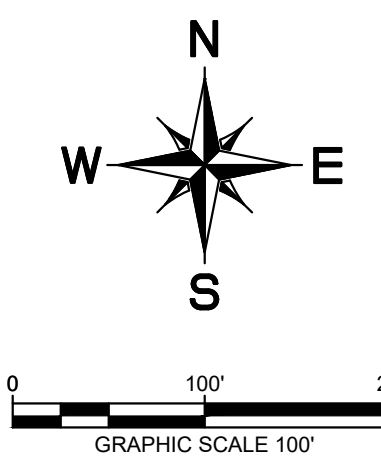
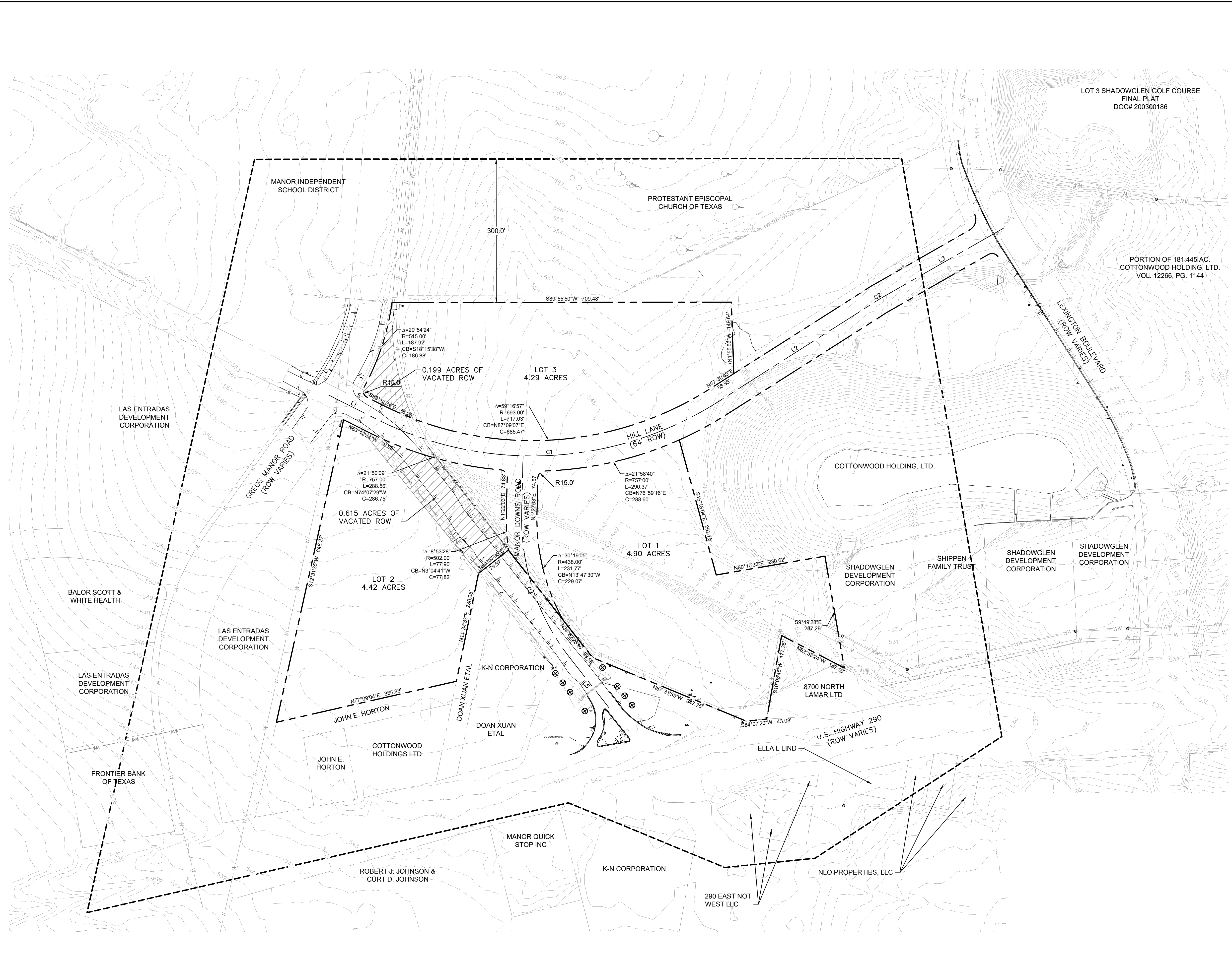


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LEGEND

	PROPERTY LINE
	300 FOOT PROPERTY LINE SETBACK

THIS SITE IS LOCATED IN THE WILBARGER CREEK AND GILLELAND CREEK WATERSHED.

NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C04855, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

SHADOWVIEW COMMERCIAL SECTION 3 GENERAL INFORMATION:

TOTAL ACREAGE.....	15.89 ACRES
ACREAGE OF PROPOSED 64' ROW.....	2.25 ACRES
ACREAGE OF VACATED ROW.....	0.81 ACRES
NUMBER OF LIGHT COMMERCIAL LOTS.....	3
ACREAGE OF LIGHT COMMERCIAL LOTS.....	13.64 ACRES
TOTAL NUMBER OF LOTS.....	3

LEGAL DESCRIPTION

20.5213 TOTAL ACRES OUT OF THE REMAINDER OF 181.445 ACRES OF THE WILLIAM STANDERFORD SURVEY NO. 69, ABSTRACT NO. 472, CONVEYED TO SHADOWGLEN DEVELOPMENT CORPORATION, DOC. #2013110720

3.566 ACRES OF LAND OUT OF THE WILLIAM JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, IN TRAVIS COUNTY, TEXAS, BEING ONE AND THE SAME AS SAID TRACT DESCRIBED AS CONTAINING 5.559 ACRES IN DEED DATED SEPTEMBER 12, 2007 RECORDED IN DOC. #2007173868

LINE TABLE

LINE	LENGTH	BEARING
L1	110.47	S63°12'24.29"E
L2	388.52	N57°30'39.00"E
L3	286.92	N60°14'49.42"E
L4	120.32	N1°22'02.95"E
L5	134.80	N38°02'24.55"W

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	725.00'	750.14'	N87°09'07"E	717.12'	59°16'57"	412.55'
C2	470.00'	22.45'	N58°52'44"E	22.44'	2°44'10"	11.22'
C3	470.00'	323.26'	N18°20'11"W	316.93'	39°24'27"	168.32'

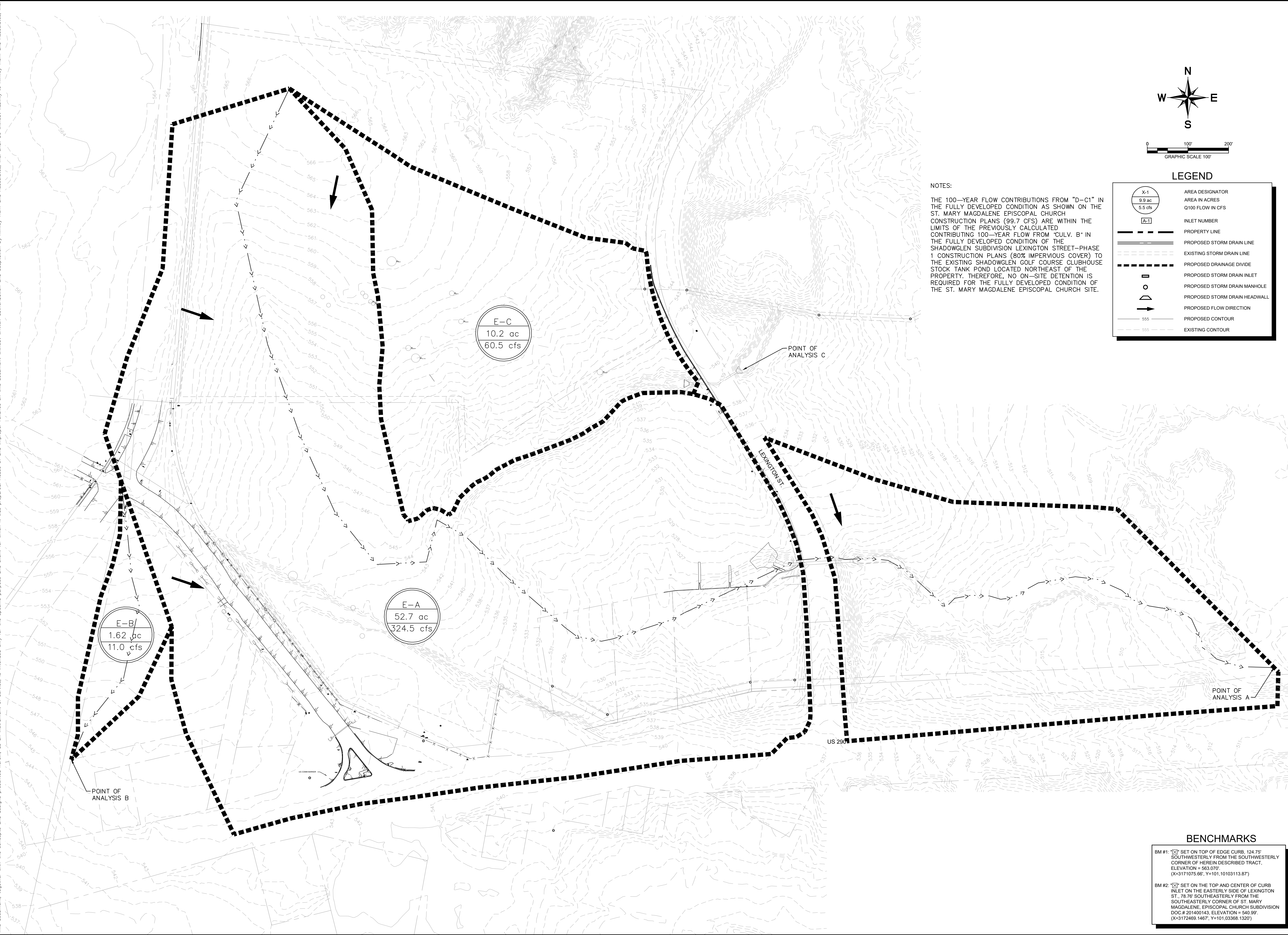
BENCHMARKS

BM #1: SET ON TOP OF EDGE CURB, 124.75' SOUTHWESTERLY FROM THE SOUTHWESTERLY CORNER OF HEREIN DESCRIBED TRACT. ELEVATION = 563.07'. (X=3171075.66; Y=101,10103113.87)

BM #2: SET ON THE TOP AND CENTER OF CURB INLET ON THE EASTERLY SIDE OF LEXINGTON ST., 78.76' SOUTHEASTERLY FROM THE SOUTHEASTERLY CORNER OF ST. MARY MAGDALENE, EPISCOPAL CHURCH SUBDIVISION DOC.# 201400143, ELEVATION = 540.99'. (X=3172469.1467; Y=101,03368.1320)

<p>Kimley»Horn</p> <p>© 2016 KIMLEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVILLE ROAD, AVALON IV, SUITE 300, AUSTIN, TX 78759 PHONE: 512-418-1771 FAX: 512-418-1791 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">No.</td> <td style="width: 10%;">REVISIONS</td> <td style="width: 10%;">BY</td> <td style="width: 10%;">DATE</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	REVISIONS	BY	DATE																				
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<p>SHEET NUMBER</p> <p>2</p>																									

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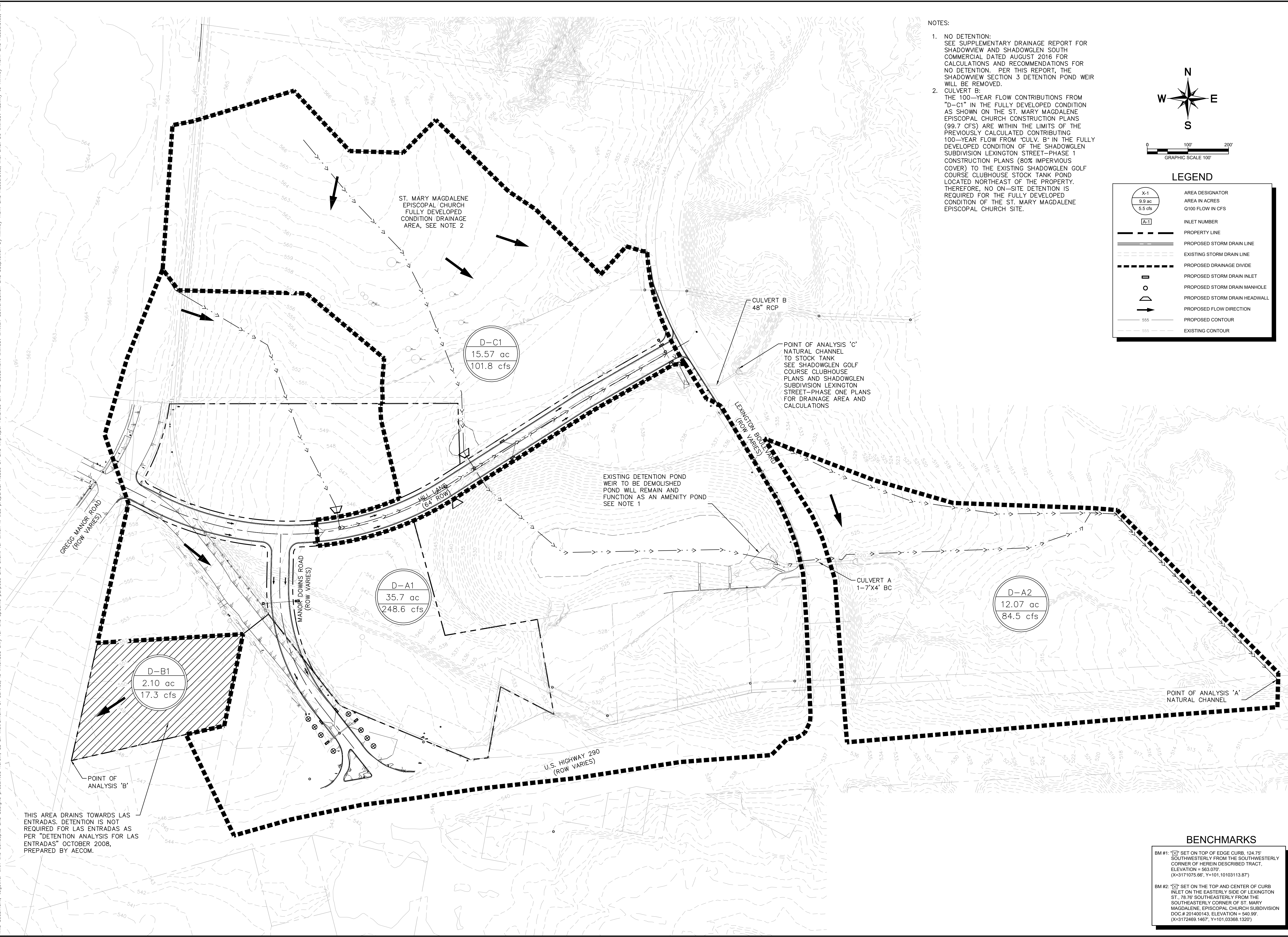
NOTES:
 THE 100-YEAR FLOW CONTRIBUTIONS FROM "D-C1" IN THE FULLY DEVELOPED CONDITION AS SHOWN ON THE ST. MARY MAGDALENE EPISCOPAL CHURCH CONSTRUCTION PLANS (99.7 CFS) ARE WITHIN THE LIMITS OF THE PREVIOUSLY CALCULATED CONTRIBUTING 100-YEAR FLOW FROM "CULV. B" IN THE FULLY DEVELOPED CONDITION OF THE SHADOWGLEN SUBDIVISION LEXINGTON STREET-PHASE 1 CONSTRUCTION PLANS (80% IMPERVIOUS COVER) TO THE EXISTING SHADOWGLEN GOLF COURSE CLUBHOUSE STOCK TANK POND LOCATED NORTHEAST OF THE PROPERTY. THEREFORE, NO ON-SITE DETENTION IS REQUIRED FOR THE FULLY DEVELOPED CONDITION OF THE ST. MARY MAGDALENE EPISCOPAL CHURCH SITE.

LEGEND	
	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

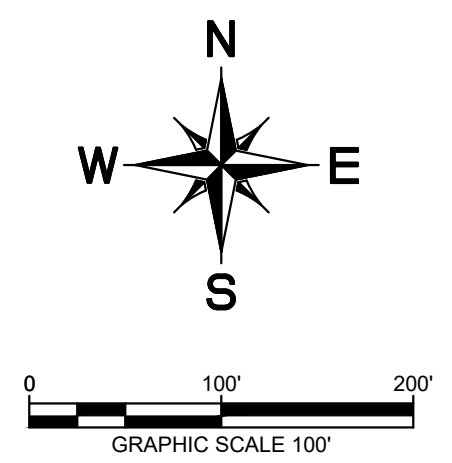
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	DATE SEPTEMBER 2020
	SCALE: AS SHOWN DESIGNED BY: HMH DRAWN BY: JDR CHECKED BY: RJS
	12/8/2020
SHADOWVIEW COMMERCIAL SECTION 3 CITY OF MANOR TRAVIS COUNTY, TEXAS	EXISTING DRAINAGE AREA MAP
SHEET NUMBER 4	REVISIONS No. _____ BY _____ DATE _____

Plotted By: Bermudez, Gabriel Date: December 08, 2020 07:22:11am File Path: K:\AUS_Civil\069241705_Shadowview_Section 3\Draw\Preliminary\Plot\Draw\Proposed Drainage Area Map.dwg
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- NOTES:
- NO DETENTION: SEE SUPPLEMENTARY DRAINAGE REPORT FOR SHADOWVIEW AND SHADOWGLEN SOUTH COMMERCIAL DATED AUGUST 2016 FOR CALCULATIONS AND RECOMMENDATIONS FOR NO DETENTION. PER THIS REPORT, THE SHADOWVIEW SECTION 3 DETENTION POND WEIR WILL BE REMOVED.
 - CULVERT B: THE 100-YEAR FLOW CONTRIBUTIONS FROM "D-C1" IN THE FULLY DEVELOPED CONDITION AS SHOWN ON THE ST. MARY MAGDALENE EPISCOPAL CHURCH CONSTRUCTION PLANS (99.7 cfs) ARE WITHIN THE LIMITS OF THE PREVIOUSLY CALCULATED CONTRIBUTING 100-YEAR FLOW FROM 'CULV. B' IN THE FULLY DEVELOPED CONDITION OF THE SHADOWGLEN GOLF COURSE CLUBHOUSE STOCK TANK POND LOCATED NORTHEAST OF THE PROPERTY. THEREFORE, NO ON-SITE DETENTION IS REQUIRED FOR THE FULLY DEVELOPED CONDITION OF THE ST. MARY MAGDALENE EPISCOPAL CHURCH SITE.



LEGEND

	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
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	EXISTING CONTOUR

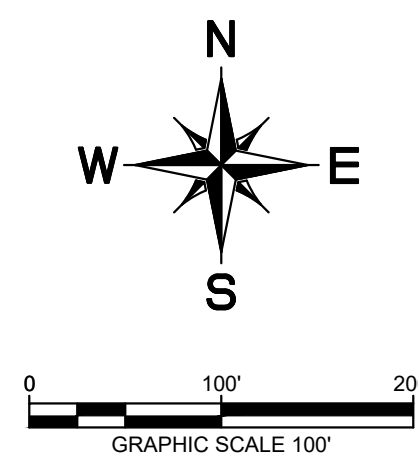
THIS AREA DRAINS TOWARDS LAS ENTRADAS. DETENTION IS NOT REQUIRED FOR LAS ENTRADAS AS PER "DETENTION ANALYSIS FOR LAS ENTRADAS" OCTOBER 2008, PREPARED BY AECOM.

BENCHMARKS

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<p>PROPOSED DRAINAGE AREA MAP</p>	<p>SHADOWVIEW COMMERCIAL SECTION 3 CITY OF MANOR TRAVIS COUNTY, TEXAS</p>												
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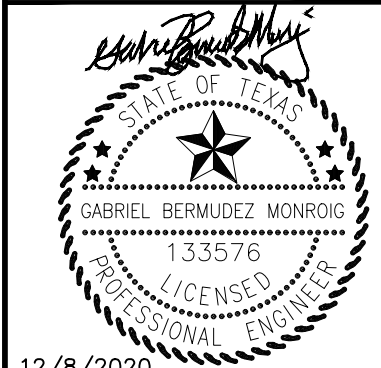
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No.	REVISIONS	DATE	BY

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 TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT	069241705
DATE	SEPTEMBER 2020
SCALE	AS SHOWN
DESIGNED BY:	HMH
DRAWN BY:	JDR
CHECKED BY:	RJS

PROPOSED DRAINAGE LAYOUT

SHADOWVIEW COMMERCIAL SECTION 3
 CITY OF MANOR
 TRAVIS COUNTY, TEXAS

