

# WELCOME!



L O N G L E A F

MASTER PLANNED COMMUNITY

# Agenda

- Introductions
- Development Overview
- Review of Current (undeveloped) vs  
Future (managed) Stormwater Flows
- Planned Drainage Improvements
- Public Comments

*\*specific concerns posted to social media will be addressed during presentation*

# Team & Contributors

Ownership: Brampton-Essential - *Patrick Hoffman*

Consulting: 1216 Consulting Group - *Thomas Stroh*

Engineering:

Elevation Land Solutions – *Jon Unterreiner, Garret Duhon*

Schaumburg & Polk

Whitely & Oliver (city engineers)

LJA (county & MUD engineers)

Planning & Architecture:

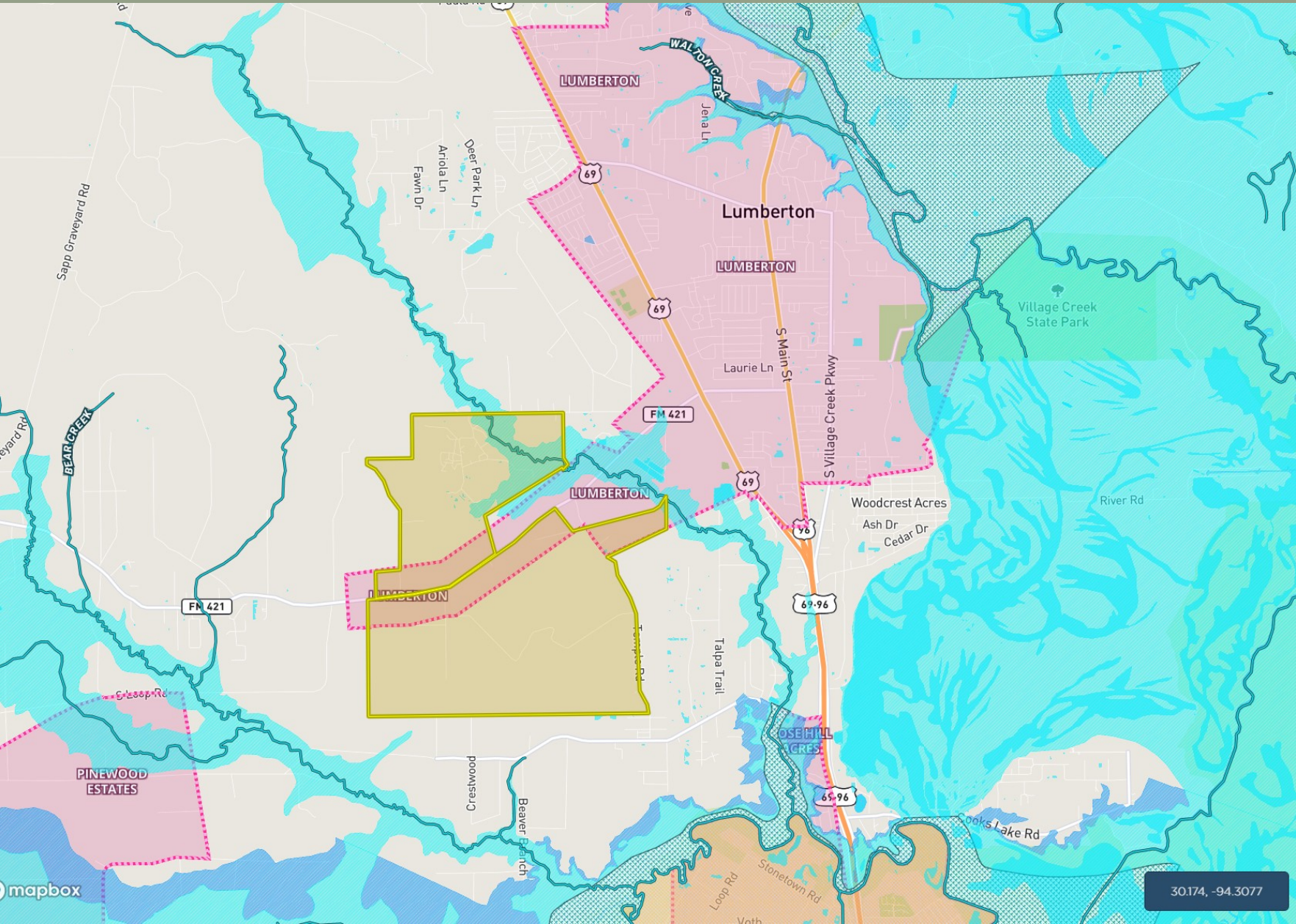
Knapp Land Solutions

TBG Group

LRK Architects

Marketing: Americom Marketing – *Chrissie Roberts*

# Project Location



# Project Size & Timing

- 3,200 total acres; approx. 2,600 develop-able acres
- Today, mostly a working tree farm
- Goal: Master Planned Community (MPC) with Residential, Commercial, Industrial, Recreational, Educational & More
- MPCs require long-range planning – in our case > 50 years
- Phase 1: approx. 85 acres - 226 homes - 3 years to complete
- Twenty years from now – still, mostly a working tree farm



# Vision & Values

Walk-able, Connected,  
Active Community

Tree Preservation Buffers

Parks/Ponds/Trails  
“Five Minutes to Open Space”

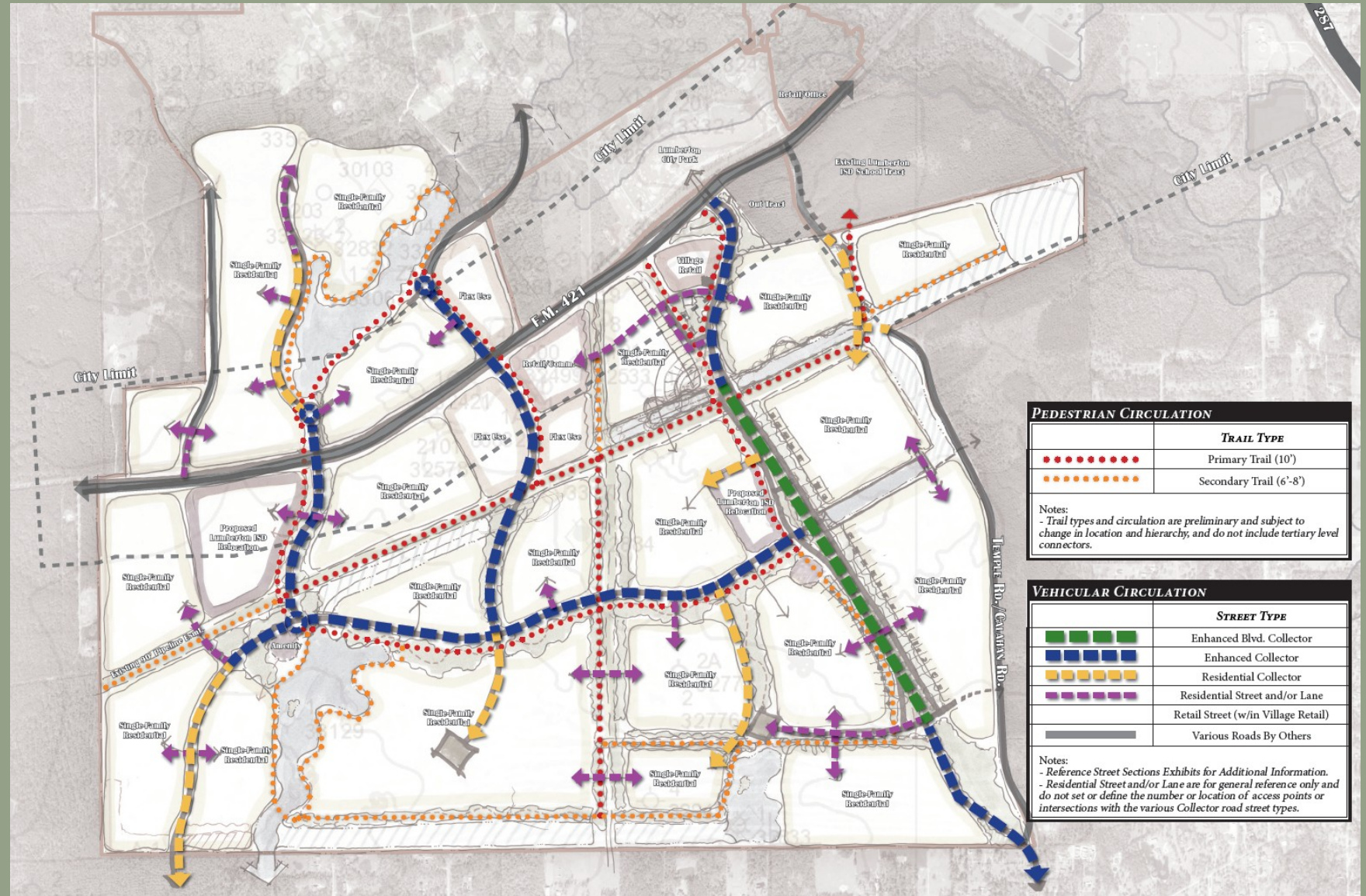
Town Center

Blend of Quality Housing  
Options & Price Points

# Master Planning

- Roads
- Trails
- Connections
- Water/Sewer/Drainage
- Gigabit Fiber to every home and business
- WiFi in public spaces

Allows for a holistic approach to coordinate development over time



PEDESTRIAN CIRCULATION	
	TRAIL TYPE
●●●●●●●●	Primary Trail (10')
●●●●●●	Secondary Trail (6'-8')

Notes:  
 - Trail types and circulation are preliminary and subject to change in location and hierarchy, and do not include tertiary level connectors.

VEHICULAR CIRCULATION	
	STREET TYPE
■ ■ ■ ■ ■ ■ ■ ■	Enhanced Blvd. Collector
■ ■ ■ ■ ■ ■ ■ ■	Enhanced Collector
■ ■ ■ ■ ■ ■ ■ ■	Residential Collector
■ ■ ■ ■ ■ ■ ■ ■	Residential Street and/or Lane
■ ■ ■ ■ ■ ■ ■ ■	Retail Street (w/in Village Retail)
■ ■ ■ ■ ■ ■ ■ ■	Various Roads By Others

Notes:  
 - Reference Street Sections Exhibits for Additional Information.  
 - Residential Street and/or Lane are for general reference only and do not set or define the number or location of access points or intersections with the various Collector road street types.

# Diverse Residential Product Mix

Texana Farmhouse



Craftsman



French Farmhouse / Acadian



American Classical



**LRK** Long Leaf  
Lumberton, TX | 06.2004.00 | 09.02.20  
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Architectural Character

B-E Development, Inc.



# Drainage Overview

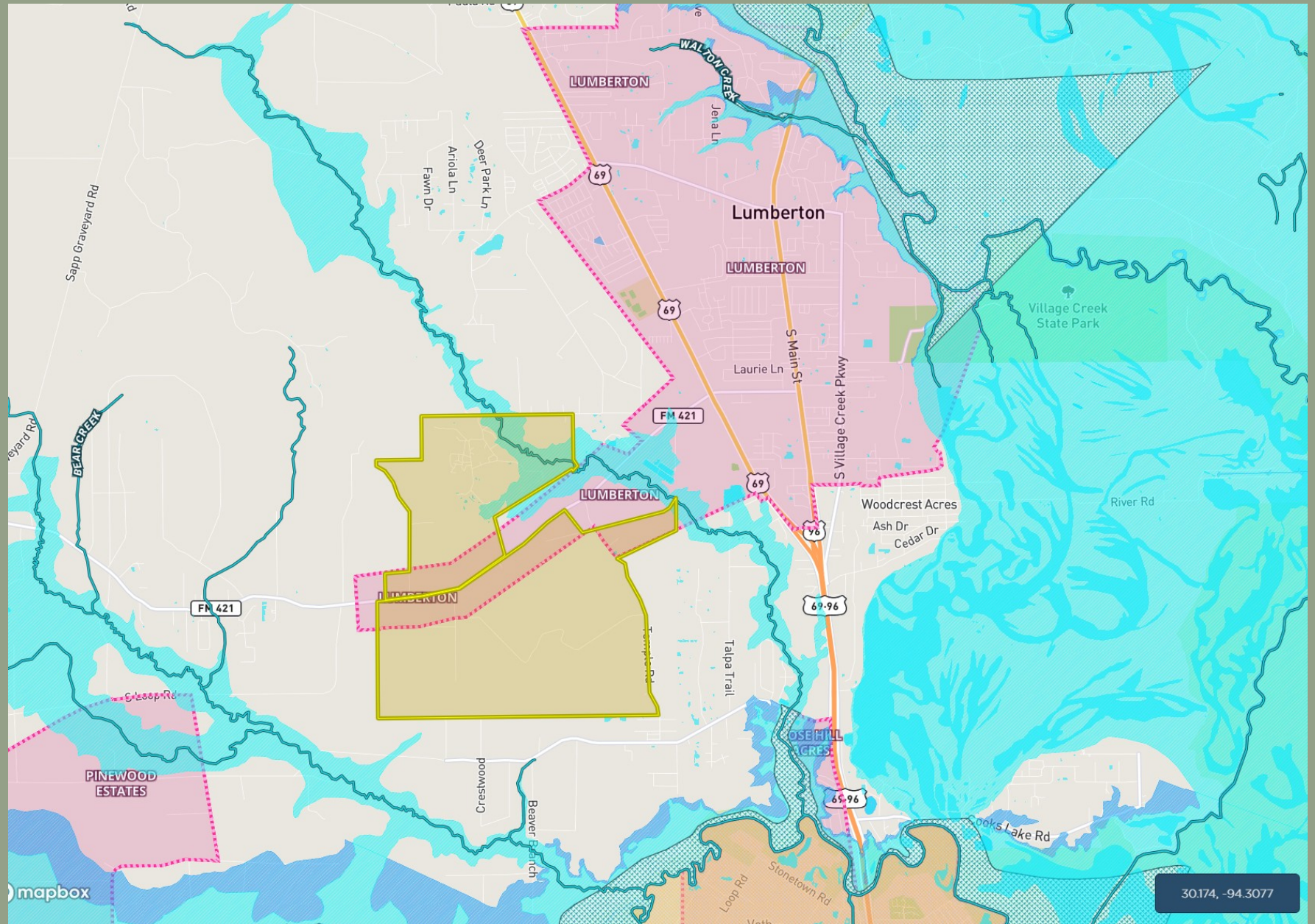
- Objective: **Reduce** stormwater runoff rate, i.e. **over**-detain, in the developed condition
- New standard we design for is the Atlas-14 “1% chance” storm = 16.6 inches of rain in 24 hours (previous standard was 12.75 inches)
- 1.5 inches of rain can saturate the ground; more = runoff
- Developed land has only marginally more runoff but it runs off **faster**
- Detention features **store** runoff and release it **slowly**
- Plans are reviewed/approved by city/county engineers
- By developing ***correctly***, runoff can be improved from the undeveloped condition

# Project Location

incl. major tributaries

blue-shaded areas represent floodplain

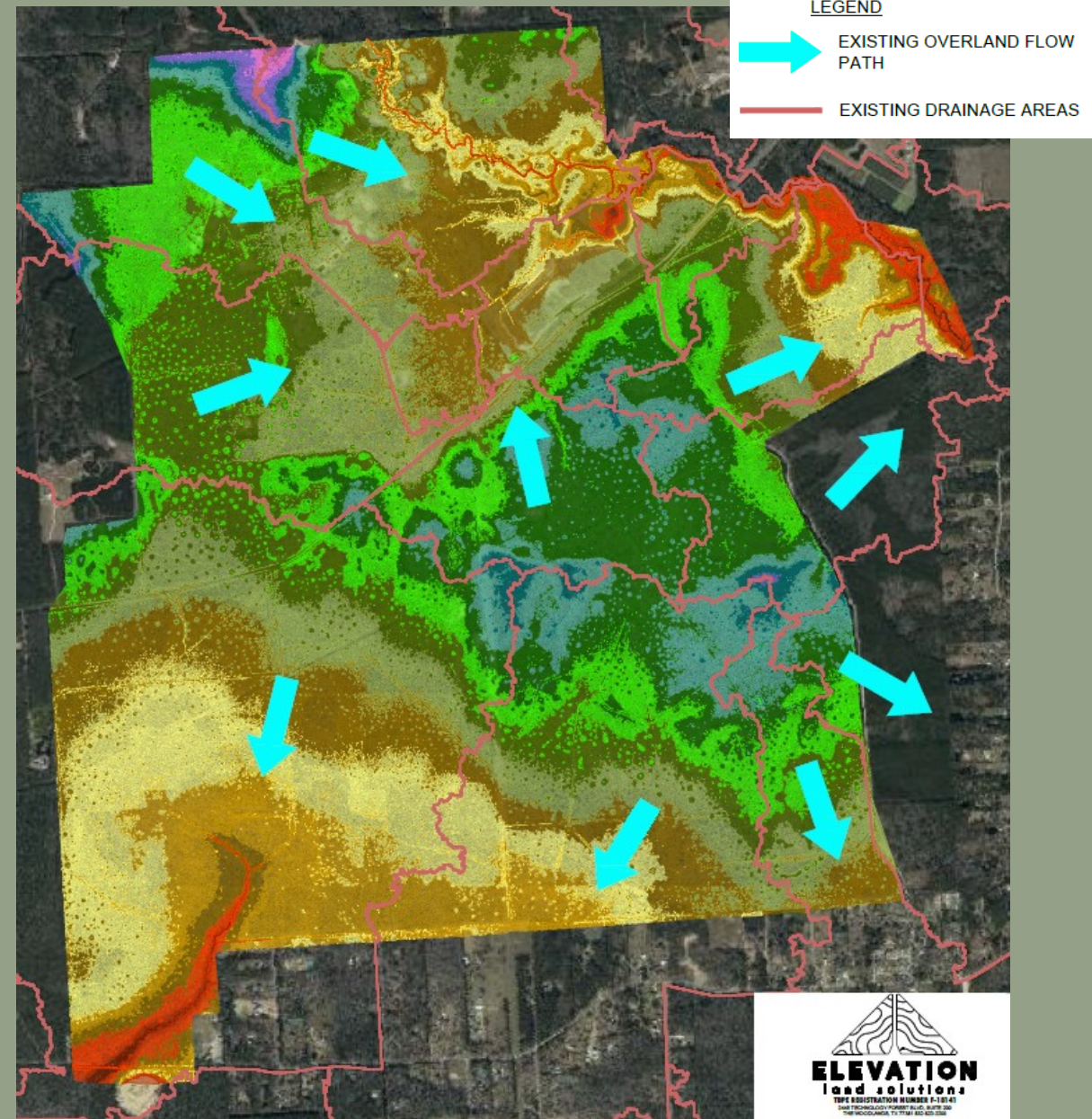
SHOW OF HANDS:  
Who has heard this property is flat, or bowl-shaped?



# Elevations & Flow Patterns

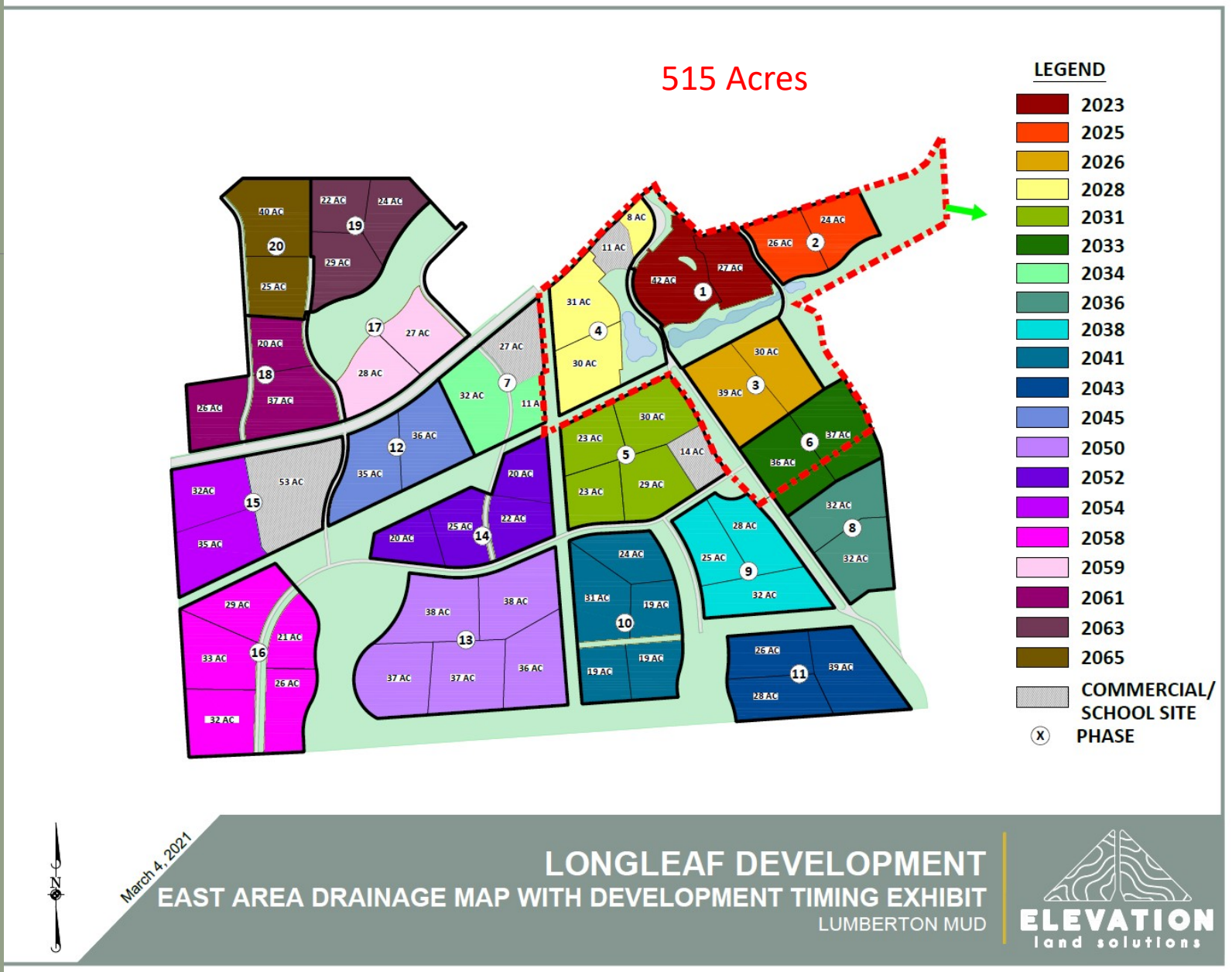
- From hi-res LIDAR survey
- Undeveloped state

Elevations Table		
Minimum Elevation	Maximum Elevation	Color
18	20	Dark Brown
20	22	Red-Brown
22	24	Orange
24	26	Light Orange
26	28	Yellow-Gold
28	30	Gold
30	32	Light Yellow
32	34	Yellow-Green
34	36	Light Green
36	38	Green
38	40	Bright Green
40	42	Dark Green
42	44	Teal
44	46	Dark Teal
46	48	Purple
48	50	Pink
50	52	Dark Purple



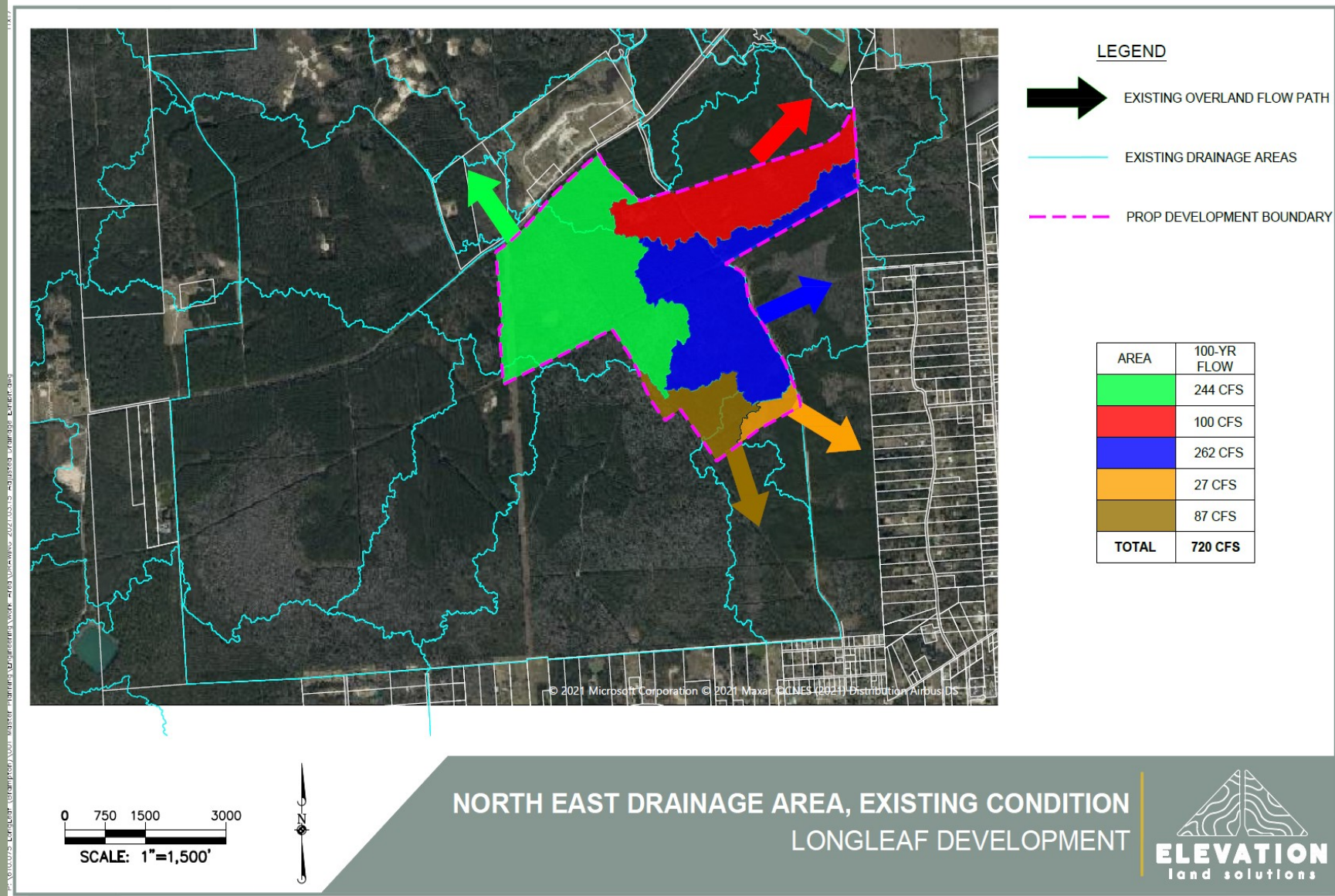
# Northeast Drainage Area

- Considers development plan, existing topography, pipeline/utility/roadway ROWs
- Approx. 10 yrs of development
- Outflows to Boggy Creek
- Affects Creekwood & Crestwood (but maybe in unexpected ways)



# Northeast Drainage Area

Current (Undeveloped) Runoff Rate for a “1% chance” rain event = 720 cubic feet/second (cfs), and leaves the property in five directions



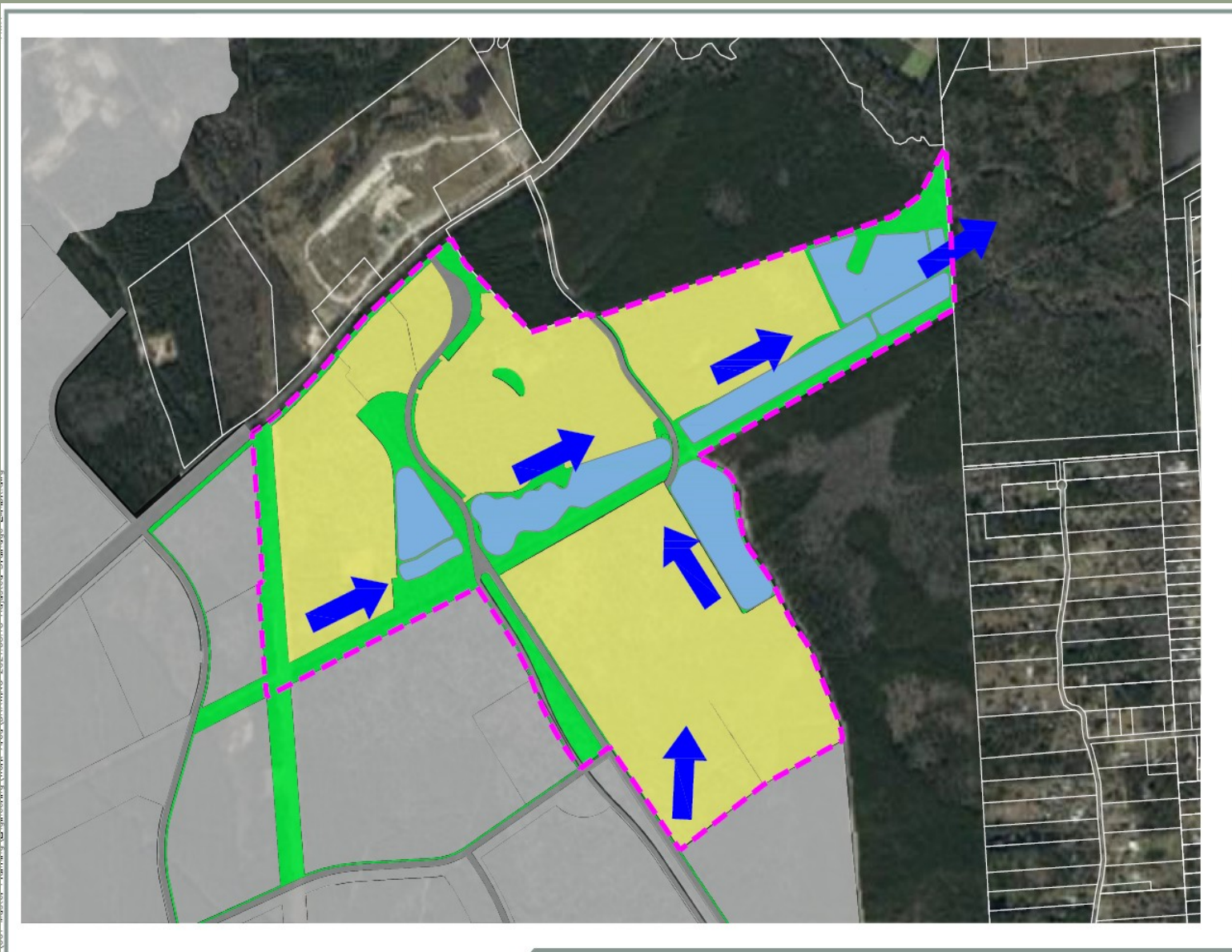
# Northeast Drainage Area

Future (Developed) Runoff Rate for a “1% chance” rain event = **351** cubic feet/second (cfs), and leaves the property in one location

50% reduction of Runoff Rate

*Notice changes to Creekwood and Crestwood flows*

As we develop new phases, additional detention will be brought online to “stay ahead” of what is required



# Area Watersheds

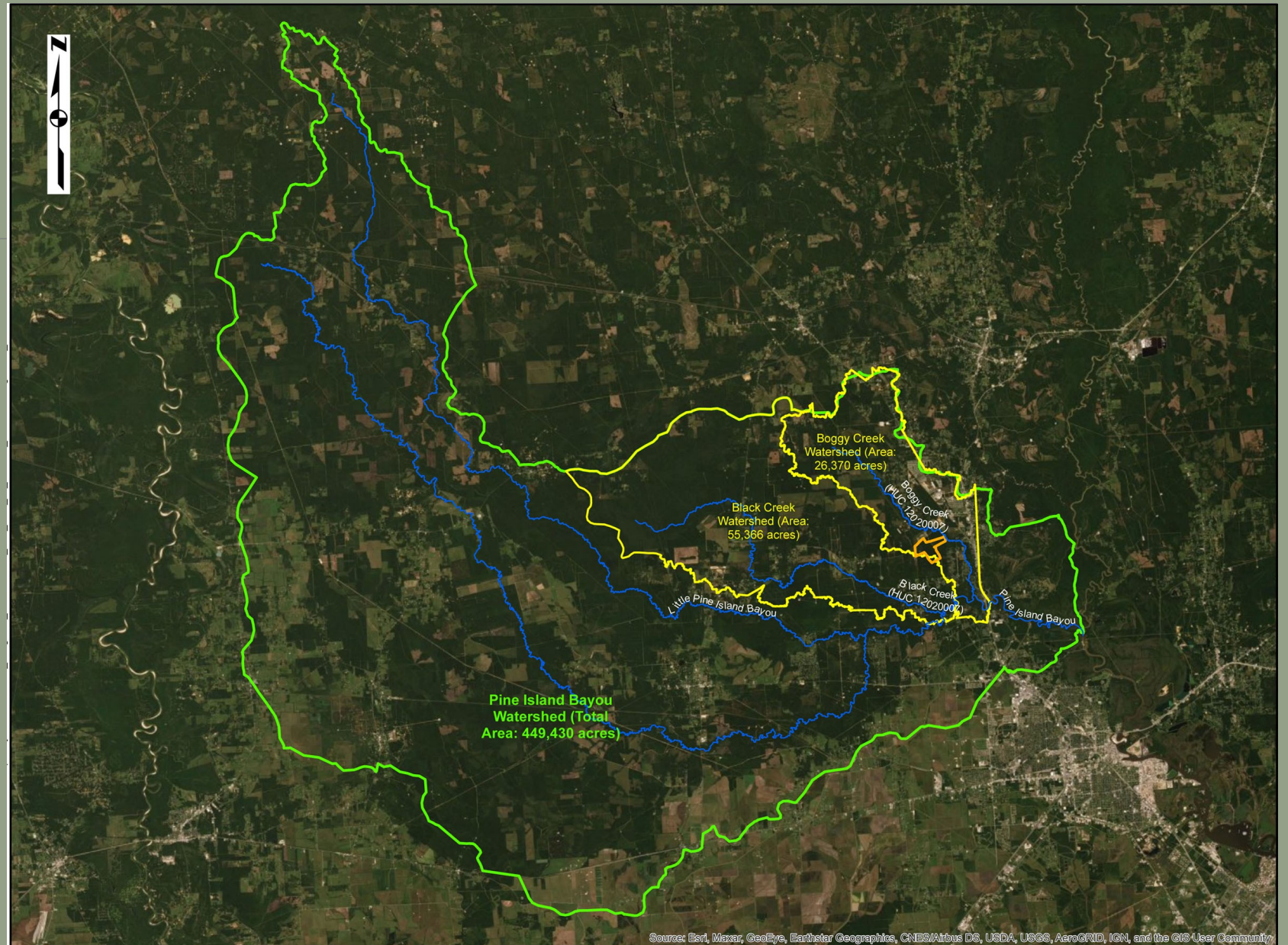
North East Drainage Area  
(515 acres) represents:

1.9% of the Boggy Creek  
Watershed

0.1% of the Pine Island  
Bayou Watershed

(will not impact Black Creek  
Watershed)

\*Even though we are over-  
detaining runoff in the  
Development, overall impact  
to the watersheds is limited



# Phase 1 Layout

Approx. 85 acres

226 lots built in two sub-phases





# THANK YOU!



L O N G L E A F

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# PUBLIC COMMENTS

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