

Plotted By: Jones, Kalle Date: December 15, 2020 03:49:37pm File Path: K:\AUS-Civil\069267303 - Manor Downs 250\069267303 - Concept Plan.dwg  
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**PROJECT NAME:** MANOR DOWNS MULTI-FAMILY  
**SITE ADDRESS:** 9910 HILL LANE, MANOR, TEXAS 78653  
**RECORD OWNER/DEVELOPER:**  
 2020 ADELANTE, LLC  
 3800 N. LAMAR BLVD., STE 350  
 AUSTIN, TX 78756  
 CONTACT: GREG GITCHO  
 PH. 512-698-6019  
**ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 10814 JOLLYVILLE ROAD  
 BUILDING 4, SUITE 200  
 AUSTIN, TEXAS 78759  
 CONTACT: JASON REECE, P.E.  
 PH. 512-418-1771  
**SURVEYOR:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 601 NW LOOP 410  
 SUITE 350  
 SAN ANTONIO, TEXAS 78216  
 PH. 210-307-4356

**PREPARED ON:**  
 OCTOBER 19, 2020

**CURRENT ZONING:**  
 MF-1

**WATERSHED STATUS**  
 THIS SITE IS LOCATED IN THE  
 GILLELAND CREEK WATERSHED.

**FLOODPLAIN INFORMATION:**  
 NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF  
 THE 100 YR. FLOODPLAIN AS SHOWN ON THE FLOOD  
 INSURANCE RATE MAP COMMUNITY PANEL NO. 48453CO480J,  
 DATED AUGUST 18, 2014.

**LEGAL DESCRIPTION**  
 ABS 63 SUR 62 BACON S ACR 22.310  
 ABS 63 SUR 62 BACON S ACR 2.500

**TRAFFIC**

Land Use	ITE Land Use Code	Units	Daily Trips	AM Trips	PM Trips
Multi-Family Dwelling	221	365	1986	131	161

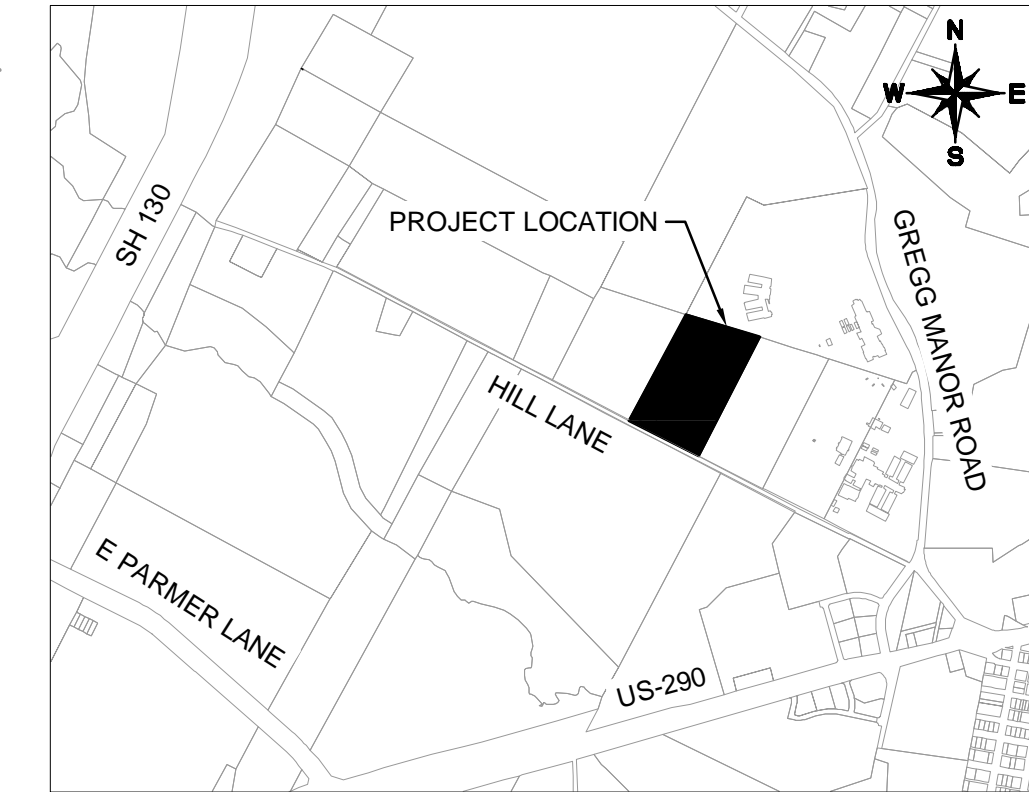
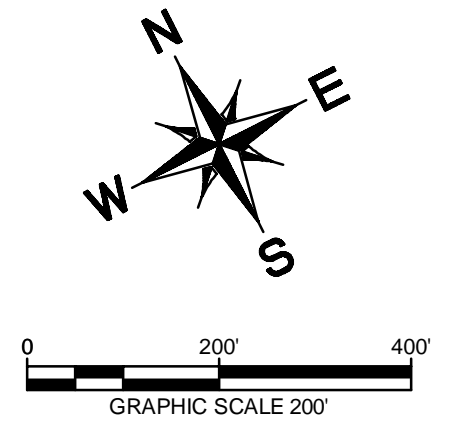
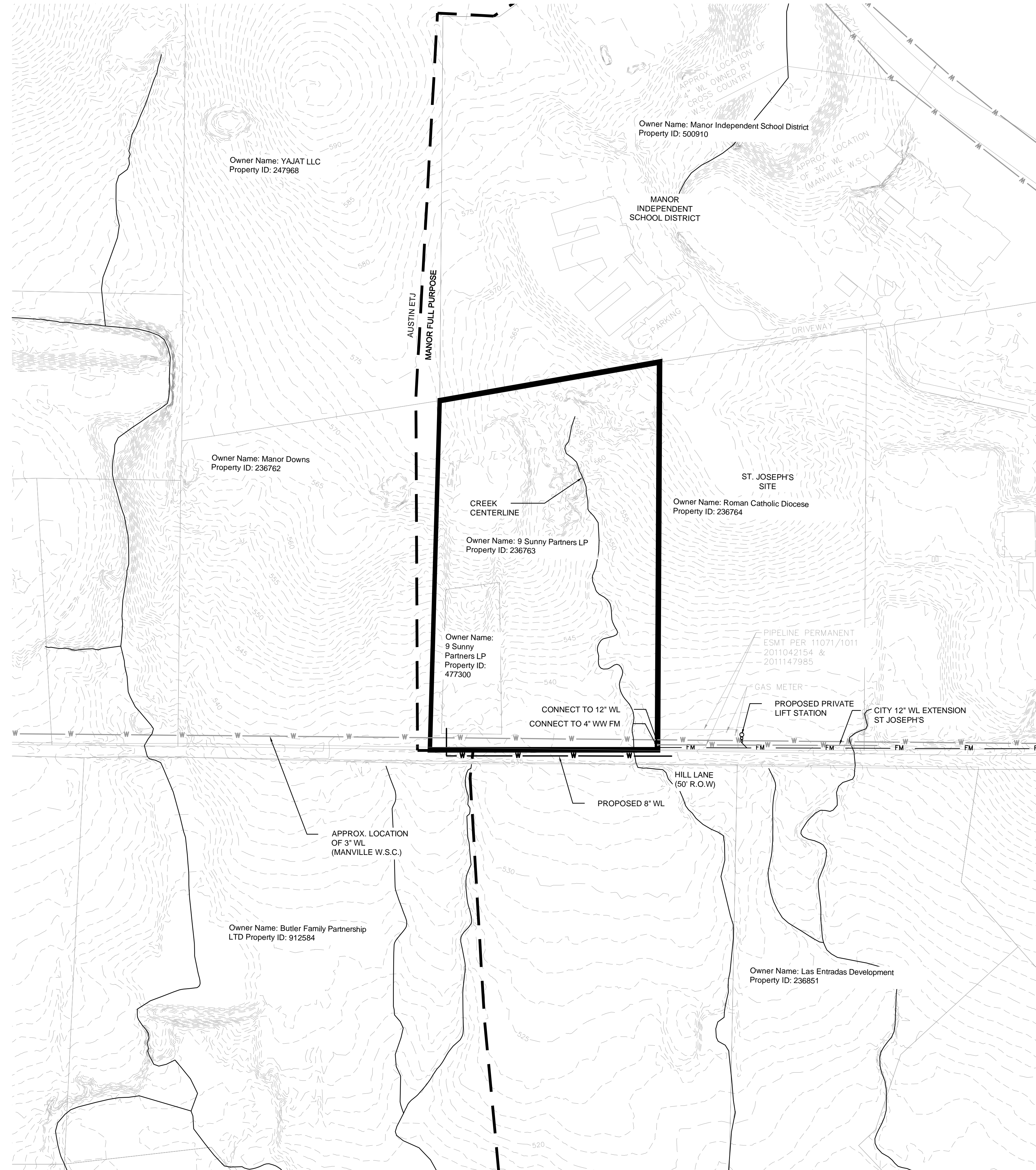
**UTILITY DEMAND (LIVING UNIT EQUIVALENT)**

LUE BREAKDOWN		
LOT #	ACRES	LUES
1	24.81	183

**LAND USE AND PHASING**

LAND USE AND PHASING TABLE				
PHASE	LOT	ACREAGE	LAND USE	ANTICIPATED TIMING
1	1	24.81	MULTI-FAMILY	2021

\*THE LAND USE AS INDICATED ABOVE IS ALLOWED BY THE  
 CURRENT ZONING ON THE PROPERTY AND IS CONSISTENT  
 WITH THE CITY'S MASTER PLAN



VICINITY MAP  
SCALE: 1"=2000'

**LEGEND**



**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 \_\_\_\_\_ OF \_\_\_\_\_ 20\_\_ A.D.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
 CHAIRPERSON CITY SECRETARY

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

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

HONORABLE MAYOR CITY SECRETARY  
 MAYOR OF THE CITY OF MANOR, TEXAS