



1500 County Road 269
Leander, TX 78641

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

Date: Monday, July 18, 2022

Don Sansom
LJA Engineering
7500 Rialto Blvd #2-100
Austin TX 78735
dsansom@LJA.com

Permit Number 2022-P-1447-PP
Job Address: Butler Manor Preliminary Plan, Manor, TX. 78653

Dear Don Sansom,

The first submittal of the Manor Crossing (Butler Manor) Preliminary Plan (*Preliminary Plan*) submitted by LJA Engineering and received on September 07, 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 (737) 247-7557 or by email at pgray@gbateam.com.

1. The submittal date should be filled out on the cover page. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(1)(iii).
2. In the City of Manor acknowledgments, "Maor" should be corrected to "Manor", and the current mayor is Dr. Christopher Harvey.
3. The property lines and building setback lines should be easily identified on the cover page. The existing property lines, including bearings and distances, of the land being subdivided. Property lines shall be drawn sufficiently wide to provide easy identification. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(2)(i).
4. The locations, sizes and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto should be clearly marked on the preliminary plat. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(2)(vii).
5. The location of City limit lines and/or outer border of the City's extraterritorial jurisdiction, as depicted on the City's most recent base map, if either traverses the subdivision or is contiguous to the subdivision boundary, should be included in the preliminary plat. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(2)(ix).
6. The right of ways should be included on all proposed and existing streets. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(3)(iii) and Exhibit A Section 22 (c)(2)(viii).

7. The preliminary plat must include 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. The trees shown on the preliminary plat should be classified as significant, and the trees removed need to be identified. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(3)(vii).

8. Replacement Trees shall be shown on the Preliminary Plat based on the replacement tree ratio in Section 15.03.036 Tree Removal. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(3)(viii).

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,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

August 19, 2022

Pauline Gray, P.E. Senior Engineer
Jay Engineering
1500 County Road 269
Leander, TX 78641

RE: Manor Crossing (formerly Butler Manor)
Preliminary Plan
Update #1
City Permit No. 2022-P-1447-PP
LJA Project #A512-1004

Dear Pauline:

Please find below our responses to your review comments dated June 24, 2022, regarding the above-referenced Preliminary Plan application.

1. The submittal date should be filled out on the cover page. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(1)(iii).

LJA Response: We have added to the Cover Sheet the application's submittal date of June 24, 2022, as requested.

2. In the City of Manor acknowledgments, "Maor" should be corrected to "Manor", and the current mayor is Dr. Christopher Harvey.

LJA Response: We have made these corrections to the cover page, as requested.

3. The property lines and building setback lines should be easily identified on the cover page. The existing property lines, including bearings and distances, of the land being subdivided. Property lines shall be drawn sufficiently wide to provide easy identification. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(2)(i).

LJA Response: We have revised the plans to better identify the property lines and building setbacks, as requested. For clarity purposes, we have also provided this information on the enlarged plans, Sheets 2-5.

4. The locations, sizes, and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto should be clearly marked on the preliminary plat. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(2)(vii).

LJA Response: *We have revised the Preliminary Plan to better identify the existing utility and drainage facilities within and adjacent to the property. For clarity purposes, we have also provided this information on the enlarged plans, Sheets 2-5.*

5. The location of City limit lines and/or outer border of the City's extraterritorial jurisdiction, as depicted on the City's most recent base map, if either traverses the subdivision or is contiguous to the subdivision boundary, should be included in the preliminary plat. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(2)(ix).

LJA Response: *We have edited the Preliminary Plan to better identify the City of Manor's city limits and ETJ, as requested. For clarity purposes, we have also provided this information on the enlarged plans, Sheets 2-5.*

6. The right of ways should be included on all proposed and existing streets. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(3)(iii) and Exhibit A Section 22 (c)(2)(viii).

LJA Response: *We have labeled the widths of the existing and proposed street rights-of-way, as requested.*

7. The preliminary plat must include 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. The trees shown on the preliminary plat should be classified as significant, and the trees removed need to be identified per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(3)(vii).

LJA Response: *We have added to the Preliminary Plan the locations of the significant trees on the property, as requested.*

For clarity purposes, we have also added the trees to the larger scale drawings, Sheet 2-5, and indicated by dashed circle the trees to be removed.

8. Replacement Trees shall be shown on the Preliminary Plat based on the replacement tree ratio in Section 15.03.036 Tree Removal. Per City of Manor Subdivision Ordinance Exhibit A Section 22 (c)(3)(viii).

LJA Response: *The Owner respectfully submits it is infeasible to depict on the Preliminary Plan the locations, sizes, and species of the replacement trees due to the unknown nature and design of the proposed buildings, drives, and internal utility lines. For this reason, the Owner requests the City to approve an alternate method to track and confirm the required replacement trees are included in the subsequent site plan applications for each parcel.*

To this end, we have provided on Sheet 6 a tabulation of the trees and the total number of caliper inches to be removed by the Mass Grading and Drainage Improvement Project.

Pauline Gray, P.E.
Re: Manor Crossing Preliminary Plan
August 19, 2022
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Please contact me at 512.439.4700 or DSansom@LJA.com if you have any questions or need any additional information.

Sincerely,
LJA ENGINEERING, INC.

A handwritten signature in black ink that reads "DON SANSON". The signature is written in a cursive, slightly slanted style.

Don Sansom, P.E.
Senior Project Manager

cc: Scott Dunlop, City of Manor
Matt Harriss, Butler Family Partnership, Ltd.
Joe Longaro, P.E.