



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, June 23, 2022

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

Permit Number 2022-P-1444-PP
Job Address: 15200 N FM RD 973, Manor, TX. 78653

Dear Geoff Guerrero,

The first submittal of the Mustang Valley - KB Homes Subdivision Preliminary Plat (*Preliminary Plan*) submitted by Carlson, Brigance & Doering, Inc. and received on April 21, 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 Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

1. The preliminary plat cannot be approved until the concept plan has been approved.

2. Preliminary plat cannot be approved until the TIA is approved.

~~3. Update the City of Manor Acknowledgement, the current city Major is Dr. Christopher Harvey, Julie Leonard is the Chairperson, and Rebecca Guerrero is the Clerk of Travis County.~~

~~4. The City of Manor Acknowledgements signature section only needs to be included on the first page, and remove from the rest.~~

~~5. Remove "XXX XXXX XXXX" at the bottom right hand edge of plan sheets or replace it with appropriate information.~~

~~6. Labeling on the primary figure on sheet one is difficult to read and should be cleaned up.~~

~~7. Labeling and symbology on Existing Conditions and Demolition Plan are crowded and difficult to read.~~

~~8. Scale on "Vicinity Map" is not noted. Should the vicinity map mean to represent the location map, it needs to have a radius of at least one (1) mile using a scale of at least one (1) inch equals two thousand feet (1" = 2000")~~

~~9. Changes to existing electrical lines have been marked, but no information regarding existing utilities. Since structures are pre-existing on property it can be assumed that there are some existing utilities. If all pre-existing utilities have been marked, they need to be made clearer.~~

~~10. If contours are to be changed, then any changes need to be specified.~~

- ~~11. Location of proposed utilities has been marked, but no size or description information has been given. Size and description for all proposed utilities needs to be provided as per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22. Item 3.~~
- ~~12. 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 by the requirements of this Ordinance. As per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22.~~
- ~~13. Provide water and wastewater calculation on what is being proposed.~~
- ~~14. Provide a complete application for a flood plain map amendment or revision, as required by the Federal Emergency Management Agency if applicable.~~
- ~~15. A majority of the Supporting Documents have not been provided, as per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22 Item 4.:~~
 - ~~a. Provide 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. Provide Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat to determine the adequacy and consistency of proposed utility improvements.~~
 - ~~c. A Letter of Certification, when applicable, that the plat has been submitted to the County Health District for review, as subdivision contains a portion of the regulatory one hundred (100) year floodplain outside of the city limits.~~
 - ~~d. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assemble of the TIA document.~~
 - ~~e. A summary letter stating briefly the type of street surfacing, drainage, water, and wastewater facilities proposed, and declaring the intent to either dedicate parkland or pay fees in lieu of said dedication if such dedication or fees apply.~~
 - ~~f. A letter requesting any variances from the provisions of the City of Manor Code of Ordinances.~~
 - ~~g. Any attendant documents needed to supplement the information provided on the Preliminary Plat.~~
- ~~16. Information provided in the engineer preliminary report should be included in the submitted preliminary plat plans. This includes water, wastewater, and drainage.~~
- ~~17. Provide information regarding whether there will be any adjustments to the floodplain.~~

6/23/2022 1:36:13 PM
Mustang Valley - KB Homes Subdivision Preliminary
Plat
2022-P-1444-PP
Page 3

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 blue ink that reads "Pauline M. Gray". The signature is cursive and fluid.

Pauline Gray, P.E.
Lead AES
GBA

CBD COMMENT RESPONSE

CBD No. 5411



Texas Engineering Firm #4242

Date: Thursday, June 23, 2022

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

Permit Number 2022-P-1444-PP
Job Address: 15200 N FM RD 973, Manor, TX. 78653

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Dear Geoff Guerrero,

The first submittal of the KB Homes Subdivision Preliminary Plat (*Preliminary Plan*) submitted by Carlson, Brigrance & Doering, Inc. and received on June 08, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@gbateam.com.

1. The preliminary plat cannot be approved until the concept plan has been approved. **CBD: Noted**
2. Preliminary plat cannot be approved until the TIA is approved. **CBD: Noted**
3. Update the City of Manor Acknowledgement, the current city Major is Dr. Christopher Harvey, Julie Leonard is the Chairperson, and Rebecca Guerrero is the Clerk of Travis County. **CBD: Acknowledgement updated**
4. The City of Manor Acknowledgements signature section only needs to be included on the first page, and remove from the rest. **CBD: Acknowledgement updated**
5. Remove "XXX-XXXX-XXXX" at the bottom right-hand edge of plan sheets or replace it with appropriate information. **CBD: File number has been removed**
6. Labeling on the primary figure on sheet one is difficult to read and should be cleaned up. **CBD: Drafting has been updated**
7. Labeling and symbology on Existing Conditions and Demolition Plan are crowded and difficult to read. **CBD: Drafting has been updated**
8. Scale on "Vicinity Map" is not noted. Should the vicinity map mean to represent the location map, it needs to have a radius of at least one (1) mile using a scale of at least one (1) inch equals two thousand feet (1" = 2000") **CBD: Scale is 1" = 2000'**
9. Changes to existing electrical lines have been marked, but no information regarding existing utilities. Since structures are pre-existing on property it can be assumed that there are some existing utilities. If all pre-existing utilities have been marked, they need to be made clearer. **CBD: Existing electric lines are labeled on the existing Conditions Map**
10. If contours are to be changed, then any changes need to be specified. **CBD: Grading will be provided with the Construction Plans**
11. Location of proposed utilities has been marked, but no size or description information has been given. Size

and description for all proposed utilities needs to be provided as per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22. Item 3. **CBD: Utility line sizes are on the utility sheets**

12. 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 by the requirements of this Ordinance. As per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22. **CBD: Storm sewer sizing has been added to the drainage plans**

13. Provide water and wastewater calculation on what is being proposed. **CBD: W-WW calculations have been added to the utility plan**

14. Provide a complete application for a flood plain map amendment or revision, as required by the Federal Emergency Management Agency if applicable. **CBD: No FEMA map amendment is anticipated**

15. A majority of the Supporting Documents have not been provided, as per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22 Item 4.:

a. Provide 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.

CBD: Drainage study maps and engineering report are attached

b. Provide Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat to determine the adequacy and consistency of proposed utility improvements. **CBD: Utility demand letter is attached**

c. A Letter of Certification, when applicable, that the plat has been submitted to the County Health District for review, as subdivision contains a portion of the regulatory one hundred (100) year floodplain outside of the city limits. **CBD: This parcel has been annexed into the city limits, no flood plan modifications are anticipated**

d. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping meeting must be conducted with City Staff prior to assemble of the TIA document.

CBD: TIA scoping meet has already occurred, TIA (under review) is attached

e. A summary letter stating briefly the type of street surfacing, drainage, water, and wastewater facilities proposed, and declaring the intent to either dedicate parkland or pay fees in lieu of said dedication if such dedication or fees apply. **CBD: See engineering report**

f. A letter requesting any variances from the provisions of the City of Manor Code of Ordinances. **CBD: No variances are anticipated**

g. Any attendant documents needed to supplement the information provided on the Preliminary Plat. **CBD: see attached HEC-HMS routing**

16. Information provided in the engineer preliminary report should be included in the submitted preliminary plat plans. This includes water, wastewater, and drainage.

CBD: Supporting sheets have been added to the preliminary plan

17. Provide information regarding whether there will be any adjustments to the floodplain.

CBD: No floodplain modifications are anticipated

6/23/2022 1:36:13 PM
KB Homes Subdivision Preliminary Plat
2022-P-1444-PP
Page 3

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 blue ink that reads "Pauline M. Gray". The signature is written in a cursive style with a large initial 'P'.

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



1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, August 3, 2022

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

Permit Number 2022-P-1444-PP
Job Address: 15200 N FM RD 973, Manor 78653

Dear Geoff Guerrero,

The subsequent submittal of the Mustang Valley - KB Homes Subdivision Preliminary Plat submitted by Carlson, Brigance & Doering, Inc. and received on April 21, 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 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 preliminary plat cannot be approved until the concept plan has been approved.

2. Preliminary plat cannot be approved until the TIA is approved.

~~3. Update the City of Manor Acknowledgement, the current city Major is Dr. Christopher Harvey, Julie Leonard is the Chairperson, and Rebecca Guerrero is the Clerk of Travis County.~~

~~4. The City of Manor Acknowledgements signature section only needs to be included on the first page, and remove from the rest.~~

~~5. Remove "XXX XXXX XXXX" at the bottom right hand edge of plan sheets or replace it with appropriate information.~~

~~6. Labeling on the primary figure on sheet one is difficult to read and should be cleaned up.~~

~~7. Labeling and symbology on Existing Conditions and Demolition Plan are crowded and difficult to read.~~

~~8. Scale on "Vicinity Map" is not noted. Should the vicinity map mean to represent the location map, it needs to have a radius of at least one (1) mile using a scale of at least one (1) inch equals two thousand feet (1" = 2000")~~

~~9. Changes to existing electrical lines have been marked, but no information regarding existing utilities. Since structures are pre-existing on property it can be assumed that there are some existing utilities. If all pre-existing utilities have been marked, they need to be made clearer.~~

~~10. If contours are to be changed, then any changes need to be specified.~~

~~11. Location of proposed utilities has been marked, but no size or description information has been given. Size~~

~~and description for all proposed utilities needs to be provided as per City of Manor Code of Ordinances Ch.10-
Exhibit A. Article II. Section 22. Item 3.~~

~~12. 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 by
the requirements of this Ordinance. As per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section
22.~~

~~13. Provide water and wastewater calculation on what is being proposed.~~

~~14. Provide a complete application for a flood plain map amendment or revision, as required by the Federal
Emergency Management Agency if applicable.~~

~~15. A majority of the Supporting Documents have not been provided, as per City of Manor Code of Ordinances
Ch.10 Exhibit A. Article II. Section 22 Item 4.:~~

~~a. Provide 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. Provide Utility demand data, consistent with the proposed uses indicated on the Preliminary Plat to determine
the adequacy and consistency of proposed utility improvements.~~

~~c. A Letter of Certification, when applicable, that the plat has been submitted to the County Health District for
review, as subdivision contains a portion of the regulatory one hundred (100) year floodplain outside of the city
limits.~~

~~d. Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual. A scoping
meeting must be conducted with City Staff prior to assemble of the TIA document.~~

~~e. A summary letter stating briefly the type of street surfacing, drainage, water, and wastewater facilities
proposed, and declaring the intent to either dedicate parkland or pay fees in lieu of said dedication if such
dedication or fees apply.~~

~~f. A letter requesting any variances from the provisions of the City of Manor Code of Ordinances.~~

~~g. Any attendant documents needed to supplement the information provided on the Preliminary Plat.~~

~~16. Information provided in the engineer preliminary report should be included in the submitted preliminary plat
plans. This includes water, wastewater, and drainage.~~

~~17. Provide information regarding whether there will be any adjustments to the floodplain.~~

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 ggray@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 with a large initial "P".

Pauline Gray, P.E.
Lead AES
GBA