



Texas Engineering Firm #4242

Date: Friday, June 18, 2021

Gabriel Bermudez
Kimley-Horn
10814 Jollyville Road
Austin TX 78759
gabriel.bermudez@kimley-horn.com

Permit Number 2021-P-1335-PP
Job Address: Las Entradas North Phase 3 Preliminary Plat, Manor, TX. 78653

Dear Gabriel Bermudez,

The first submittal of the Las Entradas North Phase 3 Preliminary Plat (*Preliminary Plan*) submitted by Kimley-Horn and received on August 30, 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. The concept plan was approved in 2019 so the lot standards are under the old code so the minimum lot size is 5,750 square feet but Lot 4 is shown to be under that amount (2,376 SQ FT).
2. A 15' setback is shown where it should be a 25' setback as the front. Genome would be the front for Lots 1 and 2 on Block A.
3. The 25' setback shown on Lot 1 on Street A is a street side setback so that would be minimum 15' setback.
4. The TCESD No. 12 review block should be removed from the Cover Sheet.
5. The adjacent property owners are to be identified for all properties within 300 feet of the proposed project. The Existing Conditions plan shows 200'.
6. The existing property lines, including bearings and distances, of the land being subdivided shall be shown on the Existing Conditions Plan.
7. The location of existing water courses, dry creek beds should be shown on the existing conditions plan.
8. Centerlines of water courses, creeks, existing drainage structures should be shown on the existing conditions plan.

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

9. Differentiate between existing and proposed utilities. It is no clear as to what is being proposed and what is existing.
10. Existing water and wastewater lines should be shown on the existing conditions plan.
11. Label existing storm drain pipes and their sizes. It appears that the project proposes to tie a 48" storm drain line into a 36" storm drain line.
12. How is the water in the storm sewer proposed to drain? The end of line is shown as a stub out not a headwall.
13. Provide document numbers for any existing easements shown on the plans. If they are proposed then label as proposed.
14. Provide names for the proposed streets.
15. The proposed runoff flows are significantly greater than the undeveloped runoff flows.
16. Utility demand data should be included on the utility plan sheet.
17. Provide the size and description for all drainage features proposed either on or off the site.
18. Work including grading appears to be proposed within the FEMA 100-year floodplain. Has anything been submitted to FEMA for this proposed work?
19. An easement should be provided for the storm drain that runs between the lots in Block A.

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.
Senior Engineer
Jay Engineering, a Division of GBA



July 16, 2021

Pauline Gray
Senior Engineer
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78646-2029

RE: *Permit Number 2021-P-1335-PP*

Job Address: Las Entradas North Phase 3 Preliminary Plat, Manor, TX. 78653

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated **June 18, 2021**. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

ORDINANCE REQUIREMENTS:

Comment 1: The concept plan was approved in 2019 so the lot standards are under the old code so the minimum lot size is 5,750 square feet but Lot 4 is shown to be under that amount (2,376 SQ FT).

Response 1: Lot 4 has been removed and replaced with an easement. Lots renumbered to account for this change.

Comment 2: A 15' setback is shown where it should be a 25' setback as the front. Genome would be the front for Lots 1 and 2 on Block A.

Response 2: Setbacks updated to show 25' setback along Genome Drive and 15' setback along Street A.

Comment 3: The 25' setback shown on Lot 1 on Street A is a street side setback so that would be minimum 15' setback.

Response 3: Setbacks updated to show 25' setback along Genome Drive and 15' setback along Street A.

Comment 4: The TCESD No. 12 review block should be removed from the Cover Sheet.

Response 4: Review block has been removed from the Cover Sheet.

Comment 5: The adjacent property owners are to be identified for all properties within 300 feet of the proposed project. The Existing Conditions plan shows 200'.

Response 5: Existing Conditions updated to show properties within 300 ft of the project.

Comment 6: The existing property lines, including bearings and distances, of the land being subdivided shall be shown on the Existing Conditions Plan.

Response 6: Existing Conditions Plan sheet updated.

Comment 7: The location of existing water courses, dry creek beds should be shown on the existing conditions plan.

Response 7: Existing Conditions Plan sheet updated.

Comment 8: Centerlines of water courses, creeks, existing drainage structures should be shown on the existing conditions plan.

Response 8: Existing Conditions Plan sheet updated.

Comment 9: Differentiate between existing and proposed utilities. It is no clear as to what is being proposed and what is existing.

Response 9: Callouts added to multiple sheets to denote existing utilities more clearly.

Comment 10: Existing water and wastewater lines should be shown on the existing conditions plan.

Response 10: Existing Conditions Plan sheet updated.

Comment 11: Label existing storm drain pipes and their sizes. It appears that the project proposes to tie a 48" storm drain line into a 36" storm drain line.

Response 11: Callouts added to Inlet Drainage Area Map sheet to denote existing storm pipe sizes. Callouts updated for proposed drainage system.

Comment 12: How is the water in the storm sewer proposed to drain? The end of line is shown as a stub out not a headwall.

Response 12: Sheets updated to show headwall at the end of the storm sewer pipe.

Comment 13: Provide document numbers for any existing easements shown on the plans. If they are proposed then label as proposed.

Response 13: Document numbers added for existing easements. Proposed easement callouts updated.

Comment 14: Provide names for the proposed streets.

Response 14: Street names have been added for the proposed streets.

Comment 15: The proposed runoff flows are significantly greater than the undeveloped runoff flows.

Response 15: A detention waiver was approved for this property as part of the Las Entradas South Section 1 Preliminary Plat.

Comment 16: Utility demand data should be included on the utility plan sheet.

Response 16: Utility demand data from “Utility Demand Calculation Letter” added to utility plan sheet.

Comment 17: Provide the size and description for all drainage features proposed either on or off the site.

Response 17: Callouts added to proposed swale and drainage features on Inlet Drainage Area Map and Proposed Drainage Area Map sheets.

Comment 18: Work including grading appears to be proposed within the FEMA 100-year floodplain. Has anything been submitted to FEMA for this proposed work?

Response 18: An approved CLOMR (Case No. 08-06-0480R) and the “Las Entradas – Mass Grading” project adjacent to the site should remove this site from the existing 100-year floodplain.

Comment 19: An easement should be provided for the storm drain that runs between the lots in Block A.

Response 19: Easement has been added.

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

Sincerely,



Jason Reece, PE
Project Manager



Texas Engineering Firm #4242

Date: Monday, August 9, 2021

Gabriel Bermudez
Kimley-Horn
10814 Jollyville Road
Austin TX 78759
gabriel.bermudez@kimley-horn.com

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Permit Number 2021-P-1335-PP
Job Address: Las Entradas North Phase 3 Preliminary Plat, Manor 78653

Dear Gabriel Bermudez,

The subsequent submittal of the Las Entradas North Phase 3 Preliminary Plat submitted by Kimley-Horn and received on August 30, 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. The concept plan was approved in 2019 so the lot standards are under the old code so the minimum lot size is 5,750 square feet but Lot 4 is shown to be under that amount (2,376 SQ FT).~~
- ~~2. A 15' setback is shown where it should be a 25' setback as the front. Genome would be the front for Lots 1 and 2 on Block A.~~
- ~~3. The 25' setback shown on Lot 1 on Street A is a street side setback so that would be minimum 15' setback.~~
- ~~4. The TCESD No. 12 review block should be removed from the Cover Sheet.~~
- ~~5. The adjacent property owners are to be identified for all properties within 300 feet of the proposed project. The Existing Conditions plan shows 200'.~~
- ~~6. The existing property lines, including bearings and distances, of the land being subdivided shall be shown on the Existing Conditions Plan.~~
- ~~7. The location of existing water courses, dry creek beds should be shown on the existing conditions plan.~~
- ~~8. Centerlines of water courses, creeks, existing drainage structures should be shown on the existing conditions plan.~~

- ~~9. Differentiate between existing and proposed utilities. It is no clear as to what is being proposed and what is existing.~~
- ~~10. Existing water and wastewater lines should be shown on the existing conditions plan.~~
- ~~11. Label existing storm drain pipes and their sizes. It appears that the project proposes to tie a 48" storm drain line into a 36" storm drain line.~~
- ~~12. How is the water in the storm sewer proposed to drain? The end of line is shown as a stub out not a headwall.~~
- 13. Provide document numbers for any existing easements shown on the plans. If they are proposed then label as proposed.**
- ~~14. Provide names for the proposed streets.~~
- 15. The proposed runoff flows are significantly greater than the undeveloped runoff flows. Provide a copy of the approved detention waiver request.**
- ~~16. Utility demand data should be included on the utility plan sheet.~~
- 17. Provide the size and description for all drainage features proposed either on or off the site. Provide sizes of headwalls.**
- ~~18. Work including grading appears to be proposed within the FEMA 100-year floodplain. Has anything been submitted to FEMA for this proposed work? Provide a copy of the approved CLOMR.~~
- ~~19. An easement should be provided for the storm drain that runs between the lots in Block A.~~
- 20. Provide document numbers for wastewater and drainage easements. If they are not existing then label them as being proposed and remove the Doc No. note.**
- 21. Differentiate between the 40' utility easement and the 20' building line. Both should be shown on the preliminary plat. The utility easement should be labeled as a water, wastewater and drainage easement.**
- 22. Existing water and wastewater lines should be shown on the Utility Plan.**
- 23. Will the proposed drainage system be public or private?**

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 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.

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



August 27, 2021

Pauline Gray
Senior Engineer
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78646-2029

RE: *Permit Number 2021-P-1335-PP*

Job Address: Las Entradas North Phase 3 Preliminary Plat, Manor, TX. 78653

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated **August 9, 2021**. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

ORDINANCE REQUIREMENTS:

~~Comment 1: The concept plan was approved in 2019 so the lot standards are under the old code so the minimum lot size is 5,750 square feet but Lot 4 is shown to be under that amount (2,376 SQ FT).~~

~~Response 1: Lot 4 has been removed and replaced with an easement. Lots renumbered to account for this change.~~

~~Comment 2: A 15' setback is shown where it should be a 25' setback as the front. Genome would be the front for Lots 1 and 2 on Block A.~~

~~Response 2: Setbacks updated to show 25' setback along Genome Drive and 15' setback along Street A.~~

~~Comment 3: The 25' setback shown on Lot 1 on Street A is a street side setback so that would be minimum 15' setback.~~

~~Response 3: Setbacks updated to show 25' setback along Genome Drive and 15' setback along Street A.~~

~~Comment 4: The TCESD No. 12 review block should be removed from the Cover Sheet.~~

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~~Comment 6: The existing property lines, including bearings and distances, of the land being subdivided shall be shown on the Existing Conditions Plan.~~

~~Response 6: Existing Conditions Plan sheet updated.~~

~~Comment 7: The location of existing water courses, dry creek beds should be shown on the existing conditions plan.~~

~~Response 7: Existing Conditions Plan sheet updated.~~

~~Comment 8: Centerlines of water courses, creeks, existing drainage structures should be shown on the existing conditions plan.~~

~~Response 8: Existing Conditions Plan sheet updated.~~

~~Comment 9: Differentiate between existing and proposed utilities. It is no clear as to what is being proposed and what is existing.~~

~~Response 9: Callouts added to multiple sheets to denote existing utilities more clearly.~~

~~Comment 10: Existing water and wastewater lines should be shown on the existing conditions plan.~~

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~~Comment 11: Label existing storm drain pipes and their sizes. It appears that the project proposes to tie a 48" storm drain line into a 36" storm drain line.~~

~~Response 11: Callouts added to Inlet Drainage Area Map sheet to denote existing storm pipe sizes. Callouts updated for proposed drainage system.~~

~~Comment 12: How is the water in the storm sewer proposed to drain? The end of line is shown as a stub out not a headwall.~~

~~Response 12: Sheets updated to show headwall at the end of the storm sewer pipe.~~

~~Comment 13: Provide document numbers for any existing easements shown on the plans. If they are proposed then label as proposed.~~

~~Response 13: Existing easement callouts have been added and updated. Proposed easement callouts have been updated.~~

~~Comment 14: Provide names for the proposed streets.~~

~~Response 14: Street names have been added for the proposed streets.~~

Comment 15: The proposed runoff flows are significantly greater than the undeveloped runoff flows. Provide a copy of the approved detention waiver request.

Response 15: A detention analysis for the Las Entradas area has been provided with this submittal.

~~Comment 16: Utility demand data should be included on the utility plan sheet.~~

~~**Response 16: Utility demand data from “Utility Demand Calculation Letter” added to utility plan sheet.**~~

Comment 17: Provide the size and description for all drainage features proposed either on or off the site. Provide sizes of the headwalls.

Response 17: Callouts have been added to proposed swales and drainage features on the Inlet Drainage Area Map and Proposed Drainage Area Map sheets. Headwall sizes have been updated.

Comment 18: Work including grading appears to be proposed within the FEMA 100-year floodplain. Has anything been submitted to FEMA for this proposed work? Provide a copy of the approved CLOMR.

Response 18: An approved CLOMR (Case No. 08-06-0480R) and the “Las Entradas – Mass Grading” project adjacent to the site should remove this site from the existing 100-year floodplain. Letters from FEMA have been provided with this submittal.

~~Comment 19: An easement should be provided for the storm drain that runs between the lots in Block A.~~

~~**Response 19: Easement has been added.**~~

Comment 20: Provide document numbers for wastewater and drainage easements. If they are not existing, then label them as being proposed and remove the Doc No note.

Response 20: Labels for existing easements have been added and updated. Callouts for proposed easements have been updated.

Comment 21: Differentiate between the 40' utility easement and the 20' building line. Both should be shown on the preliminary plat. The utility easement should be labeled as water, wastewater and drainage easement.

Response 21: Labels have been added to call out this easement and differentiate from the building line.

Comment 22: Existing water and wastewater lines should be shown on the Utility Plan.

Response 22: Existing utilities should now be shown on Utility Plan.

Comment 23: Will the proposed drainage system be public or private?

Response 23: Proposed drainage system is to be a mix of public and private. Drainage within the building lots is to be designated as private and drainage in the public ROW to be public.

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

Sincerely,



Jason Reece, PE
Project Manager