



1500 County Road 269  
Leander, TX 78641

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

Date: Thursday, May 8, 2025

Maggie Carrion  
BWMN

TX  
mcarrion@bowman.com

Permit Number 2025-P-1725-CP  
Job Address: , , LA.

Dear Maggie Carrion,

The first submittal of the Manor Downs Concept plan (*Concept Plan*) submitted by BWMN and received on July 01, 2025, 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.

- i. ~~Adjust the landscape and architect contact information that overlaps the vicinity map.~~
  - ii. ~~Provide documentation that these parcels have been annexed into the City of Manor.~~
    - a. ~~This site is within the Austin 2-mile ETJ.~~
    - b. ~~Verification will need to come from the City of Manor Development Services Director, Michael Burrell, [mburrell@manortx.gov](mailto:mburrell@manortx.gov) regarding the zoning. Outside the current City of Manor Zoning limits map.~~
  - iii. ~~Who will provide water and wastewater services to this site?~~
    - a. ~~Water is within Manville's CCN.~~
    - b. ~~Wastewater is within the City of Austin CNN.~~
    - c. ~~Provide how many LUEs for wastewater are being proposed.~~
  - iv. ~~Call out any significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities, and drainage structures.~~
    - a. ~~Existing buildings are on site.~~
  - v. ~~Will this project be broken down into multiple phases or just one phase?~~
    - a. ~~If applicable, provide approximate boundaries and anticipated timing of proposed phases of development and uses. List the proposed phases with estimated years of completion and what improvements will be in which phase.~~
6. ~~City of Manor acknowledgements signature blocks should be added to the Cover Sheet.~~

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](http://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



May 14, 2025

Tyler Shows  
Staff Engineer  
GBA

**Project Name:** Manor Downs Industrial  
**Project Location:** Hill Lane, Manor, Texas 78653  
**Permit #:** 2025-P-1725-CP

Dear Mr. Shows:

This letter is in response to your Master Comment Report dated May 8<sup>th</sup> 2025.

### ESD Review

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1. Adjust the landscape and architect contact information that overlaps the vicinity map.  
**Response:** **The contact information has been moved out of the vicinity map.**
2. Provide documentation that these parcels have been annexed into the City of Manor.
  - a. This site is within the Austin 2-mile ETJ.
  - b. Verification will need to come from the City of Manor Development Services Director, Michael Burrell, mburrell@manortx.gov regarding the zoning. Outside the current City of Manor Zoning limits map.**Response:** **The site is in the City of Manor IN-2 Zoning District. Please see attached email from Micheal Burrell confirming the zoning for this site.**
3. Who will provide water and wastewater services to this site?
  - a. Water is within Manville's CCN.
  - b. Wastewater is within the City of Austin CNN.**Response:** **Manville will be the water service provider. We have already kicked off conversations with Erik Prinz and Raul Ochoa at Manville about building a new public line throughout the site to service the development. Wastewater will be a mix of private force main, gravity wastewater, and a lift station on site. Once the wastewater leaves the property line, it will become public and connect to the FM alignment that Kimley Horn is designing for the City of Manor. This is per conversations had with the City of Manor and Pauline Gray.**
4. Call out any significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities, and drainage structures.
  - a. Existing buildings are on site.**Response:** **The existing buildings onsite are to be demolished. Please see attached for the existing conditions and demolition plans for this site. These are being provided as separate exhibits because it crowds the concept plan.**
5. Will this project be broken down into multiple phases or just one phase?

a. If applicable, provide approximate boundaries and anticipated timing of proposed phases of development and uses.

**Response:**      **This project will be broken into two phases. The phase boundaries are shown on the concept plan. Phase 1 consists of the Subdivision (public roadway and waterline) and Site Plan A (industrial buildings plan east), and Phase 2 consists of Site Plan B (industrial buildings plan west). The anticipated timeline is as follows: Phase 1, Subdivision and Site Plan A, in August of 2025 and Site Plan B in December of 2028.**

End of Master Comment Report.

If you have any questions or require additional information, please call me at (512)-253-7904, or send an email to [mcarrion@bowman.com](mailto:mcarrion@bowman.com).

Thank you,

*Maggie Carrion*

Maggie Carrion  
Assistant Project Manager  
Bowman

## Maggie Carrion

---

**From:** Michael Burrell <mburrell@manortx.gov>  
**Sent:** Tuesday, May 13, 2025 12:47 PM  
**To:** Maggie Carrion; Tim Kraftson  
**Cc:** Marisa Keiser  
**Subject:** [EXTERNAL] RE: Manor Downs Applications



This is verification that the subject parcels are in the city limits and are zoned IN-2.

Thank you,



**Michael Burrell**  
Development Services Director

**Direct:** (512) 215-8158  
**Fax:** (512) 272-8636  
[mburrell@manortx.gov](mailto:mburrell@manortx.gov)

**ATTENTION ELECTED OFFICIALS:** A "Reply All" of this e-mail could lead to violations of the Texas Open Meetings Act, please reply only to the sender.

**CONFIDENTIALITY NOTICE:** This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication. Please note that any correspondence sent to City staff or City officials may become a public record.

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**From:** Maggie Carrion <mcarrion@bowman.com>  
**Sent:** Tuesday, May 13, 2025 9:33 AM  
**To:** Michael Burrell <mburrell@manortx.gov>; Tim Kraftson <tkraftson@dalfen.com>  
**Cc:** Marisa Keiser <mkeiser@bowman.com>  
**Subject:** RE: Manor Downs Applications

Hey Micheal and Tim,

I just submitted three separate grading permits for Manor Downs Industrial. We also just received concept plan comments, and it is requesting your verification that we are within the Manor City Limits. May you please respond to verify this comment.

- ii. Provide documentation that these parcels have been annexed into th
  - a. This site is within the Austin 2-mile ETJ.
  - b. Verification will need to come from the City of Manor Develop  
[mburrell@manortx.gov](mailto:mburrell@manortx.gov) regarding the zoning. Outside the curr

Thanks,

**MAGGIE CARRION, EIT**Assistant Project Manager | **BOWMAN**

807 Las Cimas Pkwy, Las Cimas II, #350, Austin, TX 78746

O: (512) 327-1180 | M: (512) 253-7904

[mcarrion@bowman.com](mailto:mcarrion@bowman.com) | [bowman.com](http://bowman.com)

---

**From:** Michael Burrell <[mburrell@manortx.gov](mailto:mburrell@manortx.gov)>**Sent:** Wednesday, May 7, 2025 12:13 PM**To:** Maggie Carrion <[mcarrion@bowman.com](mailto:mcarrion@bowman.com)>**Subject:** [EXTERNAL] RE: Manor Downs Applications

Good afternoon,

It would be a site plan application. Whether or not you submit 2 separate sets for site plan A and B is up to you.

Best,

**Michael Burrell**

Development Services Director

**Direct:** (512) 215-8158**Fax:** (512) 272-8636[mburrell@manortx.gov](mailto:mburrell@manortx.gov)**ATTENTION ELECTED OFFICIALS:** A "Reply All" of this e-mail could lead to violations of the Texas Open Meetings Act, please reply only to the sender.**CONFIDENTIALITY NOTICE:** This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication. Please note that any correspondence sent to City staff or City officials may become a public record.

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**From:** Maggie Carrion <[mcarrion@bowman.com](mailto:mcarrion@bowman.com)>**Sent:** Wednesday, May 7, 2025 11:48 AM**To:** Michael Burrell <[mburrell@manortx.gov](mailto:mburrell@manortx.gov)>**Subject:** RE: Manor Downs Applications

Hey Micheal,

Thanks for letting me know. What application type would I submit for the grading permit?

Thanks,

**MAGGIE CARRION, EIT**Assistant Project Manager | **BOWMAN**

807 Las Cimas Pkwy, Las Cimas II, #350, Austin, TX 78746

O: (512) 327-1180 | M: (512) 253-7904

[mcarrion@bowman.com](mailto:mcarrion@bowman.com) | [bowman.com](http://bowman.com)



---

**From:** Michael Burrell <[mburrell@manortx.gov](mailto:mburrell@manortx.gov)>  
**Sent:** Friday, April 25, 2025 11:41 AM  
**To:** Maggie Carrion <[mcarrion@bowman.com](mailto:mcarrion@bowman.com)>  
**Subject:** [EXTERNAL] Manor Downs Applications

Maggie,

We received the applications for Manor Downs site plans and construction plan. Just to ensure you are aware, grading permits are separate from the site plan. You will need to submit those sheets on their own to receive a permit for it.

Thank you,



**Michael Burrell**  
Development Services Director

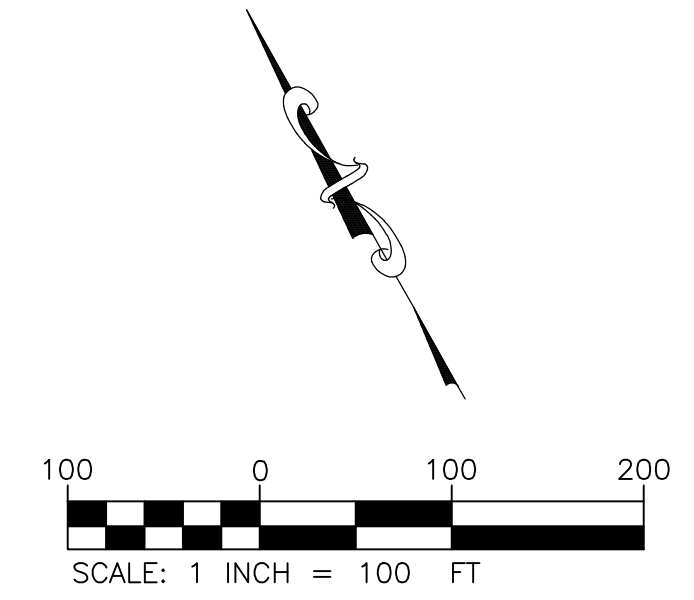
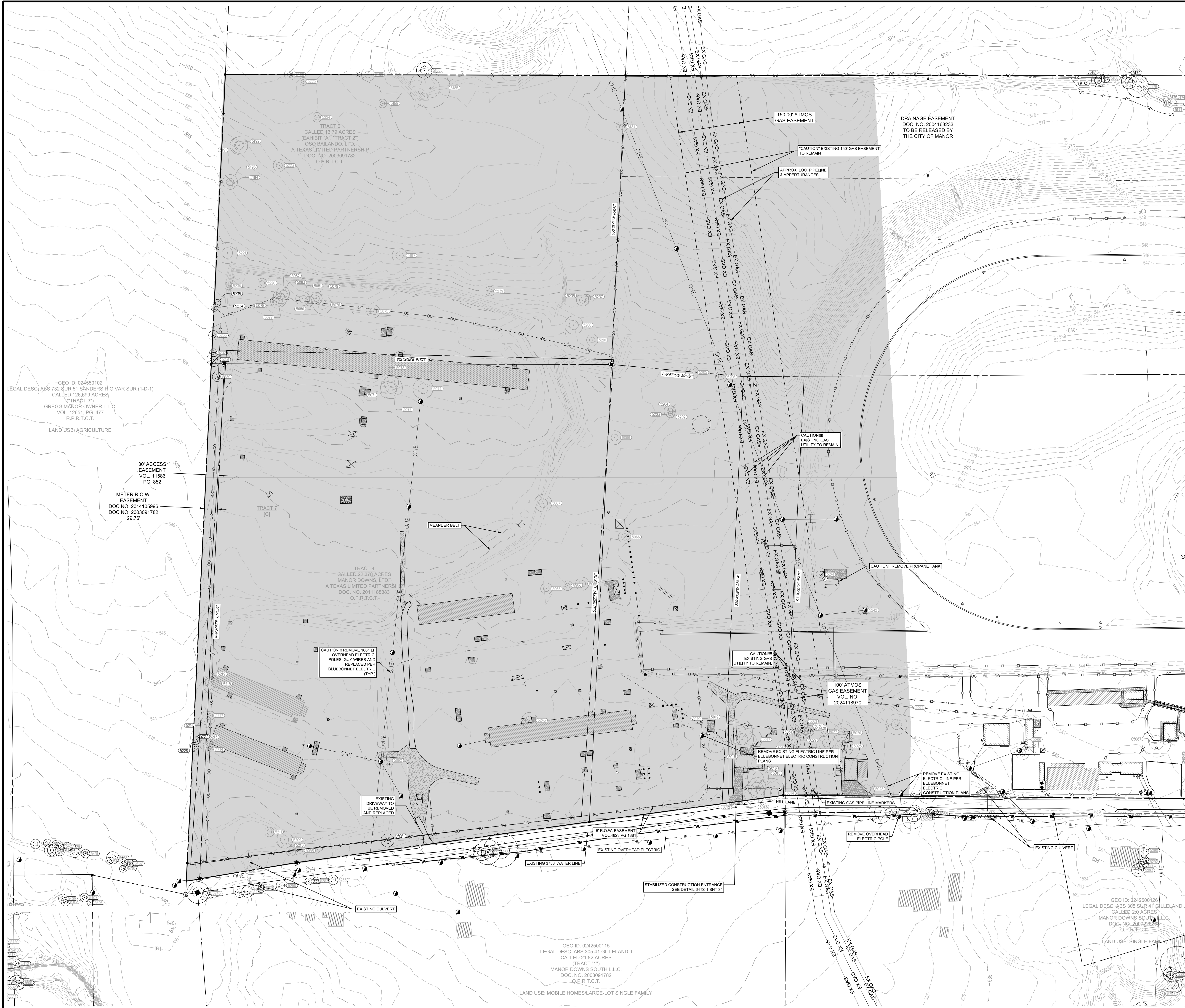
**Direct:** (512) 215-8158  
**Fax:** (512) 272-8636  
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V:\070422 - Dallas Industrial\070422-01-002 (ENG) - Manor Downs Industrial\Engineering\Plans\Site Plan\070422-01-002 SP-B DEMO.dwg, DEMO, May 09, 2025, 1:12 PM, bmgman



LEGEND	
	BOUNDARY LINE
	R.O.W.
	EASEMENT LINE
	LOT LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING FORCE MAIN
	RECLAIMED WATER
	EXISTING WASTEWATER LINE
	EXISTING WATER LINE
	EXISTING OVERHEAD UTILITY
	EXISTING STORM DRAIN
	EXISTING STORM DRAIN
	EXISTING CURB & GUTTER
	EXISTING SIDEWALK
	EXISTING TREE
	EXISTING TREE TO BE REMOVED
	EXISTING BLUEBONNET ELECTRIC POLE TO BE REMOVED
	EXISTING BLUEBONNET ELECTRIC POLE TO REMAIN
	LIMITS OF CONSTRUCTION AREA TO BE CLEARED UNLESS OTHERWISE NOTED

- NOTES:
- A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
  - LIMITS OF DEMOLITION TO INCLUDE UTILITIES, BUILDINGS, CONCRETE, AND PAVEMENT. SEE TREE LIST FOR PROPOSED.
  - THE QUANTITIES ON THE DEMOLITION SHEETS ARE BASED ON THE SURVEY PERFORMED BY 4WARD LAND SURVEYING ON 04/23/2021 AND WE CANNOT AND DO NOT GUARANTEE THAT THE QUANTITIES WILL NOT VARY FROM THIS ESTIMATE.

LIST OF TREES TO BE REMOVED	
NUMBER	DESCRIPTION
5012	34' ASH
5013	30' ASH 22-15
5014	34' AMERICAN ELM
5015	21' PECAN
5016	24' MULBERRY
5019	29' PECAN
5020	37' WILLOW 13-13-13-7
5021	22' HACKBERRY 16-11
5024	18' AMERICAN ELM
5025	28' BOX 10-9-7-4-5
5026	22' HACKBERRY
5027	11' HACKBERRY
5028	13' HACKBERRY
5029	16' HACKBERRY
5030	12' HACKBERRY 9-6
5031	12' AMERICAN ELM
5032	15' HACKBERRY 10-10
5038	12' HACKBERRY
5039	8' HACKBERRY
5060	8' HACKBERRY
5061	15' HACKBERRY 9-6-5
5062	21' AMERICAN ELM
5063	13' WILLOW
5064	11' WILLOW
5065	15' WILLOW
5066	15' CEDAR 10-7-3
5067	20' WILLOW 10-10-9
5069	16' HACKBERRY 10-6-6
5071	19' HACKBERRY
5072	25' HACKBERRY
5073	17' HACKBERRY
5074	23' HACKBERRY
5075	15' HACKBERRY 10-9
5076	21' HACKBERRY 14-13
5077	16' HACKBERRY 12-8
5078	13' HACKBERRY
5079	13' HACKBERRY 9-8
5080	11' HACKBERRY
5081	16' HACKBERRY 11-9
5082	15' HACKBERRY 8-7-7
5083	17' HACKBERRY 9-8-7
5140	17' MULBERRY 8-7-6-4
5141	12' HACKBERRY
5184	12' CEDAR
5185	47' MESQUITE 21-15-13-11-11
5188	10' CEDAR
5189	15' CEDAR 8-6-6
5190	13' CEDAR 10-5
5191	20' MESQUITE 12-9-6
5192	19' MESQUITE 8-7-7-7
5193	17' OSAGE ORANGE 9-8-8
5194	10' CEDAR
5196	8' HACKBERRY
5197	17' HACKBERRY 11-6-8
5200	21' MESQUITE 10-7-7-7
5201	13' CEDAR ELM 9-8
5202	10' HACKBERRY
5203	13' HACKBERRY
5204	9' HACKBERRY
5205	15' HACKBERRY 11-7
5206	13' HACKBERRY 8-6-4
5209	19' WILLOW 8-7-7-7
5210	11' AMERICAN ELM 8-5
5211	11' WILLOW 8-5
5213	15' HACKBERRY 11-8
5214	9' HACKBERRY
5216	15' WILLOW
5217	10' CEDAR
5218	18' HACKBERRY
5219	15' HACKBERRY
5220	11' CEDAR
5221	25' OSAGE ORANGE 13-9-7-6
5222	8' CEDAR ELM
5223	14' MESQUITE
5224	11' OSAGE ORANGE 8-6
5225	9' CEDAR ELM
5236	9' HACKBERRY
5237	9' HACKBERRY
5238	14' OSAGE ORANGE 8-6-5
5239	11' OSAGE ORANGE 9-5
5243	19' MULBERRY 10-8-5-5



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**Bowman**  
© 2024 Bowman Consulting Group, LLC  
189 E. F.M. Rogers Blvd., Suite 350  
Austin, Texas 78746  
Phone: (512) 327-1800  
Fax: (512) 327-4062  
www.bowman.com

REVISIONS	DATE	
	DESCRIPTION	
1		

REVISION	DATE	
	DESCRIPTION	
1		

EXISTING CONDITIONS AND DEMOLITION PLAN

MANOR DOWNS INDUSTRIAL - SITE PLAN B  
8500 HILL LN  
MANOR, TEXAS, 78653

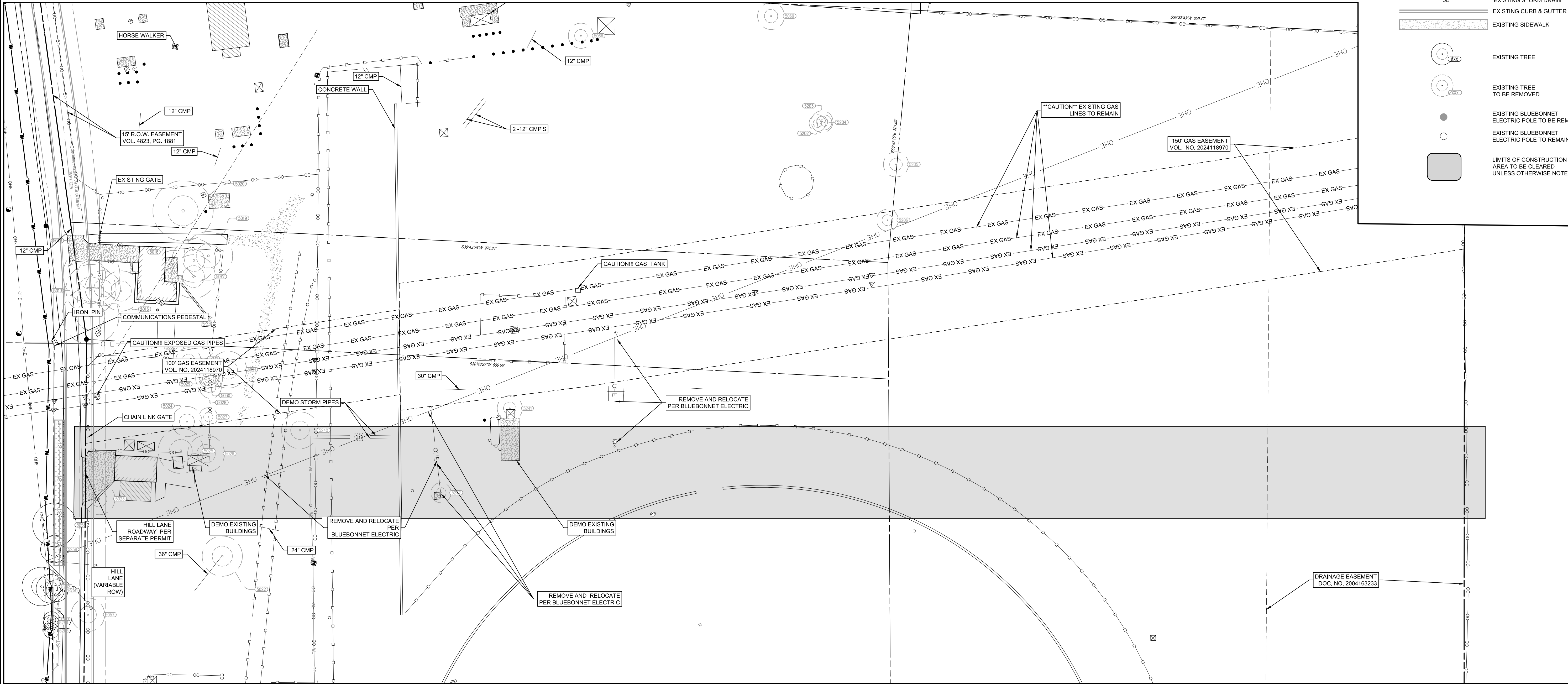
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF MARISA KEISER, P.E. #141397 ON MAY 9, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
MC	MG	MK
JOB No. 070422-01-002		
SHEET 05 OF 43		

PRELIMINARY NOT FOR CONSTRUCTION

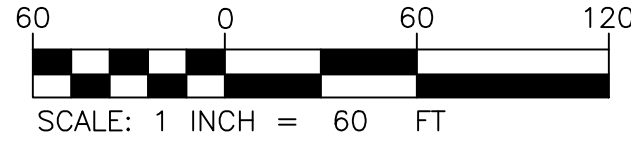
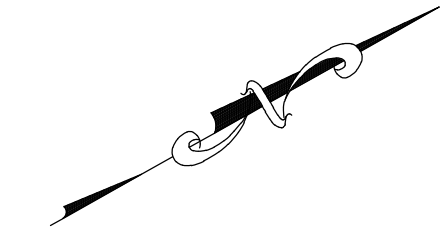


V:\070422 - dillen industrial\070422-01-002 (exp) - manor downs industrial\engineering\plans\disclosure plan\070422-01-002 SUB DEMO.dwg, EXISTING CONDITIONS AND DEMOLITION PLAN, May 09, 2025, 2:03 PM, lbrgrman



LIST OF TREES TO BE REMOVED

NUMBER	DESCRIPTION
5023	19" PECAN
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5042	21" COTTONWOOD



LEGEND

	BOUNDARY LINE
	R.O.W.
	EASEMENT LINE
	LOT LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING FORCE MAIN
	RECLAIMED WATER
	EXISTING WASTEWATER LINE
	EXISTING WATER LINE
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	EXISTING STORM DRAIN
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	EXISTING SIDEWALK
	EXISTING TREE
	EXISTING TREE TO BE REMOVED
	EXISTING BLUEBONNET ELECTRIC POLE TO BE REMOVED
	EXISTING BLUEBONNET ELECTRIC POLE TO REMAIN
	LIMITS OF CONSTRUCTION AREA TO BE CLEARED UNLESS OTHERWISE NOTED

EXISTING CONDITIONS AND DEMOLITION PLAN

MANOR DOWNS INDUSTRIAL  
8916 HILL LN  
MANOR, TEXAS, 78653

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DESIGN	DRAWN	CHKD
MC	MG	MK
JOB No. 070422-01-002		

SHEET		
03	OF	24



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

PRELIMINARY NOT FOR CONSTRUCTION

**Bowman**

© 2024 Bowman Consulting Group, LLC  
T89PE Firm, Registered Professional Engineer, No. F-14309  
8071 Las Cimas Parkway  
Suite 350  
Austin, Texas 78746  
Phone: (512) 327-1801  
Fax: (512) 327-4062  
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE









1500 County Road 269  
Leander, TX 78641

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

Date: Wednesday, June 25, 2025

Maggie Carrion  
BWMN

TX  
mcarrion@bowman.com

Permit Number 2025-P-1725-CP  
Job Address: ,

Dear Maggie Carrion,

The subsequent submittal of the Manor Downs Concept plan submitted by BWMN and received on July 01, 2025, 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.

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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](http://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](mailto: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 cursive and fluid.

Pauline Gray, P.E.  
Lead AES  
GBA



June 30, 2025

Tyler Shows  
Staff Engineer  
GBA

**Project Name:** Manor Downs Industrial  
**Project Location:** Hill Lane, Manor, Texas 78653  
**Permit #:** 2025-P-1725-CP

Dear Mr. Shows:

This letter is in response to your Master Comment Report dated June 25<sup>th</sup> 2025.

### Engineer Review

1. Cleared
2. Cleared
3. Who will provide water and wastewater services to this site?
  - a. Provide how many LUE's for wastewater are being proposed.

**Response:** **There are 8 wastewater LUE's proposed per building (48 total for 6 buildings) as updated on Sheet 3 LUE Calculations. Each building will have a 2" meter, so there are 8 wastewater LUEs per building per the City of Manor Impact Fee Schedule (snipped below). The water LUEs were calculated per Manville standards, so they differ from wastewater LUEs.**

#### NON-RESIDENTIAL DEVELOPMENT RATES

Community Impact Fees for all non-residential development shall be assessed based upon the water meter size and type installed to serve proposed development

Meter Size (inches)	Meter Type	L.U.E.	Water Impact Fee	Wastewater Impact Fee
5/8	Positive Displacement	1	\$ 2,022.00	\$ 7,193.50
3/4	Positive Displacement	1.5	\$ 3,033.00	\$ 10,790.25
1	Positive Displacement	2.5	\$ 5,055.00	\$ 17,983.75
1 1/2	Positive Displacement	5	\$ 10,110.00	\$ 35,967.50
2	Positive Displacement	8	\$ 16,176.00	\$ 57,548.00
2	Compound	8	\$ 16,176.00	\$ 57,548.00
2	Turbine	10	\$ 20,220.00	\$ 71,935.00

4. Cleared
5. Will this project be broken down into multiple phases or just one phase?
  - a. If applicable, provide approximate boundaries and anticipated timing of proposed phases of development and uses. List the proposed phases with estimated years of completion and what improvements will be in which phase.

**Response:** This project will be broken into two phases. The phase boundaries are shown on the concept plan. Phase 1 consists of the Subdivision (public roadway and waterline) and Site Plan A (industrial buildings plan east), and Phase 2 consists of Site Plan B (industrial buildings plan west). The anticipated timeline is as follows: Phase 1, Subdivision and Site Plan A, in August of 2025 and Site Plan B in December of 2028. The table of project phasing timeline has been added to the Cover sheet.

6. City of Manor acknowledgements signature blocks should be added to the Cover Sheet.

**Response:** Required signature blocks have been added to the cover sheet.

End of Master Comment Report.

If you have any questions or require additional information, please call me at (512)-253-7904, or send an email to [mcarrion@bowman.com](mailto:mcarrion@bowman.com).

Thank you,

*Maggie Carrion*

Maggie Carrion  
Assistant Project Manager  
Bowman