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BRAZORIA COUNTY ENGINEERING

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September 26, 2024

William A.C. McAshan, P.E.
Land Manager
3100 Alvin Devane Boulevard, Suite 150
Austin, TX 78741

RE: Plan Review –Drainage and Detention Impact Analysis for Phase 1 (299 acres) of Ashton Gray Development in Angleton ETJ, Texas

Dear Mr. McAshan:

Brazoria County and our consultant, Freese and Nichols, Inc (FNI) have completed the review of the above referenced report as provided on August 28, 2024. Exhibit A contains FNI's memo in response to this report. Based on this memo and the County's review, the County offers no objection to the report.

However, the County understands that additional easement must still be acquired to construct all detention ponds stated in the report and model. Therefore, certain conditions must remain in place until said easements are fully acquired. As shown in Exhibit B, Quiddity acknowledges the need for additional easement and has agreed to phasing the construction.

Below are the conditions per Quiddity's letter and the County response.

- Use of Excavated Material (Phase 1A Plans):
 - County agrees to the use of this material. Please apply for a conditional Fill and Grade permit with our Floodplain department.
- Fill & Grading Permit (Phase 1D Plans):
 - County will review Phase 1D plans and work with Quiddity to get approved plans. Once approved and the Petition of Condemnation is filed, then the County will provide Letter of No Objection. This LONO may be submitted with application for a Fill and Grade permit from our Floodplain department.
- Southern Berm Construction (Phase 1D plans)
 - County will review Phase 1D plans and work with Quiddity to get approved plans. Once approved and the Petition of Condemnation is filed, then the County will provide Letter of No Objection. This LONO may be submitted with application for a Fill and Grade permit from our Floodplain department.

- Detention Outfall Plans (Phase 1C Plans)
 - County will review Phase 1C plans and work with Quiddity to get approved plans. Once approved and Writ of Possession is received, then the County will provide Letter of No Objection. This LONO may be submitted with application for a Fill and Grade permit from our Floodplain department.
- Home Building Slabs
 - County agrees that building permits must be not allowed until Writ of Possession is received.

Although the County agrees to these conditions, it is the responsibility of the Ashton Gray Development to ensure that no adverse impact to surrounding properties occurs during construction of the any detention ponds and other drainage facilities and after construction as a result of the development.

This Letter of No Objection is for the DIA only. It is the applicants responsibility to apply for the Brazoria County Driveway Permits through the Engineer's Office, as well as all other permits required by other Brazoria County Departments. These permits must remain posted onsite during the construction for this project.

Best Regards,



Matt Hanks

MEMORANDUM



Innovative approaches
Practical results
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10497 Town and Country Way, Suite 600 • Houston, Texas 77024 • 713-600-6800 • fax 713-600-6801 www.freese.com

TO: Karen O. McKinnon, P.E.

FROM: Dane Schneider, P.E., ENV SP, Rolando A. Ayala II, P.E., CFM, Allison Hand, P.E., CFM

CC: Kyle Blank, P.E., CFM

SUBJECT: Drainage and Detention Impact Analysis for Phase 1 (299 acres) of Ashton Gray Development in Angleton ETJ, Texas

DATE: September 20, 2024

Objective

Brazoria County seeks to enhance the quality of life for its citizens and promote economic development within the community by enforcing adopted design criteria, guidelines, ordinances, and codes. In support of the County's objective, Freese and Nichols, Inc. (FNI) is providing on-call engineering services for review of the drainage study, plan, and other development submittals for the proposed Ashland Development in the City of Angleton ETJ. This memorandum serves to document the comments regarding the drainage and detention analysis performed by Quiddity Engineering.

The reference report, dated August 2024, has been reviewed pursuant to the Brazoria County Drainage Criteria Manual (dated May 2022) and the Angleton Drainage District Rules, Regulations, Guidelines and Flood Protection Plan (dated June 2008 and updated September 2018).

This review focuses on hydraulic and hydrologic methods in the existing condition analysis for the entire 900-acre Angleton Tract (in addition to offsite drainage areas), in accordance with Task 1 of the on-call engineering services. The Master Drainage Plan (phased proposed conditions H&H analysis) submittal review will be completed upon approval of the existing conditions analysis. It should be noted that the proposed analysis submitted by Quiddity Engineering is for Phase 1 which consists of 299 Acres.

Project Summary

The drainage report submitted presents Phase 1 (299 Acres) of the 917-acre Angleton Tract for the Ashton Gray Development located in the Lower Oyster Creek watershed in Brazoria County, Texas. The proposed development consists of single-family residential homes, two proposed schools, and stormwater detention. Hydrologic and hydraulic models were developed to reflect existing conditions for the 917-acre tract and proposed conditions for Phase 1. The existing conditions analysis included only a hydrologic model and encompassed the entire 917-acre tract of land. Review of the existing conditions analysis and proposed conditions drainage impact is the focus of this comment memorandum.

September 20, 2024

Drainage and Detention Impact Analysis for Phase 1 (299 Acres) of 900 Acre Angleton Tract for Ashton Gray Development

Page 2 of 2

<i>Detention Summary</i>	
Ultimate Developed Drainage Area	299 acres
Ultimate Detention Volume Required	194.35 acre-ft
Ultimate Detention Volume Provided for Ponds A, C, D, E	27.4 acre-ft, 157.5 acre-ft, 154.5 acre-ft, 22.4 acre-ft
Ultimate Development Detention Storage Rate	1.38 acre-ft/acre
Detention 100-yr Water Surface Elevation for Ponds A, C, D, E	35.06 ft, 35.06 ft, 35.27 ft, 34.82ft
Restrictor Size and Configuration	7' x 3' RCB from Out 4 to Outside Levee Ditch
Group Responsible for Maintenance	Brazoria County MUD #82

Report Findings

The report states, "The H&H analysis shows that there will be no increase in the peak WSEL, flow, and velocity greater than 5% at downstream and all areas adjacent to the development in the 2-, 25-, and 100-year design storm events based on the 299 acres Phase 1 development of the Ashland Tract. Therefore, the proposed development will not have an adverse impact to the existing flood hazards in the area.

The documentation within the report and supplemental modeling provided by the Engineer generally supports the conclusions stated in the report. Based on the stated conclusions by the Engineer, policy/criteria in place at the time of the review, and the technical review performed on the supporting information provided by the Engineer, **FNI has not identified any reason to object to the conclusions formally presented by Quiddity Engineering LLC.** *Please note that this does not imply that all supporting data and calculations have been completely checked and verified. However, the report is signed, dated, and sealed by a Professional Engineer licensed to practice in the State of Texas, which therefore conveys the engineer's responsibility and accountability for the content in the report.*

This only applies to the proposed development and drainage concept identified within the referenced submittal. Please note that any departure from the proposed concept included within this submittal may affect the findings of the hydrologic and hydraulic assessment which was performed in support of this drainage submittal and will require additional study and resubmittal.

Statement of Condition: At the time of this submittal, FNI understands acquisition of additional right of way for an offsite drainage easement is required in order for Quiddity Engineering LLC to construct the proposed concept. Specifically, detention ponds Out 2, Out 3, and Out 4, and the ultimate 7'x3' RCB outfall. This FNI statement of no objection to the proposed concept identified within this submittal, does not imply no objection or permit approval of future engineering design plans to construct the subject drainage infrastructure. Failure to acquire control of the necessary right of way to construct the subject drainage infrastructure will require resubmittal of the analysis and demonstration of no adverse impact.



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 www.quiddity.com

September 19, 2024

Matt Hanks, JD, PE
 County Engineer
 Brazoria County Engineering Department
 451 N Velasco, Suite 230
 Angleton, Texas 77515

Re: Ashland Drainage Impact Analysis Phase 1
 Conditional Approval Request
 Brazoria County MUD 82

Dear Mr. Hanks,

I hope this message finds you well. I am writing on behalf of our team to request approval of our Drainage Impact Analysis (DIA) for the Ashland project and to outline specific requests related to the project's fill and grading permit.

We request that Brazoria County Engineering acknowledge that the Ashland Drainage Impact Analysis Phase 1 (Phase I DIA) demonstrates no adverse impacts to neighboring properties. We request the Phase I DIA be approved by Friday, September 20, 2024. We understand that an offsite drainage easement will need to be acquired and BCMUD No. 82 is prepared to acquire the drainage easement and will use its power of eminent domain, if necessary.

Separately, after the Phase I DIA is approved by Brazoria County, we propose the following Excavation/Fill projects will be phased in accordance with the specific construction timelines and regulatory requirements, as noted below.

Conditions:

- Use of Excavated Material (Phase 1A Plans): The Ashland project is currently proposing to stockpile dirt from the Phase 1A plans as a temporary measure prior to DIA approval. We request approval to utilize excavated material from the school detention pond to fill Sections 1 through 6 of the development after the DIA is approved.
- Fill & Grading Permit (Phase 1D Plans): We request that Brazoria County issue a fill and grading permit for the onsite detention plans once the Petition for Condemnation has been filed by BCMUD No. 82.
- Southern Berm Construction (Phase 1D Plans): We acknowledge that the southern berm construction will be part of the initial construction activity for the onsite detention pond. This will help manage site drainage as we proceed with excavation and grading onsite.
- Detention Outfall Plans (Phase 1C Plans): We acknowledge that the construction plans for the detention outfall located within the future Triangle Tract Drainage easement will not be approved until the Writ of Possession is received.
- Home Building Slabs: We acknowledge that no home building slabs will be allowed to be poured until the Writ of Possession is received.

Condemnation Schedule:

Task Name	Duration	Start	Finish
DIA Approval	0 days	Fri 9/20/24	Fri 9/20/24
Submit Initial Offer Letter	0 days	Wed 9/25/24	Wed 9/25/24
Initial Offer Period	37 days	Wed 9/25/24	Fri 11/1/24
Submit Final Offer Letter	0 days	Fri 11/1/24	Fri 11/1/24
Final Offer Period	23 days	Mon 11/4/24	Wed 11/27/24
File Petition	0 days	Mon 12/2/24	Mon 12/2/24
Court Appoints Commissioners	20 days	Tue 12/3/24	Mon 12/23/24
Schedule Hearing	55 days	Thu 1/2/25	Wed 2/26/25
Hearing	0 days	Wed 2/26/25	Wed 2/26/25
Deposit Money / Receive Writ of Possession	0 days	Wed 3/5/25	Wed 3/5/25



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We appreciate your consideration of these requests. Approval of the DIA and conditional issuance of the fill and grading permit would greatly assist in keeping the project on track, ensuring improved drainage conditions for our project and our neighbors, and fulfilling the requirements of the approved drainage study through phased construction.

Please feel free to reach out if any additional information or clarification is needed. We look forward to your response and working closely with you on the successful delivery of the Ashland project.

A handwritten signature in blue ink, appearing to read "William A.C. McAshan", is written over a horizontal line.

William A.C. McAshan, PE
Brazoria County MUD 82 District Engineer