



Texas Engineering Firm #4242

Date: Thursday, December 10, 2020

Daniel Mahoney
Mahoney Engineering
8201 South Congress Avenue
Austin 78745
kbeardsworth@mahoneyeng.com

Permit Number 2020-P-1282-SF
Job Address: 10507 US-290, Manor, TX. 78653

Dear Daniel Mahoney,

The first submittal of the 10507 US Hwy 290 E - Riata Ford - Short Form Final Plat (*Short Form Final Plat*) submitted by Mahoney Engineering and received on January 13, 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. Per Chapter 10, Article 10.02, Section 24.C (1)(vi) of the City of Manor Municipal Code. The plat shall have Certification, signature and revision blocks as required by the City and County. A copy is attached.
2. Per Chapter 10, Article 10.02, Section 24.C (4)(vi) of the City of Manor Municipal Code. The location of building setback lines as required by the City's zoning ordinance should be shown on the plat.
3. The proposed use of the lot should be added to the plat.
4. 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.

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

12/10/2020 3:08:19 PM
10507 US Hwy 290 E - Riata Ford - Short Form Final
Plat
2020-P-1282-SF
Page 2

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 cursive and fluid.

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

Riata Ford Manor



Comment Response Letter

December 15, 2020

File: 1022-10002

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

Reference: 2020-P-1282-SF
Riata Ford Manor
10507 US-290
Manor, Texas 78653

Ms. Gray,

On behalf of Leif Johnson Ford, Mahoney Engineering has submitted a Short Form Final Plat application for a site located at 10507 US-290 in Manor, Texas. We received the below comments on this project's formal submittal on December 10, 2020, and have addressed each comment individually. Thank you for your assistance.

Engineer Review – Pauline Gray, P.E. – (512) 259-3882 | pgray@gbateam.com

P 1. Per Chapter 10, Article 10.02, Section 24.C (1)(vi) of the City of Manor Municipal Code, the plat shall have Certification, signature, and revision blocks as required by the City and County. A copy is attached.

We have revised the certification, signature, and revision blocks on the plat as required by the City and County, per the City of Manor Municipal Code. Please see Sheet 2.

P 2. Per Chapter 10, Article 10.02, Section 24.C (1)(vi) of the City of Manor Municipal Code, the location of building setback lines as required by the City's zoning ordinance should be shown on the plat.

We have revised the plat to reflect a 20' front setback, 15' streetscape setback, 15' exterior side setback from non-residential zoning, 40' exterior side setback from residential zoning, and 40' rear setback from residential zoning. Please see Sheet 1.

P 3. The proposed use of the lot should be added to the plat.



Riata Ford Manor

The proposed use of Automotive Sales & Rental has been added to the plat. Please see Sheet 1.

P 4. 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.

We have revised the plat to include the X and Y coordinates for all eight (8) property corners. Please see Sheet 1.

End of report.

Please do not hesitate to reach out to our office if you have any questions.

Sincerely,

MAHONEY ENGINEERING



Daniel Mahoney, P.E.

President & CEO

Phone: (512) 596-2579

dmahoney@mahoneyeng.com



Kelsey Beardsworth, E.I.T.

Engineer Associate

Phone: (512) 298-6376

kbeardsworth@mahoneyeng.com





Texas Engineering Firm #4242

Date: Wednesday, January 6, 2021

Daniel Mahoney
Mahoney Engineering
8201 South Congress Avenue
Austin 78745
kbeardsworth@mahoneyeng.com

Permit Number 2020-P-1282-SF
Job Address: 10507 US-290, Manor 78653

Dear Daniel Mahoney,

The subsequent submittal of the 10507 US Hwy 290 E - Riata Ford - Short Form Final Plat submitted by Mahoney Engineering and received on January 13, 2021, 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 Pauline Gray, P.E.. 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. Per Chapter 10, Article 10.02, Section 24.C (1)(vi) of the City of Manor Municipal Code. The plat shall have Certification, signature and revision blocks as required by the City and County. A copy is attached.~~
- ~~2. Per Chapter 10, Article 10.02, Section 24.C (4)(vi) of the City of Manor Municipal Code. The location of building setback lines as required y the City's zoning ordinance should be shown on the plat.~~
- ~~3. The proposed use of the lot should be added to the plat.~~
- ~~4. 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.~~
- 5. The Subdivision Note on Page 2 referring to the City of Austin ETJ should be removed from the plat. The project is located within the City of Manor.**

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 (512) 259-3882 ex. 307, or by e-mail at pgray@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,

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

Riata Ford Manor

Comment Response Letter

January 12, 2021

File: 1022-10002



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

Reference: 2020-P-1282-SF
Riata Ford Manor
10507 US-290
Manor, Texas 78653

Ms. Gray,

On behalf of Leif Johnson Ford, Mahoney Engineering has submitted a Short Form Final Plat application for a site located at 10507 US-290 in Manor, Texas. We received the following comment on this project's formal submittal on January 6, 2021, and have addressed it below. Thank you for your assistance.

Engineer Review – Pauline Gray, P.E. – (512) 259-3882 | pgray@gbateam.com

P5. The Subdivision Note on Page 2 referring to the City of Austin ETJ should be removed from the plat. The project is located within the City of Manor.

We have revised the plat to remove the Subdivision Note referring to the City of Austin ETJ. Please see Sheet 2.

End of report.

Please do not hesitate to reach out to our office if you have any questions.

Sincerely,

MAHONEY ENGINEERING


Daniel Mahoney, P.E.
President & CEO
Phone: (512) 596-2579

dmahoney@mahoneyeng.com



Kelsey Beardsworth, E.I.T.
Engineer Associate
Phone: (512) 298-6376

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