

Plotted By: Bermudez, Gabriel Date: March 31, 2021 06:51:22pm File Path: K:\AUS-Civil\069255700_Sky_Village_South\Cover_Sheets\Preliminary_Phases_4-5\PlanSheets\Cover_SHEET.dwg
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PRELIMINARY PLANS

FOR

MANOR HEIGHTS PHASES 4 & 5

CITY OF MANOR, TRAVIS COUNTY, TEXAS

PLAN SUBMITTAL/REVIEW LOG

1ST SUBMITTAL TO CITY	01/08/2021
2ND SUBMITTAL TO CITY	02/12/2021
3RD SUBMITTAL TO CITY	04/01/2021

ENGINEER

Kimley»Horn

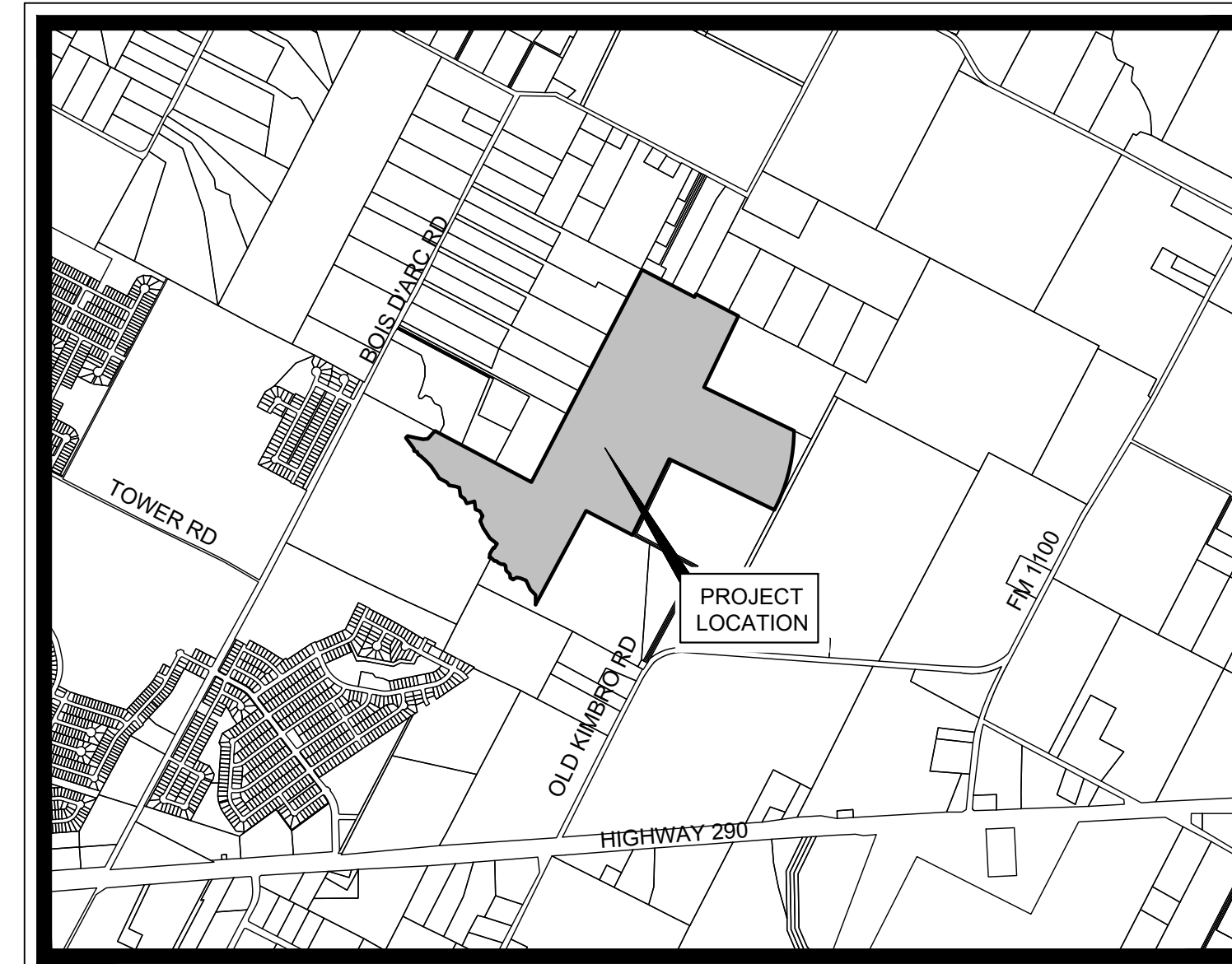
10814 JOLLYVILLE ROAD STATE OF TEXAS
 AVALLON IV, SUITE 200 REGISTRATION NO. F-928
 AUSTIN, TEXAS 78759
 PH. (512) 418-1771
 CONTACT: JASON B. REECE, P.E.

OWNER/DEVELOPER

FORESTAR REAL ESTATE GROUP, INC.
 10700 PECAN PARK BLVD., SUITE 150
 AUSTIN, TEXAS 78750
 CONTACT: JEFF SCOTT



Know what's below.
Call before you dig.



VICINITY MAP
SCALE: 1" = 2,000'

APRIL 2021

LEGAL DESCRIPTION

BEING 140.660 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, AND THE CITY OF MANOR TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 267.972 ACRE TRACT OF LAND CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC AS DESCRIBED IN DOCUMENT NUMBER 2016214460, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

AND BEING 33.721 ACRES OF 35.626 ACRES LOT 2, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 199902007, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1999058184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING THE SAME 35.626 ACRES CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	AERIAL
4	OVERALL PRELIMINARY PLAN
5	PRELIMINARY PLAN (SHEET 1 OF 4)
6	PRELIMINARY PLAN (SHEET 2 OF 4)
7	PRELIMINARY PLAN (SHEET 3 OF 4)
8	PRELIMINARY PLAN (SHEET 4 OF 4)
9	UTILITY PLAN (SHEET 1 OF 3)
10	UTILITY PLAN (SHEET 2 OF 3)
11	UTILITY PLAN (SHEET 3 OF 3)
12	OVERALL DRAINAGE MAP
13	INLET DRAINAGE AREA MAP (SHEET 1 OF 2)
14	INLET DRAINAGE AREA MAP (SHEET 2 OF 2)
15	INLET DRAINAGE AREA MAP (SHEET 3 OF 3)
16	DRAINAGE CALCULATIONS

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.

DATED THIS ___ DAY OF _____, 20__

BY: _____
 HONORABLE MAYOR DR. LARRY WALLACE JR.
 MAYOR OF THE CITY OF MANOR, TEXAS

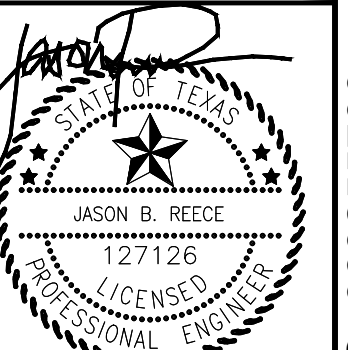
THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY OF COUNCIL.

DATED THIS ___ DAY OF _____, 20__

BY: _____
 PHILIP TRYON, P&Z CHAIRPERSON

Kimley»Horn

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 TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT	069255700
DATE	DECEMBER 2020
SCALE	AS SHOWN
DESIGNED BY	CEM
DRAWN BY	RJ
CHECKED BY	JR

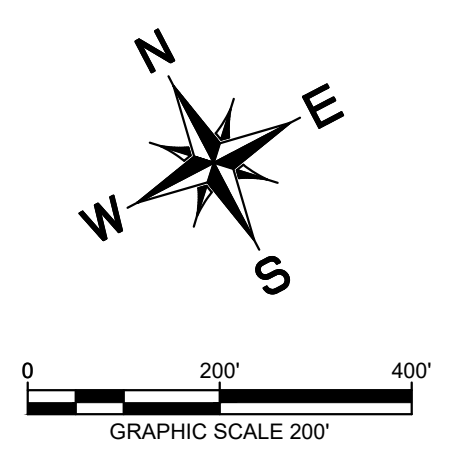
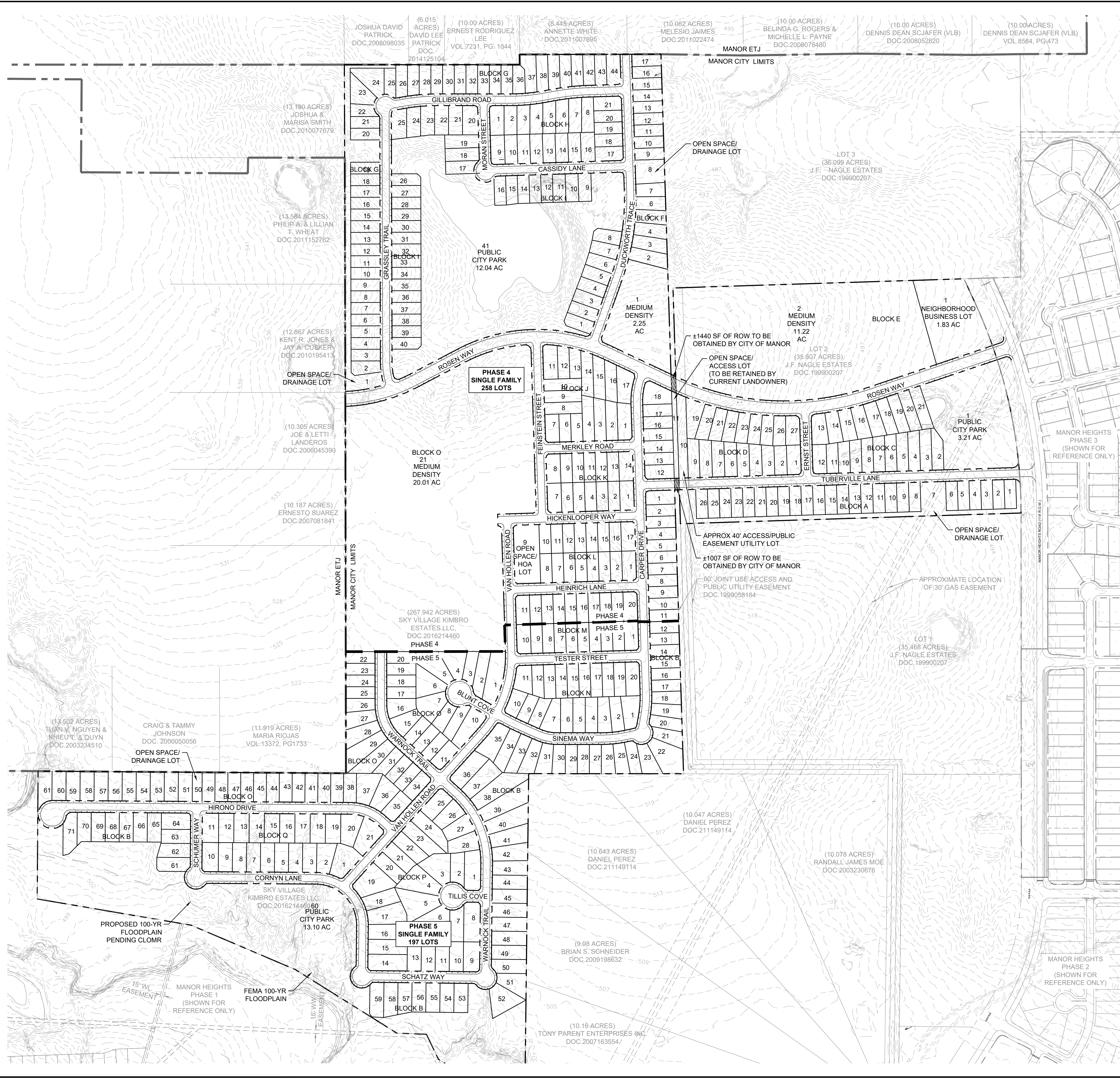
COVER SHEET

MANOR HEIGHTS
 PHASES 4 & 5
 CITY OF MANOR
 TRAVIS COUNTY, TEXAS

SHEET NUMBER
1

MANOR HEIGHTS PHASES 4 & 5
 PRELIMINARY PLAN
 KHA PROJECT NO. 069255700

Plotted By: Bermudez, Gabriel Date: March 31, 2021 06:55:30pm File Path: \\AUS-CWIN\069255700 Sky Village South_Cord Preliminary Phases 4-5\PlanSheets\OVERALL Preliminary Plan.dwg
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MANOR HEIGHTS PHASE 4 - GENERAL INFORMATION:

TOTAL ACREAGE	111.14
LINEAR FOOT OF 50' ROW	10,301
LINEAR FOOT OF 64' ROW	2,921
NUMBER OF SINGLE FAMILY LOTS	257
ACREAGE OF SINGLE FAMILY LOTS	40.74
NUMBER OF MEDIUM DENSITY LOTS	3
ACREAGE OF MEDIUM DENSITY LOTS	33.48
NUMBER OF NEIGHBORHOOD BUSINESS LOTS	1
ACREAGE OF NEIGHBORHOOD BUSINESS LOTS	1.83
NUMBER OF OPEN SPACE/DRAINAGE LOTS	3
ACREAGE OF OPEN SPACE/DRAINAGE LOTS	2.86
NUMBER OF PUBLIC CITY PARK LOTS	2
ACREAGE OF PUBLIC CITY PARK LOTS	15.27
NUMBER OF OPEN SPACE/ACCESS LOTS	1
ACREAGE OF OPEN SPACE/ACCESS LOTS	0.17
NUMBER OF ACCESS/PUBLIC UTILITY EASEMENT LOTS	1
ACREAGE OF ACCESS/PUBLIC UTILITY EASEMENT LOTS	0.32
NUMBER OF OPEN SPACE/HOA LOTS	1
ACREAGE OF OPEN SPACE/HOA LOTS	0.61
ACREAGE OF ROW	15.86
TOTAL NUMBER OF LOTS	269

MANOR HEIGHTS PHASE 5 - GENERAL INFORMATION:

TOTAL ACREAGE	61.96
LINEAR FOOT OF 50' ROW	8,370
NUMBER OF SINGLE FAMILY LOTS	197
ACREAGE OF SINGLE FAMILY LOTS	38.59
NUMBER OF PUBLIC CITY PARK LOTS	1
ACREAGE OF PUBLIC CITY PARK LOTS	13.10
NUMBER OF OPEN SPACE/DRAINAGE LOTS	1
ACREAGE OF OPEN SPACE/DRAINAGE LOTS	0.12
ACREAGE OF ROW	10.15
TOTAL NUMBER OF LOTS	199

LEGAL DESCRIPTION

BEING 140.660 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, AND THE CITY OF MANOR TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 267.972 ACRE TRACT OF LAND CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC AS DESCRIBED IN DOCUMENT NUMBER 2016214460, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

AND BEING 33.721 ACRES OF 35.626 ACRES LOT 2, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1999058184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING THE SAME 35.626 ACRES CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LAND USE

Land Use	Manor Heights Land Use					Overall Acreage	% of Total Acreage in PUD	% of Total Acreage Provided
	Phase 2 Acreage	Phase 3 Acreage	Phase 4 Acreage	Phase 5 Acreage	Overall Acreage			
Single Family PUD SF-1	49.04	46.19	40.72	38.59	174.54	48.98%	40.97%	
PUD Medium Density	11.85	-	33.48	-	45.33	9.74%	10.64%	
Highway Commercial (C-2)	-	-	-	0.00	0.00	0.00%	0.00%	
Neighborhood Business (NB)	1.39	-	1.83	-	3.22	0.82%	0.76%	
HOA/Amenity Lot	-	1.74	0.83	-	2.57	0.36%	0.56%	
City Parkland	1.33	3.26	15.27	7.95	27.81	5.42%	6.53%	
Floodplain/Open Space	22.15	75.21	3.35	5.27	105.98	26.42%	24.88%	
Major Roadways	19.88	20.84	15.86	10.15	66.73	4.12%	15.67%	
Total	109.64	147.24	111.14	61.96	429.98	100%	100%	

WET UTILITIES

Land Use	Manor Heights Wet Utilities					Total LUE's in PUD	Total LUE's Provided
	Phase 2 LUE's	Phase 3 LUE's	Phase 4 LUE's	Phase 5 LUE's	Total LUE's		
Single Family PUD SF-1	264	277	258	197	996	935-995	
PUD Medium Density	75	-	214	-	289	238-280	
Highway Commercial (C-2)	-	-	-	-	0	244	
Neighborhood Business (NB)	61	-	21	-	82	5	
HOA/Amenity Lot	-	5	-	-	5	6	
City Parkland	-	-	-	-	-	-	
Floodplain/Open Space	-	-	-	-	-	-	
Major Roadways	-	-	-	-	-	-	
Total	400	282	493	197	1372	1428-1530	

PARKLAND SUMMARY

Manor Heights Parkland Data	
Total Area of Development	477.75 AC
Required Parkland (5% of Total Area)	23.89 AC
Phase 2 Provided Parkland	1.33 AC
Phase 3 Provided Parkland	3.26 AC
Phase 4 Provided Parkland	15.27 AC
Phase 5 Provided Parkland (Outside Floodplain)	7.95 AC
Total Public City Parkland Provided	27.81 AC

OVERALL LOT SUMMARY

Lot Width	Phase 2		Phase 3		Phase 4		Phase 5		Overall	Required Lot Mtr per PUD*	Compatible with PUD?	
	Lot Count	Lot Mtr	Lot Count	Lot Mtr	Lot Count	Lot Mtr	Lot Count	Lot Mtr				
50'	190	72%	183	67%	231	90%	85	45%	692	69.69%	70%	YES
55'	75	28%	44	16%	26	10%	12	6%	157	15.81%	15%	YES
60'	0	0%	47	17%	0	0%	97	49%	144	14.50%	15%	YES
Total	265		274		257		197		993	100%	100%	YES

*The following percentages of the mix lot shall be met within SF-1 PUD areas within +/- 5%.

MINIMUM LOT SIZE, HEIGHT AND PLACEMENT REQUIREMENTS

LAND USE	FRONT YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	STREET SIDE YARD SETBACK (FT)	REAR YARD SETBACK (FT)	MINIMUM LOT SIZE (SF)	MINIMUM LOT WIDTH (FT)	MAXIMUM HEIGHT LIMIT (FT)
PUD-SF-1	20	5	15	10	6250	50	35
PUD MEDIUM DENSITY	*10 OR 20	5	15	*20 OR 10	3300	30	35
C-2 AND NB	25	7	15	15	7500	50	60

Kimley-Horn

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4/1/2021

KHA PROJECT 069255700
 DATE DECEMBER 2020
 SCALE: AS SHOWN
 DESIGNED BY: CBM
 DRAWN BY: RJ
 CHECKED BY: JR

OVERALL PRELIMINARY PLAN

MANOR HEIGHTS PHASES 4 & 5
 CITY OF MANOR
 TRAVIS COUNTY, TEXAS

SHEET NUMBER **4**