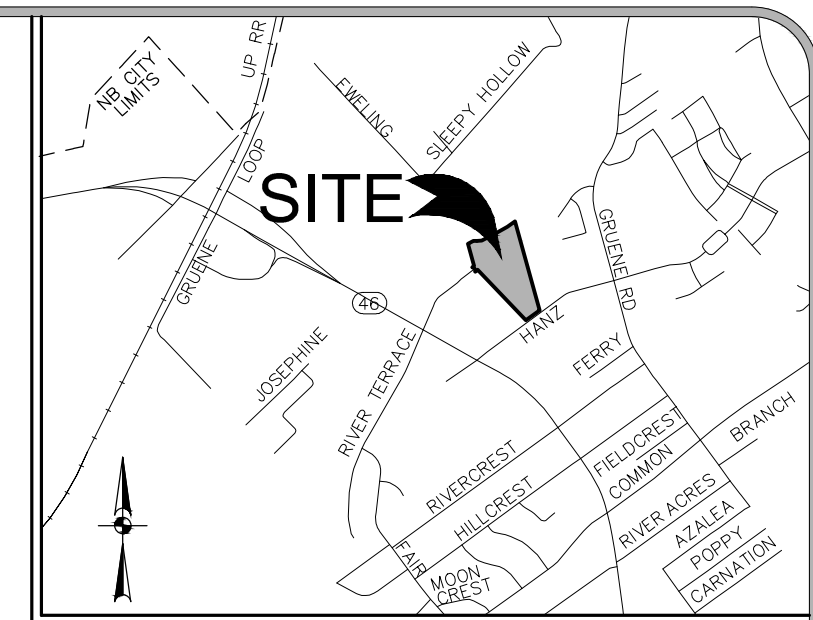
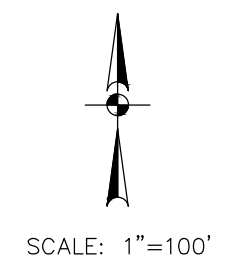
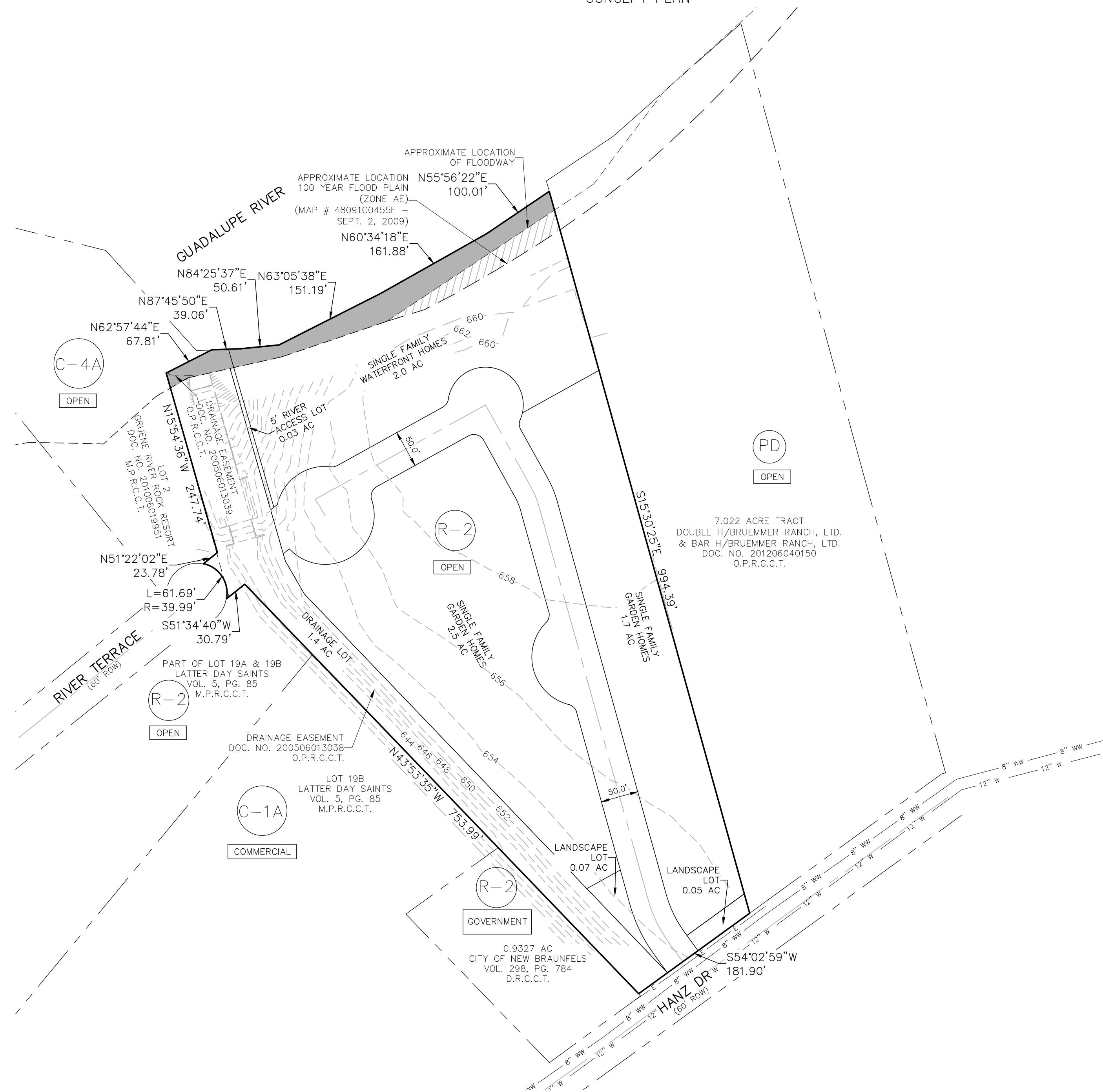


GRUENE RIVER PLACE

PLANNED DEVELOPMENT DISTRICT CONCEPT PLAN



LOCATION MAP
NOT TO SCALE



SCALE: 1"=100'

- LEGEND:**
- R.O.W. = RIGHT-OF-WAY
 - M.P.R.C.C.T. = MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
 - D.R.C.C.T. = DEED RECORDS, COMAL COUNTY, TEXAS
 - xx" W - = EXISTING WATER LINE
 - xx" SS - = EXISTING SEWER LINE
 - E - = OVERHEAD ELECTRIC
 - (XX) = EXISTING ZONING DISTRICT
 - XXXX = EXISTING LANDUSE

PRELIMINARY LOT COUNT	
LOT SIZE	MAX. # OF LOTS
TOTAL RESIDENTIAL LOTS	37
RIVER ACCESS LOT	1
DRAINAGE LOTS	1
LANDSCAPE LOTS	2
PRELIMINARY LOT DATA	
MINIMUM LOT AREA	5,000 S.F.
MINIMUM LOT WIDTH (INTERIOR)	50'
MINIMUM LOT WIDTH (CORNER)	60'
MINIMUM LOT DEPTH*	100'
MINIMUM FRONT SETBACK	20'
MINIMUM SIDE SETBACK	WATERFRONT - 5' GARDEN HOMES - 0/10'
MINIMUM REAR SETBACK	10'
PRELIMINARY PROJECT DATA	
PROJECT ACREAGE	9.40 AC
RESIDENTIAL ACREAGE	6.2 AC

LOT DENSITY = 3.94 UNITS PER ACRE

* MINIMUM LOT DEPTH IS 100' (WITH THE EXCEPTION OF THE FIRST RESIDENTIAL LOT TO THE LEFT OF THE PROPOSED STREET ENTERING FROM HANZ DRIVE OF 74')

NOTE: THE DRAINAGE EASEMENT IS RESERVED FOR PEDESTRIAN AND CITY USE SHALL REMAIN WITHOUT OBSTRUCTION.

PREPARED AUGUST 27, 2015



410 N. SEGUIN AVE.
NEW BRAUNFELS,
TEXAS, 78130
WWW.HMTNB.COM
PH: (830)625-8555
TBPLS FIRM 10153600

Drawing Name: N:\Projects\162 - Gruene River Homes\162.002 - Hanz Estates - 37 Lot PDD - 8.77 Acres\162.002.102 - PDD & Zoning\162.002.102 Concept Planning User: kloesel Sep 22, 2015 - 12:27pm