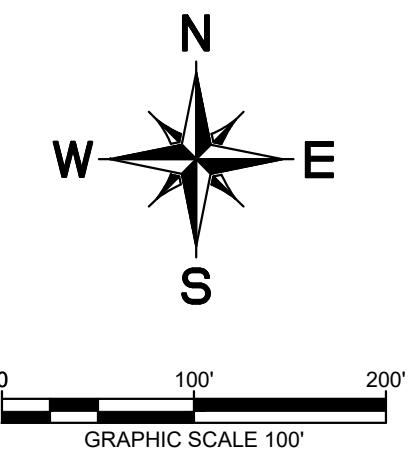


VICINITY MAP
SCALE: 1" = 2,000'



LEGEND

- CONCEPT PLAN BOUNDARY
- CITY/ETJ LIMITS
- PROPERTY LINE
- PHASE LINE
- MAIL BOX
- WATER VALVE
- TREE
- ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
- COMMUNICATION, TELEPHONE, CABLE PEDESTAL
- BARBED WIRE FENCE
- POST & RAIL/HOG WIRE FENCE
- CHAIN LINK FENCE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING FORCE WASTEWATER LINE
- EXISTING STORM CULVERT
- EXISTING POWER POLE
- EXISTING WATER METER
- EXISTING WASTE WATER MANHOLE

COMPASS ROSE ACADEMY PHASING PLAN

PHASE	LAND USE	# Students	ACRES
Phase 1	INSTITUTIONAL (ELEMENTARY SCHOOL)	625	7.90
Phase 2	INSTITUTIONAL (MIDDLE SCHOOL)	406	1.51
Phase 3	INSTITUTIONAL (HIGH SCHOOL)	500	3.78
TOTAL		1531	13.19

LUE BREAKDOWN

LAND USE	ACRES	NO. LOTS	NO. STUDENTS	LUE's*
Institutional (I)	13.19	1	1531	111.36
TOTALS				111.36

*1 LUE/15 Elementary School Students
*1 LUE/13 Middle/High School Students

TRAFFIC VOLUMES

LAND USE	ITE Code	Unit	No. of Units	Daily Trips	AM Trips	PM Trips
Charter Elementary School		537 Sudents	1531	1531	1699	1057

SITE SUMMARY

PROJECT NAME: COMPASS ROSE ACADEMY
 SITE ADDRESS: SOUTH OF THE INTERSECTION OF US HIGHWAY 973 AND SUNCREST ROAD, - MANOR, TX.
 CURRENT ZONING: I (INSTITUTIONAL)

OWNER: FM 973 BUILDING HOPE LLC
 910 17TH STREET NW #1100
 WASHINGTON, D.C. 20006

OWNER'S AGENT: BRANDON HAMMANN, P.E.

ENGINEER: KIMLEY-HORN
 10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
 AUSTIN, TEXAS 78759
 PHONE (512)271-6314

SURVEYOR: PAPE-DAWSON ENGINEERS
 10801 NORTH MOPAC EXPRESSWAY BUILDING 3-SUITE 200
 AUSTIN, TEXAS 78759
 PHONE: 210.454.8711
 CONTACT: VALERIE ZURCHER

LEGAL DESCRIPTION: A 13.189 ACRE, OR 574,517 SQUARE FOOT TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 55.312 ACRE TRACT OF LAND CONVEYED TO TERRELL TIMMERMAN RECORDED IN DOCUMENT NO. 2000046321 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS SITUATED IN THE GREENS URY GATES SURVEY, SECTION NO. 63, ABSTRACT NO. 31J IN TRAVIS COUNTY, TEXAS, SAID 13.189 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

FLOODPLAIN: NO PORTION OF THIS PROPERTY IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL# 4845300485J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.

NOTES: 1. SURFACE PARKING FOR PHASES 2 AND 3 WILL BE ADDED WITHIN PHASE 1 LIMITS

COMPASS ROSE ACADEMY - CONCEPT PLAN

Austin, Texas
May 2021



10814 Jollyville Road
Campus IV, Suite 200
Austin, TX 78759
512-418-1771
State of Texas Registration No. F-928