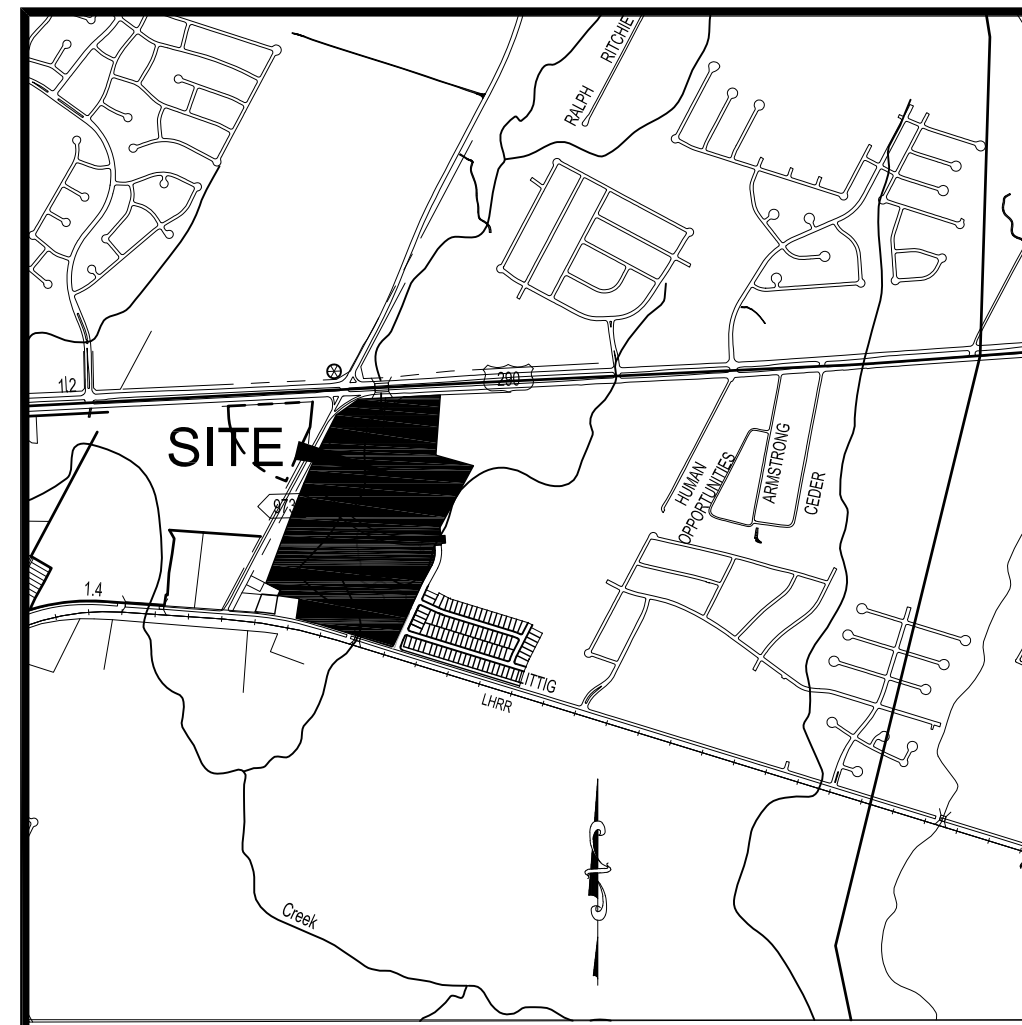


# MANOR SE COMMERCIAL PRELIMINARY PLAN - NOT FOR RECORDATION REVISION #2

SUBMITTAL DATE: May 4, 2021



**LOCATION MAP**  
1"=2000'

**Owner** 3.017 Acres Greenview Development 973, L.P. Document No. 2009176562  
3.62 Acres Greenview Development 973, L.P. Document No. 2006207224  
2.50 Acres Greenview Development 973, L.P. Document No. 2005187926  
39.15 Acres Remainder Greenview Development 973, L.P. Document No. 2005187773  
Approximately 28.609 out of the 104.61 Acres Greenview Development Greenbury, L.P.  
Document No. 2005237215  
Barth Timmermann  
501 VALE STREET  
AUSTIN, TEXAS  
78746  
(512)479-6614  
(512)479-6577 (FAX)

**Engineer:** Matthew Mitchell, P.E.  
ALM Engineering, Inc.  
1705 S. Capital of TX Hwy.  
Ste. 150  
Austin, Texas 78746  
512-431-9600  
almeng@sbcglobal.net

**Surveyor:** Holt Carson, RPLS No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road  
Austin, Texas 78704  
(512) 442-0990

Total Number of Blocks: 2  
Total Number of Lots: 19  
Total Acreage: 73.248 AC

The portion of this property is located in Zone "AE", as defined in the LOMR 19-06-2660P, effective June 1, 2020, to FIRM Panel No. 48453C0485J, Travis County, Texas, is contained within the recorded drainage easements located on Lot 1, Block A and Lot 8, Block B Manor Commons SE Commercial, Phase 1, Doc. #201900077.

**LINEAR FEET OF STREETS:** Water and Wastewater Provider : CITY OF MANOR  
RING ROAD - 1650 LF (EXISTING) 105 E Eggleston St.  
Manor, TX 786531  
Phone: 512-272-5555

Submittal Date:  
ZONING: Manor Commons P.U.D.

**Electrical Supply** BLUEBONNET ELECTRIC COOP  
3198 East Austin St.  
P.O. Box 240  
Giddings, TX 78942

**Gas Supply** Atmos Energy  
823 Congress Av. #600  
Austin, TX 78701-2435  
1-888-286-6700

**ESTIMATED PHASE DATES**  
PHASE 1 - RECORDED #201900077  
PHASE 2A- MARCH 2020  
PHASE 2B- MARCH 2021  
PHASE 3A- RECORDED #201800236  
PHASE 3B- MARCH 2021  
PHASE 3C- MARCH 2021  
PHASE 3D- MARCH 2021  
PHASE 4 - MARCH 2020  
PHASE 5 - NOVEMBER 2022  
PHASE 6 - NOVEMBER 2022

- GENERAL NOTES:**
- Water and wastewater systems servint 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 owners or assigns shall maintain all drainage easements on private property.
  - The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
  - All building set-back lines shall be in accordance with the City of Manor current Zoning Ordinance.
  - This subdivision is located within the City of Manor Corporated City Limits as of this date January 2015.

**TREE REPLACEMENT NOTE:**  
Owner to post "Tree Fee" in the amount of \$37,500 with the City of Manor. Such Tree Fee can be reimbursed to Owner upon proof of expenditures for planting and relocation of trees along Ring Road or in the park, Lot 7, Block A or Lot 8, Block B. Posting of the Tree Fee will remove any obligation for future plantings for the owner of Lot 7, Block A and Lot 8, Block B. Owner must relocate and plant any trees within 18 months of issuance of the initial site development permit. Owner will receive credit and be eligible for reimbursement at the rate of \$37.50 per caliper inch planted for such plantings and relocations. All other lots must have a final plat note that requires 10 caliper inches of trees per acre to be planted either on such lot or in a designated area of the park lots, Lot 7, Block A or Lot 8, Block B. Such planting requirement is in addition to any landscaping requirements and planting requirements required under City of Manor ordinances.

REVISIONS/CORRECTIONS				
Number	Description	Revising (R) Add (A) or Delete (D) Sheet No.'s	Total # Sheets in Plan Set	REVISION DATE
R1	SPLIT LOT 12, BLOCK A TO 12A AND 12B AND COMBINE LOT 2 AND 3 INTO LOT 2A, ADJUST LOT 10, 11 & 12	R1	11	2/20/2020
R2	COMBINE LOTS 1 & 2, BLOCK A TO 1, BLOCK A.	R2	11	5/4/2021



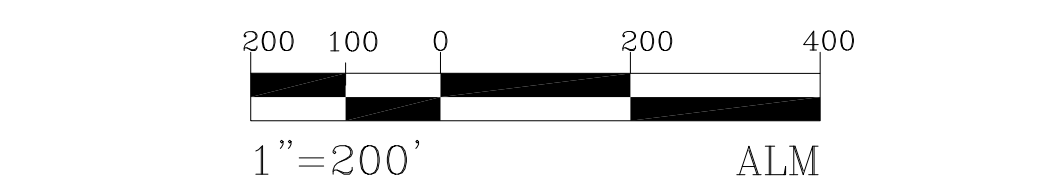
SHEET	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN SHEET 1
3	PRELIMINARY PLAN SHEET 2
4	TREE LAYOUT SHEET 1
5	TREE LAYOUT SHEET 2
6	WATER UTILITY LAYOUT
7	WASTEWATER UTILITY LAYOUT
8	STORM SEWER LAYOUT
9	HEC-HMS DEVELOPED
10	HEC-HMS EXISTING
11	HEC-HMS CALCULATIONS

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 48° 48' 16" W	15.00	23.26	21.21
C2	N 74° 40' 52" W	1032.00	84.91	856.88
C3	N 57° 09' 24" W	1032.00	96.36	96.33
C4	N 53° 18' 10" W	955.00	186.35	186.85
C5	N 51° 12' 02" W	955.00	146.85	146.51
C6	S 67° 07' 20" W	25.00	38.43	36.47
C7	S 22° 28' 40" E	25.00	38.46	35.49
C8	S 62° 44' 44" E	1045.00	142.89	143.82
C9	S 11° 53' 54" E	1045.00	282.22	287.31
C10	S 50° 28' 11" E	958.00	31.47	31.47
C11	S 58° 52' 24" E	958.00	162.87	162.88
C12	S 10° 18' 19" E	958.00	236.16	235.67
C13	N 83° 23' 14" W	2835.35	195.23	195.19
C14	S 41° 11' 44" W	15.00	23.26	21.21
C15	S 12° 12' 02" W	288.00	159.89	148.80
C16	S 28° 38' 58" W	332.00	20.62	20.91
C17	S 69° 59' 13" W	15.00	21.54	19.74
C18	N 14° 12' 02" W	2835.35	195.70	195.67
C19	N 20° 38' 22" E	10116.78	8.65	8.85
C20	N 21° 18' 15" E	10116.78	224.88	224.88
C21	N 22° 21' 18" E	10116.78	142.35	142.35
C22	N 23° 07' 31" E	10116.78	138.14	138.14
C23	N 23° 57' 22" E	10116.78	154.70	154.70
C24	N 34° 12' 02" E	10116.78	78.22	78.22
C25	S 47° 43' 50" E	15.00	23.49	21.16
C26	S 00° 42' 33" W	289.50	35.33	35.31
C27	S 60° 03' 03" W	68.50	107.80	80.87
C28	S 42° 19' 34" W	15.00	23.65	21.27
C29	S 57° 42' 07" E	1000.00	348.69	348.69
C30	N 70° 42' 31" W	1000.00	824.46	792.84
C31	N 00° 42' 32" E	320.00	40.38	40.35

LINE LENGTHS HAVE BEEN SHOWN ON PLAN

LEGEND

	EXISTING CONTOURS
	EX. 100 YR FLOOD PLAIN
	PROPERTY LINE
	ADJOINER
	EXISTING WATER MAIN
	EXISTING WASTEWATER MAIN



CITY OF MANOR ACKNOWLEDGEMENTS:  
THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_ A.D.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
PHILIP TRYON, CHAIRPERSON CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_ A.D.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
HONORABLE MAYOR DR. LARRY WALLACE, JR. CITY SECRETARY  
MAYOR OF THE CITY OF MANOR, TEXAS

**MANOR SE COMMERCIAL  
PRELIMINARY PLAN  
NOT FOR RECORDATION**

MANOR,  
TRAVIS COUNTY,  
TEXAS

**ALM ENGINEERING, INC.** \*F-3565  
CONSULTING ENGINEERS  
925 S. Capital of TX Hwy, Ste. B220  
West Lake Hills, Texas, 78746.

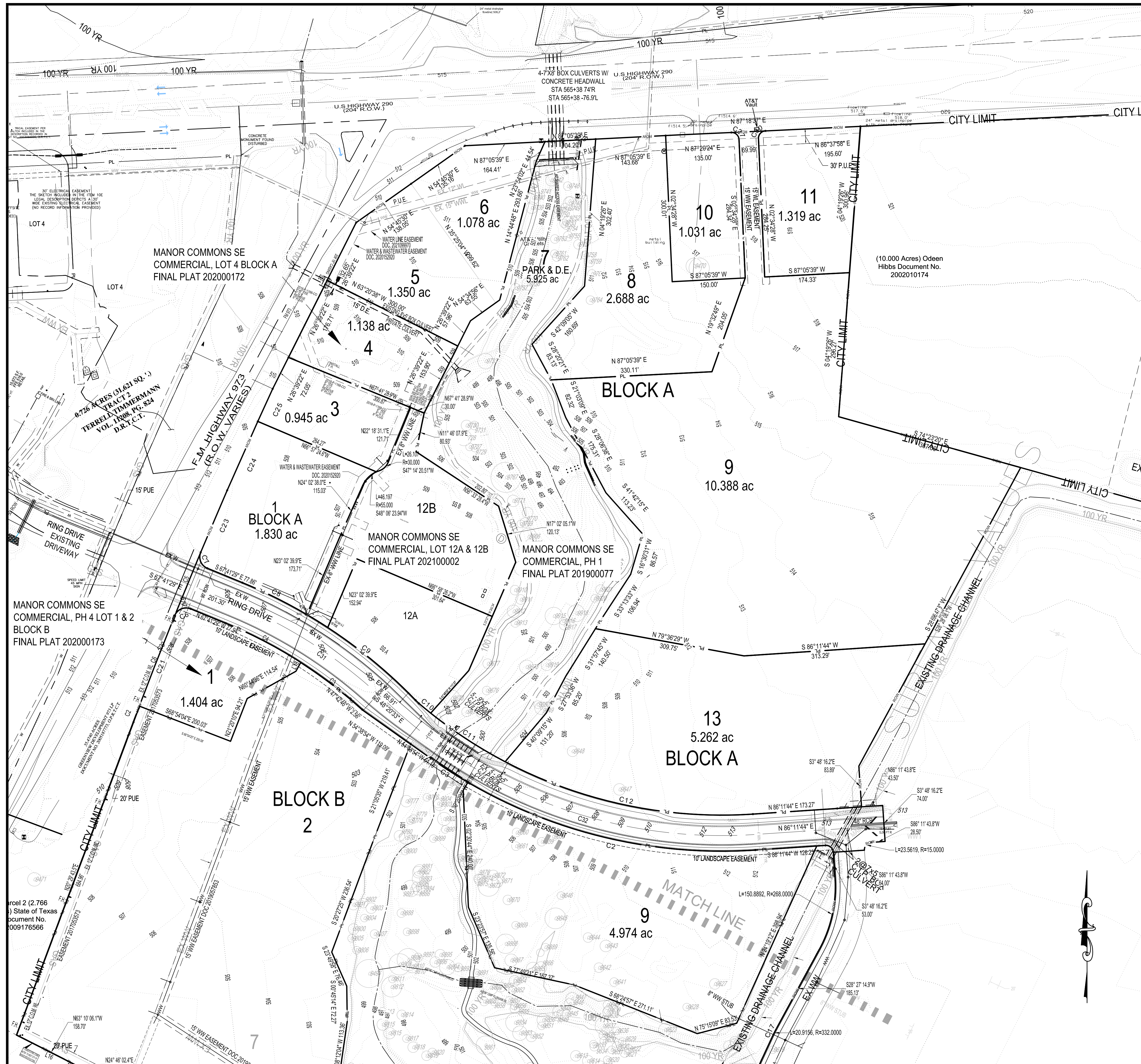
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	7/1/2021
REVISION	
	#
SCALE:	1" = 200'
	DATE:
JOB:	SITE
	DRAWN BY:
CHECKED BY:	MM
	DRAWN BY: MM

**ALM ENGINEERING, INC.** F-3565  
CONSULTING ENGINEERS  
925 S Capital of TX Hwy, Ste. B220,  
West Lake Hills, TX 78746  
(512) 431-9600 \*almeng@sbcglobal.net

7-1-2021

PRELIMINARY PLAN	
MANOR SE COMMERCIAL	
FM 973	
MANOR, TX	

LAND USE	ACREAGE	PERCENTAGE OF TOTAL
C-PUD/MULTIFAMILY	31.593	43.13%
C-PUD	21.415	29.24%
OPEN SPACE/PARK	20.240	27.63%
<b>TOTAL</b>	<b>73.248</b>	<b>100.00%</b>

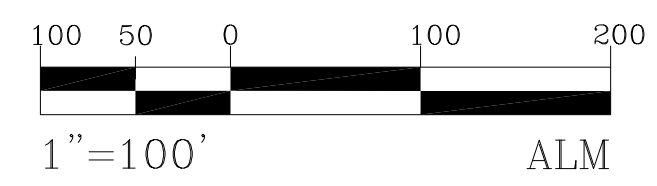


NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 46°48'18" W	15.00	23.56	21.21
C2	N 76°44'05" W	1032.00	614.91	605.88
C3	N 57°02'24" W	1032.00	60.38	90.33
C4	N 53°18'10" W	955.00	186.35	186.05
C5	N 63°17'32" W	955.00	146.65	146.51
C6	S 67°07'29" W	25.00	36.43	35.47
C7	S 22°28'40" E	25.00	36.46	35.49
C8	S 63°44'44" E	1045.00	143.93	143.82
C9	S 51°53'54" E	1045.00	288.22	287.31
C10	S 50°28'11" E	958.00	31.47	31.47
C11	S 56°52'24" E	958.00	182.67	182.39
C12	S 78°04'13" E	958.00	526.16	519.57
C13	N 83°23'14" W	2635.35	195.23	195.18
C14	S 41°11'44" W	15.00	23.56	21.21
C15	S 12°19'29" W	280.00	150.89	148.80
C16	S 26°38'58" W	332.00	20.92	20.91
C17	S 65°59'13" W	15.00	21.54	19.74
C18	N 74°42'52" W	2635.35	165.70	165.67
C19	N 20°38'22" E	10116.78	9.85	9.85
C20	N 21°18'15" E	10116.78	224.88	224.88
C21	N 22°20'18" E	10116.78	140.35	140.35
C22	N 23°07'37" E	10116.78	138.14	138.14
C23	N 23°57'22" E	10116.78	154.70	154.70
C24	N 24°35'22" E	10116.78	78.22	78.22
C25	S 47°45'07" E	15.00	23.49	21.16
C26	S 00°42'33" W	280.00	35.33	35.31
C27	S 86°05'39" W	68.50	107.60	88.87
C28	S 42°15'34" W	15.00	23.65	21.27
C29	S 57°42'07" E	1000.00	346.69	346.93
C30	N 70°45'07" E	1000.00	804.45	782.94
C31	N 00°42'33" E	320.00	40.38	40.35

LINE LENGTHS HAVE BEEN SHOWN ON PLAN

LEGEND

	EX. 100 YR FLOOD PLAIN
	PROPERTY LINE
	ADJOINER
	EXISTING WATER MAIN
	EXISTING WASTEWATER MAIN



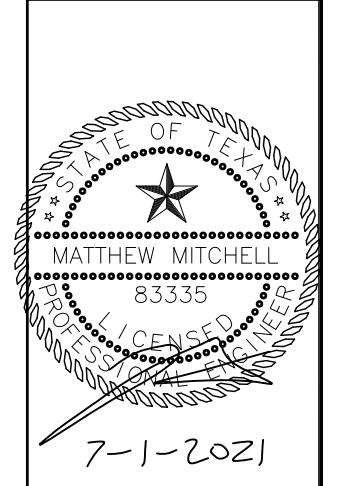
MANOR SE COMMERCIAL  
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ALM ENGINEERING, INC. F-3565  
CONSULTING ENGINEERS  
925 S. Capital of TX Hwy, Ste. B220  
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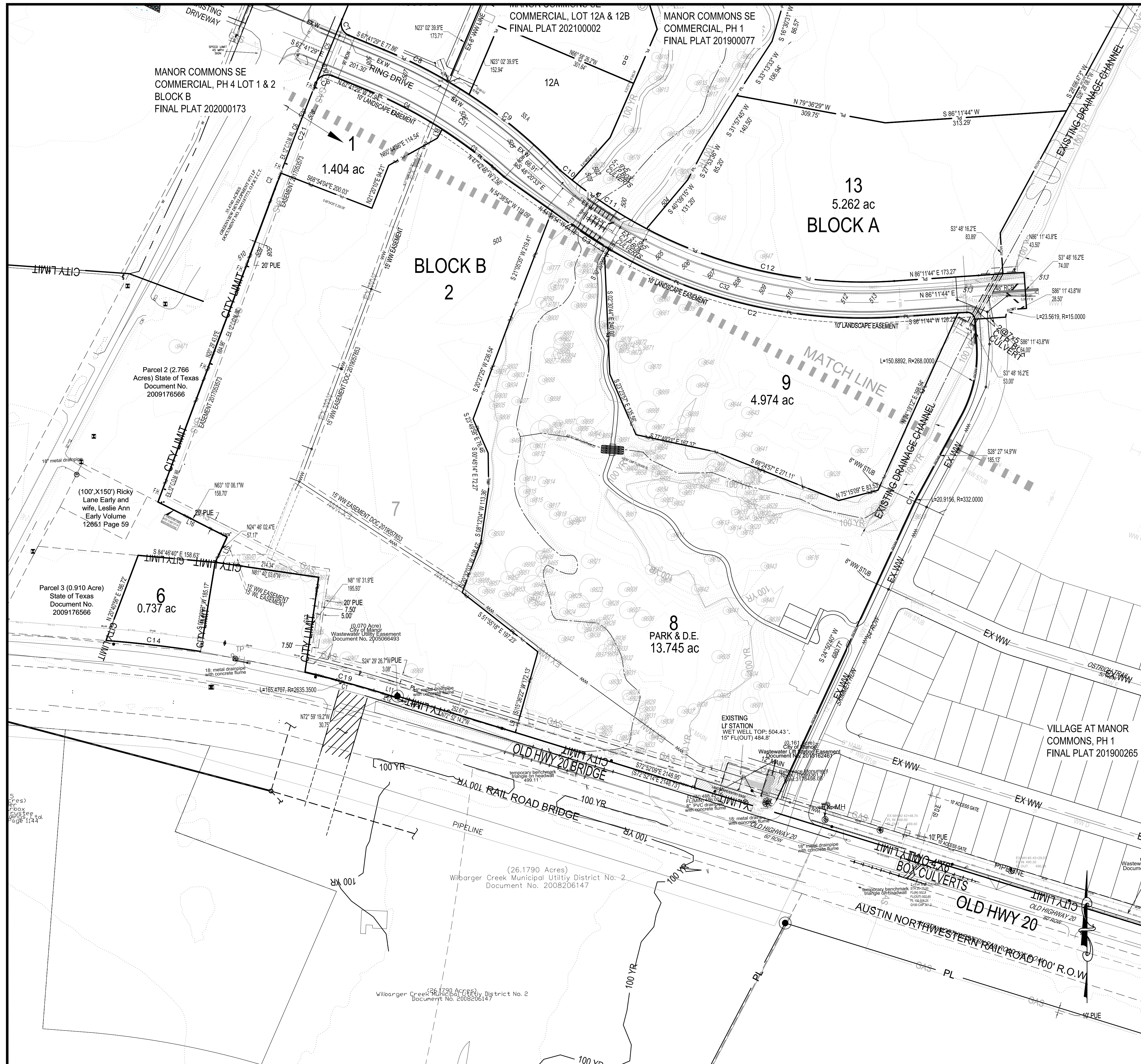
DATE	REVISION	#
2/19/2020	SPILT LOT 12 TO 12A&12B COMBINE 2&87, B&12 LOT 2	1

SCALE: 1" = 100'  
DATE: 7/1/2021  
JOB: SITE  
DRAWN BY: MM  
CHECKED BY: MM



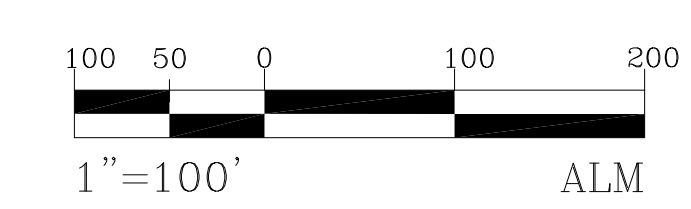
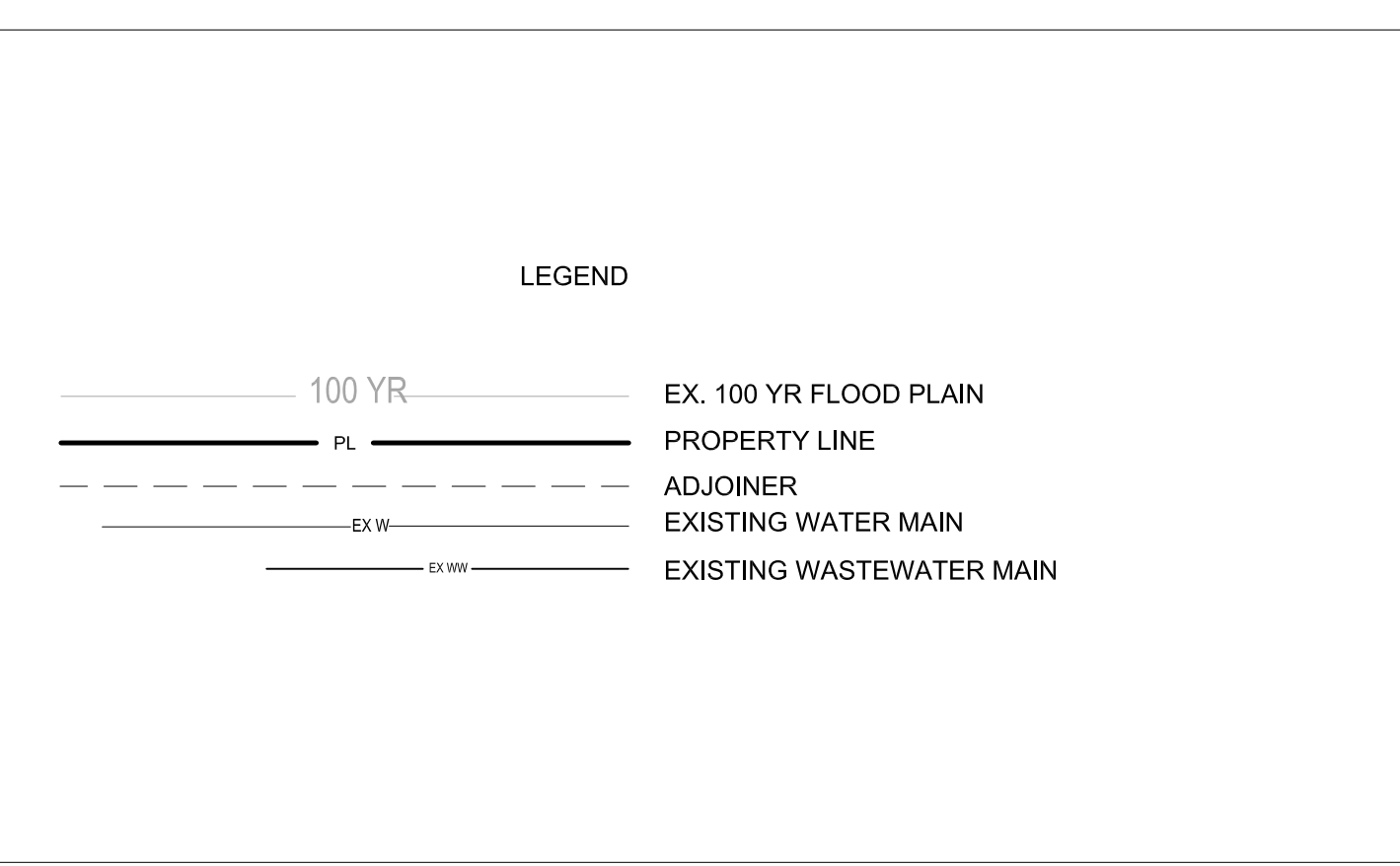
PRELIMINARY PLAN SHEET 1  
MANOR SE COMMERCIAL  
FM 973  
MANOR, TX

Sheet  
2 OF 11



NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 48°48'18" W	15.00	23.56	21.21
C2	N 76°44'03" W	1032.00	614.91	605.86
C3	N 97°02'24" W	1032.00	90.39	90.33
C4	N 53°18'10" W	955.00	186.35	186.05
C5	N 63°17'32" W	955.00	146.65	146.51
C6	S 67°07'29" W	25.00	39.43	35.47
C7	S 22°28'40" E	25.00	39.46	35.49
C8	S 63°44'41" E	1045.00	143.93	143.82
C9	S 51°52'54" E	1045.00	288.22	287.31
C10	S 50°28'11" E	958.00	31.47	31.47
C11	S 56°52'24" E	958.00	182.67	182.39
C12	S 78°04'13" E	958.00	526.16	519.57
C14	N 83°23'14" W	2635.35	195.23	195.18
C15	S 41°11'44" W	15.00	23.56	21.21
C16	S 12°19'29" W	280.00	150.89	148.90
C17	S 26°38'58" W	332.00	20.92	20.91
C18	S 65°59'13" W	15.00	21.54	19.74
C19	N 74°42'52" E	2635.35	165.70	165.67
C20	N 20°38'22" E	10116.78	9.85	9.85
C21	N 21°18'15" E	10116.78	224.88	224.88
C22	N 22°20'18" E	10116.78	140.35	140.35
C23	N 23°07'37" E	10116.78	138.14	138.14
C24	N 23°57'22" E	10116.78	154.70	154.70
C25	N 24°35'22" E	10116.78	78.22	78.22
C27	S 47°45'07" E	15.00	23.49	21.16
C28	S 00°42'33" W	280.00	35.33	35.31
C29	S 86°03'39" W	68.50	107.60	98.87
C30	S 42°15'34" W	15.00	23.65	21.27
C31	S 57°42'07" E	1000.00	346.69	346.93
C32	N 70°45'31" W	1000.00	804.45	782.94
C33	N 00°42'33" E	320.00	40.38	40.35

LINE LENGTHS HAVE BEEN SHOWN ON PLAN



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PRELIMINARY PLAN  
NOT FOR RECORDATION

MANOR,  
TRAVIS COUNTY,  
TEXAS

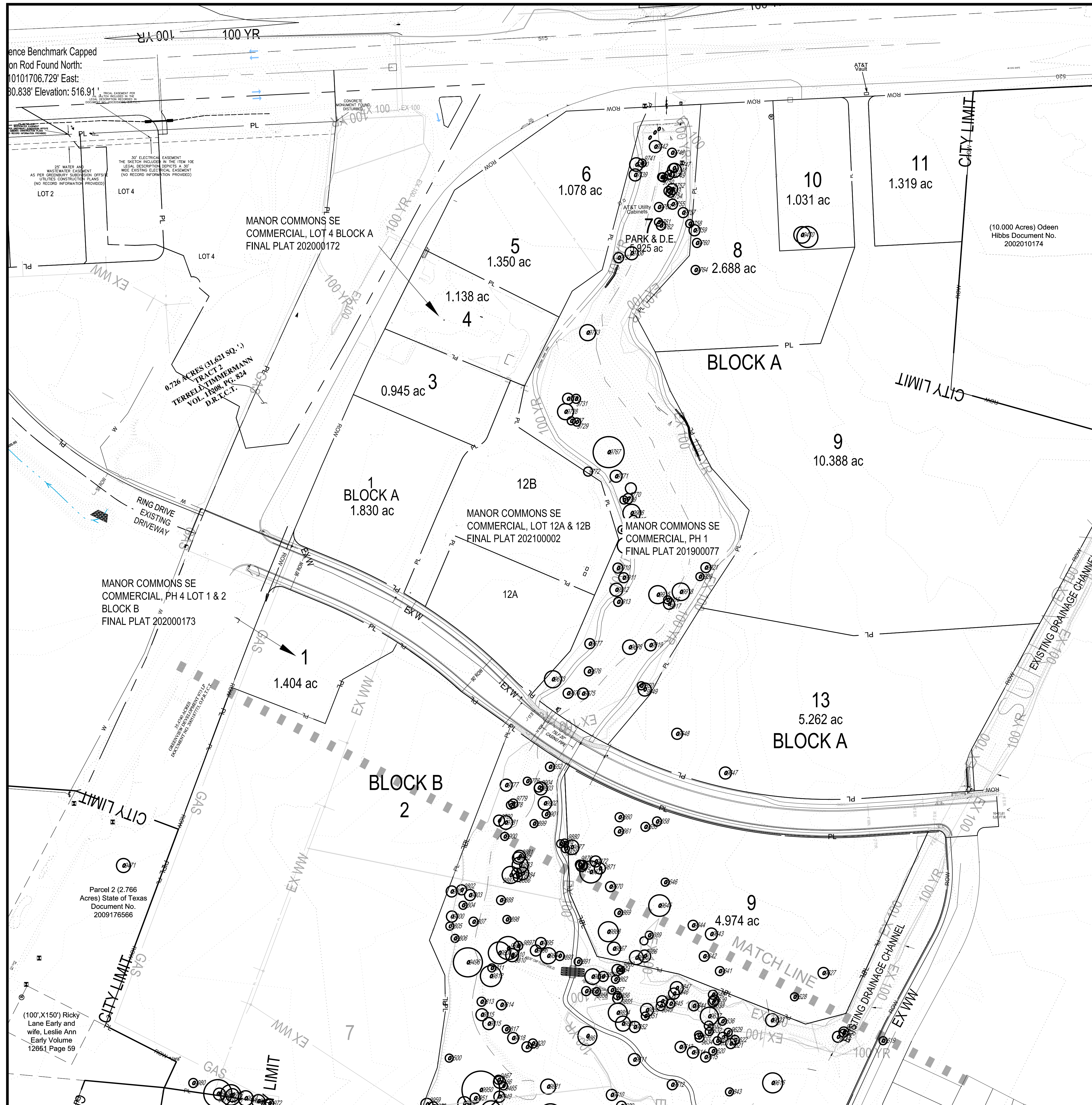
ALM ENGINEERING, INC. F-3565  
CONSULTING ENGINEERS  
925 S. Capital of TX Hwy, Ste. B220  
West Lake Hills, Texas, 78746.

SCALE:	1" = 100'
DATE:	7/1/2021
JOB:	SITE
DRAWN BY:	MM
CHECKED BY:	MM

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F-3565  
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West Lake Hills, TX 78746  
(512) 431-9600 almeng@sigglobal.net



PRELIMINARY PLAN SHEET 2
MANOR SE COMMERCIAL
FM 973
MANOR, TX
Sheet 3 OF 11



TREE LIST	
9465, 8' Cedar Elm	9783, 10' Cedar Elm
9466, 12' Cedar Elm	9784, 10' Mesquite
9467, 9' Cedar Elm	9785, 13' Cedar Elm
9468, 11' Cedar Elm	9786, 13' Cedar Elm
9469, 10' and 16' Hackberry	9787, 7' and 10' Cedar Elm
9470, 11' Hackberry	9788, 9' Cedar Elm
9471, 14' Hackberry	9789, 7' and 9' Mesquite
9472, 9' Cedar Elm	9790, 8' Cedar Elm
9473, 9' Cedar Elm	9791, 8' Cedar Elm
9474, 11' Cedar Elm	9792, Two 10' Cedar Elms
9475, 8' Cedar Elm	9793, 8' Cedar Elm
9476, 11' Cedar Elm	9794, 8' Cedar Elm
9477, 9' Cedar Elm	9795, 8' Cedar Elm
9478, 8' and 8' Cedar Elm	9796, 10' Cedar Elm
9479, 9' Cedar Elm	9797, 8' Cedar Elm
9480, 9' Cedar Elm	9798, 10' Cedar Elm
9481, 10' Cedar Elm	9799, 12' Cedar Elm
9482, 8' Cedar Elm	9800, 11' Mesquite
9483, 10' Cedar Elm	9801, 10' Cedar Elm
9484, 9' Cedar Elm	9802, 10' Cedar Elm
9485, 9' Cedar Elm	9803, 11' Cedar Elm
9486, 10' Cedar Elm	9804, 10' Cedar Elm
9487, 9' Cedar Elm	9805, 8' Cedar Elm
9488, 8' Hackberry	9806, 8' Cedar Elm
9489, 21' Mesquite	9807, 9' Cedar Elm
9490, Two 8' Cedar Elms	9808, 22' Cedar Elm
9491, 8' Cedar Elm	9809, 14' and 15' Cedar Elm
9492, 8' Cedar Elm	9810, 8' and 9' Cedar Elm
9493, 10' Cedar Elm	9811, 8' Cedar Elm
9494, 9' Cedar Elm	9812, 21' Cedar Elm
9495, 12' Cedar Elm	9813, 9' Cedar Elm
9496, 29' Cedar Elm	9814, 10' Cedar Elm
9497, 8' Cedar Elm	9815, 12' Cedar Elm
9498, 8' Cedar Elm	9816, 12' Cedar Elm
9499, 10' Cedar Elm	9817, 10' Cedar Elm
9500, 8' Cedar Elm	9818, 11' Cedar Elm
9501, 6', 8', and 10' Mesquite	9819, 10' Cedar Elm
9502, 10' Mesquite	9820, 9' Cedar Elm
9503, 8' Mesquite	9821, 12' Cedar Elm
9504, 10' Mesquite	9822, 15' Cedar Elm
9505, 8' and 9' Cedar Elm	9823, 10' Cedar Elm
9506, 18' Cedar Elm	9824, 23' Cedar Elm
9507, 18' Cedar Elm	9825, 8' Cedar Elm
9508, 15' Cedar Elm	9826, 5' and 7' Cedar Elm
9509, 10' Cedar Elm	9827, 8' Cedar Elm
9510, 11' Cedar Elm	9828, 8' Cedar Elm
9511, 12' Mesquite	9829, 8' Cedar Elm
9512, 10' Cedar Elm	9830, 8' Cedar Elm
9513, 11' Cedar Elm	9831, 9' Cedar Elm
9514, 7' and 8' Cedar Elm	9832, Two 8' Cedar Elms
9515, 10' Cedar Elm	9833, 11' Cedar Elm
9516, 20' Mesquite	9834, 8' Cedar Elm
9517, 12' Hackberry	9835, 9' Cedar Elm
9518, 13' Hackberry	9836, 12' Cedar Elm
9519, 8' Hackberry	9837, 11' Cedar Elm
9520, 8' Cedar Elm	9838, 11' Cedar Elm
9521, 10' Cedar Elm	9839, 10' Cedar Elm
9522, 8' Cedar Elm	9840, 11' Cedar Elm
9523, 13' Cedar Elm	9841, 8' Cedar Elm
9524, 11' Hackberry	9842, 11' Cedar Elm
9525, 8' Hackberry	9843, 8' Cedar Elm
9526, 10' Hackberry	9844, 10' Cedar Elm
9527, 11' Cedar Elm	9845, 9' Cedar Elm
9528, 8' Cedar Elm	9846, 11' Cedar Elm
9529, 10' Cedar Elm	9847, 8' and 9' Cedar Elm
9530, 10' Cedar Elm	9848, 11' Cedar Elm
9531, 8' Cedar Elm	9849, 10' Cedar Elm
9532, 8' Cedar Elm	9850, 13' Cedar Elm
9533, 8' Cedar Elm	9851, 8' Cedar Elm
9534, 9' Cedar Elm	9852, 11' Cedar Elm
9535, 10' Cedar Elm	9853, 8' Cedar Elm
9536, 10' Cedar Elm	9854, 9' Cedar Elm
9537, 10' Cedar Elm	9855, 9' Cedar Elm
9538, 13' Willow	9856, 8' Cedar Elm
9539, 8' Hackberry	9857, 9' Cedar Elm
9540, 10' Cedar Elm	9858, 9' Cedar Elm
9541, 8' Hackberry	9859, 12' Cedar Elm
9542, Two 8' Willows	9860, 10' Cedar Elm
9543, 8' and 7' Willow	9861, 8' Cedar Elm
9544, 10' Cedar Elm	9862, 11' Cedar Elm
9545, 20' Willow	9863, 8' Cedar Elm
9546, 9' Hackberry	9864, 11' Cedar Elm
9547, 9' Hackberry	9865, 14' Cedar Elm
9548, 14' Hackberry	9866, 12' Cedar Elm
9549, 8' Hackberry	9867, 13' Cedar Elm
9550, 9' Mesquite	9868, 10' and 15' Cedar Elm
9551, 8' Hackberry	9869, 8' Cedar Elm
9552, 10' Cedar Elm	9870, 9', 10', 11', and 13' Cedar Elm
9553, 9' Cedar Elm	9871, 10' Cedar Elm
9554, 10' Cedar Elm	9872, 9' Cedar Elm
9555, 9' Cedar Elm	9873, 5', 9', 11', and 12' Cedar Elm
9556, 8' Cedar Elm	9874, 9' Cedar Elm
9557, 10' Cedar Elm	9875, 11' Cedar Elm
9558, 9' Cedar Elm	9876, 8' Cedar Elm
9559, 9' Cedar Elm	9877, 9' and 10' Cedar Elm
9560, 9' Cedar Elm	9878, 8' Cedar Elm
9561, 9' Cedar Elm	9879, 8' Cedar Elm
9562, 12' Cedar Elm	9880, 10' Cedar Elm
9563, 10' Cedar Elm	9881, 12' Cedar Elm
9564, 9' Cedar Elm	9882, 12' Cedar Elm
9565, 8' Cedar Elm	9883, 10' Cedar Elm
9566, 10' Cedar Elm	9884, 5' and 10' Cedar Elm
9567, Two 8' Cedar Elms	9885, 11' Cedar Elm
9568, 8' Cedar Elm	9886, 9' Cedar Elm
9569, 11' Cedar Elm	9887, 17' Cedar Elm
9570, 8' and 11' Cedar Elm	9888, 9' Cedar Elm
9571, 10' Cedar Elm	9889, 8' Cedar Elm
9572, 17' Cedar Elm	9890, 8' Cedar Elm
9573, 10' and 12' Cedar Elm	9891, 8' Cedar Elm

SEE PAGE 5 FOR TREE REPLACEMENT CALCULATIONS

**LEGEND**

- EX 100 EX. 100 YR FLOOD PLAIN
- PL PROPERTY LINE
- ADJ. ADJOINING PROPERTY
- EX. W. EXISTING WATER MAIN
- EX. W.W. EXISTING WASTEWATER MAIN

**MANOR SE COMMERCIAL PRELIMINARY PLAN NOT FOR RECORDATION**

MANOR, TRAVIS COUNTY, TEXAS

**ALM ENGINEERING, INC.** F-3665  
 CONSULTING ENGINEERS  
 925 S. Capital of TX Hwy, Ste. B220  
 West Lake Hills, Texas, 78746.

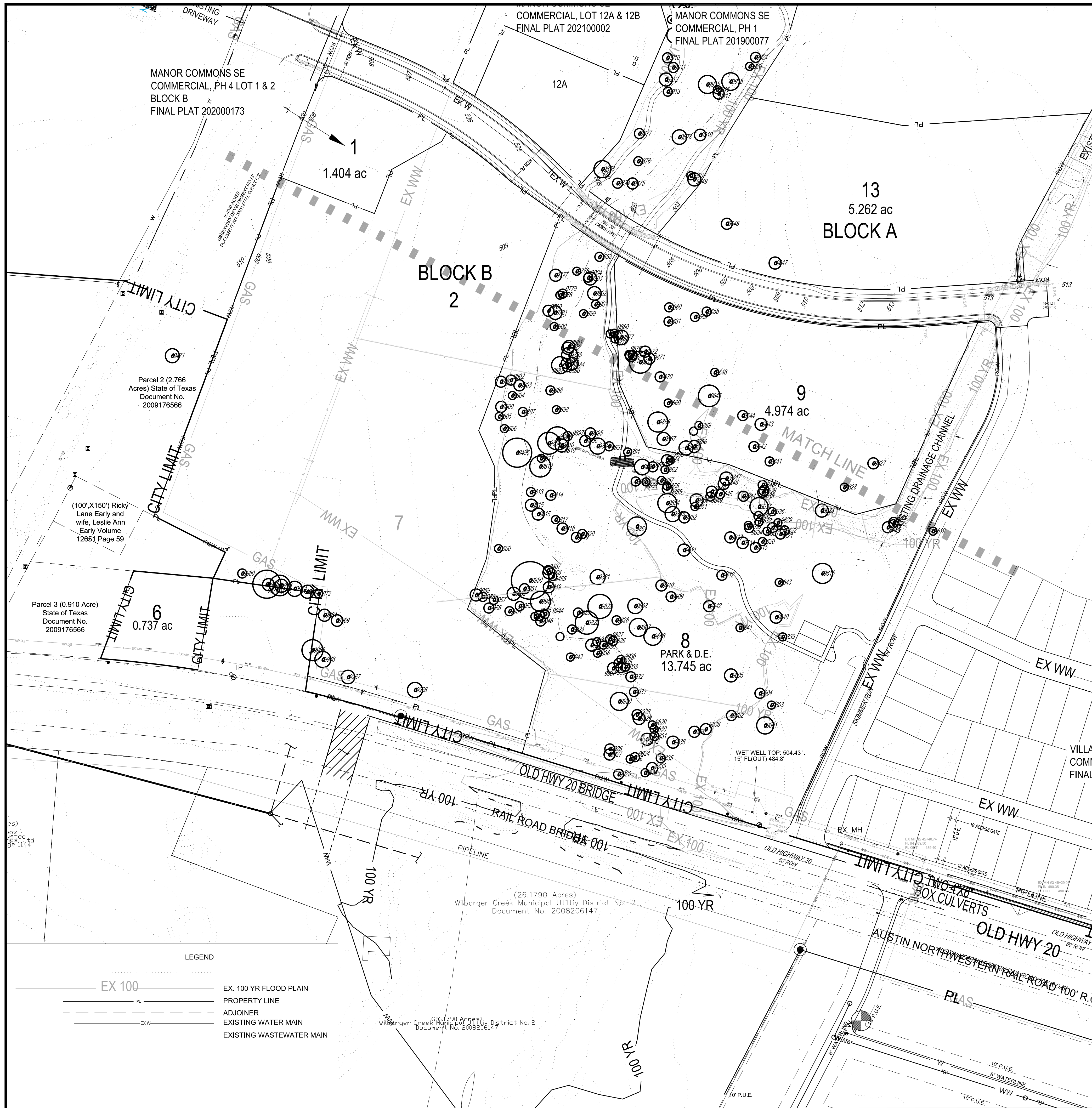
TREE LOCATION SHEET 1  
MANOR SE COMMERCIAL  
FM 973  
MANOR, TX

Sheet 4 of 11

DATE	REVISION	#	SCALE:	DATE:	JOB:	DRAWN BY:	CHECKED BY:
2/18/2021			1"=100'	7/1/2021	SITE	MM	MM

**ALM ENGINEERING, INC.** F-3665  
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 West Lake Hills, TX 78746  
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7-1-2021

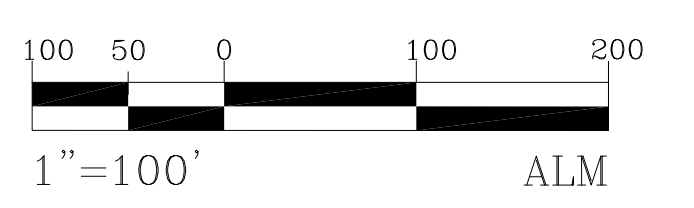


BLOCK A	LOT	LOT AREA	ESTIMATED REPLACEMENT	REPLACEMENT	
				1:1	1:2
9468	11	CEDAR ELM	11	11	1:2
9493	10	CEDAR ELM	10		
9494	8	CEDAR ELM	8		
9495	12	CEDAR ELM	12		
9617	12	HACKBERRY	12		
9618	13	HACKBERRY	13		
9651	15	WILLOW	15		
9653	9	CEDAR ELM	9		
9654	10	CEDAR ELM	10		
9655	9	CEDAR ELM	9		
9656	8	CEDAR ELM	8		
9657	10	CEDAR ELM	10		
9662	12	CEDAR ELM	12		
9663	10	CEDAR ELM	10		
9664	9	CEDAR ELM	9		
9665	8	CEDAR ELM	8		
9666	10	CEDAR ELM	10		
9667	12	CEDAR ELM	12		
9668	8	CEDAR ELM	8		
9669	11	CEDAR ELM	11		
9670	16	CEDAR ELM	16		
9671	10	CEDAR ELM	10		
9672	17	CEDAR ELM	17		
9680	14	CEDAR ELM	14		
9681	10	CEDAR ELM	10		
9682	15	CEDAR ELM	15		
9683	12	CEDAR ELM	12		
9684	8	CEDAR ELM	8		
9685	15	CEDAR ELM	15		
9686	13	CEDAR ELM	13		
9687	8	CEDAR ELM	8		
9688	10	CEDAR ELM	10		
9690	10	CEDAR ELM	10		
9691	9	CEDAR ELM	9		
9692	10	CEDAR ELM	10		
9693	9	CEDAR ELM	9		
9694	12	CEDAR ELM	12		
9695	9	CEDAR ELM	9		
9696	9	CEDAR ELM	9		
9697	8	CEDAR ELM	8		
9698	10	CEDAR ELM	10		
9699	8	CEDAR ELM	8		
9700	15	CEDAR ELM	15		
9701	13	CEDAR ELM	13		
9702	12	CEDAR ELM	12		
9703	15	CEDAR ELM	15		
9704	13	TEXAS ASH	13		
9706	10	CEDAR ELM	10		
9707	12	CEDAR ELM	12		
9708	10	CEDAR ELM	10		
9709	9	CEDAR ELM	9		
9712	8	TEXAS ASH	8		
		9 TEXAS ASH	9		
		10 TEXAS ASH	10		
9713	17	CEDAR ELM	17		
9714	10	CEDAR ELM	10		
9715	10	CEDAR ELM	10		
9716	13	CEDAR ELM	13		
9717	14	CEDAR ELM	14		
9718	9	CEDAR ELM	9		
9719	11	CEDAR ELM	11		
9720	10	CEDAR ELM	10		
9721	8	CEDAR ELM	8		
9722	8	CEDAR ELM	8		
9734	15	CEDAR ELM	15		
9735	11	HACKBERRY	11		
9736	9	HACKBERRY	9		
9743	11	WILLOW	11		
9744	8	WILLOW	8		
		9 WILLOW	9		
		10 WILLOW	10		
9745	25	WILLOW	25	50	
9782	10	CEDAR ELM	10		
9783	10	CEDAR ELM	10		
9784	10	MESQUITE	10		
9785	13	CEDAR ELM	13		
9786	8	CEDAR ELM	8		
9787	10	CEDAR ELM	10		
9788	9	CEDAR ELM	9		
9789	8	MESQUITE	8		
9790	8	CEDAR ELM	8		
9791	8	MESQUITE	8		
9955	9	CEDAR ELM	9		
9979	10	MESQUITE	10		
9981	10	MESQUITE	10		
9984	8	CEDAR ELM	8		
TOTAL			924	50	
SUM					974

BLOCK A	LOT AREA	ESTIMATED REPLACEMENT
1	0.938 ac.	13
2	0.852 ac.	12
3	0.945 ac.	14
4	1.138 ac.	16
5	1.350 ac.	19
6	1.078 ac.	15
PARK 7	5.925 ac.	83
8	1.769 ac.	25
9	10.436 ac.	145
10	1.043 ac.	15
11	2.671 ac.	38
12A	1.291 ac.	18
12B	1.973 ac.	28
13	4.840 ac.	68
BLOCK B	LOT AREA	ESTIMATED REPLACEMENT
1	1.404 ac.	20
2	13.234 ac.	186
6	0.737 ac.	11
PARK 8	13.745 ac.	191
9	4.974 ac.	69
TOTAL	LOT AREA	
	70.343 ac.	
RATE		0.00 IN/AC.

SEE COVER FOR TREE REPLACEMENT ALLOCATION

TREES PLANTED ALONG THE RING ROAD R.O.W. WILL BE ALLOCATED TOWARD PARK LOT REPLACEMENT REQUIREMENTS FOR LOT 7, BLOCK A & LOT 8, BLOCK B.



**MANOR SE COMMERCIAL PRELIMINARY PLAN NOT FOR RECORDATION**

MANOR, TRAVIS COUNTY, TEXAS

**ALM ENGINEERING, INC.**  
CONSULTING ENGINEERS  
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West Lake Hills, Texas, 78746.

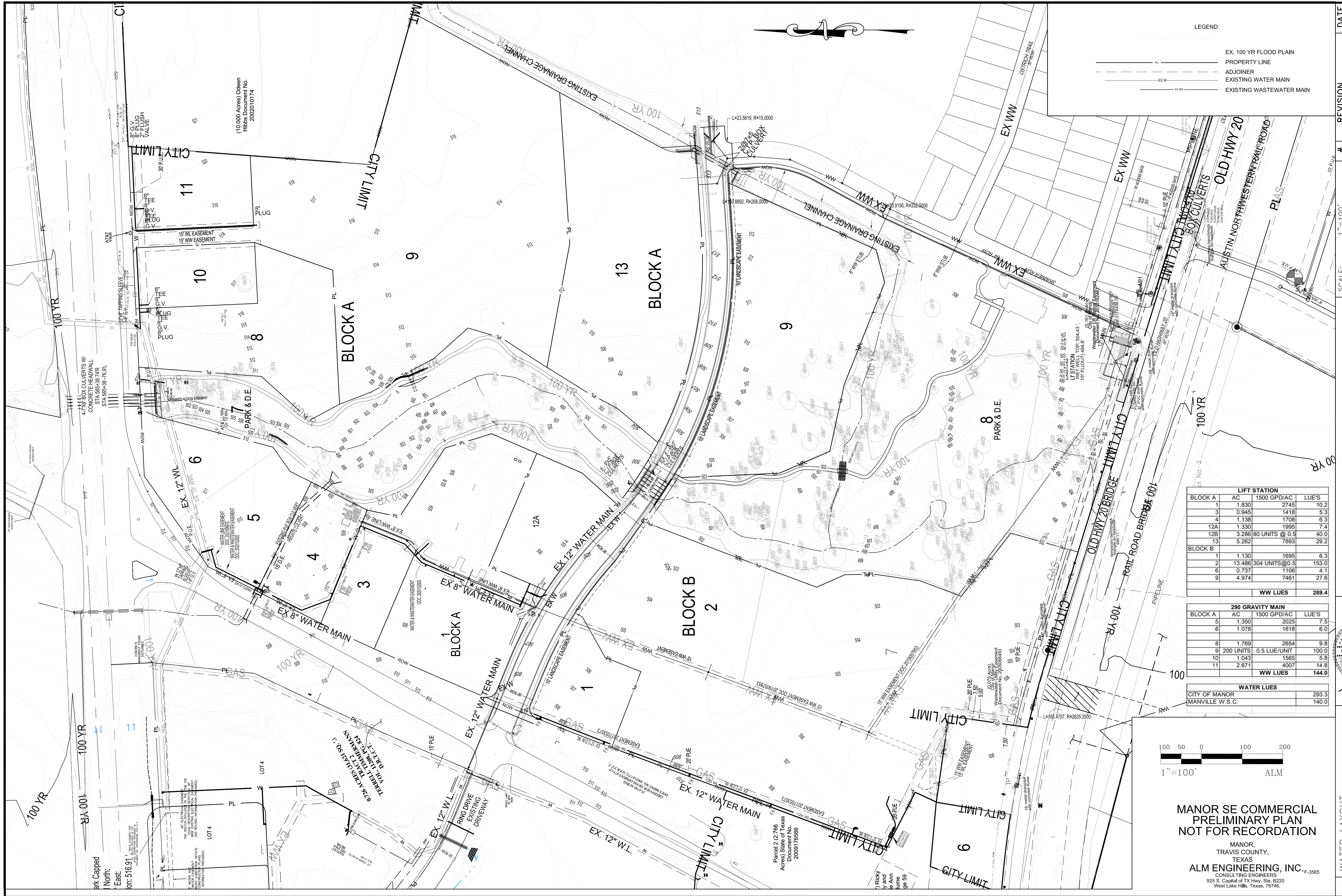
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MANOR SE COMMERCIAL	JOB: SITE	#	
FM 973	DRAWN BY: MM		
MANOR, TX	CHECKED BY: MM		

SCALE: 1"=100'

**ALM ENGINEERING, INC.**  
CONSULTING ENGINEERS  
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MATTHEW MITCHELL  
83339  
7-1-2021

Sheet 5 OF 11



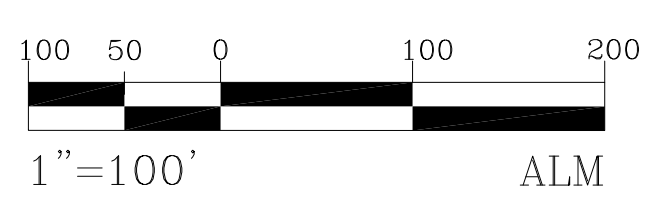
LEGEND

(Dashed line)	EX. 100 YR FLOOD PLAIN
(Solid line)	PROPERTY LINE
(Dashed line)	ADJOINER
(Dashed line)	EXISTING WATER MAIN
(Dashed line)	EXISTING WASTEWATER MAIN

LIFT STATION			
BLOCK A	AC	1500 GPD/AC	LUE'S
1	1.830	2745	10.2
3	0.945	1418	5.3
4	1.138	1708	6.3
12A	1.330	1995	7.4
12B	3.286	80 UNITS @ 0.5	40.0
13	5.262	7893	29.2
BLOCK B			
1	1.130	1695	6.3
2	13.486	304 UNITS @ 0.5	153.0
6	0.737	1106	4.1
9	4.974	7461	27.6
WW LUES			289.4

290 GRAVITY MAIN			
BLOCK A	AC	1500 GPD/AC	LUE'S
5	1.350	2025	7.5
6	1.078	1618	6.0
8	1.769	2654	9.8
9	200 UNITS	0.5 LUE/UNIT	100.0
10	1.043	1565	5.8
11	2.671	4007	14.8
WW LUES			144.0

WATER LUES	
CITY OF MANOR	293.3
MANVILLE W.S.C.	140.0



**MANOR SE COMMERCIAL  
PRELIMINARY PLAN  
NOT FOR RECORDATION**

MANOR,  
TRAVIS COUNTY,  
TEXAS  
**ALM ENGINEERING, INC.** F-3665  
CONSULTING ENGINEERS  
925 S. Capital of TX Hwy, Ste. B220  
West Lake Hills, Texas, 78746.

DATE	2/16/2021
REVISION	
#	
SCALE:	1"=100'
DATE:	7/1/2021
JOB:	SITE
DRAWN BY:	MM
CHECKED BY:	MM

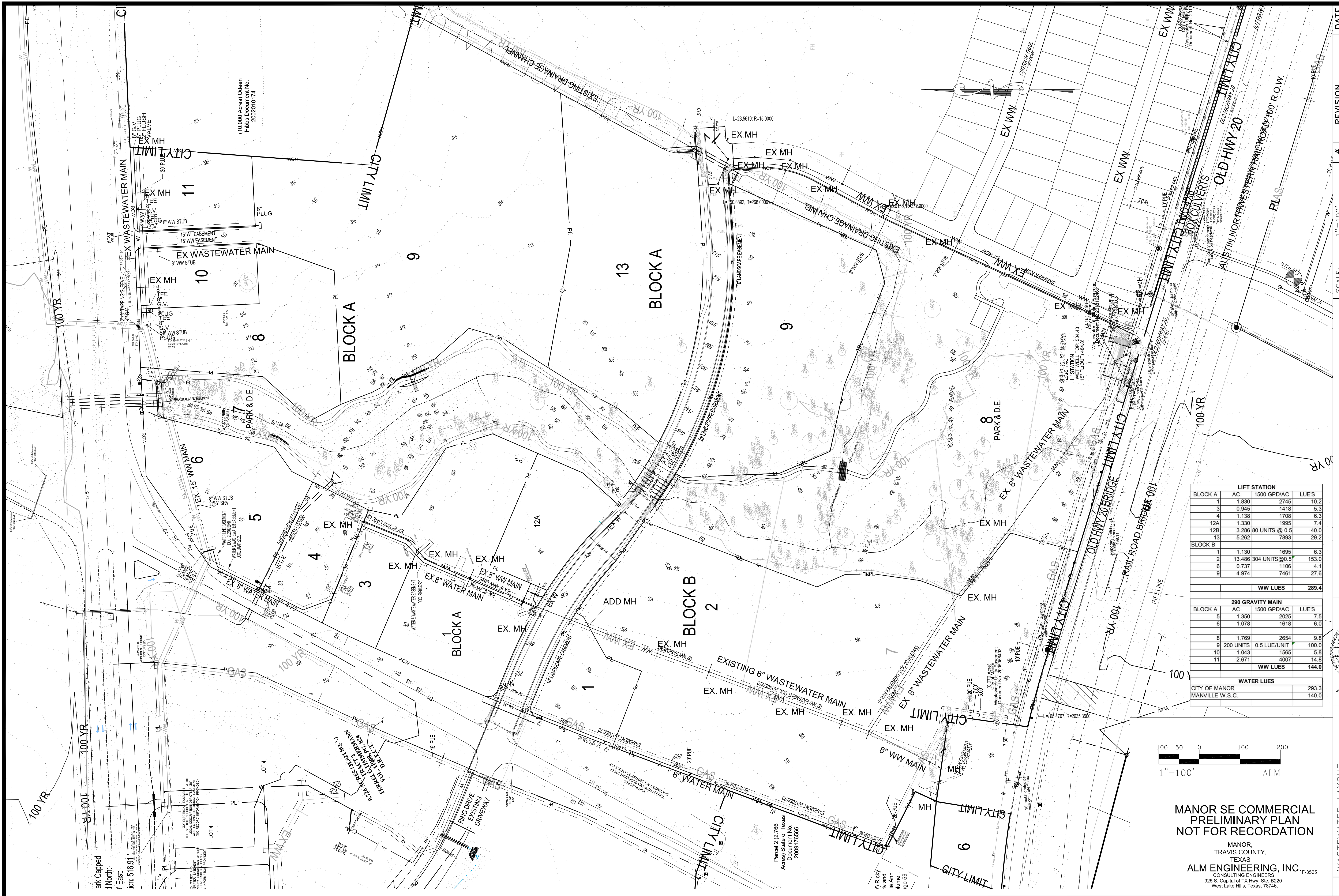
<b>ALM ENGINEERING, INC.</b>	
CONSULTING ENGINEERS F-3665	
925 S Capital of TX Hwy, Ste. B220,	
West Lake Hills, TX 78746	
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WATER LAYOUT	
MANOR SE COMMERCIAL	
FM 973	
MANOR, TX	

Sheet	6
Of	11



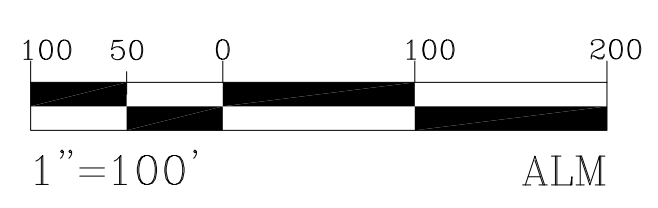
LIFT STATION				
BLOCK A	AC	1500 GPD/AC	LUE'S	
1	1.830	2745	10.2	
3	0.945	1418	5.3	
4	1.138	1708	6.3	
12A	1.330	1995	7.4	
12B	3.286	80 UNITS @ 0.5	40.0	
13	5.262	7893	29.2	
				<b>WW LUES 289.4</b>

290 GRAVITY MAIN				
BLOCK A	AC	1500 GPD/AC	LUE'S	
5	1.350	2025	7.5	
6	1.078	1618	6.0	
8	1.769	2654	9.8	
9	200 UNITS	0.5 LUE/UNIT	100.0	
10	1.043	1565	5.8	
11	2.671	4007	14.8	
				<b>WW LUES 144.0</b>

WATER LUES	
CITY OF MANOR	293.3
MANVILLE W.S.C.	140.0



**MANOR SE COMMERCIAL  
 PRELIMINARY PLAN  
 NOT FOR RECORDATION**  
 MANOR,  
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 TEXAS  
**ALM ENGINEERING, INC.** F-3565  
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 925 S. Capital of TX Hwy, Ste. B220  
 West Lake Hills, Texas, 78746.

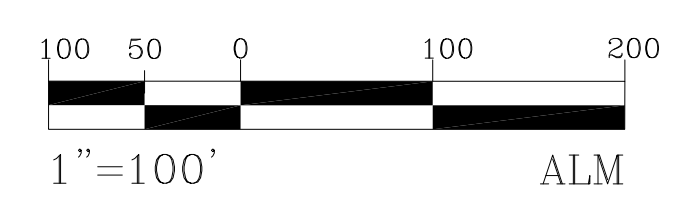
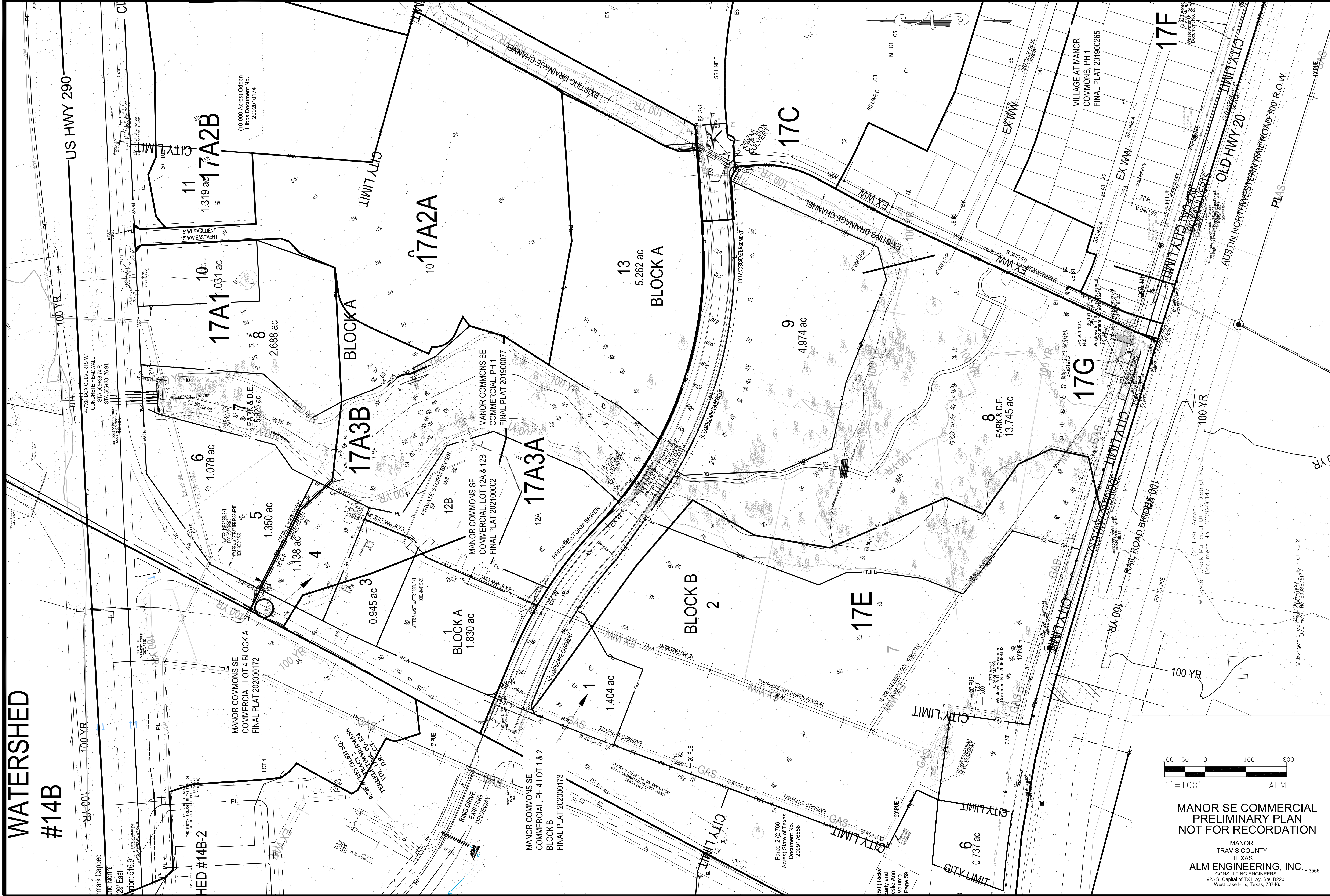
DATE	REVISION	#
2/18/2021		1
7/1/2021		2

SCALE: 1"=100'  
 DATE: 7/1/2021  
 JOB: SITE  
 DRAWN BY: MM  
 CHECKED BY: MM

**ALM ENGINEERING, INC.**  
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WASTEWATER LAYOUT	MANOR SE COMMERCIAL	FM 973	MANOR, TX
Sheet 7	Of 11		

# WATERSHED #14B

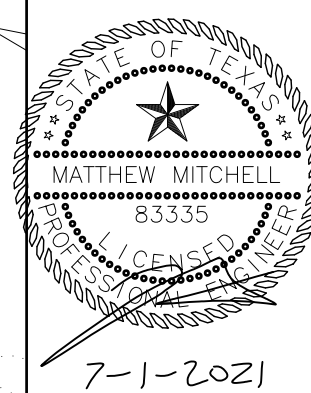


MANOR SE COMMERCIAL  
PRELIMINARY PLAN  
NOT FOR RECORDATION

MANOR,  
TRAVIS COUNTY,  
TEXAS

ALM ENGINEERING, INC. F-3565  
CONSULTING ENGINEERS  
925 S. Capital of TX Hwy, Ste. B220  
West Lake Hills, Texas, 78746.

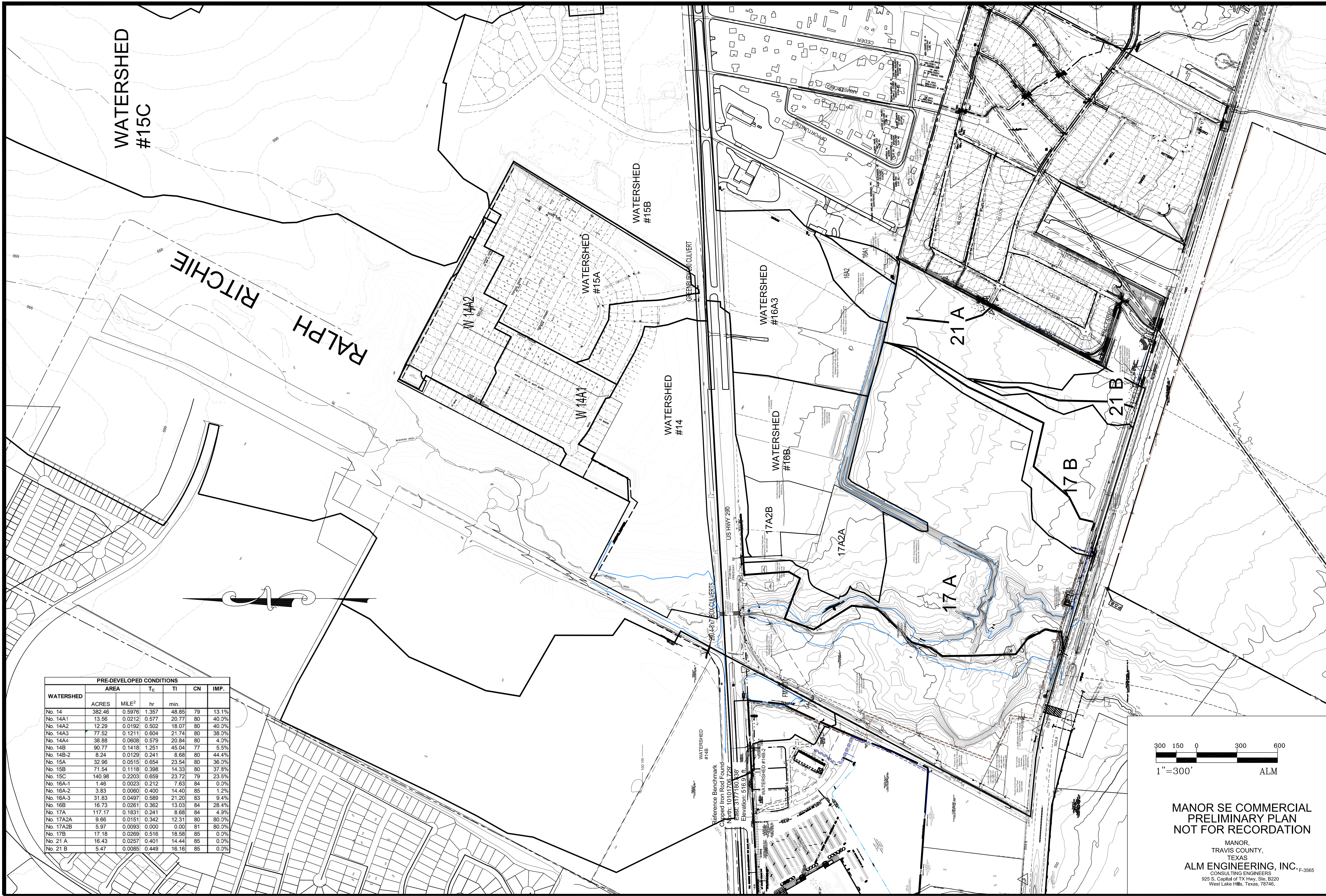
STORM SEWER LAYOUT	7-1-2021	1"=100'	1"
MANOR SE COMMERCIAL	7/1/2021	DATE:	DATE
FM 973	JOB:	#	REVISION
MANOR, TX	SITE		
	DRAWN BY: MM		
	CHECKED BY: MM		



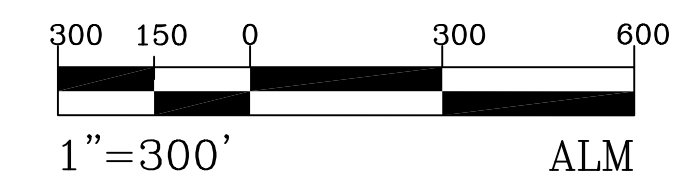
ALM ENGINEERING, INC.  
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F-3565  
925 S Capital of TX Hwy, Ste. B220,  
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Sheet	8 OF 11
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WATERSHED	PRE-DEVELOPED CONDITIONS					
	AREA		T <sub>c</sub>	TI	CN	IMP.
	ACRES	MILE <sup>2</sup>	hr	min.		
No. 14	382.46	0.5976	1.357	48.85	79	13.1%
No. 14A1	13.56	0.0212	0.577	20.77	80	40.0%
No. 14A2	12.29	0.0192	0.502	18.07	80	40.0%
No. 14A3	77.52	0.1211	0.604	21.74	80	38.0%
No. 14A4	38.88	0.0608	0.579	20.84	80	4.0%
No. 14B	90.77	0.1418	1.251	45.04	77	5.5%
No. 14B-2	8.24	0.0129	0.241	8.68	80	44.4%
No. 15A	32.96	0.0515	0.654	23.54	80	36.0%
No. 15B	71.54	0.1118	0.398	14.33	80	37.8%
No. 15C	140.98	0.2203	0.659	23.72	79	23.6%
No. 16A-1	1.46	0.0023	0.212	7.63	84	0.0%
No. 16A-2	3.83	0.0060	0.400	14.40	85	1.2%
No. 16A-3	31.83	0.0497	0.589	21.20	83	9.4%
No. 16B	16.73	0.0261	0.362	13.03	84	28.4%
No. 17A	117.17	0.1831	0.241	8.68	84	4.9%
No. 17A2A	9.66	0.0151	0.342	12.31	80	80.0%
No. 17A2B	5.97	0.0093	0.000	0.00	81	80.0%
No. 17B	17.18	0.0269	0.516	18.58	85	0.0%
No. 21 A	16.43	0.0257	0.401	14.44	85	0.0%
No. 21 B	5.47	0.0085	0.449	16.16	85	0.0%



MANOR SE COMMERCIAL  
 PRELIMINARY PLAN  
 NOT FOR RECORDATION

MANOR,  
 TRAVIS COUNTY,  
 TEXAS  
 ALM ENGINEERING, INC. F-3965  
 CONSULTING ENGINEERS  
 925 S. Capital of TX Hwy, Ste. B220  
 West Lake Hills, Texas, 78746.

HEC-HMS PRE-DEVELOPED	MANOR SE COMMERCIAL	MANOR, TX
MANOR SE COMMERCIAL	FM 973	
MANOR, TX		
Sheet 10 OF 11		

SCALE:	1"=300'
DATE:	4/21/2017
JOB:	SITE
DRAWN BY:	MM
CHECKED BY:	MM

#	REVISION	DATE
1	SPLIT LOT 12 TO 12A, 12B, 12C, 12D, 12E, 12F, 12G, 12H, 12I, 12J, 12K, 12L, 12M, 12N, 12O, 12P, 12Q, 12R, 12S, 12T, 12U, 12V, 12W, 12X, 12Y, 12Z	2/18/2020

ALM ENGINEERING, INC.  
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 (512) 431-9600 \* almeng@sbcglobal.net

MATTHEW MITCHELL  
 83335  
 LICENSED ENGINEER

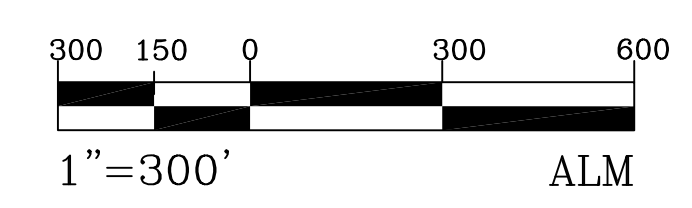
4-7-2020



WATERSHED #15C

MANOR COMMONS SE DEVELOPED CONDITIONS

WATERSHED	AREA		T <sub>c</sub>	T <sub>I</sub>	CN	IMP.
	ACRES	MILE <sup>2</sup>				
No. 14	382.46	0.5976	1.357	48.85	79	13.1%
No. 14A1	13.56	0.0212	0.577	20.77	80	40.0%
No. 14A2	12.29	0.0192	0.502	18.07	80	40.0%
No. 14A3	77.52	0.1211	0.604	21.74	80	38.0%
No. 14A4	38.88	0.0608	0.579	20.84	80	4.0%
No. 14B	90.77	0.1418	1.251	45.04	77	5.5%
No. 14B-2	8.24	0.0129	0.241	8.68	80	70.0%
No. 15A	32.96	0.0515	0.654	23.54	80	38.0%
No. 15B	71.54	0.1118	0.398	14.33	80	37.8%
No. 15C	140.98	0.2203	0.659	23.72	79	23.6%
No. 16A-1	1.46	0.0023	0.212	7.63	84	0.0%
No. 16A-2	3.83	0.0060	0.400	14.40	85	1.2%
No. 16A-3	31.83	0.0497	0.589	21.20	83	9.4%
No. 16B	16.73	0.0261	0.362	13.03	84	28.4%
No. 17A1	19.17	0.0300	0.241	8.68	80	60.1%
No. 17A2A	9.66	0.0151	0.342	12.31	80	80.0%
No. 17A2B	5.97	0.0093	0.480	17.29	81	80.0%
No. 17A3A	12.44	0.0194	0.328	11.81	80	65.0%
No. 17A3B	5.90	0.0092	0.223	8.03	80	34.2%
No. 17B	17.57	0.0275	0.516	18.58	85	45.0%
No. 17C	15.18	0.0237	0.593	21.35	85	45.0%
No. 17D	7.32	0.0114	0.493	17.75	80	45.0%
No. 17E	44.78	0.0700	0.379	13.64	80	39.4%
No. 17F	15.74	0.0246	0.350	12.60	80	45.0%
No. 17G	0.20	0.0003	0.100	3.60	80	45.0%
No. 21A	15.29	0.0239	0.571	20.56	90	45.0%
No. 21B	2.66	0.0042	0.482	17.35	89	45.0%

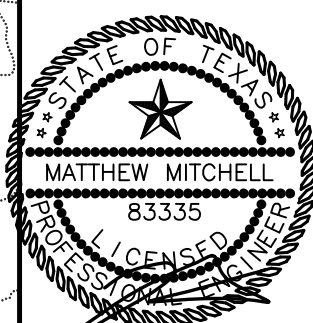


MANOR SE COMMERCIAL  
PRELIMINARY PLAN  
NOT FOR RECORDATION

MANOR,  
TRAVIS COUNTY,  
TEXAS  
ALM ENGINEERING, INC. F-3965  
CONSULTING ENGINEERS  
925 S. Capital of TX Hwy, Ste. B220  
West Lake Hills, Texas, 78746.

#	REVISION	DATE
1	SPILT LOT 12 TO 14A, 2E, 2C, 2D, 2E, 2F, 2G, 2H, 2I, 2J, 2K, 2L, 2M, 2N, 2O, 2P, 2Q, 2R, 2S, 2T, 2U, 2V, 2W, 2X, 2Y, 2Z	2/18/2020
2		
3		
4		
5		
6		
7		
8		
9		
10		

SCALE: 1"=300'  
DATE: 4/21/2017  
JOB: SITE  
DRAWN BY: MM  
CHECKED BY: MM



4-7-2020

HEC-HMS DEVELOPED  
MANOR SE COMMERCIAL  
FM 973  
MANOR, TX

