



May 19, 2022

City of Manor
Development Services Department
Attn: Mr. Scott Dunlop, Director
105 E. Eggleston Street
Manor, Texas 78653

**RE: Holley-Smith Preliminary
CBD Job # 5411**

Project Application Summary Letter

Dear Mr. Dunlop,

On behalf of the owner, please accept this application for review of a preliminary plan for the Holley-Smith development. This project is a total of approximately 136.92 acres in size and has a development agreement approved by the City of Manor to subdivide no more than 370 single family lots.

Access to the site will be taken from FM 973 as well as the extension of Anderson Road. All local street rights-of-way will be 50' wide with a 30' roadway (face of curb width). Water is currently Aqua WSC, but the owner has filed a transfer request into the Manor Water CCN. Wastewater will be provided by a gravity wastewater line extension to the site. Drainage will be collected in curb inlets and piped to one of three ponds that will provide peak shaving. There will be no adverse impact on adjacent or downstream properties. The owner will dedicate parkland shown on the plan to the City as well as install and maintain park improvements on the site.

Thank you for your time and review of this project. Please let me know if you need any additional information in order to process this submittal.

Respectfully,
Carlson, Brigrance & Doering, Inc.

Geoff Guerrero
Senior Planner