

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

REVISED DATE: APRIL 2024

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

# NEWHAVEN CONCEPT PLAN

CITY OF MANOR, TX APRIL 2024

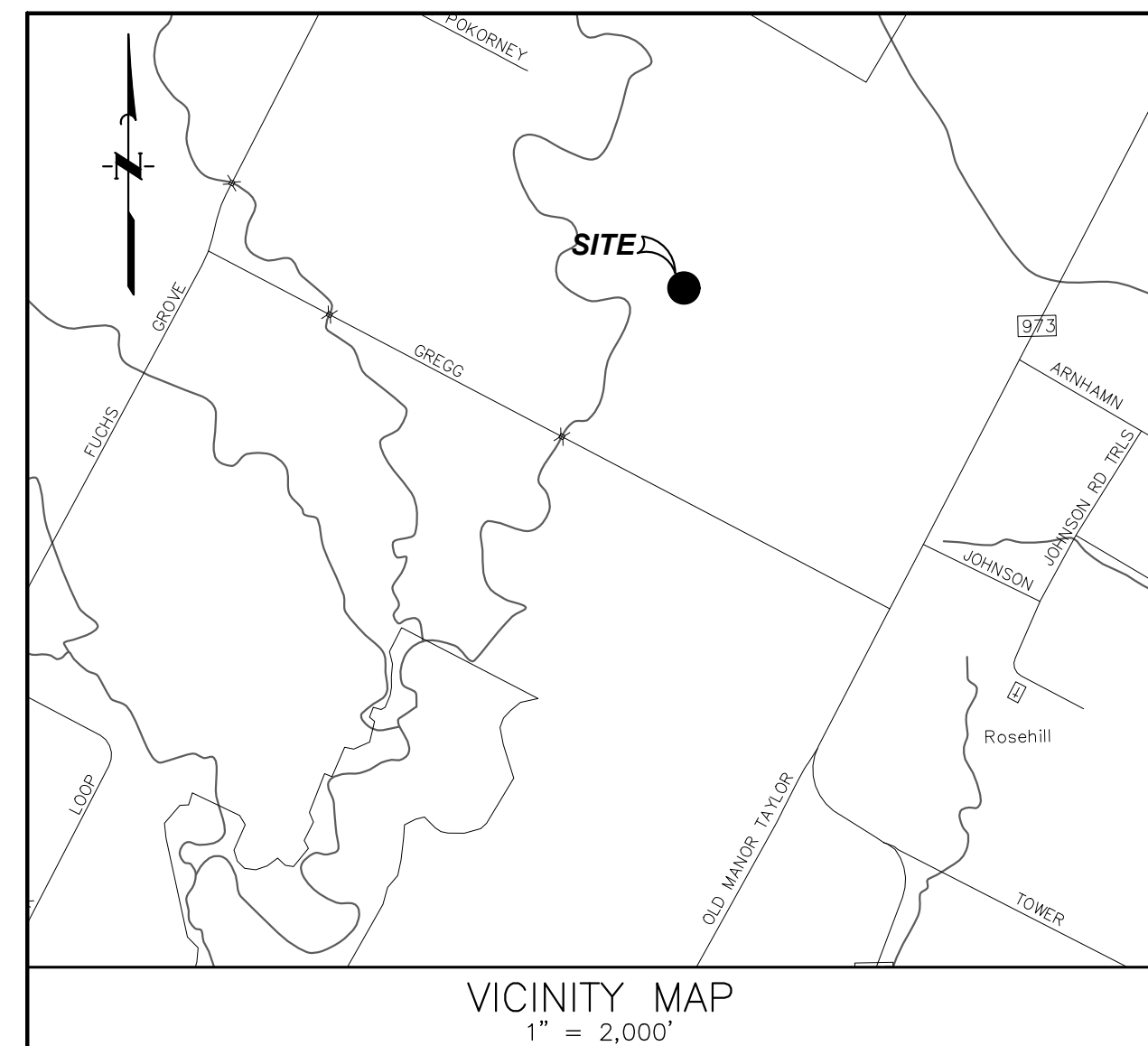
## INDEX OF DRAWINGS

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: Q2 OF 2024  
PHASE 2: Q3 OF 2025  
PHASE 3: Q3 OF 2026  
PHASE 4: Q3 OF 2027

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 (262 LOTS)	43.00	262.00
NATURE PRESERVE	12.57	
OPEN SPACE	10.17	
COMMERCIAL	2.63	50.00
UTILITY	2.36	
TRAILS	2.81	
STREET ROW	16.80	
TOTAL	90.34	312



### CITY OF MANOR ACKNOWLEDGEMENTS

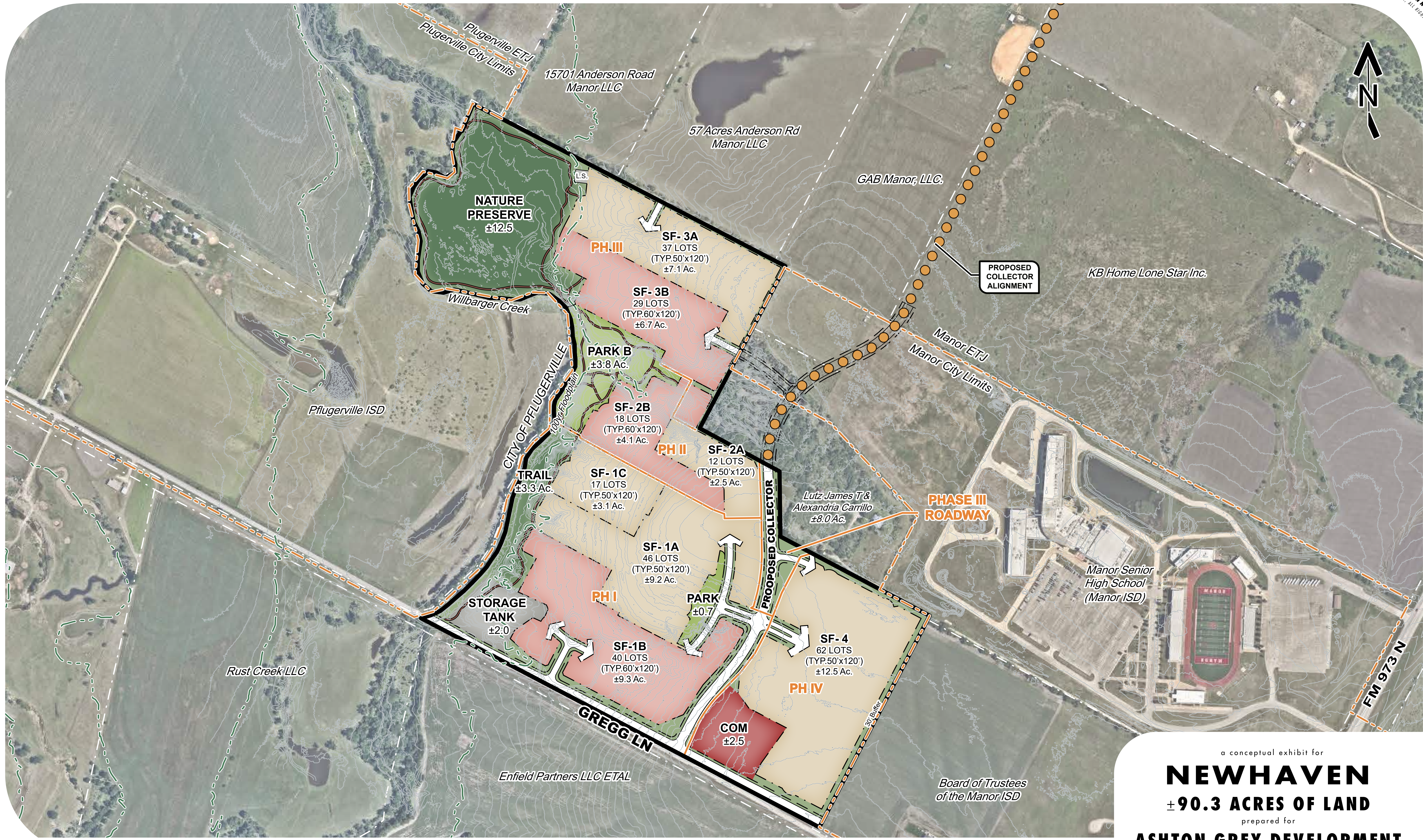
THIS CONCEPT PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_ A.D.

APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
FELIX PAIZ, 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





a conceptual exhibit for  
**NEWHAVEN**  
 ± 90.3 ACRES OF LAND  
 prepared for  
**ASHTON GREY DEVELOPMENT**

**META**  
 PLANNING + DESIGN  
 24285 Katy Freeway, Ste. 525  
 Katy, Texas 77494  
 Tel: 281-810-1422  
 SCALE 0 100 200 400  
 MTA-78007  
 APRIL 08, 2024

PRODUCT	PH I	PH II	PH III	PH IV	TOTALS
50'x120'	63 LOTS	12 LOTS	37 LOTS	62 LOTS	174 LOTS
60'x120'	40 LOTS	18 LOTS	29 LOTS	62 LOTS	87 LOTS
<b>SUB TOTAL</b>	<b>103 LOTS</b>	<b>30 LOTS</b>	<b>66 LOTS</b>	<b>62 LOTS</b>	<b>261 LOTS</b>

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