



Texas Engineering Firm #4242

Date: Friday, May 28, 2021

Richard Rychlik
BGE, Inc
101 W Louis Henna Blvd, Suite 400
Austin 78728
rrychlik@bgeinc.com

Permit Number 2021-P-1324-PP
Job Address: Palomino Development - Preliminary Plat, Manor, TX. 78653

Dear Richard Rychlik,

The first submittal of the Wolf Tract - Palomino Development -Preliminary Plat (*Preliminary Plan*) submitted by BGE, Inc and received on October 28, 2021, 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 (512) 259-3882 or by email at pgray@gbateam.com.

1. The preliminary plat cannot be approved until the TIA has been approved by the City of Manor, TxDOT and Travis County.
2. The documents submitted with the preliminary plat have a different project name. This should be corrected.
3. Mailing labels should be provided for all properties within 300' of the proposed project. There are individual property owners in the Stonewater North subdivision that are not included.
4. The total acreage of the property should be included in the preliminary plat.
5. The existing property lines bearings and distances should be clearly shown on the preliminary plat.
6. Clarify why table 4 in the drainage report has values of "0".
7. Please label the elevations on existing contours.
8. The existing waterline that the project proposes to tie in to should be shown on the preliminary plat.
9. Philip Tryon is the the P&Z Chairperson. Please update the signature block with his name.
10. The Mayor is Dr. Larry Wallace, Jr. Please update the signature block with this name.
11. The City Secretary is Lluvia Almaraz. Please update the signature block with her name.
12. The existing right-of-way width of any boundary street to the proposed subdivision should be provided.

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

13. The location of the City Limit lines and/or outer border of the City's extra-territorial jurisdiction should be shown if either traverses the subdivision or is contiguous to the subdivision boundary.
14. The sizes and description of any proposed drainage appurtenances including storm sewers and detention ponds proposed to be constructed on and off the site should be provided on the preliminary plat.
15. Please provide the dimensions, names and descriptions of all proposed streets.
16. Number and letters should be provided to identify each lot and block.
17. The area of any non-rectangular lot should be provided on the preliminary plat.
18. No replacement trees where provided on the preliminary plat.
19. The trees listed to be removed are not considered Heritage Trees by the City of Manor. The calculation note should be updated.

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.
Senior Engineer
Jay Engineering, a Division of GBA

May 28, 2021

Mr. Ravali Kosaraju, P.E.
WGI
2316 Killlearn Center Blvd.
Building C, Suite 100
Tallahassee, FL 32309

SUBJECT: Review Comments for Traffic Impact Analysis Report
Palomino Development (Manor, TX)

As requested by the City of Manor, GBA's traffic and transportation engineers have completed a technical review of the above referenced Traffic Impact Analysis (TIA) report submitted by WGI. This TIA report submittal was received by the City of Manor on May 14, 2021 and provided to GBA at that time. In addition, we have also reviewed your supplemental information provided in response to the Travis County Completion Check review, dated May 14, 2021.

We would offer the following comments and observations regarding both our independent review of the submitted TIA report, as well as the County's comments provided during their content review and WGI's subsequent responses:

1. We noted a small discrepancy in the number of residential units between the Executive Summary and the trip generation discussions in Chapter 4. The Executive Summary lists 121 lots / 242 units, while the calculations indicate 117 lots / 234 units. Please confirm which value is correct. However, any associated trip generation increase is likely negligible since there were no internal capture or transit-related trip reductions applied to the development. We can still support the recommended mitigations and general conclusions from the TIA report.
2. The trip generation calculations appear correct and we concur with the application of the appropriate ITE pass-by trip reduction rates for the commercial uses. Please provide further justifications and discussion regarding the choices made between ITE average rates and regressed equations in the trip generation calculations, especially in cases where both were available for a respective land use.
3. We accept the trip distribution pattern explanations and resulting traffic assignment process. However, we noted that the residential trip percentages totaled 100.1% as described on Page 33 and shown on Figure 8 and in Tables 8 and 9.
4. As described on Page 47, there is a statement that an additional through lane would be required in each direction along FM 973 between the Gregg Lane and U.S. Highway 290 intersections to properly mitigate the intersection operations when only a traffic signal is recommended. Please provide further discussion of this issue, including an opinion regarding the potential continued need for this roadway widening after construction of the FM 973 bypass alignment is completed. Although this development may not be expected to participate in these roadway widening costs, the City would appreciate if a conceptual cost estimate for these improvements could be calculated and provided for planning purposes.
5. On Page 48, the report indicates that additional through and turn lanes may be needed as mitigation of operational conditions at the intersection of FM 973 with Shadowglen Trace/Suncrest Road South. Please provide additional detail regarding what these geometric improvements may be, even if they might be attributable to other adjacent developments and not this specific project.

6. Although there is discussion of the need for a northbound right-turn lane for the commercial entrance at Intersection #12 within other areas of the report, including the mitigation summary and turn lane warrants/appendix, this recommended mitigation is not included in the specific intersection-related discussions provided on Page 49.
7. Within the intersection sight distance discussion for Drive C in Chapter 10, it is stated that the speed limit on Johnson Drive is unposted. While the evaluations are continued using a conservatively assumed 45-mph speed, the City believes the applicable speed limit to be 30-mph. This item should be corrected within any future revised versions of the report, even if the conclusions regarding adequate sight distance conditions would be unchanged.
8. Please provide additional information and calculations (i.e., linear footages, pavement areas, unit costs, etc.) to support the cost estimates provided for the recommended mitigation measures.
9. On Pages 78-79, the report indicates that pedestrian signals and a crosswalk should be provided across FM 973 at the Manor ISD Complex Driveway South/Driveway B (new Johnson Road). Since FM 973 is under their jurisdiction, independently verify with TxDOT whether those pedestrian accommodations will be supported and adequate. The City would support the need for these improvements from a public/student safety standpoint but will defer to TxDOT.
10. Comments from Travis County and TxDOT have not been included within this review letter.
11. Additional comments may be generated as the requested information is provided. A comment response letter, indicating how each comment has been addressed, must be submitted with the resubmittal. Review of this submittal does not constitute a verification of 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 the City Engineers review the application for Ordinance compliance.

Please feel free to contact us if you should have any questions regarding these independent review comments or need additional information.

Sincerely,

GEORGE BUTLER ASSOCIATES, INC.



Eric Sierra-Ortega, P.E.
Project Manager



David J. Mennenga, P.E., PTOE
Traffic Engineer

cc: City of Manor, TX
Pauline M. Gray, P.E. (GBA)
file



Texas Engineering Firm #4242

Date: Monday, August 2, 2021

Richard Rychlik
BGE, Inc
101 W Louis Henna Blvd, Suite 400
Austin 78728
rrychlik@bgeinc.com

Permit Number 2021-P-1324-PP
Job Address: Palomino Development - Preliminary Plat, Manor 78653

Dear Richard Rychlik,

The subsequent submittal of the Wolf Tract - Palomino Development -Preliminary Plat submitted by BGE, Inc and received on October 28, 2021, 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 (512) 259-3882 or by email at pgray@gbateam.com.

- 1. The preliminary plat cannot be approved until the TIA has been approved by the City of Manor, TxDOT and Travis County.**
- ~~2. The documents submitted with the preliminary plat have a different project name. This should be corrected.~~
- 3. Mailing labels should be provided for all properties within 300' of the proposed project. There are individual property owners in the Stonewater North subdivision that are not included. Updated mailing labels were not provided with the update.**
- ~~4. The total acreage of the property should be included in the preliminary plat.~~
- ~~5. The existing property lines bearings and distances should be clearly shown on the preliminary plat.~~
- ~~6. Clarify why table 4 in the drainage report has values of "0".~~
- ~~7. Please label the elevations on existing contours.~~
- ~~8. The existing waterline that the project proposes to tie in to should be shown on the preliminary plat.~~

- ~~9. Philip Tryon is the the P&Z Chairperson. Please update the signature block with his name.~~
- ~~10. The Mayor is Dr. Larry Wallace, Jr. Please update the signature block with this name.~~
- ~~11. The City Secretary is Lluvia Almaraz. Please update the signature block with her name.~~
- ~~12. The existing right-of-way width of any boundary street to the proposed subdivision should be provided.~~
- ~~13. The location of the City Limit lines and/or outer border of the City's extra-territorial jurisdiction should be shown if either traverses the subdivision or is contiguous to the subdivision boundary.~~
- ~~14. The sizes and description of any proposed drainage appurtenances including storm sewers and detention ponds proposed to be constructed on and off the site should be provided on the preliminary plat.~~
- ~~15. Please provide the dimensions, names and descriptions of all proposed streets.~~
- ~~16. Number and letters should be provided to identify each lot and block.~~
- ~~17. The area of any non-rectangular lot should be provided on the preliminary plat.~~
- 18. No replacement trees where provided on the preliminary plat. Please provide a copy of the approved fee-in-lieu.**
- ~~19. The trees listed to be removed are not considered Heritage Trees by the City of Manor. The calculation note should be updated.~~

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 (512) 259-3882 ex. 307, 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.
Senior Engineer
Jay Engineering, a Division of GBA



July 8, 2021

Pauline Gray, P.E.
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78641

**Re Palomino Preliminary Plat
Permit Number 2021-P-1324-PP
Comments Dated May 28, 2021**

Engineer Review

1. The preliminary plat cannot be approved until the TIA has been approved by the City of Manor, TxDOT and Travis County.

Response: Acknowledged. The TIA is currently under review.

2. The documents submitted with the preliminary plat have a different project name. This should be corrected.

Response: Documents have been updated with correct project name (Palomino).

3. Mailing labels should be provided for all properties within 300' of the proposed project. There are individual property owners in the Stonewater North subdivision that are not included.

Response: Every lot within 300' of proposed project has been labeled on Proposed Conditions sheet and a mail label has been created corresponding with home owners mailing address.

4. The total acreage of the property should be included in the preliminary plat.

Response: Total acreage was added to the project information table on the Proposed Conditions sheet.

5. The existing property lines bearings and distances should be clearly shown on the preliminary plat.

Response: Existing property boundary information has been added to the Existing Conditions sheet.

6. Clarify why table 4 in the drainage report has values of "0".

Response: Table 4 has been updated to add values to each line item.

7. Please label the elevations on existing contours.

Response: Existing contour labels were added to the existing conditions sheet.

8. The existing waterline that the project proposes to tie in to should be shown on the preliminary plat.

Response: Location of existing 16" water line shown on water service plan.

9. Philip Tryon is the the P&Z Chairperson. Please update the signature block with his name.

Response: Signature block was updated to include this name.

10. The Mayor is Dr. Larry Wallace, Jr. Please update the signature block with this name.

Response: Signature block was updated to include this name.

11. The City Secretary is Lluvia Almaraz. Please update the signature block with her name.

Response: Signature block was updated to include this name.

12. The existing right-of-way width of any boundary street to the proposed subdivision should be provided.

Response: Dimension label was added to show the width between the existing right-of-way and boundary streets of proposed subdivision.

13. The location of the City Limit lines and/or outer border of the City's extra-territorial jurisdiction should be shown if either traverses the subdivision or is contiguous to the subdivision boundary.

Response: City limit boundary lines and labels have been added to the Proposed Conditions sheet.

14. The sizes and description of any proposed drainage appurtenances including storm sewers and detention ponds proposed to be constructed on and off the site should be provided on the preliminary plat.

Response: Information has been provided on the Storm Water Collection Plan.

15. Please provide the dimensions, names and descriptions of all proposed streets.

Response: Dimensions of each proposed street has been added to plans.

16. Number and letters should be provided to identify each lot and block.

Response: Block labels have been added to the plans.

17. The area of any non-rectangular lot should be provided on the preliminary plat.

Response: Area label of each non-rectangular has been added to the preliminary plat.

18. No replacement trees where provided on the preliminary plat.

Response: Mitigation will be provided through fee-in-lieu of replacement trees. We are requesting for a fee determination of the mitigation of trees on this site.

19. The trees listed to be removed are not considered Heritage Trees by the City of Manor. The calculation note should be updated.

Response: Table has been updated to account for mitigation of trees on-site. There are no heritage trees present on the property.

If you have any questions, please feel free to contact me.

Thanks,

A handwritten signature in blue ink, appearing to read "Richard Rychlik Jr.", is positioned above the typed name and contact information.

Richard Rychlik Jr, P.E.
512-879-0460
RRychlik@bgeinc.com



Texas Engineering Firm #4242

Date: Wednesday, October 20, 2021

Richard Rychlik
BGE, Inc
101 W Louis Henna Blvd, Suite 400
Austin 78728
rrychlik@bgeinc.com

Permit Number 2021-P-1324-PP
Job Address: Palomino Development - Preliminary Plat, Manor 78653

Dear Richard Rychlik,

The subsequent submittal of the Wolf Tract - Palomino Development -Preliminary Plat submitted by BGE, Inc and received on October 28, 2021, 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 (512) 259-3882 or by email at pgray@gbateam.com.

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- ~~16. Number and letters should be provided to identify each lot and block.~~
- ~~17. The area of any non-rectangular lot should be provided on the preliminary plat.~~
- 18. No replacement trees where provided on the preliminary plat. Please provide a copy of the approved fee-in-lieu. Credit will be given for screening trees by the ponds. These trees should be shown on the preliminary plat along with any proposed trees that will be located on non-residential lots.**
- ~~19. The trees listed to be removed are not considered Heritage Trees by the City of Manor. The calculation note should be updated.~~
- 20. Please remove Philip Tyron's name from the P&Z signature block. It should read P&Z Chairperson.**

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 (512) 259-3882 ex. 307, 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.
Senior Engineer
Jay Engineering, a Division of GBA



September 30, 2021

Pauline Gray, P.E.
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78641

**Re Palomino Preliminary Plat
Permit Number 2021-P-1324-PP
Comments Dated August 2, 2021**

Engineer Review

1. The preliminary plat cannot be approved until the TIA has been approved by the City of Manor, TxDOT and Travis County.

Response: The TIA has been conditionally approved, pending the submittal of the final TIA for formal approval. Final approval will be provided to the city staff once it has been obtained.

3. Mailing labels should be provided for all properties within 300' of the proposed project. There are individual property owners in the Stonewater North subdivision that are not included.

Response: Every lot within 300' of proposed project has been labeled on Proposed Conditions sheet and a mail label has been created corresponding with homeowners mailing address.

18. No replacement trees where provided on the preliminary plat.

Response: Based on our calculations, tree mitigation will not be required. A breakdown of the calculations is provided on sheet 3. Please note the following:

- Mitigation required was calculated using the mitigation ratio table in Section 15.03.036.
- Credit for trees preserved on site was calculated per Section 15.03.008.
- Credit for trees planted in each residential lot was calculated per Section 15.03.005 (Site zoned TF, lots bigger than 8,751 SF – 4 trees/lot)
- Credit for trees planted for screening of storm water detention was calculated per Section 15.03.021 (Type A/B trees were shown, Type C trees will be added on a landscape plan during the subdivision construction plan process)

If you have any questions, please feel free to contact me.

Thanks,

A handwritten signature in blue ink, appearing to read 'John Kim', with a stylized flourish at the end.

John Kim, P.E.
512-879-0477
jkim@bgeinc.com



October 20, 2021

Pauline Gray, P.E.
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78641

**Re Palomino Preliminary Plat
Permit Number 2021-P-1324-PP
Comments Dated October 20, 2021**

Engineer Review

18. No replacement trees where provided on the preliminary plat. ~~Please provide a copy of the approved fee-in-lieu.~~ Credit will be given for screening trees by the ponds. These trees should be shown on the preliminary plat along with any proposed trees that will be located on non-residential lots.

Response: Trees were labeled on plan view. A detailed landscape plan will be provided with the subdivision construction plan for all replacement trees proposed in the subdivision.

20. Please remove Philip Tyron's name from the P&Z signature block. It should read P&Z Chairperson.

Response: Signature block has been updated.

If you have any questions, please feel free to contact me.

Thanks,

A handwritten signature in blue ink, appearing to read "John Kim", is written in a cursive style.

John Kim, P.E.
512-879-0477
jkim@bgeinc.com