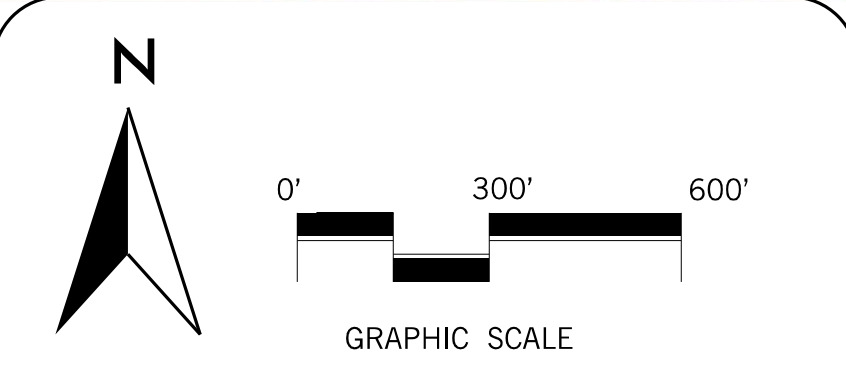


LAND USE SUMMARY					
LEGEND	USES	± D.U.	± ACRES		
[Green Box]	SINGLE FAMILY 55'X110' MIN	672	156.6		
[Light Green Box]	0.5 AC LOTS	160	118.2		
[Blue Box]	BASIN		22.3		
[Light Blue Box]	PARK		3.0		
[Red Box]	AMENITY CENTER		2.9		
[Light Blue Box]	FLOODPLAIN / EASEMENT / OPEN SPACE		50.7		
[White Box]	MAJOR ROW / COLLECTOR STREET		7.3		
TOTAL:		832	PHASE 1	127.9	361.0
			PHASE 2	83.8	
			PHASE 3	95.7	
			PHASE 4	53.6	

* NOTE:
LOTS WILL NOT EXCEED 65% IMPERVIOUS COVER PER LOTS.
 — MAILBOX LOCATION (INCLUDES TWO PARKING SPACES. LOCATIONS ARE APPROXIMATE AND FINAL LOCATION WILL BE DETERMINED DURING PERMITTING).

JOB NO. 30037
 DATE 6-16-2022



STERLING GROVE

SCHERTZ ETJ, TEXAS
 CONCEPT PLAN - 361.0 ACRES

