

REVISIONS
REVISION #   GBA STAFF COMMENTS

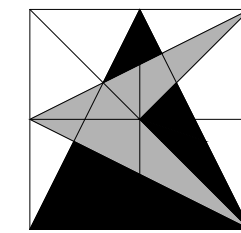
# PRELIMINARY PLAT FOR *LAS ENTRADAS SOUTH SECTION 4 MANOR*

GREGG MANOR ROAD  
MANOR, TEXAS 78653

**PLAN SUBMITTAL/REVIEW LOG:**

1ST SUBMITTAL TO CITY	01/23/2023
2ND SUBMITTAL TO CITY	04/12/2023

**ENGINEER:**

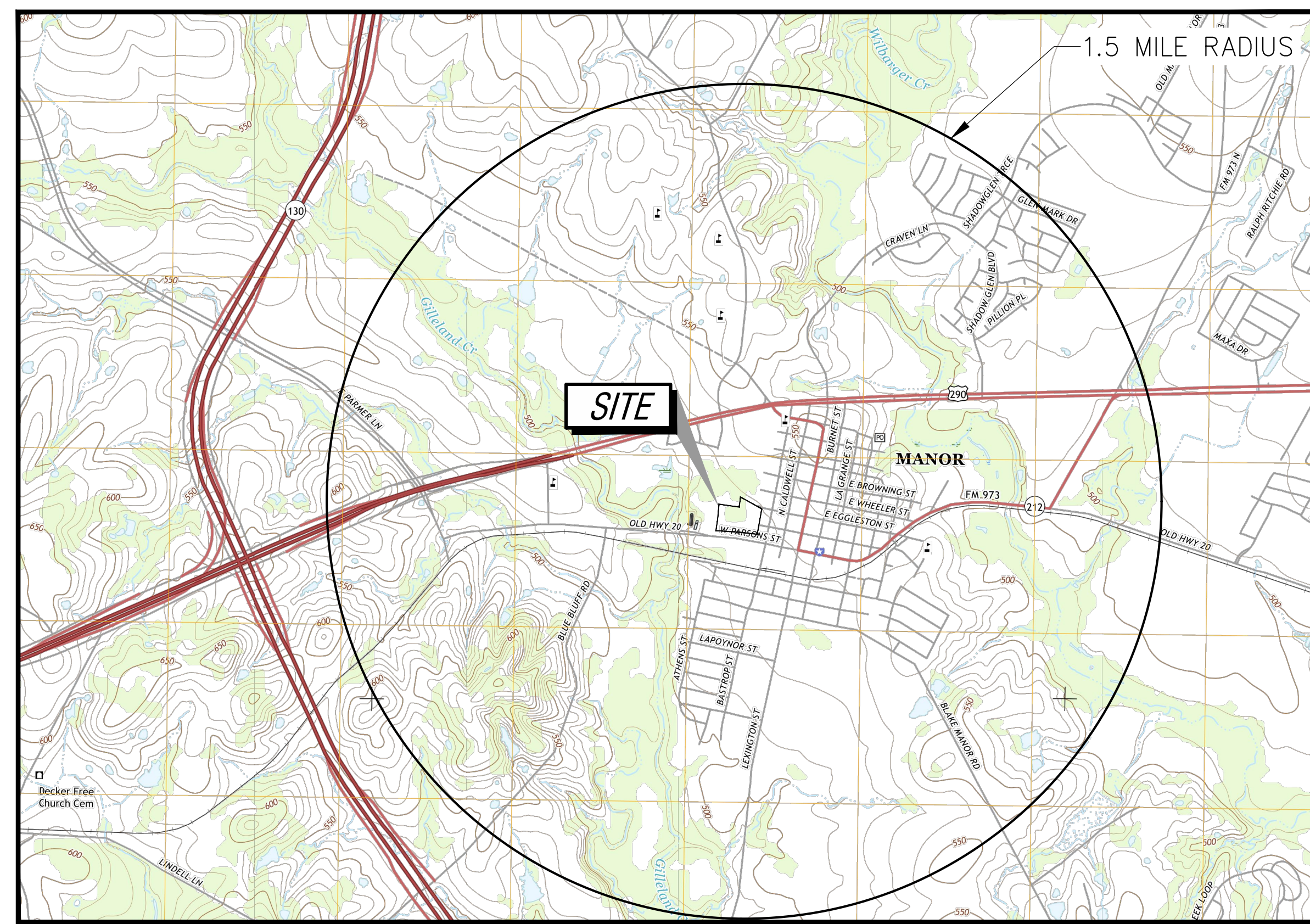


**CARNEY ENGINEERING, PLLC.**  
5465 LEGACY DRIVE, SUITE 650  
PLANO, TEXAS 75024  
PH (469) 443-0861  
FAX (469) 443-0863

**OWNER:**

MANOR MF LLC  
178 FIRSTFIELD ROAD SUITE 203  
GAITHERSBURG MD 20878  
CONTACT: SUSHIL MEHTA

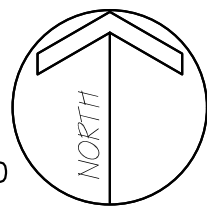
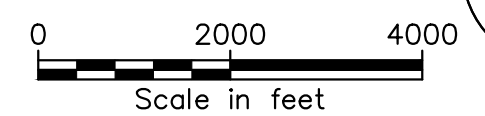
**LEGAL DESCRIPTION - BEING 13.2177 ACRES OF LAND SITUATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALL 105.170 ACRE TRACT OF LAND AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO LAS ENTRADAS DEVELOPMENT CORPORATION AND RECORDED IN DOCUMENT NO. 2007002485, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.**



**SITE INFO**  
ACREAGE - 9.83 ac  
CURRENT ZONING - MF-2

**VICINITY MAP**

1"=2,000'

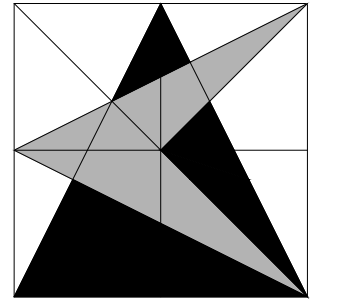


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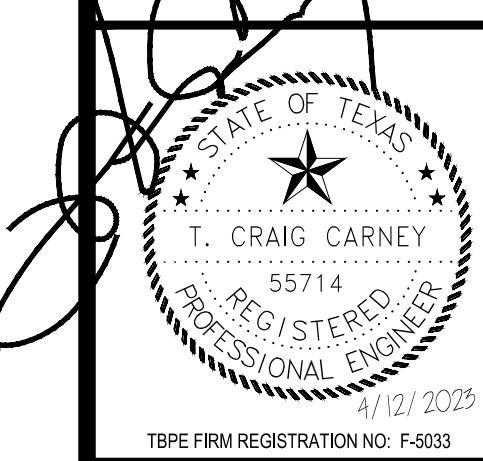
- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS PLAN
- C-3 OVERALL PRELIMINARY PLAN
- C-4 EXISTING & PROPOSED DRAINAGE AREA MAPS
- C-5 INLET DRAINAGE AREA PLAN
- C-6 UTILITY PLAN

**LAS ENTRADAS SOUTH SECTION 4 MANOR  
PRELIMINARY PLAN  
CITY OF MANOR  
TRAVIS COUNTY, TEXAS**

**COVER SHEET  
PRELIMINARY PLAT - 04/12/2023**



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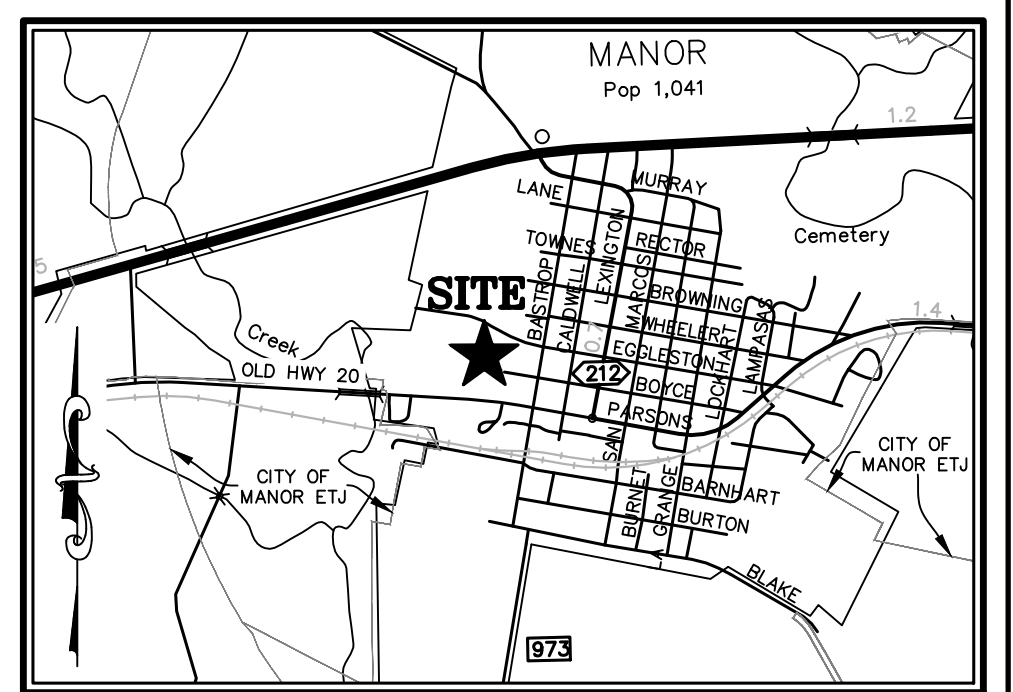
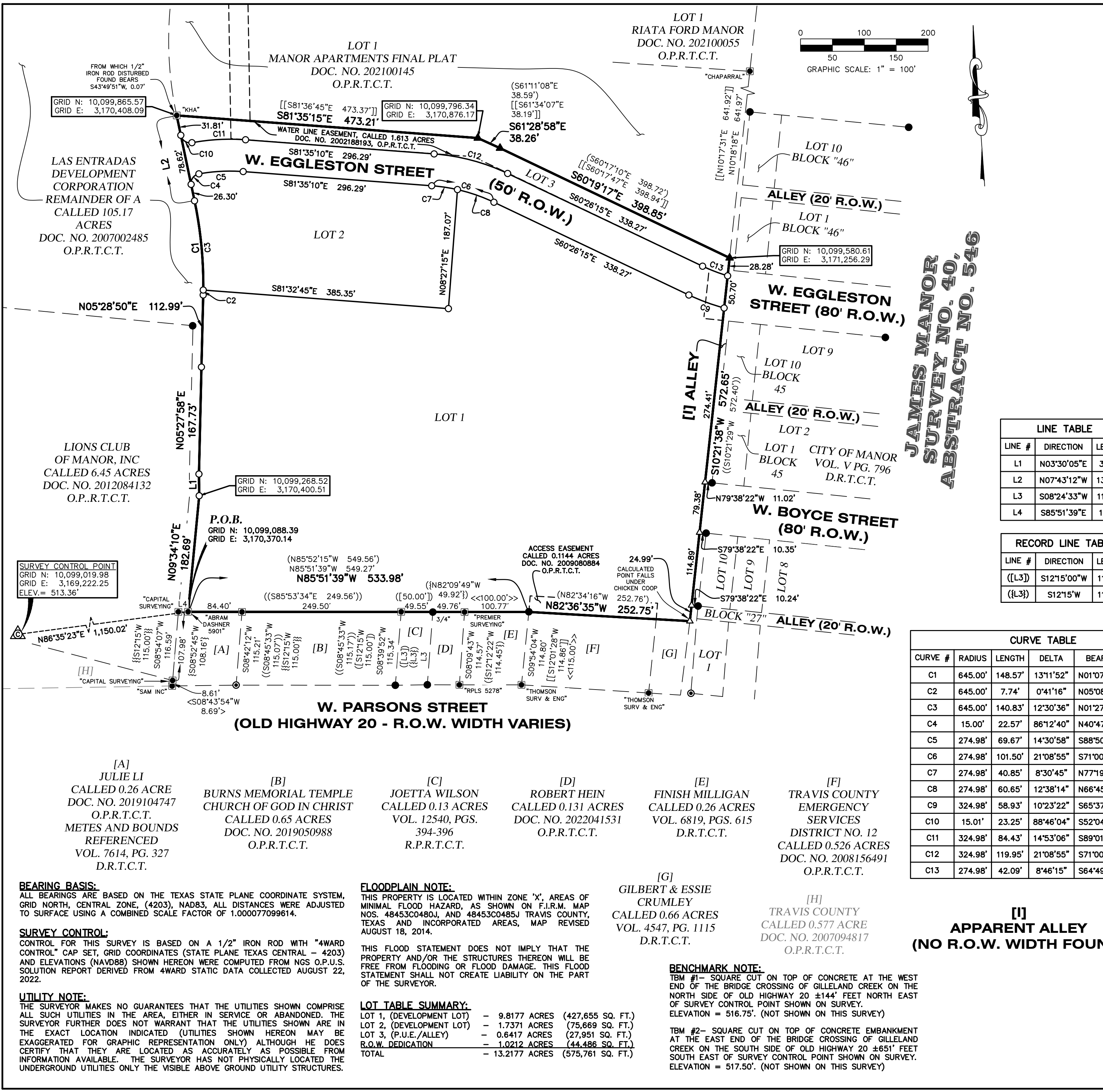


TBPE FIRM REGISTRATION NO. F-5633  
DRAWN BY: BQH  
CHECKED BY: BFB  
START DATE: 08/17/2022  
SCALE: SEE PLAN  
PROJECT NO.: 2068-220

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
BY:  
HONORABLE MAYOR DR. CHRISTOPHER HARVEY  
MAYOR OF THE CITY OF MANOR, TEXAS

THIS 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 OF COUNCIL.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
BY:  
LAKESHA SMALL, PLANNING & ZONING CHAIRPERSON

File name: V:\Projects\2023\0412\2023\_0412\2023\_0412\_Plan\_04122023.dwg Plot Date: 4/12/2023 1:58:50 PM Plot Device: PLOT01 (HP DesignJet 3630) Plot Path: \\P01\Public\Projects\2023\0412\2023\_0412\_Plan\_04122023.dwg Plot Scale: 1"=2000' Plot Sheet: 1 of 1 Plot by: Hannah B. Burch



VICINITY MAP  
SCALE: 1" = 2000'

**JAMES MANOR  
SURVEY NO. 40,  
ABSTRACT NO. 546**

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N03°30'05"E	34.01'
L2	N07°43'12"W	136.73'
L3	S08°24'33"W	114.49'
L4	S85°51'39"E	15.29'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L3)	S12°15'00"W	115.00'
(L3)	S12°15'W	114.39'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	645.00'	148.57'	13°11'52"	N01°07'11"W	148.24'
C2	645.00'	7.74'	0°41'16"	N05°08'07"E	7.74'
C3	645.00'	140.83'	12°30'36"	N01°27'49"W	140.55'
C4	15.00'	22.57'	86°12'40"	N40°47'32"E	20.50'
C5	274.98'	69.67'	14°30'58"	S88°50'39"E	69.48'
C6	274.98'	101.50'	21°08'55"	S71°00'43"E	100.92'
C7	274.98'	40.85'	8°30'45"	N77°19'48"W	40.82'
C8	274.98'	60.65'	12°38'14"	N66°45'18"W	60.53'
C9	324.98'	58.93'	10°23'22"	S65°37'56"E	58.85'
C10	15.01'	23.25'	88°46'04"	S52°04'39"E	20.99'
C11	324.98'	84.43'	14°53'06"	S89°01'43"E	84.19'
C12	324.98'	119.95'	21°08'55"	S71°00'43"E	119.27'
C13	274.98'	42.09'	8°46'15"	S64°49'22"E	42.05'

LEGEND	
—	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
- - -	EXISTING EASEMENTS
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
⊙	IRON ROD WITH "RPLS 6392" CAP FOUND (UNLESS NOTED)
▲	60D NAIL FOUND
⊕	SURVEY CONTROL POINT
⊕	BENCHMARK (OFF SURVEY MAP)
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DOC. NO. 2007002485
{.....}	RECORD INFORMATION PER DOC. NO. 2012084132
<.....>	RECORD INFORMATION PER DOC. NO. 2007094817
[.....]	RECORD INFORMATION PER VOL. V, PG. 796
[[.....]]	RECORD INFORMATION PER DOC. NO. 202100145
((.....))	RECORD INFORMATION PER DOC. NO. 2019050988
{{.....}}	RECORD INFORMATION PER VOL. 7614, PG. 327
([.....])	RECORD INFORMATION PER VOL. 12540, PGS. 394-396
(.....)	RECORD INFORMATION PER DOC. NO. 20220415131
<<.....>>	RECORD INFORMATION PER VOL. 4379, PG. 1596

**LAS ENTRADAS  
SOUTH SECTION 4  
MANOR  
City of Manor,  
Travis County, Texas**

**4WARD**  
Land Surveying  
A Limited Liability Company

PO Box 90876, Austin Texas 78709  
INFO@4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

Date: 4/7/2023  
Project: 01517  
Scale: 1" = 100'  
Reviewer: PRB  
Tech: CC  
Field Crew: JC/FH  
Survey Date: SEP. 2021  
Sheet: 1 OF 2

**BEARING BASIS:**  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000077099614.

**SURVEY CONTROL:**  
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED AUGUST 22, 2022.

**UTILITY NOTE:**  
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

**FLOODPLAIN NOTE:**  
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NOS. 48453C0480J, AND 48453C0485J TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED AUGUST 18, 2014.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**LOT TABLE SUMMARY:**

LOT 1, (DEVELOPMENT LOT)	- 9.8177 ACRES (427,655 SQ. FT.)
LOT 2, (DEVELOPMENT LOT)	- 1.7371 ACRES (75,669 SQ. FT.)
LOT 3, (P.U.E./ALLEY)	- 0.6417 ACRES (27,951 SQ. FT.)
R.O.W. DEDICATION	- 1.0212 ACRES (44,486 SQ. FT.)
TOTAL	- 13.2177 ACRES (575,761 SQ. FT.)

[G] GILBERT & ESSIE CRUMLEY CALLED 0.66 ACRES VOL. 4547, PG. 1115 D.R.T.C.T.

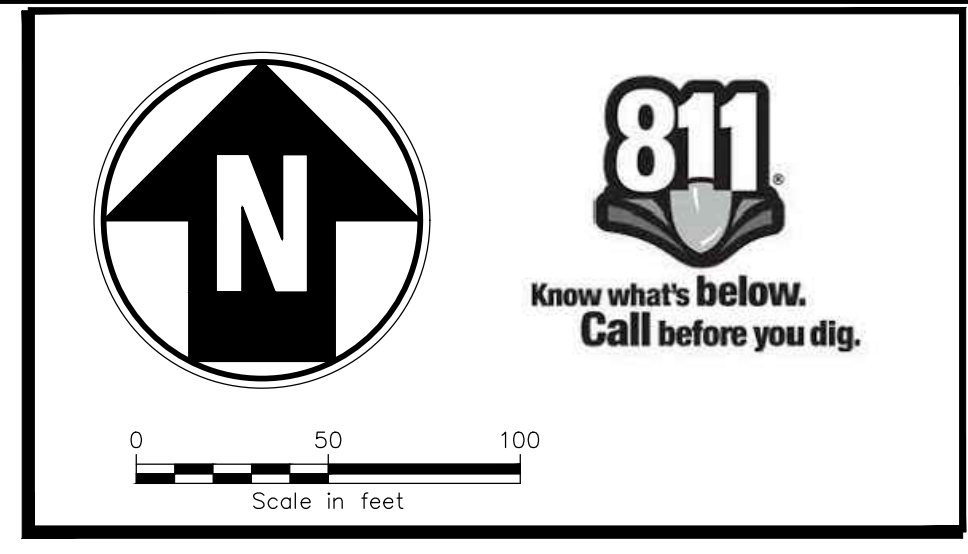
[H] TRAVIS COUNTY CALLED 0.577 ACRE DOC. NO. 2007094817 O.P.R.T.C.T.

[I] APPARENT ALLEY (NO R.O.W. WIDTH FOUND)

**BENCHMARK NOTE:**  
TBM #1- SQUARE CUT ON TOP OF CONCRETE AT THE WEST END OF THE BRIDGE CROSSING OF GILLELAND CREEK ON THE NORTH SIDE OF OLD HIGHWAY 20 ±144' FEET NORTH EAST OF SURVEY CONTROL POINT SHOWN ON SURVEY. ELEVATION = 516.75'. (NOT SHOWN ON THIS SURVEY)

TBM #2- SQUARE CUT ON TOP OF CONCRETE EMBANKMENT AT THE EAST END OF THE BRIDGE CROSSING OF GILLELAND CREEK ON THE SOUTH SIDE OF OLD HIGHWAY 20 ±651' FEET SOUTH EAST OF SURVEY CONTROL POINT SHOWN ON SURVEY. ELEVATION = 517.50'. (NOT SHOWN ON THIS SURVEY)

PROPERTY ID	GEO ID	OWNER NAME	PROPERTY ADDRESS	CITY/STATE/ZIP	MAILING ADDRESS (IF DIFFERENT)	CITY/STATE/ZIP	PROPERTY ID	GEO ID	OWNER NAME	PROPERTY ADDRESS	CITY/STATE/ZIP	MAILING ADDRESS (IF DIFFERENT)	CITY/STATE/ZIP
95676	23559202	MANOR APARTMENTS LLC	GREGG MANOR RD	MANOR TX 78653	4600 TRIANGLE AVE #6102	AUSTIN TX 78751-3509	238646	235591305	DESH JR LLC	309 PARSONS ST	MANOR TX 78653	4419 RAMSEY AVE	AUSTIN TX 78756-3208
820830	237570201	LAS ENTRADAS DEVELOPMENT	US HY 290	MANOR TX 78653	9900 US HIGHWAY 290 E	MANOR TX 78653-9720	238643	235591302	DAVIS HATTIE MAE	306 BOYCE ST	MANOR TX 78653	PO BOX 239	MANOR TX 78653-0229
236851	234600803	LAS ENTRADAS DEVELOPMENT	11616 US HY 290	MANOR TX 78653	9900 US HIGHWAY 290 E	MANOR TX 78653-9720	500833	235590908	EASLEY LENORA	309 W BOYCE ST	MANOR TX 78653	PO BOX 734	MANOR TX 78653-0734
238641	235591212	LIONS CLUB OF MANOR INC	429 PARSONS ST	MANOR TX 78653	PO BOX 88	MANOR TX 78653-0088	238618	235590907	EASLEY LENORA	307 W BOYCE ST	MANOR TX 78653		
238638	235591209	LJ JULIE	PARSONS ST	MANOR TX 78653	24431 CAVENDISH AVE W	NOVIL W 48375-238	238617	235590906	BUSH KATHRYN L	305 W BOYCE ST	MANOR TX 78653	PO BOX 218	MANOR TX 78653-0218
377642	235591213	BURNS MEMORIAL TEMPLE	413 W PARSONS ST	MANOR TX 78653	PO BOX 1061	MANOR TX 78653-1061	238612	235590902	TAYLOR FLOYD ROY ETAL	306 EGGLESTON ST	MANOR TX 78653	7010 BLESSING	AUSTIN TX 78752-3316
238632	235591204	WILSON JOETTA	413 W PARSONS ST	MANOR TX 78653			238611	235590901	FIELD MARY R ETAL	310 EGGLESTON ST	MANOR TX 78653	PO BOX 184	MANOR TX 78653-0184
238631	235591203	HEIN ROBERT	409 W PARSONS ST	MANOR TX 78653			238598	235590908	SEPECO	EGGLESTON ST	MANOR TX 78653	PO BOX 170309	AUSTIN TX 78717-0019
238630	235591202	MILLIGAN FINISH	409 PARSONS ST	MANOR TX 78653	3811 LIBERTY SQUARE TRL	FRESNO TX 77545-8817	708857	235590609	BOWEN BRADLEY & PAULA	307 EGGLESTON ST	MANOR TX 78653	18109 WHITWATER CV	ROUND ROCK TX 78681-3594
238640	235591211	TRAVIS COUNTY EMERGENCY	PARSONS ST	MANOR TX 78653	PO BOX 846	MANOR TX 78653-0846	238597	235590607	BOWEN BRADLEY & PAULA	309 EGGLESTON ST	MANOR TX 78653	18109 WHITWATER CV	ROUND ROCK TX 78681-3594
238639	235591201	TRAVIS COUNTY EMERGENCY	405 W PARSONS ST	MANOR TX 78653	PO BOX 846	MANOR TX 78653-0846	238614	235590904	BOWEN BRADLEY & PAULA	201 N BASTROP ST	MANOR TX 78653	18109 WHITWATER CV	ROUND ROCK TX 78681-3594
238639	235591210	CRUMLEY GILBERT & ESSE	PARSONS ST	MANOR TX 78653	PO BOX 170309	AUSTIN TX 78717-0019	238588	235590602	NEWSOME FLORENCE ET AL	310 WHEELER ST	MANOR TX 78653	PO BOX 133	MANOR TX 78653-0133
238647	235591306	RIOJAS SANTIAGO & IRASEMA	309 PARSONS ST	MANOR TX 78653	PO BOX 885	MANOR TX 78653-0885	238590	235590601	GARCIA EPIFANIO DELGADO & MARIBEL DELGADO HUERTA	306 WHEELER ST	MANOR TX 78653	5503 HIBISCUS	AUSTIN TX 78724-3328
238642	235591301	MIMS MICHAEL L & BEVERLY R	308 BOYCE ST	MANOR TX 78653	PO BOX 447	MANOR TX 78653-0447	238591	235590603	BORREGO MARTHA IRENE	304 W WHEELER ST	MANOR TX 78653		
568094	235591619	MIRAMONTES MANUEL TORRES & HELEN JUDITH BAILEY TORRES	430 W PARSONS ST	MANOR TX 78653			238593	235590604	LOGGINS RAYDEL	302 WHEELER ST	MANOR TX 78653	PO BOX 47	MANOR TX 78653-0047
238672	235591603	JONES SAMUEL BELL JR & RACHEL	428 PARSONS ST	MANOR TX 78653	PO BOX 416	MANOR TX 78653-0416	238594	235590605	AAA FIRE & SAFETY EQUIPMENT CO INC	EGGLESTON ST	MANOR TX 78653	PO BOX 16401	AUSTIN TX 78761-0601
238673	235591604	CARBANJO FELIPE H & ISABEL ORTUÑO	PARSONS ST	MANOR TX 78653	PO BOX 214	MANOR TX 78653-0214	238613	235590903	CABELLO PEDRO & ERICA CABELLO	209 N BASTROP ST	MANOR TX 78653	209 N BASTROP ST	MANOR TX 78653-0384
238675	235591606	MANOR I D	PARSONS ST	MANOR TX 78653	PO BOX 359	MANOR TX 78653-0359	238616	235590905	GUERRERO JULIO & CYNTHIA	303 W BOYCE ST	MANOR TX 78653	PO BOX 142265	AUSTIN TX 78714-2265
238678	235591609	AL NOOR MUSLIM COMMUNITY CENTER OF MANOR	PARSONS ST	MANOR TX 78653	900 Low Brim Cv	Pflugerville TX 78660-4797	238644	235591303	DUVALL NOVELLA P	302 BOYCE ST	MANOR TX 78653	PO BOX 654	MANOR TX 78653-0654
238677	235591608	AL NOOR MUSLIM COMMUNITY CENTER OF MANOR	PARSONS ST	MANOR TX 78653	900 Low Brim Cv	Pflugerville TX 78660-4797	238645	235591304	HERRERA JUAN CARLOS & MARIA D	107 N BASTROP ST	MANOR TX 78653		
238674	235591605	AL NOOR MUSLIM COMMUNITY CENTER OF MANOR	PARSONS ST	MANOR TX 78653	900 Low Brim Cv	Pflugerville TX 78660-4797	238692	235591706	SAMUDIO FAUSTINO	PARSONS ST	MANOR TX 78653	PO BOX 28	MANOR TX 78653-0028
238679	235591610	CASINIRO MILDRED	412 PARSONS ST	MANOR TX 78653			238691	235591705	SALAZAR JOSE CIPRIANO & LEGANDA GONZALEZ	PARSONS ST	MANOR TX 78653	PO BOX 164	MANOR TX 78653-0164
238681	235591612	OKORO CHIAMO	408 PARSONS ST	MANOR TX 78653	3101 E 12TH ST UNIT D-4	AUSTIN TX 78702-2526	238690	235591703	DE LEON CARMEN P	PARSONS ST	MANOR TX 78653	PO BOX 81	MANOR TX 78653-0081
238680	235591611	OKORO CHIAMO	PARSONS ST	MANOR TX 78653	3101 E 12TH ST UNIT D-4	AUSTIN TX 78702-2526	238689	235591702	REYES MARY A & ROBERT H	308 PARSONS ST	MANOR TX 78653	PO BOX 944	MANOR TX 78653-0344
238682	235591613	SMITH AUDREY B	PARSONS ST	MANOR TX 78653	10304 IVY JADE	SCHERTZ TX 78154-6255	238688	235591701	CITY OF MANOR	PARSONS ST	MANOR TX 78653	105 E EGGLESTON ST	MANOR TX 78653-3463
238683	235591614	BURNS ELBERT R ETAL	404 W PARSONS ST	MANOR TX 78653	PO BOX 413	MANOR TX 78653-0413	238687	235591618	CITY OF MANOR	PARSONS ST	MANOR TX 78653	105 E EGGLESTON ST	MANOR TX 78653-3463
238684	235591615	RIOJAS ORALIA GARZA	310 PARSONS ST	MANOR TX 78653	PO BOX 89	MANOR TX 78653-0089	238685	235591616	CITY OF MANOR	402 W PARSONS ST	MANOR TX 78653	105 E EGGLESTON ST	MANOR TX 78653-3463



REVISION	REVISION #	GBA STAFF COMMENTS

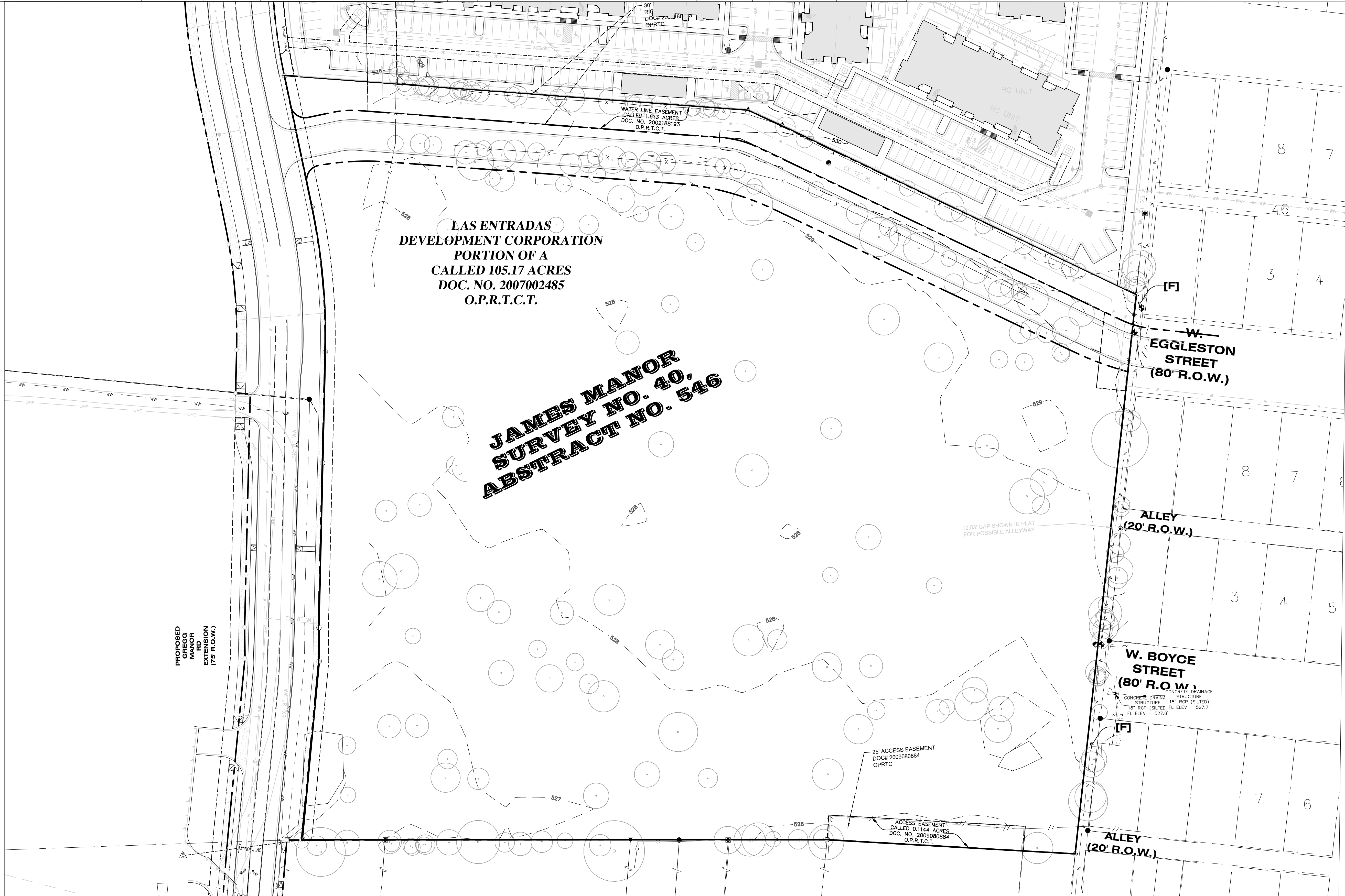
**LAS ENTRADAS SOUTH SECTION 4 MANOR**  
**PRELIMINARY PLAN**  
 CITY OF MANOR  
 TRAVIS COUNTY, TEXAS

**EXISTING CONDITIONS PLAN**  
 PRELIMINARY PLAT - 04/12/2023

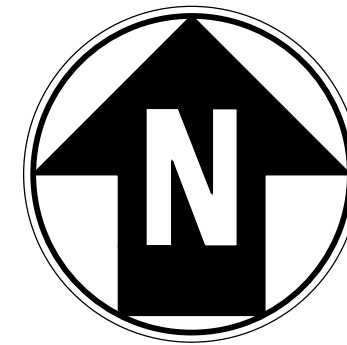
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 FAX (469) 443-0863

T. CRAIG CARNEY  
 55714  
 REGISTERED PROFESSIONAL ENGINEER  
 4/12/2023  
 TBPB FIRM REGISTRATION NO. F-9533

DRAWN BY:	BGH
CHECKED BY:	BFB
START DATE:	08/17/2022
SCALE:	SEE PLAN
PROJECT NO.:	2068-220
SHEET:	C-2



File Name: V:\Projects\2023\20230803\_0000\_Design\Drawings\230803\_0000\_CoverSheet.dwg Plot Date: 4/12/2023 1:06:09 PM Plot Device: D:\Plot\11.Plot.dwg Plot Scale: 1.0000 Plot Style: None



**LEGEND**

NOTE: ALL BUILDING UTILITY CONNECTION SIZE AND LOCATIONS TO BE CONFIRMED WITH ARCHITECTURAL PLANS

- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- SANITARY CLEANOUT
- NUMBER OF PARKING SPACES PER ROW
- STORM SEWER
- WATER LINE
- SANITARY SEWER
- PROPOSED CURB AND GUTTER

**SITE INFORMATION**

<b>UNIT MIX:</b>	
EFFICIENCY UNITS	18
ONE BED/ONE BATH	108
TWO BED/TWO BATH	72
THREE BED/TWO BATH	18
<b>PARKING REQUIRED:</b>	
EFFICIENCY UNITS @1.5 PER	27
ONE BED/ONE BATH @1.5 PER	162
TWO BED/TWO BATH @2 PER	144
THREE BED/TWO BATH @2.5 PER	45
<b>TOTAL PARKING REQUIRED</b>	<b>378</b>
<b>TOTAL PARKING PROVIDED</b>	<b>387</b>
<b>PARKING PROVIDED:</b>	
SURFACE PARKING PROVIDED	335
GARAGE PARKING PROVIDED	48
CARPOT PARKING PROVIDED	40
COVERED EV CHARGING PARKING PROVIDED	4
<b>PARKING SPACE DIMENSIONS - 9' x 20'</b>	
<b>DRIVE AISLES - 26' CLEAR</b>	
<b>MAXIMUM SPACES BEFORE L.S. ISLAND - 10</b>	

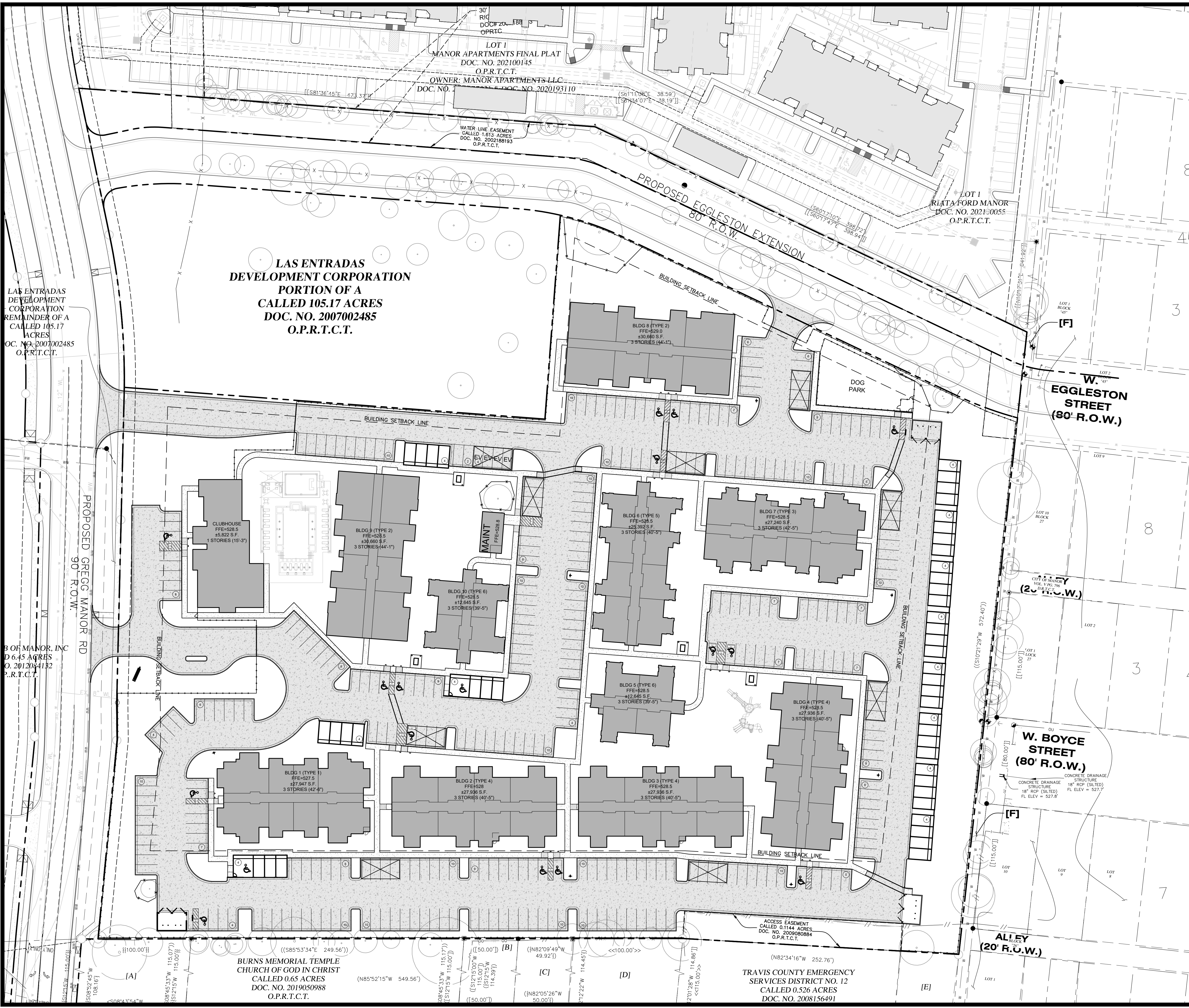
**LAS ENTRADAS SOUTH SECTION 4 MANOR**  
**PRELIMINARY PLAN**  
 CITY OF MANOR  
 TRAVIS COUNTY, TEXAS

**OVERALL**  
**PRELIMINARY PLAN**  
 PRELIMINARY PLAT - 04/12/2023

**CARNEY ENGINEERING, PLLC.**  
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 Plano, Texas 75024  
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T. CRAIG CARNEY  
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 REGISTERED PROFESSIONAL ENGINEER  
 4/11/2025  
 TBPB FIRM REGISTRATION NO. F-9533

DRAWN BY:	BGH
CHECKED BY:	BFB
START DATE:	08/17/2022
SCALE:	SEE PLAN
PROJECT NO.:	2088-200
SHEET	<b>C-3</b>



**RUNOFF COEFFICIENT "C" CALCULATIONS**

Existing / Pre-development		Area			2-YR Runoff Coefficient			10-YR Runoff Coefficient			25-YR Runoff Coefficient			100-YR Runoff Coefficient		
Area Designation	Total Area	Impervious Area	Woodlands	Composite	Impervious	Woodlands	Composite	Impervious	Woodlands	Composite	Impervious	Woodlands	Composite	Impervious	Woodlands	Composite
	(acres)	(sq. ft.)	(sq. ft.)	C	C	C	C	C	C	C	C	C	C	C	C	C
E-1	9.83	5028	423051	0.75	0.22	<b>0.226</b>	0.83	0.28	<b>0.286</b>	0.88	0.31	<b>0.317</b>	0.97	0.39	<b>0.397</b>	

Proposed / Developed		Area			2-YR Runoff Coefficient			10-YR Runoff Coefficient			25-YR Runoff Coefficient			100-YR Runoff Coefficient		
Area Designation	Total Area	Impervious Area	Grass Area	Composite	Impervious	Grass	Composite	Impervious	Grass	Composite	Impervious	Grass	Composite	Impervious	Grass	Composite
	(acres)	(sq. ft.)	(sq. ft.)	C	C	C	C	C	C	C	C	C	C	C	C	C
P-1	9.83	283754	144325	0.75	0.35	<b>0.615</b>	0.83	0.41	<b>0.688</b>	0.88	0.44	<b>0.732</b>	0.97	0.51	<b>0.815</b>	

**EXISTING RCP CAPACITY CALCULATION**

DIAMETER = 36"  
 SLOPE = 3.0%  
 ROUGH. COEFF. = 0.013  
 CALCULATED CAPACITY = 115.53  
 \*NOTE: THE SLOPE IS BASED ON DESIGN INFORMATION FOR GREGG MANOR RD.

**LEGEND**

- DRAINAGE AREA BOUNDARIES
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- FLOW PATH
- FLOW DIRECTION ARROW
- P-1 BASIN NUMBER (P=PROPOSED) (E=EXISTING)  
 XX.X AC  
 XX.XX CFS

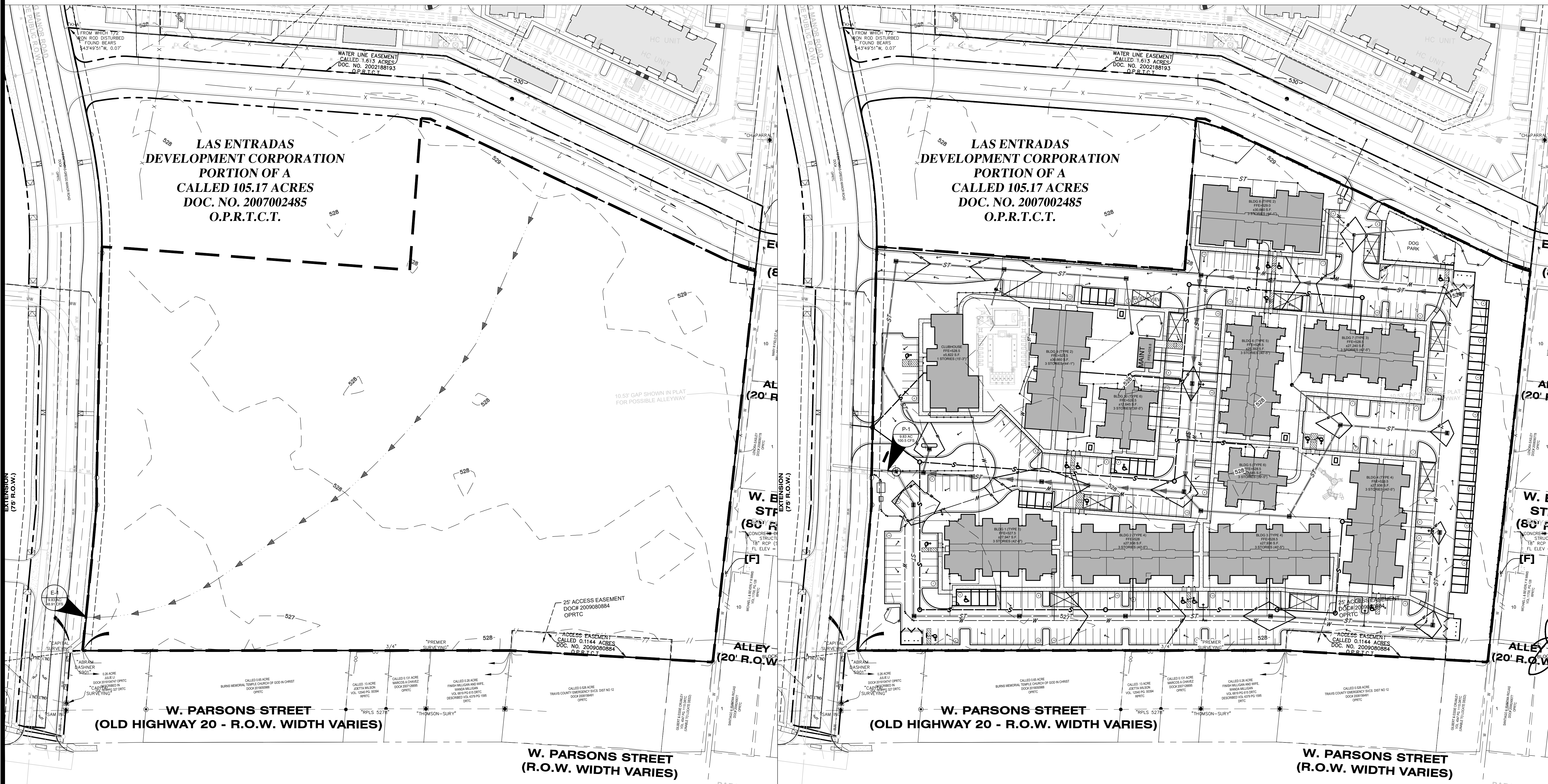
**811**  
 Know what's below.  
 Call before you dig.

**RATIONAL METHOD DRAINAGE SUMMARY CALCULATIONS**

Existing / Pre-development		Composite Runoff Coefficient				Rainfall Intensity				Peak Runoff				
Area Designation	Total Area	Time of Concentration	2-Year	10-Year	25-Year	100-Year	2-Year	10-Year	25-Year	100-Year	2-Year	10-Year	25-Year	100-Year
	(acres)	(min)	C	C	C	C	(in/hr)	(in/hr)	(in/hr)	(in/hr)	(cfs)	(cfs)	(cfs)	(cfs)
E-1	9.83		0.226	0.286	0.317	0.397	5.76	8.57	10.11	12.54	12.809	24.132	31.474	<b>48.914</b>

Proposed / Developed		Composite Runoff Coefficient				Rainfall Intensity				Peak Runoff				
Area Designation	Total Area	Time of Concentration	2-Year	10-Year	25-Year	100-Year	2-Year	10-Year	25-Year	100-Year	2-Year	10-Year	25-Year	100-Year
	(acres)	(min)	C	C	C	C	(in/hr)	(in/hr)	(in/hr)	(in/hr)	(cfs)	(cfs)	(cfs)	(cfs)
P-1	9.83	5	0.615	0.688	0.732	0.815	5.76	8.57	10.11	12.54	34.830	57.993	72.713	<b>100.453</b>



**LAS ENTRADAS SOUTH SECTION 4 MANOR**  
**PRELIMINARY PLAN**  
 CITY OF MANOR  
 TRAVIS COUNTY, TEXAS

**EXISTING & PROPOSED DRAINAGE**  
**AREA MAPS**  
 PRELIMINARY PLAT - 04/12/2023

**CARNEY ENGINEERING, PLLC**  
 5465 LEGACY DRIVE, SUITE 650  
 PLANO, TEXAS 75024  
 PH (469) 443-0861  
 FAX (469) 443-0863

**T. CRAIG CARNEY**  
 55711  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF TEXAS  
 4/12/2023  
 TUBE FIRM REGISTRATION NO. F-5533

DRAWN BY: BGH  
 CHECKED BY: BFB  
 START DATE: 08/17/2022  
 SCALE: SEE PLAN  
 PROJECT NO.: 2068-220  
**SHEET C-4**



**811**  
Know what's below.  
Call before you dig.

0 40 80  
Scale in feet

REVISIONS

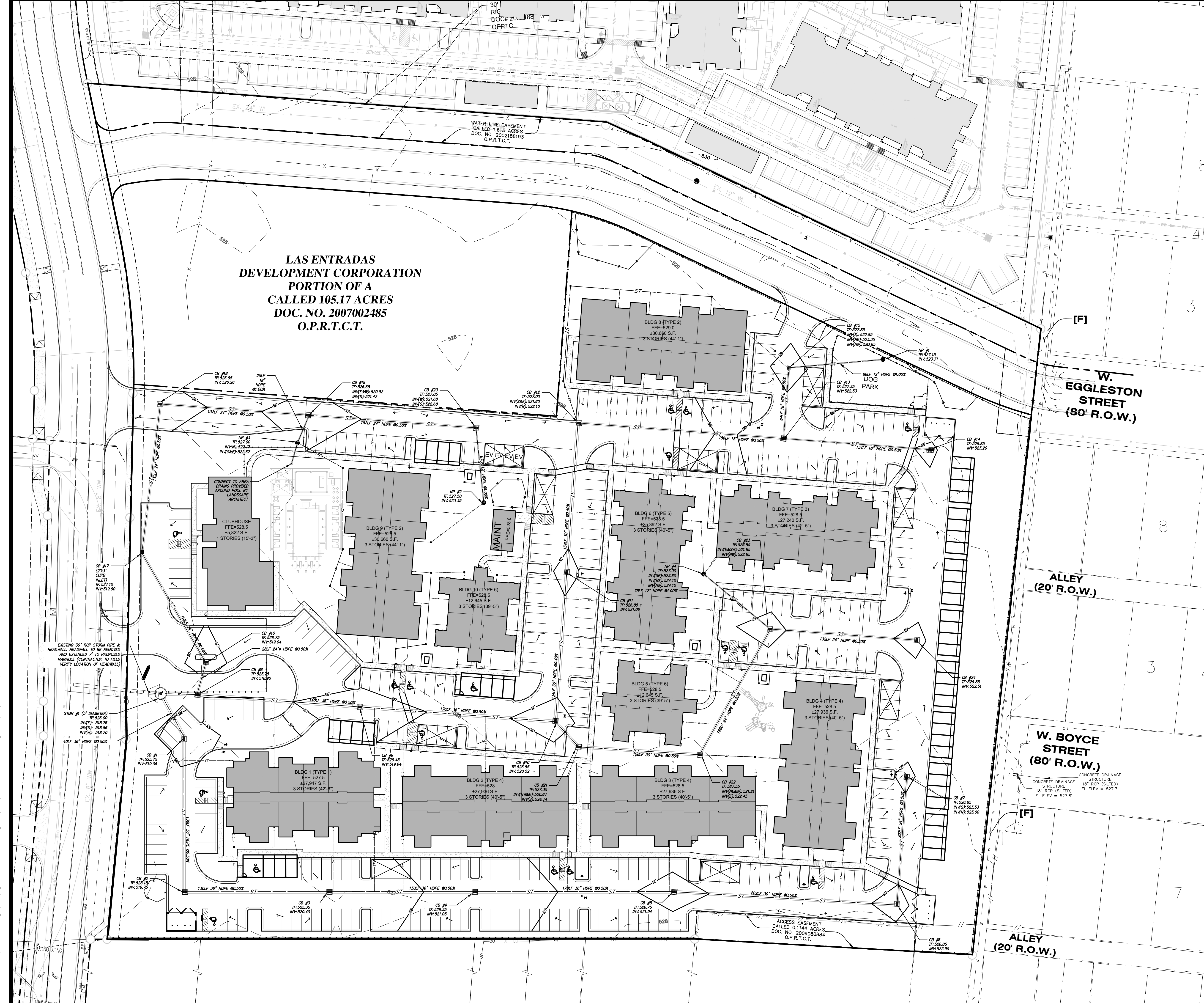
NO.	DATE	DESCRIPTION
1		REVISION #1 GBA STAFF COMMENTS

**LEGEND**

NOTE: ALL BUILDING UTILITY CONNECTION SIZE AND LOCATIONS TO BE CONFIRMED WITH ARCHITECTURAL PLANS

	WATER VALVE
	FIRE HYDRANT
	SEWER MANHOLE
	DOUBLE SANITARY CLEANOUT
	NUMBER OF PARKING SPACES PER ROW
	STORM SEWER
	WATER LINE
	SANITARY SEWER
	PROPOSED CURB AND GUTTER

**LAS ENTRADAS SOUTH SECTION 4 MANOR  
PRELIMINARY PLAN  
CITY OF MANOR  
TRAVIS COUNTY, TEXAS**



**INLET DRAINAGE  
AREA PLAN  
PRELIMINARY PLAT - 04/12/2023**



**CARNEY  
ENGINEERING,  
PLLC.**

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T. CRAIG CARNEY  
55714  
REGISTERED PROFESSIONAL ENGINEER  
1/31/2025  
TBE FIRM REGISTRATION NO. F-6533

DRAWN BY: BGH  
CHECKED BY: BFB  
START DATE: 08/17/2022  
SCALE: SEE PLAN  
PROJECT NO.: 2068-220

**SHEET  
C-5**



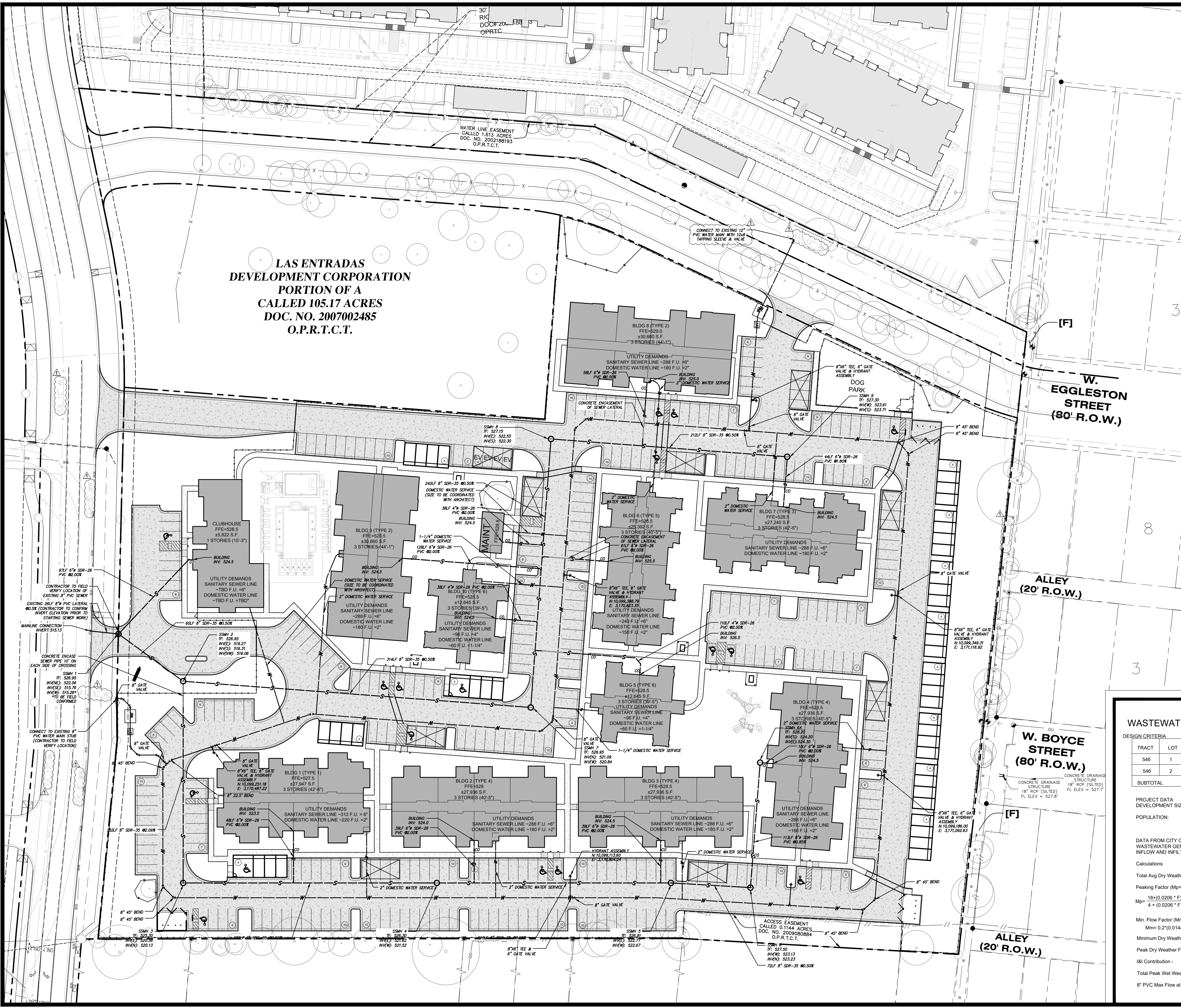
LAS ENTRADAS SOUTH SECTION 4 MANOR  
PRELIMINARY PLAN  
CITY OF MANOR  
TRAVIS COUNTY, TEXAS

LAS ENTRADAS  
DEVELOPMENT CORPORATION  
PORTION OF A  
CALLED 105.17 ACRES  
DOC. NO. 2007002485  
O.P.R.T.C.T.

**LEGEND**

NOTE: ALL BUILDING UTILITY CONNECTION SIZE AND LOCATIONS TO BE CONFIRMED WITH ARCHITECTURAL PLANS

- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ SEWER MANHOLE
- ⊕ DOUBLE SANITARY CLEANOUT
- ⊕ NUMBER OF PARKING SPACES PER ROW
- STORM SEWER
- WATER LINE
- SANITARY SEWER
- PROPOSED CURB AND GUTTER



**WASTEWATER CAPACITY/LUE CALCULATIONS**

DESIGN CRITERIA

TRACT	LOT	AREA	USE	BUILDING AREA	UNITS	LUE CONVERSION	EQUIVALENT LUE	
546	1	9,821	MULTI-FAMILY		216	0.5 UNIT / LUE	108	
546	2	1,747	RETAIL	19,000 SF		1,660 SF / LUE	11	
SUBTOTAL						Ac.	19,000 SF 216	119

PROJECT DATA  
DEVELOPMENT SIZE= 11.57 ACRES

POPULATION:  
 LUE'S 119 PEOPLE PER LUE 3.5 TOTAL POP. 417

DATA FROM CITY OF AUSTIN UTILITY CRITERIA MANUAL  
 WASTEWATER GENERATION = 70 gal/person/day  
 INFLOW AND INFILTRATION = 750 gal/Acre/Day

Calculations  
 Total Avg Dry Weather Flow (F) = 29,190 Gal / day or 20.27 gpm  
 Peaking Factor (Mpe) = 1.8  
 Mpe = 1.8 \* (0.0206 \* F)<sup>0.785</sup> = 4.0552 Unitless  
 Min. Flow Factor (Mmf) = 0.2  
 Mmf = 0.2 \* (0.0144 \* F)<sup>0.785</sup> = 0.1567 Unitless

Minimum Dry Weather Flow = 5,546.10 Gal / day or 3,850 gpm = 0.01 cfs  
 Peak Dry Weather Flow = 109,170.60 Gal / day or 75.81 gpm = 0.17 cfs  
 1&1 Contribution = 8,676.68 Gal / day or 6.03 gpm = 0.013 cfs  
 Total Peak Wet Weather Flow = 117,847.28 Gal / day or 81.84 gpm = 0.18 cfs  
 8" PVC Max Flow at 0.5% (Mannings) 1,142,726 Gal / day or 793.56 gpm = 1.77 cfs

UTILITY PLAN  
PRELIMINARY PLAT - 04/12/2023

**CARNEY ENGINEERING, PLLC**  
 5465 LEGACY DRIVE, SUITE 650  
 Plano, Texas 75024  
 PH (469) 443-0861  
 FAX (469) 443-0863

DATE: 4/11/2023  
 TBPB FIRM REGISTRATION NO. F-9533

DRAWN BY: BGH  
 CHECKED BY: BFB  
 START DATE: 08/17/2022  
 SCALE: SEE PLAN  
 PROJECT NO.: 2068-220

**C-6**