



Texas Engineering Firm #4242

Date: Wednesday, July 1, 2020

MATTHEW MITCHELL
ALM ENGINEERING, INC.
925 S CAPITAL OF TX HWY
WEST LAKE HILLS 78746
almeng@sbcglobal.net

Permit Number 2020-P-1255-FP
Job Address: OLD HWY 20, MANOR, TX. 78653

Dear MATTHEW MITCHELL,

The first submittal of the Village at Manor Commons Phase 2 Final Plat (*Final Plat*) submitted by ALM ENGINEERING, INC. and received on September 11, 2021, 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 (512) 259-3882 or by email at pgray@gbateam.com.

1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.
2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(a)(2), the final plat cannot be approved until the Construction Plans are approved. The construction plans have NOT been approved at this time.
3. Verify that the floodplain note is correct. A LOMR has been approved for this area.
4. Note that if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Ordinance.
5. A copy of the deed restrictions or covenants should be provided if such documents are to be used.
6. A note should be added as to who will own and maintain the LL, Access, Drainage and PUE lots shown on the plat.
7. The right-of-way dedication should be shown along Old Highway 20.
8. The P&Z Chairperson is Philip Tryon.

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

7/1/2020 4:25:03 PM
Village at Manor Commons Phase 2 Final Plat
2020-P-1255-FP
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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 blue ink that reads "Pauline M. Gray". The signature is written in a cursive style.

Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA



August 12, 2020

Jay Engineering Company, Inc.
P.O. Box 1220
Leander, TX 78646-1220

Permit Number 2020-P-1255-FP
Job Address: OLD HWY 20, MANOR, TX. 78653

Engineer Review

1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.

RESPONSE: The email from Dolores Huerta COA – GDM approving and reserving the street names was uploaded with the construction plans. We have now uploaded this list with the Final Plat application.

2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(a)(2), the final plat cannot be approved until the Construction Plans are approved. The construction plans have NOT been approved at this time.

RESPONSE: Noted.

3. Verify that the floodplain note is correct. A LOMR has been approved for this area.

RESPONSE: The floodplain revision date has been updated.

4. Note that if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Ordinance.

RESPONSE: Noted.

5. A copy of the deed restrictions or covenants should be provided if such documents are to be used.

RESPONSE: A copy has been uploaded.

6. A note should be added as to who will own and maintain the LL, Access, Drainage and PUE lots shown on the plat.

RESPONSE: See note 18, Page 4.

7. The right-of-way dedication should be shown along Old Highway 20.

RESPONSE: See added detail on Page 2 for ROW dedication.

8. The P&Z Chairperson is Philip Tryon.

RESPONSE: Corrected.

If you have any questions, please contact me at (512) 431-9600.

Sincerely,

Matt Mitchell, P.E.



8-12-2020



Texas Engineering Firm #4242

Date: Tuesday, September 8, 2020

MATTHEW MITCHELL
ALM ENGINEERING, INC.
925 S CAPITAL OF TX HWY
WEST LAKE HILLS 78746
almeng@sbcglobal.net

Permit Number 2020-P-1255-FP
Job Address: OLD HWY 20, MANOR 78653

Dear MATTHEW MITCHELL,

The subsequent submittal of the Village at Manor Commons Phase 2 Final Plat submitted by ALM ENGINEERING, INC. and received on September 11, 2021, 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 Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@gbateam.com.

- ~~1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.~~
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- ~~8. The P&Z Chairperson is Philip Tryon.~~

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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 (512) 259-3882 ex. 307, 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,

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Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA