

December 14, 2020

City of Manor  
Planning and Development Review Department  
105 E. Eggleston Street  
Manor, Texas 78653

■  
10814 Jollyville Road  
Building IV, Suite 200  
Austin, Texas  
78759

**Re:     *Summary Letter – Manor Heights Phase 4-5  
Preliminary Plat Application  
Northwest intersection of Old Kimbro Rd and Highway 290.  
Manor, Texas 78653***

To Whom It May Concern:

The Manor Heights community is located north of Highway 290, northeast of the intersection of Old Kimbro Road and Highway 290. The site is in the City of Manor, Travis County. The existing property is undeveloped and totals approximately 248 acres. Manor Heights Phase 4 & 5 encompass approximately 111.14 and 61.96 acres respectively of the total property.

The proposed improvements include 252 residential lots in Phase 4 and 197 in Phase 5. The development also comprises streets, sidewalk, storm sewer, water, wastewater, and other associated site improvements. This project is located within the Cottonwood Creek watershed of the Colorado River basin.

A portion of the site is in the Federal Emergency Management Agency's 100-year floodplain per Flood Insurance Rate Map 48453C0485J, effective 08/18/2014, Travis County, Texas and incorporated areas.

A detention waiver has been prepared by Kimley-Horn. After analyzing the overall area contributing to the floodplain on site, it has been determined that detention should not be required as proposed flows do not have a negative impact on flows downstream. The Detention Waiver has been attached as a part of this submittal with additional supporting information.

If you have any questions or comments regarding this request, please contact me at 512-551-1839.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jason Reece, P.E.  
Project Manager