



March 14, 2018

CITY OF KYLE

APR 06 2018

Mr. Howard J. Koontz, Director  
Kyle Planning Department  
P.O. Box 40  
Kyle, TX 78640

PLANNING DEPARTMENT

Re: Project Summary Letter for  
Opal Ranch Subdivision  
1001 S. Sledge St.  
Kyle, TX 78640

Dear Mr. Koontz:

On behalf of our client, Thunder Horse Development, please accept the enclosed Preliminary Plan application for the Opal Ranch project.

The owner proposes to subdivide 17.179 acres of the Z. Hinston Survey into 68 residential lots with detention and private open space. The site is located at 1001 S Sledge St, within the City of Kyle city limits.

The project site is located within the Plum Creek watershed basin as defined by Texas Parks and Wildlife. Per TCEQ, it is located within the Edwards Aquifer Transition Zone. A portion of the site is inundated by the 100 year flood plain as defined by the Federal Emergency Management Agency FIRM Map, Panel No. 48209C0385F, dated September 2, 2005. This portion will be designated as public open space and no improvements are proposed to be constructed within the space.

The property currently consists of two residential homes and open pasture. The existing runoff drains primarily east to a dry creek located on-site that feeds into Lake Kyle. There are no offsite flows onto the site. In proposed conditions, a detention pond will be built for the development on the east corner of the property outside of the floodplain. Detention has been sized to detain flows at maximum build out. Calculations are provided in the Detention Study.

Public improvements are proposed for this project, consisting of streets and utility extensions. Water and wastewater will be provided by the City of Kyle. There is an 8" water main in S Sledge and a 12" main in the adjacent property to the south. Water service is proposed from the main in S Sledge. The line within the subdivision will be looped and fire hydrants provided. Wastewater service will be extended to this property's boundary as part of the Elliot Ranch Wastewater Interceptor. A service manhole is requested with this project, from which service will be extended to the site. Electric service will be provided by Pedernales Electric Cooperative. More detail can be found in the Utility Schematic Plan.

The centerline of the proposed Road A connection to S Sledge is 144' from the centerline of the existing Joy Lynns Drive connection. Section 41-137(d) states that "Off-center street intersections will not be approved, however jogs with

centerline offsets of more than 180 feet may be submitted for consideration." We request a waiver to this offset with this application in order to maintain the roadway grid pattern desired by city and developer. Safety is maintained with this reduced offset due to the low roadway speed on S. Sledge Street.

If you have any questions or require additional information, please contact me at (512) 312-4336.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Travis Flake', with a long horizontal flourish extending to the right.

Travis Flake., P.E.  
Senior Project Engineer