



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-1439-PP
Job Address: Monarch Ranch Preliminary Plat, Manor, TX. 78653

Dear Stephen Jamison,

The first submittal of the Monarch Ranch Preliminary Plat (*Preliminary 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 Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

1. The preliminary plat cannot be approved until the concept plan has been approved.
2. The preliminary plat cannot be approved until the TIA is approved.
3. Combine monarch preliminary plat, improvements exhibit, and existing conditions exhibit into one PDF.
4. Update the City of Manor Acknowledgement, the current city Major is Dr. Christopher Harvey, Julie Leonard is the Chairperson, and Rebecca Guerrero is the Clerk of Travis County.
5. Remove the State of Texas County of Travis signatures, City of Manor Acknowledgement are the only signatures required.
6. Provide a significant tree table, labeling the 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.
7. Provide R.O.W. width for F.M. 973 and Gregg Lane. The city of Manor is transitioning away from variable width R.O.W.
8. Label the existing pond on page 3 under the existing conditions exhibit.
9. Provide labels and centerlines for the creeks and dry creek beds. The property has creek runoff going into the property from Wilbarger Creek. As per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22.

10. The location, size, and description of any proposed drainage appurtenances, including storm sewers, detention ponds, and other drainage structures proposed to be constructed on and off the site and designed by the requirements of this Ordinance. This is referring to the detention pond under the improvement exhibits. Provide details on the headwalls going into the detention pond from the storm
11. Clarify the connection between the detention ponds (Is there two detention ponds or are they together?). Provide piping information on the storm drains and headwall details for the pipes under Tinajero Way connecting the detention ponds and label accordingly.
12. Provide location, dimensions, and labels for all open spaces, landscape, and drainage.
13. Provide dimensions for the detention pond.
14. Provide water and wastewater calculation on what is being proposed (Improvement exhibit Pg 1.). Show where the retail/commercial land use is on the plans, plans only have single-family land use.
15. Remove the professional engineer and surveyor certifications. They are not required for 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 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 24, 2022

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

Re: Monarch Ranch Preliminary Plan – 2022-P-1439-PP

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 Tyler Shows by telephone at (512) 259-3882 or by email at tshows@gbateam.com.

1. The preliminary plat cannot be approved until the concept plan has been approved.

COMMENT NOTED

2. The preliminary plat cannot be approved until the TIA is approved.

COMMENT NOTED

3. Combine monarch preliminary plat, improvements exhibit, and existing conditions exhibit into one PDF.

THE PRELIMINARY PLAT AND EXHIBITS HAVE BEEN COMBINED INTO ONE PDF.

4. Update the City of Manor Acknowledgement, the current city Major is Dr. Christopher Harvey, Julie Leonard is the Chairperson, and Rebecca Guerrero is the Clerk of Travis County.

CITY ACKNOWLEDGEMENT HAS BEEN UPDATED AS REQUESTED. PLEASE SEE THE REVISED PRELIMINARY PLAN.

5. Remove the State of Texas County of Travis signatures, City of Manor Acknowledgement are the only signatures required.

TRAVIS COUNTY CLERK SIGNATURE BLOCK HAS BEEN REMOVED. PLEASE SEE THE REVISED PRELIMINARY PLAN.

6. Provide a significant tree table, labeling the 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.

A TREE TABLE HAS BEEN ADDED TO THE EXISTING CONDITIONS EXHIBIT. PLEASE NOTE THAT ALL TREES ON THE SITE ARE LOCATED ADJACENT TO WILBARGER CREEK AND THIS PLAN DOES NOT PROPOSED THE REMOVAL OF ANY TREES. PLEASE SEE THE REVISED EXISTING CONDITIONS EXHIBIT.

7. Provide R.O.W. width for F.M. 973 and Gregg Lane. The city of Manor is transitioning away from variable width R.O.W.

DIMENSIONS HAVE BEEN ADDED TO THE PRELIMINARY PLAN TO SHOW THE DISTANCE BETWEEN THE EDGE OF OUR PROPERTY AND THOSE ACROSS GREGG LANE AND FM 973. THESE DIMENSIONS DO NOT HAVE A UNIFORM DISTANCE. PLEASE SEE THE REVISED PRELIMINARY PLAN.

8. Label the existing pond on page 3 under the existing conditions exhibit.

THE EXISTING STOCK POND HAS NOW BEEN LABELED. PLEASE SEE THE REVISED EXISTING CONDITION EXHIBIT SHEET 3.

9. Provide labels and centerlines for the creeks and dry creek beds. The property has creek runoff going into the property from Wilbarger Creek. As per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22.

THE CENTERLINES FOR WILBARGER CREEK AND THE DRY CREEK BED RUNNING THROUGH THE SITE HAVE NOW BEEN DELINEATED AND LABELED. PLEASE SEE THE REVISED EXISTING CONDITIONS EXHIBIT SHEETS.

10. The location, size, and description of any proposed drainage appurtenances, including storm sewers, detention ponds, and other drainage structures proposed to be constructed on and off the site and designed by the requirements of this Ordinance. This is referring to the detention pond under the improvement exhibits. Provide details on the headwalls going into the detention pond from the storm

ALL DRAINAGE APPURTENANCES HAVE BEEN DELINEATED ON THE PROPOSED IMPROVEMENTS EXHIBIT. PLEASE SEE THE REVISED PROPOSED IMPROVEMENT EXHIBIT. A DETAIL FOR THE CONCRETE HEADWALLS ENTERING INTO THE DETENTION POND HAS BEEN ADDED TO THE PROPOSED IMPROVEMENTS EXHIBIT SHEET 2. PLEASE SEE THE REVISED PROPOSED IMPROVEMENTS EXHIBITS.

11. Clarify the connection between the detention ponds (Is there two detention ponds or are they together?). Provide piping information on the storm drains and headwall details for the pipes under Tinajero Way connecting the detention ponds and label accordingly.

PLEASE NOTE, THERE IS ONLY ONE DETENTION POND PROPOSED WITH THIS SUBDIVISION. THE AREA WHERE THE PROPOSED CULVERTS CROSS TINAJERO WAY IS A TRANSITION FROM AN EXISTING ONSITE DRY CREEK BED TO A PROPOSED 15' WIDE FLAT BOTTOM CHANNEL. THIS CHANNEL WILL BYPASS THE DETENTION POND AND RELEASE WHERE THE EXISTING ONSITE DRY CREEK BED LEAVES THE SITE.

12. Provide location, dimensions, and labels for all open spaces, landscape, and drainage.

PLEASE SEE THE REVISED PRELIMINARY PLAN FOR THE LABELED AND DIMENSIONED OPEN SPACE, LANDSCAPE AND DRAINAGE LOTS.

13. Provide dimensions for the detention pond.

DIMENSIONS HAVE BEEN ADDED TO THE DETENTION POND. PLEASE SEE THE REVISED PROPOSED IMPROVEMENTS EXHIBIT SHEET 2.

14. Provide water and wastewater calculation on what is being proposed (Improvement exhibit Pg 1.). Show where the retail/commercial land use is on the plans, plans only have single-family land use.

THE RETAIL / COMMERCIAL LAND USE WASTEWATER CALCULATIONS ARE FOR THE FUTURE CONNECTION OF THE TWO LOTS ADJACENT TO FM 973 (NOT INCLUDED AS PART OF THIS TRACT). THE PROPOSED WASTEWATER UTILITIES INCLUDED IN THIS PROJECT ARE EXTENDED TO THESE TWO LOTS, THUS HAVE BEEN DESIGNED TO ACCEPT THE WASTEWATER FROM THESE LOTS.

15. Remove the professional engineer and surveyor certifications. They are not required for preliminary plat.

THE PROFESSIONAL ENGINEER AND SURVEYOR CERTIFICATIONS HAVE BEEN REMOVED. PLEASE SEE THE REVISED PRELIMINARY PLAN.

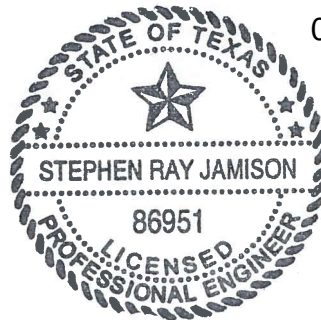
PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS OR NEED ANY ADDITIONAL INFORMATION.

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: Tuesday, July 26, 2022

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

Permit Number 2022-P-1439-PP
Job Address: Monarch Ranch Preliminary Plat, Manor 78653

Dear Stephen Jamison,

The subsequent submittal of the Monarch Ranch Preliminary Plat 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 Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- ~~1. Reminder – Preliminary plat cannot be approved until the concept plan has been approved. Waiting on approval~~
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- ~~7. Provide R.O.W. width for F.M. 973 and Gregg Lane. The city of Manor is transitioning away from variable width R.O.W.~~
- ~~8. Label the existing pond on page 3 under the existing conditions exhibit.~~

- ~~9. Provide labels and centerlines for the creeks and dry creek beds. The property has creek runoff going into the property from Wilbarger Creek. As per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22.~~
- ~~10. The location, size, and description of any proposed drainage appurtenances, including storm sewers, detention ponds, and other drainage structures proposed to be constructed on and off the site and designed by the requirements of this Ordinance. This is referring to the detention pond under the improvement exhibits. Provide details on the headwalls going into the detention pond from the storm drain. As per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22.~~
- ~~11. Clarify the connection between the detention ponds (Is there two detention ponds or are they together?). Provide piping information on the storm drains and headwall details for the pipes under Tinajero Way connecting the detention ponds and label accordingly.~~
- ~~12. Provide proposed grading in the area where the transition is from the culvert under Tinajero Way going to the detention pond. This will verify no ponding will occur in front of the North side culvert under Tinajero way.~~
- ~~13. Provide dimensions for all Open Space/ Landscape/ Drainage.~~
- ~~14. Provide dimensions for the detention pond.~~
- ~~15. Provide water and wastewater calculation on what is being proposed (Improvement exhibit Pg 1.). Show where the retail/commercial land use is on the plans, plans only have single family land use.~~
- ~~16. Update the sheet index to correctly show all the pages and update the sheet numbers on the bottom right to correspond with the correct pages.~~
- ~~17. Based on the City's updated thoroughfare plan, what is shown as Pink Zinnia Trail should be changed to an unloaded collector and become Silent Falls Way.~~
- 18. On Sheet 7 of 16 the Lot Area for Lot 1 Block G appears to be incorrect. Please verify the area of this lot.**

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,



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 5, 2022

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

Re: Monarch Ranch Preliminary Plan – 2022-P-1439-PP

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. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (512) 259-3882 or by email at tshows@gbateam.com.

1. Reminder - Preliminary plat cannot be approved until the concept plan has been approved. Waiting on approval

COMMENT NOTED.

2. Reminder - Preliminary plat cannot be approved until the TIA is approved. Waiting on approval.

COMMENT NOTED.

11. Clarify the connection between the detention ponds (Is there two detention ponds or are they together?). Provide piping information on the storm drains and headwall details for the pipes under Tinajero Way connecting the detention ponds and label accordingly.

THERE IS ONE DETENTION POND. PIPING INFORMATION ON THE STORM DRAINS HAVE BEEN ADDED. CONCRETE RIP RAP DETAILS HAVE BEEN PROVIDED AND CALLED OUT ON THE PLANS.

PLEASE NOTE – PER THE DRAINAGE REPORT MODELS / HEC-HMS IN THE PREVIOUS ENGINEER’S REPORT - THE AREA FLOWING THROUGH THE CULVERT UNDER TINAJERO WAY IS A BYPASS AREA AND DOES NOT GO INTO THE DETENTION POND.

12. Provide proposed grading in the area where the transition is from the culvert under Tinajero Way going to the detention pond. This will verify no ponding will occur in front of the North side culvert under Tinajero way.

PLEASE SEE THE INSET ON SHEET 14 ON THE REVISED PRELIM PLAN INCLUDED WITH THIS UPDATE.

13. Provide dimensions for all Open Space/ Landscape/ Drainage.

DIMENSIONS HAVE BEEN ADDED IN THE REVISED PRELIM PLAN INCLUDED WITH THIS UPDATE.

16. Update the sheet index to correctly show all the pages and update the sheet numbers on the bottom right to correspond with the correct pages.

THE SHEET INDEX AND SHEET NUMBERS HAVE BEEN UPDATED TO THE REVISED PRELIM 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





1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, September 6, 2022

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

Permit Number 2022-P-1439-PP
Job Address: Monarch Ranch Preliminary Plat, Manor 78653

Dear Stephen Jamison,

The subsequent submittal of the Monarch Ranch Preliminary Plat 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 Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

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- ~~9. Provide labels and centerlines for the creeks and dry creek beds. The property has creek runoff going into the property from Wilbarger Creek. As per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22.~~
- ~~10. The location, size, and description of any proposed drainage appurtenances, including storm sewers, detention ponds, and other drainage structures proposed to be constructed on and off the site and designed by the requirements of this Ordinance. This is referring to the detention pond under the improvement exhibits. Provide details on the headwalls going into the detention pond from the storm drain. As per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22.~~
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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.

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Thank you,



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



1500 County Road 269
Leander, TX 78641

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

Date: Friday, September 30, 2022

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

Permit Number 2022-P-1439-PP
Job Address: Monarch Ranch Preliminary Plat, Manor 78653

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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

October 17, 2022

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

Re: Monarch Ranch Preliminary Plan – 2022-P-1439-PP

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**.

2. Reminder - Preliminary plat cannot be approved until the TIA is approved. Waiting on approval.

COMMENT NOTED.

17. Based on the City's updated thoroughfare plan, what is shown as Pink Zinnia Trail should be changed to an unloaded collector and become Silent Falls Way.

PLEASE SEE THE REVISED PRELIMINARY 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**

10/17/2022





1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, October 19, 2022

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

Permit Number 2022-P-1439-PP
Job Address: Monarch Ranch Preliminary Plat, Manor 78653

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- ~~10. The location, size, and description of any proposed drainage appurtenances, including storm sewers, detention ponds, and other drainage structures proposed to be constructed on and off the site and designed by the requirements of this Ordinance. This is referring to the detention pond under the improvement exhibits. Provide details on the headwalls going into the detention pond from the storm drain. As per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22.~~
- ~~11. Clarify the connection between the detention ponds (Is there two detention ponds or are they together?). Provide piping information on the storm drains and headwall details for the pipes under Tinajero Way connecting the detention ponds and label accordingly.~~
- ~~12. Provide proposed grading in the area where the transition is from the culvert under Tinajero Way going to the detention pond. This will verify no ponding will occur in front of the North side culvert under Tinajero way.~~
- ~~13. Provide dimensions for all Open Space/ Landscape/ Drainage.~~
- ~~14. Provide dimensions for the detention pond.~~
- ~~15. Provide water and wastewater calculation on what is being proposed (Improvement exhibit Pg 1.). Show where the retail/commercial land use is on the plans, plans only have single family land use.~~
- ~~16. Update the sheet index to correctly show all the pages and update the sheet numbers on the bottom right to correspond with the correct pages.~~
- ~~17. Based on the City's updated thoroughfare plan, what is shown as Pink Zinnia Trail should be changed to an unloaded collector and become Silent Falls Way.~~
- 18. On Sheet 7 of 16 the Lot Area for Lot 1 Block G appears to be incorrect. Please verify the area of this lot.**

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,



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