



1500 County Road 269
Leander, TX 78641

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

Date: Friday, November 3, 2023

Matt Mitchell
ALM Engineering, Inc.
PO Box 536
Dripping Springs 78620
matt@almengr.com

Permit Number 2023-P-1575-FP
Job Address: Manor commons SE Commercial Lots 8A, 8B, and 10 Block A Final Plat, , LA.

Dear Matt Mitchell,

The first submittal of the Manor commons SE Commercial Lots 8A, 8B, and 10 Block A Final Plat (*Final Plat*) submitted by ALM Engineering, Inc. and received on November 03, 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. Identification and location of proposed uses and reservations for all lots within the subdivision should be provided on the plat.
2. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown on the plat. ROW varies is not allowed.
3. The description and location of all permanent monuments or benchmarks, standard monuments, survey control points and lot pins shall be shown on the plat.

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,

11/3/2023 1:31:24 PM
Manor commons SE Commercial Lots 8A, 8B, and 10
Block A Final Plat
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Pauline Gray, P.E.
Lead AES
GBA



November 13, 2023

City of Manor
Comment Response #1
Permit Number 2023-P-1575-FP
Job Address: Manor commons SE Commercial Lots 8A, 8B, and 10 Block A Final Plat, , LA.

Engineering Review

1. Identification and location of proposed uses and reservations for all lots within the subdivision should be provided on the plat.

RESPONSE: Pauline Gray, P.E., responded by email and said that the the C-PUD zoning shown on page 2 of the Final Plat was acceptable and that we can disregard this comment.

2. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown on the plat. ROW varies is not allowed.

RESPONSE: Additional dimensions for FM 973 ROW widths have been added to page 1 of the Final Plat.

3. The description and location of all permanent monuments or benchmarks, standard monuments, survey control points and lot pins shall be shown on the plat.

RESPONSE: Pauline Gray, P.E., responded by email that the benchmarks shown on the original plat were acceptable and that we could disregard this comment.

If you have any questions, please contact me at (512) 431-9600.

Sincerely,



Matt Mitchell, P.E.

