

DEVELOPER/LAND OWNER:

GREGG LANE DEV., LLC  
101 PARKLANE BLVD., STE. 102  
SUGAR LAND, TX 77478

ENGINEER/SURVEYOR/PLANNER:



3100 Alvin Devane Boulevard, Suite 150  
Austin, Texas 78741-7425  
(512) 441-9493 (Phone)  
(512) 445-2286 (Fax)

ZONING: SFR

FUTURE LAND USE: NEIGHBORHOOD RESIDENTIAL/RURAL

SUBMITTAL DATE: DECEMBER 14, 2021

REVISED DATE: APRIL 2023

PARKLAND NOTE: PARKLAND REQUIREMENTS WILL BE SATISFIED WITH FEE-IN-LIEU

# NEWHAVEN CONCEPT PLAN

## CITY OF MANOR, TX NOVEMBER 2022

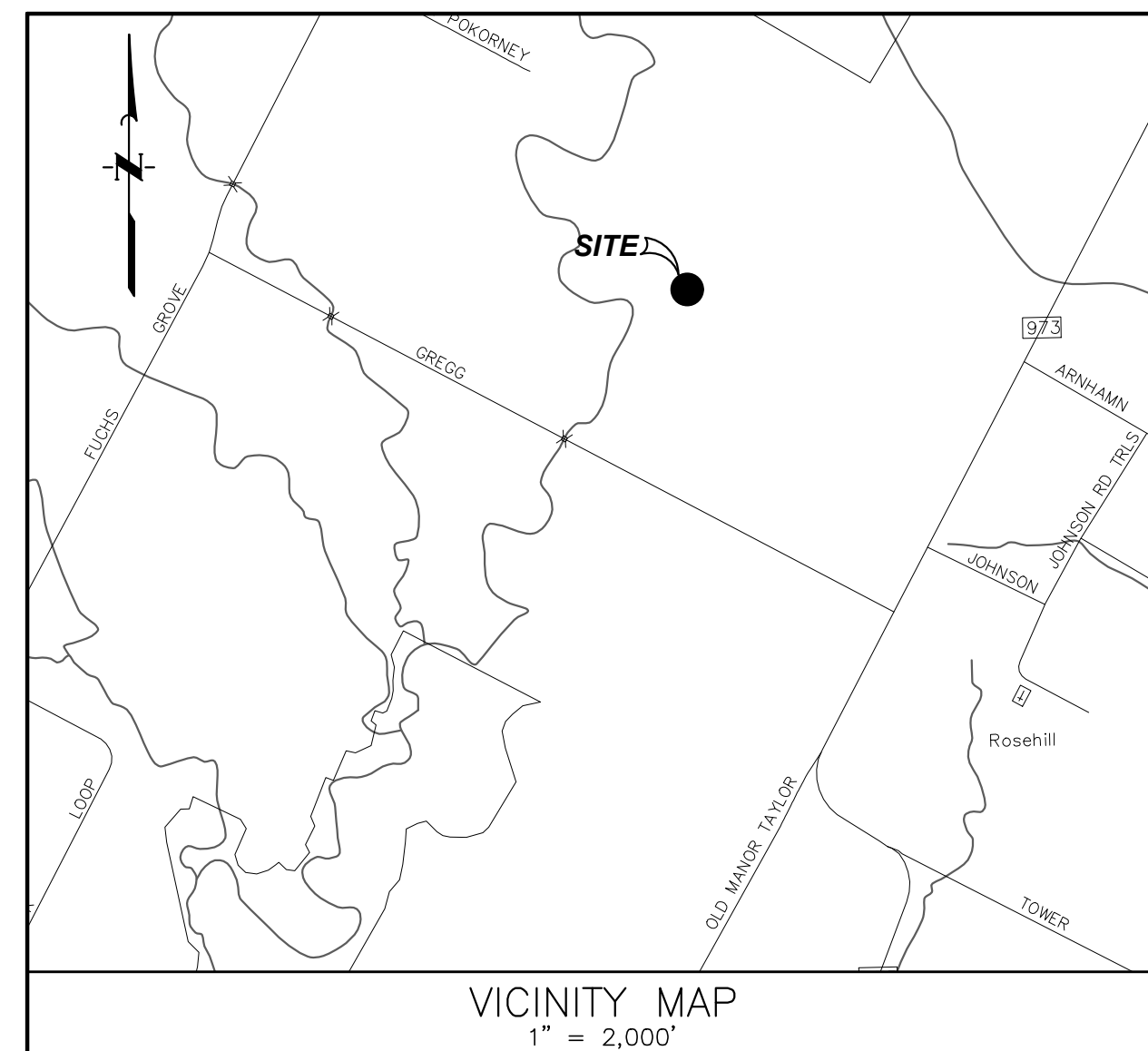
### INDEX OF DRAWINGS

SHEET #	TITLE
1.	COVER SHEET & INDEX
2.	CONCEPT PLAN

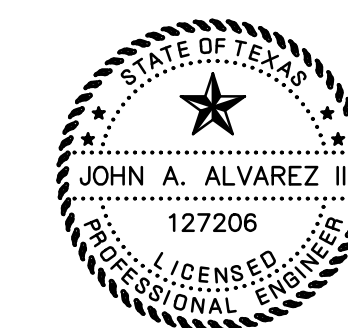
CONSTRUCTION OF NEW HAVEN TRACT WILL BE COMPLETED IN FOUR PHASES AND IS PROPOSED TO BEGIN IN Q3 OF 2023.  
PHASE 1: Q3 OF 2023  
PHASE 2: Q3 OF 2024  
PHASE 3: Q3 OF 2025  
PHASE 4: Q3 OF 2026

THE NEW HAVEN DEVELOPMENT IS ESTIMATED TO GENERATE 6,564 NEW DAILY TRIPS WITH 325 OF THOSE NEW TRIPS OCCURRING DURING THE AM PEAK HOUR, AND 400 NEW TRIPS OCCURRING IN THE PM PEAK HOUR.

NEWHAVEN		
LOT	ACRE	LUE'S
SINGLE FAMILY RESIDENTIAL (271 LOTS)	59.40	271.00
NATURE PRESERVE	12.50	
OPEN SPACE	7.10	
COMMERCIAL	2.50	50.00
UTILITY	2.00	
TRAILS	2.00	
COLLECTOR	4.80	
TOTAL	90.30	321



VICINITY MAP  
1" = 2,000'



4/28/2023

#### 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:  
JULIE LEONARD, CHAIRPERSON LLUVIA T. ALMARAZ, CITY SECRETARY

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

BY: \_\_\_\_\_ ATTEST:  
DR. CHRISTOPHER HARVEY LLUVIA T. ALMARAZ,  
MAYOR OF THE CITY OF MANOR, TEXAS CITY SECRETARY

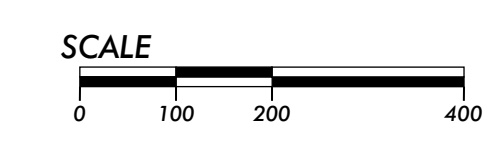
K:\16759\16759-0007-02 Newhaven Subdivision\2 Design Phase\CAD\Concept Plan\New Haven Concept Plan.dwg



a concept plan for  
**NEWHAVEN**  
 ± 90.3 ACRES OF LAND  
 prepared for  
**ASHTON GREY DEVELOPMENT**



24285 Katy Freeway, Ste. 525  
 Katy, Texas 77494  
 Tel: 281-810-1422



MTA-78007  
 APRIL 25, 2023

PRODUCT	PH I	PH II	PH III	PH IV	TOTALS
50' x 120'	45 LOTS	43 LOTS	39 LOTS	63 LOTS	190 LOTS
60' x 120'	40 LOTS	12 LOTS	29 LOTS		81 LOTS
<b>SUB TOTAL</b>	<b>85 LOTS</b>	<b>55 LOTS</b>	<b>68 LOTS</b>	<b>63 LOTS</b>	<b>271 LOTS</b>

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.