



1500 County Road 269  
Leander, TX 78641

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

Date: Tuesday, February 8, 2022

Justin Morris  
Jones Carter  
3100 Alvin Devane Blvd  
Austin 78741  
jmorris@jonescarter.com

Permit Number 2021-P-1395-CP  
Job Address: GREGG LN TX, Manor, TX. 78653

Dear Justin Morris,

The first submittal of the New Haven Concept Plan - Gregg Lane Development (*Concept Plan*) submitted by Jones Carter and received on April 27, 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 City signature blocks should be included on the Cover Sheet.~~
- ~~2. The proposed development is not currently zoned and needs to be annexed into the City.~~
- ~~3. Pflugerville is misspelled.~~
- 4. The proposed road running along the proposed SF-1 needs to match what is planned by the City and the adjacent development. The proposed alignment of the road appears to go through the buffer requested by the seller. The eastern lot owned by the seller needs to be a minimum of 8 acres. It does not appear that the roadway has been adjusted.**
- 5. Parkland should be provided and shown on the concept plan. Floodplain is not counted towards parkland. Please review Code of Ordinances Chapter 10 Section 48 in the Code of Ordinances for parkland requirements. Provide documentation that City Council has approved the fee in lieu.**
- 6. For the proposed project a minimum of 4.12 contiguous acres of parkland is required. Provide documentation that the fee in lieu has been approved.**
- ~~7. The location map should be to a scale of 1"=2000' and show the area within one (1) mile radius of the proposed subdivision.~~
- ~~8. Please label the elevations on topography in order for the intervals to be verified.~~

~~9. Proposed major categories of land use by acreage should be provided. This includes residential, commercial, open space, parkland.~~

~~10. The proposed number of residential and non-residential lots should be provided along with the estimated number of LUEs for each category of lots and traffic volume to be generated by all proposed development other than single-family residential.~~

**11. Proposed and existing arterial and collector streets to serve the area should be shown on the concept plan.**

~~12. The locations of proposed parks and other public uses should be shown on the concept plan.~~

~~13. A proposed phasing plan should be provided for the project.~~

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](http://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,



Pauline Gray, P.E.  
Lead AES  
GBA

December 5, 2022

Pauline Gray, P.E.  
Jay Engineering, Division of GBA  
1500 Country Road 269  
Leander, Tx 78641  
PO Box 2029  
Leander, Tx 78646-2029

**RE: New Haven Concept Plan- Gregg Lane Development**

Dear Ms. Gray:

We are submitting a comment response letter to address the comments received regarding the first submittal of the New Haven Concept Plan for compliance with the City of Manor Subdivision Ordinance 263B.

1. The City signature blocks should be included on the Cover Sheet.

[Response: The signature block has been added to the cover sheet.](#)

2. The proposed development is not currently zoned and needs to be annexed into the City.

[Response: The PUD process is currently in progress.](#)

3. Pflugerville is misspelled.

[Response: The spelling of Pflugerville has been corrected in all instances.](#)

4. The proposed road running along the proposed SF-1 needs to match what is planned by the City and the adjacent development. The proposed alignment of the road appears to go through the buffer requested by the seller.

[Response: The roadway alignment has been modified to match the plan by the City and the adjacent development.](#)

5. Parkland should be provided and shown on the concept plan. Floodplain is not counted towards parkland. Please review Code of Ordinances Chapter 10 Section 48 in the Code of Ordinances for parkland requirements.

[Response: Parkland will be provided for via fee in lieu.](#)

6. For the proposed project a minimum of 4.12 contiguous acres of parkland is required.

[Response: Parkland will be provided for via fee in lieu.](#)

7. The location map should be to a scale of 1"=2000' and show the area within one (1) mile radius of the proposed subdivision.

Response: The location map has been updated and scaled on the cover sheet.

8. Please label the elevations on topography in order for the intervals to be verified.

Response: The elevations were added to the concept plan.

9. Proposed major categories of land use by acreage should be provided. This includes residential, commercial, open space, parkland.

Response: A table on the cover sheet was added to show the major categories of land use by acreage.

10. The proposed number of residential and non-residential lots should be provided along with the estimated number of LUEs for each category of lots and traffic volume to be generated by all proposed development other than single-family residential.

Response: The proposed LUEs for each category for each category were provided on the cover sheet. Additionally, the traffic volume is provided on the cover sheet.

11. Proposed and existing arterial and collector streets to serve the area should be shown on the concept plan.

Response: The proposed and existing arterial and collector streets have been shown on the plan.

12. The locations of proposed parks and other public uses should be shown on the concept plan.

Response: Parks will be provided for via fee in lieu and all other uses are being shown.

13. A proposed phasing plan should be provided for the project.

Response: A phasing plan has been outlined on the cover sheet and shown on the concept plan.

#### **END OF REPORT**

If you have any questions or require additional information, please call me at (210) 386-8112.

Sincerely,

John Alvarez, P.E.  
Project Manager

JAA/elc



K:\16759\16759-0007-02 Newhaven Subdivision\Project Management\Correspondence\Out\City of Manor\Concept Plan



1500 County Road 269  
Leander, TX 78641

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

Date: Tuesday, December 27, 2022

Justin Morris  
Jones Carter  
3100 Alvin Devane Blvd  
Austin 78741  
jmorris@jonescarter.com

Permit Number 2021-P-1395-CP  
Job Address: GREGG LN TX, Manor 78653

Dear Justin Morris,

The subsequent submittal of the New Haven Concept Plan - Gregg Lane Development submitted by Jones Carter and received on April 27, 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 City signature blocks should be included on the Cover Sheet.~~
- ~~2. The proposed development is not currently zoned and needs to be annexed into the City.~~
- ~~3. Pflugerville is misspelled.~~
- 4. The proposed road running along the proposed SF-1 needs to match what is planned by the City and the adjacent development. The proposed alignment of the road appears to go through the buffer requested by the seller. The eastern lot owned by the seller needs to be a minimum of 8 acres. It does not appear that the roadway has been adjusted.**
- 5. Parkland should be provided and shown on the concept plan. Floodplain is not counted towards parkland. Please review Code of Ordinances Chapter 10 Section 48 in the Code of Ordinances for parkland requirements. Provide documentation that City Council has approved the fee in lieu.**
- 6. For the proposed project a minimum of 4.12 contiguous acres of parkland is required. Provide documentation that the fee in lieu has been approved.**

- ~~7. The location map should be to a scale of 1"=2000' and show the area within one (1) mile radius of the proposed subdivision.~~
- ~~8. Please label the elevations on topography in order for the intervals to be verified.~~
- ~~9. Proposed major categories of land use by acreage should be provided. This includes residential, commercial, open space, parkland.~~
- ~~10. The proposed number of residential and non-residential lots should be provided along with the estimated number of LUEs for each category of lots and traffic volume to be generated by all proposed development other than single-family residential.~~
- 11. Proposed and existing arterial and collector streets to serve the area should be shown on the concept plan.**
- ~~12. The locations of proposed parks and other public uses should be shown on the concept plan.~~
- ~~13. A proposed phasing plan should be provided for the project.~~

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](http://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](mailto: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

April 26, 2023

Pauline Gray, P.E.  
Jay Engineering, Division of GBA  
1500 Country Road 269  
Leander, Tx 78641  
PO Box 2029  
Leander, Tx 78646-2029

**RE: New Haven Concept Plan- Gregg Lane Development 2021-P-1395-CP**

Dear Ms. Gray:

We are submitting a comment response letter to address the comments received regarding the second submittal of the New Haven Concept Plan for compliance with the City of Manor Subdivision Ordinance 263B.

1. The proposed road running along the proposed SF-1 needs to match what is planned by the City and the adjacent development. The proposed alignment of the road appears to go through the buffer requested by the seller. The eastern lot owned by the seller needs to be a minimum of 8 acres. It does not appear that the roadway has been adjusted.

[Response: The roadway alignment has been modified to match the request by the City to have the eastern lot of 8 acres.](#)

2. Parkland should be provided and shown on the concept plan. Floodplain is not counted towards parkland. Please review Code of Ordinances Chapter 10 Section 48 in the Code of Ordinances for parkland requirements. Provide documentation that the City Council has approved the fee in lieu.

[Response: Parkland will be provided for via fee in lieu as per approved Development Agreement on April 19, 2023.](#)

3. For the proposed project a minimum of 4.12 contiguous acres of parkland is required. Provide Documentation that the fee in lieu has been approved.

[Response: Parkland will be provided for via fee in lieu as per approved Development Agreement on April 19, 2023. Below is the snipping for parkland section in the Newhaven development Agreement.](#)

**4.07. Parkland/Open Space.**

To satisfy the City Rules, the Project will pay a fee-in-lieu of parkland dedication in the amount of \$550.00 per residential lot. In addition to the City Rules, and in exchange for the City's consideration of the PUD and PID, the Developer has agreed that the Project will also contain various parks, open space, trails and a nature preserve, as generally shown in **Exhibit "D"** (the "**Public Amenities**"). Developer shall grant to the City a Public Access Easement in a form agreed upon by the Parties upon the City's approval of the final plat for the portion of the Property in which the applicable Public Amenities are contained. All Public Amenities shall be maintained by the Developer or the Owner's Association.




4. Proposed and existing arterial and collector streets to serve the area should be shown on the concept plan.

**Response:** The proposed collector and existing arterial (Gregg Lane) have been shown on the plan and labeled.

**END OF REPORT**

If you have any questions or require additional information, please call me at (210) 386-8112.

Sincerely,



John Alvarez, P.E.  
Project Manager

JAA/FR

K:\16759\16759-0007-02 Newhaven Subdivision\Project Management\Correspondence\Out\City of Manor\Concept Plan