



AGENDA
MANOR PLANNING AND ZONING COMMISSION
105 E. EGGLESTON ST.
MANOR, TEXAS 78653
APRIL 8, 2015, 6:30 P.M.

MARY ANN PARKER – CHAIR
VACANT – COMMISSIONER
JEFFERY LEWIS - COMMISSIONER
WILLIAM MYERS – COMMISSIONER

DENISE LOSCHIAVO – VICE CHAIR
ZINDIA PIERSON – COMMISSIONER
SIMON GOODSON – COMMISSIONER

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

CONSENT AGENDA:

1. APPROVE MINUTES:

MARCH 11, 2015

2. A. DISCUSSION AND POSSIBLE RECOMMENDATION FOR A CONCEPT PLAN FOR MANOR COMMONS SW, 4 COMMERCIAL LOTS ON 11 ACRES MORE OR LESS LOCATED ON US HWY 290 AND FM 973 MANOR, TX. AGENT: BARTH TIMMERMANN OWNER: GERALDINE TIMMERMANN STAFF: SCOTT DUNLOP

B. DISCUSSION AND POSSIBLE ACTION TO APPROVE A PRELIMINARY PLAN FOR MANOR COMMONS SW, 4 COMMERCIAL LOTS ON 11 ACRES MORE OR LESS LOCATED ON US HWY 290 AND FM 973 MANOR, TX. AGENT: BARTH TIMMERMANN. OWNER: GERALDINE TIMMERMANN. STAFF: SCOTT DUNLOP

C. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR MANOR COMMONS SW, 4 COMMERCIAL LOTS ON 11 ACRES MORE OR LESS LOCATED ON US HWY 290 AND FM 973 MANOR, TX. AGENT: BARTH TIMMERMANN. OWNER: GERALDINE TIMMERMANN. STAFF: SCOTT DUNLOP

D. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR SHADOWGLEN PHASE 2, SECTION 19B, FIFTY (50) SINGLE FAMILY LOTS ON 9 ACRES MORE OR LESS, LOCATED ON SHADOWGLEN TRACE MANOR, TX. APPLICANT: KIT PERKINS – AECOM. OWNER: SG LAND HOLDINGS, LLC. STAFF: SCOTT DUNLOP

E. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR SHADOWGLEN PHASE 2, SECTION 20, SEVENTY TWO (72) SINGLE FAMILY LOTS ON 11 ACRES MORE OR LESS, LOCATED ON SHADOWGLEN TRACE MANOR, TX. APPLICANT: KIT PERKINS – AECOM. OWNER: SG LAND HOLDINGS, LLC. STAFF: SCOTT DUNLOP

F. DISCUSSION AND POSSIBLE ACTION TO APPROVE A PRELIMINARY PLAN FOR STONEWATER NORTH SUBDIVISION PHASES 1 – 5, 310 SINGLE FAMILY LOTS ON 69.211 ACRES MORE OR LESS LOCATED ON FM 973 AND TOWER ROAD MANOR, TX. AGENT: DOUCET AND ASSOCIATES OWNER: CONTINENTAL HOMES OF TEXAS STAFF: SCOTT DUNLOP

G. DISCUSSION AND POSSIBLE ACTION TO APPROVE A SHORT FORM FINAL PLAT, 2 SINGLE FAMILY LOTS ON 7.46 ACRES MORE OR LESS LOCATED ON FM 973 AND SCHMIDT LOOP MANOR, TX. AGENT: GARY ELI JONES OWNER: MJ 973 PROPERTIES LLC STAFF: SCOTT DUNLOP

REGULAR AGENDA:

3. DISCUSSION AND POSSIBLE ACTION TO APPROVE A PRELIMINARY PLAN FOR SHADOWGLEN SUBDIVISION PHASE 2, MISTI GROVE BLVD AND SILENT FALLS WAY ON 4.38 ACRES MORE OR LESS LOCATED ON SHADOWGLEN TRACE MANOR, TX. AGENT: BRETT BURKE – BURY INC. OWNER: SG LAND HOLDINGS, LLC. STAFF: SCOTT DUNLOP
4. ADJOURN

ATTEST: I HEREBY ATTEST THAT THIS NOTICE WAS POSTED AT MANOR CITY HALL, 105 E. EGGLESTON STREET, MANOR, TX. ON FRIDAY, APRIL 3, 2015, BEFORE 5 P.M.

FRANCES AGUILAR
CITY SECRETARY

This Facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact Frances Aguilar at 512-272-5555, or fax 512-272-8636 for further information.

1



MINUTES
MANOR PLANNING AND ZONING COMMISSION
105 E. EGGLESTON ST.
MANOR, TEXAS 78653
MARCH 11, 2015, 6:30 P.M.

MARY ANN PARKER – CHAIR (A)
VACANT – COMMISSIONER
JEFFERY LEWIS – COMMISSIONER (P)
WILLIAM MYERS – COMMISSIONER (P)

DENISE LOSCHIAVO – VICE CHAIR (P)
ZINDIA PIERSON – COMMISSIONER (P)
SIMON GOODSON – COMMISSIONER (P)

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

VICE CHAIR LOSCHIAVO ANNOUNCED A QUORUM AND CALLED THE MEETING TO ORDER AT 6:29 PM.

CONSENT AGENDA:

1. APPROVE MINUTES:

FEBRUARY 11, 2015

MOTION TO APPROVE THE MINUTES BY COMMISSIONER LEWIS, SECONDED BY COMMISSIONER PIERSON. 5 – 0 TO APPROVE

2. A. DISCUSSION AND POSSIBLE RECOMMENDATION FOR A CONCEPT PLAN FOR MANOR COMMONS SW, 4 COMMERCIAL LOTS ON 11 ACRES MORE OR LESS LOCATED ON US HWY 290 AND FM 973 MANOR, TX. AGENT: BARTH TIMMERMANN OWNER: GERALDINE TIMMERMANN STAFF: SCOTT DUNLOP

B. DISCUSSION AND POSSIBLE ACTION TO APPROVE A PRELIMINARY PLAN FOR MANOR COMMONS SW, 4 COMMERCIAL LOTS ON 11 ACRES MORE OR LESS LOCATED ON US HWY 290 AND FM 973 MANOR, TX. AGENT: BARTH TIMMERMANN. OWNER: GERALDINE TIMMERMANN. STAFF: SCOTT DUNLOP

C. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR MANOR COMMONS SW, 4 COMMERCIAL LOTS ON 11 ACRES MORE OR LESS LOCATED ON US HWY 290 AND FM 973 MANOR, TX. AGENT: BARTH TIMMERMANN. OWNER: GERALDINE TIMMERMANN. STAFF: SCOTT DUNLOP

D. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR BELL FARMS PHASE 4, FIFTY FOUR (54) SINGLE FAMILY LOTS ON NINE (9) ACRES MORE OR LESS, LOCATED ON OLD HIGHWAY 20 MANOR, TX. APPLICANT: ALM ENGINEERING. OWNER: GREENVIEW DEVELOPMENT COASTAL BELL FARMS L.P. STAFF: SCOTT DUNLOP

CONSENT AGENDA ITEM D WAS MOVED TO THE REGULAR AGENDA BY SCOTT DUNLOP. MOTION TO APPROVE BY COMMISSIONER GOODSON, SECONDED BY COMMISSIONER PIERSON. 5 – 0 TO APPROVE.

E. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR SHADOWGLEN PHASE 2, SECTION 19B, FIFTY (50) SINGLE FAMILY LOTS ON 9 ACRES MORE OR LESS, LOCATED ON SHADOWGLEN TRACE MANOR, TX. APPLICANT: KIT PERKINS – AECOM. OWNER: SG LAND HOLDINGS, LLC. STAFF: SCOTT DUNLOP

F. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR SHADOWGLEN PHASE 2, SECTION 20, SEVENTY TWO (72) SINGLE FAMILY LOTS ON 11 ACRES MORE OR LESS, LOCATED ON SHADOWGLEN TRACE MANOR, TX. APPLICANT: KIT PERKINS – AECOM. OWNER: SG LAND HOLDINGS, LLC. STAFF: SCOTT DUNLOP

G. DISCUSSION AND POSSIBLE ACTION TO APPROVE A PRELIMINARY PLAN FOR SHADOWGLEN SUBDIVISION PHASE 2, MISTI GLEN BLVD AND SHELBY'S WAY ON 4.38 ACRES MORE OR LESS LOCATED ON SHADOWGLEN TRACE MANOR, TX. AGENT: BRETT BURKE – BURY INC. OWNER: SG LAND HOLDINGS, LLC. STAFF: SCOTT DUNLOP

H. DISCUSSION AND POSSIBLE ACTION TO APPROVE A PRELIMINARY PLAN FOR STONEWATER NORTH SUBDIVISION PHASES 1 – 5, 310 SINGLE FAMILY LOTS ON 69.211 ACRES MORE OR LESS LOCATED ON FM 973 AND TOWER ROAD MANOR, TX. AGENT: DOUCET AND ASSOCIATES OWNER: CONTINENTAL HOMES OF TEXAS STAFF: SCOTT DUNLOP

I. DISCUSSION AND POSSIBLE ACTION TO APPROVE A SHORT FORM FINAL PLAT, 2 SINGLE FAMILY LOTS ON 7.46 ACRES MORE OR LESS LOCATED ON FM 973 AND SCHMIDT LOOP MANOR, TX. AGENT: GARY ELI JONES OWNER: MJ 973 PROPERTIES LLC STAFF: SCOTT DUNLOP

MOTION TO POSTPONE CONSENT AGENDA ITEMS A, B, C, E, F, G, H, AND I TO THE APRIL 8TH PLANNING AND ZONING MEETING BY COMMISSIONER PIERSON, SECONDED BY COMMISSIONER GOODSON. 5 – 0 TO POSTPONE.

REGULAR AGENDA:

- 3. DISCUSSION AND POSSIBLE RECOMMENDATION FOR REZONING 24.81 ACRES OUT OF THE SUMNER BACON SURVEY NO. 62, LOCALLY KNOWN AS 9910 HILL LANE, FROM C-1 TO R-2. AGENT: GEORGE MURFEE. OWNER: JOHN LLOYD. STAFF: SCOTT DUNLOP**

MOTION TO APPROVE BY COMMISSIONER GOODSON, SECONDED BY COMMISSIONER PIERSON. 5 – 0 TO APPROVE.

- 4. DISCUSSION AND POSSIBLE ACTION TO APPROVE A PRELIMINARY PLAN FOR PRESIDENTIAL HEIGHTS PHASES 1 AND 2, TWO HUNDRED AND FIVE (205) SINGLE FAMILY LOTS ON SIXTY TWO (62) ACRES MORE OR LESS, LOCATED AT THE INTERSECTION OF BOIS D'ARC ROAD AND TOWER ROAD. APPLICANT: ROB SMITH – KIMLEY HORN. OWNER: PRESIDENTIAL GLEN, LTD. STAFF: SCOTT DUNLOP**

MOTION TO APPROVE BY COMMISSIONER GOODSON, SECONDED BY COMMISSIONER PIERSON. 5 – 0 TO APPROVE.

5. DISCUSSION AND POSSIBLE ACTION TO APPROVE A FINAL PLAT FOR PRESIDENTIAL GLEN PHASE 4B, ONE HUNDRED AND FIFTEEN (115) SINGLE FAMILY LOTS ON THIRTY FOUR (34) ACRES MORE OR LESS, LOCATED AT THE INTERSECTION OF BOIS D'ARC ROAD AND PASEO DE PRESIDENTE. APPLICANT: PAPE DAWSON ENGINEERS. OWNER: LGI HOMES. STAFF: SCOTT DUNLOP

MOTION TO APPROVE BY COMMISSIONER LEWIS, SECONDED BY COMMISSIONER PIERSON. 5 – 0 TO APPROVE.

6. DISCUSSION AND POSSIBLE ACTION TO APPROVE A ONE YEAR FINAL PLAT EXTENSION FOR LAS ENTRADAS NORTH SECTION 1, SEVEN (7) COMMERCIAL LOTS ON TEN (10) ACRES MORE OR LESS, LOCATED AT THE INTERSECTION OF US HWY 290 AND GREGG MANOR ROAD. APPLICANT: DANNY BURNETT. OWNER: LAS ENTRADAS DEVELOPMENT CORP. STAFF: SCOTT DUNLOP

MOTION TO APPROVE BY COMMISSIONER PIERSON, SECONDED BY COMMISSIONER GOODSON. 5 – 0 TO APPROVE.

7. DISCUSSION AND POSSIBLE ACTION TO APPOINT PLANNING AND ZONING COMMISSIONERS TO THE PLANNING ORDINANCE REVIEW SUBCOMMITTEE

MOTION TO APPROVE APPOINTMENTS OF COMMISSIONERS LOSCHIAVO, MYERS, AND LEWIS TO THE PLANNING ORDINANCE SUBCOMMITTEE BY COMMISSIONER LOSCHIAVO, SECONDED BY COMMISSIONER GOODSON. 5 – 0 TO APPROVE APPOINTMENTS.

8. ADJOURN

MOTION TO ADJOURN BY COMMISSIONER PIERSON, SECONDED BY COMMISSIONER LEWIS. 5 – 0 TO ADJOURN.

MARY ANN PARKER
CHAIRPERSON

This Facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact Frances Aguilar at 512-272-5555, or fax 512-272-8636 for further information.

2

A



ALM Engineering, Inc. F-3865

March 26, 2015

Tom Bolt
Development Services
City of Manor
P.O. Box 387
Manor, TX 78653

Cc: Frank Phelan, P.E.
Jay Engineering Company, Inc.
1500 C.R. 269
Leander, TX 78641
(512) 259-3882 ex. 308

Re: First Concept Plan Review for Manor
Commons SW
City of Manor, Texas

Dear Mr. Bolt:

1. The location map on the concept plan is not to scale as required in Section 21(c)(3) of Subdivision Ordinance 263B. A location map drawn at a scale of two thousand (2,000) feet per inch showing the area within a one (1) mile radius of the proposed subdivision must be shown on the plan. Use of the latest USGS 7.5 minute quadrangle map is recommended.

RESPONSE: The locations may have been corrected to a scale of 1"=2000'.

2. The ring road is not shown in its entirety as required in Section 21(c)(9) of Subdivision Ordinance 263B. Proposed and existing arterial and collector streets to serve the general area must be shown on the plan.

RESPONSE: The limits of the private driveway have been shown from Hwy 290 to FM 973.

3. The existing regulatory floodplain is not shown on the concept plan as required in Section 21(c)(11) of Subdivision Ordinance 263B. Significant drainage features and structures including any regulatory one hundred (100) year flood plains must be shown on the plan.

RESPONSE: The Zone A flood plain is shown and labeled and the proposed LOMR 100 yr flood plain has been labeled.

4. Approximate anticipated timing of proposed phases of development are not shown on the concept plan as required in Sections 21(c)(13) and 21(c)(16) of Subdivision Ordinance 263B. Anticipated timing of proposed phases of development must be included on the plan.

RESPONSE: See note 10 page 2. The entire plat will be recorded in a single phase.

5. The plat incorrectly lists the property zoning district as C-3. Correct the zoning district designation to C-2.

RESPONSE: The zoning has been re-labeled to C-2.

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

Sincerely,

Matt Mitchell, P.E.



3-26-2015

JAY ENGINEERING COMPANY, INC.
*P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8016*
Texas Registered Engineering Firm F-4780

March 16, 2015

Mr. Tom Bolt
Director of Development Services
City of Manor
P.O. Box 387
Manor, Texas 78653

Re: First Concept Plan Review for
Manor Commons SW
City of Manor, Texas

Dear Mr. Bolt:

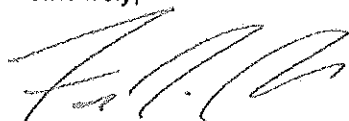
The Manor Commons SW Concept Plan, submitted by ALM Engineering, Inc. and received by our office on February 19, 2015, has been reviewed for completeness and compliance with the City of Manor Subdivision Ordinance. We can offer the following comments based upon our review:

1. The location map on the concept plan is not to scale as required in Section 21(c)(3) of Subdivision Ordinance 263B. A location map drawn at a scale of two thousand (2,000) feet per inch showing the area within a one (1) mile radius of the proposed subdivision must be shown on the plan. Use of the latest USGS 7.5 minute quadrangle map is recommended.
2. The ring road is not shown in its entirety as required in Section 21(c)(9) of Subdivision Ordinance 263B. Proposed and existing arterial and collector streets to serve the general area must be shown on the plan.
3. The existing regulatory floodplain is not shown on the concept plan as required in Section 21(c)(11) of Subdivision Ordinance 263B. Significant drainage features and structures including any regulatory one hundred (100) year flood plains must be shown on the plan.
4. Approximate anticipated timing of proposed phases of development are not shown on the concept plan as required in Sections 21(c)(13) and 21(c)(16) of Subdivision Ordinance 263B. Anticipated timing of proposed phases of development must be included on the plan.
5. The plat incorrectly lists the property zoning district as C-3. Correct the zoning district designation to C-2.

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. Please call if you have any questions or need additional information.

We trust that you will find this information helpful when considering approval of this Concept Plan. If you should have any questions, or need additional information, please let us know.

Sincerely,

A handwritten signature in black ink, appearing to read 'F. Phelan', written in a cursive style.

Frank T. Phelan, P.E.

Cc: Scott Dunlop, City of Manor
Matt Mitchell, P.E., ALM Engineering, Inc.

FTP/s

PN 100-723-10

A faint, circular stamp or logo located in the bottom right corner of the page. The text within the stamp is illegible.

February 16, 2015

Tom Bolt
Development Services
City of Manor
P.O. Box 387
Manor, TX 78653

Cc: Frank Phelan, P.E.
Jay Engineering Company, Inc.
1500 C.R. 269
Leander, TX 78641
(512) 259-3882 ex. 308

Re: Engineers Summary
Manor Commons SW
Concept Plan

The submitted concept plan will create four lots at the southwest corner of FM 973 and U.S. Hwy 290. Lot 7 will contain the existing improvements for the Manor Commercial Site that is under construction and lots 4-6 will create pads for future site plans.

All proposed lots have existing access to utilities and no improvements are proposed.

A LOMR application has been prepared and submitted with this application to redefine the Zone A flood plain to Zone AE and remove the area shown incorrectly on the lots. Following the revision no flood plain will be located in the proposed subdivision. Adequate conveyance was demonstrated in the drainage study prepared for Wal-Mart and Terrell Timmermann. The study has been provided with the Preliminary Plat Submittal.

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

Sincerely,



Matt Mitchell, P.E.



2-17-2015

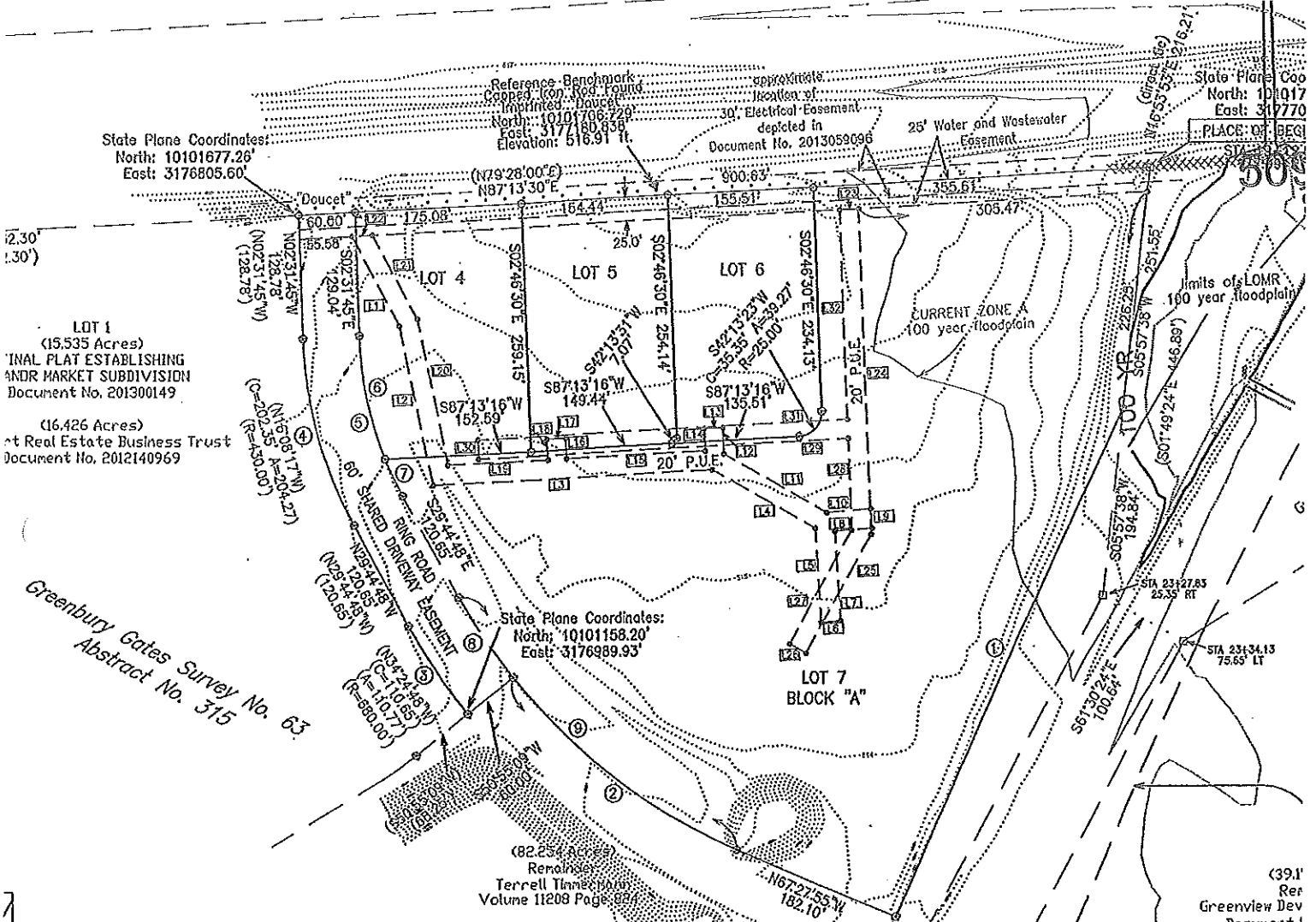
CONCEPT PLAN MANOR COMMONS SW

BEARING BASIS:
Orientation for this survey is based upon it
(4203 - Texas Central Zone) Combined Sec
shown hereon are surface values.

in Rod Set imprinted "Holt Corson, Inc."
Highway Monument Found
Rod Found as noted
Existing 6' Concrete Sidewalk
at
and Distance)

(26.136 Acres)
Remainder
Butler Family Partnership, Ltd.
Volume I2271 Page 872

"Holt Corson, Inc."



CURVE DATA

| | | | |
|--|---|---|---|
| <p>① Δ= 3°15'50" R= 10090.00' T= 287.47' C= 574.70' A= 574.78' CB= S24°09'30"W</p> | <p>② Δ= 27°55'59" R= 620.00' T= 154.20' C= 299.28' A= 302.27' CB= N53°02'48"W</p> | <p>③ Δ= 9°20'01" R= 680.00' T= 55.51' C= 110.65' A= 110.77' CB= N34°24'48"W</p> | <p>④ Δ= 27°13'03" R= 430.00' T= 104.10' C= 202.35' A= 204.26' CB= N16°08'16"W</p> |
| <p>⑤ Δ= 27°13'03" R= 370.00' T= 89.57' C= 174.11' A= 175.76' CB= S16°08'16"E</p> | <p>⑥ Δ= 20°34'21" R= 370.00' T= 67.15' C= 132.14' A= 132.85' CB= S12°48'55"E</p> | <p>⑦ Δ= 6°38'42" R= 370.00' T= 21.48' C= 42.89' A= 42.91' CB= S28°25'27"E</p> | |
| <p>⑧ Δ= 9°20'01" R= 620.00' T= 50.61' C= 100.89' A= 101.00' CB= S34°24'48"E</p> | <p>⑨ Δ= 37°16'00" R= 620.00' T= 209.05' C= 396.19' A= 403.26' CB= S48°22'47"E</p> | | |

(2.766 Acres)
The State of Texas
Document No. 2009176566

(39.1'
Ref
Greenview Dev
Document 1

B



ALM Engineering, Inc OF-3565

February 16, 2015

Tom Bolt
Development Services
City of Manor
P.O. Box 387
Manor, TX 78653

Cc: Frank Phelan, P.E.
Jay Engineering Company, Inc.
1500 C.R. 269
Leander, TX 78641
(512) 259-3882 ex. 308

Re: Engineers Summary
Manor Commons SW
Preliminary Plan

The submitted Preliminary plan will create four lots at the southwest corner of FM 973 and U.S. Hwy 290. Lot 7 will contain the existing improvements for the Manor Commercial Site that is under construction and lots 4-6 will create pads for future site plans.

All proposed lots have existing access to utilities and no improvements are proposed.

LOMR application has been prepared and submitted with this application to redefine the Zone A flood plain to Zone AE and remove the area shown incorrectly on the lots. Following the revision no flood plain will be located in the proposed subdivision. Adequate conveyance was demonstrated in the drainage study prepared for Wal-Mart and Terrell Timmermann. The study has been provided with the Preliminary Plat Submittal.

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

Sincerely,


Matt Mitchell, P.E.



2-17-2015

PRELIMINARY PLAN MANOR COMMONS SW

BEARING BASIS:
Orientation for this survey is based
(4203 - Texas Central Zone) Comb
shown hereon are surface values.

eg and

ped Iron Rod Set imprinted "Holt Corson, Inc."
State Highway Monument Found
d Iron Rod Found as noted
ed or Existing 6' Concrete Sidewalk
ted Point
Bearing and Distance)

(26.136 Acres)
Remainder
Butler Family Partnership, Ltd.
Volume 12271 Page 872

"Holt Corson, Inc."

(N.W.)

State Plane Coordinates:
North: 10101677.26'
East: 3176805.60'

17°W 862.30'
3°W 862.30')

LOT 1
(15.535 Acres)
FINAL PLAT ESTABLISHING
MANDR MARKET SUBDIVISION
Document No. 201300149

(16.426 Acres)
Val-Mart Real Estate Business Trust
Document No. 2012140969

Greenbury Gates Survey No. 63
Abstract No. 315

State Plane Coordinates:
North: 10101158.20'
East: 3176989.93'

(82.254 Acres)
Remainder
Terrrell Tinnegharta
Volume 11208 Page 883

(2.766 Acres)
The State of Tex
Document No. 2009171

CURVE DATA

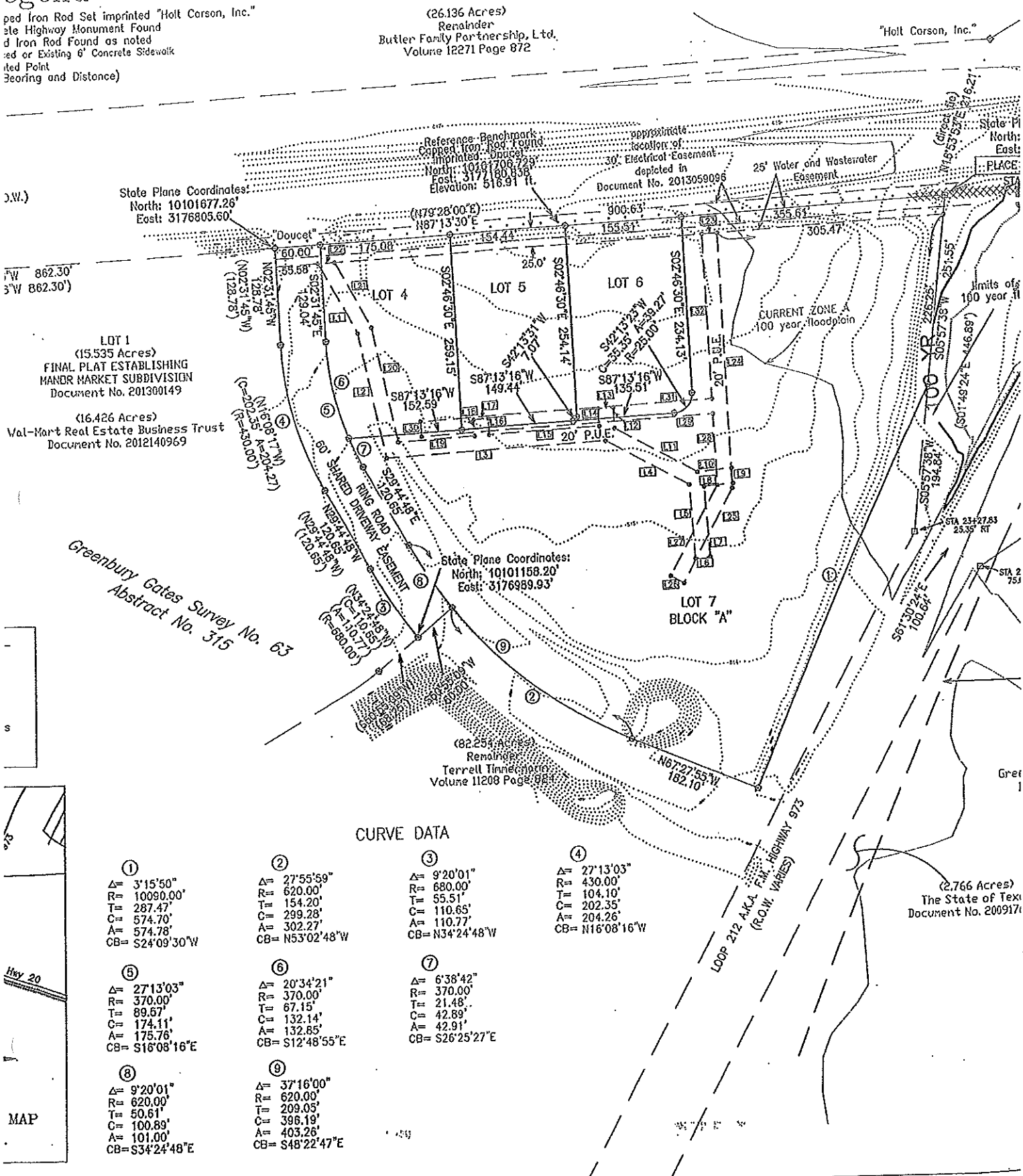
| | | | |
|---|--|--|--|
| ① Δ= 3°15'50" R= 10090.00' T= 287.47' C= 574.70' A= 574.78' CB= S24°09'30"W | ② Δ= 27°55'59" R= 620.00' T= 154.20' C= 299.28' A= 302.27' CB= N53°02'48"W | ③ Δ= 9°20'01" R= 680.00' T= 55.51' C= 110.65' A= 110.77' CB= N34°24'48"W | ④ Δ= 27°13'03" R= 430.00' T= 104.10' C= 202.35' A= 204.26' CB= N16°08'16"W |
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MAP

Hwy 20

Loop 212 A.K.A. F.M. HIGHWAY 975
(R.O.W. VARIES)

Gre 1



C



ALM Engineering, Inc. OF-3565

February 16, 2015

Tom Bolt
Development Services
City of Manor
P.O. Box 387
Manor, TX 78653

Cc: Frank Phelan, P.E.
Jay Engineering Company, Inc.
1500 C.R. 269
Leander, TX 78641
(512) 259-3882 ex. 308

Re: Engineers Summary
Manor Commons SW
Final Plat

The submitted Final Plat will create four lots at the southwest corner of FM 973 and U.S. Hwy 290. Lot 7 will contain the existing improvements for the Manor Commercial Site that is under construction and lots 4-6 will create pads for future site plans.

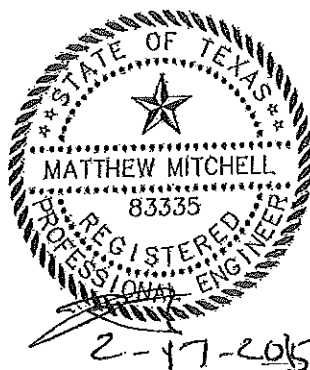
I proposed lots have existing access to utilities and no improvements are proposed.

A LOMR application has been prepared and submitted with this application to redefine the Zone A flood plain to Zone AE and remove the area shown incorrectly on the lots. Following the revision no flood plain will be located in the proposed subdivision. Adequate conveyance was demonstrated in the drainage study prepared for Wal-Mart and Terrell Timmermann. The study has been provided with the Preliminary Plat Submittal.

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

Sincerely,


Matt Mitchell, P.E.



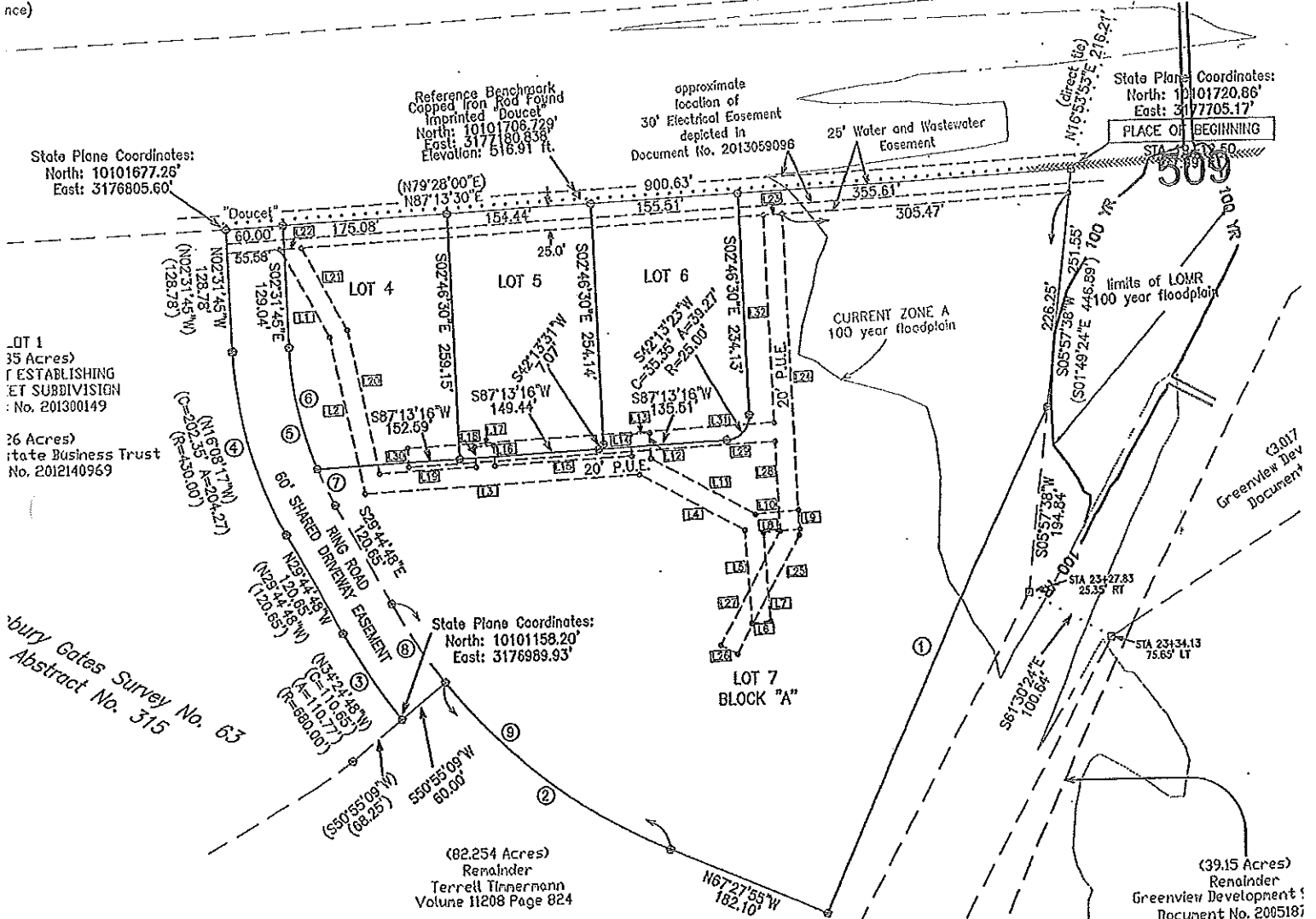
FINAL PLAT ESTABLISHING MANOR COMMONS SW

BEARING BASIS:
Orientation for this survey is based upon the State Plan
(4203 - Texas Central Zone) Combined Scale Factor 0
shown hereon are surface values.

imprinted "Holt Corson, Inc."
ment Found
as noted
concrete Sidewalk
nce)

(26.136 Acres)
Remainder
Butler Family Partnership, Ltd.
Volume 12271 Page 872

"Holt Corson, Inc."



State Plane Coordinates:
North: 10101677.26'
East: 3176805.60'

LOT 1
35 Acres)
ESTABLISHING
ET SUBDIVISION
: No. 201300149

26 Acres)
State Business Trust
No. 2012140969

Butler Gates Survey No. 63
Abstract No. 315

State Plane Coordinates:
North: 10101158.20'
East: 3176989.93'

(82.254 Acres)
Remainder
Terrell Tinnermann
Volume 11208 Page 824

State Plane Coordinates:
North: 10101720.86'
East: 3177705.17'
PLACE OF BEGINNING

STA 23+00.50
100 YR
100 YR

limits of LOMR
100 year floodplain

100 YR
100 YR

100 YR
100 YR

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100 YR
100 YR

CURVE DATA

| Curve # | Delta (Δ) | Radius (R) | Tangent (T) | Chord (C) | Area (A) | Chord Bearing (CB) |
|---------|-----------|------------|-------------|-----------|----------|--------------------|
| 1 | 3°15'50" | 10090.00' | 287.47' | 574.70' | 574.78' | S24°09'30"W |
| 2 | 27°55'59" | 620.00' | 154.20' | 299.28' | 302.27' | N53°02'48"W |
| 3 | 9°20'01" | 680.00' | 55.51' | 110.65' | 110.77' | N34°24'48"W |
| 4 | 27°13'03" | 430.00' | 104.10' | 202.35' | 204.26' | N16°08'16"W |
| 5 | 27°13'03" | 370.00' | 57.15' | 111.11' | 111.11' | S08°16"E |
| 6 | 20°34'21" | 370.00' | 67.15' | 132.14' | 132.85' | S12°48'55"E |
| 7 | 6°38'42" | 370.00' | 21.48' | 42.89' | 42.91' | S26°25'27"E |
| 8 | 9°20'01" | 620.00' | 50.61' | 100.89' | 101.00' | S34°24'48"E |
| 9 | 37°16'00" | 620.00' | 209.05' | 398.19' | 403.26' | S48°22'47"E |

(2.766 Acres)
The State of Texas
Document No. 2009176566

(39.15 Acres)
Remainder
Greenville Development
Document No. 2005187

HK
PRC

Texas License
A 5

D



AECOM
400 West 15th Street
Suite 600
Austin, TX 78701
www.aecom.com
TBPE Reg. No. F-3580

512 472 4519 tel
512 472 7519 fax

January 29, 2015

Mr. Tom Bolt
City of Manor
PO Box 387
Manor, TX 78653

RE: First Final Plat Review for Shadowglen Phase 2, Section 19B
City of Manor, Texas

Dear Mr. Bolt:

On behalf of our client, SG Land Holdings, LLC, AECOM is submitting the response to comments issued by City of Manor on December 26, 2014.

Final Plat

1. The address of the RPLS is not included on the plat as required in Section 24(c)(1)(ii) of Subdivision Ordinance 263. The date, scale, north point, addresses of the owner of record, developer, registered public surveyor, and registered professional engineer platting the tract must be shown on the plat.

Response: The address of the surveyor has been added to the cover of the plat.

2. Certification by registered professional engineer that water satisfactory for human consumption is available in adequate supply was not included on the plat as required in Section 24(c)(1)(vii) of Subdivision Ordinance 263. Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission must be shown on the plat.

Response: Per Section 24(c)(1)(ii) of the Subdivision Ordinance 263, the plat shall contain or have attached thereto the referenced certification. The certification was attached to the plat submittal in the form of a water and wastewater serviceability letter from the Wilbarger Creek Municipal Utility District No. 1. The water and wastewater serviceability letter has been included with this submittal for your reference.

3. Provide a table summarizing that lot areas, widths and depths confirm to the requirements as established for the designated land use under the Minimum Development Standards for the project as required by Section 24(c)(1)(ix) of Subdivision Ordinance 263. The table must include analysis of the current section and the project overall.

Response: Per Exhibit C: Master Land Plan: Minimum Development Standards of the Development Agreement for the Shadowglen Subdivision between the City of Manor and Owner, the minimum standards for single family residential developments are as follows:



Mr. Tom Bolt
January 29, 2015
Sheet 2 of 2

| | Section 19B | Shadowglen Subdivision |
|---|-------------|------------------------|
| Minimum Lot Area | 5,005 sf | 5,000 sf |
| Minimum Lot Width (except for cul-de-sac lots) | 45 ft. | 45 ft. |
| Minimum Lot Depth | 104.21' | N/A |

Every lot within Section 19B meets or exceeds the minimum development standards.

4. Certification of new street names is not provided as required by Section 24(c)(1)(xi) of Subdivision Ordinance 263. Where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.

Response: Correspondance from Michael Murphy at Travis County's 911 Addressing Department is attached showing the acceptance of Sherry Berry Way. Fallspring Way has been accepted in the Preliminary Plan as the continuation of a previously approved road.

5. Curve data for proposed streets does not meet minimum design criteria as required under the City Subdivision Ordinance. See construction plan review for comments on street geometric design.

Response: These radii have been approved in the preliminary plan and have been used throughout the Shadowglen development. In all future preliminary plans, the 300 ft radii will be used. See attached Preliminary Plan for reference.

We look forward to continuing our work with the City to successfully complete this project. If you have any questions about our response above, please call me at 512-457-7729.

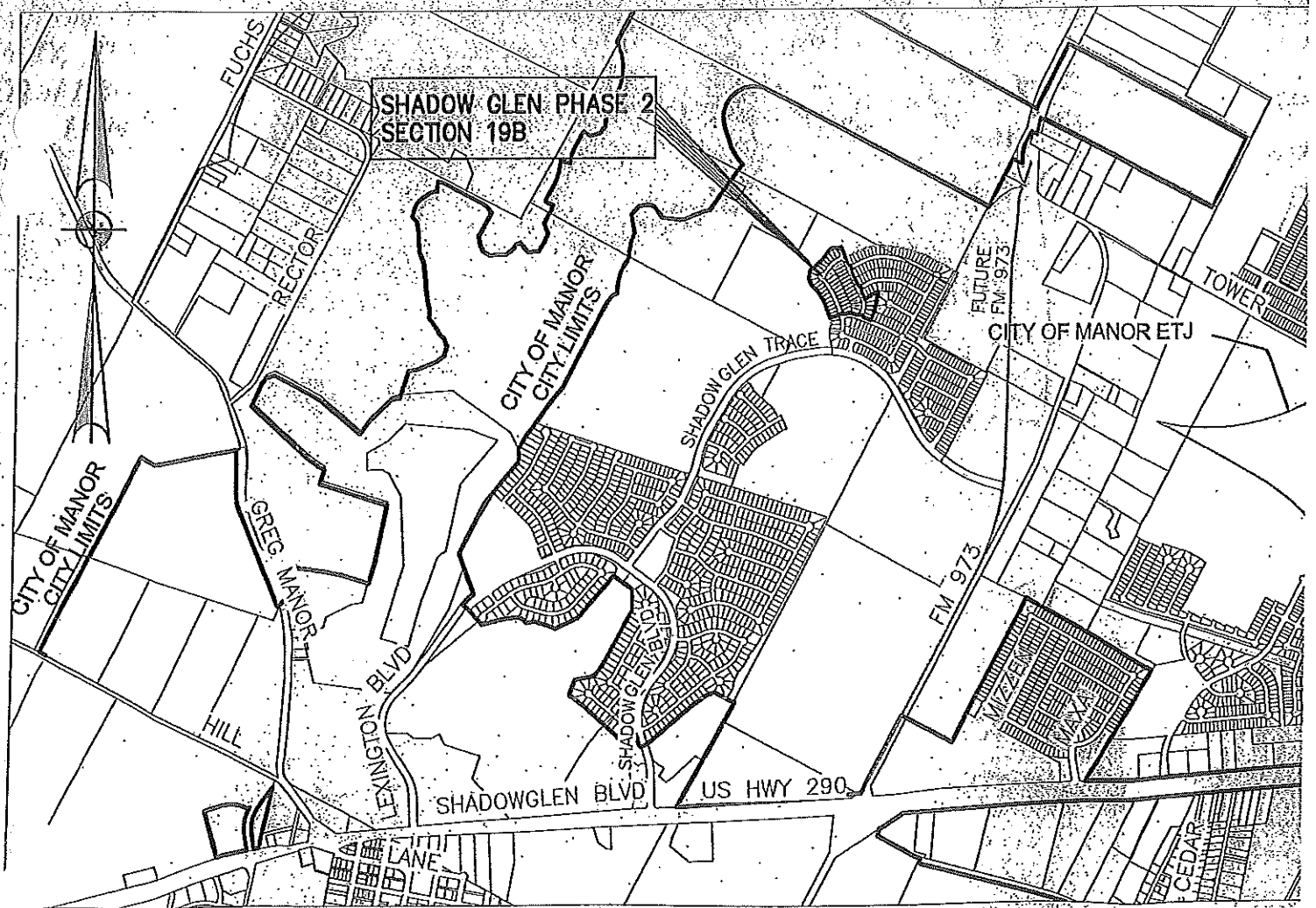
Sincerely,

Christopher Perkins, P.E.
AECOM Project Engineer

cc: Russell Allison, SG Land Holdings
Roger Durden, AECOM

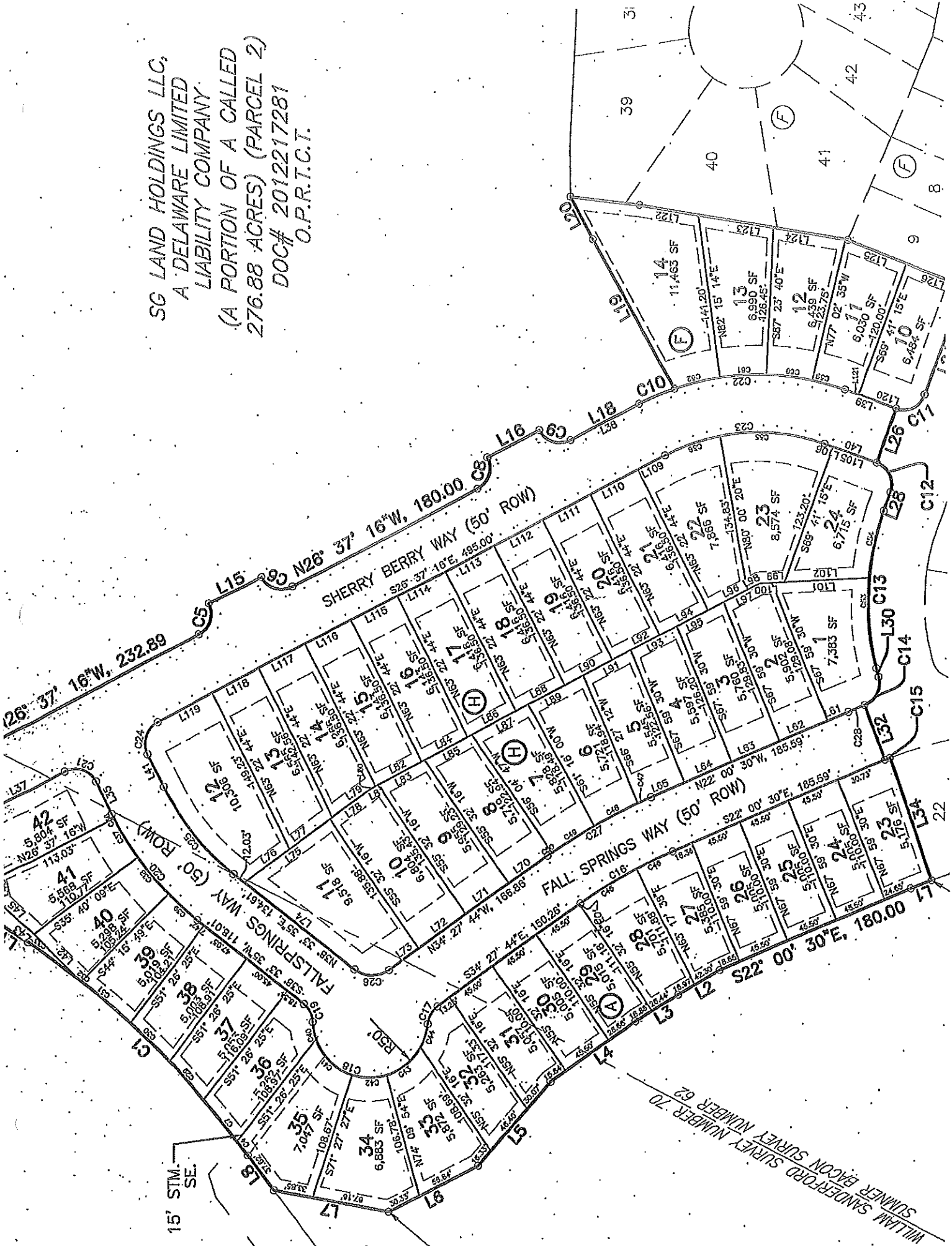
EXTENT OF DEVELOPMENT NEAR LAND USES THAT ARE INCOMPATIBLE WITH NEIGHBORHOOD CHARACTERISTICS

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. THIS NOTICE IS NOT A STATEMENT OR REPRESENTATION BY THE SUBDIVIDER, CITY OF MANOR ETJ



VICINITY MAP
SCALE: 1" = 2000'

SG LAND HOLDINGS LLC,
 A DELAWARE LIMITED
 LIABILITY COMPANY
 (A PORTION OF A CALLED
 276.88 ACRES) (PARCEL 2)
 DOC# 2012217281
 O.P.R.T.C.T.



WILLIAM SANDERFORD SURVEY NUMBER 62
 WILLIAM SANDERFORD SURVEY NUMBER 62

E

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

Texas Registered Engineering Firm F-4780

February 11, 2015

Mr. Tom Bolt
Director of Development Services
City of Manor
P.O. Box 387
Manor, TX 78653

Re: First Construction Plan and Final Plat Review for
Shadowglen Phase 2, Section 20 Subdivision
City of Manor, Texas

Dear Mr. Bolt:

The first submittal of the Shadowglen Phase 2, Section 20 Subdivision Construction Plans and Final Plat prepared by AECOM Technical Services, Inc. and received by our office on January 12, 2015 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263. Based upon the review our office can offer the following comments:

CONSTRUCTION PLANS

1. Provide Geotechnical Engineering Report and Pavement Design for all proposed streets and include a table or detail of proposed pavement section for each street.
2. FYI – the AARV detail should be updated to utilize the City of Manor modification or City of Austin Standard that utilizes PE pipe rather than copper tubing.
3. Include the final plat in the plans.
4. Provide benchmarks on plat and/or plans.
5. The submitted tax certificates show taxes paid for 2013 and Delinquent taxes from prior years. Tax certificates must be submitted showing all taxes paid as required in Section 24(d)(2)(v) of Subdivision Ordinance 159.

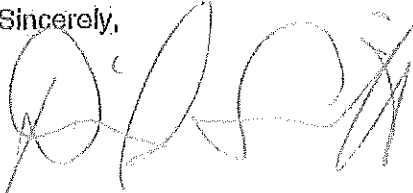
The applicant should provide a written response narrative that identifies how each of the comments was addressed. Additional comments may be rendered based upon reviews of updated submittal information.

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.

Mr. Tom Bolt
February 11, 2015
Page 2 of 2

Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Smith', with a stylized flourish at the end.

David T. Smith, P.E.

DTS/s

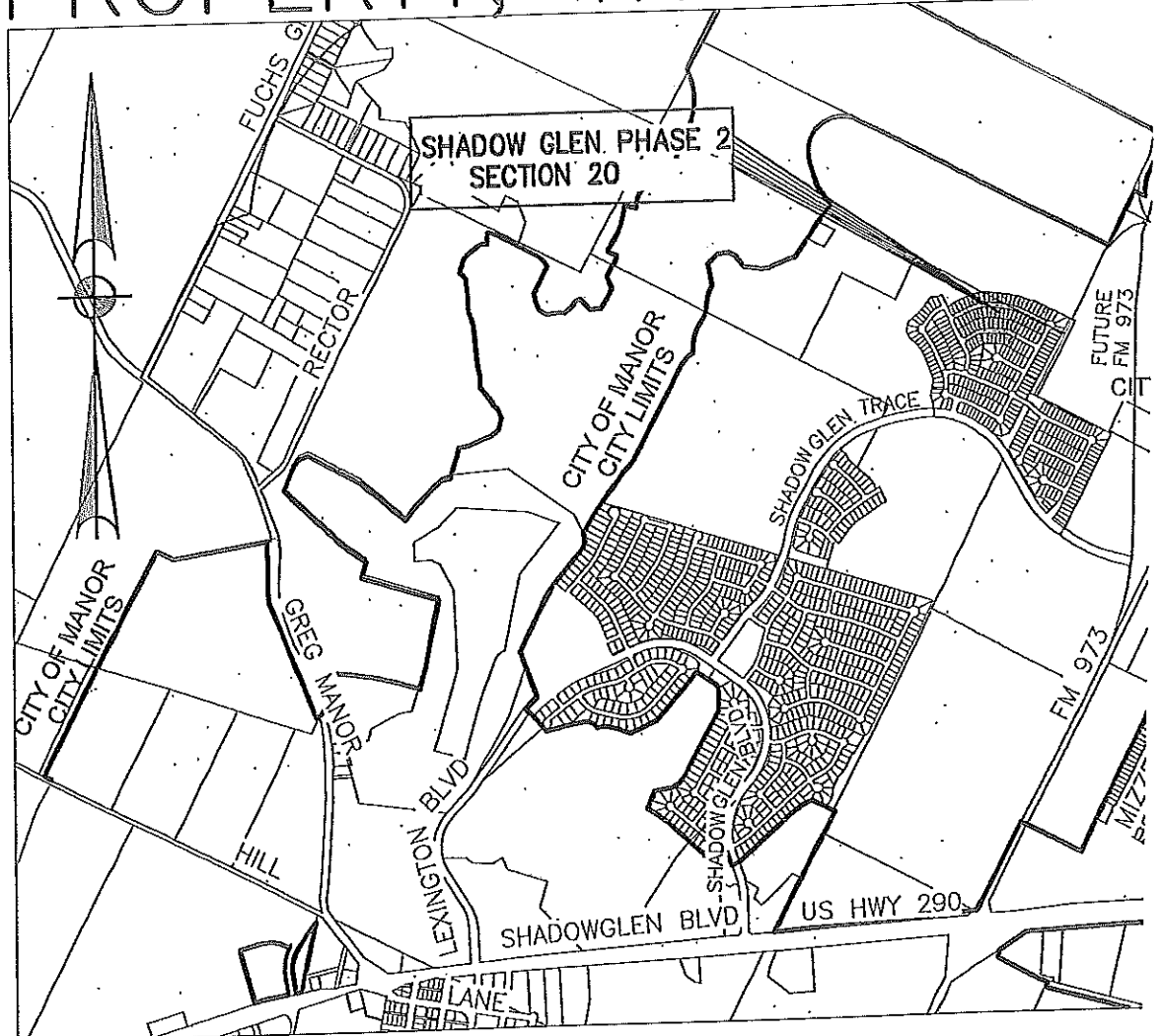
Copy: Jamie Burke, AECOM

PN: 100-979-10

Jbcco

OR EXTENT OF DEVELOPMENT
NEARBY LAND USES THAT ARE
NEIGH

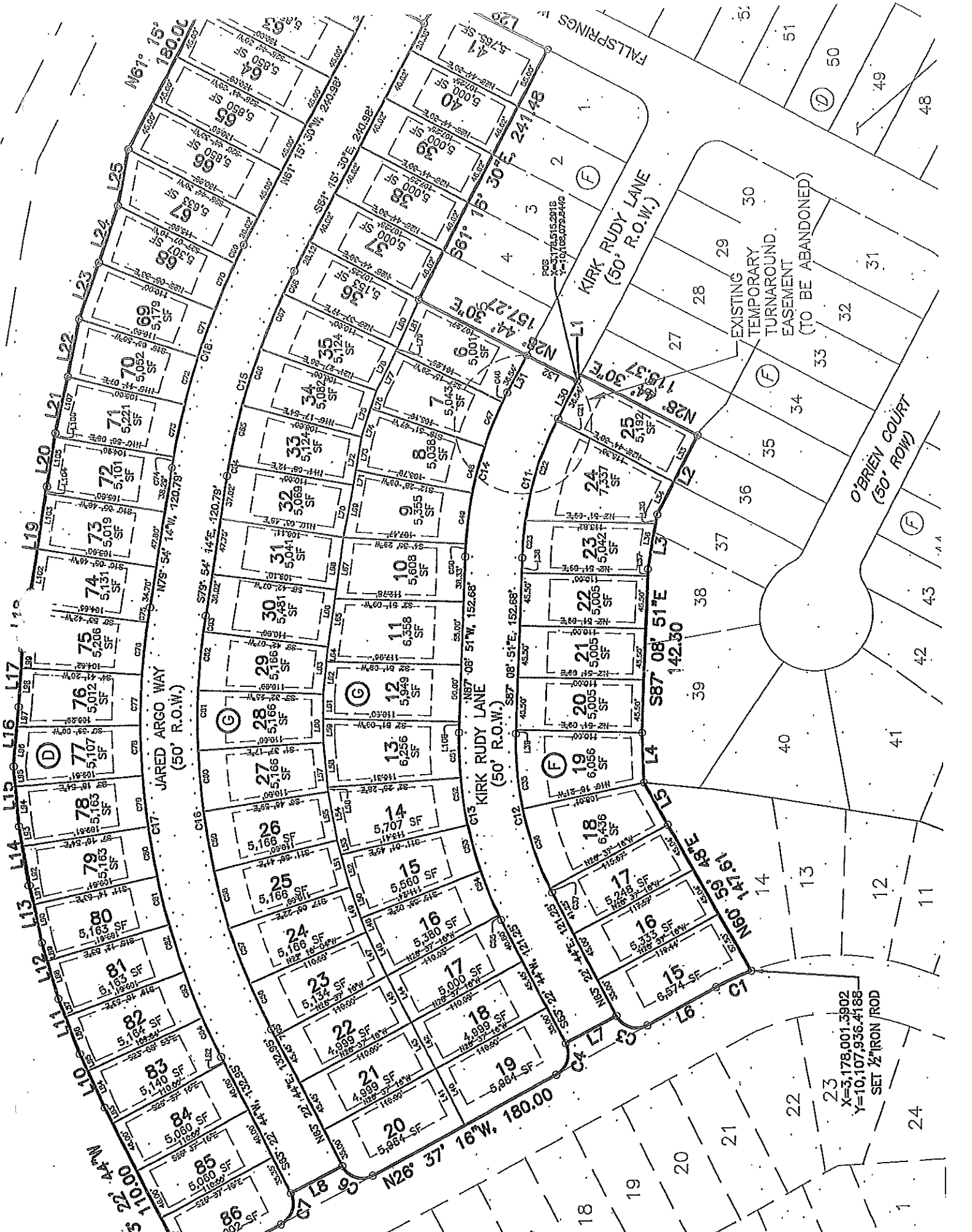
THIS CAN AFFECT THE
COUNTY REQUIRES THIS NOTICE
IT IS NOT A STATEMENT OR
THE PROPERTY, THE SUBDIVISION



COM

COM SERVICES, INC.
10000 REET, SUITE 600
DALLAS, TEXAS 75241
WWW.COM.COM
PHONE NO. F-3580

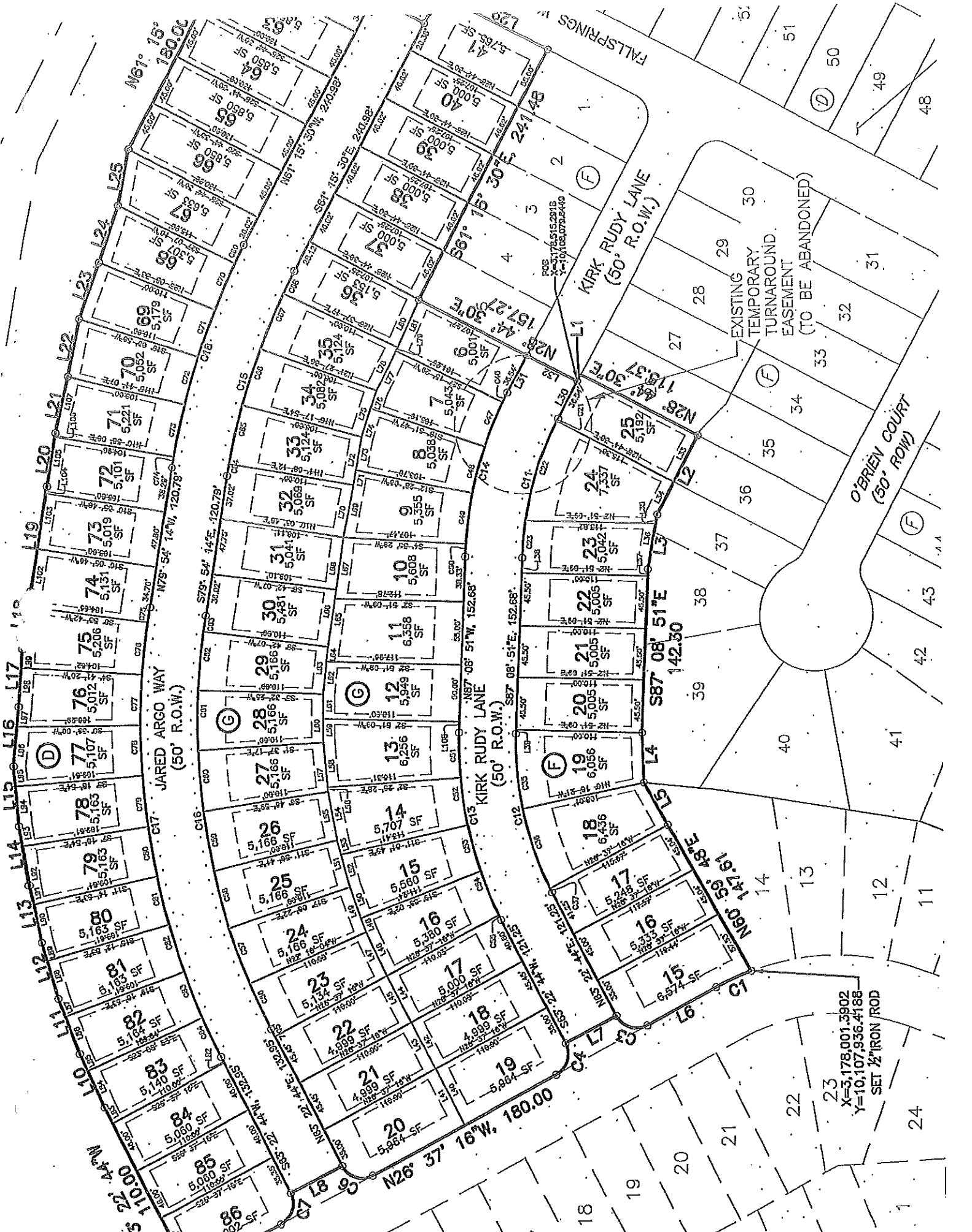
VICINITY MAP
SCALE: 1" = 2000'



X=5,178,001.3902
 Y=10,107,936.4188
 SET 1/2" IRON ROD

POB 75152515.2918
 Y=10,108,078.6440

EXISTING
 TEMPORARY
 TURNAROUND
 EASEMENT
 (TO BE ABANDONED)



F



7401B Highway 71 West, Suite 160
Austin, TX 78735
Office: 512.583.2600
Fax: 512.583.2601

DoucetandAssociates.com

April 1, 2015

City of Manor
Development Services Department
105 E. Eggleston St.
Manor, Texas 78653
512-272-5555

Attn: Tom Bolt, Director of Development Services

RE: Stonewater North Subdivision
Preliminary Plan – Update 1

Dear Mr. Bolt:

Revisions have been made to the Stonewater North Subdivision Preliminary Plan. Please find the following materials attached for your review:

- **Two (2) full-sized** Stonewater North Subdivision Preliminary Plan dated, 3-31-2015
- **Two (2) copies** of the Stonewater North Subdivision Preliminary Plan Comment Response Letter, dated, 3-31-2015
- **One (1) copy** of Engineering Report dated, 3-31-2015
- **One (1) copy** of the Hydraulic Report dated, 1-15-2015

The comments received from Frank Phelan, P.E. of the Jay Engineering Company, Inc. on March 7, 2015 entitled "First Preliminary Plat Review for Stonewater North Subdivision, City of Manor, Texas" have been addressed by the responses included below. Should you have any questions please do not hesitate to contact me at (512) 583-2660.

Comment Letter Response

1. The location Map on the plat is not to scale as required in Section 22(c)(1)(iv) of Subdivision Ordinance 263B. 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') must be shown on the plat. The latest edition of the USGS 7.5 minute quadrangle map is recommended.

Response: A location map showing the area surrounding the Stonewater North Subdivision is shown at a 1" = 2000' scale on Sheet 1, the Cover Sheet.

2. Dimensions for adjacent rights-of ways are not provided as required in Section 22(c)(2)(viii) of Subdivision Ordinance 263B. If rights-of way vary, minimum and maximum widths are to be provided. The location, dimensions, names and descriptions of all existing or recorded streets, alleys, reservations, railroads, easements

COMMITMENT YOU EXPECT.
EXPERIENCE YOU NEED.
PEOPLE YOU TRUST.

or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from existing deed and plat records must be shown on the plat. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown.

Response: The dimension for all right-of ways have been included within the Preliminary Plat in accordance with Section 22(c)(2)(viii) of Subdivision Ordinance 263B.

3. Dedication of additional right-of-way for adjacent streets is not shown on the plat as required in Section 42(b)(14)(f) of Subdivision Ordinance 263B. In addition to designing, installing and constructing all reasonably necessary and useful streets, roads and alleys within the boundaries of the Subdivision, the developer shall be responsible for the dedication of additional right-of-way required for the streets and roads adjacent to and abutting the boundaries of the Subdivision, and the cost and expense of widening and improving any such street or road to the centerline thereof.

Response: The dedication of additional right-of-ways have been added to the plat for the adjacent streets. These ROW values are contingent on future discussions with TxDOT and are subject to change before presenting the final plat based on their recommendations.

4. Building setback lines are not indicated on the plat as required in Section 22(c)(3)(iv) of Subdivision Ordinance 263B. If applicable, the location of building setback lines, as required by the City's Zoning Ordinance, designated by a plat note that states the following, or language substantially similar thereto that is acceptable to the City: "Setbacks shall comply with the City's Zoning Ordinance."

Response: A 20' Building Setback has been included on the Preliminary Plat as required by Section 22(c)(3)(iv) of Subdivision Ordinance 263B. A note has also been included stating that setbacks shall comply with the City's zoning ordinances.

5. The drainage plan sheets and report do not contain calculation for pond sizing as required in Section 22(c)(4)(i) of Subdivision Ordinance 263B. A drainage study, consisting of a Drainage Area Map with contours, location and capacities of existing and proposed drainage features, and calculations in accordance with this Ordinance and good engineering practices, shall be provided to ensure the property will be developed in accordance with City drainage policies.

Response: The drainage sheets within the plans have been updated to include calculations for developed runoff for the detention pond design. A detailed report for the design of the pond has been included in the report within this submittal.

6. A copy of the hydrologic/hydraulic report used to delineate the 100-year floodplain must be provided, as required in Section 22(d)(1)(v) of Subdivision Ordinance 263B.

Response: A copy of the technical memorandum which summarizes the findings of the hydrologic and hydraulic analyses has been included as part of this submittal.

7. The proposed layout of Pyrite and Pumice cul-de-sacs creates more than 30 lots with a single access. The street layout must be revised to provide multiple access points to all areas with more than 30 lots.

Response: Access roads have been created to appease the more than 30 lot street requirements. An outlet road has been created from Pyrite Road to Johnson Road and a connecting access road has been created between Shale Road and Pumice Road. This new layout is depicted in the updated plan set.

8. Pavement width for the collector road is to be 41 feet.

Response: The collector road has been widened so that the pavement extends to 41 feet wide. The plans show a dimension of 44 feet which is the dimension from face of curb to face of curb so that the 44 feet includes a total of 3 feet of curb and gutter.

9. In accordance with the original wastewater collection system schematic for the project, all wastewater lines serving lots within the north section must tie to the 8" stubout at the lift station wet well.

Response: The wastewater collection design has been adjusted so that the majority of the system uses an independent 8" line to tie into the lift station. Some of the lots on the East end of Shale Road will tie in to the existing 12" WW line as per the suggestion of Frank Phelan.

10. Impervious cover percentages in report body, detention pond design table and construction plan sheets must be verified.

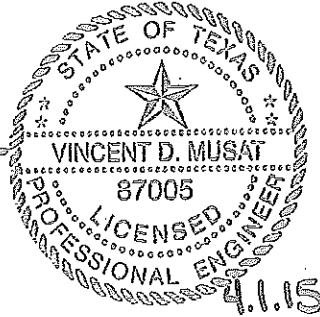
Response: The maximum allowable overall impervious coverage for the Stonewater North Subdivision is 60%. The maximum allowable parameters were used to determine the stormwater flows for the post-development 2-, 10-, 25- and 100-year storm events. The impervious coverage percentages are shown in the Appendix of the engineer's report within the Proposed Drainage Calculation section. A preliminary analysis of the Stonewater North detention pond was conducted using the results of the Proposed Drainage Calculations, see the PondPack Appendix section of the engineer's report for more information.

A conservative design for the stormwater system was designed with the assumption of 65% impervious coverage. The sole purpose of using 65% impervious coverage in the storm sewer calculations was to design a more robust stormsewer system. This information does not propose a 65% overall impervious coverage for the Stonewater North Subdivision.



Sincerely,

Vincent D. Musat, P.E. LEED AP BD+C
Senior Project Manager
Doucet & Associates, Inc.



TBPE Firm # 3937; State of Texas Surveying Firm Certification # 10105800

CC: Frank Phelan – Jay Engineering; With Attachments

JAY ENGINEERING COMPANY, INC.
P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8016

Texas Registered Engineering Firm F-4780

March 7, 2015

Mr. Tom Bolt
Director of Development Services
City of Manor
P.O. Box 387
Manor, TX 78653

Re: First Preliminary Plat Review for
Stonewater North Subdivision
City of Manor, Texas

Dear Mr. Bolt:

The first submittal of the Preliminary Plat for the Stonewater North Subdivision prepared by Doucet & Associates and received by our office on February 10, 2015 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Based upon the review our office can offer the following comments:

1. The location map on the plat is not to scale as required in Section 22(c)(1)(iv) of Subdivision Ordinance 263B. 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') must be shown on the plat. The latest edition of the USGS 7.5 minute quadrangle map is recommended.
2. Dimensions for adjacent rights-of ways are not provided as required in Section 22(c)(2)(viii) of Subdivision Ordinance 263B. If rights-of way vary, minimum and maximum widths are to be provided. The location, dimensions, names and descriptions of all existing or recorded streets, alleys, reservations, railroads, easements or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries, as determined from existing deed and plat records must be shown on the plat. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown.
3. Dedication of additional right-of-way for adjacent streets is not shown on the plat as required in Section 42(b)(14)(f) of Subdivision Ordinance 263B. In addition to designing, installing and constructing all reasonably necessary and useful streets, roads and alleys within the boundaries of the Subdivision, the developer shall be responsible for the dedication of additional right-of-way required for the streets and roads adjacent to and abutting the boundaries of the Subdivision, and the cost and expense of widening and improving any such street or road to the centerline thereof.
4. Building setback lines are not indicated on the plat as required in Section 22(c)(3)(iv) of Subdivision Ordinance 263B. If applicable, the location of building setback lines, as required by the City's Zoning Ordinance, designated by a plat note that states the following, or language substantially similar thereto that is acceptable to the City: "Setbacks shall comply with the City's Zoning Ordinance."
5. The drainage plan sheets and report do not contain calculation for pond sizing as required in Section 22(c)(4)(i) of Subdivision Ordinance 263B. A drainage study, consisting of a Drainage Area Map with contours, location and capacities of existing and proposed drainage features, and calculations in accordance with this Ordinance and good engineering practices, shall be provided to ensure the property will be developed in accordance with City drainage policies.
6. A copy of the hydrologic/hydraulic report used to delineate the 100-year floodplain must be provided, as required in Section 22(d)(1)(v) of Subdivision Ordinance 263B.
7. The proposed layout of Pyrite and Pumice cul-de-sacs creates more than 30 lots with a single access. The street layout must be revised to provide multiple access points to all areas with more than 30 lots.

Mr. Tom Bolt
March 7, 2015
Page 2 of 2

8. Pavement width for the collector road is to be 41 feet.
9. In accordance with the original wastewater collection system schema for the project, all wastewater lines serving lots within the north section must tie to the 8" stubout at the lift station wet well.
10. Impervious cover percentages in report body, detention pond design table and construction plan sheets must be verified.

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. Please call if you have any questions or need additional information.

Sincerely,

Frank T.
Phelan, P.E.

Digitally signed by Frank T.
Phelan, P.E.
DN: cn=Frank T. Phelan, P.E.,
o=Jbaco Engineering Company, Inc.,
ou, email=frank@jbaco.com,
c=US
Date: 2015.03.07 15:14:34 -0500

Frank T. Phelan, P.E.

FTP/s

Copy: Scott Dunlop, City of Manor
Vincent D. Musat, P.E., Doucet & Associates

PN: 100-719-10

The logo for Jbaco, featuring the letters 'Jbaco' in a stylized, rounded, lowercase font.

S 27°35'05" W 117°17'54" E
BLOCK 8

SHARPI ROAD (60 FT WAYS)

DETECTION
POND
DRAINAGE DRAINAGE
LOT 101
DRAINAGE
TOWNSHIP

PHASE 1

65.22 ACRES
CONTINENTAL ENERGY OF TEXAS, LP
DOC. 10,875,000

UTILITY EASEMENT

PHASE 2

PHASE 3

PHASE 4

PHASE 5

JOHNSON ROAD (R.O.W. VARIES)

JOHNSON ROAD (R.O.W. VARIES)

JOHNSON ROAD (R.O.W. VARIES)

SHARPI ROAD (60 FT WAYS)

SHARPI ROAD (60 FT WAYS)

SHARPI ROAD (60 FT WAYS)

SHARPI ROAD (60 FT WAYS)

SHARPI ROAD (60 FT WAYS)

| | | | | | | | | | | | | | | | | | | | |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 101 | 102 | 103 | 104 | 105 | 106 | 107 | 108 | 109 | 110 | 111 | 112 | 113 | 114 | 115 | 116 | 117 | 118 | 119 | 120 |
| 121 | 122 | 123 | 124 | 125 | 126 | 127 | 128 | 129 | 130 | 131 | 132 | 133 | 134 | 135 | 136 | 137 | 138 | 139 | 140 |
| 141 | 142 | 143 | 144 | 145 | 146 | 147 | 148 | 149 | 150 | 151 | 152 | 153 | 154 | 155 | 156 | 157 | 158 | 159 | 160 |
| 161 | 162 | 163 | 164 | 165 | 166 | 167 | 168 | 169 | 170 | 171 | 172 | 173 | 174 | 175 | 176 | 177 | 178 | 179 | 180 |
| 181 | 182 | 183 | 184 | 185 | 186 | 187 | 188 | 189 | 190 | 191 | 192 | 193 | 194 | 195 | 196 | 197 | 198 | 199 | 200 |

STORMWATER SUBDIVISION

| | | | | | | | | | | | | | | | | | | | |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 201 | 202 | 203 | 204 | 205 | 206 | 207 | 208 | 209 | 210 | 211 | 212 | 213 | 214 | 215 | 216 | 217 | 218 | 219 | 220 |
| 221 | 222 | 223 | 224 | 225 | 226 | 227 | 228 | 229 | 230 | 231 | 232 | 233 | 234 | 235 | 236 | 237 | 238 | 239 | 240 |
| 241 | 242 | 243 | 244 | 245 | 246 | 247 | 248 | 249 | 250 | 251 | 252 | 253 | 254 | 255 | 256 | 257 | 258 | 259 | 260 |
| 261 | 262 | 263 | 264 | 265 | 266 | 267 | 268 | 269 | 270 | 271 | 272 | 273 | 274 | 275 | 276 | 277 | 278 | 279 | 280 |
| 281 | 282 | 283 | 284 | 285 | 286 | 287 | 288 | 289 | 290 | 291 | 292 | 293 | 294 | 295 | 296 | 297 | 298 | 299 | 300 |

STORMWATER SUBDIVISION

STORMWATER SUBDIVISION

STORMWATER SUBDIVISION

G

JAY ENGINEERING COMPANY, INC.
P.O. Box 1220 (512) 259-3882
Leander, TX 78646 Fax 259-8016
Texas Registered Engineering Firm F-4780

April 2, 2015

Mr. Tom Bolt
City Manager
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Second Final Plat Review for
Harkins Subdivision Short Form Final Plat
City of Manor, Texas

Dear Mr. Bolt:

The second submittal of the Short Form Final Plat for the Harkins Subdivision prepared by Cartex Engineering and received by our office on March 23, 2015 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. The Plat appears to be in general compliance with City Ordinance requirements following the City Council approval of a sidewalk waiver. We therefore take no exception to the approval of the Plat as presented.

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. Please call if you have any questions or need additional information.

Sincerely,

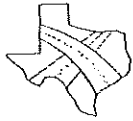


Frank T. Phelan, P.E.

FTP/s

Copy: Scott Dunlop, City of Manor
Gary Eli Jones, P.E., Cartex Engineering

PN: 100-722-10



Firm # 10967

CAR
TEX ENGINEERING SERVICES, INC.

19 March 2015

Mr. Tom Bolt
Director of Development Services
City of Manor
PO Box 387
Manor, TX 78653

Re: Harkins Subdivision Short Form Final Plat

Mr. Bolt, et. al;

Transmitted herewith are three (3) copies of the Final Plat that have been revised to address the comments we have received from Mr. Frank T. Phelan, P.E. The comments have been addressed as follows:

1. Property ownership for properties within 300-ft of the boundary have been added to the Plat.
2. The County signature blocks as required by Travis County have been revised on the Plat.
3. Per my discussion with Mr. Scott Dunlop, we are requesting a waiver from Section 24(c)(4)(viii) of the Subdivision Ordinance 263B which requires sidewalks on the property frontage. Since this is a rural subdivision the waiver would be consistent with the similar property in the ETJ.
4. We have included copies of the Deed Restrictions that still ride with this property. I especially like the one restricting the property to no more than two hogs.
5. Tax certificates were delivered to the City offices and most likely, Mr. Phelan was not aware of that.

If you need any additional information to permit this site, please do not hesitate to contact my office.

Sincerely,



Gary Eli Jones, P.E.

512-918-0819

700 Theresa Cove, Cedar Park, Texas 78613
0560

Fax - 512-532-

gejTexas@gmail.com

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646 (512) 259-3882
Fax 259-8016

Texas Registered Engineering Firm F-4780

March 11, 2015

Mr. Tom Bolt
Director of Development Services
City of Manor
P.O. Box 387
Manor, TX 78653

Re: First Final Plat Review for
Harkins Subdivision Short Form Final Plat
City of Manor, Texas

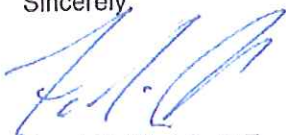
Dear Mr. Bolt:

The first submittal of the Short Form Final Plat for the Harkins Subdivision prepared by Cartex Engineering and received by our office on February 18, 2015 has been reviewed for general compliance with the City of Manor Subdivision Ordinance 263B. Based upon the review our office can offer the following comments:

1. Property ownership for all properties within three hundred feet of the subdivision boundary is not shown on the plat as required in Section 24(c)(1)(v) of Subdivision Ordinance 263B. The owner's names and the property line of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed reference as determined by the most recent tax rolls must be shown on the plat. A reference table may be used to maintain clarity.
2. A signature block for the Commissioner's Court is not shown on the plat as required in Section 24(c)(1)(vi) of Subdivision Ordinance 263B. Since the property is within the City of Manor ETJ, County approval must also be obtained.
3. The location of sidewalks is not shown on the plat as required by Section 24(c)(4)(viii) of Subdivision Ordinance 263B. The proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines must be shown on the plat.
4. Copies of existing deed restrictions or covenants were not provided as required in Section 24(d)(2)(iv) of Subdivision Ordinance 263B. Two (2) copies of the deed restrictions or covenants, if such documents are to be used must be provided. These shall be filed for record in conjunction with the filing of the Final Plat.
5. No tax certificate was provided as required in Section 24(d)(2)(v) of Subdivision Ordinance 263B. Certification from all applicable taxing authorities that all taxes due on the property have been paid must be 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. Please call if you have any questions or need additional information.

Sincerely,



Frank T. Phelan, P.E.

WATER LINE BASEMENT
VOL. 3816, PG. 372
D.R.T.C.TX.

N:10119266.79
E: 3183659.11

(S59
S62°3'

(S62°40'00"E 300.10')
S62°42'19"E 300.07'

(N27°41'32"E 168.41')
N27°39'09"E 168.25'

VEY" CAP SET

LOT 1
2.450 ACRES

31.35 ACRES
MJ 973 PROPERTIES, LLC
DOC. NO. 2014132495
O.P.R.T.C.TX.

COUNTY, TEXAS

(N27°41'50"E 628.64')
N27°43'05"E 628.55'

N62°16'55"W 323.28'

S27°40'22"W 487.64'
(S29°24'59"W 491.44')

30
0.1'

311.49'

(S64°47'41"E 248.77')
S64°47'56"E 248.65'

N:1011872
E: 318402

LOT 2
5.011 ACRES

7
5

N62°41'57"W 197.25'

L3

S27°55'54"W 350.41'
(N29°17'48"E 350.00')

31.35 ACRES
MJ 973 PROPERTIES, LLC
DOC. NO. 2014132495
O.P.R.T.C.TX.

N64°45'32"W 857.10'

(S64°46'33"E
S64°45'32"E 4

3

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

March 25, 2015

Tom Bolt
Interim City Manager
City of Manor
P.O. Box 387
Manor, TX 78653

Re: Preliminary Plat Submittal Review for
Shadowglen Phase Two, Misti Glen Grove Blvd and Shelby's Silent Falls Way
City of Manor, Texas

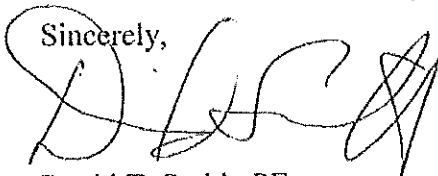
Dear Mr. Bolt:

We have performed a review of the Preliminary plan for the referenced project, submitted by your firm and received by our office on January 26, 2015, for conformance with the City of Manor Ordinance requirements. We have the following comments:

- ~~1. Provide the City's standard signature block on the cover sheet (see attached)~~
- ~~2. Provide street name approval from Travis County 911 GIS.~~

The Preliminary Plat for Shadowglen Phase 2, Misti Grove Blvd and Silent Falls Way does meet the minimum informational requirements of Subdivision Ordinance 263 and is therefore administratively complete. Additional comments may be generated as requested information is provided. A comment response letter, indicating how each comment has been addressed, must be included with a resubmitted plan. Review of this submittal does not constitute a verification of 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. Please call if you have any questions or need additional information.

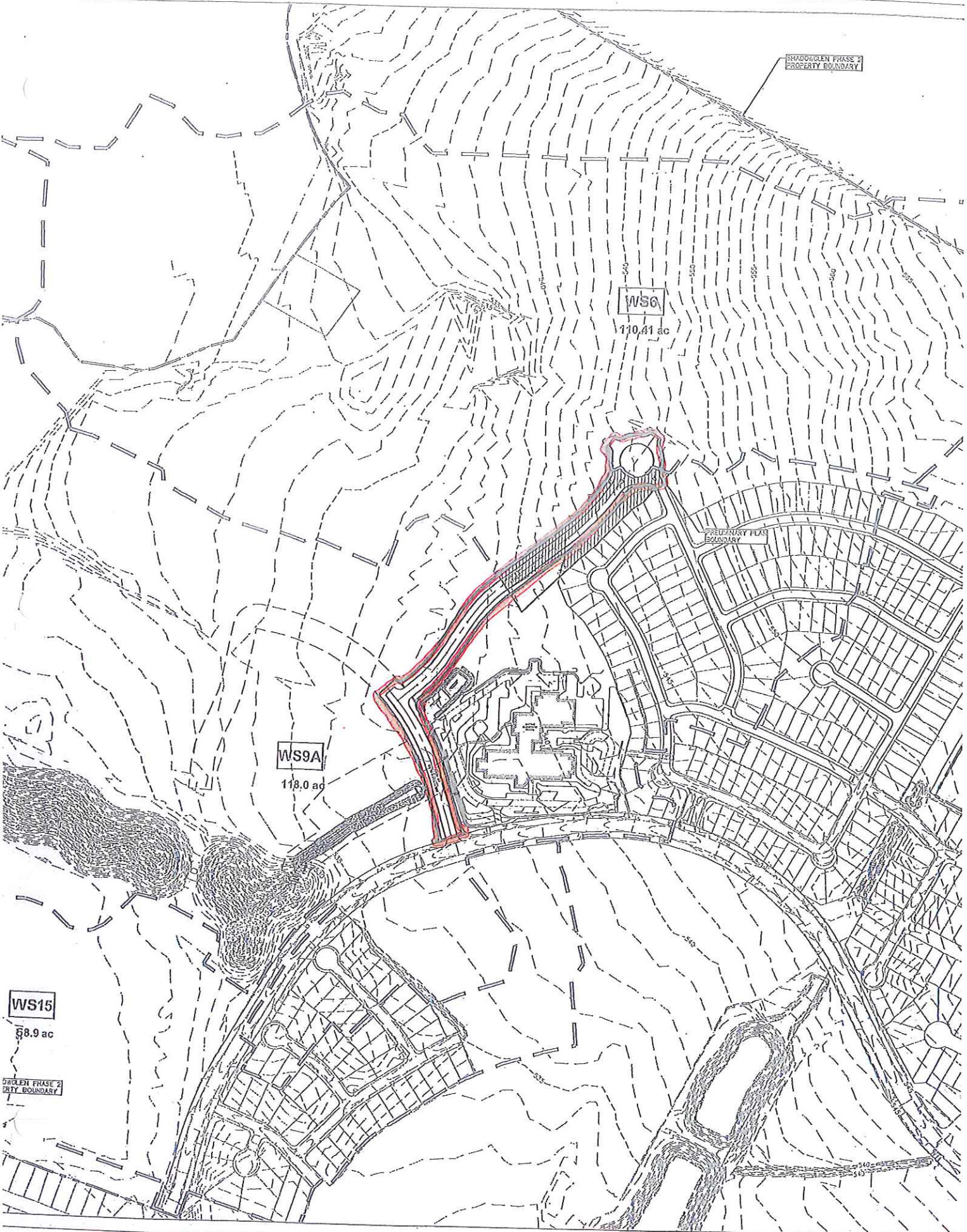
Sincerely,



David T. Smith, PE

DTS/s

Copy: Scot Dunlop, City of Manor
Bret Burke, Bury



SHADOWGLEN PHASE 2
PROPERTY BOUNDARY

WS0
110.41 ac

WS9A
118.0 ac

WS15
68.9 ac

SHADOWGLEN PHASE 2
PROPERTY BOUNDARY

PRELIMINARY PLAN
BOUNDARY