



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, May 4, 2023

Omar Rodriguez
BGE Inc
7330 San Pedro Avenue Suite 202
San Antonio TX 78069
orodriguez@bgeinc.com

Permit Number 2023-P-1532-SF
Job Address: The Junction Short Form Final Plat, , LA.

Dear Omar Rodriguez,

The first submittal of the The Junction Short Form Final Plat (*Short Form Final Plat*) submitted by BGE Inc and received on October 12, 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 Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- ~~1. Scale the vicinity map to 1" = 2,000'. The latest edition of the USGS 7.5-minute quadrangle map is recommended.~~
- ~~2. Provide Identification and location of the proposed uses and reservations for all lots within the subdivision. (Include a note/call out for the proposed use).~~
- ~~3. Provide documentation that the water available is in adequate supply from Manville. (Documentation from Manville that they are serving this area).~~
- ~~4. Are any new streets being proposed? If so provide documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County. If it's internal/private streets this comment is N/A.~~
- ~~5. Using the state plane coordinate system, provide X and Y coordinates for four (4) property corners.~~
- ~~6. No easements are needed to be dedicated to the city, everything inside the lot will be privately maintained and owned. This refers to the Drainage and sewer easement, however, note 4 is still applicable.~~
- ~~7. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat. As per Manor Code of Ordinances Chapter 14 Section 14.02.007.~~
- ~~8. The proposed location of sidewalks for each street, is to be shown as a dotted line inside the proposed right-of-way lines. Include in the legend.~~
- ~~9. 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. The area is within the floodplain.~~

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,



Tyler Shows
Staff Engineer
GBA