



Texas Engineering Firm #4242

Date: Friday, August 20, 2021

Alex Granados
Kimley-Horn
10814 Jollyville Road, Building 4, Suite 200
Austin TX 78759
alex.granados@kimley-horn.com

Permit Number 2021-P-1351-PP
Job Address: Manor Heights Phase 6 Commercial Preliminary Plat, Manor, TX. 78653

Dear Alex Granados,

The first submittal of the Manor Heights Phase 6 Commercial Preliminary Plat (*Preliminary Plan*) submitted by Kimley-Horn and received on September 01, 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. Existing waterlines should be shown and labeled on the plans.
2. Sizes for all storm drain lines, headwalls, etc. should be listed on the preliminary plat.
3. The name of the proposed commercial collector should be provided.
4. Provide a description for each proposed lot.
5. A copy of the complete application for floodplain map amendment or revision sent to FEMA should be provided.
6. The utility demand data appears to be incorrect. Typically LUEs for commercial areas are based on the acreage of the lots. Please provide calculations for the number of LUEs for water and wastewater.

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

8/20/2021 3:16:01 PM
Manor Heights Phase 6 Commercial Preliminary Plat
2021-P-1351-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 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



September 1, 2021

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

**RE: Permit Number: 2021-P-1351-PP
Job Address: Manor Heights Phase 6 Preliminary Plat, Manor, TX 78653**

Dear Pauline Gray:

Please accept this **Comment Response Letter** in reply to your review, dated August 20, 2021, of the first submittal of the *Manor Heights Phase 6 Preliminary Plat* submitted on July 26, 2021. Original comments have been included below for reference. Kimley-Horn's responses are in red.

Ordinance Requirements

1. Existing waterlines should be shown and labeled on the plans.

Response: All existing waterlines are shown and labeled on all applicable sheets.

2. Sizes for all storm drain lines, headwalls, etc. should be listed on the preliminary plat.

Response: All sizes for storm sewer structures and pipes are shown and labeled on all applicable sheets.

3. The name of the proposed commercial collector should be provided.

Response: Street name has been added to all applicable sheets.

4. Provide a description for each proposed lot.

Response: Lot description, per the PUD concept plan has been provided on the preliminary plat.

5. A copy of the complete application for floodplain map amendment or revision sent to FEMA should be provided.

Response: Current CLOMR documentation has been provided in this submittal from FEMA. LOMR will be completed once fill is placed on Phase 2 (Sections 1A, 1B, and 2). Currently, Phase 2 is under construction.

6. The utility demand data appears to be incorrect. Typically LUEs for commercial areas are based on the acreage of the lots. Please provide calculations for the number of LUEs for water and wastewater.

Response: LUE calculations were produced from the maximum allowed LUEs for the PUD and then accounted for the proposed LUEs for all other Phases of Manor Heights. Per email correspondence on 8/31/2021, a table showing how these were produced has been provided on the overall utility layout (Sheet 7). Maximum allowed LUEs per the Manor Heights PUD is 1,794 LUEs for both water and wastewater. Phases 2-5 account for 1,369 LUEs in total, with the majority of these being single family (SF-1). The remaining 425 LUEs are estimated to be completely accounted for by Phase 6 commercial development.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Alejandro E. Granados Rios".

Alex Granados, P.E.
(512) 782-0602
alex.granados@kimley-horn.com