



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, May 24, 2022

Salvador Baeza
Baeza Engineering, PLLC
9701 Brodie Lane #203
Austin TX 78748
sal@baezaengineering.com

Permit Number 2022-P-1443-SF
Job Address: 11712 Arnhamn Lane, Manor, TX. 78653

Dear Salvador Baeza,

The first submittal of the 11712 Arnhamn Lane Short Form Final Plat (*Short Form Final Plat*) submitted by Baeza Engineering, PLLC and received on October 09, 2024, 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. Provide the addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract. The engineer and surveyor shall affix their seals to the plat in conjunction with signing the certification requirements.~~
- ~~2. Under Plat notes, provide information on who will provide the water and wastewater services.~~
- ~~3. Certification from the County Health District that a subdivision is located in an area that cannot reasonably be served by an organized wastewater collection system and that the use of a septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval. Provide information on wastewater provider or if the property will be on septic.~~
- ~~4. Using the state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners.~~
- ~~5. The plat needs to be sent to Travis County for review and approval since this project is located in the City's extra-territorial Jurisdiction (ETJ) or will this proposed development be annexed into the City?~~
- ~~6. Provide a seal from the surveyor and engineer.~~
- ~~7. The updated City of Manor officials are Julie Leonard P&Z Chairperson and Dr. Christopher Harvey Mayor.~~
- ~~8. The plat notes appear to include typical notes for plats located within the City of Manor. Currently this property is located in the ETJ. Please clarify.~~
- 9. Provide documentation that the existing septic is a permitted system through Travis County. This documentation was not provided with the resubmittal.**
- 10. The project engineer should contact Travis County OSSF to see if they need to review/sign the plat. Per the resubmittal the plat will need to be signed by Travis County OSSF. This signature block should be added to 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,



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11712 Arnhamn Lane Short Form Final Plat
2022-P-1443-SF
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Pauline Gray, P.E.
Lead AES
GBA



August 29, 2022

Pauline Gray, PE
Senior Engineer
Jay Engineering

Re: 11712 Arnhamn Lane
Permit Number 2022-P-1443-SF
Short Form Final Plat Submittal Update

We are providing the following responses to the comment report provided by Jaeco on May 24, 2022 and as part of the resubmittal of the 11712 Arnhamn Lane Final Plat for review.

Engineer Review - Pauline Gray, PE - (512)259-3882

- Comment:** Provide the addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract. The engineer and surveyor shall affix their seals to the plat in conjunction with signing the certification requirements.

Comment Response: The requested information is provided on sheet two of the plat.
- Comment:** Under Plat notes, provide information on who will provide the water and wastewater services.

Comment Response: Water will be provided by Manville WSC. Sanitary sewer will be provided by private on-site septic facility.
- Comment:** Certification from the County Health District that a subdivision is located in an area that cannot reasonably be served by an organized wastewater collection system and that the use of a septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval. Provide information on wastewater provider or if the property will be on septic.

Comment Response: The site contains an existing septic facility which will continue to be utilized. Current City sanitary sewer facilities are approximately 2,000' away from the site.
- Comment:** Using the state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners.

Comment Response: X-Y coordinates are added for the property corners.
- Comment:** The plat needs to be sent to Travis County for review and approval since this project is located in the City's extra-territorial Jurisdiction (ETJ) or will this proposed development be annexed into the City?

Comment Response: This site was recently annexed into the city per ordinance No. 640.
- Comment:** Provide a seal from the surveyor and engineer.

Comment Response: Engineer & Surveyor's seals are provided.

7. **Comment:** the updated City of Manor officials are Julie Leonard P&Z Chairperson and Dr. Christopher Harvey Mayor.
Comment Response: The signature blocks are updated as requested.
8. **Comment:** the plat notes appear to include typical notes for plats located within the City of Manor. Currently this property is located in the ETJ. Please clarify.
Comment Response: The site was recently annexed into the full purpose city limits.

END OF REPORT

If you have any questions, please contact Baeza Engineering, PLLC at (512) 400-4207, Sal@BaezaEngineering.com, or Lauren@BaezaEngineering.com.

Sincerely,



Lauren A. Anderson, PE
PE No. 128000



October 9, 2023

Pauline Gray, PE
Senior Engineer
Jay Engineering

Re: Manor Mini-Storage
11712 Arnhamn Lane
Permit Number 2022-P-1443-SF
Short Form Final Plat Submittal Update

Engineer Review - Pauline Gray, PE - (512)259-3882

1-8. **Comments 1-8 Cleared**

9. **New Comment:** Provide documentation that the existing septic is a permitted system through Travis County.

Comment Response: The existing septic system was permitted by Travis County as Permit #96-1816. A copy of the permit is attached.

10. **New Comment:** The project engineer should contact Travis County OSSF to see if they need to review/sign the plat.

Comment Response: Travis County OSSF has confirmed they will review & sign the plat. Brandon Couch's signature block is added & the plat has been submitted to their office for review.

The re-submittal includes a lot line revision that was made to accommodate the sliding gate at the entry driveway after additional coordination with ESD #12 was performed to correctly size the emergency access lane.

END OF REPORT

If you have any questions, please contact Baeza Engineering, PLLC at (512) 400-4207, Sal@BaezaEngineering.com.

Sincerely,

A handwritten signature in blue ink that reads "Salvador Baeza".

Salvador Baeza, PE
PE No. 101928



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, November 9, 2023

Salvador Baeza
Baeza Engineering, PLLC
9701 Brodie Lane #203
Austin TX 78748
sal@baezaengineering.com

Permit Number 2022-P-1443-SF
Job Address: 11712 Arnhamn Lane, Manor 78653

Dear Salvador Baeza,

The subsequent submittal of the 11712 Arnhamn Lane Short Form Final Plat submitted by Baeza Engineering, PLLC and received on October 09, 2024, 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 (737) 247-7557 or by email at pgray@gbateam.com.

1. Provide the addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract. The engineer and surveyor shall affix their seals to the plat in conjunction with signing the certification requirements.
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Pauline Gray, P.E.
Lead AES
GBA

Engineer Review

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Pauline Gray, P.E.
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