

**KEY MAP**  
 1/4 SECTION

**LEGEND**

- ROW ROAD FOUND
- FIRE HYDRANT
- SEWER
- POWER POLE
- DOWN GUT
- SUBDIVISION BOUNDARY
- BUILDING SETBACK LINE
- FASBANTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOUR
- PHASE BOUNDARY
- CONCRETE SIDEWALK
- NATURAL PATH

**UTILITIES**  
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**KEY MAP**  
 1/4 SECTION

**LEGEND**

- O.S. = OPEN SPACE
- O.L. = DRAINAGE EASEMENT
- W.Q. = WATER QUALITY
- NOT = TOWNHOME
- TOWNHOME BUILDING CONFIGURATIONS
- DO NOT SHOW SUBJECT TO CHANGE, BUT SHOULD BE NUMBER TAG 200 FEET.

**KEY MAP**  
 1/4 SECTION

**LEGEND**

- ROW ROAD FOUND
- FIRE HYDRANT
- SEWER
- POWER POLE
- DOWN GUT
- SUBDIVISION BOUNDARY
- BUILDING SETBACK LINE
- FASBANTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOUR
- PHASE BOUNDARY
- CONCRETE SIDEWALK
- NATURAL PATH

MATCHLINE SHEET XI

MATCHLINE SHEET III



SCALE	AS SHOWN
DATE	11/10/10
DESIGNED BY	MM
DRAWN BY	MM
CHECKED BY	MM
DATE	02/22/2011

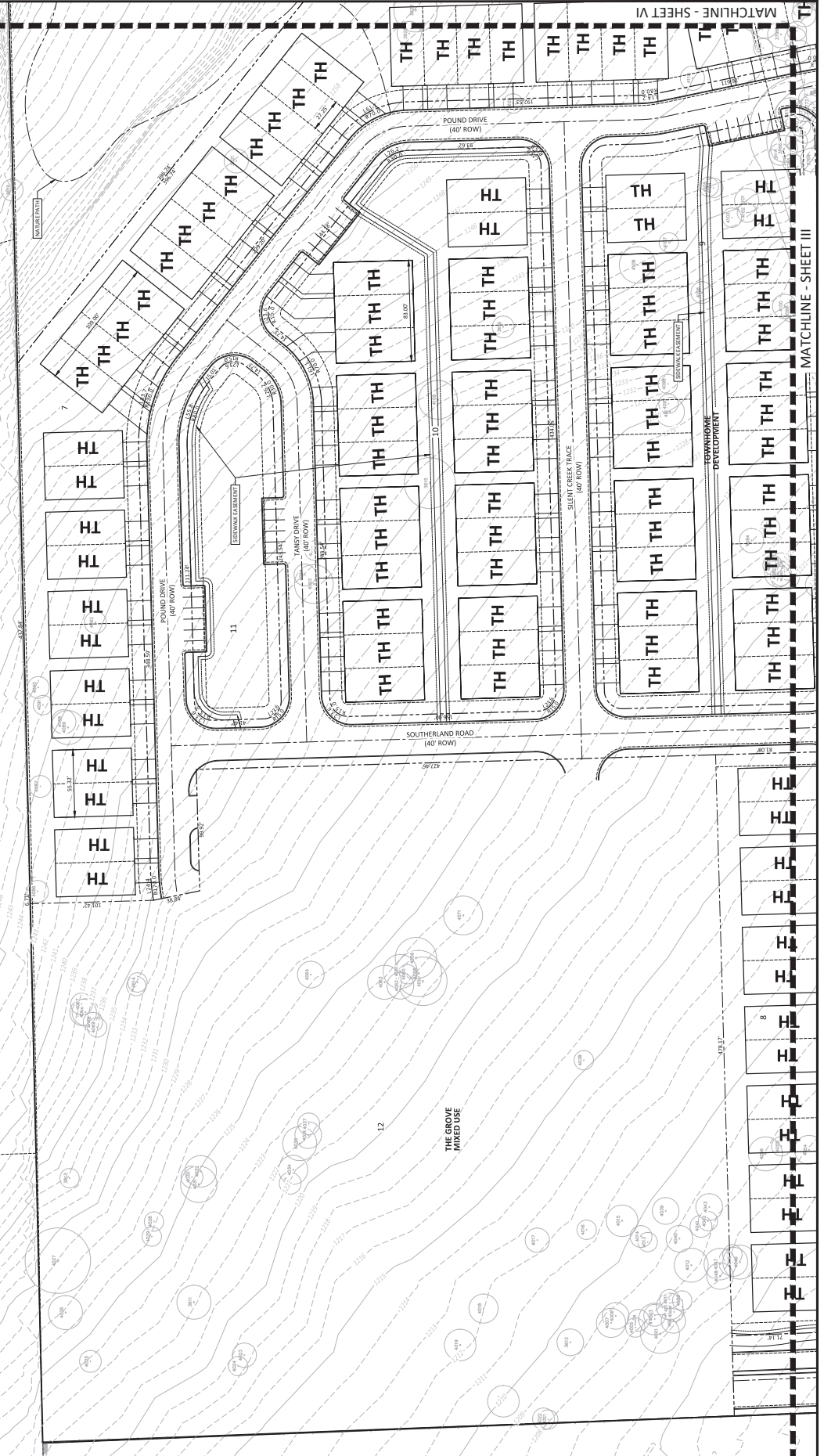
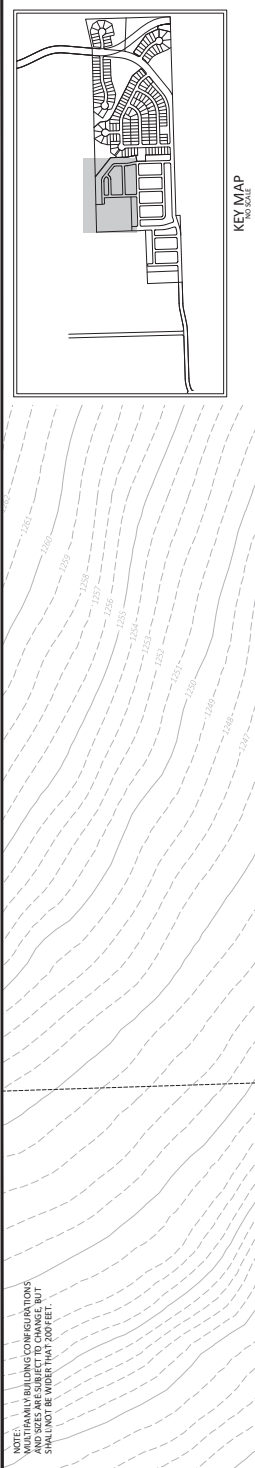
**LEGEND**

- IRON ROD FOUND
- FIRE HYDRANT
- SON
- POWER POLE
- DOWN GUY
- SUBDIVISION BOUNDARY
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING DRIVE
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- PROPOSED DRIVE
- EXISTING CONTOUR
- PHASE BOUNDARY
- CONCRETE SIDEWALK
- NATURAL BATH

O.S. = OPEN SPACE  
 D.E. = DRAINAGE EASIMENT  
 V.S. = TOWNHOME

10' 20' 30' 40' 50'  
 1" = 20'

**KEY MAP**



ALL MULTIFAMILY BUILDING CONVEYANCES AND SIZES ARE SUBJECT TO CHANGE, BUT SHALL NOT BE WIDER THAN 200 FEET.

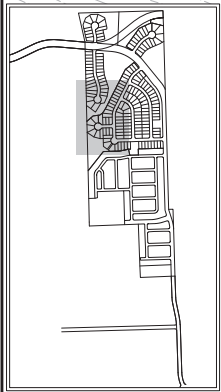
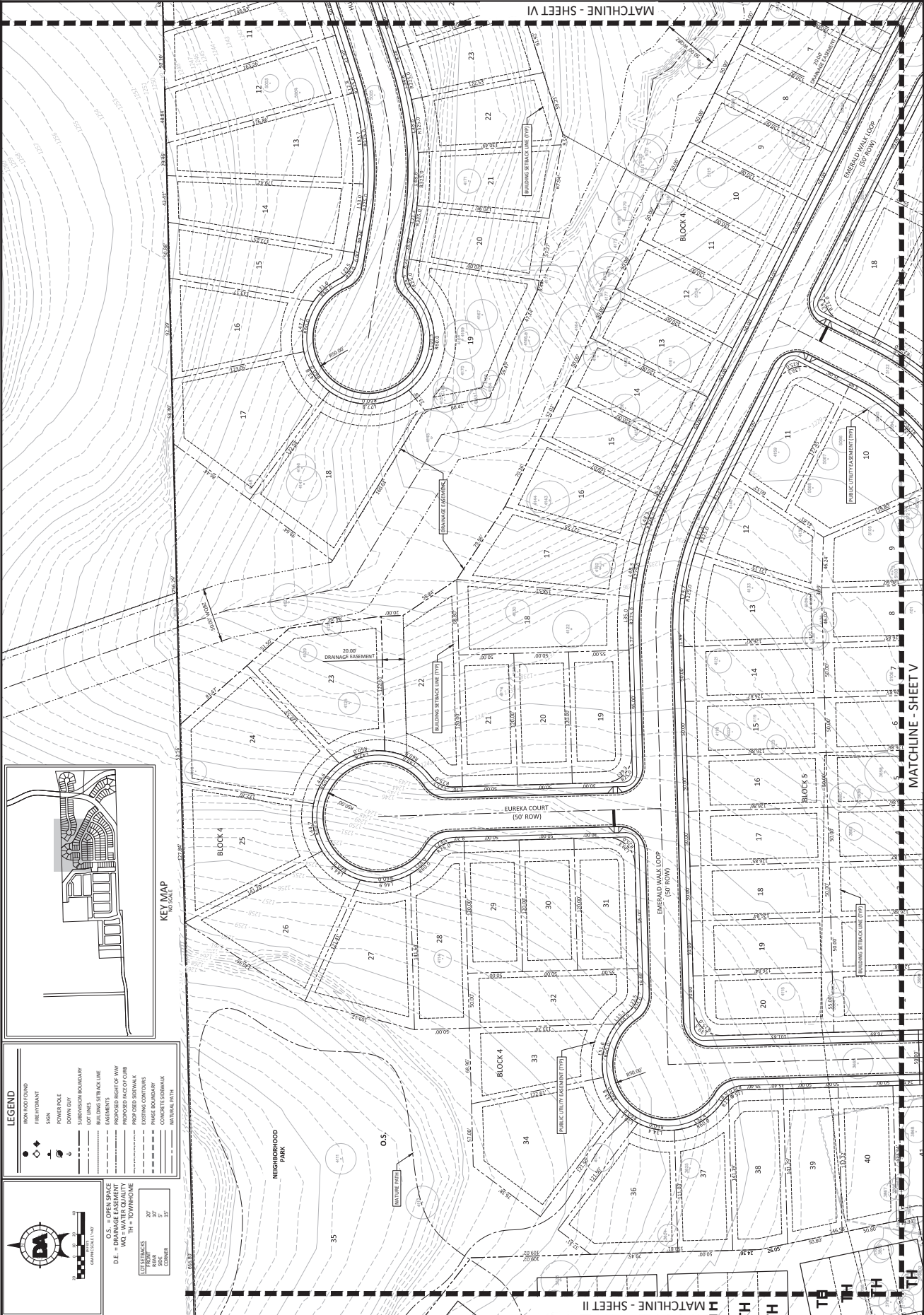




VILLAGE GROVE  
SINGLE & MULTIFAMILY DEVELOPMENT

PRELIMINARY PLAT  
SHEET IV

**DOUCET**  
Civil Engineering // Entitlements // Geospatial  
2001 B. Highway 21 W. Ste. 140  
Austin, TX 78735 Tel: (512) 483-2400  
www.doucetengr.com  
18787 Form Number: 2823  
18785 Form Number: 10105800



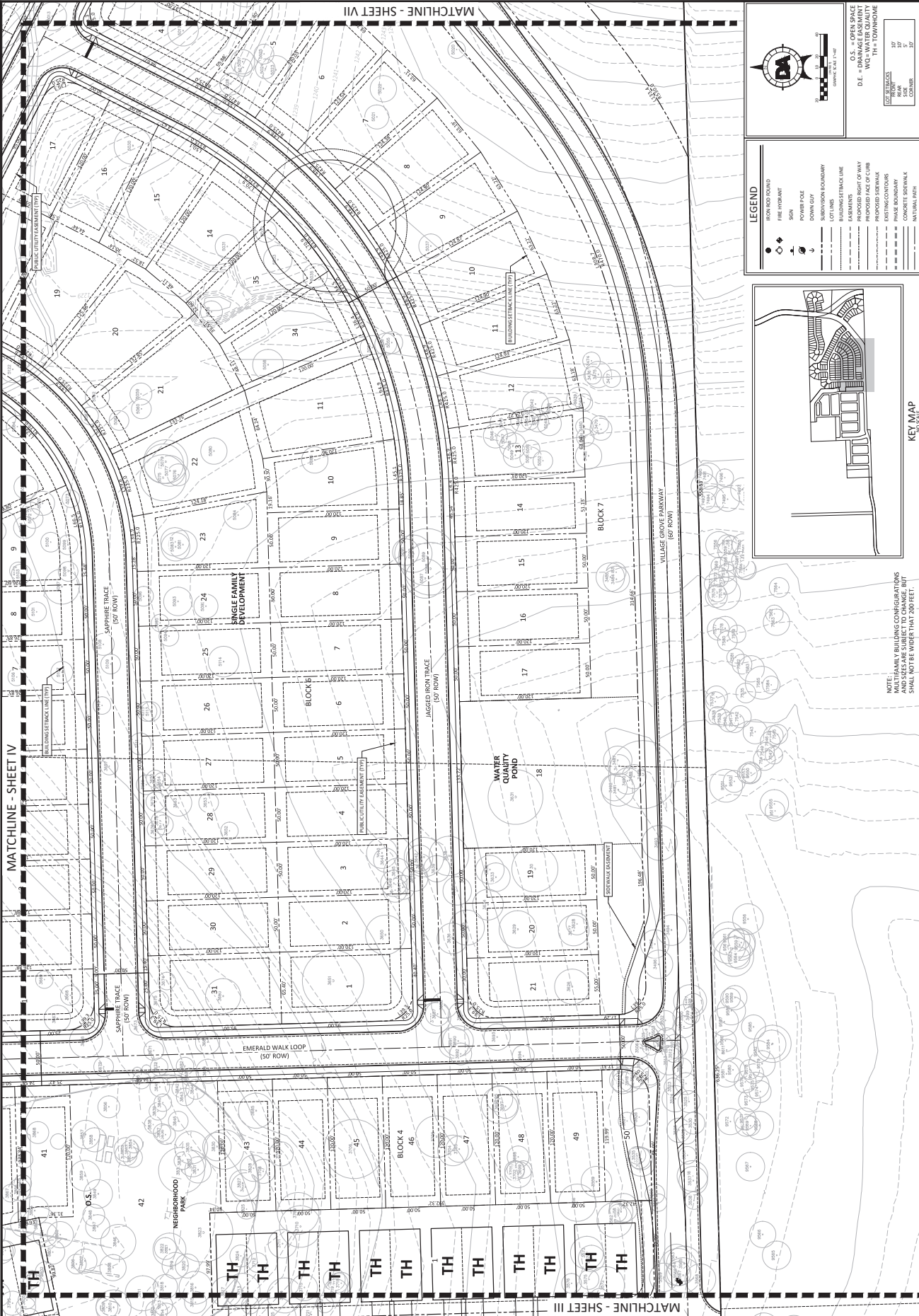
**LEGEND**

- IRON ROD FOUND
- FIRE HYDRANT
- SEWER
- POWER POLE
- DOWNHILL
- UPHILL
- SUBMISSION BOUNDARY
- REVISIONS
- REVISIONS SETBACK LINE
- REVISIONS SETBACK LINE
- REVISIONS SETBACK LINE
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- PHASE BOUNDARY
- CONCRETE SETBACK
- NATURAL BATH

**DA**  
DATE: 10/22/2023  
SCALE: 1" = 40'

O.S. = OPEN SPACE  
D.E. = DRAINAGE EASEMENT  
N.O. = NORTH OCEAN  
T.H. = TOWNHOUSE

CONTOUR INTERVALS:  
10' - 20'  
20' - 30'  
30' - 40'



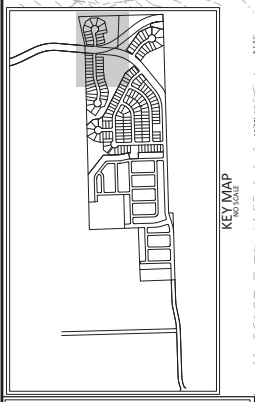
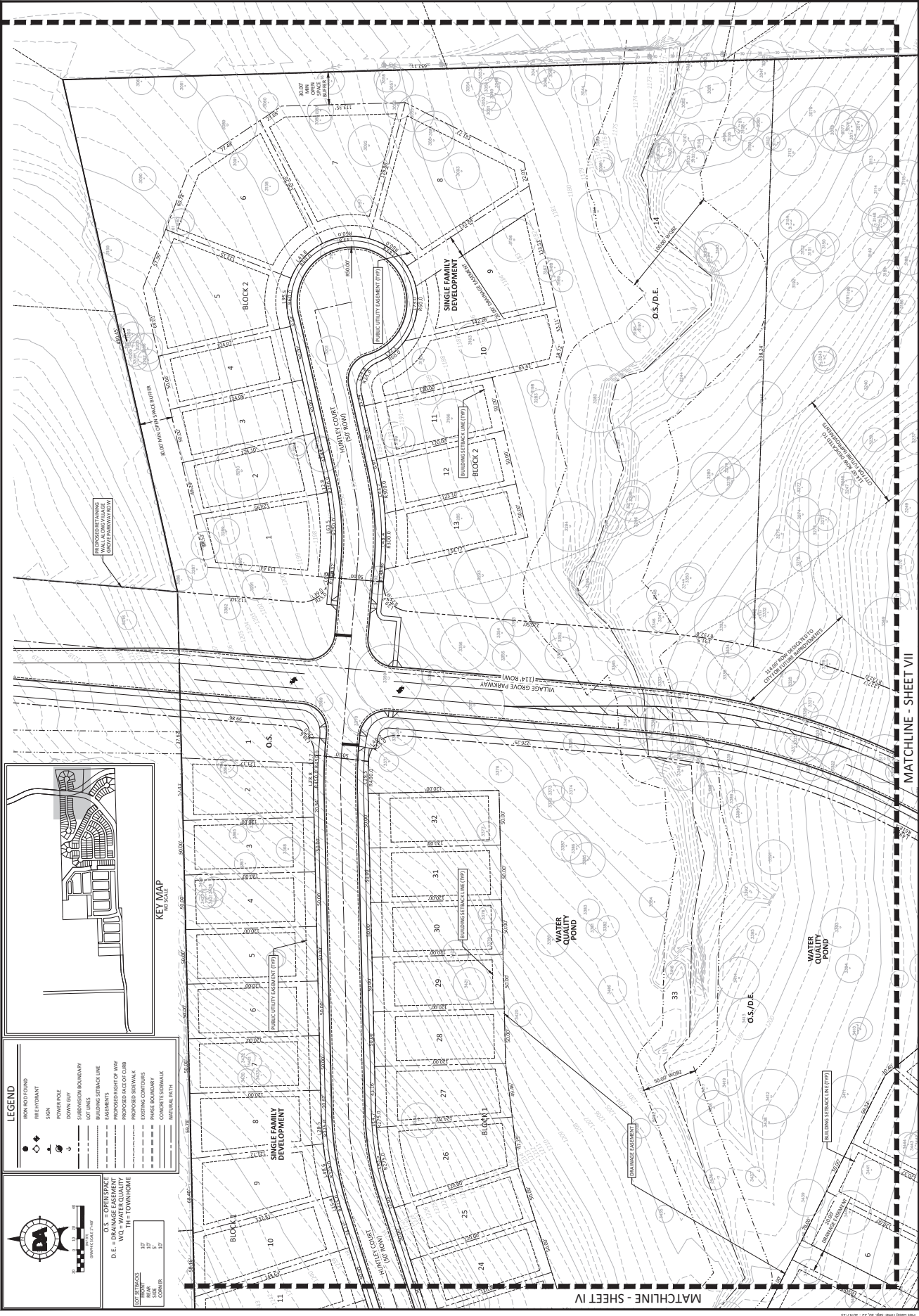
**LEGEND**

- SURVEY POINT
- FIRE HYDRANT
- PROPOSED
- EXISTING
- DOWN GUT
- SUBDIVISION BOUNDARY
- BUILDING SETBACK LINE
- FENCELINE
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- EXISTING CONTOURS
- PHASE BOUNDARY
- CONCRETE SIDEWALK
- MULTIFAMILY

O.S. = OPEN SPACE  
 D.E. = MULTI-WATER QUALITY  
 TH = TOWNHOME



NOTE:  
 MULTIFAMILY BUILDING CONFIGURATIONS  
 SHALL BE DETERMINED BY THE BUYER.  
 SIDEWALKS SHALL BE WIDER THAN 200 FEET.



**LEGEND**

- IRON NAIL FOUND
- FIRE HYDRANT
- SEWER
- POWER POLE
- DOWN GUY
- SUBDIVISION BOUNDARY
- BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- PHASE BOUNDARY
- CONCRETE DRIVEWAY
- NATURAL PATH

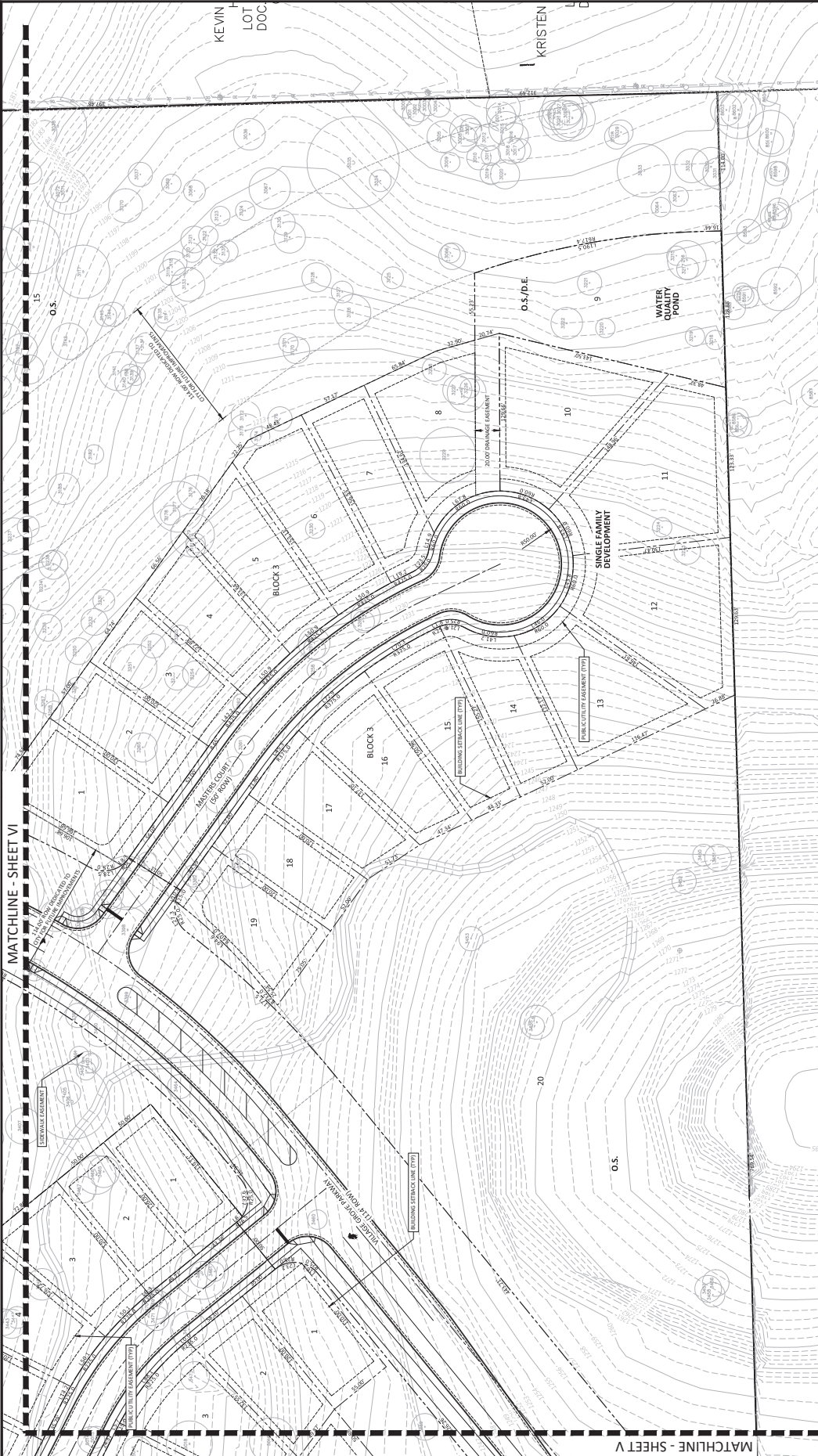
**DA**  
 CIVIL ENGINEER

0.5" = 10' OPEN SPACE  
 1" = 20' DRIVEWAY EASEMENT  
 1/4" = 10' TOWNHOME

DATE: 08/15/2023  
 DRAWN BY: DAB  
 CHECKED BY: DAB

MATCHLINE - SHEET VII

MATCHLINE - SHEET IV



**LEGEND**

- BOUNDARY
- FIRE HYDRANT
- POLE
- POWER POLE
- DOWN GUT
- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SETBACK LINE
- EASEMENT
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- EXISTING CONTOURS
- PHASE BOUNDARY
- MATERIAL STACK

**QUALITY ASSURANCE**  
 D.S. = DRAINAGE SURFACE  
 D.E. = DRAINAGE EQUIPMENT  
 W.Q. = WATER QUALITY  
 T.H. = TOWNHOME

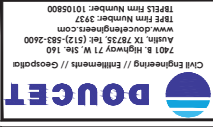
CELLS: 1/4" = 1'-0"  
 1/8" = 1'-0"  
 1/16" = 1'-0"

**KEY MAP**  
 NO SCALE





PRELIMINARY PLAT  
 SHEET VIII



**LEGEND**

- BROWN BOLD FONTS
- FIRE HYDRANT
- SEWER
- POWER POLE
- DOWN SPOT
- SUPERVISION BOUNDARY
- LOT LINES
- EASEMENTS
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- PHASE BOUNDARY
- NATURAL PATH

O.S. = OPEN SPACE  
 D.E. = DRAINAGE EASEMENT  
 W.O. = WATER QUALITY  
 T.H. = TOWNHOUSE

DISTANCES  
 0' 10' 20'  
 CURVE  
 0' 10' 20'

KENNETH CARO  
 D.C. N  
 O.P.

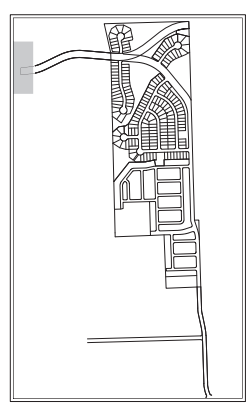
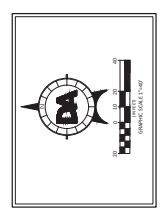
MATCHLINE SHEET VI

MATCHLINE - THIS SHEET

KEY MAP

KEY MAP


290

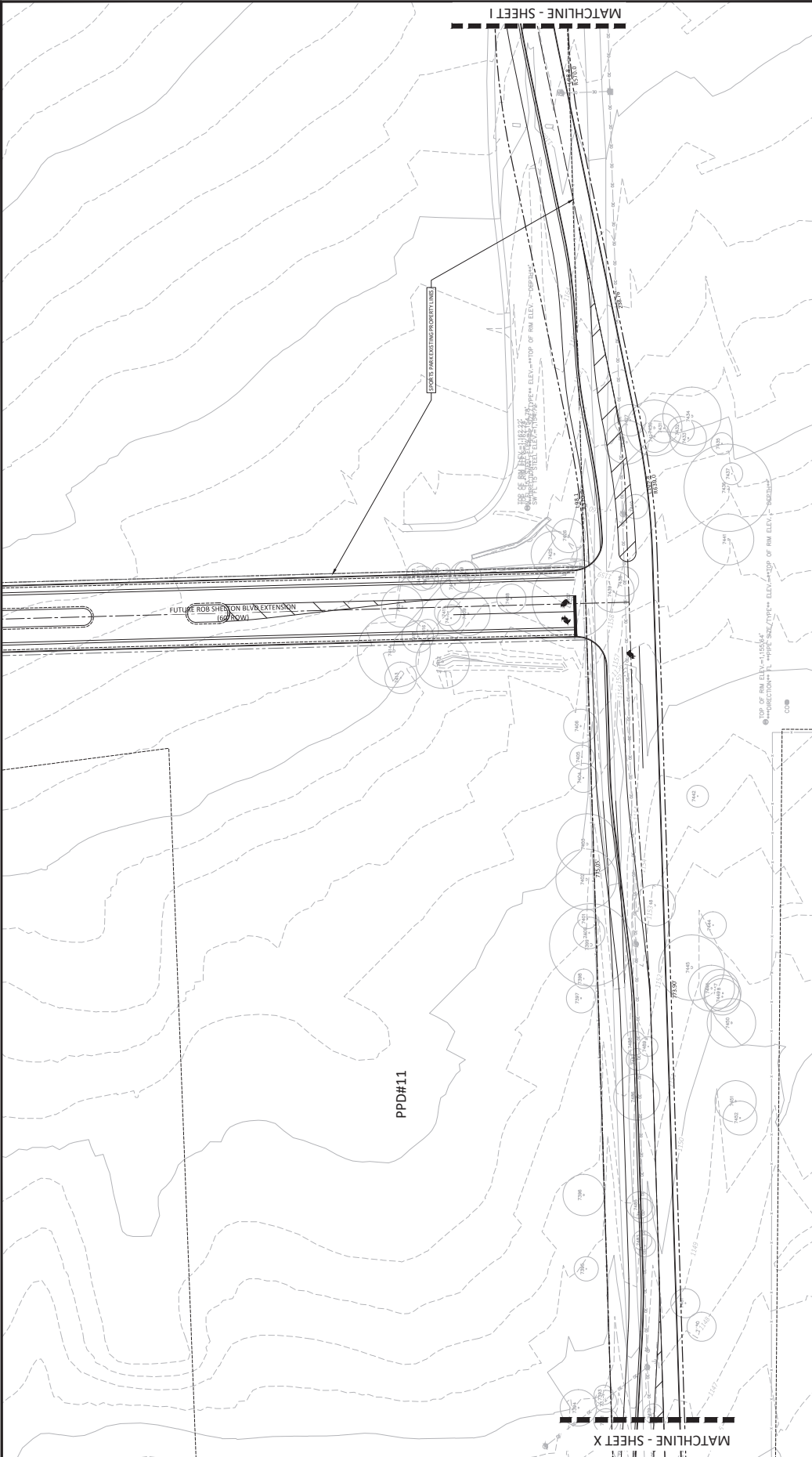


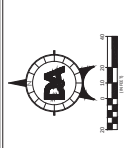

  
 PROJECT NO.: 237-001A-B
   
 SHEET: 10

VILLAGE GROVE
   
 SINGLE & MULTIFAMILY DEVELOPMENT
   
 DRIPPING SPRINGS, TX

PRELIMINARY PLAT
   
 SHEET IX


  
 CH2M Engineering // Entitlements // Geospatial
   
 2401 B. Highway 21 W. Ste. 140
   
 Austin, TX 78735. Tel: (512)-883-2400
   
 www.douceteng.com
   
 1875 Firm Number: 2837
   
 18753 Firm Number: 1010600

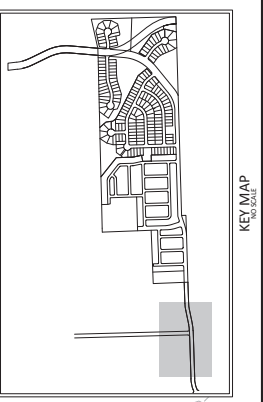



  
 U.S. = OFFER SPACE
   
 D.E. = DRAINAGE
   
 W.O. = WATER QUALITY
   
 T.H. = TOWNHOME

LOT ELEVATIONS	10'
REAR	20'
CORNER	30'

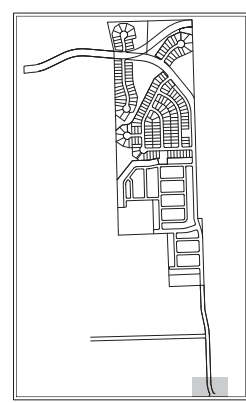
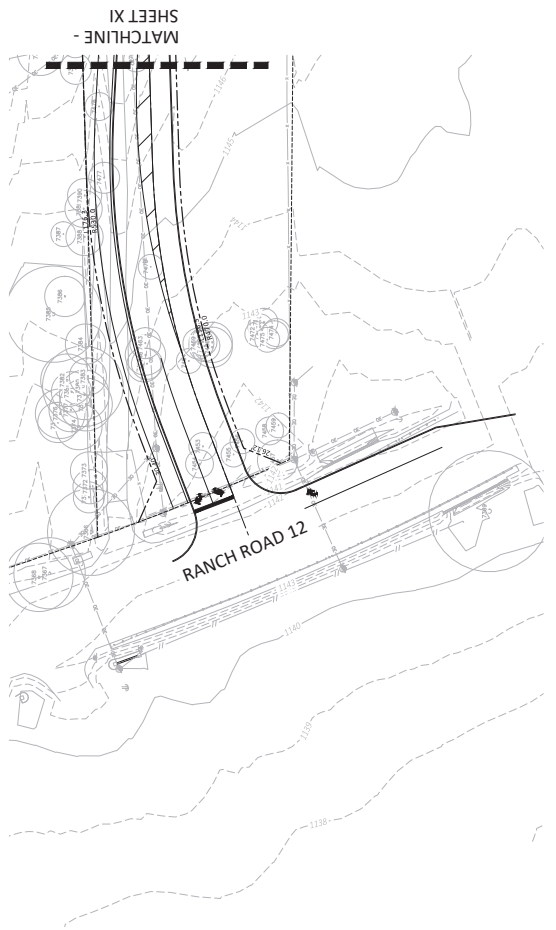
**LEGEND**

- BANKS BOUND
- - - FIRE HYDRANT
- - - SIDE WALK
- - - POWER POLE
- - - DOWN GUT
- - - SUBDIVISION BOUNDARY
- - - LOT LINES
- - - BUILDING SETBACK LINE
- - - FURNISHMENT
- - - FACE OF WAY
- - - PROPOSED FACE OF CURB
- - - PROPOSED SIDEWALKS
- - - EXISTING CONTOURS
- - - PHASE BOUNDARY
- - - MULTIFAMILY



PPD#11

Drawing: c:\pwworking\entitlements\m\10353753\237-001A-B\PLAT.dwg
   
 User: mckelvey
   
 Plot Method: Sep. 10, 2018 10:45
   
 Plot Scale: 1" = 30'

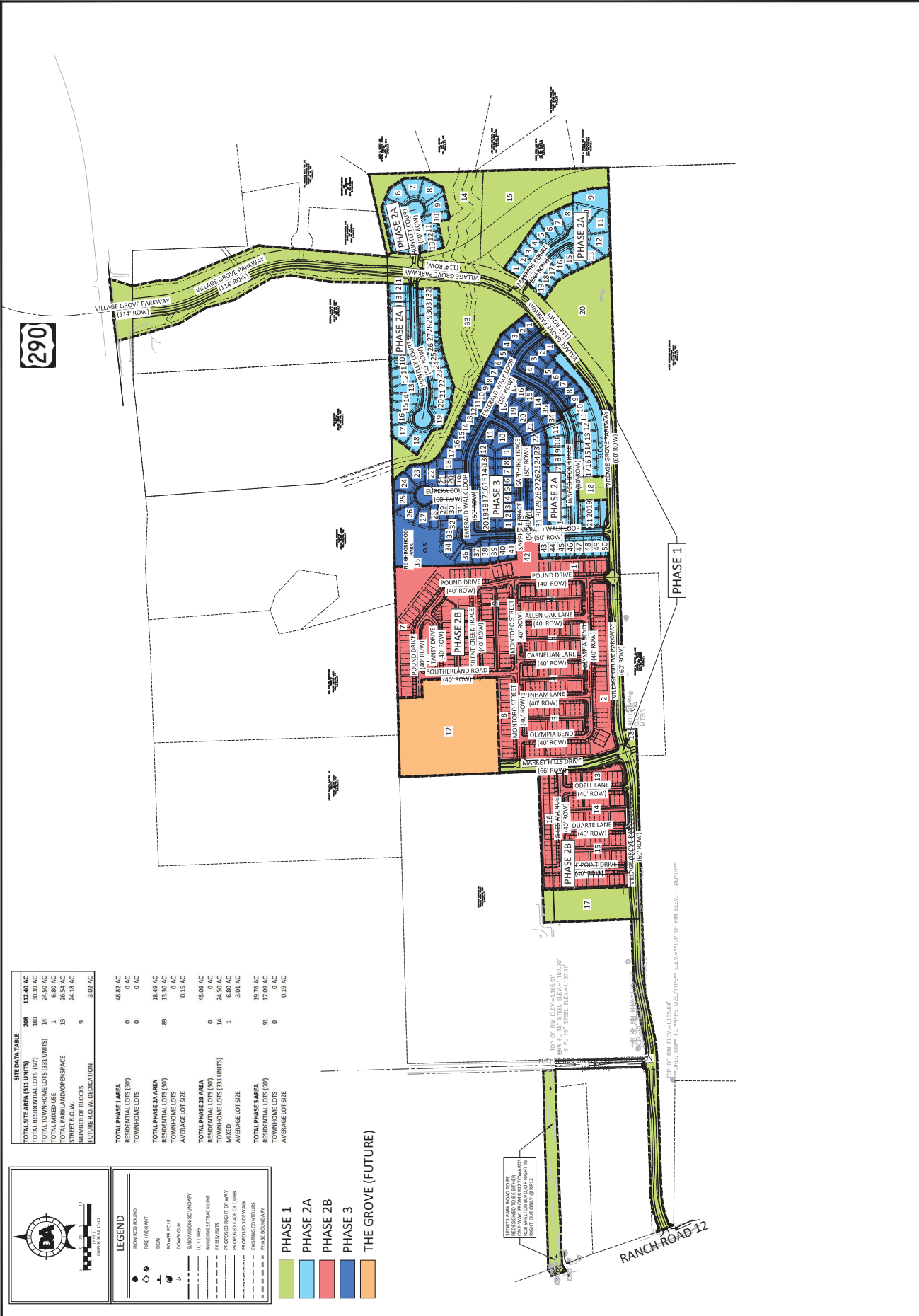


**LEGEND**

---	BOUNDARY
---	EXISTING
---	PROPOSED
---	PHASE BOUNDARY
---	PHASE C BOUNDARY
---	PHASE D BOUNDARY
---	PHASE E BOUNDARY
---	PHASE F BOUNDARY
---	PHASE G BOUNDARY
---	PHASE H BOUNDARY
---	PHASE I BOUNDARY
---	PHASE J BOUNDARY
---	PHASE K BOUNDARY
---	PHASE L BOUNDARY
---	PHASE M BOUNDARY
---	PHASE N BOUNDARY
---	PHASE O BOUNDARY
---	PHASE P BOUNDARY
---	PHASE Q BOUNDARY
---	PHASE R BOUNDARY
---	PHASE S BOUNDARY
---	PHASE T BOUNDARY
---	PHASE U BOUNDARY
---	PHASE V BOUNDARY
---	PHASE W BOUNDARY
---	PHASE X BOUNDARY
---	PHASE Y BOUNDARY
---	PHASE Z BOUNDARY

**KEY MAP**  
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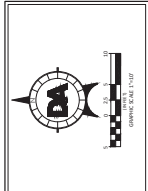
U.S. = OPEN SPACE  
D.E. = OPEN SPACE  
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D.W. = OPEN SPACE  
D.X. = OPEN SPACE  
D.Y. = OPEN SPACE  
D.Z. = OPEN SPACE



**SITE DATA TABLE**

208	112.40 AC
TOTAL SITE AREA (531 UNITS)	112.40 AC
TOTAL RESIDENTIAL LOTS (50')	3039 AC
TOTAL MARKET USE LOTS (531 UNITS)	14 AC
TOTAL MARKET USE	4.68 AC
TOTAL PARKLAND/OPENSAPCE	13 AC
STREET R.O.W.	26.54 AC
NUMBER OF BLOCKS	24.18 AC
NUMBER E.O.W. DEDICATION	9 AC
	3.02 AC

<b>TOTAL PHASE 1 AREA</b>	48.82 AC
RESIDENTIAL LOTS (50')	0 AC
TOWNHOME LOTS	0 AC
<b>TOTAL PHASE 2A AREA</b>	18.49 AC
RESIDENTIAL LOTS (50')	13.30 AC
TOWNHOME LOTS	0 AC
AVERAGE LOT SIZE	0.15 AC
<b>TOTAL PHASE 2B AREA</b>	45.08 AC
RESIDENTIAL LOTS (50')	0 AC
TOWNHOME LOTS (531 UNITS)	14 AC
MARKED	24.50 AC
AVERAGE LOT SIZE	6.80 AC
<b>TOTAL PHASE 3 AREA</b>	10.76 AC
RESIDENTIAL LOTS (50')	91 AC
TOWNHOME LOTS	17.09 AC
AVERAGE LOT SIZE	0.19 AC



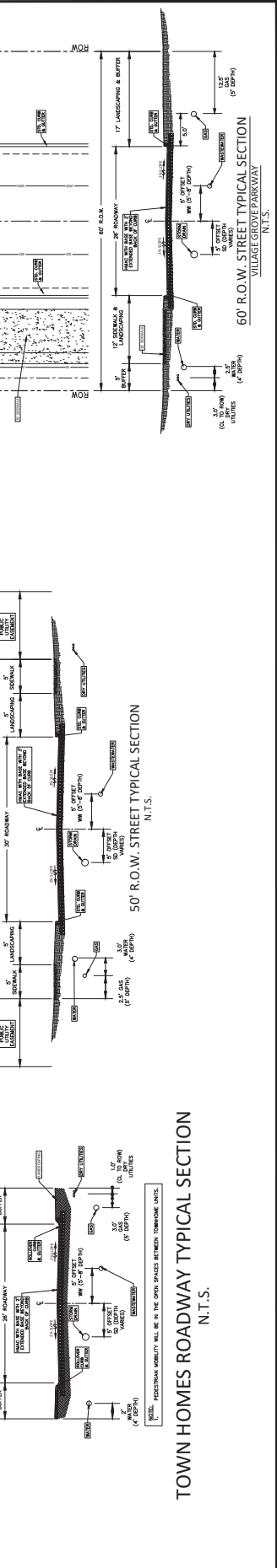
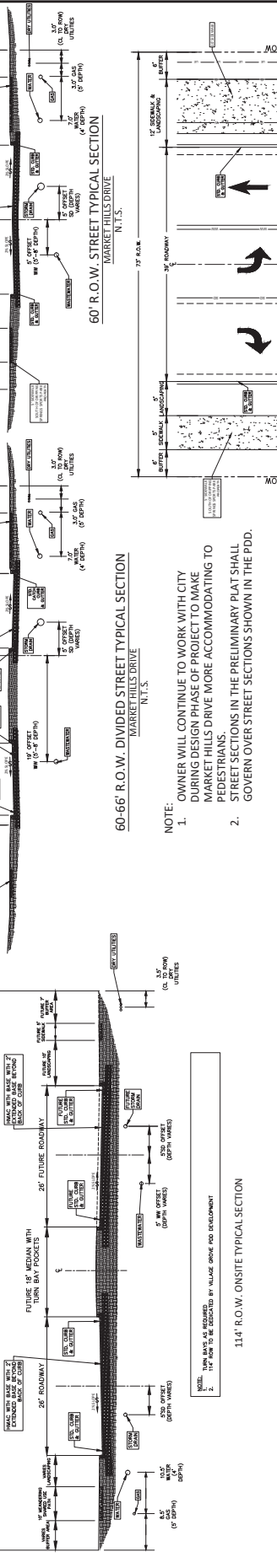
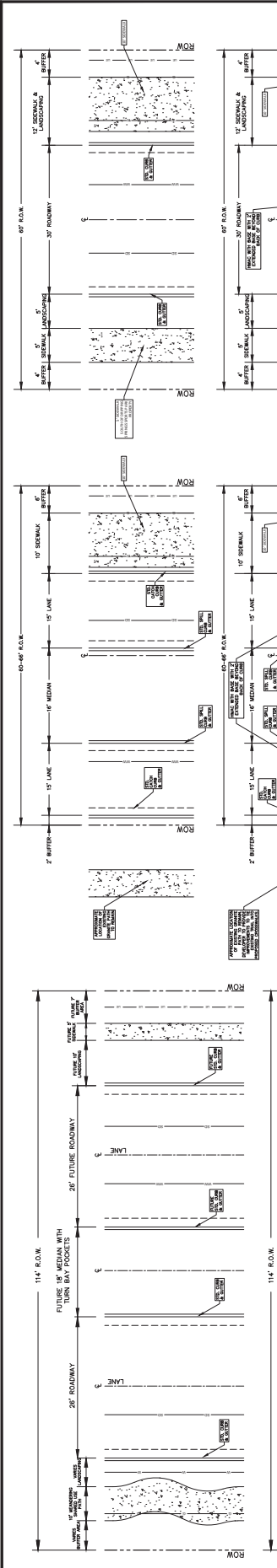
**LEGEND**

- PROPOSED ROAD
- EXISTING ROAD
- EXISTING UTILITY
- PROPOSED UTILITY
- PROPOSED SIDEWALK
- PROPOSED FACE OF CURB
- EXISTING CONTOURS
- PHASE BOUNDARY
- PHASE 1
- PHASE 2A
- PHASE 2B
- PHASE 3
- THE GROVE (FUTURE)

- PHASE 1
- PHASE 2A
- PHASE 2B
- PHASE 3
- THE GROVE (FUTURE)

CONCRETE PAVEMENT TO BE RECONSTRUCTED TO BE EITHER 4" OR 6" THICK WITH 1/2" REINFORCING BARS AT 18" ON CENTER. (PHASE 1)

RANCH ROAD 12

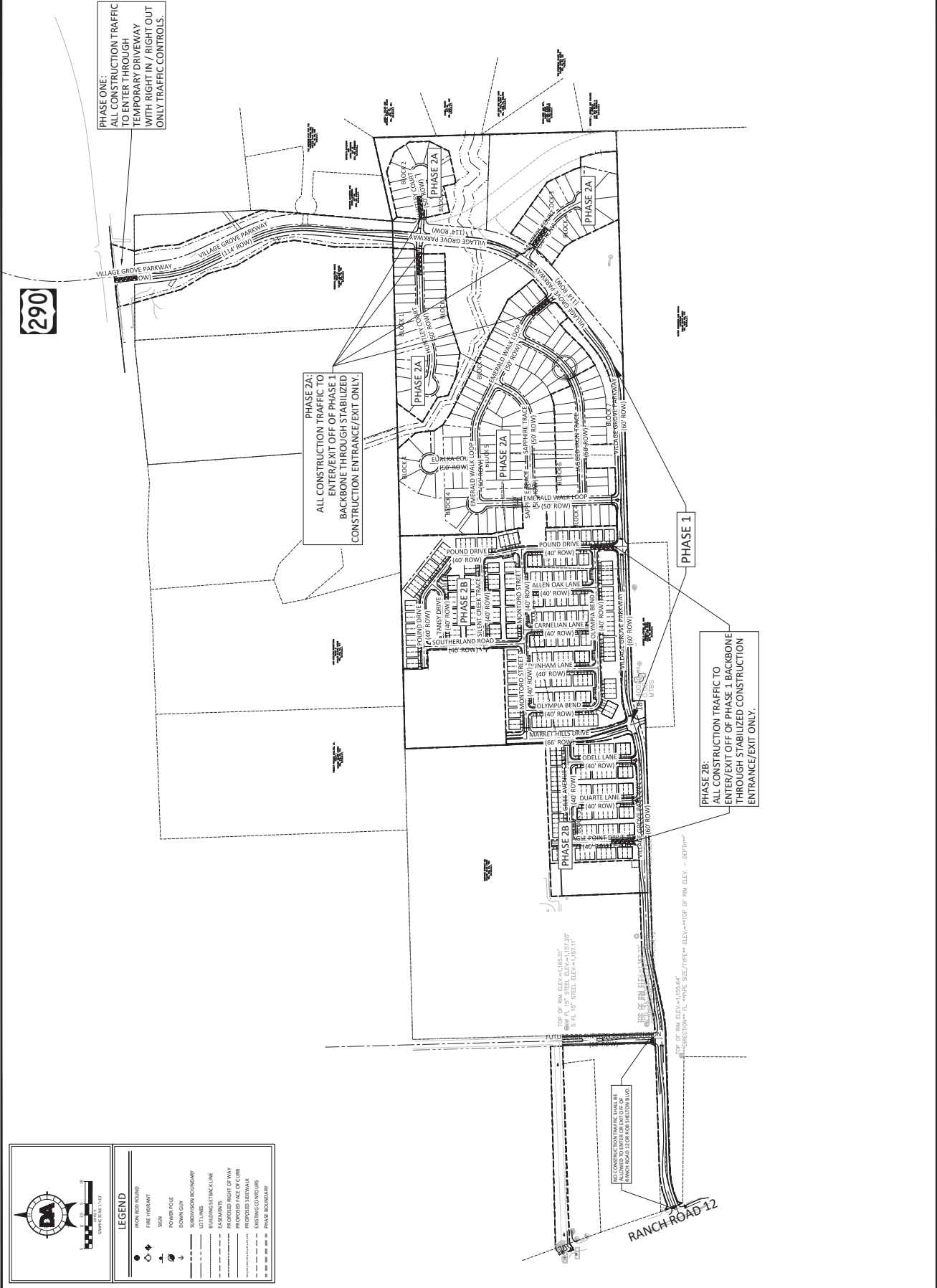


- NOTE:
- OWNER WILL CONTINUE TO WORK WITH CITY DURING DESIGN PHASE OF PROJECT TO MAKE MARKET HILLS DRIVE MORE ACCOMMODATING TO PEDESTRIANS.
  - GOVERN OVER STREET SECTIONS SHOWN IN THE PDD.



# VILLAGE GROVE SINGLE & MULTIFAMILY DEVELOPMENT

## PRELIMINARY PLAT CONSTRUCTION TRAFFIC PLAN



Graphic Scale: 1" = 50'

### LEGEND

- PROPOSED PAVING
- EXISTING PAVEMENT
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- PROPERTY BOUNDARY
- LOT LINES
- SEWER/STORM BOUNDARY
- BUILDING SETBACK LINE
- EXISTING UTILITY
- PROPOSED UTILITY
- PROPOSED SIDEWALK
- EXISTING CONTOURS
- PHASE BOUNDARY