

GENERAL NOTES:

- 1) A MINIMUM FOUR(4) FOOT WIDE, CONCRETE SIDEWALK SHALL BE PROVIDED WITHIN THE GREGG LANE LANDSCAPE BUFFER OR THE EXPANDED RIGHT OF WAY FOR GREGG LANE. LOCATION AND ALIGNMENT OF THE SIDEWALK SHALL BE COORDINATED DURING THE PRELIMINARY PLAN STAGE OF DEVELOPMENT.
- 2) THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.
- 3) MIN SETBACK ON COMMERCIAL IS 25'. PROPOSED LANDPLAN PROVIDES 300' DEPTH WITH 275' USABLE OUTSIDE BUILDING LINE.

*Masonry Columns shall be installed approximately 200' apart.

PUD DATA TABLES:

1) APPROVED LAND USES -

LAND USES	LOTS	ACRES*	TOTAL %
SF SF RESIDENTIAL - TYP. 50'x120'	175 LOTS	35.6 Ac.	40%
SF SF RESIDENTIAL - TYP. 60'x125'	87 LOTS	19.2 Ac.	21%
COM COMMERCIAL	2.5 Ac.	3%	
UT UTILITY	2.0 Ac.	2%	
DET DETENTION / NATURE PRESERVE	12.5 Ac.	14%	
OU PARK/OPEN SPACE	10.8 Ac.	12%	
TR TRAILS	3.0 Ac.	3%	
COLLECTOR / THOROUGHFARE	4.7 Ac.	5%	
TOTALS	262 LOTS	90.3 Ac.	100%

*calculation is approximate and includes adjacent right of way

2) MINIMUM LOT SIZE HEIGHT AND PLACEMENT REQUIREMENTS

Land Use	Setbacks				Minimum Lot SF	Minimum Lot Width	Maximum Height	Maximum Density
	Front	Side	Corner side	Rear				
SF-50'	25'/20' on cul de sac	5'	15'	10'	5,750	50'	35'	6 du/acre
SF-60'	25'/20' on cul de sac	5'	15'	10'	7,200	60'	35'	5 du/acre
Commercial	25'	5'	15'	10'	n/a	40'	35'	n/a

* Corner lots will be required to have an additional 5' of width when adjacent to right of way along the side yard.

3) LOT COVERAGE

Land Use	Main Building	Main and Accessory Building
SF-50'	50%	60%
SF-60'	50%	60%
Commercial	70%	70%

4) PARKING LOT SCREENING

IN COMMERCIAL AREAS, OFF-STREET PARKING FOR MORE THAN FIVE VEHICLES AND LOADING AREAS SHALL BE EFFECTIVELY SCREENED BY A PRIVATE FENCE, HEDGE, PLANTING OR NATURAL VEGETATION OR TOPOGRAPHY ON EACH SIDE WHICH ADJOINS LAND DESIGNATED FOR A RESIDENTIAL USE OR A RESIDENTIAL USE.

5) LANDSCAPING

THE FOLLOWING PERCENTAGE OF THE NET AREA OF EACH LOT SHALL BE LANDSCAPED. THE NET LOT AREA SHALL EQUAL THE TOTAL LOT AREA LESS THE AREA TO BE LEFT UNIMPROVED BECAUSE OF THE EXISTENCE OF NATURAL FEATURES THAT ARE WORTHY OF PRESERVATION OR THAT WOULD MAKE IMPROVEMENTS IMPRACTICAL.

Land Use	Net Lot Area
SF-50'	20%
SF-60'	20%
Commercial	15%
Open Space/Park	20%

NOTE: MINIMUM LANDSCAPE REQUIREMENTS FOR EACH LOT WITHIN A SINGLE-FAMILY DWELLING SHALL BE A MINIMUM OF TWO (2) THREE-INCH TREES, SIX (6) TWO-GALLON SHRUBS AND LAWN GRASS FROM THE PROPERTY LINE TO THE FRONT TWO (2) CORNERS OF THE STRUCTURE ON LOTS 50' IN WIDTH OR GREATER.

NOTE: MINIMUM FIFTEEN (15) FOOT LANDSCAPE BUFFER, MEASURED FROM THE EDGE OF THE GREGG LANE RIGHT OF WAY, SHALL BE PROVIDED. FOUR(4), MINIMUM THREE(3) INCH CALIPER, TYPE A LARGE OR TYPE B MEDIUM NATIVE TREES (AS DEFINED BY THE MANOR CODE OF ORDINANCES) AND FIFTEEN(15), MINIMUM THREE(3) GALLON, SHRUBS SHALL BE PLANTED PER 200 LINEAR FEET OF LANDSCAPE BUFFER.

NOTE: FOR INTERNAL, UNLOADED COLLECTOR ROADWAYS, A MINIMUM TEN(10) FOOT LANDSCAPE BUFFER, MEASURED FROM THE EDGE OF THE COLLECTOR RIGHT OF WAY, SHALL BE PROVIDED. ONE(1), MINIMUM THREE(3) INCH CALIPER, TYPE A LARGE OR TYPE B MEDIUM NATIVE TREE(AS DEFINED BY MANOR CODE OF ORDINANCES) AND FIVE(5), MINIMUM THREE(3) GALLON, SHRUBS SHALL BE PLANTED PER 50 LINEAR FEET OF LANDSCAPE BUFFER

6) PARKLAND -

PARKLAND WILL BE PROVIDED BY FEE-IN-LIEU (\$550.00 PER LOT) OF DEDICATION PER APPLICABLE CITY ORDINANCES.

7) AMENITIES

- NATURE PRESERVE**
1. 8' Concrete Primary Trail (Site Connectivity)
 2. 6' Concrete Secondary Trail (Site Connectivity)
 3. Benches (300' Approximate Spacing)
- PARK A**
1. (1) Shade Structure
 2. (1) 2-5 yrs. Playground Structure
 3. (1) 5-12 yrs. Playground Structure
 4. (1) Swing Set
 5. (2) Independent Play Equipment
 6. 6' Concrete Sidewalk (Site Connectivity)
 7. (1) Trash Receptacle
 8. (2) Picnic Tables
 9. (2) Benches
 10. (1) Pet Waste Station
- TRAIL**
1. 8' Concrete Primary Trail (Site Connectivity)
 2. Benches (300' Approximate Spacing)
- PARK B**
1. 8' Concrete Primary Trail (Site Connectivity)
 2. 6' Concrete Secondary Trail (Site Connectivity)
 3. (1) Shade Structure
 4. Benches (300' Approximate Spacing)
 5. Trash Receptacles (300' Approximate Spacing)
 6. 10-20 Parking Spaces
 7. Amenities (Teen)
 - a. Screening Elements (Planting or Fencing) to reduce Light Pollution from Vehicles
 - b. Shade Trees
 - c. Passive Spaces for Social Interaction (2-person and 4-person Tables)
 - d. Charging Station (Solar)
 - e. Active Spaces for Sports Play
 - f. Active Play Equipment (Table Tennis, Corn Hole, Etc.)
 - g. Exercise Equipment
 - h. Recreation Sports Area
 - i. (2) Ping-Pong Table

8) TRAFFIC

The Traffic Volume will be 6,602 Trips generated to and from this site

9) UTILITIES

Land Use	Area	Units	LUES
SF - 50'	35.6 Ac.	175 Lots	175 LUES
SF - 60'	19.2 Ac.	87 Lots	87 LUES
Commercial	2.5 Ac.	1 Lot	30 LUES
	58.3 Ac.		332 LUES

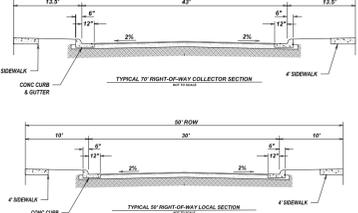
Note: These values are intended for preliminary analysis only and may vary from values provided in the final site design.

Water and Wastewater will be provided by City of Manor

10) PERMITTED USES - COMMERCIAL C-1

- A. ALCOHOLIC BEVERAGE ESTABLISHMENT, BREWPUB, LIQUOR SALES, SMOKE SHOP OR TOBACCO STORE. ALCOHOL SALES SHALL BE COMPLIANT WITH ARTICLE 4.02 ALCOHOLIC BEVERAGES.
- B. ANTIQUE SHOP, ART STUDIO OR GALLERY, BUSINESS SUPPORT SERVICES, GENERAL RETAIL SALES(CONVENIENCE), GENERAL RETAIL SALES (GENERAL), LAUNDRY SERVICES(SELF), AND OFF-SITE ACCESSORY PARKING.
- C. CHILDCARE CENTER, GOVERNMENT FACILITIES, OFFICES, GOVERNMENT, SCHOOL, BOARDING, SCHOOL, BUSINESS OR TRADE, SCHOOL, PRIVATE OR PAROCHIAL, AND SCHOOL, PUBLIC.
- D. CLUB OR LODGE, ATHLETIC FACILITY, RESTAURANT, AND THEATER.
- E. COMMUNICATION SERVICES OR FACILITIES, CONSTRUCTION EQUIPMENT SALES (MINOR), CONSUMER REPAIR SERVICES, PERSONAL IMPROVEMENT SERVICES, PERSONAL SERVICES, RELIGIOUS ASSEMBLIES AND UTILITY SERVICES, MINOR.

11) CROSS SECTIONS



12) LIST OF ALL REQUESTED VARIANCES

Item	Standard Code	Variance Requested
Setback-Front	25 Feet	25 Feet (20' on cul-de-sac)
Setback-Side	7.5 Feet	5 Feet
Setback-Rear	20 Feet	10 Feet
Lot Width	70 Feet	50 feet/60 feet
Lot Coverage-Res Main	40%	60%
Lot Coverage-Res Main + Accessory	50%	65%
Lot Coverage-Comm. Main	60%	85%
Lot Coverage-Comm. Main + Accessory	70%	85%
Parkland	Non-floodplain	Within floodplain

a planned unit development
final site plan for
NEWHAVEN PUD
± 90.3 ACRES OF LAND
prepared for
ASHTON GRAY DEVELOPMENT

LAND PLANNER:



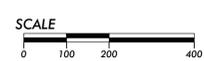
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ENGINEER:



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DRENNER GROUP, PC
200 Lee Barton Drive, SUITE 100
Austin, Texas 78704



MTA-78007
FEBRUARY 16, 2024

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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: _____
FELIX PAIZ, CHAIRPERSON

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.
DATED THIS ___ DAY OF _____, 20__
BY: _____
DR. CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR, TEXAS