



Texas Engineering Firm #4242

Date: Monday, September 13, 2021

Kevin Burks
Kimley-Horn & Associates
10814 Jollyville Road, Bldg 4, Suite 200
Austin 78759
kevin.burks@kimley-horn.com

Permit Number 2021-P-1353-FP
Job Address: Presidential Glen Commercial Lot 1, 2 and, 3, Manor, TX. 78653

Dear Kevin Burks,

The first submittal of the Presidential Glen Commercial Lots 1, 2, 3 Final Plat (*Final Plat*) submitted by Kimley-Horn & Associates and received on October 11, 2021, 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. The owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls per City of Manor Subdivision Ordinance Article II Section 28(c).
2. Provide the true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system X and Y coordinates shall be identified for four (4) property corners per City of Manor Subdivision Ordinance Article II Section 28(c).
3. Suitable primary control points to which all dimensions, bearings and similar data shall be referenced. At least one (1) corner of the subdivision shall be located with respect to a corner of the original survey of which it is part in accordance with City of Manor Subdivision Ordinance Article II Section 28(c).
4. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat per City of Manor Subdivision Ordinance Article II Section 28(c). Setbacks are shown on perimeter lines only and all property lines should have a setback associated with it. Front yard setbacks shall be placed along all road frontages.
5. If the construction of all improvements needed to serve the subdivision are not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with this ordinance per City of Manor Subdivision Ordinance Article II Section 28(c).
6. Any questions regarding the review comments should be directed to A.J. Girondo at agirondo@gbateam.com.

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 written in a cursive style.

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



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Job Address: Presidential Glen Commercial Lot 1, 2 and, 3, Manor, TX. 78653

Dear Kevin Burks,

The first submittal of the Presidential Glen Commercial Lots 1, 2, 3 Final Plat (*Final Plat*) submitted by Kimley-Horn & Associates and received on August 16, 2021, 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. The owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls per City of Manor Subdivision Ordinance Article II Section 28(c). [This has been provided with the update.](#)
2. Provide the true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system X and Y coordinates shall be identified for four (4) property corners per City of Manor Subdivision Ordinance Article II Section 28(c). [Bearings and distances are now provided.](#)
3. Suitable primary control points to which all dimensions, bearings and similar data shall be referenced. At least one (1) corner of the subdivision shall be located with respect to a corner of the original survey of which it is part in accordance with City of Manor Subdivision Ordinance Article II Section 28(c). [Control points now provided.](#)
4. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat per City of Manor Subdivision Ordinance Article II Section 28(c). Setbacks are shown on perimeter lines only and all property lines should have a setback associated with it. Front yard setbacks shall be placed along all road frontages. [Building setback lines are now indicated on the plat.](#)
5. If the construction of all improvements needed to serve the subdivision are not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with this ordinance per City of Manor Subdivision Ordinance Article II Section 28(c). [We plan to construct the improvements prior to recordation.](#)
6. Any questions regarding the review comments should be directed to A.J. Girondo at agirondo@gbateam.com.

[Understood - please contact me if you have any questions.](#)

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Leander, TX 78641

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