



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, June 7, 2022

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research Blvd. # B-2
Austin TX 78750
Steve@jamisoneng.com

Permit Number 2022-P-1437-CP
Job Address: Monarch Ranch Concept Plan, Manor, TX. 78653

Dear Stephen Jamison,

The first submittal of the Monarch Ranch Concept Plan (*Concept Plan*) submitted by Jamison Civil Engineering LLC and received on October 18, 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 (737) 247-7557 or by email at pgray@gbateam.com.

- ~~1. The anticipated timing of each proposed phase of the development should be listed on the concept plan. Per City of Manor Subdivision 10.02 Article II Section 21 (c)(15).~~
- ~~2. A proposed phasing plan is required to be submitted with the concept plan. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(16).~~
- 3. The City signature blocks should be added to the concept plan. A copy will be provided. The Mayor is Dr. Christopher Harvey and the P&Z Chairperson is Julie Leonard.**
- ~~4. Setbacks are not required to be shown on the Concept Plan. Please remove them.~~
- ~~5. Please provide a sheet that shows the entire tract and its relationship to adjacent properties.~~
- ~~6. Please provide the location of any sites for proposed parks and all areas of common ownership.~~
- 7. PUEs are not required to be shown on the Concept Plan.**
- 8. Topographic contours at ten-foot intervals or less should be provided on the Concept Plan.**
- 9. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities, and drainage structures should be provided on the Concept Plan.**
- 10. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the development or is contiguous to the development's boundary should be provided on the Concept Plan.**

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,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

Jamison Civil Engineering LLC

TBPE #F-17756
13812 Research Blvd. #B-2
Austin, Texas 78750

JCE

Office: (737) 484-0880
Fax: (737) 484-0897
E-Mail: steve@jamisoneng.com

June 23, 2022

City of Manor
105 E. Eggleston Street
Manor, Texas 78653

Re: Monarch Ranch Concept Plan – 2022-P-1437-CP

Please find enclosed an update for the above-mentioned project. In addition to the plan changes, we are providing a response to each of the review comments - **IN BLUE**.

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 anticipated timing of each proposed phase of the development should be listed on the concept plan. Per City of Manor Subdivision 10.02 Article II Section 21 (c)(15).

THE ANTICIPATED TIMING OF EACH PROPOSED PHASE HAS BEEN ADDED. PLEASE SEE THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

2. A proposed phasing plan is required to be submitted with the concept plan. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(16).

THE PHASING PLAN HAS BEEN ADDED TO THE CONCEPT PLAN SET.

3. The City signature blocks should be added to the concept plan. A copy will be provided.

THE CITY SIGNATURE BLOCK HAS BEEN ADDED TO THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

4. Setbacks are not required to be shown on the Concept Plan. Please remove them.

SETBACKS HAVE BEEN REMOVED. PLEASE SEE THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

5. Please provide a sheet the shows the entire tract and its relationship to adjacent properties.

PLEASE SEE THE NEW OVERALL SHEET ADDED IN THE REVISED SET OF PLANS INCLUDED WITH THIS UPDATE.

6. Please provide the location of any sites for proposed parks and all areas of common ownership.

THE LOT NUMBER AND BLOCK OF ALL LOTS WITH COMMON OWNERSHIP ARE NOW LISTED ON SHEET 1.

PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS OR NEED ANY ADDITIONAL INFORMATION.

SINCERELY,



**Stephen R. Jamison P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756**



06/27/2022



1500 County Road 269
Leander, TX 78641

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

Date: Monday, July 18, 2022

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research Blvd. # B-2
Austin TX 78750
Steve@jamisoneng.com

Permit Number 2022-P-1437-CP
Job Address: Monarch Ranch Concept Plan, Manor 78653

Dear Stephen Jamison,

The subsequent submittal of the Monarch Ranch Concept Plan submitted by Jamison Civil Engineering LLC and received on October 18, 2022, 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 Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

- ~~1. The anticipated timing of each proposed phase of the development should be listed on the concept plan. Per City of Manor Subdivision 10.02 Article II Section 21 (c)(15).~~
- ~~2. A proposed phasing plan is required to be submitted with the concept plan. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(16).~~
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- 7. PUEs are not required to be shown on the Concept Plan.**
- 8. Topographic contours at ten-foot intervals or less should be provided on the Concept Plan.**
- 9. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities, and drainage structures should be provided on the Concept Plan.**
- 10. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the development or is contiguous to the development's boundary should be provided on the Concept Plan.**

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.

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 blue ink that reads "Pauline M. Gray". The signature is cursive and fluid.

Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

Jamison Civil Engineering LLC

TBPE #F-17756
13812 Research Blvd. #B-2
Austin, Texas 78750

JCE

Office: (737) 484-0880
Fax: (737) 484-0897
E-Mail: steve@jamisoneng.com

August 4, 2022

City of Manor
105 E. Eggleston Street
Manor, Texas 78653

Re: Monarch Ranch Concept Plan – 2022-P-1437-CP – Update 2

Please find enclosed an update for the above-mentioned project. In addition to the plan changes, we are providing a response to each of the review comments - **IN BLUE**.

Engineer Review

The following comments have been provided by Pauline Gray, P.E.. 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@qbateam.com.

3. The City signature blocks should be added to the concept plan. A copy will be provided. The Mayor is Dr. Christopher Harvey and the P&Z Chairperson is Julie Leonard.

THE SIGNATURE BLOCKS HAVE BEEN UPDATED. PLEASE SEE THE REVISED PLANS INCLUDED WITH THIS UPDATE.

7. PUEs are not required to be shown on the Concept Plan.

PUEs ARE NO LONGER BEING SHOWN. PLEASE SEE THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

8. Topographic contours at tenfoot intervals or less should be provided on the Concept Plan.

THE REQUESTED CONTOURS HAVE BEEN ADDED TO THE CONCEPT PLAN. PLEASE SEE THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

9. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities, and drainage structures should be provided on the Concept Plan.

SIGNIFICANT EXISTING FEATURES ARE NOW SHOWN ON THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

10. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the development or is contiguous to the development's boundary should be provided on the Concept Plan.

THE CITY LIMIT LINES ARE NOW SHOWN ON THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS OR NEED ANY ADDITIONAL INFORMATION.

SINCERELY,



**Stephen R. Jamison P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756**



08/05/2022