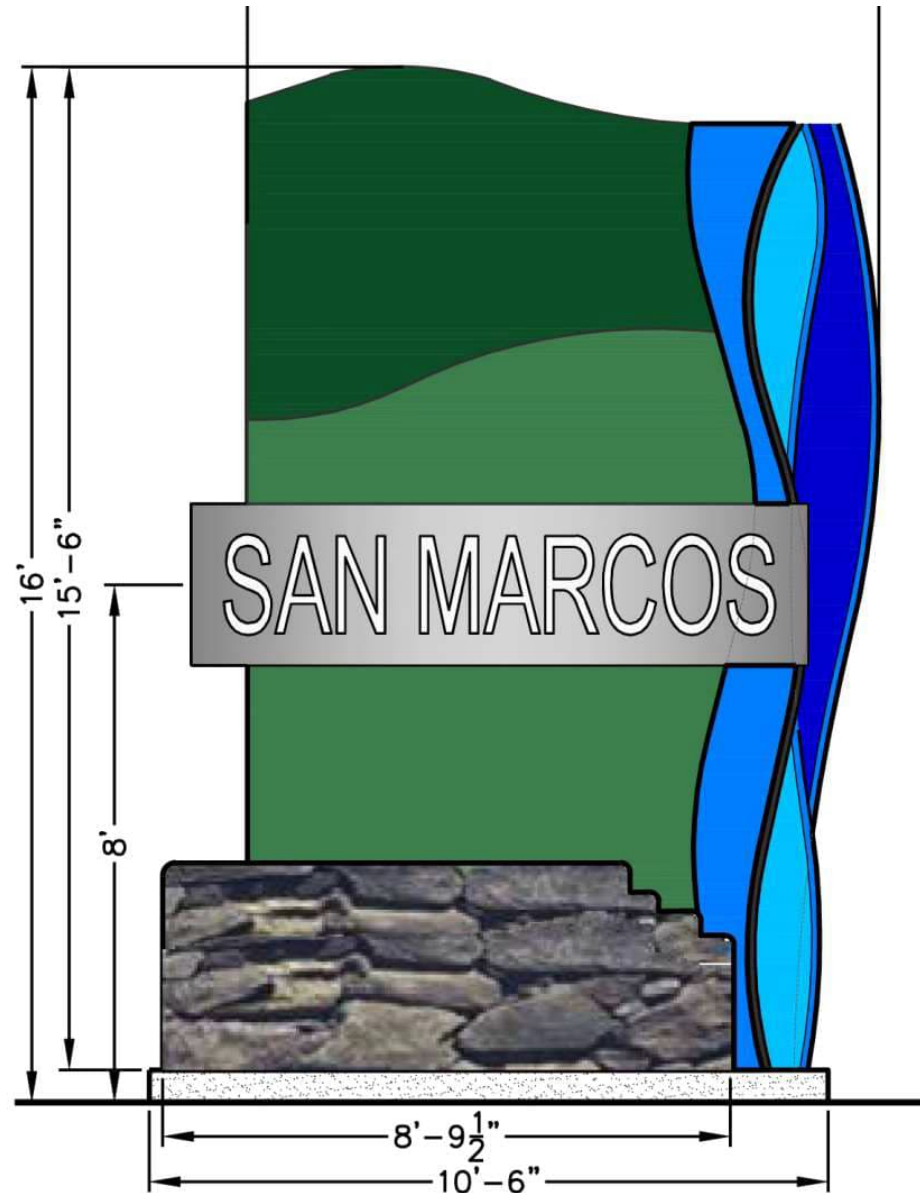
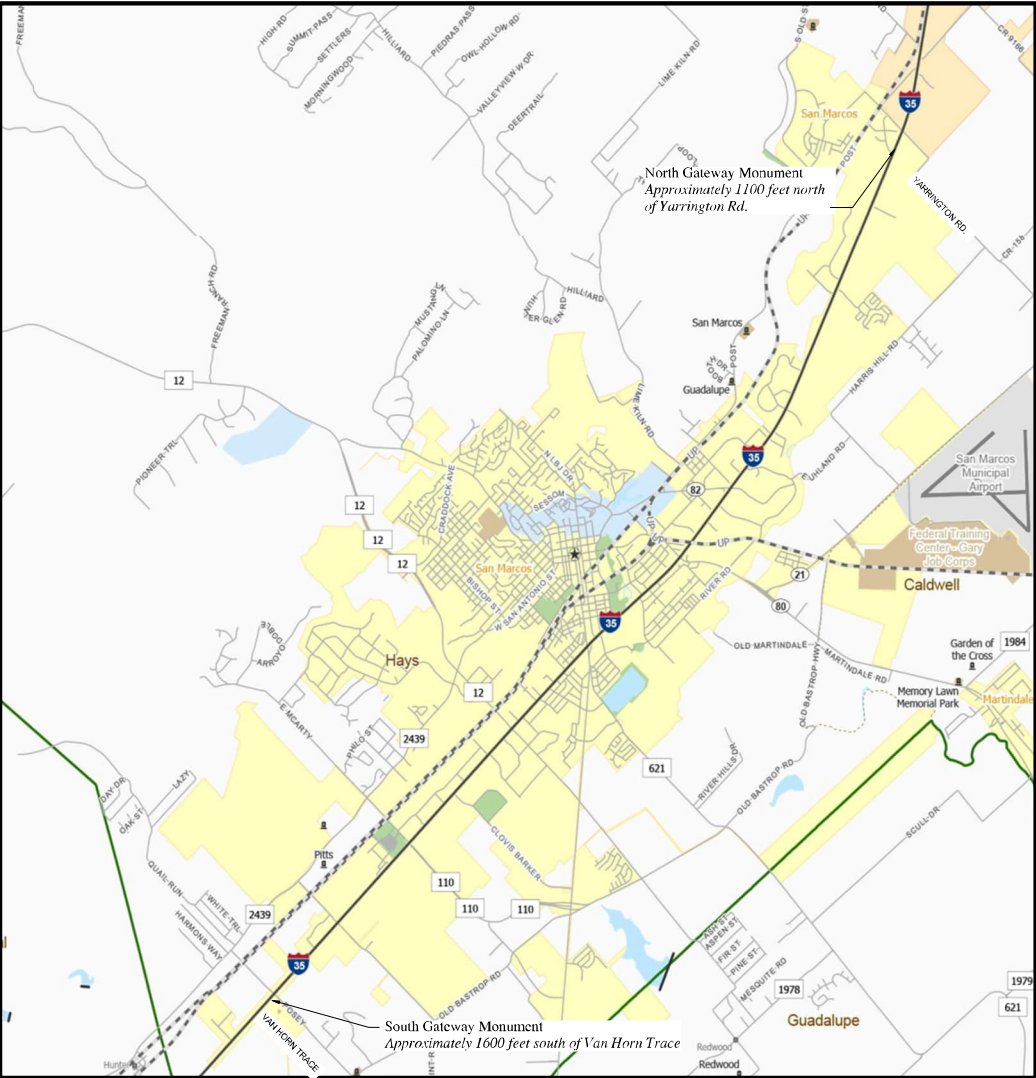


## Exhibit A: Design And Location



# Exhibit A: Design And Location



LOCATION MAP

## GATEWAY MONUMENT SIGN SAN MARCOS SAN MARCOS, TEXAS

SUBMITTAL DATE  
DATE: SEPTEMBER 23, 2024

OWNER:  
CITY OF SAN MARCOS  
SAN MARCOS, TEXAS

CONTACT:  
ROHIT VIJ, P.E.  
RVIJ@SANMARCOSTX.GOV  
512-393-8133

LANDSCAPE ARCHITECT / AGENT:  
MWM DESIGN GROUP, INC.  
9001 N. IH-35, STE #102  
AUSTIN, TEXAS 78753

CONTACT:  
DAVID CAZARES, LA, LEED  
DAVID.CAZARES@MWMDC.COM  
512-992-2972

CIVIL ENGINEER:  
TOMAS RODRIGUEZ, P.E.  
TOMAS.RODRIGUEZ@MWMDC.COM  
512-453-0767

MWM DESIGN GROUP, INC.  
9001 N. IH-35, STE #102  
AUSTIN, TEXAS 78753

ARCHITECT:  
MEGAN WEINZIERL, AIA, LEED AP  
MEGAN.WEINZIERL@MWMDC.COM  
917-687-9031

MWM DESIGN GROUP, INC.  
9001 N. IH-35, STE #102  
AUSTIN, TEXAS 78753

LEGAL DESCRIPTION: SOUTHBOUND SIGN IS APPROXIMATELY 1100' NORTH OF THE YARRINGTON ROAD OVERPASS INTERSECTION AND NORTHBOUND SIGN IS APPROXIMATELY 4100' SOUTH OF THE VAN HORNE TRACE INTERSECTION OF IH-35 FRONTAGE ROAD  
MAPSCO GRID: #1689, #1739



24 September 2024

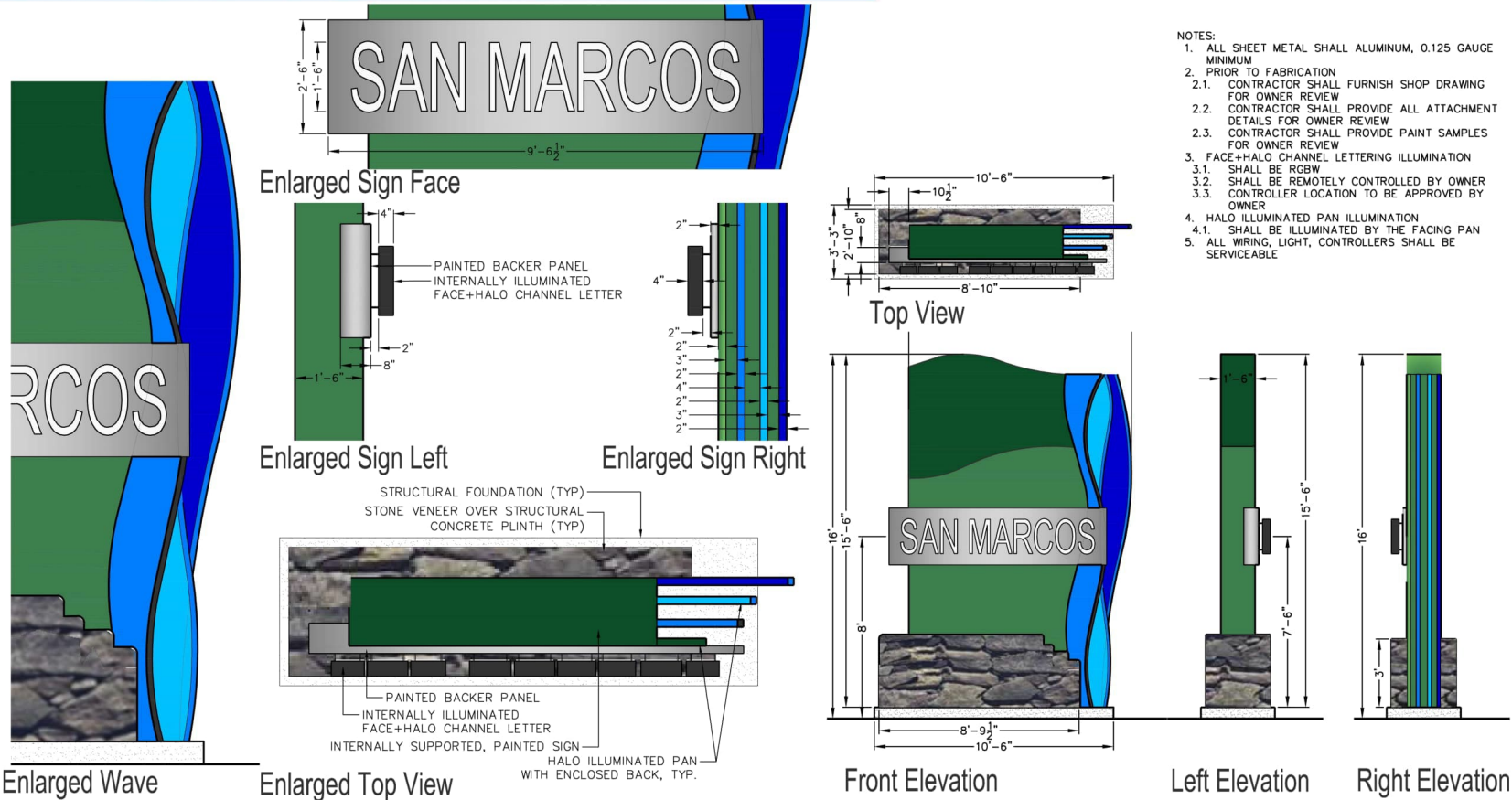


COVER SHEET  
CITY OF SAN MARCOS  
GATEWAY MONUMENT SIGN  
SAN MARCOS, TEXAS

PLOTTED: 9/23/2024  
JOB NO: 0305-004  
L000  
1 OF 47

# Exhibit A: Design And Location

## GATEWAY MONUMENT CONCEPT MODEL



SCALE: NTS



APPROVED SIGN

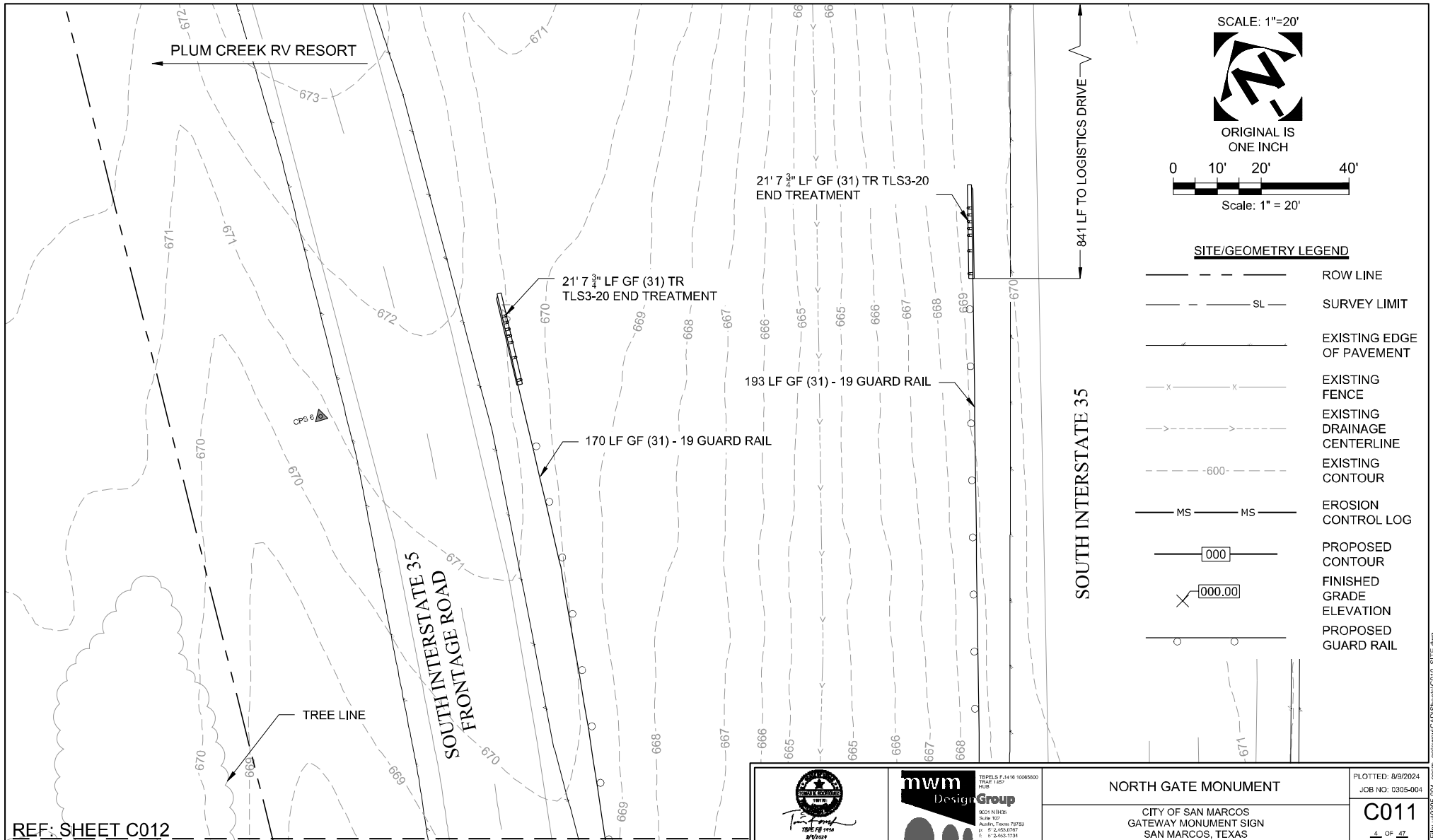
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GATEWAY MONUMENT SIGN  
SAN MARCOS, TEXAS

PLOTTED: 9/24/2024  
JOB NO. 0305-004

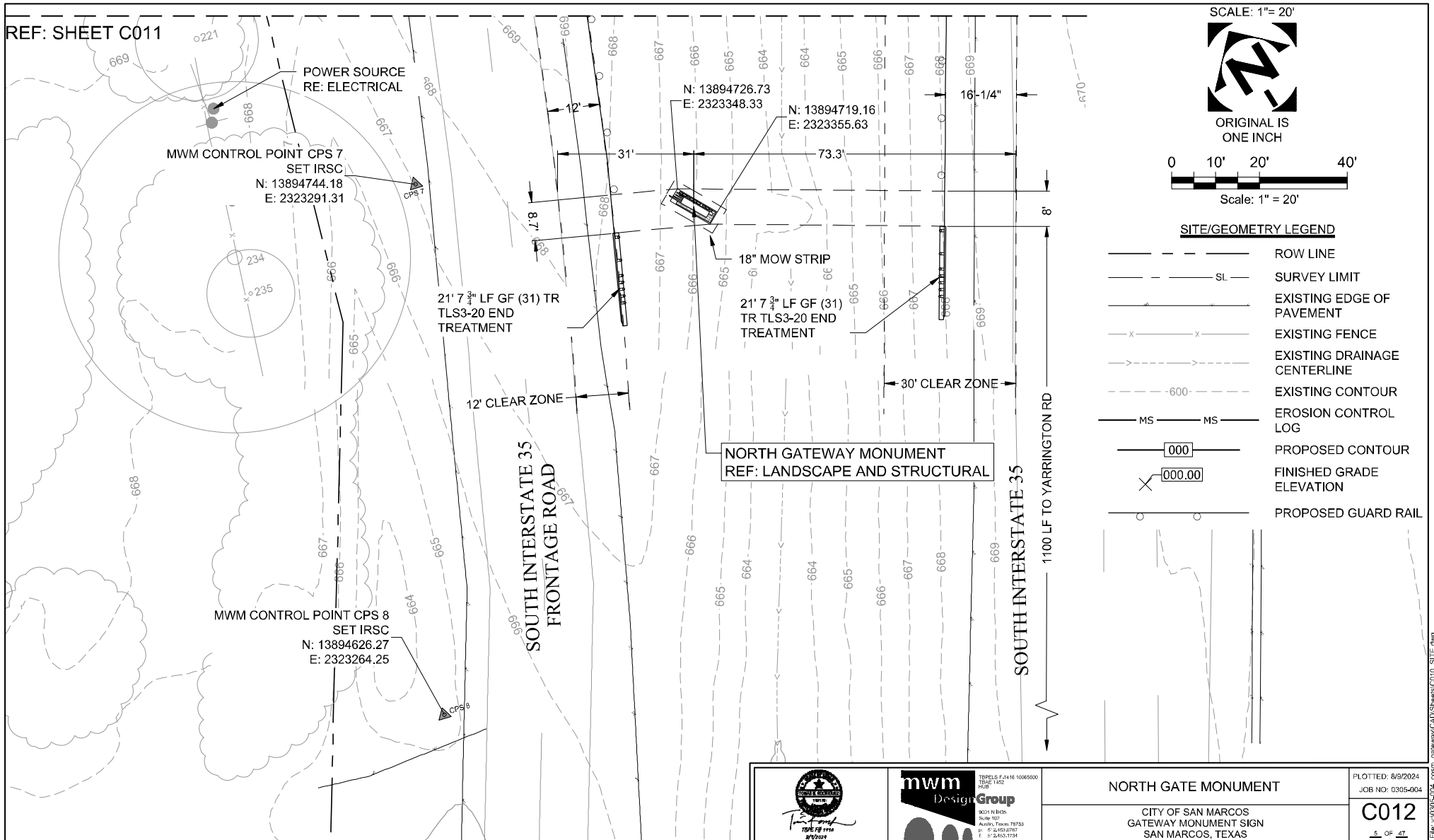
L002

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# Exhibit A: Design And Location



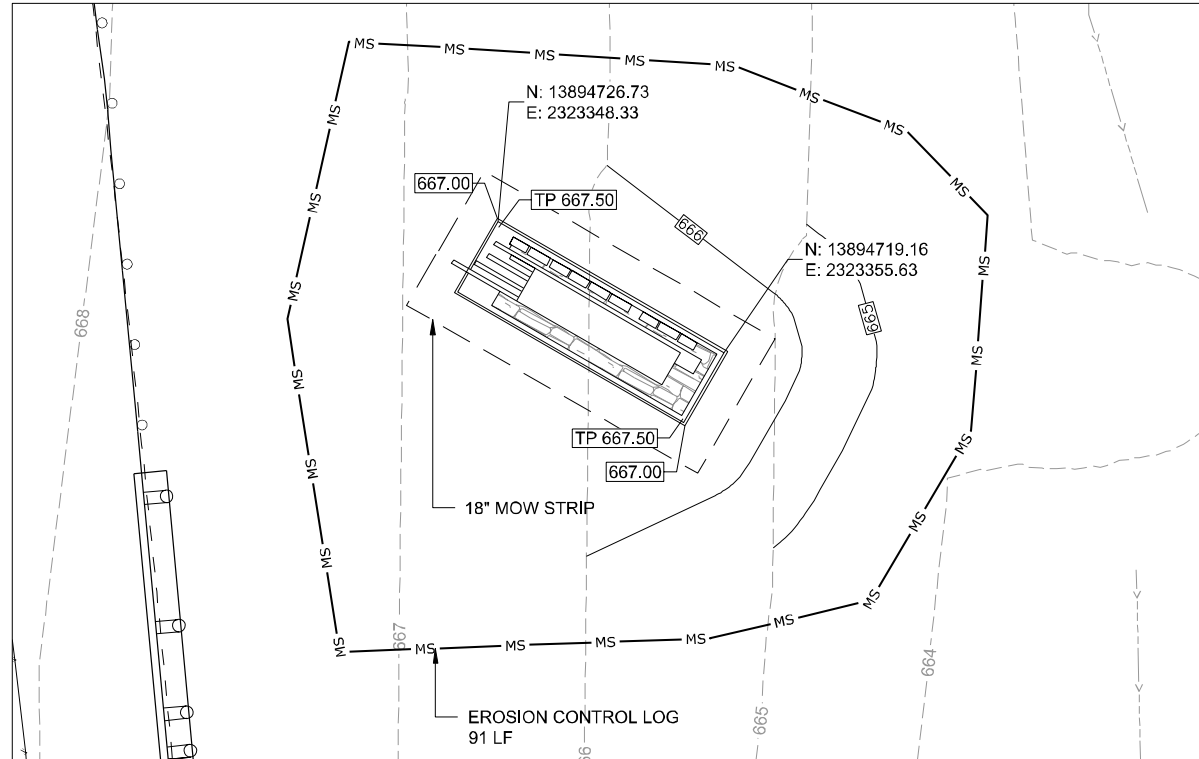
## Exhibit A: Design And Location





# Exhibit A: Design And Location

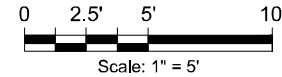
## GRADING AND EROSION CONTROL



SCALE: 1"=5'



ORIGINAL IS  
ONE INCH



### TECHNICAL NOTES:

1. GRID COORDINATE VALUES ARE TEXAS STATE PLANE COORDINATES NAD 83 (2011)(EPOCH 2010.0000), SOUTH CENTRAL ZONE, COMPUTED FROM GPS VECTORS.

### EROSION/SEDIMENTATION NOTES:

1. CONTRACTOR TO ADJUST EROSION CONTROL AS REQUIRED FOR FIELD CONDITIONS TO MEET THE INTENT OF THE CONSTRUCTION DOCUMENTS AND SWPPP.
2. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
3. THE STABILIZED CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY.
4. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE TXDOT RULES AND REGULATIONS.
5. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES (PER ITEM 506) DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
6. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION.
7. THE STAGING AND SPOILS AREA SHALL ONLY BE ALLOWED DURING THE CONSTRUCTION PERIOD. NO SPOILS SHALL REMAIN STAGED AFTER COMPLETION OF THE PROJECT.
8. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH NATIVE GRASSES (REFER TO NOTE SHEET FOR SPECS). ALL DISTURBED AREAS WITH SLOPES 5:1 OR STEEPER, WHICH ARE NOT ARMORED OTHERWISE, SHALL HAVE A SOIL RETENTION BLANKET (CURLLEX II OR APPROVED EQUAL) INSTALLED TO ASSIST WITH REVEGETATION.

### 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 CAPITAL IMPROVEMENTS PROGRAM 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. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR COMMISSION-APPROVED SITE PLANS.
4. FOR CONSTRUCTION IN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
5. ELEVATIONS SHOWN ARE TO THE TOP OF SURFACE. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING SUBGRADE ELEVATIONS FOR PAVEMENT AND LANDSCAPE AREAS.

City of San Marcos Tree Mitigation Table

Number of Trees: 3

TREE NUMBER	TREE SPECIES	CLASSIFICATION*	CALIPER (INCHES)	STATUS	MITIGATION IN CALIPER INCHES	EXISTING TREE CREDITS
221	HACKBERRY	Type 1	14.0	Preserved	0	7
234	LIVE OAK	Type 1	40.0	Preserved	0	40
	HACKBERRY	Type 2	10.0	Preserved	0	0
REQUIRED CALIPER MITIGATION:						0

\*Type 4 trees require an ISA certified arborist, consulting arborist, and/or the City's Urban Forester for certification



NORTH GATE MONUMENT

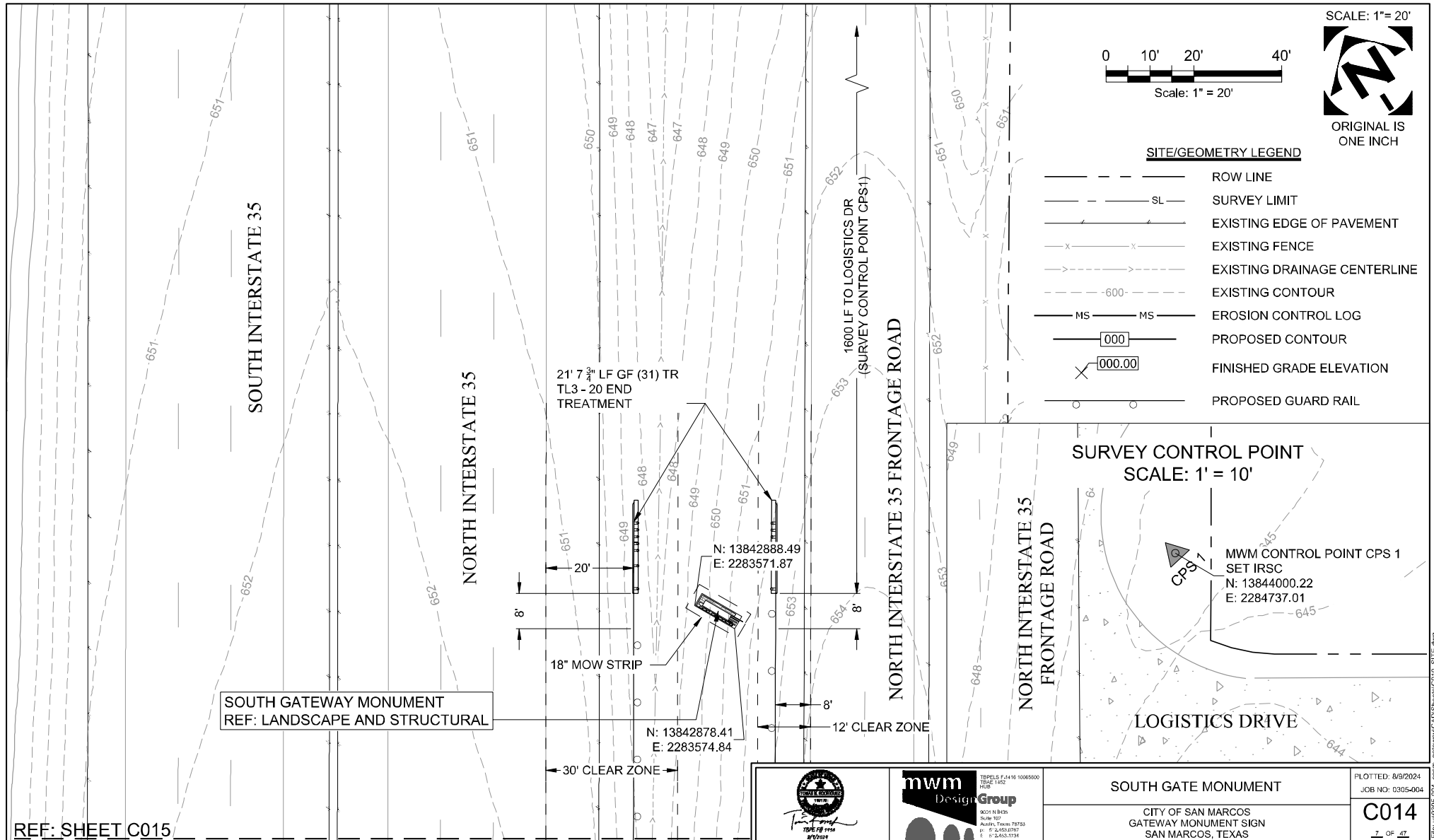
CITY OF SAN MARCOS  
GATEWAY MONUMENT SIGN  
SAN MARCOS, TEXAS

PLOTTED: 8/9/2024  
JOB NO: 0305-004

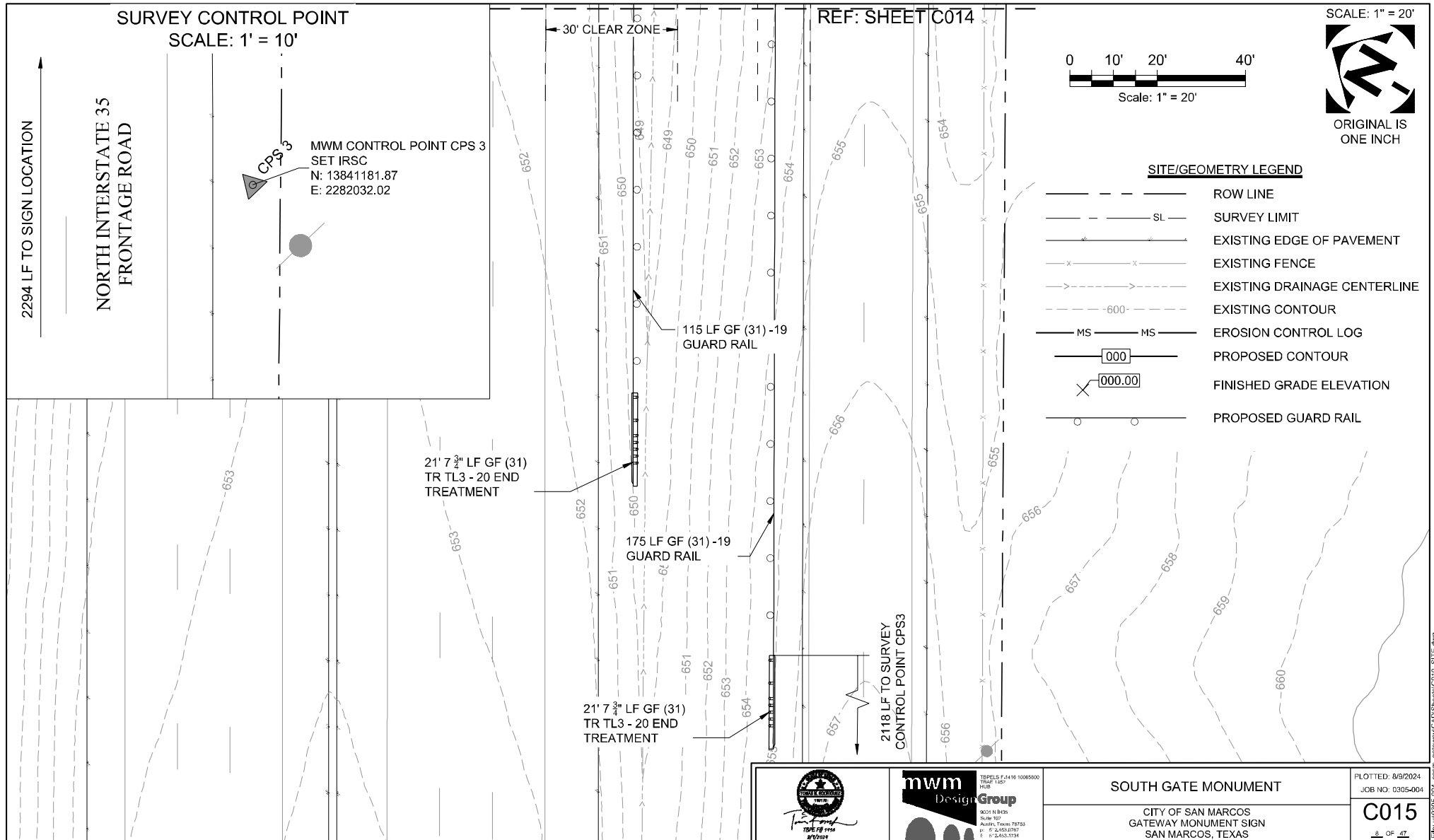
C013

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# Exhibit A: Design And Location

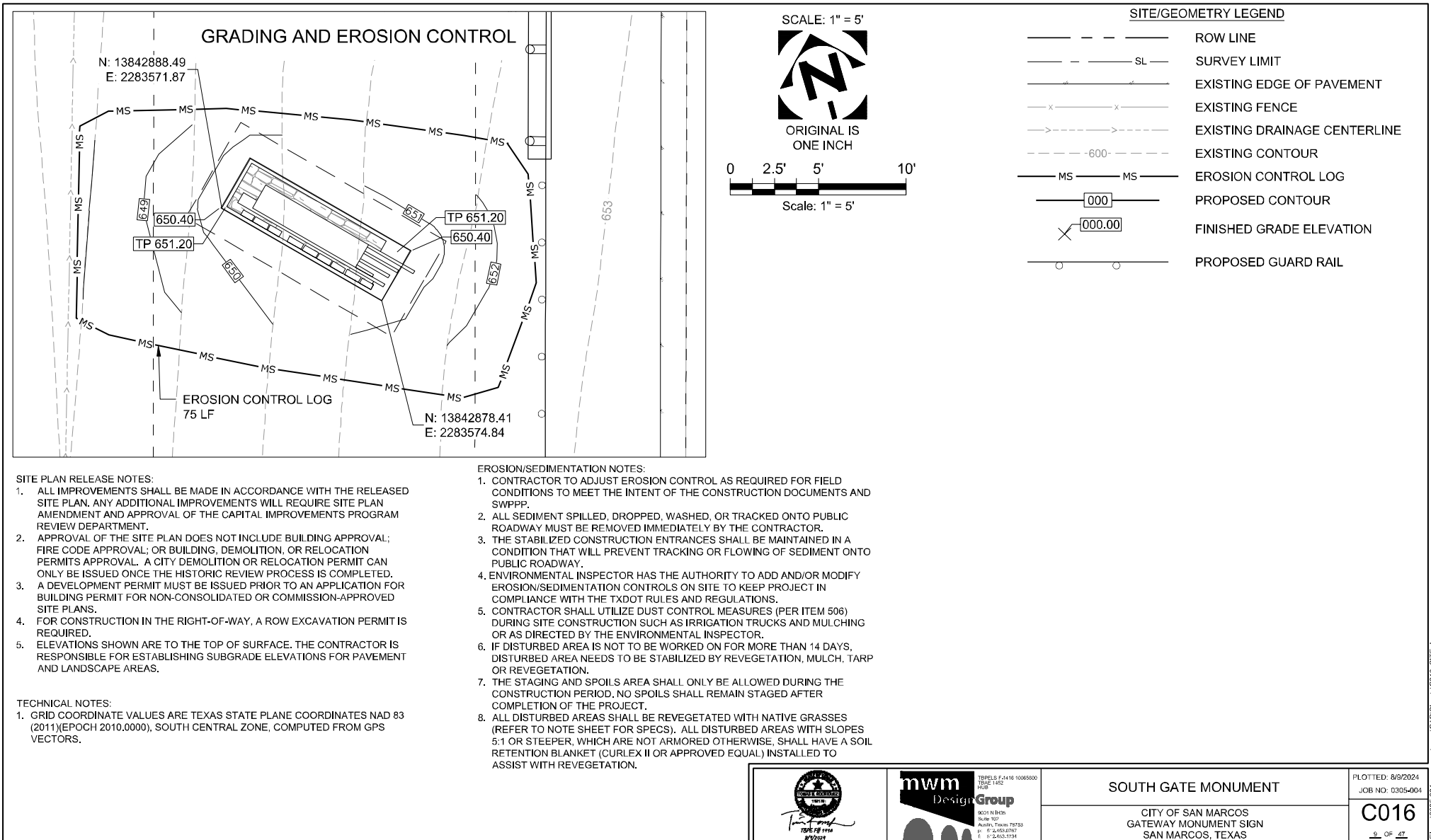


# Exhibit A: Design And Location





## Exhibit A: Design And Location



# Exhibit A: Design And Location

## PROPOSED COSM SIGN LOCATION IH35 SOUTHBOUND





# Exhibit A: Design And Location

## PROPOSED COSM SIGN LOCATION IH35 NORTHBOUND

