



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Thursday, December 3, 2020

Amir Namakforoosh
Carlson, Brigrance & Doering, Inc.
12129 RR 620 N, Ste. 600
Austin 78750
amir@cbdeng.com

Permit Number 2020-P-1284-PP
Job Address: The Emerald MF - Las Entradas - Preliminary Plat, Manor, TX. 78653

Dear Amir Namakforoosh,

The first submittal of the The Emerald MF - Las Entradas - Preliminary Plat (*Preliminary Plan*) submitted by Carlson, Brigrance & Doering, Inc. and received on March 12, 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 topographic data shall extend outward from the property boundary for a distance equal to twenty-five percent (25%) of the distance across the tract, but not fewer than fifty (50) feet nor more than two hundred (200) feet as required per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(vi).
2. Significant trees within the boundaries of the subdivision and of 8-inch caliper and larger shall be shown on the preliminary plat. Landscape Sheets were provided. Please provide this information on a separate sheet than the Landscape Plans. Landscape Plans are not required to be submitted with the preliminary plat.
3. The storm drain lines are shown to be HDPE. Are the lines private or public? Any public storm drain lines are required to be RCP.
4. On the proposed improvements sheet clearly label what is existing and what is proposed.
5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(vii) and Section 22(b)(3)(viii):

Significant Trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles.

Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of:

- a) 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and

- b) 1: 1 for Significant Trees between eight (8) and eighteen (18) in caliper.
- c) Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper require Commission approval.

This information should be provided on a sheet in the preliminary plat. Landscape plans should not be used to provide this information.

6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(4)(i), a drainage study, consisting of a Drainage Area Map with contours, location and capacities of existing and proposed drainage features, and calculations in accordance with this Ordinance and good engineering practices, shall be provided to ensure the property will be developed in accordance with City drainage policies. Nothing was provided for the proposed site.

7. Utility demand data should be added to the preliminary plat sheets where the utilities are shown.

8. A copy of the approved Concept Plan should be provided.

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



Ms. Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA
1500 County Road 269.
Leander, Texas 78641

CBD Project No. 5163
Date: 03/10/2021

RE: Comment Response – Update #1
Manor Apartments – Preliminary Plat
10721 1/2 Tur Weg Lane,
Manor, Travis County, TX 78653
COM Case No. **2020-P-1284-PP**

Dear Ms. Gray:

Please accept this letter and the accompanying support material as our update to the comments received by your office on December 03, 2020 for the above referenced project. We have reviewed these comments and responded in the following manner:

1. The topographic data shall extend outward from the property boundary for a distance equal to twenty-five percent (25%) of the distance across the tract, but not fewer than fifty (50) feet nor more than two hundred (200) feet as required per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(vi)
Response: The topographical data has been extended 200 ft (max) outward from the property boundary.
2. Significant trees within the boundaries of the subdivision and of 8-inch caliper and larger shall be shown on the preliminary plat. Landscape Sheets were provided. Please provide this information on a separate sheet than the Landscape Plans. Landscape Plans are not required to be submitted with the preliminary plat.
Response: Significant trees 8-inch caliper and larger are all shown on the prelim plat. Please reference the Existing Conditions (sheet 2).
3. The storm drain lines are shown to be HDPE. Are the lines private or public? Any public storm drain lines are required to be RCP.
Response: Storm drain lines shown onsite (10.74-acre tract) are to be privately maintained and will consist of HDPE. Storm drain lines shown within the ROW and/or offsite will be publicly maintained and consist of RCP. Please reference the Proposed Utility Improvements (sheet 3).
4. On the proposed improvements sheet, clearly label what is existing and what is proposed.
Response: A legend, callouts, and notes have all been added to the Proposed Utility Improvements (sheet 3) to clearly delineate and decipher proposed vs. existing improvements.
5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(vii) and Section 22(b)(3)(viii):

Significant Trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles.

Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of:

- a) 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and.
- b) 1: 1 for Significant Trees between eight (8) and eighteen (18) in caliper.
- c) Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper require Commission approval.

This information should be provided on a sheet in the preliminary plat. Landscape plans should not be used to provide this information.

Response: A Tree Protection Plan (sheet 4) has been created and added to the overall Prelim Plat set. All existing trees have been surveyed and are accurately depicted on the plan. Existing trees to be preserved and/or removed as part of the development of Lot 1 are identified with a solid CRZ and dashed CRZ respectively. Tree tables, mitigation calculations, the location of replacement trees are also shown.

6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(4)(i), a drainage study, consisting of a Drainage Area Map with contours, location and capacities of existing and proposed drainage features, and calculations in accordance with this Ordinance and good engineering practices, shall be provided to ensure the property will be developed in accordance with City drainage policies. Nothing was provided for the proposed site.

Response: Existing and Proposed Drainage Area Maps have been added to the overall Prelim Plan set as sheets 5 and 6 respectively. Drainage calculation tables and Notes have also been provided and adhere to the overall Las Entradas drainage study prepared by AECOM dated October 30, 2008 (provided with initial submittal). In addition, drainage calculations have been provided on the Proposed Drainage Area Map (sheet 6) for the proposed 60" RCP stub/tie in point for the development.

7. Utility demand data should be added to the preliminary plat sheets where the utilities are shown.

Response: Utility demand data for the proposed multifamily development has been provided on the Proposed Utility Improvements (sheet 3).

8. A copy of the approved Concept Plan should be provided.

Response: See attached approval from Planning and Zoning Commission dated January 13, 2021.

If you or your team members should have any questions or require clarifications on any items, regarding the responses contained in this letter, please don't hesitate to contact our office at 512-280-5160 and we will be happy to discuss in more detail. Thank you for your effort in reviewing this project.

Sincerely,

CARLSON, BRIGANCE & DOERING, INC.

Firm # F3791

Amir Namakforoosh

Amir Namakforoosh, P.E.

Project Manager