



February 7, 2025

Mr. Otis Spriggs
City of Angleton
121 S. Velasco
Angleton, TX 77515

Subject: Engineer's Summary Letter
Austin Colony Subdivision - Sec. 1B
Complete Plat Area = 10.680 Acres

Dear Mr. Spriggs:

We are pleased to prepare this Engineer's Summary report for the subject tract of land for Tejas Viejo Land Company, Mr. Wayne "Sandy" Rae. The 10.680 acre tract is in the Northwest area of Angleton and is bound by CR 44 (Anchor Road) to the Southwest, CR 340 (Carr Road) and two large tract residential sites to the Northwest, vacant land to the north, and Angleton Drainage District (ADD) ditch to the east with an apartment complex and vacant land across the ditch and the same ADD ditch to the south with residential and commercial across the ditch.

General Information:

The Section 1B development will be 50 residential lots at 50' minimum width. All lots meet the requirements outlined for the approved zoning of Planned Development (PD). A summary of the lot layout is shown on the Plat in Figure 2.

Utilities - Water & Sanitary Sewer:

We will extend an existing 10-inch waterline westerly along the proposed extension of Tigner Drive. At the first intersecting road in Austin Colony, we will increase the 10-inch to a 12-inch for the future completion of the 12-inch waterline loop thru Austin Colony. Future residential developments will complete the loop thru the development. Developer will pay for the cost of installation of an 8-inch waterline and the City will compensate the difference in cost for installation of the 10-inch and 12-inch waterline.

Sanitary sewer will outfall to the existing 15-inch sanitary sewer flowing south along the east bank of the ADD Northwest Ditch.

Parks:

There is no land dedication on the property for parks. The executed Development Agreement addresses the parkland fees in lieu of parkland.

Storm Drainage:

Storm water is conveyed to the detention pond by flow in concrete roadway gutters, curb inlets and storm sewer. Storm water enters the pond via one outfall. The outfall is a 48" RCP. Our detention design is restricted to the existing condition flow rate within Brazoria County Master Drainage Study for the Oyster Creek watersheds. Our project is within drainage basins OC 24 with an existing condition 100-year release rate of 0.45 cfs/acre. Based on this information, the developed project area (11.313 acres) will require 6.83 ac-ft of detention. We have restricted the release from the detention pond with a 15" pipe grouted into a 24" outfall pipe. The Master Drainage Plan for the Austin Colony development

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was approved by the ADD on 01/13/2021. The drainage and detention plan for Section 1B has not been submitted to ADD. This design set will be the first submittal to the city.

Geotechnical Analysis:

The owner has previously contracted Intertek PSI to perform a geotechnical analysis of the site in March 2021. Their report, Intertek PSI GO report 286-2371, is on file at the office of Baker & Lawson, Inc. and is included with this submittal.

Heritage Tree:

We have prepared a tree preservation plan which indicated that there are no heritage trees in the area of development. The tree survey is included with this submittal.

Traffic Impact Analysis:

We have begun gathering information for Traffic Impact Analysis (TIA) which will be submitted to Brazoria County. This analysis will be completed prior to the construction of Section 1B. The entrance roadway will be constructed as part of Section 1A and will be of hot-mix asphaltic concrete from the edge of existing CR 44 (Anchor Road) to the northeast side of the 5' right of way dedication. This will allow for adjustments to accommodate future egress/access requirements determined by the TIA. There are no special traffic design considerations at this time, nor will the project require an amendment to the FTP. This section of the development does extend a short section of Tigner Drive as a stub street.

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

Respectfully submitted,



Douglas B. Roesler, P.E.
President, Principal Engineer

(File: 14257 / Engineer's Letter Sec. 1A)