



Texas Engineering Firm #4242

Date: Monday, April 4, 2022

Sarah Wooldridge
NELSON
906 W McDermott Dr STE 116-348
Allen TX 75013
swooldridge@nelsonww.com

Permit Number 2022-P-1411-SF
Job Address: US Hwy 290 and N. FM 973, Manor, TX. 78653

Dear Sarah Wooldridge,

The first submittal of the Manor Commons SW Lot 7 Replat Short Form Final Plat (*Short Form Final Plat*) submitted by NELSON and received on May 03, 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. The engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements.
2. A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended.
3. Identification and location of proposed uses and reservations for all lots within the subdivision.
4. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat. Based on Non-residential and mixed-use development standards in Ch. 14 Sec. 14.02.020 in Manor Code of Ordinances.
5. The proposed location of sidewalks for each street, is to be shown as a dotted line inside the proposed right-of-way lines. Is any right-of-way or access drive proposed for the project?
6. Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable.
7. Need to provide deed information for the property. A copy of the deed restrictions or covenants if such documents are to be used. These shall be filed for record in conjunction with the filing of the Plat (if required).
8. The correct City of Manor Planning and Zoning Chairperson is Julie Leonard.
9. The correct Mayor for the City of Manor is Dr. Christopher Harvey.

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

10. The correct Travis County Clerk is Rebecca Guerrero.
11. An engineer's certification is required.

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



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1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

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RESPONSES

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Allen TX 75013
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Permit Number 2022-P-1411-SF
Job Address: US Hwy 290 and N. FM 973, Manor, TX. 78653

Dear Sarah Wooldridge,

The first submittal of the Manor Commons SW Lot 7 Replat Short Form Final Plat (*Short Form Final Plat*) submitted by NELSON and received on March 08, 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. The engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements. – **WILL AFFIX AT SIGNING**
2. A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended. – **CONVERTED TO 1:2000**
3. Identification and location of proposed uses and reservations for all lots within the subdivision. – **ADDED PROPOSED USE: COMMERCIAL**
4. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat. Based on Non-residential and mixed-use development standards in Ch. 14 Sec. 14.02.020 in Manor Code of Ordinances. – **CURRENT ZONING IS SHOWN AS C-2; BUILDING SETBACKS APPLIED.**
5. The proposed location of sidewalks for each street, is to be shown as a dotted line inside the proposed right-of-way lines. Is any right-of-way or access drive proposed for the project? – **SIDEWALK IS OUTSIDE OF HWY 290 RIGHT-OF-WAY AND FOLLOWS EXISTING SIDEWALK ALIGNMENT OF NEIGHBORING LOTS. NO SIDEWALK IS PROPOSED ALONG LOOP 212. NO VEHICULAR ACCESS IS PROPOSED TO FRONTING RIGHT-OF-WAYS.**
6. Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA), if applicable. – **COPY OF LOMR INCLUDED AS IN EFFECT JUNE 1, 2020**
7. Need to provide deed information for the property. A copy of the deed restrictions or covenants if such documents are to be used. These shall be filed for record in conjunction with the filing of the Plat (if required). – **TITLE COMMITMENT DID NOT LIST ANY RESTRICTIVE COVENANT ITEMS**
8. The correct City of Manor Planning and Zoning Chairperson is Julie Leonard. - **UPDATED**
9. The correct Mayor for the City of Manor is Dr. Christopher Harvey. - **UPDATED**

10. The correct Travis County Clerk is Rebecca Guerrero. - **UPDATED**
11. An engineer's certification is required. – **ACKNOWLEDGED AND SHOWN**

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,



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