



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Friday, June 3, 2022

AC Steadman
Kimley-Horn

ac.steadman@kimley-horn.com

Permit Number 2022-P-1442-FP
Job Address: Paseo De Presidente, Manor, TX. 78653

Dear AC Steadman,

The first submittal of the Presidential Glen Townhome Lot Final Plat (*Final Plat*) submitted by Kimley-Horn and received on June 28, 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 Tyler Shows by telephone at (512) 259-3882 or by email at tshows@gbateam.com.

- i. Reminder - The engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements.
- ii. Identification and location of proposed uses and reservations for all lots within the subdivision. Put on the cover page "Proposed use of the lot = TH".
- iii. Using the State Plane Coordinate system, X and Y coordinates shall be identified for four (4) property corners.
- iv. Provide mailing labels for all the property owners within 300ft of the subdivision boundary.
- v. Provide a reference table for all the property owners within 300 ft. The tax map with a 300ft bubble will work but provide a reference table with all the property owners.
- vi. Provide ROW width for Gunn Lane (North Manor & Elgin Road)
- vii. Provide setbacks as required by the City's Zoning Ordinance and indicated by dashed lines on the plat. Per City of Manor Municode Ch. 14-Zoning Sec. 14.02.007 Residential development standards.
- viii. Provide a copy of the deed.
- ix. Under the City of Manor Acknowledgement provide the date for "THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. ____ DAY OF _____, ____."

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, reading "Pauline M. Gray". The signature is fluid and cursive, with the first name "Pauline" and last name "Gray" clearly legible, and "M." as a middle initial.

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

June 28, 2022

Pauline M. Gray, P.E.
Jay Engineering
1500 County Rd. 269
Leander, Texas 78641

**RE: Permit Number 2022-P-1442-FP
Presidential Glen Townhomes - Final Plat
Submittal #1 Comment Response Letter
Paseo De Presidente & Gunn Lane
Manor, TX 78653**

Dear Pauline Gray, P.E.:

Please accept this **Comment Response Letter** in reply to your comments on the first submittal of the Presidential Glen Townhomes - (Final Plat), received on May 13, 2022. Original comments have been included below for reference. Kimley-Horn's responses are in **Red**.

Engineer Review

Pauline Gray, P.E. (512) 259-3882 pgray@gbateam.com.

- i. Reminder - The engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements
Response: Noted. The Surveyor and Engineer will add seals and signatures when the plat is ready for final approval.
- ii. Identification and location of proposed uses and reservations for all lots within the subdivision. Put on the cover page "Proposed use of the lot = TH".
Response: Identification has been added in the bottom right corner. Reviewer was emailed on 6/22/22 regarding this comment and including zoning-related information on a final plat.
- iii. Using the State Plane Coordinate system, X and Y coordinates shall be identified for four (4) property corners.
Response: Coordinates have been added to 4 corners of the property.
- iv. Provide mailing labels for all the property owners within 300ft of the subdivision boundary.
Response: Mailing labels have been included with this resubmittal.
- v. Provide a reference table for all the property owners within 300 ft. The tax map with a 300ft bubble will work but provide a reference table with all the property owners.

Response: Noted. Legends that reference the property ID, Owner Name, and Property Address has been included on the Tax Maps.

- vi. Provide ROW width for Gunn Lane (North Manor & Elgin Road)

Response: ROW width is now shown.

- vii. Provide setbacks as required by the City's Zoning Ordinance and indicated by dashed lines on the plat. Per City of Manor Municode Ch. 14-Zoning Sec. 14.02.007 Residential development standards.

Response: Setbacks are shown. Similarly, to comment ii, surveyor is looking for some more information regarding zoning information shown on the plat and whether this information should be shown on the site plan. Thank you!

- viii. Provide a copy of the deed.

Response: Copy of the deed is included with this resubmittal.

- ix. Under the City of Manor Acknowledgement provide the date for "THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. ____ DAY OF _____, ____."

Response: This text has been added to the signature page. Thank you.

Should you have any questions or require additional information, please feel free to contact me directly.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Alexander C. Steadman, P.E.
Project Manager
(512) 418-4508
ac.steadman@kimley-horn.com