



1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Wednesday, September 18, 2024

Sarah Starkey
Kimley-Horn & Associates
501 South Austin Ave, Suite 1310
Georgetown TX 78626
sarah.starkey@kimley-horn.com

Permit Number 2024-P-1675-PP
Job Address: Old Kimbro Road, Manor, TX. 78653

Dear Sarah Starkey,

The first submittal of the Manor Heights Phase 4 and 5 Preliminary Plat revision (*Preliminary Plan*) submitted by Kimley-Horn & Associates and received on November 13, 2024, 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 Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. Remove Feliz Paiz as the P&Z chairperson, only call out the P&Z chairperson.
- ii. The drainage calculations provide the additional Q values for the additional lots added. Provide a comparison table for the existing vs the proposed runoff on the plans. The proposed runoff will need to equal to or be less than the existing.
 - a. With the addition of additional lots this will increase the impervious cover. Does this increase exceed the allowable runoff for this site? Provide additional information.
 - b. Highlight the point of analysis.
 - c. A highlighted summary showing the overall results will be sufficient. Reference table 2: peak flow summary in the engineering report.
- iii. Has confirmation from the city been given that the additional water demand added to this site is allowable for the amount of LUEs dedicated to this area? If so, please provide.
- iv. 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.
 - a. Will the additional lots impact any trees?
- v. 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
 - 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.
 1. Will the additional lots impact any trees?
- vi. Has the revised TIA been reviewed and approved? If so, provide this documentation.
 - a. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document.
- vii. Has the concept plan been approved for this? If so, please provide.
- viii. Does the engineer report include the additional lots in the runoff calculations? table 2: Peak flow summary.

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,



Tyler Shows
Staff Engineer
GBA