



1500 County Road 269
Leander, TX 78641

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

Date: Monday, July 1, 2024

Andy Graham
Kimley-Horn

andy.graham@kimley-horn.com

Permit Number 2024-P-1660-FP
Job Address: 12100 Tower Road, Manor, TX. 78653

Dear Andy Graham,

The first submittal of the Ventura At Tower Road Apartments Final Plat (*Final Plat*) submitted by Kimley-Horn and received on August 15, 2024, 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.

~~1. Provide a note on the cover sheet of the proposed use for the lot.~~

2. Provide the owner's name and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls. Property owner's in Stonewater need to be listed.

3. Provide a note on who the water and wastewater provider is for this site.

~~4. Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission, except that such certification is not required if the property will be served by the City water system.~~

~~The letter provided by Manville is not sufficient in providing information if they have an adequate supply. (Paragraph two of the Manville letter) Provide documentation that supply is available.~~

~~If a subdivision is located in an area served by any utility other than the City, the developer shall furnish a letter from such utility certifying their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property, except that said letters are not required if the easements conform to those approved on the Preliminary Plat.~~

~~5. Provide a note that the setbacks shall conform to the requirements as established for the designated land use.~~

~~6. Since ROW is being dedicated, provide a callout for the ROW width of any boundary street to the proposed subdivision.~~

~~7. Provide the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries. As per Manor Code of Ordinance Chapter 14 Section 14.02.007.~~

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,



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Tyler Shows
Staff Engineer
GBA

July 17, 2024

1500 County Road 269
Leander, TX 78641

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

RE: **Permit Number 2024-P-1660-FP**
12100 Tower Road
Manor, Texas 78653

To Whom It May Concern:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by GBA on July 1, 2024. The original comments have also been included below for reference.

T. Shows - (737) 247-7552, tshows@gbateam.com

1. Provide a note on the cover sheet of the proposed use for the lot.

Response: A note (Note 4) explaining the proposed use for the lot has been added to the plat.

2. Provide the owner's name and the property lines of the property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls.

Response: Property lines, owner's name, and respective plat or deed references have been added the properties within 300 feet of the subdivision.

3. Provide a note on who the water and wastewater provider is for this site.

Response: A note detailing the water and wastewater provider has been added to the plat.

4. Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission, except that such certification is not required if the property will be served by the City water system.

- a. The letter provided by Manville is not sufficient in providing information if they have an adequate supply. (Paragraph two of the Manville letter) Provide documentation that supply is available.
- b. If a subdivision is located in an area served by any utility other than the City, the developer shall furnish a letter from such utility certifying their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property, except that said letters are not required if the easements conform to those approved on the Preliminary Plat.

Response: Water will be provided by the City of Manor water system so no certification is required.

5. Provide a note that the setbacks shall conform to the requirements as established for the designated land use.

Response: The note that setbacks shall conform has been provided on the plat.

6. Since ROW is being dedicated, provide a callout for the ROW width of any boundary street to the proposed subdivision.

Response: ROW width has been given a callout.

7. Provide the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries. As per Manor Code of Ordinance Chapter 14 Section 14.02.007.

Response: Locations for setback lines has been provided, as well as all easement dimensions, locations, and descriptions.

8. Provide the following note "Performance and maintenance guarantees as required by the City.

Response: This note has been added to the plat.

9. Provide the following note. A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAYS DEDICATED BY THIS PLAT.

Response: This note has been added to the plat.

10. Reminder: That the final plat cannot be approved until construction plans are approved.

Response: Noted.

11. Update the City of Manor's Acknowledgement to the correct personnel.

- a. Felix Paiz is the correct Chairperson.
- b. City Manager's signature block should say City Secretary.
- c. Dr. Christopher Harvey is the Current Mayor.
- d. Dyana Limon-Mercado is the current Travis County Clerk

Response: The City of Manor Acknowledgement has been updated on the plat.

END OF REPORT

Should you have any questions or require additional information, please feel free to contact me directly at (512) 646-2243 or andy.graham@kimley-horn.com.

Sincerely,



Andrew B. Graham P.E.

Project Manager

KIMLEY-HORN AND ASSOCIATES, INC.



1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, August 14, 2024

Andy Graham
Kimley-Horn

andy.graham@kimley-horn.com

Permit Number 2024-P-1660-FP
Job Address: 12100 Tower Road, Manor 78653

Dear Andy Graham,

The subsequent submittal of the Ventura At Tower Road Apartments Final Plat submitted by Kimley-Horn and received on August 15, 2024, 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.

~~1. Provide a note on the cover sheet of the proposed use for the lot.~~

2. Provide the owner's name and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls. Property owner's in Stonewater need to be listed.

3. Provide a note on who the water and wastewater provider is for this site.

~~4. Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission, except that such certification is not required if the property will be served by the City water system.~~

~~The letter provided by Manville is not sufficient in providing information if they have an adequate supply. (Paragraph two of the Manville letter) Provide documentation that supply is available.~~

~~If a subdivision is located in an area served by any utility other than the City, the developer shall furnish a letter from such utility certifying their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property, except that said letters are not required if the easements conform to those approved on the Preliminary Plat.~~

~~5. Provide a note that the setbacks shall conform to the requirements as established for the designated land use.~~

~~6. Since ROW is being dedicated, provide a callout for the ROW width of any boundary street to the proposed subdivision.~~

~~7. Provide the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries. As per Manor Code of Ordinance Chapter 14 Section 14.02.007.~~

~~8. Provide the following note "Performance and maintenance guarantees as required by the City."~~

~~9. Provide the following note. A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS OF WAYS DEDICATED BY THIS PLAT.~~

10. Reminder: That the final plat cannot be approved until construction plans are approved.

~~11. Update the City of Manor's Acknowledgement to the correct personnel.~~

- ~~i. Felix Paiz is the correct Chairperson.~~
- ~~ii. City Manager's signature block should say City Secretary.~~
- ~~iii. Dr. Christopher Harvey is the Current Mayor.~~
- ~~iv. Dyana Limon Mercado is the current Travis County Clerk~~

12. The plat is not required to go to Commissioner's Court. Remove the note from the plat.

13. The property is located within Manville's CCN. Has the process started to decertify from Manville and be served by the City of Manor?

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 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,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is written in a cursive style.

Pauline Gray, P.E.
Lead AES
GBA

August 15, 2024

1500 County Road 269
Leander, TX 78641

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

RE: **Permit Number 2024-P-1660-FP**
12100 Tower Road
Manor, Texas 78653

To Whom It May Concern:

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by GBA on August 14, 2024. The original comments have also been included below for reference.

T. Shows - (737) 247-7552, tshows@gbateam.com

- 1. Provide the owner's name and the property lines of the property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls.**

Response: Property lines, owner's name, and respective plat or deed references have been added for the properties within 300 feet of the subdivision.
- 2. Provide a note on who the water and wastewater provider is for this site.**

Response: City of Manor will be providing both water and wastewater. This note was previously addressed see sheet 2 note 5.
- 3. Reminder: That the final plat cannot be approved until construction plans are approved.**

Response: Noted. We anticipate the construction plans to be approved or approved with conditions by the time of FP approval. In the event it is not, we request that the FP be approved with conditions pending construction plan acceptance.
- 4. The plat is not required to go to Commissioner's Court. Remove note from the plat.**

Response: This note has been removed from the plat.
- 5. The property is located within Manville's CCN. Has the process started to decertify from Manville and be served by the City of Manor?**

Response: The process to decertify from Manville and served by the City of manor has started. Jackson Walker attorney Pam Madere is working with City attorney Irene Montelongo to put the PUC transfer agreement on the CC agenda in September. The City of Manor has approved the agreement and Manville is signing the agreement on August 20, 2024. Please contact the City or Pam Madere at pmadere@jw.com or (512) 236-2048.

END OF REPORT

Should you have any questions or require additional information, please feel free to contact me directly at (512) 646-2243 or andy.graham@kimley-horn.com.

Sincerely,



Andrew B. Graham P.E.

Project Manager

KIMLEY-HORN AND ASSOCIATES, INC.