

*Masonry Columns shall be installed approximately 200' apart.

PUD DATA TABLES:

1) APPROVED LAND USES -

LAND USES	LOTS	ACRES*	TOTAL %
SF-60	190	36.3	40%
SF-60	82	23.3	26%
COMMERCIAL	2	2.5	3%
UTILITY	2	2.0	2%
DETENTION/NATURE PRESERVE	12.5	12.5	14%
PARK/OPEN SPACE	7.1	7.1	8%
TRAILS	2.0	2.0	2%
COLLECTOR	4.8	4.8	5%
TOTALS	272	90.3	100%

*Calculation is approximate and includes adjacent right of way

2) MINIMUM LOT SIZE HEIGHT AND PLACEMENT REQUIREMENTS

Land Use	Setbacks				Minimum Lot SF	Minimum Lot Width	Maximum Height	Maximum Density
	Front	Side	Corner side	Rear				
SF-60	25/00' on cut de sac	5'	15'	10'	3,750	50'	35'	6 du/ac
SF-60	25/20' on cut de sac	5'	15'	10'	7,200	60'	35'	5 du/ac
Commercial	25'	5'	35'	30'	n/a	40'	35'	n/a

*Corner lots will be required to have an additional 5' of width when adjacent to right of way along the side yard.

3) LOT COVERAGE

Land Use	Main Building	Main and Accessory Building
SF-60	20%	60%
SF-60	50%	60%
Commercial	70%	70%

4) PARKING LOT SCREENING

IN COMMERCIAL AREAS, OFF-STREET PARKING FOR MORE THAN FIVE VEHICLES AND LOADING AREAS SHALL BE EFFECTIVELY SCREENED BY A PRIVATE FENCE, HEDGE, PLANTING OR NATURAL VEGETATION OR TOPOGRAPHY ON EACH SIDE WHICH ADJOINS LAND DESIGNATED FOR A RESIDENTIAL USE OR A RESIDENTIAL USE.

5) LANDSCAPING

THE FOLLOWING PERCENTAGE OF THE NET AREA OF EACH LOT SHALL BE LANDSCAPED. THE NET LOT AREA SHALL EQUAL THE TOTAL LOT AREA LESS THE AREA TO BE LEFT UNIMPROVED BECAUSE OF THE EXISTENCE OF NATURAL FEATURES THAT ARE WORTHY OF PRESERVATION OR THAT WOULD MAKE IMPROVEMENTS IMPRACTICAL.

Land Use	Net Lot Area
SF-60	20%
SF-60	20%
Commercial	15%
Open Space/Park	20%

NOTE: MINIMUM LANDSCAPE REQUIREMENTS FOR EACH LOT WITHIN A SINGLE-FAMILY DWELLING SHALL BE A MINIMUM OF TWO (2) TWO-INCH TREES, SIX (6) TWO-GALLON SHRUBS AND LAWN GRASS FROM THE PROPERTY LINE TO THE FRONT TWO (2) CORNERS OF THE STRUCTURE ON LOTS 50' IN WIDTH OR GREATER.

NOTE: MINIMUM FIFTEEN (15) FOOT LANDSCAPE BUFFER, MEASURED FROM THE EDGE OF THE GREGG LANE RIGHT OF WAY, SHALL BE PROVIDED. FOUR(4), MINIMUM THREE(3) INCH CALIPER, TYPE A LARGE OR TYPE B MEDIUM NATIVE TREES (AS DEFINED BY THE MANOR CODE OF ORDINANCES) AND FIFTEEN (15), MINIMUM THREE(3) GALLON, SHRUBS SHALL BE PLANTED PER 200 LINEAR FEET OF LANDSCAPE BUFFER.

NOTE: FOR INTERNAL, UNLOADED COLLECTOR ROADWAYS, A MINIMUM TEN(10) FOOT LANDSCAPE BUFFER, MEASURED FROM THE EDGE OF THE COLLECTOR RIGHT OF WAY, SHALL BE PROVIDED. ONE(1), MINIMUM THREE(3) INCH CALIPER, TYPE A LARGE OR TYPE B MEDIUM NATIVE TREE(S) DEFINED BY MANOR CODE OF ORDINANCES) AND FIVE(5), MINIMUM THREE(3) GALLON, SHRUBS SHALL BE PLANTED PER 50 LINEAR FEET OF LANDSCAPE BUFFER.

6) PARKLAND -

PARKLAND WILL BE PROVIDED BY FEE-IN-LIEU (\$500.00 PER LOT) OF DEDICATION PER APPLICABLE CITY ORDINANCES.

7) AMENITIES

Item	Standard Code	Variance Requested
1. Concrete Primary Trail (Site Connectivity)	Trail	
2. Concrete Secondary Trail (Site Connectivity)	Trail	
3. Benches (200' Approximate Spacing)	Trail	
4. Concrete Primary Trail (Site Connectivity)	Trail	
5. Concrete Secondary Trail (Site Connectivity)	Trail	
6. Benches (200' Approximate Spacing)	Trail	
7. (1) Shade Structure	Park B	
8. (1) 0-12 ym Playground Structure	Park B	
9. (1) 0-12 ym Playground Structure	Park B	
10. (1) 0-12 ym Playground Structure	Park B	
11. (1) 0-12 ym Playground Structure	Park B	
12. (1) 0-12 ym Playground Structure	Park B	
13. (1) 0-12 ym Playground Structure	Park B	
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99. (1) 0-12 ym Playground Structure	Park B	
100. (1) 0-12 ym Playground Structure	Park B	

8) TRAFFIC

The Traffic Volume will be 4,000 Trips generated to and from this site

9) UTILITIES

SP-100	SP-100	SP-100	SP-100
100' x 100'	100' x 100'	100' x 100'	100' x 100'
100' x 100'	100' x 100'	100' x 100'	100' x 100'
100' x 100'	100' x 100'	100' x 100'	100' x 100'
100' x 100'	100' x 100'	100' x 100'	100' x 100'

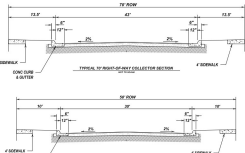
Note: These values are provided for preliminary analysis only and may vary from values provided in final site design.

Water and Wastewater will be provided by City of Manor

10) PERMITTED USES - COMMERCIAL C-1

- A. ALCOHOLIC BEVERAGE ESTABLISHMENT, BREWPUB, LIQUOR SALES, SMOKE SHOP OR TOBACCO STORE.
- B. ANTIQUE SHOP, ART STUDIO OR GALLERY, BUSINESS SUPPORT SERVICES, GENERAL RETAIL SALES (CONVENIENCE), GENERAL RETAIL SALES (GENERAL), LAUNDRY SERVICES (SELF), AND OFF-SITE ACCESSORY PARKING.
- C. CHILDCARE CENTER, GOVERNMENT FACILITIES, OFFICES, GOVERNMENT SCHOOL, BOARDING, SCHOOL, BUSINESS OR TRADE, SCHOOL, PRIVATE OR PAROCHIAL AND SCHOOL, PUBLIC.
- D. CLUB OR LODGE, ATHLETIC FACILITY, RESTAURANT, AND THEATER.
- E. COMMUNICATION SERVICES OR FACILITIES, CONSTRUCTION EQUIPMENT SALES (MINOR), CONSUMER REPAIR SERVICES, PERSONAL IMPROVEMENT SERVICES, PERSONAL SERVICES, RELIGIOUS ASSEMBLIES AND UTILITY SERVICES, MINOR.

11) CROSS SECTIONS



12) LIST OF ALL REQUESTED VARIANCES

Item	Standard Code	Variance Requested
Setback-Front	25 Feet	0 Feet
Setback-Side	7.5 Feet	0 Feet
Setback-Rear	10 Feet	0 Feet
Lot Width	70 Feet	50 Feet
Lot Coverage	40%	60%
Lot Coverage	40%	65%
Lot Coverage	60%	85%
Lot Coverage	70%	85%
Lot Coverage	Non-Floodplain	Within Floodplain

a planned unit development
final site plan for

NEWHAVEN PUD

+ 90.3 ACRES OF LAND

prepared for

ASHTON GRAY DEVELOPMENT

LAND PLANNER:
META
PLANNING + DESIGN

24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

ENGINEER:
JC JONES CARTER

3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741-2425
Tel: 512-441-9493
Fax: 512-445-2206
www.jonescarter.com

APPLICANT:
DRENNER GROUP, PC
200 Lee Barton Drive, SUITE 100
Austin, Texas 78704

SCALE
0 100 200 400
MTA-78007
OCTOBER 12, 2022

THIS 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 OF MANOR.

DATED THIS ___ DAY OF ___, 20__.

JULIE LEONARD, CHAIRPERSON

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.

DATED THIS ___ DAY OF ___, 20__.

DR. CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR, TEXAS

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