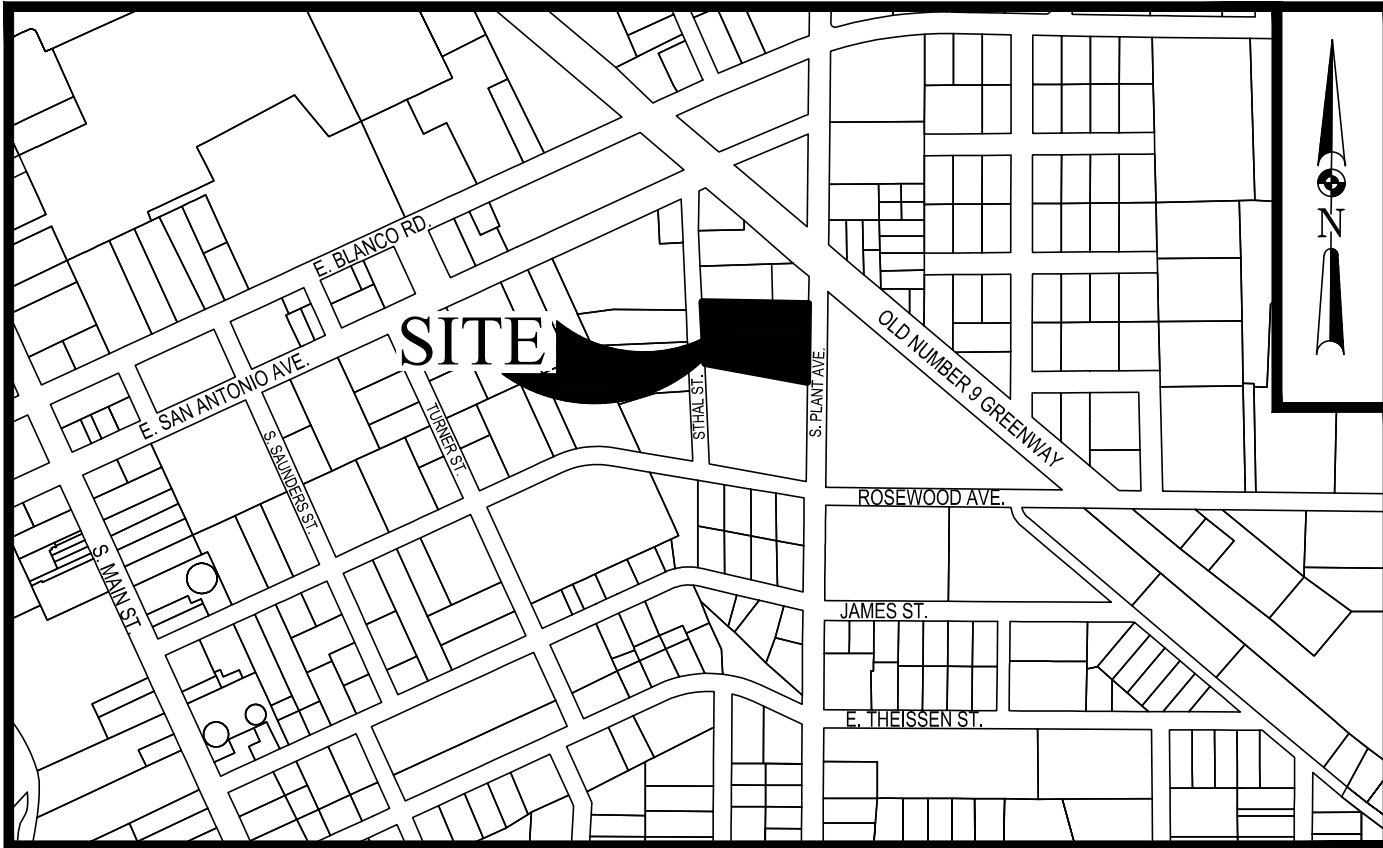
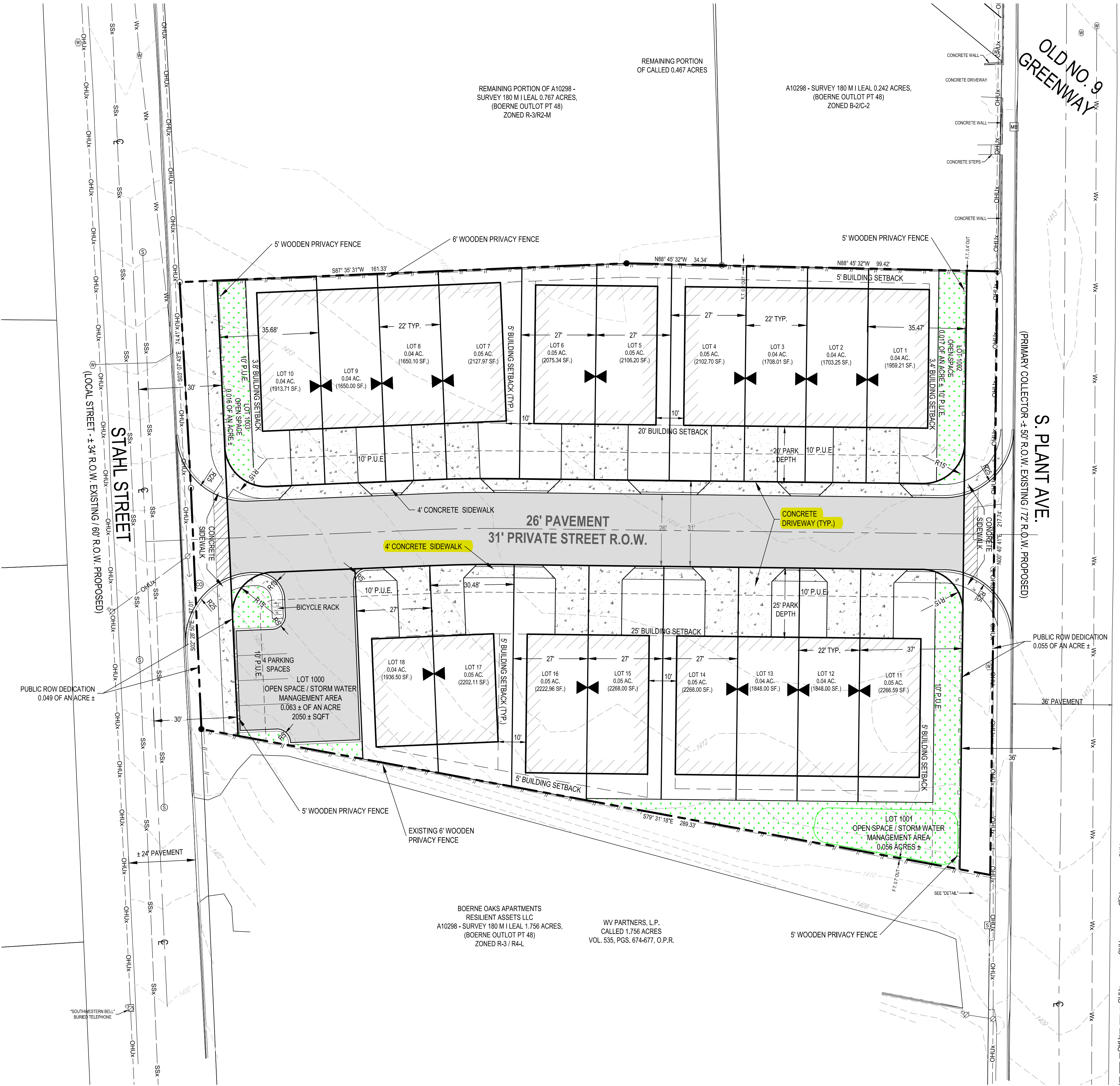




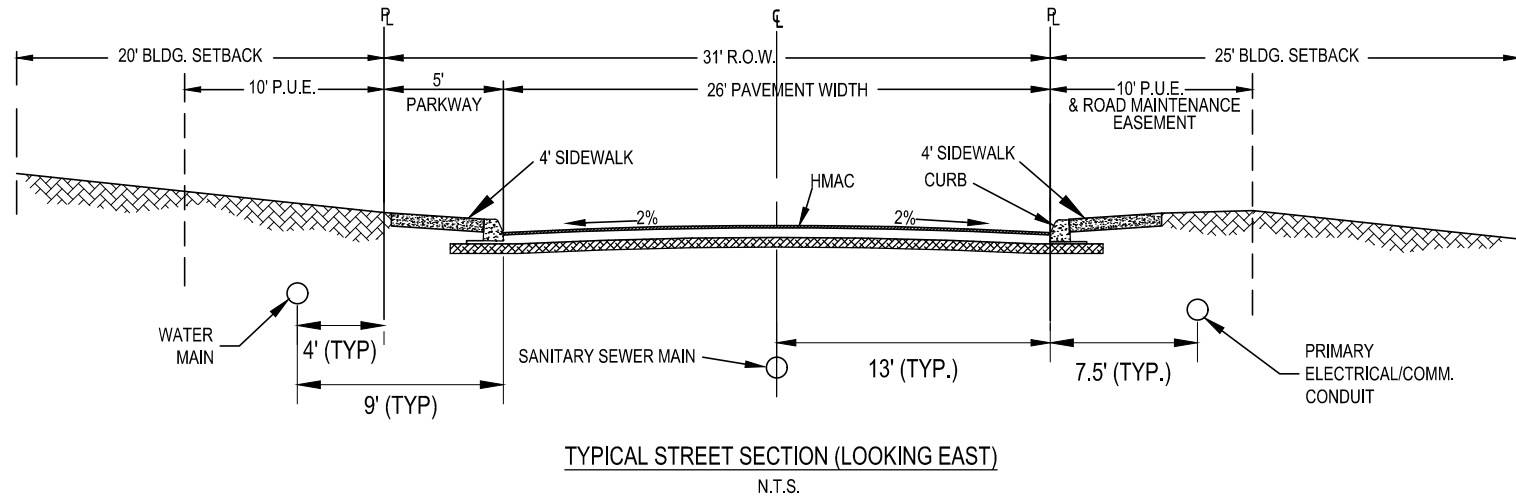
VICINITY MAP
N.T.S.

LEGEND

- PROPERTY BOUNDARY
- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- CENTERLINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING WATER LINE
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- ZERO LOT LINE
- 6' WOODEN PRIVACY FENCE
- 5' WOODEN PRIVACY FENCE
- PUBLIC UTILITY EASEMENT

LAND USE SUMMARY		
NUMBER OF SINGLE FAMILY LOTS	18	
	ACRES	SQUARE FEET
TOTAL PROJECT AREA	1.27	55,477 SQFT
SINGLE FAMILY LOT AREA	0.826 +/- of an Acre	35,879 SQFT
PUBLIC STREET R.O.W.	0.104 +/- of an Acre	876 SQFT
PRIVATE STREET R.O.W.	0.193 +/- of an Acre	8,410 SQFT
OPEN SPACE	0.153 +/- of an Acre	6,650 SQFT
PERCENT OPEN SPACE		12.0%
LOT DENSITY (LOT/ACRE) ¹		15.4

- NOTES:
- DENSITY CALCULATION EXCLUDES PUBLIC STREET ROW AREA.
 - NO PARKING WILL BE ALLOWED ON THE 26 FT. WIDE PRIVATE STREET. "NO-PARKING" SIGNAGE AND/OR FIRELANE MARKINGS WILL BE REQUIRED TO MEET FIRE CODE REQUIREMENTS.



ENGINEER / SURVEYOR:
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S: KYLE PRESSLER
MATKIN-HOOVER ENGINEERING &
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O: 830.249.0600

OWNER / DEVELOPER:
TROPHY PROPERTIES
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BOERNE, TX 78006
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JOB NO. 3138.00
DESIGNED BY: KBK
DRAWN BY: RJV
CHECKED BY: KBK
SHEET # 1 of 1

LAND PLAN EXHIBIT
FOR
"THE ELEVATE" TOWNHOME DEVELOPMENT
BOERNE, TEXAS

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REVISIONS:

This document is released for
REVIEW PURPOSES ONLY,
NOT FOR CONSTRUCTION
and was prepared under the
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DATE: AUGUST 2021

