



MANOR PLANNING & ZONING
COMMISSION MEETING
AGENDA
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
OCTOBER 12, 2016 · 6:30 P.M.

CALL TO ORDER AND ANNOUNCE QUORUM PRESENT

PUBLIC COMMENTS

*Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Commission, please register on the speaker sign-in sheet at least five minutes prior to the scheduled meeting time. **NO ACTION MAY BE TAKEN BY THE COMMISSION DURING PUBLIC COMMENTS.***

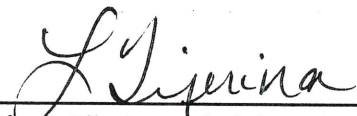
REGULAR AGENDA

1. Consideration, discussion, and possible action to approve the minutes for the September 14, 2016 Planning & Zoning Commission Meeting.
2. Consideration, discussion, and possible action to approve a Preliminary Plat for Stonewater North Revised Phases 1 – 3, Two hundred thirty-one (231) single family lots on 69 acres more or less, located on FM 973 and Tower Rd. Manor, TX. Agent: Doucet and Associates. Owner: Continental Homes of Texas.
3. Consideration, discussion, and possible action on Preliminary Plat for Shadowglen phases 17, 18, 21A, 21B, 24A, and 24B, four hundred and thirty-two (432) single family lots on 123 acres more or less, located at Shadowglen Blvd and Shadowglen Trace. Agent: Bury, Inc. Owner: SG Land Holdings.

ADJOURNMENT

POSTING CERTIFICATION

I, hereby, certify that this notice of the Manor Planning & Zoning Commission Meeting was posted on this 7th day of October, 2016 at 5:00 P.M., as required by law in accordance with Section 551.043 of the Texas Government Code.


Lluvia Tijerina, Administrative Assistant

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the council chambers are wheelchair accessible and special marked parking is available. Persons with disabilities who plan to attend this meeting and who may need assistance are requested to contact Frances Aguilar, City Secretary at 512-272-5555. Provide a forty-eight-hour notice when feasible.

This public notice was removed from the bulletin board at the Manor City Hall on:

_____, 2016 at _____ am/pm by _____
City Secretary's Office
City of Manor, Texas

1



**MANOR PLANNING & ZONING
COMMISSION MEETING
MINUTES
105 E. EGGLESTON STREET
MANOR, TEXAS 78653
SEPTEMBER 14, 2016 · 6:30 P.M.**

COMMISSIONERS

PRESENT:

**PLACE 2: Anne Weir
PLACE 3: Raul Hernandez
PLACE 4: Charles Russell Jr.
PLACE 5: Lian Stutsman
PLACE 7: Bill Myers, Vice-Chair**

ABSENT:

**PLACE 1: Mary Ann Parker, Chairperson
PLACE 6: Adriana Rojas**

CITY STAFF PRESENT:

Scott Dunlop, Planning Coordinator

CALL TO ORDER AND ANNOUNCE QUORUM PRESENT

Vice-Chair Myers announced a quorum and called the meeting to order at 6:33 PM

PUBLIC COMMENTS

Planning Coordinator Scott Dunlop presented the community survey results compiled by GrantWorks, Inc. relating to planning studies currently underway funded by a CDBG grant from the Texas Dept. of Agriculture.

A resident on Wheeler Street, Town of Manor, expressed concern over the condition of the roadway and that in 16 years living there it has been paved once. He also commented on the frequency and noise of the freight train through town, specifically it sounding its horn at 2 or 3 AM every night.

REGULAR AGENDA

1. Consideration, discussion, and possible action to approve the minutes for the August 10, 2016 Planning & Zoning Commission Meeting.

Motion to approve the August 10th minutes by Commissioner Stutsman, seconded by Commissioner Russell. 5 – 0 to approve.

2. Consideration, discussion, and possible action to approve a Preliminary Plat for Stonewater North Revised Phases 1 – 3, Two hundred thirty-one (231) single family lots on 69 acres more or less, located on FM 973 and Tower Rd. Manor, TX. Agent: Doucet and Associates. Owner: Continental Homes of Texas.

Motion to postpone to October 12th meeting by Commissioner Hernandez, seconded by Commissioner Stutsman. 5 – 0 to postpone.

3. Consideration, discussion, and possible action on Preliminary Plat for Shadowview Commercial Section 3, three (3) PUD and Light Commercial lots on 13 acres more or less, located at US Hwy 290 and Hill Lane. Agent: Kimley-Horn. Owner: Shadowglen Development Corp.

Agenda item 3 was moved to after item 5 by Vice-Chair Myers.

Motion to approve on the condition City Council approves the related concept plan at their regularly scheduled meeting on September 21st by Commissioner Stutsman, seconded by Commissioner Hernandez. 5 – 0 to approve on condition.

4. Consideration, discussion, and possible action on Preliminary Plat for Shadowglen phases 17, 18, 21A, 21B, 24A, and 24B, four hundred and thirty-two (432) single family lots on 123 acres more or less, located at Shadowglen Blvd and Shadowglen Trace. Agent: Bury, Inc. Owner: SG Land Holdings.

Motion to postpone by Commissioner Russell, seconded by Commissioner Weir. 5 – 0 to postpone.

5. Consideration, discussion and possible recommendation on a Concept Plan for Shadowview Commercial, Section 3 Lot 2, on 3.57 acres more or less, William Standerford Survey No. 69. Abstract 472.

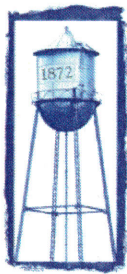
Motion to recommend approval to City Council by Commissioner Stutsman, seconded by Commissioner Hernandez. 5 – 0 to recommend approval.

ADJOURNMENT

Motion to adjourn by Commissioner Hernandez, seconded by Commissioner Russell. 5 – 0 to adjourn.

Mary Ann Parker, Chairperson

2



CITY OF
MANOR
EST. ★ 1872
TEXAS

AGENDA ITEM NO. 2

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 12, 2016

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve a Preliminary Plat for Stonewater North Revised Phases 1 – 3, Two hundred thirty-one (231) single family lots on 69 acres more or less, located on FM 973 and Tower Rd. Manor, TX. Agent: Doucet and Associates. Owner: Continental Homes of Texas.

BACKGROUND/SUMMARY:

This item is still under review by our engineers. They are working out access to the Rose Hill Cemetery that is adjacent to this development and adding 5 lots to the project.

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Engineer letters and comments

Site map

STAFF RECOMMENDATION:

It is City staff's recommendation, that this item be postponed to November 9th, 2016

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE



7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

DoucetandAssociates.com

June 25, 2014

City of Manor
Development Services Department
105 E. Eggleston St.
Manor, Texas 78653
512-272-5555

Attn: Tom Bolt, Director of Development Services

RE: Revised Stonewater North Subdivision: Preliminary Plan

Dear Mr. Bolt:

The Preliminary Plan Submittal Form and the associated documents enclosed are intended for a Preliminary Plan review of Stonewater North Subdivision. The revised Stonewater North Preliminary Plan differs from the previously approved preliminary plan in that the residential lot sizes have been increased from 40-feet to 50-feet. No significant changes have been made to the approved roadway or utility layouts.

A fee waiver of \$14,000 was approved by the City of Manor's City Council on June 3, 2015. The application fee check enclosed in this submittal package accounts for the difference between the preliminary plan submittal fee and the fee waiver.

Please find the following documents enclosed for your review:

- Preliminary Plan Application (1)
- Application Fee Check (1)
- Fee Waiver Approval E-mail (1)
- Engineering Report (1)
- Hydrologic Report (1)
- Service Availability Letters (1 set)
- Mailing List of residents within 300' (1)
- Mailing Labels of residents within 300' (1)
- Preliminary Plan – Stonewater North (1 set)

An additional copy of the submittal materials have been submitted directly to Frank Phelan at the office of the Jay Engineering Company in Leander, Texas. Should you have any questions please do not hesitate to contact me.

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8016

September 11, 2015

Mr. Tom Bolt
City Manager
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Stonewater North Subdivision
Fourth Preliminary Plan Application Submittal
City of Manor

Dear Mr. Bolt:

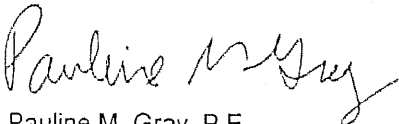
The Stonewater North Subdivision Preliminary Plan submitted by Doucet & Associates and received by our office September 10, 2015, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. Our previous comments dated July 7, 2015, have not been addressed with the latest submittal. The previous comments were:

1. Provide verification of no significant trees within the Limits of Construction as required by Section 22(c)(2)(iii) of Subdivision Ordinance 263 B. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown.
2. An easement will be required for the fully developed 100 year flood plain, based upon the submitted memorandum. Show easement on the plan as required by Section 22(c)(4)(i) of Subdivision Ordinance 263 B. 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.

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.

We trust that you will find this information helpful when considering approval of this Preliminary Plan. If you should have any questions, or need additional information, please let us know.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Scott Dunlop, City of Manor
Vince Musat, Doucet Engineering
Hanna Lupico, Doucet Engineering



7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

Handwritten note: 11/2/15

April 06, 2016

Mr. Tom Bolt
Director of Development Services
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Comment Response to Frank T. Phelan, P.E. [Jay Engineering] Third Preliminary Plan Review for Stonewater North Preliminary Plan dated ~~July 7, 2015~~.

Handwritten: Sep 11, 2015

Dear Mr. Bolt:

The following is Doucet & Associates, Inc. response to Jay Engineering's comment letter dated 07/07/2015 regarding the project listed above:

1. Provide verification of no significant trees within the Limits of Construction as required by Section 22(c)(2)(iii) of Subdivision Ordinance 263 B. Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown.

Response: *There are no significant trees within the Limits of Construction based upon our most current survey of the site. Sheet 7, the Existing Drainage Plan, shows the current survey overlaid on to this plan sheet. No trees have been indicated within the extents of Stonewater North.*

2. An easement will be required for the fully developed 100 year flood plain, based upon the submitted memorandum. Show easement on the plan as required by Section 22(c)(4)(i) of Subdivision Ordinance 263 B. 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.

Response: Please see the updated preliminary plat containing the 100 year fully developed floodplain. This floodplain was determined by using the drainage study performed by RPS. This study is included in this update. An updated proposed drainage study demonstrating adequate

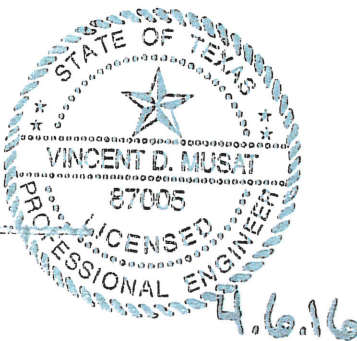


conveyance of the fully developed 100 yr. storm will be provided with construction drawings for Stonewater North Phase 1.

END OF COMMENTS

Sincerely,

A handwritten signature in blue ink, appearing to read 'Vincent D. Musat', is written over a circular blue ink stamp.



Vincent D. Musat, P.E., LEED AP BD+C
Senior Project Engineer
Doucet & Associates, Inc.
TBPE Firm # 3937

Cc: Frank T. Phelan, P.E./Jay Engineering with enclosures

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

May 5, 2016

Mr. Tom Bolt
City Manager
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Stonewater North Subdivision
Fourth Preliminary Plan Submittal Review
City of Manor

Dear Mr. Bolt:

The Stonewater North Subdivision Preliminary Plan submitted by Doucet & Associates and received by our office April 8, 2016, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. The plan is in general conformance with the Ordinance with the following exceptions:

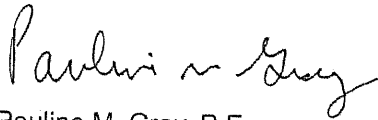
1. The proposed drainage easement should be clearly shown in order to distinguish it from the FEMA floodplain.
2. The signature blocks on the cover have 2015 for the year.
3. Arkose Road should be stubbed out to the east to the adjacent property.
4. The alignment of Skarn Road should be revised to provide for a smoother tie in at the proposed intersection with Johnson Road.
5. No information is provided for Block U Lot 1.
6. The street names shown for Stonewater Phase 8 should be labeled correctly on the sheets.
7. On Sheet 5, there appears to be a portion of the development that is not located within any of the proposed phases.
8. On Sheet 11 the 36" RCP outlet at the proposed detention pond should be labeled.
9. The proposed pipe sizes on Sheet 11 should be verified.
10. The minimum pavement width for minor streets with a 50 foot R.O.W. is 31 feet measured from curb back to curb back.

Mr. Tom Bolt
May 5, 2016
Page 2 of 2

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.

We trust that you will find this information helpful when considering approval of this Preliminary Plan. If you should have any questions, or need additional information, please let us know.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Scott Dunlop, City of Manor
Vince Musat, Doucet Engineering

PN 100-721-10

Jbecco



7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

Doucetengineers.com

May 19, 2016

Mr. Tom Bolt
Director of Development Services
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Comment Response to Pauline M. Gray, P.E.'s [Jay Engineering] Fourth Preliminary Plan Review letter dated May 5, 2016 for the Stonewater North Preliminary Plan project.

Dear Mr. Bolt:

The following is Doucet & Associates, Inc. response to Jay Engineering's comment letter dated 05/05/2016 regarding the project listed above:

1. The proposed drainage easement should be clearly shown in order to distinguish it from the FEMA floodplain.

Response: The linetype for the Drainage easement has been changed to distinguish it from the FEMA floodplain.

2. The signature blocks on the cover have 2015 for the year.

Response: The signature blocks have been updated to show 2016 for the year.

3. Arkose Road should be stubbed out to the east to the adjacent property.

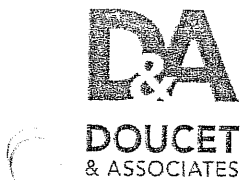
Response: The intersection of Arkose Road and Skarn Road has been changed from a tee intersection to a four way intersection in order to incorporate a street stub out to the East property.

4. The alignment of Skarn Road should be revised to provide for a smoother tie in at the proposed intersection with Johnson Road.

Response: The intersection of Skarn Road and Johnson Road has been adjusted to show a smoother transition into this existing road.

5. No information is provided for Block U Lot 1.

Response: Block U Lot 1 has been added to the summary table on the second page of the Plat.



Cc: Frank T. Phelan, P.E./Jay Engineering with enclosures

Enclosures:

- Doucet's Update #4 response dated 2016-05-19 to Jay Engineering's Comments (2 copies)
- Update #4 - Stonewater North Preliminary Plan dated 2016-05-19 (2 copies)
- Check for re-submittal to the amount of \$275.00

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

June 1, 2016

Mr. Tom Bolt
City Manager
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Stonewater North Subdivision
Fifth Preliminary Plan Submittal Review
City of Manor

Dear Mr. Bolt:

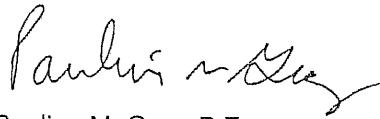
The Stonewater North Subdivision Preliminary Plan submitted by Doucet & Associates and received by our office May 20, 2016, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. The plan is in general conformance with the Ordinance with the following exceptions (addressed comments stricken, new or outstanding comments in bold):

- ~~1. The proposed drainage easement should be clearly shown in order to distinguish it from the FEMA floodplain.~~
- ~~2. The signature blocks on the cover have 2015 for the year.~~
- 3. Arkose Road should be stubbed out to the east to the adjacent property. The stubout is not shown on Sheet 2 – Stonewater North Preliminary Plat.**
- 4. The alignment of Skarn Road should be revised to provide for a smoother tie in at the proposed intersection with Johnson Road. It appears the only change to the alignment was changing the R.O.W. and pavement widths.**
- ~~5. No information is provided for Block U Lot 1.~~
- ~~6. The street names shown for Stonewater Phase 8 should be labeled correctly on the sheets.~~
- ~~7. On Sheet 5, there appears to be a portion of the development that is not located within any of the proposed phases.~~
- ~~8. On Sheet 11 the 36" RCP outlet at the proposed detention pond should be labeled.~~
- ~~9. The proposed pipe sizes on Sheet 11 should be verified.~~
- ~~10. The minimum pavement width for minor streets with a 50 foot R.O.W. is 31 feet measured from curb back to curb back.~~

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.

We trust that you will find this information helpful when considering approval of this Preliminary Plan. If you should have any questions, or need additional information, please let us know.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Copy: Scott Dunlop, City of Manor
Vince Musat, Doucet Engineering

PN 100-721-10



JAY ENGINEERING COMPANY, INC.
P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8016

June 27, 2016

Mr. Tom Bolt
City Manager
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Stonewater North Subdivision
Sixth Preliminary Plan Submittal Review
City of Manor

Dear Mr. Bolt:

The Stonewater North Subdivision Preliminary Plan submitted by Doucet & Associates and received by our office June 10, 2016, has been reviewed for compliance with the City of Manor Subdivision Ordinance 263 B. The plan is in general conformance with the Ordinance with the following exceptions (addressed comments stricken, new or outstanding comments in bold):

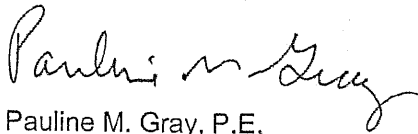
1. ~~The proposed drainage easement should be clearly shown in order to distinguish it from the FEMA floodplain.~~
2. ~~The signature blocks on the cover have 2015 for the year.~~
3. ~~Arkose Road should be stubbed out to the east to the adjacent property. The stubout is not shown on Sheet 2—Stonewater North Preliminary Plat.~~
4. ~~The alignment of Skam Road should be revised to provide for a smoother tie in at the proposed intersection with Johnson Road. It appears the only change to the alignment was changing the R.O.W. and pavement widths.~~
5. ~~No information is provided for Block U Lot 1.~~
6. ~~The street names shown for Stonewater Phase 8 should be labeled correctly on the sheets.~~
7. ~~On Sheet 5, there appears to be a portion of the development that is not located within any of the proposed phases.~~
8. ~~On Sheet 11 the 36" RCP outlet at the proposed detention pond should be labeled.~~
9. ~~The proposed pipe sizes on Sheet 11 should be verified.~~
10. ~~The minimum pavement width for minor streets with a 50 foot R.O.W. is 31 feet measured from curb back to curb back.~~

11. Lot 87 on Block J is no longer open space due to the existing road no longer being removed with the proposed project. It should be reclassified.
12. The proposed access road to Rose Hill Cemetery has been removed from the plans. This access road was proposed to bring better access to the cemetery via Stonewater North. Written approval from the Rose Hill Cemetery Association stating that no longer providing the new access road for the cemetery is okay with the Rose Hill Cemetery Association is required.

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.

We trust that you will find this information helpful when considering approval of this Preliminary Plan. If you should have any questions, or need additional information, please let us know.

Sincerely,



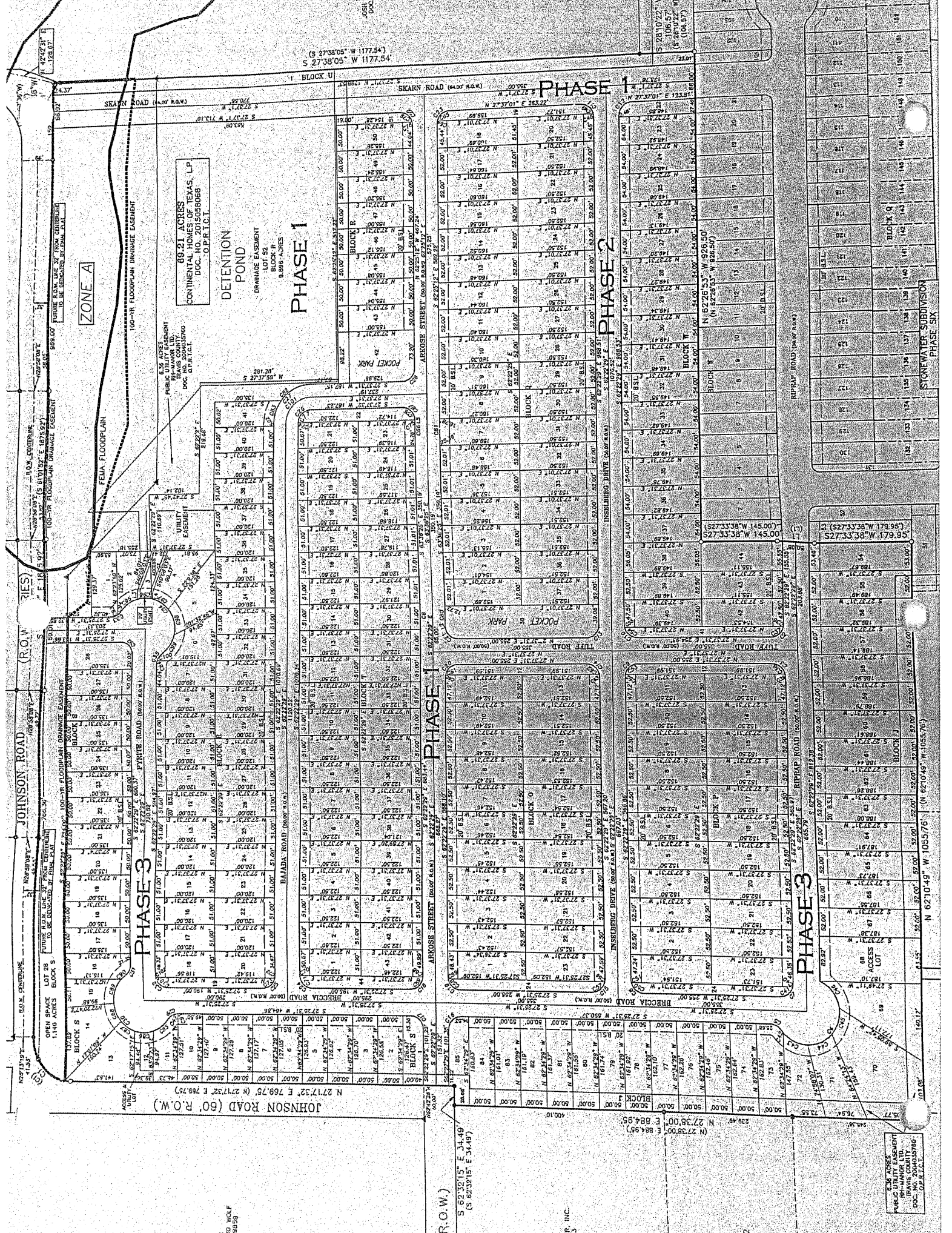
Pauline M. Gray, P.E.

PMG/s

Copy: Scott Dunlop, City of Manor
Vince Musat, Doucet Engineering

PN 100-721-10





69.21 ACRES
CONTINENTAL HOMES OF TEXAS, LP
DOC. NO. 200403760
O.P.E.I.C.T.

DETECTION
POND
DRAINAGE EASEMENT
BLOCK 1
9.998 ACRES

PHASE 1

PHASE 1

PHASE 2

PHASE 1

PHASE 3

PHASE SIX

JOHNSON ROAD (60' R.O.W.)
N 27°17'32" E 766.75' (N 27°17'32" E 766.75')
S 62°32'15" E 34.49' (S 62°32'15" E 34.49')

JOHNSON ROAD (60' R.O.W.)
N 27°17'32" E 766.75' (N 27°17'32" E 766.75')
S 62°32'15" E 34.49' (S 62°32'15" E 34.49')

3



AGENDA ITEM NO. 3

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 12, 2016

PREPARED BY: Scott Dunlop

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on Preliminary Plat for Shadowglen phases 17, 18, 21A, 21B, 24A, and 24B, four hundred and thirty-two (432) single family lots on 123 acres more or less, located at Shadowglen Blvd and Shadowglen Trace. Agent: Bury, Inc. Owner: SG Land Holdings.

BACKGROUND/SUMMARY:

This item is still under review by our engineers and awaiting updates from developer.

PRESENTATION: ☐ YES ☒ NO

ATTACHMENTS: ☒ YES (IF YES, LIST IN ORDER TO BE PRESENTED) ☐ NO

Engineer letters and comments

Site map

STAFF RECOMMENDATION:

It is City staff's recommendation, that this item be postponed to November 9, 2016

PLANNING & ZONING COMMISSION: ☐ RECOMMENDED APPROVAL ☐ DISAPPROVAL ☐ NONE

BURY

now



Stantec

Stantec Consulting Services Inc.
221 West Sixth Street Suite 600, Austin TX 78701-3411

April 13, 2016
File: 112221-10003

Attention: Mr. Tom Bolt
City of Manor
Development Services
105 East Eggleston Street
Manor, Texas 78653

Dear Mr. Bolt,

Reference: Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B Preliminary Plan

INTRODUCTION

The proposed "Shadowglen Phase 2 - Sections 17, 18, 21A, 21B, 24A and 24B" (Project) will be developed on ± 120 acres of undeveloped land consisting of 432 single-family lots in the City of Manor Extra Territorial Jurisdictional (ETJ), Travis County, Texas. The proposed development is located on Shadowglen Trace, with Sections 17, 18, 21A and 21B being to the northwest and Sections 24A and 24B on the south side.

FEMA FLOODPLAIN

The Project is located within the Wilbarger Creek Watershed. According to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM) for Travis County, Texas Community Panel Number 48453C0485 effective date August 18, 2014, no portion of the Project lies within the 100-year floodplain.

WATER

The water system will be part of the Master Travis County Municipal Utility District No. 2 Water System. The design and construction of the water distribution system will meet the requirements set forth by the City of Manor.

Water service for Sections 24A and 24B will be provided by the extension of existing 12 and 8-inch stubs branching from Shadowglen Trace and will also connect to an existing 24-inch water line south of the project. Water service for Sections 21A and 21B will be provided by an existing 12-inch stub on Misty Grove Blvd and an existing 8-inch stub branching from Shadowglen Trace. Sections 17 and 18 will tie to existing 8-inch stubs branch from Shadowglen Trace.

The water distribution system will comprise of 3,200 linear feet of 12-inch water line and 15,900 linear feet of 8-inch water line.

Design with community in mind



April 13, 2016
Mr. Tom Bolt
Page 2 of 2

Reference: Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B Preliminary Plan

WASTEWATER

The wastewater network will be served by City of Manor wastewater system. The design and construction of the wastewater system will be in accordance with the TCEQ and the City of Manor's requirements and specifications.

For the Project, the system will comprise of 11,800 linear feet of 8-inch wastewater line and 2,300 linear feet of 15-inch wastewater line.

ROADWAY

The roadway system for the Project will consist of 1,900 linear feet of collector road and 17,000 linear feet of local road. The right of way widths for the collector roads vary between 80 and 90 feet, but the local roads have a right of way width of 50 feet.

DRAINAGE, DETENTION AND WATER QUALITY

The design and construction of the proposed storm sewer system will meet the requirements of the City of Austin Drainage Criteria Manual and the Development Agreement between SG Land Holdings and the City of Manor. The design and sizing of the system is based on the rational method of estimating runoff and will convey internal and upstream developed flow.

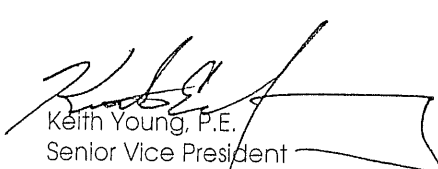
Increase storm water flow for the Project will be detained by the Southwest Pond, currently proposed by others. The drainage report appendix will verify that there will be no adverse impact to the proposed pond due to the Project.

Water Quality for the roadways will also be provided by the Southwest and Southeast Ponds.

Please do not hesitate to contact me with any questions regarding this report or submittal.

Regards,

STANTEC CONSULTING SERVICES INC.



Keith Young, P.E.
Senior Vice President
Phone: 512.328.0011
Fax: 512.328.0325
Keith.Young@stantec.com

Design with community in mind

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220

Leander, TX 78646

(512) 259-3882

Fax 259-8016

Texas Registered Engineering Firm F-4780

April 27, 2016

Mr. Tom Bolt
City of Manor
P.O. Box 387
Manor, TX 78653

Re: First Preliminary Plat Review for
Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B
Within the ETJ of the City of Manor, Texas

Dear Mr. Bolt:

The first submittal of the Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B prepared by Bury, Inc. and received by our office on April 15, 2016 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Our office can offer the following comments:

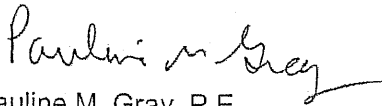
1. The current City of Manor adequacy of plans note should be used. The revised note will be sent via separate email.
2. The submittal date on the cover reads January 2016.
3. The existing ponds should be labeled on all sheets. Also, portions of Section 18 seem to be located within the floodplain. The floodplain should be clearly shown on the plan sheets. It is hard to distinguish where the floodplain is located.
4. The note on Sheet 2 regarding who will provide water and wastewater service to the proposed sections differs from the information provided in the summary letter.
5. Elevations should be labeled on all topography shown on the plan sheets.
6. The boundary of Section 21A is unclear on Sheet 4.
7. On Sheet 6 there are two Lot #2s listed for Block E under Section 21A & 21B, one of which seems to be fairly large.
8. On Sheet Exhibit C it is unclear where drainage areas O4, O5 and O6 drain to.
9. The STM easements should be clearly shown on Exhibit C.
10. On Exhibit E the existing storm sewer outlet to the pond should be shown.
11. It is unclear where drainage areas O1, O2 and O3 are proposed to drain.
12. The C values for drainage Area A11 on Exhibit E should be verified.

13. No calculations were provided for drainage areas O1 – O7. (The drainage areas are shown on Exhibit E).

14. The TIA must be updated to reflect current conditions to ascertain performance of existing facilities and provide development milestones for transportation improvements that are tied to the developed number of residential units and commercial areas under current buildout projections.

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. Please call if you have any questions or need additional information.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Cc: Brett Burke, P.E. - Stantec Consulting Services, Inc.
Scott Dunlop – City of Manor

PN: 100-734-10

Joeco



Stantec Consulting Services Inc.
221 West Sixth Street Suite 600, Austin TX 78701-3411

September 7, 2016
File: 222010426

Attention: Mr. Tom Bolt
City of Manor
Development Services
105 East Eggleston Street
Manor, Texas 78653

Dear Mr. Bolt,

Reference: Comment Response
Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B Preliminary Plan

This is our response to comments received from your office on April 27, 2016. We have reviewed these comments and respond in the following manner:

1. The current City of Manor adequacy of plans note should be used. The revised note will be sent via separate email.

Note revised.

2. The submittal date on the cover reads January 2016.

Submittal date corrected.

3. The existing ponds should be labeled on all sheets. Also, portions of Section 18 seem to be located within the floodplain. The floodplain should be clearly shown on the plan sheets. It is hard to distinguish where the floodplain is located.

Existing ponds labeled. Section 18 removed from this preliminary plat.

4. The note on Sheet 2 regarding who will provide water and wastewater service to the proposed sections differs from the information provided in the summary letter.

Service providers corrected on sheet.

5. Elevations should be labeled on all topography shown on the plan sheets.

Elevations labeled on all plan sheets.



September 7, 2016

Mr. Tom Bolt

Page 2 of 3

Reference: Comment Response

6. The boundary of Section 21A is unclear on Sheet 4.

Section boundary clarified.

7. On Sheet 6 there are two Lot #2s listed for Block E under Section 21A & 21B, one of which seems to be fairly large.

Table revised to show correct lots.

8. On Sheet Exhibit C it is unclear where drainage areas O4, O5 and O6 drain to.

Area O4 drains south towards the pond outfall. Areas O5 and O6 drain west directly into the pond.

9. The STM easements should be clearly shown on Exhibit C.

Storm easements removed due to being in open space/drainage easement lots.

10. On Exhibit E the existing storm sewer outlet to the pond should be shown.

Storm sewer outlet shown.

11. It is unclear where drainage areas O1, O2 and O3 are proposed to drain.

Areas O1 and O2 drain north to Shadowglen Trace and Area O3 drains east off-site.

12. The C values for drainage Area A11 on Exhibit E should be verified.

C value verified.

13. No calculations were provided for drainage areas O1 – O7. (The drainage areas are shown on Exhibit E).

Calculations now shown on Exhibit H.

14. The TIA must be updated to reflect current conditions to ascertain performance of existing facilities and provide development milestones for transportation improvements that are tied to the developed number of residential units and commercial areas under current buildout projections.

We are coordinating with Owner and Alliance Transportation.



September 7, 2016

Mr. Tom Bolt

Page 3 of 3

Reference: Comment Response

Please contact our office should you have any questions or if we can be of further assistance.

Regards,

STANTEC CONSULTING SERVICES INC.

Shervin Nooshin, P.E.

Senior Project Manager

Phone: 512.328.0011

Fax: 512.328.0325

Shervin.Nooshin@stantec.com

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

Texas Registered Engineering Firm F-4780

October 5, 2016

Mr. Tom Bolt
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Second Preliminary Plat Review for
Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B
Within the ETJ of the City of Manor, Texas

Dear Mr. Bolt:

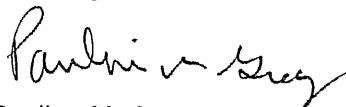
The second submittal of the Shadowglen Phase 2, Sections 17, 18, 21A, 21B, 24A & 24B prepared by Stantec and received by our office on September 13, 2016 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Our office can offer the following comments (satisfied comments stricken, new or outstanding comments in bold):

1. ~~The current City of Manor adequacy of plans note should be used. The revised note will be sent via separate email.~~
2. ~~The submittal date on the cover reads January 2016.~~
3. ~~The existing ponds should be labeled on all sheets. Also, portions of Section 18 seem to be located within the floodplain. The floodplain should be clearly shown on the plan sheets. It is hard to distinguish where the floodplain is located.~~
4. ~~The note on Sheet 2 regarding who will provide water and wastewater service to the proposed sections differs from the information provided in the summary letter.~~
5. ~~Elevations should be labeled on all topography shown on the plan sheets.~~
6. ~~The boundary of Section 21A is unclear on Sheet 4.~~
7. ~~On Sheet 6 there are two Lot #2s listed for Block E under Section 21A & 21B, one of which seems to be fairly large.~~
8. ~~On Sheet Exhibit C it is unclear where drainage areas O4, O5 and O6 drain to.~~
9. ~~The STM easements should be clearly shown on Exhibit C.~~
10. ~~On Exhibit E the existing storm sewer outlet to the pond should be shown.~~
11. ~~It is unclear where drainage areas O1, O2 and O3 are proposed to drain.~~
12. ~~The C values for drainage Area A11 on Exhibit E should be verified.~~

- ~~13. No calculations were provided for drainage areas O1—O7. (The drainage areas are shown on Exhibit E).~~
14. The TIA must be updated to reflect current conditions to ascertain performance of existing facilities and provide development milestones for transportation improvements that are tied to the developed number of residential units and commercial areas under current buildout projections. An updated TIA must be submitted.
15. The Sheet Index lists Section 18 as being included with the Preliminary Plan, but the review response letter states that Section 18 has been removed.
16. Section 18 should be removed from Exhibits E, N and Q in order to demonstrate that the systems proposed to be constructed with Section 17 will function without Section 18 being constructed.
17. Remove the signature blocks for Director of Development Services, City Engineer and Travis County ESD #12.
18. Exhibit E should be revised to show the proposed storm sewer lines that are proposed to be constructed with Section 17 only (See Comment 16).
19. Exhibit N should only show the sections of the water distribution system that will be constructed with Section 17 (See Comment 16).
20. Exhibit Q should only show the sections of wastewater collection system that will be constructed with Section 17 (See Comment 16).

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. Please call if you have any questions or need additional information.

Sincerely,



Pauline M. Gray, P.E.

PMG/s

Cc: Shervin Nooshin, P.E. - Stantec, Inc.
Scott Dunlop – City of Manor

PN: 100-734-10



