



September 21, 2020

City of Manor – City Hall
ATTN: Scott Dunlop, AICP
105 E. Eggleston Street
Manor, Texas 78653

**RE: Summary Letter – Shadowview Commercial Section 3
Preliminary Plan Application
Hill Lane between Gregg Manor Road and Lexington Street
Manor, Texas 78653**

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. Shadowview Commercial Section 3 is a proposed commercial subdivision located north of Highway 290 at Hill Lane between Gregg Manor Road and Lexington Street in the City of Manor, Travis County. The existing two properties included in the Preliminary Plat are approximately 20 acres and 3.5 acres of mostly undeveloped land. Section 3 encompass approximately +/-16 acres of the two properties.

The proposed improvements include the extension of Hill Lane to Lexington St., the realignment of Manor Downs Dr., 3 commercial lots, detention pond modifications, sidewalk, storm sewer, water, wastewater and other associated site improvements. This project is located within the Wilbarger Creek watershed of the Colorado River basin.

No portion of this site is located in the Federal Emergency Management Agency's 100-year floodplain according to the Flood Insurance Rate Map 48453C0485J dated August 18, 2014.

An existing detention facility on the eastern portion of the property will detain stormwater runoff generated from this Section, along with existing improvements to Section 2 and the existing Episcopal Church immediately to the north of the site.

A subdivision Preliminary Plan was submitted and eventually approved by the City Council for the City of Manor, Texas on September 14, 2016. The project number for the approved application is 160428003. This application has now expired, and a new application is submitted without any design revisions for the City's review.

Should you have any questions or comments, please feel free to contact me using the information in my signature below.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Gabriel Bermudez".

Gabriel Bermudez, P.E.

512-782-0594