



Texas Engineering Firm #4242

Date: Tuesday, March 22, 2022

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

Permit Number 2022-P-1399-FP
Job Address: Las Entradas North Section 3, Manor, TX. 78653

Dear Jason Reece,

The first submittal of the Las Entradas North Phase 3 Final Plat (*Final Plat*) submitted by Kimley-Horn and received on June 22, 2022, 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. Need to provide a signature and seal for the engineer and a signature for the surveyor.
2. Provide information on which Watershed this site is located in.
3. Identify four property corners using the X and Y coordinate system.
4. Correct City of Manor signature blocks. The P&Z Chairperson is Julie Leonard, the Mayor is Dr. Christopher Harvey.
5. The Travis County Clerk is Rebecca Guerrero.
6. On page 2 add the following under general notes:
 - Property owner or his/her assigns shall provide for access to the drainage easement as may be necessary and shall not prohibit access by the City of Manor, for inspection or maintenance of said easement.
 - All drainage easements on private property shall be maintained by the owner or his/her assigns.
 - A 15' electrical, natural gas, propane, cable t.v. telephone and internet easement is hereby dedicated along and adjacent to all street rights of way.
 - The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans for the construction of subdivision improvements that comply with applicable codes and requirements of the City of Manor, all lots in this subdivision not designated as single-family will be maintained by Las Entradas development corporation and its successors and assigns.
 - A City of Manor development permit is required before the site development of any lots in this subdivision.
 - No objects, including but not limited to buildings, fences, landscaping, or other obstructions shall be

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

- allowed within any drainage easement shown hereon except as specifically approved by the City of Manor.
- All streets, drainage improvements, sidewalks, water and wastewater lines, and erosion controls shall be constructed and installed to the City of Manor standards.
- Water and wastewater will be provided by the City of Manor.
- No lot in this subdivision shall be occupied until the connection is made to the City of Manor water and wastewater system.
- Current Zoning: C1 – Light Commercial

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



April 20, 2022

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

RE: *Permit Number 2022-P-1399-FP*

Job Address: Las Entradas North Phase 3 Final Plat, Manor, TX. 78653

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated **March 22, 2022**. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

ENGINEER REVIEW:

Comment 1: Need to provide a signature and seal for the engineer and a signature for the surveyor.

Response 1: Noted.

Comment 2: Provide information on which Watershed this site is located in.

Response 2: Watershed information has been updated.

Comment 3: Identify four property corners using the X and Y coordinate system.

Response 3: Northing and Easting coordinates have been added to four property corners

Comment 4: Correct City of Manor signature blocks. The P&Z Chairperson is Julie Leonard, the Mayor is Dr. Christopher Harvey.

Response 4: The City's Signature blocks have been updated.

Comment 5: The Travis County Clerk is Rebecca Guerrero.


Response 5: The Records Signature block has been updated

Comment 6: On page 2 add the following under general notes

Response 6: All notes have been added under general notes.

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

Sincerely,



Jason Reece, PE
Project Manager