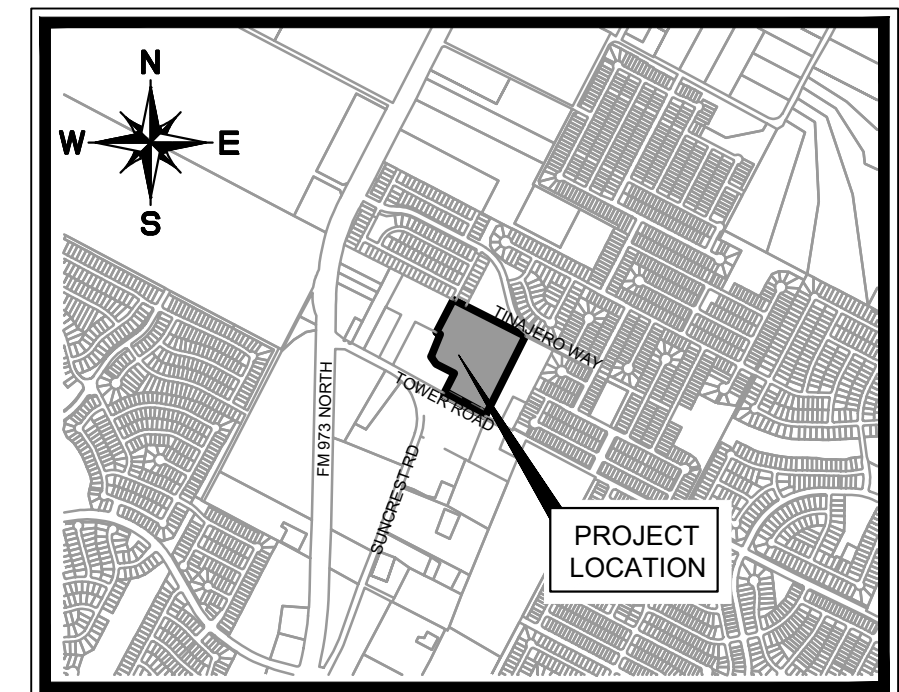
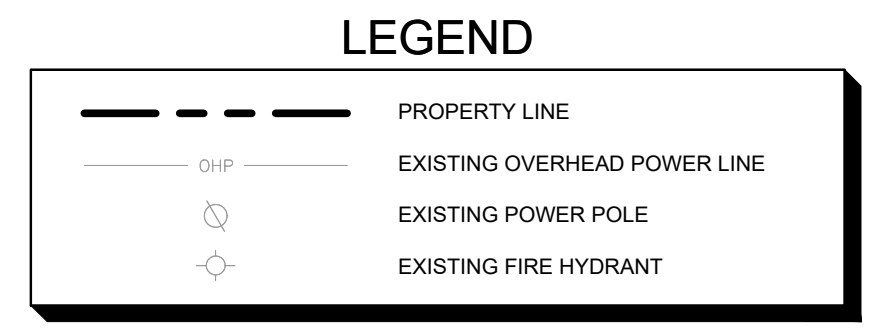
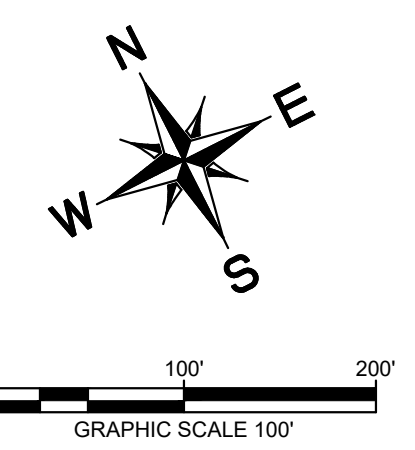


Plotted By: Henry, Dean Date: July 29, 2024 05:52:35pm File Path: K:\SAU\_Civil\069264311 - Dominion Manor\Cad\Preliminary\PlanSheets\C - Concept Plan.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

**Table 2 – 2025 Site Trip Generation**

Land Uses	Quantity	ITE Code	Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Multifamily Housing (Low-Rise) <sup>1</sup>	324 DU	220	2,153	30	94	124	101	59	160
<b>TOTAL TRIPS</b>			<b>2,153</b>	<b>30</b>	<b>94</b>	<b>124</b>	<b>101</b>	<b>59</b>	<b>160</b>

Notes:  
 1. Multifamily Housing (Low-Rise)  
 • Daily: T = 6.41(X) + 75.31  
 • AM: T = 0.31(X) + 22.85  
 • PM: T = 0.43(X) + 20.55



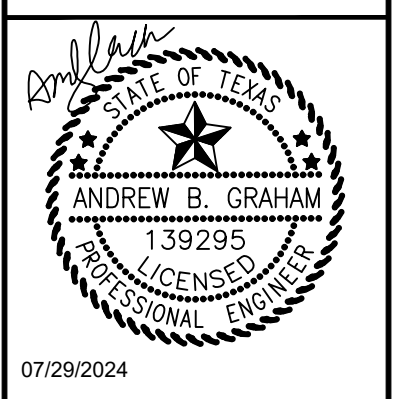
**SITE SUMMARY**

**PROJECT NAME:** VENTURA AT TOWER ROAD  
**SITE ADDRESS:** 12100 TOWER RD  
**CURRENT ZONING:** MF-2  
**DEVELOPER:** MANOR LEASED HOUSING DEVELOPMENT I, LLC  
**OWNER:** KENNETH R. & SUSAN M TUMLINSON  
**ENGINEER / OWNER'S AGENT:** ANDREW GRAHAM, P.E.  
**SURVEYOR:** DANIEL R. ARTHUR, R.P.L.S. (TX)  
**LEGAL DESCRIPTION:** ABS 315 SUR 63 GATES G ACR 15.4872 (1-D-1)  
**FLOODPLAIN:** NO PORTION OF THIS PROPERTY IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0485J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.

**NOTES:**  
 LAND USE = MIXED DENSITY NEIGHBORHOOD  
 UNIT COUNT = 324 UNITS  
 REQUESTED WATER LUE'S = 165 LUE'S  
 REQUESTED WASTEWATER LUE'S = 165 LUE'S  
 ANTICIPATED TRAFFIC GENERATION = REF. TABLE 2 THIS SHEET AND TIA DATED MAY 3, 2024  
**SUBMITTAL LOG:**  
 FIRST CITY SUBMITTAL WEDNESDAY MAY 22, 2024  
 SECOND CITY SUBMITTAL MONDAY JULY 29, 2024

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: \_\_\_\_\_  
 CHAIRPERSON CITY SECRETARY  
 ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_ A.D.  
 BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
 MAYOR OF THE CITY OF MANOR, TEXAS CITY SECRETARY

**Kimley»Horn**  
 5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100  
 Austin, Texas 78746  
 PHONE: 512-646-2237  
 WWW.KIMLEY-HORN.COM  
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 TBPE Firm No. 6928



KHA PROJECT	DATE	SCALE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
069264311	JULY 2024	AS SHOWN	ABG	ARP	ABG

**CONCEPT PLAN**

**VENTURA AT TOWER ROAD**  
 CITY OF MANOR  
 TRAVIS COUNTY, TEXAS