



Texas Engineering Firm #4242

Date: Monday, November 16, 2020

Jacob Kondo
Kimley-Horn
10814 Jollyville Road
AUSTIN 78759
jacob.kondo@kimley-horn.com

Permit Number 2020-P-1278-FP
Job Address: Near southeast corner of FM 973 & Blake Manor Road, Manor, TX. 78653

Dear Jacob Kondo,

The first submittal of the Lagos Phase 2 Final Plat (*Final Plat*) submitted by Kimley-Horn and received on March 04, 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. The approved street name from 911 addressing is Zumpango Trace. The plat lists the name as Zumpango Pass.
2. Provide documentation that Lagos Grandes Way is an approved street name.
3. The signature block for the owner reads Lagos Phase 1 not Phase 2.
4. The year listed on the plat is 2018. This should be updated to read 2020 (possibly 2021).
5. Verify that Plat General Note 7 lists all of the lots that the HOA will own and maintain all of the same lots. Sheet 1 lists different information than the note.
6. General Note 11 should say the City of Austin Environmental Criteria Manual.
7. The Current Mayor is Dr. Larry Wallace, Jr.
8. The City Secretary is Lluvia Almaraz.
9. The P&Z Chairperson is Philip Tryon.

10. General Note 3 should be verified. Where are the easements located?
11. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

12. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plan, and the location, dimensions and description of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries shall be shown on the final plat.
13. A copy of deed restrictions or covenants, if such documents are to be used need to be provided.
14. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Subdivision Ordinance.

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

January 22, 2021

Jay Engineering Company, Inc.
ATTN: Pauline Gray, P.E., Staff Engineer
P.O. Box 1220
Leander, Texas 78646-1220

**RE: 2020-P-1278-FP
Lagos Manor Phase II Final Plat
Near southeast corner of FM 973 & Blake Manor Road, Manor, TX 78653**

Dear Pauline Gray, P.E.:

Please accept this Comment Response Letter in reply to Jay Engineering Company's review regarding the above referenced project for compliance with the City of Manor Subdivision Ordinance 263B. Original comments have been included for reference. Kimley-Horn responses are listed in **maroon**.

1. The approved street name from 911 addressing is Zumpango Trace. The plat lists the name as Zumpango Pass.

Response: Please see the updated plat.

2. Provide documentation that Lagos Grandes Way is an approved street name.

Response: Please see the attached email correspondence with 9-1-1 Addressing titled "2. Lagos Phase 1 – Street Name Requests".

3. The signature block for the owner reads Lagos Phase 1 not Phase 2.

Response: Please see the updated plat.

4. The year listed on the plat is 2018. This should be updated to read 2020 (possibly 2021).

Response: Please see the updated plat.

5. Verify that Plat General Note 7 lists all of the lots that the HOA will own and maintain all of the same lots.
Sheet 1 lists different information than the note.

Response: Please see the updated plat.

6. General Note 11 should say the City of Austin Environmental Criteria Manual.

Response: Please see the updated plat.

7. The Current Mayor is Dr. Larry Wallace, Jr.

Response: Please see the updated plat.

8. The City Secretary is Lluvia Almaraz

Response: Please see the updated plat.

9. The P&Z Chairperson is Philip Tryon

Response: Please see the updated plat.

10. General Note 3 should be verified. Where are the easements located?

Response: Please see the updated plat.

11. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.

Response: Please see the updated plat.

12. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plan, and the location, dimensions and description of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries shall be shown on the final plat.

Response: Please see the updated plat.

13. A copy of deed restrictions or covenants, if such documents are to be used need to be provided.

Response: A copy of the deed has been included with this submittal, please see document titled "13. Deed 2005114143".

14. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c) (5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Subdivision Ordinance.

Response: Acknowledged, financial assurance will be provided before filing the plat for recordation.

Should you have any questions or require additional information, please feel free to contact me directly.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink that reads "Jacob Kondo". The signature is written in a cursive, flowing style.

Jacob Kondo, P.E.
(737) 471-0326
jacob.kondo@kimley-horn.com



Texas Engineering Firm #4242

Date: Tuesday, February 16, 2021

Jacob Kondo
Kimley-Horn
10814 Jollyville Road
AUSTIN 78759
jacob.kondo@kimley-horn.com

Permit Number 2020-P-1278-FP
Job Address: Near southeast corner of FM 973 & Blake Manor Road, Manor, TX. 78653

Dear Jacob Kondo,

The first submittal of the Lagos Phase 2 Final Plat (*Final Plat*) submitted by Kimley-Horn and received on March 04, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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- ~~1. The approved street name from 911 addressing is Zumpango Trace. The plat lists the name as Zumpango Pass.~~
- 2. Provide documentation that Lagos Grandes Way is an approved street name. The documentation provided does not show that the street name was approved.**
- ~~3. The signature block for the owner reads Lagos Phase 1 not Phase 2.~~
- ~~4. The year listed on the plat is 2018. This should be updated to read 2020 (possibly 2021).~~
- ~~5. Verify that Plat General Note 7 lists all of the lots that the HOA will own and maintain all of the same lots. Sheet 1 lists different information than the note.~~
- 6. General Note 11 should say the City of Austin Environmental Criteria Manual. The note should include the date of the current manual.**
- ~~7. The Current Mayor is Dr. Larry Wallace, Jr.~~
- ~~8. The City Secretary is Lluvia Almaraz.~~
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- ~~10. General Note 3 should be verified. Where are the easements located?~~
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existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners. The comment response letter stated this was addressed but the information could not be located on the plat.

12. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plan, and the location, dimensions and description of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries shall be shown on the final plat. This information could not be located on the resubmitted plat.

~~13. A copy of deed restrictions or covenants, if such documents are to be used need to be provided.~~

~~14. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c)(5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Subdivision Ordinance.~~

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.

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Thank you,



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

February 24, 2021

Jay Engineering Company, Inc.
ATTN: Pauline Gray, P.E., Staff Engineer
P.O. Box 1220
Leander, Texas 78646-1220

**RE: 2020-P-1278-FP
Lagos Phase 2 Final Plat
Near southeast corner of FM 973 & Blake Manor Road, Manor, TX 78653**

Dear Pauline Gray, P.E.:

Please accept this Comment Response Letter in reply to Jay Engineering Company's review regarding the above referenced project for compliance with the City of Manor Subdivision Ordinance 263B. Original comments have been included for reference. Kimley-Horn responses are listed in **maroon**.

- ~~1. The approved street name from 911 addressing is Zumpango Trace. The plat lists the name as Zumpango Pass.~~
- 2. Provide documentation that Lagos Grandes Way is an approved street name. The documentation provided does not show that the street name was approved.**

Response: Correspondence with 9-1-1 Addressing show that "Lagos Grandes Way" is an approved and reserved street name was uploaded to My Permit Now on February 1, 2021.

- ~~3. The signature block for the owner reads Lagos Phase 1 not Phase 2.~~
- ~~4. The year listed on the plat is 2018. This should be updated to read 2020 (possibly 2021).~~
- ~~5. Verify that Plat General Note 7 lists all of the lots that the HOA will own and maintain all of the same lots. Sheet 1 lists different information than the note.~~
- 6. General Note 11 should say the City of Austin Environmental Criteria Manual. The note should include the date of the current manual.**

Response: Note 11 now includes the date of the current ECM, Jan 25, 2021.

- ~~7. The Current Mayor is Dr. Larry Wallace, Jr.~~
- ~~8. The City Secretary is Lluvia Almaraz~~
- ~~9. The P&Z Chairperson is Philip Tryon~~
- ~~10. General Note 3 should be verified. Where are the easements located?~~

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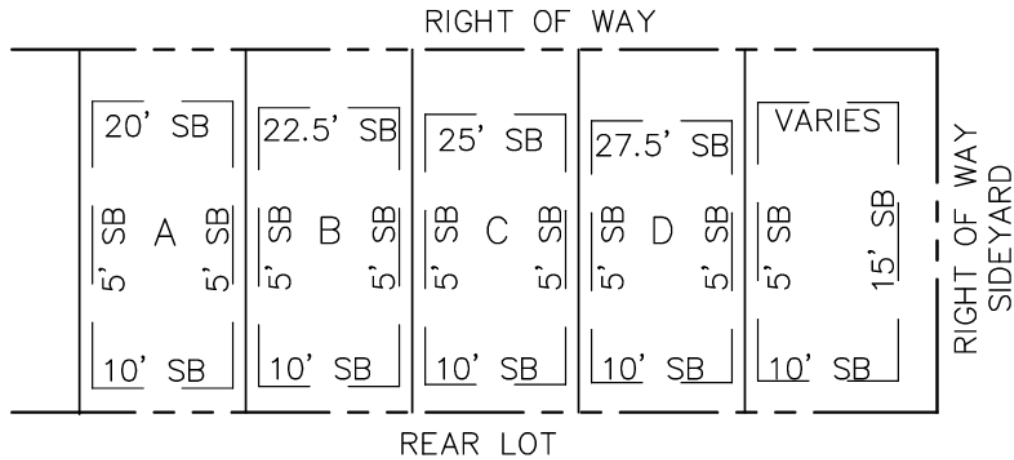
Response: Please see the updated plat.

12. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plan, and the location, dimensions and description of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries shall be shown on the final plat. The information could not be located on the resubmitted plat.

Response: The same diagram used to designate lot setbacks in the preliminary plan and preliminary plat has been included on sheet 4 of the updated plat.

BUILDING SETBACK DETAIL BY LOT TYPE

SCALE: 1"=60'



- ~~13. A copy of deed restrictions or covenants, if such documents are to be used need to be provided.~~
- ~~14. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance Section 24(c) (5)(iii), if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Subdivision Ordinance.~~

Should you have any questions or require additional information, please feel free to contact me directly.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

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