December 3, 2021

Mr. Chris Whittaker, City Manager
City of Angleton
121 S. Velasco
Angleton, TX 77515

Attn: Mr. Javier Vasquez, P.E.
         City Engineer, HDR Engineering

Subject: Preliminary Plat Submittal
                 Heritage Park Section 3 – 15.872 Acres

Dear Mr. Whittaker:

We are pleased to prepare this Preliminary Engineer's Summary report for the subject tract of land for Clint Peltier. This report is required for the preliminary plat submittal.

The 11.00 acre tract is in the North East area of Angleton and is bound by Angleton High School (west & north), Heritage Park Section 2 (south), and Rancho Ditch (north & east). For surrounding developments, the tract is adjacent to residential tract to the south, undeveloped tract to the east, and the school to the north and west.   The ultimate development will be 30 residential lots with a minimum width of 70'. The development will be an expansion to the Heritage Park. The addition of Section 3 will increase the lot count to Heritage Park to 89 lots.

A preliminary plan set is attached and provides the following (Figure 1).

1.   Existing Conditions map with topography
2.   Lot Grading Plan
3.   Detention Pond Layout and Calculations
4.   Tree Preservation Plan
5.   Utility Layout
6.   Drainage Analysis and Storm Sewer Layout
7.   Hydrologic Calculations for the 5-year Storm
8.   Hydrologic Calculations for the 100-year Storm

The subdivision will be one block. All lots meet the requirements outlined for current zoning (SF-7.2). A summary of the lot layout is shown on the Preliminary Plat. **There is no land dedication on the property for parks. The owner requests the city to consider parkland fees in lieu of parkland dedication.**

Storm water is conveyed in the detention pond by flow in concrete roadway gutters, curb inlets and storm sewer. Stormwater enters the pond via a 36" RCP outfall. Our detention design is

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restricted to the existing condition flow rate within Brazoria County Master Drainage Study for the Bastrop Bayou watershed. Our project is within drainage basin BB 35, with an existing condition 100-year release rate of 0.80 cfs/acre. Based on this information, the project will require 4.725 ac-ft of detention. This stormwater plan is preliminary and has not been reviewed by the Angleton Drainage District.

A Heritage Tree Plan is provided on the preliminary plan set. The preservation plan meets the requirements of the Heritage Tree Ordinance. Replacement trees will not be required in this preservation plan.

The owner has contracted a geotechnical firm to start a study on the property. We ask the city to start the review the plat without a geotechnical report. We are expanding the area of an existing detention pond with no increases to the depth of the pond, therefore the need for a geotechnical report is not critical. The detention pond does not exceed a depth of the Rancho Ditch.

I included a TIA threshold worksheet with this application. This development, which includes sections 1-3, meets one threshold requiring a TIA. The site meets the criteria stated in the LDC Section 23-25B.6

> Section 23-25B.6 In-fill developments on properties greater than 10 acres in area or where proposed streets will connect to and extend existing or proposed stub streets to ensure that the in-fill development will not adversely affect existing adjoining development.
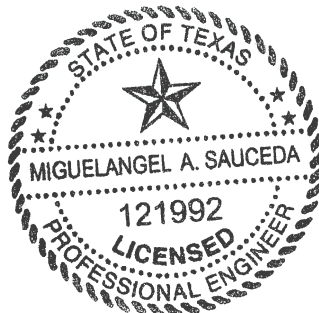
The development does meet the other criteria listed Section 23-25B. The development does not yield more than (1) 100 peak hour trips, or (2) 5000 trips per day. The development is (3) less than 25 acres. There are (4) not special traffic design considerations, nor will the project (5) require an amendment to the FTP. At this moment, the owner has contracted a traffic engineer for a TIA study. We asked the city to review the plat without the TIA study. Heritage Park is serviced by a boulevard entrance. The boulevard is designed to support developments larger than 50 lots.

Please contact me if you have any questions or need to discuss any aspect of this Engineer's Summary Letter.

Respectfully submitted,

Miguel Sauceda, P.E.
Project Engineer

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