



1500 County Road 269
Leander, TX 78641

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

Date: Monday, November 14, 2022

Ethan Harwell
Kimley-Horn
10814 Jollyville Road Campus IV, Suite 200
Austin TX 78759
ethan.harwell@kimley-horn.com

Permit Number 2022-P-1479-FP
Job Address: , , LA.

Dear Ethan Harwell,

The first submittal of the Shadowview Commercial Section 3 - Final Plat (*Final Plat*) submitted by Kimley-Horn and received on January 11, 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 Travis County Clerk is Rebecca Guerrero.
2. Verify the street name for Manor Downs on the west of Gregg Manor.
3. Please provide the identification and location of proposed uses and reservations for all lots within the subdivision.
4. The owner's names and property lines of property within 300' of the subdivision boundary should be shown on the plat.
5. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four property corners.
6. The location of building setback lines should be provided on the plat.
7. The proposed location of sidewalks for each street should be shown as a dotted line inside the proposed right-of-way lines.
8. Copies of any deed restrictions should be provided if applicable.
9. The following note should be added to the plat:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE:

_____ DAY OF _____, 20____.

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.
Lead AES
GBA



December 13, 2022

Pauline Gray
Senior Engineer
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78646-2029

RE: *Permit Number 2022-P-1479-FP*

***Job Address: Shadowview Commercial Section 3 Final Plat - Hill Lane Ext.,
Manor, TX. 78653***

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated **November 14, 2022**, for the first submittal of the Shadowview Commercial Section 3 - Final Plat (Final Plat) reviewed for compliance with the City of Manor Subdivision Ordinance 263B. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

ENGINEER REVIEW:

Comment 1: The Travis County Clerk is Rebecca Guerrero.

Response 1: Travis County Clerk, Rebecca Guerrero, signature block has been added to the second page.

Comment 2: Verify the street name for Manor Downs on the west of Gregg Manor.

Response 2: The street name, Manor Downs Road, has been updated to Hill Lane.

Comment 3: Please provide the identification and location of proposed uses and reservations for all lots within the subdivision.

Response 3: Identification and location of proposed uses are provided on the Plat.

Comment 4: The owner's names and property lines of property within 300' of the subdivision boundary should be shown on the plat.

Response 4: All owner's names/property lines within 300' are provided on the Plat.

Comment 5: True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four property corners.

Response 5: True bearings and distances have been added to four property corners.

Comment 6: The location of building setback lines should be provided on the plat.

Response 6: 25' (feet) Building set back lines have been added to plat.

Comment 7: The proposed location of sidewalks for each street should be shown as a dotted line inside the proposed right-of-way lines.

Response 7: The location of sidewalks has been added to the plat represented by dotted lines.

Comment 8: Copies of any deed restrictions should be provided if applicable.

Response 8: No deed restrictions apply to this project.

Comment 9: The following note should be added to the plat:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE:

____ DAY OF _____, 20____.

Response 9: The above note has been added to the Final Plat.

End of Report

Please contact me at (512) 551-1839 or jason.reece@kimley-horn.com should you have any questions.

Sincerely,



Jason Reece, PE
Project Manager



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, January 10, 2023

Ethan Harwell
Kimley-Horn
10814 Jollyville Road Campus IV, Suite 200
Austin TX 78759
ethan.harwell@kimley-horn.com

Permit Number 2022-P-1479-FP
Job Address: ,

Dear Ethan Harwell,

The subsequent submittal of the Shadowview Commercial Section 3 - Final Plat submitted by Kimley-Horn and received on January 11, 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 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. The Travis County Clerk is Rebecca Guerrero. signature block still reads as "I, Dana Beauvoir, Clerk of Travis County"

~~2. Verify the street name for Manor Downs on the west of Gregg Manor.~~

~~3. Please provide the identification and location of proposed uses and reservations for all lots within the subdivision.~~

~~4. The owner's names and property lines of property within 300' of the subdivision boundary should be shown on the plat.~~

~~5. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four property corners.~~

~~6. The location of building setback lines should be provided on the plat.~~

~~7. The proposed location of sidewalks for each street should be shown as a dotted line inside the proposed right-of-way lines.~~

~~8. Copies of any deed restrictions should be provided if applicable.~~

~~9. The following note should be added to the plat:~~

~~THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE: _____ DAY OF _____, 20____.~~

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 /Manor/Parts/Blank, or by e-mail at tshows@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 black ink, appearing to read 'Tyler Shows', followed by a long horizontal flourish.

Tyler Shows
Staff Engineer
GBA



January 11, 2023

Pauline Gray
Senior Engineer
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78646-2029

RE: *Permit Number 2022-P-1479-FP*

***Job Address: Shadowview Commercial Section 3 Final Plat - Hill Lane Ext.,
Manor, TX. 78653***

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated **January 10, 2023** for the submittal of the Shadowview Commercial Section 3 - Final Plat (Final Plat) reviewed for compliance with the City of Manor Subdivision Ordinance 263B. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

ENGINEER REVIEW:

Comment 1: The Travis County Clerk is Rebecca Guerrero, signature block still reads as "I, Dana Beauvoir, Clerk of Travis County"

Response 1: Updated signature block to read as newly elected Dyana Limon-Mercado.

End of Report

Please contact me at (512) 551-1839 or jason.reece@kimley-horn.com should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason Reece".

Jason Reece, PE
Project Manager