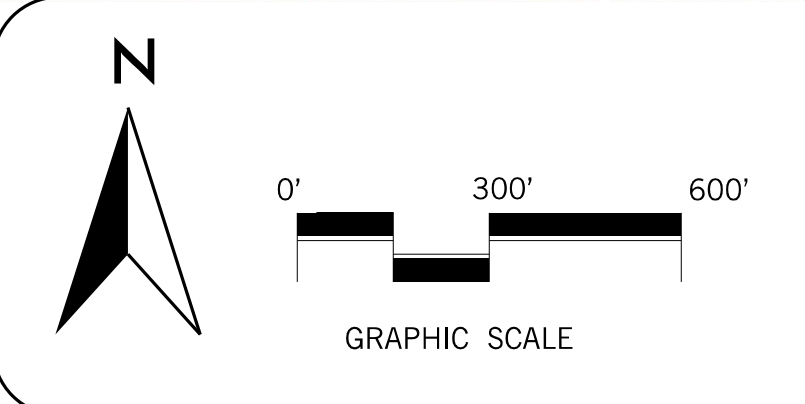


LAND USE SUMMARY					
LEGEND	USES	± D.U.	± ACRES		
	65% 55' x 110' 35% minimum 65' x 110'	672	156.6		
	0.5 AC LOTS	160	118.2		
	BASIN		22.3		
	PARK		3.0		
	AMENITY CENTER		2.9		
	FLOODPLAIN / EASEMENT / OPEN SPACE		50.7		
	MAJOR ROW / COLLECTOR STREET		7.3		
TOTAL:		832	PHASE 1	127.9	361.0
			PHASE 2	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

