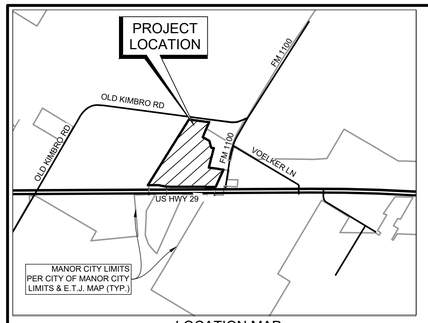
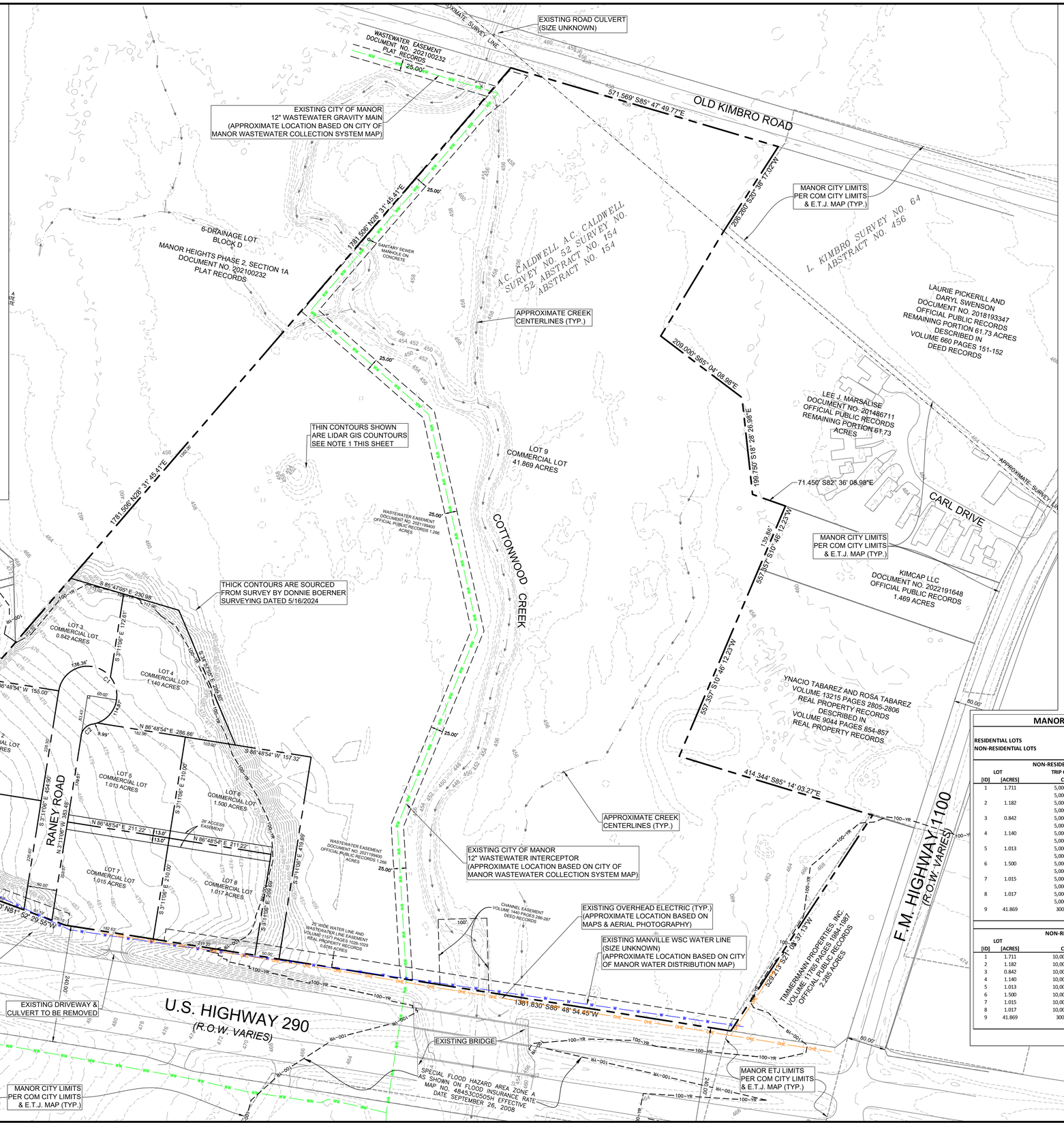


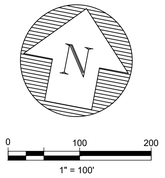
LOCATION MAP
1" = 2,000'

OWNER / DEVELOPER: BRUCE RANEY
14704 HWY 290 LLC
1216 MATHIAS ST.
CEDAR PARK, TX 78613
BRUCER@SALTANDPEPPERDEVELOPMENT.COM

ENGINEER: JUSTIN MADDING
LJA ENGINEERING
2700 LA FONTERA BLVD., STE 200
ROUND ROCK, TX 78681
JMADDING@LJA.COM
512-684-6010

SURVEYOR: STERLING MARTIN
DONNIE BOERNER SURVEYING
228 HOLIDAY ROAD
COMFORT, TX 78013
ANGELICA@BOERNERSURVEYING.COM
830-377-2492





LEGEND:

- PROPERTY BOUNDERY
- 100YR FEMA FLOODPLAIN
- EASEMENT
- SURVEY
- MAJOR LIDAR GIS CONTOURS
- MINOR LIDAR GIS CONTOURS
- CITY OF MANOR CITY LIMITS

PROPOSED LOTS TABLE

LOT	TYPE	AREA
1	COMMERCIAL	1.711
2	COMMERCIAL	1.182
3	COMMERCIAL	0.842
4	COMMERCIAL	1.140
5	COMMERCIAL	1.013
6	COMMERCIAL	1.500
7	COMMERCIAL	1.015
8	COMMERCIAL	1.017
9	COMMERCIAL	41.869

PROPOSED ROAD TABLE

ROAD	RIGHT OF WAY	LENGTH
RANEY ROAD	60'-0"	466.9041

NOTES:

1. GIS DATA CONTOURS SHOWN ARE SOURCED FROM 2022 TRAVIS COUNTY LIDAR DATA.
2. EXISTING ROADS, BUILDINGS, AND UTILITIES SHOWN ARE SHOWN IN APPROXIMATE LOCATION BASED ON MAPS & AERIAL PHOTOGRAPHY.

MANOR 52 ACRE CONCEPT PLAN SUMMARY TABLE

RESIDENTIAL LOTS	0	TOTAL
NON-RESIDENTIAL LOTS	9	TOTAL

NON-RESIDENTIAL LOTS AVERAGE DAILY TRIPS GENERATION CALCULATIONS

LOT [ID]	LOT [ACRES]	TRIP GENERATION CALC UNIT		LAND USE	I.T.E. CODE	AVGERAGE DAILY TRIP GENERATION FACTOR		DAILY TRIPS
1	1.711	5,000	SF	OFFICE	710	10.84	[PER 1K SF BLDG]	54
		5,000	SF	WAREHOUSE	150	1.71	[PER 1K SF BLDG]	9
2	1.182	5,000	SF	OFFICE	710	10.84	[PER 1K SF BLDG]	54
		5,000	SF	WAREHOUSE	150	1.71	[PER 1K SF BLDG]	9
3	0.842	5,000	SF	OFFICE	710	10.84	[PER 1K SF BLDG]	54
		5,000	SF	WAREHOUSE	150	1.71	[PER 1K SF BLDG]	9
4	1.140	5,000	SF	OFFICE	710	10.84	[PER 1K SF BLDG]	54
		5,000	SF	WAREHOUSE	150	1.71	[PER 1K SF BLDG]	9
5	1.013	5,000	SF	OFFICE	710	10.84	[PER 1K SF BLDG]	54
		5,000	SF	WAREHOUSE	150	1.71	[PER 1K SF BLDG]	9
6	1.500	5,000	SF	OFFICE	710	10.84	[PER 1K SF BLDG]	54
		5,000	SF	WAREHOUSE	150	1.71	[PER 1K SF BLDG]	9
7	1.015	5,000	SF	OFFICE	710	10.84	[PER 1K SF BLDG]	54
		5,000	SF	WAREHOUSE	150	1.71	[PER 1K SF BLDG]	9
8	1.017	5,000	SF	OFFICE	710	10.84	[PER 1K SF BLDG]	54
		5,000	SF	WAREHOUSE	150	1.71	[PER 1K SF BLDG]	9
9	41.869	300	SPACES	RV PARK	416	0.21	[PER VEHICLE SPACE]	63
							TOTAL =	565

NON-RESIDENTIAL LOTS LUE SUMMARY TABLE LUE CALCULATIONS

LOT [ID]	LOT [ACRES]	LUE CALC UNIT		PROPOSED COMMERCIAL USE	LUE CONVERSION [LUE PER UNIT]	LUE PER LOT
1	1.711	10,000	SF	OFFICE/WAREHOUSE	4,000 SF / LUE	2.50
2	1.182	10,000	SF	OFFICE/WAREHOUSE	4,000 SF / LUE	2.50
3	0.842	10,000	SF	OFFICE/WAREHOUSE	4,000 SF / LUE	2.50
4	1.140	10,000	SF	OFFICE/WAREHOUSE	4,000 SF / LUE	2.50
5	1.013	10,000	SF	OFFICE/WAREHOUSE	4,000 SF / LUE	2.50
6	1.500	10,000	SF	OFFICE/WAREHOUSE	4,000 SF / LUE	2.50
7	1.015	10,000	SF	OFFICE/WAREHOUSE	4,000 SF / LUE	2.50
8	1.017	10,000	SF	OFFICE/WAREHOUSE	4,000 SF / LUE	2.50
9	41.869	300	SPACES	RV PARK	3 SPACES/LUE	100
					TOTAL =	120

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.

811 Know what's below. Call before you dig.

MANOR 52 ACRE
14704 US HWY 290
MANOR, TX 78653

CONCEPT PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 8/12/2024
DESIGNED BY: RK / JBL
DRAWN BY: RK / JBL
CHECKED BY: JCM
DRAWING NAME: A4638-2401 CP1 - JBL.dwg

STATE OF TEXAS
JUSTIN C. MADDING
122139
LICENSED PROFESSIONAL ENGINEER
11/6/2024

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A4638-2401

CP1

SHEET NO. 1 OF 1 SHEETS

DateTime: Tue, 15 Oct 2024 - 9:57am
PathName: G:\A4638-2401 52 Ac Manor\ACAD\CONCEPT PLAN_Sheet Files\A4638-2401 CP1 - JBL.dwg
User Name: kjohnson