



1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, August 6, 2025

Maggie Carrion
BWMN

mcarrion@bowman.com

Permit Number 2025-P-1737-PP
Job Address: ,

Dear Maggie Carrion,

The subsequent submittal of the Manor Downs Preliminary Plat submitted by BWMN and received on August 13, 2025, 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. The P&Z Chairperson is Felix Paiz.~~
- ~~2. The Mayor is Dr. Christopher Harvey.~~
- ~~3. Preliminary plats are not recorded. Remove the Travis County Clerk signature block.~~
- ~~4. The City signature block is on the cover sheet twice.~~
- ~~5. The preliminary plat cannot be approved until the concept plan has been approved.~~
- ~~6. There is a blank for TNR Permit Number. Is this needed? Typically preliminary plans for projects located within the City of Manor are not reviewed by Travis County.~~
- ~~7. The location of existing watercourses, dry creek beds, wells, sinkholes, and other similar topographic features should be shown in the existing conditions on the preliminary plat.~~
- ~~8. Topographic data indicating one (1) foot contour intervals for slopes less than 5%, two (2) foot contour intervals for slopes between 5% and 10%, and five (5) foot contour intervals for slopes exceeding 10%. The contoured area shall extend outward from the property boundary for a distance equal to twenty five percent (25%) of the distance across the tract, but not fewer than fifty (50) feet nor more than two hundred (200) feet should be shown on the existing conditions sheet.~~
- ~~9. The location of City limit lines and/or the outer border of the City's extraterritorial jurisdiction, as depicted on the City's most recent base map, if either traverses the subdivision or is contiguous to the subdivision boundary, should be shown on the existing conditions sheet.~~
- ~~10. The wastewater easements shown internally will not be required, as the internal wastewater improvements will be owned and maintained by the property owner, not the City.~~

11. 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, shall be shown on the preliminary plat.

~~12. The developer shall include a copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.~~

13. 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 shall be shown on the preliminary plat. Is Murray Dalfen Drie going to be either City or County? If so, the ROW width will need to be labeled.

~~14. Building setback lines shall be shown on the preliminary plat.~~

15. 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 shall be shown on the preliminary plat. Replacement trees are required to be shown on the preliminary plat.

16. Utility demand data, consistent with the proposed uses indicated on the preliminary plat, to determine the adequacy and the consistency of proposed utility improvements. Provided clarification on how the water LUEs are higher than the wastewater LUEs. For example, buidling 1 shows 79 LUEs of water, but only 8 LUEs of wastewater.

~~17. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document. Please provide the TIA that has been reviewed by Travis County.~~

18. Clarify what the use will be for Lot 8. It appears as if it is part of Murray Dalfen Drive.

19. Clearly label the extents of Murray Dalfen Drive.

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,



Pauline Gray, P.E.
Lead AES
GBA

Bowman

July 3, 2025

Pauline Gray, P.E.
GBA
727-247-7557
pgray@gbateam.com

Project Name: Manor Downs Preliminary Plat

Project Location: 8916 Hill Lane Building 3

Permit #: 2025-P-1737-PP

Dear Ms. Gray:

This letter is in response to your Master Comment Report dated June 25, 2025.

1. The P&Z Chairperson is Felix Paiz.
Response: Revised, see Cover sheet
2. The Mayor is Dr. Christopher Harvey.
Response: Revised, see Cover sheet
3. Preliminary plats are not recorded. Remove the Travis County Clerk signature block.
Response: Removed, see cover sheet
4. The signature block is on the cover sheet twice
Response: Removed, see cover sheet
5. The preliminary plat cannot be approved until the concept plan has been approved.
Response: Noted, thank you.
6. There is a blank for TNR Permit Number. Is this needed? Typically preliminary plans for projects located within the City of Manor are not reviewed by Travis County.
Response: Removed, see cover sheet
7. The location of existing watercourses, dry creek beds, wells, sinkholes, and other similar topographic features should be shown in the existing conditions on the preliminary plat.
Response: Dry creek bed centerline added to Existing Conditions sheet 2.
8. Topographic data indicating one (1) foot contour intervals for slopes less than 5%, two (2) foot contour intervals for slopes between 5% and 10%, and five (5) foot contour intervals for slopes exceeding 10%. The contour area shall extend outward from the property boundary for a distance equal to twenty-five percent (25%) of the distance across the tract, but not fewer than fifty (50) feet nor more than two hundred (200) feet should be shown on the existing conditions sheet.
Response: Slope map and contour interval table moved to Existing Conditions sheet 2.
9. The location of City limit lines, and/or the outer border of the City's extraterritorial jurisdiction, as depicted on the City's most recent base map, if either traverses the subdivision or is contiguous to the subdivision boundary, should be shown on the existing conditions sheet.
Response: Most recent Manor City limits line is called out on Existing Conditions sheet 2 where contiguous to the subdivision boundary.

10. The wastewater easements shown internally will not be required, as the internal wastewater improvements will be owned and maintained by the property owner, not the City.
Response: Noted, thank you. They have been removed from the plat.
11. 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, shall be shown on the preliminary plat.
Response: Proposed ponds/drainage easements are called out on improvements sheets accordingly as well as storm drain pipes and structures.
12. The developer shall include a copy of the complete application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.
Response: The FEMA floodplain map is included in this submittal.
13. 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 shall be shown on the preliminary plat.
Response: All of the above is shown on the preliminary plat.
14. Building setback lines shall be shown on the preliminary plat.
Response: Building setback lines are shown and have been called out on Improvements plan sheets 3-improvements Overall, and detailed sheets 4-7.
15. 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 shall be shown on the preliminary plat.
Response: Trees to remain have been depicted as solid circles, while trees to be removed are depicted as dashed circles as requested on improvements sheets 3-7. Please note tree list on sheet 8 identifying trees to be removed and those to be preserved.
16. Utility demand data, consistent with the proposed uses indicated on the preliminary plat, to determine the adequacy and the consistency of proposed utility improvements.
Response: Utility demand data calculation has been provided on sheet 9, LUE Calculations.
17. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document. Please provide the TIA that has been reviewed by Travis County.
Response: Noted, thank you. The TIA closeout memo and TIA are provided in this submittal.

End of Master Comment Report.

If you have any questions or require additional information, please call me at 512-253-7904, or send an email to mcarrion@bowman.com.

Thank you,

Maggie Carrion

Maggie Carrion
Assistant Project Manager, Civil
Bowman

Bowman

August 12, 2025

Pauline Gray, P.E.
GBA
727-247-7557
pgray@gbateam.com

Project Name: Manor Downs Preliminary Plat

Project Location: 8916 Hill Lane Building 3

Permit #: 2025-P-1737-PP

Dear Ms. Gray:

This letter is in response to your Master Comment Report dated August 6th, 2025.

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, shall be shown on the preliminary plat.
Response: A note has been added to sheets 3-7 to refer to the site plan and subdivision permits for storm drain sizes and materials per meeting with Pauline Grey and Michael Burrell on 8/11.
2. 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 shall be shown on the preliminary plat. Is Murray Dalfen Drive going to be either City or County? If so, the ROW width will need to be labeled.
Response: Murray Dalfen Drive is to be dedicated to the City of Manor. The ROW width is labeled on Sheet 4 and Sheet 6.
3. 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 shall be shown on the preliminary plat. Replacement trees are required to be shown on the preliminary plat.
4. **Response: Per meeting with Pauline Grey and Michael Burrell on 8/11, replacement trees are only required to be shown along the City ROW. There are not trees proposed in the ROW and therefore replacement trees are not shown. However, landscaping and tree mitigation plans can be found on Site Plan A 2025-P-1727-SP and Site Plan B 2025-P-1728-SP**
5. Utility demand data, consistent with the proposed uses indicated on the preliminary plat, to determine the adequacy and the consistency of proposed utility improvements. Provided clarification on how the water LUEs are higher than the wastewater LUEs. For example, building 1 shows 79 LUEs of water, but only 8 LUEs of wastewater.
Response: LUEs were calculated using proposed meter sizes per email conversation with Pauline Grey. Please see email correspondence included in this submittal and sheet 3 for updated LUE calculations.
6. Clarify what the use will be for Lot 8. It appears as if it is part of Murray Dalfen Drive.

807 Las Cimas Parkway, Building II, Suite 350, Austin, Texas 78748
512.327.1180 | TBPE Firm No. 14309 | TBPLS Firm No. 101206-00
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Response: "Lot 8" has been removed from the preliminary plat. It is ROW dedication for Murray Dalfen Drive.

7. Clearly label the extents of Murray Dalfen Drive.

Response: The extents of Murray Dalfen Drive are labeled on sheets 4 and 6.

End of Master Comment Report.

If you have any questions or require additional information, please call me at 512-253-7904, or send an email to mcarrion@bowman.com.

Thank you,

Maggie Carrion

Maggie Carrion
Assistant Project Manager, Civil
Bowman