

ALJ Lindsey, LLC
18635 N. Eldridge Pkwy, ste 200
Tomball, TX 77377

**Reference: Super Dave's & HTeaO Proposed development
21051 FM 1093
Richmond, Texas**

Subject: Variance request for Minimum Slab Elevation Requirement

To whom it may concern,

This letter shall serve as an official variance request for the above mentioned project relative to the Plat requirement of a finished floor elevation of 95.50'. The requested variance is to reduce the minimum finished floor elevation to a minimum of 94.75'.

In our initial findings of the actual site conditions for this tract of land, it was determined that the existing adjacent development was built lower than the plat requirements. Based upon existing shared access through the adjoining site and associated grading constraints, it is our belief that the minimum finished floor elevation requirement of 95.50' is unachievable. As a result of conversations with both Fort Bend County Engineering and the Drainage District Engineer, there is a consensus that the proposed variance will not result in a negative flood impact to this development or adjacent developments. Additionally, we are meeting/exceeding all of the current MSEA requirements per the following:

- 1) Not less than 2.0' above the Atlas-14 100-yr Water Surface Elevation of the receiving detention Pond.

On-site detention pond 100-yr WSE = 92.00' + 2.0' = Min. Required 94.00'

Grand Mission Blvd (regional) Detention pond 100-yr WSE = 91.50' + 2.0' = Min. Required 93.50'

- 2) Not less than 1.0' above the maximum on site ponding or "spill over point".
Maximum expected ponding elevation = 93.60' + 1.0' = Min. Required 94.60'

- 3) Not less than 2' above the nearest Atlas 14 100-yr stream elevation.
Long Point Slough 100-yr Stream Elevation = 92.68' + 2.0' = Min. Required 94.68'

- 4) The controlling factor for the plat requirement of 18" above natural ground is no longer a requirement of the drainage district.

- 5) No issues have been observed during prior flood events with the existing development which the finished floor is determined to be 94.75'.

Please feel free to reach out directly to discuss should any questions or concerns arise regarding this request.

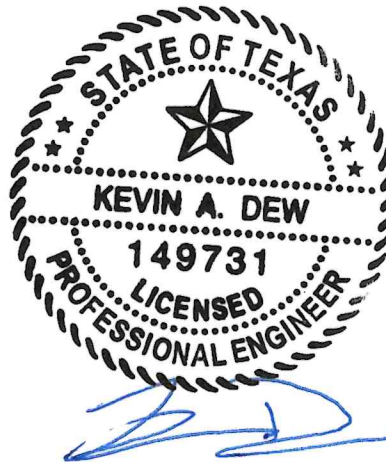
Sincerely,

ALJ Lindsey, LLC

Kevin Dew, P.E. (TX, AL, GA, TN)

Senior Project Manager

Direct:346-235-3232



03/20/25