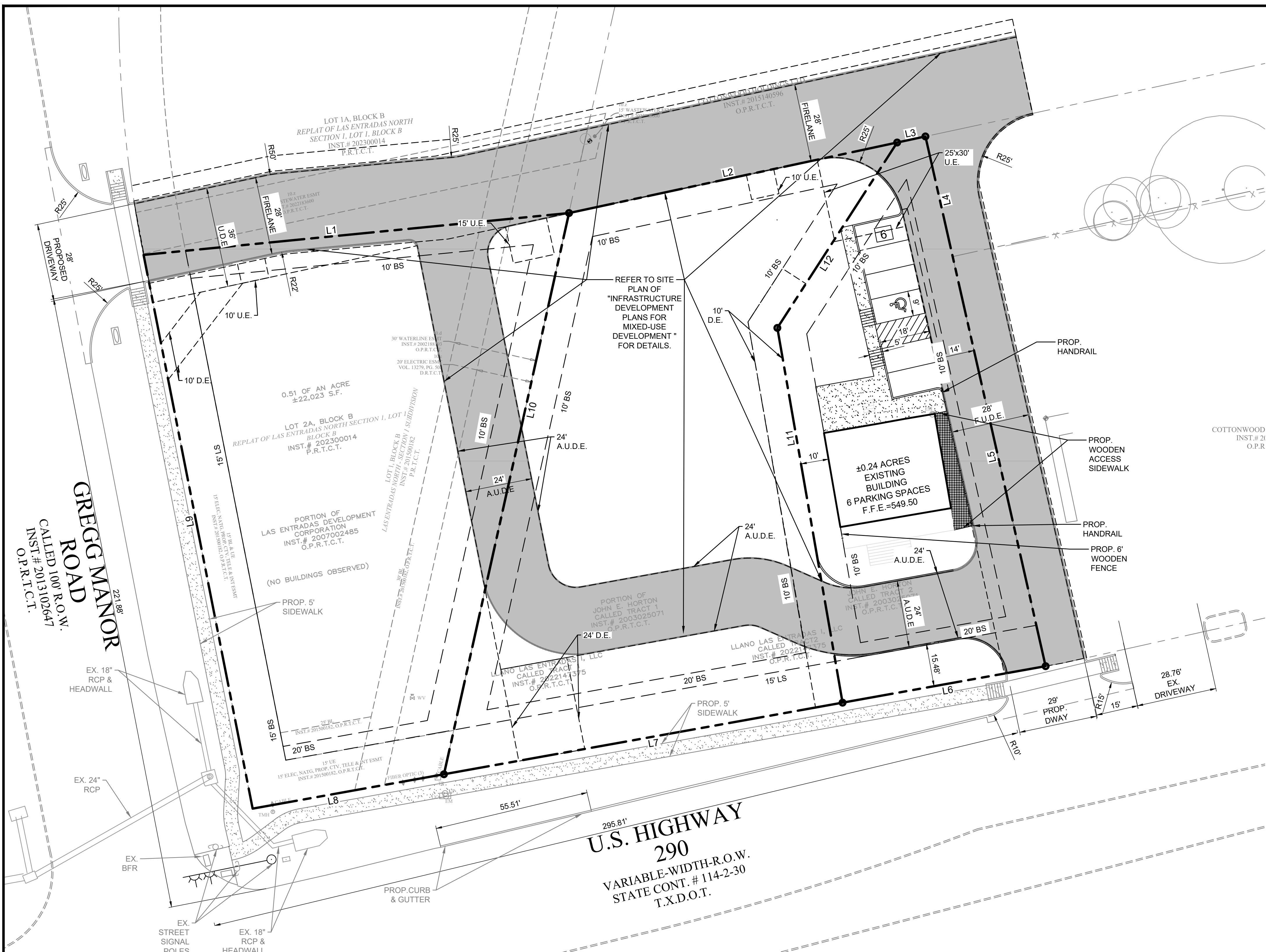


VICINITY MAP
1" = 2000'



PROPOSED DRIVEWAY
28'
GREGG MANOR ROAD
221.88'
CALLED 100' R.O.W.
INST. # 2013102647
O.P.R.T.C.T.

0.51 OF AN ACRE
±22,023 S.F.
LOT 2A, BLOCK B
REPLAT OF LAS ENTRADAS NORTH SECTION 1, LOT 1, BLOCK B
INST. # 202300014
P.R.T.C.T.

±0.24 ACRES
EXISTING BUILDING
6 PARKING SPACES
F.F.E. = 549.50

295.81'
U.S. HIGHWAY 290
VARIABLE-WIDTH-R.O.W.
STATE CONT. # 114-2-30
T.X.D.O.T.

- SITE GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERE TO.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
 - ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FENCE	
FIRE LANE	
STRIPING	
PARKING SPACES	
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	
LIGHT POLE	
POWER POLE	

SITE DATA SUMMARY TABLE

SITE ACREAGE:	0.24 ACRES (10,454.40 S.F.)
ZONING:	C-1
PROPOSED USE:	OFFICE
BUILDING AREA:	1,379 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	15' (TO BE VERIFIED)
BUILDING COVERAGE:	13.19%
FLOOR AREA RATIO:	0.13
IMPERVIOUS AREA:	7948.71 S.F. (76.04%)
PERVIOUS/LANDSCAPE AREA:	2505.69 S.F. (23.96%)
REGULAR PARKING REQUIRED:	6 SPACES
1 PER 250	
REGULAR PARKING PROVIDED:	5 SPACES
HANDICAP PARKING REQUIRED:	1 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	1 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	6 SPACES

Parcel Line Table

Line #	Length	Direction
L1	153.14	N84° 22' 50.85"E
L2	120.23	N77° 52' 09.90"E
L3	10.36	N77° 52' 09.90"E
L4	194.59	S12° 47' 00.76"E
L5	150.45	N12° 47' 00.76"W
L6	73.91	S79° 48' 59.73"W
L7	145.08	S79° 48' 59.73"W
L8	69.64	S79° 48' 59.73"W
L9	204.33	N11° 08' 26.80"W
L10	336.82	S12° 33' 05.20"W
L11	136.26	N9° 52' 12.14"W
L12	79.07	S32° 52' 09.90"W

EXISTING LEGEND

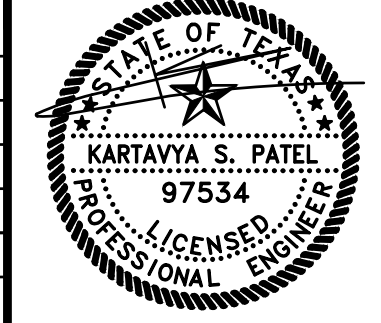
	1/2" IR FOUND		IRRIGATION VALVE		NO PARKING
	1/2" IR SET		WATER VALVE		CONCRETE
	5/8" IR FOUND		FIRE HYDRANT		GRAVEL
	3/8" IR FOUND		IR VALVE		BRICK
	80-D NAIL FOUND		UTILITY POLE		STONE
	PK NAIL SET		WATER METER		WOOD DECK
	1/2" IP FOUND		GAS METER		BUILDING WALL
	X-SET		A.C. PAD		TILE
	1" IR FOUND		TRANS. BOX		BUILDING LINE
	1" IP FOUND		GAS MARKER		EASEMENT
	POINT FOR CORNER		OVERHEAD UTILITY LINE		BOUNDARY
	CON. MONUMENT		GUY WIRE ANCHOR		HIGHBANK LINE
	3/4" IP FOUND		BARBED WIRE FENCE		PARKING STRIPE
	TELE. BOX		IRON FENCE		HANDICAP SPACE
	CABLE BOX		CHAINLINK FENCE		
	ELECTRIC BOX		WOOD FENCE		
	BRICK COLUMN		PIPE RAIL FENCE		
	STONE COLUMN		COVERED AREA		
	STORM DRAIN MH.		ASPHALT		
	SAN. SEW. CO.		FIRE LANE STRIPE		
	BOLLARD POST		BRICK RET. WALL		
	LIGHT POLE		STONE RET. WALL		
	SAN. SEW. MH.		CON. RET. WALL		

EASEMENT/SETBACK LEGEND

	BUILDING SET BACK	B.S.
	LANDSCAPE SETBACK	L.S.
	FIRE LANE, ACCESS, UTILITY & DRAINAGE EASEMENT	F.A.U.E.
	ACCESS, UTILITY & DRAINAGE EASEMENT	F.A.U.D.E.
	ACCESS EASEMENT	A.E.
	SIDEWALK EASEMENT	S.E.
	SANITARY SEWER EASEMENT	S.S.E.
	WATER EASEMENT	W.E.
	ELECTRICAL EASEMENT	E.E.
	UTILITY EASEMENT	U.E.
	UTILITY & DRAINAGE EASEMENT	U.D.E.



NO.	DATE	DESCRIPTION	BY
1	09-30-2022	1st CITY SUBMITTAL	KP
2	05-05-23	2nd CITY SUBMITTAL	KP
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SITE PLAN
LONESTAR DEVELOPMENT
GREG MANOR RD & US HWY 290
CITY OF MANOR
TRAVIS COUNTY, TEXAS 78653
LAS ENTRADAS SUBDIVISION SECTION 1

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 McDermott Drive, Allen, TX 75013

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	KR	05/05/23	SCALE BAR	085-22	C-3.0

Planning | Civil Engineering | Construction Management
TX. P.E. FIRM #11525
05/05/23