



Texas Engineering Firm #4242

Date: Wednesday, June 30, 2021

Matthew Mitchell
ALM ENGINEERING, INC.
925 S CAPITAL OF TX HWY
WEST LAKE HILLS 78746
almeng@sbcglobal.net

Permit Number 2021-P-1333-PP
Job Address: Manor Commons SE Commercial Lot 1 Block A Preliminary Plat, Manor, TX. 78653

Dear Matthew Mitchell,

The first submittal of the Manor Commons SE Commercial Lot 1 Block A Preliminary Plat (*Preliminary Plan*) submitted by ALM ENGINEERING, INC. and received on July 01, 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 centerline of water courses, creeks, existing drainage structures and other pertinent data should be shown on the preliminary plat.
2. Contour elevations should be clearly shown on the drawings in order for verification that the topographic data provided meets Ordinance requirements.
3. Provide the dimensions, names and descriptions of all existing or recorded streets located within the subdivision or contiguous with its boundaries.
4. The location, size and description of any proposed drainage appurtenances should be provided on the preliminary plat.
5. Lot 1 Block A should be clearly labeled on the plans.
6. Provide utility demand data for water. Wastewater information is already provided.
7. A summary letter stating briefly drainage, water and wastewater proposed should be provided.

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

6/30/2021 3:25:24 PM
Manor Commons SE Commercial Lot 1 Block A
Preliminary Plat
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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



July 1, 2021

Jay Engineering Company, Inc.
P.O. Box 1220
Leander, TX 78646-1220

Re: Comment Response #1
Permit Number 2020-P-1239-PP
Job Address: Manor Commons SE Commercial Revised Preliminary Plan, Manor, TX. 78653

Engineer Review

1. The centerline of water courses, creeks, existing drainage structures and other pertinent data should be shown on the preliminary plat.
RESPONSE: Centerlines made more distinct.
2. Contour elevations should be clearly shown on the drawings in order for verification that the topographic data provided meets Ordinance requirements.
RESPONSE: Contour elevation labels added to the drawing.
3. Provide the dimensions, names and descriptions of all existing or recorded streets located within the subdivision or contiguous with its boundaries.
RESPONSE: ROW, name, and condition now provided for all streets located near the site.
4. The location, size and description of any proposed drainage appurtenances should be provided on the preliminary plat.
RESPONSE: All proposed public drainage structures have been shown.
5. Lot 1 Block A should be clearly labeled on the plans.
RESPONSE: Label for Lot 1 Block A made clearer.
6. Provide utility demand data for water. Wastewater information is already provided.
RESPONSE: Utility demand data has been updated.
7. A summary letter stating briefly drainage, water and wastewater proposed should be provided.
RESPONSE: A summary letter has been uploaded describing drainage, water and wastewater.

If you have any questions, please contact me at (512) 431-9600.

Sincerely,



Matt Mitchell, P.E.

