



Date: Wednesday, November 29, 2023

Sarah Starkey
Kimley-Horn & Associates
501 South Austin Ave, Suite 1310
Georgetown TX 78626
sarah.starkey@kimley-horn.com

Permit Number 2023-P-1595-PP
Job Address: Old Kimbro Road, Manor 78653

Dear Sarah Starkey,

Staff has completed its review of plans for the Manor Heights Phase 6 Preliminary plan amendment that is to be located at Old Kimbro Road, Manor 78653. Comments from this review follow.

City Planning Review

The following comments have been provided by Michael Burrell. Should you have any questions or require additional information regarding any of these comments, please contact Michael Burrell by telephone at (512) 215-8158 or by email at mburrell@manortx.gov.

- Submit a new plan set for this amendment. An accurate sheet count, current dates, and only the sheets with changes being made are what should be uploaded.
- Ensure that the mailout list is accurate.

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.

Review of this submittal does not constitute a verification of all data, information, and calculations supplied by the applicant. 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.

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) 215-8158, or by e-mail at mburrell@manortx.gov.

Thank you,

A handwritten signature in blue ink that reads 'Michael Burrell'.

11/29/2023 12:15:52 PM
Manor Heights Phase 6 Preliminary plan amendment
2023-P-1595-PP
Page 2

Michael Burrell
Development Services



November 29, 2023

Michael Burrell
City of Manor Development Services
105 E. Eggleston Street
Manor, TX 78653

**RE: Permit Number: 2023-P-1594-PP
Manor Heights Phase 6 Preliminary Plat Revision
Manor, TX 78653**

Dear Mr. Burrell:

Please accept this **Comment Response Letter** in reply to your review, dated November 29, 2023, of the first submittal of the *Manor Heights Phase 6 Preliminary Plat Revision* submitted on November 29, 2023. Original comments have been included below for reference. Kimley-Horn's responses are in red.

1. Submit a new plan set for this amendment. An accurate sheet count, current dates, and only the sheets with changes being made are what should be uploaded.

Acknowledged. Updated plan set has been uploaded with this submittal with only the sheets being changed. The only changes being made is subdividing the previously approved lots and updating the open space lot to be shown as commercial (C-2) from open space per the approved PUD amendment.

2. Ensure the mailout list is accurate.

Please indicate the reason for mailout lists being needed for this preliminary plan revision, if necessary. The list previously provided with the PUD amendment has been provided with this submittal.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Sarah Starkey, P.E.
512-617-8504
sarah.starkey@kimley-horn.com



1500 County Road 269
Leander, TX 78641

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

Date: Monday, April 22, 2024

Sarah Starkey
Kimley-Horn & Associates
501 South Austin Ave, Suite 1310
Georgetown TX 78626
sarah.starkey@kimley-horn.com

Permit Number 2023-P-1595-PP
Job Address: Old Kimbro Road, Manor, TX. 78653

Dear Sarah Starkey,

The first submittal of the Manor Heights Phase 6 Preliminary plan amendment (*Preliminary Plan*) submitted by Kimley-Horn & Associates and received on October 15, 2024, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

City Planning 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 Michael Burrell by telephone at (512) 215-8158 or by email at mburrell@manortx.gov.

- Submit a new plan set for this amendment. An accurate sheet count, current dates, and only the sheets with changes being made are what should be uploaded.
- Ensure that the mailout list is accurate.

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.

- i. **Note: The preliminary plat can't be approved until the concept plan is approved. Is the concept plan being revised? Has it been approved?**
- ii. ~~No wastewater improvements or infrastructure is shown in the preliminary plans. Provide information on how wastewater service will reach the proposed lots.~~
- iii. ~~Page 6 has a proposed 24" storm line on the south side of the property on lot 57, Block K. Is this a typo? This line/callout is not shown again on the utility plan page 7 or 8.~~
- iv. **Please provide calculations for the LUEs provided for the proposed development.**

4/22/2024 4:21:04 PM
Manor Heights Phase 6 Preliminary plan amendment
2023-P-1595-PP
Page 2

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 black ink, appearing to read 'Tyler Shows', followed by a long horizontal flourish.

Tyler Shows
Staff Engineer
GBA



July 9, 2024

Tyler Shows
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78646-2029

RE: 2023-P-1595-PP
Manor Heights Phase 6
Preliminary Plan Amendment

Dear Tyler Shows,

Please accept this Comment Response Letter in reply to the City of Manor's review, dated August 6, 2024. Original comments have been included below for reference. All Kimley-Horn responses are written in red.

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 (512) 259-3882 or by email at tshows@gba.com.

1. Note: Preliminary plat can't be approved until the concept plan is approved. Is the concept plan being revised? Has it been approved?

Response: Acknowledged. Concept plan was approved and signed revision has been provided with this submittal.

2. Please provide calculations for the LUEs provided for the proposed development.

Response: LUEs provided are per the original approved preliminary plan. No changes have been made.

Please contact me at 512-617-8504 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink that reads "Sarah Starkey". The signature is written in a cursive, flowing style.

Sarah Starkey, P.E.
Sarah.starkey@kimley-horn.com



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, August 6, 2024

Sarah Starkey
Kimley-Horn & Associates
501 South Austin Ave, Suite 1310
Georgetown TX 78626
sarah.starkey@kimley-horn.com

Permit Number 2023-P-1595-PP
Job Address: Old Kimbro Road, Manor 78653

Dear Sarah Starkey,

The subsequent submittal of the Manor Heights Phase 6 Preliminary plan amendment submitted by Kimley-Horn & Associates and received on October 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.

- i. **Note: The preliminary plat can't be approved until the concept plan is approved. Is the concept plan being revised? Has it been approved?**
- ii. ~~No wastewater improvements or infrastructure is shown in the preliminary plans. Provide information on how wastewater service will reach the proposed lots.~~
- iii. ~~Page 6 has a proposed 24" storm line on the south side of the property on lot 57, Block K. Is this a typo? This line/callout is not shown again on the utility plan page 7 or 8.~~
- iv. **Please provide calculations for the LUEs provided for the proposed development.**

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,

Pauline Gray, P.E.
Lead AES
GBA