



1500 County Road 269
Leander, TX 78641

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

Date: Friday, March 6, 2026

Pat Sauer
Identity Capital
4310 Hallmark Dr.
Dallas TX 75229

Permit Number 2026-P-1786-PP
Job Address: Kimbro Crossing Preliminary Plat, Manor, TX. 78653

Dear Pat Sauer,

The first submittal of the Kimbro Crossing Preliminary Plat (*Preliminary Plan*) submitted by Identity Capital and received on March 13, 2026, 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. General Information

- a. Include scale on location map, should be 1" = 2000'. The latest edition of the USGS 7.5-minute quadrangle map is recommended.
- b. Identify and provide mailing labels for property owners within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls. **This has not been provided.**
- c. Provide the subtotals of project acreage by land use. Create a table to show this information. **A table was not provided.**

ii. Existing Conditions

- a. Include legend on plat for symbology (ie, "STM", "SS", etc.).
- b. Existing trees are on site.
 1. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot. Critical Root Zones of these trees shall also be shown. Provide a table calling out the tree type and size.
 2. Has a tree survey been done for this site? A tree survey is only valid for 5 years. As per the City of Austin tree and natural area preservation 3.1.0:
- c. The location, dimensions, names, and descriptions of all existing or recorded easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from existing deed and plat records.
 1. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown.
 2. Callout ROW width along US Highway 290 and Old Kimbro. Is additional ROW going to be dedicated?
 3. Provide existing easement documentation numbers.
- d. The location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as-

depicted on the City's most recent base map, if either traverses the subdivision or is contiguous to the subdivision boundary.

- e. The locations, sizes and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, water lines, water storage tanks, and wells within the subdivision, and/or adjacent thereto.
 - 1. **Not all of the existing utilities are shown. Not all of the existing utilities are shown. An existing Manville water line is present on US 290 (16") and Old Kimbro (2").**

iii. Improvements

- a. Include size information for proposed drainage utilities.
 - 1. The location, size, and description of any proposed drainage appurtenances, including storm sewers, detention ponds, and other drainage structures proposed to be constructed on and off the site, and designed in accordance with the requirements of this Ordinance.
- b. Are streets being proposed for this site?
 - 1. The location, dimensions, names, and descriptions of all proposed streets, alleys, parks, open spaces, blocks, lots, reservations, easements, and rights-of-way; and areas within the subdivision indicating the connection to or continuation of other improvements in adjacent subdivisions. Significant Trees to remain during construction, showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed, showing the Critical Root Zones as dashed circles.
- c. Provide the location of building setbacks indicated by dashed lines on the plat. As per Manor Code of Ordinance Chapter 14, Sec. 14.02.007 & Sec. 14.02.020.
- d. Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of:
 - 1. 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and
 - 2. 1:1 for Significant Trees between eight (8) and eighteen (18) in caliper.
 - 3. Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper requires Commission approval.
 - 4. Callout which trees are going to be removed and protected, and provide a table.
 - 5. If trees are to be protected, provide the City of Manor's tree protection detail.
 - 6. Provide a mitigation plan for all protected trees to be removed. Protected trees are 8 caliper inches or larger.
 - i. Provide a mitigation plan for all protected trees to be removed. As per Manor Code of Ordinance Chapter 15 Article 15.03 Section 15.03.036 (d)

iv. **Support Documents**

- a. A drainage study, consisting of a Drainage Area Map with contours, location, and capacities of existing and proposed drainage features, and calculations in accordance with this Ordinance and good engineering practices, shall be provided to ensure the property will be developed in accordance with City drainage policies.
- b. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements. Provide this as gpm and LUEs.
- c. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff before assembly of the TIA document.
- d. Provide a summary letter stating briefly the type of street surfacing, drainage, water, and wastewater facilities proposed, and declaring the intent to either dedicate park land or pay fees in lieu of said dedication if such dedication or fees apply.
- e. Preliminary plat cannot be approved until the concept plan is approved.
- f. **The current chairperson is Jeffrey Stensland**, and the current Mayor is Dr. Christopher Harvey. The mayor's signature block has OF spelled incorrectly. "OD". **Update the City of Manor Acknowledgement signature block.**

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Kimbrow Crossing Preliminary Plat
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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,

Annemarie Felfe



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, February 12, 2026

Pat Sauer
Identity Capital
4310 Hallmark Dr.
Dallas TX 75229

Permit Number 2026-P-1786-PP
Job Address: Kimbro Crossing Preliminary Plat, Manor, TX. 78653

Dear Pat Sauer,

The first submittal of the Kimbro Crossing Preliminary Plat (*Preliminary Plan*) submitted by Identity Capital and received on , 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. General Information

- a. Include scale on location map, should be 1" = 2000'. The latest edition of the USGS 7.5-minute quadrangle map is recommended. – **SCALE AND ARROW ADDED.**
- b. Identify and provide mailing labels for property owners within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls. – **DOCUMENT PROVIDED**
- c. Provide the subtotals of project acreage by land use. Create a table to show this information. – **TABLE ADDED**

ii. Existing Conditions

- a. Include legend on plat for symbology (ie, "STM", "SS", etc.). -**SYMBOLGY ADDED**
- b. Existing trees are on site. – **TREE SURVEY AND MITIGATION PROVIDED**
 1. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot. Critical Root Zones of these trees shall also be shown. Provide a table calling out the tree type and size. – **TREE SURVEY AND MITIGATION PROVIDED**
 2. Has a tree survey been done for this site? A tree survey is only valid for 5 years. As per the City of Austin tree and natural area preservation 3.1.0. – **TREE SURVEY AND MITIGATION PROVIDED**
- c. The location, dimensions, names, and descriptions of all existing or recorded easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from existing deed and plat records. – **INFORMATION ADDED**
- d. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown. – **INFORMATION ADDED**
- e. Callout ROW width along US Highway 290 and Old Kimbro. Is additional ROW going to be dedicated? – **INFORMATION ADDED, ONLY RIGHT OF WAY TO BE ADDED IS GUN LANE AND WYN WAY BOTH TO BE PUBLICLY DEDICATED**

1. Provide existing easement documentation numbers. – NONE WERE FOUND THAT AFFECT THE PROPERTY
 - f. The location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either traverses the subdivision or is contiguous to the subdivision boundary. – CITY LIMITS ADDED
- iii. **Improvements**
- a. Include size information for proposed drainage utilities. – INFORMATION ADDED
 1. The location, size, and description of any proposed drainage appurtenances, including storm sewers, detention ponds, and other drainage structures proposed to be constructed on and off the site, and designed in accordance with the requirements of this Ordinance. – INFORMATION ADDED
 - b. Are streets being proposed for this site? – YES, GUN LANE AND WYNN WAY
 1. The location, dimensions, names, and descriptions of all proposed streets, alleys, parks, open spaces, blocks, lots, reservations, easements, and rights-of-way; and areas within the subdivision indicating the connection to or continuation of other improvements in adjacent subdivisions. Significant Trees to remain during construction, showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed, showing the Critical Root Zones as dashed circles. – INFORMATION ADDED
 - c. Provide the location of building setbacks indicated by dashed lines on the plat. As per Manor Code of Ordinance Chapter 14, Sec. 14.02.007 & Sec. 14.02.020. – INFORMATION ADDED
 - d. Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of: – INFORMATION ADDED
 1. 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and – INFORMATION ADDED
 2. 1:1 for Significant Trees between eight (8) and eighteen (18) in caliper. – INFORMATION ADDED
 3. Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper requires Commission approval. – INFORMATION ADDED
 4. Callout which trees are going to be removed and protected, and provide a table. – INFORMATION ADDED
 5. If trees are to be protected, provide the City of Manor's tree protection detail. – INFORMATION ADDED
 6. Provide a mitigation plan for all protected trees to be removed. Protected trees are 8 caliper inches or larger. – INFORMATION ADDED
 - i. Provide a mitigation plan for all protected trees to be removed. As per Manor Code of Ordinance Chapter 15 Article 15.03 Section 15.03.036 (d) – INFORMATION ADDED
- iv. **Support Documents**
- a. A drainage study, consisting of a Drainage Area Map with contours, location, and capacities of existing and proposed drainage features, and calculations in accordance with this Ordinance and good engineering practices, shall be provided to ensure the property will be developed in accordance with City drainage policies. – SUBMITTED WITH THIS SUBMITTAL
 - b. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements. Provide this as gpm and LUEs. – INFORMATION ADDED
 - c. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff before assembly of the TIA document. – A TIA WAS NOT REQUIRED DUE TO THE IMPROVEMENTS BEING MADE ON US HWY 290 AND OLD KIMBRO ROAD.
 - d. Provide a summary letter stating briefly the type of street surfacing, drainage, water, and wastewater facilities proposed, and declaring the intent to either dedicate park land or pay fees-in-lieu of said dedication if such dedication or fees apply. – SUMMARY LETTER PROVIDED.
 - e. Preliminary plat cannot be approved until the concept plan is approved.
 - f. The current chairperson is Felix Paiz, and the current Mayor is Dr. Christopher Harvey. The mayor's signature block has OF spelled incorrectly. "OD". – CORRECTED

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.

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Thank you,

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

Tyler Shows
Staff Engineer
GBA



1500 County Road 269
Leander, TX 78641

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

Date: Friday, March 6, 2026

Pat Sauer
Identity Capital
4310 Hallmark Dr.
Dallas TX 75229

Permit Number 2026-P-1786-PP
Job Address: Kimbro Crossing Preliminary Plat, Manor, TX. 78653

Dear Pat Sauer,

The first submittal of the Kimbro Crossing Preliminary Plat (*Preliminary Plan*) submitted by Identity Capital and received on March 05, 2026, 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. **General Information**

- a. ~~Include scale on location map, should be 1" = 2000'. The latest edition of the USGS 7.5 minute quadrangle map is recommended.~~
- b. Identify and provide mailing labels for property owners within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls. **This has not been provided. – LETTER IS PROVIDED STATING ALL OWNERSHIPS WITHIN 300 FEET**
- c. Provide the subtotals of project acreage by land use. Create a table to show this information. **A table was not provided. – PAGE ONE ABOVE THE SURVEYOR INFORMATION, PLEASE ADVISE IF THIS IS NOT THE WAY YOU WANT IT DEPICTED.**

Land Use Table:
Commercial Use: 25.61 Acres

Residential Use: 8.08 Acres

Dedicated To Public: 17.64 Acres

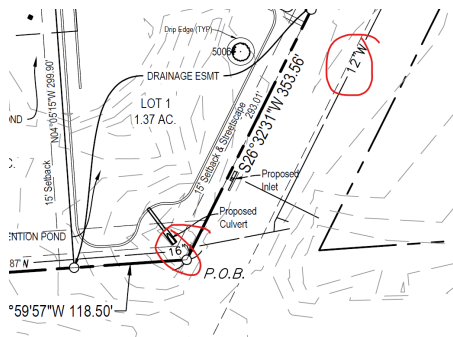
NEER:
3W R. GUTHRIE
INTERNATIONAL PLAZA
350, 76109

SURVEYOR:
KRYSTIAN GOLEBIEWSKI
4055 INTERNATIONAL PLAZA
SUITE 350, 76109

NOTE:

- OPEN CIRCLE
- IRON ROD SET
- BARRON STAR
- SOLID CIRCLE

- d.
- ii. Existing Conditions
 - a. Include legend on plat for symbology (ie, "STM", "SS", etc.).
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 - 1. **Not all of the existing utilities are shown. Not all of the existing utilities are shown. An existing Manville water line is present on US 290 (16") and Old Kimbro (2"). – 16" WATER LINE IS SHOWN. 12" INCH WATER LINE IS SHOWN.**



- iii. Improvements
 - a. Include size information for proposed drainage utilities.
 - 1. The location, size, and description of any proposed drainage appurtenances, including storm sewers, detention ponds, and other drainage structures proposed to be constructed on and off the site, and designed in accordance with the requirements of this Ordinance.
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- iv. **Support Documents**
- a. A drainage study, consisting of a Drainage Area Map with contours, location, and capacities of existing and proposed drainage features, and calculations in accordance with this Ordinance and good engineering practices, shall be provided to ensure the property will be developed in accordance with City drainage policies.
 - b. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements. Provide this as gpm and LUEs.
 - c. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff before assembly of the TIA document.
 - d. Provide a summary letter stating briefly the type of street surfacing, drainage, water, and wastewater facilities proposed, and declaring the intent to either dedicate park land or pay fees in lieu of said dedication if such dedication or fees apply.
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 - f. **The current chairperson is Jeffrey Stensland, and the current Mayor is Dr. Christopher Harvey. The mayor's signature block has OF spelled incorrectly. "OD". Update the City of Manor Acknowledgement signature block. - UPDATED**

3/6/2026 2:28:26 PM
Kimbrow Crossing Preliminary Plat
2026-P-1786-PP
Page 5

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Thank you,

Annemarie Felfe



1500 County Road 269
Leander, TX 78641

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

Date: Friday, March 13, 2026

Drew Guthrie
Barron Stark Engineers, LP
4055 International Plaza, Ste. 350
Fort Worth TX 76109
drewg@barronstark.com

Permit Number 2026-P-1786-PP
Job Address: Kimbro Crossing Preliminary Plat, Manor 78653

Dear Drew Guthrie,

The subsequent submittal of the Kimbro Crossing Preliminary Plat submitted by Identity Capital and received on March 13, 2026, 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 (737) 247-7557 or by email at pgray@gbateam.com.

1. Note these are comments based on the resubmittal received on 3/13/2026.

~~2. Lot 5 is still shown as not having access to a dedicated public ROW. The Joint Use Access Easement along the front of the pad sites for the cross connections isn't shown. If you don't want to include the JUAE on this Prelim Plat, we can recommend conditional approval at P&Z pending demonstration that a cross connection between the pad sites is provided.~~

~~3. What is the purpose of the 36' wide storm easement on the back of the pad sites? Please clarify if an open channel is being proposed on the back of those pad sites. If so, please explain why an open channel is being proposed and not a storm sewer line.~~ **The preliminary plat should indicate it's a temporary easement. This way, when we get to the Final Plat there can be a note that it's temporary and when the pad sites are developed, the permanent storm system is to be installed.**

~~4. A 25' landscaping bufferyard easement should be shown on Lot 9 adjacent to the commercial lots. Code requires it on the commercial property, but if the easement is shown on Lot 9, a note on the Final Plat can state that the residential will construct the bufferyard. This will allow the City to require the residential to do the bufferyard.~~

~~5. A 40' side setback is shown on Lot 9 (future townhome lot) to the homes in Presidential Glen. If the property is rezoned to TH, that setback per code is only 15', but if it is platted as a 40', that is what the townhome developer will have to deal with. In the Subdivision Code, Section 45(b)(16)(v) says that "All building setback lines shall be indicated on the subdivision plat. For nonresidential developments, a note stating that "all building setback lines shall be in accordance with the City's current Zoning Ordinance" shall be placed on the plat. Since Lot 9 is still zoned as commercial, that note can apply. The City suggests that all setback lines be removed and a note be added that states that all setbacks are in accordance with current codes.~~

The following are review comments for the submitted drainage plan:

DE 1. Texas Registered Professional Engineer's seal and signature must be legible on all plan sheets, summary letters and reports.

5th Review: Comment remains. Sign and seal all the reports that are submitted.

~~DE 2. Provide a FIRMette showing the relationship between the project limits and the current FEMA maps.~~

5th Review: Comment clears. FIRMette map received and the proposed project is out of the floodplain.

DE 3. Are you containing any offsite drainage in drainage easement, channels or public storm sewer lines?

5th Review: Comment remains.

DE 4. Provide a copy of the electronic drainage model for review with the next update per DCM 1.2.5. The model inputs should match the drainage plan and calculations provided in the plan set. The model results should demonstrate compliance with DCM 1.2.2.D.

5th Review: Comment remains. Model not found.

DE 5. Submit an engineer's letter providing a recap of the proposed engineering work for this project.

5th Review: Comment remains. See DE 3.

DE 6. We found the drainage plans, please do the following changes in those sheets:

- Existing Drainage Map (instead Pre-Dam)
- Proposed Drainage Map
- Clearly show on these sheets off-site drainage areas.

5th Review: Comment remains. This comment will be cleared when all DE comments are cleared.

DE 7. Add in plans the appropriate number of points of analysis (POA) for different drainage basins and prove that you are not exceeding any runoff for the 2-, 10-, 25- and 100-yr storm event in any of those POAs. Add drainage Maps (Ex vs Proposed) to prove this, also clearly mark in plans how you are mitigating the Q 2-, 10-, 25- and 100-yr storm events. Add tables about the mitigation and include calculations for the 2-, 10- and 25- yr storm events.

5th Review: Comment remains. This comment will be cleared when all DE comments are cleared. Add a comparison table where you clearly show that you are not exciding from existing to proposed for the 2-, 10-, 25- and 100-yr.

DE 8. Per DCM 1.2.2.D. Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), 25 and 100-year storm frequency events. Provide tables in the

proposed drainage sheet that you are complying with this code.

5th Review: Comment remains. See DE 7

DETENTION

DE 9. See DE 4. and DE 8. The design of the detention pond will be reviewed in future submittals. Currently, we need the information for DE 4 and DE8.

5th Review: Comment remains. See DE 7

DE 10. FYI. Provide detention pond details. Please show the elevations for the 2-, 10-, 25-, and 100-year storm events in the detention pond and outlet structure details.

5th Review: Comment remains.

DE 11. FYI. Provide the following notes on the pond sheet:

- *"All earthen embankments shall be compacted to 95% of maximum density in accordance with COA standard specifications."*
- *"Earthen embankment side slopes shall be no steeper than 3 horizontal to 1 vertical."*

5th Review: Comment remains.

DE 12. FYI. Per DCM 8.3.3(A), 1' of freeboard is required for ponds with a contributing drainage area greater than 25 acres and smaller than 64 acres. For ponds greater than 64 acres, 2' of freeboard is required.

5th Review: Comment remains.

DE 13. FYI. Any orifice with a dimension smaller than or equal to 12 inches shall be assumed to be fully blocked unless an emergency spillway is provided. Clearly show the outlet structure in the pond plan view sheet.

5th Review: Comment remains.

DE 14. FYI. DCM 8.3.4 states, "Detailed hydraulic design calculations shall be provided for all SWM ponds. Stage-storage-discharge data shall be presented in tabular form with all discharge components, such as orifice, weir, and outlet conduit flows, clearly indicated. In all cases the effects of tailwater or other outlet control considerations should be included in the rating table calculations.

5th Review: Comment remains.

DE 15. FYI. Per DCM 1.2.3(C), no outlet structures from detention, filtration and/or sedimentation ponds, parking detention or other concentrating structures shall be designed to discharge concentrated

flow directly onto arterial or collector streets.

5th Review: Comment remains.

DE 16. FYI. Per DCM 8.3.3(I), stormwater ponding depths for the 100-year storm in parking lots are limited to an average of 8 inches with a maximum of 12 inches. For parking lot detention, shade-in limits of ponding at overflow elevation and give cubic-feet of storage at the maximum storage elevation.

5th Review: Comment remains.

DE 17. FYI. Submit a signed and sealed engineering report for the detention pond with each update. The plan set sheets included in the engineer's report will need to be updated to reflect any changes prior to final approval. Include the following:

- Inflow hydrograph for existing and proposed conditions including all runoff factors
- Pond routing with elevation-discharge and elevation-storage curves
- Outflow hydrograph

5th Review: Comment remains.

DE 18. FYI. Demonstrate compliance with all applicable DCM 1.2.4.E requirements.

5th Review: Comment remains.

STORM SEWER DESIGN GUIDELINES (PUBLIC)

DE 19. Provide a storm sewer layout map showing the proposed public storm sewer lines and proposed culvert crossings.

5th Review: Comment remains. Provide information

DE 20. FYI. All proposed storm drains that will be in the ROW or in a public drainage easement must meet DCM Section 5 design guidelines. Per DCM 5.2.0(J) and DCM 5.3.3, the material and diameter of all public storm drains should be a minimum of 18" RCP and should be noted on the grading and drainage plan sheet.

5th Review: Comment remains.

DE 21. FYI. Provide pipe plan and profile(s) with 25- and 100-year depths of flows, velocities, and flowrates. Also, show the 25-year HGL and the 100-year HGL if the pipe is flowing full.

5th Review: Comment remains.

DE 22. FYI. Demonstrate adequate depth of cover and clearance per DCM 5.7.0.

5th Review: Comment remains.

DE 23. FYI. DCM 5.2.0(B) states "Do not discharge the contents of a larger pipe into a smaller one even though the capacity of the smaller pipe may be greater due to a steeper slope."

5th Review: Comment remains.

DE 24. FYI. Per DCM 1.2.2(B) stormwater conveyance structures that intercept, contain, and transport all runoff must be designed to convey the 25-year frequency storm. Please demonstrate compliance.

5th Review: Comment remains.

DE 25. FYI. Per DCM 1.2.2(C) the public drainage system shall be designed to convey flows from greater than the 25-year frequency storm up to and including the 100-year frequency storm within defined public rights of way or drainage easements. Please demonstrate compliance.

5th Review: Comment remains.

DE 26. FYI. Per CCM 1.2.2(D), stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the 2-, 10-, 25- and 100-year storm frequency events. Please demonstrate compliance.

5th Review: Comment remains.

DE 27. FYI. Per DCM 5.2.0(H), no storm drain system should be allowed to go through an inlet box. However, a stub out from one or two lots in a commercial subdivision can be tied into an existing inlet if it does not impede the function of the inlet and if the laterals and overflow provisions contain the capacity to convey the additional flows. Please demonstrate compliance.

5th Review: Comment remains.

CHANNEL COMMENTS

DE 28. Are you proposing any channel systems with off-site drainage? Please provide a channel plan view for this.

5th Review: Comment remains. Provide information.

DE 29. All new additional material provided in an update will be subject to review for the benefit of this application.

5th Review: Comment remains.

Questions regarding drainage comments should be directed to Jose Castillo

(jcastillo@gbateam.com)

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 (737) 247-7557, 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,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is written in a cursive style.

Pauline Gray, P.E.
Lead AES
GBA



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, March 10, 2026

Drew Guthrie
Barron Stark Engineers, LP
4055 International Plaza, Ste. 350
Fort Worth TX 76109
drewg@barronstark.com

Permit Number 2026-P-1786-PP
Job Address: Kimbro Crossing Preliminary Plat, Manor 78653

Dear Drew Guthrie,

The subsequent submittal of the Kimbro Crossing Preliminary Plat submitted by Identity Capital and received on March 10, 2026, 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 (737) 247-7557 or by email at pgray@gbateam.com.

1. Note these are new comments from the submittal received on 3/10/2026.
2. Lot 5 is still shown as not having access to a dedicated public ROW. The Joint Use Access Easement along the front of the pad sites for the cross-connections isn't shown. If you don't want to include the JUAE on this Prelim Plat, we can recommend conditional approval at P&Z pending demonstration that a cross connection between the pad sites is provided. – **LOT HAS BEEN REMOVED AND MADE INTO ONE LOT.**
3. What is the purpose of the 36' wide storm easement on the back of the pad sites? – **FOR DRAINAGE OF STORM INTO DETENTION POND**
4. A 25' landscaping bufferyard easement should be shown on Lot 9 adjacent to the commercial lots. Code requires it on the commercial property, but if the easement is shown on Lot 9, a note on the Final Plat can state that the residential will construct the bufferyard. This will allow the City to require the residential to do the bufferyard. – **EASEMENT ADDED TO FACE, NOTE HAS ALL BEEN ADDED.**
5. A 40' side setback is shown on Lot 9 (future townhome lot) to the homes in Presidential Glen. If the property is rezoned to TH, that setback per code is only 15', but if it is platted as a 40', that is what the townhome developer will have to deal with. In the Subdivision Code, Section 45(b)(16)(v) says that "All building setback lines shall be indicated on the subdivision plat. For nonresidential developments, a note stating that "all building setback lines shall be in accordance with the City's current Zoning Ordinance" shall be placed on the plat. Since Lot 9 is still zoned as commercial, that note can apply. The City suggests that all setback lines be removed and a note be added that sates that all setbacks are in accordance with current codes.
- **NOTE HAS BEEN ADDED.**

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 (737) 247-7557, or by e-mail at pgray@gbateam.com.

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Thank you,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is written in a cursive style.

Pauline Gray, P.E.
Lead AES
GBA



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, March 12, 2026

Pat Sauer
Identity Capital
4310 Hallmark Dr.
Dallas TX 75229

Permit Number 2026-P-1786-PP
Job Address: Kimbro Crossing Preliminary Plat, Manor 78653

Dear Pat Sauer,

The subsequent submittal of the Kimbro Crossing Preliminary Plat submitted by Identity Capital and received on March 11, 2026, 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 (737) 247-7557 or by email at pgray@gbateam.com.

1. Note these are new comments from the submittals received on 3/10/2026 and 3/11/2026.

~~2. Lot 5 is still shown as not having access to a dedicated public ROW. The Joint Use Access Easement along the front of the pad sites for the cross connections isn't shown. If you don't want to include the JUA E on this Prelim Plat, we can recommend conditional approval at P&Z pending demonstration that a cross connection between the pad sites is provided.~~

3. What is the purpose of the 36' wide storm easement on the back of the pad sites? Please clarify if an open channel is being proposed on the back of those pad sites. If so, please explain why an open channel is being proposed and not a storm sewer line.

BSE – An open Channel is to be temporarily provided for each pad site, and is to eventually be replaced by a storm sewer line as the pads are developed.

~~4. A 25' landscaping bufferyard easement should be shown on Lot 9 adjacent to the commercial lots. Code requires it on the commercial property, but if the easement is shown on Lot 9, a note on the Final Plat can state that the residential will construct the bufferyard. This will allow the City to require the residential to do the bufferyard.~~

~~5. A 40' side setback is shown on Lot 9 (future townhome lot) to the homes in Presidential Glen. If the property is rezoned to TH, that setback per code is only 15', but if it is platted as a 40', that is what the townhome developer will have to deal with. In the Subdivision Code, Section 45(b)(16)(v) says that "All building setback lines shall be indicated on the subdivision plat. For nonresidential developments, a note stating that "all building setback lines shall be in accordance with the City's current Zoning Ordinance" shall be placed on the plat. Since Lot 9 is still zoned as commercial, that note can apply. The City suggests that all setback lines be removed and a note be added that states that all setbacks are in accordance with current codes.~~

The following are review comments for the submitted drainage plan:

DE 1. Texas Registered Professional Engineer's seal and signature must be legible on all plan sheets, summary letters and reports.

BSE – Seal has been provided on all sheets.

DE 2. Provide a FIRMette showing the relationship between the project limits and the current FEMA maps.

BSE – FIRMette map has been provided.

DE 3. Are you containing any offsite drainage in drainage easement?

BSE – Yes Offsite Drainage areas are being contained.

DE 4. Provide a copy of the electronic drainage model for review with the next update per DCM 1.2.5. The model inputs should match the drainage plan and calculations provided in the plan set. The model results should demonstrate compliance with DCM 1.2.2.D.

BSE – An electronic drainage model is not available; Calculations have been provided in its place.

DE 5. Submit an engineer's letter providing a recap of the proposed engineering work for this project.

BSE – Engineer's Letter has been provided.

DE 6. We found the drainage plans, please do the following changes in those sheets:

- **Existing Drainage Map (instead Pre-Dam)**
- **Proposed Drainage Map**
- **Clearly show on these sheets off-site drainage areas.**

BSE – Updated.

**Questions regarding drainage comments should be directed to Jose Castillo
(jcastillo@gbateam.com)**

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 (737) 247-7557, or by e-mail at pgray@gbateam.com.

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Thank you,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is written in a cursive, flowing style.

Pauline Gray, P.E.
Lead AES
GBA



1500 County Road 269
Leander, TX 78641

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

Date: Friday, March 13, 2026

Drew Guthrie
Barron Stark Engineers, LP
4055 International Plaza, Ste. 350
Fort Worth TX 76109
drewg@barronstark.com

Permit Number 2026-P-1786-PP
Job Address: Kimbro Crossing Preliminary Plat, Manor 78653

Dear Drew Guthrie,

The subsequent submittal of the Kimbro Crossing Preliminary Plat submitted by Identity Capital and received on March 13, 2026, 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 (737) 247-7557 or by email at pgray@gbateam.com.

1. Note these are comments based on the resubmittal received on 3/13/2026.

~~2. Lot 5 is still shown as not having access to a dedicated public ROW. The Joint Use Access Easement along the front of the pad sites for the cross connections isn't shown. If you don't want to include the JUAE on this Prelim Plat, we can recommend conditional approval at P&Z pending demonstration that a cross connection between the pad sites is provided.~~

~~3. What is the purpose of the 36' wide storm easement on the back of the pad sites? Please clarify if an open channel is being proposed on the back of those pad sites. If so, please explain why an open channel is being proposed and not a storm sewer line.~~ **The preliminary plat should indicate it's a temporary easement. This way, when we get to the Final Plat there can be a note that it's temporary and when the pad sites are developed, the permanent storm system is to be installed.**

~~4. A 25' landscaping bufferyard easement should be shown on Lot 9 adjacent to the commercial lots. Code requires it on the commercial property, but if the easement is shown on Lot 9, a note on the Final Plat can state that the residential will construct the bufferyard. This will allow the City to require the residential to do the bufferyard.~~

~~5. A 40' side setback is shown on Lot 9 (future townhome lot) to the homes in Presidential Glen. If the property is rezoned to TH, that setback per code is only 15', but if it is platted as a 40', that is what the townhome developer will have to deal with. In the Subdivision Code, Section 45(b)(16)(v) says that "All building setback lines shall be indicated on the subdivision plat. For nonresidential developments, a note stating that "all building setback lines shall be in accordance with the City's current Zoning Ordinance" shall be placed on the plat. Since Lot 9 is still zoned as commercial, that note can apply. The City suggests that all setback lines be removed and a note be added that states that all setbacks are in accordance with current codes.~~

The following are review comments for the submitted drainage plan:

DE 1. Texas Registered Professional Engineer's seal and signature must be legible on all plan sheets, summary letters and reports.

5th Review: Comment remains. Sign and seal all the reports that are submitted.

~~DE 2. Provide a FIRMette showing the relationship between the project limits and the current FEMA maps.~~

5th Review: Comment clears. FIRMette map received and the proposed project is out of the floodplain.

DE 3. Are you containing any offsite drainage in drainage easement, channels or public storm sewer lines?

5th Review: Comment remains.

BSE: Offsite drainage is being captured in storm line A

DE 4. Provide a copy of the electronic drainage model for review with the next update per DCM 1.2.5. The model inputs should match the drainage plan and calculations provided in the plan set. The model results should demonstrate compliance with DCM 1.2.2.D.

5th Review: Comment remains. Model not found.

BSE: Per email communication, the "model" for the development is the calculations shown in the drainage study. A memorandum has also been provided showing these calculations

DE 5. Submit an engineer's letter providing a recap of the proposed engineering work for this project.

5th Review: Comment remains. See DE 3.

BSE: Letter has been provided

DE 6. We found the drainage plans, please do the following changes in those sheets:

- Existing Drainage Map (instead Pre-Dam)
- Proposed Drainage Map
- Clearly show on these sheets off-site drainage areas.

5th Review: Comment remains. This comment will be cleared when all DE comments are cleared.

BSE: Completed

DE 7. Add in plans the appropriate number of points of analysis (POA) for different drainage basins and prove that you are not exceeding any runoff for the 2-, 10-, 25- and 100-yr storm event in any of those POAs. Add drainage Maps (Ex vs Proposed) to prove this, also clearly mark in plans how you are mitigating the Q 2-, 10-, 25- and 100-yr storm events. Add tables about the mitigation and include calculations for the 2-, 10- and 25- yr storm events.

5th Review: Comment remains. This comment will be cleared when all DE comments are cleared. Add a comparison table where you clearly show that you are not exciding from existing to proposed for the 2-, 10-, 25- and 100-yr.

BSE: Reference sheet C4.1 of the drainage study and sheet 2 of the drainage memorandum

DE 8. Per DCM 1.2.2.D. Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), 25 and 100-year storm frequency events. Provide tables in the

proposed drainage sheet that you are complying with this code.

5th Review: Comment remains. See DE 7

BSE: Reference sheet C4.1 of the drainage study and sheet 2 of the drainage memorandum

DETENTION

DE 9. See DE 4. and DE 8. The design of the detention pond will be reviewed in future submittals. Currently, we need the information for DE 4 and DE8.

5th Review: Comment remains. See DE 7 **BSE: Reference sheet C4.1 of the drainage study and sheet 2 of the drainage memorandum**

DE 10. FYI. Provide detention pond details. Please show the elevations for the 2-, 10-, 25-, and 100-year storm events in the detention pond and outlet structure details.

5th Review: Comment remains.

BSE: Reference sheet C4.1 of the drainage study

DE 11. FYI. Provide the following notes on the pond sheet:

- *"All earthen embankments shall be compacted to 95% of maximum density in accordance with COA standard specifications."*
- *"Earthen embankment side slopes shall be no steeper than 3 horizontal to 1 vertical."*

5th Review: Comment remains.

BSE: Notes added

DE 12. FYI. Per DCM 8.3.3(A), 1' of freeboard is required for ponds with a contributing drainage area greater than 25 acres and smaller than 64 acres. For ponds greater than 64 acres, 2' of freeboard is required.

5th Review: Comment remains. **BSE: 2' of freeboard is obtained**

DE 13. FYI. Any orifice with a dimension smaller than or equal to 12 inches shall be assumed to be fully blocked unless an emergency spillway is provided. Clearly show the outlet structure in the pond plan view sheet.

5th Review: Comment remains.

BSE: Outlet structure is shown and labeled

DE 14. FYI. DCM 8.3.4 states, "Detailed hydraulic design calculations shall be provided for all SWM ponds. Stage-storage-discharge data shall be presented in tabular form with all discharge components, such as orifice, weir, and outlet conduit flows, clearly indicated. In all cases the effects of tailwater or other outlet control considerations should be included in the rating table calculations.

5th Review: Comment remains.

BSE: Reference sheet C4.1 of the drainage study

DE 15. FYI. Per DCM 1.2.3(C), no outlet structures from detention, filtration and/or sedimentation ponds, parking detention or other concentrating structures shall be designed to discharge concentrated

flow directly onto arterial or collector streets.

5th Review: Comment remains.

BSE: Flowing into an existing culvert, not onto the street

DE 16. FYI. Per DCM 8.3.3(I), stormwater ponding depths for the 100-year storm in parking lots are limited to an average of 8 inches with a maximum of 12 inches. For parking lot detention, shade-in limits of ponding at overflow elevation and give cubic-feet of storage at the maximum storage elevation.

5th Review: Comment remains.

BSE: There is no parking lot detention

DE 17. FYI. Submit a signed and sealed engineering report for the detention pond with each update. The plan set sheets included in the engineer's report will need to be updated to reflect any changes prior to final approval. Include the following:

- Inflow hydrograph for existing and proposed conditions including all runoff factors
- Pond routing with elevation-discharge and elevation-storage curves
- Outflow hydrograph

5th Review: Comment remains.

BSE: All available calculations are provided in the drainage study per our phone conversation.

DE 18. FYI. Demonstrate compliance with all applicable DCM 1.2.4.E requirements.

5th Review: Comment remains.

BSE: Drainage study provided demonstrates compliance

STORM SEWER DESIGN GUIDELINES (PUBLIC)

DE 19. Provide a storm sewer layout map showing the proposed public storm sewer lines and proposed culvert crossings.

5th Review: Comment remains. Provide information

BSE: Reference sheet C5.0 of the drainage study

DE 20. FYI. All proposed storm drains that will be in the ROW or in a public drainage easement must meet DCM Section 5 design guidelines. Per DCM 5.2.0(J) and DCM 5.3.3, the material and diameter of all public storm drains should be a minimum of 18" RCP and should be noted on the grading and drainage plan sheet.

5th Review: Comment remains.

BSE: All pipe has been changed to RCP

DE 21. FYI. Provide pipe plan and profile(s) with 25- and 100-year depths of flows, velocities, and flowrates. Also, show the 25-year HGL and the 100-year HGL if the pipe is flowing full.

5th Review: Comment remains.

DE 22. FYI. Demonstrate adequate depth of cover and clearance per DCM 5.7.0.

BSE: all pipe has adequate cover

5th Review: Comment remains.

DE 23. FYI. DCM 5.2.0(B) states "Do not discharge the contents of a larger pipe into a smaller one even though the capacity of the smaller pipe may be greater due to a steeper slope."

5th Review: Comment remains.

BSE: All flow discharges into the same sized pipe or a larger pipe

DE 24. FYI. Per DCM 1.2.2(B) stormwater conveyance structures that intercept, contain, and transport all runoff must be designed to convey the 25-year frequency storm. Please demonstrate compliance.

5th Review: Comment remains.

BSE: Reference sheets C5.1 - C5.9 of the drainage study

DE 25. FYI. Per DCM 1.2.2(C) the public drainage system shall be designed to convey flows from greater than the 25-year frequency storm up to and including the 100-year frequency storm within defined public rights of way or drainage easements. Please demonstrate compliance.

5th Review: Comment remains.

BSE: Reference sheets C5.1 - C5.9 of the drainage study

DE 26. FYI. Per CCM 1.2.2(D), stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the 2-, 10-, 25- and 100-year storm frequency events. Please demonstrate compliance.

5th Review: Comment remains.

BSE: Reference sheet C4.1 of the drainage study

DE 27. FYI. Per DCM 5.2.0(H), no storm drain system should be allowed to go through an inlet box. However, a stub out from one or two lots in a commercial subdivision can be tied into an existing inlet if it does not impede the function of the inlet and if the laterals and overflow provisions contain the capacity to convey the additional flows. Please demonstrate compliance.

5th Review: Comment remains.

BSE: Inlets have been offset

CHANNEL COMMENTS

DE 28. Are you proposing any channel systems with off-site drainage? Please provide a channel plan view for this.

5th Review: Comment remains. Provide information.

BSE: Reference sheet C3.0 of the drainage study

DE 29. All new additional material provided in an update will be subject to review for the benefit of this application.

5th Review: Comment remains.

Questions regarding drainage comments should be directed to Jose Castillo

(jcastillo@gbateam.com)

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 (737) 247-7557, or by e-mail at pgray@gbateam.com.

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Thank you,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is written in a cursive style.

Pauline Gray, P.E.
Lead AES
GBA

04/06/2026

Drainage Comments

Kimbro Crossing Preliminary Plans – 6th submittal

Barron Stark Engineering/ Andrew R. Guthrie, PE

G:\17015\Task 0003 - Preliminary Plat\6th submittal

GENERAL COMMENTS

DE 1. ~~Texas Registered Professional Engineer's seal and signature must be legible on all plan sheets, summary letters and reports.~~

~~5th Review: Comment remains. Sign and seal all the reports that are submitted.~~

~~6th Review: Comment clears.~~

~~DE 2. Provide a FIRMette showing the relationship between the project limits and the current FEMA maps.~~

5th Review: Comment clears. FIRMette map received and the proposed project is out of the floodplain.

DE 3. Are you containing any offsite drainage in drainage easement, channels or public storm sewer lines?

5th Review: Comment remains.

6th Review: Comment remains.

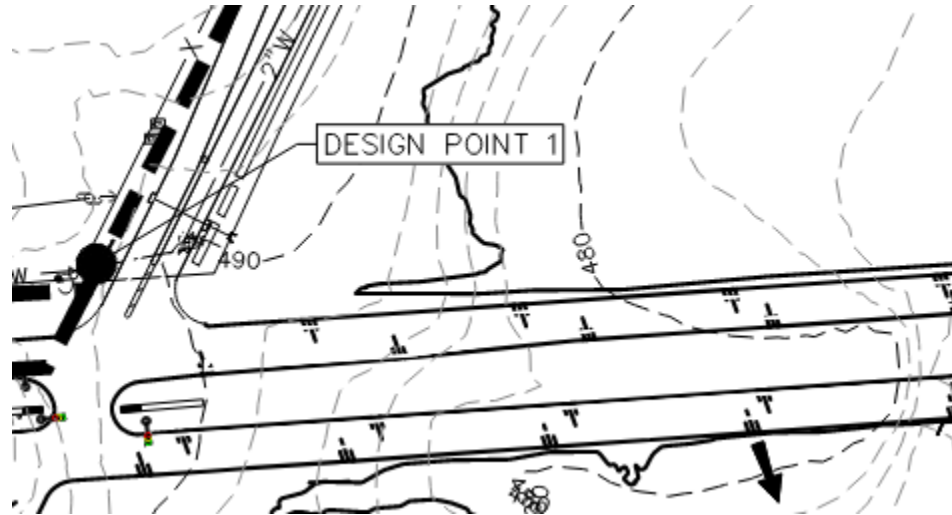
- How is OS DA 20 and Da-19 going to the pond? Seems like this runoff is proposed channel on Lots 2 to 6 Block B. Please confirm this.
- FYI. Lot 1 and 2 Block C will receive about 17.81 acres offsite drainage and appears not to have any preventions for that only to sheet flow the flows.
- Is OS DA18 drainage area coming into your storm system? If so, add a note on your engineering plans for this preliminary plat submittal.
- Any storm sewer line that received off-site drainage is considered a public storm line. Consider adding a drainage easement for any line with that characteristic. This drainage easement(s) can be added later in the process (eg. construction plans).

DE 4. Provide a copy of the electronic drainage model for review with the next update per DCM 1.2.5. The model inputs should match the drainage plan and calculations provided in the plan set. The model results should demonstrate compliance with DCM 1.2.2.D.

5th Review: Comment remains. Model not found.

6th Review: Comment remains.

- Comment C1.0; At Design Point 1 (existing); add a table with the following information:



	acres	%	cfs	cfs	cfs	cfs
	Drainage Area	IC	2-yr	10-yr	25-yr	100-yr
POA 1 Existing	X	X	X	X	X	X

- Comment C2.0; At Design Point 1 (proposed); add a table with the following information:



	acres Drainage Area	% IC	cfs 2-yr	cfs 10-yr	cfs 25-yr	cfs 100-yr
POA 1 Proposed	x	x	x	x	x	x

- Use for POA 1 all drainage areas that are going to the proposed detention pond location.
- Seems like that DA 3 (existing) and DA 12 (proposed) are not proposing any proposed IC and they are not going to DA-1. In order to clarify this, add a POA 2 for the comparison of these 2 drainage areas as we mentioned above. Also on C1.0, show the storm sewer structure (if culvert, size and material if bridge, just draw the bridge plan view) that use DA 3 (DA-12) to go under the road.
- In order to meet 1.2.2.D, use the discharge from proposed pond for the 2-yr, 10-yr-, 25-yr and 100-yr storm event.
- For detention pond determination. A flow routing analysis using detailed hydrographs must be applied for all detention pond designs. The Soil Conservation Service hydrologic methods (TR-20) and the Hydrologic Engineering Center (HEC) hydrologic methods (HEC-HMS) may be used per DCM Per 8.4.0.
- After you route your proposed hydrograph through the proposed pond volume and proposed outlet structure for 2-yr, 10-yr-, 25-yr and 100-yr storm events, provide the following table on C2.0:

	acres Drainage Area	% IC	cfs 2-yr	cfs 10-yr	cfs 25-yr	cfs 100-yr
POA 1 Existing	x	x	x	x	x	x
POA 1 (discharge from pond)			x	x	x	x

DE 5. Submit an engineer's letter providing a recap of the proposed engineering work for this project.

5th Review: Comment remains. See DE 3.

6th Review: [Comment remains, see DE 3 and DE 4.](#)

DE 6. We found the drainage plans, please do the following changes in those sheets:

- Existing Drainage Map (instead Pre-Dam)
- Proposed Drainage Map
- Clearly show on these sheets off-site drainage areas.

5th Review: Comment remains. This comment will be cleared when all DE comments are cleared.

6th Review: Comment remains. Language changed on this update. This comment will be cleared when all DE comments are cleared.

DE 7. Add in plans the appropriate number of points of analysis (POA) for different drainage basins and prove that you are not exceeding any runoff for the 2-, 10-, 25- and 100-yr storm event in any of those POAs. Add drainage Maps (Ex vs Proposed) to prove this, also clearly mark in plans how you are mitigating the Q 2-, 10-, 25- and 100-yr storm events. Add tables about the mitigation and include calculations for the 2-, 10- and 25-yr storm events.

5th Review: Comment remains. This comment will be cleared when all DE comments are cleared. Add a comparison table where you clearly show that you are not exceeding from existing to proposed for the 2-, 10-, 25- and 100-yr.

6th Review: [Comment remains, see DE 3 and DE 4.](#)

DE 8. Per DCM 1.2.2.D. Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), 25 and 100-year storm frequency events. Provide tables in the proposed drainage sheet that you are complying with this code.

5th Review: Comment remains. See DE 7

6th Review: [Comment remains, see DE 3 and DE 4.](#)

DETENTION

DE 9. See DE 4. and DE 8. The design of the detention pond will be reviewed in future submittals. Currently, we need the information for DE 4 and DE8.

5th Review: Comment remains. See DE 7

6th Review: [Comment remains, see DE 3 and DE 4.](#) The design of the detention pond will be reviewed in future application submittals (eg. construction plans).

- DE 10. FYI. Provide detention pond details. Please show the elevations for the 2-, 10-, 25-, and 100-year storm events in the detention pond and outlet structure details.
- 5th Review: Comment remains.
- 6th Review: [Comment remains, see DE 3 and DE 4](#). The design of the detention pond will be reviewed in future application submittals (eg. construction plans).
- DE 11. FYI. Provide the following notes on the pond sheet:
- *“All earthen embankments shall be compacted to 95% of maximum density in accordance with COA standard specifications.”*
 - *“Earthen embankment side slopes shall be no steeper than 3 horizontal to 1 vertical.”*
- 5th Review: Comment remains.
- 6th Review: [Comment remains, see DE 3 and DE 4](#). The design of the detention pond will be reviewed in future application submittals (eg. construction plans).
- DE 12. FYI. Per DCM 8.3.3(A), 1’ of freeboard is required for ponds with a contributing drainage area greater than 25 acres and smaller than 64 acres. For ponds greater than 64 acres, 2’ of freeboard is required.
- 5th Review: Comment remains.
- 6th Review: [Comment remains, see DE 3 and DE 4](#). The design of the detention pond will be reviewed in future application submittals (eg. construction plans).
- DE 13. FYI. Any orifice with a dimension smaller than or equal to 12 inches shall be assumed to be fully blocked unless an emergency spillway is provided. Clearly show the outlet structure in the pond plan view sheet.
- 5th Review: Comment remains.
- 6th Review: [Comment remains, see DE 3 and DE 4](#). The design of the detention pond will be reviewed in future application submittals (eg. construction plans).
- DE 14. FYI. DCM 8.3.4 states, “Detailed hydraulic design calculations shall be provided for all SWM ponds. Stage-storage-discharge data shall be presented in tabular form with all discharge components, such as orifice, weir, and outlet conduit flows, clearly indicated. In all cases the effects of tailwater or other outlet control considerations should be included in the rating table calculations.
- 5th Review: Comment remains.
- 6th Review: [Comment remains, see DE 3 and DE 4](#). The design of the detention pond will be reviewed in future application submittals (eg. construction plans).

DE 15. FYI. Per DCM 1.2.3(C), no outlet structures from detention, filtration and/or sedimentation ponds, parking detention or other concentrating structures shall be designed to discharge concentrated flow directly onto arterial or collector streets.

5th Review: Comment remains.

6th Review: [Comment remains, see DE 3 and DE 4](#). The design of the detention pond will be reviewed in future application submittals (eg. construction plans).

DE 16. FYI. Per DCM 8.3.3(I), stormwater ponding depths for the 100-year storm in parking lots are limited to an average of 8 inches with a maximum of 12 inches. For parking lot detention, shade-in limits of ponding at overflow elevation and give cubic-feet of storage at the maximum storage elevation.

5th Review: Comment remains.

6th Review: [Comment remains, see DE 3 and DE 4](#). The design of the detention pond will be reviewed in future application submittals (eg. construction plans).

DE 17. FYI. Submit a signed and sealed engineering report for the detention pond with each update. The plan set sheets included in the engineer's report will need to be updated to reflect any changes prior to final approval. Include the following:

- Inflow hydrograph for existing and proposed conditions including all runoff factors
- Pond routing with elevation-discharge and elevation-storage curves
- Outflow hydrograph

5th Review: Comment remains.

6th Review: [Comment remains, see DE 3 and DE 4](#). The design of the detention pond will be reviewed in future application submittals (eg. construction plans).

DE 18. FYI. Demonstrate compliance with all applicable DCM 1.2.4.E requirements.

5th Review: Comment remains.

6th Review: [Comment remains, see DE 3 and DE 4](#). The design of the detention pond will be reviewed in future application submittals (eg. construction plans).

STORM SEWER DESIGN GUIDELINES (PUBLIC)

DE 19. Provide a storm sewer layout map showing the proposed public storm sewer lines and proposed culvert crossings.

5th Review: Comment remains. Provide information

6th Review: [Comment remains, see DE 3 and DE 4](#). The design of the proposed storm sewer line will be reviewed in future application submittals (eg. construction plans/final plat).

- DE 20. FYI. All proposed storm drains that will be in the ROW or in a public drainage easement must meet DCM Section 5 design guidelines. Per DCM 5.2.0(J) and DCM 5.3.3, the material and diameter of all public storm drains should be a minimum of 18" RCP and should be noted on the grading and drainage plan sheet.
- 5th Review: Comment remains.
- 6th Review: [Comment remains, see DE 3 and DE 4.](#) The design of the proposed storm sewer line will be reviewed in future application submittals (eg. construction plans/final plat).
- DE 21. FYI. Provide pipe plan and profile(s) with 25- and 100-year depths of flows, velocities, and flowrates. Also, show the 25-year HGL and the 100-year HGL if the pipe is flowing full.
- 5th Review: Comment remains.
- 6th Review: [Comment remains, see DE 3 and DE 4.](#) The design of the proposed storm sewer line will be reviewed in future application submittals (eg. construction plans/final plat).
- DE 22. FYI. Demonstrate adequate depth of cover and clearance per DCM 5.7.0.
- 5th Review: Comment remains.
- 6th Review: [Comment remains, see DE 3 and DE 4.](#) The design of the proposed storm sewer line will be reviewed in future application submittals (eg. construction plans/final plat).
- DE 23. FYI. DCM 5.2.0(B) states "Do not discharge the contents of a larger pipe into a smaller one even though the capacity of the smaller pipe may be greater due to a steeper slope."
- 5th Review: Comment remains.
- 6th Review: [Comment remains, see DE 3 and DE 4.](#) The design of the proposed storm sewer line will be reviewed in future application submittals (eg. construction plans/final plat).
- DE 24. FYI. Per DCM 1.2.2(B) stormwater conveyance structures that intercept, contain, and transport all runoff must be designed to convey the 25-year frequency storm. Please demonstrate compliance.
- 5th Review: Comment remains.
- 6th Review: [Comment remains, see DE 3 and DE 4.](#) The design of the proposed storm sewer line will be reviewed in future application submittals (eg. construction plans/final plat).

DE 25. FYI. Per DCM 1.2.2(C) the public drainage system shall be designed to convey flows from greater than the 25-year frequency storm up to and including the 100-year frequency storm within defined public rights of way or drainage easements. Please demonstrate compliance.

5th Review: Comment remains.

6th Review: [Comment remains, see DE 3 and DE 4](#). The design of the proposed storm sewer line will be reviewed in future application submittals (eg. construction plans/final plat).

DE 26. FYI. Per CCM 1.2.2(D), stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the 2-, 10-, 25- and 100-year storm frequency events. Please demonstrate compliance.

5th Review: Comment remains.

6th Review: [Comment remains, see DE 3 and DE 4](#). The design of the proposed storm sewer line will be reviewed in future application submittals (eg. construction plans/final plat).

DE 27. FYI. Per DCM 5.2.0(H), no storm drain system should be allowed to go through an inlet box. However, a stub out from one or two lots in a commercial subdivision can be tied into an existing inlet if it does not impede the function of the inlet and if the laterals and overflow provisions contain the capacity to convey the additional flows. Please demonstrate compliance.

5th Review: Comment remains.

6th Review: [Comment remains, see DE 3 and DE 4](#). The design of the proposed storm sewer line will be reviewed in future application submittals (eg. construction plans/final plat).

CHANNEL COMMENTS

DE 28. Are you proposing any channel systems with off-site drainage? Please provide a channel plan view for this.

5th Review: Comment remains. Provide information.

6th Review: [Comment remains, see DE 3 and DE 4](#). The design of the proposed channel will be reviewed in future application submittals (eg. construction plans/final plat).

DE 29. All new additional material provided in an update will be subject to review for the benefit of this application.

5th Review: Comment remains.

6th Review: Comment remains.

[New Comments 6th review.](#)

DE 30. Fyi for your channel design carrying offsite drainage, see DCM, Section 6. Please check the section 6.4.1 for velocities and minimum slopes.