



1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, June 28, 2023

Jacob Kondo
Kimley-Horn
10814 Jollyville Road, Building 4, Suite 300
Austin 78759
jacob.kondo@kimley-horn.com

Permit Number 2023-P-1525-FP
Job Address: Shadowglen Phase 2 Section 18B Final Plat,

Dear Jacob Kondo,

The subsequent submittal of the Shadowglen Phase 2 Section 18B Final Plat submitted by Kimley-Horn and received on July 18, 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. ~~Reminder: The engineer and surveyor shall affix their seals to the plat in conjunction with signing the certification requirements.~~
- ii. ~~Include the north arrow with Vicinity Map.~~
- iii. ~~Per City of Manor Ordinance Chapter 10, Section 21 Concept Plan (c)(15), including the location of City limit lines and/or outer border of the City's extra-territorial jurisdiction in the Vicinity Map.~~
- iv. ~~Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) — Section 24 (c)(3)(i), include 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 the said system, X and Y coordinates shall be identified for four (4) property corners.**~~
- v. ~~Provide building setback lines indicated by dashed lines on the plat. As per Manor Code of Ordinance Chapter 14 Section 14.02.007.~~
- vi. ~~Provide a letter requesting approval for any variances from the City of Manor Development Standards. (The variances listed on sheet 3 must be approved).~~
- vii. ~~Under general notes include the following "Performance and maintenance guarantees as required by the City".~~
- viii. ~~Per City of Manor Subdivision Ordinance Exhibit A Article II Section 21 (c)(13), provide approximate boundaries and anticipated timing of proposed phases of development and uses.~~
- ix. ~~Per City of Manor Subdivision Ordinance Exhibit A Article II Section 21 (c)(16), provide a proposed phasing plan for the development of future sections.~~
- x. ~~Provide documentation that water is available in adequate supply at the time of submission. Water is provided by the Travis County Municipal Utility No .2. (If a subdivision is located in an area served by any utility other than the City, the developer shall furnish a letter from such utility certifying their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property.)~~
- xi. ~~The 100-year flood plain is near this site, show the location of it on page 2.~~
- xii. ~~For projects located within the City's extra-territorial jurisdiction, one (1) extra copy of the above-referenced items must be provided to the County for review and approval. The applicant shall be responsible for any additional information required by the County for Final Plat approval. (Referenced is Any attendant documents needed to supplement the information provided on the Final Plat)~~
- xiii. **The signature block for Commissioners Court is missing from the plat.**

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

June 1, 2023

Tyler Shows, P.E.
Staff Engineer
Jay Engineering Company, Inc.
P.O. Box 1220
Leander, Texas 78646

**RE: Shadowglen Section 18B
Manor, TX 78653
Permit No. 2023-P-1525-FP**

Dear Tyler Shows:

Please accept this **Comment Response Letter** in response to Jay Engineering Company, Inc's report to the above-mentioned project dated June 18, 2021. Original comments have been included for review. Kimley-Horn responses are listed in maroon.

1. Reminder: The engineer and surveyor shall affix their seals to the plat in conjunction with signing the certification requirements.

Response: *Noted. Engineer and surveyor shall affix seals upon approval.*

2. Include the north arrow with Vicinity Map.

Response: *North arrow included in reference to Vicinity Map.*

3. Per City of Manor Ordinance Chapter 10, Section 21 Concept Plan (c)(15), including the location of City limit lines and/or outer border of the City's extra-territorial jurisdiction in the Vicinity Map.

Response: *Vicinity map now includes location of City limit lines and border of the extra-territorial jurisdiction.*

4. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(3)(i), include 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 the said system, X and Y coordinates shall be identified for four (4) property corners.

Response: *Four property corners are now identified using said coordinate system.*

5. Provide building setback lines indicated by dashed lines on the plat. As per Manor Code of Ordinance

Chapter 14 Section 14.02.007.

Response: *Building setback lines are now indicated on the final plat as per Manor Code of Ordinance.*

6. Provide a letter requesting approval for any variances from the City of Manor Development Standards. (The variances listed on sheet 3 must be approved).

Response: *Variance request letter has been uploaded to the portal with this submission package.*

7. Under general notes include the following "Performance and maintenance guarantees a's required by the City".

Response: *Note has been added under general notes.*

8. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 21 (c)(13), provide approximate boundaries and anticipated timing of proposed phases of development and uses.

Response: *Shadowglen Phase 2 Section 18B is the final section of Shadowglen Phase 2. Construction will begin pending approvals from Travis County.*

9. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 21 (c)(16), provide a proposed phasing plan for the development of future sections.

Response: *Shadowglen Phase 2 Section 18B is the final section of Shadowglen Phase 2. Construction will begin pending approvals from Travis County.*

10. Provide documentation that water is available in adequate supply at the time of submission. Water is provided by the Travis County Municipal Utility No .2. (If a subdivision is located in an area served by any utility other than the City, the developer shall furnish a letter from such utility certifying their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property,)

Response: *Will serve letter has been uploaded to the portal with this submission package.*

11. The 100-year flood plain is near this site, show the location of it on page 2.

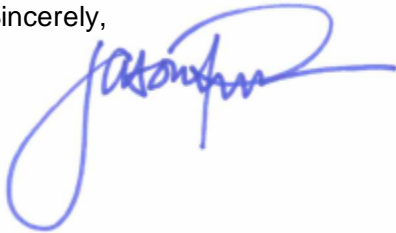
Response: *The 100-year flood plan has been added to this plat on page 2.*

12. For projects located within the City's extra-territorial jurisdiction, one (1) extra copy of the above-referenced items must be provided to the County for review and approval. The applicant shall be responsible for any additional information required by the County for Final Plat approval. (Referenced is Any attendant documents needed to supplement the information provided on the Final Plat)

Response: *Noted.*

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

Sincerely,



Jason Reece, PE
Project Manager

July 17th, 2023

Tyler Shows, P.E.
Staff Engineer
Jay Engineering Company, Inc.
P.O. Box 1220
Leander, Texas 78646

**RE: Shadowglen Section 18B
Manor, TX 78653
Permit No. 2023-P-1525-FP**

Dear Tyler Shows:

Please accept this **Comment Response Letter** in response to Jay Engineering Company, Inc's report to the above-mentioned project dated June 28, 2021. Original comments have been included for review. Kimley-Horn responses are listed in maroon.

13. The signature block for Commissioners Court is missing from the plat.

Response: Signature block added.

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

Sincerely,



Jacob Kondo, PE
Project Manager