



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, January 10, 2023

Pete hoyt
Kimley-Horn & Associates
10814 Jollyville Rd Suite 200
Austin TX 78759
pete.hoyt@kimley-horn.com

Permit Number 2022-P-1496-SF
Job Address: 11725 MURCHISON ST, Manor, TX. 78653

Dear Pete hoyt,

The first submittal of the Wildhorse Creekside Short Form Final Plat (*Short Form Final Plat*) submitted by Kimley-Horn & Associates and received on March 13, 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 Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. The location map needs to be scaled 1" = 2,000'. The latest edition of the USGS 7.5-minute quadrangle map is recommended.
- ii. Labels for mail notifications; including the owner's name, address, deed or plat reference, and property lines of property within three hundred (300) feet of the development boundaries, as determined by current tax rolls.
- iii. Reminder: All variances approved by the Commission shall appear as a note on the final plat, if applicable.
- iv. Provide the right-of-way distance for Murchison St. The City of Manor is transitioning away from "R.O.W Varies".
- v. Provide the location and distance of the building setback lines, indicated by dashed lines on the plat. As per Manor Code of Ordinance Chapter 14 Section 14.02.020. The area is zoned C-1, follow these setback regulations.
- vi. Provide on the cover sheet that this area is zoned C-1, light commercial.
- vii. Provide the proposed location of sidewalks along every street, this is shown as a dotted line inside the proposed right-of-way lines. Proposed sidewalks are needed along FM 973. A sidewalk is already present along Murchison.
- viii. Provide the following notes: Performance and maintenance guarantees as required by the city.

1/10/2023 10:39:47 AM
Wildhorse Creekside Short Form Final Plat
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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. 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



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, March 7, 2023

Pete hoyt
Kimley-Horn & Associates
10814 Jollyville Rd Suite 200
Austin TX 78759
pete.hoyt@kimley-horn.com

Permit Number 2022-P-1496-SF
Job Address: 11725 MURCHISON ST, Manor 78653

Dear Pete hoyt,

The subsequent submittal of the Wildhorse Creekside Short Form Final Plat submitted by Kimley-Horn & Associates and received on March 13, 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.

- i. ~~The location map needs to be scaled 1" = 2,000'. The latest edition of the USGS 7.5-minute quadrangle map is recommended.~~
- ii. ~~Labels for mail notifications, including the owner's name, address, deed or plat reference, and property lines of property within three hundred (300) feet of the development boundaries, as determined by current tax rolls.~~
- iii. ~~Reminder: All variances approved by the Commission shall appear as a note on the final plat, if applicable.~~
- iv. **Provide the right-of-way distance for Murchison St. The City of Manor is transitioning away from "R.O.W Varies".**
- v. **Provide the location and distance of the building setback lines, indicated by dashed lines on the plat. As per Manor Code of Ordinance Chapter 14 Section 14.02.020. The area is zoned C-1, follow these setback regulations. Provide setback lines**
- vi. **Provide on the cover sheet or under general notes that this area is zoned C-1, light commercial.**
- vii. ~~Provide the proposed location of sidewalks along every street, this is shown as a dotted line inside the proposed right of way lines. Proposed sidewalks are needed along FM 973. A sidewalk is already present along Murchison.~~
- viii. ~~Provide the following notes: Performance and maintenance guarantees as required by the city.~~
- ix. **Update the following names to the current corresponding position on the signature block. Dyana Limon-Mercado; Clerk of Travis County. Lakesha Small; Chairperson**

Additional

Submit a comment response for future resubmissions.

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

March 9, 2023

GBA
1500 County Road 629
Leander, Tx. 78641

**RE: CASE NUMBER: 2022-P-1496-SF U1
WILDHORSE CREEKSIDE SHORT FORM FINAL PLAT
JOB ADDRESS: 11725 MURCHISON ST, MANOR, TX. 78653**

**REVIEWER:
Tyler Shows, Staff Engineer**

To Tyler Shows,

Please accept this Comment Response Letter in reply to GBA's City of Manor Subdivision Compliance review of Ordinance 263B dated December 14, 2022 October 18, 2022. Original comments have been included for reference. Kimley-Horn responses are listed in **Blue**.

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. ~~The location map needs to be scaled 1" = 2,000'. The latest edition of the USGS 7.5-minute quadrangle map is recommended.~~
- ii. ~~Labels for mail notifications; including the owner's name, address, deed or plat reference, and property lines of property within three hundred (300) feet of the development boundaries, as determined by current tax rolls.~~
- iii. ~~Reminder: All variances approved by the Commission shall appear as a note on the final plat, if applicable.~~
- iv. Provide the right-of-way distance for Murchison St. The City of Manor is transitioning away from "R.O.W Varies".
Response: In an e-mail from Scott Dunlop on March 8, 2023, at 3:02PM, since we are not dedicating any R.O.W. showing "R.O.W. Varies" is acceptable for this plat.
- v. Provide the location and distance of the building setback lines, indicated by dashed lines on the plat. As per Manor Code of Ordinance Chapter 14 Section 14.02.020. The area is zoned C-1, follow these setback regulations.
Response: The location and distance of the building setbacks lines have been provided with this submittal.

- vi. Provide on the cover sheet that this area is zoned C-1, light commercial.
Response: This information is provided on the cover sheet in the lower right-hand corner. In an e-mail on March 7 at 5:12PM this comment is cleared. I apologize we didn't point out the location on our last submittal.
- vii. ~~Provide the proposed location of sidewalks along every street, this is shown as a dotted line inside the proposed right-of-way lines. Proposed sidewalks are needed along FM 973. A sidewalk is already present along Murchison.~~
- viii. ~~Provide the following notes: Performance and maintenance guarantees as required by the city.~~
- ix. **Update the following names to the current corresponding position on the signature block.
Dyana Limon-Mercado; Clerk of Travis County. Lakesha Small; Chairperson**

Response: The block has been updated to reflect Dyana Limon-Mercado as Clerk of Travis County, and Lakesha Small as Chairperson.

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.

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End of Report

Please contact me at 512-418-4522 if additional information is required.

Regards,

Kimley-Horn and Associates, Inc.

A handwritten signature in blue ink, appearing to read 'Jeremy D. Rogers', with a long horizontal flourish extending to the right.

Jeremy D. Rogers

Jeremy.rogers@kimley-horn.com