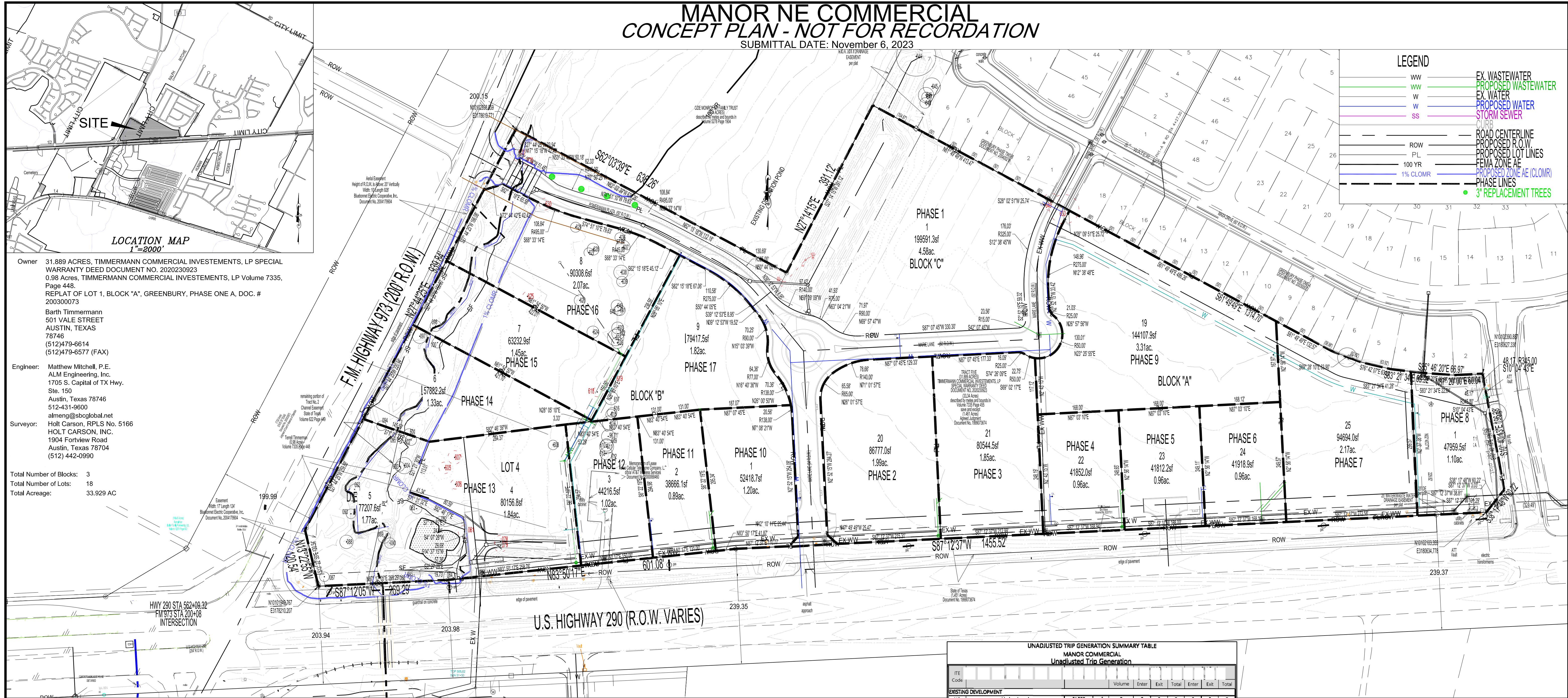


MANOR NE COMMERCIAL CONCEPT PLAN - NOT FOR RECORDATION

SUBMITTAL DATE: November 6, 2023



LEGEND	
WW	EX WASTEWATER
WW	PROPOSED WASTEWATER
W	EX WATER
W	PROPOSED WATER
SS	EX STORM SEWER
SS	PROPOSED STORM SEWER
—	CURB
—	ROAD CENTERLINE
—	PROPOSED R.O.W.
—	PROPOSED LOT LINES
—	FEMA ZONE AE
—	PROPOSED ZONE AE (CLOMR)
—	PHASE LINES
●	3" REPLACEMENT TREES

Owner: 31.889 ACRES, TIMMERMANN COMMERCIAL INVESTMENTS, LP SPECIAL WARRANTY DEED DOCUMENT NO. 2020230923
0.98 Acres, TIMMERMANN COMMERCIAL INVESTMENTS, LP Volume 7335, Page 448.
REPLAT OF LOT 1, BLOCK "A", GREENBURY, PHASE ONE A, DOC. # 200300073
Barth Timmermann
501 VALE STREET
AUSTIN, TEXAS
78746
(512)479-6614
(512)479-6577 (FAX)

Engineer: Matthew Mitchell, P.E.
ALM Engineering, Inc.
1705 S. Capital of TX Hwy.
Ste. 150
Austin, Texas 78746
512-431-9600
almeng@sbcglobal.net

Surveyor: Holt Carson, RPLS No. 5166
HOLT CARSON, INC.
1904 Fortview Road
Austin, Texas 78704
(512) 442-0990

Total Number of Blocks: 3
Total Number of Lots: 18
Total Acreage: 33.929 AC

A portion of this property is located in Zone "AE", as defined in the Map Revision 19-06-2660P to FIRM Panel No. 48453C0485J, Travis County, Texas, dated April 11, 2016. A CLOMR will be submitted for modification of the floodplain contained Concept. A LOMR will be submitted following completion of the Flood Plain Modifications.

LINEAR FEET OF NEW STREETS:
RING ROAD - 2,040 LF
Submitted Date: NOVEMBER 6, 2023
ZONING: C-1
PROPOSED USE: C-1

Water and Wastewater Provider: CITY OF MANOR
105 E Eggleston St.
Manor, TX 786531
Phone: 512-272-5555

Electrical Supply: BLUEBONNET ELECTRIC COOP
3198 East Austin St.
P.O. Box 240
Giddings, TX 78942

Gas Supply: Atmos Energy
823 Congress Av. #600
Austin, TX 78701-2435
1-888-286-6700

Number	Description	Revised (R) Add (A) Void (V) Sheet No. 's	Total # Sheets in Plan Set	REVISION DATE

TREE LIST	REMOVAL	REPLACEMENT
REMOVE 08 12' Hackberry	617 13.5' - 10.5' 6" Hackberry	REPLACE 08 12' Hackberry
REMOVE 09 13' Hackberry	620 12' Hackberry	REPLACE 09 13' Hackberry
REMOVE 10 14' Hackberry	621 11' Hackberry	REPLACE 10 14' Hackberry
REMOVE 11 15' Hackberry	622 13' Hackberry	REPLACE 11 15' Hackberry
REMOVE 12 16' Hackberry	623 12.5' Hackberry	REPLACE 12 16' Hackberry
REMOVE 13 17' Hackberry	624 12.5' Hackberry	REPLACE 13 17' Hackberry
REMOVE 14 18' Hackberry	625 10.5' Hackberry	REPLACE 14 18' Hackberry
REMOVE 15 19' Hackberry	626 11.5' Hackberry	REPLACE 15 19' Hackberry
REMOVE 16 20' Hackberry	627 10' Hackberry	REPLACE 16 20' Hackberry
REMOVE 17 21' Hackberry	628 12.5' Hackberry	REPLACE 17 21' Hackberry
REMOVE 18 22' Hackberry	629 10.5' Hackberry	REPLACE 18 22' Hackberry
REMOVE 19 23' Hackberry	630 12' Hackberry	REPLACE 19 23' Hackberry
REMOVE 20 24' Hackberry	631 12' Hackberry	REPLACE 20 24' Hackberry
REMOVE 21 25' Hackberry	632 10' Hackberry	REPLACE 21 25' Hackberry
REMOVE 22 26' Hackberry	633 10' Hackberry	REPLACE 22 26' Hackberry
REMOVE 23 27' Hackberry	634 10' Hackberry	REPLACE 23 27' Hackberry
REMOVE 24 28' Hackberry	635 11' Hackberry	REPLACE 24 28' Hackberry
REMOVE 25 29' Hackberry	636 10' Hackberry	REPLACE 25 29' Hackberry
REMOVE 26 30' Hackberry	637 12' Hackberry	REPLACE 26 30' Hackberry
REMOVE 27 31' Hackberry	638 12' Hackberry	REPLACE 27 31' Hackberry
REMOVE 28 32' Hackberry	639 11' Hackberry	REPLACE 28 32' Hackberry
REMOVE 29 33' Hackberry	640 12' Hackberry	REPLACE 29 33' Hackberry
REMOVE 30 34' Hackberry	641 11' Hackberry	REPLACE 30 34' Hackberry
REMOVE 31 35' Hackberry	642 10' Hackberry	REPLACE 31 35' Hackberry
REMOVE 32 36' Hackberry	643 10' Hackberry	REPLACE 32 36' Hackberry
REMOVE 33 37' Hackberry	644 11' Hackberry	REPLACE 33 37' Hackberry
REMOVE 34 38' Hackberry	645 10' Hackberry	REPLACE 34 38' Hackberry
REMOVE 35 39' Hackberry	646 10' Hackberry	REPLACE 35 39' Hackberry
REMOVE 36 40' Hackberry	647 10' Hackberry	REPLACE 36 40' Hackberry
REMOVE 37 41' Hackberry	648 11' Hackberry	REPLACE 37 41' Hackberry
REMOVE 38 42' Hackberry	649 14' - 10' 6" Mesquite	REPLACE 38 42' Hackberry
REMOVE 39 43' Hackberry	650 12.5' - 10.5' 3" Mesquite	REPLACE 39 43' Hackberry
REMOVE 40 44' Hackberry	651 10' 6" Hackberry	REPLACE 40 44' Hackberry
REMOVE 41 45' Hackberry	652 11' - 10' 6" Mesquite	REPLACE 41 45' Hackberry
REMOVE 42 46' Hackberry	653 13' unknown species	REPLACE 42 46' Hackberry
REMOVE 43 47' Hackberry	654 10.5' unknown species	REPLACE 43 47' Hackberry
REMOVE 44 48' Hackberry	655 10' Hackberry	REPLACE 44 48' Hackberry

ESTIMATED PHASE DATES
PHASE 1 - JUNE 2024
PHASE 2-17 - JUNE 2024-2026
PHASES 2-17 WILL BE INDIVIDUAL LOTS OR GROUPS OF LOTS DEPENDING ON THE TENANT DEMAND. TIME LINES WILL DEPEND ON USER INTEREST.

GENERAL NOTES:
1.) Water and wastewater systems servint this subdivision shall be designed and installed in accordance with the City of Manor and State Health Department plans and Specifications and specifications shall be submitted to the City of Manor, Water and Wastewater Department for review.
2.) All water and wastewater construction must be inspected by the City of Manor.
3.) No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater.
4.) Prior to construction, a site development permit must be obtained from the City of Manor.
5.) Prior to Construction on lots in this subdivision, drainage plans will be submitted to the City of Manor for review.
6.) The property owners or assigns shall maintain all drainage easements on private property.
7.) The property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
8.) All building set-back lines shall be in accordance with the City of Manor current Zoning Ordinance.
9.) This subdivision is located within the City of Manor Corporated City Limits as of this date December 2023.

TREE MITIGATION NOTE:
THE ONLY PROTECTED TREE THAT WILL BE REMOVED WITH THE SUBDIVISION CONSTRUCTION IS A 10" CEDAR ELM # 625. ALL OTHER TREES BEING REMOVED ARE HACKBERRY OR MESQUITE.
FOUR - 3" REPLACEMENT TREES WILL BE PLACED ON LOT 1, BLOCK C, ON THE NORTH SIDE OF LOMRANIAN PLAZA, EAST OF THE WILBARGER TRIBUTARY. APPROXIMATE LOCATIONS SHOWN AS GREEN CIRCLES.

MANOR NE CORNER FM 973 & HWY 290			
BLOCK A	UNITS	RATE	LUE'S
RETAIL	85735	LUE/1660	45.4
RESTAURANT	48220	LUE/200	240.7
BANK	4150	LUE/3000	1.7
HOTEL	100	0.5	48.5
TOTAL			341.0

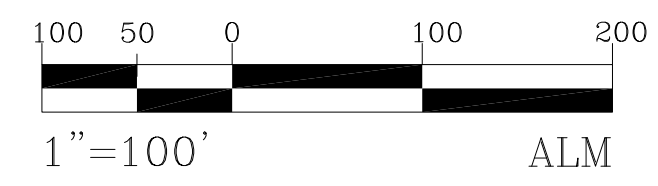
WASTEWATER LUES	
CITY OF MANOR	341.0

PEAK DRY	
0.530 cfs	
PEAK WET	
0.562 cfs	

WATER LUES	
CITY OF MANOR	341.0
GPD	
Average day demand = 500 gpd	19485
Peak day demand = 530 gpd	51636
Peak hour demand = 900 gpd	87683

FIRE FLOW BASED ON TYPE IIB & 51,235sf RETAIL	
51,235 IIB	4,750 gpm
SPRINKLER REDUCTION	
50%	
ESTIMATED FIRE FLOW DEMAND	
2375 gpm	

UNADJUSTED TRIP GENERATION SUMMARY TABLE									
MANOR COMMERCIAL									
Unadjusted Trip Generation									
ITE Code	Volume	Enter	Exit	Total	Enter	Exit	Total	Enter	Total
EXISTING DEVELOPMENT									
NA	Undeveloped	81,022	af	0	0	0	0	0	0
PROPOSED DEVELOPMENT PHASE 1									
LOT G/22									
934	Fast-Food Restaurant with Drive-Through	3,200	af	1,496	73	70	143	33	31
LOT H/23 & 24									
932	High-Turnover (Sit-Down) Restaurant	5,710	af	612	30	25	53	32	32
LOT I/25									
822	Strip Retail Plaza	9,000	af	490	13	8	21	30	30
934	Fast-Food Restaurant with Drive-Through	3,575	af	1,671	81	78	159	61	57
LOT J/1									
934	Fast-Food Restaurant with Drive-Through	2,175	af	1,017	49	48	97	37	34
PROPOSED DEVELOPMENT PHASE 2									
LOT D									
932	Drive In Bank	4,150	af	416	24	17	41	44	44
LOT E/20									
932	High-Turnover (Sit-Down) Restaurant	4,630	af	498	24	20	43	28	16
LOT F/21									
932	High-Turnover (Sit-Down) Restaurant	7,789	af	771	38	31	69	40	29
LOT K									
932	High-Turnover (Sit-Down) Restaurant	5,000	af	536	26	22	48	28	18
822	Strip Retail Plaza	16,300	af	898	23	18	39	34	109
LOT L									
934	Fast-Food Restaurant with Drive-Through	3,200	af	1,496	73	70	143	33	31
LOT M									
821	Shopping Plaza (40k-150k) - No Supermarket	31,233	af	3,459	33	34	89	130	136
PROPOSED DEVELOPMENT PHASE 3									
LOT A									
932	High-Turnover (Sit-Down) Restaurant	7,803	af	837	41	34	75	43	28
LOT B									
NA	Existing Cell Phone Tower ²	44,431	af	0	0	0	0	0	0
LOT C									
934	Fast-Food Restaurant with Drive-Through	3,200	af	1,496	73	70	143	33	31
TOTAL PROPOSED DEVELOPMENT PHASE 3									
TOTAL PROPOSED DEVELOPMENT									
NET DEVELOPMENT									
NET DEVELOPMENT									



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: _____
FELIX PIAZ, CHAIRPERSON LUVIA ALMARAZ, CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE ____ OF _____, 20__ A.D.

APPROVED: _____ ATTEST: _____
HONORABLE DR. CHRISTOPHER HARVEY, MAYOR LUVIA ALMARAZ, CITY SECRETARY
MAYOR OF THE CITY OF MANOR, TEXAS

MANOR NE COMMERCIAL
CONCEPT PLAN
NOT FOR RECORDATION
MANOR,
TRAVIS COUNTY,
TEXAS
ALM ENGINEERING, INC. F-3565

DATE	REVISION	#
2/21/2024 <td>SITE <td>MM </td></td>	SITE <td>MM </td>	MM

SCALE: 1"=100'
DATE: 2/21/2024
JOB: SITE
DRAWN BY: MM
CHECKED BY: MM

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
F-3565
PO BOX 536
Dripping Springs, TX 78620
(512)431-9600 * math@almengr.com

CONCEPT PLAN
MANOR NE COMMERCIAL
FM 973
MANOR, TX