



Texas Engineering Firm #4242

Date: Wednesday, January 26, 2022

Matthew Mitchell
ALM ENGINEERING, INC.
925 S CAPITAL OF TX HWY
WEST LAKE HILLS 78746
matt@almengr.com

Permit Number 2021-P-1397-FP
Job Address: Villiage at Manor Commons Phase 3 Final Plat, Manor, TX. 78653

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Dear Matthew Mitchell,

The first submittal of the Villiage at Manor Commons Phase 3 Final Plat (*Final Plat*) submitted by ALM ENGINEERING, INC. and received on May 27, 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. Please include the required statement "This Subdivision is located within the City of Manor Corporate Limits as of this Date. _____ Day of _____, 202_." per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(vi).
2. Please update the signature block to show the P&Z Chair as Julie Leonard and the Mayor as Dr. Christopher Harvey per the City of Manor Subdivision Ordinance Article II Section 24(c)(1)(vi).
3. Please include the X and Y coordinates for four (4) property corners on the plat based on the state plane coordinate system per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(i).
4. Provide the legal description of the subject tract on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(iv).
5. Provide the approval for service to the subdivision for the Manville Water Service Company per City of Manor Subdivision Ordinance Article II Section 24(c)(5)(ii).
6. If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the City of Manor Subdivision Ordinance Article II Section 24(c)(5)(iii).
7. Provide performance and maintenance guarantees as required by the City of Manor Subdivision Ordinance Article II Section 24(c)(5)(ix).
8. Note 8 on sheet 3 needs to be revised to meet the City of Manor notes that states the 10' easement shall be provided along the Right-of-way and not the rear property lines.

9. The P&Z Chairperson is Julie Leonard. This should be updated on the plat.
10. The Maor is Dr. Christopher Harvey. This should be updated on the plat.
11. Any questions regarding these review comments should be directed to A.J. Girondo at agirondo@gbateam.com.

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



Texas Engineering Firm #4242

Date: Tuesday, March 1, 2022

Matthew Mitchell
ALM ENGINEERING, INC.
925 S CAPITAL OF TX HWY
WEST LAKE HILLS 78746
matt@almengr.com

Permit Number 2021-P-1397-FP
Job Address: Villiage at Manor Commons Phase 3 Final Plat, Manor 78653

Dear Matthew Mitchell,

The subsequent submittal of the Villiage at Manor Commons Phase 3 Final Plat submitted by ALM ENGINEERING, INC. and received on May 27, 2022, 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. Please include the required statement "This Subdivision is located within the City of Manor Corporate Limits as of this Date. _____ Day of _____, 202_." per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(vi).~~
- ~~2. Please update the signature block to show the P&Z Chair as Julie Leonard and the Mayor as Dr. Christopher Harvey per the City of Manor Subdivision Ordinance Article II Section 24(c)(1)(vi).~~
- ~~3. Please include the X and Y coordinates for four (4) property corners on the plat based on the state plane coordinate system per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(i).~~
- ~~4. Provide the legal description of the subject tract on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(iv).~~
- 5. Provide the approval for service to the subdivision for the Manville Water Service Company per City of Manor Subdivision Ordinance Article II Section 24(c)(5)(ii).**
- ~~6. If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of these improvements in accordance with the City of Manor Subdivision Ordinance Article II Section 24(c)(5)(iii).~~
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- 8. Note 8 on sheet 3 needs to be revised to meet the City of Manor notes that states the 10' easement shall be provided along the Right of way and not the rear property lines.**

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~~9. The P&Z Chairperson is Julie Leonard. This should be updated on the plat.~~

~~10. The Maor is Dr. Christopher Harvey. This should be updated on the plat.~~

~~11. Any questions regarding these review comments should be directed to A.J. Girondo at agirondo@gbateam.com.~~

12. The Travis County Clerk should be updated. The new Clerk is Rebecca Guerrero.

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,



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