



Texas Engineering Firm #4242

Date: Thursday, October 21, 2021

Mike Reyes
Civiltude LLC
5110 Lancaster CT
Austin 78723
mike@civiltude.com

Permit Number 2021-P-1367-SF
Job Address: MISD K-8 Campus Short Form Final Plat, Manor, TX. 78653

Dear Mike Reyes,

The first submittal of the MISD K-8 Campus Short Form Final Plat (*Short Form Final Plat*) submitted by Civiltude LLC and received on February 15, 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. Please remove Philip Tryon's name from the P&Z signature block. It should just read P&Z Chairperson.
2. Please revise the note regarding that the subdivision is located within the City of Manor to the one corresponding on the checklist per City of Manor Subdivision Ordinance Article II Section 28(c).
3. Please label setbacks per the zoning ordinance on the plat per City of Manor Subdivision Ordinance Article II Section 28(c).
4. Provide the document numbers for all of the easements shown on the plat per City of Manor Subdivision Ordinance Article II Section 28(c). The easements will need to be recorded prior to recordation of the final plat.
5. Provide the legal description of the lot being platted sufficient to prove mathematical closure in accordance with City of Manor Subdivision Ordinance Article II Section 28(c).
6. The engineer and surveyor of record should affix their seals to the plat per City of Manor Subdivision Ordinance Article II Section 28(c).
7. Clarify who will be the water service provider for the site. Per previous discussions the site was proposed to be served by Manor water and wastewater.
8. Plat Note 1 should say: No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater systems.
9. Questions regarding these review comments can be addressed to Pauline Gray or A.J. Girondo (agirondo@gbateam.com).

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

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



CIVILITUDE
ENGINEERS & PLANNERS

5110 Lancaster Court Phone 512 761 6161
Austin, Texas 78723 Fax 512 761 6167
Firm Registration #12469 hello@civiltitude.com
www.civiltitude.com

January 12, 2022

Pauline Gray, P.E.
Jay Engineering
1500 County Road 269
Leander, TX 78641

Re: **Response to Comment report sent October 21, 2021**
MISD K-8 Campus Short Form Final Plat (2021-P-1367-SF)

1. Please remove Philip Tryon's name from the P&Z signature block. It should just read P&Z Chairperson.

Name has been removed as requested.

2. Please revise the note regarding that the subdivision is located within the City of Manor to the one corresponding on the checklist per City of Manor Subdivision Ordinance Article II Section 28(c).

The current wording has been taken from the City of Mano Short Form Final Plat Requirements checklist. Please provide note if not correct and we will update.

3. Please label setbacks per the zoning ordinance on the plat per City of Manor Subdivision Ordinance Article II Section 28(c).

Building setbacks are now shown on the plat.

4. Provide the document numbers for all of the easements shown on the plat per City of Manor Subdivision Ordinance Article II Section 28(c). The easements will need to be recorded prior to recordation of the final plat.

Spaces for document number have been shown. These easements are all to be dedicated by separate instrument.

5. Provide the legal description of the lot being platted sufficient to prove mathematical closure in accordance with City of Manor Subdivision Ordinance Article II Section 28(c).

Legal description is now added on sheet 2.

6. The engineer and surveyor of record should affix their seals to the plat per City of Manor Subdivision Ordinance Article II Section 28(c).

Understood. Engineer and surveyor will sign and seal the final recorded copy of the plans. Pending approval of all other comments.

7. Clarify who will be the water service provider for the site. Per previous discussions the site was proposed to be served by Manor water and wastewater.

Correct, City of Manor will be the utility provider for the site.

8. Plat Note 1 should say: No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater systems.

Note 1 now reads as requested.

If you have any question about any of the items included in this submittal, please call us at 512-761-6161.

Sincerely,

Mike Reyes, PE

Date: 1/12/2022



Texas Engineering Firm #4242

Date: Friday, February 4, 2022

Mike Reyes
Civiltude LLC
5110 Lancaster CT
Austin 78723
mike@civiltude.com

Permit Number 2021-P-1367-SF
Job Address: MISD K-8 Campus Short Form Final Plat, Manor 78653

Dear Mike Reyes,

The subsequent submittal of the MISD K-8 Campus Short Form Final Plat submitted by Civiltude LLC and received on February 15, 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. Please remove Philip Tryon's name from the P&Z signature block. It should just read P&Z Chairperson.~~
- ~~2. Please revise the note regarding that the subdivision is located within the City of Manor to the one corresponding on the checklist per City of Manor Subdivision Ordinance Article II Section 28(c).~~
- ~~3. Please label setbacks per the zoning ordinance on the plat per City of Manor Subdivision Ordinance Article II Section 28(c).~~
- 4. Provide the document numbers for all of the easements shown on the plat per City of Manor Subdivision Ordinance Article II Section 28(c). The easements will need to be recorded prior to recordation of the final plat.**
- ~~5. Provide the legal description of the lot being platted sufficient to prove mathematical closure in accordance with City of Manor Subdivision Ordinance Article II Section 28(c).~~
- 6. The engineer and surveyor of record should affix their seals to the plat per City of Manor Subdivision Ordinance Article II Section 28(c).**
- ~~7. Clarify who will be the water service provider for the site. Per previous discussions the site was proposed to be served by Manor water and wastewater.~~
- ~~8. Plat Note 1 should say: No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater systems.~~
- ~~9. Questions regarding these review comments can be addressed to Pauline Gray or A.J. Girondo (agirondo@gbateam.com).~~
- 10. Please update the certification blocks on Sheet 2 of the plat to read that the P&Z Chairperson is Julie Leonard and the Mayor is Dr. Christopher Harvey.**

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Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

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,

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



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February 10, 2022

Pauline Gray, P.E.
Jay Engineering
1500 County Road 269
Leander, TX 78641

Re: **MISD K-8 Campus Short Form Final Plat (2021-P-1367-SF)**

4. Provide the document numbers for all of the easements shown on the plat per City of Manor Subdivision Ordinance Article II Section 28(c). The easements will need to be recorded prior to recordation of the final plat.

Easements have been changed to be recorded per plat.

6. The engineer and surveyor of record should affix their seals to the plat per City of Manor Subdivision Ordinance Article II Section 28(c).

Seals and signatures have been added.

10. Please update the certification blocks on Sheet 2 of the plat to read that the P&Z Chairperson is Julie Leonard and the Mayor is Dr. Christopher Harvey.

Names have been updated.

If you have any question about any of the items included in this submittal, please call us at 512-761-6161.

Sincerely,

Jordan Miller, PE

Date: 2/10/2022