



1500 County Road 269
Leander, TX 78641

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

Date: Monday, July 1, 2024

Andy Graham
Kimley-Horn

andy.graham@kimley-horn.com

Permit Number 2024-P-1661-PP
Job Address: 12100 Tower Road, Manor, TX. 78653

Dear Andy Graham,

The first submittal of the Ventura At Tower Road Apartments Preliminary Plat (*Preliminary Plan*) submitted by Kimley-Horn and received on August 28, 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. ~~Provide updated City personnel: Mayor, Chairperson.~~
- ii. ~~Is ROW being dedicated to Tower Road? If so, provide a called out of the ROW width along Tower Rd and the property~~
- iii. **Replacement Trees shall be shown on the Preliminary Plat based in 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 removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper require Commission approval.**
 - d. **Provide mitigation and calculations associated with it.**
- iv. ~~Provide confirmation on who will provide the water and wastewater services. The cover sheet has Manville, and the engineering report has the City of Manor.~~
- v. ~~Provide utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements. Provide the water and wastewater demand calculations in GPM or LUEs.~~
 - a. ~~This table is provided in the submitted documents. Include this on the preliminary Plat.~~
- vi. **TCESD No. 12 does not sign preliminary plats. Remove their signature block from the cover sheet.**
- vii. **A comment response letter was NOT provided so it could not be verified if all comments had been addressed.**
- viii. **The location, size and description of any proposed drainage appurtenances including storm sewers and other drainage structures should be shown on the preliminary plat.**
- ix. **Fire flow demand and information should be removed from the preliminary plat as that is not reviewed by the City.**

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



1500 County Road 269
Leander, TX 78641

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

Date: Friday, August 23, 2024

Andy Graham
Kimley-Horn

andy.graham@kimley-horn.com

Permit Number 2024-P-1661-PP
Job Address: 12100 Tower Road, Manor 78653

Dear Andy Graham,

The subsequent submittal of the Ventura At Tower Road Apartments Preliminary Plat submitted by Kimley-Horn and received on August 28, 2024, 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 Tyler Shows. 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. Provide updated City personnel: Mayor, Chairperson.~~
- ~~ii. Is ROW being dedicated to Tower Road? If so, provide a called out of the ROW width along Tower Rd and the property~~
- iii. **Replacement Trees shall be shown on the Preliminary Plat based in a replacement ratio (inches removed to inches planted) of:**
 - a. **1:2 for Significant Trees eighteen (18) inches in caliper and larger.**
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 - c. **Replacement Trees shall not be required for removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper require Commission approval.**
 - d. **Provide mitigation and calculations associated with it.**
- ~~iv. Provide confirmation on who will provide the water and wastewater services. The cover sheet has Manville, and the engineering report has the City of Manor.~~
- ~~v. Provide utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements. Provide the water and wastewater demand calculations in GPM or LUEs.~~
 - ~~a. This table is provided in the submitted documents. Include this on the preliminary Plat.~~
- vi. **TCESD No. 12 does not sign preliminary plats. Remove their signature block from the cover sheet.**
- vii. **A comment response letter was NOT provided so it could not be verified if all comments had been addressed.**
- viii. **The location, size and description of any proposed drainage appurtenances including storm sewers and other drainage structures should be shown on the preliminary plat.**
- ix. **Fire flow demand and information should be removed from the preliminary plat as that is not reviewed by the City.**

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,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is written in a cursive, flowing style.

Pauline Gray, P.E.

Lead AES

GBA

August 23, 2024

Tyler Shows
1500 County Road 269
Leander, TX 78641
P.O. Box 2029
Leander, TX 78646-2029

RE: **Permit Number 2024-P-1661-PP**
12100 Tower Road
Manor, Texas 78653

To Whom It May Concern:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by GBA on July 3, 2024. The original comments have also been included below for reference.

T. Shows - (737) 247-7552, tshows@gbateam.com

1. Replacement Trees shall be shown on the Preliminary Plat based in 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 removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper require Commission approval.
 - d. Provide mitigation and calculation associated with it.

Response: Per conversation via phone with Pauline Gray on 7/26, tree mitigation to differ to site plan; there are no trees proposed to be removed with the public work, only the private on-site civil.

2. TCESD No. 12 does not sign preliminary plats. Remove their signature block from the cover
3. A comment response letter was NOT provided so it could not be verified if all comments had been addressed.

Response: A comment response is provided in this submittal.

4. The location, size and description of any proposed drainage appurtenances including storm sewers and other drainage structures should be shown on the preliminary plat.

Response: Location, size and description of proposed drainage appurtenances are shown on the preliminary plat.

5. Fire flow demand and information should be removed from the preliminary plat as that is not reviewed by the City.

Response: Fire flow demand has been removed from the utility demand data sheet.

END OF REPORT

Should you have any questions or require additional information, please feel free to contact me directly at (512) 646-2243 or andy.graham@kimley-horn.com.

Sincerely,



Andrew B. Graham P.E.

Project Manager

KIMLEY-HORN AND ASSOCIATES, INC.