



Texas Engineering Firm #4242

Date: Monday, January 11, 2021

Richard Rychlik
BGE, Inc
101 W Louis Henna Blvd, Suite 400
Austin TX 78728
rrychlik@bgeinc.com

Permit Number 2020-P-1288-CP
Job Address: Palomino Development - Concept Plan, Manor, TX. 78653

Dear Richard Rychlik,

The first submittal of the Wolf Tract - Palomino Development - Concept Plan (*Concept Plan*) submitted by BGE, Inc and received on May 03, 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. Signature blocks for the P&Z Chairperson and City Mayor need to be added to the Concept Plan. A copy will be provided.
2. The anticipated timing of each proposed phase of the development should be listed on the Concept Plan.
3. A proposed phasing plan is required to be included on the Concept Plan.

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".

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Wolf Tract - Palomino Development - Concept Plan
2020-P-1288-CP
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Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA



January 12, 2021

Pauline Gray, P.E.
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78641

**RE: Manor Wolf Concept Plan
Permit Number 2020-P-1288-CP
Comments Dated January 11, 2021**

Engineer Review

1. Signature blocks for the P&Z Chairperson and City Mayor need to be added to the Concept Plan. A copy will be provided.

Response: A signature block has been added to the concept plan.

2. The anticipated timing of each proposed phase of the development should be listed on the Concept Plan.

Response: A phasing plan with the requested information has been provided.

3. A proposed phasing plan is required to be included on the Concept Plan.

Response: A phasing plan has been added to the concept plan submittal as requested.

If you have any questions, please feel free to contact me.

Thanks,

A handwritten signature in blue ink, appearing to read "Richard Rychlik Jr.", written in a cursive style.

Richard Rychlik Jr, P.E.
512-879-0460
RRychlik@bgeinc.com



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Friday, February 5, 2021

Richard Rychlik
BGE, Inc
101 W Louis Henna Blvd, Suite 400
Austin TX 78728
rrychlik@bgeinc.com

Permit Number 2020-P-1288-CP
Job Address: Palomino Development - Concept Plan, Manor 78653

Dear Richard Rychlik,

We have conducted a review of the concept plan for the above-referenced project, submitted by Richard Rychlik and received by our office on May 03, 2021, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the Concept Plan to Scott Dunlop at the City of Manor for signatures. A copy of the signed Concept Plan will be uploaded under project files on the my permit now website.

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.
Senior Engineer
Jay Engineering, a Division of GBA



Texas Engineering Firm #4242

Date: Wednesday, April 21, 2021

Richard Rychlik
BGE, Inc
101 W Louis Henna Blvd, Suite 400
Austin TX 78728
rrychlik@bgeinc.com

Permit Number 2020-P-1288-CP
Job Address: Palomino Development - Concept Plan, Manor, TX. 78653

Dear Richard Rychlik,

The first submittal of the Wolf Tract - Palomino Development - Concept Plan (*Concept Plan*) submitted by BGE, Inc and received on May 03, 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. These comments are for the revised Concept Plan submitted on March 26, 2021.
2. Provide updated trip generation numbers for the commercial portion of the project if there is an increase in commercial use. Also provide the traffic count for the two family portion of the project. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(8)(ii). An updated TIA determination form should be provided for review.
3. Please show the boundary line for the City of Manor on the Concept Plan. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(15).
4. The anticipated timing of each proposed phase of the development should be listed on the concept plan. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(13).
5. A proposed phasing plan is required to be submitted with the concept plan. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(16).

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

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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 with a large initial 'P'.

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



April 30, 2021

Pauline Gray, P.E.
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78641

**RE: Palomino (Manor Wolf) Concept Plan
Permit Number 2020-P-1288-CP
Comments Dated April 21, 2021**

Engineer Review

1. These comments are for the revised Concept Plan submitted on March 26, 2021.

Response: Acknowledged.

2. Provide updated trip generation numbers for the commercial portion of the project if there is an increase in commercial use. Also provide the traffic count for the two family portion of the project. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(8)(ii). An updated TIA determination form should be provided for review.

Response: Trip generation numbers have been updated. An updated TIA determination form has been provided.

3. Please show the boundary line for the City of Manor on the Concept Plan. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(15).

Response: Boundary lines have been provided.

4. The anticipated timing of each proposed phase of the development should be listed on the concept plan . Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(13).

Response: The project will be constructed in one phase. A phasing plan has been added and a note has been added to reflect this timeline.

5. A proposed phasing plan is required to be submitted with the concept plan. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(16).

Response: The project will be constructed in one phase. A phasing plan has been added and a note has been added to reflect this timeline.

If you have any questions, please feel free to contact me.

Thanks,

A handwritten signature in blue ink that reads "Richard Rychlik Jr." The signature is written in a cursive style with a large initial 'R'.

Richard Rychlik Jr, P.E.
512-879-0460
RRychlik@bgeinc.com