



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, April 6, 2023

Katherine Chen
SAVVY ATX REALTY LIMITED LIABILITY COMPANY
100 Congress AVE STE 2000, Austin TX 78701
Austin TX 78701
katherine.chen@savvytech.us

Permit Number 2023-P-1522-SF
Job Address: 707 Bastrop, Manor, TX. 78653

Dear Katherine Chen,

The first submittal of the 707 Bastrop St Short Form Final Plat (*Short Form Final Plat*) submitted by SAVVY ATX REALTY LIMITED LIABILITY COMPANY and received on April 19, 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. Note: Submit the short form final plat as one PDF, not individual sheets.
2. Will the water be supplied by Manville or City of Manor? Notes 3 and 11 are contradicting. If water is supplied by Manville, provide documentation that this has been approved by Manville.
3. Provide X and Y coordinates for four (4) property corners, using the state plane coordinate system.
4. Provide the location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries. As per Manor Code of Ordinance Chapter 14 Section 14.02.007
5. A sidewalk is needed to be proposed along North Bastrop Street, if you have any questions you can defer to Scott Dunlop.
6. Provide the following note "Performance and maintenance guarantees as required by the City".

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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,

A handwritten signature in black ink, appearing to read 'Tyler Shows', followed by a long horizontal flourish.

Tyler Shows
Staff Engineer
GBA

Answers to Engineer Review

April 18, 2023

City of Manor
Development Services Department
Attn: Mr. Scott Dunlop, Director
105 E. Eggleston Street
Manor, Texas 78653

Re: [707 BASTROP ST TX 78653](#)
Permit Number 2023-P-1522-SF

Dear Mr. Dunlop,

We received the review/feedback related to “707 Bastrop St Short Form Final Plat” and revised the project plans accordingly to address the comments noted. Please see the details of our revisions below.

Engineer Review – Please see our answers in red pen below.

1. Note: Submit the short form final plat as one PDF, not individual sheets.
 - **Katherine: Done. We combined it to one PDF.**
2. Will the water be supplied by Manville or City of Manor? Notes 3 and 11 are contradicting. If water is supplied by Manville, provide documentation that this has been approved by Manville.
 - **Katherine: The water will be supplied by City of Manor. Please see Notes 3.**
3. Provide X and Y coordinates for four (4) property corners, using the state plane coordinate system.
 - **Katherine: Done. Please see the updates in the PDF, all corners were updated.**
4. Provide the location of building setback lines, as required by the City’s Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries. As per Manor Code of Ordinance Chapter 14 Section 14.02.007 \
 - **Katherine: Building setback lines were updated. Per Tyler: “The second part of comment #4 is a standard comment that the City of Manor uses, based on this Short Form Final Plat, since there are already existing utilities in the area (within existing easements) no additional easements are required.”, hence no additional easements are required.**
5. A sidewalk is needed to be proposed along North Bastrop Street, if you have any questions you can defer to Scott Dunlop.
 - **Katherine: Since the sidewalk will be proposed during the construction, we added Notes 15 “15.A SIDEWALK IS NEEDED TO BE PROPOSED ALONG NORTH BASTIROP STIREET.”**
6. Provide the following note “Performance and maintenance guarantees as required by the City”.
 - **Katherine: Done. Please see Notes 16. “16: PERFORMANCE AND MAINTENANCE GUARANTEES AS REQUIRED BY THE CITY.”**

Please let me know if you have any questions.

Respectfully,



Katherine Chen
Savvy ATX Realty