



Texas Engineering Firm #4242

Date: Wednesday, March 17, 2021

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

Permit Number 2021-P-1308-PP  
Job Address: 9910 Hill Lane, Manor, TX. 78653

Dear Jason Reece,

The first submittal of the 9910 Hill Lane (Cottages at Manor) Multi-Family Preliminary Plan (*Preliminary Plan*) submitted by Kimley-Horn and received on May 28, 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. Diocese is spelled incorrectly on Sheet 2.
2. The topographic data should extend outward from the property boundary for a distance equal to twenty-five percent (25%) of the distance across the tract, but not fewer than fifty (50) feet nor more than two hundred (200) feet.
3. The size of any proposed drainage appurtenances including detention ponds and other drainage structures should be shown on the preliminary plat.
4. The location of building setbacks should be shown on the preliminary plat.

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](http://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,

1500 County Road 269  
Leander, TX 78641

PO Box 2029  
Leander, TX 78646-2029

3/17/2021 3:56:56 PM  
9910 Hill Lane (Cottages at Manor) Multi-Family  
Preliminary Plan  
2021-P-1308-PP  
Page 2

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



March 26, 2021

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

**RE: *Manor Downs Multi-Family Tract***  
***Permit Number: 2021-P-1308-PP***  
***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 March 17, 2021. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

### **ENGINEER REVIEW**

Comment 1: Diocese is spelled incorrectly on Sheet 2.

**Response 1: Spelling error was corrected.**

Comment 2: The topographic data should extend outward from the property boundary for a distance equal to twenty five percent (25%) of the distance across the tract, but not fewer than fifty (50) feet nor more than (200) feet.

**Response 2: The topographic information was extended beyond the property boundaries as requested.**

Comment 3: The size of any proposed drainage appurtenances including detention ponds and other drainage structures should be shown on the preliminary plat.

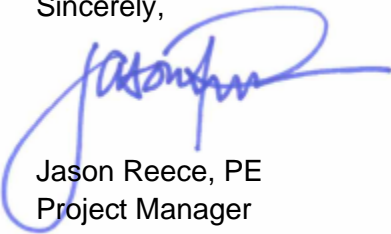
**Response 3: Dimension of ponds and outlet structures were added to the proposed drainage area map sheet.**

Comment 4: The location of building setbacks should be shown on the preliminary plat.

**Response 4: Setback lines were added to preliminary plat sheet.**

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

Sincerely,



Jason Reece, PE  
Project Manager



Texas Engineering Firm #4242

Date: Friday, April 16, 2021

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

Permit Number 2021-P-1308-PP  
Job Address: 9910 Hill Lane, Manor 78653

Dear Jason Reece,

The subsequent submittal of the 9910 Hill Lane (Cottages at Manor) Multi-Family Preliminary Plan submitted by Kimley-Horn and received on May 28, 2021, 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. Diocese is spelled incorrectly on Sheet 2.~~
- ~~2. The topographic data should extend outward from the property boundary for a distance equal to twenty-five percent (25%) of the distance across the tract, but not fewer than fifty (50) feet nor more than two hundred (200) feet.~~
- ~~3. The size of any proposed drainage appurtenances including detention ponds and other drainage structures should be shown on the preliminary plat.~~
- ~~4. The location of building setbacks should be shown on the preliminary plat.~~
- 5. Provide a hydraulic model of the proposed facility to verify that the two lift stations (Diocese and Cottages) will be able to use the same force main.**

1500 County Road 269  
Leander, TX 78641

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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](http://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](mailto: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



May 26, 2021

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

**RE: *Manor Downs Multi-Family Tract***  
***Permit Number: 2021-P-1308-PP***  
***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 April 16, 2021. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

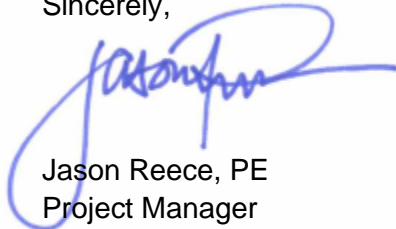
**ENGINEER REVIEW**

Comment 1: Provide a hydraulic model of the proposed facility to verify that the two lift stations will be able to use the same force main.

**Response 1: Upon further review it was determined that a separate force main will more efficiently serve this site. A proposed 6-inch force main will be installed parallel to the 4-inch proposed to service the St. Joseph's site.**

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

Sincerely,



Jason Reece, PE  
Project Manager