



Texas Engineering Firm #4242

Date: Thursday, April 14, 2022

Maria Cruz-Gonzalez  
LIQUE Engineers

engineers@lique.us

Permit Number 2022-P-1422-FP  
Job Address: 12219 E US Hwy 290, Manor, TX. 78653

Dear Maria Cruz-Gonzalez,

The first submittal of the Manor Commons SW Lot 11 Block A Final Plat (*Final Plat*) submitted by LIQUE Engineers and received on May 13, 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 and reservations for all lots within the subdivision.
2. Identify and provide mailing labels for property owners within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls.
3. Provide a revision block.
4. The engineer and surveyor will need to provide their seals.
5. Title of the plat needs to match what the plat is over. (Manor Commons East Rapid Express Carwash).
6. Using the X and Y coordinate system, identify four (4) corners of the property.
7. The description and location of all permanent monuments or benchmarks, standard monuments, survey control points, and lot pins.
8. Suitable primary control points to which all dimensions, bearings, and similar data shall be referenced. At least one (1) corner of the subdivision shall be located with respect to a corner of the original survey of which it is a part.
9. Provide information on proposed used and zoning, once proposed zoning is identified on Final Plat, 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.
10. The subdivision is in an area served by Manville not the City of Manor, 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

1500 County Road 269  
Leander, TX 78641

PO Box 2029  
Leander, TX 78646-2029

those approved on the Preliminary Plat. (Manville supplies this area but in the4 supporting documents they provided, they say they will get their water from the City of Manor)

11. Update the City of Manor Acknowledgement to Final Plat, not Preliminary Plat. Julie Leonard is the current chairperson; Dr. Christopher Harvey is the current Mayor.
12. Update State of Texas County of Travis. Rebecca Guerrero is the current Travis County Clerk and update the years to be set in 2022.
13. Remove Plat NO. 20-11800610.
14. Remove TXDOT NOTE, CITY LIMITS NOTES, and SURVEYOR NOTES.
15. Add a Zoning Note, to identify what zone this project is in.
16. Add the following comments under notes:
  - Water and Wastewater system serving this subdivision shall be designed and installed in accordance with the City of Manor and State Health Department plans and Specifications and specifications shall be submitted to the City of Manor, Water and Wastewater Department for review.
  - All water and wastewater construction must be inspected by the City of Manor.
  - No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater.
  - Prior to construction, a site development permit must be obtained from the City of Manor.
  - Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Manor for review.
  - The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
  - All building setbacks lines shall be in accordance with the City of Manor's current Zoning Ordinance.

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