

**Jamison Civil Engineering LLC**

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

**JCE**

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March 14, 2024

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

Re: Okra Tract Preliminary Plat– 2023-P-1606-PP #U1

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**.

i. Ensure that property lines are drawn sufficiently wide to provide easy identification.

**THE PROPERTY BOUNDARY HAS BEEN THICKENED TO PROVIDE EASY IDENTIFICATION.**

ii. Ensure that the contoured area extends outward from the property boundary for a distance equal to twenty-five percent (25%) of the distance across the tract, but not fewer than fifty (50) feet nor more than two hundred (200) feet.

**WE HAVE EXISTING TOPO ON THE ENTIRE PROPERTY TO THE NORTH OF OKRA. THE PROPERTY TO THE SOUTH IS A DEVELOPED SUBDIVISION. IN ADDITION, WE ALSO HAVE CITY TOPO THAT EXTENDS PAST OUR PROPERTY BOUNDARY, UP TO 200'.**

iii. Provide the location of building setback lines indicated by dashed lines on the plat as per Manor Municode

Chapter 14 Sec. 14.02.020 (a).

**PLEASE REFER TO THE TYPICAL LOT DETAIL ON SHEET 1 OF THE PRELIMINARY FOR THE LOCATIONS OF THE BUILDING SETBACK LINES.**

iv. Provide the lengths of each proposed property line of all lots.

**THE LENGTHS OF ALL PROPOSED LOTS HAS BEEN SHOWN ON SHEETS**

v. Provide Significant Trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles.

**THE EXISTING TREES HAVE BEEN SHOWN ON SHEETS 2-5, AS SOLID AND DASHED CIRCLES.**

vi. Provide Replacement Trees shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of:

- a. 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and
- b. 1:1 for Significant Trees between eight (8) and eighteen (18) in caliper.
- c. Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper require Commission approval.

**REPLACEMENT TREES HAVE BEEN SHOWN, AS REQUIRED BY A 1:1 MITIGATION RATIO. SEE SHEETS 3, 4 AND 12 OF THE PRELIMINARY.**

- vii. Provide a drainage study, consisting of a Drainage Area Map with contours, location and capacities of existing and proposed drainage features, and calculations in accordance with this Ordinance (Manor Municode Chapter 10 Sec.22.04 (i)) and good engineering practices, to ensure the property will be developed in accordance with City drainage policies.

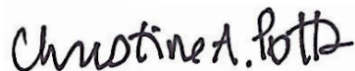
**SEE DRAINAGE STUDY SUBMITTED WITH THE INITIAL PP SUBMITTAL. WE HAVE ATTACHED ANOTHER COPY TO THIS UPDATE.**

- viii. Reminder this cant be approved until the concept plan is approved.

**NOTED**

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

**SINCERELY,**



**Christine A. Potts P.E.  
Jamison Civil Engineering LLC  
TX PE Firm REG. #F-17756**

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April 18, 2024

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

Re: Okra Tract Preliminary Plan– 2023-P-1606-PP U2

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 Tyler Shows.

iv. Provide the lengths of each proposed property line of all lots. The area of each nonrectangular lot should be provided as well.

**THE INFORMATION HAS BEEN ADDED AS REQUESTED.**

viii. Reminder this cant be approved until the concept plan is approved.

**COMMENT NOTED.**

ix. The Mayor is Dr. Christopher Harvey.

**MAYOR HAS BEEN UPDATED.**

x. The P&Z Chairperson is Felix Paiz.

**CHAIRPERSON HAS BEEN UPDATED.**

xi. Provide an overall exhibit that clearly shows the existing property as a whole and include bearings and distances.

**PLEASE SEE THE OVERALL EXISTING CONDITIONS SHEET.**

xii. The location of City Limits and/or ETJ should be shown on the preliminary plat. Shadowglen is in Manor's ETJ.

**CITY LIMITS LINE HAS BEEN UPDATED.**

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

SINCERELY,



**Christine A. Potts P.E.**  
**Jamison Civil Engineering LLC**  
**TX PE Firm REG. #F-17756**



04/18/24

**Jamison Civil Engineering LLC**

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**JCE**

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May 17, 2024

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

Re: Okra Tract Preliminary Plan– 2023-P-1606-PP U2

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 Tyler Shows.

viii. Reminder this cant be approved until the concept plan is approved.

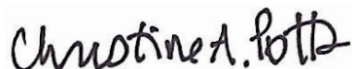
**COMMENT NOTED.**

xii. The location of City Limits and/or ETJ should be shown on the preliminary plat. Shadowglen is in Manor's ETJ.

**CITY LIMITS LINES HAVE BEEN SHOWN, AND SHADOW GLEN IS SHOWN TO BE IN THE ETJ. SEE SHEETS 2-5.**

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

**SINCERELY,**



**Christine A. Potts P.E.**  
**Jamison Civil Engineering LLC**  
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