



Texas Engineering Firm #4242

Date: Wednesday, November 14, 2018

Jason Reece
Kimley Horn
10814 Jollyville Road
Austin 78759
Jason.Reece@kimley-horn.com

Permit Number 2018-P-1154-PP
Job Address: Shadowglen Phase 3 Section 1 & 2 Preliminary Plan, Manor, TX. 78653

Dear Jason Reece,

The first submittal of the Shadowglen Phase 3 Section 1 & 2 Preliminary Plan (*Preliminary Plan*) submitted by Kimley Horn and received on February 03, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

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. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(iii), Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown on the preliminary plat.
2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(vii), the locations, sizes and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, waterlines, water storage tanks, and wells within the subdivision, and/or adjacent thereto should be shown on the preliminary plat.
3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(iii), the locations, dimensions, names and descriptions of all proposed streets, alleys, parks, nature preserves, open spaces, blocks, lots, reservations, easements, and rights-of-way; and areas within the subdivision, indicating the connection to or continuation of other improvements in adjacent subdivisions be shown on the preliminary plat.
4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(vii), Significant Trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles on the preliminary plat.
5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(viii), Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of:
 - a) 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and
 - b) 1: 1 for Significant Trees between eight (8) and eighteen (18) in caliper.
 - c) Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper require Commission approval.
6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(4)(iv), Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual is required. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document.
7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(vi), the lengths of each proposed property line of all lots. The area of each non-rectangular lot shall be provided.
8. Some of the drawings appear to be cut off. Adding matchlines where applicable may help to clarify where each section is located.
9. The MUD number that will serve the proposed project is not listed on under the General Information on Sheet 2.

10. Clearly differentiate between existing and proposed waterline and wastewater lines.
11. Clearly show where the proposed waterline and wastewater lines will tie in to the existing systems.
12. The following comments pertain to the requested variances:
 - i. The lot sizes have been determined for the entire Shadowglen Development. Per the Development Agreement (DA), 25% can be 5,000 sf, 20% can be 5,500 sf, 20% can be 6,000 sf, 20% can be 6,500 sf, 7.5% can be 7,400 sf and 7.5% can be 8,000 sf. These are percentages for what has been already been constructed and approved. It should be shown how many of each lot type has already been constructed and approved and how many are proposed with this Phase.
 - ii. There are set percentages for lot widths that need to be followed: 15% = 65 ft, 20%=60 ft, 20%=55 ft, 20%=50 ft and 25%=40 ft. You can deviate from those percentages +/- 5%. It would be helpful to have a table of where the development currently is and what it will be at with the proposed lots.
 - iii. Is taken from the DA and is fine.
 - iv. Is taken from the DA and is fine.
 - v. Is taken from the DA and is fine.
 - vi. Is taken from the DA and is fine.
 - vii. This needs to be clarified as to what the development plan and report are. Would this show the lot sizes and widths for Shadowglen overall?
 - viii. Clarify what was revoked.
 - ix. Would full construction plan sets be submitted for the pathways?
 - x. Is ok.
 - xi. Please provide documentation as to when the variance request was granted along with a copy of the approved request.
13. There appears to be now variance process in the DA so the only way to have any new variances approved would be through an amendment to the DA. There are already agreed to variances in the DA, so if additional ones are requested the DA would need to be amended.
14. It is highly unlikely that any waivers to deviate from the DA will be granted.
15. Parkland is required to be dedicated with Phase 3 of Shadowglen and should be consistent with Exhibit I of the DA. For Phase 3, 6.4 acres of greenbelt trails/linear parks and 8.5 acre community park is required.

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,



11/14/2018 4:58:19 PM
Shadowglen Phase 3 Section 1 & 2 Preliminary Plan
2018-P-1154-PP
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Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA



February 18, 2019

City of Manor
Pauline Gray, P.E.
105 E. Eggleston Street
Manor, TX 78653

**RE: Preliminary Plan for Shadowglen Phase 3 (Permit No. 2018-P-1154-PP)
Section 1 & 2
Manor, Texas 78653**

Dear Ms. Gray:

Please accept this Comment Response Letter for the above reference project. This submittal is in response to the comments provided by the City of Manor on November 14, 2018. The original comments have also been included below, for reference.

Comment 1. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown on the preliminary plat.

Response: A tree survey has been included with this submittal.

Comment 2. The locations, sizes and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, waterlines, water storage tanks, and wells within the subdivision, and/or adjacent thereto should be shown on the preliminary plat.

Response: All existing utilities have been shown and labeled.

Comment 3. The locations, dimensions, names and descriptions of all proposed streets, alleys, parks, nature preserves, open spaces, blocks, lots, reservations, easements, and rights-of-way; and areas within the subdivision, indicating the connection to or continuation of other improvements in adjacent subdivisions be shown on the preliminary plat

Response: Proposed street names, easements, right-of-way and dimensions have been shown on the Preliminary Plan.

Comment 4. Significant Trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles on the preliminary plat.

Response: All Significant Trees within the project limits to remain and/or removed have been shown with this submittal.

Comment 5. The Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of:

- a) 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and
- b) 1:1 for Significant Trees between eight (8) and eighteen (18) in caliper.
- c) Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper require Commission approval

Response: **The Development Agreement requires a minimum of 2 – 2” caliper trees to be planted for each residential lot.**

Comment 6. A Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual is required. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document.

Response: **TIA Scope has been approved and will be submitted as soon as it has been completed.**

Comment 7. Provide the lengths of each proposed property line of all lots. The area of each non-rectangular lot shall be provided

Response: **Lengths are depicted for each proposed property line for all lots except for future lots on Sheet 3 & 4. Area for every lot is provided in Sheet 5.**

Comment 8. Some of the drawings appear to be cut off. Adding match lines where applicable may help to clarify where each section is located

Response: **Match lines have been added. In addition, a Key Map is provided on each sheet where drawings are cut off.**

Comment 9. The MUD number that will serve the proposed project is not listed on under the General Information on Sheet 2.

Response: **The MUD that will serve the proposed project is Wilbarger Creek M.U.D. #1 and is noted in Note 3 on Sheet 2.**

Comment 10. Clearly differentiate between existing and proposed waterline and wastewater lines.

Response: **All proposed utilities are shown in bold and existing utilities are thin.**

Comment 11. Clearly show where the proposed waterline and wastewater lines will tie in to the existing systems.

Response: **The proposed wastewater connection tie-in location is shown on Sheet EX-L and the proposed water tie-in locations are shown on Sheet EX-J.**

Comment 12. The following comments pertain to the requested variances:

- i. The lot sizes have been determined for the entire Shadowglen Development. Per the Development Agreement (DA), 25% can be 5,000 sf, 20% can be 5,500 sf, 20% can be 6,000 sf, 20% can be 6,500 sf, 7.5% can be 7,400 sf and 7.5% can be

8,000 sf. These are percentages for what has been already been constructed and approved. It should be shown how many of each lot type has already been constructed and approved and how many are proposed with this Phase.

Response: This information was shown on the Cover Sheet (Sheet #1) just under the Vicinity Map.

ii. There are set percentages for lot widths that need to be followed: 15% = 65 ft, 20%=60 ft, 20%=55 ft, 20%=50 ft and 25%=40 ft. You can deviate from those percentages +/- 5%. It would be helpful to have a table of where the development currently is and what it will be at with the proposed lots.

Response: This information was shown on the Cover Sheet (Sheet #1) just under the Vicinity Map.

iii. Is taken from the DA and is fine.

Response: Noted

iv. Is taken from the DA and is fine.

Response: Noted

v. Is taken from the DA and is fine.

Response: Noted

vi. Is taken from the DA and is fine.

Response: Noted

vii. This needs to be clarified as to what the development plan and report are. Would this show the lot sizes and widths for Shadowglen overall?

Response: The report and development plan were submitted with the initial submittal of the Preliminary Plan review.

viii. Clarify what was revoked.

Response: This noted was copied from Phase 2 Preliminary Plan. This note has been removed.

ix. Would full construction plan sets be submitted for the pathways?

Response: Yes, a full separate construction plan set will be submitted for the pathways.

x. Is ok.

Response: Noted

xi. Please provide documentation as to when the variance request was granted along with a copy of the approved request.

Response: This noted was copied from Phase 2 Preliminary Plan. There are no new variance being requested. The variance as discussed in the general notes refers to the existing approved PUD variances.

Comment 13. There appears to be now variance process in the DA so the only way to have any new variances approved would be through an amendment to the DA. There are already agreed to variances in the DA, so if additional ones are requested the DA would need to be amended

Response: No additional waivers to deviate from the Development Agreement are being requested at this time.

Comment 14. It is highly unlikely that any waivers to deviate from the DA will be granted.

Response: No additional waivers to deviate from the Development Agreement are being requested at this time.

Comment 15. Parkland is required to be dedicated with Phase 3 of Shadowglen and should be consistent with Exhibit I of the DA. For Phase 3, 6.4 acres of greenbelt trails/linear parks and 8.5-acre community park is required.

Response: Lot 1 in Section 1 (7.7 acres) will be utilized for the amenity center and detention pond. The subsequent sections of Shadowglen Phase 3 will satisfy the remaining parkland requirements.

Please contact me at 512-551-1839 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jason Reece, P.E.
Project Manager



Texas Engineering Firm #4242

Date: Wednesday, March 27, 2019

Jason Reece
Kimley Horn
10814 Jollyville Road
Austin 78759
Jason.Reece@kimley-horn.com

Permit Number 2018-P-1154-PP
Job Address: Shadowglen Phase 3 Section 1 & 2 Preliminary Plan, Manor 78653

Dear Jason Reece,

The subsequent submittal of the Shadowglen Phase 3 Section 1 & 2 Preliminary Plan submitted by Kimley Horn and received on February 03, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Engineer Review

The following comments have been provided by Pauline Gray, P.E.. 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. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(iii), Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown on the preliminary plat.~~
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15. Parkland is required to be dedicated with Phase 3 of Shadowglen and should be consistent with Exhibit I of the DA. For Phase 3, 6.4 acres of greenbelt trails/linear parks and an 8.5 acre community park is required. The 8.5 acres is shown on the park plan as a contiguous tract that is 100% non-floodplain and contains only approved "Parkland Infrastructure". Lot 1 in Section 1 is shown as open space on the park plan, which is separate from the required community park space, and the lot contains detention facilities which are not approved "Parkland Infrastructure" for a community park. Any lot proposed to meet the "Additional Land" requirement of the DA should be labeled as only "Additional Land" or "Upland Park" with separately defined acreage from any open space or drainage lots.

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. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at pgray@gbateam.com.

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,



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



Texas Engineering Firm #4242

Date: Wednesday, September 9, 2020

Jason Reece
Kimley Horn
10814 Jollyville Road
Austin 78759
Jason.Reece@kimley-horn.com

Permit Number 2018-P-1154-PP
Job Address: Shadowglen Phase 3 Section 1 & 2 Preliminary Plan, Manor, TX. 78653

Dear Jason Reece,

The first submittal of the Shadowglen Phase 3 Section 1 & 2 Preliminary Plan (*Preliminary Plan*) submitted by Kimley Horn and received on February 03, 2022, 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.

THE FOLLOWING COMMENTS ARE FOR THE FIRST SUBMITTAL OF THE DETENTION WAIVER REQUEST:

- 1. The detention waiver request will need to be approved by TRAVIS COUNTY as well the City of Manor.**
2. Clarify why the Areas for the curve numbers are different for existing vs proposed in Table 3.
3. Clarify which section of the City of Austin Drainage Criteria Manual you are requesting the Waiver Request for.
4. Per the City of Austin Drainage Criteria Manual Section 1.2.2(D), stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), 25 and 100-year storm frequency events.
5. The waiver request states that minor changes in velocity occur within Wilbarger Creek and that the changes are minor. The report states that increases in peak flows during the 2- and 25-year storm events are less than 0.02% of their existing peak flows and will have no adverse impact on Wilbarger Creek and no additional adverse flooding will take place as a result of the proposed development. Please provide calculations showing that the increased velocities will not affect erosion.
6. Provide calculations showing that the developed intensity curve numbers include streets, sidewalks and any other impervious cover items in their calculations. The residential curve numbers appear low.

7. PROVIDE DOCUMENTATION THAT THE WAIVER REQUEST HAS BEEN APPROVED BY TRAVIS COUNTY.

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

9/9/2020 11:37:14 AM
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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.

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Thank you,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is written in a cursive style with a large initial 'P'.

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



January 31st, 2022

City of Manor
Pauline Gray, P.E.
105 E. Eggleston Street
Manor, TX 78653

**RE: *Preliminary Plan for Shadowglen Phase 3 (Permit No. 2018-P-1154-PP)
Section 1 & 2
Manor, Texas 78653***

Dear Pauline Gray:

Please accept this Comment Response Letter for the above reference project. This submittal is in response to the comments provided by the City of Manor on March 27th, 2019. The original comments have also been included below, for reference. A summary of changes made since the previous submittal has also been included with this submittal.

Comment 1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(4)(iv), Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual is required.

Response: **Noted. The TIA for this project has been submitted and is currently in the final stages of review/approval.**

Comment 2. The MUD number that will serve the proposed project is not listed on under the General Information on Sheet 2. (See upper left corner of sheet).

Response: **Noted. The MUD number has been added to Sheet 2.**

Comment 3. Parkland is required to be dedicated with Phase 3 of Shadowglen and should be consistent with Exhibit I of the DA. For Phase 3, 6.4 acres of greenbelt trails/linear parks and an 8.5 acre community park is required. The 8.5 acres is shown on the park plan as a contiguous tract that is 100% non-floodplain and contains only approved "Parkland Infrastructure". Lot 1 in Section 1 is shown as open space on the park plan, which is separate from the required community park space, and the lot contains detention facilities which are not approved "Parkland Infrastructure" for a community park. Any lot proposed to meet the "Additional Land" requirement of the DA should be labeled as only "Additional Land" or "Upland Park" with separately defined acreage from any open space or drainage lots.

Response: **Noted.**

Please contact me at 512-551-1839 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jason Reece, P.E.
Project Manager