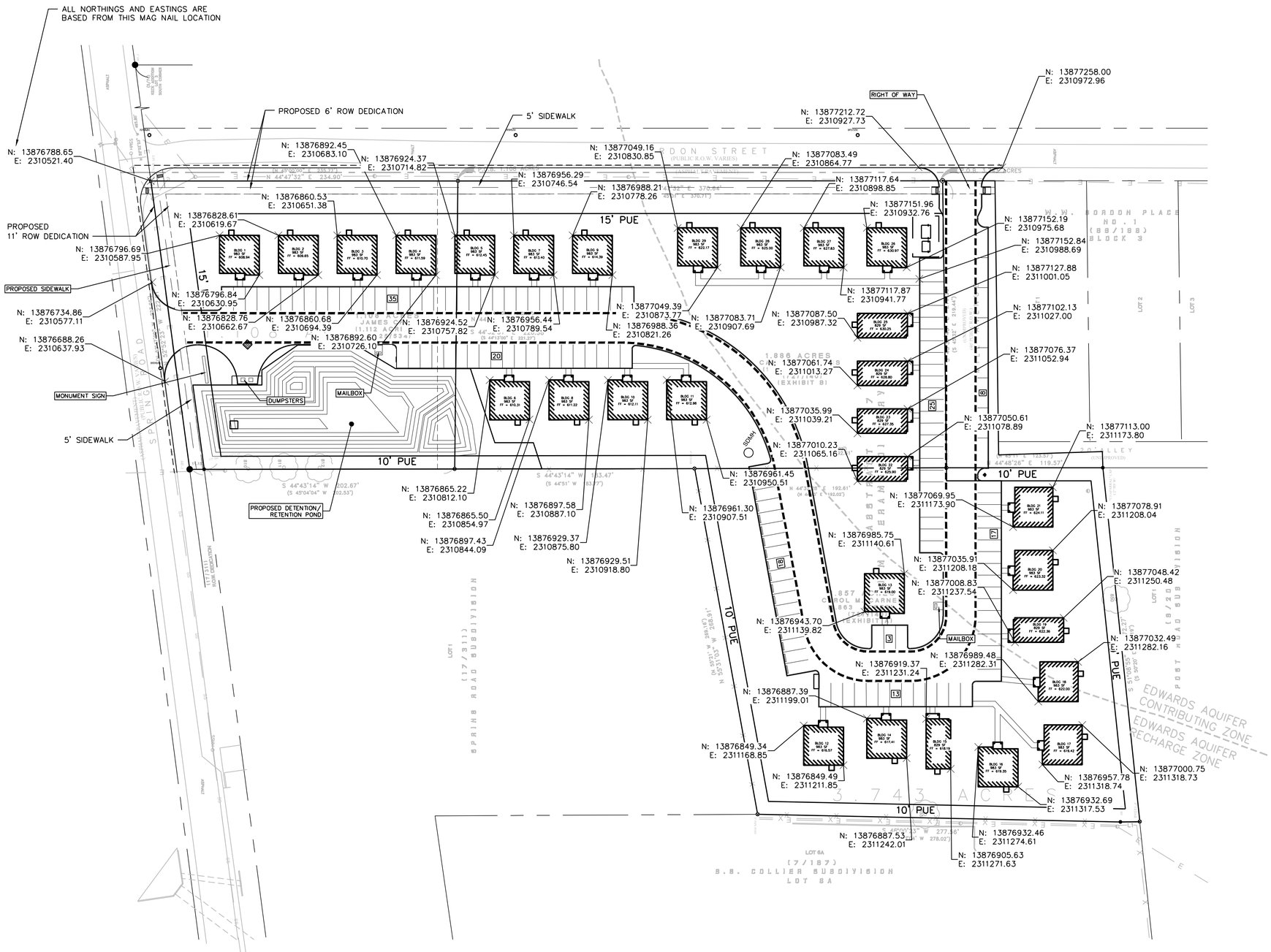

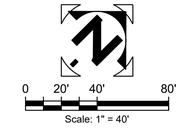

SITE/GEOMETRY LEGEND

- FIRE LANE
- N: 0.00 E: 0.00 — NORTHING/EASTING
- PROP. SIGN
- 26 — PARKING SPACE COUNT
- W — PROP. WATER LINE
- WW — PROP. WASTEWATER LINE
- WWMH — PROP. WASTEWATER MANHOLE REF: COSM DET. 506S-10-SM
- CO — PROP. WASTEWATER CLEANOUT REF: COSM DET. 503S-7WSM, 520S-4A-SM
- SDMH — PROP. STORM DRAIN MANHOLE REF: DET. 506S-3, 506S-5, 506S-7, 506S-8, 506S-9

NOTES:
1. ALL PARKING LOT AND ROADWAY DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.

SITE PLAN RELEASE NOTES:
1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
2. APPROVAL OF THE SITE PLAN DOES NOT INCLUDE BUILDING APPROVAL; FIRE CODE APPROVAL; OR BUILDING, DEMOLITION, OR RELOCATION PERMITS APPROVAL. A CITY DEMOLITION OR RELOCATION PERMIT CAN ONLY BE ISSUED ONCE THE HISTORIC REVIEW PROCESS IS COMPLETED.
3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE CITY OF SAN MARCOS.
4. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO, UTILITIES.
5. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
6. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR COMMISSION-APPROVED SITE PLANS.
7. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF SAN MARCOS.
8. ANY EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF SAN MARCOS PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
9. FOR CONSTRUCTION IN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

SCREENING AND LIGHTING NOTES:
1. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIAL.

BLDG #	BEDROOMS
1	5
2	4
3	5
4	5
5	5
6	5
7	4
8	4
9	5
10	5
11	5
12	5
13	5
14	4
15	5
16	5
17	5
18	4
19	5
20	5
21	5
22	5
23	4
24	5
25	5
26	5
27	5
28	5
29	5

TOTAL SITE PARKING = 139 SPACES

6/10/2020
STATE OF TEXAS
MATTHEW A. RECTOR SR.
122861
LICENSED PROFESSIONAL ENGINEER

mwm Design Group
305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734
TBAE FIRM REGISTRATION NO.: 1452
TBPE FIRM REGISTRATION NO.: F-1416
TBPLS FIRM REGISTRATION NO.: 10065600

NO.	DATE	DESCRIPTION	BY

0 1"
The bar above measures one inch on the original drawing. Adjust scales accordingly.

SITE PLAN

Spring Ranch Villas
128 Spring Road
San Marcos, Texas 78666

PLOTTED: 6/10/2020
JOB NO: 830-01

C200

File: Y:\830-01_Spring_Ranch\CAD\Sheets\C200-SITE-SD.dwg 24x36