

HIDDEN LAKES BESS FM 646 AND CAROLINE STREET LEAGUE CITY, TX 77573 NOVEMBER 2024

(FOR REVIEW ONLY NOT FOR CONSTRUCTION)



VICINITY MAP
1" = 400'

SHEET INDEX

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- C-20 SANITARY MANHOLE DETAILS SHEET 3 OF 4
- C-21 SANITARY MANHOLE DETAILS SHEET 4 OF 4
- C-22 COMBINATION WATER AND SEWER DETAILS SHEET 1 OF 2

NO.	DATE	DESCRIPTION	APPROVED
REVISIONS			

DESIGNED: DN
 DRAWN: SSB
 CHECKED: _____
 DATE: _____

AL&B ENGINEERING SERVICES, LLC
 9119 Highway 6, Suite 230 #233
 Missouri City, Texas 77459
 Phone : (979)264-3510
 Firm Registration Number: F-13495



The seal appearing on this document was authorized by
 DONG H. NGUYEN
 P.E. 93048
 Date: November 23, 2024

OWNER:
STELLA ENERGY SOLUTIONS, LLC.
 9595 SIX PINES DR., SUITE 8210
 THE WOODLANDS, TX 77380

PLAN: _____
 PROFILE: _____
 HORIZONTAL: _____
 VERTICAL: _____

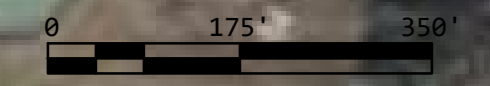
HIDDEN LAKES BESS
FM 646 AND CAROLINE STREET
LEAGUE CITY, TX 77573

COVER SHEET

C-1

NOTES

1. NO OTHER BESS FACILITY WITHIN 1,500 FEET.
2. NO BESS FACILITY WITHIN 500 FEET OF PROPERTY ZONED FOR SINGLE FAMILY USE OR SCHOOL.



ISSUED
September 4, 2024
FOR PERMITTING

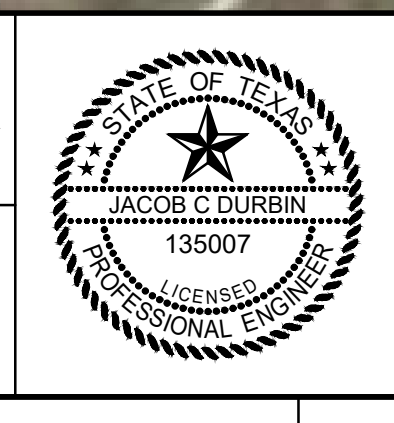
2308CG282-E-8006-REV-B-SHEET-1 OF 1 (ID 136913) LAST SAVED BY: jerry.ramirez DATE: 11/22/2024

REVISIONS			
REV	DATE	DESCRIPTION	
A	04SEP2024	REVISED PER CITY ADDITIONAL COMMENTS	SB AV JCD
B	18NOV2024	REVISED PER AHJ COMMENTS	JR AV JD

REFERENCE DRAWINGS/DOCUMENTS			
DOCUMENT NO.	TITLE	DOCUMENT NO.	TITLE

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Jacob C Durbin
AUTHORISED BY JACOB C DURBIN, P.E. #135007
THIS DAY September 4, 2024 CURRENT REVISION ONLY



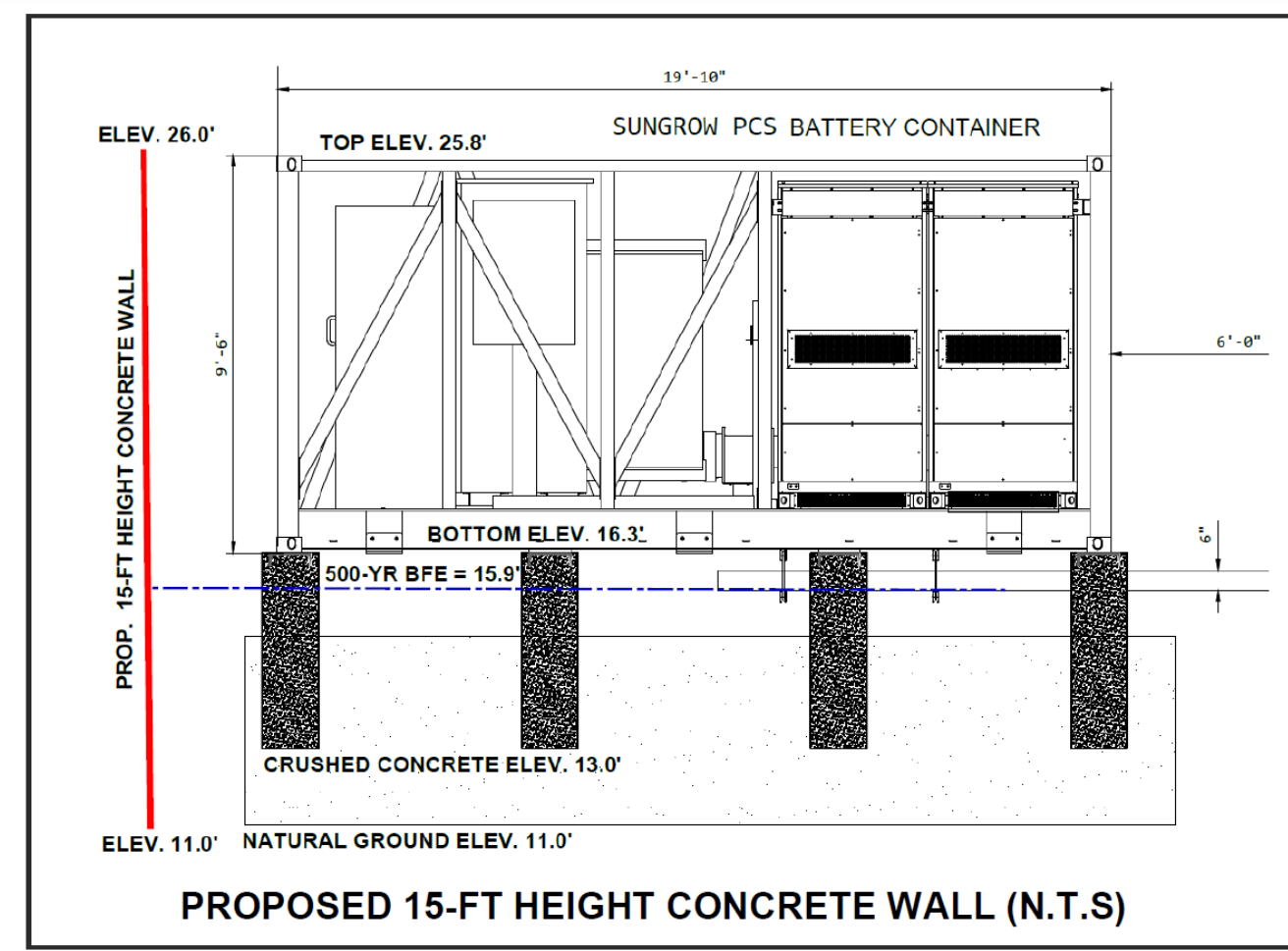
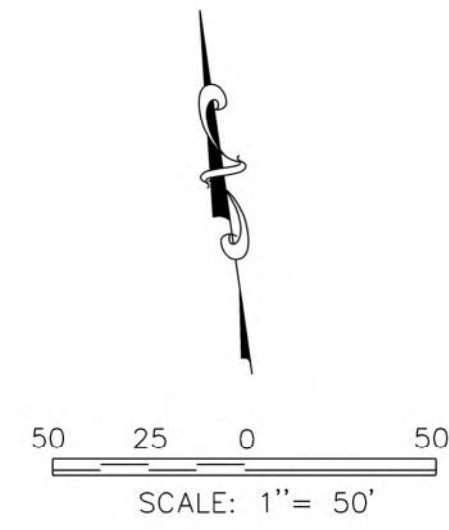
Saber Power
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Texas License #15810

Stella Energy Solutions LLC
1431 CAROLINE ST.
DICKINSON, TX 77539

**STELLA ENERGY SOLUTIONS
HIDDEN LAKES 9.9 MW BESS
EXPANDED GENERAL ARRANGEMENT**

DATE	BY	APP	PROJECT NO.	SCALE	REV
04SEP2024	SB	AV	2308CG282-E-8006	1"=175'	B
04SEP2024	JR	AV			
04SEP2024	JCD	AV			

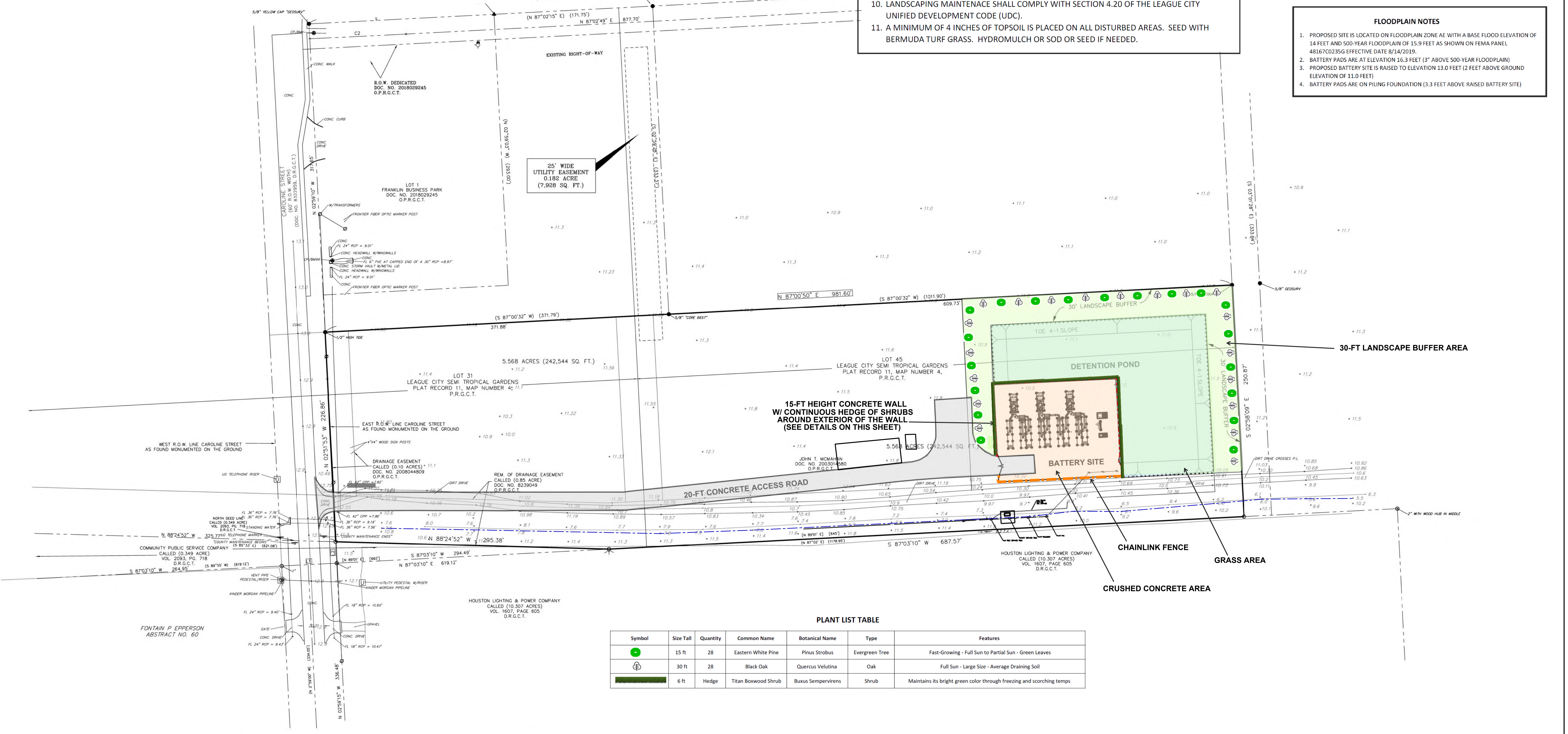
SHEET: 1 OF 1



- ### LANDSCAPING NOTES
- TRACT AREA = 5.568 AC.
 - DEVELOPMENT (DISTURBED) AREA = 1.84 AC. (CONCRETE ACCESS ROAD/CRUSHED CONCRETE BATTERY AREA/DETENTION POND)
 - MINIMUM 15% DEVELOPMENT AREA TO BE LANDSCAPED
 - REQUIRED MINIMUM LANDSCAPED AREA = 0.28 AC.
 - PROVIDED LANDSCAPED AREA = 20 FT X 680 FT = 13,600 SQ.FT = 0.31 AC. – GRASS (GROUND COVER) AND TREES
 - EIGHT TREES PER 100 LINEAR FEET IS PROVIDED WITH HALF BEING EVERGREEN TREES AND HALF BEING OAK.
 - PER PERIMETER LENGTH OF 680 FEET, 28 EVERGREEN TREES (EASTERN WHITE PINE) AND 28 BLACK OAKS ARE PROVIDED.
 - A CONTINUOUS HEDGE CONSISTING OF SHRUBS THAT NOT LESS THAN 3 FEET OR MORE THAN 4 FEET IN HEIGHT AND PLANTED IN 3-5 GALLON CONTAINER STOCKS UPON INSTALLATION. HEDGES SHOULD BE PLANTED 2-3 FEET APART.
 - ALL TREES WILL BE MAINTAINED IN A LIVING AND GROWING CONDITION BY LANDSCAPE CONTRACTOR
 - LANDSCAPING MAINTENANCE SHALL COMPLY WITH SECTION 4.20 OF THE LEAGUE CITY UNIFIED DEVELOPMENT CODE (UDC).
 - A MINIMUM OF 4 INCHES OF TOPSOIL IS PLACED ON ALL DISTURBED AREAS. SEED WITH BERMUDA TURF GRASS. HYDROMULCH OR SOD OR SEED IF NEEDED.

- ### ALTA TABLE "A" ITEMS:
- ALL MONUMENTS SET OR FOUND AS SHOWN ON THE SURVEY.
 - ADDRESS: NO ADDRESS FOUND, FRONTAGE IS CAROLINE STREET
 - THE SUBJECT TRACT LIES IN ZONE AE (ELEV. 14) FEMA FIRM MAP NO. 48167C0235G, EFFECTIVE DATE: 8/14/2019.
 - THE GROSS LAND AREA OF THE SUBJECT TRACT IS 5.568 ACRES (242,544 SQUARE FEET)
 - VERTICAL INFORMATION SHOWN ON SURVEY.
 - (c) NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR.
 - (c), 7(b)(1) & 7(c) THERE ARE NO EXISTING BUILDINGS ON THE SITE AT THE TIME OF SURVEY AS SHOWN.
 - SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK ARE INCLUDED ON THE SURVEY.
 - (c) PLANS OF UNDERGROUND UTILITIES HAVE YET TO BE PROVIDED TO THE SURVEYOR AT TIME OF SURVEY.
 - THE NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE INCLUDED ON THE SURVEY. IF NO DATA EXISTS ON THE GALVESTON COUNTY APPRAISAL DISTRICT, THIS IS STATED ON THE SURVEY. THE LAST KNOWN DEED FOR THE SITE SHOWN IN RECORDS HAS BEEN PROVIDED.
 - THERE WAS A SMALL AREA OF SPOILS/DIRT NOTED WHICH WAS THERE AT THE TIME OF THE SURVEY.
 - BOWMAN HAS PROFESSIONAL LIABILITY INSURANCE AND WILL PROVIDE STELLA ENERGY SOLUTIONS A CERTIFICATE OF INSURANCE.

- ### FLOODPLAIN NOTES
- PROPOSED SITE IS LOCATED ON FLOODPLAIN ZONE AE WITH A BASE FLOOD ELEVATION OF 14 FEET AND 500-YEAR FLOODPLAIN OF 15.9 FEET AS SHOWN ON FEMA PANEL 48167C0235G EFFECTIVE DATE 8/14/2019.
 - BATTERY PADS ARE AT ELEVATION 16.3 FEET (3" ABOVE 500-YEAR FLOODPLAIN)
 - PROPOSED BATTERY SITE IS RAISED TO ELEVATION 13.0 FEET (2 FEET ABOVE GROUND ELEVATION OF 11.0 FEET)
 - BATTERY PADS ARE ON PILING FOUNDATION (3.3 FEET ABOVE RAISED BATTERY SITE)



15-FT HEIGHT CONCRETE WALL W/ CONTINUOUS HEDGE OF SHRUBS AROUND EXTERIOR OF THE WALL (SEE DETAILS ON THIS SHEET)

30'-FT LANDSCAPE BUFFER AREA

CHAINLINK FENCE

GRASS AREA

CRUSHED CONCRETE AREA

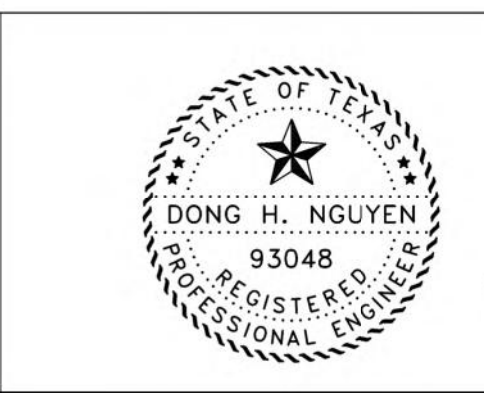
PLANT LIST TABLE

Symbol	Size Tall	Quantity	Common Name	Botanical Name	Type	Features
🌲	15 ft	28	Eastern White Pine	Pinus Strobus	Evergreen Tree	Fast-Growing - Full Sun to Partial Sun - Green Leaves
🌳	30 ft	28	Black Oak	Quercus Velutina	Oak	Full Sun - Large Size - Average Draining Soil
🌿	6 ft		Hedge	Titan Boxwood Shrub	Buxus Sempervirens	Maintains its bright green color through freezing and scorching temps

NO.	DATE	DESCRIPTION	APPROVED

DESIGNED DN
DRAWN SSB
CHECKED
DATE

AL&B ENGINEERING SERVICES, LLC
9119 Highway 6, Suite 230 #233
Missouri City, Texas 77459
Phone : (979)264-3510
Firm Registration Number: F-13495



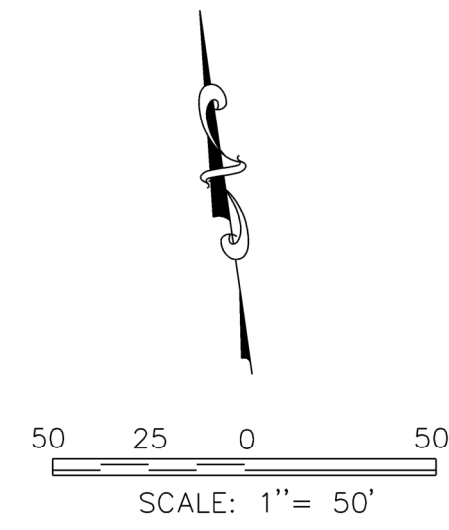
The seal appearing on this document was authorized by DONG H. NGUYEN, P.E. 93048
Date: November 23, 2024

OWNER:
STELLA ENERGY SOLUTIONS, LLC.
9595 SIX PINES DR., SUITE 8210
THE WOODLANDS, TX 77380

PLAN: _____
PROFILE: _____
HORIZONTAL: _____
VERTICAL: _____

HIDDEN LAKES BESS
FM 646 AND CAROLINE STREET
LEAGUE CITY, TX 77573

LANDSCAPE PLAN

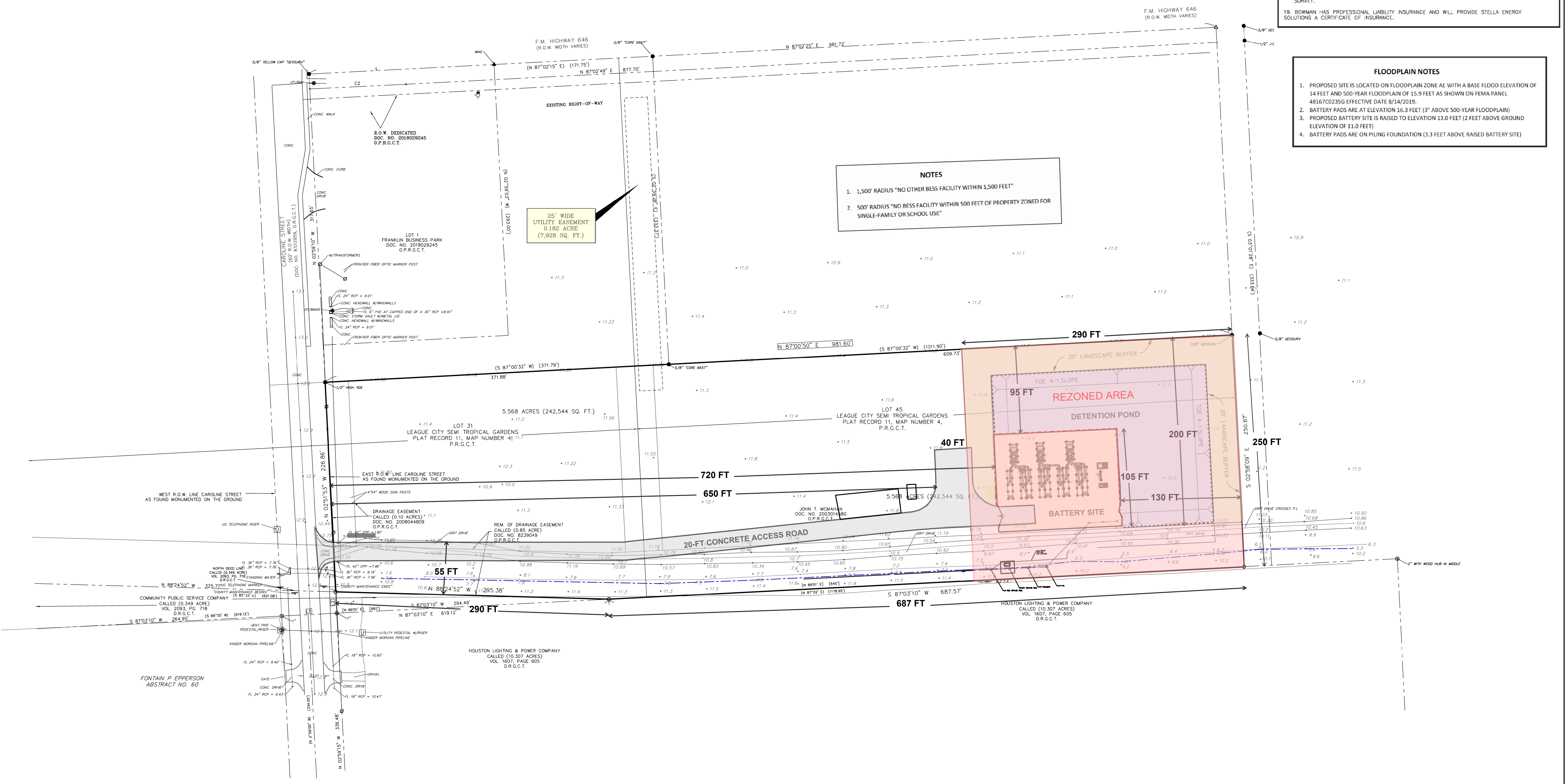


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 5. VERTICAL INFORMATION SHOWN ON SURVEY.
 - 6.(a)(b) NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR.
 7. (a), 7(b)(1) & 7(c) THERE ARE NO EXISTING BUILDINGS ON THE SITE AT THE TIME OF SURVEY AS SHOWN.
 8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK ARE INCLUDED ON THE SURVEY.
 11. (a) PLANS OF UNDERGROUND UTILITIES HAVE YET TO BE PROVIDED TO THE SURVEYOR AT TIME OF SURVEY.
 13. THE NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE INCLUDED ON THE SURVEY. IF NO DATA EXISTS ON THE GALVESTON COUNTY APPRAISAL DISTRICT, THIS IS STATED ON THE SURVEY. THE LAST KNOWN DEED FOR THE SITE SHOWN IN RECORDS HAS BEEN PROVIDED.
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NOTES

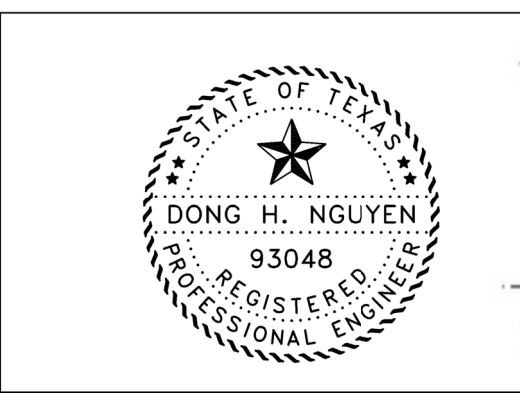
1. 1,500' RADIUS "NO OTHER BESS FACILITY WITHIN 1,500 FEET"
2. 500' RADIUS "NO BESS FACILITY WITHIN 500 FEET OF PROPERTY ZONED FOR SINGLE-FAMILY OR SCHOOL USE"



NO.	DATE	DESCRIPTION	APPROVED

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 DATE

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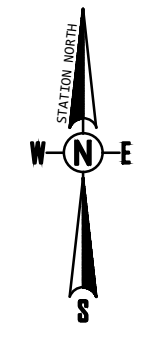
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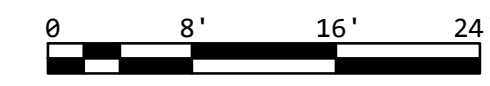
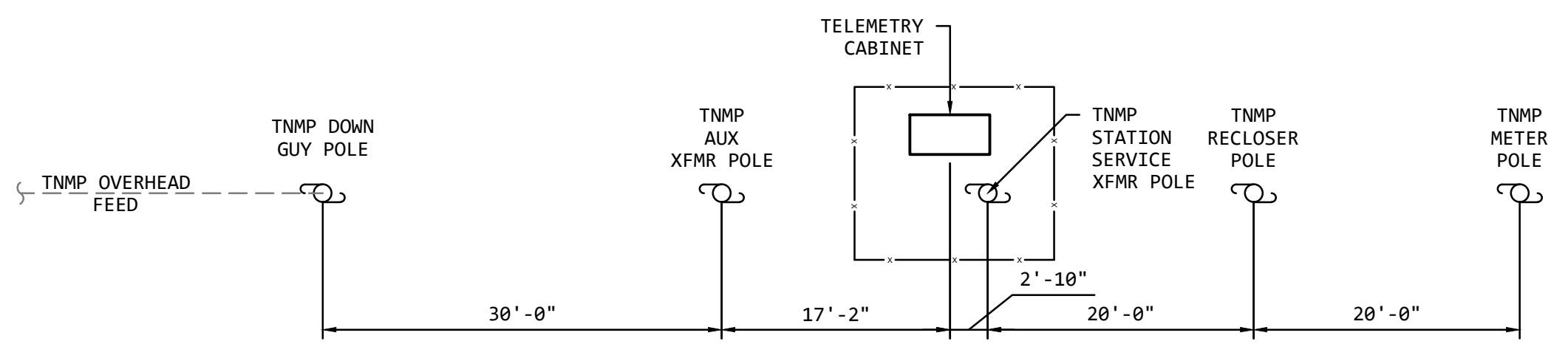
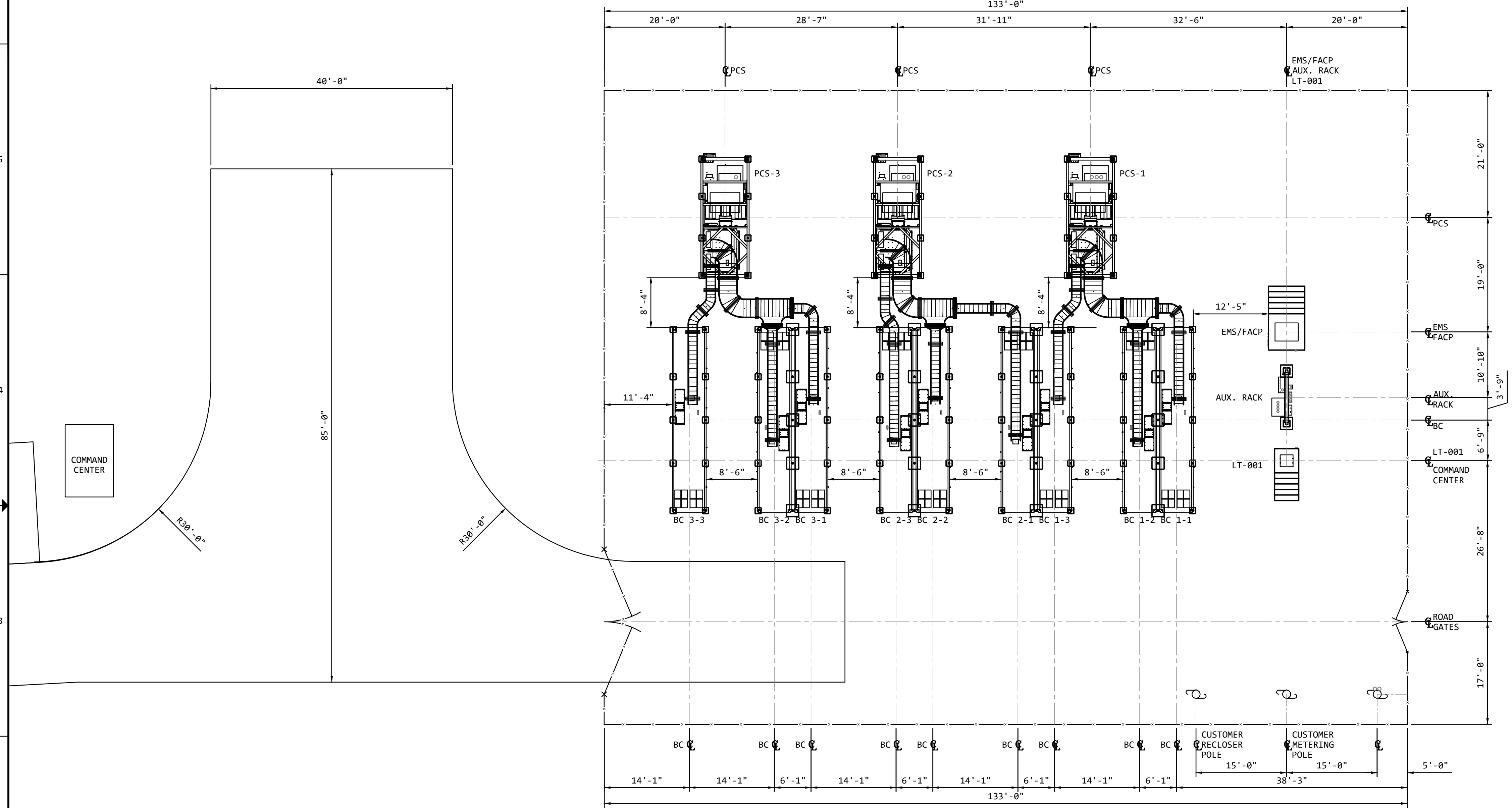
HIDDEN LAKES BESS
FM 646 AND CAROLINE STREET
LEAGUE CITY, TX 77573

DIMENSIONAL EXHIBIT



- NOTES**
1. SITE SHALL HAVE MASONRY PERIMETER WALL WITH HEIGHT EQUAL TO TOP OF BATTERY UNITS.
 2. SEE LANDSCAPING PLAN FOR LANDSCAPE BUFFER YARD. DRAWING C-6.

- LEGEND**
- GX "GX" DENOTES DETAIL NUMBER
 - Y "Y" DENOTES REFERENCE DWG. NUMBER



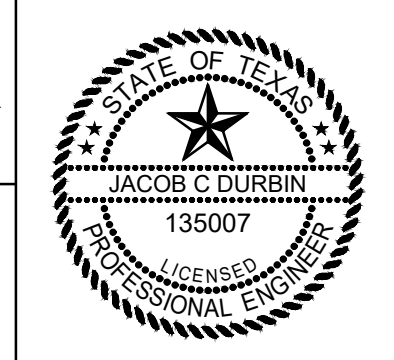
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September 4, 2024
FOR PERMITTING

REVISIONS				
REV	DATE	DESCRIPTION	DWN	CHK
A	13NOV2023	ISSUED FOR PERMITTING	AQG	JCD
B	11MAR2024	ISSUED FOR REVIEW - 60%	AN	DR
C	16JUL2024	ISSUED FOR PERMITTING	SB	AQG
D	04SEP2024	REVISED PER CITY ADDITIONAL COMMENTS	SB	AV
E	18NOV2024	EASEMENT AVOIDANCE	AQG	AV
F	18NOV2024	REVISED PER AHJ COMMENTS	JR	AV

REFERENCE DRAWINGS/DOCUMENTS			
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Jacob C Durbin
AUTHORIZED BY JACOB C DURBIN, P.E. #135007
THIS DAY September 4, 2024 CURRENT REVISION ONLY



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Stella Energy Solutions LLC
1431 CAROLINE ST. DICKINSON, TX 77539
STELLA ENERGY SOLUTIONS
HIDDEN LAKES 9.9 MW BESS
GENERAL ARRANGEMENT

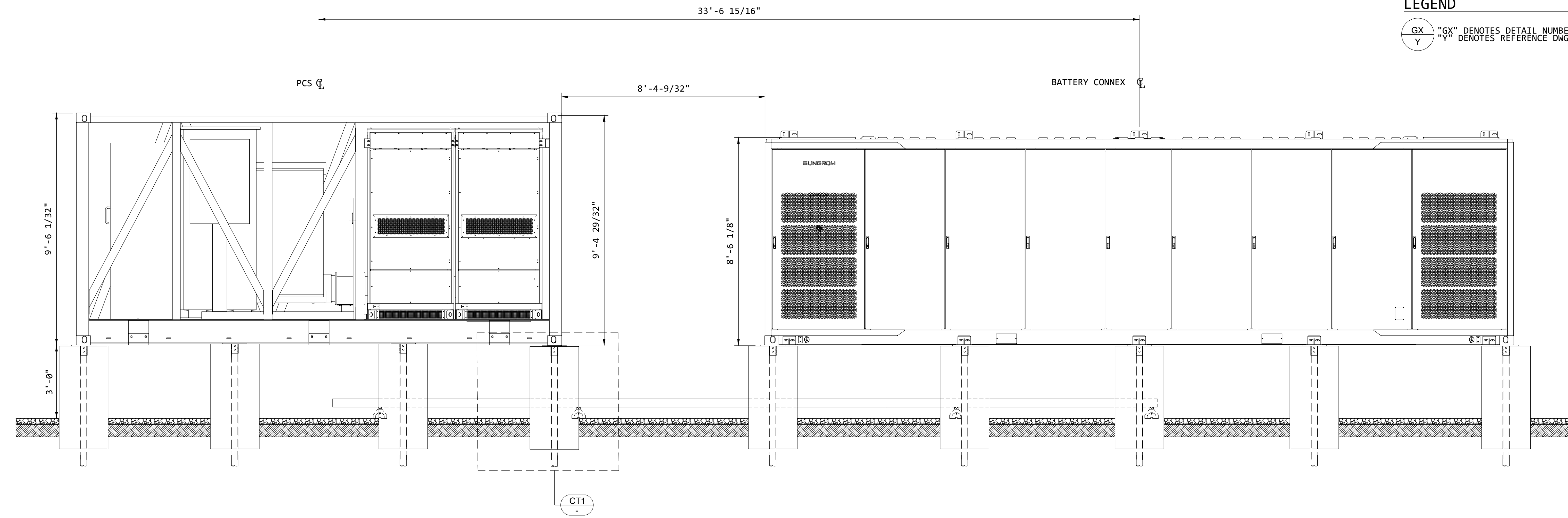
DATE	AQG	DR	JCD	SCALE: 3/32" = 1'
13NOV2023	13NOV2023	13NOV2023	13NOV2023	REV SHEET: 1 OF 1

2308CG282-E-8000

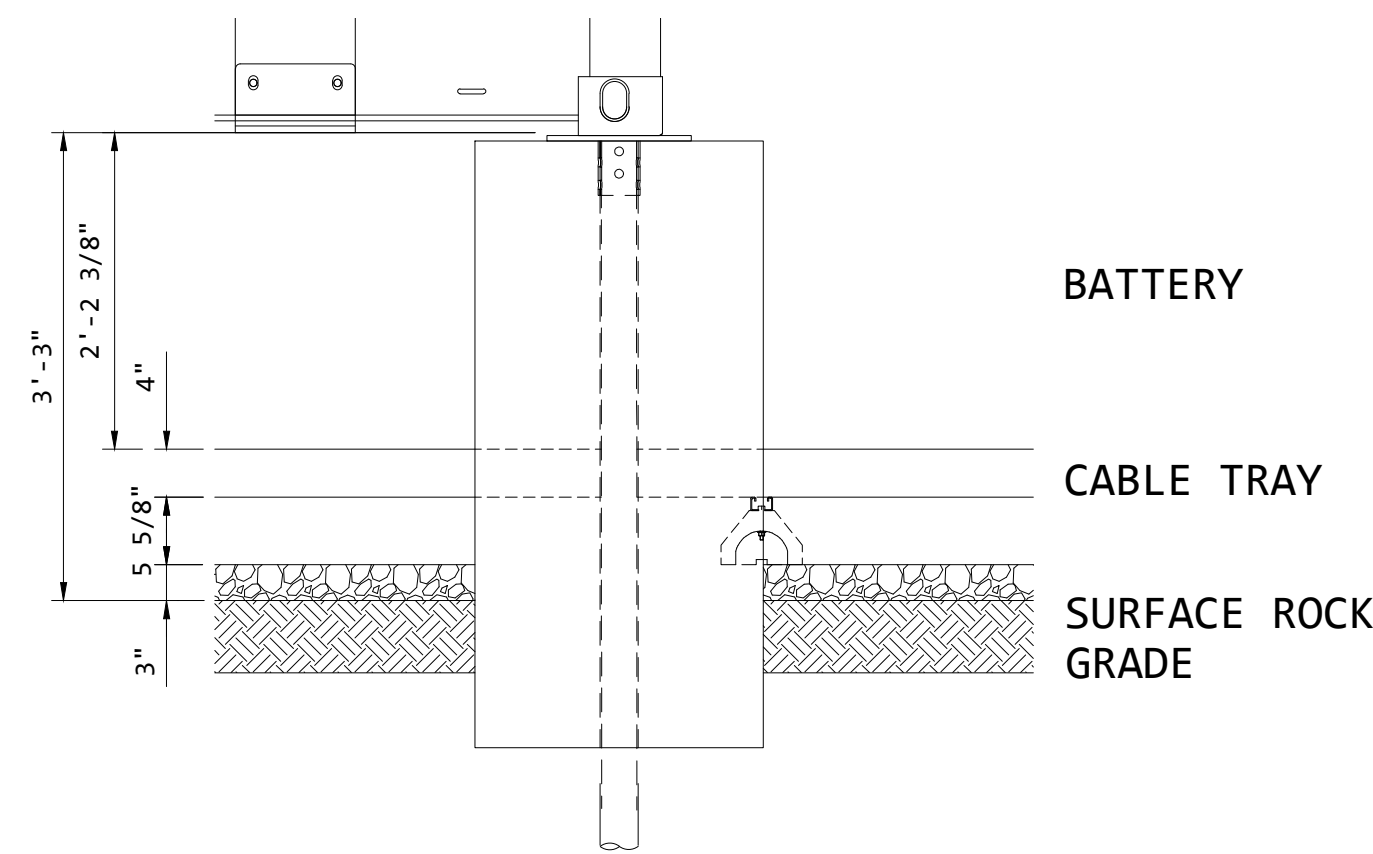
2308CG282-E-8000-REV-F-SHEET-1 OF 1 (ID 126957) LAST SAVED BY: jerry.ramirez DATE: 11/22/2024

NOTES
 1. MASONRY WALL SHALL BE 13" FROM GRADE SURROUNDING THE SITE.

LEGEND
 GX "GX" DENOTES DETAIL NUMBER
 Y "Y" DENOTES REFERENCE DWG. NUMBER



A
 8005 PCS & BESS EQUIPMENT



CT1
 - 3/4"=1'-0"

ISSUED
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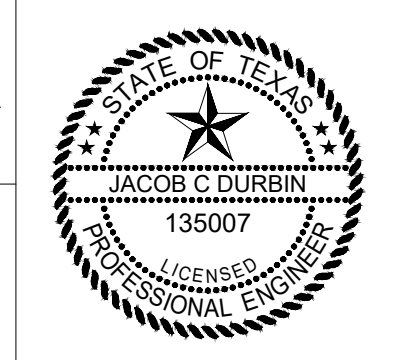


REVISIONS			
REV	DATE	DESCRIPTION	
A	11MAR2024	ISSUED FOR REVIEW - 60%	DWN AN DR JCD
B	16JUL2024	ISSUED FOR PERMITTING	SB AQG JCD
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Stella Energy Solutions LLC
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 STELLA ENERGY SOLUTIONS
 HIDDEN LAKES 9.9 MW BESS
 EQUIPMENT ELEVATION

DATE: 11MAR2024 BY: AN
 DATE: 11MAR2024 BY: DR
 DATE: 11MAR2024 BY: JCD
 PROJECT NUMBER: 2308CG282-E-8100
 SCALE: #1 OF 1
 REV: C

2308CG282-E-8100-REV-C-SHEET-1 OF 1 (ID 126974) LAST SAVED BY: steven.barajas DATE: 9/4/2024

Hidden Lakes



Overhead View Depiction



Hidden Lakes



Hidden Lakes



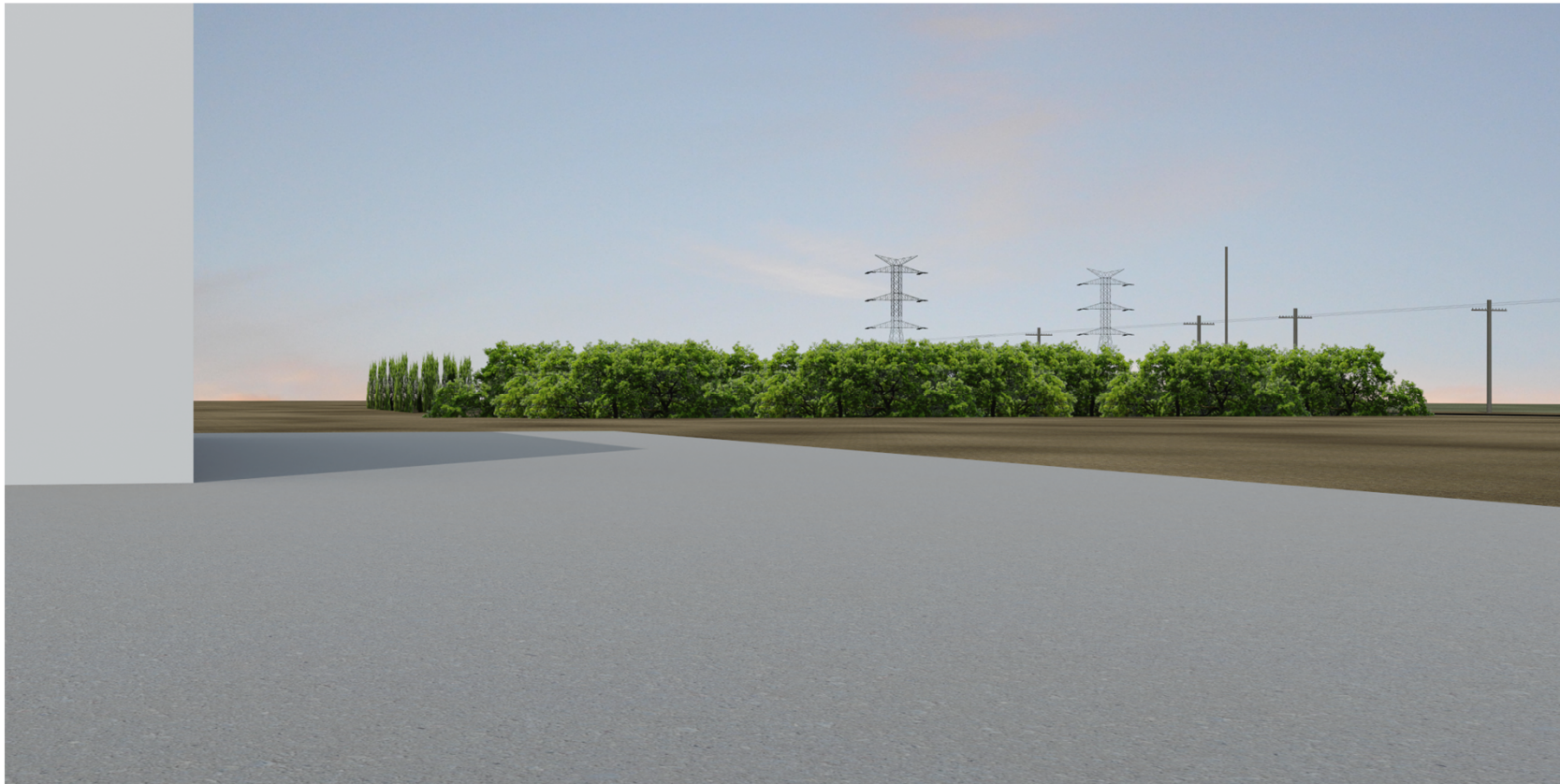
Entry Road View



Hidden Lakes



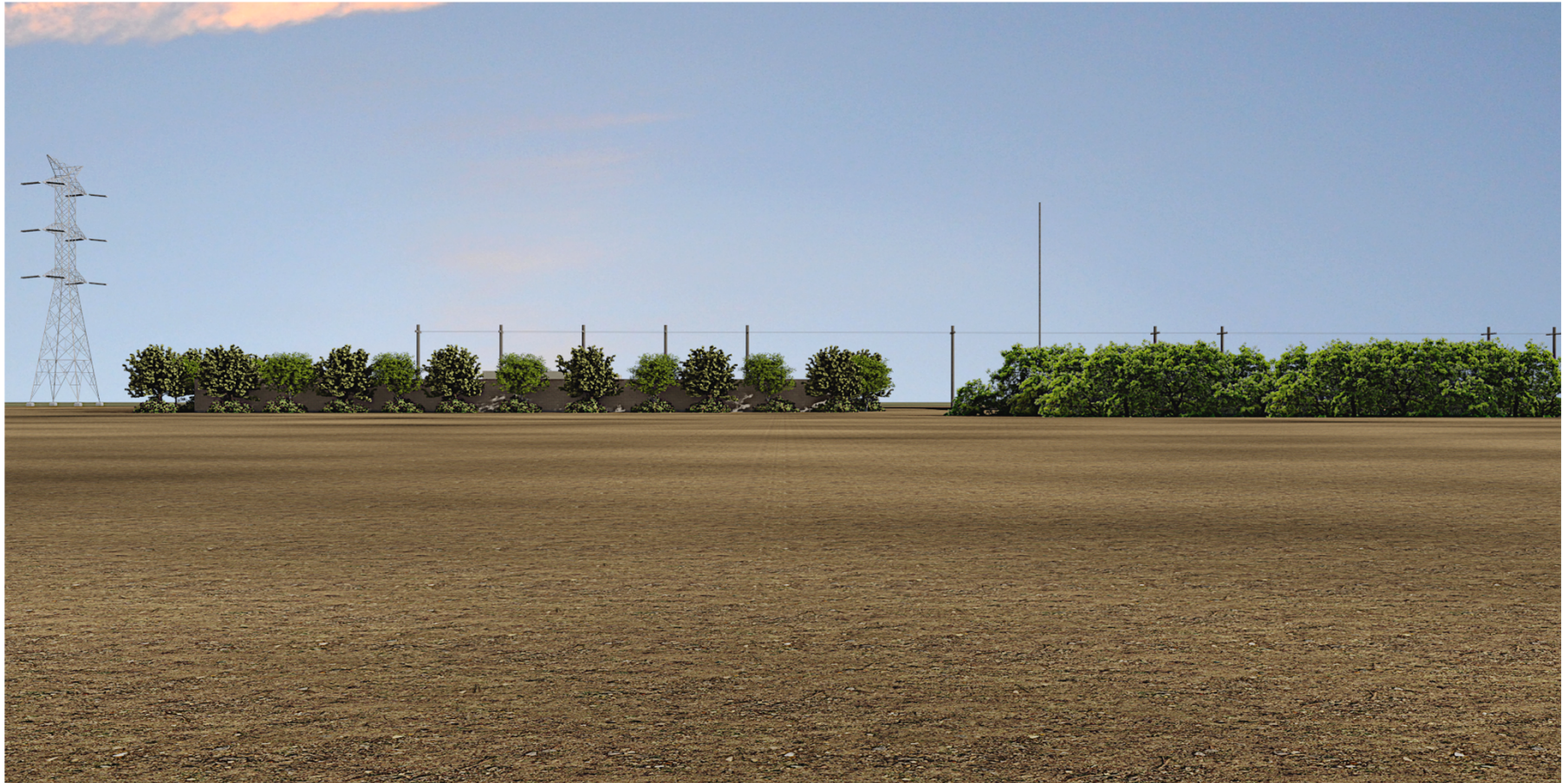
Existing Site from Gas Station (SE Rear).



Hidden Lakes



Mall View



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