



Carlson, Brigrance & Doering, Inc.

Civil Engineering ❖ Surveying

Thomas M. Bolt, Director/City Manager  
Development Services Department  
City of Manor  
105 E. Eggleston Street,  
Manor, Texas 78653

CBD Project No. 4928  
Date: 11/06/2020

**RE: Engineer's Summary Letter  
Manor OZ  
E. US HWY 290  
Manor, Travis County, Texas**

Dear Mr. Bolt:

Please accept this Engineer's summary letter along with the accompanying application materials as our formal submittal for the above referenced project, generally located  $\pm 200$ ft southeast of the intersection of Gregg Manor Road and Tur Weg Lane. The project is located entirely within the Full Purpose limits of the City of Manor, in Travis County, Texas.

The project will consist of the planning and construction of 264 multifamily residential units on a  $\pm 10.88$ -acre tract, including associated accessory amenities and the requisite site-related improvements such as internal roads, drainage and wet utility infrastructure, handicap accessibility, and landscape-related improvements. The subject site is currently a wooded on a vacant lot. All proposed improvements will be developed in accordance with the provisions which are contained in the City of Manor's Code of Ordinances except as modified by the Developer Agreement for the subject tract recorded under Document #2020041209 in Travis County Records. Additional regulation provisions are applicable in accordance with the approved zoning documents signed by City Council on April 3, 2019 and October 7, 2020.

The subject tract is currently not platted and divided into two (2) lots. The project will be subdivided into one (1) lot and a final plat application has been submitted to the City of Manor for concurrent review.

The subject site contains frontage along Gregg Manor Road which is designed/permitted by others under Permit #2016-P1023-CO.

Primary/main vehicular access to the property will be permitted through a singular driveway proposed on Gregg Manor Road. Secondary emergency access is anticipated for the proposed development near the northeast corner of the property via W. Browning Street. According to the City of Manor code of ordinances, a Traffic Impact Analysis (TIA), is consistent with the City of Austin (COA) Transportation Criteria Manual (TCM). According to the COA TCM a traffic impact analysis is required if the expected number of trips generated by a project exceeds 2,000 vehicle trips per day.

At 264 units proposed,  $\pm 1,848$  vehicle trips per day are expected and therefore should not require a TIA. All internal drives onsite will be of asphalt concrete material.

The site is not located within the Edwards Aquifer Recharge or Contributing Zones as defined by the Texas Commission on Environmental Quality (TCEQ). No onsite water quality treatment facilities are proposed. Additionally, no portion of the subject site is located within the 100-year floodplain according to the FEMA Flood Insurance Maps # 48453C0480J and 48453C0485J dated August 18, 2014.

The project is located in the Gilleland Creek watershed and is typically required to include stormwater management, such that the post-development peak flow rates for various design frequency storms is equal to the peak flow rates for the pre-developed condition. Due to the proximity of the site within the Gilleland Creek watershed, the size of the proposed project, and the project's close proximity to the mainstem of Gilleland Creek, onsite detention controls are not required per the Las Entradas-Detention Analysis study conducted by AECOM and approved in October 2008. All stormwater generated by this development is to be captured via grate inlets and curb inlets which will convey to the existing 60" RCP within Gregg Manor Road. The 60" culvert anticipates fully developed conditions for the subject tract and was designed/permitted by others under Permit #2016-P1023-CO.

Water service will be provided by a new 12" private water main loop within the site. The new water main will tap the existing 12" public waterline located along the eastern boundary of the site adjacent to the existing single-family neighborhood. Wastewater service will be provided via the public extension proposed with this project. More specifically the proposed 8" public gravity line that will extend to the southeast corner of our site from N. Bastrop Street through the public alleyway situated between W. Wheeler Street and W. Eggleston Street as coordinated with Jay Engineering Company, Inc.

To our knowledge, the enclosed application and supporting materials are complete, correct, and in full compliance with the Land Development Code as modified by the zoning ordinances. Should you have any questions regarding this project or application, please do not hesitate to contact our office.

Sincerely,  
**Carlson, Brigrance, & Doering, Inc.**  
Texas Engineering Firm No. F-3791



Amir Namakforoosh, P.E.  
Project Manager