



Texas Engineering Firm #4242

Date: Tuesday, November 17, 2020

Jason Reece
Kimley-Horn
10814 Jollyville Road, Building 4, Suite 300
Austin 78759
jason.reece@kimley-horn.com

Permit Number 2020-P-1279-CP
Job Address: 9910 Hill Lane, Manor, TX. 78653

Dear Jason Reece,

The first submittal of the 9910 Hill Lane Multi-Family Concept Plan (*Concept Plan*) submitted by Kimley-Horn and received on November 20, 2020, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@gbateam.com.

1. Add contour labels to the topography.
2. The LUE calculations are not correct. The City uses a calculation of 0.5 LUEs/unit.
3. Add the right-of-way width for Hill Lane to the plan.
4. Significant existing features on or within 200 feet of the property such as railroads, roads, buildings, utilities and drainage structures should be shown on the concept plan.
5. The owner's name, deed or plat reference and property lines of property within three (300) feet of the development boundaries, as determined by current tax rolls should be shown on the concept plan.
6. The proposed private lift station is not shown in the correct location. This is based on plans submitted by the adjacent property owner.

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

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Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is fluid and cursive, with the first name "Pauline" being larger and more prominent than the last name "Gray".

Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA



November 20, 2020

City of Manor
Attn: Scott Dunlop
105 E. Eggleston Street
Manor, TX 78653

RE: *Manor Downs Multi-Family Tract*
Permit Number: 2020-P-1279-CP
Site Address: 9910 Hill Lane, Manor, TX

The purpose of this letter is to provide satisfactory answers to the comments/questions issued by Pauline Gray, P.E. of Jay Engineering, in a comment letter dated November 17, 2020. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

ENGINEER REVIEW

Comment 1: Add contour labels to the topography.

Response 1: Major contour labels added to the topography.

Comment 2: The LUE calculations are not correct. The City uses a calculation of 0.5 LUEs/unit.

Response 2: LUE calculations changed to 183 LUEs to account for 0.5 LUEs/unit.

Comment 3: Add the right-of-way width for Hill Lane to the plan.

Response 3: 50' right-of-way width added.

Comment 4: Significant existing features on or within 200 feet of the property such as railroads, roads, buildings, utilities and drainage structures should be shown on the concept plan.

Response 4: Building footprints, driveway boundary, pipeline easement in adjacent property, and northern water line callouts added.

Comment 5: The owner's name, deed or plat reference and property lines of property within three (300) feet of the development boundaries, as determined by current tax rolls should be shown on the concept plan.

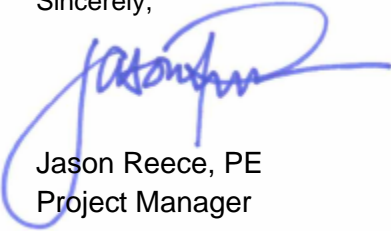
Response 5: Owner's name and property boundary lines added to adjacent properties.

Comment 6: The proposed private lift station is not shown in the correct location. This is based on plans submitted by the adjacent property owner.

Response 6: The proposed lift station location was revised per the site plan currently under review for the St. Joseph's development.

Please contact me at (512) 551-1839 or jason.reece@kimley-horn.com should you have any questions.

Sincerely,



Jason Reece, PE
Project Manager