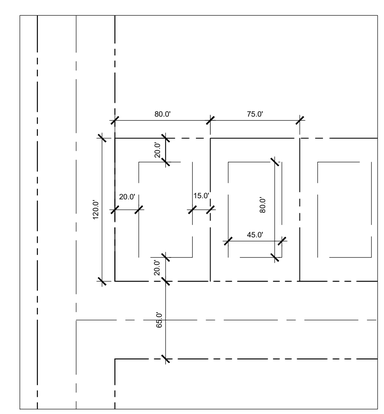
SITE DATA

TOTAL PROJECT SITE	51.8 AC
ROW DEDICATION	2.69 AC
PARKLAND	3.50 AC
CREEK OFFSET	4.06 AC
75' x 120' LOTS	113
DENSITY	2.18 DU/AC
GROSS MODIFIED DENSITY	2.30 DU/AC
LINEAR FT OF ROADWAY	7,213

ZONING SUMMARY

	PROPOSED
ZONING	PDD
SETBACKS	
FRONT	20'
REAR	20'
SIDE	15'
CORNER SIDE	20'
MINIMUM LOT AREA	9,000 SF
MINIMUM LOT WIDTH	75'
ROW WIDTH	65'
CUL-DE-SAC BULB RADIUS	55'



TYPICAL LOTTING PLAN 1"=60'

NORTH

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING

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Civil Engineers | Surveyors | Water Resources Engineers | Water & Wastewater Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers and Land Surveyors Registration No. F-21732

MADELYNN ESTATES

DRIPPING SPRINGS, TEXAS

CONCEPTUAL SITE PLAN

PROJ. MGR.: CP
PROJ. ASSOC.: ERI
DRAWN BY: DC
DATE: 1/13/23

SHEET
1-1

615.034002

PENDING

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February 17, 2023 - 11:16 Dwg Name: P:\615.034 Allied Development\002 FM 150W Driftwood\Dwg\Eng\Exhibits\Site Plan.dwg Updated By: CPague