



Texas Engineering Firm #4242

Date: Monday, April 27, 2020

Geoff Guerrero  
Carlson, Brigrance & Doering, Inc.  
5501 West William Cannon  
Austin TX 78749  
geoff@cbdeng.com

Permit Number 2020-P-1243-CP  
Job Address: The Emerald MF - Las Entradas - Concept Plan, Manor, TX. 78653

Dear Geoff Guerrero,

The first submittal of the The Emerald MF - Las Entradas - Concept Plan (*Concept Plan*) submitted by Carlson, Brigrance & Doering, Inc. and received on October 08, 2020, 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 Cover Sheet should be removed from the submittal.
2. The required signature blocks should be added to Concept Plan. A copy will be provided.
3. The site layout should be removed from the Concept Plan as it is not required.
4. The location map should remain on the Concept Plan (no Cover Sheet).
5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(8) the Concept Plan should include:

Proposed number of residential and non-residential lots, tracts or parcels of together with the estimated:

- (i) number of LUEs required for each category of lots;
- (ii) traffic volume to be generated by all proposed development other than single family residential.

6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(9) the Concept Plan should include proposed and existing arterial and collector streets to serve the general area.

7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(11) the Concept Plan should include significant drainage features and structures.

1500 County Road 269  
Leander, TX 78641

PO Box 2029  
Leander, TX 78646-2029

8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(12) the Concept Plan should include significant existing features on or within 200 feet of the property such as railroads, roads, buildings, utilities and drainage structures.

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](http://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 blue ink that reads "Pauline M. Gray". The signature is fluid and cursive.

Pauline Gray, P.E.  
Senior Engineer  
Jay Engineering, a Division of GBA

**COMMENT RESPONSE**  
**CBD No. 5163**

**JAY ENGINEERING COMPANY, INC.**

P.O. Box 1220 (512) 259-3882  
Leander, TX 78646 Fax 259-8016  
Texas Registered Engineering Firm F-4780

Date: Monday, April 27, 2020

Geoff Guerrero  
Carlson, Brigance & Doering, Inc.  
5501 West William Cannon  
Austin TX 78749  
geoff@cbdeng.com

Permit Number 2020-P-1243-CP  
Job Address: The Emerald MF - Las Entradas - Concept Plan, Manor, TX. 78653

Dear Geoff Guerrero,

The first submittal of the The Emerald MF - Las Entradas - Concept Plan (*Concept Plan*) submitted by Carlson, Brigance & Doering, Inc. and received on March 30, 2020, 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@jaeco.net.

1. The Cover Sheet should be removed from the submittal.  
**COMMENT RESPONSE: Cover sheet removed.**
2. The required signature blocks should be added to Concept Plan. A copy will be provided.  
**COMMENT RESPONSE: Signature blocks added.**
3. The site layout should be removed from the Concept Plan as it is not required.  
**COMMENT RESPONSE: Site layout removed.**
4. The location map should remain on the Concept Plan (no Cover Sheet).  
**COMMENT RESPONSE: Location map moved to plan sheet.**
5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(8) the Concept Plan should include:

Proposed number of residential and non-residential lots, tracts or parcels of together with the estimated:

**COMMENT RESPONSE: Project is one (1) multi-family lot of 9.973 acres. Acreage added to concept plan sheet.**

(i) number of LUEs required for each category of lots;  
**COMMENT RESPONSE: Number of L.U.E.'s listed on plan sheet.**

(ii) traffic volume to be generated by all proposed development other than single family residential.

**COMMENT RESPONSE: Traffic volume listed on plan sheet.**

6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(9) the Concept Plan should include proposed and existing arterial and collector streets to serve the general area.

**COMMENT RESPONSE: Road R.O.W. is shown on plan sheet.**

7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(11) the Concept Plan should include significant drainage features and structures.

**COMMENT RESPONSE: Existing drainage structures shown and labeled on plan sheet.**

8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(12) the Concept Plan should include significant existing features on or within 200 feet of the property such as railroads, roads, buildings, utilities and drainage structures.

**COMMENT RESPONSE: Existing structures shown on plan sheet and called out.**

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](http://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.  
Staff Engineer  
Jay Engineering Company, Inc.



Texas Engineering Firm #4242

Date: Monday, June 1, 2020

Geoff Guerrero  
Carlson, Brigance & Doering, Inc.  
5501 West William Cannon  
Austin TX 78749  
geoff@cbdeng.com

1500 County Road 269  
Leander, TX 78641

PO Box 2029  
Leander, TX 78646-2029

Permit Number 2020-P-1243-CP

Job Address: The Emerald MF - Las Entradas - Concept Plan, Manor 78653

Dear Geoff Guerrero,

The subsequent submittal of the The Emerald MF - Las Entradas - Concept Plan submitted by Carlson, Brigance & Doering, Inc. and received on October 08, 2020, 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 Cover Sheet should be removed from the submittal.~~
- ~~2. The required signature blocks should be added to Concept Plan. A copy will be provided.~~
- ~~3. The site layout should be removed from the Concept Plan as it is not required.~~
- ~~4. The location map should remain on the Concept Plan (no Cover Sheet).~~

**5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(8) the Concept Plan should include:**

**Proposed number of residential and non-residential lots, tracts or parcels of together with the estimated:**

**(i) number of LUEs required for each category of lots - this should be the total number of LUEs.**

~~(ii) traffic volume to be generated by all proposed development other than single family residential.~~

~~6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(9) the Concept Plan should include proposed and existing arterial and collector streets to serve the general area.~~

~~7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(11) the Concept Plan should include significant drainage features and structures.~~

~~8. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(12) the Concept Plan should include significant existing features on or within 200 feet of the property such as railroads, roads, buildings, utilities and drainage structures.~~

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](http://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](mailto: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



Ms. Pauline Gray, P.E.  
Jay Engineering Company, Inc.  
P.O. Box 1220  
Leander, Texas 78646

CBD Project No. 5163  
Date: 10/09/2020

RE: Comment Response – Update #2  
**MANOR OZ**  
8110 E. US HWY 290, Manor, Travis County, TX  
Permit No. **2020-P-1243-CP**

Dear Ms. Gray:

Please accept this letter and the accompanying support material as our update to the comments received on June 01, 2020 for the above referenced project. We have reviewed these comments and responded in the following manner:

**Engineer Review**

5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21.C.8 the concept plan should include:
- Proposed number of residential and non-residential lots, tracts or parcels of together with the estimated:
    - (i) Number of LUEs required for each category of lots – this should be the total number of LUEs.
- Response: The proposed concept plan will be developed as one (1) lot. The total number of LUE's has been provided based on the intended multifamily use and density.**

If you or your team members should have any questions or require clarifications on any items, regarding the responses contained in this letter, please don't hesitate to contact our office at 512-280-5160 and we will be happy to discuss in more detail. Thank you for your effort in reviewing this project.

Sincerely,  
CARLSON, BRIGANCE & DOERING, INC.

Amir Namakforoosh  
Project Manager