



Texas Engineering Firm #4242

Date: Monday, April 11, 2022

I. T. Gonzalez  
I T Gonzalez Engineers  
3501 Manor Rd  
Austin 78723  
itgonz@swbell.net

Permit Number 2022-P-1420-SF  
Job Address: 15001 US Hwy 290, Manor , TX. 78653

1500 County Road 269  
Leander, TX 78641

PO Box 2029  
Leander, TX 78646-2029

Dear I. T. Gonzalez,

The first submittal of the Duque Estates Subdivision Short Form Final Plat - 15001 US Hwy 290 (*Short Form Final Plat*) submitted by I T Gonzalez Engineers and received on May 25, 2022, 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. Provide Identification and location of proposed uses for all lots within the subdivision.
2. Once the proposed use is identified, proper setbacks can be confirmed as required by City Zoning Ordinance in Manor Code of Ordinance Ch. 14 Sec. 14.02.007 and Sec.14.02.020.
3. Provide labels for mail notifications, including the owner's name, address, deed or plat reference, and property lines of property within three hundred (300) feet of the development boundaries, as determined by current tax rolls.
4. X and Y coordinate systems shall be used to identify four (4) property corners. The existing subdivision corner shall be accurately described on the plat and rotated to the state plane coordinate system.
5. Provide information on whether the subdivision will be on a septic tank system or connecting to an existing wastewater line. Sheet 1 says both, need to specify.
6. If on septic, 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.
7. 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, except that such certification is not required if the property will be served by the City water system. The water is provided by Manville, not by the City of Manor.

8. Provide labels, location, and dimensions of existing easements.
9. Need to switch sheet 2 to be sheet 1. (Sheet 2 with the map will become the cover page)
10. Rebecca Guerrero is the current Travis County Clerk.
11. Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA) if the site is within the FEMA floodplain.
12. If a subdivision is located in an area served by any utility other than the City, the developer shall furnish a letter from such utility certifying their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property, except that said letters are not required if the easements conform to those approved on the Preliminary 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](http://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,



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