



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, July 19, 2022

Hollis Scheffler
PACHECO KOCH CONSULTING ENGIN
8701 N Mopac Expwy, Ste 320
Austin TX 78701
hscheffler@pkce.com

Permit Number 2022-P-1450-SF
Job Address: Manor Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5, , LA.

Dear Hollis Scheffler,

The first submittal of the Manor Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5 (*Short Form Final Plat*) submitted by PACHECO KOCH CONSULTING ENGIN and received on October 05, 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 (737) 247-7557 or by email at pgray@gbateam.com.

~~1. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (2)(iv).~~

~~2. The proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (4)(viii).~~

~~3. Performance and maintenance guarantees as required by the City. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24d (2)(vi).~~

~~4. The signature blocks under Planning and Zoning Commission Approval and Mayor Approval need to have the correct names. The mayor of the City of Manor is Dr. Christopher Harvey. The P&Z Chairperson is Julie Leonard. A signature block for Travis County is also required. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (1)(vi).~~

5. An OSSF is proposed for this site. There are required OSSF notes for Travis County that need to be added to the plat.

7/19/2022 11:57:48 AM
Manor Commercial Park III - Lone Star Electric
Subdivision Lots 7R and 8R, Block 5
2022-P-1450-SF
Page 2

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.
Lead AES
GBA

July 26, 2022
PK No.: 4384-21.123

Ms. Pauline Gray, P.E.
Senior Engineer
JAY ENGINEERING
1500 County Road 269
Leander, Texas 78641

Re: **MANOR COMMERCIAL PARK - LONE STAR ELECTRIC**
Manor, Texas

Dear Ms. Gray:

This letter is to notify you that the enclosed Construction Plans have been revised in accordance with your July 19, 2022, Review Memorandum. The following items have been addressed as per the referenced review:

COMMENTS

1. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (2)(iv).

Response: The most recent City Limits and ETJ were added to plat drawing and vicinity map. This comment has been addressed.

2. The Proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (4)(viii).

Response: The proposed sidewalk was added to the north and east side of Easy Jet Street. This comment has been addressed.

3. Performance and maintenance guarantees as required by the City. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit a Section 24d (2)(vi).

Response: The proposed engineer's opinion of probable cost is included with this resubmittal. Fiscal will be posted upon approval of OPC. This comment has been addressed.

4. The signature blocks under Planning and Zoning Commission Approval and Major Approval need to have the correct names. The mayor of the City of Manor is Dr. Christopher Harvey. The P&Z Chairperson is Julie Leonard. A signature block for Travis County is also required. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (1)(vi).

Response: All the signature blocks were added to the 2nd sheet. This comment has been addressed.

Ms. Pauline Gray, P.E.
July 26, 2022
Page 2

If you have any questions or need any additional information, please call at your earliest convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'H. Scheffler', with a long horizontal flourish extending to the right.

Hollis A. Scheffler, P.E.

LH/jcm
4384-21.123_Comment Response Letter



1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, September 7, 2022

Hollis Scheffler
PACHECO KOCH CONSULTING ENGIN
8701 N Mopac Expwy, Ste 320
Austin TX 78701
hscheffler@pkce.com

Permit Number 2022-P-1450-SF
Job Address: Manor Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5,

Dear Hollis Scheffler,

The subsequent submittal of the Manor Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5 submitted by PACHECO KOCH CONSULTING ENGIN and received on October 05, 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 (737) 247-7557 or by email at pgray@gbateam.com.

- ~~1. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (2)(iv).~~
- ~~2. The proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (4)(viii).~~
- ~~3. Performance and maintenance guarantees as required by the City. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24d (2)(vi).~~
- ~~4. The signature blocks under Planning and Zoning Commission Approval and Mayor Approval need to have the correct names. The mayor of the City of Manor is Dr. Christopher Harvey. The P&Z Chairperson is Julie Leonard. A signature block for Travis County is also required. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (1)(vi).~~

5. An OSSF is proposed for this site. There are required OSSF notes for Travis County that need to be added to the plat.

- 6. The owner's name, address, and title should be added to the signature block for the owner.**
- 7. Based on CCN maps, the water provide is Manville Water Supply Corporation. Please update the plat note that refers to Aqua. Please provide documentation that Manville will serve the site.**
- 8. Provide width and length for the proposed ROW dedication.**
- 9. It appears that this development is located in Manor's ETJ. If that is the case, the plat will need to go through Commissioner's Court and the required Commissioner's Court signature block will need to be added.**
- 10. Verify that ONCOR is the electrical provider for this project site.**
- 11. A date should be added to note 2.**
- 12. Note 6 should list the lot numbers and uses for the proposed lots.**

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

October 4, 2022
PK No.: 4384-21.123

Ms. Pauline Gray, P.E.
Senior Engineer
JAY ENGINEERING
1500 County Road 269
Leander, Texas 78641

Re: **MANOR COMMERCIAL PARK – LONE STAR ELECTRIC**
Manor, Texas

Dear Ms. Gray:

This letter is to notify you that the enclosed Construction Plans have been revised in accordance with your September 7, 2022, Review Memorandum. The following items have been addressed as per the referenced review:

Engineer Review

5. An OSSF is proposed for this site. There are required OSSF notes for Travis County that need to be added to the plat.

Response: This subdivision is subject to all the terms and conditions of Chapter 448, Travis County Code, Rules of Travis County, Texas for On-Site Sewage Facilities. These rules require, among other things, that a construction permit be obtained from Travis County before an on-site sewage facility can be constructed, altered, modified, or repaired in the subdivision and that a license to operate be obtained from Travis County before an on-site sewage facility can be operated in the subdivision.

6. The owner's name, address, and title should be added to the signature block for the owner.

Response: The owner name, address and title have been added to the signature block of the plat.

7. Based on CCN maps, the water provide is Manville Water Supply Corporation. Please update the plat note that refers to Aqua. Please provide documentation that Manville will serve the site.

Response: Note number 4 has been updated to state Manville Water Supply Corporation services the site.

8. Provide width and length for the proposed ROW dedication.

Response: The width and length of the proposed ROW dedication has been added to the plat.

9. It appears that this development is located in Manor's ETJ. If that is the case, the plat will need to go through Commissioner's Court and the required Commissioner's Court signature block will need to be added.

Response: The signature block note has been added to page 2 of the plat.

10. Verify that ONCOR is the electrical provider for this project site.

Response: The electric provider for this site is Bluebonnet.

11. A date should be added to note 2.

Response: The date of 9/8/22 has been added to note number 2 on sheet 2 of the plat.

12. Note 6 should list the lot numbers and uses for the proposed lots.

Response: I have revised note to state the property will be subdivided into two lots that will be used for commercial use.

If you have any questions or need any additional information, please call at your earliest convenience.

Sincerely,



Kyle C. Harris, R.P.L.S.