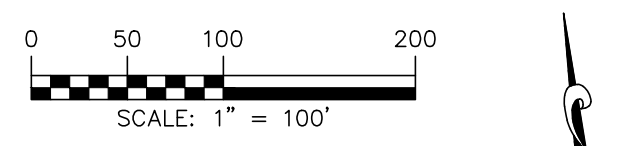
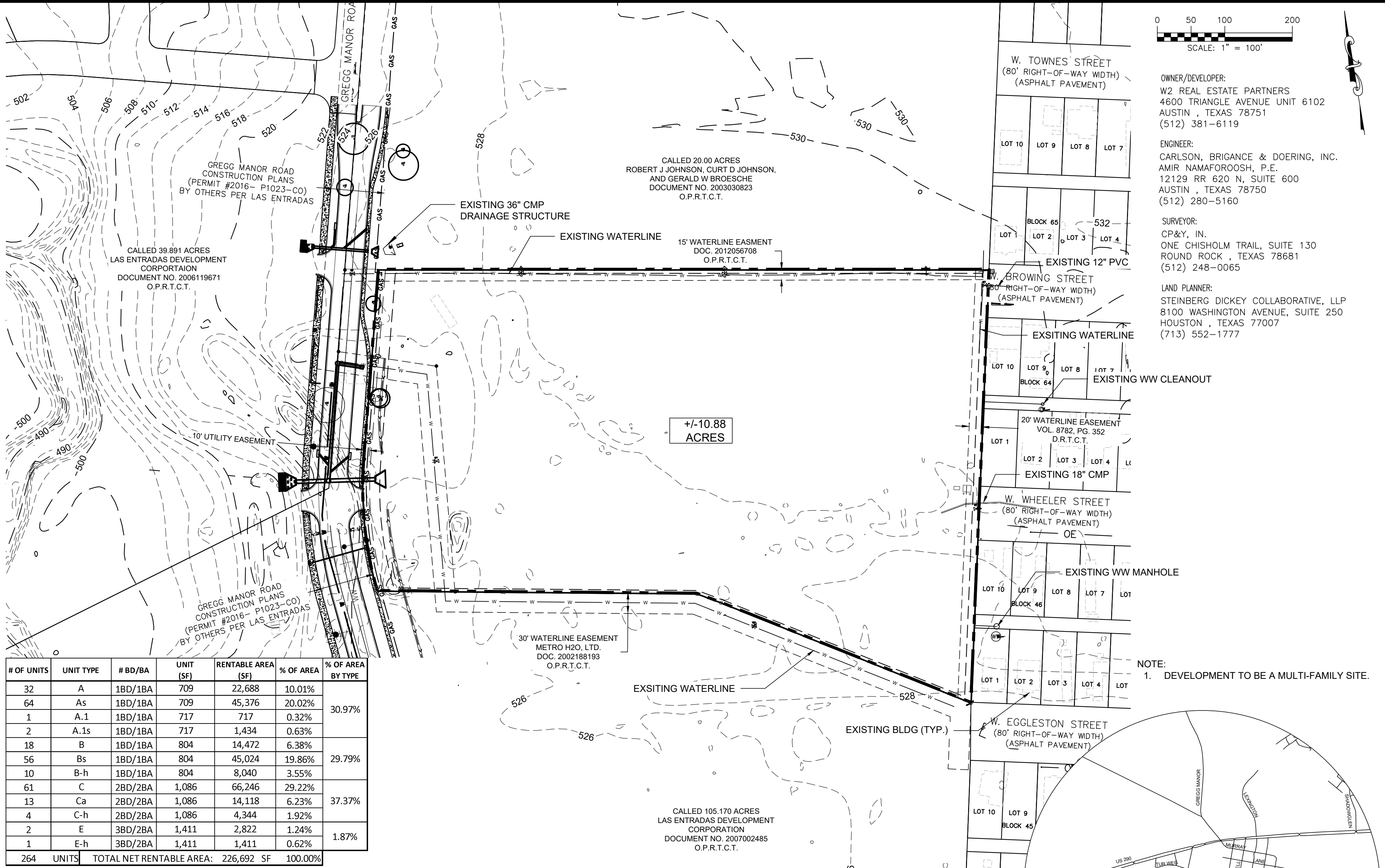


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OWNER/DEVELOPER:  
W2 REAL ESTATE PARTNERS  
4600 TRIANGLE AVENUE UNIT 6102  
AUSTIN, TEXAS 78751  
(512) 381-6119

ENGINEER:  
CARLSON, BRIGANCE & DOERING, INC.  
AMIR NAMAFOROOSH, P.E.  
12129 RR 620 N, SUITE 600  
AUSTIN, TEXAS 78750  
(512) 280-5160

SURVEYOR:  
CP&Y, IN.  
ONE CHISHOLM TRAIL, SUITE 130  
ROUND ROCK, TEXAS 78681  
(512) 248-0065

LAND PLANNER:  
STEINBERG DICKEY COLLABORATIVE, LLP  
8100 WASHINGTON AVENUE, SUITE 250  
HOUSTON, TEXAS 77007  
(713) 552-1777

# OF UNITS	UNIT TYPE	# BD/BA	UNIT (SF)	RENTABLE AREA (SF)	% OF AREA	% OF AREA BY TYPE
32	A	1BD/1BA	709	22,688	10.01%	30.97%
64	As	1BD/1BA	709	45,376	20.02%	
1	A.1	1BD/1BA	717	717	0.32%	
2	A.1s	1BD/1BA	717	1,434	0.63%	
18	B	1BD/1BA	804	14,472	6.38%	29.79%
56	Bs	1BD/1BA	804	45,024	19.86%	
10	B-h	1BD/1BA	804	8,040	3.55%	
61	C	2BD/2BA	1,086	66,246	29.22%	37.37%
13	Ca	2BD/2BA	1,086	14,118	6.23%	
4	C-h	2BD/2BA	1,086	4,344	1.92%	
2	E	3BD/2BA	1,411	2,822	1.24%	1.87%
1	E-h	3BD/2BA	1,411	1,411	0.62%	
264	UNITS	TOTAL NET RENTABLE AREA:		226,692 SF	100.00%	

\*3-STORY BLDGS.\*

AVERAGE SQUARE FOOTAGE:	945 SF	IMPERVIOUS COVER:	SF
		BUILDING	110,085
LAND:	10.88 ACRES	GARAGE	9,181
DENSITY:	24.26 UNITS/ACRE	SIDEWALK/PATIO	42,166
LAND-ROW:	10.74 ACRES	DRIVES	167,698
DENSITY:	24.58 UNITS/ACRE	TOTAL	70% 329,130

PROPOSED BLDG USE	NUMBER OF UNITS	TOTAL SF	LUE CONVERSION	LUE
APARTMENTS (24+ UNITS/ACRE)	264	-	1 LUE/0.5 UNIT	132
CLUB HOUSE		8,758	1 LUE/3,000 SF	3
<b>TOTAL LUEs</b>				<b>135</b>

LAND USE	UNITS	ITE CODE	DAILY TRIPS (VPD)	AM PEAK HR. TRIPS (VPH)			PM PEAK HR. TRIPS (VPH)		
				ENTERING	EXITING	TOTAL	ENTERING	EXITING	TOTAL
MULTIFAMILY HOUSING (MID-RISE)	264	221	1,848	25	55	80	60	43	103

\*ITE TRIP GENERATION MANUAL, 10TH EDITION\*

**CITY OF MANOR ACKNOWLEDGEMENTS**

THIS CONCEPT PLAN 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 \_\_\_ DAY OF \_\_\_\_, 20\_\_ A.D.

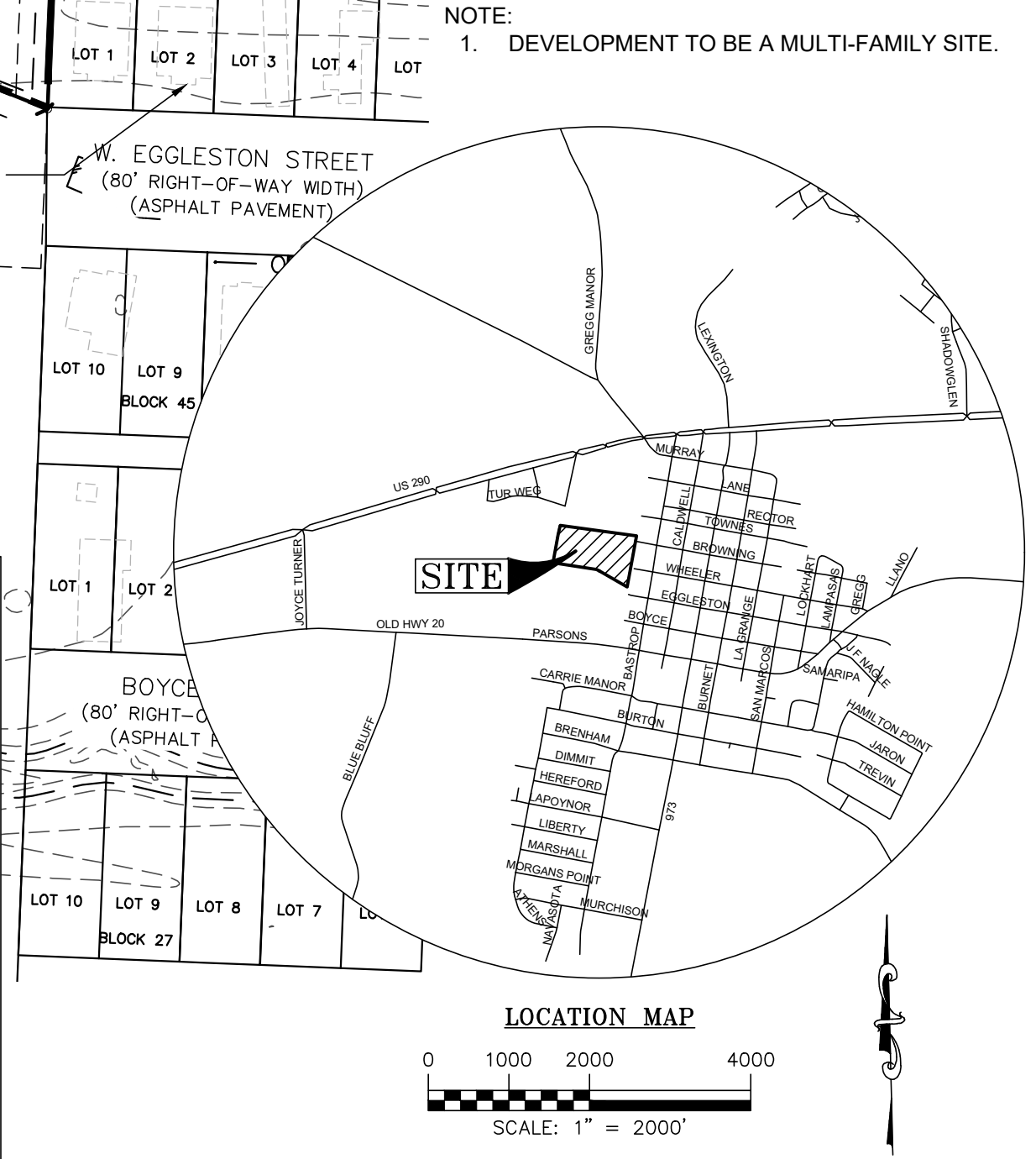
APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_

CHAIRPERSON \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS ON THIS THE \_\_\_ DAY OF \_\_\_\_, 20\_\_ A.D.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

MAYOR OF THE CITY OF MANOR, TEXAS \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_



DESIGNED BY: AN  
DRAFTED BY: LMW

**Carlson, Brigance & Doering, Inc.**  
Civil Engineering & Surveying

FIRM ID #F3791  
Main Office: 5501 West William Cannon Dr., Austin, Texas 78750  
North Office: 12129 RR 620 N., Ste. 600, Austin, Texas 78750  
Phone No. (512) 280-5160  
www.cbding.com

SHEET NAME: CONCEPTUAL PLAN  
JOB NAME: MANOR-OZ  
PROJECT: LUXURY APARTMENTS

Amir Namaforoosh  
STATE OF TEXAS  
AMIR NAMAFOROOSH  
124963  
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.  
ID# F3791

10/08/2020

DATE: OCT 2020  
JOB NUMBER: 5163  
SHEET: 1 OF 1