



October 13, 2022

City of Breckenridge
105 North Rose Ave.
Breckenridge, Texas 76424
Attn: Mrs. Cynthia Northrop, City Manager

**Re: Wal-Mart Market Subdivision Replat
Proposed Subway**

Dear Mrs. Northrop:

We have reviewed the site plan for the proposed Subway restaurant and the associated replat of the Wal-Mart Market Subdivision. Requested revisions to the replat document were received on October 12, 2022 and no further revisions are needed.

The proposed site plan for the Subway restaurant shows a future pad site. At this time the Subway developer requested to not consider the future building and that if the additional pad site ever develops a new site plan and re-plat (if required) would be submitted for approval. The Subway developer is also aware of the storm drain pipe (covered in the Easements, Covenants, and Restrictions document recorded in Vol. 2059, Pg. 525) that is necessary for the outparcels on the east side of Wal-Mart driveway to be able to route their stormwater runoff to the existing detention pond. The Subway developer has stated that he has an agreement with the original Wal-Mart developer to defer the installation of the storm drain pipe and associated drainage easement to a later date when it becomes needed based on the development time line of the eastern outparcels.

To the best of my knowledge, information, and belief, the site plan and replat meet the minimum requirements of the City of Breckenridge. We recommend that the replat be considered for approval by the Planning and Zoning Commission at the upcoming October 25th meeting.

Sincerely,

Enprotec / Hibbs & Todd

A handwritten signature in blue ink that reads 'Jonathan Baum'.

Jonathan Baum, P.E.

JB/jd

c: **Project File 5580**

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