



1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, September 7, 2022

Madeline Hackett

5301 Southwest Parkway, Suite 100
Austin 78735
madeline.hackett@kimley-horn.com

Permit Number 2022-P-1465-SF
Job Address: 12905 Old Kimbro Road, Manor, TX. 78653

Dear Madeline Hackett,

The first submittal of the Old Kimbro Rd - Amavi Manor - Short Form Final Plat (*Short Form Final Plat*) submitted by and received on October 23, 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. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(1)(iii): A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended.
2. The P&Z Chairperson is Julie Leonard.
3. The Mayor is Dr. Christopher Harvey.
4. 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 (4) property corners.
5. Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.
6. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(4)(vi) 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.
7. Ch. 10, Exhibit A, Article III, Section 45(b)(9) All lots shall face and have contiguous frontage on a usable, dedicated public road right-of-way except lots within a PUD which may have similar frontage on a private street

under common ownership. The extent of this frontage (front line) shall conform to the minimum lot width requirements set forth in the City's Zoning Ordinance. Lots in the ETJ shall have a minimum lot width of sixty (60) feet of frontage.

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 blue ink that reads "Pauline M. Gray". The signature is cursive and fluid.

Pauline Gray, P.E.
Lead AES
GBA

September 26th, 2022

City of Manor

RE: **Comment Review**
Amavi Manor

Mr. Burrell,

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by City of Manor on September 14, 2022. The original comments have also been included below for reference.

1. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(1)(iii): A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended.

Response: Location map has been added to the plat for reference.

2. The P&Z Chairperson is Julie Leonard.

Response: Name has been updated.

3. The Mayor is Dr. Christopher Harvey.

Response: name has been updated

4. 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 (4) property corners.

Response: Information has been added to plat as requested above.

5. Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.

Response: Floodplain application is not applicable.

6. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(4)(vi) 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.

Response: Setback lines has been added to the final plat.

7. Ch. 10, Exhibit A, Article III, Section 45(b)(9) All lots shall face and have contiguous frontage on a usable, dedicated public road right-of-way except lots within a PUD which may have similar frontage on a private street under common ownership. The extent of this frontage (front line) shall conform to the minimum lot width requirements set forth in the City's Zoning Ordinance. Lots in the ETJ shall have a minimum lot width of sixty (60) feet of frontage.

Response: Lot 3 has been removed. All lots have frontage to Old Kimbro Road.

Should you have any questions or require additional information, please feel free to contact me directly at (512) 646-2237 or Michael.Lee@kimley-horn.com.

Sincerely,



Michael Lee, P.E.

Project Manager

KIMLEY-HORN AND ASSOCIATES, INC.

October 23rd, 2023

City of Manor

RE: **Comment Review**
Amavi Manor Plat

Mr. Shows,

Please accept this Comment Response Letter for the above referenced project. This submittal is in response to the comments provided by City of Manor on October 6, 2022. The original comments have also been included below for reference.

1. Please submit a hard copy of the cover sheet to Scott Dunlop at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.

Response: Based on your meeting with Mill Creek, the plat provided matches you conversation. Existing easement in place today are shown and labelled, minus the temporary construction easement since those have been terminated with the public acceptance of the lift station.

Once the new access is fully installed, we will provide a new access easement prior to final acceptance.

Should you have any questions or require additional information, please feel free to contact me directly at (512) 646-2237 or Michael.Lee@kimley-horn.com.

Sincerely,



Michael Lee, P.E.

Project Manager

KIMLEY-HORN AND ASSOCIATES, INC.