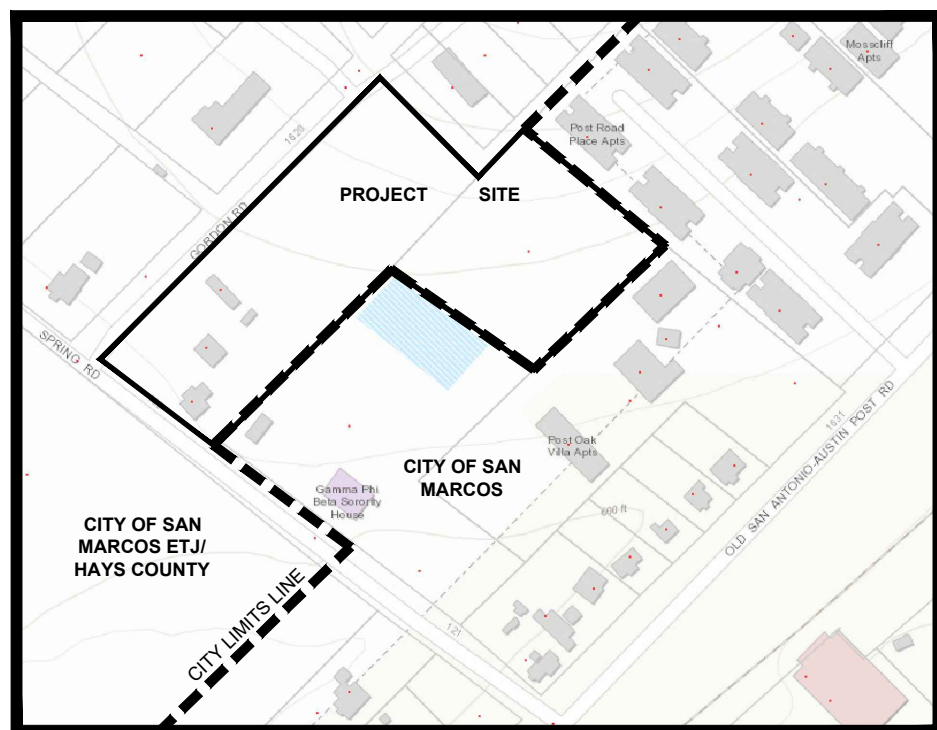


Lot Number	Area (S.F.)	Area (Acres)	Comments
22	6,921	0.159	SF Residential
23	7,168	0.165	SF Residential
24	9,716	0.223	SF Residential
25	10,953	0.251	Drainage Easement Lot
26	6,940	0.160	SF Residential
27	10,299	0.236	SF Residential
28	5,732	0.132	SF Residential
29	7,567	0.174	SF Residential
Streets			
Lily Hill Drive	29,207	0.67	52-Foot ROW
When Haven Drive	18,106	0.42	52-Foot ROW with 60-Foot ROW Culdesac
Spring Road	3,590	0.08	11-Foot Addn ROW
Gordon Road	2,495	0.06	6-Foot Addn ROW

Note: No Open Space Tracts.

1. THE SITE IS WITHIN THE SAN MARCOS CONSOLIDATED ISD.
2. SIDEWALKS ARE REQUIRED ALONG ALL STREET FRONTS AT THE TIME OF DEVELOPMENT.
3. THE SITE IS WITHIN THE EMERGENCY SERVICES DISTRICT (ESD) #3.
4. THE PLAT CONSISTS OF 29 TOTAL LOTS, WHICH INCLUDES 27 RESIDENTIAL LOTS AND 2 DRAINAGE EASEMENT LOTS. ALL THE LOTS ARE LESS THAN 1.0 ACRES.
5. THE SITE IS WITHIN THE CITY OF SAN MARCOS ETJ.
6. TO THE BEST OF OUR KNOWLEDGE, THE PLAT ACCURATELY REFLECTS THE LOCATION OF THE EDWARDS AQUIFER RECHARGE ZONE.
7. TO THE BEST OF OUR KNOWLEDGE, THE PLAT ACCURATELY REFLECTS THE ABSENCE ANY LAKES, RIVERS, STREAMS, PONDS, WATER COURSES, AND OTHER WATER COURSES OR SENSITIVE AREAS.
8. THE PROPOSED SUBDIVISION IS SUBJECT TO THE TCEQ EDWARDS AQUIFER REGULATIONS IN 30 TAC §213.
9. ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE CITY OF SAN MARCOS STANDARDS.
10. POST DEVELOPMENT RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPED CONDITION FOR THE 2, 5, 10, 25, AND 100 YEAR STORM EVENTS, PER THE CITY OF SAN MARCOS DRAINAGE CRITERIA MANUAL. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
11. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
12. CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARDS, PER HAYS COUNTY REGULATIONS, CHAPTER 705, SUBCHAPTER 8.03.
13. **UTILITY PROVIDERS:**
ELECTRIC: SAN MARCOS ELECTRIC UTILITY
TELEPHONE: SPECTRUM COMMUNICATIONS
NATURAL GAS: CENTERPOINT ENERGY
WATER: CITY OF SAN MARCOS
WASTEWATER: CITY OF SAN MARCOS



VICINITY MAP
SCALE: 1" = 300'

 SUBDIVISION BOUNDARY
 LOT PROPERTY LINE
 100' EXISTING CONTOURS

SUBDIVISION NAME:	
SPRING RANCH VILLAS	
PROPERTY OWNER:	
TOP OF THE HILL PROPERTIES, LLC 4001 FIRSTVIEW DRIVE AUSTIN, TX 78731	
ENGINEER:	
RAMSEY ENGINEERING, LLC. 3206 YELLOWPINE TERRACE AUSTIN, TX 78757 (512) 650-6800	
SCALE:	DATE OF PREPARATION:
1" = 60'	12-13-2017
SURVEY/ABSTRACT:	
J.M. VERAMENDI SURVEY #2 ABSTRACT #7	
TOTAL PLAT AREA:	
4.851 ACRES	
PROPOSED LAND USE:	
SINGLE FAMILY RESIDENTIAL	
FLOODPLAIN:	
NO PORTION OF THE SITE IS WITHIN THE LIMITS OF THE FEMA 100-YR FLOODPLAIN PER FEMA FIRM PANEL NO. 48209C0393F DATED 9/2/2005	
EDWARDS AQUIFER:	
TO THE BEST OF OUR KNOWLEDGE, THE PLAT ACCURATELY REFLECTS THE GENERAL LOCATION OF THE EDWARDS RECHARGE ZONE.	

IMPERVIOUS COVER WITHIN RECHARGE ZONE (RZ)

PAVEMENT :	22,402 SF
BUILDING :	18,375 SF
DRIVEWAY :	8,535 SF
SIDEWALK :	4,420 SF
<u>TOTAL :</u>	<u>53,732 SF</u>

TOTAL AREA WITHIN RECHARGE ZONE = 145,278 SF = 3.34 AC
% IMPERVIOUS COVER WITHIN RECHARGE ZONE = 36.8%

MAX ALLOWABLE IMPERVIOUS COVER WITHIN
RECHARGE ZONE = 40.0%

[illegible]

SPRING RANCH VILLAS
SAN MARCOS, TEXAS
PRELIMINARY PLAT

PROJECT No. _____

17-XXX-XX

SHEET No.

1 OF 1