



Texas Engineering Firm #4242

Date: Friday, July 16, 2021

Bill Graham
I. T. Gonzalez Engineers
7212 HARTNELL DR
Austin TX 78723
bill@itgonzalezengineers.com

Permit Number 2021-P-1340-SF
Job Address: 15637 Schmidt Loop, Manor , TX. 78653

Dear Bill Graham,

The first submittal of the 15637 Schmidt Loop Short Form Final Plat (*Short Form Final Plat*) submitted by I. T. Gonzalez Engineers and received on November 03, 2021, 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. The drainage plan submitted with the final plat was not reviewed.
2. The Vicinity Map should be to a scale of 1"=2000' as required by the City's Subdivision Ordinance.
3. The signature block for the P&Z Chairperson was missing from the plat. It should be added to the plat. The P&Z Chairperson is Philip Tryon.
4. Areas delineating the 100-year floodplain should be shown on the final plat if applicable. Floodplain information must be certified by a registered professional engineer.
5. Please label the X and Y coordinates provided for the four (4) property corners.

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,

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

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

COMMENT RESPONSE LETTER FOR FIRST SUBMITTAL

SUBMITTED AS PART OF UPDATE 1

PROJECT: J & R Martinez Subdivision

LOCATION: I5637 Schmidt Loop, Manor, Texas 78653

Permit Number 2021-P-1340-SF

SUBMITTED BY: I. T. Gonzalez Engineers

DATE: 11-01-21

Engineer Review

Pauline Gray, P.E.

1. The drainage plan submitted with the final plat was not reviewed.

Noted

2. The Vicinity Map should be to a scale of 1"=2000' as required by the City's Subdivision Ordinance.

There is a conflict between how Travis County wants a vicinity map to be shown and how Manor wants it shown. Travis County does not want the map to be to scale and for it to include only a few major streets and roads, as we have been instructed in past Travis County review comments. We have left the proximity map as is for Travis County and added what is labeled as a location map with a scale of 1"=2000' on sheet 3. If this is not acceptable to the City of Manor or Travis County, the conflict will need to be resolved by to the City of Manor and Travis County.

3. The signature block for the P&Z Chairperson was missing from the plat. It should be added to the plat. The P&Z Chairperson is Philip Tryon.

The P&Z signature block has been added.

4. Areas delineating the 100-year floodplain should be shown on the final plat if applicable. Floodplain information must be certified by a registered professional engineer.

There is no 100-year floodplain in the vicinity, as certified by registered professional engineer on the plat.

5. Please label the X and Y coordinates provided for the four (4) property corners.

The coordinates are now labeled as northing and easting.