



January 3, 2022

City of Manor Development Services
105 E Eggleston Street
Manor, Texas 78653

Re: Engineers Summary Letter
Palomino Subdivision
Preliminary Plat Resubmittal

The preliminary plat for the Palomino subdivision was previously approved by the City of Manor Planning and Zoning Commission on November 10, 2021, under City of Manor project 2021-P-1324-PP. The Environmental Protection Agency and the Department of Army recently released a ruling to re-establish the pre-2015 definition of "Waters of the United States" (WOTUS). Due to this change, the lot layout has been revised to accommodate the water features established by the implementation of this ruling and by the Jurisdictional Determination Report completed by BGE. This preliminary plat application is being resubmitted for the Palomino subdivision to reflect the updated layout.

The project includes the development of a 50.34-acre property within the limits of the City of Manor and Travis County. The proposed development now consists of one hundred twelve (112) two-family residential lots with a total of two hundred twenty-four (224) residential units, two (2) commercial lots, and four (4) park lots. The previously approved preliminary plat consisted of one hundred twenty-one (121) two-family residential lots with a total of two hundred forty-two (242) residential units, two (2) commercial lots, and two (2) park lots.

The location of the tract is outside of the FEMA floodplain. No portion of this site is located over the Edwards Aquifer Recharge Zone as defined by TCEQ. To provide stormwater detention, runoff will be captured in curb inlets and either transferred via storm sewer lines or proposed culverts into three detention ponds. Offsite drainage from the adjacent Arnham subdivision pond to the north and multiple culverts along the southern boundary will be conveyed through the site. Ponds will be designed to ensure compliance with the City of Manor standards.

Water service will be provided by Manville Water Supply Corporation and wastewater service will be provided by the City of Manor. Wastewater will gravity flow to the existing 12-inch line, which flows to a lift station in the adjacent Stonewater North subdivision. Water service will be from a 16" line in FM 973 and looped to existing 8" and 6" lines along Johnson Road. All improvements will be constructed to City of Manor and Manville Water Supply Corporation standards.

Parkland dedication requirements will be met through two park lots totaling 6.397-acres. The park lots will be dedicated as a neighborhood park and facilities will be constructed to meet public park and recreational needs. Detention facilities will be constructed on three (3) of the park lots, however, the detention areas will be suitable for a public park and recreational activities.

You may contact me at (512) 879-0477 or at jkim@bgeinc.com if you have any questions regarding this submittal.

Sincerely,



John Kim, P.E.
BGE, Inc.
TBPE Firm #F-1046

