



Texas Engineering Firm #4242

Date: Tuesday, December 7, 2021

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

Permit Number 2021-P-1379-CP
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 Concept Plan (*Concept Plan*) submitted by Carlson, Brigance & Doering, Inc. and received on January 25, 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. Provide the location map at a scale of 1" = 2000' showing the area within 1 mile of the development per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(3).
2. Please provide the boundary of the proposed tract being developed in darker or thicker lines so they stand out from other elements per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(4).
3. Provide the property lines for surrounding properties as well as the deed or plat reference for those properties on this plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(5).
4. Please label the contours provided on the plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(6).
5. Provide the acreages of the residential areas of the plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(7).
6. Provide the proposed number and types of residential lots and the estimated number of LUE's required for each category of lot per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(8).
7. Provide labels for existing and proposed streets on the plan.
8. Provide significant drainage features and structures along with an regulatory one hundred year floodplains on the plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(11).
9. Provide a significant features within 200 feet of the property such as roads, buildings and utilities per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(12).

10. Provide boundaries and proposed timing of any phasing on the project per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(13).
11. Identification of known exceptional topographical, cultural, historical, archaeological, hydrological and other physical conditions of the property to be developed, or existing within 200 feet of the property which will require establishment of reasonable design standards in excess of the established minimum standards or require a variance from those minimum standards per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(14).
12. Please revise the Manor City Limit Boundary as shown on the plan to reflect the current City ETJ and City Limit boundary. The boundary shown does not reflect the City Limit map on the City's Website.
13. Questions regarding these review comments should be directed to A.J. Girondo (agirondo@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. 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,



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

****NOTE: COMMENT RESPONSES ARE ITALICIZED IN BLUE****



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Dear Geoff Guerrero,

The first submittal of the KB Homes Subdivision Concept Plan (*Concept Plan*) submitted by Carlson, Brigance & Doering, Inc. and received on November 18, 2021, 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. Provide the location map at a scale of 1" = 2000' showing the area within 1 mile of the development per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(3).
CBD: the location map has been added at the desired scale.
2. Please provide the boundary of the proposed tract being developed in darker or thicker lines so they stand out from other elements per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(4).
CBD: the boundary has been emphasized for clarity.
3. Provide the property lines for surrounding properties as well as the deed or plat reference for those properties on this plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(5).
CBD: the property lines have been shown for the surrounding properties as well as the legal description references.
4. Please label the contours provided on the plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(6).
CBD: the contours have been labeled.
5. Provide the acreages of the residential areas of the plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(7).
CBD: the acreages of the residential areas of the plan have been added.
6. Provide the proposed number and types of residential lots and the estimated number of LUE's required for each category of lot per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(8).
CBD: the proposed number and type of residential lots plus LUE's has been added.

7. Provide labels for existing and proposed streets on the plan.

CBD: Existing and Proposed have been labeled on the collector roadways.

8. Provide significant drainage features and structures along with an regulatory one hundred year floodplains on the plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(11).

CBD: the drainage features/structures are shown on the plan.

9. Provide a significant features within 200 feet of the property such as roads, buildings and utilities per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(12).

CBD: significant features have been added to the plan as needed.

10. Provide boundaries and proposed timing of any phasing on the project per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(13).

CBD: the phasing boundaries have been added.

11. Identification of known exceptional topographical, cultural, historical, archaeological, hydrological and other physical conditions of the property to be developed, or existing within 200 feet of the property which will require establishment of reasonable design standards in excess of the established minimum standards or require a variance from those minimum standards per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(14).

CBD: comment noted, thank you. All known features are shown on the plan.

12. Please revise the Manor City Limit Boundary as shown on the plan to reflect the current City ETJ and City Limit boundary. The boundary shown does not reflect the City Limit map on the City's Website.

CBD: the city limit boundary is current based on the recent annexation of the property under this concept application at the 10/27/2021 special called City Council meeting.

13. Questions regarding these review comments should be directed to A.J. Girondo (agirondo@gbateam.com).

CBD: comment noted, thank you.

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,



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



Texas Engineering Firm #4242

Date: Friday, January 14, 2022

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

Permit Number 2021-P-1379-CP
Job Address: 15200 N FM RD 973, Manor 78653

Dear Geoff Guerrero,

The subsequent submittal of the KB Homes Subdivision Concept Plan submitted by Carlson, Brigance & Doering, Inc. and received on January 25, 2022, 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 (512) 259-3882 or by email at pgray@gbateam.com.

- ~~1. Provide the location map at a scale of 1" = 2000' showing the area within 1 mile of the development per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(3).~~
- ~~2. Please provide the boundary of the proposed tract being developed in darker or thicker lines so they stand out from other elements per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(4).~~
- ~~3. Provide the property lines for surrounding properties as well as the deed or plat reference for those properties on this plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(5).~~
- ~~4. Please label the contours provided on the plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(6).~~
- 5. Provide the acreages of the residential areas of the plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(7).**
- ~~6. Provide the proposed number and types of residential lots and the estimated number of LUE's required for each category of lot per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(8).~~
- ~~7. Provide labels for existing and proposed streets on the plan.~~

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- ~~8. Provide significant drainage features and structures along with an regulatory one hundred year floodplains on the plan per the City of Manor Subdivision Ordinance Article 2 Section 21(e)(11).~~
- ~~9. Provide a significant features within 200 feet of the property such as roads, buildings and utilities per the City of Manor Subdivision Ordinance Article 2 Section 21(e)(12).~~
- ~~10. Provide boundaries and proposed timing of any phasing on the project per the City of Manor Subdivision Ordinance Article 2 Section 21(e)(13).~~
- ~~11. Identification of known exceptional topographical, cultural, historical, archaeological, hydrological and other physical conditions of the property to be developed, or existing within 200 feet of the property which will require establishment of reasonable design standards in excess of the established minimum standards or require a variance from those minimum standards per the City of Manor Subdivision Ordinance Article 2 Section 21(e)(14).~~
- ~~12. Please revise the Manor City Limit Boundary as shown on the plan to reflect the current City ETJ and City Limit boundary. The boundary shown does not reflect the City Limit map on the City's Website.~~
- 13. Questions regarding these review comments should be directed to A.J. Girondo (agirondo@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 (512) 259-3882 ex. 307, or by e-mail at pgray@gbateam.com.

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Thank you,



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Dear Geoff Guerrero,

The subsequent submittal of the KB Homes Subdivision Concept Plan submitted by Carlson, Brigance & Doering, Inc. and received on December 21, 2021, 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):

****PLEASE NOTE: COMMENT RESPONSES ARE ITALICIZED IN GREEN****

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 (512) 259-3882 or by email at pgray@gbateam.com.

- ~~1. Provide the location map at a scale of 1" = 2000' showing the area within 1 mile of the development per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(3).~~
- ~~2. Please provide the boundary of the proposed tract being developed in darker or thicker lines so they stand out from other elements per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(4).~~
- ~~3. Provide the property lines for surrounding properties as well as the deed or plat reference for those properties on this plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(5).~~
- ~~4. Please label the contours provided on the plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(6).~~
- 5. Provide the acreages of the residential areas of the plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(7).**
CBD: the acreages for all land uses have been added to the Plan.
- ~~6. Provide the proposed number and types of residential lots and the estimated number of LUE's required for each category of lot per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(8).~~
- ~~7. Provide labels for existing and proposed streets on the plan.~~

- ~~8. Provide significant drainage features and structures along with an regulatory one hundred-year floodplains on the plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(11).~~
- ~~9. Provide a significant features within 200 feet of the property such as roads, buildings and utilities per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(12).~~
- ~~10. Provide boundaries and proposed timing of any phasing on the project per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(13).~~
- ~~11. Identification of known exceptional topographical, cultural, historical, archaeological, hydrological and other physical conditions of the property to be developed, or existing within 200 feet of the property which will require establishment of reasonable design standards in excess of the established minimum standards or require a variance from those minimum standards per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(14).~~
- ~~12. Please revise the Manor City Limit Boundary as shown on the plan to reflect the current City ETJ and City Limit boundary. The boundary shown does not reflect the City Limit map on the City's Website.~~

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