



1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, November 15, 2023

Glynn Sullivan
Radius Civil Engineering
1914 W 36th St
Austin TX
glynn@radiuscivil.com

Permit Number 2023-P-1586-SF
Job Address: 14614 Bois D Arc Lane, Manor, TX. 78653

Dear Glynn Sullivan,

The first submittal of the Sanchez Acres Short Form Final Plat (*Short Form Final Plat*) submitted by Radius Civil Engineering and received on March 22, 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 Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. ~~Reminder: The surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements~~
- ii. ~~Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of 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. **Note 3 calls out wastewater from an approved on-site wastewater system.**~~
- iii. ~~Using said system, X and Y coordinates shall be identified for four (4) property corners. Only one point is provided at POB.~~
- iv. ~~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 Ordinance Chapter 14 Section 14.02.007**, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries.~~
- v. ~~Add the following note:
a. (FOR RESIDENTIAL SUBDIVISIONS ONLY) A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS OF WAYS DEDICATED BY THIS PLAT.~~
- vi. ~~Add the following note under general notes:
a. "Performance and maintenance guarantees as required by the City".~~
- vii. ~~Lakesha Small is the current chairperson. Remove the second Philip Tryon, chairperson signature block this needs to be Dr. Christopher Harvey Mayor of the City of Manor, Tx. Dyana Limon Mercado is the current clerk of Travis County.~~
- viii. ~~This plat is along Bois D'Arc which on Thoroughfare Plan is a major arterial with a minimum 100' width. The plat has that Bois D'Arc is 60' so there should be a 20' ROW dedication.. AS per Section 42. Transportation improvements Manor Code of Ordinance Chapter 10 Exhibit A Article III (f)~~
- ix. **Please remove Lakesha Small as the P&Z Chairperson. The signature block can read Chairperson.**
- x. **Each property owner will need to be notarized.**
- xi. **The required Travis County Commissioner's Court signature block is missing.**

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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Sanchez Acres Short Form Final Plat
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Tyler Shows
Staff Engineer
GBA



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, November 16, 2023

Glynn Sullivan
Radius Civil Engineering
1914 W 36th St
Austin TX
glynn@radiuscivil.com

Permit Number 2023-P-1586-SF
Job Address: 14614 Bois D Arc Lane, Manor, TX. 78653

Dear Glynn Sullivan,

The first submittal of the Sanchez Acres Short Form Final Plat (*Short Form Final Plat*) submitted by Radius Civil Engineering and received on March 22, 2024, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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- ix. **Please remove Lakesha Small as the P&Z Chairperson. The signature block can read Chairperson.**
- x. **Each property owner will need to be notarized.**
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Thank you,



11/16/2023 12:35:15 PM
Sanchez Acres Short Form Final Plat
2023-P-1586-SF
Page 3

Tyler Shows
Staff Engineer
GBA

November 22, 2023

Tyler Shows
GBA
1500 County Road 269
Leander, TX 78641

Re: **Response to Comments**
Sanchez Acres (2023-P-1586-SF)
14614 Bois D Arc Lane, Manor, TX 78653

Dear Mr. Shows,

As part of the formal update for the above referenced Short Form Final Plat application, we have included this letter to address the comments below.

Engineer Review

- i. *Reminder: The surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements*

Noted. Thank you.

- ii. *Certification from the County Health district that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of 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. **Note 3 calls out wastewater from an approved on-site wastewater system.***

Currently we are awaiting formal approval from Travis County for the septic tank. We will provide certification once received.

- iii. *Using said system, X and Y coordinates shall be identified for four (4) property corners. Only one point is provided at POB.*

X and Y coordinates are now identified for four property corners.

- iv. *The location of the building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat. **As per Manor Code of Ordinance Chapter 14 Section 14.02.007**, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries.*

This property is located in the ETJ, there is no zoning regulations that apply to land in the ETJ, "The requirements of this chapter shall apply to all property within the city; provide for the implementation of the site development regulations; provide a voluntary guide for the development of property within the extraterritorial jurisdiction in order that such property may be developed in a manner consistent with neighboring areas and existing or

planned infrastructure; and be construed and applied in a manner to give effect to the City of Manor Master Plan. This chapter has been made with reasonable consideration among other things, for the character of the district and its peculiar suitability for the uses specified, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city consistent with the City of Manor Master Plan. Nothing herein shall be construed to grant a 'permanent' zoning."

- v. *Add the following note.*
 - a. *(FOR RESIDENTIAL SUBDIVISIONS ONLY) A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHTS-OF-WAYS DEDICATED BY THIS PLAT.*

Note has been added.

- vi. *Add the following note under general notes.*
 - a. *"Performance and maintenance guarantees as required by the City".*

Note has been added.

- vii. *Lakesha Small is the current chairperson. Remove the second Philip Tryon, chairperson signature block this needs to be Dr. Christopher Harvey Mayor of the City of Manor, TX. Dyana Limon Mercado is the current clerk of Travis County.*

Names have been updated.

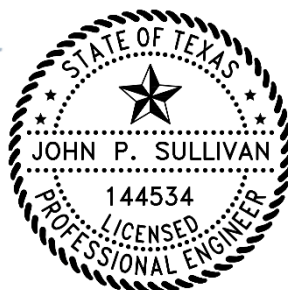
- viii. *This plat is along Bois D'Arc which on Thoroughfare Plan is a major arterial with a minimum 100' width. The plat has the Bois D'Arc is 60' so there should be a 20' ROW dedication. As per Section 42. Transportation improvement Manor Code of Ordinance Chapter 10 Exhibit A Article III (f)*

ROW dedication now shown.

If you have any question about any of the items included in this submittal, please call me at 512-431-8510.

Sincerely,

John Sullivan, PE
Date: 11/22/2023





1500 County Road 269
Leander, TX 78641

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

Date: Thursday, December 14, 2023

Glynn Sullivan
Radius Civil Engineering
1914 W 36th St
Austin TX
glynn@radiuscivil.com

Permit Number 2023-P-1586-SF
Job Address: 14614 Bois D Arc Lane, Manor 78653

Dear Glynn Sullivan,

The subsequent submittal of the Sanchez Acres Short Form Final Plat submitted by Radius Civil Engineering and received on March 22, 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 Tyler Shows. 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.

- i. ~~Reminder: The surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements~~
- ii. ~~Certification from the County Health District that a subdivision is located in an area which cannot reasonably be served by an organized wastewater collection system and that the use of 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. **Note 3 calls out wastewater from an approved on-site wastewater system.**~~
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- ix. **Please remove Lakesha Small as the P&Z Chairperson. The signature block can read Chairperson.**
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- xi. **The required Travis County Commissioner's Court signature block is missing.**

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 (737) 247-7557, or by e-mail at pgray@gbateam.com.

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Thank you,



Pauline Gray, P.E.
Lead AES
GBA

January 19, 2024

Tyler Shows
GBA
1500 County Road 269
Leander, TX 78641

Re: **Response to Comments**
Sanchez Acres (2023-P-1586-SF)
14614 Bois D Arc Lane, Manor, TX 78653

Dear Mr. Shows,

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Engineer Review

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Lakesha Small removed; signature block now reads: Chairperson

x. *Each property owner will need to be notarized.*

Notary block added for each property owner.

xi. *The required Travis County Commissioner's Court signature block is missing.*

TC Commissioner's Court signature block added.

If you have any questions about any of the items included in this submittal, please call me at 512-431-8510.

Sincerely,



John Sullivan, PE
Date: 1/19/2024

