



Strand Associates, Inc.®

1906 Niebuhr Street

Brenham, TX 77833

(P) 979.836.7937

www.strand.com

October 20, 2022

Ms. Cindy Camarillo
City of Splendora
Permit Department
26090 FM 2090 East
Splendora, TX 77372

Re: Property ID R160911 Hayden Pond (5.8-Acre Tract)
City of Splendora, Texas (City)

Dear Cindy,

Strand Associates, Inc.® (Strand) has reviewed the drawing submitted for Property ID R160911 Hayden Pond (5.8-Acre Tract) by the City on October 10, 2022.

It is Strand's understanding that the owner of this property has drained the existing pond on this site, with plans of filling it in and developing a shopping center. Strand was asked to evaluate conditions resulting from draining the existing pond. It appears the pond in its entirety is on private property. According to the United States Fish and Wildlife Service National Wetland Inventory, this pond is not classified as a wetland. It is classified as a freshwater pond. According to the owner, this pond does not capture any off-site drainage. This cannot be definitively determined without a survey or site visit. The Montgomery County Appraisal District online map indicates that Peach Creek may start adjacent to the eastern property line but does not appear to interconnect.

It is recommended that the property owner request a jurisdictional determination of the wetland from the United States Army Corps of Engineers (USACE) before any filling activity of the pond occurs. Given that the wetland appears to be manmade, it does not appear to be hydrologically connected to a navigable waterway. It is not a mapped floodplain but likely the USACE will classify this as an isolated wetland that is nonjurisdictional (i.e., no USACE permitting authority).

Also, before placing fill in the pond, it should be determined whether groundwater is present. Because a geotechnical service will most likely be engaged for site design at a later time, now may be a good time to engage a geotechnical service to determine whether groundwater is present. If the property is to be developed, the applicant will need to meet the City's stormwater management regulations, which state that postdeveloped runoff flows for a 25- and 100-year storm event do not exceed the same flows in the existing conditions. Given that the entire property appears to drain to the existing pond, it is likely that the natural detention storage

TBPE No. F-8405
TBPLS No. 10030000

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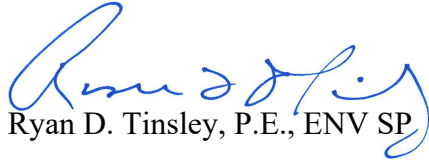
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volume in the pond highly restricts runoff peak flows from the site in the existing conditions. This current restricted runoff condition from the site will need to be mimicked in the proposed developed condition by providing adequate stormwater detention volume.

Please contact me or Dwayne Gajewski at 979-836-7937 with any questions.

Sincerely,

STRAND ASSOCIATES, INC.®



Ryan D. Tinsley, P.E., ENV SP

c: Danna Welter, City of Splendor
Bill Daugeette, City of Splendor
Anita Davis, City of Splendor