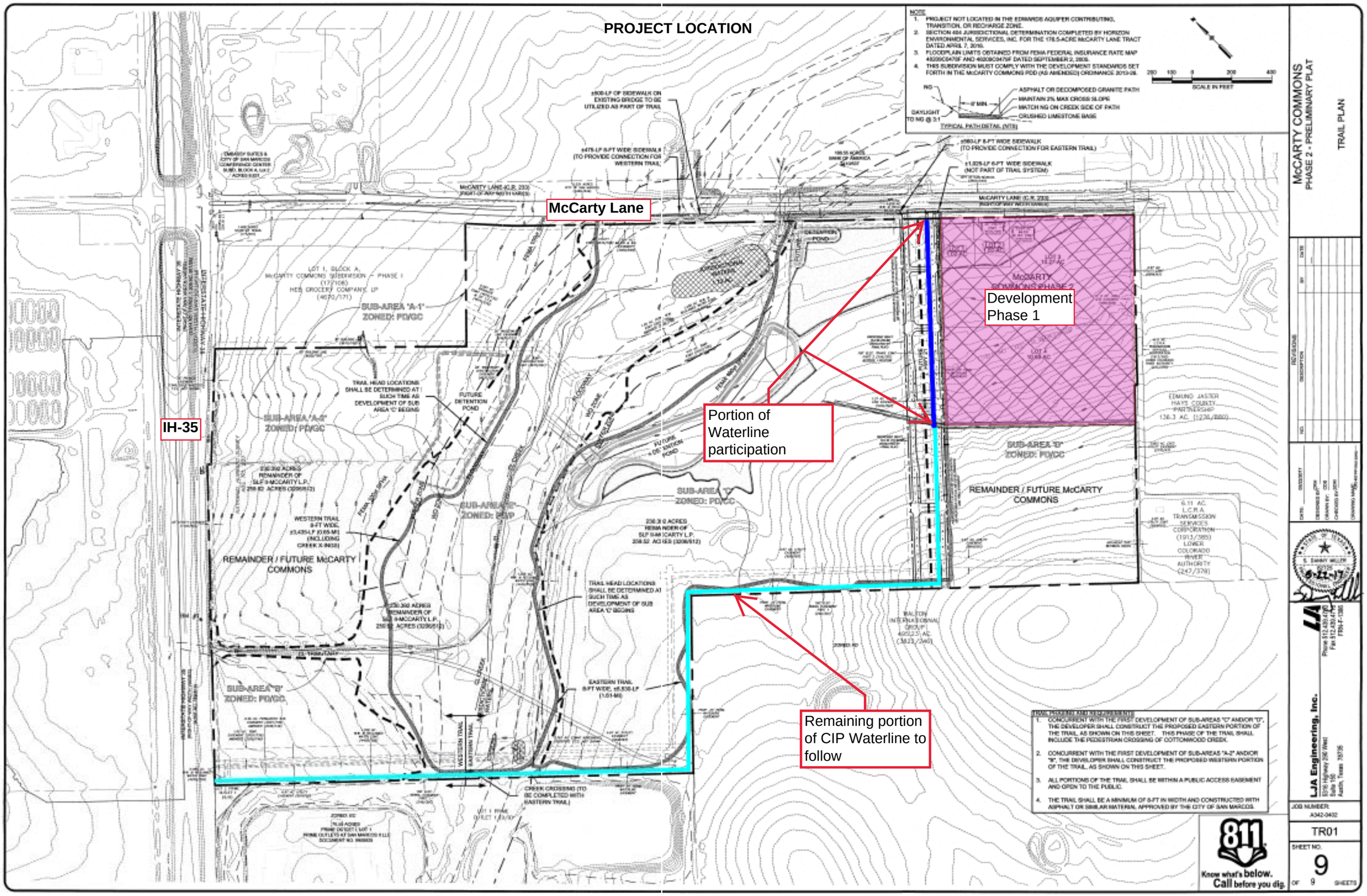
PROJECT LOCATION
McCarty Lane
IH-35
Development Phase 1
Portion of Waterline participation
Remaining portion of CIP Waterline to follow
REMAINDER / FUTURE McCARTY COMMONS
McCARTY COMMONS PHASE 2
SUB-AREA "A-1" ZONED: PDGC
SUB-AREA "A-2" ZONED: PDGC
SUB-AREA "B" ZONED: PDGC
SUB-AREA "C" ZONED: PDGC
SUB-AREA "D" ZONED: PDGC
SUB-AREA "E" ZONED: PDP
WESTERN TRAIL 8-FT WIDE, ±3,435-LF (0.65-MI) (INCLUDING CREEK X-ING)
EASTERN TRAIL 8-FT WIDE, ±6,530-LF (1.01-MI)
CREEK CROSSING (TO BE COMPLETED WITH EASTERN TRAIL)
TRAIL HEAD LOCATIONS SHALL BE DETERMINED AT SUCH TIME AS DEVELOPMENT OF SUB AREA "C" BEGINS
FUTURE DETENTION POND
LOT 1, BLOCK A, McCARTY COMMONS SUBDIVISION - PHASE 1 (17/106) HEB GROCERY COMPANY, LP (4670/171)
EDMUND JASTER HAYS COUNTY PARTNERSHIP 136.3 AC. (1236/880)
6.11 AC. L.C.R.A. TRANSMISSION SERVICES CORPORATION (1913/385) LOWER COLORADO RIVER AUTHORITY (247/378)
BALTON INTERNATIONAL GROUP 40.0123 AC. (3623/340)
NOTE
1. PROJECT NOT LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING, TRANSITION, OR RECHARGE ZONE.
2. SECTION 404 JURISDICTIONAL DETERMINATION COMPLETED BY HORIZON ENVIRONMENTAL SERVICES, INC. FOR THE 178.5-ACRE McCARTY LANE TRACT DATED APRIL 7, 2016.
3. FLOODPLAIN LIMITS OBTAINED FROM FEMA FEDERAL INSURANCE RATE MAP 48209C0470F AND 48209C0475F DATED SEPTEMBER 2, 2005.
4. THIS SUBDIVISION MUST COMPLY WITH THE DEVELOPMENT STANDARDS SET FORTH IN THE McCARTY COMMONS PDD (AS AMENDED) ORDINANCE 2013-08.
TYPICAL PATH DETAIL (NTS)
ASPHALT OR DECOMPOSED GRANITE PATH
MAINTAIN 2% MAX CROSS SLOPE
MATCH NG ON CREEK SIDE OF PATH
CRUSHED LIMESTONE BASE
SCALE IN FEET
TRAIL PERMITS AND REQUIREMENTS
1. CONCURRENT WITH THE FIRST DEVELOPMENT OF SUB-AREAS "C" AND/OR "D", THE DEVELOPER SHALL CONSTRUCT THE PROPOSED EASTERN PORTION OF THE TRAIL, AS SHOWN ON THIS SHEET. THIS PHASE OF THE TRAIL SHALL INCLUDE THE PEDESTRIAN CROSSING OF COTTONWOOD CREEK.
2. CONCURRENT WITH THE FIRST DEVELOPMENT OF SUB-AREAS "A-2" AND/OR "B", THE DEVELOPER SHALL CONSTRUCT THE PROPOSED WESTERN PORTION OF THE TRAIL, AS SHOWN ON THIS SHEET.
3. ALL PORTIONS OF THE TRAIL SHALL BE WITHIN A PUBLIC ACCESS EASEMENT AND OPEN TO THE PUBLIC.
4. THE TRAIL SHALL BE A MINIMUM OF 8-FT IN WIDTH AND CONSTRUCTED WITH ASPHALT OR SIMILAR MATERIAL APPROVED BY THE CITY OF SAN MARCOS.
811 Know what's below. Call before you dig.
McCARTY COMMONS
PHASE 2 - PRELIMINARY PLAT
TRAIL PLAN
LJA Engineering, Inc.
JOB NUMBER: A342-0402
TR01
SHEET NO. 9 OF 9 SHEETS