



Texas Engineering Firm #4242

Date: Monday, November 30, 2020

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

Permit Number 2020-P-1271-PP
Job Address: 12601 Gregg Manor Road, Manor, TX. 78653

Dear Gabriel Bermudez,

The first submittal of the Shadowview Commercial Section 3 Preliminary - Hill Lane Ext. (*Preliminary Plan*) submitted by Kimley-Horn and received on December 09, 2020, 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. Per Chapter 10, Article 10.02, Section 22.C (3)(i) and Section 22.c (4)(i) of the City of Manor Municipal Code. The proposed drainage flows appear to be correct. The proposed areas in question have higher impervious areas and shorter times of concentration with equal or larger areas compared to existing areas. But the runoff is shown as less and the weir on the lake is being removed as the report states detention is not needed. Please review these calculations and provide justification for the smaller flows.
2. Per Chapter 10, Article 10.02, Section 22.C (3)(vii) of the City of Manor Municipal Code. Please provide dashed circles for the existing trees to be removed.
3. Per Chapter 10, Article 10.02, Section 22.C (3)(viii) of the City of Manor Municipal Code. Please label the proposed trees on the plan or place a symbol in the legend.
4. Per Chapter 10, Article 10.02, Section 22.C (4)(iv) of the City of Manor Municipal Code. A copy of the approved Traffic Impact Analysis was not provided with this submittal.
5. The Drainage Exhibits in the Engineer's Report do not match the provided Drainage Sheets in the preliminary plat set.

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

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Lane Ext.
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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



December 08, 2020

Pauline Gray, P.E.
Jay Engineering Company, Inc.
P.O. Box 2029
Leander, Texas 78646-2029

**RE: *Shadowview Commercial Section 3
Preliminary Plan
Permit Number: 2020-P-1271-PP***

Dear Pauline Gray,

The purpose of this letter is to provide satisfactory answers to the comments, in a comment letter dated November 30, 2020. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

Comment 1: Per Chapter 10, Article 10.02, Section 22.C (3)(i) and Section 22.c (4)(i) of the City of Manor Municipal Code. The proposed drainage flows appear to be correct. The proposed areas in question have higher impervious areas and shorter times of concentration with equal or larger areas compared to existing areas. But the runoff is shown as less and the weir on the lake is being removed as the report states detention is not needed. Please review these calculations and provide justification for the smaller flows.

Response 1: The peak flow calculations shown in the plans and the engineering report for the proposed drainage areas were verified to make sure the information provided for all point of interests are correct. Although the peak flows were validated, a small error was found in table 4.2 of the engineer's report. The total drainage area flowing to POI A is 47.7 acres instead of the 65.44 acres shown previously. Table 4.2 was updated, and it is also shown below for reference.

The main contributing factor for developed flows to be smaller than the existing ones at point A is due to a reduction in drainage area. The portion west of Lexington St. of drainage area E-A is 40.48 acres, while the remaining area East of the existing street is 12.07 acres. In the proposed condition, the pond creates a drainage boundary that divides drainage area E-A into two. These two drainage areas are DA-1 and DA-2. DA-2 will have the same area as in the existing condition with 12.07 acres, while DA-1 decreases in size from 40.48 to 35.70. DA-1 and DA-2 will generate a combined flow of 333.14 cfs, which is greater than the 324.54 cfs created in the existing condition.

However, the peak flows at POI A are smaller than the existing flows because DA-1 and DA-2 peak at different times. Additionally, even though detention is not provided because the weir was removed, Culvert A (7'x4' BC) will limit the flowrate at which the pond will outflow developed runoff going into the pond.

Point of Analysis	Total Drainage Area (Acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Time of Concentration (min)	Storm Event	Developed Runoff (cfs)
A	47.77	38.22	80.00%	16.60	2	64.51
					10	124.51
					25	156.27
					100	210.40
B	2.10	1.68	80.00%	5.00	2	6.58
					10	11.10
					25	14.29
					100	17.35
C	15.57	6.07	38.99%	17.58	2	27.09
					10	58.16
					25	74.64
					100	101.70

Comment 2: Per Chapter 10, Article 10.02, Section 22.C (3)(vii) of the City of Manor Municipal Code. Please provide dashed circles for the existing trees to be removed.

Response 2: The line type for trees to be removed was revised to a dashed line. This symbol was also added to legend in sheet. Please see Sheet 3.

Comment 3: Per Chapter 10, Article 10.02, Section 22.C (3)(viii) of the City of Manor Municipal Code. Please label the proposed trees on the plan or place a symbol in the legend.

Response 3: All proposed trees were labeled. Additionally, the proposed tree symbol was added to the legend. Please see sheet 3.

Comment 4: Per Chapter 10, Article 10.02, Section 22.C (4)(iv) of the City of Manor Municipal Code. A copy of the approved Traffic Impact Analysis was not provided with this submittal.

Response 4: A copy of the Traffic Impact Analysis (TIA) is included with this submittal.

Comment 5: The Drainage exhibits in the Engineer's report do not match the provided Drainage Sheets in the Preliminary plat set.

The Engineer's was revised with updated drainage sheets.

Please contact me at 512-782-0594 or gabriel.bermudez@kimley-horn.com should you have any questions.

Sincerely,



Gabriel Bermudez Mon, PE