



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, December 27, 2022

Jason Reece
Kimley-Horn
10814 Jollyville Road, Building 4, Suite 300
Austin 78759
jason.reece@kimley-horn.com

Permit Number 2022-P-1491-FP
Job Address: Las Entradas North Section 4a Final Plat, , LA.

Dear Jason Reece,

The first submittal of the Las Entradas North Section 4a Final Plat (*Final Plat*) submitted by Kimley-Horn and received on March 09, 2023, 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. The engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements.
2. The proposed uses of all lots should be identified on the final plat.
3. The location of building setback lines must be identified on the final plat.
4. Include the proposed location of sidewalks for each street.
5. The owner's names and property lines of property within 300 feet of the subdivision boundary is required to be shown on the final plat.
6. Where new streets are being created and named, documentation from Travis County 911 Addressing demonstrating that the street names proposed on the final plat are not duplicated within the County.
7. Is ROW being dedicated for Hill Lane?
8. Variable ROW widths are not allowed by the City on final plats. Please provide the ROW width for all existing roads.
9. 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.

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, flowing style.

Pauline Gray, P.E.
Lead AES
GBA



February 03, 2023

Pauline Gray
Senior Engineer
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78646-2029

RE: *Permit Number 2022-P-1491-FP*

***Job Address: N.W at Intersection of US HWY 290 & Tillgang Pass,
Manor, TX. 78653***

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated **December 27, 2022**. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

ENGINEER REVIEW:

Comment 1: The engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements.

Response 1: Engineer/Surveyor seal to be provided.

Comment 2: The proposed uses of all lots should be identified on the final plat.

Response 2: Uses of all lots provided on table on the Final Plat.

Comment 3: The location of building setback lines must be identified on the final plat.

Response 3: Setback lines have been provided.

Comment 4: Include the proposed location of sidewalks for each street.

Response 4: Proposed location of sidewalks has been provided.

Comment 5: The owner's names and property lines of property within 300 feet if the subdivision boundary is required to be shown on the final plat.

Response 5: All owner's names/property lines within 300 feet of subdivision boundary are being shown.

Comment 6: Where new streets are being created and named, documentation from Travis County 911 Addressing demonstrating that the street names proposed on the final plat are not duplicated within the County.

Response 6: Correspondence with 911 Addressing has been provided with submittal package.

Comment 7: Is ROW being dedicated for Hill Lane?

Response 7: 55' of ROW being Dedicated for Hill Lane.

Comment 8: Variable ROW widths are not allowed by the City on final plats. Please provide the ROW width for all existing roads.

Response 8: ROW Widths have been updated on this Final Plat.

Comment 9: 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 9: All four property corners have been properly identified.

Please contact me at (512) 551-1839 or jason.reece@kimley-horn.com should you have any questions.

Sincerely,



Jason Reece, PE
Project Manager



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, March 7, 2023

Jason Reece
Kimley-Horn
10814 Jollyville Road, Building 4, Suite 300
Austin 78759
jason.reece@kimley-horn.com

Permit Number 2022-P-1491-FP
Job Address: Las Entradas North Section 4a Final Plat,

Dear Jason Reece,

The subsequent submittal of the Las Entradas North Section 4a Final Plat submitted by Kimley-Horn and received on March 09, 2023, 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 Tyler Shows. 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.

- ~~1. The engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements.~~
- ~~2. The proposed uses of all lots should be identified on the final plat.~~
- ~~3. The location of building setback lines must be identified on the final plat.~~
4. Include the proposed location of sidewalks for each street. **A sidewalk is needed along Genome Drive and Ingangsporal Street.**
- ~~5. The owner's names and property lines of property within 300 feet if the subdivision boundary is required to be shown on the final plat.~~
6. Where new streets are being created and named, documentation from Travis County 911 Addressing demonstrating that the street names proposed on the final plat are not duplicated within the County. **Verify and provide documentation that Ingangsporal Street has been reserved as well.**
- ~~7. Is ROW being dedicated for Hill Lane?~~
- ~~8. Variable ROW widths are not allowed by the City on final plats. Please provide the ROW width for all existing roads.~~
- ~~9. 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.~~

Additional Comments

10. **Update the following names to the current corresponding position on the signature block. Dyana Limon-Mercado; Clerk of Travis County. Lakesha Small; Chairperson**

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 /Manor/Parts/Blank, or by e-mail at tshows@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,



Tyler Shows
Staff Engineer
GBA



March 08, 2023

Pauline Gray
Senior Engineer
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78646-2029

RE: *Permit Number 2022-P-1491-FP*

***Job Address: N.W at Intersection of US HWY 290 & Tillgang Pass,
Manor, TX. 78653***

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated **March 7th, 2022**. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

ENGINEER REVIEW:

Comment 1: Include the proposed location of sidewalks for each street. A sidewalk is needed along Genome Drive and Ingangsportal Street.

Response 1: Sidewalks have been added along Genome & Cielo Portal St. (Formerly Ingangsportal)

Comment 2: Where new streets are being created and named, documentation from Travis County 911 Addressing demonstrating that the street names proposed on the final plat are not duplicated within the County. Verify and provide documentation that Ingangsportal Street has been reserved as well.

Response 2: There has been an approved request to change the following names:

**State School Rd replaced Komo Komo St.
Cielo Portal St replaced Ingangsportal St.**

Attached with the submittal is the correspondence with Austin 911 Addressing.

Comment 3: Update the following names to the current corresponding position on the signature block. Dyana Limon-Mercado; Clerk of Travis County. Lakesha Small; Chairperson.

Response 3: The above mentioned names have been updated on the Final Plat.

Please contact me at (512) 551-1839 or jason.reece@kimley-horn.com should you have any questions.

Sincerely,



Jason Reece, PE
Project Manager