

October 21st, 2020

City of Manor
Development Services Department
105 E. Eggleston St.
P.O. Box 387
Manor, TX 78653

**Re: Summary Letter – Presidential Glen Commercial
Preliminary Plat Completeness Check
13600 E US 290 Highway WB
Manor, Texas 78653**

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. The proposed Presidential Glen Commercial development is located near the northwest corner of Westbound US 290 HWY and Paseo de Presidente Blvd in Manor, TX. The existing property is approximately 13.59 acres. The site is mostly undeveloped.

The property is within the Manor City Limits and is listed as parcel number 756193. The proposed improvements include approximately 34,000 square feet of commercial development, water quality and detention facilities, water, wastewater, storm sewer, paving, and other associated site improvements. This parcel is currently zoned as C-2 for medium commercial development. The site is currently undeveloped.

The subject site is located within the Willbarger Creek Watershed, classified as a Suburban watershed within the City of Manor. No portion of this site is located in the Federal Emergency Management Agency's 100-year floodplain according to Flood Insurance Map #4853C0485J, Travis County, Texas and incorporated areas dated August 18th 2014. The site is not located within the Edwards Aquifer Recharge Zone per the City of Austin and TCEQ GIS.

Detention has been provided for the site with the associated site improvements to detain the stormwater runoff. The proposed detention facility is sized to capture and detain the proposed impervious cover to below existing outflow conditions. Additional details regarding these facilities are provided in the Engineer's Report submitted with this package.

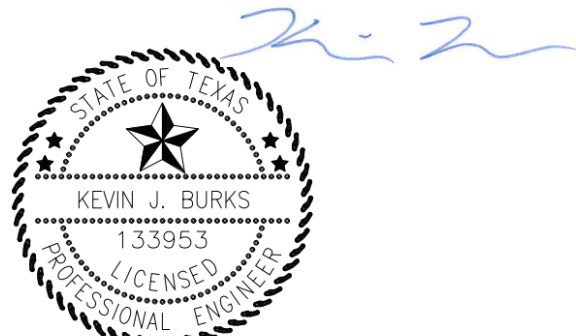
If you have any questions or comments regarding this request, please contact me at 512-418-1771.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Kevin J. Burks, P.E.
Project Manager



11.03.2020