



1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Wednesday, September 13, 2023

AC Steadman
Kimley-Horn
10814 Jollyville Road, Building IV, Suite 200
Austin TX 78759
ac.steadman@kimley-horn.com

Permit Number 2023-P-1564-PP
Job Address: 13301 E US Highway 290, Manor, TX. 78653

Dear AC Steadman,

The first submittal of the Ginsel Tract Preliminary Plat (*Preliminary Plan*) submitted by Kimley-Horn and received on October 12, 2023, 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 (737) 247-7552 or by email at tshows@gbateam.com.

- i. Page 3 is Utility and Tree Plan, but no tree plan is called out. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown.
- ii. Provide the location of the building setback lines indicated by dashed lines on the plat. As per Manor Code of Ordinance Chapter 14 Section 14.02.007.
- iii. Significant Trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles.
- iv. Replacement Trees shall be shown on the Preliminary Plat based on a replacement
- v. ratio (inches removed to inches planted) of:
 - a. a) 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and
 - b. b) 1:1 for Significant Trees between eight (8) and eighteen (18) in caliper.
 - c. c) Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper requires Commission approval.

9/13/2023 5:41:55 PM
Ginsel Tract Preliminary Plat
2023-P-1564-PP
Page 2

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 black ink, appearing to read 'Tyler Shows', followed by a long horizontal flourish.

Tyler Shows
Staff Engineer
GBA



October 10, 2023

Tyler Shows
George Butler Associates (GBA)
1500 County Road 269
Leander, Texas 78641

**RE: *Ginsel Tract Preliminary Plan
13301 E US Highway 290,
City of Manor, Texas 78653
Project No. 2023-P-1564-PP***

Dear Tyler Shows:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the Preliminary Plan Review provided to the City of Manor on August 14, 2023. The original comments have also been included below for reference.

Reviewer: Tyler Shows, Staff Engineer, GBA

Comment 1: Page 3 is Utility and Tree Plan, but no tree plan is called out. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown.

Response: *Trees of 8-inch caliper and larger have been added to the Utility and Tree Plan. A second sheet has been added to include the Tree List.*

Comment 2: Provide the location of the building setback lines indicated by dashed lines on the plat. As per Manor Code of Ordinance Chapter 14 Section 14.02.007.

Response: *Building setback lines have been added and noted.*

Comment 3: Significant Trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles.

Response: *The trees to remain are shown as solid circles and trees to be removed are shown as dashed circles as requested. The tree list also specifies which trees are being removed.*

Comment 4: Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches plated) of:

- a. 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and
- b. 1:1 for Significant Trees between eight (8) and eighteen (18) in caliper.
- c. Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper requires Commission approval.

***Response:** Per Section 15.03.034, certain species of trees are exempt from the Class 2-5 protection requirements. As demonstrated on the tree list and updated plans, the trees proposed for removal within the property do not fall into that category. Any required plantings or landscape buffers will be addressed with the subdivision or individual lot site plans.*

END REPORT

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



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