



December 19, 2022

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

Subject: Engineer's Summary Letter
PT Estates Subdivision— 7.732 Acres

Dear Mr. Spriggs:

We are pleased to prepare this Engineer's Summary report for the subject tract of land for Patrick Thomas. The 7.732 acre tract is in the north central area of Angleton and is bound by Angleton Metroplex Subdivision (north), Aaron's Rental Subdivision (west), commercial tracts (south), and North Valderas Street (east). For surrounding developments, the tract is adjacent to residential tract (SF-7.2) to the south and east, commercial development (C-G) to the south and west, and undeveloped commercial tracts (C-G) to the north. A summary of this description is provided on the preliminary Site and Heritage Tree Plan (Sheet 2 of the Preliminary Plans).

Subdivision Summary

The 7.732 acre tract will be subdivided into 2 lots and 1 detention reserve. Lot 1 and the detention reserve are currently zoned as commercial (C-G). Lot 1 and the detention reserve are currently undeveloped. The proposed use for Lot 1 is to develop a self service storage facility. Lot 2 is zoned as residential (SF-7.2). Lot 2 is currently under residential use. There are no proposed improvement for Lot 1. A summary of the lot layout is shown on the Plat (PT Estates Subdivision).

Parkland Dedication Statement

There is no land dedication on the property for parks. The owner requests parkland fees in lieu of parkland dedication.

Lot 1 Drainage Summary

Storm water from Lot 1 will be conveyed in the detention pond via grading, type "A" inlets, and storm sewer. The detention design meets the requirements of Brazoria County Drainage Criteria Manual, effective May 2022. Based on this information, the project will require 3.305 ac-ft of detention. The owner of lot 1 will maintain sole ownership of the detention reserve. The design

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layout and calculations for the pond are provided on sheets 4 and 7 of the preliminary plans. This stormwater plan is pending review by the Angleton Drainage District.

Lot 2 Drainage Summary

There are no improvements planned for Lot 2, which is currently used as a residence. No detention will be required for Lot 2. Lot 2 has access to the drainage on the west and east side of the property.

Outfall Ditch

There is an outfall ditch on the west and north side of the tract. The outfall ditch is encompassed by an easement of various widths. The current easement are aligned with the current top bank of the ditch. An additional 10' drainage easement will be provided on the north and west side of the property for maintenance needs.

The detention pond will be required to have a 20' berm width, per requirements of the Brazoria County Drainage District Manual. The 20' berm width will be shared with the outfall ditch (sheet 4 of the Preliminary Plans)

Geotechnical Summary

This design set is preliminary. We ask the city to start the review of the job without a geotechnical report. We are not proposing pump or wet detention facilities, therefore the need for a geotechnical report is not critical. The proposed pond depth is between 3.0-4.0 feet, and does not exceed the depth of the outfall ditch.

Heritage Tree Plan

A Heritage Tree plan is provided on sheet 2 of the Preliminary Plans. The owner intends to preserve 15 of the 31 heritage trees on the tract. The proposed plan will require the addition of 23 trees on the commercial tract.

Traffic Impact Threshold Study.

The Traffic Impact Threshold form is included with this submittal. The proposed development will not trigger any of the defined criteria in the Land Development Codes

1. Development that generates more than 100 Peak Hour Trips (PHT).
2. Development that generates more than 5,000 vehicle trips per day (VTD).
3. Development where more than 25.0 acres of property are involved. Minor subdivisions or low intensity development on larger parcels do not require a TIA.
4. Development that involve special traffic design considerations, such as oversized or slow-moving vehicles, that require special traffic geometry and traffic control needs.

5. Development that would result in an amendment to the Angleton *FTP*.
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.

A TIA will not be required for the project.

Conclusion

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

Respectfully submitted,



Miguel Saucedo, P.E.
Project Engineer