



Memo

To: Bjorn P. Boentges, PE, CFM, LJA Engineering

From: Rebecca Pacini, AICP, Planner III

Date: December 3, 2021

Re: Review Comments – Commons at Menger Creek Unit 7 Preliminary Plat

The above referenced application is found to be Technically Incompliant for the following reasons listed below:

Planning Comments:

- a. Missing the following information required per Subdivision Ordinance, Article 2, Section 2, 2.02.001:
 - E. If new streets or connections are being provided as part of the development - Two copies of a Transportation Network Plan meeting the requirements of Article 3, Section 3.02.002, and showing the specific location and street Design Type of all proposed Arterial, Collector, Local, and Access streets, lot access points, and typical and dimensioned drawings of cross-sections for each combination of Functional Classification/Design Type for all segments of the plan.
 - G. An Open Space System Plan meeting the requirements of Article 3, Section 3.03, and showing the location, Open Space Types, and proposed area of all public or common open space, including a table of requirements based on the proposed development and typical service areas for each Type.
 - K. If determined necessary by the Planning Director, a Slope Map as identified in the Zoning Ordinance Section 3.05.003C.
- b. Missing the following information required per Subdivision Ordinance, Article 2, Section 2, 2.02.002:
 - F. Name and location of adjacent subdivisions, watercourses on or adjacent to the proposed subdivision, and the property lines and names of the property owners in all adjoining unsubdivided tracts.

- G. The total acreage and total number of lots in the proposed subdivision. Identify separately the total acreage of right-of-way.
- J. Two-foot contour interval surveys tied to City Control Monuments or USGS Bench Marks. Where conditions exist that make the use of two-foot contours impractical, alternate intervals may be used upon approval of the City Manager.
- K. The location of the City limit lines and the outer border of the City's extraterritorial jurisdiction if either traverse the subdivision or are contiguous to a subdivision boundary.
- M. A number to identify each lot and each block, the approximate width and depth of each lot, the acreage identified for each lot and a note of the approximate area of the smallest lot. In a grid system, identify the approximate perimeter of each block, and a note on the approximate perimeters of the largest and smallest blocks. If the alternative compliance for block sizes permitted by Article 3, Section 3.04 will be use, this shall be specified and the approximate areas where the street connectivity ratios may be different shall be indicated.
- c. Ensure that the correct amount of open space to be dedicated is per Resolution 2009-R09, I. A. 12. Menger Creek, the owner agreed to dedicate a linear park on both sides of Menger Creek with a total width of no more than 150 feet. The approved MDP shows that 75 feet on both sides of Menger Creek for a linear park to be dedicated to the City.
- d. Per Zoning Code 3.05.003 C. Slope Map:
 - i. Provide information regarding existing steep slopes within the tiered categories and any removal or disturbance to the steep slopes in accordance with Zoning Code 3.05.003 to include areas that are 15-25%, 25-35%, and over 35% slope
 - ii. Provide the acreage or square footage of the total area and the area to be disturbed

Development Services & Utilities Comments:

- a. See attached redline comments on the plat – revise and resubmit
- b. Overall Utility Plans – ok for preliminary plat

Fire Department Comments:

- a. No comments

Drainage Review Comments:

- a. See attached review memo from Maestas & Associates with code references



November 19, 2021

Laura Talley
Planning and Community Development
Director
City of Boerne
447 N. Main Street
Boerne, Texas 78006

Subject: Drainage Report Review - Commons at Menger Creek Unit 7

Maestas & Associates, LLC has performed a review of the Drainage Report for the Commons at Menger Creek Unit 7, prepared by LJA Engineering, dated August 2021. Our review is based on the criteria established in the City of Boerne Engineering Design Manual, adopted July 27, 2021. Our comments to the Engineer are the following:

Report Comments

1. Provide the CLOMR cited in the drainage report as an appendix and a certification that this CLOMR has been accepted by FEMA. **Unified Development Code (UDC) 2.6(F)(2)(b)(i)(c)**
2. The conclusions reference a previous drainage study that demonstrated detention is not required for this development. Cite the name of this study and provide it in the report as an appendix.

Hydrology

3. The southwest boundary for area A3 appears to follow a low in the topography. Revise this boundary so that is at a ridgeline. **EDM 1.7.6**
4. Limit the sheet flow section of the Time of Concentration calculation to 100 LF. **EDM 5.2.1(C)**
5. Use equations 5-2 and 5-3 to calculate the sheet flow and shallow concentrated flow sections of the Time of Concentration calculation. **EDM 5.2.1(C)**
6. Apply the runoff coefficient factor given in table 5-3 to the 25, 50 and 100-year storm flow calculations. **EDM 5.2.1(B)**

Hydraulics

7. Provide street capacity calculations for Gallant Fox. **EDM 1.7.6(B)(3)(b)**
8. Demonstrate that the inlet(s) downstream of this development will meet current drainage criteria with the construction of this project. **EDM 1.7.6(B)(3)(c)**

Water Quality

9. Treat the additional runoff from the construction of the Gallant Fox Cul-de-Sac. **UDC 8.2(B)**

We recommend the report and plans to be revised to address the comments above and resubmitted for review. If you have any questions about these comments or need additional information, please email at mmaestas@maesce.com.

Sincerely,

A handwritten signature in blue ink that reads "Michael Maestas". The signature is written in a cursive, flowing style.

Michael Maestas, PE, CFM
Maestas & Associates, LLC
Project Manager