

SUBJECT PROPERTY BOUNDARY
 ADJACENT PROPERTY LINES
 EDGE OF PAVEMENT
 EXISTING CONTOURS
 EXISTING TREE
 STREAM/CREEK CENTERLINE
 FEMA 100-YR FLOODPLAIN
 PROPOSED BUILDING

1. THE PROPOSED PROJECT CONSISTS OF THE CONSTRUCTION OF A ONE-STORY, 5,000 SQ.FT. MEDICAL OFFICE BUILDING.
2. BUILDING TYPE: VA
3. BUILDING HEIGHT: 22 FT
4. STORIES: ONE
5. FOUNDATION TYPE: SLAB ON GRADE
6. VISUAL SCREENING (WALLS, PLANTING, AND FENCES) TO BE COMPLIANT WITH CITY ORDINANCES.
7. BUILDING: DESIGN STANDARDS
 - FACADE FINISH: MASONRY
 - MASONRY IS CONSIDERED STONE, BRICK, OR CEMENT STUCCO, AND EXCLUDES CEMENTITIOUS PLANKING.
 - BUILDING SHALL BE ARCHITECTURALLY FINISHED ON ALL FOUR SIDES WITH SAME MATERIALS, DETAILING, AND FEATURES.

1. LANDSCAPING, SETBACKS, BUFFERS/SCREENING, MAXIMUM LOT COVERAGE/IMPERVIOUS COVER PERCENTAGE, AND PARKING REQUIREMENTS TO BE CONFIRMED WITH THE CITY OF MANOR.

1. POST-DEVELOPMENT STORMWATER RUNOFF DISCHARGE RATE SHALL NOT EXCEED THE PRE-DEVELOPMENT DISCHARGE RATE ONTO STATE RIGHT-OF-WAY OR ADJOINING PROPERTIES.
2. AREA SHOWN ON THE PLANS TO BE DEDICATED AS STORMWATER DETENTION CONTROL STRUCTURES IS CONCEPTUAL. NO FINAL DRAINAGE CALCULATIONS OR DETENTION POND ANALYSIS HAVE BEEN PERFORMED.

[illegible]

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF
INTERIM REVIEW.

PREPARED BY:
LUIS R. GRANILLO
PE#149558

07/31/2025

14305 E US HWY 290
MANOR, TEXAS 78653
CONCEPTUAL SITE PLAN
TRAVIS CAD PROPERTY ID: 23697

LRC ENGINEERING, LLC
2204 WESTERN TRAILS BLVD
SUITE 101
AUSTIN, TX 78745
TBPE FIRM # F-24758
PH: (512) 767-4181



SHEET NUMBER:

1 OF 2

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[illegible]

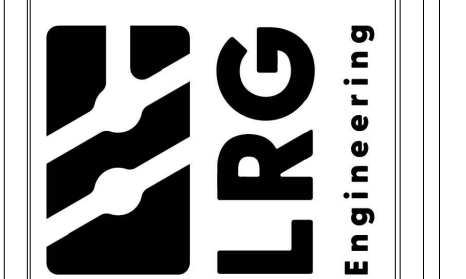
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2 OF 2

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