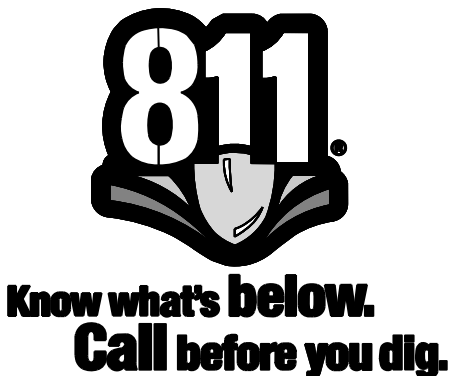



DINH V. HO, P.E., CITY ENGINEER

02022021
DATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

NO.	REVISION	DATE	BY
 Engineering and Surveying 2107 CityWest Blvd., 3rd Floor Houston, Texas 77042 (713) 783-7788 (713) 783-3580, Fax TBPE FIRM REG. No. 280 TBPLS FIRM REG. No. 100486			
 JEFFREY J. EBERSOLE 105972 LICENSED PROFESSIONAL ENGINEER 2-1-21			
PRIVATE UTILITY LINES SHOWN			
Date: Centerpoint Energy/ Electric Facilities. (approved only for crossing underground ductlines, unless otherwise noted.) Valid At Time Of Review Only AT&T TEXAS/SBC UTILITY LINES SHOWN			
Date: Approved for AT&T TEXAS/SBC underground conduit facilities only. Signature valid for one year.			
Date: Centerpoint Energy/ Gas Facilities GAS service lines are not shown.) NOTICE: AT LEAST 48 HOURS BEFORE EXCAVATING IN STREET R.O.W. OR EASEMENTS CALL LONE STAR NOTIFICATION CENTER, (713) 223-4567 OR 1-800-669-8344 TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED. CALL CENTERPOINT AT 713-207-7777.			
SHEET 1		OF 14 SHEETS	
JOB NO. 2020209-500			



P:\Safegens\AMBROSE\DETENTION FOND\DCNS\2020-209 SHEET 02 - NOT.dgn
2/1/2021 3:29:23 PM

GENERAL CONSTRUCTION NOTES	
1	WATER LINES, WASTEWATER COLLECTION SYSTEMS AND DRAINAGE SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LA MARQUE ENGINEERING DESIGN CRITERIA MANUAL UNLESS OTHERWISE NOTED AND APPROVED ON THESE PLANS.
2	THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO THE EXISTING PUBLIC OR PRIVATE UTILITY LINES, INCLUDING BUT NOT LIMITED TO PAVING, WATER LINES, WASTEWATER COLLECTION SYSTEMS AND STORM SEWERS DURING CONSTRUCTION. ALL DAMAGES SHALL BE REPAIRED IN ACCORDANCE WITH CITY OF LA MARQUE, DEPARTMENT OF PUBLIC WORKS, AT NO COST TO THE OWNER. CONSTRUCTION SHALL NOT BEGIN UNTIL A PERMIT & PRE-CONSTRUCTION MEETING IS HELD WITH THE CITY OF LA MARQUE.
3	CONTRACTOR SHALL NOTIFY CITY OF LA MARQUE C/O ADICO, LLC (DHW V. HO, P.E. # 832-895-1093 OR INSPECTIONS@ADICO-LLC.COM) FORTY-EIGHT (48) HOUR IN ADVANCE OF COMMENCING ANY CONSTRUCTION.
4	CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY CITY OF LA MARQUE PRIOR TO STARTING CONSTRUCTION OF UTILITY AND/OR CULVERTS WITHIN CITY ROAD RIGHT-OF-WAY.
5	CONTRACTOR SHALL GIVE ENGINEER 48 HOURS NOTICE FOR CONSTRUCTION STAKING.
6	ALL UNSATISFACTORY AND/OR WASTE MATERIALS INCLUDING VEGETATION, ROOTS, CONCRETE, AND DEBRIS SHALL BE HAULED OFF SITE BY THE CONTRACTOR. THE COST FOR THIS WORK INCLUDING HAUL WILL BE CONSIDERED AS INCIDENTAL COST TO THE OTHER ITEMS OF THE WORK.
7	CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES DURING CONSTRUCTION OF PROPOSED IMPROVEMENTS.
8	CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION OF PROPOSED FACILITIES. CONTRACTOR SHALL NOTIFY UTILITIES 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTACT TEXAS ONE-CALL 811.
9	CONTRACTOR SHALL CONFINE ALL WORK EFFORTS WITHIN THE DESIGNATED AREA UNLESS SPECIFICALLY AUTHORIZED BY THE OWNER. EXTREME CARE SHOULD BE EXERCISED NEAR ADJACENT PROPERTY TO PROTECT ANY EXISTING TREES, FENCES, LANDSCAPING AND OTHER EXISTING FEATURES.
10	ALL EXISTING LANDSCAPING, SIDEWALKS, FENCES, UTILITIES AND OTHER EXISTING FACILITIES DAMAGED DURING CONSTRUCTION WILL BE REPLACED OR REPAIRED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
11	ALL CONSTRUCTION WHICH HINDERS TRAFFIC OR REQUIRES TRAFFIC DIVERSION SHALL BE IN CONFORMANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
12	THE CONTRACTOR SHALL BE RESPONSIBLE FOR PURCHASING ANY WATER NEEDED FOR CONSTRUCTION OR TESTING. THE PURCHASE OF WATER FOR CONSTRUCTION OR TESTING WILL BE CONSIDERED INCIDENTAL TO THE VARIOUS OTHER ITEMS OF WORK.
13	ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF GALVESTON COUNTY DRAINAGE DISTRICT NO. 2, THE CITY OF LA MARQUE, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND THE ENGINEER.
14	ALL FINAL SANITARY MANHOLE RIM ELEVATIONS ARE TO BE SET AT 3 INCHES ABOVE FINISHED GRADE. ALL STORM MANHOLE RIM ELEVATIONS SHALL BE SET AT 2 INCHES ABOVE FINISH GRADE, EXCEPT THOSE WITHIN PAVEMENT. ALL EXISTING MANHOLES WITHIN OR ADJACENT TO THE PROJECT ARE TO BE ADJUSTED TO 2 INCHES ABOVE FINISHED GRADE AFTER FINAL GRADING IS COMPLETE. IF THIS NOTE CONFLICTS WITH THE ELEVATIONS OR NOTES ON THE PLANS, THIS NOTE SHALL GOVERN.
15	MAINTAIN A MINIMUM OF 1' CLEARANCE BETWEEN ALL UTILITIES.
16	INCLUDE PRICE OF ALL BEDDING AND BACKFILL REQUIRED FOR WATERLINES, SANITARY SEWERS, AND STORM SEWERS IN PRICE BID PER LINEAR FOOT OF PIPE.
17	FLOW LINE ELEVATIONS AT MANHOLES ARE BASED ON DISTANCE BETWEEN MANHOLES AND NOT CENTERLINE RIGHT-OF-WAY STATIONING.
18	UPON PROJECT COMPLETION AND PRIOR TO FINAL RELEASE OF RETAINAGE, CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF "PROJECT'S RECORD DOCUMENTS" OF THE CONTRACT AS THEY RELATE TO THE RESPECTIVE CONTRACTOR. PROVIDE THE CITY OF LA MARQUE PUBLIC WORKS DEPARTMENT WITH ONE FULL PAPER AND ELECTRONIC SET OF RECORD DRAWINGS.
19	DELIVERY TICKETS FOR ALL MATERIALS (E.G., CONCRETE, CEMENT STABILIZED SAND, ETC.) SHALL BE MAINTAINED BY THE CONTRACTOR AND UPON REQUEST, BE MADE AVAILABLE FOR REVIEW BY THE ENGINEER.
20	PRIOR TO FINAL RELEASE OF RETAINAGE, THE CONTRACTOR SHALL PROVIDE A NOTARIZED CERTIFICATION THAT ALL MATERIALS INSTALLED IN THE PROJECT ARE COMPLETE IN PLACE IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
21	ALL WATER, SANITARY AND STORM SEWER STUBS ARE TO BE MARKED WITH FOUR (4) FOOT LONG 6" P.V.C. MARKERS WITH A MINIMUM OF TWO (2) FEET EXPOSED. MARKERS ARE TO BE CAPPED.
22	ALL FILL AREAS SHALL BE PROOF ROLLED BEFORE PLACING FILL. AFTER PROOF ROLLING, SCARIFY THE SURFACE TO RECEIVE FILL TO CREATE A BOND BETWEEN THE EXISTING GROUND AND THE FIRST LIFT OF FILL. PLACE FILL IN LOOSE 6-8 INCH LIFTS. ADJUST MOISTURE CONTENT TO BETWEEN +/- 2% OF OPTIMUM AND COMPACT FILL TO 95% STANDARD PROCTOR DENSITY (ASTM D 698).
23	UTILITY SPOIL SHALL REMAIN ON SITE AND BE INCORPORATED INTO THE FILL REQUIRED FOR THE LOT GRADING PLAN.
24	ALL TRENCHES UNDER OR WITHIN 3' OF BACK OF CURB SHALL BE BACKFILLED WITH CEMENT STABILIZED SAND TO THE BOTTOM OF PAVEMENT SUBGRADE.
25	THESE PLANS, PREPARED BY COSTELLO, INC., DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE REGISTERED PROFESSIONAL ENGINEER(S) HEREON DOES NOT EXTEND TO ANY SUCH SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THESE PLANS. THE CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS, INCLUDING THE PLANS AND SPECIFICATIONS REQUIRED BY THE HOUSE BILLS 652 AND 665 ENACTED BY THE TEXAS LEGISLATURE IN THE 70TH LEGISLATURE REGULAR SESSION AND CURRENT OSHA STANDARDS FOR TRENCH SAFETY. DESIGN OF TRENCH SAFETY SYSTEMS, SEALED BY A LICENSED PROFESSIONAL ENGINEER, SHALL BE SUBMITTED BY THE CONTRACTOR PRIOR TO EXECUTION OF A CONTRACT FOR THIS WORK.

STORM SEWER CONSTRUCTION NOTES	
1	REINFORCED CONCRETE PIPE (C-76 CLASS III) STORM SEWER SHALL BE INSTALLED BEDDED AND BACKFILLED IN ACCORDANCE WITH CITY OF LA MARQUE DETAILS.
2	ALL CEMENT STABILIZED SAND FOR BEDDING AND BACKFILL OF WATERLINES, SANITARY SEWERS AND STORM SEWERS SHALL BE IN CONFORMANCE WITH THE CITY OF LA MARQUE DETAILS.
3	ALL STORM SEWERS UNDER OR WITHIN THREE (3) FEET OF PROPOSED OR FUTURE PAVEMENT SHALL BE BACKFILLED WITH CEMENT STABILIZED SAND TO SUBGRADE.
4	ALL STORM SEWER INLETS SHALL BE TYPE "B-B" OR TYPE "C-I" AS INDICATED ON PLANS. ALL INLETS SHALL BE INSTALLED WITH GRATES, NOT PLATES. ALL STORM SEWER INLETS SHALL BE PRECAST.
5	REINFORCED CONCRETE PIPE SHALL BE ASTM C-76, CLASS III. ALL PIPE SHALL HAVE "O" RING RUBBER GASKET JOINTS AS PER ASTM C-443.
6	BEDDING AND BACKFILL IS TO BE CONSIDERED SUBSIDIARY TO PAY ITEMS FOR PIPE AND INLETS AND SHALL NOT BE PAID FOR DIRECTLY. CEMENT STABILIZED BACKFILL SHALL BE USED FOR ALL STORM SEWERS.
7	ALL STORM SEWER MANHOLES SHALL BE STANDARD TYPE "C" UNLESS OTHERWISE NOTED. ALL STORM SEWER MANHOLES SHALL BE PRECAST.
8	ALL PROPOSED PIPE STUB-OUTS FROM MANHOLES OR INLETS ARE TO BE PLUGGED WITH 8" BRICK WALLS UNLESS OTHERWISE SHOWN.
9	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 FINAL DRAFT OF STORMWATER MANAGEMENT HANDBOOK FOR CONSTRUCTION ACTIVITIES AS PREPARED BY GALVESTON COUNTY DD2 AND THE CITY OF LA MARQUE IN COMPLIANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
10	EXISTING PAVEMENTS, CURBS, SIDEWALKS, AND DRIVEWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO CITY OF LA MARQUE STANDARDS.
11	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.

COMPACTED FILL NOTES	
1.	ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE COMPLETELY STRIPPED (A MINIMUM OF 4-INCHES). STRIPPINGS SHALL BE TEMPORARY STOCKPILED. ALL TREES AND HEAVY BRUSH SHALL BE REMOVED FROM THE PROJECT SITE. ALL AREAS TO BE FILLED SHALL BE PROOF ROLLED. PROOF ROLLING SHALL BE DONE IN THE PRESENCE OF THE ENGINEER OR TESTING LABORATORY. AND SHALL BE PERFORMED WITH A FULLY LOADED DUMP TRUCK OR OTHER EQUIPMENT APPROVED BY THE ENGINEER. AREAS OF SOFT SPOTS SHALL BE REMOVED AND RECOMPACTED TO DENSITY OF ADJACENT SOIL. (NO SEPARATE PAY). FOLLOWING PLACEMENT OF FILL, THE STRIPPING SHALL BE EVENLY SPREAD OVER THE FILL AREA. ALL ELEVATIONS SHOWN DENOTE FINAL ELEVATIONS AFTER TOPSOIL STRIPPINGS HAVE BEEN SPREAD OVER FILL AREA.
2.	ALL FILL MUST BE CLEAN MATERIAL, FREE FROM TRASH, ROOTS, STRIPPINGS AND OTHER DELETERIOUS MATERIAL. ALL PROP. FILL SHALL BE PLACED ON PREPARED SURFACES IN LOOSE LAYERS NOT EXCEEDING 8-INCHES THICKNESS AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY DEFINED BY THE STANDARD PROCTOR TEST ASTM D 698 AT +/- 2 POINTS OF OPTIMUM MOISTURE CONTENT. EACH LAYER OF COMPACTED FILL SHALL BE TESTED TO DETERMINE THE PERCENTAGE OF COMPACTION ACHIEVED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE TESTING LABORATORY.
3.	ALL EXISTING DITCHES TO BE FILLED, OR THOSE FILLED DURING THE COURSE OF THE PROJECT SHALL BE MUCKED OUT TO REMOVE ALL WET AND SPONGY MATERIAL. REMOVED MATERIAL SHALL BE STOCKPILED WITH TOPSOIL AND BE SPREAD OUT OVER PROJECT SITE. ALL OBJECTIONABLE MATERIAL, INCLUDING TRASH, SHALL BE REMOVED FROM THE SITE. ALL FILL SHALL BE PLACED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS AND APPLICABLE CONSTRUCTION PLAN NOTES.
4.	ALL ELEVATIONS SHOWN DENOTE FINAL ELEVATIONS AFTER TOPSOIL STRIPPINGS HAVE BEEN SPREAD OVER FILL AREAS.
5.	FILL AT PROPERTY LINES AND AT DITCHES SHALL BE PLACED SUCH THAT THE SLOPE DOES NOT EXCEED 4- FEET HORIZONTALLY TO 1-FOOT VERTICALLY.
6.	OFF-ROAD TYPE CONSTRUCTION VEHICLES WILL NOT BE ALLOWED TO CROSS ANY PUBLIC STREET.
7.	ALL FILL AREAS WITHIN THE PROPOSED RIGHT-OF-WAY SHALL BE PROOFROLLED PRIOR TO RECEIVING FILL.

CAUTION: UNDERGROUND GAS FACILITIES

LOCATIONS OF UNDERGROUND GAS MAIN LINES AND SERVICE LINES ARE NOT SHOWN ON THE CONSTRUCTION PLANS. THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT 811 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE MAIN AND SERVICE LINES FIELD LOCATED. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.

CAUTION: 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 CENTERPOINT ENERGY.

UNDERGROUND ELECTRICAL, TELECOMMUNICATION AND CABLE TV LINES ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL 811 A MINIMUM OF 48 HOURS BEFORE BEGINNING CONSTRUCTION TO HAVE THESE LINES FIELD LOCATED. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.

GCDD2 DISTRICT NOTES

- CONTRACT GALVESTON CO. DRAINAGE DISTRICT NO. 2 AT LEAST 48 HOURS NOTICE PRIOR TO COMMENCING CONSTRUCTION AND UPON COMPLETION OF IMPROVEMENTS FOR THE FINAL INSPECTION.
- BUILDINGS, FENCES OR OTHER STRUCTURES SHALL NOT BE ERECTED IN DISTRICT RIGHTS-OF-WAY OR DRAINAGE EASEMENTS.
- THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER(S). (USE THIS NOTE FOR PRIVATE SYSTEMS ONLY)
- ALL DRAINAGE FACILITIES SHALL HAVE EROSION CONTROL ESTABLISHED UPON COMPLETION. CONTRACTOR TO PROVIDE GALVESTON CO. DRAINAGE DISTRICT NO.1 WITH PROPOSED GRASS TYPE, APPLICATION RATE, AND APPLICATION METHOD FOR APPROVAL PRIOR TO COMMENCING WORK.
- PLANTINGS, FLOWER BEDS, OTHER LANDSCAPING, OR FILL MATERIALS ARE NOT PERMITTED IN SIDE LOT DRAINAGE OR DETENTION EASEMENTS.

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BENCHMARK
NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6 ELEVATION = 12.55 (ADJUSTED 1973)

T.B.M. 3084-40-J
LOCATED +/- 1250' WEST OF FLEMING ST. ON THE FIRST SET OF TRIPLE POWER POLES IN THE 80' H&P EASEMENT AT SOUTH END OF FLEMING ST. BENCH-TIE IN SOUTH FACE OF SOUTH POWER POLE OF SET. ELEVATION = 15.53 (ADJUSTED 1973)

T.B.M. 3084-41-J
LOCATED ON FIRST POWER POLE NORTH OF 80' H&P EASEMENT ON EAST R.O.W. OF FLEMING ST. +/- 77' NORTH OF CENTERLINE OF 80' H&P EASEMENT, BENCH-TIE IN WEST FACE OF POWER POLE. ELEVATION = 16.60 (ADJUSTED 1973)

CL CURVE DATA

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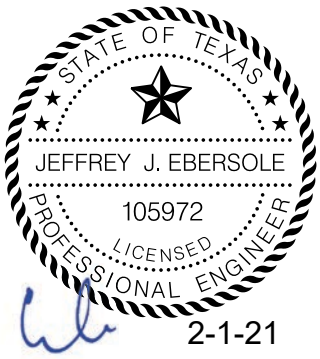
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QA/QC BY: _____ DATE: _____
QA/QC REVISIONS BY: _____

DETENTION IMPROVEMENTS AND MASS GRADING

DETENTION POND LAYOUT



Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 763-7788 / (713) 763-3580, Fax
TBPB FIRM REG. No. 280
TBPB FIRM REG. No. 100486



PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.



Ad H. P.E.
DIN/HV, HO, P.E., CITY ENGINEER

02212021
DATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

DRAWING SCALE: 1" = 50'

SHEET

3

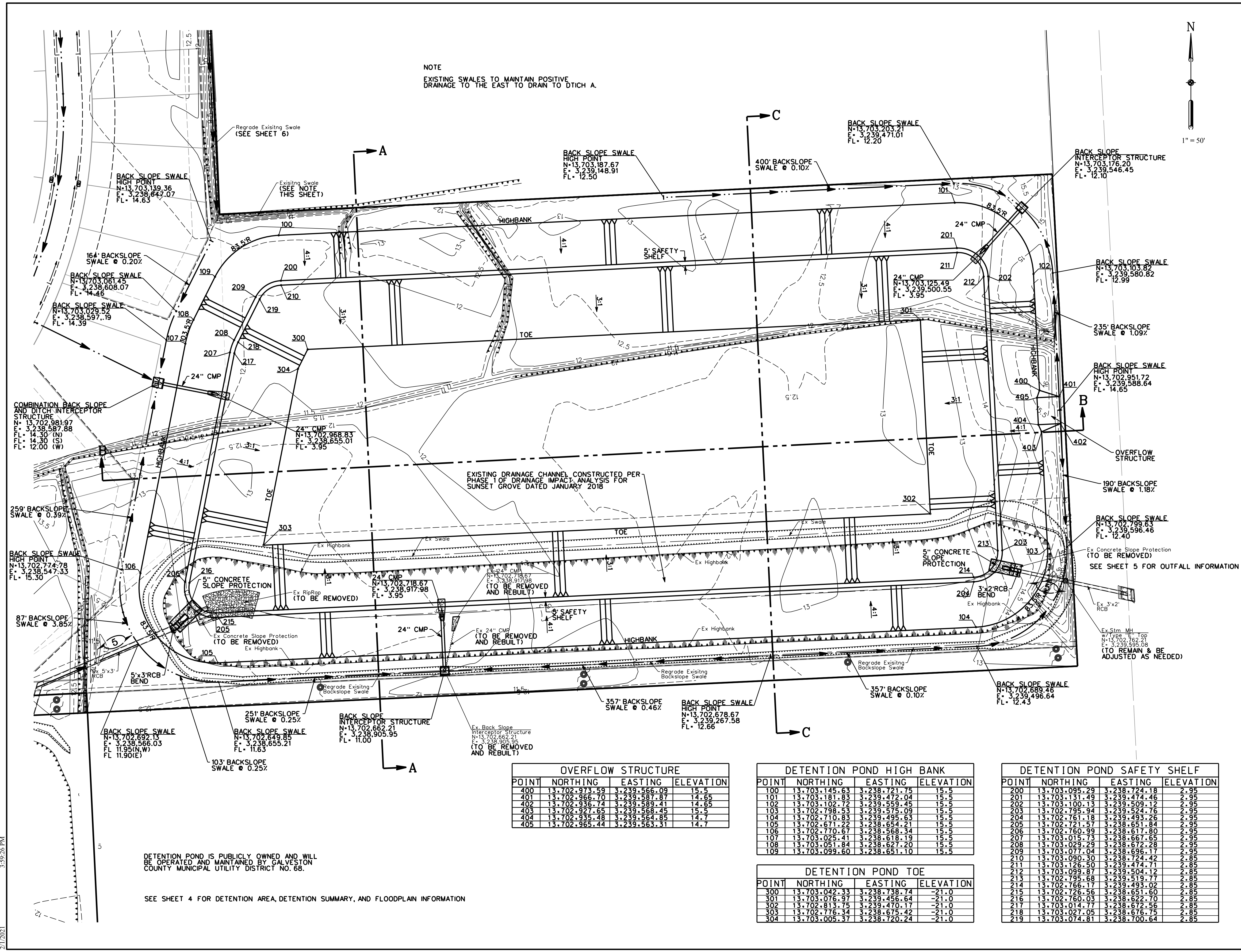
OF

14

SHEETS

JOB NO. 2020209-500

NOTE
EXISTING SWALES TO MAINTAIN POSITIVE DRAINAGE TO THE EAST TO DRAIN TO DITCH A.



OVERFLOW STRUCTURE			
POINT	NORTHING	EASTING	ELEVATION
400	13,702,973.59	3,239,566.09	15.5
401	13,702,966.70	3,239,587.87	14.65
402	13,702,936.74	3,239,589.41	14.65
403	13,702,927.65	3,239,568.45	15.5
404	13,702,935.48	3,239,564.85	14.7
405	13,702,965.44	3,239,563.31	14.7

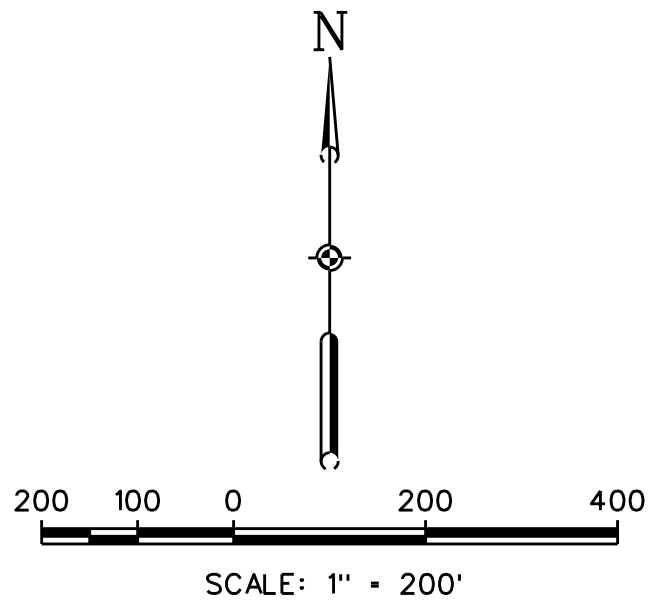
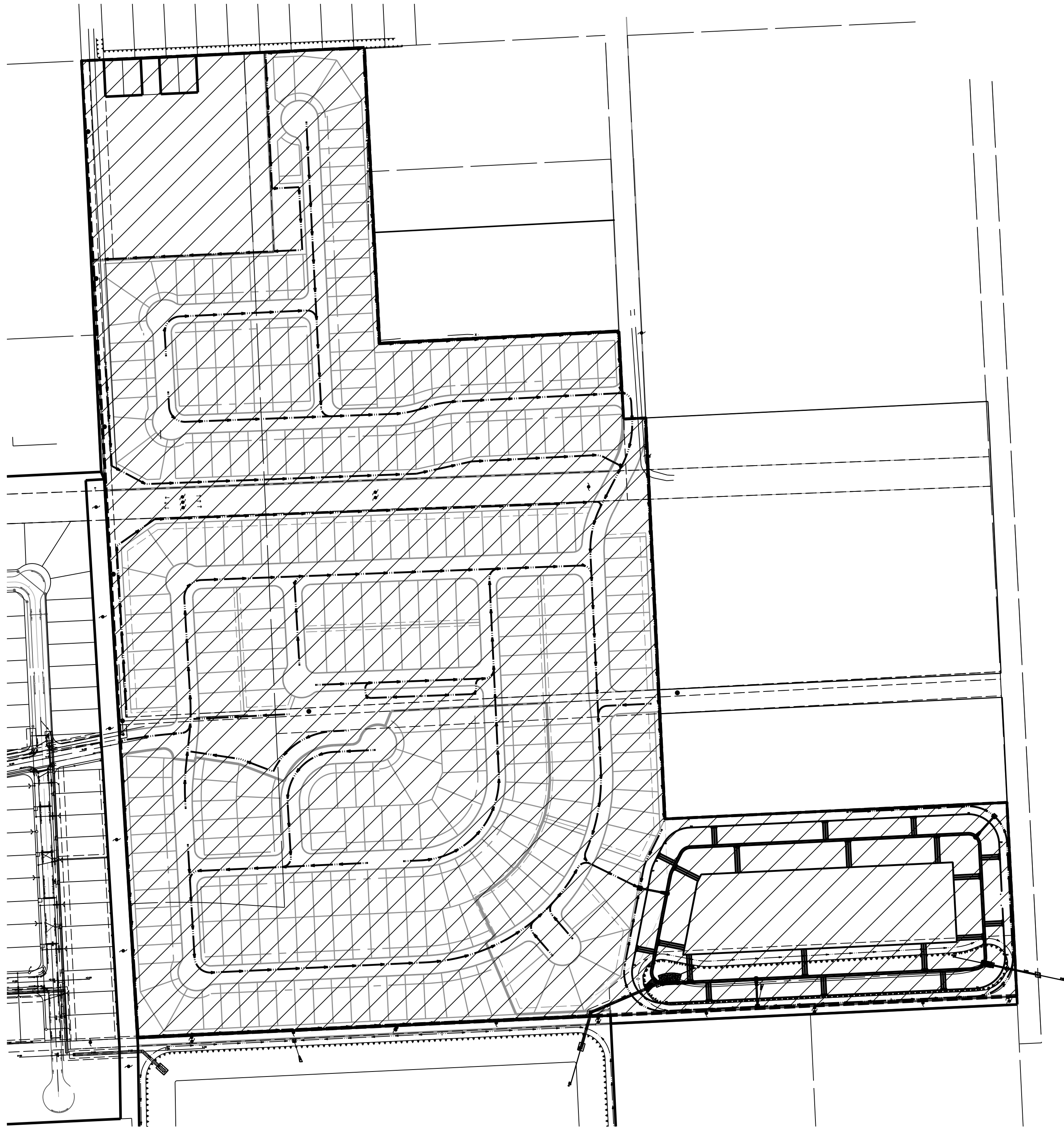
DETENTION POND HIGH BANK			
POINT	NORTHING	EASTING	ELEVATION
100	13,703,145.63	3,238,721.75	15.5
101	13,703,181.83	3,239,472.04	15.5
102	13,703,102.72	3,239,559.45	15.5
103	13,702,798.53	3,239,575.09	15.5
104	13,702,710.83	3,239,495.63	15.5
105	13,702,671.22	3,238,654.21	15.5
106	13,702,770.67	3,238,568.34	15.5
107	13,703,025.41	3,238,618.19	15.5
108	13,703,051.84	3,238,627.20	15.5
109	13,703,099.60	3,238,651.10	15.5

DETENTION POND TOE			
POINT	NORTHING	EASTING	ELEVATION
300	13,703,042.33	3,238,738.74	-21.0
301	13,703,076.97	3,239,456.64	-21.0
302	13,702,813.75	3,239,470.17	-21.0
303	13,702,776.34	3,238,675.42	-21.0
304	13,703,005.37	3,238,720.24	-21.0

DETENTION POND SAFETY SHELF			
POINT	NORTHING	EASTING	ELEVATION
200	13,703,095.29	3,238,724.18	2.95
201	13,703,131.49	3,239,474.46	2.95
202	13,703,100.13	3,239,509.12	2.95
203	13,702,795.94	3,239,524.76	2.95
204	13,702,761.18	3,239,493.26	2.95
205	13,702,721.57	3,238,651.84	2.95
206	13,702,760.99	3,238,617.80	2.95
207	13,703,015.73	3,238,667.65	2.95
208	13,703,029.29	3,238,672.28	2.95
209	13,703,077.04	3,238,696.17	2.95
210	13,703,090.30	3,238,724.42	2.85
211	13,703,126.50	3,239,474.71	2.85
212	13,703,099.87	3,239,504.12	2.85
213	13,702,795.68	3,239,519.77	2.85
214	13,702,766.17	3,239,493.02	2.85
215	13,702,726.56	3,238,651.60	2.85
216	13,702,760.03	3,238,622.70	2.85
217	13,703,014.77	3,238,672.56	2.85
218	13,703,027.05	3,238,676.75	2.85
219	13,703,074.81	3,238,700.64	2.85

DETENTION POND IS PUBLICLY OWNED AND WILL BE OPERATED AND MAINTAINED BY GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 68.

SEE SHEET 4 FOR DETENTION AREA, DETENTION SUMMARY, AND FLOODPLAIN INFORMATION



LEGEND

 BASIN DRAINAGE AREA

BENCHMARK
NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6
ELEVATION = 12.55 (ADJUSTED 1973)
T.B.M. 3084-40-J
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ELEVATION = 16.60 (ADJUSTED 1973)

CL CURVE DATA

NO.	REVISION	DATE	BY

DESIGNED BY: _____
DESIGN CHECKED BY: _____
DRAWN BY: _____
COGO CHECKED BY: _____
SURVEY CHECKED BY: _____
QA/QC BY: _____ DATE: _____
QA/QC REVISIONS BY: _____

DETENTION IMPROVEMENTS AND
MASS GRADING

BASIN DRAINAGE
AREA LAYOUT

Costello



Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 763-7788 / (713) 763-3580, Fax
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486



JEFFREY J. EBERSOLE
105972
LICENSED PROFESSIONAL ENGINEER
2-1-21

PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.



John H. P.E.
JOHN H. HO, P.E., CITY ENGINEER

02212021
DATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

DRAWING SCALE: 1" = 200'

SHEET

4

OF 14 SHEETS

JOB NO. 2020209-500

DETENTION SUMMARY	100 YR	10 YR
AREA SERVICED	86.8 AC.	86.8 AC.
DETENTION STORAGE RATE = C's	0.94 AC-FT/AC.	—
DETENTION STORAGE REQUIRED	81.2 AC-FT	—
DETENTION STORAGE PROVIDED	81.2 AC-FT	—
MAXIMUM DESIGN WATER SURFACE ELEV.	13.30	11.98
MAXIMUM OUTFALL RATE ALLOWED	126.1 CFS	71.2 CFS
MAXIMUM OUTFALL RATE PROVIDED	65 CFS	66 CFS
RESTRICTOR SIZE	3x2' RCB	3x2' RCB
RESTRICTOR CALCULATIONS ARE LOCATED IN APPROVED "DRAINAGE IMPACT ANALYSIS REPORT"		

THIS BASIN IS PART OF A COMBINED SYSTEM. THE TOTAL AREA SERVICED IS 156.6 ACRES AT A DETENTION STORAGE RATE OF 1.16 PER THE APPROVED DRAINAGE IMPACT ANALYSIS.

DETENTION POND IS PUBLICLY OWNED AND WILL BE OPERATED AND MAINTAINED BY GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 68.

THIS DEVELOPMENT LIES ENTIRELY IN THE SHADED "X" ZONE PER THE FEMA MAP NUMBER 48167C0385G EFFECTIVE DATE AUGUST 15, 2019

BENCHMARK
NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6
ELEVATION = 12.55 (ADJUSTED 1973)

T.B.M. 3084-40-J
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ELEVATION = 16.60 (ADJUSTED 1973)

CL CURVE DATA

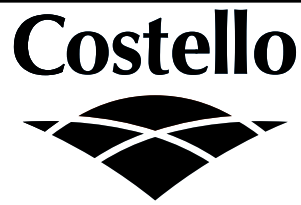
NO.	REVISION	DATE	BY

DESIGNED BY: _____
DESIGN CHECKED BY: _____
DRAWN BY: _____
COGO CHECKED BY: _____
SURVEY CHECKED BY: _____
QA/QC BY: _____ DATE: _____
QA/QC REVISIONS BY: _____

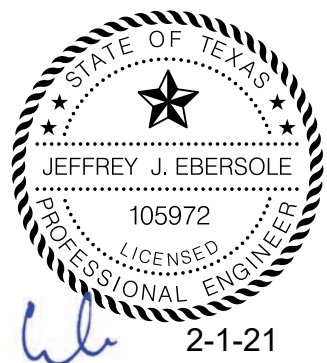
DETENTION IMPROVEMENTS AND MASS GRADING

PLAN AND PROFILE

5'x3' RCB STORM SEWER AND 3'x2' RCB STORM SEWER



Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
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TBPB FIRM REG. No. 280
TBPB FIRM REG. No. 100486



PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.



John H. P.E.
DIRECTOR, HO, P.E., CITY ENGINEER

02212021
DATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

DRAWING SCALE:

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

SHEET

5

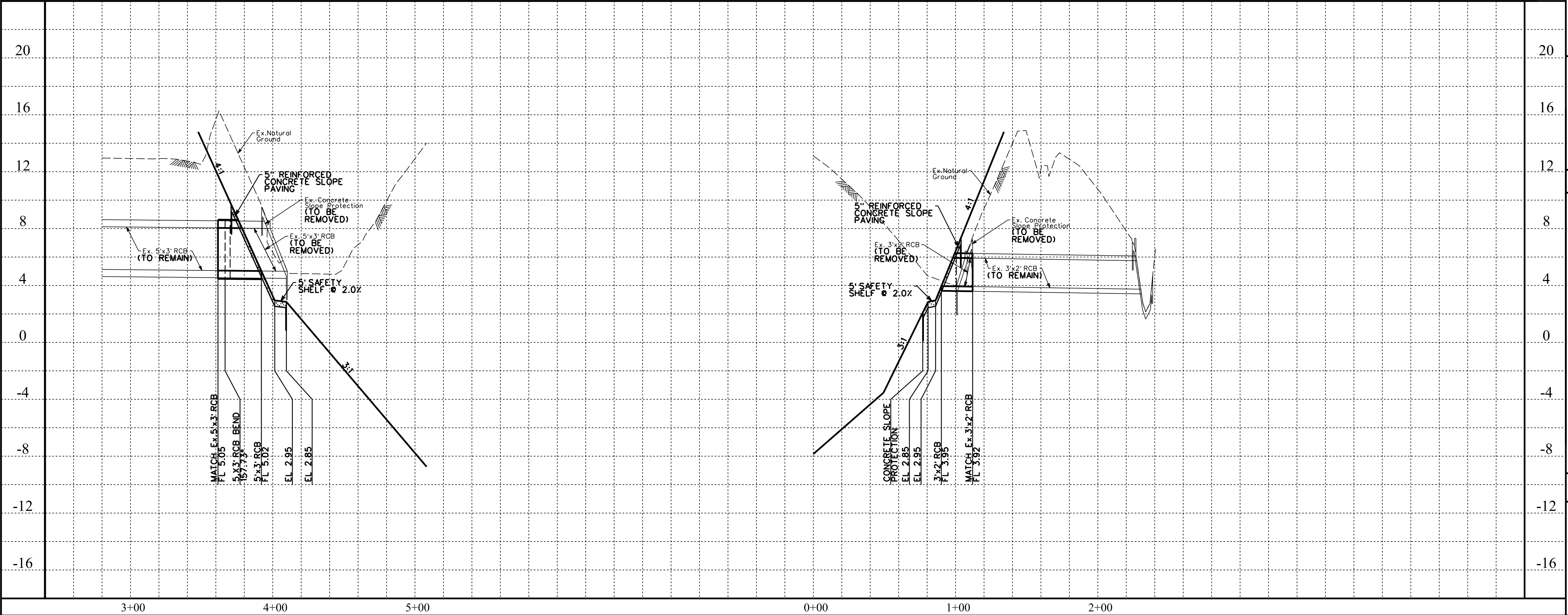
OF 14 SHEETS

JOB NO. 2020209-500

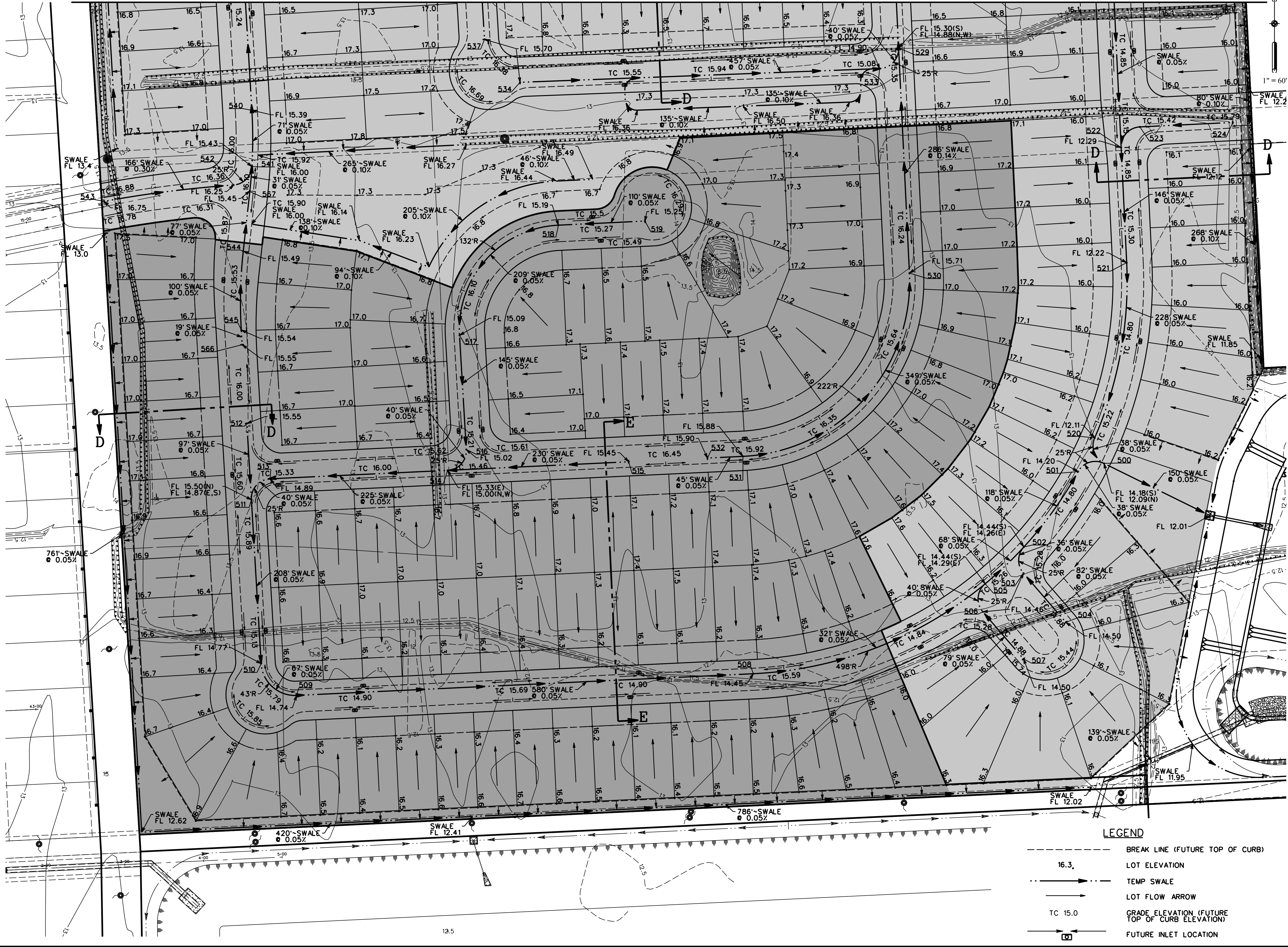
5' X 3' OUTFALL MODIFICATIONS

3' X 2' OUTFALL MODIFICATIONS

* ALL T/C's IN PLAN & PROFILE VIEW ARE BASED ON 6" CURB DESIGN * CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION *



MATCHLINE SEE SHEET 7



BENCHMARK
NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6
ELEVATION = 12.55 (ADJUSTED 1973)

T.B.M. 3084-40-J
LOCATED +/- 1250' WEST OF FLEMING ST. ON THE FIRST SET OF TRIPLE POWER POLES IN THE 80' H&P EASEMENT AT SOUTH END OF FLEMING ST. BENCH-TIE IN SOUTH FACE OF SOUTH POWER POLE OF SET.
ELEVATION = 15.53 (ADJUSTED 1973)

T.B.M. 3084-41-J
LOCATED ON FIRST POWER POLE NORTH OF 80' H&P EASEMENT ON EAST R.O.W. OF FLEMING ST. +/- 77' NORTH OF CENTERLINE OF 80' H&P EASEMENT. BENCH-TIE IN WEST FACE OF POWER POLE.
ELEVATION = 16.60 (ADJUSTED 1973)

CL CURVE DATA

NOTE:
ALL EXISTING SANITARY MANHOLE RIMS SHALL BE ADJUSTED TO BE 3" ABOVE FINISHED GRADE.

NO.	REVISION	DATE	BY

DESIGNED BY: _____
DESIGN CHECKED BY: _____
DRAWN BY: _____
COCO CHECKED BY: _____
SURVEY CHECKED BY: _____
QA/QC BY: _____ DATE: _____
QA/QC REVISIONS BY: _____

DETENTION IMPROVEMENTS AND MASS GRADING

FILL PLAN LAYOUT #1

Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 / (713) 783-3580, Fax
TBP# FIRM REG. No. 280
TBP# FIRM REG. No. 100486

JEFFREY J. EBERSOLE
105972
LICENSED PROFESSIONAL ENGINEER
2-1-21

PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.

City of La Marque
Gateway to the Gulf

John H. P.E.
DR. H. V. HO, P.E., CITY ENGINEER

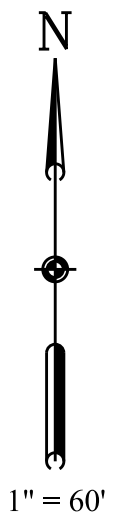
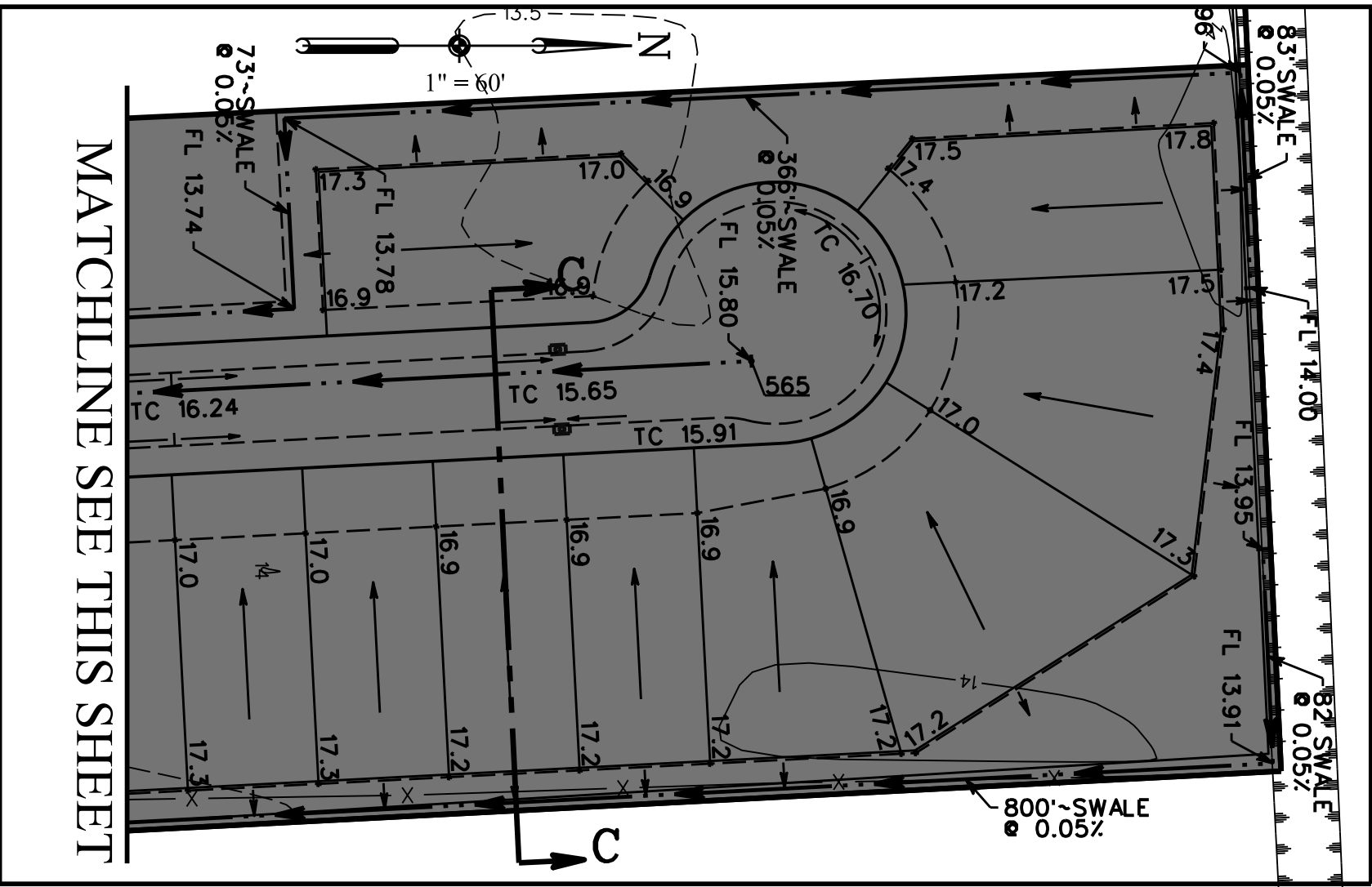
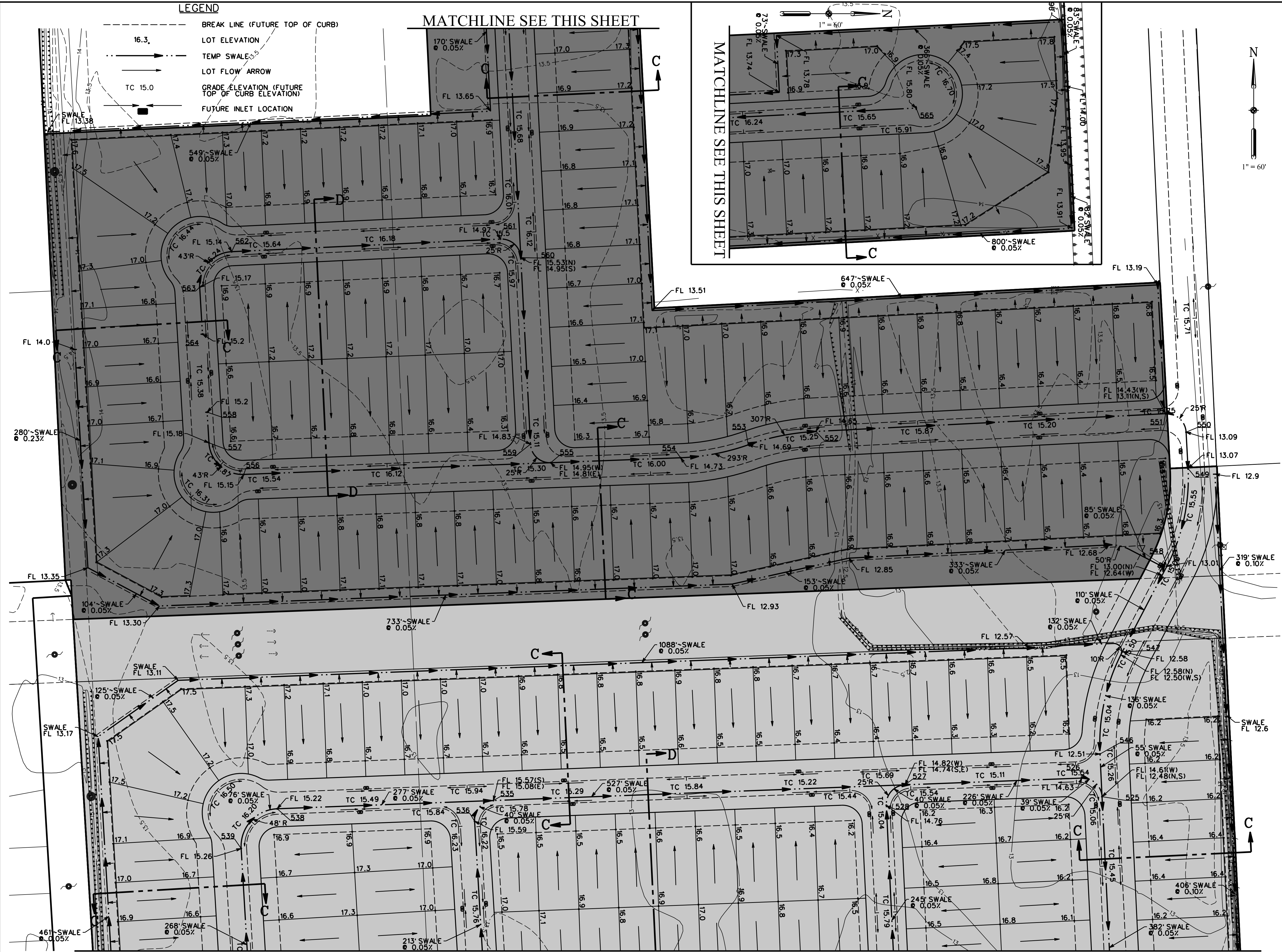
02212021
DATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

DRAWING SCALE: 1" = 60'

SHEET	6
OF	14 SHEETS
JOB NO.	2020209-500

- LEGEND**
- BREAK LINE (FUTURE TOP OF CURB)
 - 16.3 LOT ELEVATION
 - > TEMP SWALE
 - > LOT FLOW ARROW
 - TC 15.0 GRADE ELEVATION (FUTURE TOP OF CURB ELEVATION)
 - > FUTURE INLET LOCATION



BENCHMARK
NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6 ELEVATION = 12.55 (ADJUSTED 1973)

T.B.M. 3084-40-J
LOCATED +/- 1250' WEST OF FLEMING ST. ON THE FIRST SET OF TRIPLE POWER POLES IN THE 80' H&P EASEMENT AT SOUTH END OF FLEMING ST. BENCH-TIE IN SOUTH FACE OF SOUTH POWER POLE OF SET. ELEVATION = 15.53 (ADJUSTED 1973)

T.B.M. 3084-41-J
LOCATED ON FIRST POWER POLE NORTH OF 80' H&P EASEMENT ON EAST R.O.W. OF FLEMING ST. +/- 77' NORTH OF CENTERLINE OF 80' H&P EASEMENT, BENCH-TIE IN WEST FACE OF POWER POLE. ELEVATION = 16.60 (ADJUSTED 1973)

CL CURVE DATA

NOTE:
ALL EXISTING SANITARY MANHOLE RIMS SHALL BE ADJUSTED TO BE 3" ABOVE FINISHED GRADE.

NO.	REVISION	DATE	BY
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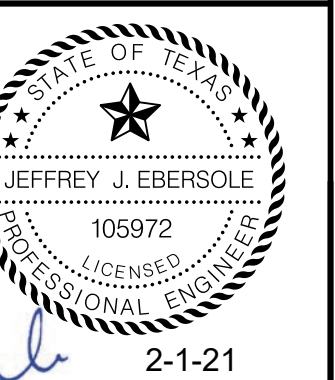
DESIGNED BY: _____
DESIGN CHECKED BY: _____
DRAWN BY: _____
COGO CHECKED BY: _____
SURVEY CHECKED BY: _____
QA/QC BY: _____ DATE: _____
QA/QC REVISIONS BY: _____

DETENTION IMPROVEMENTS AND MASS GRADING

MASS GRADING LAYOUT #2



Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 / (713) 783-3580, Fax
TBP# FIRM REG. No. 280
TBP# FIRM REG. No. 100480



PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.



John H. P.E.
DIRECTOR, HO, P.E., CITY ENGINEER

02212021
DATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

DRAWING SCALE: 1" = 60'

SHEET **7**
OF 14 SHEETS
JOB NO. 2020209-500

BENCHMARK

NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6 ELEVATION = 12.55 (ADJUSTED 1973)

T.B.M. 3084-40-J

LOCATED +/- 1250' WEST OF FLEMING ST. ON THE FIRST SET OF TRIPLE POWER POLES IN THE 80' HL&P EASEMENT AT SOUTH END OF FLEMING ST. BENCH-TIE IN SOUTH FACE OF SOUTH POWER POLE OF SET. ELEVATION = 15.53 (ADJUSTED 1973)

T.B.M. 3084-41-J

LOCATED ON FIRST POWER POLE NORTH OF 80' HL&P EASEMENT ON EAST R.O.W. OF FLEMING ST. +/- 77' NORTH OF CENTERLINE OF 80' HL&P EASEMENT, BENCH-TIE IN WEST FACE OF POWER POLE. ELEVATION = 16.60 (ADJUSTED 1973)

CL CURVE DATA

DESIGNED BY: _____
DESIGN CHECKED BY: _____
DRAWN BY: _____
COGO CHECKED BY: _____
SURVEY CHECKED BY: _____
QA/QC BY: _____ DATE: _____
QA/QC REVISIONS BY: _____

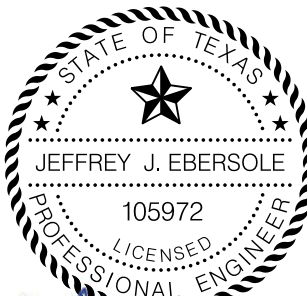
DETENTION IMPROVEMENTS AND MASS GRADING

CROSS SECTIONS

Costello



Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 763-7788 / (713) 763-3580, Fax
TBPB FIRM REG. No. 280
TBPB FIRM REG. No. 100486



2-1-21

PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.



John H. P.E.
DIRECTOR, HO, P.E., CITY ENGINEER

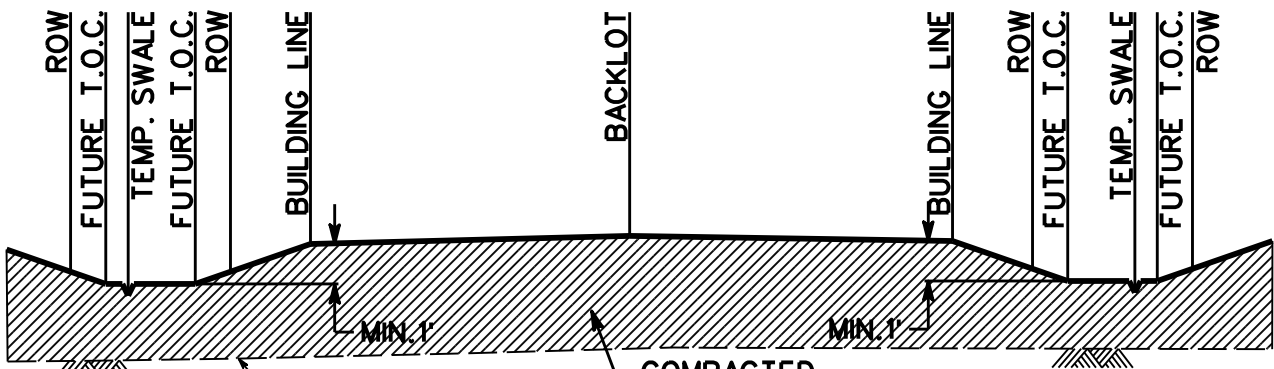
02212021
DATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

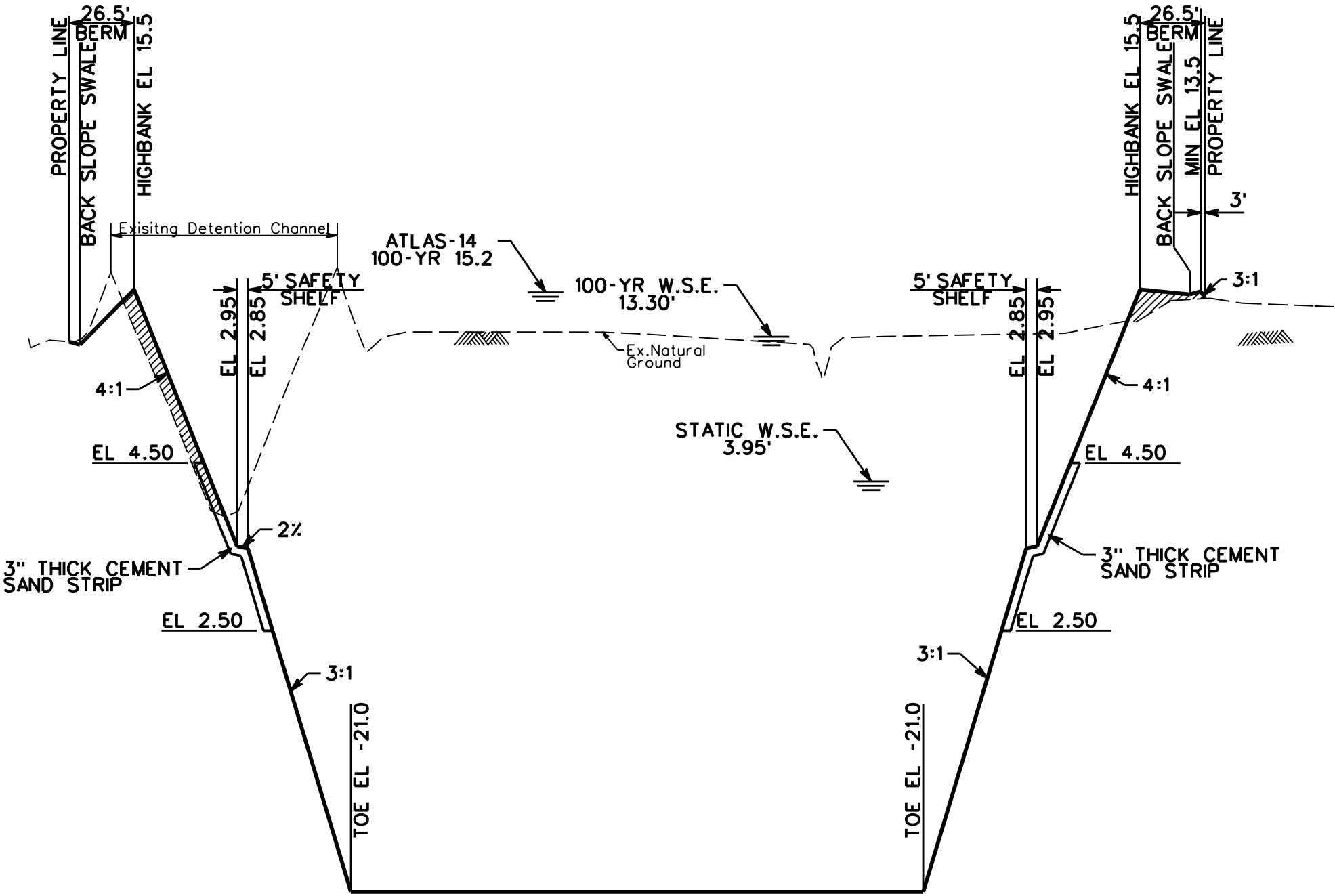
DRAWING SCALE: NTS

SHEET
8
OF 14 SHEETS
JOB NO. 2020209-500

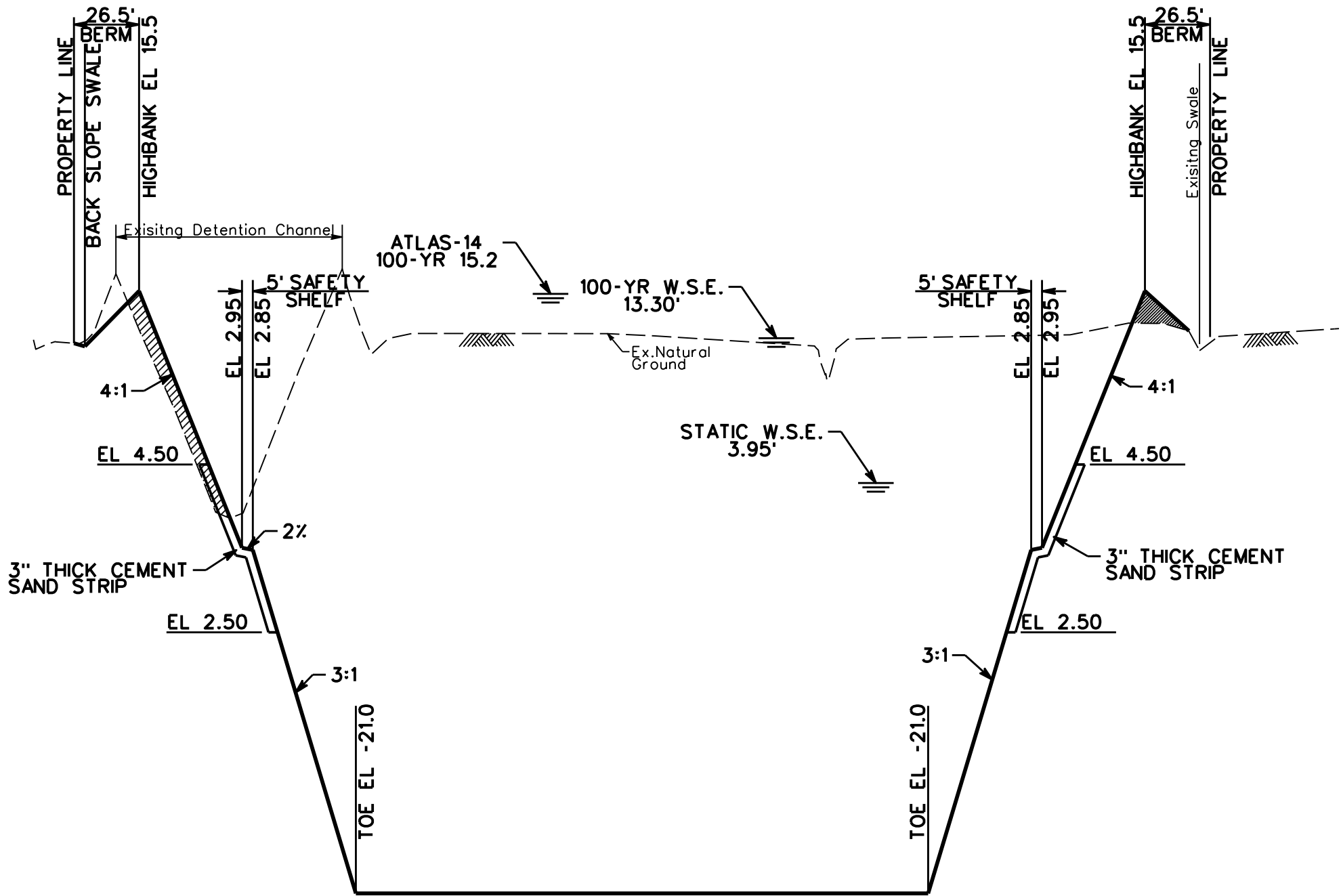
TEMPORARY SWALES		
POINT	NORTHING	EASTING
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502	13,702,942.04	3,238,351.96
503	13,702,908.80	3,238,351.46
504	13,702,846.49	3,238,405.27
505	13,702,895.39	3,238,302.91
506	13,702,859.81	3,238,299.95
507	13,702,800.08	3,238,351.54
508	13,702,781.30	3,238,008.64
509	13,702,753.79	3,237,429.15
510	13,702,794.18	3,237,384.19
511	13,703,002.05	3,237,371.81
512	13,703,098.77	3,237,366.05
513	13,703,028.51	3,237,395.58
514	13,703,039.20	3,237,620.74
515	13,703,050.11	3,237,850.58
516	13,703,065.65	3,237,644.51
517	13,703,110.51	3,237,635.88
518	13,703,350.21	3,237,761.39
519	13,703,355.43	3,237,871.21
520	13,703,080.40	3,238,441.82
521	13,703,302.68	3,238,482.45
522	13,703,448.67	3,238,475.42
523	13,703,474.84	3,238,496.15
524	13,703,480.53	3,238,617.05
525	13,703,830.24	3,238,457.05
526	13,703,854.02	3,238,431.13
527	13,703,845.40	3,238,205.28
528	13,703,819.22	3,238,181.27
529	13,703,574.99	3,238,193.02
530	13,703,289.41	3,238,206.77
531	13,703,055.99	3,237,995.55
532	13,703,054.85	3,237,950.46
533	13,703,548.80	3,238,169.00
534	13,703,531.38	3,237,712.68
535	13,703,825.31	3,237,678.89
536	13,703,798.84	3,237,654.89
537	13,703,885.78	3,237,667.59
538	13,703,814.76	3,237,402.52
539	13,703,763.94	3,237,356.44
540	13,703,495.92	3,237,372.41
541	13,703,424.64	3,237,372.47
542	13,703,401.15	3,237,349.27
543	13,703,380.44	3,237,184.95
544	13,703,317.09	3,237,361.48
545	13,703,217.20	3,237,359.99
546	13,703,884.82	3,238,454.43
547	13,704,015.74	3,238,483.12
548	13,704,125.02	3,238,539.94
549	13,704,250.08	3,238,567.00
550	13,704,296.51	3,238,564.52
551	13,704,320.14	3,238,538.29
552	13,704,297.42	3,238,091.58
553	13,704,280.28	3,238,004.69
554	13,704,263.75	3,237,918.25
555	13,704,257.42	3,237,752.26
556	13,704,242.44	3,237,359.84
557	13,704,282.85	3,237,315.28
558	13,704,322.04	3,237,312.94
559	13,704,281.11	3,237,726.34
560	13,704,519.78	3,237,714.00
561	13,704,543.46	3,237,687.86
562	13,704,527.31	3,237,344.32
563	13,704,481.80	3,237,303.42
564	13,704,421.86	3,237,306.99
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566	13,705,198.59	3,237,360.10
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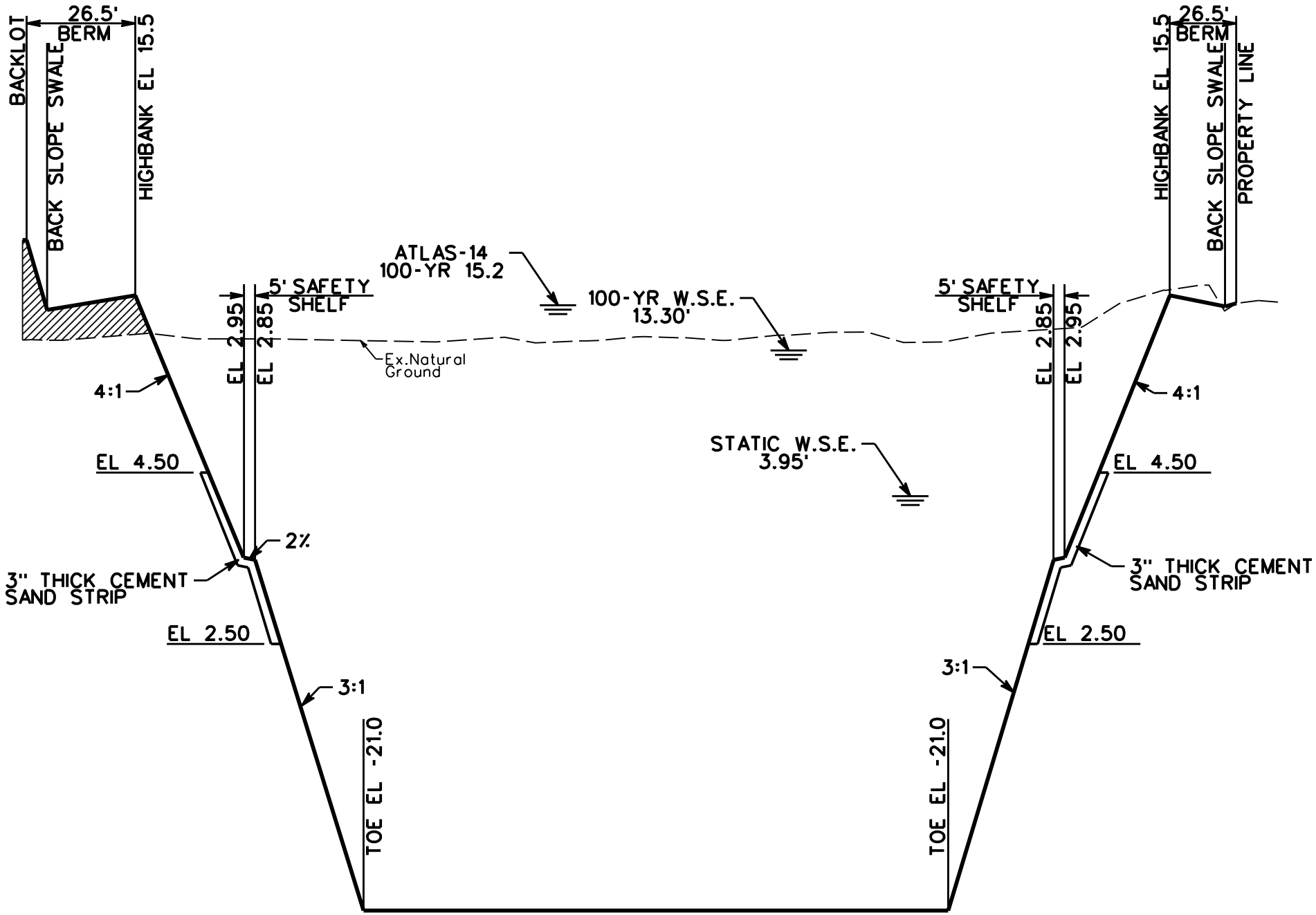
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N.T.S.



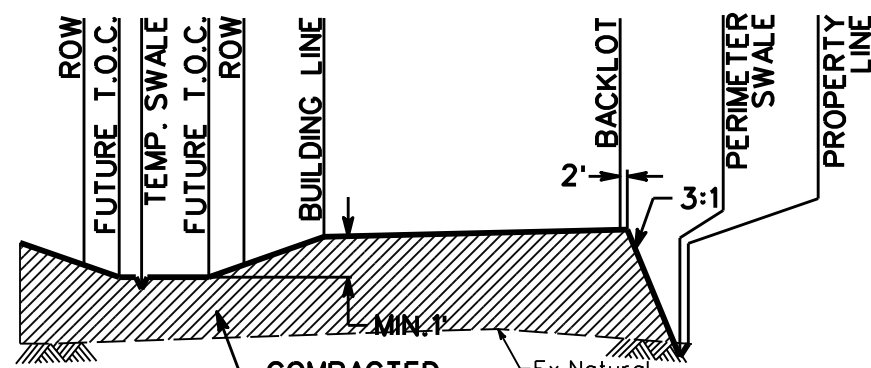
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N.T.S.



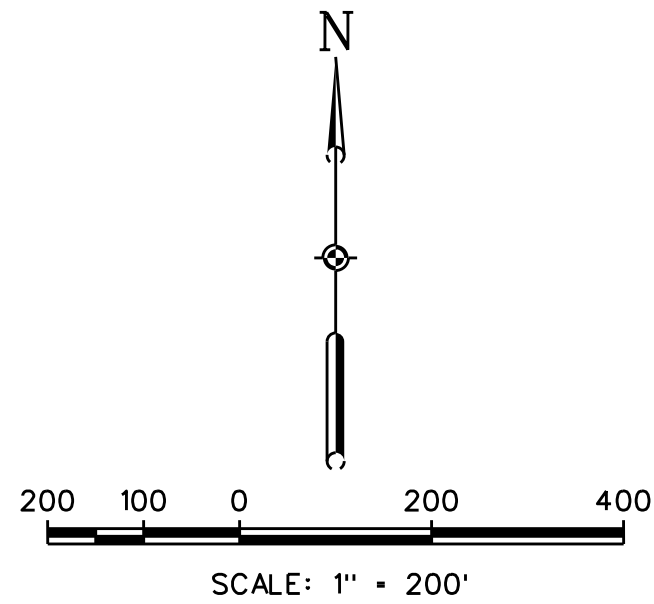
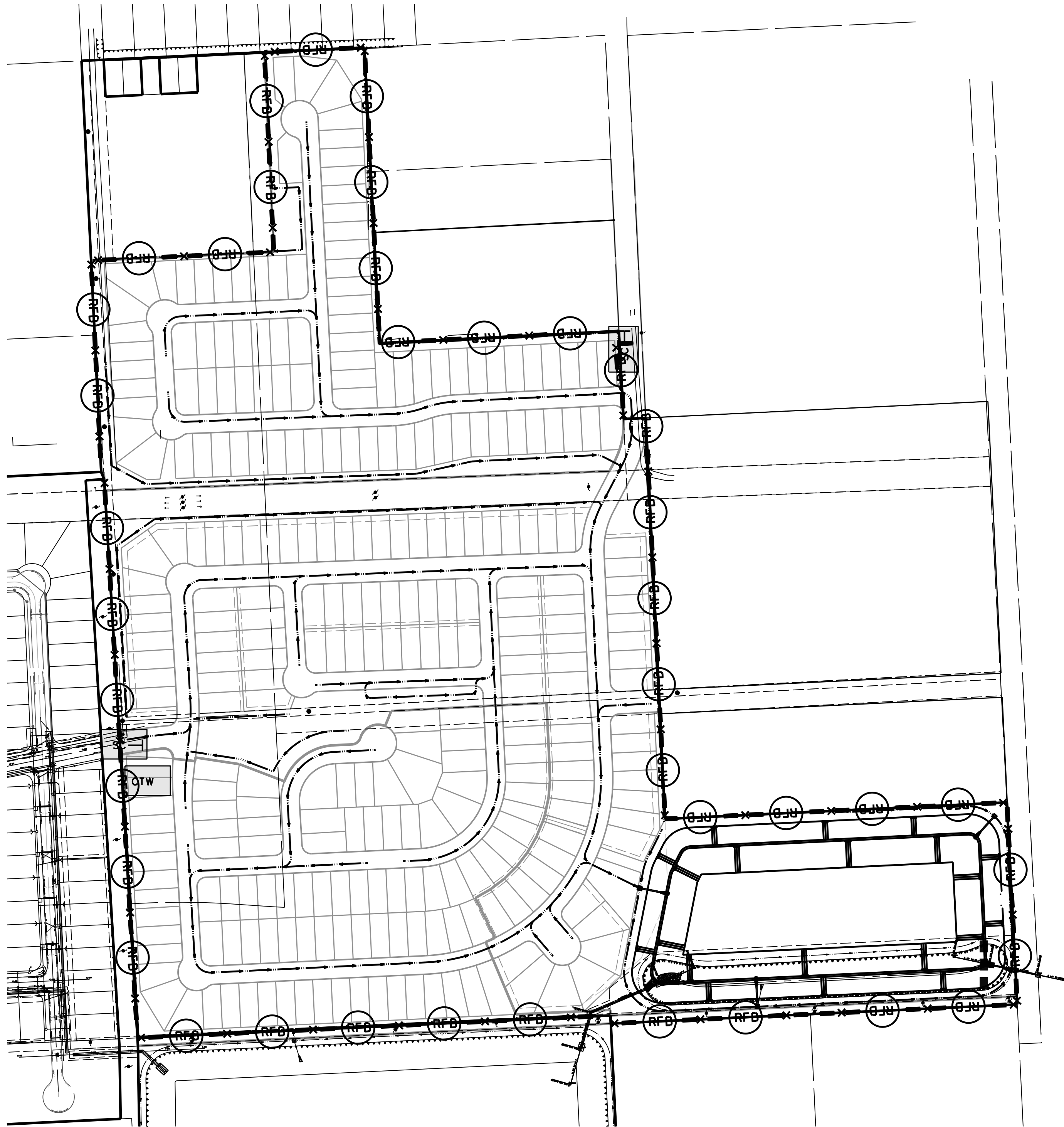
CROSS SECTION "A-A"
N.T.S.



CROSS SECTION "B-B"
N.T.S.



CROSS SECTION "C-C"
N.T.S.



- LEGEND**
- X (RFB) X REINFORCED FABRIC BARRIER
 - SC STABILIZED CONSTRUCTION ACCESS
 - ROCK DAM
 - CTW CONCRETE TRUCK WASHOUT

BENCHMARK
NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6
ELEVATION = 12.55 (ADJUSTED 1973)

T.B.M. 3084-40-J
LOCATED +/- 1250' WEST OF FLEMING ST. ON THE FIRST SET OF TRIPLE POWER POLES IN THE 80' HL&P EASEMENT AT SOUTH END OF FLEMING ST. BENCH-TIE IN SOUTH FACE OF SOUTH POWER POLE OF SET.
ELEVATION = 15.53 (ADJUSTED 1973)

T.B.M. 3084-41-J
LOCATED ON FIRST POWER POLE NORTH OF 80' HL&P EASEMENT ON EAST R.O.W. OF FLEMING ST. +/- 77' NORTH OF CENTERLINE OF 80' HL&P EASEMENT. BENCH-TIE IN WEST FACE OF POWER POLE.
ELEVATION = 16.60 (ADJUSTED 1973)

CL CURVE DATA

NO.	REVISION	DATE	BY

DESIGNED BY: _____
DESIGN CHECKED BY: _____
DRAWN BY: _____
COGO CHECKED BY: _____
SURVEY CHECKED BY: _____
QA/QC BY: _____ DATE: _____
QA/QC REVISIONS BY: _____

DETENTION IMPROVEMENTS AND MASS GRADING

POLLUTION PREVENTION PLAN

Costello

Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 / (713) 783-3580, Fax
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486

STATE OF TEXAS
JEFFREY J. EBERSOLE
105972
LICENSED PROFESSIONAL ENGINEER
2-1-21

PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.



Dir. H. Ho, P.E.
DIR. H. HO, P.E., CITY ENGINEER

02212021
DATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

DRAWING SCALE: 1" = 200'



- JOB NO. 2020209-500



- BENCHMARK**
NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700'
WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6
ELEVATION = 12.55 (ADJUSTED 1973)
- T.B.M. 3084-40-**
LOCATED +/- 1250 WEST OF FLEMING ST. ON THE FIRST SET OF TRIPLE
POLE CROSSING IN THE 80' H&LP EASEMENT AT SOUTH END OF FLEMING ST.
BENCH-TIE IN SOUTH FACE OF SOUTH POWER POLE OF SET.
ELEVATION = 15.53 (ADJUSTED 1973)
- T.B.M. 3084-41-**
LOCATED ON FIRST POWER POLE NORTH OF 80' H&LP EASEMENT ON EAST
R.O.W. OF FLEMING ST. +/- 77-NORTH OF CENTERLINE OF 80' H&LP
EASEMENT, BENCH-TIE IN WEST FACE OF POWER POLE.
ELEVATION = 16.60 (ADJUSTED 1973)

DESIGNED BY: _____

DESIGN CHECKED BY: _____

DRAWN BY: _____

COGO CHECKED BY: _____

SURVEY CHECKED BY: _____

QA/QC BY: _____ DATE: _____

QA/QC REVISIONS BY: _____

CITY OF LA MARQUE STORM DETAILS 2 OF 2

STATE OF TEXAS
JEFFREY J. EBERSOLE
105972
LICENSED
PROFESSIONAL ENGINEER
2-1-21

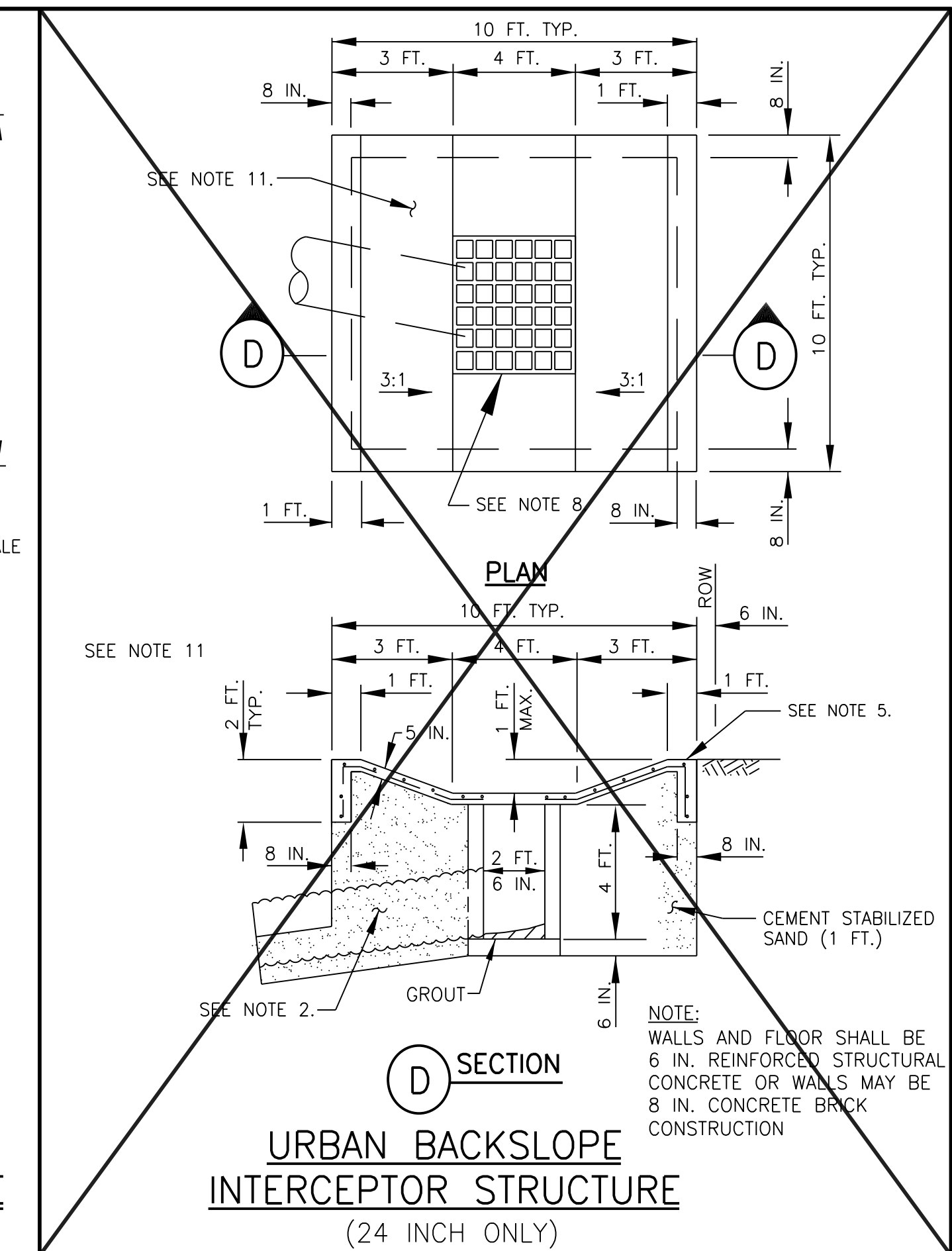
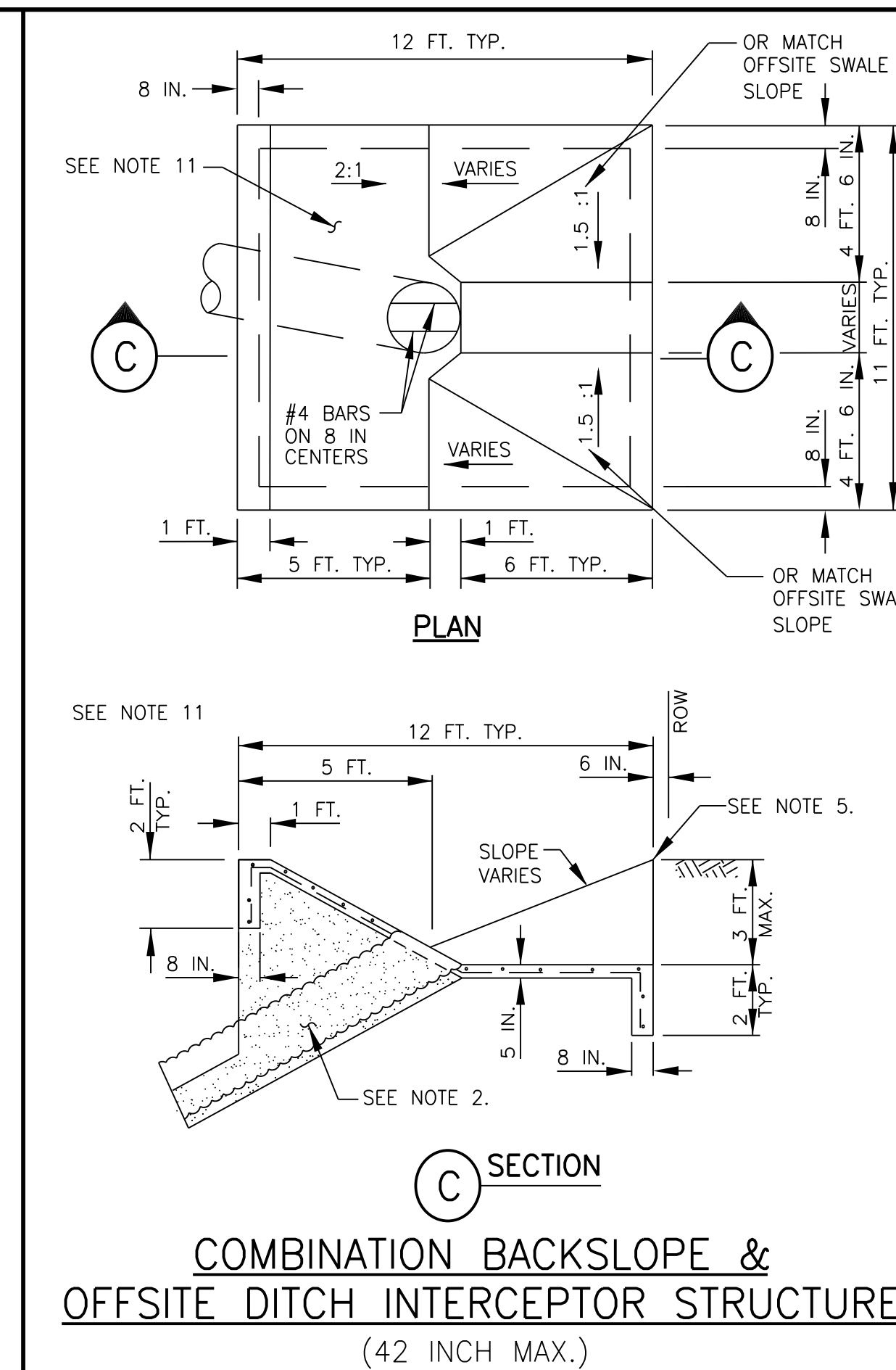
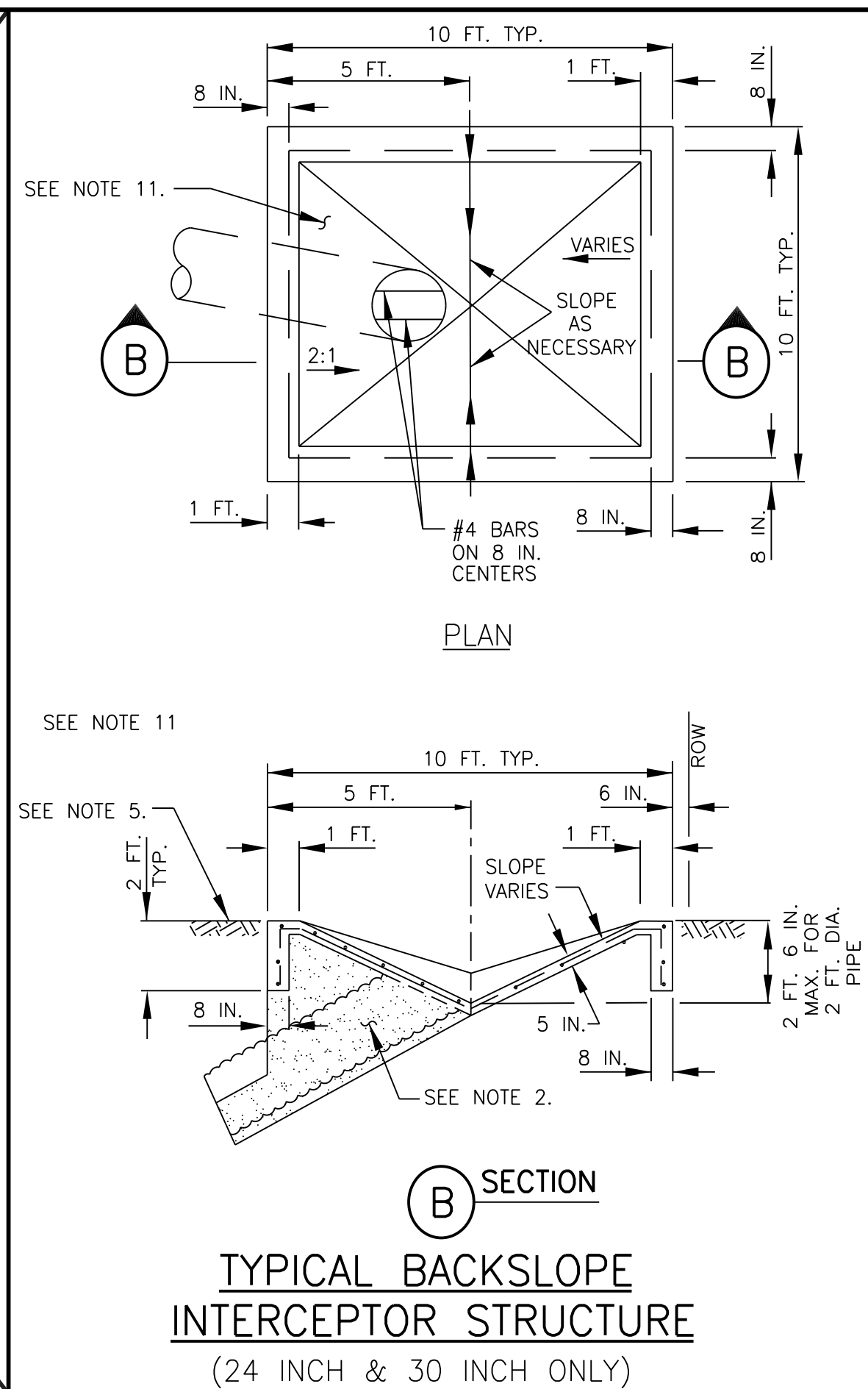
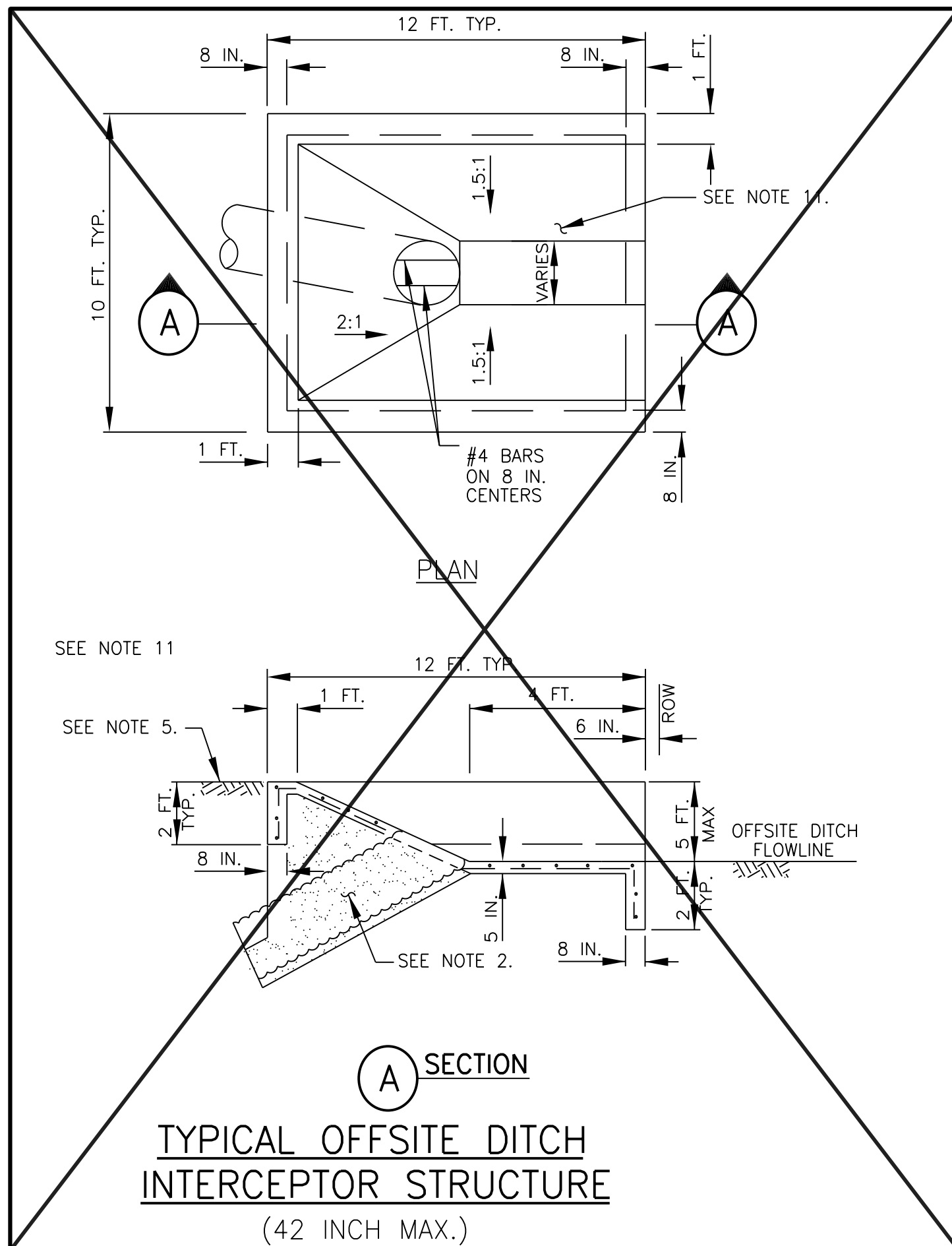
THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.



OB NO. 2020209-500



- NOTES:
1. NECESSITY FOR USE OF THIS SECTION TO BE DETERMINED BY THE ENGINEER AS CONSTRUCTION PROGRESSES AND MAY BE MODIFIED BY HIM TO SUIT CONDITIONS ENCOUNTERED.
 2. WELL POINTS TO BE INSTALLED AND TRENCH KEPT DRY DURING CONSTRUCTION UNTIL BACKFILL IS COMPLETELY PLACED AND ENOUGH TIME AS APPROVED BY ENGINEER HAS ELAPSED.



BENCHMARK
NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6 ELEVATION = 12.55 (ADJUSTED 1973)

T.B.M. 3084-40-J
LOCATED +/- 1250' WEST OF FLEMING ST. ON THE FIRST SET OF TRIPLE POWER POLES IN THE 80' H&P EASEMENT AT SOUTH END OF FLEMING ST. BENCH-TIE IN SOUTH FACE OF SOUTH POWER POLE OF SET. ELEVATION = 15.53 (ADJUSTED 1973)

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CL CURVE DATA			
NO.	REVISION	DATE	BY

DESIGNED BY: _____
 DESIGN CHECKED BY: _____
 DRAWN BY: _____
 COGO CHECKED BY: _____
 SURVEY CHECKED BY: _____
 QA/QC BY: _____ DATE: _____
 QA/QC REVISIONS BY: _____

DETENTION IMPROVEMENTS AND MASS GRADING

BACKSLOPE INTERCEPTOR STRUCTURE & OUTFALL DETAILS

Costello
Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 763-7788 / (713) 763-3580, Fax
TBPB FIRM REG. No. 280
TBPB FIRM REG. No. 100486

STATE OF TEXAS
JEFFREY J. EBERSOLE
105972
LICENSED PROFESSIONAL ENGINEER
2-1-21

PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS

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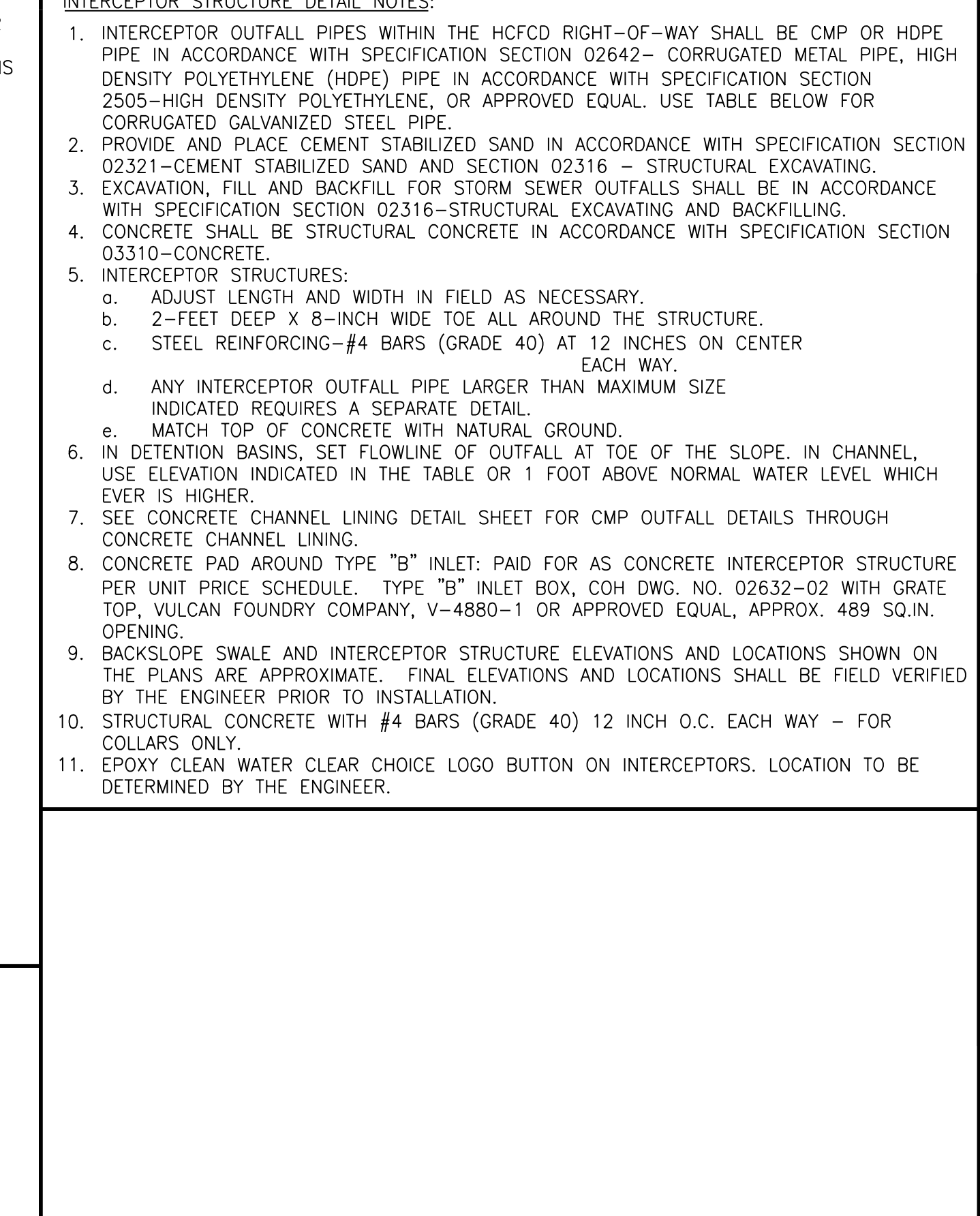
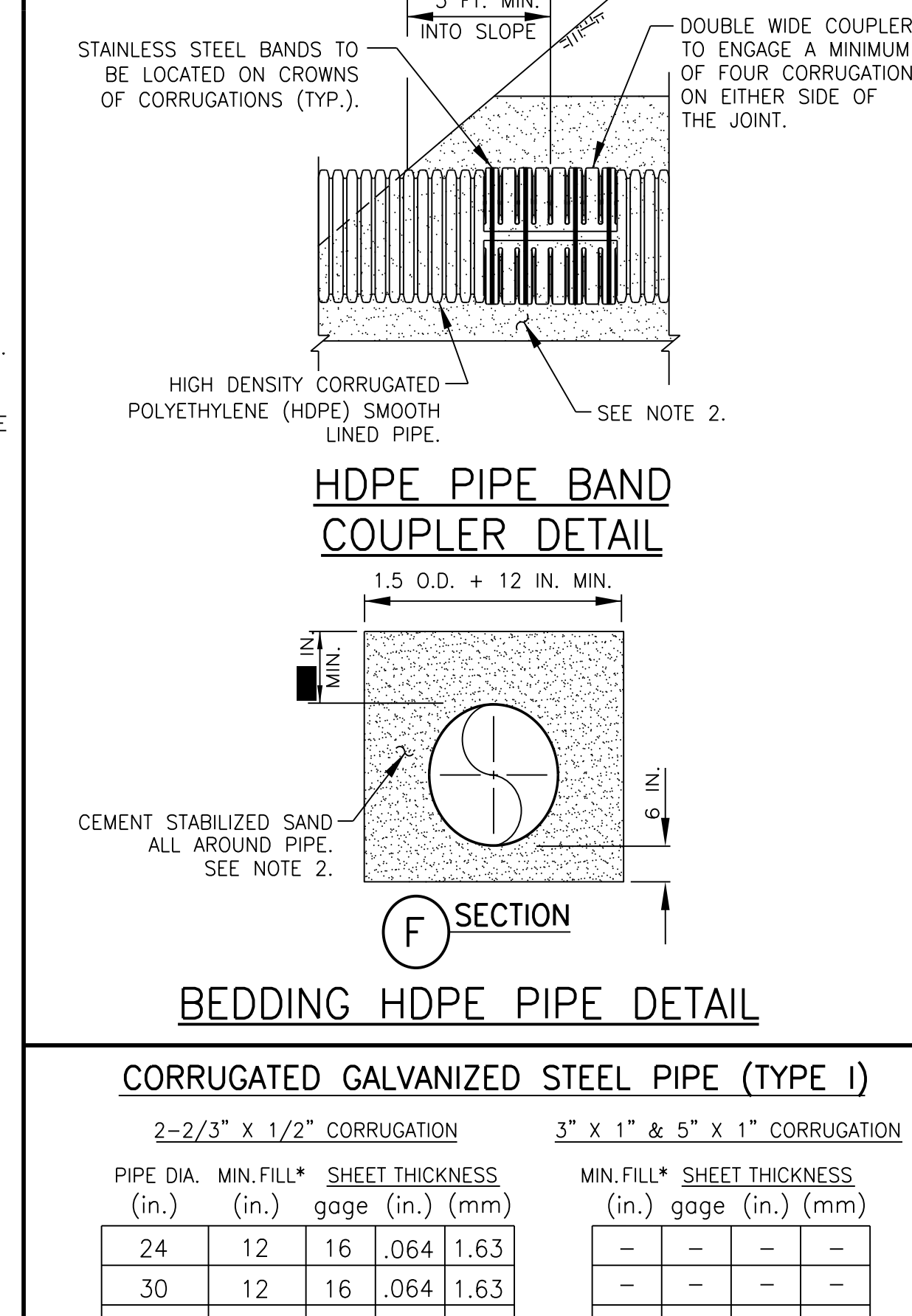
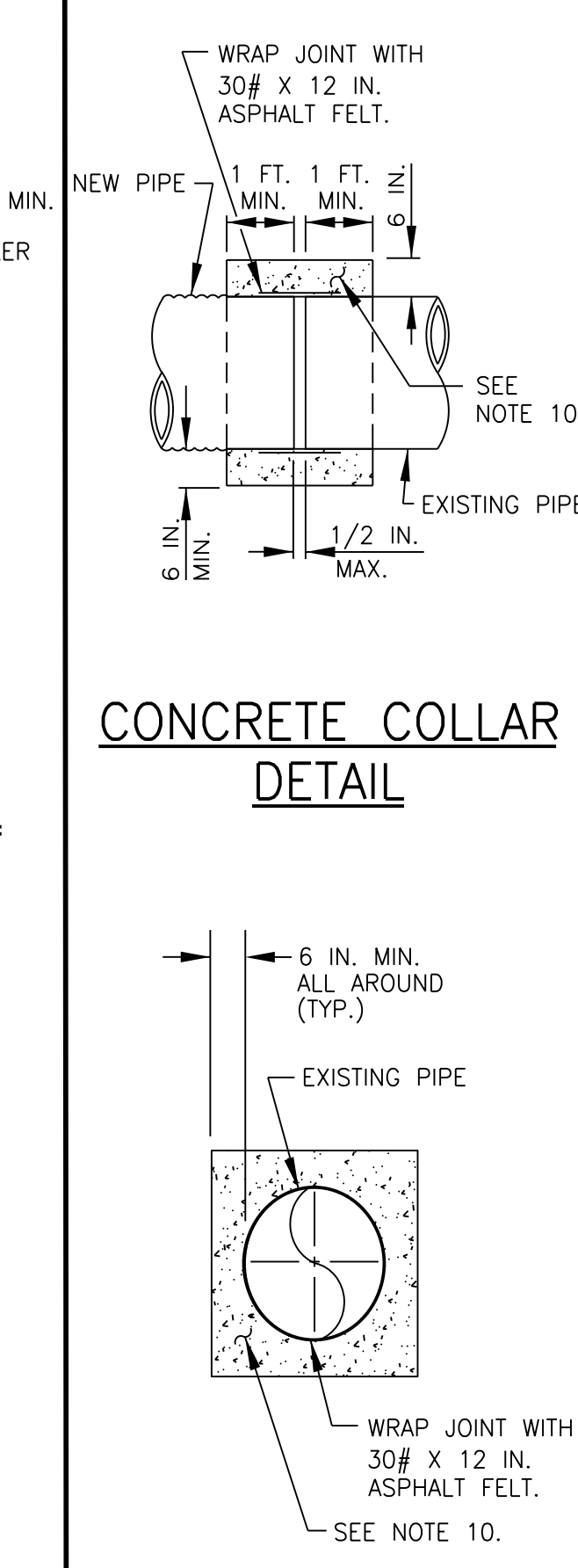
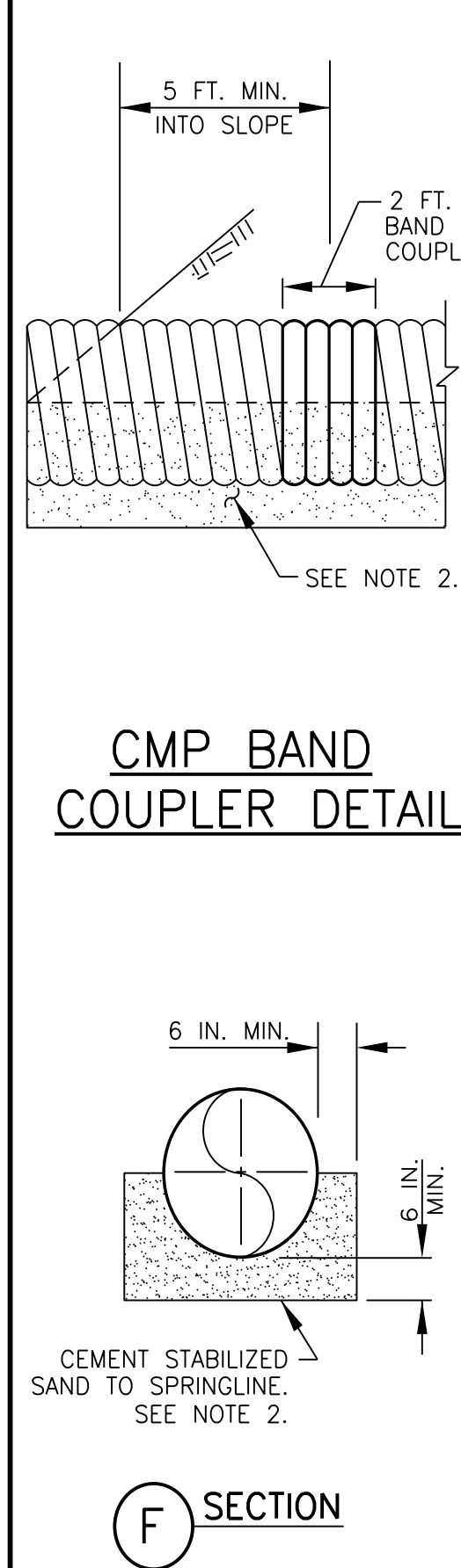
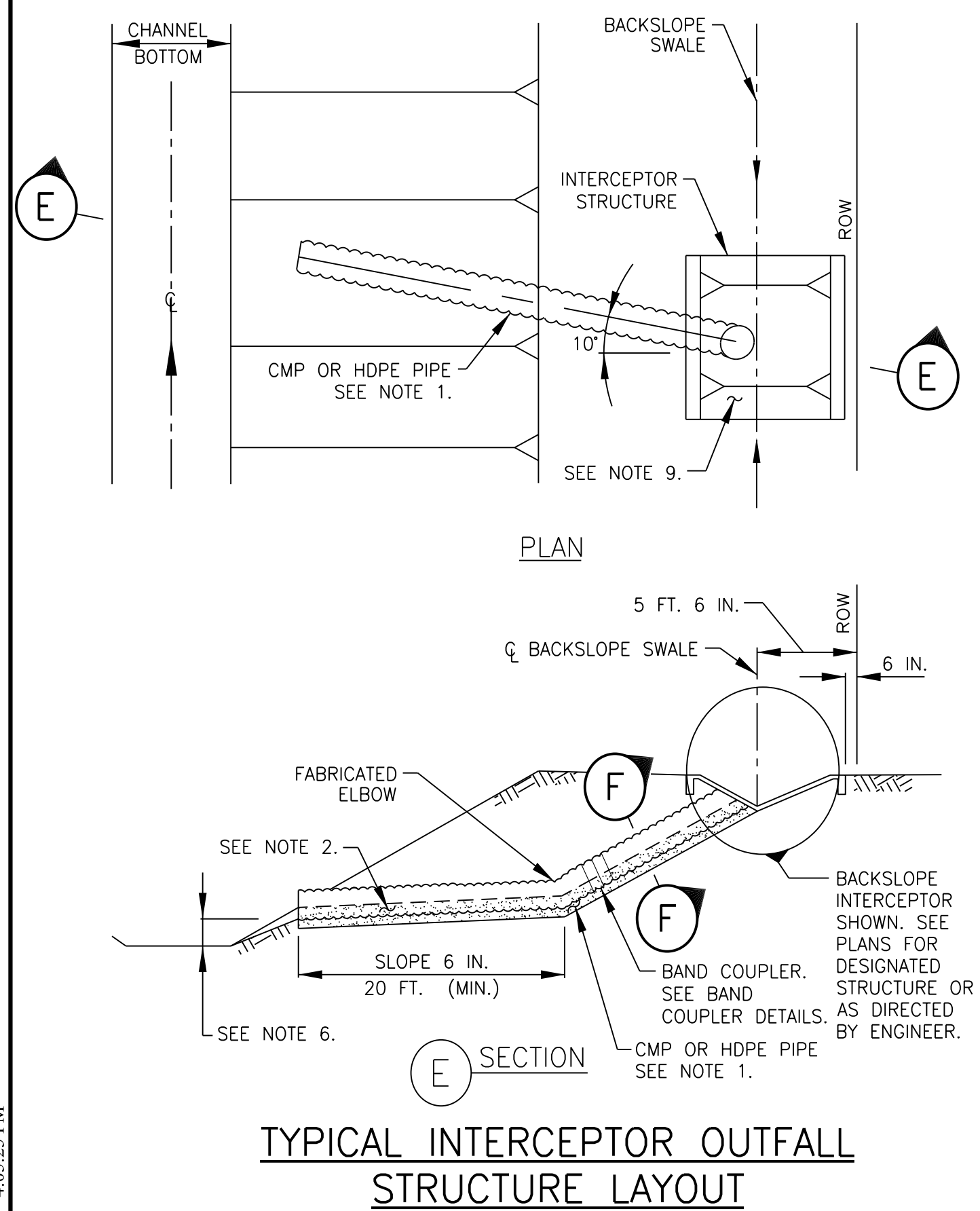


John H. P.E.
DIN# V. HO, P.E., CITY ENGINEER
02212021
DATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

DRAWING SCALE:

SHEET	12
OF	14 SHEETS
JOB NO.	2020209-500



PIPE OUT FALL IN CHANNELS

BOTTOM WIDTH	PIPE OUTLET INVERT
6 FEET ≤ BW ≤ 20 FT	1 FOOT ABOVE FLOWLINE
20 FEET < BW ≤ 60 FT	AT TOE OF SLOPE
BW > 60 FT	AT TOE OF SLOPE

BEDDING CMP DETAIL

PIPE DIA.	MIN. FILL*	SHEET THICKNESS
(in.)	(in.)	(in.) (mm)
24	12	16 .064 1.63
30	12	16 .064 1.63
36	12	16 .064 1.63
42	12	16 .064 1.63
48	12	16 .064 1.63

BEDDING CONCRETE PIPE DETAIL

PIPE DIA.	MIN. FILL*	SHEET THICKNESS
(in.)	(in.)	(in.) (mm)
24	12	16 .064 1.63
30	12	16 .064 1.63
36	12	16 .064 1.63
42	12	16 .064 1.63
48	12	16 .064 1.63

CORRUGATED GALVANIZED STEEL PIPE (TYPE I)

2-2/3" X 1/2" CORRUGATION			3" X 1" & 5" X 1" CORRUGATION		
PIPE DIA.	MIN. FILL*	SHEET THICKNESS	PIPE DIA.	MIN. FILL*	SHEET THICKNESS
(in.)	(in.)	(in.) (mm)	(in.)	(in.)	(in.) (mm)
24	12	16 .064 1.63	24	12	16 .064 1.63
30	12	16 .064 1.63	30	12	16 .064 1.63
36	12	16 .064 1.63	36	12	16 .064 1.63
42	12	16 .064 1.63	42	12	16 .064 1.63
48	12	16 .064 1.63	48	12	16 .064 1.63

* MINIMUM DEPTH OF COVER ABOVE TOP OF PIPE, MAXIMUM DEPTH OF COVER ABOVE TOP OF PIPE IS 20 FEET.
 FOR LARGER PIPE SIZES SEE: STORM SEWER AND RIPRAP DETAILS SHEET

BENCHMARK

NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6
ELEVATION = 12.55 (ADJUSTED 1973)

T.B.M. 3084-40-J

LOCATED +/- 1250' WEST OF FLEMING ST. ON THE FIRST SET OF TRIPLE POWER POLES IN THE 80' H&P EASEMENT AT SOUTH END OF FLEMING ST. BENCH-TIE IN SOUTH FACE OF SOUTH POWER POLE OF SET.
ELEVATION = 15.53 (ADJUSTED 1973)

T.B.M. 3084-41-J

LOCATED ON FIRST POWER POLE NORTH OF 80' H&P EASEMENT ON EAST R.O.W. OF FLEMING ST. +/- 77' NORTH OF CENTERLINE OF 80' H&P EASEMENT. BENCH-TIE IN WEST FACE OF POWER POLE.
ELEVATION = 16.60 (ADJUSTED 1973)

CL CURVE DATA

NO.	REVISION	DATE	BY

DESIGNED BY: _____

DESIGN CHECKED BY: _____

DRAWN BY: _____

COCO CHECKED BY: _____

SURVEY CHECKED BY: _____

QA/QC BY: _____ DATE: _____

QA/QC REVISIONS BY: _____

DETENTION IMPROVEMENTS AND MASS GRADING

CITY OF LA MARQUE
POLLUTION PREVENTION
DETAILS 1 OF 2**Costello**

Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 / (713) 783-3580, Fax
TBPB FIRM REG. No. 280
TBPB FIRM REG. No. 100486



2-1-21

PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.



Jeffrey J. Ebersole
JEFFREY J. EBERSOLE
DINW. V. HO, P.E., CITY ENGINEER

02212021
DATE

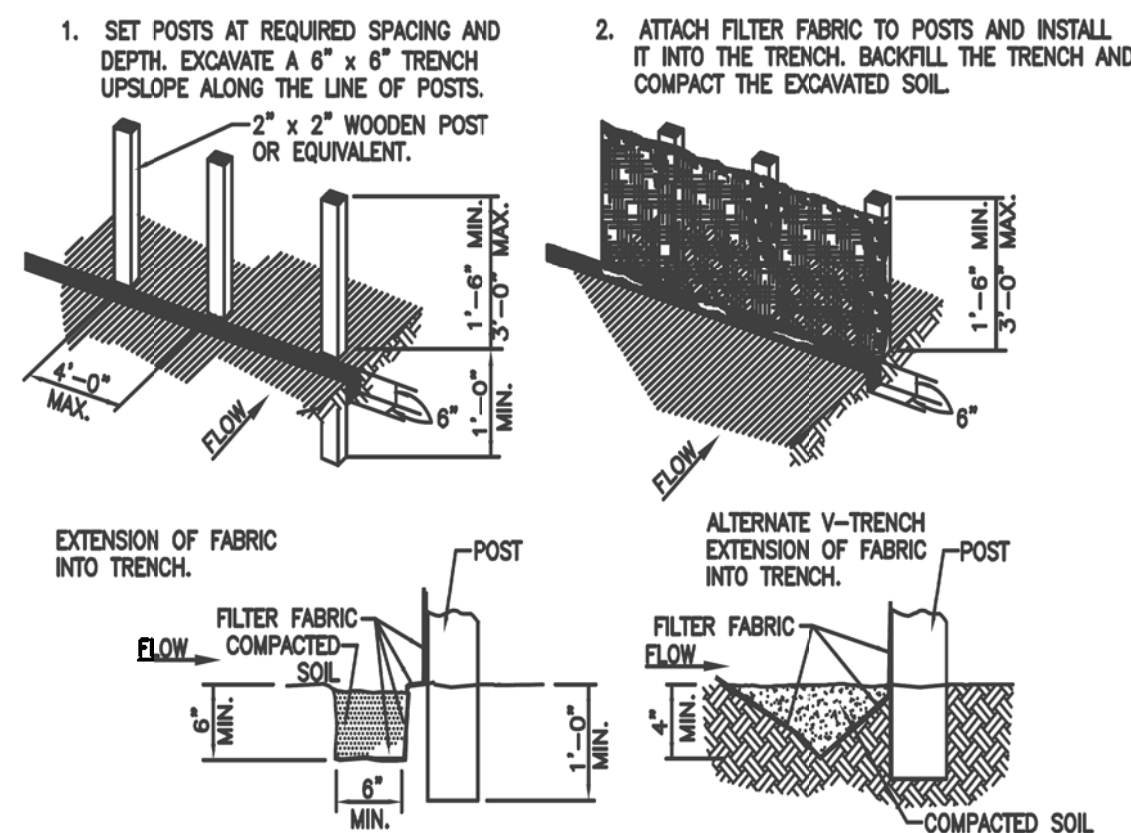
NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

DRAWING SCALE: N.T.S.

SHEET 13

OF 14 SHEETS

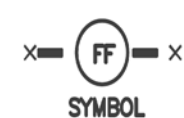
JOB NO. 2020209-500



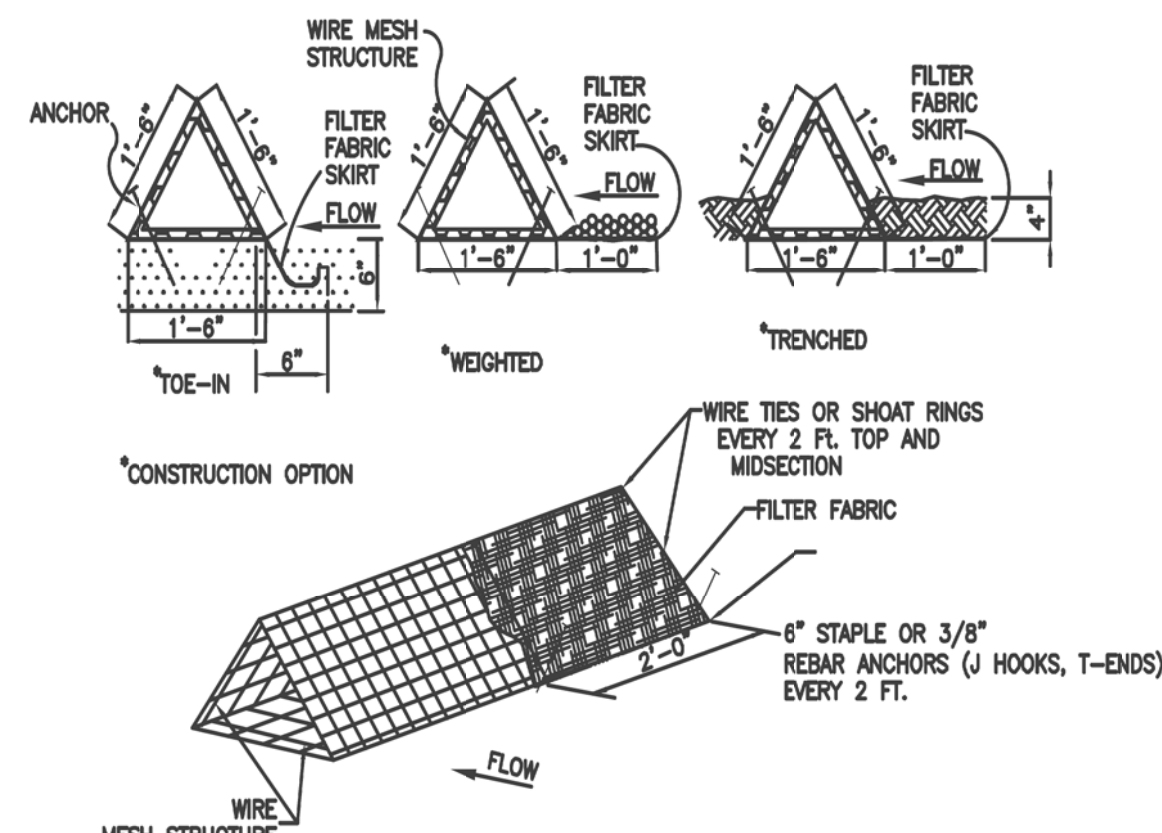
GENERAL NOTES:

1. SET POSTS AT 4-FOOT MAXIMUM SPACING. IF FACTORY PREASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FEET MAXIMUM.
2. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT THE POST, FOLD TOGETHER, AND ATTACH TO THE POSTS.
3. REMOVE SEDIMENT DEPOSITS WHEN SILT DEPTH REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE.

FILTER FABRIC FENCE

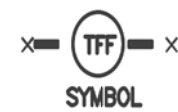


SYMBOL

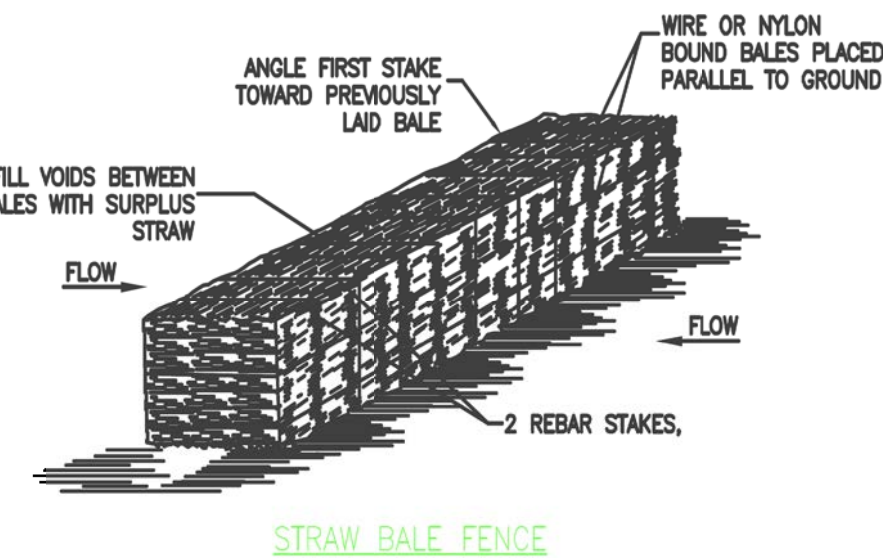


GENERAL NOTES:

1. PLACE BARRIER IN A ROW WITH ENDS TIGHTLY ADJUTING THE ADJACENT BARRIER.
2. USING ONE CONTINUOUS SECTION OF FILTER FABRIC, WRAP FABRIC AROUND WIRE MESH AND EXTEND FABRIC TO FORM SKIRT ON THE UPSTREAM SIDE.
3. WEIGHT SKIRT WITH A CONTINUOUS LAYER OF 3-INCH TO 5-INCH OPEN GRADED ROCK, OR TIE IN SKIRT WITH SIX INCHES WITH MECHANICALLY COMPACTED MATERIAL.
4. SECURELY ANCHOR BARRIER AND SKIRT IN PLACE USING 6-INCH WIRE STAPLES ON 2-FOOT CENTERS ON BOTH EDGES, OR STAKE USING 16-INCH BY 3/8 INCH REBAR (T-ENDS, J-HOOKS).
5. FILTER FABRIC SHALL BE LAPPED OVER ENDS 6 INCHES TO COVER SEWAGE JOINTS. FASTEN JOINTS WITH GALVANIZED SHOT RINGS OR EQUIVALENT.
6. THE BARRIER STRUCTURE SHALL BE WELDED WIRE MESH, 18 INCHES ON EACH SIDE.

TRIANGLE
FILTER FABRIC FENCE

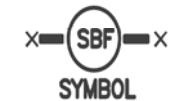
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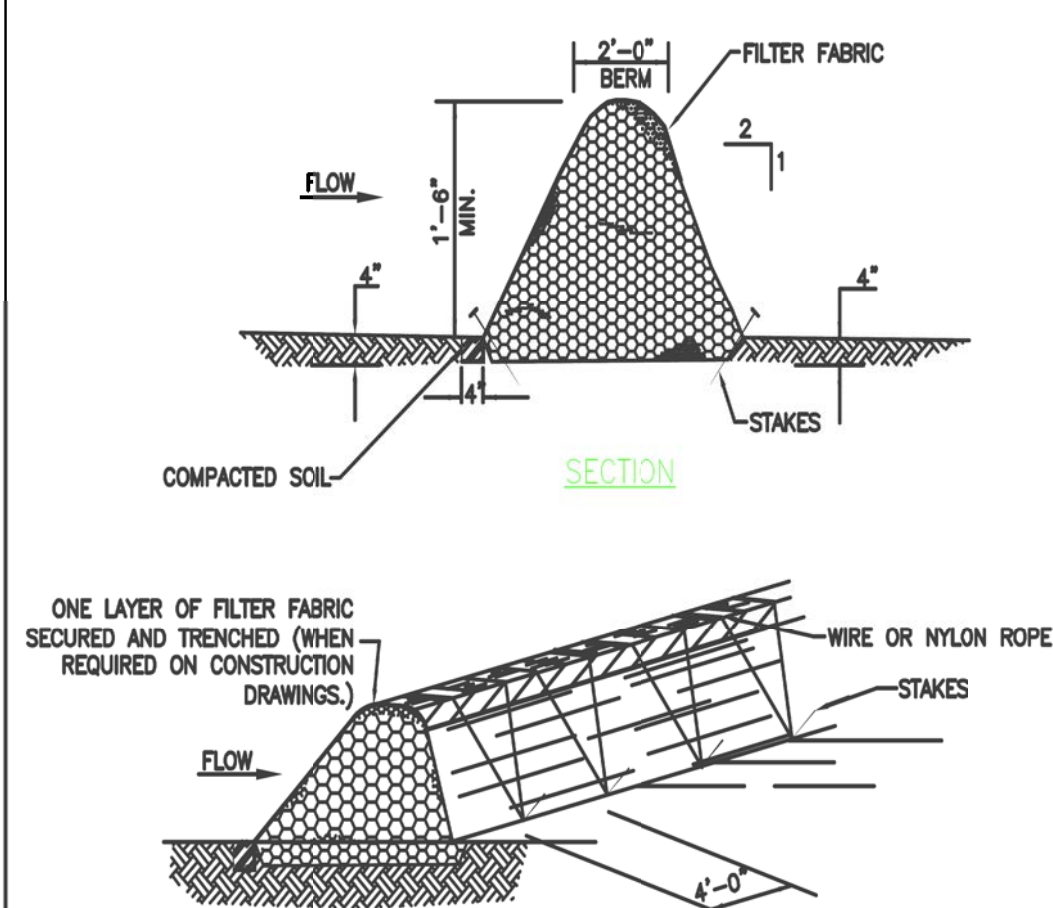
GENERAL NOTES:

1. LIMIT USE TO ONSITE SHALES FOR PURPOSES OF LOW FLOW VELOCITY DISSIPATION FOR EROSION CONTROL. USE STRAW BALE FENCES TO TREAT OVERLAND FLOW ONLY. DO NOT USE STRAW BALE FENCES TO TREAT FLOW IN CHANNELS.
2. PLACE BALES IN A ROW WITH ENDS TIGHTLY ADJUTING ADJACENT BALES. FILL THE VOIDS BETWEEN BALES WITH SURPLUS STRAW. PLACE BALES WITH BINDING PARALLEL TO GROUND SURFACE.
3. IMBED EACH BALE AT LEAST 4 INCHES IN THE SOIL.
4. SECURELY ANCHOR BALES IN PLACE BY REBAR STAKES. DRIVE STAKES THROUGH THE BALES AND AT LEAST 18 INCHES INTO THE GROUND. ANGLE THE STAKE IN EACH BALE TOWARD THE PREVIOUS BALE TO FORCE THE BALES TOGETHER.
5. BIND BALES WITH WIRE OR NYLON ROPE TIED ACROSS THE STRAW BALES.
6. REPLACE WITH NEW STRAW BALE FENCE EVERY TWO MONTHS.
7. WATTLES STAKED INTO THE GROUND ARE A PREFERRED SUBSTITUTE FOR STRAW BALE FENCES.

STRAW BALE FENCE



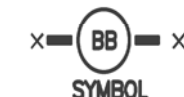
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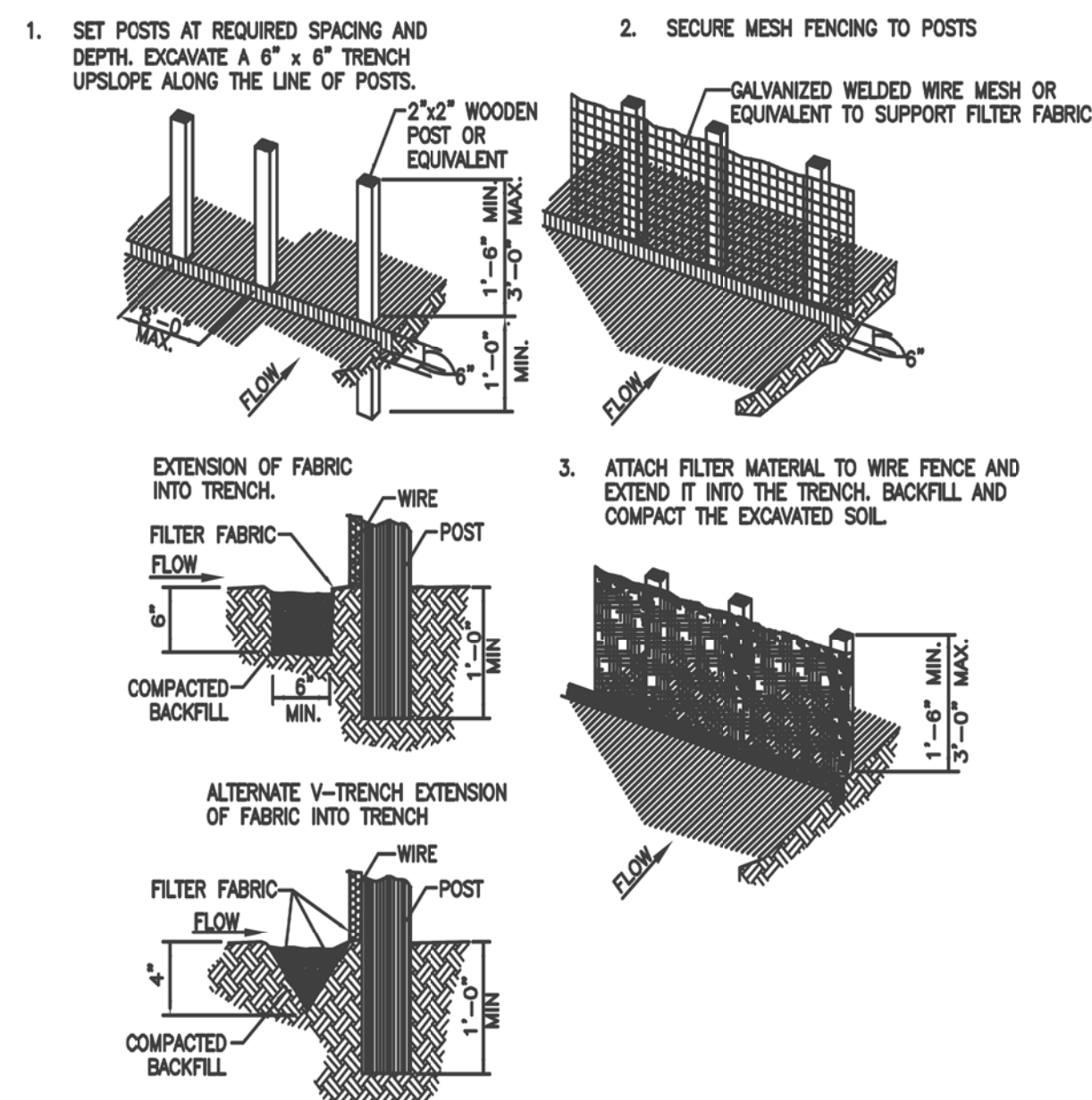
GENERAL NOTES:

1. LIMIT USE TO ONSITE SHALES FOR PURPOSES OF LOW FLOW VELOCITY DISSIPATION FOR EROSION CONTROL. USE BRUSH BERMS TO TREAT OVERLAND FLOW ONLY. DO NOT USE BRUSH BERMS TO TREAT FLOW IN CHANNELS.
2. PLACE WOODY BRUSH AND BRANCHES HAVING A DIAMETER OF LESS THAN 2 INCHES WITH A 6-INCH OVERLAP. AVOID INCORPORATION OF ANNUAL WEEDS AND SOIL INTO BRUSH BERM.
3. MINIMUM HEIGHT OF THE BRUSH BERM IS 18 INCHES, MEASURED FROM THE TOP OF THE EXISTING GROUND AT THE UPSLOPE TOE TO THE TOP OF THE BERM.
4. HAND PLACE BRUSH BERMS ALONG CONTOUR LINES. MACHINE PLACEMENT OF BRUSH BERMS IS NOT PERMITTED.
5. IMBED BRUSH BERM AT LEAST 4 INCHES INTO THE SOIL.
6. ANCHOR BRUSH BERMS USING WIRE OR NYLON ROPE ACROSS THE BERM WITH A MINIMUM TENSION OF 50 POUNDS.
7. SECURELY TIE ROPE TO 18-INCH REBAR STAKES DRIVEN INTO THE GROUND ON 4-FOOT CENTERS ON BOTH SIDES OF THE BERM.
8. PERFORM MAINTENANCE AS NEEDED.

BRUSH BERM



SYMBOL

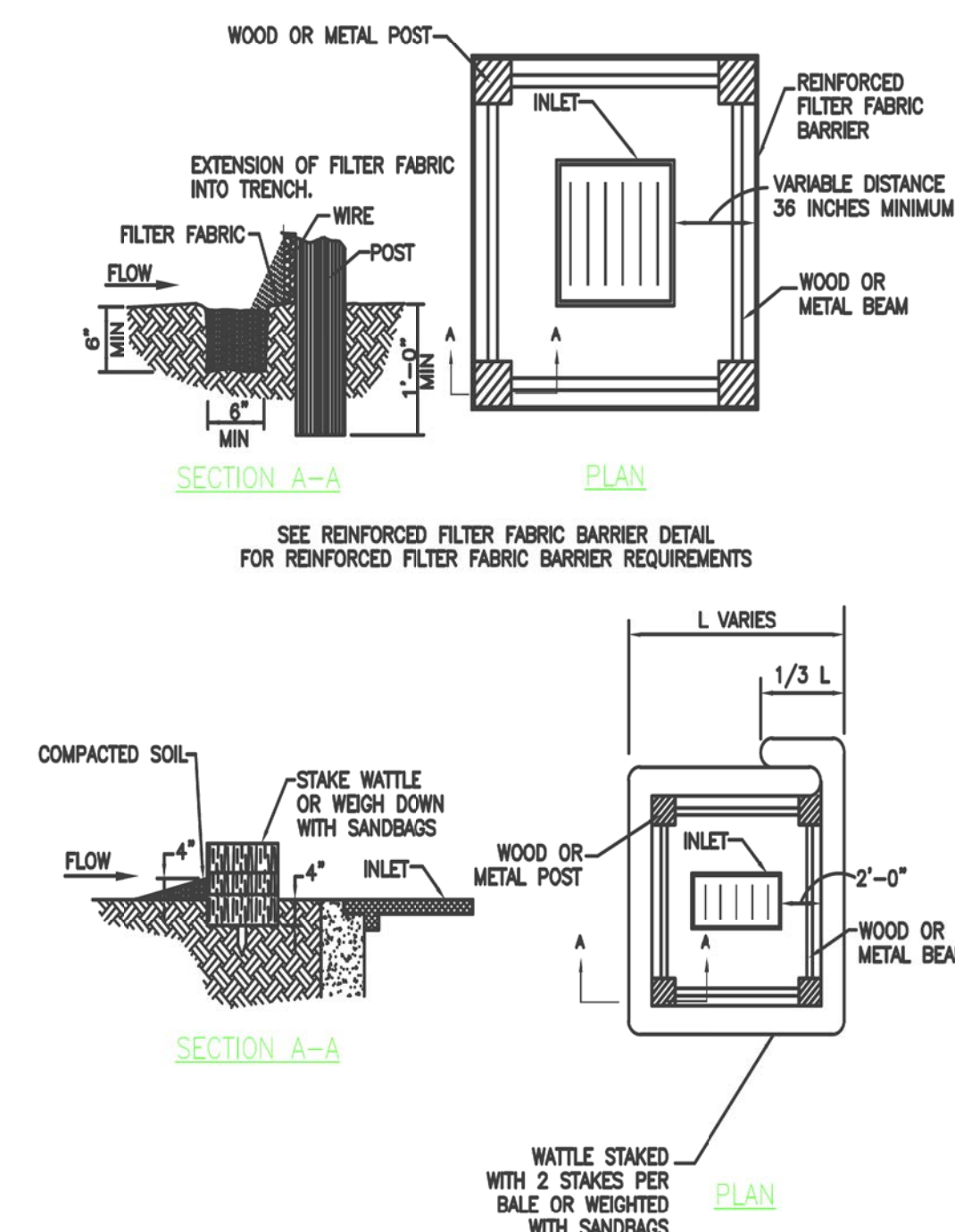


GENERAL NOTES:

1. SECURELY FASTEN MESH FENCING TO POSTS WITH STAPLES OR TIE WIRES.
2. SECURELY FASTEN FILTER FABRIC TO MESH FENCING.
3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT A POST, FOLD TOGETHER, AND ATTACH TO A POST.
4. REMOVE SEDIMENT DEPOSITS WHEN SILT REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE IN DEPTH.

REINFORCED
FILTER FABRIC BARRIER

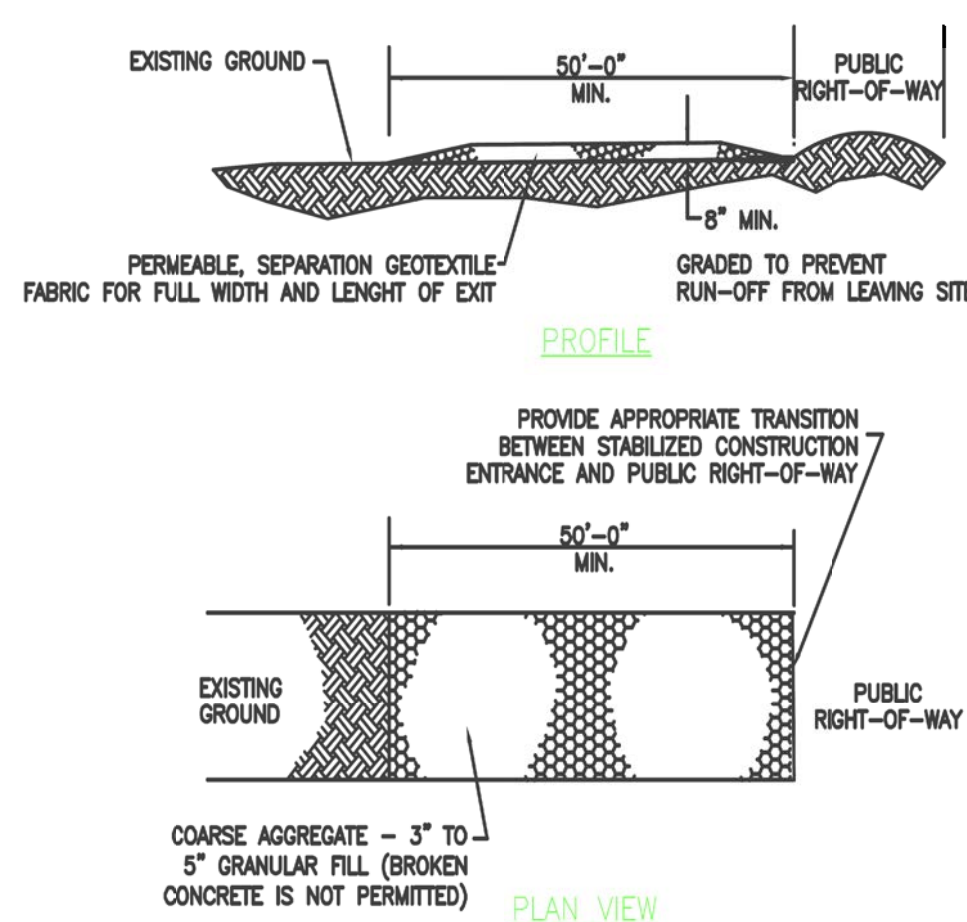
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NOTE: TYPICALLY STRAW BALES ARE NOT RECOMMENDED FOR INLET PROTECTION BARRIERS.

INLET PROTECTION BARRIERS
FOR STAGE I INLETS

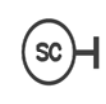
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GENERAL NOTES:

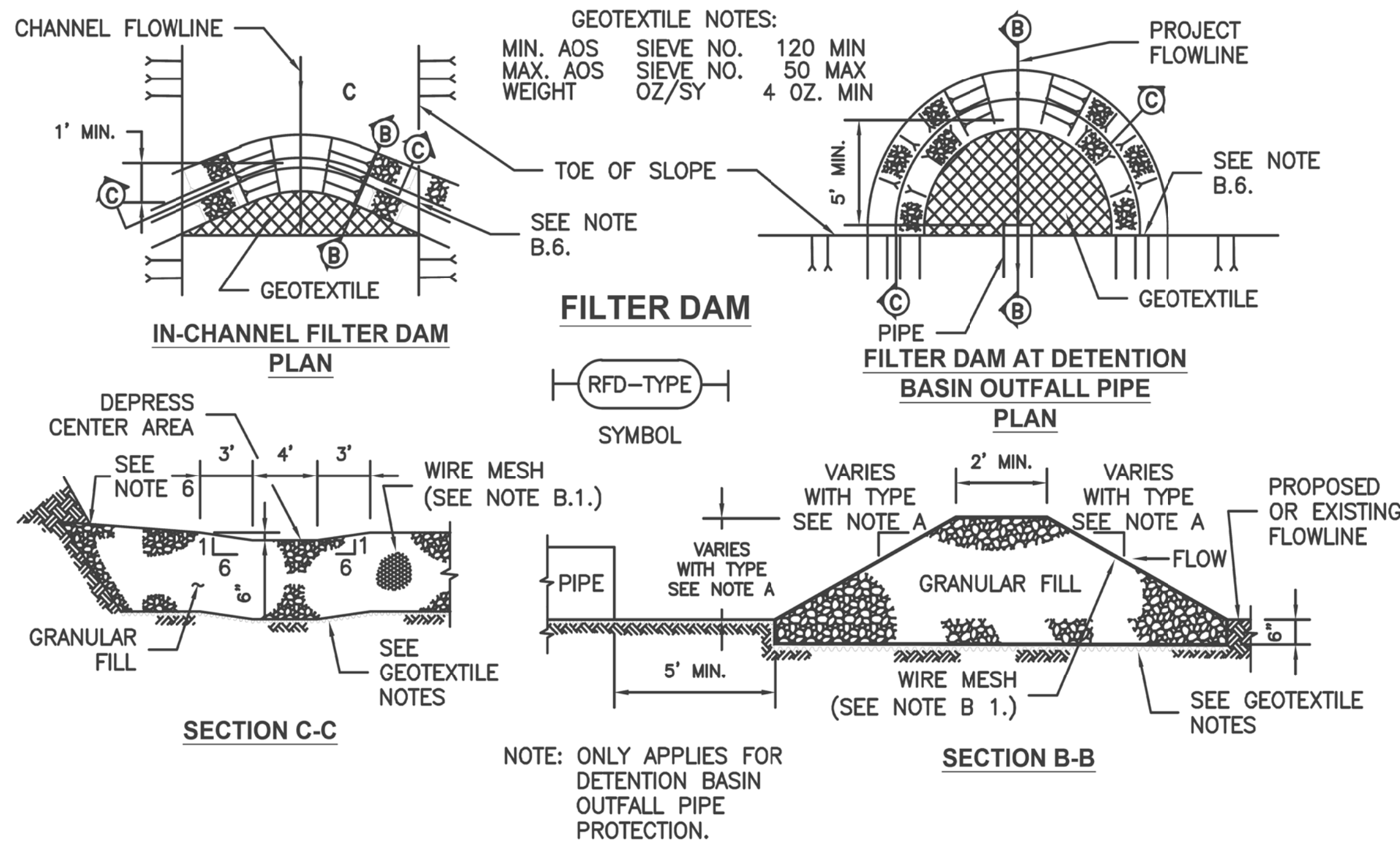
1. MINIMUM LENGTH IS AS SHOWN ON CONSTRUCTION DRAWINGS OR 50 FEET, WHICHEVER IS MORE.
2. CONSTRUCT AND MAINTAIN CONSTRUCTION EXIT WITH CONSTANT WIDTH ACROSS ITS LENGTH, INCLUDING ALL POINTS OF INGRESS OR EGRESS.
3. UNLESS SHOWN ON THE CONSTRUCTION DRAWINGS, STABILIZATION FOR OTHER AREAS WILL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT.
4. WHEN SHOWN ON THE CONSTRUCTION DRAWINGS, WIDEN OR LENGTHEN STABILIZED AREA TO ACCOMMODATE A TRUCK WASHING AREA. PROVIDE OUTLET SEDIMENT TRAP FOR THE TRUCK WASHING AREA.
5. PROVIDE PERIODIC TOP DRESSING WITH ADDITIONAL COARSE AGGREGATE TO MAINTAIN THE REQUIRED DEPTH OR WHEN SURFACE BECOMES PACKED WITH MUD.
6. PERIODICALLY TURN AGGREGATE TO EXPOSE A CLEAN DRIVING SURFACE.
7. ALTERNATIVE METHODS OF CONSTRUCTION INCLUDE:
-CEMENT STABILIZED SOIL: COMPACTED CEMENT STABILIZED SOIL, LIMESTONE AGGREGATE, OR OTHER FILL MATERIAL IN AN APPLICATION OF THICKNESS OF 8 INCHES.
-WOOD MATS: GAK OR OTHER HARDWOOD TIMBERS PLACED EDGE TO EDGE AND ACROSS SUPPORT WOODEN BEAMS WHICH ARE PLACED ON TOP OF EXISTING SOIL IN AN APPLICATION THICKNESS OF 6 INCHES.
-STEEL MATS: PERFORATED MATS PLACED ACROSS PERPENDICULAR SUPPORT MEMBERS.

STABILIZED CONSTRUCTION ACCESS



SYMBOL

P:\Salinas\AMBROSE\DETENTION POND\DCNS\2020-209 SHT 14 - COLAM PPP DETS 2 OF 2.dgn
2/1/2021 4:15:13 PM



A. TYPES OF FILTER DAMS

1. TYPE 1 (NON-REINFORCED)
 - a. HEIGHT – 18–24 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH – 2 FEET (MINIMUM)
 - c. SLOPES – 2:1 (MAXIMUM).
2. TYPE 2 (REINFORCED).
 - a. HEIGHT – 18–36 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH – 2 FEET (MINIMUM).
 - c. SLOPES – 2:1 (MAXIMUM).
3. TYPE 3 (REINFORCED)
 - a. HEIGHT – 36–48 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH – 2 FEET (MINIMUM).
 - c. SLOPES – 3:1 (MAXIMUM).
4. TYPE 4 (GABION)
 - a. HEIGHT – 30 INCHES (MINIMUM). MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH – 2 FEET (MINIMUM).
5. TYPE 5. AS SHOWN ON THE PLANS.

B. CONSTRUCT FILTER DAMS ACCORDING TO THE FOLLOWING CRITERIA UNLESS SHOWN OTHERWISE ON THE PLANS.

1. TYPE 2 AND 3 FILTER DAMS: SECURE WITH 20 GAUGE GALVANIZED WOVEN WIRE MESH WITH 1 INCH DIAMETER HEXAGONAL OPENINGS.
2. PLACE GRANULAR FILL ON THE WIRE MESH TO HEIGHT AND SLOPES SHOWN ON PLANS OR AS SPECIFIED BY THE ENGINEER.
 - a. 3–5 INCHES FOR ROCK FILTER DAM TYPES 1, 2 AND 4.
 - b. 4–8 INCHES FOR ROCK FILTER DAM TYPE REFER TO GRANULAR FILL IN SPECIFICATION SECTION No. 02378 RIPRAP AND GRANULAR FILL.
3. FOLD WIRE MESH AT UPSTREAM SIDE OVER GRANULAR FILL AND TIGHTLY SECURED TO ITSELF ON THE DOWNSTREAM SIDE USING WIRE TIES OR HOG RINGS.
4. IN STREAMS: SECURE OR STAKE MESH TO STREAM BED PRIOR TO AGGREGATE PLACEMENT.
5. SEE HCFCD SPECIFICATION SECTION NO. 02364–FILTER DAMS.
6. EMBED ONE FOOT MINIMUM INTO SLOPE AND RAISE ONE FOOT HIGHER THAN CENTER OF DEPRESSED AREA AT SLOPE.

MAINTENANCE

ALL EROSION AND SEDIMENT CONTROL WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIRS NECESSARY IT WILL BE DONE AT THE EARLIEST DATE POSSIBLE, BUT NO LATER THAN 7 CALENDAR DAYS AFTER THE SURROUNDING EXPOSED GROUND HAS DRIED SUFFICIENTLY TO PREVENT FURTHER DAMAGE FROM HEAVY EQUIPMENT. THE AREA ADJACENT TO CREEKS AND DRAINAGE WAYS SHALL HAVE PRIORITY FOLLOWED BY DEVICES PROTECTING STORM SEWER INLETS.

INSPECTION

ALL INSPECTION WILL BE PERFORMED BY A CERTIFIED INSPECTOR EVERY SEVEN DAYS OR TWO WEEKS, AS WELL AS AFTER EVERY HALF-INCH OR MORE OF RAIN (AS RECOMMENDED ON A NON-FREEZING RAIN GAUGE TO BE LOCATED AT THE PROJECT SITE). AN INSPECTION AND MAINTENANCE REPORT SHOULD BE MADE FOR EACH INSPECTION. BASED ON THE INSPECTION RESULTS, THE CONTROLS SHALL BE REVISED ACCORDING TO THE INSPECTION REPORT.

WASTE MATERIALS

THE DUMPSTER USED TO STORE ALL WASTE MATERIAL WILL MEET ALL STATE AND THE CITY OF LA MARQUE SOLID WASTE ORDINANCE. ALL TRASH AND CONSTRUCTION DEBRIS WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED AS NECESSARY OR AS REQUIRED BY LOCAL REGULATION AND THE TRASH WILL BE HAULED TO A LOCAL DUMP. NO CONSTRUCTION WASTE MATERIAL WILL BE BURIED ON SITE.

HAZARDOUS WASTE (INCLUDING SPILL REPORTING)

IN THE EVENT OF A SPILL WHICH MAY BE CONSIDERED HAZARDOUS, THE CITY OF LA MARQUE FIRE DEPARTMENT SHALL BE CONTACTED IMMEDIATELY AT 409–938–9260.

SANITARY WASTE

CONTRACTOR SHALL PROVE SANITARY WASTE FACILITIES IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS AND SPACING. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR OR FIRM AS NEEDED OR AS REQUIRED BY LOCAL REGULATIONS.

ADDITIONAL

DISPOSAL AREAS, STOCKPILES, AND HAUL ROADS SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE SEDIMENT THAT MAY ENTER RECEIVING WATERWAYS.

CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER WHICH MINIMIZES THE RUNOFF OF ALL POLLUTANTS.

ALL WATERWAYS SHALL BE CLEARED AS SOON AS PRACTICAL OF TEMPORARY EMBANKMENTS, TEMPORARY BRIDGES, MATTING, FALSEWORK, PILING, DEBRIS, AND OTHER OBSTRUCTIONS PLACED DURING CONSTRUCTION OPERATIONS THAT ARE NOT PART OF THE FINISHED OWRK.

BENCHMARK

NGS BRASS DISC STAMPED S 1144 1959, LOCATED +/- 700' WEST OF FM 2004 ON SOUTH SIDE OF STATE HIGHWAY NO.6
ELEVATION = 12.55 (ADJUSTED 1973)

T.B.M. 3084-40-J

LOCATED +/- 1250' WEST OF FLEMING ST. ON THE FIRST SET OF TRIPLE POWER POLES IN THE 80' HL&P EASEMENT AT SOUTH END OF FLEMING ST. BENCH-TIE IN SOUTH FACE OF SOUTH POWER POLE OF SET.
ELEVATION = 15.53 (ADJUSTED 1973)

T.B.M. 3084-41-J

LOCATED ON FIRST POWER POLE NORTH OF 80' HL&P EASEMENT ON EAST R.O.W. OF FLEMING ST. +/- 77' NORTH OF CENTERLINE OF 80' HL&P EASEMENT. BENCH-TIE IN WEST FACE OF POWER POLE.
ELEVATION = 16.60 (ADJUSTED 1973)

CL CURVE DATA

NO.	REVISION	DATE	BY

DESIGNED BY: _____
DESIGN CHECKED BY: _____
DRAWN BY: _____
COGO CHECKED BY: _____
SURVEY CHECKED BY: _____
QA/QC BY: _____ DATE: _____
QA/QC REVISIONS BY: _____

DETENTION IMPROVEMENTS AND MASS GRADING

CITY OF LA MARQUE
POLLUTION PREVENTION
DETAILS 2 OF 2

Costello



Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 / (713) 783-3580, Fax
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486



2-1-21

PRIVATE UTILITY LINES SHOWN

CITY OF LA MARQUE, TEXAS

THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN FOUND TO BE IN GENERAL COMPLIANCE WITH THE CURRENT REQUIREMENT ESTABLISHED BY THE CITY OF LA MARQUE.



John H. P.E.
DIRTY V. HO, P.E., CITY ENGINEER

02212021

DATE

NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURES

DRAWING SCALE: N.T.S.

SHEET

14

OF

14

SHEETS

JOB NO. 2020209-500



January 29, 2021

Board of Directors
Galveston County Drainage District No. 2
5000 F.M. 1765
La Marque, Texas 77568
Via email: GCDD2@aol.com

Re: District Engineer's Recommendation for Approval
Construction Plans entitled "Detention Improvements and Mass Grading for Ambrose"
Prepared by Costello, Inc dated January 21, 2021
GCDD2 Review Number: 2021-004 Ditch 10A
CI Job No. 1991007-001

Dear Board of Directors:

Costello, Inc. is in receipt of the above referenced construction plans for review on behalf of Galveston County Drainage District No. 2 ("District"). Based on the submitted plan, approximately **12.49 acres** of detention will be drained to the District's Ditch 10A system via an existing outfall culvert as identified in the previously approved Drainage Impact Analysis and Phase 1 detention plans for the Sunset Grove/Ambrose Development. The project is located in the Ditch 10 watershed which requires the use of onsite detention. **Please submit a final hard copy of the construction plans to the district office before starting any construction. Contact Mr. Roland Buchanan, at 409-935-2041, at least 24-hours before starting any construction activity within the District right-of-way or easement.**

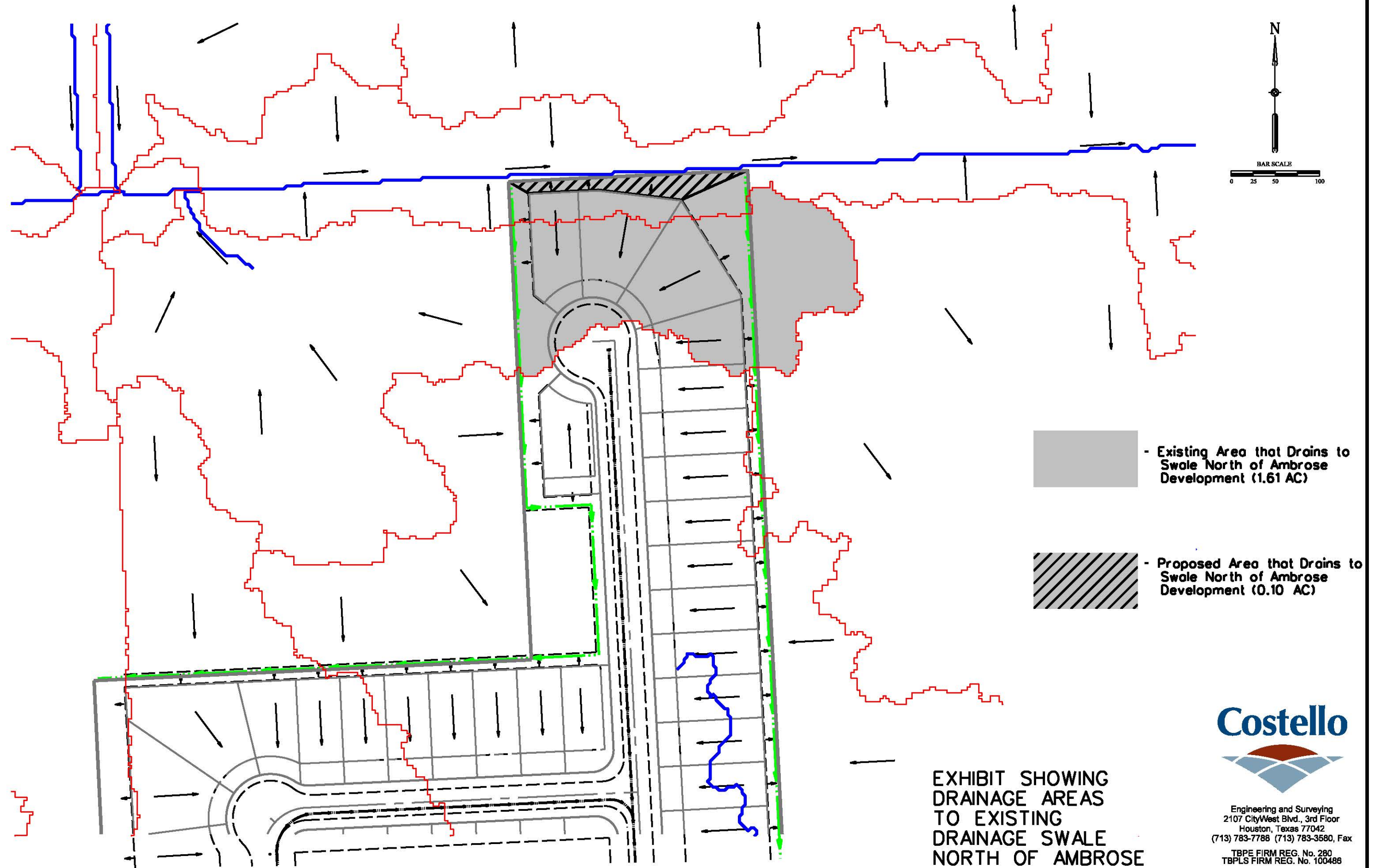
The construction plans as submitted are hereby recommended for approval by the District board. Please note that district approval is good for 1-year. Be advised that the District approval is only for the design area to be drained to the ditch. Internal storm sewer design, extreme event routing to prevent future structures from being flooded by a rainfall event exceeding the storm sewer capacity, and necessary perimeter swales designed to convey offsite sheet flow away from the proposed development are the responsibility of the local city municipality. If you have any questions or require any additional information, please feel free to contact me at 713-783-7788 or by email at swilcox@costelloinc.com.

Sincerely,
Costello, Inc.
Galveston County Drainage District No. 2
District Engineer

J. Stephen Wilcox, P.E., CFM
Partner/Project Manager
Hydrology & Hydraulics

cc: Mr. Roland Buchanan, GCDD2 District Manager

W:\1991\91007\01\Development Review\2021-004 Ditch 10A - Ambrose Detention Pond\GCDD2_2021.01.29_Eng Rec Approval.docx



Engineering and Surveying
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 (713) 783-3580, Fax
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100486

Ambrose - Drainage Areas Near North Boundary

Jeff Ebersole, P.E. <jebersole@costelloinc.com>

Mon 6/21/2021 3:43 PM

To: Dinh Ho <dinh@adico-llc.com>

Cc: Derra Purnell <d.purnell@cityoflamarque.org>; Gregory P. Frank, P.E., CFM <gfrank@costelloinc.com>

 1 attachments (87 KB)

Ambrose Drainage Exhibit.pdf;

[External Email] This message originated from outside your organization.

Dinh,

We analyzed the existing drainage flow paths to the drainage swale that is located just to the north of the Ambrose development. This is the swale that was discussed with some of the property owners in the City Council meeting last month. I have put together an exhibit showing the existing versus proposed drainage areas to this existing swale that are affected by the development of the Ambrose development.

There was approximately 1.21 acres of land within the boundary of the Ambrose development that drained to this existing swale. An additional 0.40 acres of land immediately adjacent to the Ambrose development also drained through the Ambrose property and ultimately made it to this existing swale. With the development of Ambrose, we would reduce this acreage (total of 1.61 acres) down to just 0.10 acres (the transition fill behind the far northern lots is the only area that would continue to drain to the swale). Our proposed perimeter swales will pick up any flows adjacent to our property and take them south into our proposed detention system, so these flows will not enter the existing swale.

I believe this exhibit clearly shows that our development is not adding any additional flows to the existing swale, but in reality is actually pulling acreage off of the swale. Can you take a look at this and let me know your thoughts?

Thanks,

Jeff Ebersole, P.E.

Project Manager

Land Development

 Costello.com

Engineering & Surveying

office 713.783.7788

direct 713.579.3837

costelloinc.com

2107 CityWest Blvd. | 3rd Floor | Houston, Texas 77042

Voted Best Places to Work - Houston Business Journal

TBPE Firm Registration No. 280 | TBPLS Firm Registration No. 100486

Copies of documents that may be relied upon are limited to the printed copies (also known as hard copies) that are signed or sealed by Costello. Files in electronic media format or text, data, graphic or other types that are furnished by Costello are only for user's convenience. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic media format, Costello makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems or computer hardware differing from those in use by Costello at the beginning of this assignment.



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: June 29, 2021 (Tabled from the May 25, 2021 meeting)

Agenda Item: Discussion / possible action regarding a Preliminary Plat application for Ambrose, Section 2, located near Victory Springs & Fleming Road

Item Type: Plat - Preliminary plat

Standard for Approval:

Plats that comply with the requirements of City Code Chapter 41 and Chapter 212 of the Texas Local Government Code must be approved. Preliminary plats will always be approved with conditions because they will not comply with all of the requirements by nature of being a preliminary plat. Plats that do not comply with the requirements and need major changes will be denied and the reasons stated.

References: City Code Chapter 41;
Chapter 212, Texas Local Government Code

Council approval: Required

Public comments: Concerns from neighbors regarding drainage plan

Recommendation: Motion to approve with conditions Ambrose, Section 2 Preliminary Plat, subject to the following conditions:

- 1) An updated plat including corrections in response to comments from Adico is required;
- 2) Applicant must submit final plat and supporting documents compliant with City Code Chapter 41 and Chapter 212 of the Texas Local Government Code; and
- 3) Applicant must provide original tax certificates showing all balances paid.

Wednesday, June 23, 2021

Arya Karve
7 Gen Planning
2107 City West Blvd., Suite 400
Houston, TX 77042

Re: Ambrose Section Three Preliminary Plat
First Review
COLM Project No. PZ2021-026
Adico, LLC Project No. 18100-2-072

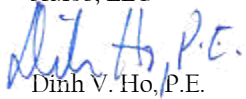
Dear Ms. Karve;

On behalf of the City of La Marque, Adico, LLC has reviewed the first submittal for Ambrose Section 3 Preliminary Plat received on or about June 15, 2021.

Please see our comments on the following pages. Please furnish one (1) set of revised drawings, digital files in .pdf format and a written response to our comments.

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC


Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Derra Purnell, City of La Marque, d.purnell@cityoflamarque.org
File: 18100-2-072

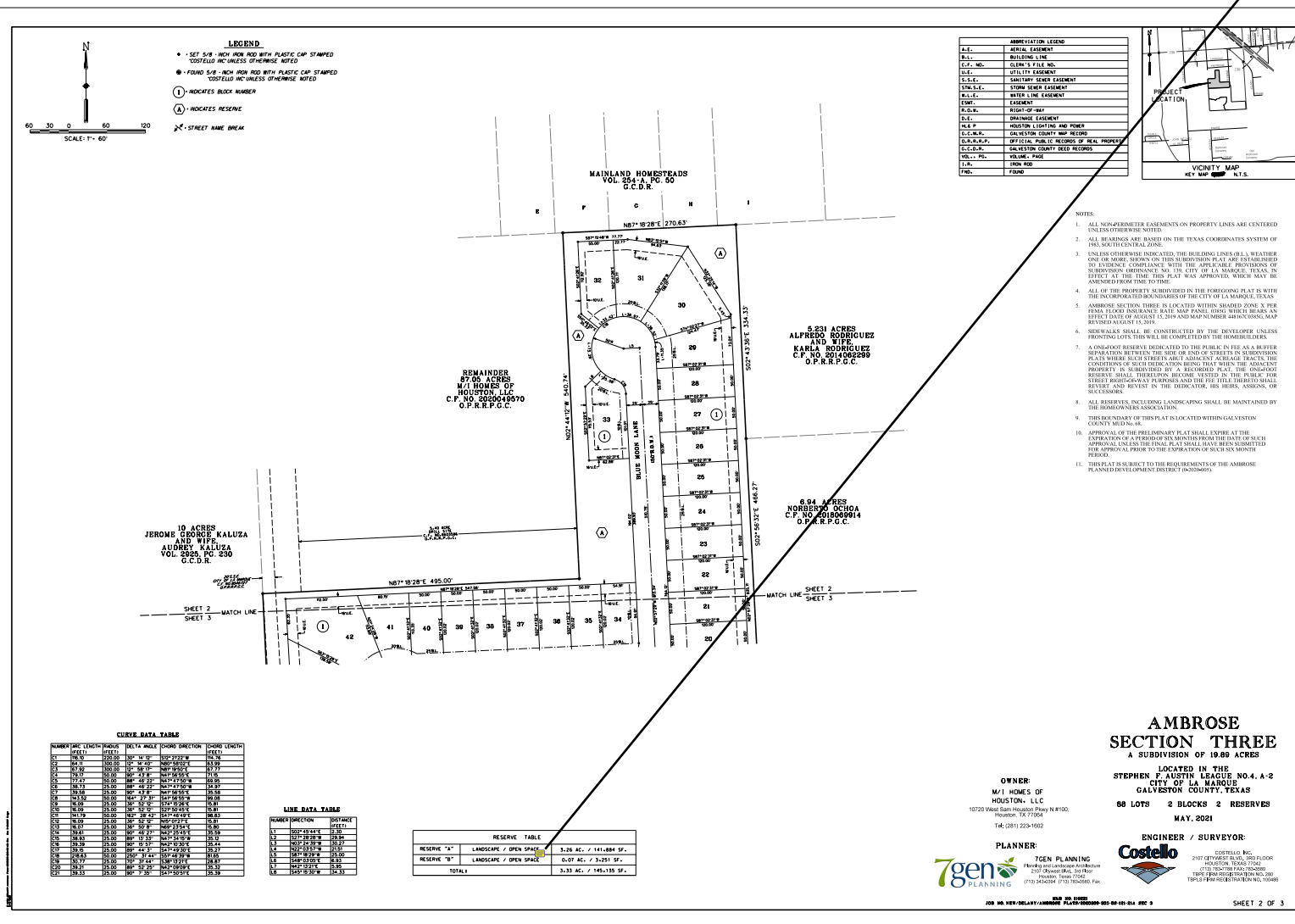
Summary of comments: Ambrose Sec 3_ADICO COMMENTS.pdf

Page:1

Author: dho Subject: Note Date: 2021-06-21 16:09:35

Update.

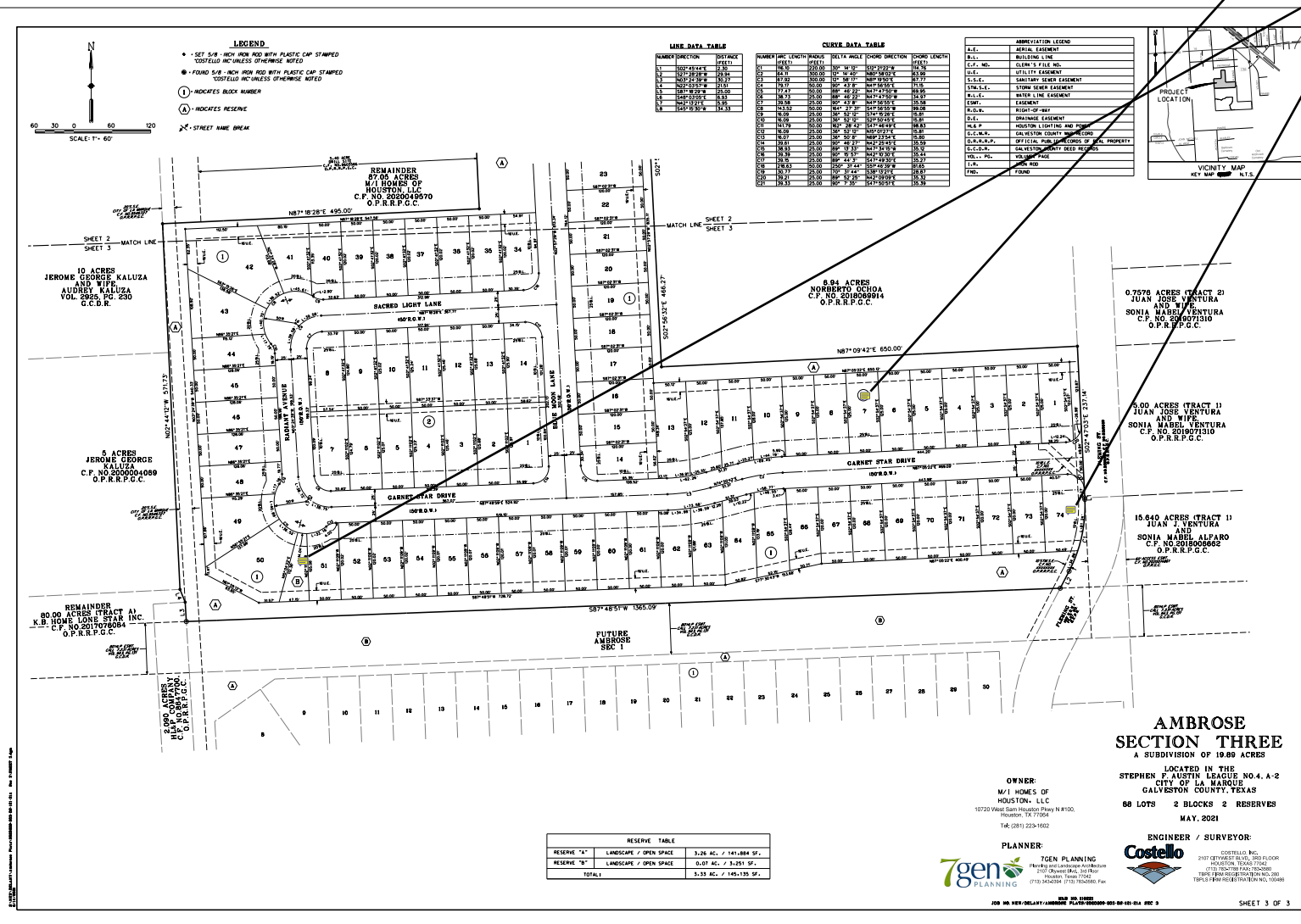
[illegible]



Why is there two Block 1?

Does this lot meet the min definition of a 50' wide lot?

Confirm this is for open space only and not drainage or utilities.





City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: June 29, 2021 (Tabled from May 25, 2021)

Agenda Item: Discussion / possible action regarding a Preliminary Plat application for Ambrose, Section 3

Item Type: Plat - Preliminary plat

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Public comments: Concerns from neighbors regarding drainage plan

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- 1) An updated plat including corrections in response to comments from Adico is required;
- 2) Applicant must submit final plat and supporting documents compliant with City Code Chapter 41 and Chapter 212 of the Texas Local Government Code; and
- 3) Applicant must provide original tax certificates showing all balances paid.

\\S:\DATA\DELAN\Ambrose Plats\2020209-203-DS-121-21A Sec 3 SHEET 2.dgn 8/14/2021

STATE OF TEXAS
COUNTY OF GALVESTON

WE, M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY IN THE ABOVE AND FOREGOING MAP OF AMBROSE SECTION THREE, DO HEREBY MAKE SUBDIVISION ON SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS AMBROSE SECTION THREE, IN THE STEPHEN F. AUSTIN LEAGUE NO. 4, A-2 IN GALVESTON COUNTY, TEXAS; AND DEDICATE THE STREETS, AND EASEMENTS SHOWN THEREON FOREVER.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENT. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF AMBROSE SECTION THREE WHERE BUILDING SETBACK LINES OR PUBLIC EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

THIS IS TO CERTIFY THAT WE, M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAVE COMPLIED WITH OR WILL COMPLY WITH THE EXISTING REGULATIONS HERETOFORE ON FILE AND ADOPTED BY THE CITY OF LA MARQUE IN GALVESTON COUNTY, TEXAS.

IN TESTIMONY WHEREOF, M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, VICE PRESIDENT OF FINANCE AND BY _____, LAND DEVELOPMENT MANAGER, THIS _____, DAY OF _____, 2021.

M/I HOMES OF HOUSTON, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
XXXX
VICE PRESIDENT OF FINANCE

BY: _____
XXXXX
LAND DEVELOPMENT MANAGER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, VICE PRESIDENT OF FINANCE AND _____, LAND DEVELOPMENT MANAGER OF A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THEIR NAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

PRINT NAME _____
MY COMMISSION EXPIRES: _____

I, MARK D. ARMSTRONG, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

MARK D. ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5363

WE HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AMBROSE SECTION THREE, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LA MARQUE, TEXAS, ON THE _____ DAY OF _____, A. D., 2021, AND BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, ON THE _____ DAY OF _____, A. D., 2021.

CHAIRMAN, PLANNING COMMISSION

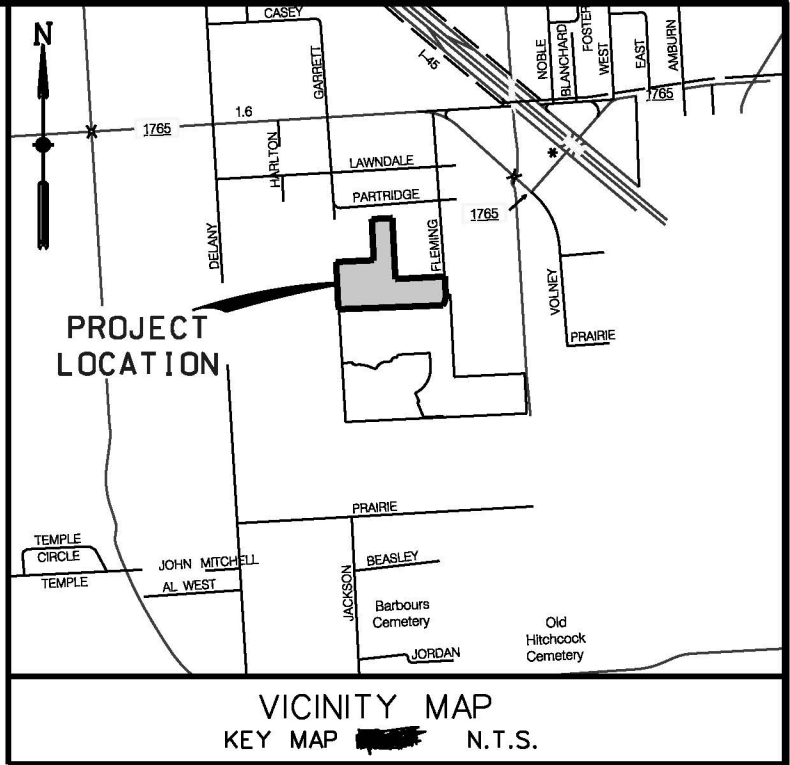
BOBBY HOCKING
MAYOR OF THE CITY OF LA MARQUE, TEXAS

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 2021, AT _____ O'CLOCK, __. M., AND DULY RECORDED ON _____, 2021, AT _____ O'CLOCK, __. M. IN INSTRUMENT NUMBER _____, GALVESTON COUNTY RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

DWIGHT D. SULLIVAN, COUNTY CLERK,
GALVESTON COUNTY, TEXAS

BY: _____
DEPUTY



AMBROSE SECTION THREE

A SUBDIVISION OF 19.89 ACRES

LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO.4, A-2
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS

88 LOTS 2 BLOCKS 2 RESERVES

MAY, 2021

ENGINEER / SURVEYOR:



COSTELLO, INC.
2107 CITYWEST BLVD., 3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

OWNER:

M/I HOMES OF
HOUSTON, LLC

10720 West Sam Houston Pkwy N #100,
Houston, TX 77064

Tel: (281) 223-1602

PLANNER:

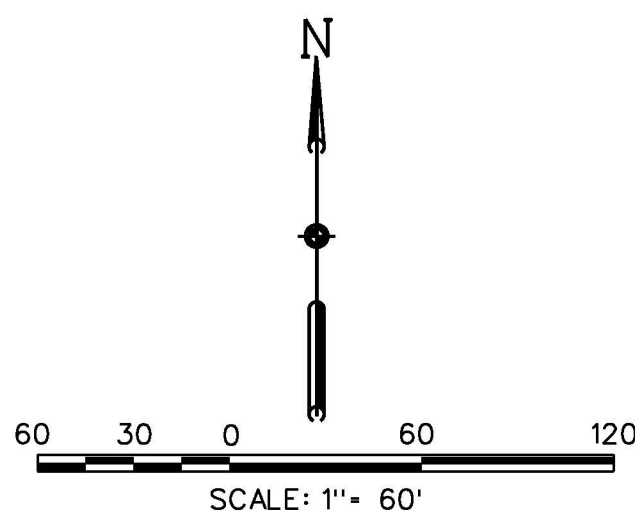


7GEN PLANNING
Planning and Landscape Architecture
2107 Citywest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax

M&B NO. 110221

JOB NO. NEW/DELANY/AMBROSE PLATS/2020209-203-DS-121-21A SEC 3

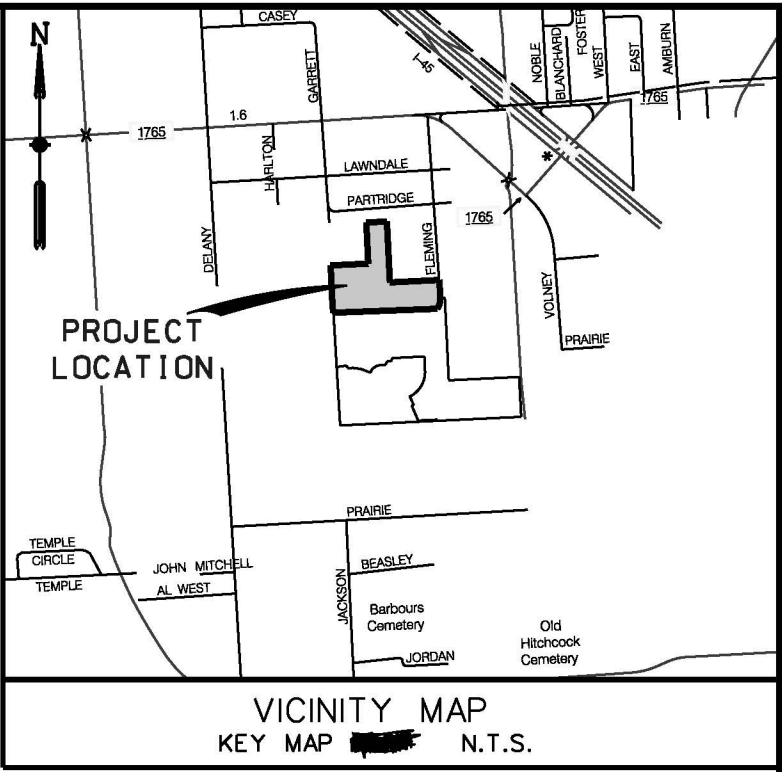
SHEET 1 OF 3



LEGEND

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- FOUND 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- ① - INDICATES BLOCK NUMBER
- A - INDICATES RESERVE
- ✂ - STREET NAME BREAK

ABBREVIATION LEGEND	
A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
C.F. NO.	CLERK'S FILE NO.
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
ESMT.	EASEMENT
R.D.W.	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
HL & P	HOUSTON LIGHTING AND POWER
G.C.M.R.	GALVESTON COUNTY MAP RECORD
O.R.R.R.P.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
G.C.D.R.	GALVESTON COUNTY DEED RECORDS
VOL. + PG.	VOLUME + PAGE
I.R.	IRON ROD
FND.	FOUND



NOTES:

- ALL NON-PERIMETER EASEMENTS ON PROPERTY LINES ARE CENTERED UNLESS OTHERWISE NOTED.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WEATHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF SUBDIVISION ORDINANCE NO. 139, CITY OF LA MARQUE, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITH THE INCORPORATED BOUNDARIES OF THE CITY OF LA MARQUE, TEXAS.
- AMBROSE SECTION THREE IS LOCATED WITHIN SHADED ZONE X PER FEMA FLOOD INSURANCE RATE MAP PANEL 0385G WHICH BEARS AN EFFECT DATE OF AUGUST 15, 2019 AND MAP NUMBER 448167C0385G; MAP REVISED AUGUST 15, 2019.
- SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER UNLESS FRONTING LOTS. THIS WILL BE COMPLETED BY THE HOMEBUILDERS.
- A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY 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 AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- ALL RESERVES, INCLUDING LANDSCAPING SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS BOUNDARY OF THIS PLAT IS LOCATED WITHIN GALVESTON COUNTY MUD No. 68.
- APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE AT THE EXPIRATION OF A PERIOD OF SIX MONTHS FROM THE DATE OF SUCH APPROVAL UNLESS THE FINAL PLAT SHALL HAVE BEEN SUBMITTED FOR APPROVAL PRIOR TO THE EXPIRATION OF SUCH SIX MONTH PERIOD.
- THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF THE AMBROSE PLANNED DEVELOPMENT DISTRICT (0-2020-005).

10 ACRES
JEROME GEORGE KALUZA
AND WIFE
AUDREY KALUZA
VOL. 2925, PG. 230
G.C.D.R.

REMAINDER
87.05 ACRES
M/I HOMES OF
HOUSTON, LLC
C.F. NO. 2020049570
O.P.R.R.P.G.C.

5.231 ACRES
ALFREDO RODRIGUEZ
AND WIFE,
KARLA RODRIGUEZ
C.F. NO. 2014062299
O.P.R.R.P.G.C.

6.94 ACRES
NORBERTO OCHOA
C.F. NO. 2018069914
O.P.R.R.P.G.C.

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE (DEGREES)	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	116.10	220.00	30° 14' 12"	S12° 21' 22"W	114.76
C2	64.11	300.00	12° 14' 40"	N80° 58' 02"E	63.99
C3	67.92	300.00	12° 58' 17"	N81° 19' 50"E	67.77
C4	79.17	50.00	90° 43' 8"	N41° 56' 55"E	71.15
C5	77.47	50.00	88° 46' 22"	N47° 47' 50"W	69.95
C6	38.73	25.00	88° 46' 22"	N47° 47' 50"W	34.97
C7	39.58	25.00	90° 43' 8"	N41° 56' 55"E	35.58
C8	143.52	50.00	164° 27' 31"	S41° 56' 55"W	99.08
C9	16.09	25.00	36° 52' 12"	S74° 15' 26"E	15.81
C10	16.09	25.00	36° 52' 12"	S21° 50' 45"E	15.81
C11	141.79	50.00	162° 28' 42"	S47° 46' 49"E	98.83
C12	16.09	25.00	36° 52' 12"	N15° 02' 27"E	15.81
C13	16.07	25.00	36° 50' 8"	N69° 23' 54"E	15.80
C14	39.61	25.00	90° 46' 27"	N42° 25' 45"E	35.59
C15	38.93	25.00	89° 13' 33"	N47° 34' 15"W	35.12
C16	39.39	25.00	90° 15' 57"	N42° 10' 30"E	35.44
C17	39.15	25.00	89° 44' 3"	S47° 49' 30"E	35.27
C18	218.63	50.00	250° 31' 44"	S51° 46' 39"W	81.65
C19	30.77	25.00	70° 31' 44"	S38° 13' 21"E	28.87
C20	39.21	25.00	89° 52' 25"	N42° 09' 09"E	35.32
C21	39.33	25.00	90° 7' 35"	S47° 50' 51"E	35.39

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S02° 45' 44"E	2.30
L2	S27° 28' 28"W	29.94
L3	N03° 24' 39"W	30.27
L4	N22° 03' 57"W	21.51
L5	S87° 18' 29"W	25.00
L6	S48° 03' 05"E	6.93
L7	N42° 13' 21"E	5.95
L8	S45° 15' 30"W	34.33

RESERVE TABLE

RESERVE "A"	LANDSCAPE / OPEN SPACE	3.26 AC. / 141,884 SF.
RESERVE "B"	LANDSCAPE / OPEN SPACE	0.07 AC. / 3,251 SF.
TOTAL:		3.33 AC. / 145,135 SF.

AMBROSE
SECTION THREE
A SUBDIVISION OF 19.89 ACRES

LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO.4, A-2
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS

88 LOTS 2 BLOCKS 2 RESERVES

MAY, 2021

ENGINEER / SURVEYOR:



COSTELLO, INC.
2107 CITYWEST BLVD., 3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

OWNER:

M/I HOMES OF
HOUSTON, LLC

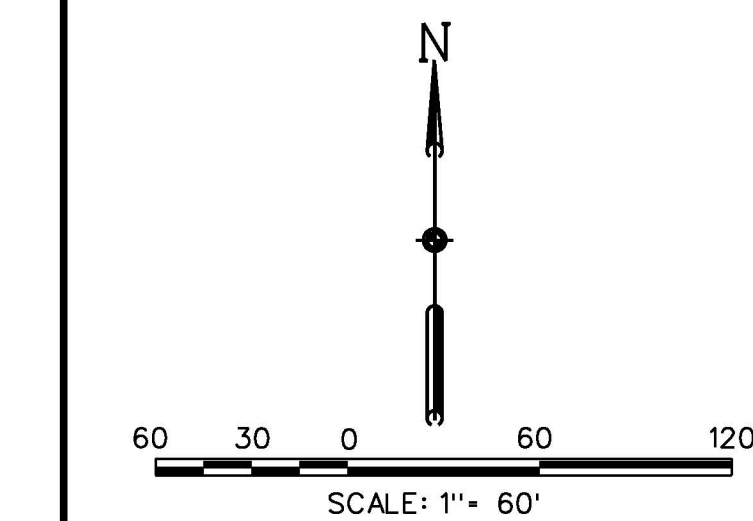
10720 West Sam Houston Pkwy N #100,
Houston, TX 77064

Tel: (281) 223-1602

PLANNER:



7GEN PLANNING
Planning and Landscape Architecture
2107 Citywest Blvd., 3rd Floor
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(713) 343-0394 (713) 783-3580, Fax

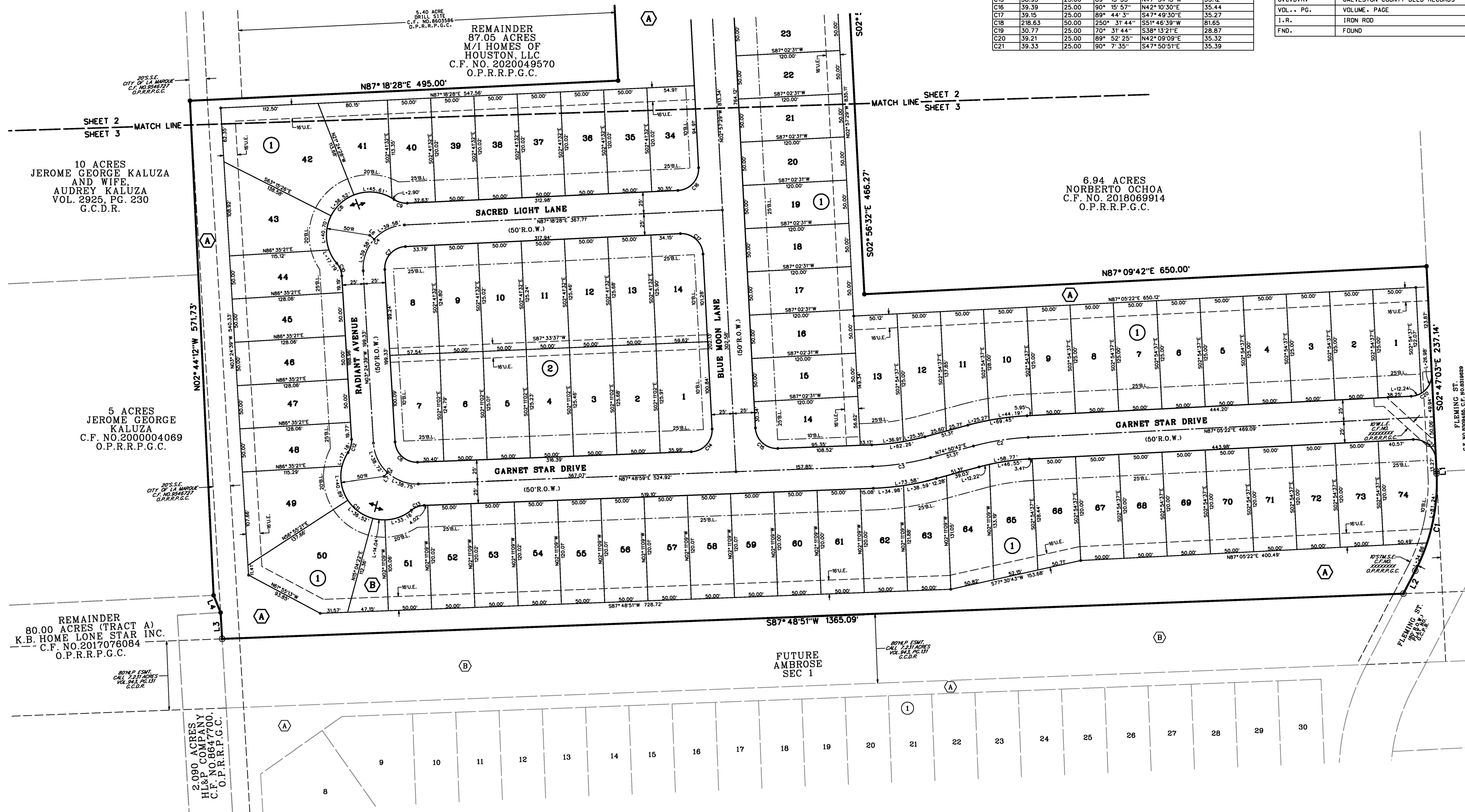
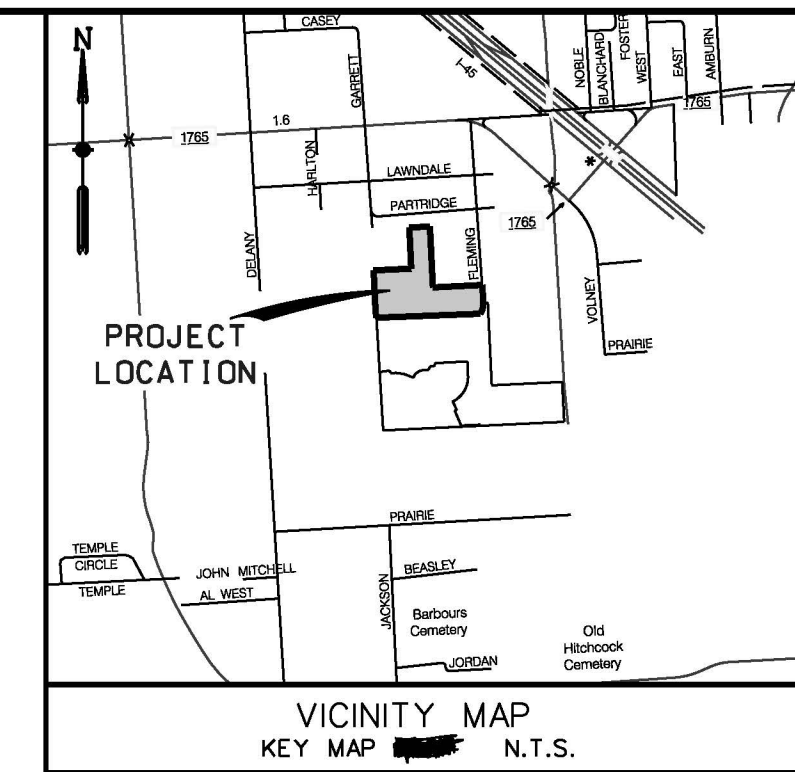


- LEGEND**
- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
 - FOUND 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
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D.E.	DRAINAGE EASEMENT
H.L.P.	HOUSTON LIGHTING AND POWER
G.C.M.R.	GALVESTON COUNTY MAP RECORD
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VOL. - PG.	VOLUME - PAGE
I.R.	IRON ROD
FND.	FOUND



5/24/2021 10:45 AM NEW/Delaney/Ambrose Plats/20200809-08-DS-121-21A SEC 3 SHEET 3 of 3

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AMBROSE SECTION THREE

A SUBDIVISION OF 19.89 ACRES

LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO.4, A-2
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS

88 LOTS 2 BLOCKS 2 RESERVES
MAY, 2021

ENGINEER / SURVEYOR:



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(713) 343-0394 (713) 783-3580, Fax



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: June 29, 2021

Agenda Item: Discussion / possible action to issue a final report and provide a recommendation to City Council on a request to change the zoning district from (I-1) Light Industrial to (R-1) Single Family Residential for Lots 1-19 K Cook & Stewart Subdivision, located near 1st Ave and Orange Street (Galveston County Property ID # 196129 and 610851)

Item Type: Zone change

History: None

Standard for Approval: “[E]ither the general welfare of the city affected by the area to be changed will be enhanced, or that the property is unusable for the purposes allowed under existing zoning.” See City Code Sec. 71-26(k).

References: City Code Chapter 71;
Chapter 211, Texas Local Government Code

Council approval: Required; Ordinance also required

Public comments: None

Recommendation: Motion to issue a final report and recommend approval of a zone change from (I-1) Light Industrial to (R-1) Single Family Residential for Lots 1-19 K Cook & Stewart Subdivision



CITY OF LA MARQUE
"Gateway to the Gulf"
1130 1st St., La Marque, TX 77568
409-938-9204 Permits@CityOfLaMarque.Org

Rezone Application

Application Date: 05/14/2021 **SmartGov Project #:** PZ 2021-014
Name of Agent: Rashid Shakoor **Phone:** 4092561837
Address: 3221 Cemetery Road Santa Fe TX 77517
Name of Owner: Rashid & Tariq Shakoor **Phone:** 4092561837
Address: 3221 Cemetery Road Santa Fe TX 77517
Property Description: Vacant lots **Parcel #:** PID# 196129
610851
Plot of Area Attached: YES NO **Metes and Bounds Attached:** YES NO
Present Zone: Light Industrial
Reason for Change: Censeo Home builders would like to redevelop and build residential homes
Desired Outcome: Single family Residential rezoning

APPLICATION CHECKLIST

☐ **SITE PLAN** (To scale) **WITH EXISTING IMPROVEMENTS, DEVELOPMENTS AND PROPERTY LINES**

(8-1/2 X 11 if larger than 8 1/2 x 11 please fold to appropriate size)

☒ **SURVEY** (To scale, 2 Copies)

☒ **CURRENT AND ORIGINAL CERTIFIED TAX RECEIPTS**

☐ **TITLE REPORT** (If purchased in the last 60 days) **OR**

☐ **PLANNING LETTER**

☐ **NON-REFUNDABLE APPLICATION FEE** (Payable to the "City Of La Marque")

*metes & bounds (needed)
& proposed site plan
(optional)*

Submitted to the Board on: / /

Approved: _____ **Denied:** _____ **Other:** _____

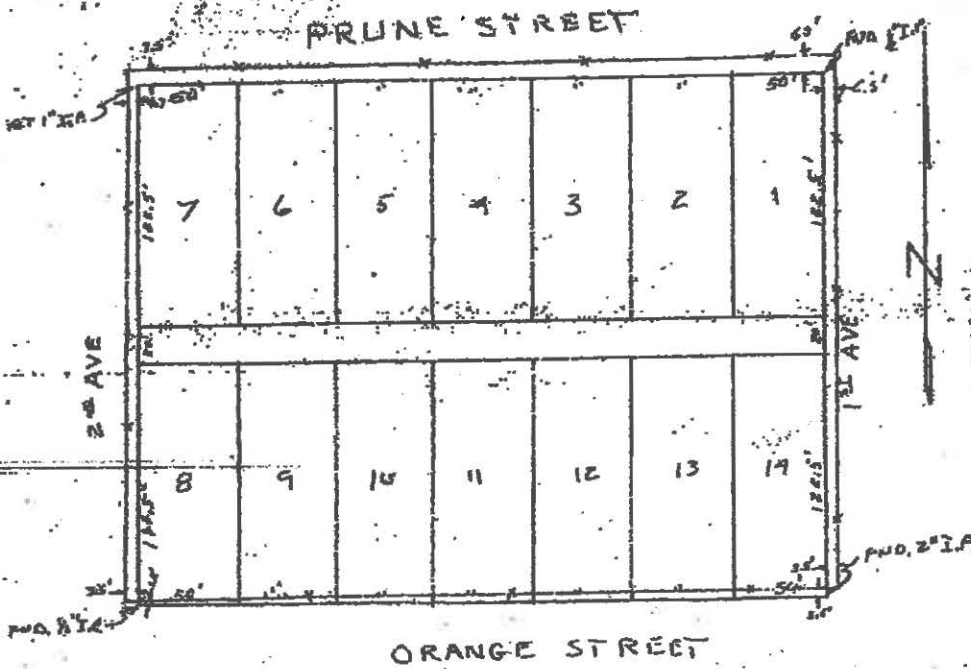
Comments: _____

APPLICANTS CERTIFICATE

I AFFIRM THAT MY STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature of applicant: Rashid Shakoor **Date:** 05/14/2021

NOTE: All Planning and Zoning meetings take place on the 2nd Tuesday of the each month. Applications must be received **30 days** prior to the 2nd Tuesday of each month to be considered for that Planning and Zoning Commission meeting.



A SURVEY OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13,
AND 14 OF BLOCK 58 IN SUBDIVISION "K" OF COOK
AND STEWART SUBDIVISION IN GALVESTON COUNTY,
TEXAS.

According to the map thereof recorded in Volume
81, Page 526 in the office of the County Clerk
of Galveston County, Texas.

Scale: 1 inch = 20 feet



Surveyed September 22, 1980

By: *[Signature]*

Higginbotham Service Stations

W.R. Lambert
Public Surveyor
La Marque, Texas

I hereby certify that on the above date, I surveyed the above lot together with improvements located thereon, and that the above map, together with dimensions as shown, is true and correct as of the above date. There are no overages nor shortages in the above lot. There are no encroachments.

R196129



1800 Augusta Drive Ste 340
Houston, Texas 77057
Phone#: 832-203-7105

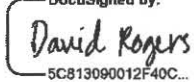
June 19, 2021

City of La Marque,

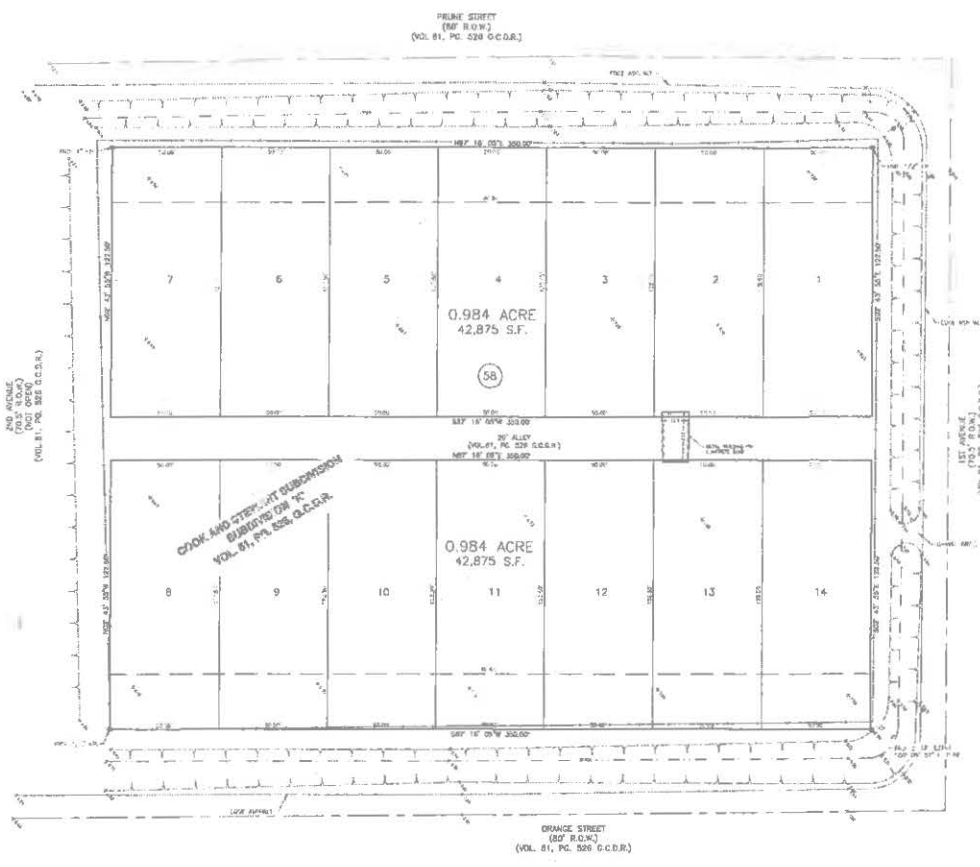
To Whom It May Concern:

Attached is the survey and plot plan plat that shows the specific size of homes that we would like to build on the 14 lots on Prune and Orange St. We have and will continue to invest a lot of our resources into building affordable housing for the hard-working people of the City of La Marque. We look forward continuing our relationship in the future.

Sincerely,

DocuSigned by:
 6/21/2021
5C813090012F40C...

David Rogers, CEO
Hacienda Services DBA Censeo Homes



SYMBOL	DESCRIPTION
1	1/4 SECTION
2	1/2 SECTION
3	3/4 SECTION
4	SECTION
5	1/4 SECTION
6	1/2 SECTION
7	3/4 SECTION
8	SECTION
9	1/4 SECTION
10	1/2 SECTION
11	3/4 SECTION
12	SECTION
13	1/4 SECTION
14	1/2 SECTION
15	3/4 SECTION
16	SECTION
17	1/4 SECTION
18	1/2 SECTION
19	3/4 SECTION
20	SECTION
21	1/4 SECTION
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90	1/2 SECTION
91	3/4 SECTION
92	SECTION
93	1/4 SECTION
94	1/2 SECTION
95	3/4 SECTION
96	SECTION
97	1/4 SECTION
98	1/2 SECTION
99	3/4 SECTION
100	SECTION

NOTES:

1. THIS SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS SURVEYING ACT, CHAPTER 131, ACTS OF THE 49TH LEGISLATURE, 1925, AS AMENDED, AND THE RULES AND REGULATIONS OF THE TEXAS SURVEYING BOARD, AS ADOPTED BY THE BOARD.
2. ALL MEASUREMENTS HAVE BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS SURVEYING ACT, CHAPTER 131, ACTS OF THE 49TH LEGISLATURE, 1925, AS AMENDED, AND THE RULES AND REGULATIONS OF THE TEXAS SURVEYING BOARD, AS ADOPTED BY THE BOARD.
3. THE SURVEYOR HAS BEEN ADVISED THAT THE TRACT DESCRIBED HEREIN IS NOT SUBJECT TO ANY OTHER SURVEY, AND THAT THE TRACT IS NOT SUBJECT TO ANY OTHER CLAIM.
4. THE SURVEYOR HAS BEEN ADVISED THAT THE TRACT DESCRIBED HEREIN IS NOT SUBJECT TO ANY OTHER SURVEY, AND THAT THE TRACT IS NOT SUBJECT TO ANY OTHER CLAIM.

I CERTIFY THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS SURVEYING ACT, CHAPTER 131, ACTS OF THE 49TH LEGISLATURE, 1925, AS AMENDED, AND THE RULES AND REGULATIONS OF THE TEXAS SURVEYING BOARD, AS ADOPTED BY THE BOARD.

JOHN D. MOORE LEAGUE, ABSTRACT 150
GALVESTON COUNTY, TEXAS

**PLAT OF SURVEY
OF 1.968 ACRE TRACT**

TRACT 1: 0.984 ACRES
LOTS 1, 2, 3, 4, 5, 6, 7

TRACT 2: 0.984 ACRES
LOTS 8, 9, 10, 11, 12, 13, AND 14

BLOCK 58, DIVISION NO. 1 OF THE
COOK AND STEWART SUBDIVISION
VOL. 81, PG. 528, G.C.D.R.

SITUATED IN THE
JOHN D. MOORE LEAGUE, ABSTRACT 150
GALVESTON COUNTY, TEXAS

B.L.
BILLY L. LUTHER, JR.
REGISTERED SURVEYOR

300 EAST CEDAR ST.
ANGLETON, TEXAS 77515
OFFICE (713) 949-8891
TELEFAX NO. 10062500
REG. NO. F-425

PROJECT NO. 1006
DATE: 06/15/2001
DRAWN BY: GAF
CHECKED BY: GAF



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: June 29, 2021

Agenda Item: Discussion / possible action to issue a final report and provide a recommendation to City Council on a request to change the zoning district from (R-1) Single Family Residential to (PDD) Olympia Lakes Planned Development District for approximately 51.01 acres, located near Delany Road and Lawndale Street (Galveston County Property ID # 131493)

Item Type: Zone change

History: None

Standard for Approval: “[E]ither the general welfare of the city affected by the area to be changed will be enhanced, or that the property is unusable for the purposes allowed under existing zoning.” See City Code Sec. 71-26(k).

References: City Code Chapter 71;
Chapter 211, Texas Local Government Code

Council approval: Required; Ordinance also required

Public comments: None

Recommendation: Motion to issue a final report and recommend approval of a zone change from (R-1) Single Family Residential to (PDD) Olympia Lakes Planned Development District for approximately 51.01 acres, located near Delany Road and Lawndale Street (Galveston County Property ID # 131493)



CITY OF LA MARQUE
"Gateway to the Gulf"
1130 1st St., La Marque, TX 77568
409-938-9204 Permits@CityOfLaMarque.Org

Rezone Application

Application Date: June 3, 2021 SmartGov Project #: _____
Name of Agent: Arya Karve Phone: (713)343-0394
Address: 2107 CityWest Blvd, 4th Floor, Houston, Texas 77042
Name of Owner: Radwan Abdelrazek Phone: _____
Address: 7210 Lawndale Street, Suite F, Houston, Texas 77012-2970
Property Description: ABST 2 S F Austin SUR NO 4 Parcel #: 131493
TR 98, 51.01 Acres
Address: 312 Delaney Road, La Marque, Texas 77568
Plot of Area Attached: ☒ YES NO Metes and Bounds Attached: ☒ YES NO
Present Zone: Single Family - Residential
Reason for Change: _____
Desired Outcome: Creation of a Planned Development District

APPLICATION CHECKLIST

- ☐ **SITE PLAN** (To scale) **WITH EXISTING IMPROVEMENTS, DEVELOPMENTS AND PROPERTY LINES**
(8-1/2 X 11 if larger than 8 1/2 x 11 please fold to appropriate size)
- ☐ **SURVEY** (To scale, 2 Copies)
- ☐ **CURRENT AND ORIGINAL CERTIFIED TAX RECEIPTS**
- ☐ **TITLE REPORT** (If purchased in the last 60 days) **OR**
- ☐ **PLANNING LETTER**
- ☐ **NON-REFUNDABLE APPLICATION FEE** (Payable to the "City Of La Marque")

Submitted to the Board on: _____ / _____ / _____
Approved: _____ Denied: _____ Other: _____
Comments: _____

APPLICANTS CERTIFICATE

I AFFIRM THAT MY STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature of applicant:  Date: June 10, 2021

NOTE: All Planning and Zoning meetings take place on the 2nd Tuesday of the each month. Applications must be received **30 days** prior to the 2nd Tuesday of each month to be considered for that Planning and Zoning Commission meeting.



June 10, 2021

Ms. Derra Purnell
Director of Legal and Development Services
City of La Marque
1130 1st Street
La Marque, Texas 77568

**RE: Planned Development District Application
 La Marque 47-Acre Tract**

Dear Ms. Purnell:

We are requesting the establishment of a Planned Development District for the proposed 47-Acre tract residential development in accordance with City Code Section 71-18.

The proposed development is currently located in a R-1 Single-family Residential District. We are proposing to follow all regulations applicable to the R-1 Single-family Residential District with the exceptions listed below:

- Lot Size (Section 71-20 and Section 41-107 (e)): A typical lot in this District will be fifty feet (50') wide at the building line and have a one hundred twenty feet (120') depth. In no case shall a lot have less than six thousand (6,000) square feet in area, less than fifty feet (50') width at the building line. A minimum twenty-five feet (25') building line will be maintained on all lots that front on a 50' right-of-way with twenty feet (20') at knuckles.
- Minimum Side Yard Setback (Section 71-20): The proposed minimum side yard setback for this District shall be five feet (5') and ten feet (10') on corner lots.

We are proposing a minimum 23.5% of open space for this District to offset the higher density caused by the smaller lot widths, as shown in the attached Overall Park/Open Space Master Plan Exhibit. The proposed improvements in this open space may include walking trails, parks, lights, street furniture, and fountains. In addition, a play structure, to serve children under 12 years of age, shall be installed and centrally located park to cover the District within a 2,000-foot radius. In addition, another 4.4% of open space is provided with in the existing drill site. The drill site will be used for a dog park and trails will meander through and around the HP&L easement.

We are also proposing that the local streets within this Planned Development District would include rights-of-way of both fifty-foot (50') and sixty-foot (60') widths. This would be a change from the sixty-foot (60') right-of-way requirement per the Design Criteria Manual that was approved by the City.

As part of this PDD application, we are including the following items:

- Site plan (to scale) with proposed improvements, developments, and property lines.
- Survey (to scale)
- Current and original certified tax receipts

- Title Report

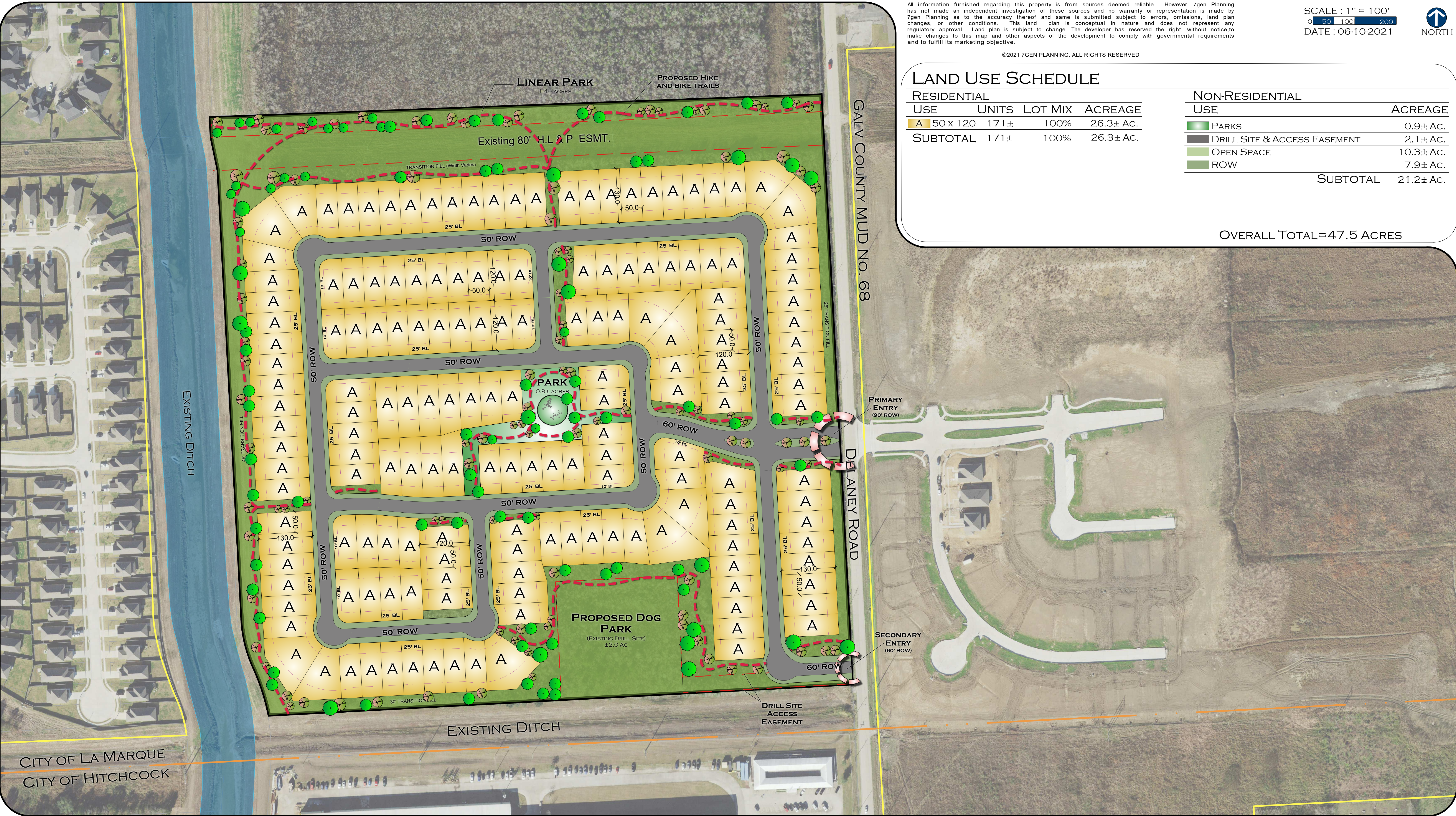
We appreciate the City taking the time to review this request. Please let me know if you have any questions or need any additional information. I can be reached either via email at akarve@7genplanning.com or via phone at (713) 343-0394.

Please note: We will be submitting the General Plan separately for your review and comments/approval.

Sincerely,



Arya Karve
Senior Land Planner



All information furnished regarding this property is from sources deemed reliable. However, 7gen Planning has not made an independent investigation of these sources and no warranty or representation is made by 7gen Planning as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change. The developer has reserved the right, without notice, to make changes to this map and other aspects of the development to comply with governmental requirements and to fulfill its marketing objective.

©2021 7GEN PLANNING, ALL RIGHTS RESERVED

SCALE : 1" = 100'
0 50 100 200
DATE : 06-10-2021



LAND USE SCHEDULE

RESIDENTIAL			
USE	UNITS	LOT MIX	ACREAGE
A 50 x 120	171±	100%	26.3± AC.
SUBTOTAL	171±	100%	26.3± AC.

NON-RESIDENTIAL	
USE	ACREAGE
PARKS	0.9± AC.
DRILL SITE & ACCESS EASEMENT	2.1± AC.
OPEN SPACE	10.3± AC.
ROW	7.9± AC.
SUBTOTAL	21.2± AC.

OVERALL TOTAL=47.5 ACRES

LAKE OLYMPIA ESTATES

LAMARQUE TRACT

47.5± ACRES WITHIN GALVESTON COUNTY TEXAS

CONCEPTUAL MASTER PLAN - OPTION A

7gen PLANNING
PLANNING & LANDSCAPE ARCHITECTURE
2107 CITYWEST BLVD, SUITE 400 | 9050 N CAPITAL OF TX HWY., BLDG. 3, SUITE 390
HOUSTON, TEXAS 77042 | AUSTIN, TEXAS 78759
713.343.0394 | 512.646.3454

Drawing: L102, LAND PLANNING CLIENT: Lake Olympia Estates 10021086-LP-00, Lamarque 47-Acre Tract, Land Planning, 004, Schematic, Lotting Plan, SLP, Con A, 7gen
Plot Date/Time: Jun 10, 2021 10:21:16 AM CDT



TRASH



TRAIL AT AMENITY LAKE



LIGHTING



SHADE STRUCTURE



TRAILS



BACKLESS BENCH



DOG PARK



PARK



BIKE RACK

LAKE OLYMPIA ESTATES

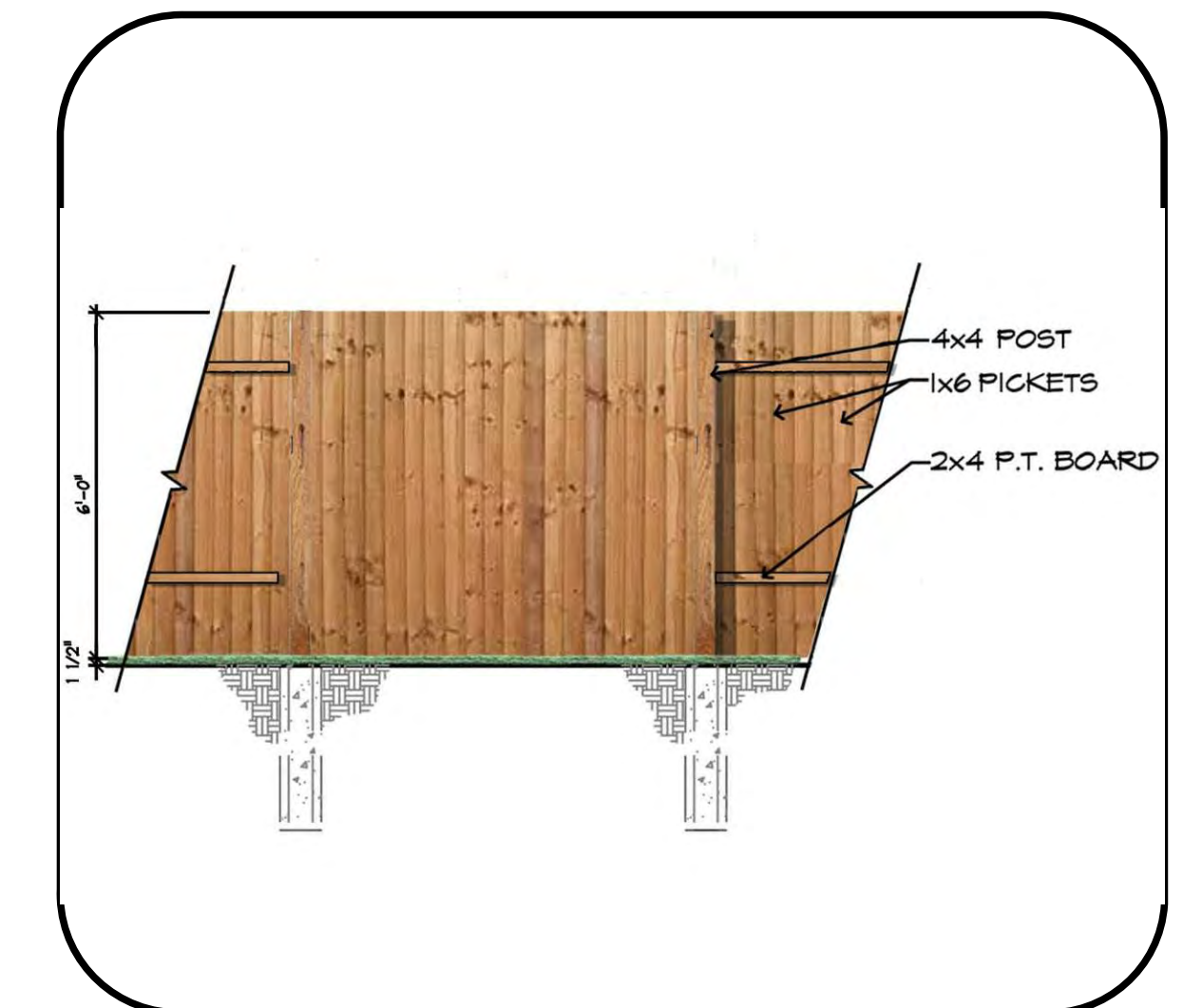
LAMARQUE TRACT

47.5± ACRES WITHIN GALVESTON COUNTY TEXAS

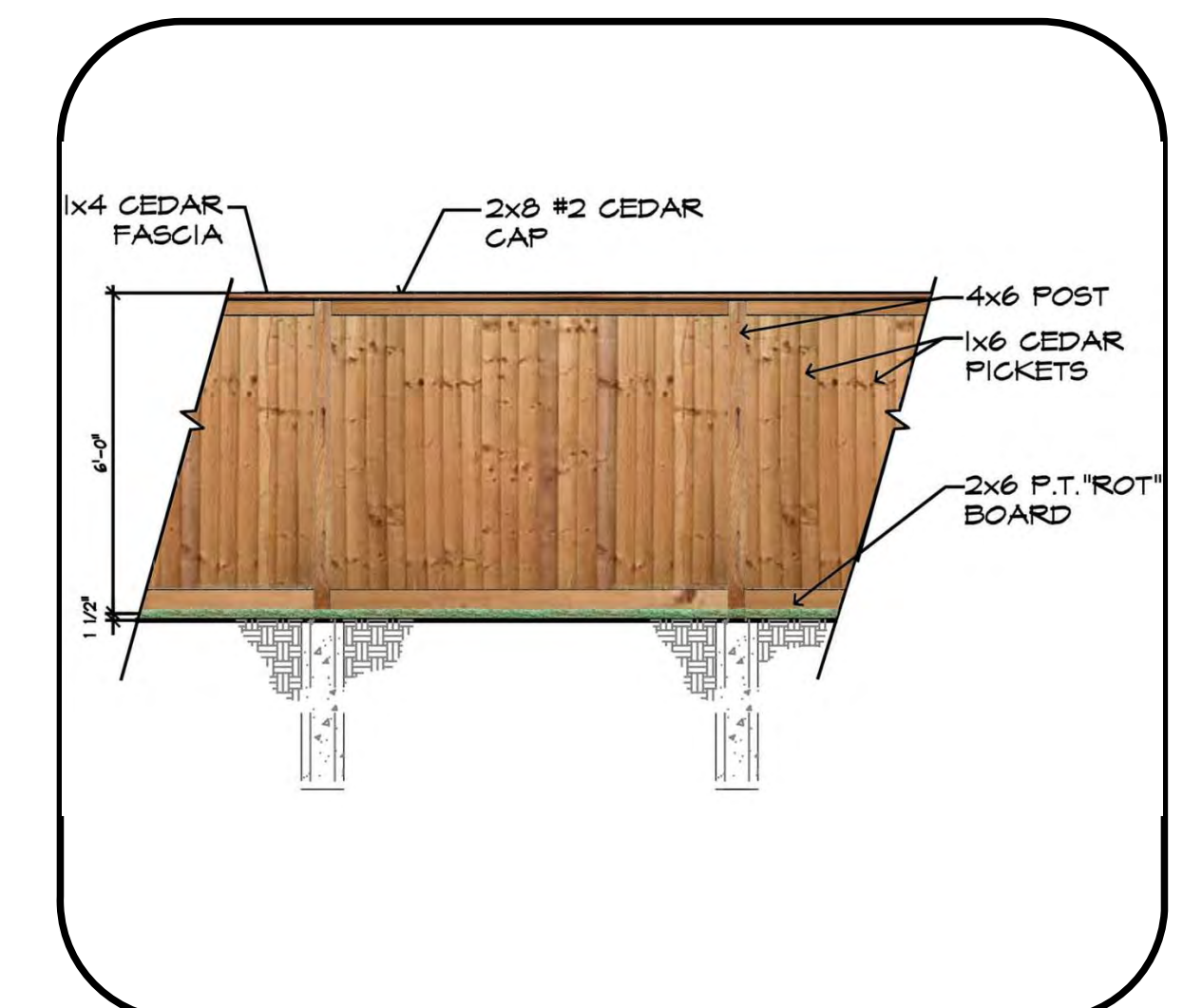
COMMUNITY CHARACTER PROPOSED AMENITIES



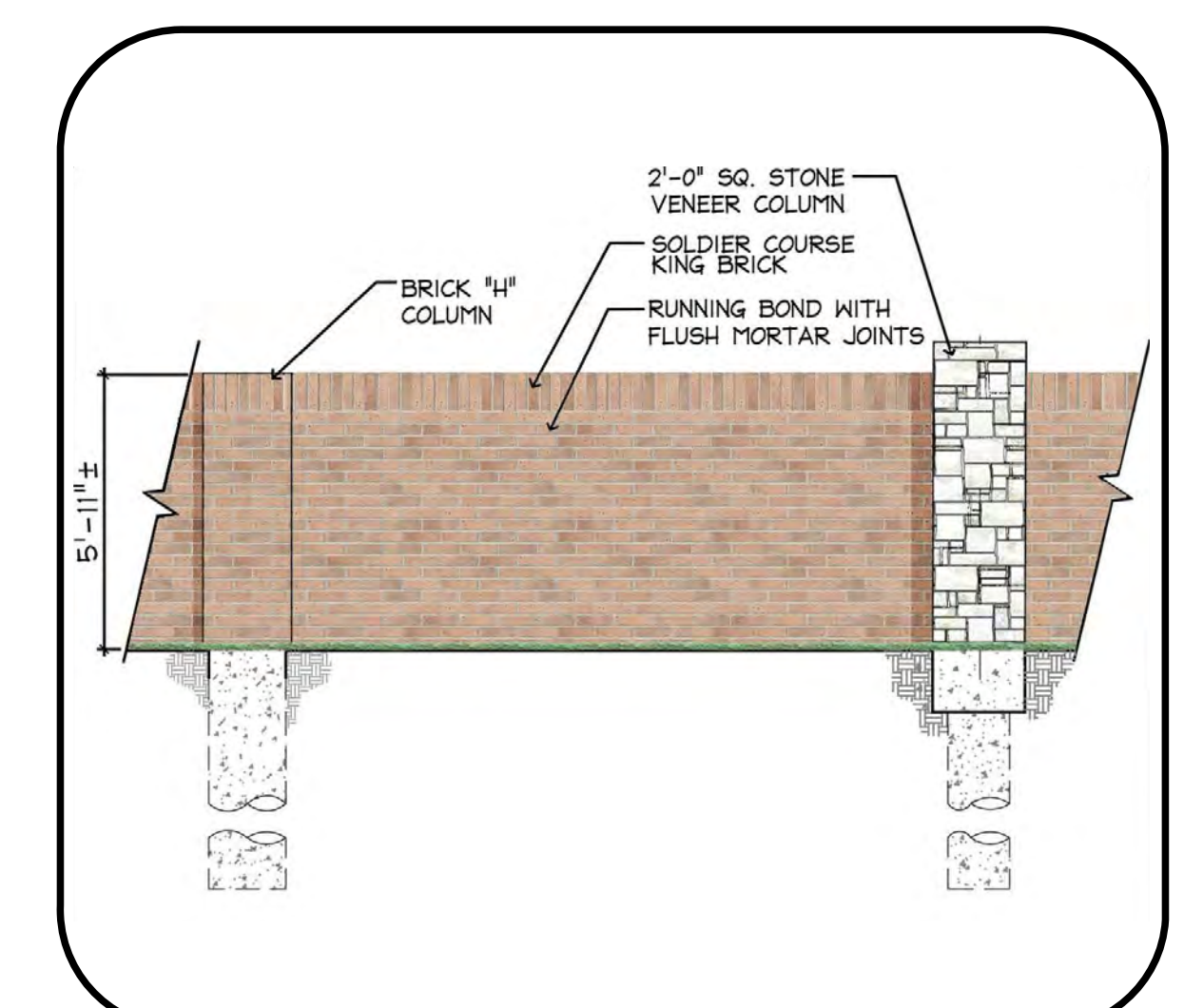
PLANNING & LANDSCAPE ARCHITECTURE
2107 CITYWEST BLVD, SUITE 400 | 9050 N CAPITAL OF TX HWY., BLDG. 3, SUITE 390
HOUSTON, TEXAS 77042 | AUSTIN, TEXAS 78759
713.343.0394 | 512.646.3454



GOOD NEIGHBOR FENCE



6' UPGRADED WOOD FENCE



BRICK WALL W/ COLUMNS

LAKE OLYMPIA ESTATES

LAMARQUE TRACT 47.5± ACRES WITHIN GALVESTON COUNTY TEXAS FENCE EXHIBIT

7gen
PLANNING & LANDSCAPE ARCHITECTURE
2107 CITYWEST BLVD., SUITE 400 | 9050 N CAPITAL OF TX HWY., BLDG. 3, SUITE 390
HOUSTON, TEXAS 77042 | AUSTIN, TEXAS 78759
713.343.0394 | 512.646.3454



LIVE OAK



CEDAR ELM



CRAPE MYRTLE



TEXAS MOUNTAIN
LAUREL



SHUMARD OAK



DEER GRASS



REGAL MIST MUHLY



MISCANTHUS
MORNING LIGHT



WEDELIA



GOLDEN THRYALLIS



TEXAS SAGE



NEW GOLD LANTANA



PLUMBAGO



FRINGE FLOWER

LAKE OLYMPIA ESTATES

LAMARQUE TRACT

47.5± ACRES WITHIN GALVESTON COUNTY TEXAS

PLANTING PALETTE EXHIBIT

7gen PLANNING
PLANNING & LANDSCAPE ARCHITECTURE
2107 CITYWEST BLVD., SUITE 400 | 9050 N CAPITAL OF TX HWY., BLDG. 3, SUITE 390
HOUSTON, TEXAS 77042 | AUSTIN, TEXAS 78759
713.343.0394 | 512.646.3454

S. F. AUSTIN LEAGUE NO. 4

GAL. CO. DRAINAGE DITCH NO. 2
AREA = 0.3673 ACRES

CALLED 82.01 ACRES PER
PER F.C. # 014-27-0920
O.P.R.P.G.C.
ABUNDANT LIFE CHRISTIAN
CENTER OF LA MARQUE, INC.
1-28-2000

CALLED 200' CONST. RESTRICTION
PER F.C. # 014-27-0920

1465.72'
S89°53'08"E

1461.8' (TO CAPPED 1/2" I.R.)

80' WIDE EXCLUSIVE UNOBSTRUCTED
EASEMENT CONVEYED TO H.L. & P. CO.
WITH CERTAIN RIGHTS RESERVED TO
GRANTOR FOR SURFACE ACCESS
PER VOL. 541, PG. 424, H.C.D.R.

OVERHEAD ELEC.
TRANSMISSION
LINES

25.0' GUY WIRE
(TYP. IN
THIS AREA)

EDGE OF P.P.
BRUSH/
TOP BANK
F.O.P. 1/2" I.R.
(CAPPED)
39.9'
1.2' I.R.
1.8' I.R.

EDGE OF P.P.
BRUSH/
TOP BANK
APPROX. FLOW LINE
OF DITCH
24" R.C.P.
P.P.

EDGE OF
BRUSH/
TOP BANK
APPROX.
4' WEST OF
PROP. LINE

P.P.
ON LINE

FIBER OPTIC
CABLE MARKER
3.3' W.

FIBER OPTIC
CABLE PEDESTAL
3.5' W.

ELEC.
SVC.
LINE

P.P.
1.4' E.

APPROX.
FL. DITCH
3.8' +/- E.

P.P.
1.4' E.

BILLBOARD
3.9' W.

FIBER OPTIC
CABLE MARKER
2.7' W.

FIBER OPTIC
CABLE PEDESTAL
1.5' W.

P.P.
0.9' E.

APPROX.
FL. DITCH
2.8' +/- E.

"40MPH
SPEED
LIMIT
SIGN

P.P.
0.9' E.

ASPHALT
DRIVEWAY

BILLBOARD
3.9' S.

C.T.E.
PEDESTAL

CALL 112.73
H.S. 300' 46' 41" E

AREA = 47.4515 ACRES

RESIDUE OUT OF CALLED 141.698
AC. TR. PER F.C. # 009-03-2576
O.P.R.P.G.C.
(LAMARK 4 LAND, 1993)

APPROX.
AREA OF HEAVY
TREES/BRUSH
LINE

AREA OF HEAVY
TREES/BRUSH

R = 319.71'
L = 119.85'
D = 21°28'44"
(CHD. N11°31'00"W - 119.15')

R = 520.00'
L = 119.12'
D = 13°07'30"
(CHD. N15°41'37"W - 118.86')

R = 520.00'
L = 119.12'
D = 13°07'30"
(CHD. N15°41'37"W - 118.86')

100' WIDE GAL. CO. DRAINAGE DISTRICT NO. 2
DRAINAGE EASEMENT (3.2048 AC.)

CALLLED 40' WIDE PUBLIC DRAINAGE
EASEMENT PER VOL. 3235, PG. 666, G.C.D.R.

CALLLED 40' WIDE PUBLIC DRAINAGE
EASEMENT PER VOL. 3193, PG. 247, G.C.D.R.

CALLLED 50' WIDE H.L. & P. CO. EASEMENT
PER VOL. 2263, PG. 357, G.C.D.R.

RESIDUE OF CALLED 36.51 AC. TR.
O.C.D. FILM CODE # 009-08-1352
(I. A. LERNER) CALC. REMAINDER
AREA = 24.180 MORE OR LESS

CALLLED 134.621 AC. TR.
PER F.C. # 009-03-2576
O.P.R.P.G.C.
(LAMARK 4 LAND, 1993)

R = 519.71'
L = 134.83'
D = 21°28'44"

CALLLED 30' WIDE GALVESTON COUNTY DRAINAGE
DITCH R.O.W. PER VOL. 645, PG. 549, G.C.D.R.

AREA = 1.2037 AC.
(52,433 SQ. FT.)
LESS SAVE & EXCEPT
AREA (17,210 SQ. FT.)
MORE OR LESS

TONY MITCHELL
VOL. 1750, PG. 695 &
VOL. 1743, PG. 357,
G.C.D.R.

NOTES:

1. Survey based on information provided by:
Title Guaranty Company: N/A G.F. No. _____
2. THIS PRODUCT STYLE AND FORMAT IS PROTECTED BY COPYRIGHT AND ALL RIGHTS ARE RESERVED.
THE USE OF THIS STYLE AND FORMAT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT
AND PERMISSION OF LAND DATA SURVEYS, INC.
3. ALL SET 5/8" IRON RODS SHOWN HEREON ARE CAPPED & STAMPED "2068"
4. UNDERGROUND PIPELINES/UTILITIES SHOWN HEREON ARE PLOTTED USING BEST "APPARENT & VISIBLE"
EVIDENCE. NO PROBING OF UNDERGROUND PIPELINES/UTILITIES PERFORMED TO DATE.
5. TRACT SUBJECT TO COMPLETE & CURRENT TITLE EXAMINATION.

LAND DATA SURVEYS, INC.

Registered Professional Land Surveyor
State of Texas

Land Planning, Surveying, and Mapping Services

18201 Gulf Freeway, Suite 125 Office (713) 643-8585
Webster, Texas 77598 (281) 286-8445

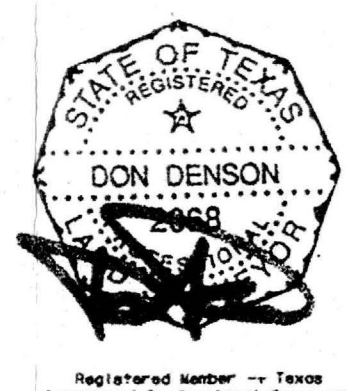
Fax (281) 286-8462

I, DON DENSON, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A
SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECTION ON
JULY 9, 2002 AND AT THIS DATE, THE FACTS AS SHOWN
HEREON WERE TRUE AND CORRECT.

T.S.P.S. Category: 19
Condition: III

Date: 7-9-02

Don Denson,
Reg. Professional Land Surveyor No. 2068
STATE OF TEXAS



SURVEY

47.4515 ACRE TRACT OUT OF
THE STEPHEN F. AUSTIN LEAGUE, A - 4,
LA MARQUE, GALVESTON COUNTY, TEXAS

Plot Scale: 1" = 100'	Basis of Bearings: ASSUMED	Reference File: 87-192
Surveyed By: G.A.H./J.V.G.	Drawn By: G.A.H.	Checked By: D.O.
FILE NO. 87-192 GG		



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: June 29, 2021

Agenda Item: Discussion / possible action regarding a General Plan application for Olympia Lakes

Item Type: Plan - General Plan

Standard for Approval:

Plats and General Plans that comply with the requirements of City Code Chapter 41 and Chapter 212 of the Texas Local Government Code must be approved.

References: City Code Chapter 41;
Chapter 212, Texas Local Government Code

Council approval: Required

Public comments: Concerns from neighbors regarding drainage plan

Recommendation: Motion to approve with conditions Olympia Lakes General Plan, subject to the following conditions:

- 1) Corrections and resubmittal of general plan in compliance with the comments from Adico;
- 2) Resubmittal of general plan showing proposed phases compliant with requirements of Chapter 41 and the 2018 International Fire Code; and
- 3) Submittal of final plats for each phase of development and supporting documents compliant with City Code Chapter 41 and Chapter 212 of the Texas Local Government Code.



CITY OF LA MARQUE

"Gateway to the Gulf"

1130 1st St., La Marque, TX 77568
409-938-9204 Permits@CityOfLaMarque.Org

Plat Application

Project Address: 312 Delany Road La Marque, TX 77568

Galveston County Property Tax ID #(s): _____

Legal Description: ABST 2 SF Austin SUR No 4 TR 98, 51.01 Acres

Type of Plat: (circle one) General Plan Preliminary Plat Re-Plat Final Plat

Plat Description (example: lot consolidation, dividing into two parcels, etc.):

47.4515 Ac along Delany Road.

Applicant/ Company Name: 7Gen Planning and Landscape Architecture

Contact Name: Arya C Karve

Contact Email: akarve@7genplanning.com

Contact Phone: 713 579 3833

Contact Mailing Address: 2107 CityWest Blvd. Ste 400 Houston, Tx 77042

Owner Name: Mr. Abdelrazak Radwan

Email: washnwatch@aol.com

Phone: 713-298-1406

Mailing Address: 7201 Lawndale Street Ste F, Houston, TX 77012-2970

Application Checklist

☐ Plat in the form required for filing - electronic submittal allowed for processing, 1 mylar and 2 print copies required prior to final approval

☒ Site Plan (to scale) with Existing Improvements, Developments and Property Lines (If this information is not on the plat)

☒ Current Tax Certificates (Original required for filing with County Clerk)

☐ Title Report (If purchased in the last 60 days) or City Planning Letter

☒ Agency Letter (If the owner is not the applicant, the owner must sign below or provide a letter giving the applicant written authorization to submit this plat application on the owner's behalf - not required for preliminary plats)

☐ Lien-holder Subordination Agreement (If there is a lien on any part of the property, this shall be required)

☐ Application Fee

Application Fees

A filing fee of \$200.00 per plat plus \$8.00 per lot shall be required for all plats except: (1) plats that qualify for administrative approval, which shall require a filing fee of \$150; and (2) final plats following approval of a preliminary plat.

Applicant Certificate

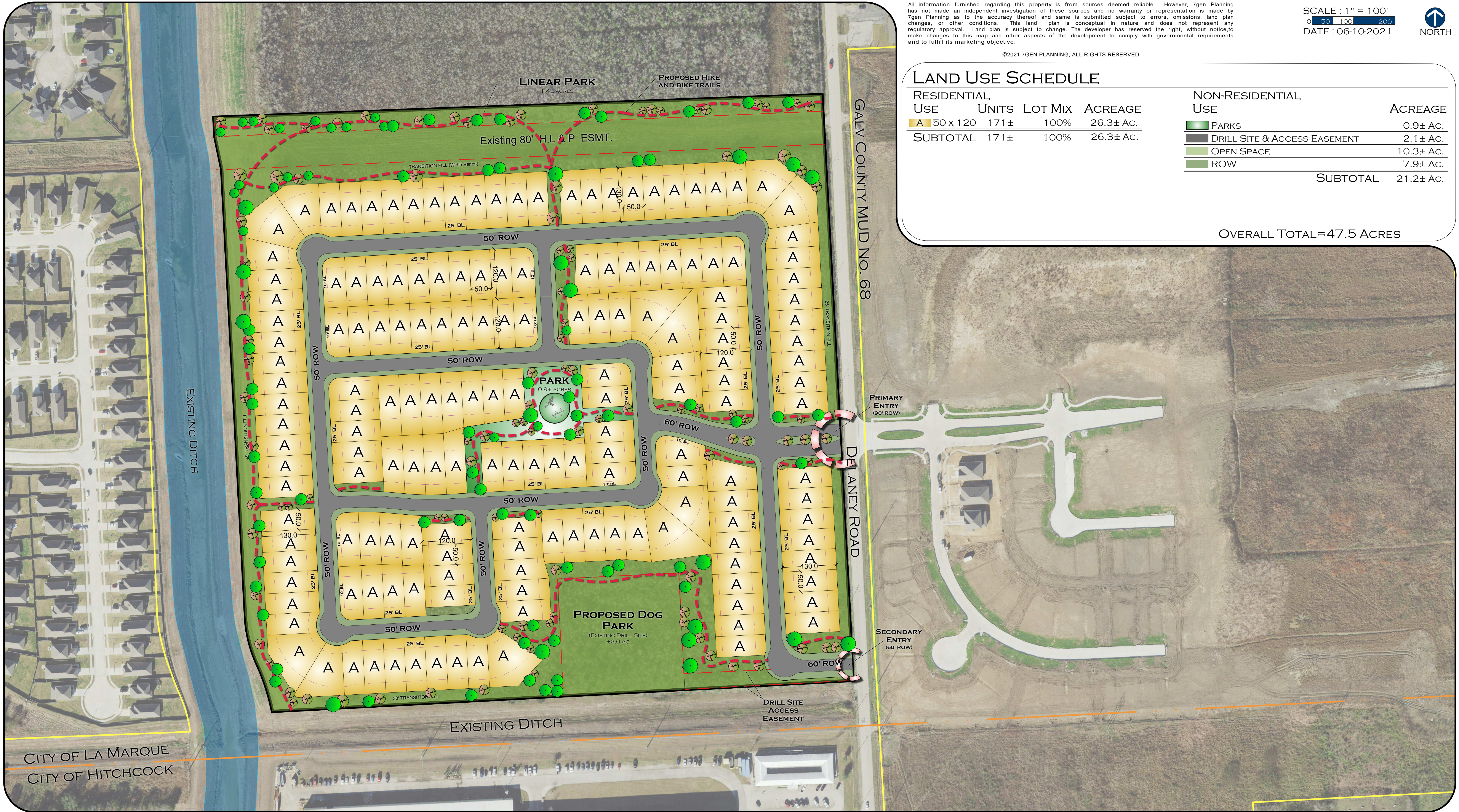
I affirm the statements contained in this application are true and correct to the best of my knowledge.

Signature of owner: Abdelrazak Radwan

Date: 6-7-21

Signature of applicant: Arya Karve

Date: 06/07/2021



All information furnished regarding this property is from sources deemed reliable. However, 7gen Planning has not made an independent investigation of these sources and no warranty or representation is made by 7gen Planning as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change. The developer has reserved the right, without notice, to make changes to this map and other aspects of the development to comply with governmental requirements and to fulfill its marketing objective.

©2021 7GEN PLANNING, ALL RIGHTS RESERVED

SCALE : 1" = 100'
0 50 100 200
DATE : 06-10-2021



LAND USE SCHEDULE

RESIDENTIAL			
USE	UNITS	LOT MIX	ACREAGE
A 50 x 120	171±	100%	26.3± AC.
SUBTOTAL	171±	100%	26.3± AC.

NON-RESIDENTIAL	
USE	ACREAGE
PARKS	0.9± AC.
DRILL SITE & ACCESS EASEMENT	2.1± AC.
OPEN SPACE	10.3± AC.
ROW	7.9± AC.
SUBTOTAL	21.2± AC.

OVERALL TOTAL=47.5 ACRES

LAKE OLYMPIA ESTATES

LAMARQUE TRACT

47.5± ACRES WITHIN GALVESTON COUNTY TEXAS

CONCEPTUAL MASTER PLAN - OPTION A

7gen PLANNING
PLANNING & LANDSCAPE ARCHITECTURE
2107 CITYWEST BLVD, SUITE 400 | 9050 N CAPITAL OF TX HWY., BLDG. 3, SUITE 390
HOUSTON, TEXAS 77042 | AUSTIN, TEXAS 78759
713.343.0394 | 512.646.3454

Drawing: L102, LAND PLANNING CLIENTS: Lake Olympia Estates 10021086-LP-00, Lamarque 47-Acre Tract, Land Planning, 004, Schematic, Lotting Plan, SLP, Con A, 7gen
Plot Date: 06-10-2021, 10:21:16, 37

Wednesday, June 23, 2021

Arya Karve
7 Gen Planning
2107 City West Blvd., Suite 400
Houston, TX 77042

Re: Lake Olympia Estates General Plan
+/-47.5 Acres on Delany Road
First Review
COLM Project No. PZ2021-025
Adico, LLC Project No. 18100-2-073

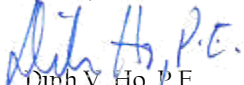
Dear Ms. Karve;

On behalf of the City of La Marque, Adico, LLC has reviewed the first submittal for Lake Olympia Estates General Plan received on or about June 21, 2021.

Please see our comments on the following pages. Please furnish one (1) set of revised drawings, digital files in .pdf format and a written response to our comments.

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC


Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Derra Purnell, City of La Marque, d.purnell@cityoflamarque.org
File: 18100-2-073

Summary of comments: SLP_ConA_ADICO COMMENTS.pdf

Page:1

Author: dho Subject: Note Date: 2021-06-21 16:28:55
Add sidewalks/trails, amenities will be installed in the first phase of development.

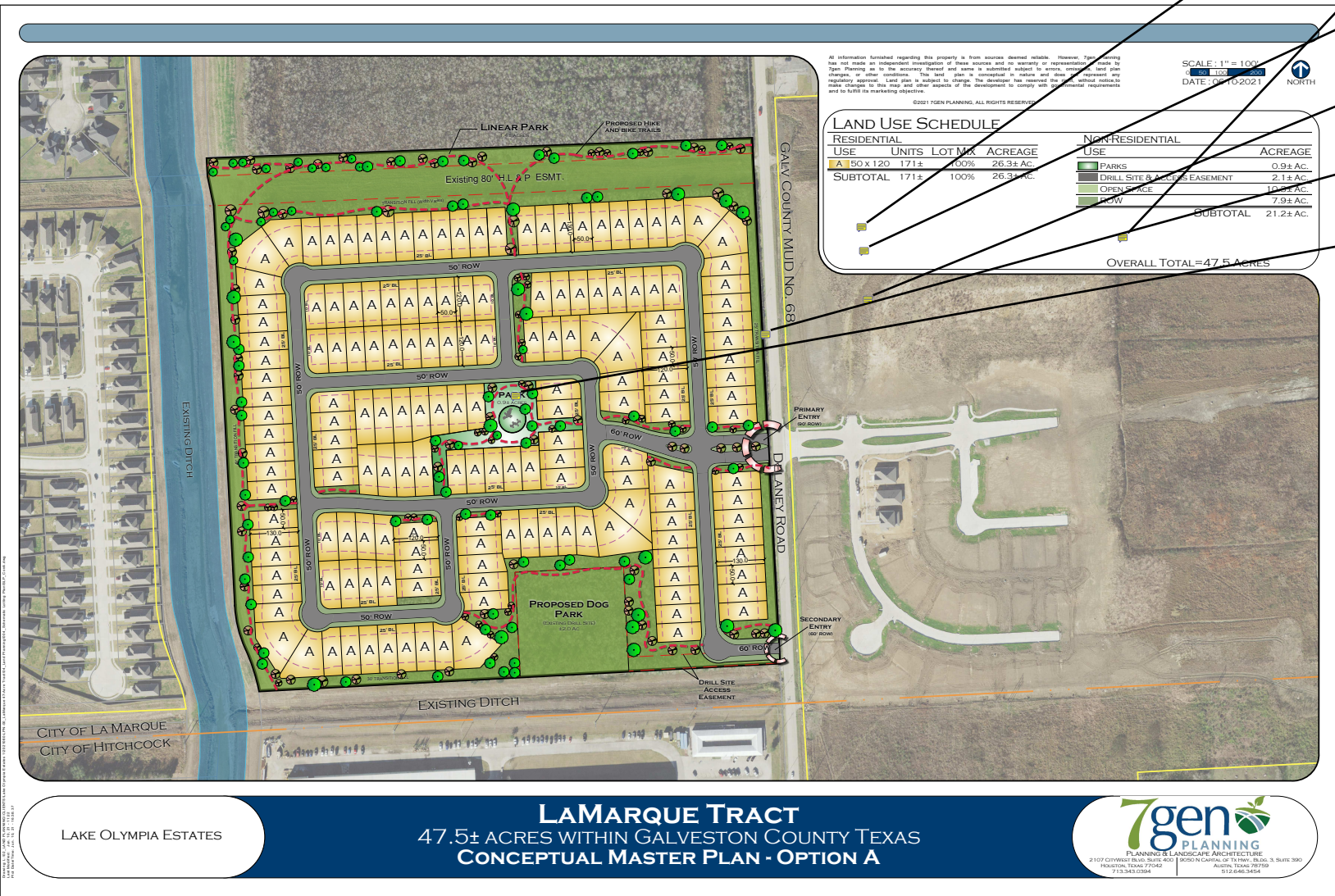
Author: dho Subject: Note Date: 2021-06-21 16:26:34
Add % of Open space relative to the entire site.

Author: dho Subject: Note Date: 2021-06-21 16:29:11
Will this project be phased?

Author: dho Subject: Note Date: 2021-06-21 16:29:51
Provide letter from GCDD2 confirming capacity for regional detention.

Author: dho Subject: Note Date: 2021-06-21 16:26:45
Add sidewalks along Delaney.

Author: dho Subject: Note Date: 2021-06-21 16:27:56
Where is parking for areas for the park site?





City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: June 29, 2021

Agenda Item: Discussion / possible action to issue a final report and provide a recommendation to City Council on a request to change the zoning district from (MHP) Mobile Home Park to (PDD) Gulf Breeze Tiny Home Community Planned Development District for approximately 3.05 acres, also known as 3108 Gulf Freeway

Item Type: Zone change

History: None

Standard for Approval: “[E]ither the general welfare of the city affected by the area to be changed will be enhanced, or that the property is unusable for the purposes allowed under existing zoning.” See City Code Sec. 71-26(k).

References: City Code Chapter 71;
Chapter 211, Texas Local Government Code

Council approval: Required; Ordinance also required

Public comments: None

Recommendation: Motion to issue a final report and recommend approval of a zone change from (MHP) Mobile Home Park to (PDD) Gulf Breeze Tiny Home Community Planned Development District



CITY OF LA MARQUE
"Gateway to the Gulf"
1130 1st St., La Marque, TX 77568
409-938-9204 Permits@CityOfLaMarque.Org

Rezone Application

Application Date: 6, 15, 2021 SmartGov Project #: _____
Name of Agent: RAY LDTF Phone: 713-299-7454
Address: P.O. BOX 17234 SUGARLAND TX 77496
Name of Owner: GULF BREEZE mobile home park Phone: 713-299-7454
Address: 3108 GULF FREEWAY LAMARQUE TX 77568
Property Description: ABST 2SFAUSTIN SUANPT OF LOT 6 (6-1) WETERLAGE Parcel #: _____
Address: 3108 GULF FREEWAY LAMARQUE TX 77568
Plot of Area Attached: YES NO Metes and Bounds Attached: YES NO
Present Zone: _____
Reason for Change: _____
Desired Outcome: _____

APPLICATION CHECKLIST

- ☐ SITE PLAN (To scale) WITH EXISTING IMPROVEMENTS, DEVELOPMENTS AND PROPERTY LINES
(8-1/2 X 11 if larger than 8 1/2 x 11 please fold to appropriate size)
- ☐ SURVEY (To scale, 2 Copies)
- ☐ CURRENT AND ORIGINAL CERTIFIED TAX RECEIPTS
- ☐ TITLE REPORT (If purchased in the last 60 days) OR
- ☐ PLANNING LETTER
- ☐ NON-REFUNDABLE APPLICATION FEE (Payable to the "City Of La Marque")

Submitted to the Board on: 6/15/2021
Approved: _____ Denied: _____ Other: _____
Comments: _____

APPLICANTS CERTIFICATE

I AFFIRM THAT MY STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature of applicant: [Signature] Date: 6, 15, 2021

NOTE: All Planning and Zoning meetings take place on the 2nd Tuesday of the each month. Applications must be received 30 days prior to the 2nd Tuesday of each month to be considered for that Planning and Zoning Commission meeting.

CEDAR

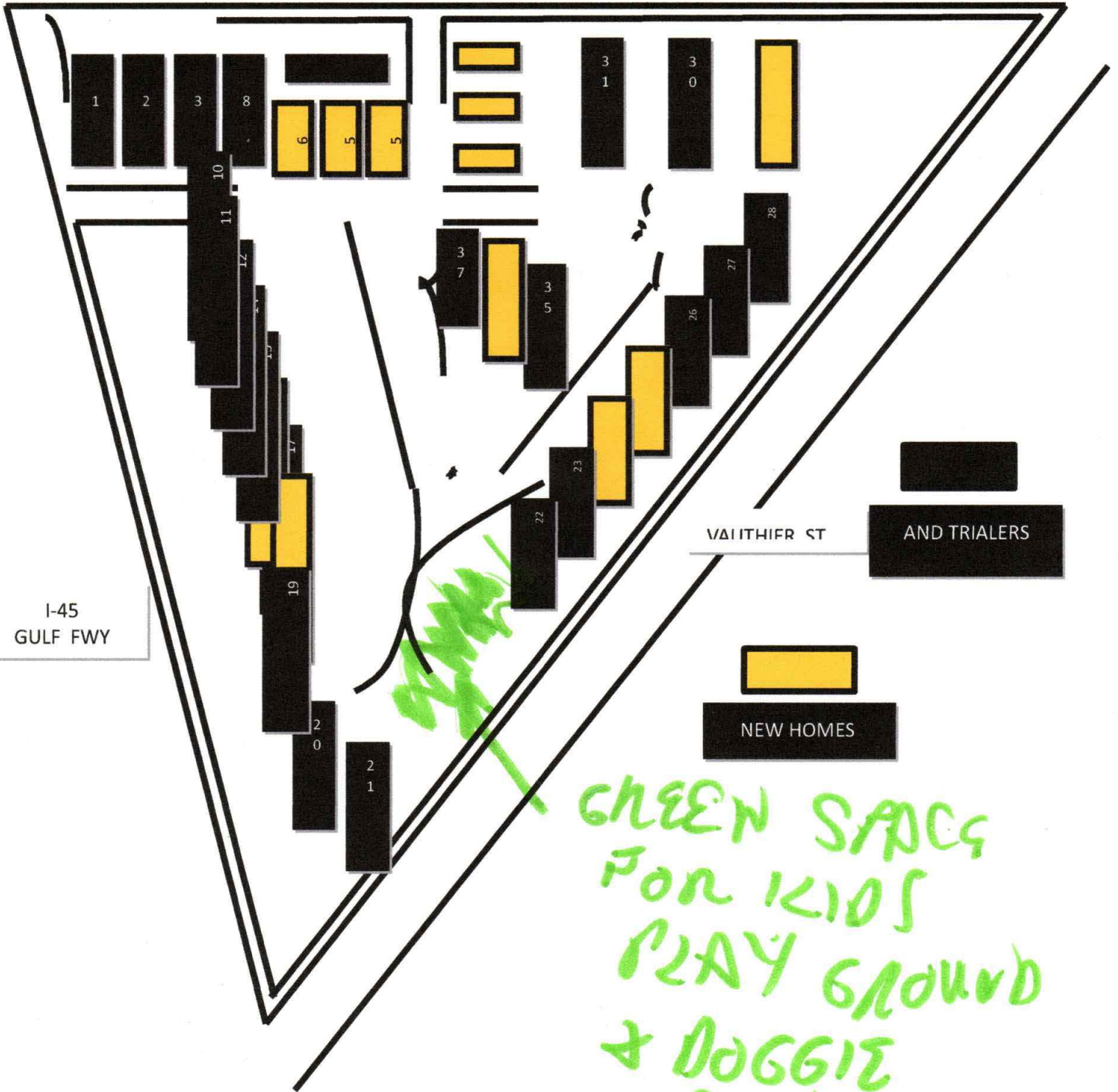
I-45
GULF FWY

VALTHER ST

AND TRAILERS

NEW HOMES

GREEN SPACES
FOR KIDS
PLAY GROUND
& DOGGIE
PARK



Preliminary



Preliminary





City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: June 29, 2021

Agenda Item: Discussion / possible action regarding a Preliminary Plat application for Sunset Grove, Section 4

Item Type: Plat - Preliminary plat

Standard for Approval:

Plats that comply with the requirements of City Code Chapter 41 and Chapter 212 of the Texas Local Government Code must be approved. Preliminary plats will always be approved with conditions because they will not comply with all of the requirements by nature of being a preliminary plat. Plats that do not comply with the requirements and need major changes will be denied and the reasons stated.

References: City Code Chapter 41;
Chapter 212, Texas Local Government Code

Council approval: Required

Public comments: None

Recommendation: Motion to approve with conditions Sunset Grove, Section 4 Preliminary Plat, subject to the following conditions:

- 1) An updated plat including corrections in response to comments from Adico is required;
- 2) Applicant must submit final plat and supporting documents compliant with City Code Chapter 41 and Chapter 212 of the Texas Local Government Code; and
- 3) Applicant must provide original tax certificates showing all balances paid.

STATE OF TEXAS
COUNTY OF GALVESTON

WE, KB HOME LONE STAR INC., A TEXAS CORPORATION, OWNERS OF THE PROPERTY IN THE ABOVE AND FOREGOING MAP OF SUNSET GROVE SECTION FOUR, DO HEREBY MAKE SUBDIVISION ON SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS SUNSET GROVE SECTION FOUR IN THE STEPHEN F. AUSTIN LEAGUE NO. 4, A-2 IN GALVESTON COUNTY, TEXAS; AND DEDICATE THE STREETS, AND EASEMENTS SHOWN THEREON FOREVER.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENT. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF SUNSET GROVE SECTION FOUR WHERE BUILDING SETBACK LINES OR PUBLIC EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

THIS IS TO CERTIFY THAT WE, KB HOME LOAN STAR INC., A TEXAS CORPORATION, HAVE COMPLIED WITH OR WILL COMPLY WITH THE EXISTING REGULATIONS HERETOFORE ON FILE AND ADOPTED BY THE CITY OF LA MARQUE IN GALVESTON COUNTY, TEXAS.

IN TESTIMONY WHEREOF, KB HOME LOAN STAR INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARK EUBANKS, VICE PRESIDENT OF FINANCE AND BY RYAN HAWKINS, LAND DEVELOPMENT MANAGER, THIS _____, DAY OF _____ 2021.

KB HOME LONE STAR INC.,
A TEXAS CORPORATION

BY: MARK EUBANKS
VICE PRESIDENT OF FINANCE

BY: RYAN HAWKINS
LAND DEVELOPMENT MANAGER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK EUBANKS, VICE PRESIDENT OF FINANCE AND RYAN HAWKINS, LAND DEVELOPMENT MANAGER OF KB HOME LONE STAR INC., KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THEIR NAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME

MY COMMISSION EXPIRES: _____

I, MARK D. ARMSTRONG, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

MARK D. ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5363

WE HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SUNSET GROVE SECTION FOUR, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LA MARQUE, TEXAS, ON THE _____ DAY OF _____, A. D., 2021, AND BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, ON THE _____ DAY OF _____, A. D., 2021.

CHAIRMAN, PLANNING COMMISSION

KEITH BELL
MAYOR OF THE CITY OF LA MARQUE, TEXAS

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 2021, AT _____ O'CLOCK, ____ M., AND DULY RECORDED ON _____, 2021, AT _____ O'CLOCK, ____ M. IN INSTRUMENT NUMBER _____, GALVESTON COUNTY RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

DWIGHT D. SULLIVAN, COUNTY CLERK,
GALVESTON COUNTY, TEXAS

BY: _____
DEPUTY

METES AND BOUNDS DESCRIPTION 12.43 ACRES

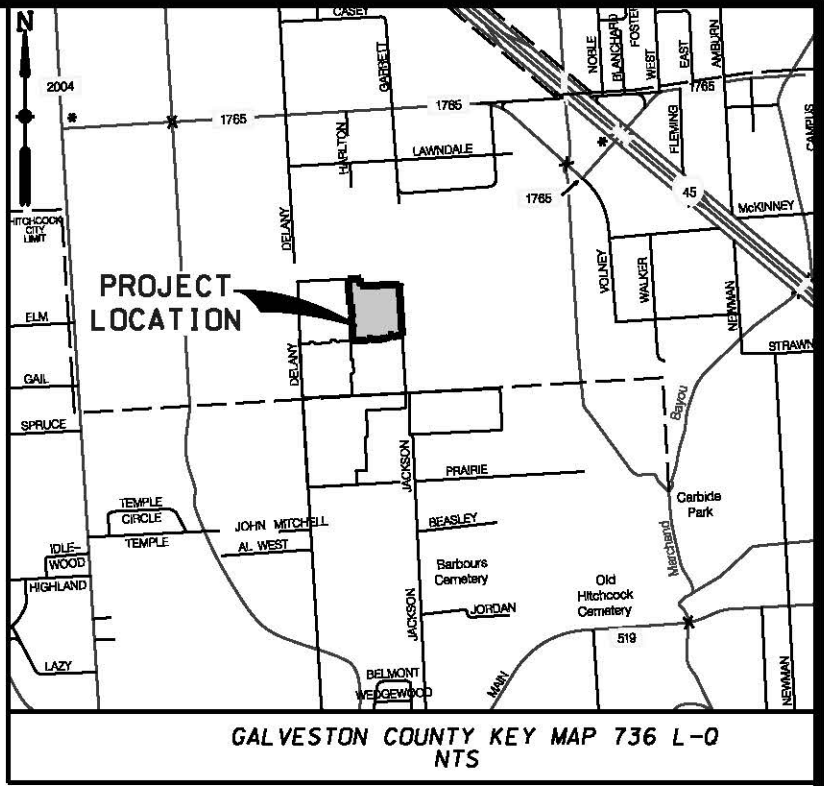
Being a 12.43 acre tract of land located in the Stephen F. Austin League No. 4, Abstract No. 2 in Galveston County, Texas; said 12.43 acre tract being a portion of a called 80.00 acre tract of land recorded in the name of KB HOME LONE STAR INC. in Clerk's File (C.F.) No. 2017076084 of the Official Public Records of Real Property of Galveston County (O.P.R.R.P.G.C.); said 12.43 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 5/8-inch iron rod with cap stamped "COSTELLO INC" found for the northeast corner of Sunset Grove Section Two, a subdivision recorded under Instrument Number 2021003251 of the Galveston County Records, same being on the common line of said 80.00 acre tract and a called 5.0 acre tract of land recorded in C.F. No. 8600357 of the O.P.R.R.P.G.C.;

- Thence, with said common line, North 87 degrees 15 minutes 03 seconds East, a distance of 165.32 feet to the southeast corner of said 5.0 acre tract, same being on the westerly line of a called 5 acre tract of land recorded in C.F. No. 2000004069 of the O.P.R.R.P.G.C.;
- Thence, with the common line of said 80.00 acre tract and said 5 acre tract, South 02 degrees 44 minutes 57 seconds East, a distance of 108.25 feet to the southwest corner of said 5 acre tract;
- Thence, continuing with said common line, North 87 degrees 14 minutes 10 seconds East, a distance of 586.62 feet to the southeast corner of a said 5 acre tract, same being on the common line of said 80.00 acre tract and a called 87.05 acre tract of land recorded in Clerk's File Number 2020049570 of the O.P.R.R.P.G.C.;
- Thence, with said common line, South 22 degrees 03 minutes 57 seconds East, a distance of 21.51 feet to the northeast corner of a called 2.090 acre tract of land recorded in Clerk's File Number 8647700 of the O.P.R.R.P.G.C.;
- Thence, with the common line of said 80.00 acre tract and said 2.090 acre tract, South 86 degrees 35 minutes 21 seconds West, a distance of 50.00 feet to the northwest corner of said 2.090 acre tract;
- Thence, continuing with said common line, South 03 degrees 24 minutes 39 seconds East, a distance of 692.17 feet;

Thence, through said 80.00 acre tract, the following twelve (12) courses:

- South 78 degrees 32 minutes 02 seconds West, a distance of 102.94 feet;
 - 43.09 feet along the arc of a curve to the right, said curve having a central angle of 98 degrees 44 minutes 54 seconds, a radius of 25.00 feet and a chord that bears North 52 degrees 05 minutes 31 seconds West, a distance of 37.95 feet;
 - South 87 degrees 16 minutes 56 seconds West, a distance of 60.00 feet;
 - South 02 degrees 43 minutes 04 seconds East, a distance of 16.93 feet;
 - 35.45 feet along the arc of a curve to the right, said curve having a central angle of 81 degrees 15 minutes 06 seconds, a radius of 25.00 feet and a chord that bears South 37 degrees 54 minutes 29 seconds West, a distance of 32.56 feet;
 - South 78 degrees 32 minutes 02 seconds West, a distance of 21.05 feet;
 - 172.98 feet along the arc of a curve to the right, said curve having a central angle of 06 degrees 44 minutes 32 seconds, a radius of 1,470.00 feet and a chord that bears South 81 degrees 54 minutes 18 seconds West, a distance of 172.88 feet;
 - 40.15 feet along the arc of a curve to the right, said curve having a central angle of 92 degrees 00 minutes 22 seconds, a radius of 25.00 feet and a chord that bears North 48 degrees 43 minutes 15 seconds West, a distance of 35.97 feet;
 - South 87 degrees 16 minutes 56 seconds West, a distance of 60.00 feet;
 - South 02 degrees 43 minutes 04 seconds East, a distance of 0.40 feet;
 - 39.50 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 31 minutes 54 seconds, a radius of 25.00 feet and a chord that bears South 42 degrees 32 minutes 53 seconds West, a distance of 35.52 feet;
 - South 87 degrees 48 minutes 51 seconds West, a distance of 185.63 feet to the southeast corner of aforesaid Sunset Grove Section Two;
- Thence, with the east line of said Sunset Grove Section Two, the following seven (7) courses:
- North 02 degrees 11 minutes 09 seconds West, a distance of 155.00 feet;
 - South 87 degrees 48 minutes 51 seconds West, a distance of 0.55 feet;
 - North 02 degrees 11 minutes 09 seconds West, a distance of 180.00 feet;
 - North 87 degrees 48 minutes 51 seconds East, a distance of 5.19 feet;
 - North 02 degrees 11 minutes 09 seconds West, a distance of 180.00 feet;
 - South 87 degrees 48 minutes 51 seconds West, a distance of 28.83 feet;
 - North 02 degrees 11 minutes 09 seconds West, a distance of 356.19 feet to the Point of Beginning and containing 12.43 acres of land.



SUNSET GROVE SECTION FOUR

BEING A SUBDIVISION OF 12.43 ACRES
LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO. 4, ABSTRACT-2
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF
LOTS 13 AND 14 OF DELANY ROAD ACRES
VOLUME 18, PAGE 760, G.C.M.R.

42 LOTS 3 BLOCKS 5 RESERVES

DATE: MAY, 2021

ENGINEER/SURVEYOR:



DEVELOPER:
KB HOME LONE STAR INC.,
A TEXAS CORPORATON
11314 RICHMOND AVE.
HOUSTON, TX 77082

PLANNER:
7GEN PLANNING
Planning and Landscape Architecture
2107 CITYWEST BOULEVARD, 4TH FLOOR
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax

COSTELLO, INC.
Engineering and Surveying
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100468



City of La Marque Planning & Zoning Commission

STAFF REPORT

- Meeting Date:** June 29, 2021 (Tabled from the May 25, 2021 meeting)
- Agenda Item:** Discussion / possible action regarding a draft annual progress report of the Planning and Zoning Commission and a proposed work program for the coming year for submission to the city council pursuant to City Code Section 71-24(b)(10)
- Item Type:** Commission Report
- Standard for Approval:** Commission's discretion; direction to staff and communication to Council
- References:** City Code Chapter 71, specifically Section 71-24(b)(10) which provides, "*Duties and powers.* The planning and zoning commission is hereby charged with the duty and invested with the authority to:"... "Submit each May, a progress report to the city council summarizing its activities, major accomplishments for the past year, and a proposed work program for the coming year."
- Council approval:** Not required, though direction may be given to the Commission by Council once the proposed work program is presented
- Public comments:** General questions and concerns regarding notice requirements, process for proposing draft regulations and role of the Commission
- Recommendation:** Motion to [approve, or approve subject to the following changes] draft annual progress report and proposed work program for the coming year and to [direct staff to provide report to Council, or nominate Commission member to present report to Council]

(Note: Progress reports from the Commission do not appear to have been formally presented in previous years, so this will be the first report in this format if the Commission is in favor)

La Marque Planning and Zoning Commission
May 2021 Annual Progress Report and Proposed Work Program

(1) Duty/Power: Inspect property and premises at reasonable hours where required in the discharge of its responsibilities under the laws of the state and of the city.

Progress: The Commission reviews maps, digital imagery, and information provided by applicants. The Commissioners inspect property from public right-of-way when they deem it necessary and helpful for discharge of their responsibilities.

Proposed: The Commission intends to continue current practice.

(2) Duty/Power: Recommend to the city council approval or disapproval of proposed changes in the zoning plan.

Progress: The Commission has become more aware of “spot zoning”, familiar with Planned Development Districts, and has provided timely recommendations to Council regarding all applications for zone changes following public hearings.

Proposed: The Commission intends to continue providing timely recommendations to Council regarding the City’s zoning plan and to continue holding public hearings on each zoning item. While the Commission has obtained good attendance and public participation in video conference meetings, the Commission anxiously looks forward to returning to the in-person meeting format.

(3) Duty/Power: Formulate and recommend to the city council, for its adoption, a city plan for the orderly growth and development of the city and its environs and from time-to-time recommend such changes in the plan as it finds will facilitate the movement of people and goods, and the health, recreation, safety, and general welfare of the citizens of the city.

Progress: The Commission has requested, reviewed and recommended an updated zoning map to Council for their consideration.

Proposed: The Commission has identified additional corrections to the zoning map that may be needed, but these corrections have not been included in the currently proposed map if they did not fall within the scope of the public notice provided for the categories of updates. The Commission desires to make additional city-initiated zone changes to correct for a potentially large number of non-conforming uses created by a previous zoning map many years ago, correct for annexed areas that were left unzoned, and adjust zoning district boundaries that do not line up with parcel boundaries. In addition, the City’s comprehensive plan is approximately 20 years old and may need to be updated. Subject to either receipt of a grant or appropriation of funds by Council, the Commission suggests developing an updated comprehensive plan for the City to control projected growth, facilitate the movement of people and goods, and facilitate the health, recreation, safety, and general welfare of the citizens of the city. Other than corrective updates to the zoning map, the Commission does not intend to do large-scale updates before a new

comprehensive plan can be developed that involves intense public review and input.

(4) Duty/Power: Formulate a zoning plan as may be deemed best to carry out the goals of the city plan; hold public hearings and make recommendations to the city council relating to the creation, amendment, and implementation of zoning regulations and districts as provided in V.T.C.A. Local Government Code § 211.007. All powers granted under said section are specifically adopted and made a part hereof.

Progress: The Commission requested, reviewed and recommended changes to the Thoroughfare Overlay District following multiple public meetings and public hearings. The Commission considered developer-submitted requests for changes to the zoning regulations regarding the outside storage requirements applicable to the C-1 General Commercial zoning district and recommended denial of these changes.

Proposed: The Commission has requested that staff draft additional corrections to the City's zoning regulations, including clarification of the language related to outside storage in the C-1 General Commercial zoning district, correction of clerical errors in the I-1 and I-2 Industrial zoning districts, careful review and update of the authorized uses in each zone (ex. servants quarters, telegraph offices), adoption of updated sign regulations specific to each zoning district, and simplification of the regulations and/or language where possible or development of guidance for the public to allow easier understanding and application of the zoning regulations.

(5) Duty/Power: Exercise all the powers of a commission as to approval or disapproval of plans, plats, or re-plats set out in V.T.C.A. Local Government Code § 212.006.

Progress: The Commission was one of the first in Texas to recommend adoption of new subdivision regulations in compliance with significant legislative changes to Texas Local Government Code Chapter 212. The Commission implemented these changes quickly and now provides timely review of all plats, including action by the Commission within 30 days or less of receipt by the City of complete plat applications. As part of this process, the Commission has implemented stricter review of infrastructure construction plans for new subdivisions, including the requirement that infrastructure be complete or bonded prior to issuance of building permits.

Proposed: The Commission intends to recommend minor changes in the subdivision ordinance, if needed, based on experience considering plats under the new legislative requirements.

(6) Duty/Power: Study and recommend the location, extension and planning of public rights-of-ways, parks or other public places, and on the vacating or closing of same.

Progress: The Commission has considered all right-of-way abandonment applications timely. The Commission has recommended certain abandonments, but has denied many due to lack of approval from public and private utilities and/or lack of consent from adjacent land owners.

Proposed: The Commission intends to continue current practices.

(7) Duty/Power: Study and recommend on the general design and location of public buildings, bridges, viaducts, street fixtures and other structures appurtenances. Study and recommend on the design or alteration and on the location or relocation of works of art that are, or may become, the property of the city.

Progress: No items pertaining to this duty/power have been brought before the Commission.

Proposed: The Commission may consider and provide recommendations on a capital improvements plan or similar plan if

(8) Duty/Power: Initiate in the name of the city, for consideration at public hearing, all proposals: a. For the opening, vacating or closing of public rights-of-way, parks or other public places; or closing of public rights-of-way, parks or other public places; b. For the change of zoning district boundaries on an area-wide basis. No fee shall be required for the filing of any such proposal in the name of the city.

Progress: The Commission has not considered or recommended any opening, vacating or closing of public rights-of-way, parks or other public places; or closing of public rights-of-way, parks or other public places on behalf of the City. The Commission has recommended change of zoning district boundaries on an area-wide basis as detailed in item no. 3 of this report.

Proposed: The Commission is not anticipated to recommend any opening, vacating or closing of public rights-of-way, parks or other public places; or closing of public rights-of-way, parks or other public places on behalf of the City. The Commission intends to recommend change of zoning district boundaries on an area-wide basis as detailed in item no. 3 of this report.

(9) Duty/Power: Formulate and recommend to the city council for its adoption policies and regulations consistent with the adopted city plan governing the location and/or operation of utilities, public facilities, and services owned or under the control of the city.

Progress: The Commission has not considered or recommended any items related to this Duty/Power.

Proposed: The Commission is not anticipated to recommend any changes related to this Duty/Power.

(10) Duty/Power: Submit each May, a progress report to the city council summarizing its activities, major accomplishments for the past year, and a proposed work program for the coming year.

Progress: This will be the first formal progress report provided Council in some time.

Proposed: The Commission intends to continue providing formal reports in the future unless provided direction otherwise by Council.

Excerpts from City Code and City Charter regarding Planning and Zoning Commission

Sec. 71-24. - Planning and zoning commission.

- (a) *Organization of planning and zoning commission.* There is hereby created a planning and zoning commission. The commission shall be composed of five regular members, all of whom shall be residents and real property taxpayers of the City of La Marque, and none of whom shall hold any other position in the city government. Three members of the first commission shall be appointed for a term of two years and two for a term of one year, and service shall be without pay. Thereafter, new members shall be appointed for a term of two years. Any vacancy shall be immediately filled for the unexpired term. A chairperson shall be elected from among the appointed members to serve for a term of one year. The city council shall appoint two alternate members of the commission for a term of two years who shall serve in the absence of one or more of the regular members when requested to do so by the chairperson of the commission. The members of the Commission shall be appointed solely with reference to their fitness and without reference to party affiliation, and shall serve without compensation. Members may be removed by the city council only for inefficiency, neglect of duty, or malfeasance in office. Three members, regular or alternate, shall constitute a quorum. The council member representing district "C" shall be an ex-officio non-voting member of the planning and zoning commission, and shall be allowed to sit at the dais with the commission.
- (b) *Duties and powers.* The planning and zoning commission is hereby charged with the duty and invested with the authority to:
- (1) Inspect property and premises at reasonable hours where required in the discharge of its responsibilities under the laws of the state and of the city.
 - (2) Recommend to the city council approval or disapproval of proposed changes in the zoning plan.
 - (3) Formulate and recommend to the city council, for its adoption, a city plan for the orderly growth and development of the city and its environs and from time-to-time recommend such changes in the plan as it finds will facilitate the movement of people and goods, and the health, recreation, safety, and general welfare of the citizens of the city.
 - (4) Formulate a zoning plan as may be deemed best to carry out the goals of the city plan; hold public hearings and make recommendations to the city council relating to the creation, amendment, and implementation of zoning regulations and districts as provided in V.T.C.A. Local Government Code § 211.007. All powers granted under said section are specifically adopted and made a part hereof.
 - (5) Exercise all the powers of a commission as to approval or disapproval of plans, plats, or re-plats set out in V.T.C.A. Local Government Code § 212.006.
 - (6) Study and recommend the location, extension and planning of public rights-of-ways, parks or other public places, and on the vacating or closing of same.

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- (7) Study and recommend on the general design and location of public buildings, bridges, viaducts, street fixtures and other structures appurtenances. Study and recommend on the design or alteration and on the location or relocation of works of art that are, or may become, the property of the city.
- (8) Initiate in the name of the city, for consideration at public hearing, all proposals:
 - a. For the opening, vacating or closing of public rights-of-way, parks or other public places; or closing of public rights-of-way, parks or other public places;
 - b. For the change of zoning district boundaries on an area-wide basis.No fee shall be required for the filing of any such proposal in the name of the city.
- (9) Formulate and recommend to the city council for its adoption policies and regulations consistent with the adopted city plan governing the location and/or operation of utilities, public facilities, and services owned or under the control of the city.
- (10) Submit each May, a progress report to the city council summarizing its activities, major accomplishments for the past year, and a proposed work program for the coming year.

(Ord. No. 953, 12-12-2005; Ord. No. 957, § 1, 1-23-2006; Ord. No. O-2014-0023, 12-15-2014; Ord. No. O-2017-0023, § 3, 1-8-2018)

ARTICLE X. - MUNICIPAL PLANNING AND ZONING

Section 10.01. - Planning Commission.

The city council shall appoint a planning and zoning commission as prescribed by city council by city ordinance.

(Res. No. R-2014-0026, § 1, 11-17-2014)

Section 10.02. - Planning commission; powers and duties.

The planning commission shall have the following powers and duties:

- (a) make, amend, extend and add to the master plan for the physical development of the city as defined in Section 10.03 of this charter;
- (b) exercise control over platting and subdividing of land within the city and its extraterritorial jurisdiction;
- (c) draft for the city council an official map of the city and recommend or disapprove proposed changes in such map;

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- (d) make and adopt as provided in Section 10.06 of this charter plans for zoning and recommend or disapprove proposed changes in such plan;
- (e) submit annually to the city manager, not less than ninety days prior to the beginning of the budget year, a list of recommended capital improvements which in the opinion of the commission are necessary or desirable to be constructed during the forthcoming six year period. Such list shall be arranged in order of preference, with recommendations as to which projects shall be constructed in which year;
- (f) recommendations of the planning commission shall be submitted to the city council for execution in the form of ordinances.

(Ord. No. 601)

Section 10.03. - The master plan.

The master plan for the physical development of the city, with the accompanying maps, plats, charts, descriptive and explanatory matter, shall show the planning commission's recommendations for the development of city territory, and may include, among other things:

- (a) the general location, character and extent of streets, bridges, parks, waterways and other public ways, grounds and spaces;
- (b) the general location of public buildings, cemeteries, and other public property;
- (c) the general location and extent of public utilities, whether publicly or privately owned;
- (d) the removal, relocation, widening, extension, narrowing, vacation, abandonment or change of use of such existing or future public ways, grounds, spaces, buildings, property or utilities;
- (e) the general extent and location of public housing projects and slum clearance projects;
- (f) provide for replanning, reconstruction or redevelopment of any area or district which may be destroyed wholly or partially by fire, flood, hurricane or other disaster.

Section 10.04. - Legal effect of master plan.

No street, park or public way, ground or space, no public building or structure and no public utility, whether publicly or privately owned, shall be constructed or authorized in the city, nor shall any real property be acquired by the city, until and unless the location and extent thereof shall have been submitted to and approved by the commission. In case of disapproval, the commission shall communicate its reasons to the city council, which shall have the power to overrule such disapproval, and upon such overruling, the city council or the appropriate office, department or agency shall have power to proceed. The failure of the commission to act within thirty days after

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the date of official submission to the commission shall be deemed approval, unless a longer period be granted by the city council or the submitting official.

Section 10.05. - Zoning board of adjustment.

The City Council shall appoint a Zoning Board of Adjustment of five members who shall be citizens of the City of La Marque and shall serve without pay. Three members of the first board shall be appointed for a term of two years and two for a term of one year. Thereafter, new members shall be appointed for a term of two years. Any vacancy shall be immediately filled for the unexpired term. Any member of the board may be removed for a cause by the City Council, upon the submission of a written charge and after a public hearing. The board shall adopt rules in accordance with the zoning ordinance of the city, shall select one of the number chairman and shall meet at the call of said chairman and at such other times as the board may determine. All meetings of such board shall be open to the public and minutes shall be kept of all proceedings showing the vote of each member present upon every question. The board shall have all the powers granted in the Texas Civil Statutes and the Local Government Code as now or hereafter amended, which shall include the power to hear and determine appeals from refusal of building permits, and to permit exceptions to or variations from the zoning regulations in classes of cases or situations in accordance with the principles, conditions and procedure specified in the zoning ordinance.

(Ord. No. 930, § 2, 3-22-2004)

State Law reference— Board of adjustment, V.T.C.A., Local Government Code §§ 211.008–211.013.

Section 10.06. - Zoning ordinances.

For the purpose of promoting the health, safety, morals and general welfare of the city, the city council may by ordinance regulate the location, height, bulk and size of buildings and other structures, the size of yards, courts and other open spaces, the density of population and the uses of buildings, structures and land for trade, industry, business, residence or other purposes. Such ordinances may provide that the zoning board of adjustment may, in appropriate cases and subject to appropriate principles, standards, rules, conditions and safeguards set forth in the ordinance, make special exceptions to the terms of the zoning regulations in harmony with their general purpose and intent. Such ordinances may provide that the zoning board of adjustment may authorize variances from the strict application of the regulations in such situations and subject to such limitations as may be set forth in the ordinance.