



Texas Engineering Firm #4242

Date: Friday, April 30, 2021

becka brien
Kimley Horn
Jollyville Road Campus IV, suite 2
Austin 78759
becka.brien@kimley-horn.com

Permit Number 2021-P-1319-FP
Job Address: 30°21'53.6, manor, TX. 78653

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Dear becca brien,

The first submittal of the Compass Rose Final Plat (*Final Plat*) submitted by Kimley Horn and received on June 03, 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 documentation submitted with the concept plan and preliminary plat, it is our understanding that the property being platted is still owned by IDEA. If this is not the case please provide documentation showing that the proposed lot has been purchased.
2. A tax certificate should be provided even if the property is exempt.
3. The final plat cannot be approved until the concept plan and preliminary plat are approved.
4. Identification and location of the proposed uses for all lots within the subdivision should be provided on the final plat.
5. Under the owner's signature block the project is listed as Building Hope but the plat calls the project Compass Rose Academy.
6. There are public utility easements shown to be located within the water and wastewater easement along FM 973. The easements should be dedicated easements for water and wastewater and not PUEs.
7. The dedicated easement for Manville Water Supply Corporation appears to be located within the electrical easement. Typically easements do not overlap. Have Manville and Bluebonnet Electric approved the proposed easements?
8. The location of building setback lines as required by the City's Zoning Ordinance should be shown on the 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 blue ink that reads "Pauline M. Gray". The signature is written in a cursive style with a large initial "P" and "G".

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

June 28, 2021

Jaeco Engineering Firm
1500 County Road 269
Leander, TX 78641

**RE: Compass Rose Manor
2021-P-1319-FP
30°21'53.6, Manor, TX. 78653
Preliminary Plat – 1st Plan Check**

To Whom It May Concern:

Please accept this *Comment Response Letter* in reply to Compass Rose Manor Final Plan Review, dated April 30, 2021, regarding the above referenced project. Original comments have been included below for reference. All Kimley-Horn responses are listed in **maroon**.

Concept Plan

- 1. Per documentation submitted with the concept plan and preliminary plat, it is our understanding that the property being platted is still owned by IDEA. If this is not the case please provide documentation showing that the proposed lot has been purchased.*

Response: Proof of the ownership change to FM 973 Building Hope LLC has been included in our submittal

- 2. A tax certificate should be provided even if the property is exempt.*

Response: Tax certification has been attached to submittal

- 2. The final plat cannot be approved until the concept plan and preliminary plat are approved.*

Response: The concept plan has been approved on 5-27-2021 and working on achieving approval for the preliminary plat.

- 3. Identification and location of the proposed uses for all lots within the subdivision should be provided on the final plat.*

Response: The 1 lot on our project is being clearly shown on the plans.

- 4. Under the owner's signature block the project is listed as Building Hope but the plat calls the project Compass Rose Academy.*

Response: Owners signature block has been corrected to Compass Rose Academy.

5. *There are public utility easements shown to be located within the water and wastewater easement along FM 973. The easements should be dedicated easements for water and wastewater and not PUEs.*

Response: Easement has been corrected to indicate it is for water and wastewater instead of PUE's.

6. *The dedicated easement for Manville Water Supply Corporation appears to be located within the electrical easement. Typically easements do not overlap. Have Manville and Bluebonnet Electric approved the proposed easements?*

Response: Email sent to Pauline on 6-2 with email confirmation from Bluebonnet and Manville confirming the easement configurations.

7. *The location of building setback lines as required by the City's Zoning Ordinance should be shown on the final plat.*

Response: Plan note number 6 has been added to address setbacks, "All building setbacks lines shall be in accordance with the City of Manor current zoning ordinance."

End of Report.

Should you have any questions or additional comments, please feel free to contact me using the information in my signature below.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brandon Hammann, PE
Brandon.hammann@kimley-horn.com
(512) 271 6314