

LOT 2-C  
BLOCK A  
13.78 ACRES  
MANOR CROSSING  
DOC# 202300254

LOT 9  
BLOCK A  
1.36 AC  
MANOR CROSSING  
DOC# 202300254

LOT 6, BLOCK A  
1.39 AC  
MANOR CROSSING  
DOC# 202300254

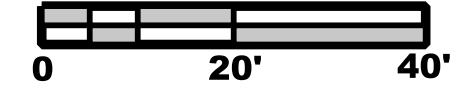
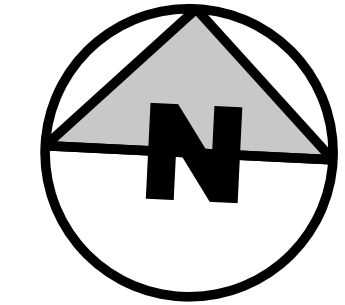
LOT 7, BLOCK A  
1.07 AC  
MANOR CROSSING  
DOC# 202300254  
**RESTAURANT**  
2,408 SF  
FF=524.10

**MEDICAL OFFICE**  
3,800 SF  
FF=524.10

LOT 8  
BLOCK A  
1.19 AC  
MANOR CROSSING  
DOC# 202300254

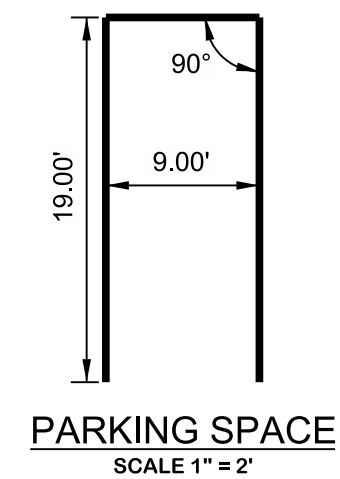
MANOR CROSSING BLVD (114' R.O.W.)

US HWY 290



**LEGEND:**

- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- FIRE LANE
- ADA RAMP
- ADA ROUTE
- POROUS PAVEMENT



**811**  
know what's below.  
Call before you dig.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

SITE SUMMARY		
ZONING		C-2
GROSS SITE AREA	43,545 SF	1.00 AC
PROPOSED BUILDING USE		
RESTAURANT	2,408 SF	0.06 AC
MEDICAL OFFICE	3,800 SF	0.09 AC
PROPOSED BUILDING AREA (GROSS)	6,406 SF	0.15 AC
PROPOSED BUILDING HEIGHT	25 FT	
IMPERVIOUS COVER		
EXISTING IC	5,107 SF	0.12 AC
PROPOSED IC	6,406 SF	0.15 AC
BUILDING	22,970 SF	0.53 AC
PAVING	34,483 SF	0.79 AC
<b>TOTAL IC</b>	<b>79,191 SF</b>	<b>1.81 AC</b>
<b>ALLOWABLE IC PER REGIONAL POND</b>	<b>34,836 SF</b>	<b>0.80 AC</b>
	80.00%	
PARKING		
<b>PARKING REQUIRED</b>		
RESTAURANT (1-100)		24 SPACES
MEDICAL OFFICE (1-200)		19 SPACES
<b>TOTAL</b>		<b>43 SPACES</b>
<b>PARKING PROVIDED</b>		<b>47 SPACES</b>
		45 STANDARD
		2 ADA
BICYCLE RACKS REQUIRE		4 SPACES
BICYCLE RACKS PROVIDED		4 SPACES

Rev	Description	Date

Development Collaborative

105 South Canyonwood Dr.  
Suite E  
Dripping Springs, Texas 78620  
(512) 788-0909  
Firm No. 21751

James R. McCann  
04/25/2024

**MANOR CROSSING, LOT 7, BLOCK A**  
Plans for Site Improvements  
13100 N FM 973, Manor Texas 78653  
SITE PLAN

**SP1**

07

21