



Texas Engineering Firm #4242

Date: Friday, April 30, 2021

becka brien
Kimley Horn
10814 Jollyville Road Campus IV
Austin 78759
becka.brien@kimley-horn.com

Permit Number 2021-P-1318-PP
Job Address: 30°21'53.6, manor, TX. 78653

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Dear becca brien,

The first submittal of the Compass Rose Preliminary Plat and TIA (*Preliminary Plan*) submitted by Kimley Horn and received on June 03, 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 letter submitted by Kimley-Horn states that IDEA has opted to sell the property but has not indicated that the property has been sold, so the title of the project will need to change to "Charter School, Phase 1" instead of "Compass Rose Academy" to match the authorization letter from IDEA to the letter submitted by Kimley-Horn for the project unless documentation is provided to show that the property has been sold.
2. The preliminary plat cannot be approved until the concept plan has been approved. The concept plan has not been approved at this time.
3. The TIA is still under review. Comments will be provided separately for the TIA.
4. The LUE calculations letter states that Travis County MUD No. 2 will provide water and wastewater service to the school site. Please correct the letter to state that water and wastewater will be provided by the City of Manor.
5. No Utility Demand information was included in the LUE calculation letter.
6. TCESD No. 12 does not sign preliminary plats. The signature and review block should be removed.
7. Verify that the locations of the City Limits and ETJ are shown in the correct locations.
8. The proposed wastewater line to be installed by the City will be 12" not 8".
9. Site plan information should be removed from the preliminary plat as it is not required to be shown and is making it difficult to read.
10. Even if the storm sewer onsite is private, the location, size and description of any proposed drainage appurtenances including storm sewers, detention ponds and other structures should be shown on the preliminary plat.

11. Numbers to identify each lot and block should be shown on the preliminary plat.
12. Hackberry and Chinaberry are not considered significant trees by the City of Manor.

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

June 28, 2021

Jaeco Engineering Firm
1500 County Road 269
Leander, TX 78641

**RE: Compass Rose Manor
2021-P-1318-PP
30°21'53.6, Manor, TX. 78653
Preliminary Plat – 1st Plan Check**

To Whom It May Concern:

Please accept this *Comment Response Letter* in reply to Compass Rose Manor Preliminary Plan Review, dated April 30, 2021, regarding the above referenced project. Original comments have been included below for reference. All Kimley-Horn responses are listed in **maroon**.

Concept Plan

1. *The letter submitted by Kimley-Horn states that IDEA has opted to sell the property but has not indicated that the property has been sold, so the title of the project will need to change to “Charter School, Phase 1” instead of “Compass Rose Academy” to match the authorization letter from IDEA to the letter submitted by Kimley-Horn for the project unless documentation is provided to show that the property has been sold.*

Response: Proof of the ownership change to FM 973 Building Hope LLC has been included in our submittal

2. *The preliminary plat cannot be approved until the concept plan has been approved. The concept plan has not been approved at this time.*

Response: The concept plan has been approved on 5-27-2021

3. *The TIA is still under review. Comments will be provided separately for the TIA.*

Response: Acknowledged

4. *The LUE calculations letter states that Travis County MUD No. 2 will provide water and wastewater service to the school site. Please correct the letter to state that water and wastewater will be provided by the City of Manor.*

Response: LUE calculation table has been included on the Preliminary Plat instead of LUE letter. Email from Brandon on 4-6-2021 indicates the disregard of this letter from our submittal.

5. *No Utility Demand information was included in the LUE calculation letter.*

Response: LUE calculation table has been included on the Preliminary Plat instead of LUE letter. Email from Brandon on 4-6-2021 indicates the disregard of this letter from our submittal.

6. TCESD No. 12 does not sign preliminary plats. The signature and review block should be removed. 7. Verify that the locations of the City Limits and ETJ are shown in the correct locations.

Response: Signature block has been removed

8. The proposed wastewater line to be installed by the City will be 12" not 8".

Response: Proposed wastewater size has been updated

9. Site plan information should be removed from the preliminary plat as it is not required to be shown and is making it difficult to read.

Response: Site information has been removed from preliminary plat besides onsite storm infrastructure.

10. Even if the storm sewer onsite is private, the location, size and description of any proposed drainage appurtenances including storm sewers, detention ponds and other structures should be shown on the preliminary plat.

Response: Storm sewer, ponds, and all storm structures are now being shown on the plans.

11. Numbers to identify each lot and block should be shown on the preliminary plat.

Response: The 1 lot on our project is being clearly shown on the plans.

12. Hackberry and Chinaberry are not considered significant trees by the City of Manor.

Response: Note on existing conditions sheet has been added, "All surveyed trees are not considered "significant" as defined by the city of manors land development code."

End of Report.

Should you have any questions or additional comments, please feel free to contact me using the information in my signature below.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brandon Hammann, PE
Brandon.hammann@kimley-horn.com
(512) 271 6314