



1500 County Road 269
Leander, TX 78641

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

Date: Monday, March 27, 2023

Thomas Carney
Carney Engineering, PLLC
5465 Legacy Drive, Suite 650, Plano, Texas 75024
PLANO TX 75024
craig@eng-firm.com

Permit Number 2023-P-1517-PP
Job Address: Entrada Glen Apartments Preliminary Plat, , LA.

Dear Thomas Carney,

The first submittal of the Entrada Glen Apartments Preliminary Plat (*Preliminary Plan*) submitted by Carney Engineering, PLLC and received on April 13, 2023, 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. Lakesha Small is the current P&Z chair, update the signature block on the cover page.
- ii. Provide topographic data indicating one (1) foot contour intervals for slopes less than 5%, two (2) foot contour intervals for slopes between 5% and 10%, and five (5) foot contour intervals for slopes exceeding 10%. **The contoured area 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.
- iii. Call out the size of the existing water and wastewater lines that are adjacent to the property.
- iv. Provide utility demand data (LUEs) that is being proposed for water use. Wastewater is provided. Are the buildings being proposed Apartments? If so the City of Manor has multi-family (apartments) at .5 LUEs per unit.
- v. Provide a revised TIA determination worksheet, the current one doesn't have retail listed.
- vi. Provide a call out on the Utility page of the water line connecting to the existing water line north of the property and call out the size of the existing water line.
- vii. Note landscaping plan was not reviewed.
- viii. For the storm system provide documentation that the design of the Gregg Manor culvert will be sufficient to carry the increase in flows.

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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,

A handwritten signature in black ink, appearing to read 'Tyler Shows', followed by a long horizontal flourish.

Tyler Shows
Staff Engineer
GBA



CARNEY
ENGINEERING
COMPANY, PLLC

Tyler Shows
Staff Engineer (GBA)
1500 County Road 269
Leander, Texas 78641

**RE: Entrada Glen Apartments Preliminary Plat – GBA Comments
2023-P-1517-PP
Carney Engineering**

Dear Tyler:

Carney Engineering, on behalf of the owner, is pleased to submit the revised Preliminary Plat (*Preliminary Plan*) for the above reference project per your comments dated March 27, 2023. The following repeats those comments and indicates how each was addressed:

Engineer Review

- I. Lakesha Small is the current P&Z chair, update the signature block on the cover page.
Response: Acknowledged, planning and zoning chair has been revised to Lakesha Small.

- II. Provide topographic data indicating one (1) foot contour intervals for slopes less than 5%, two (2) foot contour intervals for slopes between 5% and 10%, and five (5) foot contour intervals for slopes exceeding 10%. The contoured area 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.
Response: Per our conversation of April 3rd the topo on the north and west sides of the project will tie-in to the Kimley-Horn grades for the Eggleston and Gregg Manor Road extensions. All properties that aren't fenced on the south and east sides topo was obtained up to 50-ft."

- III. Call out the size of the existing water and wastewater lines that are adjacent to the property.
Response: Acknowledged, water and wastewater lines have been labeled adjacent to the property, see sheet C-6 Utility Plan.

- IV. Provide utility demand data (LUEs) that is being proposed for water use. Wastewater is provided. Are the buildings being proposed Apartments? If so the City of Manor has multi-family (apartments) at .5 LUEs per unit.



CARNEY
ENGINEERING
COMPANY, PLLC

Response: Acknowledged, calculations have been revised using 0.5 LUEs per unit in lieu of the 0.7 which was previously used, see sheet C-6 Utility plan for revised calculations.

- V. Provide a revised TIA determination worksheet, the current one doesn't have retail listed.
Response: Acknowledged, a revised TIA determination worksheet has been provided with retail listed.
- VI. Provide a call out on the Utility page of the water line connecting to the existing water line north of the property and call out the size of the exiting water line.
Response: Acknowledged, waterline connection is now called out and the size of the existing water line is labeled, see sheet C-6 Utility plan.
- VII. Note landscaping was not reviewed.
Response: Acknowledged.
- VIII. For the storm system provide documentation that the design of the Gregg Manor culvert will be sufficient to carry the increase in flows.
Response: Acknowledged, existing RCP capacity calculation on C-4 shows that the 36" culvert on Gregg Manor Road has sufficient capacity to carry the increase in flows as it was designed with a capacity of 115cfs for the site and the peak flows in a 100-year storm are 100.5cfs for the site.

Should you have any questions or require additional information, please feel free to contact me at 469-443-0861 or Craig@Eng-Firm.com.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Craig Carney', with a stylized flourish at the end.

Craig Carney, P.E.

Enclosures
Cc: