



1500 County Road 269  
Leander, TX 78641

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

Date: Monday, March 17, 2025

Brad Carabajal  
Quiddity Engineering

TX  
bcarabajal@quiddity.com

Permit Number 2025-P-1709-FP  
Job Address: New Haven Phase 1 Final Plat, , LA.

Dear Brad Carabajal,

The first submittal of the New Haven Phase 1 Final Plat (*Final Plat*) submitted by Quiddity Engineering and received on April 22, 2025, 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 Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. **The location of 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.
  - a. As per note 9 on page 3 with the approved variance. A generic detail showing the building setbacks as dashed lines will be sufficient.
- ii. The proposed location of sidewalks for each street, is to be shown as a dotted line inside the proposed right-of-way lines. A sidewalk is required along all major roadways. (Gregg Lane and Anderson Rd).
- iii. The developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.
- iv. Page 3: The current Mayor is Dr. Christopher Harvey, and the current chairperson is Felix Paiz.

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](http://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 black ink, appearing to read "Tyler Shows", followed by a long horizontal flourish.

Tyler Shows  
Staff Engineer  
GBA



912 S. Capital of Texas Highway, Suite 300  
Austin, Texas 78746  
Tel: 512.441.9493  
[www.quiddity.com](http://www.quiddity.com)

March 27, 2025

City of Manor  
P.O. Box 2029  
Leander, TX 78646-2029

**RE: Newhaven Subdivision Phase 1 Final Plat  
Permit No. 2025-P-1709-FP  
First Submittal Comment Response**

To whom it may concern:

We are submitting the updated Final Plat for the Newhaven Phase 1 Subdivision & comment response letter to address the comments received on March 17, 2025.

## Table of Contents

Engineering Department Review – Tyler Shows .....2

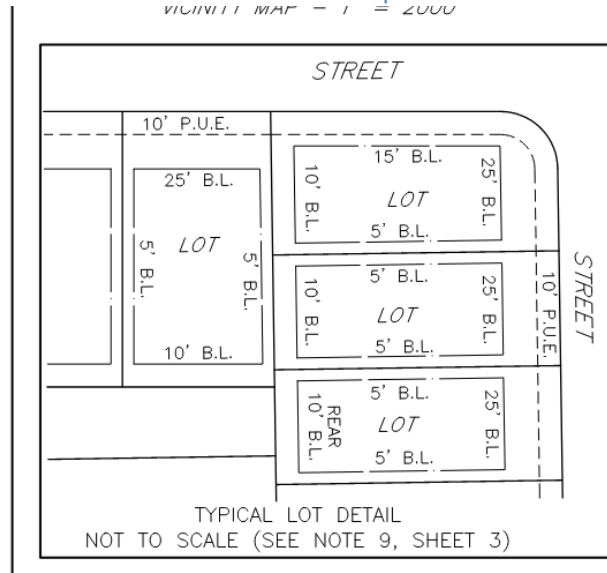
## List of Attachments

02\_Letter of Intent for Floodplain Application

### Engineering Department Review – Tyler Shows

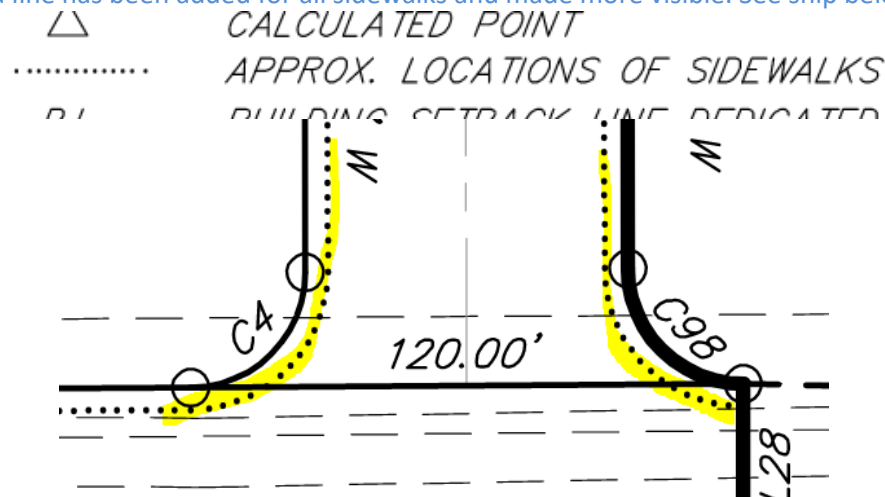
1. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries.
  - a. As per note 9 on page 3 with the approved variance. A generic detail showing the building setbacks as dashed lines will be sufficient.

Response: A generic detail has been added to sheet 2. See snip below.



2. The proposed location of sidewalks for each street, is to be shown as a dotted line inside the proposed right-of-way lines. A sidewalk is required along all major roadways. (Gregg Lane and Anderson Rd).

Response: A dotted line has been added for all sidewalks and made more visible. See snip below.



3. The developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.

Response: This project will be doing a LOMR-F and will be submitting the FEMA application once construction is complete. Per the meeting with the City of Manor on 3/26/2025, we are submitting a letter of intent to submit the final floodplain application after construction of phase 3 is complete.

See attachment: 02\_Letter of Intent for Floodplain Application

4. Page 3: The current Mayor is Dr. Christopher Harvey, and the current chairperson is Felix Paiz

Response: Sheet 3 has been updated. See snip below.

APPROVED:

-----  
FELIX PAIZ, CHAIRPERSON

ACCEPTED AND AUTHORIZED FOR RECORD BY THE  
----- DAY OF -----, 20-----.

APPROVED:

-----  
HONORABLE DR. CHRISTOPHER HARVEY  
MAYOR OF THE CITY OF MANOR, TEXAS

**END OF REPORT**

If you have any questions or require additional information, please call me at (512) 685-5117.

Sincerely,



Brad J. Carabajal P.E.  
Project Manager

BJC/jaa

K:\16759\16759-0007-02 Newhaven Subdivision\Project Management\Deliverables\City of Manor\Final Plat\Phase 1\Submittal 2\Working\Comment Response 03.18.2025.docx



1500 County Road 269  
Leander, TX 78641

9601 Amberglen Blvd #109  
Austin TX 78729

Date: Friday, April 25, 2025

Brad Carabajal  
Quiddity Engineering

TX  
bcarabajal@quiddity.com

Permit Number 2025-P-1709-FP  
Job Address: New Haven Phase 1 Final Plat,

Dear Brad Carabajal,

We have conducted a review of the final plat for the above-referenced project, submitted by Brad Carabajal and received by our office on April 22, 2025, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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. Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads 'Pauline M. Gray'.

Pauline Gray, P.E.  
Lead AES  
GBA