



1500 County Road 269
Leander, TX 78641

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

Date: Friday, June 23, 2023

Brad Carabajal
Quiddity
3100 Alvin Devane Blvd, Suite 150
Austin 78741
bcarabajal@quiddity.com

Permit Number 2023-P-1543-PP
Job Address: 11108 Gregg Ln., Manor, TX. 78653

Dear Brad Carabajal,

The first submittal of the New Haven PUD Preliminary Plat (*Preliminary Plan*) submitted by Quiddity and received on September 06, 2023, 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. Need certification and signature blocks as required by the City and County.
- ii. ~~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)~~
- iii. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements.
- iv. ~~A letter of certification, when applicable, that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems and/or containing any portion of the regulatory one hundred (100) year floodplain outside of the City limits).~~
- v. 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.
- vi. 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.

6/23/2023 10:19:15 AM
New Haven PUD 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,

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

Tyler Shows
Staff Engineer
GBA



July 19, 2023

Tyler Shows
Jay Engineering, Division of GBA
1500 Country Road 269
Leander, Tx 78641
PO Box 2029
Leander, Tx 78646-2029
On Behalf of City of Manor

RE: Newhaven Subdivision
2023-P-1543-PP

Dear Mr. Shows:

We are submitting a copy of the comment response letter and supporting attachments to address the comments received from you on June 23, 2023.

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Engineer Review – Tyler Shows – 737-247-7552 – tshows@gbateam.com..... 1

Engineer Review – Tyler Shows – 737-247-7552 – tshows@gbateam.com

1. Need certification and signature blocks as required by the City and County.
[Response: Certificate and signature block have been added to preliminary plan cover sheet.](#)
2. 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).
[Response: The developer will provide a LOMR-F application as required by FEMA for all fill within the effective floodplain after the completion of site grading. Previous discussions with the City have noted that this would be acceptable approach for the minimal areas of fill in the backwater areas within the site.](#)
3. 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: As per Executed PUD document, number 9, total LUE's is 322.](#)



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July 19, 2023

Water and wastewater will be provided by the city of Manor.

4. A letter of certification, when applicable, that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems and/or containing any portion of the regulatory one hundred (100) year floodplain outside of the City limits).

Response: No septic system is proposed in this project. The project will be served by public wastewater line.

5. 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.

Response: TIA has been approved with project number: 2022-P-1427-SP

6. 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 of fees apply.

Response: A summary letter has been submitted with this submittal

END OF REPORT

If you have any questions or require additional information, please call me at (512) 441-9493.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Alvarez".

John A. Alvarez, P.E.
Project Manager



1500 County Road 269
Leander, TX 78641

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

Date: Monday, August 14, 2023

Brad Carabajal
Quiddity
3100 Alvin Devane Blvd, Suite 150
Austin 78741
bcarabajal@quiddity.com

Permit Number 2023-P-1543-PP
Job Address: 11108 Gregg Ln., Manor 78653

Dear Brad Carabajal,

The subsequent submittal of the New Haven PUD Preliminary Plat submitted by Quiddity and received on September 06, 2023, 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 Tyler Shows. 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. Need certification and signature blocks as required by the City and County.~~
- ii. 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). **Per Chapter 15 of the Code of Ordinances - Compliance with the city's drainage policies as provided in the city's subdivision ordinance. The subdivision ordinance requires a copy of the complete application for floodplain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA) be submitted during plan review.**
- ~~iii. Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat, to determine the adequacy and the consistency of proposed utility improvements.~~
- ~~iv. A letter of certification, when applicable, that the plat has been submitted to the County Health District for review (applicable to all projects proposing septic systems and/or containing any portion of the regulatory one hundred (100) year floodplain outside of the City limits).~~
- ~~v. 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.~~
- ~~vi. 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.~~

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 /Manor/Parts/Blank, or by e-mail at tshows@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,

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Tyler Shows
Staff Engineer
GBA



September 6, 2023

Tyler Shows
Jay Engineering, Division of GBA
1500 Country Road 269
Leander, TX 78641
PO Box 2029
Leander, TX 78646-2029
On Behalf of City of Manor

RE: Newhaven Subdivision
2023-P-1543-PP

Dear Mr. Shows:

We are submitting a copy of the comment response letter and supporting attachments to address the comments received from you on August 14, 2023.

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Response: As discussed on a call on August 29th, the floodplain shown on the preliminary plat is using the Travis County Approved Atlas-14 floodplain for Wilbarger Creek. This study is currently in review by FEMA but has been approved by both the City of Pflugerville and Travis County for Wilbarger Creek. The proposed fill within this floodplain is on the floodplain fringe (which amounts to roughly 13,000 cubic yards of fill), will include compensating cut within the creek, and does not propose a noticeable impact to the floodplain model. Quiddity will perform a LOMR-F analysis once the land is filled with FEMA to account for the proposed fill and will submit this LOMR-F through the City of Manor prior to FEMA.



City of Manor
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September 6, 2023

END OF REPORT

If you have any questions or require additional information, please call me at (512) 441-9493.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Alvarez".

John A. Alvarez, P.E.
Project Manager