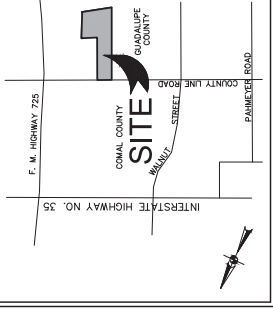
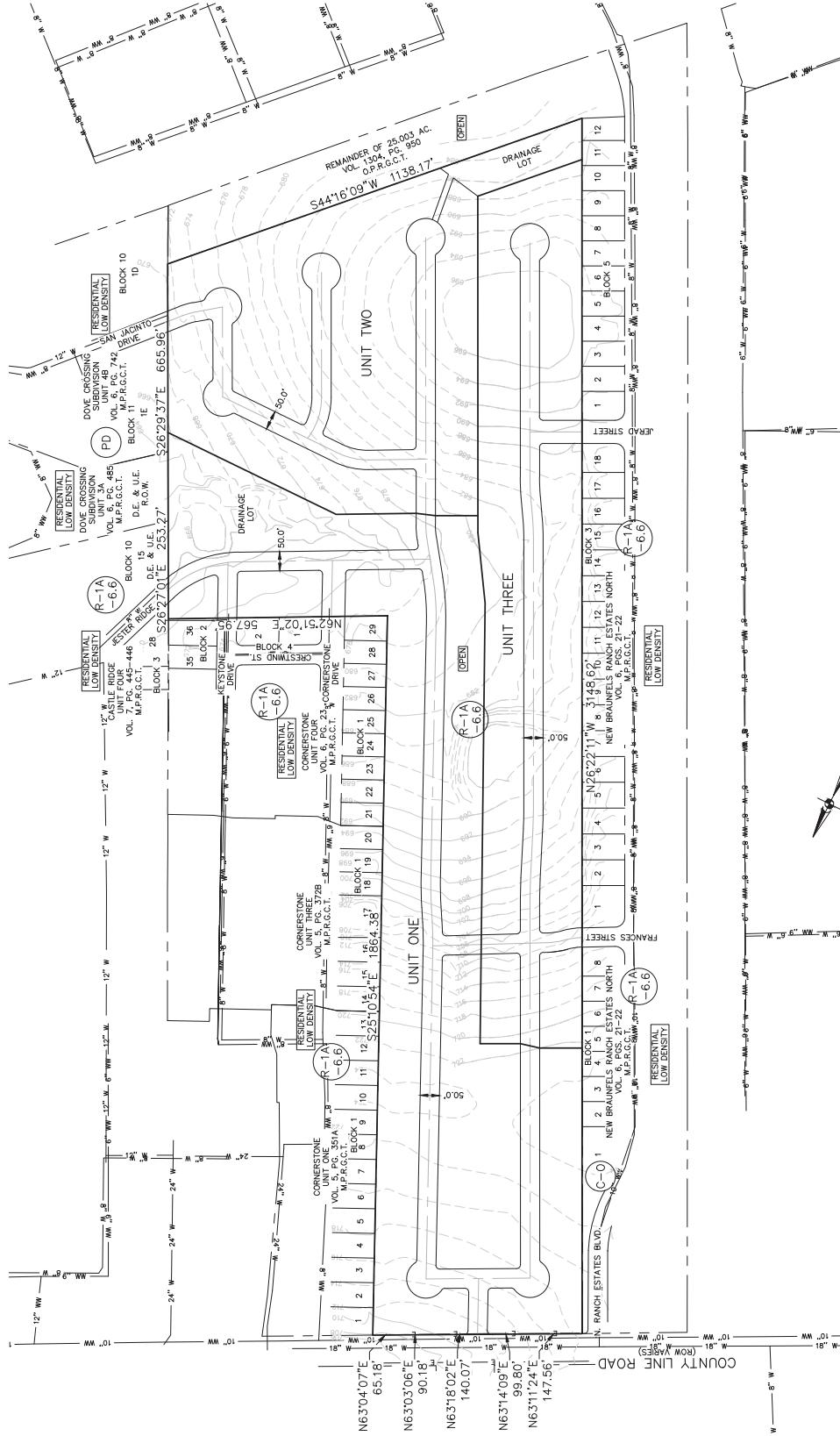


PARKRIDGE ESTATES PLANNED DEVELOPMENT DISTRICT CONCEPT PLAN AMENDMENT



LOCATION MAP
NOT TO SCALE



SCALE: 1"=200'

- LEGEND:
- R.O.W. = RIGHT-OF-WAY
 - M.P.R.G.C.T. = MOUNTAIN PLYERS, TEXAS
 - O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS, TEXAS
 - XX = EXISTING WATER LINE
 - XX = EXISTING SEWER LINE
 - XX = OVERHEAD ELECTRIC
 - XX = ZONING TYPE
 - XX = LANDUSE

410 N. SEGUIN AVE.
NEW BRAUNFELS,
TEXAS 78130
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PH: (830)625-8555
TBPE FIRM F-10961
TBPLS FIRM 10153600

REVISED JANUARY 19, 2016
PREPARED OCTOBER 3, 2014



PRELIMINARY LOT COUNT	
LOT SIZE	MAX. # OF LOTS
TOTAL RESIDENTIAL LOTS	211
DRAINAGE LOTS	2
PRELIMINARY LOT DATA	
MINIMUM LOT AREA	6,000 S.F.
MINIMUM LOT WIDTH (INTERIOR)	60'
MINIMUM LOT WIDTH (CORNER)	(CUL-DE-SAC 47 MIN)
MINIMUM LOT DEPTH	100'
MINIMUM FRONT SETBACK	(CUL-DE-SAC 86 MIN)
MINIMUM SIDE SETBACK	20'
MINIMUM REAR SETBACK	5'
PRELIMINARY PROJECT DATA	
PROJECT ACREAGE	49.92 AC
RESIDENTIAL ACREAGE	46.26 AC
LOT DENSITY = 5.15 UNITS PER ACRE	