



Texas Engineering Firm #4242

Date: Tuesday, March 1, 2022

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

Permit Number 2022-P-1409-FP
Job Address: 9910 Hill Lane, Manor, TX. 78653

Dear Jason Reece,

The first submittal of the 9910 Hill Lane Multi-Family Subdivision Final Plat (*Final Plat*) submitted by Kimley-Horn and received on March 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.

1. The location map is not to scale. The location map should be at a scale of 1" = 2000'.
2. The side and rear setback should be 25' and the front setback should be 20'.
3. The P&Z Chairperson is Julie Leonard.
4. No right-of-way dedication is shown on the plans. A 7' right-of-way for dedication along Hill Lane should be provided.
5. The certification block for the County Clerk should be updated. The new County Clerk is Rebecca Guerrero.
6. The engineer's certification mentions a drainage lot, but no drainage lots are shown on the final plat.
7. Identification of the proposed uses for all lots should be shown on the final plat.
8. If applicable, the 100-year floodplain should be shown on the final plat.
9. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates should be identified for four (4) property corners.
10. The owner's names and the property lines of properties within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be provided. This would include the lots located across Hill Lane.

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

3/1/2022 8:39:06 AM
9910 Hill Lane Multi-Family Subdivision Final Plat
2022-P-1409-FP
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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 with a large initial "P" and "G".

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



March 2, 2022

Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA
9910 Hill Lane, Manor, TX, 78653

RE: *Permit Number: 2022-P-1409-FP*

Job Address: 9910 Hill Lane, Manor, TX

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated **March 1st, 2022**. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

ENGINEER REVIEW:

Comment 1: The location map is not to scale. The location map should be at a scale of 1" = 2000'.

Response 1: Understood – this map has been adjusted to 1" = 2000'.

Comment 2: The side and rear setback should be 25' and the front setback should be 20'.

Response 2: These setbacks have been updated as requested.

Comment 3: The P&Z Chairperson is Julie Leonard.

Response 3: Noted – this update has been made.

Comment 4: No right-of-way dedication is shown on the plans. A 7' right-of-way for dedication along Hill Lane should be provided.

Response 4: A 7' ROW dedication has been added along Hill Lane as requested.

Comment 5: The certification block for the County Clerk should be updated. The new County Clerk is Rebecca Guerrero.

Response 5: Understood – this has been updated.

Comment 6: The engineer's certification mentions a drainage lot, but no drainage lots are shown on the final plat.

Response 6: No drainage lots are proposed. The engineer's certification has been updated accordingly.

Comment 7: Identification of the proposed uses for all lots should be shown on the final plat.

Response 7: Noted – Sheet 2 now shows the proposed uses.

Comment 8: If applicable, the 100-year floodplain should be shown on the final plat.

Response 8: No portion of the property falls within the 100-year floodplain based on FEMA FIRM 48453C0480J, dated August 18, 2014.

Comment 9: True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates should be identified for four (4) property corners.

Response 9: Noted – these coordinates have been added as requested.

Comment 10: The owner's names and the property lines of properties within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be provided. This would include the lots located across Hill Lane.

Response 10: Noted – this information should now be showing on the plat. Owner information has been added for the lots located across Hill Lane.

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

Sincerely,



Jason Reece, PE
Project Manager



Texas Engineering Firm #4242

Date: Wednesday, March 2, 2022

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

Permit Number 2022-P-1409-FP
Job Address: 9910 Hill Lane, Manor 78653

Dear Jason Reece,

The subsequent submittal of the 9910 Hill Lane Multi-Family Subdivision Final Plat submitted by Kimley-Horn and received on March 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):

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. The location map is not to scale. The location map should be at a scale of 1" = 2000'.~~
- ~~2. The side and rear setback should be 25' and the front setback should be 20'.~~
- ~~3. The P&Z Chairperson is Julie Leonard.~~
- 4. No right-of-way dedication is shown on the plans. A 7' right-of-way for dedication along Hill Lane should be provided. The right-of-way dedication provided needs to be shown with dimensions. Per discussions with City Staff, the right-of-way width to be provided should be 20'.**
- ~~5. The certification block for the County Clerk should be updated. The new County Clerk is Rebecca Guerrero.~~
- ~~6. The engineer's certification mentions a drainage lot, but no drainage lots are shown on the final plat.~~
- ~~7. Identification of the proposed uses for all lots should be shown on the final plat.~~
- ~~8. If applicable, the 100-year floodplain should be shown on the final plat.~~
- ~~9. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates should be identified for four (4) property corners.~~
- ~~10. The owner's names and the property lines of properties within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be provided. This would include the lots located across Hill Lane.~~
- 11. The note on Sheet 2 regarding the project being located in the City's ETJ should be corrected. Per City staff, the project is located within the City Limits.**

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

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,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is written in a cursive, flowing style.

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



March 3rd, 2022

Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA
9910 Hill Lane, Manor, TX, 78653

RE: *Permit Number: 2022-P-1409-FP*

Job Address: 9910 Hill Lane, Manor, TX

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated **March 2nd, 2022**. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

ENGINEER REVIEW:

~~Comment 1: The location map is not to scale. The location map should be at a scale of 1" = 2000'.~~

~~**Response 1: Understood — this map has been adjusted to 1" = 2000'.**~~

~~Comment 2: The side and rear setback should be 25' and the front setback should be 20'.~~

~~**Response 2: These setbacks have been updated as requested.**~~

~~Comment 3: The P&Z Chairperson is Julie Leonard.~~

~~**Response 3: Noted — this update has been made.**~~

Comment 4: No right-of-way dedication is shown on the plans. A 7' right-of-way for dedication along Hill Lane should be provided. The right-of-way dedication provided needs to be shown with dimensions. Per discussions with City Staff, the right-of-way width to be provided should be 20'.

Response 4: The ROW dedication has been updated to 20'.

~~Comment 5: The certification block for the County Clerk should be updated. The new County Clerk is Rebecca Guerrero.~~

~~**Response 5: Understood — this has been updated.**~~

~~Comment 6: The engineer's certification mentions a drainage lot, but no drainage lots are shown on the final plat.~~

~~**Response 6: No drainage lots are proposed. The engineer's certification has been updated accordingly.**~~

~~Comment 7: Identification of the proposed uses for all lots should be shown on the final plat.~~

~~**Response 7: Noted – Sheet 2 now shows the proposed uses.**~~

~~Comment 8: If applicable, the 100-year floodplain should be shown on the final plat.~~

~~**Response 8: No portion of the property falls within the 100-year floodplain based on FEMA FIRM 48453C0480J, dated August 18, 2014.**~~

~~Comment 9: True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates should be identified for four (4) property corners.~~

~~**Response 9: Noted – these coordinates have been added as requested.**~~

~~Comment 10: The owner's names and the property lines of properties within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be provided. This would include the lots located across Hill Lane.~~

~~**Response 10: Noted – this information should now be showing on the plat. Owner information has been added for the lots located across Hill Lane.**~~

~~Comment 11: The note on Sheet 2 regarding the project being located in the City's ETJ should be corrected. Per City staff, the project is located within the City Limits.~~

~~**Response 11: Understood – this note has been adjusted.**~~

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

Sincerely,



Jason Reece, PE
Project Manager