Development along State Highway 46

Tom Hornseth, Comal County Engineer
November 14, 2017
## LAND USE DENSITY TABLE

<table>
<thead>
<tr>
<th>PHASE</th>
<th>AREA (ACRES)</th>
<th>DWELLING UNITS</th>
<th>PARK/OPEN SPACE (ACRES)</th>
<th>DENSITY (UNITS/ACRES)</th>
<th>R.O.W. DEDICATION (ACRES)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1A</td>
<td>82.64</td>
<td>58</td>
<td>8.90</td>
<td>0.71</td>
<td></td>
</tr>
<tr>
<td>1B</td>
<td>66.80</td>
<td>48</td>
<td>6.63</td>
<td>0.72</td>
<td></td>
</tr>
<tr>
<td>1C</td>
<td>60.44</td>
<td>45</td>
<td>4.12</td>
<td>0.74</td>
<td>1.29</td>
</tr>
<tr>
<td>2A</td>
<td>76.86</td>
<td>50</td>
<td>14.01</td>
<td>0.65</td>
<td></td>
</tr>
<tr>
<td>2B</td>
<td>67.67</td>
<td>52</td>
<td>1.68</td>
<td>0.77</td>
<td>2.06</td>
</tr>
<tr>
<td>2C</td>
<td>69.95</td>
<td>53</td>
<td>2.38</td>
<td>0.76</td>
<td>3.93</td>
</tr>
<tr>
<td>TOTAL</td>
<td>423.78</td>
<td>305</td>
<td>37.67</td>
<td>0.72</td>
<td>8.36</td>
</tr>
</tbody>
</table>

Brandt Ranch
UNIT 11:
L.F. OF ROADS = 12,968
TOTAL LOTS = 122 TOTAL ACRES = 194.01

TOTAL
L.F. OF ROADS = 209,709
LOTS = 2,345
ACREAGE = 3,316.04
Meyer Ranch

TOTAL

- CONDO: 113
- 45'x130': 290
- 50'x130': 321
- 55'x130': 140
- 60'x130': 253
- 65'x130': 84
- 70'x130': 192
- 80'x130': 110
- 100'x130': 95

Total: 1598
Singing Hills

PLANNING SUMMARY

TOTAL PROJECT ACREAGE: 250.55 ACRES
103.76 ACRES (PROJECT AREA WITHIN BULVERDE CITY LIMITS)
146.79 ACRES (PROJECT AREA WITHIN BULVERDE ETJ)

TOTAL NUMBER OF LOTS (EXCLUDING SINGLE FAMILY RESIDENTIAL AND NON-BUILDABLE LOTS WITHIN CITY LIMITS): 35 LOTS
TOTAL NUMBER OF LOTS PARTIALLY WITHIN CITY LIMITS: 2 LOTS
TOTAL NUMBER OF SINGLE FAMILY LOTS: 318
TOTAL NUMBER OF MULTIFAMILY FAMILY UNITS: 288
Development along State Highway 46

Tom Hornseth, Comal County Engineer
November 14, 2017