

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

FOR

SHADOWGLEN PHASE 3 SECTION 1 & 2

CITY OF MANOR, TRAVIS COUNTY COUNTY, TEXAS

WATERSHED STATUS :

THIS SITE IS LOCATED IN THE WILBARGER CREEK WATERSHED.

FLOODPLAIN INFORMATION:

A PORTION OF THE SITE IS IN THE 100-YEAR, ATLAS 14 FLOODPLAIN. A CLOMR (CASE NO. 19-06-0028R) HAS BEEN APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE PROPOSED IMPROVEMENTS WITHIN THE SPECIAL FLOOD HAZARD AREA (SFHA) SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) 48453C0485J EFFECTIVE (8/18/2014). ALL FFE MUST BE 2 FT ABOVE THE 100-YEAR, ATLAS 14 FLOODPLAIN.

LEGAL DESCRIPTION

BEING 103.728 ACRE TRACT OUT OF CALLED 349.79 ACRE TRACT 1 CONVEYED TO MERITAGE HOMES OF TEXAS, LLC. DOC. NO. 2020148949, OPRTC SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63 CITY OF MANOR, TRAVIS COUNTY, TEXAS

ENGINEER



10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300
AUSTIN, TEXAS 78759
CERTIFICATE OF REGISTRATION #928
CONTACT: JACOB KONDO, P.E.

Tel. No. (512) 418-1771
Fax No. (512) 418-1791

OWNER/DEVELOPER

MERITAGE HOMES OF TEXAS, LLC
8920 BUSINESS PARK DRIVE, SUITE 350
AUSTIN, TEXAS 78759
TEL: 512.610.4316
CONTACT: Brandon Hammon

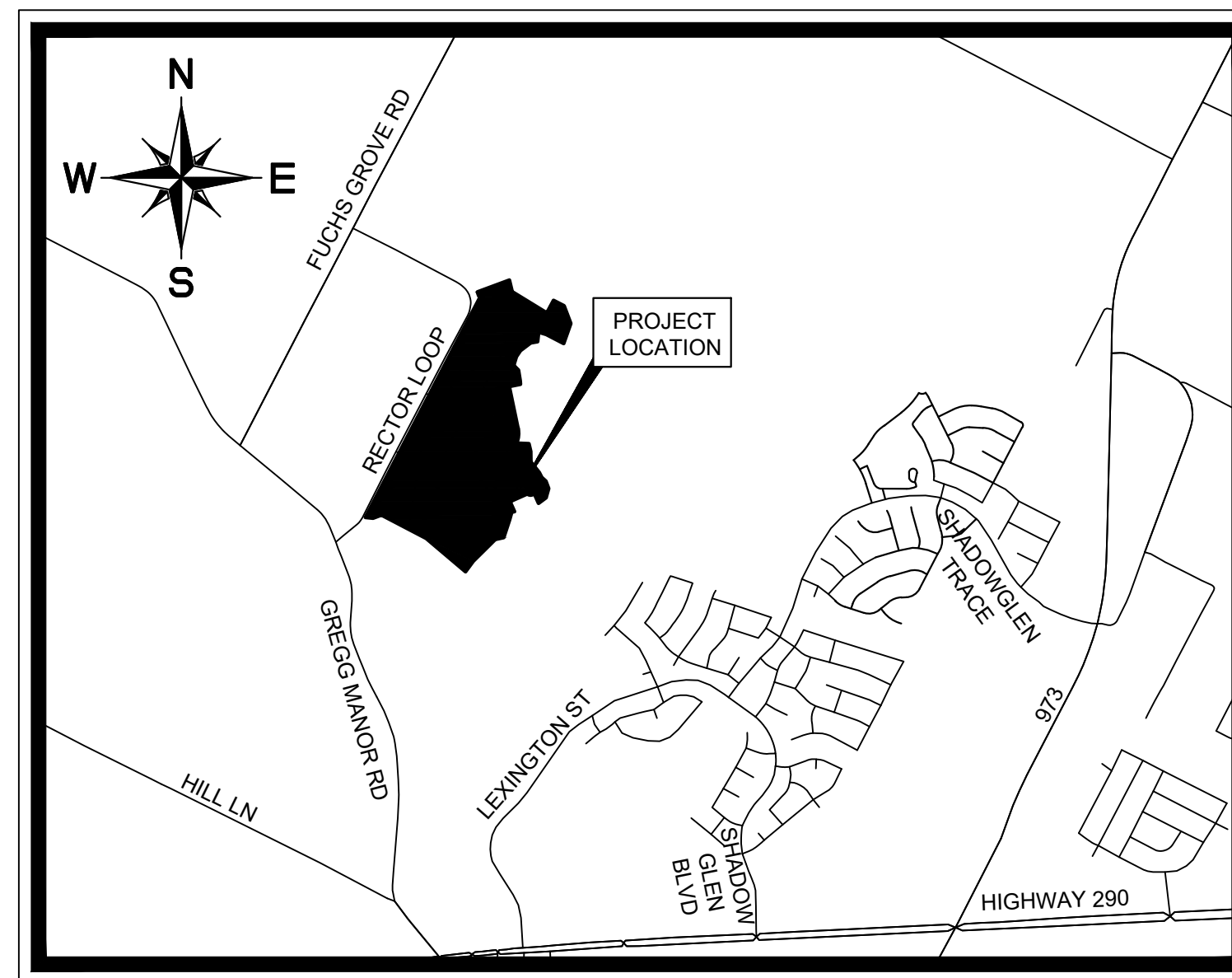
SURVEYOR

KIMLEY-HORN
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
TEL: 210.541.9166
CONTACT: GREG MOSIER

TRAVIS COUNTY ESD No. 12 NOTES:

1. FIRE HYDRANTS APPROVED AND INSTALLED AS A PART OF THE PROPOSED PROJECT ARE PART OF A FIRE PROTECTION SYSTEM.
2. MINIMUM REQUIRED FIRE FLOW SHALL MEET OR EXCEED THE REQUIREMENTS OF APPENDIX B OF THE 2015 INTERNATIONAL FIRE CODE. MINIMUM FIRE FLOW SHALL NOT BE LESS THAN 1000 GALLONS PER MINUTE FOR THIS PROJECT.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF MANOR, TRAVIS COUNTY T.N.R. AND TRAVIS COUNTY ESD No. 12 MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER. REVIEW OF THE SUBMITTED MATERIALS DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR ORDINANCE COMPLIANCE BY THE CITY ENGINEER.



VICINITY MAP
SCALE: 1" = 2,000'

JANUARY 2023

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EX L	PRELIMINARY WASTEWATER PLAN - SECTION 2 (SHEET 2 OF 2)

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:
JULIE LEONARD, CHAIRPERSON

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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TEXAS REGISTERED ENGINEERING FIRM F-928

JACOB KONDO
115813
LICENSED PROFESSIONAL ENGINEER
6/14/2023

KHA PROJECT NO. 069254503
DATE: JANUARY 2022
SCALE: AS SHOWN
DESIGNED BY: JBR
DRAWN BY: ADD
CHECKED BY: JBR

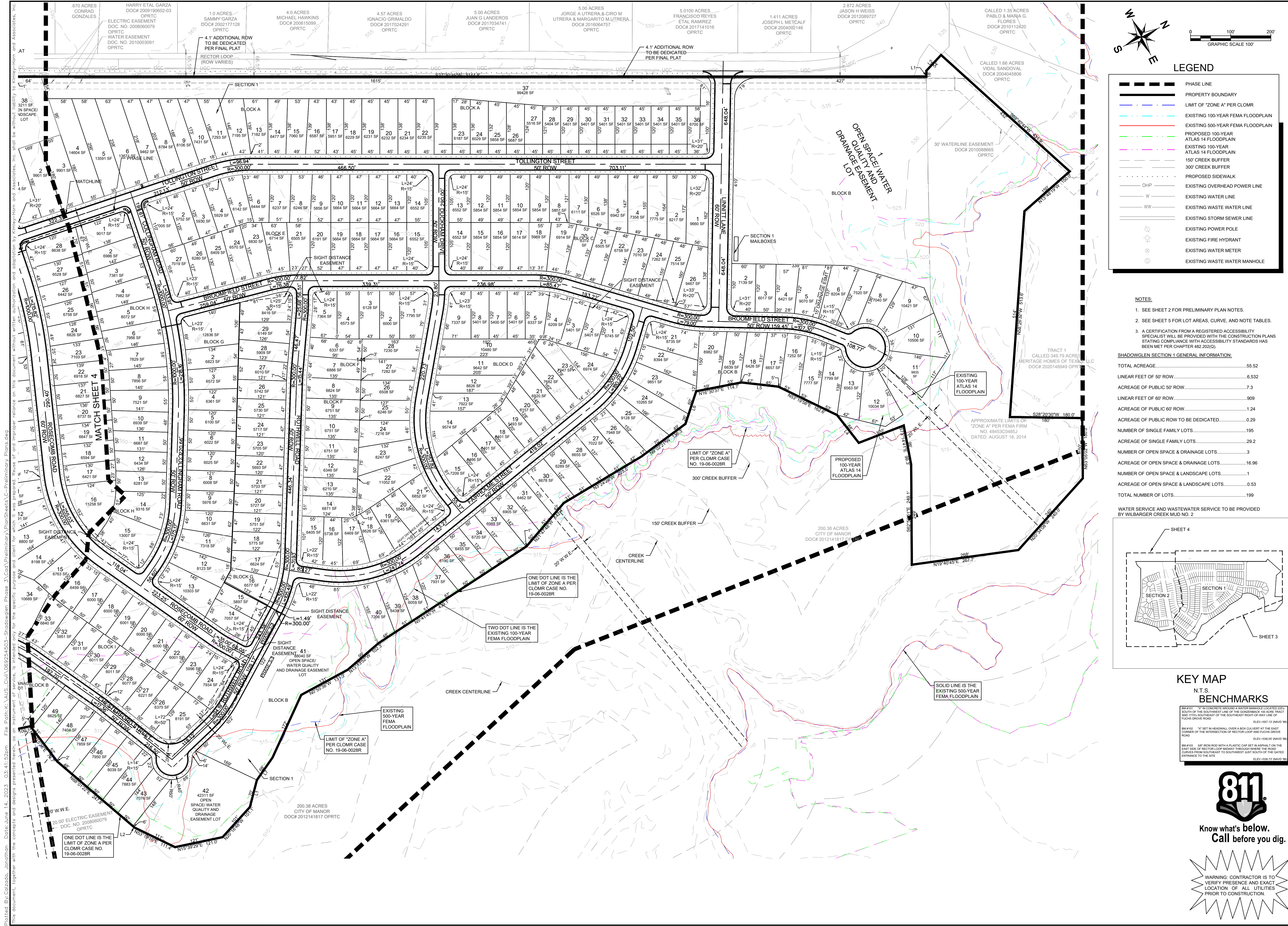
COVER SHEET

PRELIMINARY PLANS FOR
SHADOWGLEN PHASE 3
CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER
1

Plotted By: Calzadon, Jonathan. Date: June 14, 2023. 03:41:16pm. File Path: K:\AUS-Civil\069254503-Shadowglen Phase 3\Cover\Preliminary\PlanSheets\C-Cover_Sheet.dwg. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SHADOWGLEN PHASE 3 - SECTION 1 & 2
KHA PROJECT NO. 069254503
PRELIMINARY PLAN



LEGEND

- PHASE LINE
- PROPERTY BOUNDARY
- LIMIT OF "ZONE A" PER CLOMR
- EXISTING 100-YEAR FEMA FLOODPLAIN
- EXISTING 500-YEAR FEMA FLOODPLAIN
- PROPOSED 100-YEAR ATLAS 14 FLOODPLAIN
- EXISTING 100-YEAR ATLAS 14 FLOODPLAIN
- 150' CREEK BUFFER
- 300' CREEK BUFFER
- PROPOSED SIDEWALK
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE

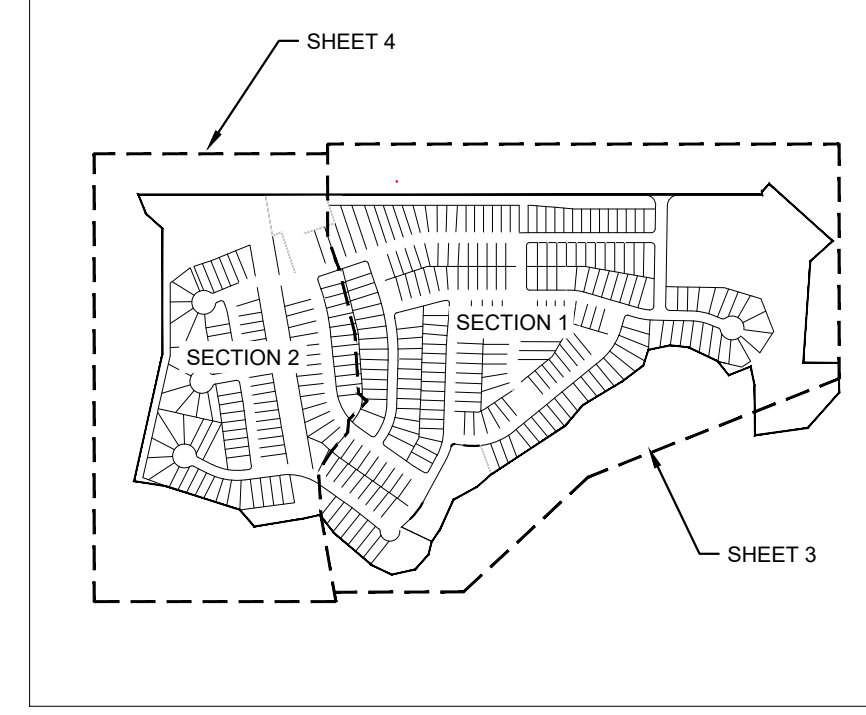
NOTES:

- SEE SHEET 2 FOR PRELIMINARY PLAN NOTES.
- SEE SHEET 5 FOR LOT AREAS, CURVE, AND NOTE TABLES.
- A CERTIFICATION FROM A REGISTERED ACCESSIBILITY SPECIALIST WILL BE PROVIDED WITH THE CONSTRUCTION PLANS STATING COMPLIANCE WITH ACCESSIBILITY STANDARDS HAS BEEN MET PER CHAPTER 482.20(2).

SHADOWGLEN SECTION 1 GENERAL INFORMATION:

TOTAL ACREAGE.....	55.52
LINEAR FEET OF 50' ROW.....	6,532
ACREAGE OF PUBLIC 50' ROW.....	7.3
LINEAR FEET OF 60' ROW.....	909
ACREAGE OF PUBLIC 60' ROW.....	1.24
ACREAGE OF PUBLIC ROW TO BE DEDICATED.....	0.29
NUMBER OF SINGLE FAMILY LOTS.....	195
ACREAGE OF SINGLE FAMILY LOTS.....	29.2
NUMBER OF OPEN SPACE & DRAINAGE LOTS.....	3
ACREAGE OF OPEN SPACE & DRAINAGE LOTS.....	16.96
NUMBER OF OPEN SPACE & LANDSCAPE LOTS.....	1
ACREAGE OF OPEN SPACE & LANDSCAPE LOTS.....	0.53
TOTAL NUMBER OF LOTS.....	199

WATER SERVICE AND WASTEWATER SERVICE TO BE PROVIDED BY WILBARGER CREEK MUD NO. 2



KEY MAP
N.T.S.
BENCHMARKS

BM #01: "X" IN CONCRETE AROUND A WATER MANHOLE LOCATED 225' SOUTH OF THE SOUTHWEST CORNER OF THE CENTERBACK 10-CURVE TRACK AND 1770' SOUTHWEST OF THE SOUTHWEST CORNER OF THE INTERSECTION OF SECTION 1 AND FLORENCE GROVE ROAD. ELEV: 657.19 (NAVD 88)

BM #02: "X" SET IN HEADWALL OVER A BOX CULVERT AT THE EAST CORNER OF THE INTERSECTION OF SECTION 1 AND FLORENCE GROVE ROAD. ELEV: 658.69 (NAVD 88)

BM #03: "X" SET IN CONCRETE AROUND A WATER MANHOLE LOCATED 225' SOUTH OF THE SOUTHWEST CORNER OF THE CENTERBACK 10-CURVE TRACK AND 1770' SOUTHWEST OF THE SOUTHWEST CORNER OF THE INTERSECTION OF SECTION 1 AND FLORENCE GROVE ROAD. ELEV: 657.19 (NAVD 88)

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

DATE: _____ BY: _____

REVISIONS: _____

Kimley»Horn

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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

Jacob Kondo
LICENSED PROFESSIONAL ENGINEER
NO. 15813
6/14/2023

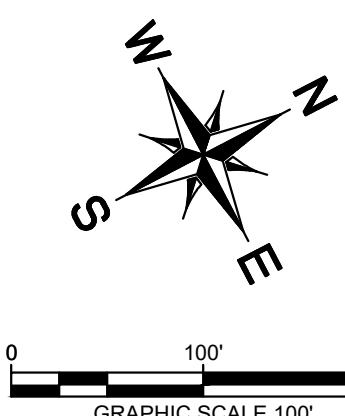
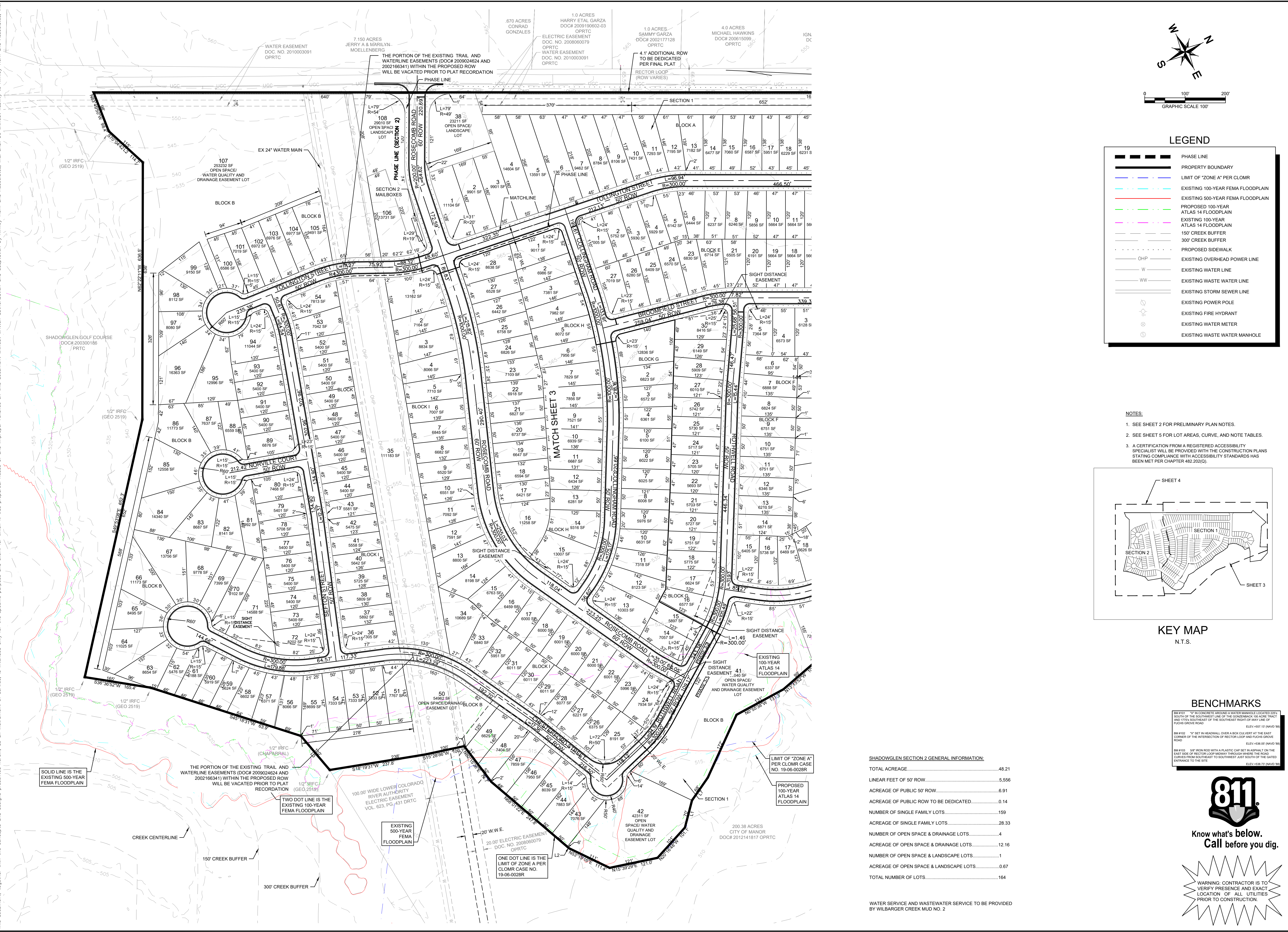
KHA PROJECT: 069254503
DATE: JANUARY 2022
SCALE: AS SHOWN
DESIGNED BY: JBR
DRAWN BY: ADD
CHECKED BY: JBR

PRELIMINARY PLANS FOR SHADOWGLEN PHASE 3 CITY OF MANOR TRAVIS COUNTY, TEXAS

PRELIMINARY PLAN - SECTION 1 (SHEET 1 OF 2)

SHEET NUMBER: **3**

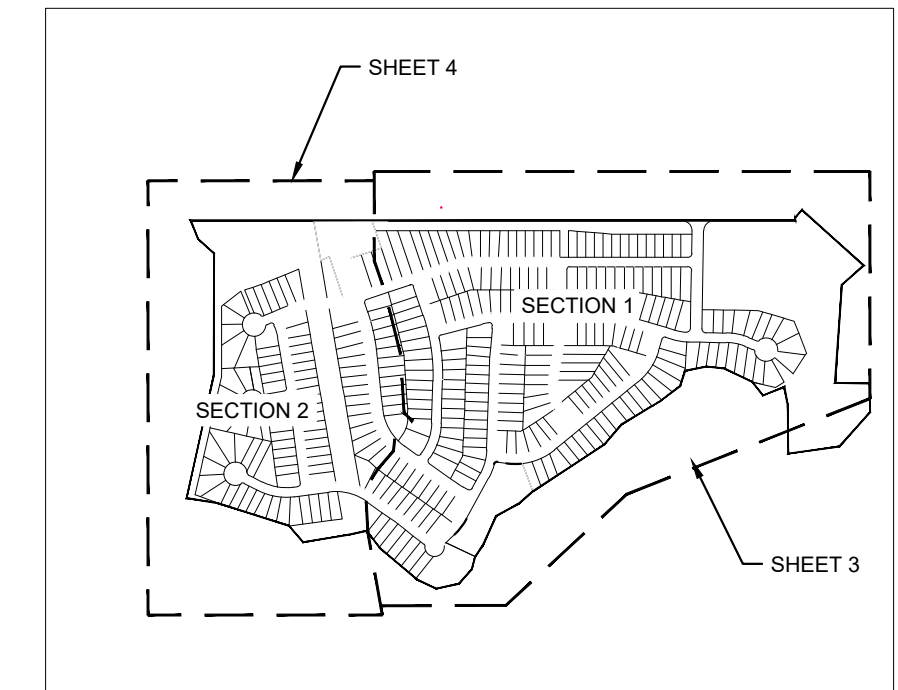
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LEGEND

	PHASE LINE
	PROPERTY BOUNDARY
	LIMIT OF "ZONE A" PER CLOMR
	EXISTING 100-YEAR FEMA FLOODPLAIN
	EXISTING 500-YEAR FEMA FLOODPLAIN
	PROPOSED 100-YEAR ATLAS 14 FLOODPLAIN
	EXISTING 100-YEAR ATLAS 14 FLOODPLAIN
	150' CREEK BUFFER
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	EXISTING FIRE HYDRANT
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	EXISTING WASTE WATER MANHOLE

- NOTES:**
- SEE SHEET 2 FOR PRELIMINARY PLAN NOTES.
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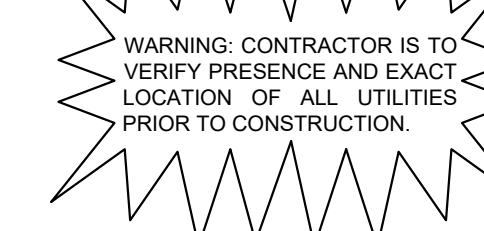
KEY MAP
N.T.S.

BENCHMARKS

BM #101	1" IN CONCRETE AROUND A WATER MANHOLE LOCATED 225' SOUTH OF THE SOUTHWEST CORNER OF THE CENTERLINE OF THE TRACK AND 1770' SOUTHWEST OF THE SOUTHWEST CORNER OF THE SOUTHWEST CORNER OF THE TRACK	ELEV: 657.19 (NAVD 88)
BM #102	"X" SET IN HEADWALL OVER A BOX CULVERT AT THE EAST CORNER OF THE INTERSECTION OF RECTOR LOOP AND FUCHS DRIVE, ROAD	ELEV: 658.69 (NAVD 88)
BM #103	5" BIRCH ROD WITH A PLASTIC CAP SET IN ASPHALT ON THE EAST SIDE OF RECTOR LOOP NEARLY THROUGH WHERE THE ROAD CURVES FROM SOUTHWEST TO SOUTHWEST JUST SOUTH OF THE GATED ENTRANCE TO THE SITE	ELEV: 658.77 (NAVD 88)

SHADOWGLEN SECTION 2 GENERAL INFORMATION:

TOTAL ACRES.....	48.21
LINEAR FEET OF 50' ROW.....	5,566
ACREAGE OF PUBLIC 50' ROW.....	6.91
ACREAGE OF PUBLIC ROW TO BE DEDICATED.....	0.14
NUMBER OF SINGLE FAMILY LOTS.....	159
ACREAGE OF SINGLE FAMILY LOTS.....	28.33
NUMBER OF OPEN SPACE & DRAINAGE LOTS.....	4
ACREAGE OF OPEN SPACE & DRAINAGE LOTS.....	12.16
NUMBER OF OPEN SPACE & LANDSCAPE LOTS.....	1
ACREAGE OF OPEN SPACE & LANDSCAPE LOTS.....	0.67
TOTAL NUMBER OF LOTS.....	164



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	KHA PROJECT 069254503	DATE JANUARY 2022	SCALE: AS SHOWN	DESIGNED BY: JBR DRAWN BY: ADD CHECKED BY: JBR					
	REVISIONS <table border="1"> <tr> <th>No.</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>				No.	DATE	BY		
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Plotted By: Colozzo, Jonathan Date: June 14, 2023 03:42:08pm File Path: K:\AUS_Civil\069254503-Shadowglen Phase 3\Cad\Preliminary\PlanSheets\C-Preliminary_Plan.dwg
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SECTION 1

BLOCK A		BLOCK B		BLOCK B		BLOCK B		BLOCK C		BLOCK C		BLOCK D		BLOCK D		BLOCK E		BLOCK E		BLOCK F		BLOCK F		BLOCK G	
LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA
21	6233 SF	1	567663 SF	21	8735 SF	41	88039 SF	1	9660 SF	1	6745 SF	1	7005 SF	1	7794 SF	21	6851 SF	16	6576 SF						
22	6235 SF	2	7138 SF	22	8393 SF			2	8216 SF	2	5400 SF	2	5751 SF	2	6000 SF	22	11052 SF	17	6623 SF						
23	6187 SF	3	6016 SF	23	9851 SF			3	7774 SF	3	5401 SF	3	5929 SF	3	6128 SF	23	8246 SF	18	5774 SF						
24	6028 SF	4	6421 SF	24	10264 SF			4	7358 SF	4	6209 SF	4	5928 SF	4	6572 SF	24	7216 SF	19	5750 SF						
25	5857 SF	5	9069 SF	25	9127 SF			5	6942 SF	5	6336 SF	5	6142 SF	5	7363 SF	25	6245 SF	20	5727 SF						
26	5886 SF	6	8203 SF	26	7947 SF			6	6525 SF	6	5400 SF	6	6444 SF	6	6336 SF	26	6507 SF	21	5703 SF						
27	5515 SF	7	7519 SF	27	7021 SF			7	6111 SF	7	5400 SF	7	6236 SF	7	6888 SF	27	7282 SF	22	5692 SF						
28	5403 SF	8	7039 SF	28	6655 SF			8	5857 SF	8	5400 SF	8	6245 SF	8	6824 SF	28	7230 SF	23	5704 SF						
29	5401 SF	9	10421 SF	29	6289 SF			9	5853 SF	9	7337 SF	9	5856 SF	9	6750 SF			24	5717 SF						
30	5401 SF	10	10506 SF	30	8678 SF			10	5853 SF	10	10479 SF	10	5663 SF	10	6750 SF			25	5729 SF						
31	5401 SF	11	9834 SF	31	6461 SF			11	5853 SF	11	9642 SF	11	5663 SF	11	6750 SF			26	5742 SF						
32	5401 SF	12	10034 SF	32	6904 SF			12	5853 SF	12	8825 SF	12	5663 SF	12	6345 SF			27	6010 SF						
33	5401 SF	13	6563 SF	33	6985 SF			13	6552 SF	13	7921 SF	13	5663 SF	13	6210 SF			28	5908 SF						
34	5401 SF	14	7798 SF	34	6720 SF			14	6552 SF	14	9574 SF	14	6552 SF	14	6871 SF			29	6149 SF						
35	5401 SF	15	7776 SF	35	6455 SF			15	5853 SF	15	7208 SF	15	6552 SF	15	6405 SF			30	8415 SF						
36	6700 SF	16	7252 SF	36	6190 SF			16	5853 SF	16	5465 SF	16	5663 SF	16	5738 SF										
37	99427 SF	17	6657 SF	37	7930 SF			17	5613 SF	17	5400 SF	17	5663 SF	17	6469 SF										
38	23210 SF	18	6426 SF	38	6058 SF			18	5969 SF	18	5400 SF	18	5663 SF	18	6626 SF										
		19	6639 SF	39	6438 SF			19	6913 SF	19	5492 SF	19	5663 SF	19	6360 SF										
		20	8982 SF	40	7206 SF			20	6378 SF	20	6156 SF	20	6191 SF	20	5544 SF										

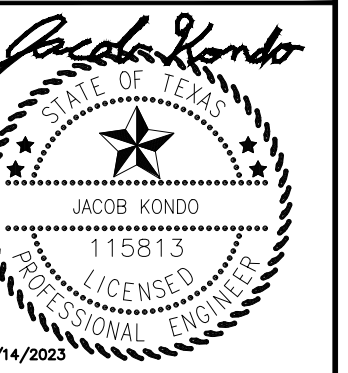
LINE	LENGTH	BEARING
L1	18.46	S62°54'09.50"E
L2	53.88	S19°29'15.46"E
L2	114.66	N70°04'42.28"E
L3	120.00	N6°21'29.01"E
L4	87.69	N79°33'44.93"E
L5	92.24	N33°58'38.01"E
L6	85.54	N44°17'18.99"W
L7	67.98	N27°40'21.99"W

SECTION 2

BLOCK B		BLOCK B		BLOCK B		BLOCK B		BLOCK G		BLOCK H		BLOCK H		BLOCK I		BLOCK I		BLOCK I	
LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA	LOT #	AREA
42	42311 SF	62	5475 SF	82	8141 SF	102	6972 SF	1	12836 SF	1	9017 SF	21	6827 SF	1	13162 SF	21	6000 SF	41	5558 SF
43	7076 SF	63	8653 SF	83	8686 SF	103	6975 SF	2	6823 SF	2	6986 SF	22	6917 SF	2	7164 SF	22	6000 SF	42	5474 SF
44	7883 SF	64	11025 SF	84	14339 SF	104	6976 SF	3	6572 SF	3	7380 SF	23	7103 SF	3	8834 SF	23	5996 SF	43	5580 SF
45	8038 SF	65	8495 SF	85	12558 SF	105	9490 SF	4	6360 SF	4	7981 SF	24	6825 SF	4	8066 SF	24	7934 SF	44	5400 SF
46	7950 SF	66	11172 SF	86	11772 SF	106	13731 SF	5	6100 SF	5	8071 SF	25	6758 SF	5	7709 SF	25	8190 SF	45	5400 SF
47	7859 SF	67	13756 SF	87	7636 SF	107	253231 SF	6	6021 SF	6	7956 SF	26	6442 SF	6	7006 SF	26	6374 SF	46	5400 SF
48	7403 SF	68	9777 SF	88	6558 SF			7	6025 SF	7	7828 SF	27	6527 SF	7	6844 SF	27	6220 SF	47	5400 SF
49	6625 SF	69	7399 SF	89	6875 SF			8	6008 SF	8	7855 SF	28	6682 SF	8	6682 SF	28	6076 SF	48	5400 SF
50	54961 SF	70	9102 SF	90	5400 SF			9	5975 SF	9	7520 SF	29	6519 SF	9	6519 SF	29	6010 SF	49	5400 SF
51	7767 SF	71	14587 SF	91	5400 SF			10	6630 SF	10	6939 SF	30	6010 SF	10	6551 SF	30	6010 SF	50	5400 SF
52	7332 SF	72	8201 SF	92	5400 SF			11	7317 SF	11	6686 SF	31	6010 SF	11	7091 SF	31	6010 SF	51	5400 SF
53	7332 SF	73	5400 SF	93	5400 SF			12	8123 SF	12	6434 SF	32	5951 SF	12	7590 SF	32	5951 SF	52	5400 SF
54	7332 SF	74	5400 SF	94	11044 SF			13	10303 SF	13	6280 SF	33	6839 SF	13	8799 SF	33	6839 SF	53	7041 SF
55	8698 SF	75	5400 SF	95	12996 SF			14	7057 SF	14	9316 SF	34	10688 SF	14	8197 SF	34	10688 SF	54	7812 SF
56	8065 SF	76	5400 SF	96	16362 SF			15	5896 SF	15	13006 SF	35	111183 SF	15	6762 SF	35	111183 SF		
57	6371 SF	77	5400 SF	97	8080 SF					16	11257 SF	36	7304 SF	16	6459 SF	36	7304 SF		
58	6601 SF	78	5707 SF	98	8112 SF					17	6420 SF	37	5892 SF	17	6000 SF	37	5892 SF		
59	5623 SF	79	5400 SF	99	9149 SF					18	6593 SF	38	5808 SF	18	6000 SF	38	5808 SF		
60	5919 SF	80	7468 SF	100	6586 SF					19	6646 SF	39	5725 SF	19	6000 SF	39	5725 SF		
61	6188 SF	81	7991 SF	101	7018 SF					20	6737 SF	40	5641 SF	20	6000 SF	40	5641 SF		

LINE	LENGTH	BEARING
L1	69.64	N47°55'48.99"W
L2	5.71	N68°01'21.75"E
L3	110.29	S77°16'55.80"W
L7	67.98	N27°40'21.99"W

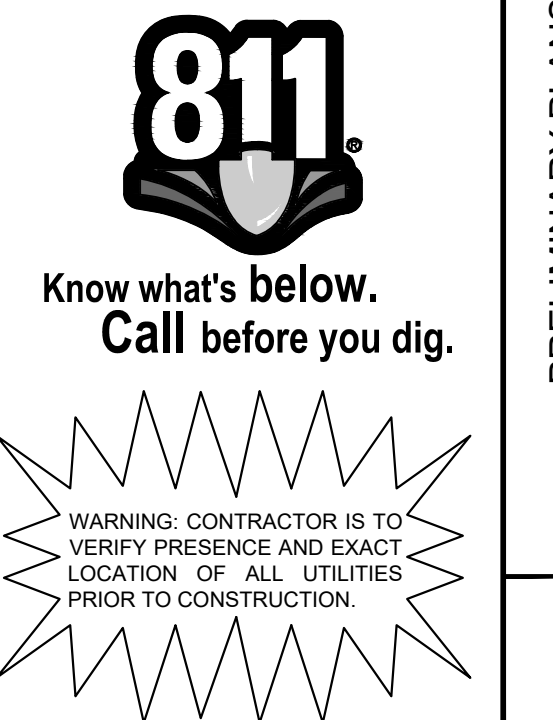
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 TEXAS REGISTERED ENGINEERING FIRM F-928



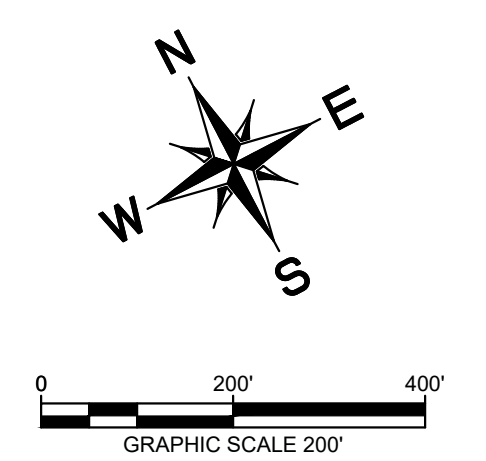
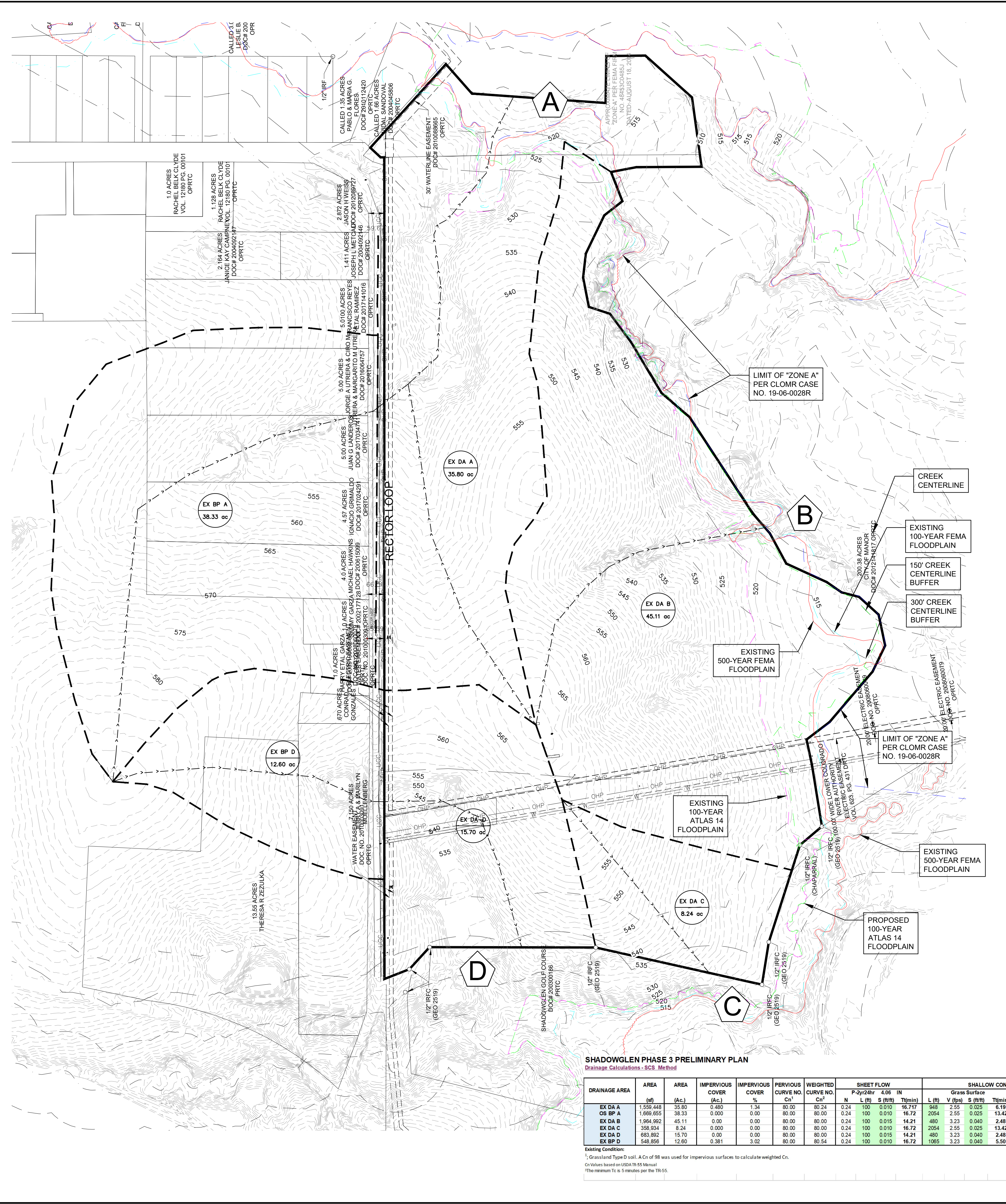
KHA PROJECT 069254503
 DATE JANUARY 2022
 SCALE AS SHOWN
 DESIGNED BY: JBR
 DRAWN BY: ADD
 CHECKED BY: JBR

**PRELIMINARY PLAN - LOT
 AREAS CURVE & LINE
 TABLES**

PRELIMINARY PLANS FOR
SHADOWGLEN
 PHASE 3
 CITY OF MANOR
 TRAVIS COUNTY, TEXAS

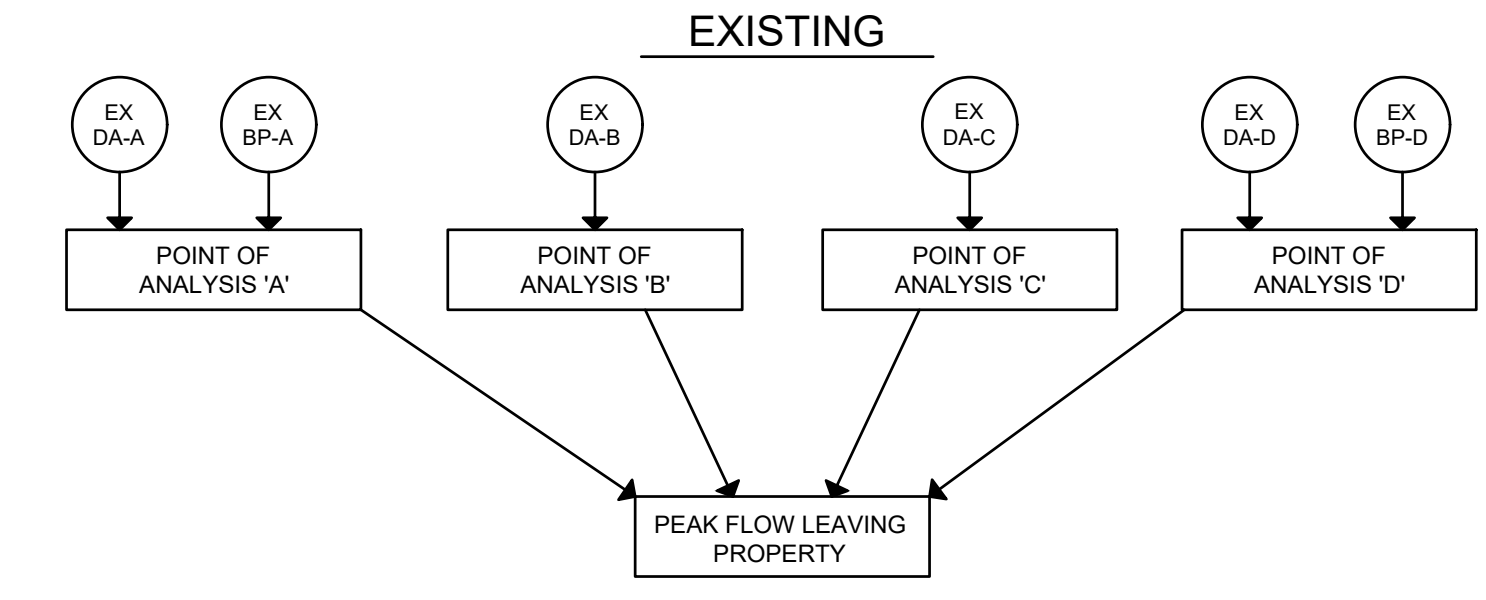


Plotted By: Calzadas, Jonathan Date: June 14, 2023 03:42:51pm File Path: \\K:\AUS_Civil\069254503-Shadowglen Phase 3\Draw\Preliminary\PlanSheets\A-D\Drawings\Area Map Overall Existing.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- POINT OF ANALYSIS
- AREA DESIGNATOR
- AREA IN ACRES
- INLET NUMBER
- PROPERTY LINE
- PROPOSED STORM SEWER LINE
- EXISTING STORM SEWER LINE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED STORM SEWER INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER HEADWALL
- PROPOSED FLOW DIRECTION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- TIME OF CONCENTRATION PATH
- LIMIT OF "ZONE A" PER CLOMR
- EXISTING 100-YEAR FEMA FLOODPLAIN
- EXISTING 500-YEAR FEMA FLOODPLAIN
- PROPOSED 100-YEAR ATLAS 14 FLOODPLAIN
- EXISTING 100-YEAR ATLAS 14 FLOODPLAIN
- 150' CREEK BUFFER
- 300' CREEK BUFFER



SHADOWGLEN PHASE 3 PRELIMINARY PLAN DETENTION RESULTS - SCS METHOD

Point of Analysis	Total Drainage Area (Acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Storm Event	Existing Runoff (cfs)
A	74.13	0.48	0.65%	2	117.28
				10	228.97
				25	307.59
B	45.11	0.00	0.00%	2	93.38
				10	180.48
				25	241.07
C	8.24	0.00	0.00%	2	12.54
				10	24.56
				25	32.96
D	28.30	0.38	1.35%	2	56.95
				10	110.49
				25	147.57
COMBINED PEAK FLOWS LEAVING PROPERTY	155.78	0.86	0.55%	2	280.15
				10	544.50
				25	729.19
				100	1039.90

BENCHMARKS

BM #101 "X" IN CONCRETE AROUND A WATER MANHOLE LOCATED 225' SOUTH OF THE SOUTHWEST CORNER OF THE 10-ACRE TRACT AND 1770' SOUTHWEST OF THE SOUTHWEST CORNER OF THE INTERSECTION OF RECTOR LOOP AND FUCHS GROVE ROAD. ELEV: 657.13' (NAVD 88)

BM #102 "X" SET IN HEADWALL OVER A BOX CULVERT AT THE EAST CORNER OF THE INTERSECTION OF RECTOR LOOP AND FUCHS GROVE ROAD. ELEV: 658.65' (NAVD 88)

BM #103 "S" SET IN ROAD WITH A PLASTIC CAP SET IN ASPHALT ON THE EAST SIDE OF RECTOR LOOP MIDWAY THROUGH WHERE THE ROAD CURVES FROM SOUTHWEST TO SOUTHEAST JUST SOUTH OF THE GATED ENTRANCE TO THE SITE. ELEV: 658.77' (NAVD 88)



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

SHADOWGLEN PHASE 3 PRELIMINARY PLAN Drainage Calculations - SCS Method

DRAINAGE AREA	AREA (sq ft)	AREA (Ac.)	IMPERVIOUS COVER (%)	IMPERVIOUS COVER (%)	PERVIOUS CURVE NO. Cn1	WEIGHTED CURVE NO. Cn2	SHEET FLOW		SHALLOW CONCENTRATED FLOW				CHANNEL FLOW				TOTAL Tc (min)													
							P-37/24hr 4.38 IN	N	L (ft)	V (fps)	S (ft/ft)	T (min)	L (ft)	V (fps)	a (ft ³ /s)	Pw (ft)		r	n	S (ft/ft)	T (min)									
EX DA A	1,559,448	35.80	0.480	0.00	80.00	80.24	0.24	100	0.010	16.717	948	2.55	0.025	6.19	1214	3.5	10	15.7	0.64	0.03	0.020	5.78	-	-	-	-	0.013	0.010	0.00	28.69
OS BP A	1,969,655	38.33	0.000	0.00	80.00	80.00	0.24	100	0.010	16.72	2054	2.55	0.025	13.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	34.93
EX DA B	1,364,921	45.11	0.00	0.00	80.00	80.00	0.24	100	0.015	14.21	480	3.23	0.040	2.48	618	3.5	10	15.7	0.64	0.03	0.020	4.79	-	-	-	-	-	-	19.64	
EX DA C	358,934	8.24	0.000	0.00	80.00	80.00	0.24	100	0.010	16.72	2054	2.55	0.025	13.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	34.93	
EX DA D	683,892	15.70	0.00	0.00	80.00	80.00	0.24	100	0.015	14.21	480	3.23	0.040	2.48	618	3.5	10	15.7	0.64	0.03	0.020	4.79	-	-	-	-	-	-	19.64	
EX BP D	548,856	12.60	0.381	3.02	80.00	80.54	0.24	100	0.010	16.72	1069	3.23	0.040	5.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22.22	

Existing Conditions:
 1. Grassland Type D soil. A Cn of 98 was used for impervious surfaces to calculate weighted Cn.
 Cn Values based on USDA TR-55 Manual
 The minimum Tc is 5 minutes per the TR-55.

NO. _____

REVISIONS _____

DATE _____

DATE: JANUARY 2022

SCALE: AS SHOWN

DESIGNED BY: JBR

DRAWN BY: ACD

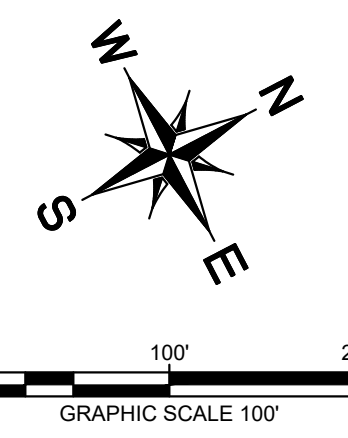
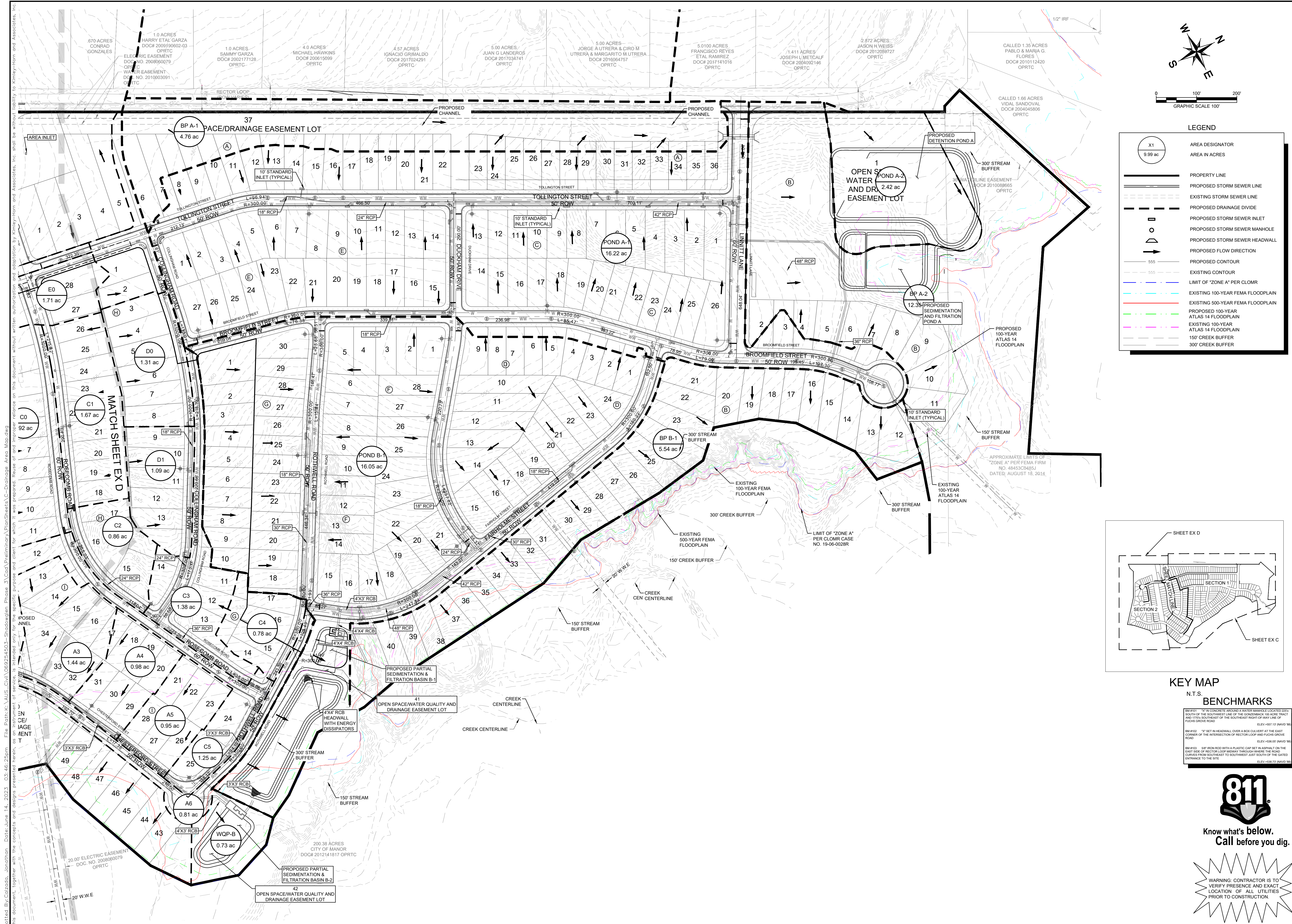
CHECKED BY: JBR

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EXISTING DRAINAGE AREA MAP

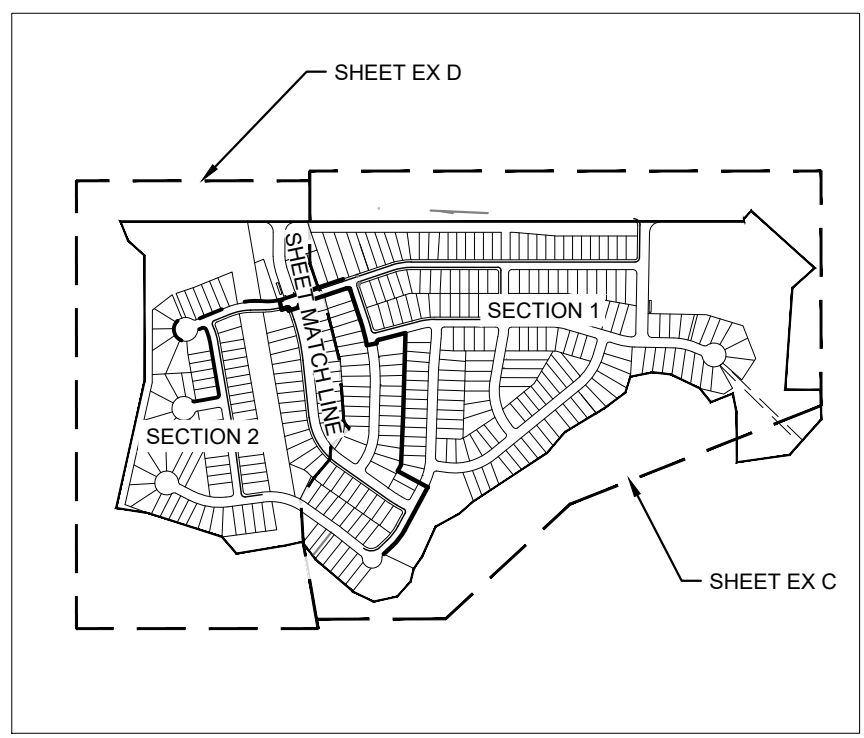
PRELIMINARY PLANS FOR
SHADOWGLEN PHASE 3
 CITY OF MANOR
 TRAVIS COUNTY, TEXAS

SHEET NUMBER
EX A



LEGEND

	AREA DESIGNATOR
	AREA IN ACRES
	PROPERTY LINE
	PROPOSED STORM SEWER LINE
	EXISTING STORM SEWER LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM SEWER INLET
	PROPOSED STORM SEWER MANHOLE
	PROPOSED STORM SEWER HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	LIMIT OF "ZONE A" PER CLOMR
	EXISTING 100-YEAR FEMA FLOODPLAIN
	PROPOSED 500-YEAR ATLAS 14 FLOODPLAIN
	EXISTING 100-YEAR ATLAS 14 FLOODPLAIN
	15' CREEK BUFFER
	300' CREEK BUFFER



BENCHMARKS

BM #01	1" IN CONCRETE AROUND A WATER MANHOLE LOCATED 225' SOUTH OF THE SOUTHWEST CORNER OF THE GREENBACK 100-ACRE TRACT AND 1770' SOUTHWEST OF THE SOUTHEAST RIGHT-OF-WAY LINE OF FROCK GROVE ROAD	ELEV: 1657.19 (NAVD 88)
BM #02	1" SET IN HEADWALL OVER A BOX CULVERT AT THE EAST CORNER OF THE INTERSECTION OF RECTOR LOOP AND FROCK GROVE ROAD	ELEV: 1538.69 (NAVD 88)
BM #03	3/8" IRON ROD WITH A PLASTIC CAP SET IN ASPHALT ON THE EAST SIDE OF RECTOR LOOP NEARBY THROUGH WHERE THE ROAD CURVES FROM SOUTH-EAST TO SOUTH-WEST JUST SOUTH OF THE GATED ENTRANCE TO THE SITE	ELEV: 1538.72 (NAVD 88)

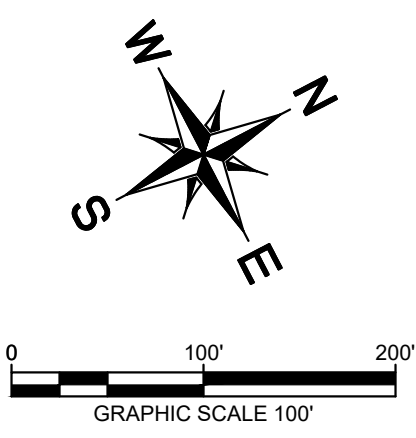
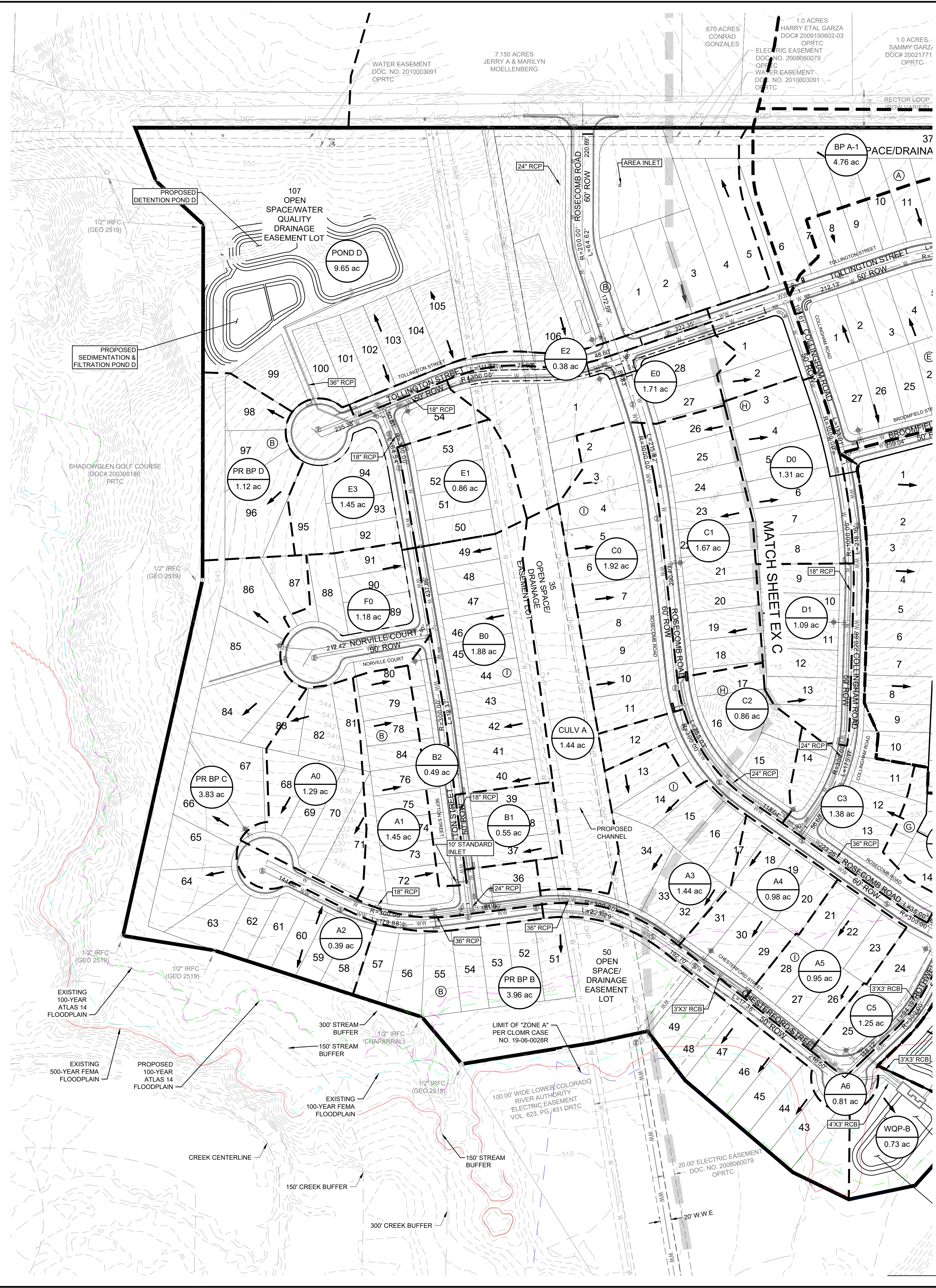


WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Plotted By: Calzadas, Jonathan Date: June 14, 2023 03:46:25pm File Path: K:\AUS_Civil\069254503-Shadowglen Phase 3\Cad Preliminary\PlanSheets\C-Drainage Area Map.dwg
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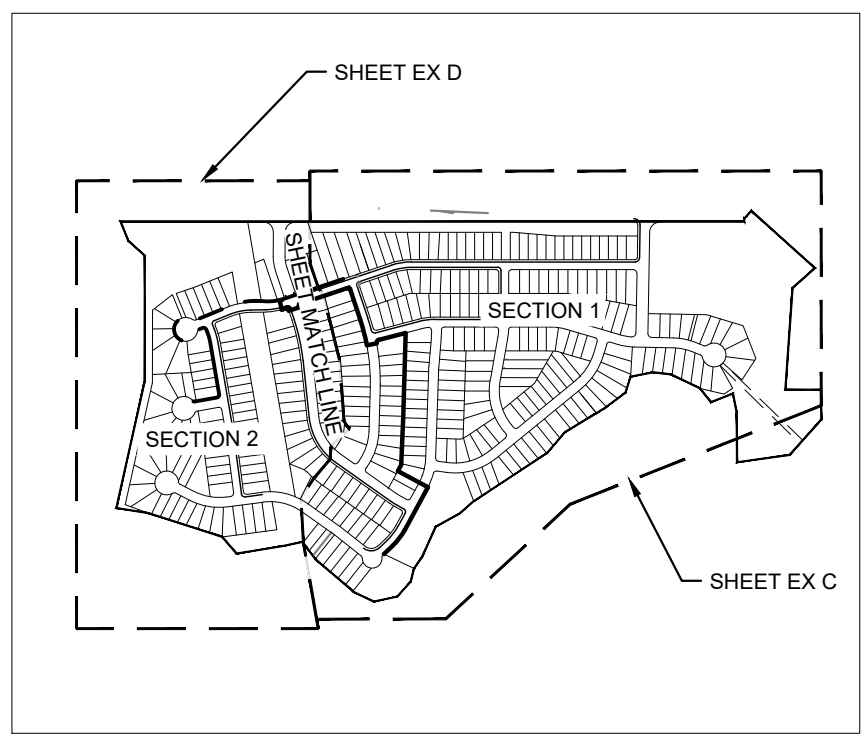
<p>© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVILLE ROAD, AVALON IV, SUITE 300, AUSTIN, TX 78759 PHONE: 512-418-1771 FAX: 512-418-1791 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928</p>	<p>JACOB KONDO LICENSED PROFESSIONAL ENGINEER 15813 6/14/2023</p>
<p>KHA PROJECT: 069254503 DATE: JANUARY 2022 SCALE: AS SHOWN DESIGNED BY: JBR DRAWN BY: ADD CHECKED BY: JBR</p>	<p>INLET DRAINAGE AREA MAP - SECTION 1 (SHEET 1 OF 2)</p>
<p>PRELIMINARY PLANS FOR SHADOWGLEN PHASE 3 CITY OF MANOR TRAVIS COUNTY, TEXAS</p>	<p>SHEET NUMBER EX C</p>

Plotted By: Calzadon, Jonathan Date: June 14, 2023 03:46:30pm File Path: K:\AUS_Civil\069254503-Shadowglen Phase 3\Cad\Preliminary\PlanSheets\C-Drainage Area Map.dwg
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LEGEND

	AREA DESIGNATOR
	AREA IN ACRES
	PROPERTY LINE
	PROPOSED STORM SEWER LINE
	EXISTING STORM SEWER LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM SEWER INLET
	PROPOSED STORM SEWER MANHOLE
	PROPOSED STORM SEWER HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	LIMIT OF "ZONE A" PER CLOMR
	EXISTING 100-YEAR FEMA FLOODPLAIN
	EXISTING 500-YEAR FEMA FLOODPLAIN
	PROPOSED 100-YEAR ATLAS 14 FLOODPLAIN
	EXISTING 100-YEAR ATLAS 14 FLOODPLAIN
	150' CREEK BUFFER
	300' CREEK BUFFER



BENCHMARKS
N.T.S.

BM #101	1" IN CONCRETE AROUND A WATER MANHOLE LOCATED 225' SOUTH OF THE SOUTHWEST CORNER OF THE CENTERBACK 100-ACRE TRACT AND 1770' SOUTHEAST OF THE SOUTHWEST CORNER OF THE EAST SIDE OF FISHCREEK ROAD	ELEV: 4557.19 (NAVD 88)
BM #102	1" SET IN HEADWALL OVER A BOX CULVERT AT THE EAST CORNER OF THE INTERSECTION OF RECTOR LOOP AND FISHCREEK ROAD	ELEV: 4538.65 (NAVD 88)
BM #103	1" SET IN 36" CONCRETE WITH A PLASTIC CAP SET IN ASPHALT ON THE EAST SIDE OF RECTOR LOOP NEARBY WHERE THE ROAD CURVES FROM SOUTHWEST TO SOUTHWEST JUST SOUTH OF THE GATED ENTRANCE TO THE SITE	ELEV: 4538.72 (NAVD 88)

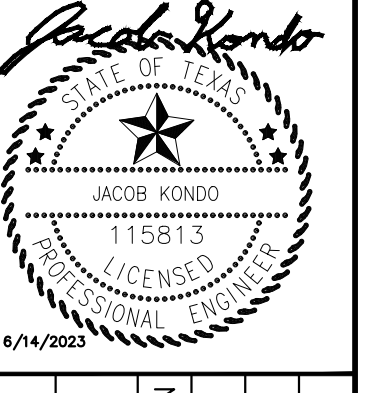


WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

NO.	REVISIONS	DATE	BY

Kimley-Horn

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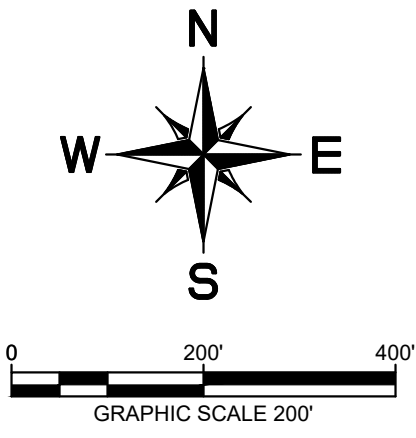
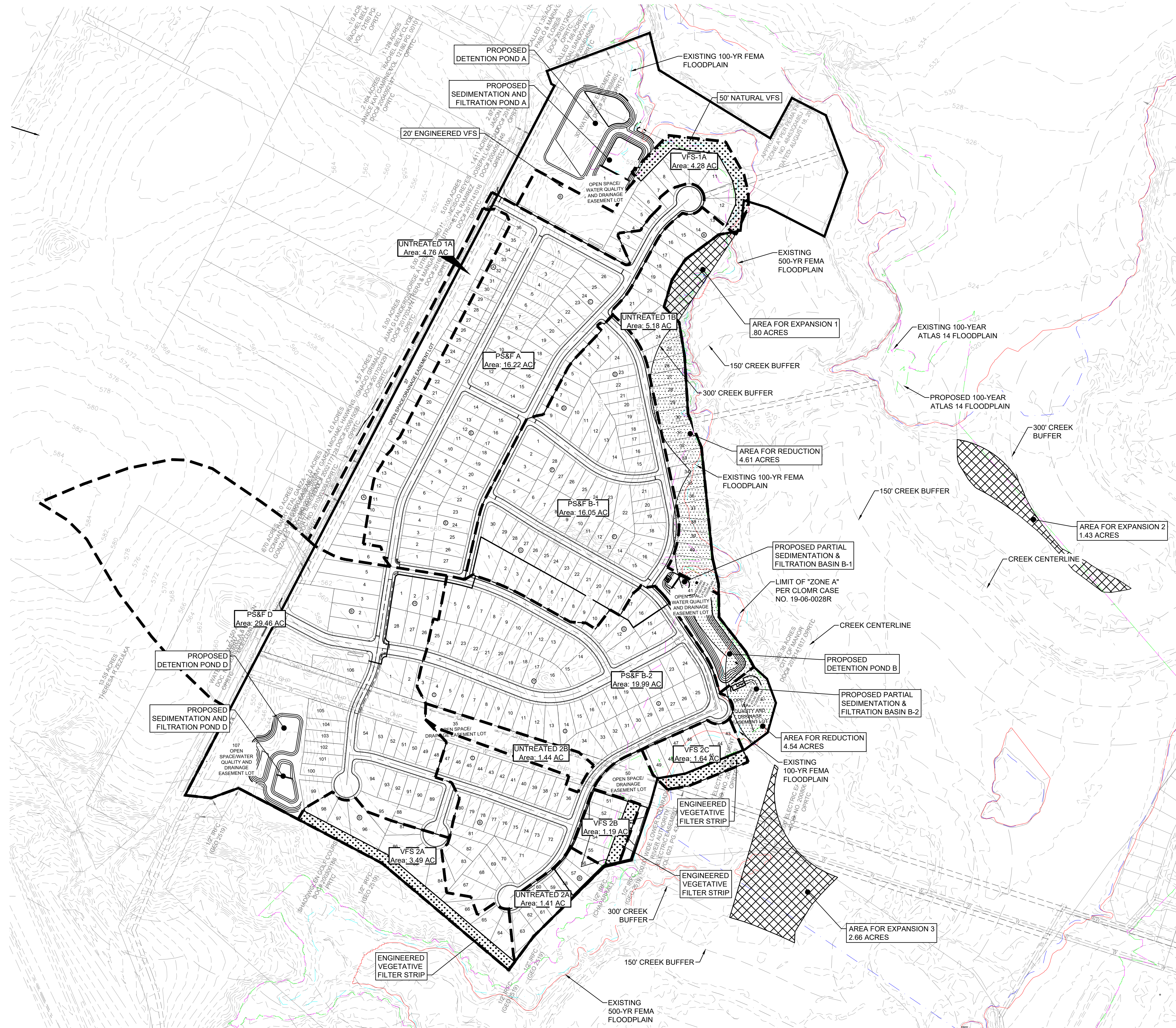
KHA PROJECT	069254503
DATE	JANUARY 2022
SCALE	AS SHOWN
DESIGNED BY	JBR
DRAWN BY	ADD
CHECKED BY	JBR

INLET DRAINAGE AREA MAP - SECTION 2 (SHEET 2 OF 2)

PRELIMINARY PLANS FOR
SHADOWGLEN PHASE 3
 CITY OF MANOR
 TRAVIS COUNTY, TEXAS

SHEET NUMBER	EX D
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Plotted By: Calzadon, Jonathan Date: June 14, 2023 03:47:49pm File Path: K:\AUS_Civil\069254503-Shadowglen Phase 3\Cad\Preliminary\PlanSheets\C-Water Quality_Plan.dwg
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LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMITS OF CONSTRUCTION AREA
- VEGETATIVE FILTER STRIP
- AREA FOR REDUCTION
- AREA FOR EXPANSION
- WATER QUALITY BASIN DIVIDER
- LIMIT OF "ZONE A" PER CLOMR
- EXISTING 100-YR FEMA FLOODPLAIN
- EXISTING 500-YR FEMA FLOODPLAIN
- PROPOSED 100-YR ATLAS 14 FLOODPLAIN
- EXISTING 100-YR ATLAS 14 FLOODPLAIN
- 150' CREEK BUFFER
- 300' CREEK BUFFER

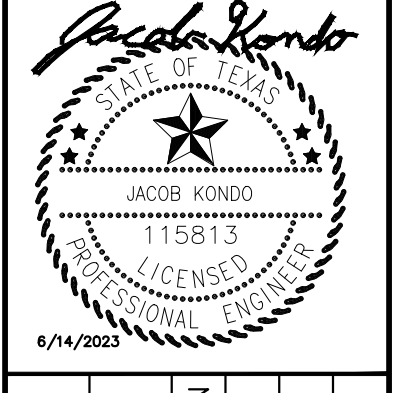
BUFFER AVERAGING TABLE

AREA FOR REDUCTION:	4.61 AC
AREA FOR EXPANSION:	4.90 AC

No.	REVISIONS	DATE	BY

Kimley-Horn

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KHA PROJECT	069254503
DATE	JANUARY 2022
SCALE	AS SHOWN
DESIGNED BY:	JBR
DRAWN BY:	ADD
CHECKED BY:	JBR

PRELIMINARY WATER QUALITY PLAN

PRELIMINARY PLANS FOR SHADOWGLEN PHASE 3 CITY OF MANOR TRAVIS COUNTY, TEXAS



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Plotted by: Celozzo, Jonathan Date: June 14, 2023 03:47:51pm File Path: K:\VAUS_Civil\069254503-Shadowglen Phase 3\Coord Preliminary Plans\Sheets\Water Quality Planning\This document, together with the designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of any and improper information on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

TSS Removal Calculations 04-20-2009

SHADOWGLEN PHASE 3 CONSTRUCTION PLANS Date Prepared: 8/12/2021

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell. Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348. Characters shown in red are data entry fields. Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project. Calculations from RG-348. Page 3-27 to 3-30. Includes site data, total project area, and required TSS removal calculations.

2. Drainage Basin Parameters (This information should be provided for each basin). Drainage Basin/Outfall Area No. = VFS-1. Includes total drainage basin/outfall area and impervious area calculations.

3. Indicate the proposed BMP Code for this basin. Proposed BMP = Vegetated Filter Strips. Removal efficiency = 85 percent.

4. Calculate Maximum TSS Load Removed (Ld) for this Drainage Basin by the selected BMP Type. RG-348 Page 3-33 Equation 3.7. Includes calculations for total on-site drainage area and TSS load removed.

16. Vegetated Filter Strips. Designed as Required in RG-348. Pages 3-55 to 3-57. Includes design requirements and calculations for vegetative filter strips.

TSS Removal Calculations 04-20-2009

SHADOWGLEN PHASE 3 CONSTRUCTION PLANS Date Prepared: 8/12/2021

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell. Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348. Characters shown in red are data entry fields. Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project. Calculations from RG-348. Page 3-27 to 3-30. Includes site data, total project area, and required TSS removal calculations.

2. Drainage Basin Parameters (This information should be provided for each basin). Drainage Basin/Outfall Area No. = WQP-B1. Includes total drainage basin/outfall area and impervious area calculations.

3. Indicate the proposed BMP Code for this basin. Proposed BMP = Sand Filter. Removal efficiency = 89 percent.

4. Calculate Maximum TSS Load Removed (Ld) for this Drainage Basin by the selected BMP Type. RG-348 Page 3-33 Equation 3.7. Includes calculations for total on-site drainage area and TSS load removed.

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area. Desired Ld this basin = 7100 lbs. Includes calculations for runoff fraction and storage requirements.

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348. Pages 3-34 to 3-36. Includes rainfall depth, runoff coefficient, and capture volume calculations.

9. Filter area for Sand Filters. Designed as Required in RG-348. Pages 3-58 to 3-63. Includes calculations for water quality volume and filter area requirements.

TSS Removal Calculations 04-20-2009

SHADOWGLEN PHASE 3 CONSTRUCTION PLANS Date Prepared: 8/12/2021

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell. Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348. Characters shown in red are data entry fields. Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project. Calculations from RG-348. Page 3-27 to 3-30. Includes site data, total project area, and required TSS removal calculations.

2. Drainage Basin Parameters (This information should be provided for each basin). Drainage Basin/Outfall Area No. = WQP A. Includes total drainage basin/outfall area and impervious area calculations.

3. Indicate the proposed BMP Code for this basin. Proposed BMP = Sand Filter. Removal efficiency = 89 percent.

4. Calculate Maximum TSS Load Removed (Ld) for this Drainage Basin by the selected BMP Type. RG-348 Page 3-33 Equation 3.7. Includes calculations for total on-site drainage area and TSS load removed.

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area. Desired Ld this basin = 22500 lbs. Includes calculations for runoff fraction and storage requirements.

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348. Pages 3-34 to 3-36. Includes rainfall depth, runoff coefficient, and capture volume calculations.

9. Filter area for Sand Filters. Designed as Required in RG-348. Pages 3-58 to 3-63. Includes calculations for water quality volume and filter area requirements.

TSS Removal Calculations 04-20-2009

SHADOWGLEN PHASE 3 CONSTRUCTION PLANS Date Prepared: 8/12/2021

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell. Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348. Characters shown in red are data entry fields. Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project. Calculations from RG-348. Page 3-27 to 3-30. Includes site data, total project area, and required TSS removal calculations.

2. Drainage Basin Parameters (This information should be provided for each basin). Drainage Basin/Outfall Area No. = WQP D. Includes total drainage basin/outfall area and impervious area calculations.

3. Indicate the proposed BMP Code for this basin. Proposed BMP = Sand Filter. Removal efficiency = 89 percent.

4. Calculate Maximum TSS Load Removed (Ld) for this Drainage Basin by the selected BMP Type. RG-348 Page 3-33 Equation 3.7. Includes calculations for total on-site drainage area and TSS load removed.

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area. Desired Ld this basin = 3990.00 lbs. Includes calculations for runoff fraction and storage requirements.

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348. Pages 3-34 to 3-36. Includes rainfall depth, runoff coefficient, and capture volume calculations.

9A. Full Sedimentation and Filtration System. Water Quality Volume for combined basins = 33224 cubic feet. Includes calculations for filter area and sedimentation basin requirements.

9B. Partial Sedimentation and Filtration System. Water Quality Volume for combined basins = 6184 cubic feet. Includes calculations for filter area and sedimentation basin requirements.

TSS Removal Calculations 04-20-2009

SHADOWGLEN PHASE 3 CONSTRUCTION PLANS Date Prepared: 8/12/2021

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell. Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348. Characters shown in red are data entry fields. Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project. Calculations from RG-348. Page 3-27 to 3-30. Includes site data, total project area, and required TSS removal calculations.

2. Drainage Basin Parameters (This information should be provided for each basin). Drainage Basin/Outfall Area No. = WQP-B2. Includes total drainage basin/outfall area and impervious area calculations.

3. Indicate the proposed BMP Code for this basin. Proposed BMP = Sand Filter. Removal efficiency = 89 percent.

4. Calculate Maximum TSS Load Removed (Ld) for this Drainage Basin by the selected BMP Type. RG-348 Page 3-33 Equation 3.7. Includes calculations for total on-site drainage area and TSS load removed.

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area. Desired Ld this basin = 8500 lbs. Includes calculations for runoff fraction and storage requirements.

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348. Pages 3-34 to 3-36. Includes rainfall depth, runoff coefficient, and capture volume calculations.

9B. Partial Sedimentation and Filtration System. Water Quality Volume for combined basins = 6184 cubic feet. Includes calculations for filter area and sedimentation basin requirements.

TSS Removal Calculations 04-20-2009

SHADOWGLEN PHASE 3 CONSTRUCTION PLANS Date Prepared: 8/12/2021

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell. Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348. Characters shown in red are data entry fields. Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project. Calculations from RG-348. Page 3-27 to 3-30. Includes site data, total project area, and required TSS removal calculations.

2. Drainage Basin Parameters (This information should be provided for each basin). Drainage Basin/Outfall Area No. = VFS-2A. Includes total drainage basin/outfall area and impervious area calculations.

3. Indicate the proposed BMP Code for this basin. Proposed BMP = Vegetated Filter Strips. Removal efficiency = 85 percent.

4. Calculate Maximum TSS Load Removed (Ld) for this Drainage Basin by the selected BMP Type. RG-348 Page 3-33 Equation 3.7. Includes calculations for total on-site drainage area and TSS load removed.

16. Vegetated Filter Strips. Designed as Required in RG-348. Pages 3-55 to 3-57. Includes design requirements and calculations for vegetative filter strips.

TSS REMOVAL SUMMARY SECTION 1. Table with columns: AREA NAME, BMP TYPE, TSS REMOVAL EFFICIENCY, BASIN AREA (AC.), IMPERVIOUS (AC.), IMPERVIOUS (%), REQUIRED TSS LOAD REMOVAL (LBS.), PROVIDED TSS LOAD REMOVAL (LBS.).

TSS REMOVAL SUMMARY SECTION 2. Table with columns: AREA NAME, BMP TYPE, TSS REMOVAL EFFICIENCY, BASIN AREA (AC.), IMPERVIOUS (AC.), IMPERVIOUS (%), REQUIRED TSS LOAD REMOVAL (LBS.), PROVIDED TSS LOAD REMOVAL (LBS.).

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell. Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348. Characters shown in red are data entry fields. Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project. Calculations from RG-348. Page 3-27 to 3-30. Includes site data, total project area, and required TSS removal calculations.

2. Drainage Basin Parameters (This information should be provided for each basin). Drainage Basin/Outfall Area No. = VFS-2C. Includes total drainage basin/outfall area and impervious area calculations.

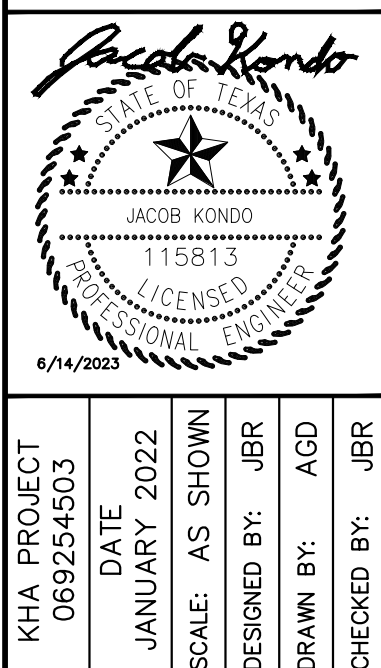
3. Indicate the proposed BMP Code for this basin. Proposed BMP = Vegetated Filter Strips. Removal efficiency = 85 percent.

4. Calculate Maximum TSS Load Removed (Ld) for this Drainage Basin by the selected BMP Type. RG-348 Page 3-33 Equation 3.7. Includes calculations for total on-site drainage area and TSS load removed.

16. Vegetated Filter Strips. Designed as Required in RG-348. Pages 3-55 to 3-57. Includes design requirements and calculations for vegetative filter strips.

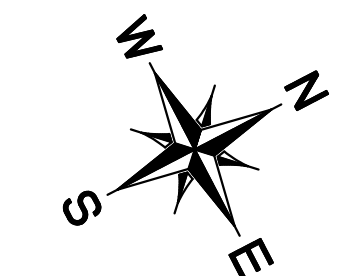
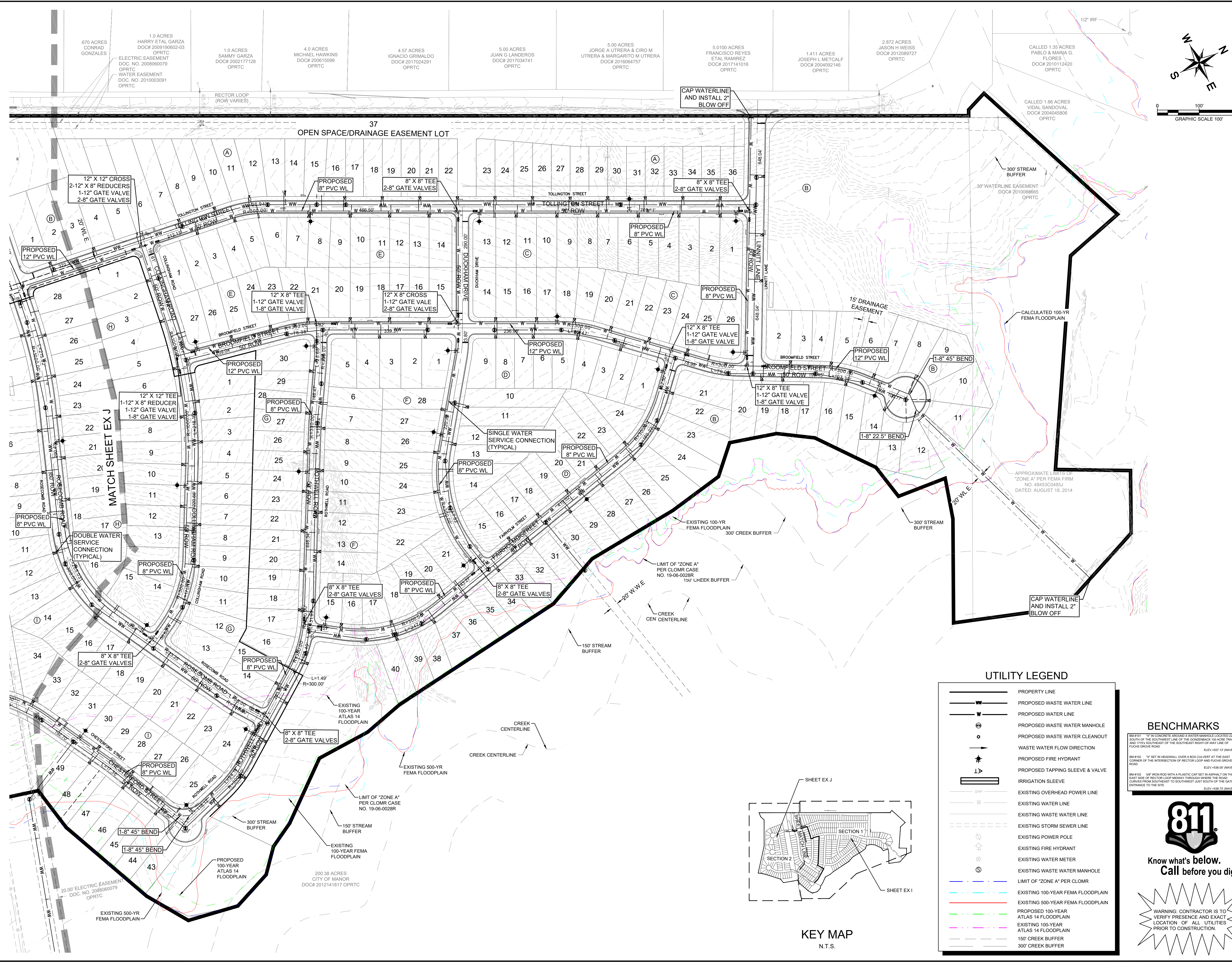
Revision table with columns: NO., REVISIONS, DATE.

Kimley-Horn logo and contact information: 2021 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.



PRELIMINARY PLANS FOR SHADOWGLEN PHASE 3 CITY OF MANOR TRAVIS COUNTY, TEXAS. PRELIMINARY WATER QUALITY CALCULATIONS. SHEET NUMBER EX H.

Plotted By: Calcedas, Jonathan Date: June 14, 2023 03:48:35pm File Path: K:\AUS_Civil\069254503-Shadowglen Phase 3\Cad\Preliminary\PlanSheets\C-Water_Plan.dwg
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0 100' 200'
GRAPHIC SCALE 100'

UTILITY LEGEND

- P— PROPERTY LINE
- W— PROPOSED WASTE WATER LINE
- W— PROPOSED WATER LINE
- ⊙ PROPOSED WASTE WATER MANHOLE
- PROPOSED WASTE WATER CLEANOUT
- WASTE WATER FLOW DIRECTION
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED TAPPING SLEEVE & VALVE
- I— IRRIGATION SLEEVE
- OHP— EXISTING OVERHEAD POWER LINE
- W— EXISTING WATER LINE
- W— EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER METER
- ⊙ EXISTING WASTE WATER MANHOLE
- LIMIT OF "ZONE A" PER CLOMR
- EXISTING 100-YEAR FEMA FLOODPLAIN
- EXISTING 500-YEAR FEMA FLOODPLAIN
- PROPOSED 100-YEAR ATLAS 14 FLOODPLAIN
- EXISTING 100-YEAR ATLAS 14 FLOODPLAIN
- 150' CREEK BUFFER
- 300' CREEK BUFFER

BENCHMARKS

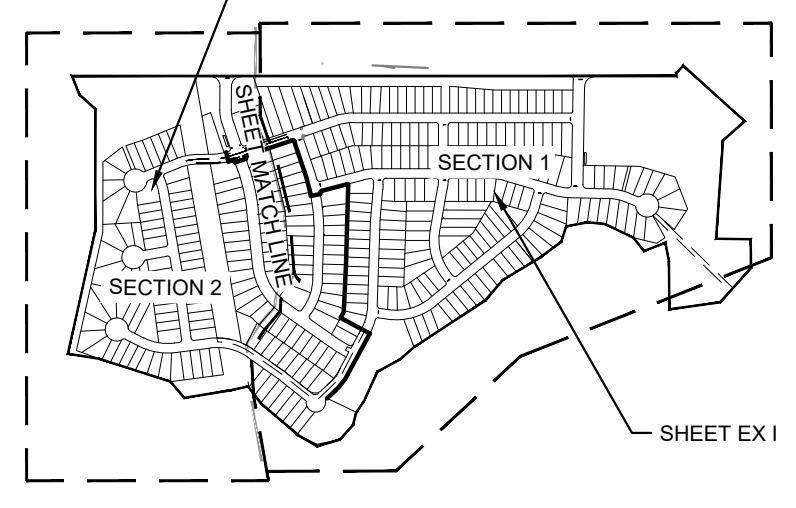
BM #101 "1" IN CONCRETE AROUND A WATER MANHOLE LOCATED 225' SOUTH OF THE SOUTHWEST CORNER OF THE CENTERBAR 100-ACRE TRACT AND 1770' SOUTHEAST OF THE SOUTHEAST CORNER OF THE SOUTHWEST CORNER OF THE INTERSECTION OF RECTOR LOOP AND FUCHS GROVE ROAD. ELEV: 657.13 (NAVD 88)

BM #102 "1" SET IN HEADWALL OVER A BOX CULVERT AT THE EAST CORNER OF THE INTERSECTION OF RECTOR LOOP AND FUCHS GROVE ROAD. ELEV: 658.65 (NAVD 88)

BM #103 "1" SET IN HEADWALL OVER A BOX CULVERT AT THE EAST CORNER OF THE INTERSECTION OF RECTOR LOOP AND FUCHS GROVE ROAD. ELEV: 658.72 (NAVD 88)



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



KEY MAP
N.T.S.

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TEXAS REGISTERED ENGINEERING FIRM F-928

Jacob Kondr
JACOB KONDR
15813
LICENSED PROFESSIONAL ENGINEER
6/14/2023

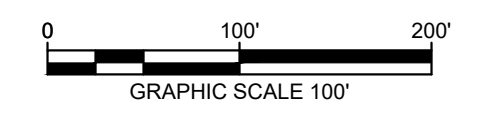
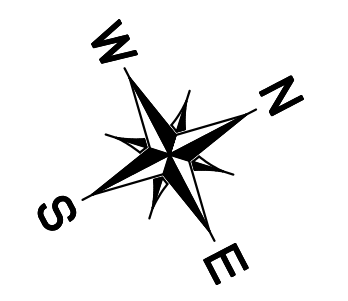
KHA PROJECT	069254503
DATE	JANUARY 2022
SCALE	AS SHOWN
DESIGNED BY	JBR
DRAWN BY	ADD
CHECKED BY	JBR

PRELIMINARY WATER PLAN - SECTION 1 (SHEET 1 OF 2)

PRELIMINARY PLANS FOR SHADOWGLEN PHASE 3 CITY OF MANOR TRAVIS COUNTY, TEXAS

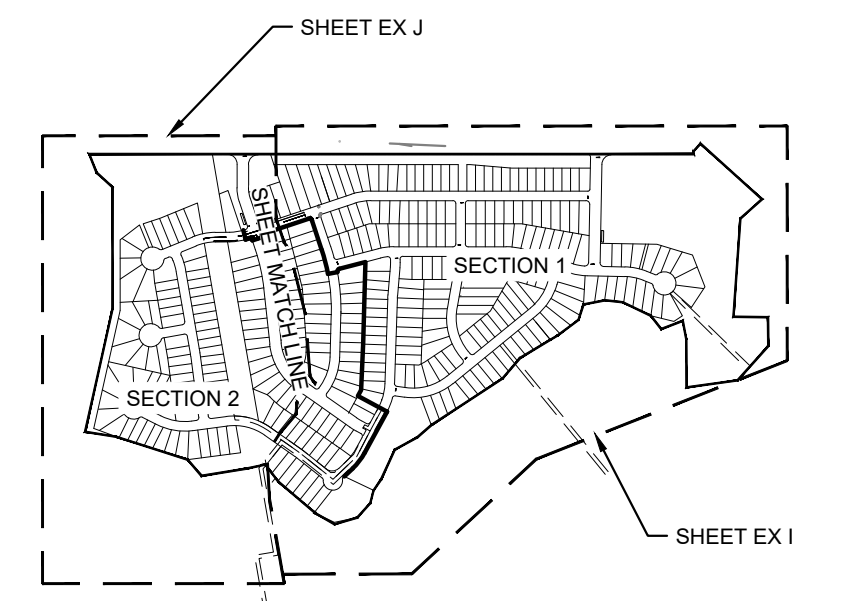
SHEET NUMBER
EX I

Plotted By: Calzadon, Jonathan Date: June 14, 2023 03:49:03pm File Path: K:\AUS_Civil\069254503-Shadowglen Phase 3\Civil\Preliminary\PlanSheets\C-Water_Plan.dwg
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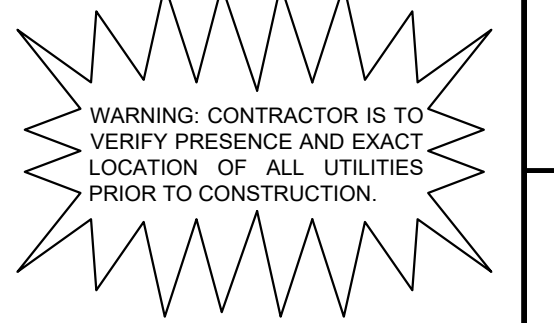
UTILITY LEGEND

- PROPERTY LINE
- PROPOSED WASTE WATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTE WATER MANHOLE
- PROPOSED WASTE WATER CLEANOUT
- WASTE WATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- IRRIGATION SLEEVE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE
- LIMIT OF "ZONE A" PER CLOMR
- EXISTING 100-YEAR FEMA FLOODPLAIN
- PROPOSED 100-YEAR ATLAS 14 FLOODPLAIN
- EXISTING 100-YEAR ATLAS 14 FLOODPLAIN
- 150' CREEK BUFFER
- 300' CREEK BUFFER



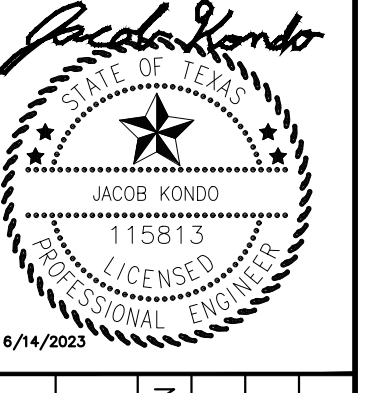
BENCHMARKS
N.T.S.

- BM #101 "1" IN CONCRETE AROUND A WATER MANHOLE LOCATED 225' SOUTH OF THE SOUTHWEST CORNER OF THE CENTERBACK 100-ACRE TRACT AND 1770' SOUTHWEST OF THE SOUTHWEST RIGHT-OF-WAY LINE OF FROCK GROVE ROAD. ELEV: 4557.19 (NAVD 88)
- BM #102 "1" SET IN HEADWALL OVER A BOX CULVERT AT THE EAST CORNER OF THE INTERSECTION OF RECTOR LOOP AND FROCK GROVE ROAD. ELEV: 4588.69 (NAVD 88)
- BM #103 "36" IRON ROD WITH A PLASTIC CAP SET IN ASPHALT ON THE EAST SIDE OF RECTOR LOOP NEARBY THROUGH WHERE THE ROAD CURVES FROM SOUTHWEST TO SOUTHWEST JUST SOUTH OF THE GATED ENTRANCE TO THE SITE. ELEV: 4538.72 (NAVD 88)



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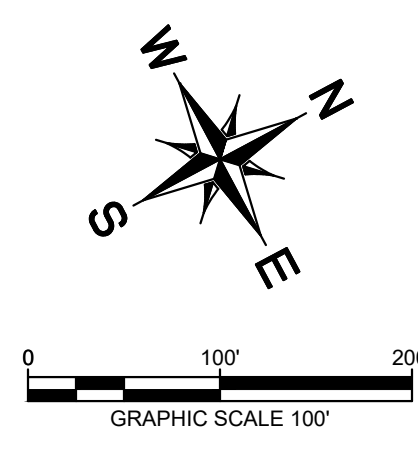
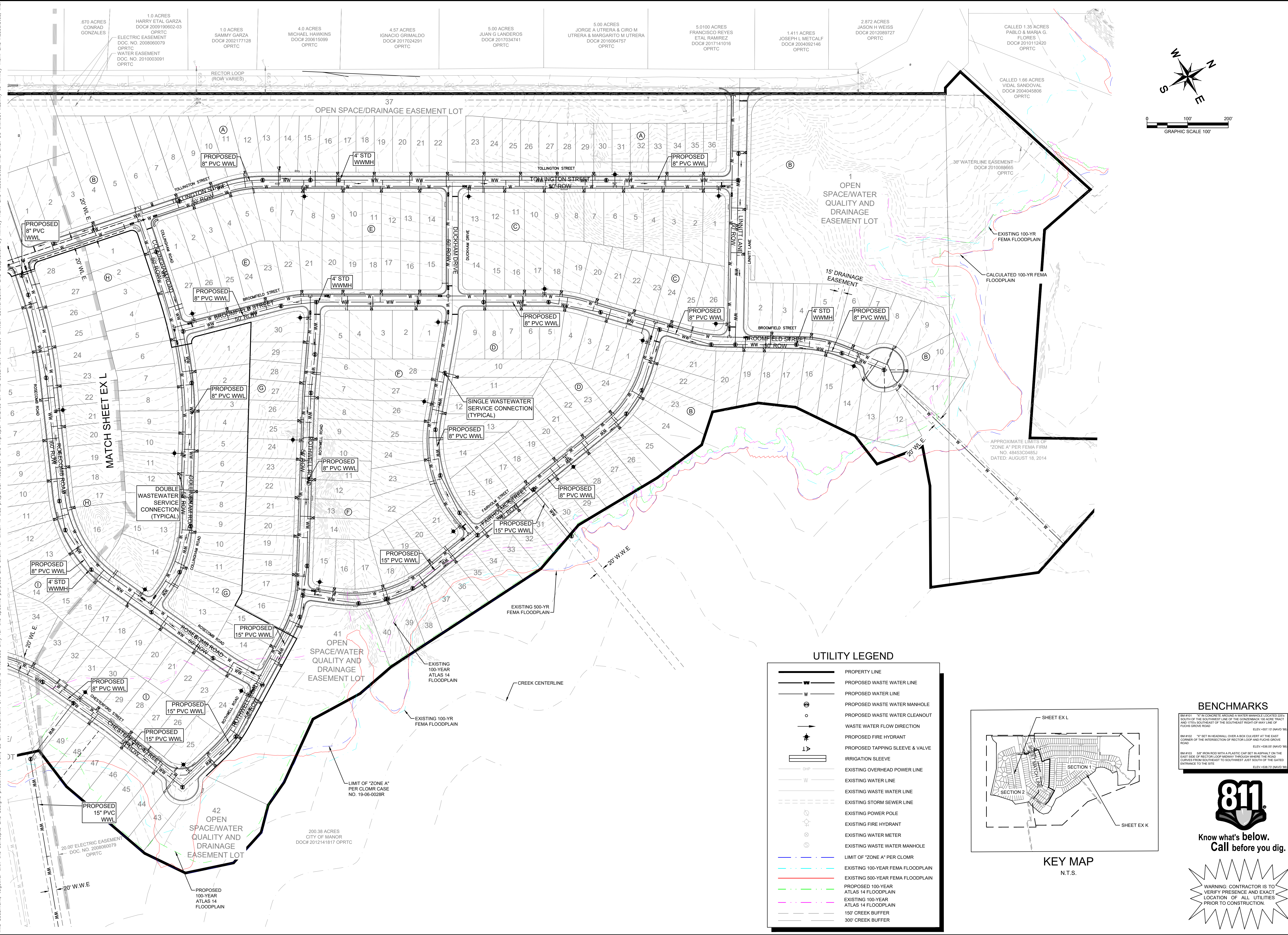
KHA PROJECT	069254503
DATE	JANUARY 2022
SCALE	AS SHOWN
DESIGNED BY:	JBR
DRAWN BY:	ADD
CHECKED BY:	JBR

PRELIMINARY WATER PLAN - SECTION 2 (SHEET 2 OF 2)

PRELIMINARY PLANS FOR SHADOWGLEN PHASE 3 CITY OF MANOR TRAVIS COUNTY, TEXAS

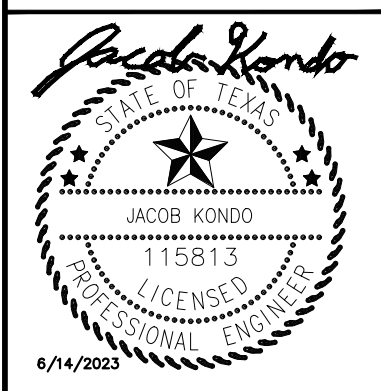
SHEET NUMBER
EX J

Plotted By: Calcedas, Jonathan Date: June 14, 2023 03:50:04pm File Path: K:\AUS_Civil\069254503-Shadowglen Phase 3\Coord\Preliminary\PlanSheets\C-Wastewater_Plan.dwg
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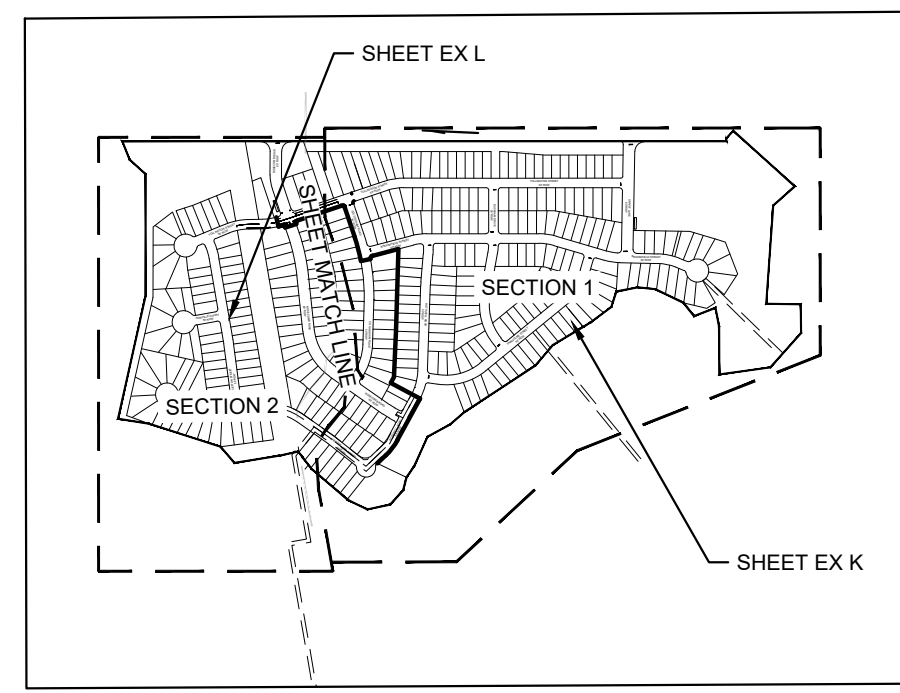
KHA PROJECT	069254503
DATE	JANUARY 2022
SCALE	AS SHOWN
DESIGNED BY	JBR
DRAWN BY	ADD
CHECKED BY	JBR

PRELIMINARY
WASTEWATER PLAN
- SECTION 1 (SHEET
1 OF 2)

PRELIMINARY PLANS FOR
SHADOWGLEN
PHASE 3
CITY OF MANOR
TRAVIS COUNTY, TEXAS

SHEET NUMBER
EX K

	PROPERTY LINE
	PROPOSED WASTE WATER LINE
	PROPOSED WATER LINE
	PROPOSED WASTE WATER MANHOLE
	PROPOSED WASTE WATER CLEANOUT
	WASTE WATER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	IRRIGATION SLEEVE
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING WASTE WATER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WASTE WATER MANHOLE
	LIMIT OF "ZONE A" PER CLOMR
	EXISTING 100-YEAR FEMA FLOODPLAIN
	EXISTING 500-YEAR FEMA FLOODPLAIN
	PROPOSED 100-YEAR ATLAS 14 FLOODPLAIN
	EXISTING 100-YEAR ATLAS 14 FLOODPLAIN
	150' CREEK BUFFER
	300' CREEK BUFFER



BM #101	1" IN CONCRETE AROUND A WATER MANHOLE LOCATED 225' SOUTH OF THE SOUTHWEST CORNER OF THE CENTERBANK 100-ACRE TRACT AND 1770' SOUTHWEST OF THE SOUTHWEST CORNER OF THE SOUTHWEST RIGHT-OF-WAY LINE OF FUCHS GROVE ROAD	ELEV: 657.12 (NAVD 88)
BM #102	"X" SET IN HEADWALL OVER A BOX CULVERT AT THE EAST CORNER OF THE INTERSECTION OF RECTOR LOOP AND FUCHS GROVE ROAD	ELEV: 658.69 (NAVD 88)
BM #103	"S" SET IN BRON ROD WITH A PLASTIC CAP SET IN ASPHALT ON THE EAST SIDE OF RECTOR LOOP MIDWAY THROUGH WHERE THE ROAD CURVES FROM SOUTHWEST TO SOUTHWEST JUST SOUTH OF THE GATED ENTRANCE TO THE SITE	ELEV: 658.77 (NAVD 88)

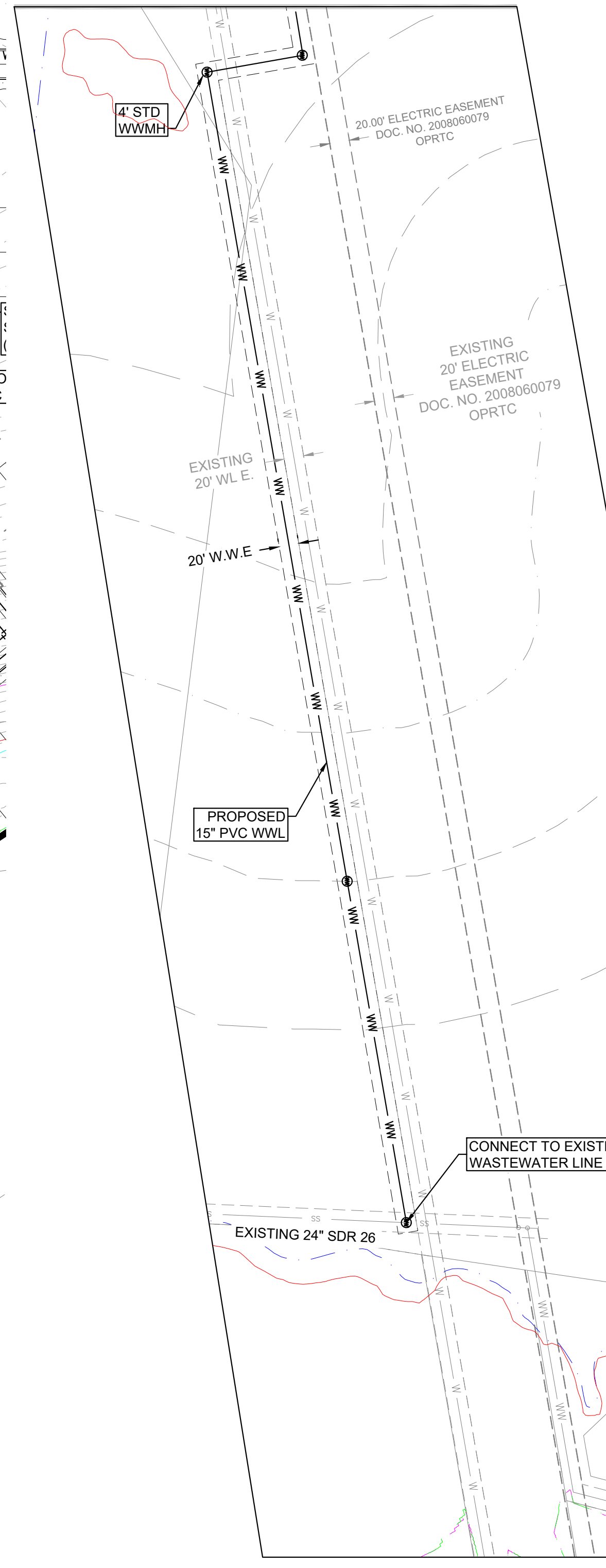


WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Plotted By: Calzad, Jonathan Date: June 14, 2023 03:50:11pm File Path: K:\AUS_Civil\069254503-Shadowglen Phase 3\069254503-Shadowglen\PlanSheets\C-Wastewater_Plan.dwg
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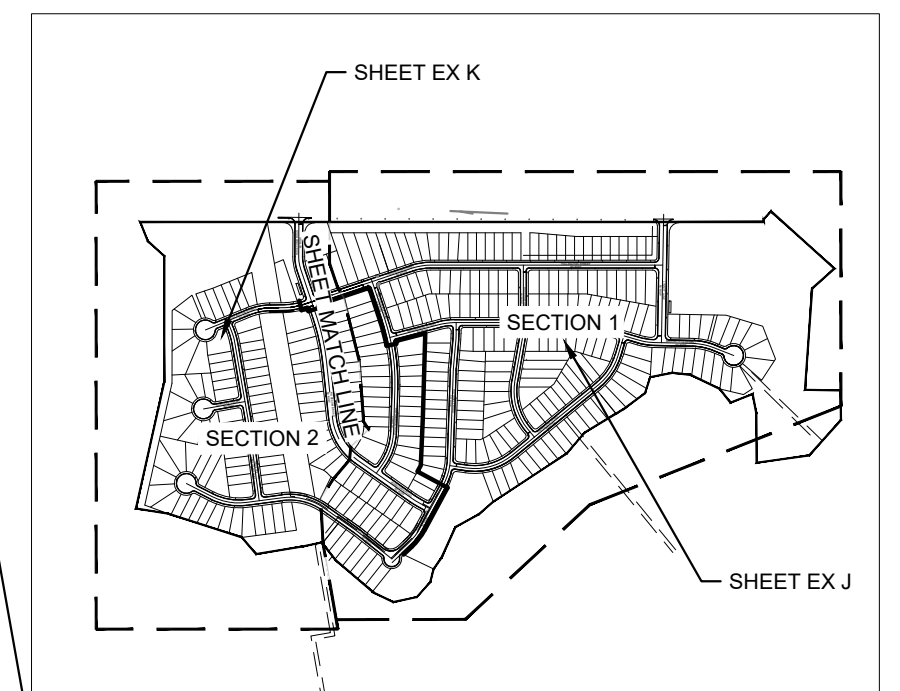
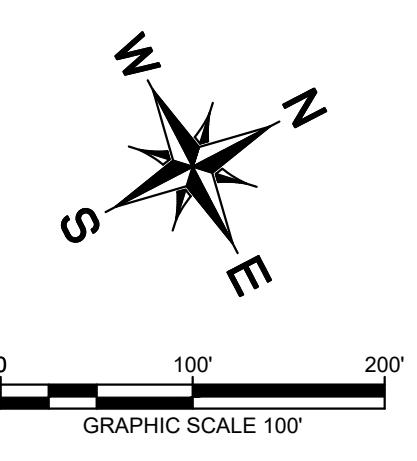


MATCH LINE SEE THIS SHEET



UTILITY LEGEND

	PROPERTY LINE
	PROPOSED WASTE WATER LINE
	PROPOSED WATER LINE
	PROPOSED WASTE WATER MANHOLE
	PROPOSED WASTE WATER CLEANOUT
	WASTE WATER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	IRRIGATION SLEEVE
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WASTE WATER MANHOLE
	LIMIT OF "ZONE A" PER CLOMR
	EXISTING 100-YEAR FEMA FLOODPLAIN
	PROPOSED 100-YEAR ATLAS 14 FLOODPLAIN
	EXISTING 100-YEAR ATLAS 14 FLOODPLAIN
	15' CREEK BUFFER
	300' CREEK BUFFER



KEY MAP
N.T.S.

BENCHMARKS

BM #101	1" IN CONCRETE AROUND A WATER MANHOLE LOCATED 225' SOUTH OF THE SOUTHWEST CORNER OF THE CENTERLINE 100-FOOT TRACT AND 1770' SOUTHEAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST CORNER OF THE INTERSECTION OF RECTOR LOOP AND FUCHS GROVE ROAD	ELEV: 657.19 (NAVD 88)
BM #102	1" SET IN HEADWALL OVER A BOX CULVERT AT THE EAST CORNER OF THE INTERSECTION OF RECTOR LOOP AND FUCHS GROVE ROAD	ELEV: 658.69 (NAVD 88)
BM #103	1" SET IN CONCRETE AROUND A WATER MANHOLE LOCATED 225' SOUTH OF THE SOUTHWEST CORNER OF THE CENTERLINE 100-FOOT TRACT AND 1770' SOUTHEAST OF THE SOUTHWEST CORNER OF THE INTERSECTION OF RECTOR LOOP AND FUCHS GROVE ROAD	ELEV: 658.72 (NAVD 88)



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	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">KHA PROJECT</td> <td style="width: 50%;">069254503</td> </tr> <tr> <td>DATE</td> <td>JANUARY 2022</td> </tr> <tr> <td>SCALE</td> <td>AS SHOWN</td> </tr> <tr> <td>DESIGNED BY</td> <td>JBR</td> </tr> <tr> <td>DRAWN BY</td> <td>ADD</td> </tr> <tr> <td>CHECKED BY</td> <td>JBR</td> </tr> </table>	KHA PROJECT	069254503	DATE	JANUARY 2022	SCALE	AS SHOWN	DESIGNED BY	JBR	DRAWN BY	ADD	CHECKED BY	JBR		
KHA PROJECT	069254503														
DATE	JANUARY 2022														
SCALE	AS SHOWN														
DESIGNED BY	JBR														
DRAWN BY	ADD														
CHECKED BY	JBR														
<h2 style="margin: 0;">PRELIMINARY WASTEWATER PLAN - SECTION 2 (SHEET 2 OF 2)</h2>															
<h3 style="margin: 0;">PRELIMINARY PLANS FOR SHADOWGLEN PHASE 3 CITY OF MANOR TRAVIS COUNTY, TEXAS</h3>															
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SHEET NUMBER	EX L														