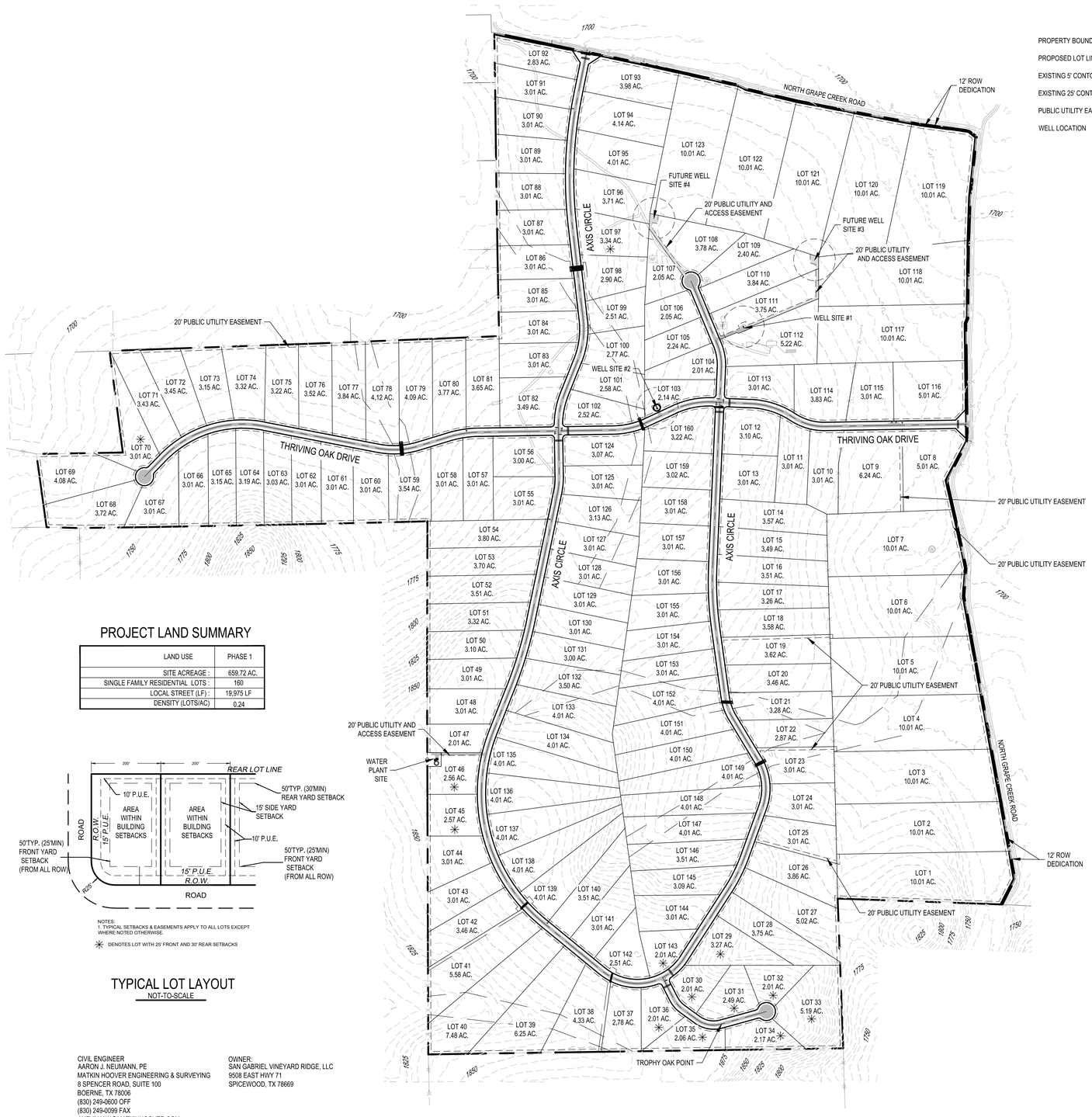


LEGEND

PROPERTY BOUNDARY

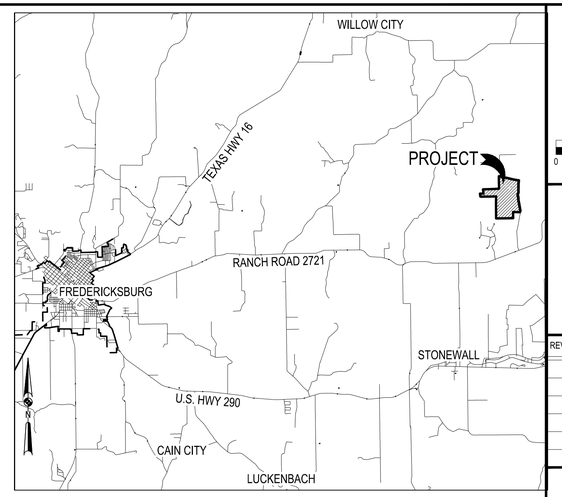
PROPOSED LOT LINE

EXISTING 5' CONTOUR

EXISTING 25' CONTOUR

PUBLIC UTILITY EASEMENT

WELL LOCATION



LOCATION MAP

N.T.S.

NOTES:

1.) A 15' P.U.E. WILL BE DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.
2.) A HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED FOR THIS DEVELOPMENT.
3.) WATER SERVICE IS TO BE PROVIDED BY A PUBLIC WATER SUPPLY
4.) ELECTRIC SERVICE TO BE PROVIDED BY CENTRAL TEXAS ELECTRIC CO-OP.
5.) SANITARY SEWER SERVICE IS TO BE PROVIDED BY ON-SITE SEPTIC FACILITIES.
6.) MAINTENANCE OF DRAINAGE EASMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. DRAINAGE EASMENTS SHALL BE FREE FROM ALL OBSTRUCTIONS.
7.) THIS DEVELOPMENT WILL CONSIST OF SINGLE FAMILY RESIDENTIAL LOTS, WITH A MINIMUM LOT AREA = 2 AC.
8.) ALL STREETS WITHIN THE VINEYARD RIDGE SUBDIVISION WILL BE BUILT TO THE COUNTY OF GILLESPIE SPECIFICATIONS AND WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
9.) TRAFFIC SIGNS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION TO MEET THE STANDARDS OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
10.) A VARIANCE HAS BEEN GRANTED TO THE SUBDIVISION REGULATIONS FOR GILLESPIE COUNTY SECTION G, 4 ACCESS TO PERMITTED ROADS. IN ACCORDANCE WITH THE VARIANCE, THE MINIMUM LOT FRONTAGE FOR THIS SUBDIVISION IS 150 FEET ON ALL ROADS AND 60 FEET ON CUL-DE-SACS (TURNING CIRCLE).
11.) A VARIANCE HAS BEEN GRANTED TO THE STANDARD 75 FOOT PROPERTY LINE SETBACKS WITHIN GILLESPIE COUNTY FOR ON-SITE-SEPTIC FACILITIES (OSSF). ALL OSSF SETBACKS THIS DEVELOPMENT SHALL MEET THE MINIMUM REQUIREMENTS PER 30 TAC CHAPTER 285.91(10), THE VARIANCE DOES NOT APPLY TO THE LOT LINE SHARED BETWEEN ANY LOT AND THE BOUNDARY OF THE ORIGINAL PARENT TRACT. THESE LOT LINES SHALL HAVE A 75 FOOT OSSF SETBACK.

PROJECT LAND SUMMARY

LAND USE	PHASE 1
SITE ACREAGE :	659.72 AC.
SINGLE FAMILY RESIDENTIAL LOTS :	160
LOCAL STREET (LF) :	19,975 LF
DENSITY (LOTS/AC)	0.24

NOTES:
1. TYPICAL SETBACKS & EASEMENTS APPLY TO ALL LOTS EXCEPT WHERE NOTED OTHERWISE.

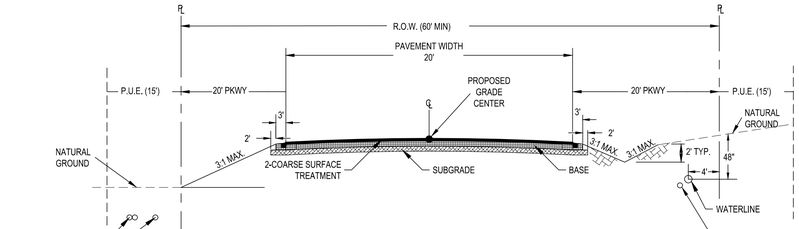
✳ DENOTES LOT WITH 25' FRONT AND 30' REAR SETBACKS

TYPICAL LOT LAYOUT

NOT-TO-SCALE

CIVIL ENGINEER
AARON J. NEUMANN, PE
MATKIN HOOVER ENGINEERING & SURVEYING
8 SPENCER ROAD, SUITE 100
BOERNE, TX 78006
(830) 249-0600 OFF
(830) 249-0099 FAX
ANEUMANN@MATKINHOOVER.COM

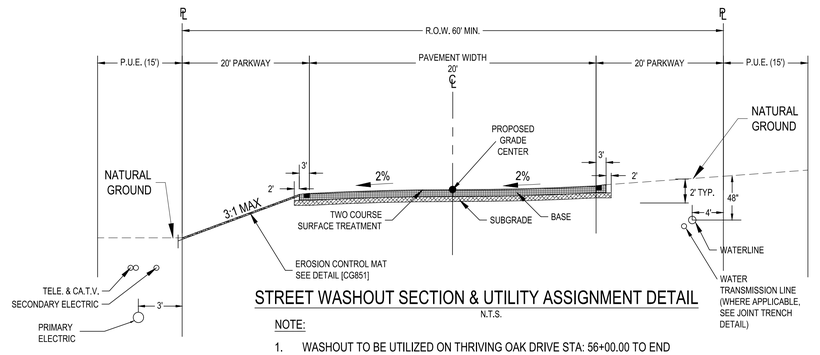
OWNER:
SAN GABRIEL VINEYARD RIDGE, LLC
9508 EAST HWY 71
SPICEWOOD, TX 78669



TYPICAL STREET SECTION & UTILITY ASSIGNMENT DETAIL

N.T.S.

NOTES:
THIS DETAIL SHOWS A TYPICAL DRY UTILITY TRENCH SECTION (SEE SUBDIVISION DETAILS FOR TYPICAL DRY UTILITY TRENCH DETAIL). CONTRACTOR SHALL COORDINATE WITH LOCAL PURVEYORS FOR FINAL TRENCH SECTION.



STREET WASHOUT SECTION & UTILITY ASSIGNMENT DETAIL

N.T.S.

NOTE:

1. WASHOUT TO BE UTILIZED ON THRIVING OAK DRIVE STA: 56+00.00 TO END
2. THIS DETAIL SHOWS A TYPICAL DRY UTILITY TRENCH SECTION (SEE SUBDIVISION DETAILS FOR TYPICAL DRY UTILITY TRENCH DETAIL). CONTRACTOR SHALL COORDINATE WITH LOCAL PURVEYORS FOR FINAL TRENCH SECTION.

N

SCALE: 1"=400'

0 200' 400' 600' 800'

SHEET SIZE: 24" x 36"

STATE OF TEXAS
GARRETT D. KELLER
111511
LICENSED
PROFESSIONAL ENGINEER
04/06/17

REVISIONS:

MATKINHOOVER ENGINEERING & SURVEYING
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600
CONTACT@MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-9045 | SURVEYING FIRM F-10024-00

MASTER PLAN
FOR
VINEYARD RIDGE
GILLESPIE COUNTY, TEXAS

CS101

JOB NO.	2790.01
DESIGNED BY:	AJM
DRAWN BY:	RRA
CHECKED BY:	GDK
SHEET #	18 OF 68

Z:\PROJECTS\2790 - Vineyard Ridge\C18 279001 MASTER PLAN CS101.dwg
Date: Apr 10, 2017, 8:07am User ID: rakvarez