



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, April 5, 2022

Permit Number 2022-P-1419-PP

Job Address: Las Entradas North Phase 4 & 5 Preliminary Plat, Manor, TX. 78653

Dear ,

The first submittal of the Las Entradas North Phase 4 & 5 Preliminary Plat (*Preliminary Plan*) submitted by Kimley-Horn and received on August 05, 2022, 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 (737) 247-7557 or by email at pgray@gbateam.com.

1. ~~The current Mayor of Manor is Dr. Christopher Harvey, and Julie Leonard is the current Planning and Zoning Chairperson. Please make these edits on the cover sheet.~~
2. ~~FEMA floodway zone references "note 2", need to provide note 2.~~
3. ~~Provide sizes and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto.~~
4. ~~Provide the names of the proposed streets within the subdivision.~~
5. ~~Provide the location of building setback lines indicated by dash lines on the Plat. Follow Manor Code of Ordinance Ch.14 Sec. 14.02.007—Residential development standards and Sec. 14.02.020—Non-residential and mixed-use development standards.~~
6. ~~Provide information that each tree removed will be replaced. 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 the 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.~~

7. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements. They should be added to the preliminary plat set on the utility sheet.

~~8. Since the proposed development is being done within the 100-yr. flood plain, the developer shall include a copy of the complete application for floodplain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA).~~

~~9. Adjust the contours for the Drainage easements, so that way the numbers aren't overlapping and is easier to view.~~

~~10. Provide an overall view of the entire site on one sheet.~~

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.
Lead AES
Jay Engineering, a Division of GBA



July 22, 2022

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

RE: *Permit Number 2022-P-1419-PP*

Job Address: Las Entradas North Phase 4 & 5 Preliminary Plan, Manor, TX. 78653

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated **April 5th, 2022**. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

ORDINANCE REQUIREMENTS:

Comment 1: The current Mayor of Manor is Dr. Christopher Harvey, and Julie Leonard is the current Planning and Zoning Chairperson. Please make these edits on the cover sheet.

Response 1: Noted. These have been updated.

Comment 2: FEMA floodway zone references “note 2”, need to provide note 2.

Response 2: Notes have been updated. Please refer to the Floodplain note on the Existing Conditions (Sheet 1 of 2) plan.

Comment 3: Provide sizes and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto.

Response 3: All existing utilities have been labeled with this update. Please refer to the Existing Conditions plan sheets.

Comment 4: Provide the names of the proposed streets within the subdivision.

Response 4: Names of the proposed streets within the subdivision have been provided with this update. Please refer to the Preliminary Plan sheets.

Comment 5: Provide the location of building setback lines indicated by dash lines on the Plat. Follow Manor Code of Ordinance Ch.14 Sec. 14.02.007 – Residential development standards and Sec. 14.02.020 – Non-residential and mixed-use development standards.

Response 5: Building setback lines have been added to the plan sheets.

Comment 6: Provide information that each tree removed will be replaced. 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 the 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.

Response 6: A note stating that “Replacement trees will be provided with the construction plans”, has been added to the preliminary plans. Please see Note 2 on the Preliminary Plan (Sheet 2 of 2).

Comment 7: Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements.

Response 7: Utility demand data calculations consistent with the proposed uses indicated on the preliminary plat have been included with this submittal.

Comment 8: Since the proposed development is being done within the 100 yr. flood plain, the developer shall include a copy of the complete application for floodplain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA).

Response 8: An approved CLOMR (Case No. 08-06-0480R) and the “Las Entradas – Mass Grading” project should remove proposed development out of the 100 yr FEMA floodplain. A copy of the FEMA approval letters have been included with this submittal package.

Comment 9: Adjust the contours for the Drainage easements, so that way the numbers aren't overlapping and is easier to view.

Response 9: Contours labels have been adjusted to not overlap or obstruct easement labels. Please refer to Existing Conditions (Sheet 1 of 2) plans.

Comment 10: Provide an overall view of the entire site on one sheet.

Response 10: A single sheet with an overall view of the entire site has been included with this submittal. Please refer to the Overall Preliminary Plan sheet.

Please contact me at (512) 551-1839 or jason.reece@kimley-horn.com should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason Reece", with a large, stylized loop at the end.

Jason Reece, PE
Project Manager



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, August 4, 2022

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

Permit Number 2022-P-1419-PP
Job Address: Las Entradas North Phase 4 & 5 Preliminary Plat, Manor 78653

Dear Jason Reece,

The subsequent submittal of the Las Entradas North Phase 4 & 5 Preliminary Plat submitted by Kimley-Horn and received on August 05, 2022, 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 (737) 247-7557 or by email at pgray@gbateam.com.

- ~~1. The current Mayor of Manor is Dr. Christopher Harvey, and Julie Leonard is the current Planning and Zoning Chairperson. Please make these edits on the cover sheet.~~
- ~~2. FEMA floodway zone references "note 2", need to provide note 2.~~
- ~~3. Provide sizes and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto.~~
- ~~4. Provide the names of the proposed streets within the subdivision.~~
- ~~5. Provide the location of building setback lines indicated by dash lines on the Plat. Follow Manor Code of Ordinance Ch.14 Sec. 14.02.007—Residential development standards and Sec. 14.02.020—Non-residential and mixed-use development standards.~~

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7. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements. They should be added to the preliminary plat set on the utility sheet.

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~~10. Provide an overall view of the entire site on one sheet.~~

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 (737) 247-7557, 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.
Lead AES
Jay Engineering, a Division of GBA



August 5, 2022

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

RE: *Permit Number 2022-P-1419-PP*

Job Address: Las Entradas North Phase 4 & 5 Preliminary Plan, Manor, TX. 78653

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated **August 4, 2022**. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

ORDINANCE REQUIREMENTS:

Comment 1: Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements. They should be added to the preliminary plat set on the utility sheet.

Response 1: Utility Demand Data has been included with this update to help determine adequacy/consistency of proposed utility improvements. A third utility sheet has been dedicated because the utility demand data and utility plans cannot fit on the same sheet. Please refer to the Utility Demand Data sheet.

Please contact me at (512) 551-1839 or jason.reece@kimley-horn.com should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason Reece", with a large, stylized loop at the end.

Jason Reece, PE
Project Manager