



Texas Engineering Firm #4242

Date: Monday, December 7, 2020

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

Permit Number 2020-P-1283-PP
Job Address: 13600 E US 290 HWY WB, MANOR, TX. 78653

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Dear Kevin Burks,

The first submittal of the Presidential Glen Commercial Preliminary Plan (*Preliminary Plan*) submitted by Kimley-Horn & Associates, INC. and received on January 26, 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. Per Chapter 10, Article 10.02, Section 22.C (1)(v) of the City of Manor Municipal Code. The owners name, deed or plat reference, and property liens of property within 300 feet of the subdivision boundaries shall be provided. It appears properties across Hwy 290 and east of Paseo De Presidente Blvd are not provided in the list or on the drawings.
2. Per Chapter 10, Article 10.02, Section 22.C (3)(iii) of the City of Manor Municipal Code. The plat shall show names, descriptions and easement/right-of-way for all proposed streets and alleys. Please provide a typical section or description of the streets along with any proposed easements or right-of-way for the street shown.
3. Per Chapter 10, Article 10.02, Section 22.C (3)(vii) of the City of Manor Municipal Code. Please provide dashed circles for the existing trees to be removed.
4. Per Chapter 10, Article 10.02, Section 22.C (3)(viii) of the City of Manor Municipal Code. Please provide a table and location of the replacement trees to be provided in accordance with the code for those being removed.
5. The proposed waterline location will not be allowed. The waterline should be installed along the property line along US Highway 290 and tie in to the existing 8" waterline in Paseo de Presidente.
6. The waterline should be a 16" line.
7. The proposed pond is located within the setback.
8. Label which waterlines are City and which are Manville.
9. Provide documentation that any proposed work done within the LCRA easement is allowed.

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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



January 25, 2021

Pauline Gray, P.E.
Senior Engineer
Jay Engineering Company, Inc.
P.O. Box 1220
Leander, Texas 78646-1220

**RE: Permit No. 2019-P-1283-PP
Manor, Texas 78653
Presidential Glen Commercial Preliminary Plan**

Dear Pauline Gray, P.E.:

Please accept this Comment Response Letter in reply to Jay Engineering Company's review dated December 7, 2020. The original comments have been included for reference and all replies are marked in red.

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@jaeco.net.

1. Per chapter 10, Article 10.02, Section 22.C (1)(v) of the City of Manor Municipal code. The owners name, deed or plat reference, and property lines of property within 300 feet of the subdivision boundaries shall be provided. It appears properties across Hwy 290 and east of Paseo De Presidente Blvd are not provided in the list or on the drawings.

Response: Adjacent addresses and property owner information has been added to the Preliminary Plan sheet table and the list of adjacent property owners.

2. Per Chapter 10, Article 10.02, section 22.C (3)(iii) of the City of Manor Municipal Code. The plat shall show names, descriptions and easement/right-of-way for all proposed streets and alleys. Please provide a typical section or description of the streets along with any proposed easements or right-of-way for the street shown.

Response: The 26' proposed private drive has been called out on the Preliminary Plan sheet.

3. Per Chapter 10, Article 10.02, Section 22.C (3)(vii) of the City of Manor Municipal code. Please provide dashed circles for the existing trees to be removed.

Response: No trees are proposed to be removed with this development – the HOA will maintain the landscape area at the hard corner.

4. Per Chapter 10, Article 10.02, Section 22.C (3)(viii) of the City of Manor Municipal Code. Please provide a table and location of the replacement trees to be provided in accordance with the code for those being removed.

Response: Trees to be maintained by HOA, no mitigation required. This is now clarified on the Utility and Tree plan.

5. The proposed waterline location will not be allowed. The waterline should be installed along the property line along US Highway 290 and tie in to the exiting 8" waterline in Paseo de Presidente.

Response: The proposed waterline and easement have been moved to align with US Highway 290.

6. The waterline should be a 16" line.

Response: The proposed waterline has been sized up to 16".

7. The proposed pond is located within the setback.

Response: The pond footprint has been updated to not encroach upon setback.

8. Label which waterlines are City and which are Manville.

Response: The Manville waterline has been called out. All city lines are too far east to be seen in this plan set.

9. Provide documentation that any proposed work done within the LCRA easement is allowed.

Response: LCRA documentation has been provided.

Please contact me at 512-418-4528 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Kevin J. Burks, P.E.
Project Manager