



Texas Engineering Firm #4242

Date: Wednesday, November 17, 2021

lee miks
pohl partners
10800 Pecan Park Blvd. #125
austin TX 78750
lmiks@pohlbrown.com

Permit Number 2021-P-1373-FP
Job Address: Palomino Lot 1 Commercial Final Plat, Manor, TX. 78653

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Dear lee miks,

The first submittal of the Palomino Lot 1 Commercial Final Plat (*Final Plat*) submitted by pohl partners and received on January 18, 2022, 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. The Plat shall be completed on 18-inch by 24-inch paper per City of Manor Subdivision Ordinance Article II Section 24(c).
2. The date of the plat shall be included on the sheets per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(ii).
3. The addresses of the Engineer, Surveyor and Property Owners shall all be included on the proposed plat per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(ii).
4. The registered public surveyor and registered professional engineer shall affix their seal on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(ii).
5. The location map shall be drawn at a scale of 1-inch equals 200 feet per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(iii).
6. The required revision blocks shall appear on the plat per the City of Manor Subdivision Ordinance Article II Section 24(c)(1)(vi).
7. Please include the bearing and distance of all property lines of the parcel being subdivided per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(i).
8. Please include X and Y coordinates of at least four property corners based on the State Plan Coordinate System per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(i).
9. Provide the benchmarks used for the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(ii).

10. Please provide the legal description of the property being subdivided and proposed lot on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(iv).
11. Provide the location of all building setback lines, as required by the City's zoning ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries per the City of Manor Subdivision Ordinance Article II Section 24(c)(4)(vi).
12. Please provide the location of the required sidewalks for each street frontage, to be shown as a dotted line inside the existing and proposed Right-of-Way lines per the City of Manor Subdivision Ordinance Article II Section 24(c)(4)(vii).

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,



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



Texas Engineering Firm #4242

Date: Wednesday, January 12, 2022

lee miks
pohl partners
10800 Pecan Park Blvd. #125
austin TX 78750
lmiks@pohlbrown.com

Permit Number 2021-P-1373-FP
Job Address: Palomino Lot 1 Commercial Final Plat, Manor 78653

Dear lee miks,

The subsequent submittal of the Palomino Lot 1 Commercial Final Plat submitted by pohl partners and received on January 18, 2022, 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. The Plat shall be completed on 18-inch by 24-inch paper per City of Manor Subdivision Ordinance Article II Section 24(c).~~
- ~~2. The date of the plat shall be included on the sheets per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(ii).~~
- ~~3. The addresses of the Engineer, Surveyor and Property Owners shall all be included on the proposed plat per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(ii).~~
- 4. The registered public surveyor and registered professional engineer shall affix their seal on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(ii).**
- ~~5. The location map shall be drawn at a scale of 1-inch equals 200 feet per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(iii).~~
- ~~6. The required revision blocks shall appear on the plat per the City of Manor Subdivision Ordinance Article II Section 24(c)(1)(vi).~~
- ~~7. Please include the bearing and distance of all property lines of the parcel being subdivided per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(i).~~

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- ~~8. Please include X and Y coordinates of at least four property corners based on the State Plan Coordinate System per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(i).~~
- ~~9. Provide the benchmarks used for the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(ii).~~
- ~~10. Please provide the legal description of the property being subdivided and the proposed lot on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(iv).~~
- ~~11. Provide the location of all building setback lines, as required by the City's zoning ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries per the City of Manor Subdivision Ordinance Article II Section 24(c)(4)(vi).~~
- ~~12. Please provide the location of the required sidewalks for each street frontage, to be shown as a dotted line inside the existing and proposed Right-of-Way lines per the City of Manor Subdivision Ordinance Article II Section 24(c)(4)(vii).~~
- 13. Provide the zoning of the property on the plat per the City of Manor Subdivision Ordinance Article II Section 24(c)(4)(vi).**
- 14. Please update the Chairperson of Planning and Zoning to Julie Leonard.**
- 15. Please update the Mayor to Dr. Christopher Harvey.**

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 (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,



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