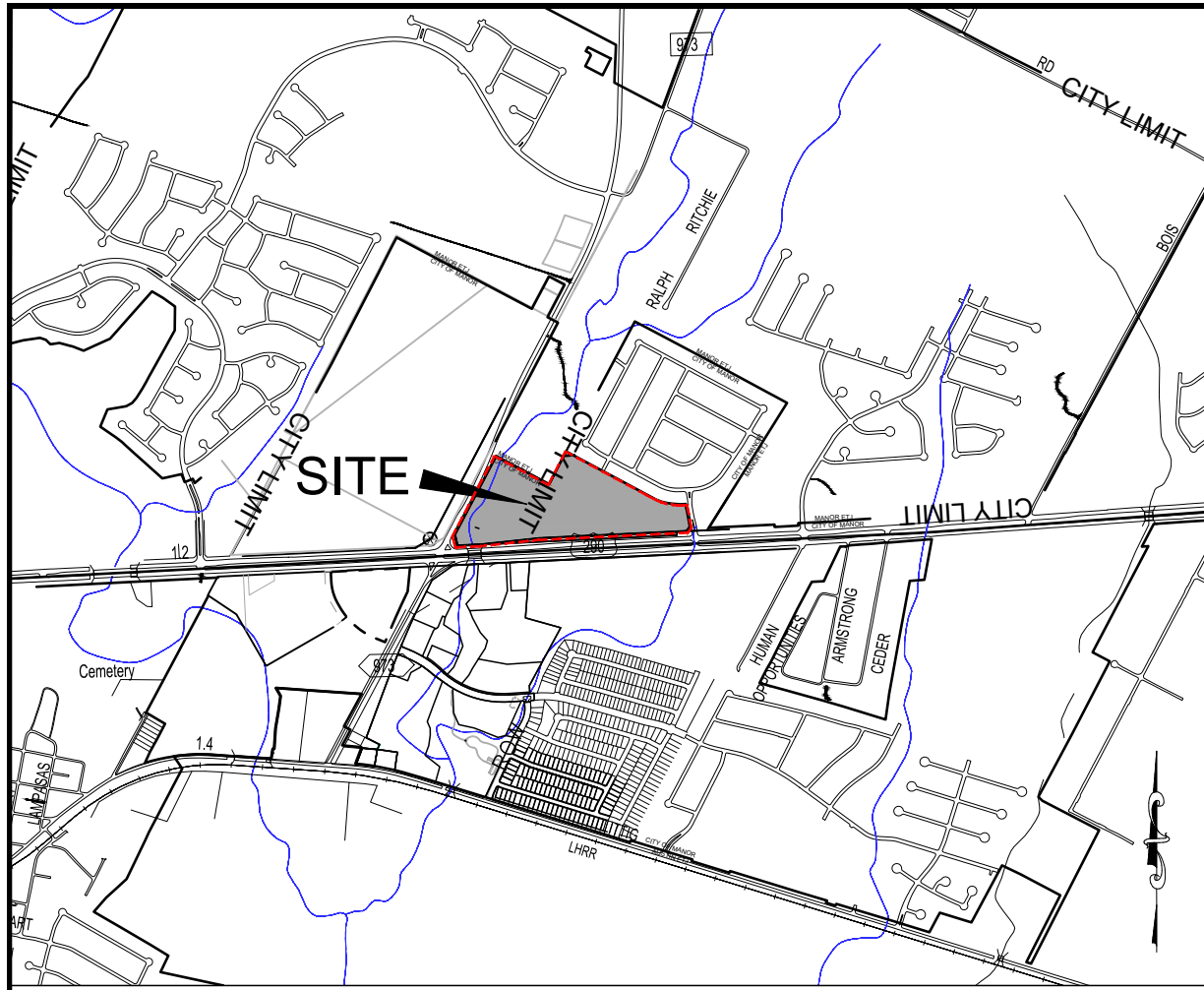


MANOR NE COMMERCIAL PRELIMINARY PLAN - NOT FOR RECORDATION

SUBMITTAL DATE: 7/29/2024



LOCATION MAP
1"=200'

Owner 31.889 ACRES, TIMMERMANN COMMERCIAL INVESTMENTS, LP SPECIAL WARRANTY DEED DOCUMENT NO. 2020230923
0.98 Acres, TIMMERMANN COMMERCIAL INVESTMENTS, LP Volume 7335, Page 448.
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: 3
Total Number of Lots: 20
Total Number of Phases: 18
Total Acreage: 33.929 AC

A portion of this property lies within Zone AE (areas determined to be within the 100 year flood plain) according to the Federal Emergency Management Agency, Flood Insurance Rate Map Panel No. 48453C0485J, dated August 18, 2014.
A CLOMR has been approved for modification of the floodplain contained within this study under Case #16-06-1566R. A LOMR will be submitted following completion of the Flood Plain Modifications.

LINEAR FEET OF NEW STREETS:
POMERANIAN PLAZA- 823 LF
MARIE LANE- 1,268 LF
UN-NAMED- 3,665 LF

Water and Wastewater Provider : CITY OF MANOR
105 E Eggleston St,
Manor, TX 786531
Phone: 512-272-5555

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

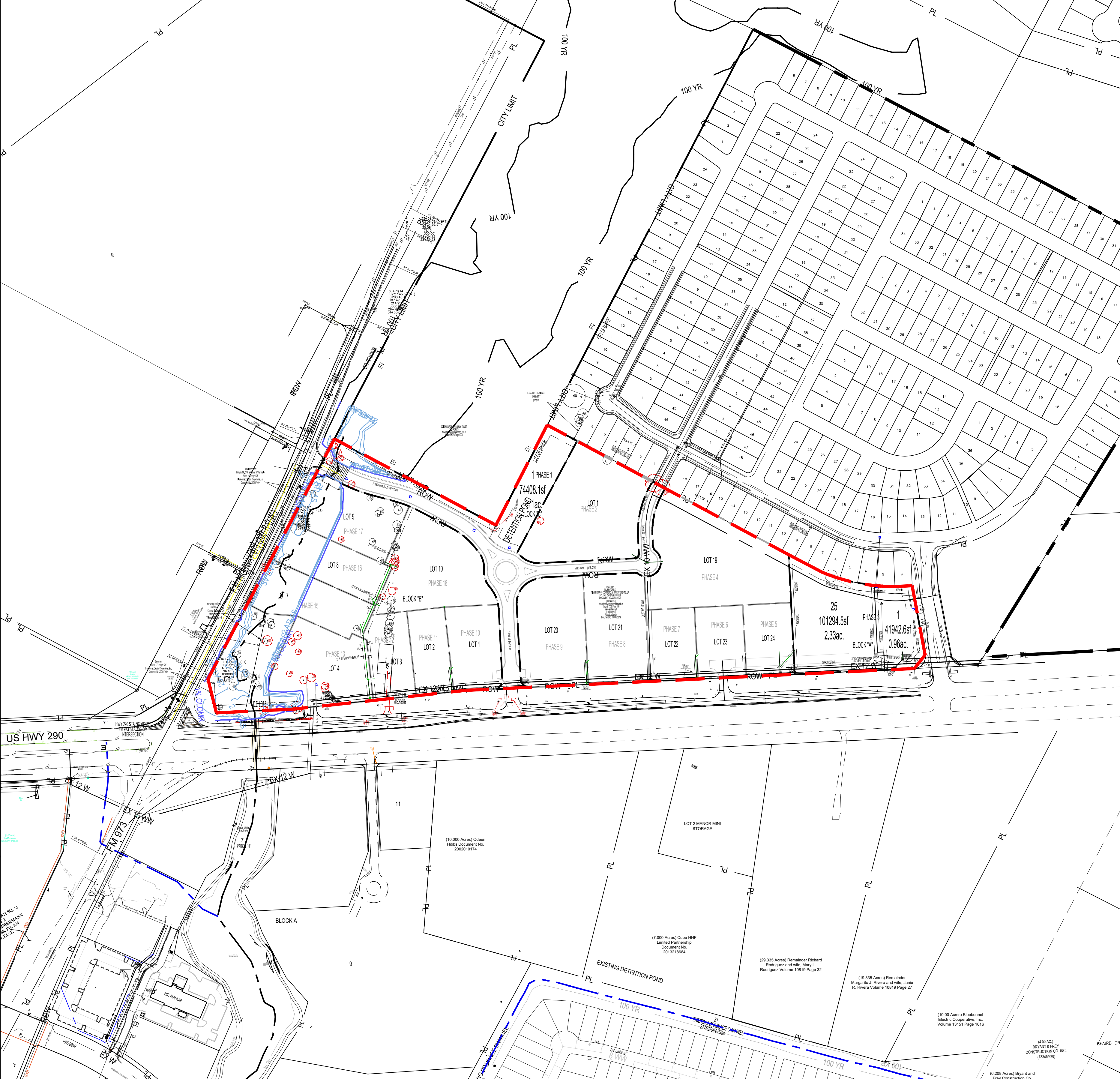
Gas Supply Atmos Energy
823 Congress Av. #600
Austin, TX 78701-2435
1-888-286-6700

- ESTIMATED PHASE DATES**
PHASE 1 - AUGUST 2024
PHASE 2-18 - AUGUST 2024-2026
PHASES 2-18 WILL BE INDIVIDUAL LOTS OR GROUPS OF LOTS DEPENDING ON THE TENANT DEMAND. TIME LINES WILL DEPEND ON USER INTEREST.
- 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 Incorporated City Limits as of this date December 2023.

TREE MITIGATION NOTE:
THE PROTECTED TREES THAT WILL BE REMOVED WITH THE SUBDIVISION CONSTRUCTION ARE:
#625 - 10' Cedar Elm
#634 - 10' Mesquite
#635 - 11' Mesquite

THE 31 CALIPER INCHES REMOVED WILL BE REPLACED USING ELEVEN 3 INCH TREES COMPLYING WITH THE CITY OF MANOR'S APPROVED LIST. TREES WILL BE PLANTED IN LOT ON LOTS 3&4, BLOCK A, IN THE 25' SETBACK BETWEEN GREENBURY SUBDIVISION AND THE PROPOSED DEVELOPMENT

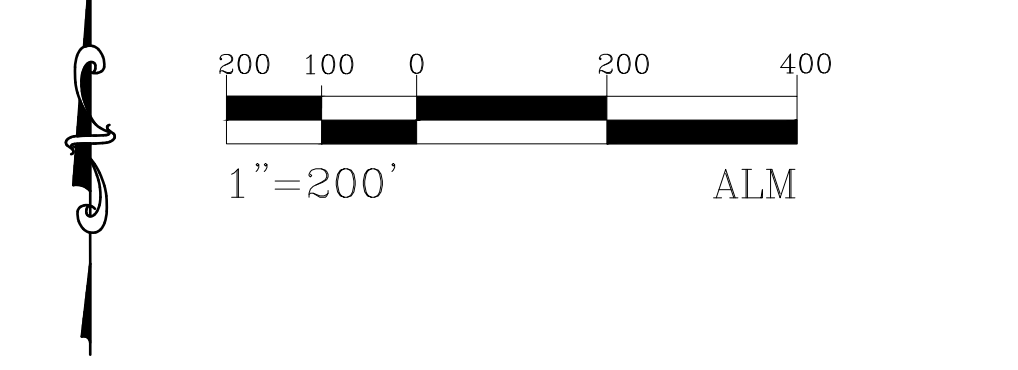
| REVISIONS/CORRECTIONS | | | | |
|-----------------------|-------------|--|----------------------------|---------------|
| Number | Description | Revised (R) Add (A) or Deleted (D) Sheet No.'s | Total # Sheets in Plan Set | REVISION DATE |
| | | | | |
| | | | | |
| | | | | |
| | | | | |



| SHEET | DESCRIPTION |
|-------|----------------------------|
| 1 | PRELIMINARY PLAN SHEET |
| 2 | EXISTING CONDITIONS |
| 3 | PRELIMINARY PLAN SHEET |
| 4 | WATER UTILITY SHEET |
| 5 | WASTEWATER UTILITY SHEET |
| 6 | STORM SEWER LAYOUT |
| 7 | POND CROSS SECTIONS |
| 8 | EXISTING DRAINAGE AREA MAP |
| 9 | PROPOSED DRAINAGE AREA MAP |
| 10 | HEC-HMS CALCULATION |

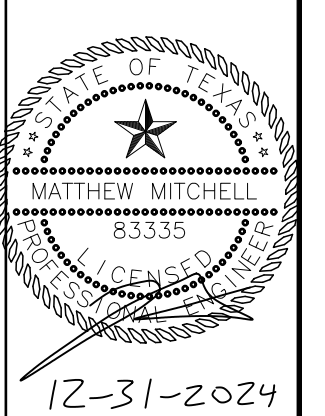
LEGEND

- EX WW - EX WASTEWATER
- PROPOSED WW - PROPOSED WASTEWATER
- EX W - EX WATER
- PROPOSED W - PROPOSED WATER
- SS - STORM SEWER
- ROAD CENTERLINE
- PROPOSED R.O.W.
- PROPOSED LOT LINES
- PROPOSED SETBACKS
- 100 OR 10 FT SIDE YARD SETBACKS ALLOWED ON ALL C.T.L.N.



| DATE | REVISION | # |
|----------|----------|---|
| 9/9/2024 | | |

SCALE: 1"=200'
DATE: 9/9/2024
JOB: SITE
DRAWN BY: MM
CHECKED BY: MM



ALM ENGINEERING, INC.
CONSULTING ENGINEERS
F-3565
Dripping Springs, TX 78620
(512)431-9600 * matt@almengr.com

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: JEFFREY STENSLAND, CHAIRPERSON
ATTEST: LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE ____ OF _____, 20__ A.D.

APPROVED: HONORABLE DR. CHRISTOPHER HARVEY, MAYOR OF THE CITY OF MANOR, TEXAS
ATTEST: LLUVIA T. ALMARAZ, CITY SECRETARY

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

MANOR,
TRAVIS COUNTY,
TEXAS
ALM ENGINEERING, INC. F-3565

PRELIMINARY PLAN
MANOR NE COMMERCIAL
FM 973
MANOR, TX

| TREE LISTING | |
|--------------|---------------------------|
| REMOVE 01 | 17 Hackberry |
| REMOVE 02 | 17 Hackberry (11.5' tall) |
| REMOVE 03 | 17 Hackberry |
| REMOVE 04 | 17 Hackberry |
| REMOVE 05 | 17 Hackberry |
| REMOVE 06 | 17 Hackberry |
| REMOVE 07 | 17 Hackberry |
| REMOVE 08 | 17 Hackberry |
| REMOVE 09 | 17 Hackberry |
| REMOVE 10 | 17 Hackberry |
| REMOVE 11 | 17 Hackberry |
| REMOVE 12 | 17 Hackberry |
| REMOVE 13 | 17 Hackberry |
| REMOVE 14 | 17 Hackberry |
| REMOVE 15 | 17 Hackberry |
| REMOVE 16 | 17 Hackberry |
| REMOVE 17 | 17 Hackberry |
| REMOVE 18 | 17 Hackberry |
| REMOVE 19 | 17 Hackberry |
| REMOVE 20 | 17 Hackberry |
| REMOVE 21 | 17 Hackberry |
| REMOVE 22 | 17 Hackberry |
| REMOVE 23 | 17 Hackberry |
| REMOVE 24 | 17 Hackberry |
| REMOVE 25 | 17 Hackberry |
| REMOVE 26 | 17 Hackberry |
| REMOVE 27 | 17 Hackberry |
| REMOVE 28 | 17 Hackberry |
| REMOVE 29 | 17 Hackberry |
| REMOVE 30 | 17 Hackberry |
| REMOVE 31 | 17 Hackberry |
| REMOVE 32 | 17 Hackberry |
| REMOVE 33 | 17 Hackberry |
| REMOVE 34 | 17 Hackberry |
| REMOVE 35 | 17 Hackberry |
| REMOVE 36 | 17 Hackberry |
| REMOVE 37 | 17 Hackberry |
| REMOVE 38 | 17 Hackberry |
| REMOVE 39 | 17 Hackberry |
| REMOVE 40 | 17 Hackberry |
| REMOVE 41 | 17 Hackberry |
| REMOVE 42 | 17 Hackberry |
| REMOVE 43 | 17 Hackberry |
| REMOVE 44 | 17 Hackberry |
| REMOVE 45 | 17 Hackberry |
| REMOVE 46 | 17 Hackberry |
| REMOVE 47 | 17 Hackberry |
| REMOVE 48 | 17 Hackberry |
| REMOVE 49 | 17 Hackberry |
| REMOVE 50 | 17 Hackberry |
| REMOVE 51 | 17 Hackberry |
| REMOVE 52 | 17 Hackberry |
| REMOVE 53 | 17 Hackberry |
| REMOVE 54 | 17 Hackberry |
| REMOVE 55 | 17 Hackberry |
| REMOVE 56 | 17 Hackberry |
| REMOVE 57 | 17 Hackberry |
| REMOVE 58 | 17 Hackberry |
| REMOVE 59 | 17 Hackberry |
| REMOVE 60 | 17 Hackberry |
| REMOVE 61 | 17 Hackberry |
| REMOVE 62 | 17 Hackberry |
| REMOVE 63 | 17 Hackberry |
| REMOVE 64 | 17 Hackberry |
| REMOVE 65 | 17 Hackberry |
| REMOVE 66 | 17 Hackberry |
| REMOVE 67 | 17 Hackberry |
| REMOVE 68 | 17 Hackberry |
| REMOVE 69 | 17 Hackberry |
| REMOVE 70 | 17 Hackberry |
| REMOVE 71 | 17 Hackberry |
| REMOVE 72 | 17 Hackberry |
| REMOVE 73 | 17 Hackberry |
| REMOVE 74 | 17 Hackberry |
| REMOVE 75 | 17 Hackberry |
| REMOVE 76 | 17 Hackberry |
| REMOVE 77 | 17 Hackberry |
| REMOVE 78 | 17 Hackberry |
| REMOVE 79 | 17 Hackberry |
| REMOVE 80 | 17 Hackberry |
| REMOVE 81 | 17 Hackberry |
| REMOVE 82 | 17 Hackberry |
| REMOVE 83 | 17 Hackberry |
| REMOVE 84 | 17 Hackberry |
| REMOVE 85 | 17 Hackberry |
| REMOVE 86 | 17 Hackberry |
| REMOVE 87 | 17 Hackberry |
| REMOVE 88 | 17 Hackberry |
| REMOVE 89 | 17 Hackberry |
| REMOVE 90 | 17 Hackberry |
| REMOVE 91 | 17 Hackberry |
| REMOVE 92 | 17 Hackberry |
| REMOVE 93 | 17 Hackberry |
| REMOVE 94 | 17 Hackberry |
| REMOVE 95 | 17 Hackberry |
| REMOVE 96 | 17 Hackberry |
| REMOVE 97 | 17 Hackberry |
| REMOVE 98 | 17 Hackberry |
| REMOVE 99 | 17 Hackberry |
| REMOVE 100 | 17 Hackberry |

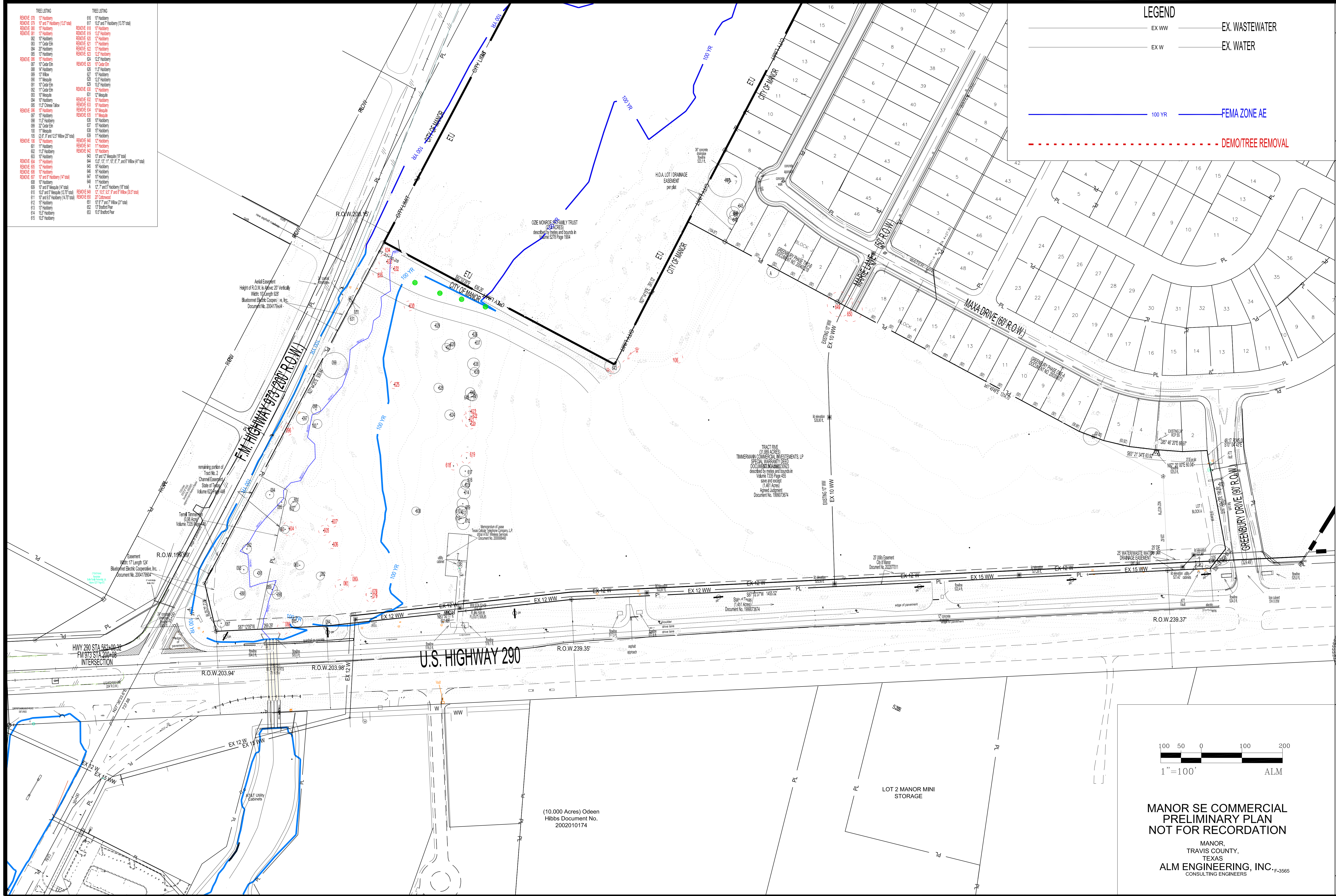
LEGEND

EX WW — EX. WASTEWATER

EX W — EX. WATER

100 YR — FEMA ZONE AE

--- DEMO/TREE REMOVAL



| # | REVISION | DATE |
|---|----------|------|
| | | |
| | | |
| | | |
| | | |

SCALE: 1" = 100'

DATE: 5/1/2017

JOB: SITE

DRAWN BY: MM

CHECKED BY: MM

ALM ENGINEERING, INC.
 CONSULTING ENGINEERS
 F-3565
 PO BOX 536
 Dripping Springs, TX 78620
 (512)451-9600 * mail@almengr.com

EXISTING CONDITIONS

MANOR NE COMMERCIAL

NORTHEAST CORNER FM 973 & HWY 290

MANOR, TX

12-17-2024

2 of 10

100 50 0 100 200

1" = 100'

ALM

MANOR SE COMMERCIAL PRELIMINARY PLAN NOT FOR RECORDATION

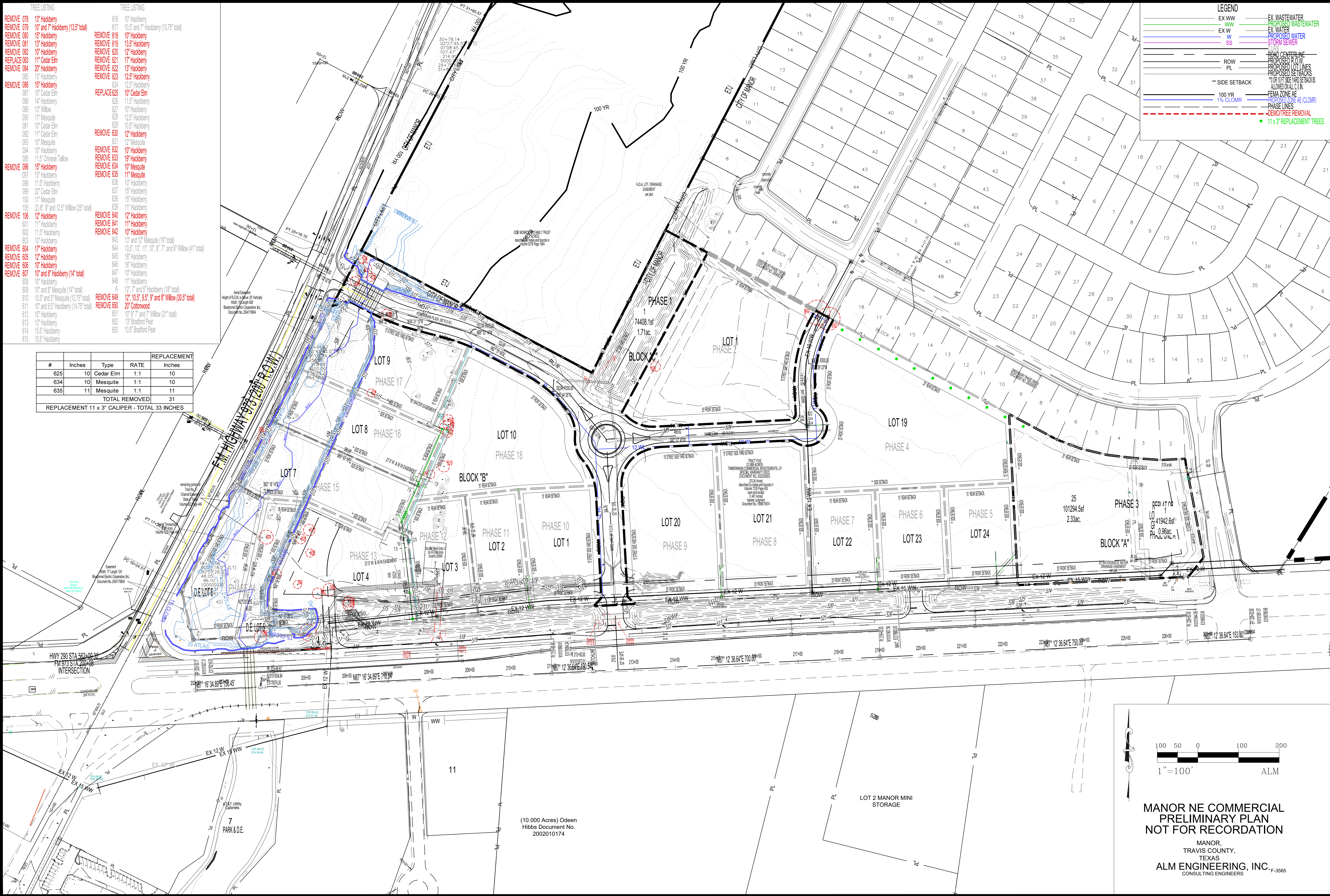
MANOR, TRAVIS COUNTY, TEXAS

ALM ENGINEERING, INC. F-3565
 CONSULTING ENGINEERS

| TREE LISTING | TREE LISTING |
|--------------|---|
| REMOVE 078 | 13' Hackberry |
| REMOVE 079 | 10' and 7' Hackberry (13.5' total) |
| REMOVE 080 | 15' Hackberry |
| REMOVE 081 | 13' Hackberry |
| REMOVE 082 | 10' Hackberry |
| REPLACE 083 | 11' Cedar Elm |
| REMOVE 084 | 20' Hackberry |
| REMOVE 085 | 13' Hackberry |
| REMOVE 086 | 15' Hackberry |
| 087 | 10' Cedar Elm |
| 088 | 14' Hackberry |
| 089 | 13' Willow |
| 090 | 11' Mesquite |
| 091 | 10' Cedar Elm |
| 092 | 11' Cedar Elm |
| 093 | 10' Mesquite |
| 094 | 10' Hackberry |
| 095 | 11.5' Chinese Tallow |
| REMOVE 096 | 15' Hackberry |
| 097 | 15' Hackberry |
| 098 | 11.5' Hackberry |
| 099 | 32' Cedar Elm |
| 100 | 11' Mesquite |
| 105 | (2, 8', 9' and 12.5' Willow (25' total) |
| REMOVE 106 | 12' Hackberry |
| 601 | 11' Hackberry |
| 602 | 11.5' Hackberry |
| 603 | 10' Hackberry |
| REMOVE 604 | 17' Hackberry |
| REMOVE 606 | 12' Hackberry |
| REMOVE 606 | 10' Hackberry |
| REMOVE 607 | 10' and 8' Hackberry (14' total) |
| 608 | 10' Hackberry |
| 609 | 10' and 8' Mesquite (14' total) |
| 610 | 10.5' and 5' Mesquite (12.75' total) |
| 611 | 10' and 9.5' Hackberry (14.75' total) |
| 612 | 15' Hackberry |
| 613 | 13' Hackberry |
| 614 | 15.5' Hackberry |
| 615 | 10.5' Hackberry |
| REMOVE 616 | 10' Hackberry |
| 617 | 10.5' and 7' Hackberry (13.75' total) |
| REMOVE 618 | 10' Hackberry |
| REMOVE 619 | 13.5' Hackberry |
| REMOVE 620 | 12' Hackberry |
| REMOVE 621 | 17' Hackberry |
| REMOVE 622 | 13' Hackberry |
| REMOVE 623 | 12.5' Hackberry |
| 624 | 12.5' Hackberry |
| REPLACE 625 | 10' Cedar Elm |
| 626 | 11.5' Hackberry |
| 627 | 10' Hackberry |
| 628 | 12.5' Hackberry |
| 629 | 10.5' Hackberry |
| REMOVE 630 | 12' Hackberry |
| 631 | 12' Mesquite |
| REMOVE 632 | 10' Hackberry |
| REMOVE 633 | 10' Hackberry |
| REMOVE 634 | 10' Mesquite |
| REMOVE 635 | 11' Mesquite |
| 636 | 10' Hackberry |
| 637 | 15' Hackberry |
| 638 | 15' Hackberry |
| 639 | 11' Hackberry |
| REMOVE 640 | 12' Hackberry |
| REMOVE 641 | 11' Hackberry |
| REMOVE 642 | 10' Hackberry |
| 643 | 13' and 12' Mesquite (15' total) |
| 644 | 13.5', 13', 11', 10', 8', 7', and 6' Willow (41' total) |
| 645 | 10' Hackberry |
| 646 | 10' Hackberry |
| 647 | 10' Hackberry |
| 648 | 11' Hackberry |
| A | 12', 7' and 5' Hackberry (18' total) |
| REMOVE 649 | 12', 10.5', 9.5', 8' and 8' Willow (30.5' total) |
| REMOVE 650 | 20' Cottonwood |
| 651 | 10', 8', 7' and 7' Willow (21' total) |
| 652 | 13' Bradford Pear |
| 653 | 10.5' Bradford Pear |

| # | Inches | Type | RATE | Inches |
|---|--------|-----------|------|--------|
| 625 | 10 | Cedar Elm | 1:1 | 10 |
| 634 | 10 | Mesquite | 1:1 | 10 |
| 635 | 11 | Mesquite | 1:1 | 11 |
| TOTAL REMOVED | | | | 31 |
| REPLACEMENT 11 x 3" CALIPER - TOTAL 33 INCHES | | | | |

| LEGEND | |
|----------|--------------------------------|
| EX WW | EX WASTEWATER |
| W | PROPOSED WASTEWATER |
| W | EX WATER |
| W | PROPOSED WATER |
| SS | STORM SEWER |
| ROW | PROPOSED ROW |
| PL | PROPOSED LOT LINES |
| ** | SIDE SETBACK |
| 100 YR | 100 YR FLOOD ZONE AE |
| 1% CLOMR | 1% CLOMR FLOOD ZONE AE (CLOMR) |
| --- | PHASE LINES |
| --- | DEMOTREE REMOVAL |
| ● | 11 x 3" REPLACEMENT TREES |



| DATE | REVISION |
|----------|----------|
| 7/3/2024 | |

SCALE: 1"=100'

DATE: 7/3/2024

JOB: SITE

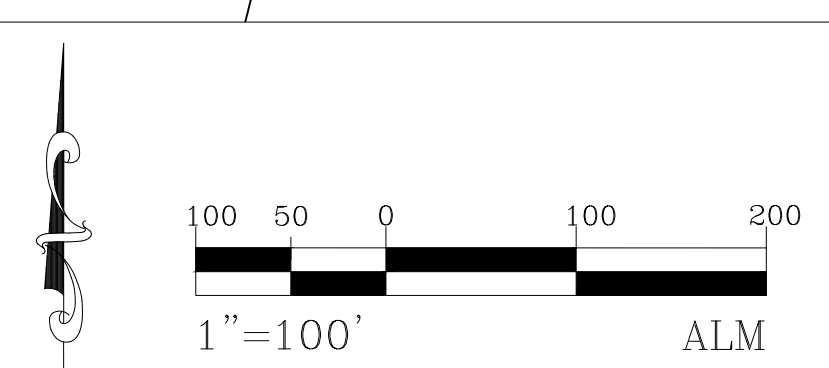
DRAWN BY: MM

CHECKED BY: MM

ALM ENGINEERING, INC.
 CONSULTING ENGINEERS
 F-3565
 Dripping Springs, TX 78620
 (512)431-9600 * matt@almengr.com

PRELIMINARY PLAN SHEET
 MANOR NE COMMERCIAL
 NORTHEAST CORNER FM 973 & HWY 290
 MANOR, TX

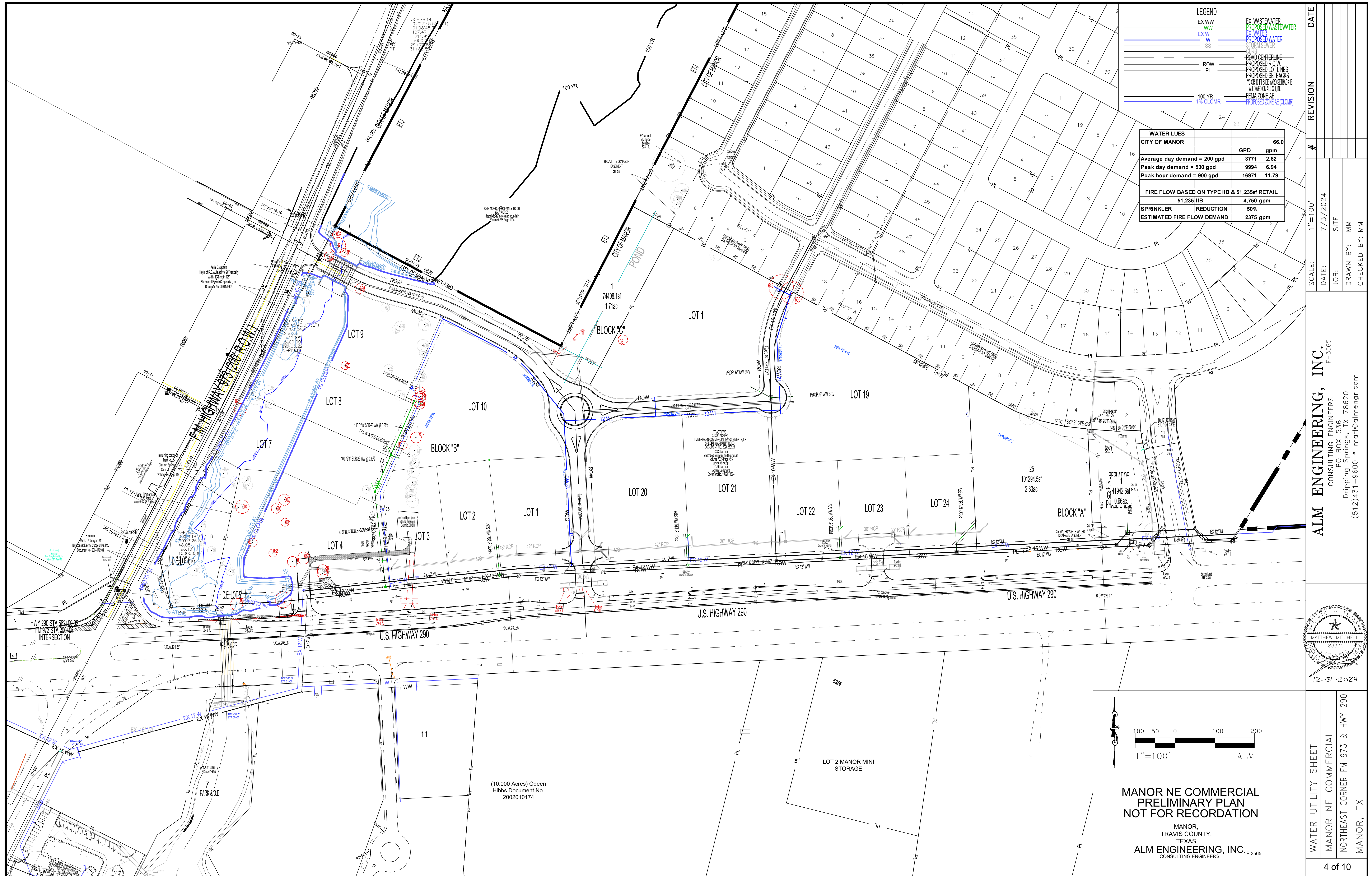
3 of 10



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

MANOR,
 TRAVIS COUNTY,
 TEXAS
ALM ENGINEERING, INC. F-3565
 CONSULTING ENGINEERS





LEGEND

- EX WASTEWATER
- PROPOSED WASTEWATER
- EX WATER
- PROPOSED WATER
- SS
- STORM SEWER
- ROAD CENTERLINE
- PROPOSED ROW
- PROPOSED LOT LINES
- PROPOSED SETBACKS
- 10 FT SIDE YARD SETBACKS ALLOWED ON ALL C.T.N.
- FEMA ZONE AE
- PROPOSED ZONE AE (COMR)

WATER LUES

| CITY OF MANOR | | 66.0 |
|------------------------------|-------|-------|
| | GPD | gpm |
| Average day demand = 200 gpd | 3771 | 2.62 |
| Peak day demand = 530 gpd | 9994 | 6.94 |
| Peak hour demand = 900 gpd | 16971 | 11.79 |

FIRE FLOW BASED ON TYPE IIB & 51,235sf RETAIL

| | |
|----------------------------|-----------|
| 51,235 IIB | 4,750 gpm |
| SPRINKLER REDUCTION | 50% |
| ESTIMATED FIRE FLOW DEMAND | 2375 gpm |

REVISION

| # | DATE | DESCRIPTION |
|---|----------|-------------|
| 1 | 7/3/2024 | DATE |
| 2 | | SITE |
| 3 | | MM |
| 4 | | MM |

SCALE: 1" = 100'

DATE: 7/3/2024

JOB: SITE

DRAWN BY: MM

CHECKED BY: MM

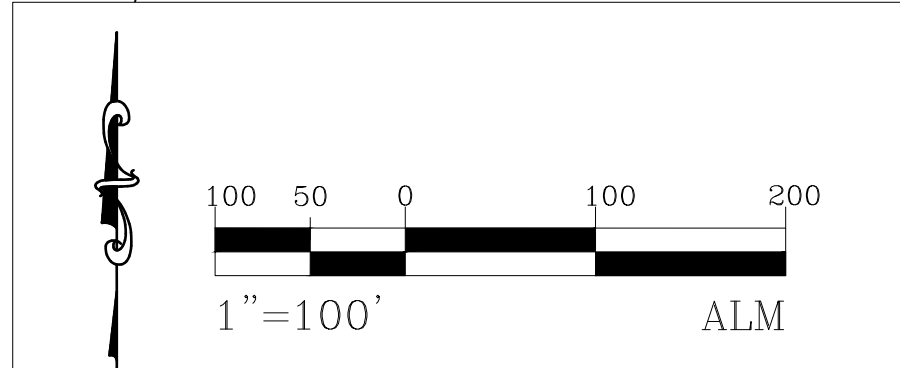
ALM ENGINEERING, INC.
 CONSULTING ENGINEERS
 F-3565
 PO BOX 536
 Dripping Springs, TX 78620
 (512)431-9600 * mail@almengr.com

WATER UTILITY SHEET

MANOR NE COMMERCIAL
 NORTHEAST CORNER FM 973 & HWY 290
 MANOR, TX

12-31-2024

4 of 10



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

MANOR,
 TRAVIS COUNTY,
 TEXAS

ALM ENGINEERING, INC.
 CONSULTING ENGINEERS
 F-3565

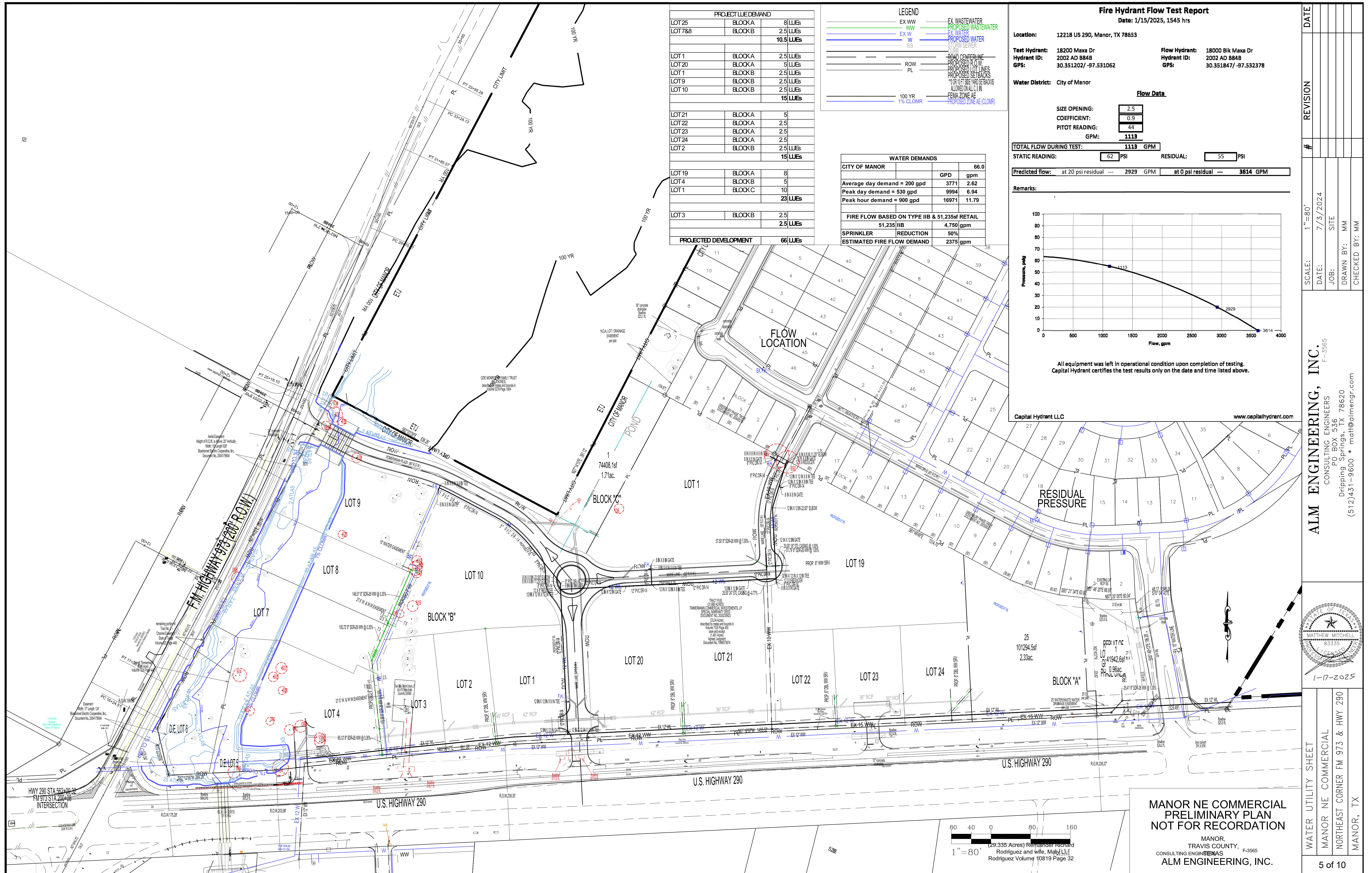


(10,000 Acres) Odeen
 Hibbs Document No.
 2002010174

LOT 2 MANOR MINI
 STORAGE

HWY 290 STA 562+00.00
 FM 973 STA 20+00.00
 INTERSECTION

7
 PARK & D.E.



| PROJECT LUE DEMAND | | |
|--------------------------------------|---------|------------------|
| LOT 25 | BLOCK A | 8 LUEs |
| LOT 7&8 | BLOCK B | 2.5 LUEs |
| | | 10.5 LUEs |
| LOT 1 | BLOCK A | 2.5 LUEs |
| LOT 20 | BLOCK A | 5 LUEs |
| LOT 1 | BLOCK B | 2.5 LUEs |
| LOT 9 | BLOCK B | 2.5 LUEs |
| LOT 10 | BLOCK B | 2.5 LUEs |
| | | 15 LUEs |
| LOT 21 | BLOCK A | 5 |
| LOT 2 | BLOCK A | 2.5 |
| LOT 23 | BLOCK A | 2.5 |
| LOT 24 | BLOCK A | 2.5 |
| LOT 2 | BLOCK B | 2.5 LUEs |
| | | 15 LUEs |
| LOT 19 | BLOCK A | 8 |
| LOT 4 | BLOCK B | 5 |
| LOT 1 | BLOCK C | 10 |
| | | 23 LUEs |
| LOT 3 | BLOCK B | 2.5 |
| | | 2.5 LUEs |
| PROJECTED DEVELOPMENT 66 LUEs | | |

| LEGEND | |
|-------------|--|
| EX WW | EX WASTEWATER |
| PROPOSED WW | PROPOSED WASTEWATER |
| EX W | EX WATER |
| PROPOSED W | PROPOSED WATER |
| SS | STORM SEWER |
| ROW | ROAD CENTERLINE |
| PL | PROPOSED ROW |
| | PROPOSED LOT LINES |
| | PROPOSED SETBACKS |
| | *10' OR 10' SIDE YARD SETBACKS ALLOWED ON ALL C.I.N. |
| 100 YR | FEMA ZONE AE |
| 1% CLOMR | PROPOSED ZONE AE (CLOMR) |

| WATER DEMANDS | | |
|--|-----|-------------|
| CITY OF MANOR | | 66.0 |
| | GPD | gpm |
| Average day demand = 200 gpd | | 3771 2.62 |
| Peak day demand = 530 gpd | | 9994 6.94 |
| Peak hour demand = 900 gpd | | 16971 11.79 |
| FIRE FLOW BASED ON TYPE IIB & 51,235sf RETAIL | | |
| 51,235 IIB | | 4,750 gpm |
| SPRINKLER REDUCTION | | 50% |
| ESTIMATED FIRE FLOW DEMAND | | 2375 gpm |

Fire Hydrant Flow Test Report

Date: 1/15/2025, 1545 hrs

Location: 12218 US 290, Manor, TX 78655

Test Hydrant: 18200 Maxa Dr
Hydrant ID: 2002 AD B848
GPS: 30.351202/-97.531062

Flow Hydrant: 18000 Blk Maxa Dr
Hydrant ID: 2002 AD B848
GPS: 30.351847/-97.532378

Water District: City of Manor

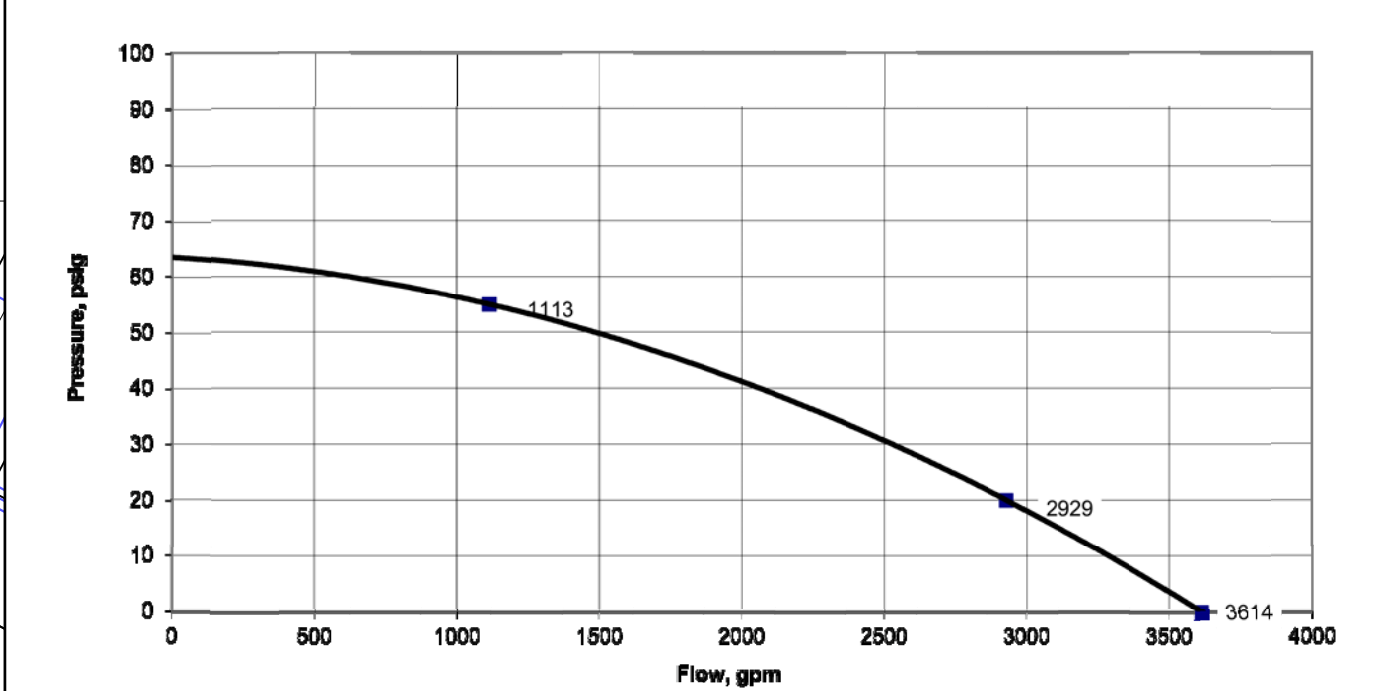
Flow Data

SIZE OPENING: 2.5
 COEFFICIENT: 0.9
 PITOT READING: 44
 GPM: 1113

TOTAL FLOW DURING TEST: 1113 GPM
STATIC READING: 62 PSI **RESIDUAL:** 55 PSI

Predicted flow: at 20 psi residual --- 2929 GPM at 0 psi residual --- 3614 GPM

Remarks:

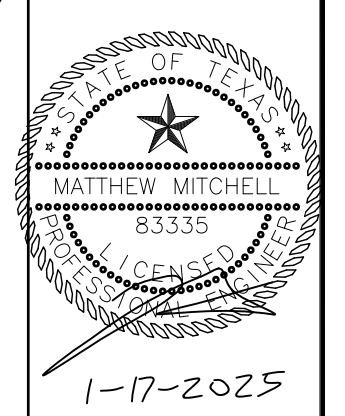


All equipment was left in operational condition upon completion of testing. Capital Hydrant certifies the test results only on the date and time listed above.

Capital Hydrant LLC www.capitalhydrant.com

| DATE | REVISION |
|--------------------|----------|
| 7/3/2024 <td></td> | |

ALM ENGINEERING, INC.
 CONSULTING ENGINEERS
 PO BOX 536
 Dripping Springs, TX 78620
 (512)451-9600 * math@almengr.com

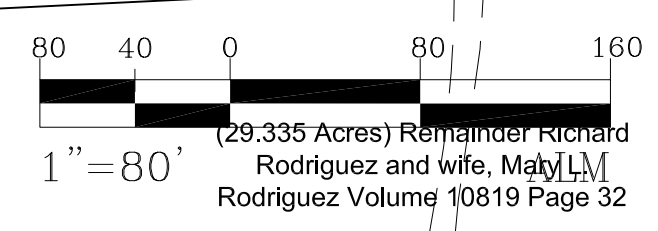


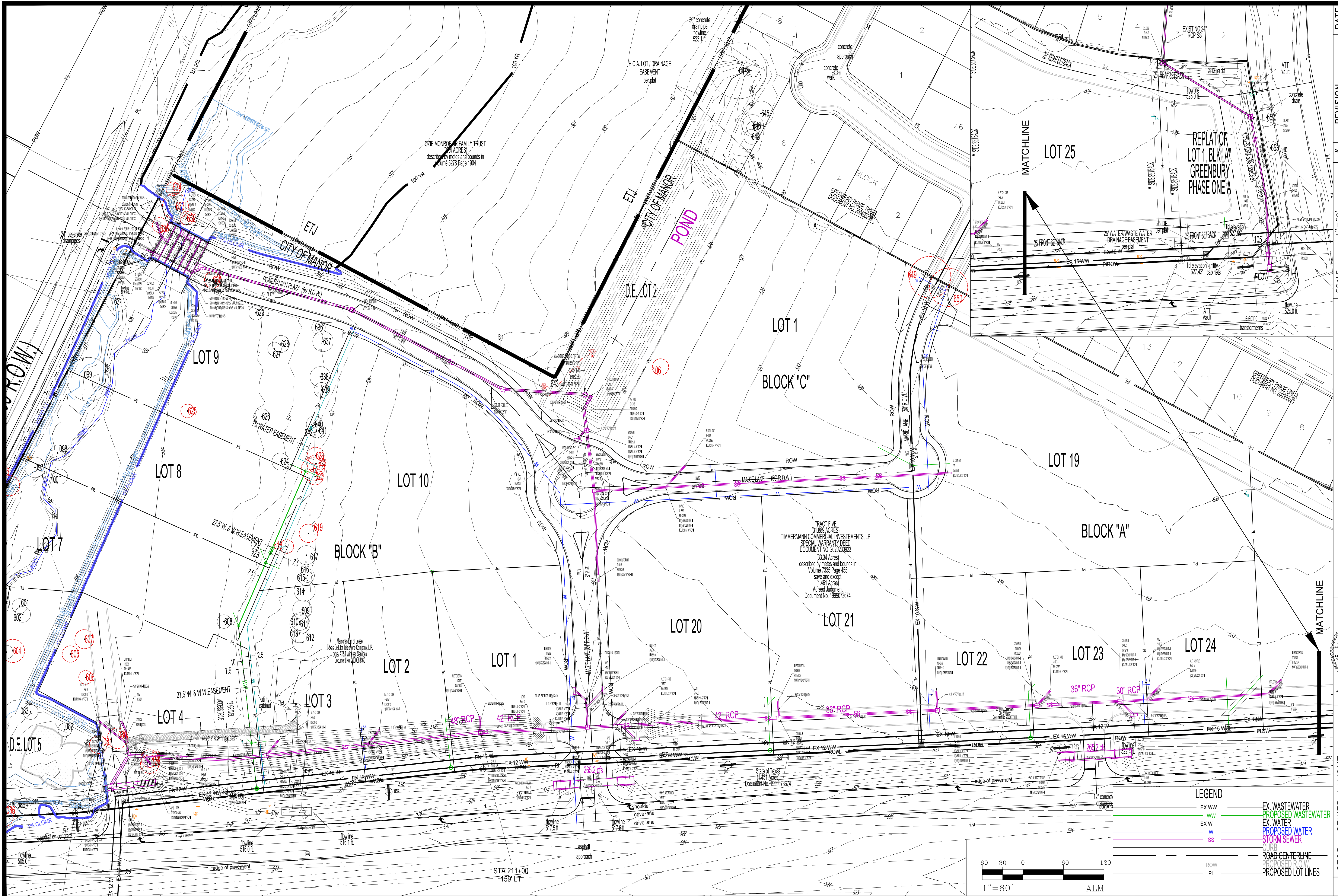
WATER UTILITY SHEET
 MANOR NE COMMERCIAL
 NORTHEAST CORNER FM 973 & HWY 290
 MANOR, TX

MANOR NE COMMERCIAL PRELIMINARY PLAN NOT FOR RECORDATION

MANOR, TRAVIS COUNTY, TEXAS
 (29.335 Acres) Reñaimor Richard Rodriguez and wife, Maty L. Rodriguez Volume 10819 Page 32

ALM ENGINEERING, INC.





| | | |
|-------------|-----------|-----------|
| DATE | | 7/18/2024 |
| REVISION | | |
| # | | |
| SCALE: | 1" = 60' | |
| DATE: | 7/18/2024 | |
| JOB: | SITE | |
| DRAWN BY: | MM | |
| CHECKED BY: | MM | |

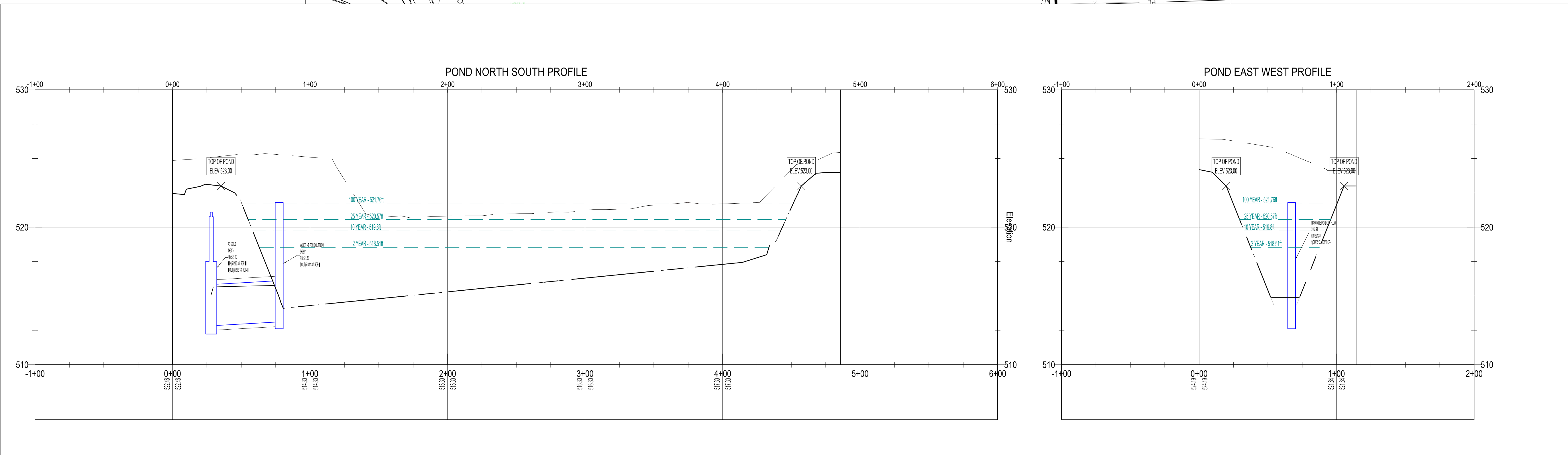
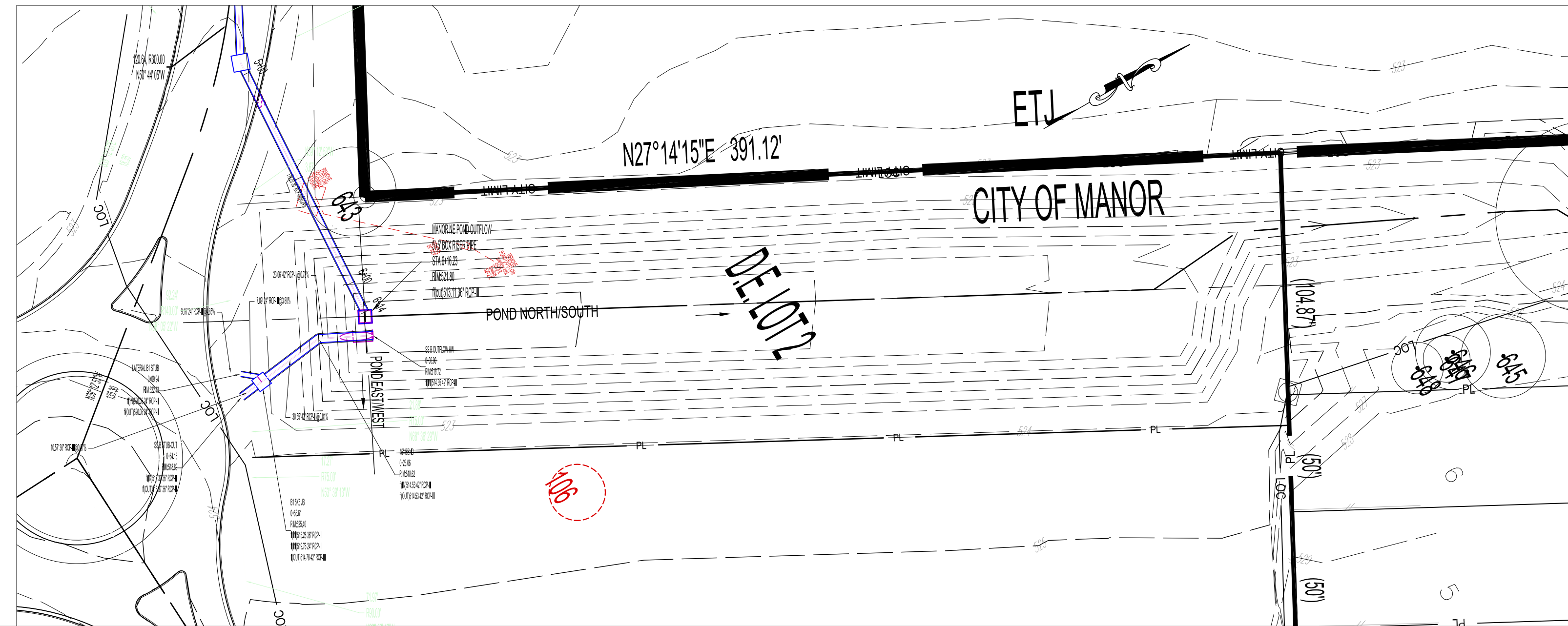
| | |
|--|--|
| ALM ENGINEERING, INC. CONSULTING ENGINEERS F-3565 Dripping Springs, TX 78620 (512)431-9600 * matt@almengr.com | |
|--|--|

| |
|--|
| |
|--|

| | |
|---|---------|
| STORM SEWER LAYOUT MANOR NE COMMERCIAL NORTHEAST CORNER FM 973 & HWY 290 MANOR, TX | 6 of 10 |
|---|---------|

| SS B - 100 YEAR | | | |
|-----------------|--------------|--------|-------|
| Struct. ID | Q | V | depth |
| | (cu. ft/sec) | (ft/s) | (ft) |
| 45% ϕ BEND | 54.78 | 10.679 | 1.84 |
| B1 5x5 JB | 54.78 | 5.694 | 1.84 |
| SS B STUB-OUT | 47.41 | 6.707 | 1.87 |
| B2 5x5 JB | 47.41 | 6.707 | 1.56 |
| B3 WYE | 42.4 | 8.638 | 2.5 |
| B4 STUB-OUT | 24.44 | 4.979 | 2.5 |
| B3 STUB-OUT | 17.96 | 5.717 | 2 |

| SS B - 25 YEAR | | | |
|-----------------|------------|--------|-------|
| Struct. ID | Q | V | depth |
| | (cu. ft/s) | (ft/s) | (ft) |
| 45% ϕ BEND | 40.97 | 9.921 | 1.56 |
| B1 5x5 JB | 40.97 | 9.921 | 1.56 |
| SS B STUB-OUT | 35.45 | 9.58 | 1.56 |
| B2 5x5 JB | 35.45 | 11.837 | 1.32 |
| B3 WYE | 31.7 | 9.529 | 1.6 |
| B4 STUB-OUT | 18.26 | 7.596 | 1.23 |
| B3 STUB-OUT | 13.44 | 4.278 | 2 |



LEGEND

- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- ===== PROPOSED ATLAS 14 1% AC (CLOMR) CURB
- ==== ww EXISTING WASTEWATER
- ==== w EXISTING WATER
- ==== PROPOSED STORM SEWER
- - - D.E. DRAINAGE EASEMENT
- LOC LIMITS OF CONSTRUCTION (12.12 AC)

50 25 0 50 100
1" = 50' ALM

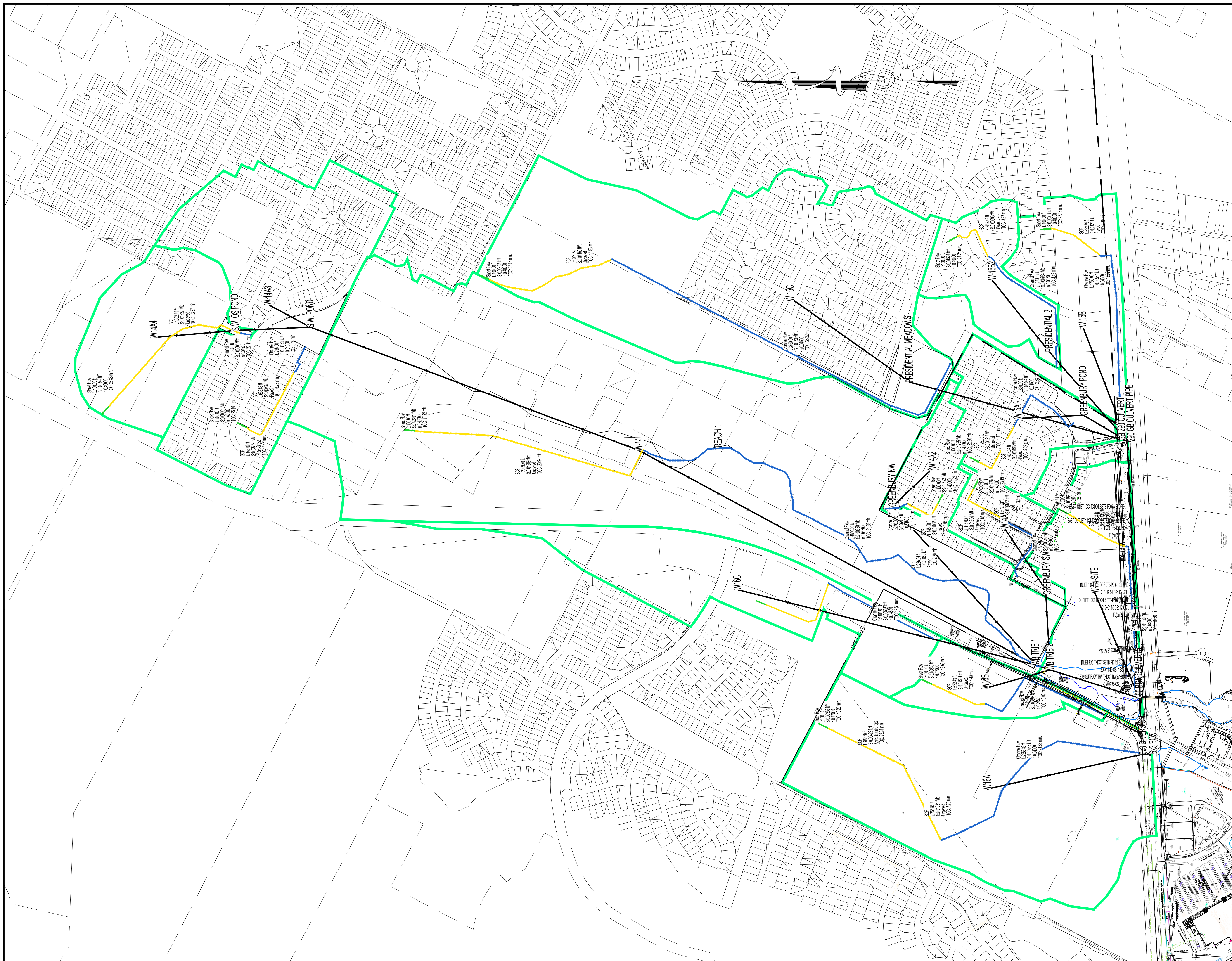
| REVISION | DATE |
|----------|------|
| | |
| | |
| | |
| | |
| | |

SEE PLAN 7/9/2024
SCALE: DATE: 7/9/2024
JOB: DRAWN BY: CHECKED BY:

ALM ENGINEERING, INC.
F-3565
CONSULTING ENGINEERS
PO Box 536
Dripping Springs, Texas, 78620
(512) 431-9600 * matt@almengr.com



POND CROSS SECTIONS
MANOR NE CLOMR
MANOR COMMONS NE
MANOR TEXAS



2 YEAR EXISTING

| Subbasin ID | Drainage Area (acres) | Initial Abstraction (in) | Curve Number | Impervious Surface (%) | Lag Time (minutes) | Peak Discharge (cfs) |
|-------------|-----------------------|--------------------------|--------------|------------------------|--------------------|----------------------|
| W14A4 | 38.874 | N/A | 80.00 | 3.25 | 40.70 | 43.41 |
| W14A2 | 12.278 | N/A | 80.00 | 50.00 | 33.50 | 76.27 |
| W14A | 13.546 | N/A | 80.00 | 50.00 | 17.89 | 31.32 |
| W15A | 28.009 | N/A | 80.00 | 50.00 | 18.92 | 62.63 |
| W16A | 104.675 | N/A | 80.00 | 2.55 | 44.35 | 110.39 |
| W16B | 16.517 | N/A | 80.00 | 2.33 | 19.91 | 21.66 |
| W16C | 51.539 | N/A | 80.00 | 36.82 | 30.68 | 83.87 |
| W14A3 | 81.708 | N/A | 80.00 | 50.00 | 21.37 | 173.39 |
| W15B | 47.398 | N/A | 80.00 | 31.66 | 29.38 | 76.69 |
| W15C | 142.674 | N/A | 80.00 | 24.57 | 48.24 | 164.13 |
| W14 | 263.050 | N/A | 80.00 | 9.28 | 54.01 | 255.17 |
| W14-SITE | 39.420 | N/A | 80.00 | 21.98 | 25.19 | 65.85 |
| W15B2 | 22.881 | N/A | 80.00 | 42.75 | 17.78 | 51.12 |

| Element ID | Element Type | Peak Inflow (cfs) | Peak Outflow (cfs) | Peak Diverted Flow (cfs) |
|---------------------|--------------|-------------------|--------------------|--------------------------|
| 6x3 BOX | Junction | 83.83 | 83.83 | |
| 6x3 DIVERSION | Diversion | 110.39 | 83.83 | 26.56 |
| 290 BOX CULVERTS | Junction | 536.18 | 536.18 | |
| 290 GB CULVERT PIPE | Junction | 225.30 | 225.30 | |
| GB 290 CULVERT | Diversion | 226.19 | 225.30 | 0.89 |
| WB TRIB 1 | Junction | 454.69 | 454.69 | |
| WB TRIB 2 | Junction | 469.25 | 469.25 | |
| WB TRIB 3 | Junction | 478.56 | 478.56 | |

10 YEAR EXISTING

| Subbasin ID | Drainage Area (acres) | Initial Abstraction (in) | Curve Number | Impervious Surface (%) | Lag Time (minutes) | Peak Discharge (cfs) |
|-------------|-----------------------|--------------------------|--------------|------------------------|--------------------|----------------------|
| W14A4 | 38.874 | N/A | 80.00 | 3.25 | 40.70 | 83.68 |
| W14A2 | 12.278 | N/A | 80.00 | 50.00 | 33.50 | 33.91 |
| W14A | 13.546 | N/A | 80.00 | 50.00 | 17.89 | 52.02 |
| W15A | 28.009 | N/A | 80.00 | 50.00 | 18.92 | 104.23 |
| W16A | 104.675 | N/A | 80.00 | 2.55 | 44.35 | 213.49 |
| W16B | 16.517 | N/A | 80.00 | 2.33 | 19.91 | 52.46 |
| W16C | 51.539 | N/A | 80.00 | 36.82 | 30.68 | 144.50 |
| W14A3 | 81.708 | N/A | 80.00 | 50.00 | 21.37 | 287.85 |
| W15B | 47.398 | N/A | 80.00 | 31.66 | 29.38 | 133.66 |
| W15C | 142.674 | N/A | 80.00 | 24.57 | 48.24 | 295.59 |
| W14 | 263.050 | N/A | 80.00 | 9.28 | 54.01 | 485.25 |
| W14-SITE | 39.420 | N/A | 80.00 | 21.98 | 25.19 | 117.79 |
| W15B2 | 22.881 | N/A | 80.00 | 42.75 | 17.78 | 86.45 |

| Element ID | Element Type | Peak Inflow (cfs) | Peak Outflow (cfs) | Peak Diverted Flow (cfs) |
|---------------------|--------------|-------------------|--------------------|--------------------------|
| 6x3 BOX | Junction | 169.93 | 169.93 | |
| 6x3 DIVERSION | Diversion | 213.49 | 169.93 | 43.56 |
| 290 BOX CULVERTS | Junction | 1007.92 | 1007.92 | |
| 290 GB CULVERT PIPE | Junction | 307.43 | 307.43 | |
| GB 290 CULVERT | Diversion | 365.17 | 307.43 | 57.75 |
| WB TRIB 1 | Junction | 822.97 | 822.97 | |
| WB TRIB 2 | Junction | 844.81 | 844.81 | |
| WB TRIB 3 | Junction | 863.19 | 863.19 | |

25 YEAR EXISTING

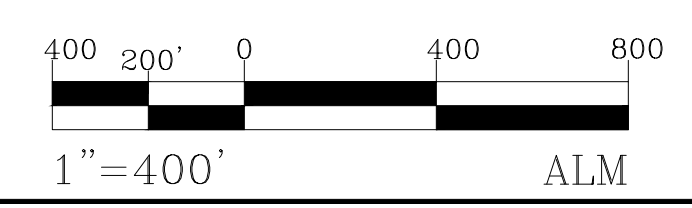
| Subbasin ID | Drainage Area (acres) | Initial Abstraction (in) | Curve Number | Impervious Surface (%) | Lag Time (minutes) | Peak Discharge (cfs) |
|-------------|-----------------------|--------------------------|--------------|------------------------|--------------------|----------------------|
| W14A4 | 38.874 | N/A | 80.00 | 3.25 | 40.70 | 112.23 |
| W14A2 | 12.278 | N/A | 80.00 | 50.00 | 33.50 | 43.45 |
| W14A | 13.546 | N/A | 80.00 | 50.00 | 17.89 | 66.25 |
| W15A | 28.009 | N/A | 80.00 | 50.00 | 18.92 | 132.87 |
| W16A | 104.675 | N/A | 80.00 | 2.55 | 44.35 | 286.79 |
| W16B | 16.517 | N/A | 80.00 | 2.33 | 19.91 | 69.62 |
| W16C | 51.539 | N/A | 80.00 | 36.82 | 30.68 | 186.79 |
| W14A3 | 81.708 | N/A | 80.00 | 50.00 | 21.37 | 366.78 |
| W15B | 47.398 | N/A | 80.00 | 31.66 | 29.38 | 173.35 |
| W15C | 142.674 | N/A | 80.00 | 24.57 | 48.24 | 389.06 |
| W14 | 263.050 | N/A | 80.00 | 9.28 | 54.01 | 650.23 |
| W14-SITE | 39.420 | N/A | 80.00 | 21.98 | 25.19 | 153.89 |
| W15B2 | 22.881 | N/A | 80.00 | 42.75 | 17.78 | 110.74 |

| Element ID | Element Type | Peak Inflow (cfs) | Peak Outflow (cfs) | Peak Diverted Flow (cfs) |
|---------------------|--------------|-------------------|--------------------|--------------------------|
| 6x3 BOX | Junction | 178.52 | 178.52 | |
| 6x3 DIVERSION | Diversion | 286.79 | 178.52 | 108.27 |
| 290 BOX CULVERTS | Junction | 1436.96 | 1436.96 | |
| 290 GB CULVERT PIPE | Junction | 338.67 | 338.67 | |
| GB 290 CULVERT | Diversion | 456.77 | 338.67 | 118.09 |
| WB TRIB 1 | Junction | 1109.51 | 1109.51 | |
| WB TRIB 2 | Junction | 1134.98 | 1134.98 | |
| WB TRIB 3 | Junction | 1159.94 | 1159.94 | |

100 YEAR EXISTING

| Subbasin ID | Drainage Area (acres) | Initial Abstraction (in) | Curve Number | Impervious Surface (%) | Lag Time (minutes) | Peak Discharge (cfs) |
|-------------|-----------------------|--------------------------|--------------|------------------------|--------------------|----------------------|
| W14A4 | 38.874 | N/A | 80.00 | 3.25 | 40.70 | 160.85 |
| W14A2 | 12.278 | N/A | 80.00 | 50.00 | 33.50 | 59.63 |
| W14A | 13.546 | N/A | 80.00 | 50.00 | 17.89 | 90.17 |
| W15A | 28.009 | N/A | 80.00 | 50.00 | 18.92 | 181.07 |
| W16A | 104.675 | N/A | 80.00 | 2.55 | 44.35 | 412.16 |
| W16B | 16.517 | N/A | 80.00 | 2.33 | 19.91 | 98.34 |
| W16C | 51.539 | N/A | 80.00 | 36.82 | 30.68 | 258.24 |
| W14A3 | 81.708 | N/A | 80.00 | 50.00 | 21.37 | 499.51 |
| W15B | 47.398 | N/A | 80.00 | 31.66 | 29.38 | 240.96 |
| W15C | 142.674 | N/A | 80.00 | 24.57 | 48.24 | 550.16 |
| W14 | 263.050 | N/A | 80.00 | 9.28 | 54.01 | 935.47 |
| W14-SITE | 39.420 | N/A | 80.00 | 21.98 | 25.19 | 214.55 |
| W15B2 | 22.881 | N/A | 80.00 | 42.75 | 17.78 | 151.56 |

| Element ID | Element Type | Peak Inflow (cfs) | Peak Outflow (cfs) | Peak Diverted Flow (cfs) |
|---------------------|--------------|-------------------|--------------------|--------------------------|
| 6x3 BOX | Junction | 187.69 | 187.69 | |
| 6x3 DIVERSION | Diversion | 412.16 | 187.69 | 224.46 |
| 290 BOX CULVERTS | Junction | 2225.83 | 2225.83 | |
| 290 GB CULVERT PIPE | Junction | 377.94 | 377.94 | |
| GB 290 CULVERT | Diversion | 619.53 | 377.94 | 241.58 |
| WB TRIB 1 | Junction | 1598.78 | 1598.78 | |
| WB TRIB 2 | Junction | 1635.62 | 1635.62 | |
| WB TRIB 3 | Junction | 1675.78 | 1675.78 | |



| # | REVISION | DATE |
|---|----------|------|
| | | |
| | | |
| | | |

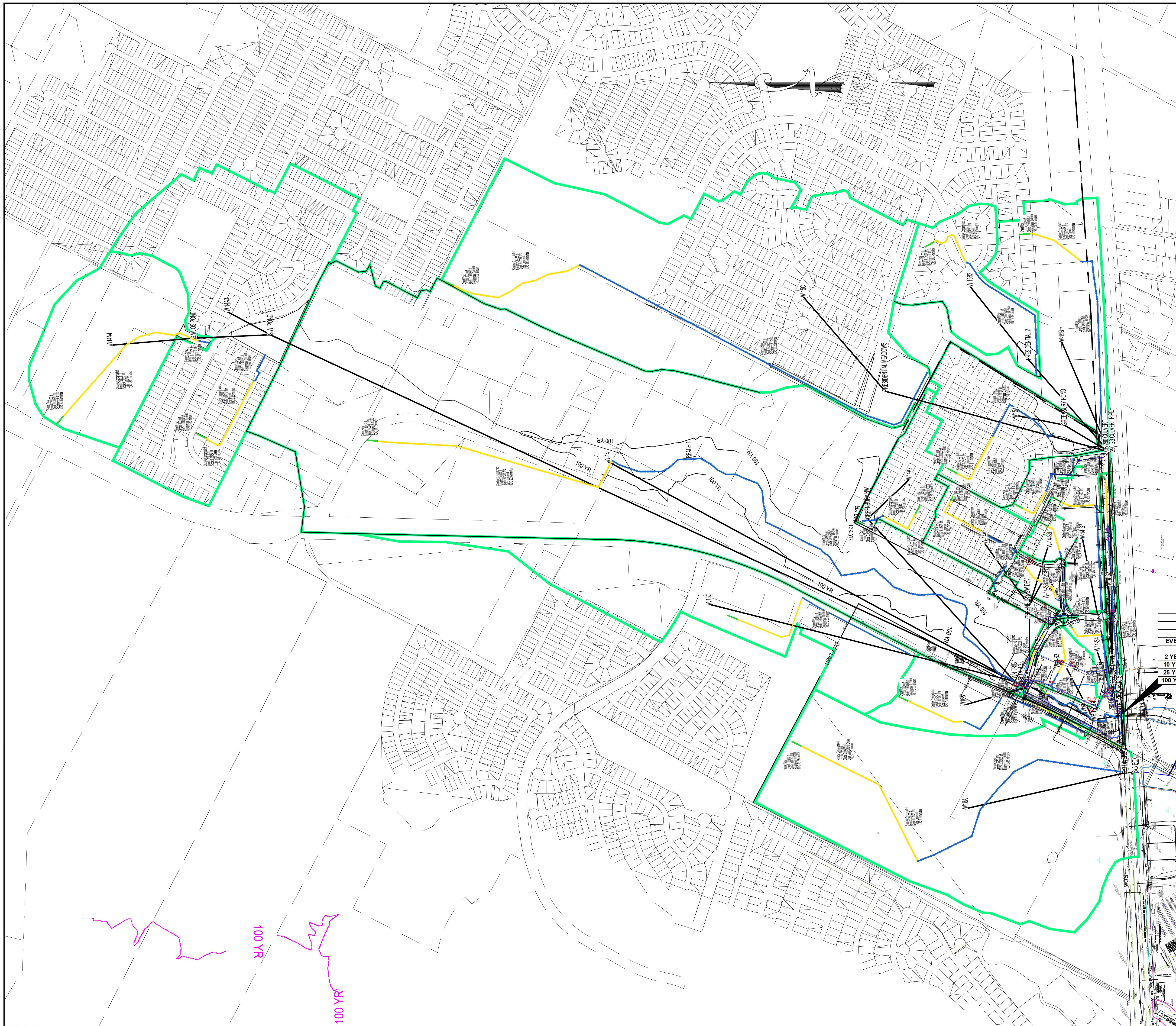
SCALE: 1"=400'
DATE: 10/03/2023
JOB: SITE
DRAWN BY: MM
CHECKED BY: MM

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
F--3565
PO Box 636
Dripping Springs, Texas, 78620
(610) 211-1111
almengr.com

12-14-2024

MANOR NE CLOMIR
EXISTING DRAINAGE AREA MAP
MANOR, TX

8 of 10



**POINT OF ANALYSIS
HWY 290 BOX CULVERTS
PEAK DISCHARGE**

| EVENT | EXISTING | DEVELOPED |
|----------|----------|-----------|
| | cf/s | cf/s |
| 2 YEAR | 536.18 | 529.13 |
| 10 YEAR | 1007.92 | 984.63 |
| 25 YEAR | 1436.96 | 1404.69 |
| 100 YEAR | 2225.83 | 2163.78 |

2 YEAR DEVELOPED

| Subbasin ID | Drainage Area (acres) | Initial Abstraction (in) | Curve Number | Impervious Surface (%) | Lag Time (minutes) | Peak Discharge (cfs) |
|-------------|-----------------------|--------------------------|--------------|------------------------|--------------------|----------------------|
| W14A4 | 38.874 | N/A | 80.00 | 3.25 | 40.70 | 43.41 |
| W14A2 | 12.278 | N/A | 80.00 | 50.00 | 33.50 | 20.37 |
| W14-S3 | 6.507 | N/A | 80.00 | 80.00 | 7.34 | 24.89 |
| W14-S4 | 3.395 | N/A | 80.00 | 80.00 | 10.04 | 11.24 |
| W14-S1 | 5.219 | N/A | 80.00 | 17.40 | 15.52 | 10.84 |
| W14-S2 | 4.978 | N/A | 80.00 | 26.20 | 24.59 | 8.62 |
| W15A | 28.009 | N/A | 80.00 | 50.00 | 18.92 | 62.63 |
| W16A | 104.675 | N/A | 80.00 | 2.55 | 44.35 | 110.39 |
| W16B | 16.517 | N/A | 80.00 | 2.33 | 19.91 | 27.46 |
| W16C | 51.539 | N/A | 80.00 | 36.82 | 30.68 | 83.87 |
| W-14A3 | 81.708 | N/A | 80.00 | 50.00 | 21.37 | 173.39 |
| W-15B2 | 22.881 | N/A | 80.00 | 42.75 | 17.78 | 51.12 |
| W-15C | 142.674 | N/A | 80.00 | 24.57 | 48.24 | 164.33 |
| W-14 | 263.050 | N/A | 80.00 | 9.28 | 54.01 | 255.17 |
| W-14-S5 | 1.215 | N/A | 80.00 | 80.00 | 11.96 | 3.88 |
| W-14-S6 | 4.449 | N/A | 80.00 | 74.90 | 17.99 | 11.56 |
| W-14-S8 | 3.466 | N/A | 80.00 | 71.00 | 16.53 | 9.23 |
| W-14-S7 | 10.182 | N/A | 80.00 | 77.90 | 19.05 | 25.96 |
| W-14A | 13.898 | N/A | 80.00 | 50.00 | 17.89 | 32.13 |
| W-15B | 47.055 | N/A | 80.00 | 31.78 | 29.38 | 76.19 |

| Element ID | Element Type | Peak Inflow (cfs) | Peak Outflow (cfs) | Peak Diverted Flow (cfs) |
|---------------------|--------------|-------------------|--------------------|--------------------------|
| 6x3 BOX | Junction | 83.83 | 83.83 | |
| 6x3 DIVERSION | Diversion | 110.39 | 83.83 | 26.56 |
| 290 BOX CULVERTS | Junction | 529.13 | 529.13 | |
| 290 DRV S5 | Junction | 41.87 | 41.87 | |
| 290 GB CULVERT PIPE | Junction | 224.87 | 224.87 | |
| GB 290 CULVERT | Diversion | 225.74 | 224.87 | 0.87 |
| WB TRIB 1 | Junction | 454.69 | 454.69 | |
| WB TRIB 3 | Junction | 484.24 | 484.24 | |
| WB TRIB 4 | Junction | 486.90 | 486.90 | |

10 YEAR DEVELOPED

| Subbasin ID | Drainage Area (acres) | Initial Abstraction (in) | Curve Number | Impervious Surface (%) | Lag Time (minutes) | Peak Discharge (cfs) |
|-------------|-----------------------|--------------------------|--------------|------------------------|--------------------|----------------------|
| W14A4 | 38.874 | N/A | 80.00 | 3.25 | 40.70 | 83.68 |
| W14A2 | 12.278 | N/A | 80.00 | 50.00 | 33.50 | 33.91 |
| W14-S3 | 6.507 | N/A | 80.00 | 80.00 | 7.34 | 36.73 |
| W14-S4 | 3.395 | N/A | 80.00 | 80.00 | 10.04 | 17.50 |
| W14-S1 | 5.219 | N/A | 80.00 | 17.40 | 15.52 | 19.54 |
| W14-S2 | 4.978 | N/A | 80.00 | 26.20 | 24.59 | 15.20 |
| W15A | 28.009 | N/A | 80.00 | 50.00 | 18.92 | 104.23 |
| W16A | 104.675 | N/A | 80.00 | 2.55 | 44.35 | 213.49 |
| W16B | 16.517 | N/A | 80.00 | 2.33 | 19.91 | 52.46 |
| W16C | 51.539 | N/A | 80.00 | 36.82 | 30.68 | 144.50 |
| W-14A3 | 81.708 | N/A | 80.00 | 50.00 | 21.37 | 297.45 |
| W-15B2 | 22.881 | N/A | 80.00 | 42.75 | 17.78 | 86.45 |
| W-15C | 142.674 | N/A | 80.00 | 24.57 | 48.24 | 295.59 |
| W-14 | 263.050 | N/A | 80.00 | 9.28 | 54.01 | 485.25 |
| W-14-S5 | 1.215 | N/A | 80.00 | 80.00 | 11.96 | 6.03 |
| W-14-S6 | 4.449 | N/A | 80.00 | 74.90 | 17.99 | 18.18 |
| W-14-S8 | 3.466 | N/A | 80.00 | 71.00 | 16.53 | 14.59 |
| W-14-S7 | 10.182 | N/A | 80.00 | 77.90 | 19.05 | 40.61 |
| W-14A | 13.898 | N/A | 80.00 | 50.00 | 17.89 | 53.38 |
| W-15B | 47.055 | N/A | 80.00 | 31.78 | 29.38 | 132.73 |

| Element ID | Element Type | Peak Inflow (cfs) | Peak Outflow (cfs) | Peak Diverted Flow (cfs) |
|---------------------|--------------|-------------------|--------------------|--------------------------|
| 6x3 BOX | Junction | 169.93 | 169.93 | |
| 6x3 DIVERSION | Diversion | 213.49 | 169.93 | 43.56 |
| 290 BOX CULVERTS | Junction | 984.63 | 984.63 | |
| 290 DRV S5 | Junction | 100.33 | 100.33 | |
| 290 GB CULVERT PIPE | Junction | 307.04 | 307.04 | |
| GB 290 CULVERT | Diversion | 364.36 | 307.04 | 57.32 |
| WB TRIB 1 | Junction | 822.97 | 822.97 | |
| WB TRIB 3 | Junction | 865.68 | 865.68 | |
| WB TRIB 4 | Junction | 870.58 | 870.58 | |

25 YEAR DEVELOPED

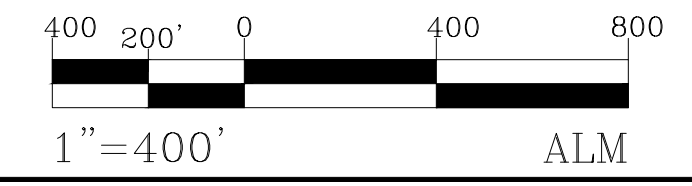
| Subbasin ID | Drainage Area (acres) | Initial Abstraction (in) | Curve Number | Impervious Surface (%) | Lag Time (minutes) | Peak Discharge (cfs) |
|-------------|-----------------------|--------------------------|--------------|------------------------|--------------------|----------------------|
| W14A4 | 38.874 | N/A | 80.00 | 3.25 | 40.70 | 112.23 |
| W14A2 | 12.278 | N/A | 80.00 | 50.00 | 33.50 | 43.45 |
| W14-S3 | 6.507 | N/A | 80.00 | 80.00 | 7.34 | 47.96 |
| W14-S4 | 3.395 | N/A | 80.00 | 80.00 | 10.04 | 21.73 |
| W14-S1 | 5.219 | N/A | 80.00 | 17.40 | 15.52 | 25.51 |
| W14-S2 | 4.978 | N/A | 80.00 | 26.20 | 24.59 | 19.77 |
| W15A | 28.009 | N/A | 80.00 | 50.00 | 18.92 | 132.87 |
| W16A | 104.675 | N/A | 80.00 | 2.55 | 44.35 | 286.79 |
| W16B | 16.517 | N/A | 80.00 | 2.33 | 19.91 | 69.62 |
| W16C | 51.539 | N/A | 80.00 | 36.82 | 30.68 | 186.79 |
| W-14A3 | 81.708 | N/A | 80.00 | 50.00 | 21.37 | 366.78 |
| W-15B2 | 22.881 | N/A | 80.00 | 42.75 | 17.78 | 110.14 |
| W-15C | 142.674 | N/A | 80.00 | 24.57 | 48.24 | 389.06 |
| W-14 | 263.050 | N/A | 80.00 | 9.28 | 54.01 | 650.23 |
| W-14-S5 | 1.215 | N/A | 80.00 | 80.00 | 11.96 | 7.48 |
| W-14-S6 | 4.449 | N/A | 80.00 | 74.90 | 17.99 | 22.71 |
| W-14-S8 | 3.466 | N/A | 80.00 | 71.00 | 16.53 | 18.26 |
| W-14-S7 | 10.182 | N/A | 80.00 | 77.90 | 19.05 | 50.66 |
| W-14A | 13.898 | N/A | 80.00 | 50.00 | 17.89 | 67.97 |
| W-15B | 47.055 | N/A | 80.00 | 31.78 | 29.38 | 172.13 |

| Element ID | Element Type | Peak Inflow (cfs) | Peak Outflow (cfs) | Peak Diverted Flow (cfs) |
|---------------------|--------------|-------------------|--------------------|--------------------------|
| 6x3 BOX | Junction | 178.52 | 178.52 | |
| 6x3 DIVERSION | Diversion | 286.79 | 178.52 | 108.27 |
| 290 BOX CULVERTS | Junction | 1404.69 | 1404.69 | |
| 290 DRV S5 | Junction | 170.09 | 170.09 | |
| 290 GB CULVERT PIPE | Junction | 338.30 | 338.30 | |
| GB 290 CULVERT | Diversion | 455.61 | 338.30 | 117.30 |
| WB TRIB 1 | Junction | 1109.51 | 1109.51 | |
| WB TRIB 3 | Junction | 1160.73 | 1160.73 | |
| WB TRIB 4 | Junction | 1167.45 | 1167.45 | |

100 YEAR DEVELOPED

| Subbasin ID | Drainage Area (acres) | Initial Abstraction (in) | Curve Number | Impervious Surface (%) | Lag Time (minutes) | Peak Discharge (cfs) |
|-------------|-----------------------|--------------------------|--------------|------------------------|--------------------|----------------------|
| W14A4 | 38.874 | N/A | 80.00 | 3.25 | 40.70 | 160.85 |
| W14A2 | 12.278 | N/A | 80.00 | 50.00 | 33.50 | 59.63 |
| W14-S3 | 6.507 | N/A | 80.00 | 80.00 | 7.34 | 63.64 |
| W14-S4 | 3.395 | N/A | 80.00 | 80.00 | 10.04 | 28.88 |
| W14-S1 | 5.219 | N/A | 80.00 | 17.40 | 15.52 | 35.51 |
| W14-S2 | 4.978 | N/A | 80.00 | 26.20 | 24.59 | 27.51 |
| W15A | 28.009 | N/A | 80.00 | 50.00 | 18.92 | 181.07 |
| W16A | 104.675 | N/A | 80.00 | 2.55 | 44.35 | 412.16 |
| W16B | 16.517 | N/A | 80.00 | 2.33 | 19.91 | 258.24 |
| W16C | 51.539 | N/A | 80.00 | 36.82 | 30.68 | 258.24 |
| W-14A3 | 81.708 | N/A | 80.00 | 50.00 | 21.37 | 499.51 |
| W-15B2 | 22.881 | N/A | 80.00 | 42.75 | 17.78 | 151.56 |
| W-15C | 142.674 | N/A | 80.00 | 24.57 | 48.24 | 550.16 |
| W-14 | 263.050 | N/A | 80.00 | 9.28 | 54.01 | 935.47 |
| W-14-S5 | 1.215 | N/A | 80.00 | 80.00 | 11.96 | 9.93 |
| W-14-S6 | 4.449 | N/A | 80.00 | 74.90 | 17.99 | 30.34 |
| W-14-S8 | 3.466 | N/A | 80.00 | 71.00 | 16.53 | 24.44 |
| W-14-S7 | 10.182 | N/A | 80.00 | 77.90 | 19.05 | 67.60 |
| W-14A | 13.898 | N/A | 80.00 | 50.00 | 17.89 | 92.51 |
| W-15B | 47.055 | N/A | 80.00 | 31.78 | 29.38 | 239.25 |

| Element ID | Element Type | Peak Inflow (cfs) | Peak Outflow (cfs) | Peak Diverted Flow (cfs) |
|---------------------|--------------|-------------------|--------------------|--------------------------|
| 6x3 BOX | Junction | 187.69 | 187.69 | |
| 6x3 DIVERSION | Diversion | 412.16 | 187.69 | 224.46 |
| 290 BOX CULVERTS | Junction | 2163.78 | 2163.78 | |
| 290 DRV S5 | Junction | 316.00 | 316.00 | |
| 290 GB CULVERT PIPE | Junction | 377.58 | 377.58 | |
| GB 290 CULVERT | Diversion | 619.90 | 377.58 | 240.31 |
| WB TRIB 1 | Junction | 1598.78 | 1598.78 | |
| WB TRIB 3 | Junction | 1665.20 | 1665.20 | |
| WB TRIB 4 | Junction | 1676.27 | 1676.27 | |



REVISION DATE

SCALE: 1"=400'

DATE: 10/30/2023

JOB: SITE

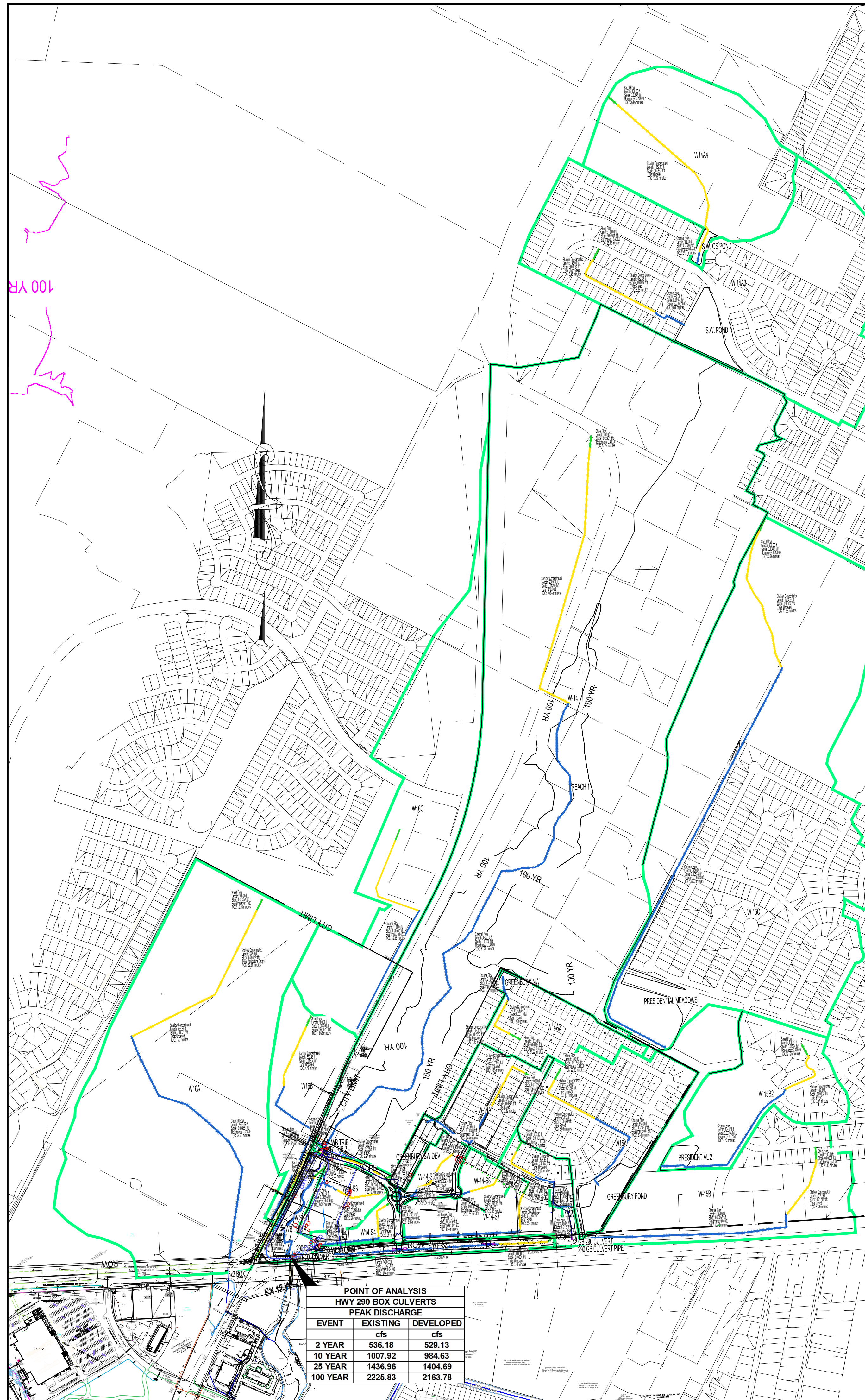
DRAWN BY: MM

CHECKED BY: MM

ALM ENGINEERING, INC.
F--3565
CONSULTING ENGINEERS
PO Box 636
Dripping Springs, Texas, 78620
© matt@almengr.com mgr.com

MANOR NE CLOMIR
PROPOSED DRAINAGE AREA MAP
MANOR, TX

10 of 10



**POINT OF ANALYSIS
HWY 290 BOX CULVERTS
PEAK DISCHARGE**

| EVENT | EXISTING cfs | DEVELOPED cfs |
|----------|-----------------|------------------|
| 2 YEAR | 536.18 | 529.13 |
| 10 YEAR | 1007.92 | 984.63 |
| 25 YEAR | 1436.96 | 1404.69 |
| 100 YEAR | 2225.83 | 2163.78 |

2 YEAR

10 YEAR

25 YEAR

100 YEAR

| EXISTING | | | | | | | | | | | | DEVELOPED | | | | | | | | | | | | | | | |
|-------------|-----------------------|--------------------------|--------------|------------------------|--------------------|----------------------|-------------|-----------------------|--------------------------|--------------|------------------------|--------------------|----------------------|-------------|-----------------------|--------------------------|--------------|------------------------|--------------------|----------------------|-------|--------|-----|-------|------|-------|-------|
| Subbasin ID | Drainage Area (acres) | Initial Abstraction (in) | Curve Number | Impervious Surface (%) | Lag Time (minutes) | Peak Discharge (cfs) | Subbasin ID | Drainage Area (acres) | Initial Abstraction (in) | Curve Number | Impervious Surface (%) | Lag Time (minutes) | Peak Discharge (cfs) | Subbasin ID | Drainage Area (acres) | Initial Abstraction (in) | Curve Number | Impervious Surface (%) | Lag Time (minutes) | Peak Discharge (cfs) | | | | | | | |
| W14A4 | 38.874 | N/A | 80.00 | 3.25 | 40.70 | 43.41 | W14A4 | 38.874 | N/A | 80.00 | 3.25 | 40.70 | 83.68 | W14A4 | 38.874 | N/A | 80.00 | 3.25 | 40.70 | 83.68 | W14A4 | 38.874 | N/A | 80.00 | 3.25 | 40.70 | 83.68 |

| EXISTING | | | | | | | | | | | | DEVELOPED | | | | | | | | | | | | |
|------------|--------------|-------------------|--------------------|--------------------------|------------|--------------|-------------------|--------------------|--------------------------|------------|--------------|-------------------|--------------------|--------------------------|------------|--------------|-------------------|--------------------|--------------------------|------------|--------------|-------------------|--------------------|--------------------------|
| Element ID | Element Type | Peak Inflow (cfs) | Peak Outflow (cfs) | Peak Diverted Flow (cfs) | Element ID | Element Type | Peak Inflow (cfs) | Peak Outflow (cfs) | Peak Diverted Flow (cfs) | Element ID | Element Type | Peak Inflow (cfs) | Peak Outflow (cfs) | Peak Diverted Flow (cfs) | Element ID | Element Type | Peak Inflow (cfs) | Peak Outflow (cfs) | Peak Diverted Flow (cfs) | Element ID | Element Type | Peak Inflow (cfs) | Peak Outflow (cfs) | Peak Diverted Flow (cfs) |
| 6x3 BOX | Junction | 83.83 | 83.83 | | 6x3 BOX | Junction | 83.83 | 83.83 | | 6x3 BOX | Junction | 110.89 | 83.83 | 26.56 | 6x3 BOX | Junction | 110.89 | 83.83 | 26.56 | 6x3 BOX | Junction | 110.89 | 83.83 | 26.56 |

| # | REVISION | DATE |
|---|----------|------|
| | | |

SCALE: SEE PLAN
DATE: 1/24/2024
JOB: SITE
DRAWN BY: MM
CHECKED BY: MM

ALM ENGINEERING, INC.
F--3565
CONSULTING ENGINEERS
PO Box 636
Dripping Springs, Texas, 78620
(t matt@almengr.com ngr.com)

12-14-2024

MANOR NE CLOMIR
HEC-HMS CALCULATION
MANOR, TX

10 of 10

