



1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Friday, July 2, 2021

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroupp.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor, TX. 78653

Dear Aneil Naik,

The first submittal of the New Haven Development Preliminary PUD (*Zoning Request*) submitted by Drenner Group and received on September 30, 2022, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185.

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 (737) 247-7557 or by email at pgray@gbateam.com.

1. The PUD should have a name.
2. The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.
3. The required City signature blocks were not provided.
4. No secondary access for the site was provided.
5. The typical PUD notes were not included with the submittal.
6. The PUD should list any proposed variances from City of Manor Code of Ordinances.
7. The proposed minimum lot size does not mean City zoning requirements.
8. Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.
9. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.
10. Will any parkland be dedicated to the City?

11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial.
12. Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.
13. The PUD should be labeled as Preliminary Site Plan for PUD.
14. How wide the proposed trail going to be. What material is proposed for the trail? This information should be provide on the PUD.
15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.
16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.
17. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.
18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.
19. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.
20. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.
21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.

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,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroupp.com

March 7, 2022

Mr. Scott Dunlop
Interim City Manager
Development Services Director
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Newhaven PUD (formerly "Gregg Lane PUD") – Comment Response – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the "Property")

Dear Mr. Dunlop:

Please find attached an update to the Planned Unit Development (PUD) application Project 2021-P-1338-ZO. Below you will find City staff comments and our design team response to each.

1. *The PUD should have a name.*

The PUD is titled "Newhaven PUD".

2. *The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.*

Our design team appreciates the example provided by the City. We have updated our plan to adhere to this same format.

3. *The required City signature blocks were not provided.*

Our current plan has signature blocks for both Planning & Zoning Commission Chair and Mayor (for City Council).

4. *No secondary access for the site was provided.*

The development includes a plan to construct a portion of the north-south collector which intersects with Gregg Lane. The second point of access stubs to the tract north of the Newhaven PUD site for continuation of access once that property is developed.

5. *The typical PUD notes were not included with the submittal.*

Based on the City’s template example, the notes have been incorporated into the PUD plan.

6. *The PUD should list any proposed variances from City of Manor Code of Ordinances.*

All variances have been incorporated into the PUD plan document. For example, lot widths are reflected under item #2 in the Data Tables section.

For ease of reference, the table below lists all requested variances.

Item	Standard Code	Variance Requested
Setback – Front	25 feet	25 feet (20 feet on cul-de-sac)
Setback – Side	7.5 feet	5 feet
Setback – Rear	20 feet	10 feet
Lot Width	70 feet	40 feet / 50 feet / 60 feet
Lot Coverage – Res. Main	40%	60%
Lot Coverage – Res. Main + Accessory	50%	65%
Lot Coverage – Comm. Main	60%	85%
Lot Coverage – Comm. Main + Accessory	70%	85%
Landscape	2 trees/lot	1 tree/lot
Parkland	Non-floodplain	Within floodplain

7. *The proposed minimum lot size does not meet City zoning requirements.*

The proposed minimum lot size is a requested modification with this PUD application.

8. *Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.*

This information is now reflected under item #23 under PUD Notes: “PARKLAND SHOWN ON THE PARKLAND DEDICATION CHART REPRESENTS PARKLAND THAT WILL BE DEDICATED TO THE CITY THROUGH AN EASEMENT. ALL PARKLAND WILL BE MAINTAINED BY THE DEVELOPER AND/OR HOA.”

9. *Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.*

Topographic information is now provided on the land plan. Parkland is located in areas where the slope is less than or equal to 5%, as indicated in item #15 under PUD Notes.

10. *Will any parkland be dedicated to the City?*

Yes. This information is reflected under item #6 in the PUD Data Tables.

11. *Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial.*

Lot depth after right-of-way dedication is 186’. The note for a 25-foot setback for the commercial area is under item #11 in the PUD Notes section. The usable portion of commercial is provided under item #1 in the PUD Data Tables.

12. *Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.*

Permitted uses are provided under item #9 in the PUD Data Tables.

13. *The PUD should be labeled as Preliminary Site Plan for PUD.*

This label is now provided along with the PUD title.

14. *How wide the proposed trail going to be. What material is proposed for the trail? This information should be provided on the PUD.*

This information is provided under item #22 under PUD Notes.

15. *Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.*

The open space areas will have amenities such as a playground, a shade structure, and a gazebo, as outlined in the land plan.

16. *The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.*

The project will develop in accordance with the environmental assessment for the site, per item #20 under PUD Notes.

17. *Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.*

This development has coordinated with property to south for development of both driveways and an interconnected trail system. In addition, with the development immediately adjacent to the high school, this development will provide a variety of dwelling units.

18. *The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.*

This information has been provided under item #10 under PUD Data Tables.

19. *The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.*

This information is provided in the land plan exhibit, including the extension of the north-south collector.

20. *The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.*


This information has been provided in the land plan and under PUD Data Tables, item #6.

21. *Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.*

This information has been provided in the land plan and under PUD Data Tables, item #8.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely

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Leah M. Bojo



1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Monday, May 9, 2022

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroupp.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor 78653

Dear Aneil Naik,

The subsequent submittal of the New Haven Development Preliminary PUD submitted by Drenner Group and received on September 30, 2022, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

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 (737) 247-7557 or by email at pgray@gbateam.com.

- ~~1. The PUD should have a name.~~
- ~~2. The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.~~
- 3. The required City signature blocks were not provided. The provided blocks have incorrect names. The P&Z Chairperson is Julie Leonard. The Mayor is Dr. Christopher Harvey.**
- ~~4. No secondary access for the site was provided.~~
- ~~5. The typical PUD notes were not included with the submittal.~~
- 6. The PUD should list any proposed variances from City of Manor Code of Ordinances.**
- 7. The proposed minimum lot size does not mean City zoning requirements. Lots that are less than fifty (50) feet wide need to be alley loaded only.**
- ~~8. Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.~~
- ~~9. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.~~
- ~~10. Will any parkland be dedicated to the City?~~

11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. Commercial lots are required to be a minimum depth of 250' after any ROW dedication.
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21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.
22. Please provide a copy of the land plan that is referenced in the comment responses.
23. There is a minimum requirement for non-floodplain parkland. Please provide locations and acreage of proposed parklands that are non-floodplain. Areas within the 100-year floodplain may not be utilized to meet City Parkland dedication requirements.
- 24. The proposed collector roadway needs to be realigned to the west.**

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 (737) 247-7557, 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,

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.
Lead AES
Jay Engineering, a Division of GBA

DRENNER GROUP

Leah Bojo
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July 29, 2022

Mr. Scott Dunlop
Interim City Manager
Development Services Director
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Newhaven PUD (formerly "Gregg Lane PUD") – Comment Response – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the "Property")

Dear Mr. Dunlop:

Please find attached the second update to the Planned Unit Development (PUD) application Project 2021-P-1338-ZO. Below you will find City staff comments issued May 9th, 2022, and our design team response to each.

3. The required City signature blocks were not provided. The provided blocks have incorrect names. The P&Z Chairperson is Julie Leonard. The Mayor is Dr. Christopher Harvey.

These items have been updated in the PUD document. The P&Z Chairperson signature block has the corrected name of Julie Leonard. The Mayor signature block has the corrected name of is Dr. Christopher Harvey.

6. The PUD should list any proposed variances from City of Manor Code of Ordinances. A variances table has been added into the PUD plan document.

For ease of reference, the table below lists all requested variances.

Item	Standard Code	Variance Requested
Setback – Front	25 feet	25 feet (20 feet on cul-de-sac)
Setback – Side	7.5 feet	5 feet
Setback – Rear	20 feet	10 feet
Lot Width	70 feet	50 feet / 60 feet
Lot Coverage – Res. Main	40%	60%
Lot Coverage – Res. Main + Accessory	50%	65%

Lot Coverage – Comm. Main	60%	85%
Lot Coverage – Comm. Main + Accessory	70%	85%
Landscape	2 trees/lot	1 tree/lot
Parkland	Non-floodplain	Within floodplain

7. The proposed minimum lot size does not mean City zoning requirements. Lots that are less than fifty (50) feet wide need to be alley loaded only.

Understood. The plan has been updated such that all lots have a minimum frontage of 50 feet in width (unless on a knuckle). The lot layout was amended to remove all lots that had 40 feet of roadway frontage.

11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. Commercial lots are required to be a minimum depth of 250' after any ROW dedication.

The commercial portion depth has been dimensioned and called out in the PUD. Usable site area for commercial is provided in the Land Uses table under #1. Commercial has a total land area of 2.6 acres and represents 3% of the total development area. The commercial area is 300 feet deep from anticipated right-of-way.

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.

Yes, the park areas will have amenities. Those are listed below and described in the PUD document with a referenced location under #7.

NATURE PRESERVE

- 1. 5' concrete sidewalk (Site Connectivity)**
- 2. Benches (300' Approximate Spacing)**

PARK A

- 1. (1) Shade Structure**
- 2. (1) 2-5 yrs. Playground Structure**
- 3. (1) 5-12 yrs. Playground Structure**
- 4. (1) Swing Set**
- 5. (2) Independent Play Equipment**
- 6. 5' concrete sidewalk (Site Connectivity)**
- 7. (1) Trash Receptacle**
- 8. (2) Picnic Tables**
- 9. (2) Benches**
- 10. (1) Pet Waste Station**

TRAIL

- 1. 5' concrete sidewalk (Site Connectivity)**
- 2. Benches (300' Approximate Spacing)**

PARK B

- 1. 5' concrete sidewalk (Site Connectivity)**
- 2. (1) Gazebo**
- 3. (1) Retention Pond Fountain**

- 4. Benches (300' Approximate Spacing)
- 5. Trash Receptacles (300' Approximate Spacing)

16. *The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood. Please provide a copy of the environmental assessment for the site.*

This document is included as an attachment to this comment response. See attachment.

18. *The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings. Please provide ROW widths for all proposed streets.*

Proposed Streets will be included and shown on the Preliminary Plan at the time of submittal.

21. *Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.*

Information required to demonstrate the adequacy of water, drainage, sewage facilities, and other necessary utilities will be provided to the City. As this PUD document is limited in the scope of what can be shown, we would propose that adequacy of utilities be demonstrated within the Public Improvements Construction Plans that will need to be submitted and approved by the City of Manor.

22. *Please provide a copy of the land plan that is referenced in the comment responses.*

This statement was in reference to the image at the top left in the PUD document itself, which reflects land uses, right-of-way widths, etc.

23. *There is a minimum requirement for non-floodplain parkland. Please provide locations and acreage of proposed parklands that are non-floodplain. Areas within the 100-year floodplain may not be utilized to meet City Parkland dedication requirements.*

We propose to meet parkland requirements by paying the base amount parkland fee. Further, since our previous submittal, we have coordinated with City staff in regard to a lot for needed City water infrastructure and improvements.

24. *The proposed collector roadway needs to be realigned to the west.*

The roadway has been realigned further west to both accommodate the existing resident north of our site and to align with the design of the North-South Collector being constructed by the KB Homes site to our northeast.

In addition to this updated submittal, we are providing you with the Development Agreement which contains language for concurrent processing, as well as language outlining the process between the traffic impact analysis (TIA) and subdivision improvements.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leah M. Bojo". The signature is fluid and cursive, with the first name "Leah" being the most prominent.

Leah M. Bojo



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Date: Friday, September 2, 2022

Aneil Naik
Drenner Group
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anaik@drennergroupp.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor 78653

Dear Aneil Naik,

The subsequent submittal of the New Haven Development Preliminary PUD submitted by Drenner Group and received on September 30, 2022, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- ~~1. The PUD should have a name.~~
- ~~2. The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.~~
- ~~3. The required City signature blocks were not provided. The provided blocks have incorrect names. The P&Z Chairperson is Julie Leonard. The Mayor is Dr. Christopher Harvey.~~
- ~~4. No secondary access for the site was provided.~~
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- ~~6. The PUD should list any proposed variances from City of Manor Code of Ordinances.~~
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- ~~12. Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.~~
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- 15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided. The list provided and the described in the PUD do not match, clarify what amenities will be installed. Also, provide the dimensions for each of the structures/amenities.**
- ~~16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood. Please provide a copy of the environmental assessment for the site.~~
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- ~~21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.~~
- ~~22. Please provide a copy of the land plan that is referenced in the comment responses.~~
- ~~23. There is a minimum requirement for non-floodplain parkland. Please provide locations and acreage of proposed parklands that are non-floodplain. Areas within the 100-year floodplain may not be utilized to meet City Parkland dedication requirements.~~
- ~~24. The proposed collector roadway needs to be realigned to the west.~~

-

Additional comments

- 25. Under 9)Utilities verify the LUEs for SF and commercial. Example; SF LUEs is 1 LUE/Lot.**
- 26. Verify who will provide the water. Confirm that the water will be provided by Manville.**
- 27. Floodplain parkland will not count but a fee-in-lieu can be paid per the code.**
- 28. The parkland proposed does not meet the minimum subdivision requirements for dedication to the city. The fee-in-lieu for the parkland be approved with the PUD so it doesn't have to be a separate request.**

29. Gregg Lane should have a 15' landscaping buffer:

A minimum fifteen (15) foot landscape buffer, measured from the edge of the Gregg Lane right of way, shall be provided. Four (4), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and fifteen (15), minimum three (3) gallon, shrubs shall be planted per 200 linear feet of landscape buffer.

30. A minimum four (4) foot wide, concrete sidewalk shall be provided within the Gregg Lane Landscape Buffer or the expanded right of way for Gregg Lane. Location and alignment of the sidewalk shall be coordinated during the Preliminary Plan stage of development.

31. The collector road should have a 10' landscaping buffer. For internal, unloaded collector roadways, a minimum ten (10) foot landscape buffer, measured from the edge of the collector right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native tree (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.

Gregg Lane and the collector should have masonry walls along them

32. Masonry wall shall be provided along the rear and side lot lines of lots that back up to an unloaded collector and Gregg Lane. Masonry shall include brick, stone, stucco or concrete panel fencing. Stone or brick columns shall be provided a minimum of every 300 feet. Walls should be minimized and varied whenever possible to avoid a tunnel effect along the collector roadway.

33. The requested Residential building coverages of 60% and 65% should be changed to 50% and 60%.

34. The requested Commercial building coverage of 85% should be changed to 70%.

35. Corner side setbacks should stay at 15'.

36. In Note 5 the minimum landscaping for single family is two (2) two-inch trees but then in note 12 it is requested that the variance says 1 tree/lot. There shouldn't be any modifications to the number of trees per lot since the project will be made up of 50' and 60' lots.

37. Landscaping should be per current code. The only note for landscaping that can remain is the one about landscaping in the public right-of-way by license agreement.

38. The secondary trails should be at a minimum 6' decomposed granite (or similar) with the binding that will keep it in place.

39. The "PUD Notes" should be removed.

40. The note for #1 "Approved Land Uses" appear to be copied from a previous PUD and are not acceptable or relevant anymore. The ones that were modified or added are duplicates of the PUD Data Table notes.

41. Does this land plan consider the Gregg Lane ROW dedication? ROW dedication along Gregg Lane will be 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. 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 (737) 247-7557, or by e-mail at pgray@gbateam.com.

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Thank you,



Pauline Gray, P.E.
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September 29, 2022

Mr. Scott Dunlop
Interim City Manager
Development Services Director
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Newhaven PUD (formerly "Gregg Lane PUD") – Comment Response – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the "Property")

Dear Mr. Dunlop:

Please find attached the second update to the Planned Unit Development (PUD) application Project 2021-P-1338-ZO. Below you will find City staff comments issued September 2, 2022, and our design team response to each.

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided. The list provided and the described in the PUD do not match, clarify what amenities will be installed. Also, provide the dimensions for each of the structures/amenities.

Leah Bojo and Aneil Naik met with City staff on 09/16/2022. City staff confirmed the amenities provided under #7 suffice to resolve this comment.

25. Under 9)Utilities verify the LUEs for SF and commercial. Example; SF LUEs is 1 LUE/Lot.

These amounts have been confirmed and the table is now accurately updated.

26. Verify who will provide the water. Confirm that the water will be provided by Manville.

We have confirmed decertification from Manville and Aqua. Water service will be provided by the City of Manor, which is reflected in the PUD.

27. Floodplain parkland will not count but a fee-in-lieu can be paid per the code.

We will move forward with requesting a fee-in-lieu for parkland. The request language is now included with the PUD.

28. The parkland proposed does not meet the minimum subdivision requirements for dedication to the city. The fee-in-lieu for the parkland be approved with the PUD so it doesn't have to be a separate request.

We will move forward with requesting a fee-in-lieu for parkland. The request language is now included with the PUD.

*29. Gregg Lane should have a 15' landscaping buffer:
A minimum fifteen (15) foot landscape buffer, measured from the edge of the Gregg Lane right of way, shall be provided. Four (4), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and fifteen (15), minimum three (3) gallon, shrubs shall be planted per 200 linear feet of landscape buffer.*

The PUD now incorporates the landscape buffer as well as the above-provided note.

30. A minimum four (4) foot wide, concrete sidewalk shall be provided within the Gregg Lane Landscape Buffer or the expanded right of way for Gregg Lane. Location and alignment of the sidewalk shall be coordinated during the Preliminary Plan stage of development.

This sidewalk will be provided with the development and is now reflected in the PUD.

31. The collector road should have a 10' landscaping buffer. For internal, unloaded collector roadways, measured from the edge of the Gregg Lane right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.

The PUD now incorporates the landscape buffer as well as the above-provided note.

Gregg Lane and the collector should have masonry walls along them

The PUD now incorporates the masonry wall with masonry columns.

32. Masonry wall shall be provided along the rear and side lot lines of lots that back up to an unloaded collector and Gregg Lane. Masonry shall include brick, stone, stucco or concrete panel fencing. Stone or brick columns shall be provided a minimum of every 300 feet. Walls should be minimized and varied whenever possible to avoid a tunnel effect along the collector roadway.

The PUD now incorporates the masonry wall with masonry columns.

33. The requested Residential building coverages of 60% and 65% should be changed to 50% and 60%.

The PUD will comply with Residential building coverage and is now updated to reflect this percentage.

34. The requested Commercial building coverage of 85% should be changed to 70%.

The PUD will comply with Commercial building coverage and is now updated to reflect this percentage.

35. Corner side setbacks should stay at 15'.

The PUD will comply with the setbacks and is now updated to reflect this distance.

36. In Note 5 the minimum landscaping for single family is two (2) two-inch trees but then in note 12 it is requested that the variance says 1 tree/lot. There shouldn't be any modifications to the number of trees per lot since the project will be made up of 50' and 60' lots.

The PUD is now updated to reflect this corrected amount.

37. Landscaping should be per current code. The only note for landscaping that can remain is the one about landscaping in the public right-of-way by license agreement.

The PUD has been updated to remove referenced note and add that landscaping will be placed per City of Manor Code.

38. The secondary trails should be at a minimum 6' decomposed granite (or similar) with the binding that will keep it in place.

The PUD has been updated to call out concrete for this trail type.

39. The "PUD Notes" should be removed.

The PUD has been updated to remove all notes with duplicated or irrelevant information.

41. Does this land plan consider the Gregg Lane ROW dedication? ROW dedication along Gregg lane will be required.

The PUD does reflect this dedication and is now called out for reference.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leah M. Bojo". The signature is fluid and cursive, with the first name "Leah" being the most prominent.

Leah M. Bojo