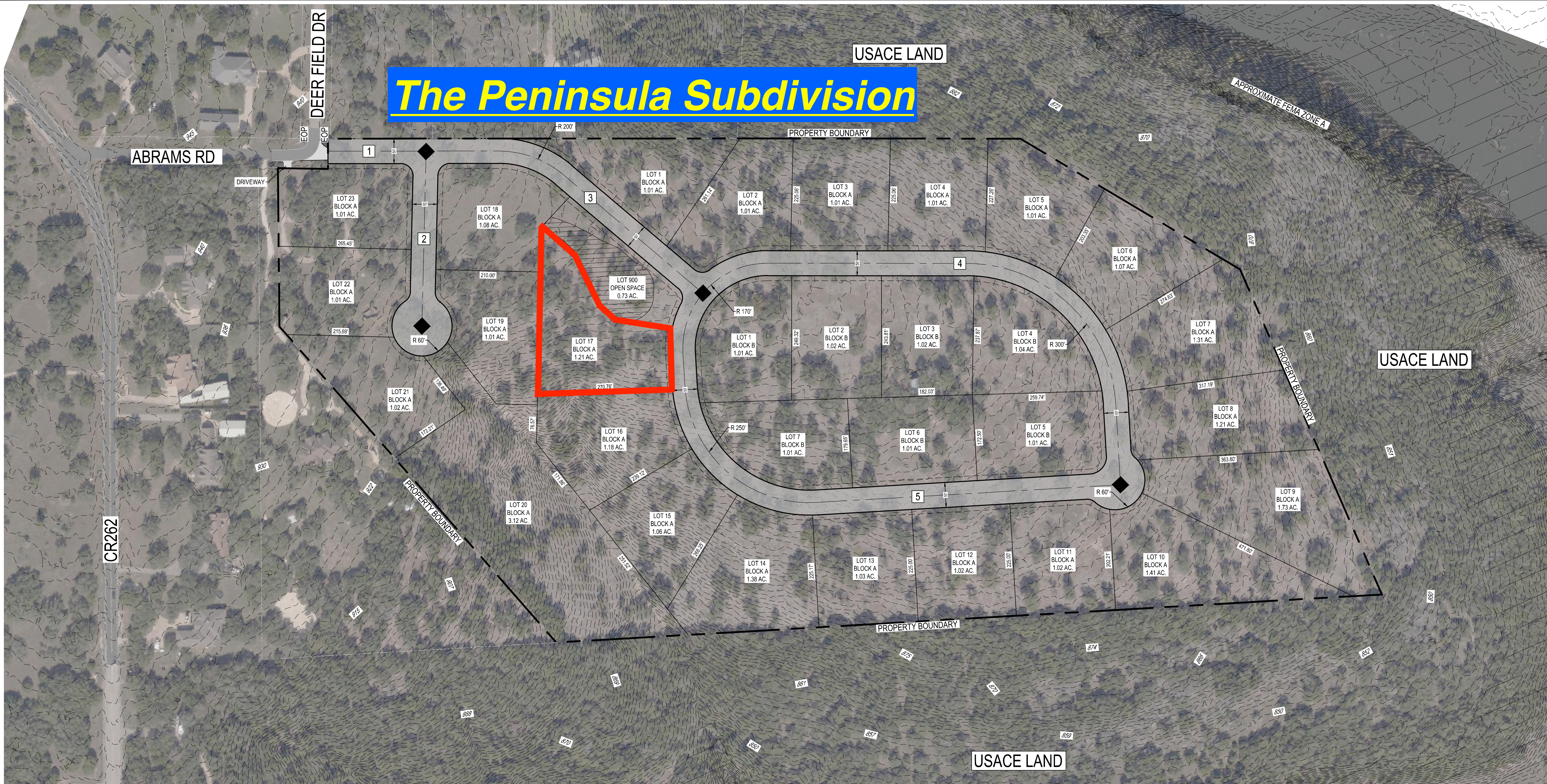


Date: Mar 31, 2020, 5:21pm User ID: jenkins

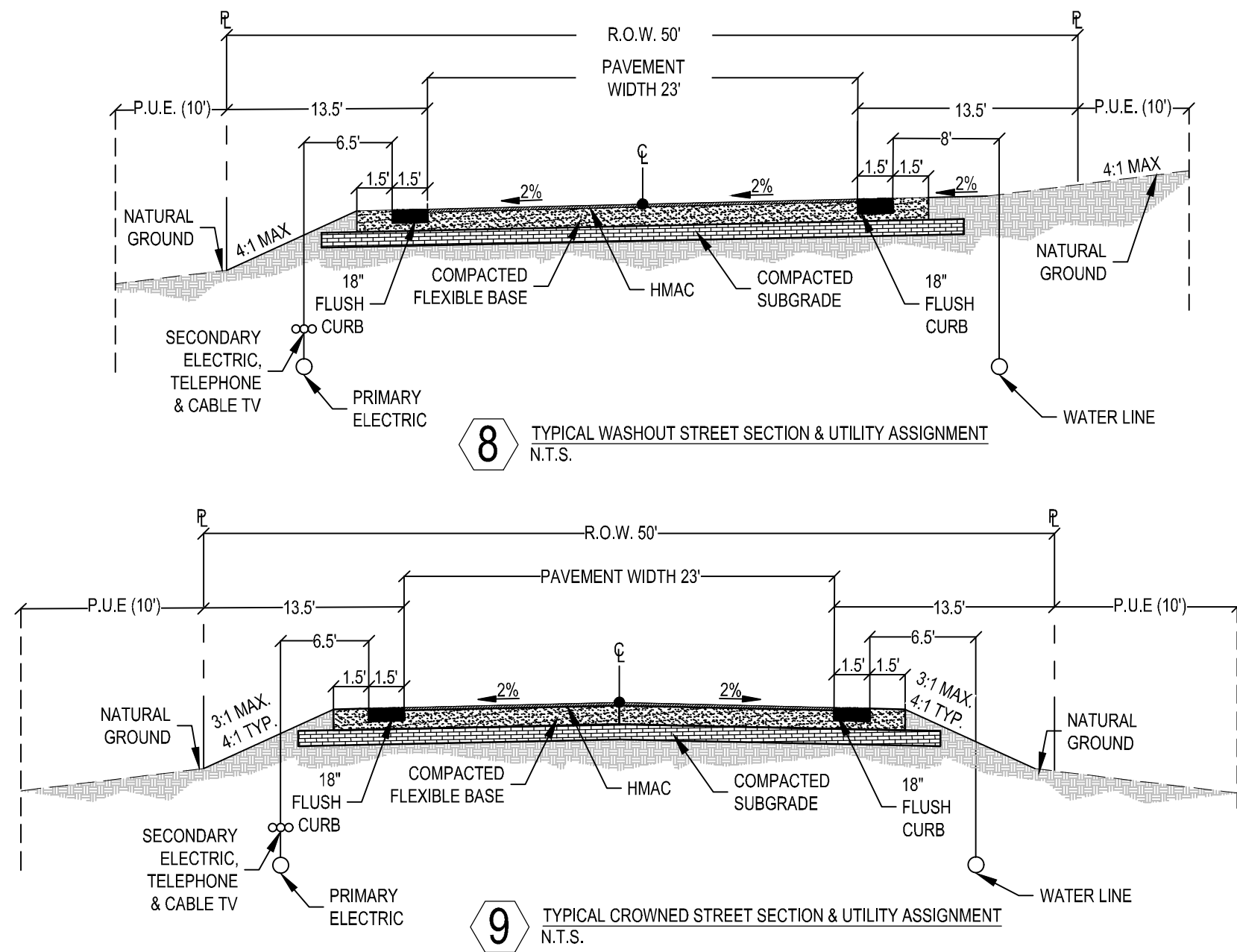
Z:\PROJECTS\3144 - The Peninsula\Exhibit.FG.1.0.LAND PLAN.dwg



**\*FEMA NOTE:**  
THE PROPOSED FEMA 100-YEAR FLOOD PLAIN LIMITS SHOWN ON THIS DRAWING ARE AN APPROXIMATE BOUNDARY. THE INFORMATION CONTAINED ON THIS EXHIBIT DOES NOT REPRESENT A FEMA FLOODPLAIN STUDY NOR DOES IT REPRESENT PROPOSED GRADES THAT HAVE BEEN DERIVED FROM AN IN-DEPTH ENGINEERING DESIGN ANALYSIS.

**PLANNING NOTES (GEORGETOWN UDC 2003-16, DATED 04/01/2017)**

- DESIGN SPEED = 25 MPH (HORIZ. CURVE: E%=0, 181'R MIN; VERT. CURVE: <15% GRADE, 200'R MIN [K=50])
- LOCAL STREET STANDARDS, RE: [TABLE 12.02.040]
- CONNECTIONS TO MAJOR STREETS; 1, RE: [TABLE 12.05.020]
- CONNECTION TO ABRAMS RD (>50 MPH) PROPOSED INLINE WITH DEER FIELD DR; NO OTHER EXISTING DRIVEWAYS WITHIN 425 FEET, RE: [TABLE 12.08.020]
- STREET NETWORK; 5 LINKS [T] / 4 NODES [I] = 1.25, RE: [12.05.020.D]
- 500' FOOT MAXIMUM FOR CAL-DE-SACS, RE: [12.05.020.C]
- 500' FOOT MAXIMUM FOR TEMPORARY DEAD-END STREET, RE: [12.05.C.6]
- STREET DESIGN AND TECHNICAL STANDARDS APPLIED, RE: [12.06]
- TRAFFIC IMPACT ANALYSIS; PROPOSED DEVELOPMENT TRAFFIC NOT TO EXCEED 2,000 ADT, RE: [12.10.010.A]



MINIMUM COVER BELOW FINISH-GRADE ALL UTILITIES UNDER ROADWAY - 36"	
ELECTRIC PRIMARY	36"
ELECTRIC SECONDARY	24"
WATER	36"
GAS	36"
TELECOMMUNICATIONS	36"

**LEGEND**

PROPOSED LOT LINES

PROPOSED R.O.W.

PROPERTY BOUNDARY

EXISTING 1' CONTOUR

EXISTING 5' CONTOUR

100 YEAR FEMA ZONE A

FLOW ARROW

SENSATIVE FEATURE BUFFER ZONE

LINKS

NODES

UTILITY EASEMENT

**LAND USE SUMMARY**

RESIDENTIAL LOTS (1.0+ ACRE):	ASSUME 29 LOTS	SHOWN 30 LOTS
FLOODPLAIN IMPACTED LOTS:	0 LOTS	
ROADS (50' WIDE RIGHT-OF-WAY):	3,558 LINEAR FEET, CENTERLINE	

**NOTE:**  
LOT # 23 SHALL TAKE ACCESS FROM ABRAMS RD.

**MATKINHOVER**  
ENGINEERING & SURVEYING

8 SHELTER ROAD SUITE 100  
300 SHELTER ROAD SUITE 100  
OFFICE: 802.910.0000  
OFFICE: 802.910.0000  
OFFICE: 512.868.2244  
OFFICE: 512.868.2244  
TEXAS REGISTERED SURVEYING FIRM F-002400  
CALIFORNIA REGISTERED SURVEYING FIRM F-002400  
CONSTRUCTION MANAGERS CONSULTANTS

**STREET PROJECTION EXHIBIT**

**FOR**

**THE PENINSULA**

**GEORGETOWN, TX**

**EXHIBIT 4.0**

JOB NO. 3144.00

DESIGNED BY: MAH

DRAWN BY: TMJ

CHECKED BY: GDK

SHEET: 01

SCALE: 1"=100'

SHEET SIZE: 24" x 36"

This document is released for REVIEW PURPOSES ONLY, NOT FOR CONSTRUCTION and was prepared under the authorization of Garrett D. Keller, Registered Professional Engineer, State of Texas, Registration No. 111511. DATE: MARCH 2019

REVISIONS:


FOR REVIEW ONLY - NOT FOR CONSTRUCTION