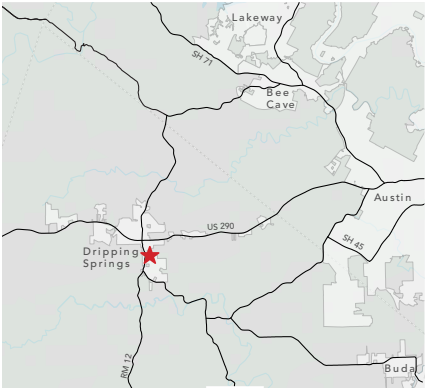


General Notes

- 1. The location of buildings, parking, driveways, trees and landscaping are conceptual and may shift at the time of site plan approval as long as the standards of the PUD are met.
- 2. The project will expand the existing Village Grove Rd. with 60' of additional ROW and new vehicular lanes and sidewalks.
- 3. Rob Shelton Boulevard will be extended through the entire property and consist of 110' of ROW.
- 4. A new public street will provide a connection from the extension of Rob Shelton Boulevard to the parcel to the east.
- 5. The project is intentionally designed to preserve existing trees.
- 6. The use of native, drought tolerant, and adapted plant materials will apply to all new landscaping.
- 7. This property will utilize the City of Dripping Springs reclaimed water lines for all outdoor irrigation.

LOCATION MAP



0 400 800 ft. 1

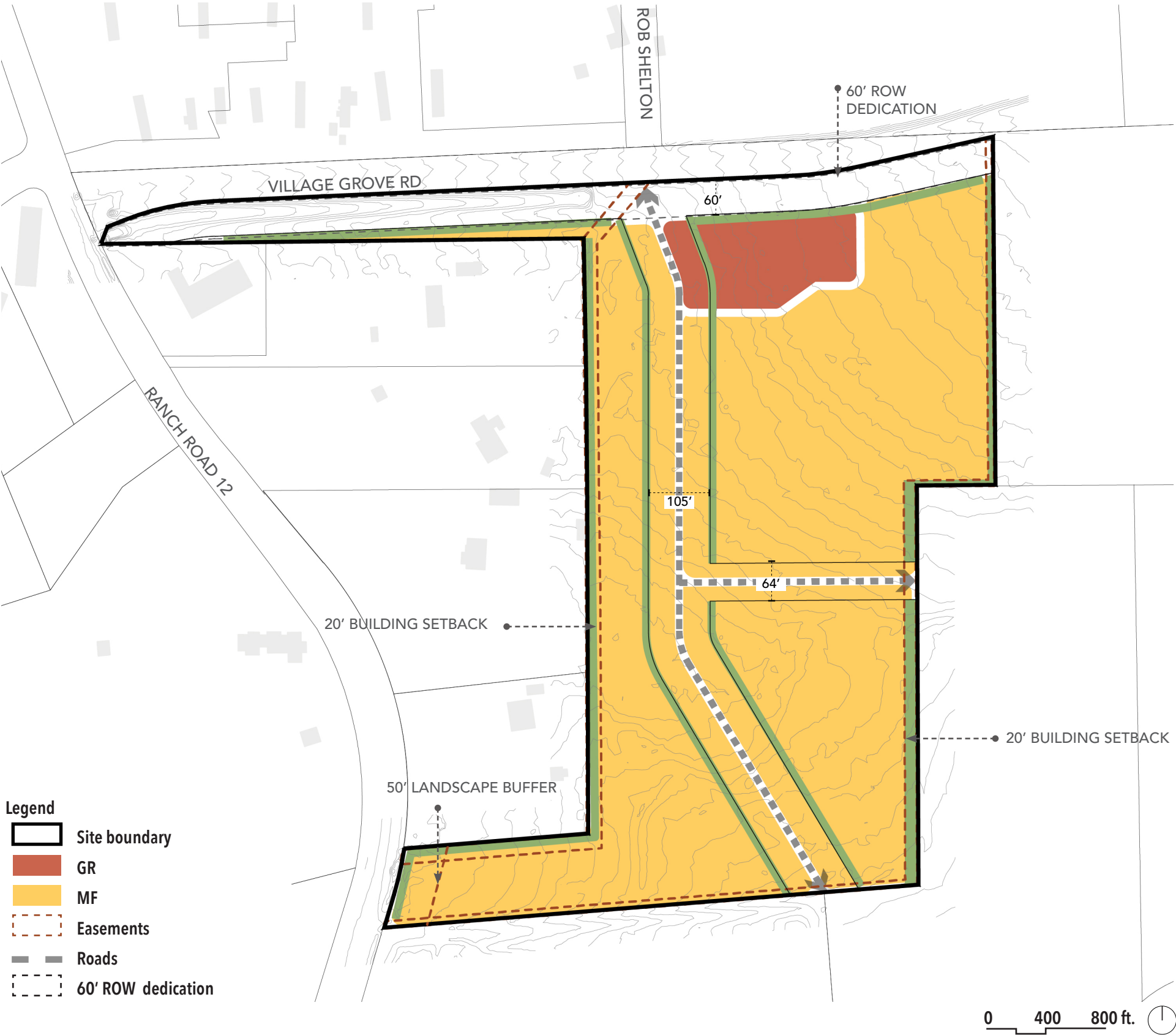




Land Use				
		Base Zoning District	Maximum Units	Area
	Multifamily Land Use Area	MF		18.7 AC
	Residential Units		312 units max	
	Dwelling units per acre		16.7 DUA	
	Commercial Land Use Area	GR		1.3 AC
	Total Site Area			20 AC

General Notes

- 1. A twenty foot (20) building setback is included along the side property boundaries and may include drainage facilities.
- 2. A 10' wide enhanced streetscape buffer has been incorporated along the extension of Rob Shelton Boulevard and the widened portion of Village Grove Road. Landscape requirements within the enhanced streetscape buffers are detailed on Exhibit D: Parks, Trails, and Open Spaces.
- 3. A 50' wide landscape buffer has been incorporated along Ranch Road 12. Drainage facilities may be located within the buffer.



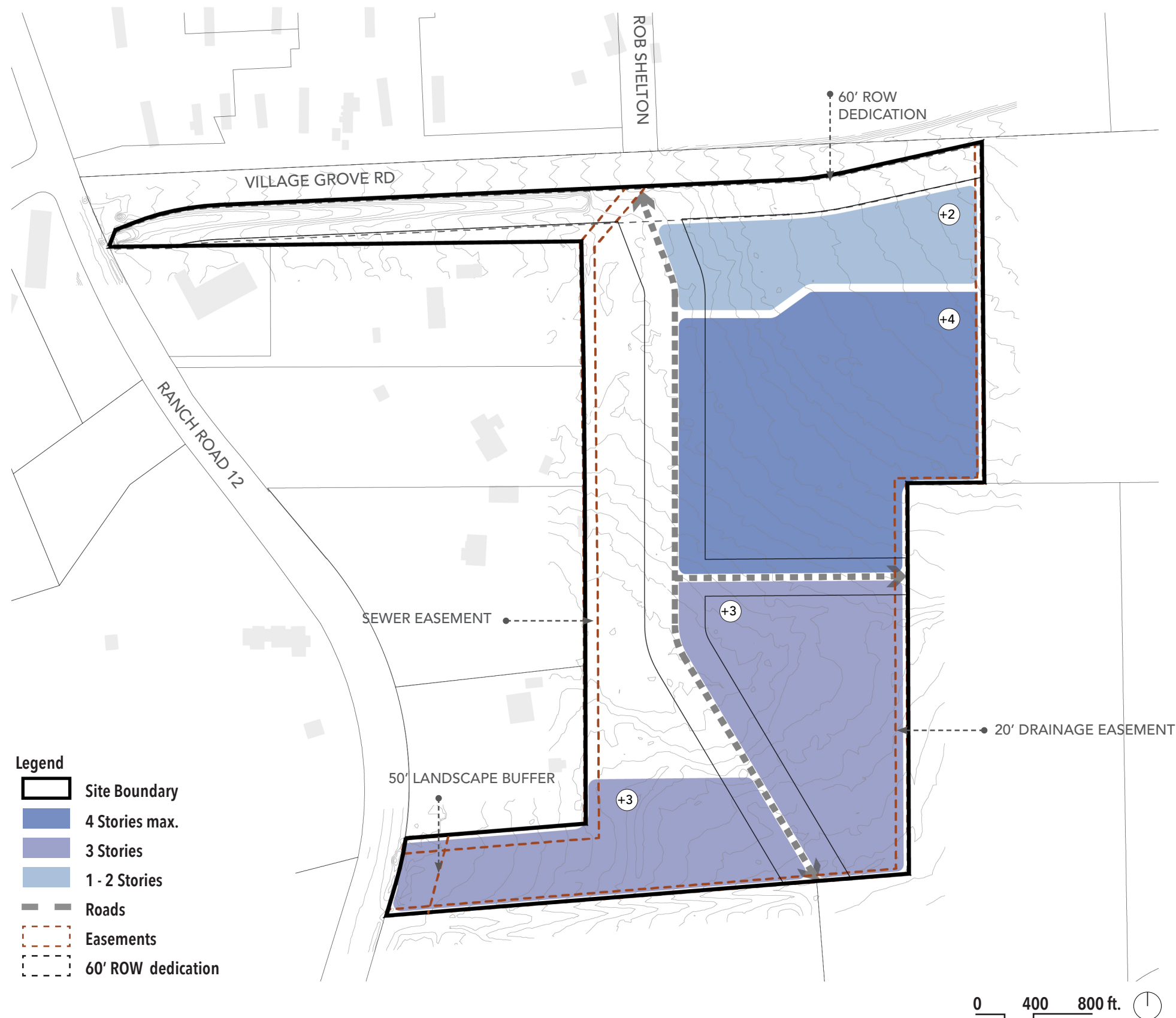
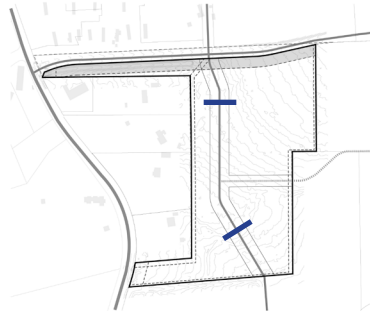


EXHIBIT C: CONCEPT PLAN HEIGHTS
SUBMITTAL DATE: AUGUST 2025

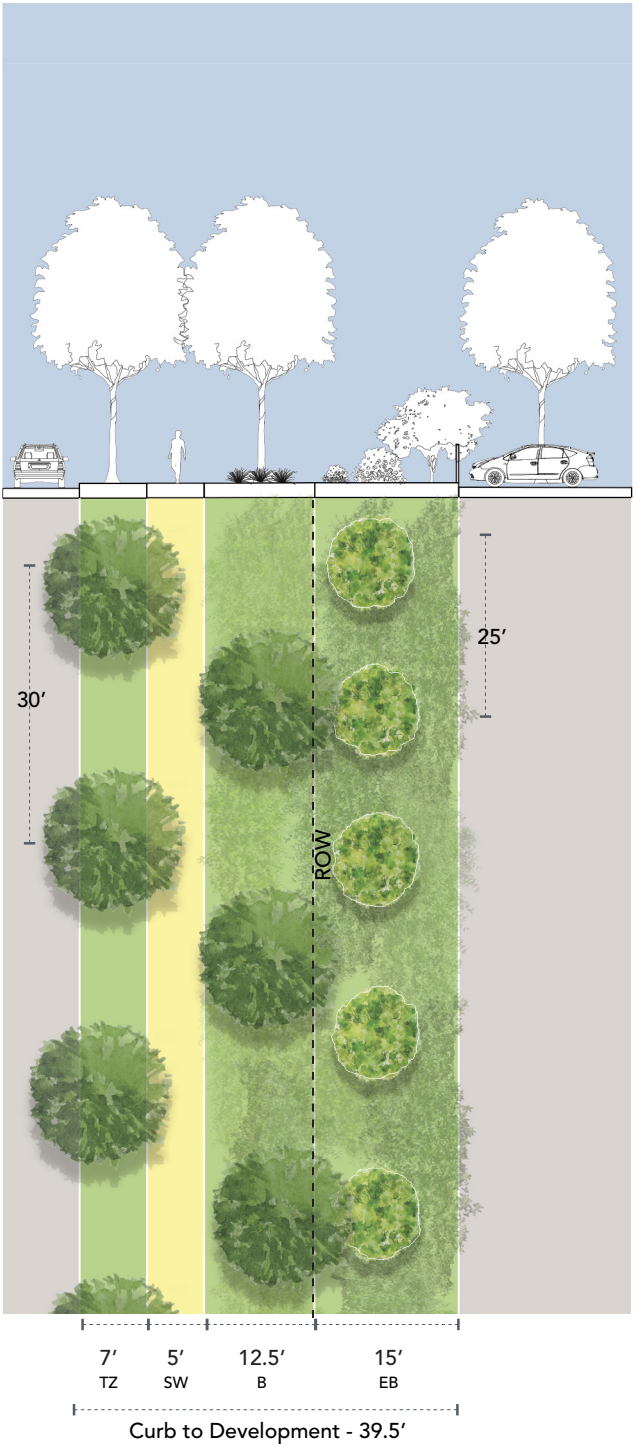
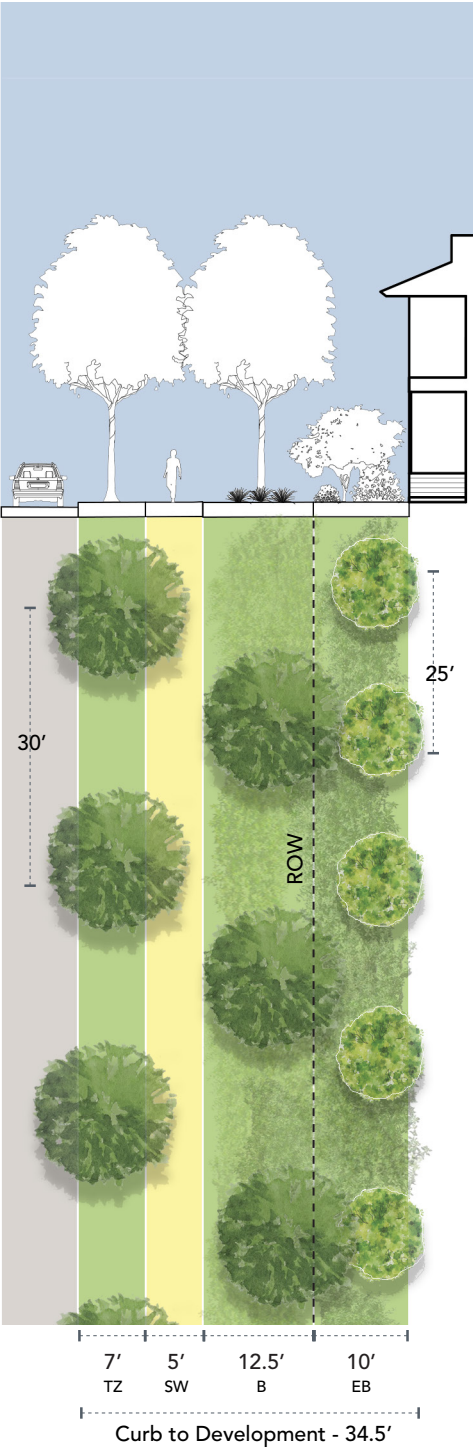


Enhanced Streetscape Buffer Spacing Requirements			
Shade Trees	Ornamental Trees	Small Shrubs (1 gal. min)	Shrubs (5 gal min.)
30' OC	25' OC	3' OC	6' OC

General Notes

1. The Enhanced Streetscape Buffer shall be a minimum of 10' from the ROW line to a building or 15' measured from the right-of-way line to a parking lot. At no time shall the Enhanced Landscape Buffer measure less than 30' from the back of curb along.
2. All new proposed street trees shall be a minimum of 2.5 inches in caliper at the time of planting.
3. Street trees may be planted within the Public Right-of-Way where root barriers are used as approved by the City Engineer.
4. Parking lots that abut an enhanced landscape buffer shall be screened with landscaping or a maximum 4' tall fence.
5. All landscape will be maintained with reclaimed water.

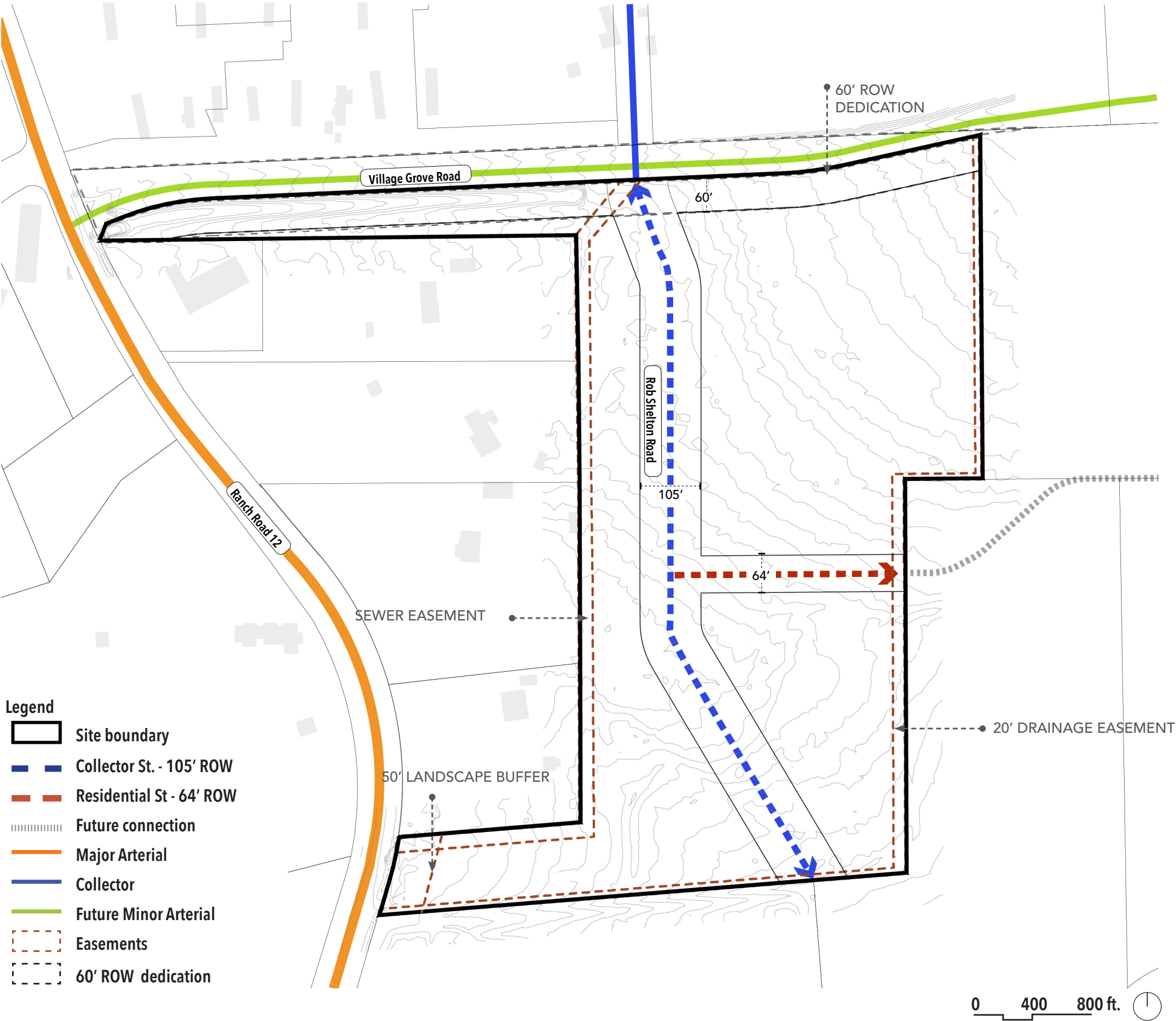
- Legend**
- SW Sidewalk
 - TZ Tree Zone
 - B Buffer
 - EB Enhanced buffer

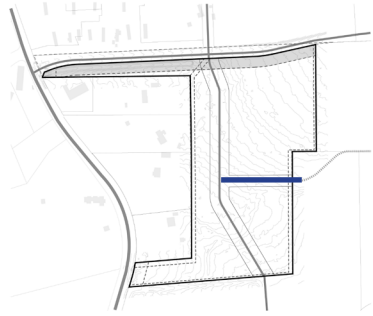


Transportation Plan	
New Road	Length
Rob Shelton	1,283 LF
Residential collector	402 LF

General Notes

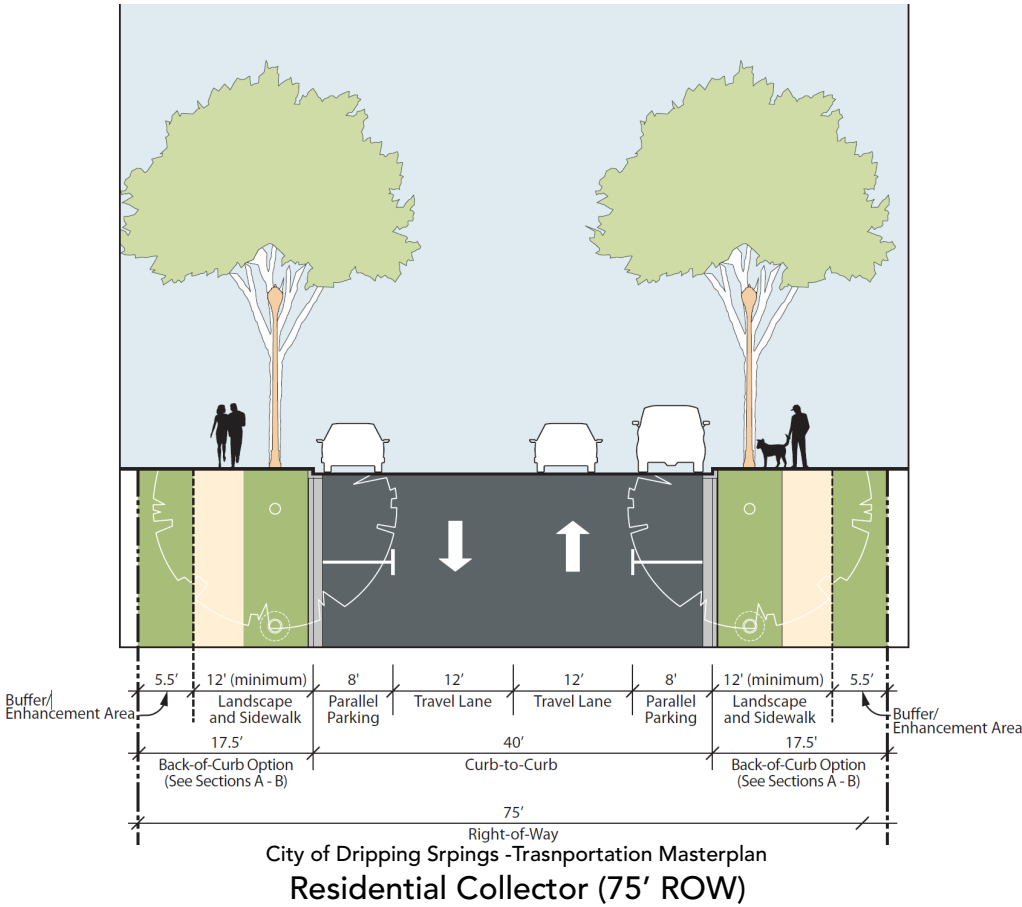
- 1. The plan will extend Rob Shelton to the south aligning with the city thoroughfare plan.
- 2. The proposed residential street will provide a connection to the east.





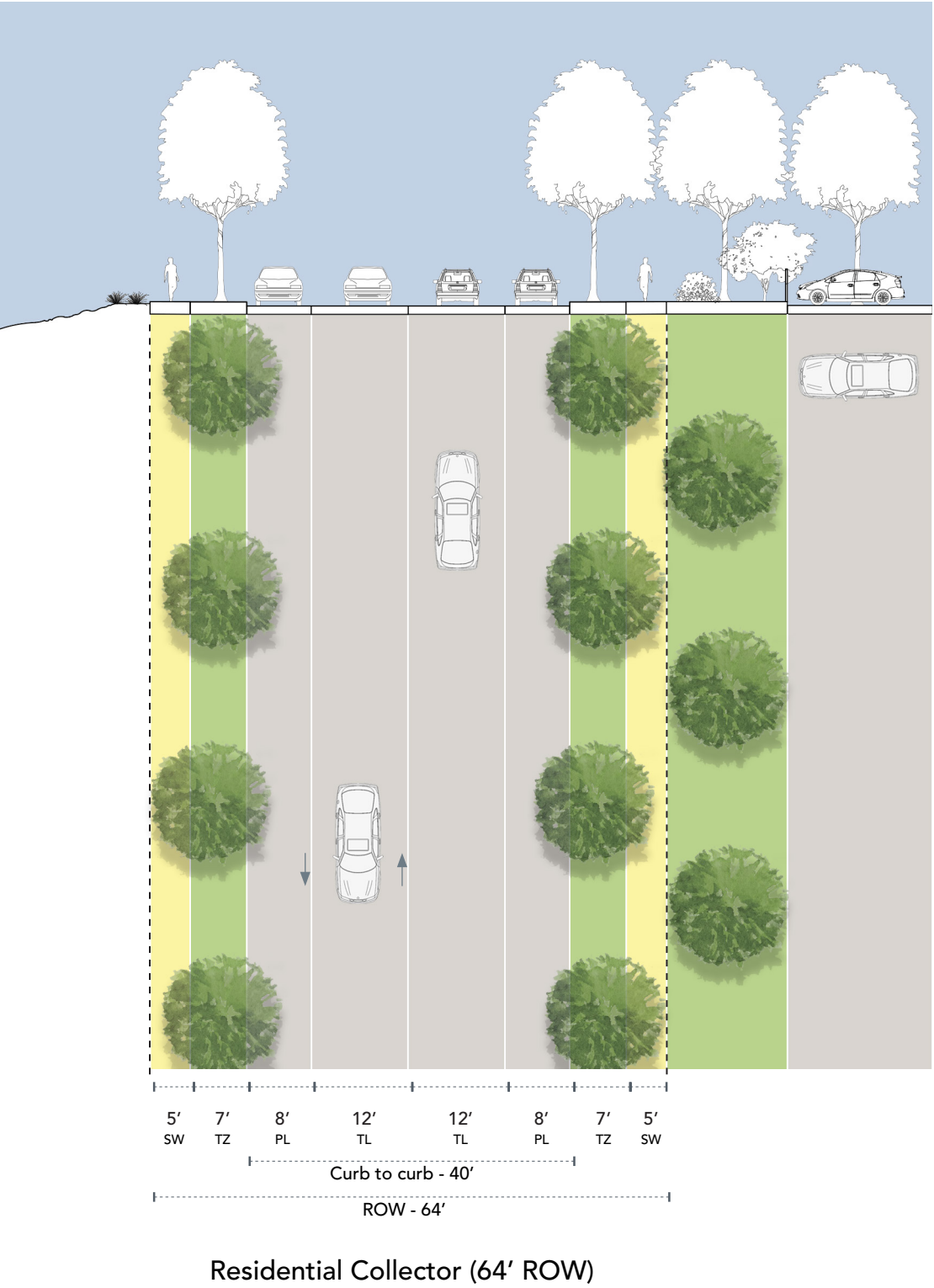
General Notes

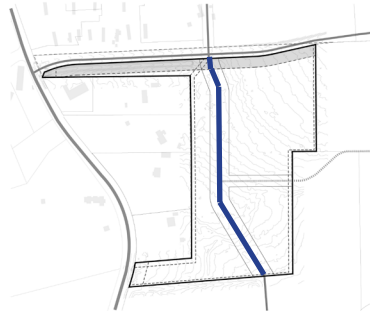
- 1. A new residential collector provides a connection from the extension of Rob Shelton Blvd. to undeveloped land to the east of the property.



Legend

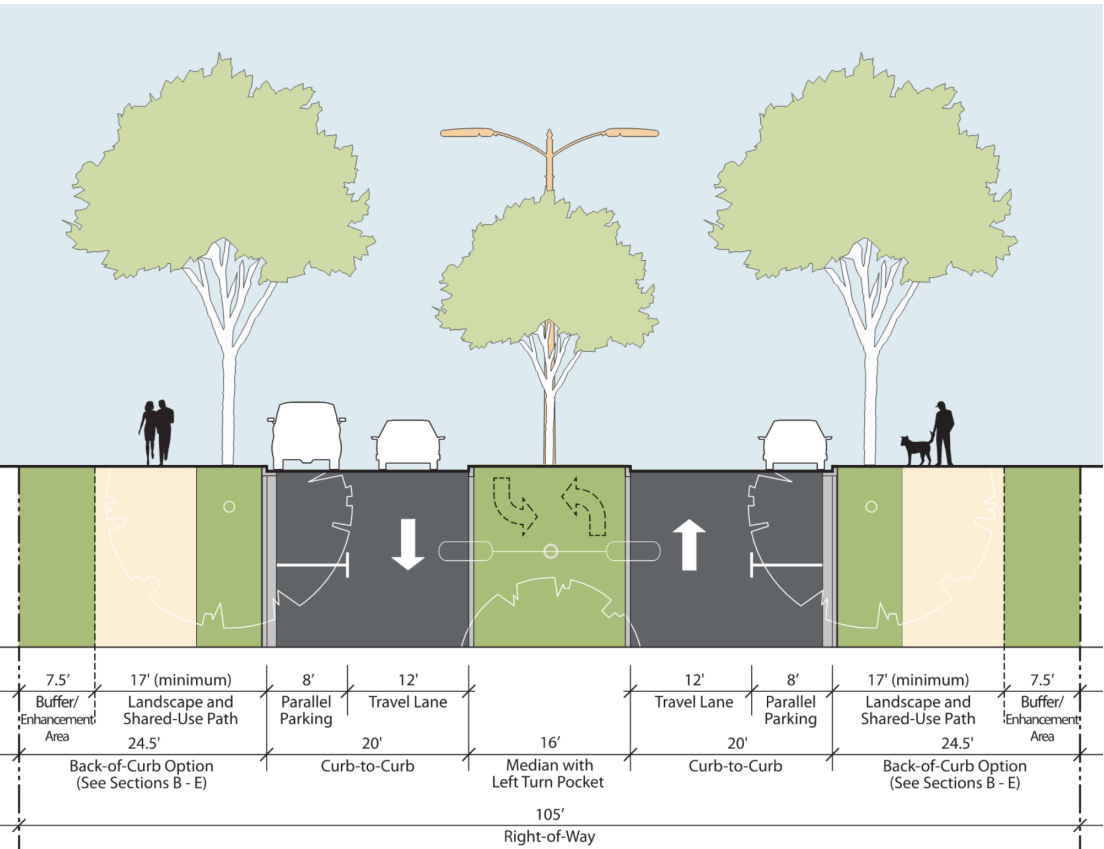
SW	Sidewalk
TZ	Tree Zone
PL	Parking Lane
TL	Travel lane





General Notes

1. Rob Shelton is extended utilizing a cross section consistent with the City's adopted thoroughfare plan.



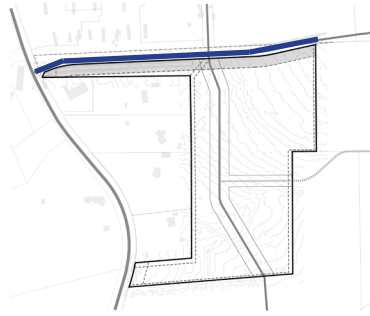
City of Dripping Springs - Transportation Masterplan
2 Lane Major Collector (105' ROW)

Legend

- SW Sidewalk
- TZ Tree Zone
- PL Parking Lane
- TL Travel lane
- B Buffer
- MD Median

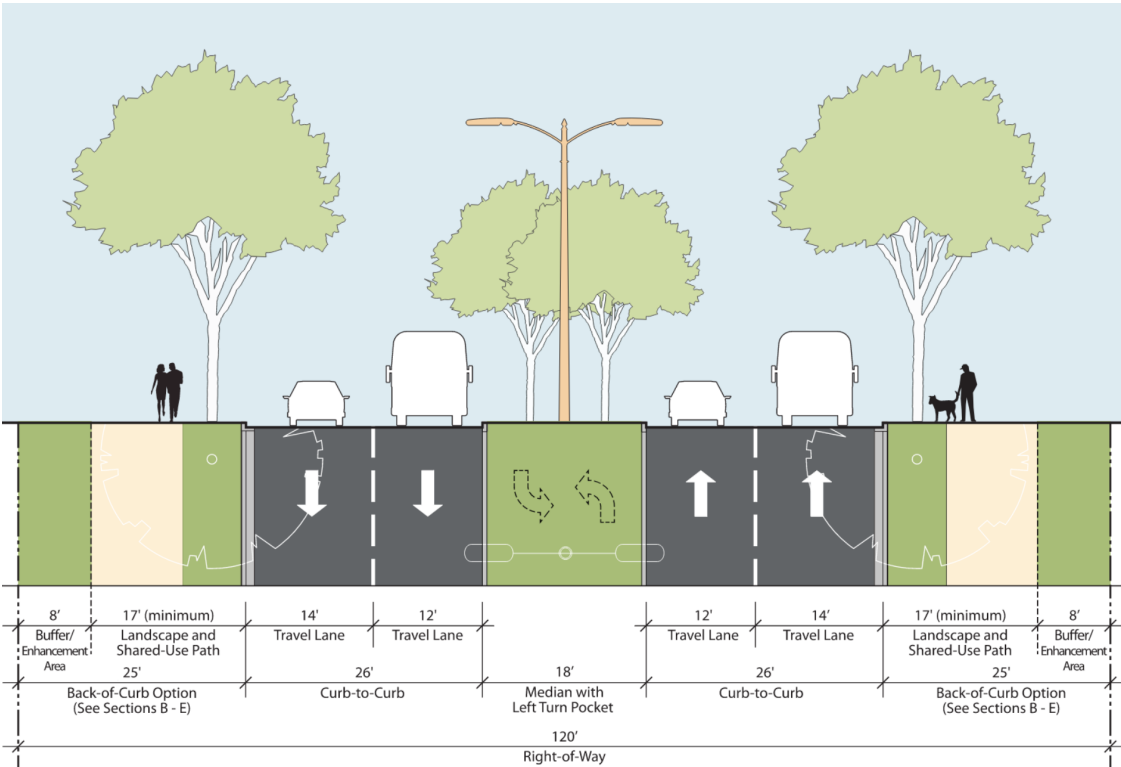


Major Collector (105' ROW)

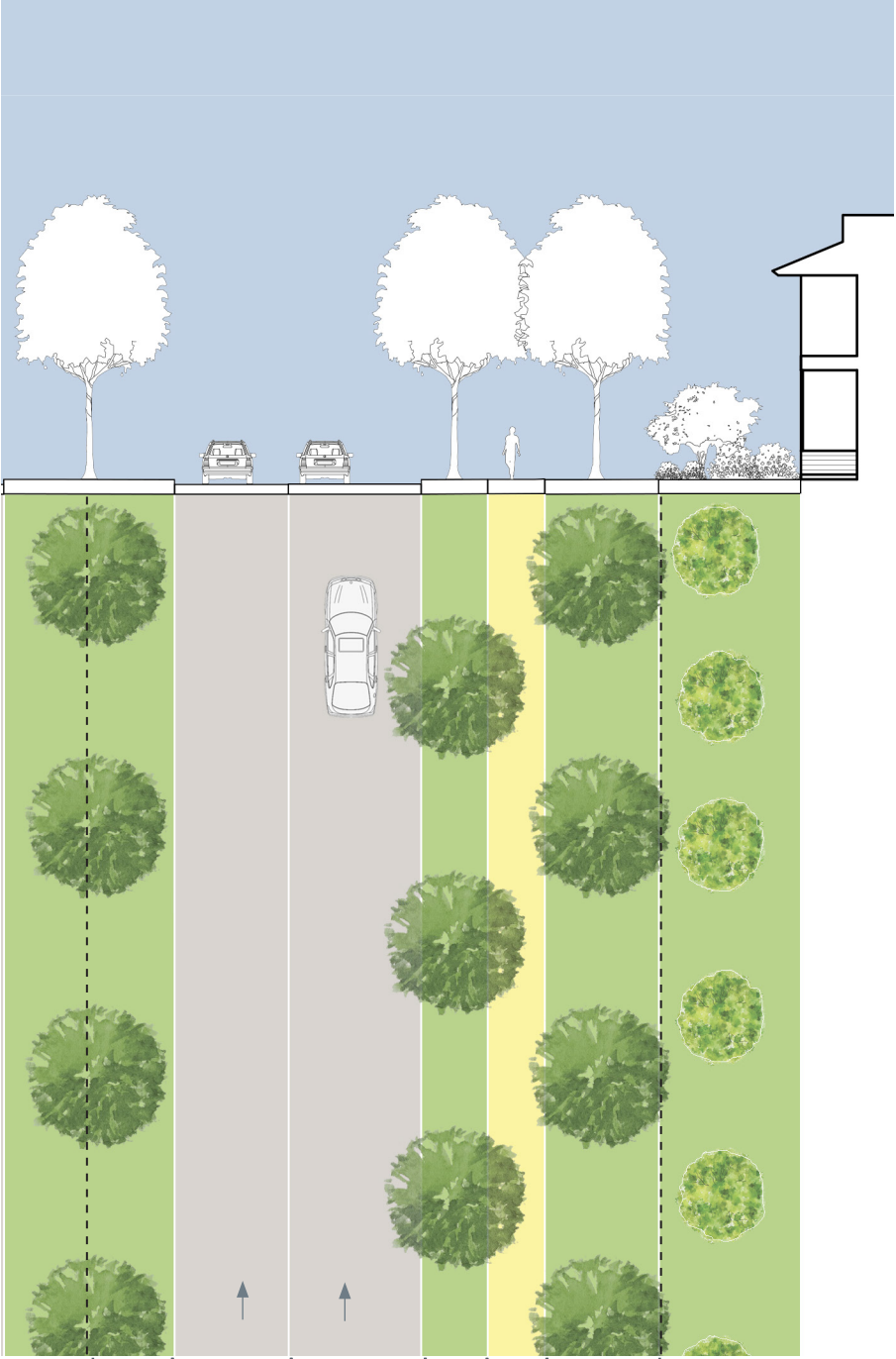


General Notes

- 1. Sixty (60) feet of ROW will be dedicated for Village Grove further expansion.



City of Dripping Springs - Transportation Masterplan
4 Lane Major Arterial Divided (120' ROW)



Major Arterial Divided (60' ROW)

Legend

- SW Sidewalk
- TZ Tree Zone
- PL Parking Lane
- TL Travel lane
- B Buffer
- MD Median



Parks, Trail and Open space		
		Acres
	Programmed outdoor spaces	0.9
	Open space / drainage	4.5
	Total	5.4

General Notes

- 1. Programmed outdoor spaces are connected through sidewalks and trails equaling approximately .6 miles.
- 2. A fee-in-lieu of parkland dedication will be provided.
- 3. Construction of shared use paths located within public ROW or public access easements may be credited towards the required Parkland Development Fees.



EXHIBIT F: PARKS, TRAILS, AND OPEN SPACE
SUBMITTAL DATE: AUGUST 2025



Water quality and Buffer zones	
	Acres
Water Quality Ponds	1.1
Water Quality Buffer	2.4
Detention	1
Total	4.5

General Notes

- 1. Regional water quality and detention ponds are designed to accommodate runoff from the entire 20-acres.
- 2. A water quality buffer zone shall extend a minimum of 50' from either side of the centerline of the stream.



EXHIBIT G: WATER QUALITY AND DRAINAGE
SUBMITTAL DATE: AUGUST 2025

	Existing Trees	Trees within ROWs		Adjusted Total
	Caliper Inches	Caliper Inches	%	Caliper Inches
Protected Trees	3,120	928	29%	2,282
Heritage Trees	576	198	34%	378
Total	3,786	1,126		2,660

	Required	Preserved
	%	%
Protected Trees	40%	40%
Heritage Trees	100%	45%

General Notes

- 1. The site has been intentionally designed to preserve existing trees where feasible.
- 2. Mitigation fees for tree removal be provided.

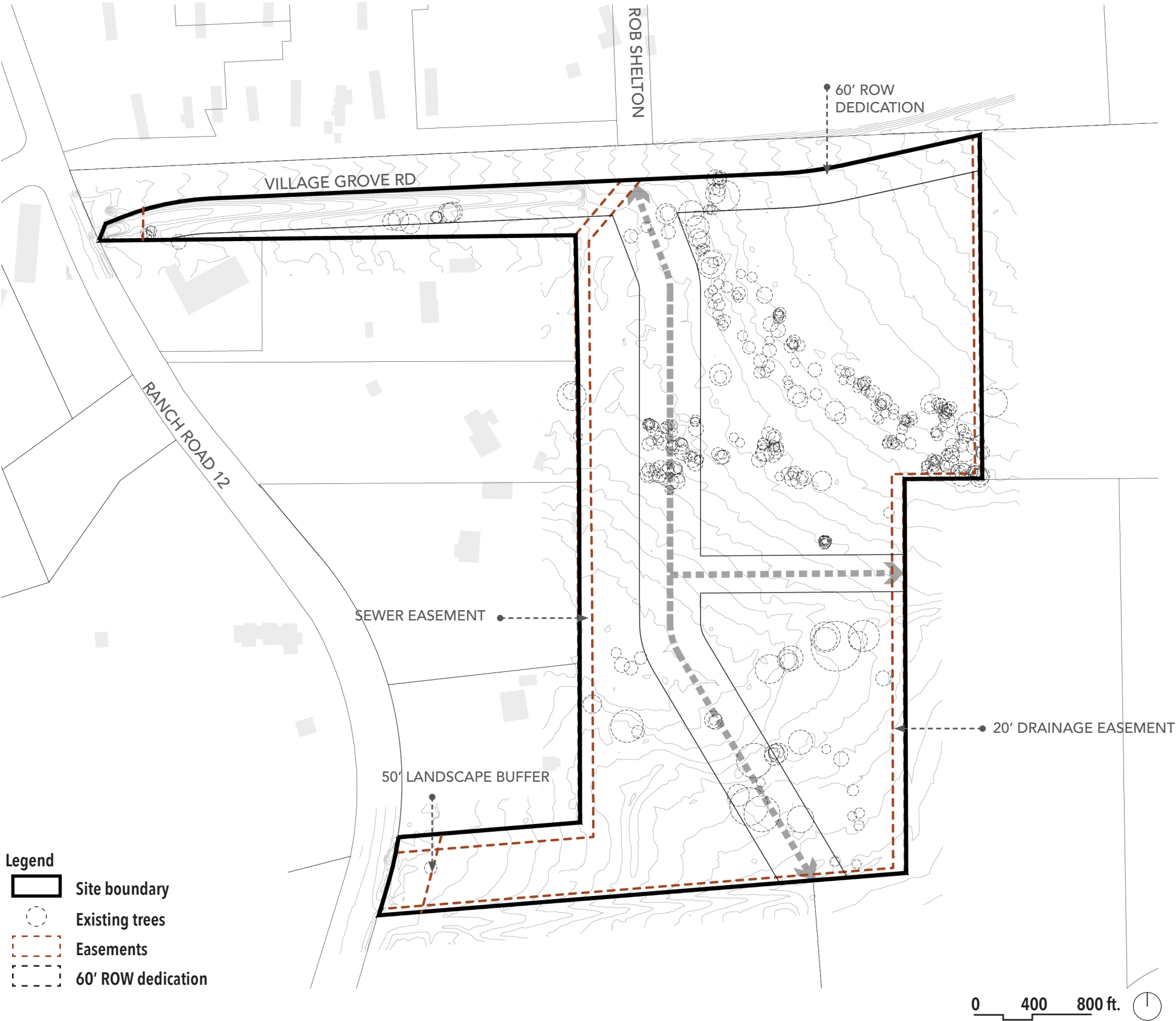




EXHIBIT K: BUILDING MATERIAL IMAGE BOARD
SUBMITTAL DATE: AUGUST 2025