



Texas Engineering Firm #4242

Date: Tuesday, February 2, 2021

Jason Reece
Kimley-Horn
10814 Jollyville Road, Building 4, Suite 300
Austin TX 78759
jason.reece@kimley-horn.com

Permit Number 2021-P-1298-PP
Job Address: Manor Heights Phase 4 & 5 Preliminary Plat, Manor, TX. 78653

Dear Jason Reece,

The first submittal of the Manor Heights Phase 4 & 5 Preliminary Plat (*Preliminary Plan*) submitted by Kimley-Horn and received on April 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. Verify that the park acreage in Phase 5 is correct. The table on Sheet 3 appears to list a different acreage than what is shown on the plans.
2. Please clearly show the existing property lines and bearings and distances on the existing conditions sheet. They are hard to read.
3. There appears to be a note missing pm the checklist regarding why significant trees are not shown.
4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section22(c)(2)(vii), the locations, sizes and descriptions of all existing utilities should be shown on the preliminary plat. This includes storm sewer and wastewater manholes.
5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section22(c)(2)(viii), the locations, dimensions, names and descriptions of public right-of-ways within the subdivision, intersecting or contiguous with its boundaries should be shown on the preliminary plat.
6. If there is a FEMA application for this Phase a copy should be provided.
7. Street names should be provided for the proposed streets as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section22(c)(3)(iii).
8. Clarify why no tree information was provided with the preliminary plat submittal.
9. The proposed water and wastewater service locations should be adjusted so that inlets are not located on the same lot line as the services.

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10. Dimensions should be added to the proposed access/public utility easement lot.
11. The size of the existing gas line should be added to the plans.
12. Clarify what is meant for the areas labeled ROW to be obtained by the City of Manor.
13. Clarify what the note on Sheet 8 regarding Denise Marie Pilotte Loshiavo is for.
14. Provide information for the wet pond and outlet structure. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(i), the location, size and description of any proposed drainage appurtenances including storm sewers, detention ponds and other drainage structures proposed to be constructed on and off the site should be provided.
15. Show the location of the proposed development on the overall drainage map.

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



February 12, 2021

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

**RE: Permit Number: 2021-P-1298-PP
Job Address: Manor Heights Phase 4 & 5 Preliminary Plat, Manor, TX. 78653**

Dear Pauline Gray:

Please accept this **Comment Response Letter** in reply to your review, dated February 02, 2021, of the first submittal of the *Manor Heights Phase 4 & 5 Preliminary Plat* submitted on January 08, 2021. Original comments have been included below for reference. Kimley-Horn's responses are in red.

Ordinance Requirements

1. Verify that the park acreage in Phase 5 is correct. The table on Sheet 3 appears to list a different acreage than what is shown on the plans.

Response: The Manor Heights Parkland Data table on Sheet 3, indicates 7.95 acres of Parkland in Phase 5. This acreage corresponds to Parkland area outside the floodplain to be provided within this phase. The 13.10 acres is the acreage of the lot. The table was modified to avoid confusion and provide clarity.

2. Please clearly show the existing property lines and bearings and distances on the existing conditions sheet. They are hard to read.

Response: The Existing Condition sheet was revised to show clearly existing property lines and bearings.

3. There appears to be a note missing pm the checklist regarding why significant trees are not shown.

Response: Per the PUD notes #2, an inventory of significant trees to remain and to be removed will be submitted with construction plans. This note is included in Note #2 of the general notes on Sheet 5.

4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(vii), the locations, sizes and descriptions of all existing utilities should be shown on the preliminary plat. This includes storm sewer and wastewater manholes.

Response: Existing wastewater and stormwater structures were labeled.

5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(viii), the locations, dimensions, names and descriptions of public right-of-ways within the subdivision, intersecting or contiguous with its boundaries should be shown on the preliminary plat.

Response: Row width of intersecting streets were labeled.

6. If there is a FEMA application for this Phase a copy should be provided.

Response: There is no FEMA application for these phases.

7. Street names should be provided for the proposed streets as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(iii).

Response: Street names are provided.

8. Clarify why no tree information was provided with the preliminary plat submittal.

Response: Per the PUD notes #2, an inventory of significant trees to remain and to be removed will be submitted with construction plans. This note is included in Note #2 of the general notes on Sheet 5. An aerial of the site has been provided in Sheet 3.

9. The proposed water and wastewater service locations should be adjusted so that inlets are not located on the same lot line as the services.

Response: Water and wastewater services were revised so that inlets are not located on the same lot line.

10. Dimensions should be added to the proposed access/public utility easement lot.

Response: All dimensions of the proposed access/public utility easement lot were labeled.

11. The size of the existing gas line should be added to the plans.

Response: The size of the existing gas line was labeled on the Existing Condition sheet. The existing gas line is an 8".

12. Clarify what is meant for the areas labeled ROW to be obtained by the City of Manor.

Response: These areas currently provide access to Lots 1, 2 and 3 of the J.F. Nagle estates. The proposed ROW will encroach portions of these flag lots. The purpose of these areas is to show the City the portion that will become public with ROW. The remaining portions not encroaching the ROW will be retained by current owners.

13. Clarify what the note on Sheet 8 regarding Denise Marie Pilotte Loshiavo is for.

Response: This label was not shown correctly and has been deleted.

14. Provide information for the wet pond and outlet structure. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(i), the location, size and description of any proposed drainage appurtenances including storm sewers, detention ponds and other drainage structures proposed to be constructed on and off the site should be provided.

Response: The existing pond will be filled in some areas to be utilized as a drainage feature to route storm runoff to Cottonwood Creek. No detention will be provided as a detention waiver was approved for this phase. A rough storage volume of the proposed pond is shown in Sheet 14.

15. Show the location of the proposed development on the overall drainage map.

Response: The boundaries of the proposed phases were added to the overall drainage area map.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jason Reece, P.E.
(512) 551-1839
jason.reece@kimley-horn.com



Texas Engineering Firm #4242

Date: Tuesday, March 16, 2021

Jason Reece
Kimley-Horn
10814 Jollyville Road, Building 4, Suite 300
Austin TX 78759
jason.reece@kimley-horn.com

Permit Number 2021-P-1298-PP
Job Address: Manor Heights Phase 4 & 5 Preliminary Plat, Manor 78653

Dear Jason Reece,

The subsequent submittal of the Manor Heights Phase 4 & 5 Preliminary Plat submitted by Kimley-Horn and received on April 01, 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. Verify that the park acreage in Phase 5 is correct. The table on Sheet 3 appears to list a different acreage than what is shown on the plans.~~
- ~~2. Please clearly show the existing property lines and bearings and distances on the existing conditions sheet. They are hard to read.~~
- ~~3. There appears to be a note missing pm the checklist regarding why significant trees are not shown.~~
- ~~4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B-Section 22(c)(2)(vii), the locations, sizes and descriptions of all existing utilities should be shown on the preliminary plat. This includes storm sewer and wastewater manholes.~~
- ~~5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B-Section 22(c)(2)(viii), the locations, dimensions, names and descriptions of public right of ways within the subdivision, intersecting or contiguous with its boundaries should be shown on the preliminary plat.~~
- ~~6. If there is a FEMA application for this Phase a copy should be provided.~~

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- ~~7. Street names should be provided for the proposed streets as required by City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(iii).~~
8. Clarify why no tree information was provided with the preliminary plat submittal.
9. ~~The proposed water and wastewater service locations should be adjusted so that inlets are not located on the same lot line as the services.~~
- ~~10. Dimensions should be added to the proposed access/public utility easement lot.~~
11. The size of the existing gas line should be added to the plans.
12. Clarify what is meant for the areas labeled ROW to be obtained by the City of Manor.
13. Clarify what the note on Sheet 8 regarding Denise Marie Pilotte Loshiavo is for.
- 14. Provide information for the wet pond and outlet structure. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(i), the location, size and description of any proposed drainage appurtenances including storm sewers, detention ponds and other drainage structures proposed to be constructed on and off the site should be provided.**
- ~~15. Show the location of the proposed development on the overall drainage map.~~
- 16. Provide information for the owner of the property where the pond outlet will drain.**
- 17. The parkland acreages provided on the preliminary plat appear to be different than what is listed in the Development Agreement.**

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



March 29, 2021

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

**RE: Permit Number: 2021-P-1298-PP
Job Address: Manor Heights Phase 4 & 5 Preliminary Plat, Manor, TX. 78653**

Dear Pauline Gray:

Please accept this **Comment Response Letter** in reply to your review, dated March 16, 2021, of the first submittal of the *Manor Heights Phase 4 & 5 Preliminary Plat* submitted on February 17, 2021. Original comments have been included below for reference. Kimley-Horn's responses are in red.

Ordinance Requirements

1. Provide information for the wet pond and outlet structure. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(i), the location, size and description of any proposed drainage appurtenances including storm sewers, detention ponds and other drainage structures proposed to be constructed on and off the site should be provided.

Response: Information regarding pond size and outlet structure is provided in the Drainage Calculations sheet.

2. Provide information for the owner of the property where the pond outlet will drain.

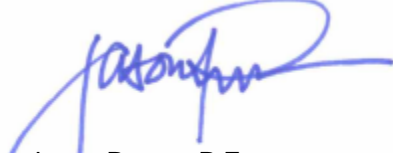
Response: Owner information has been added to drainage sheet.

3. The parkland acreages provided on the preliminary plat appear to be different than what is listed in the Development Agreement.

Response: Per the Development agreement there are three areas within Phases 4 and 5 provided as Public Parkland areas. These areas have a total combined acreage of 21.78. These same three parkland areas are provided with this application, however, the total provided area is 23.22 acres. More parkland is provided outside the floodplain (Lot 60, Block B), specifically to the southeast property boundary within Phase 5. Please note that more public parkland acreage is provided than what it is required in the Development agreement.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jason Reece, P.E.
(512) 551-1839
jason.reece@kimley-horn.com