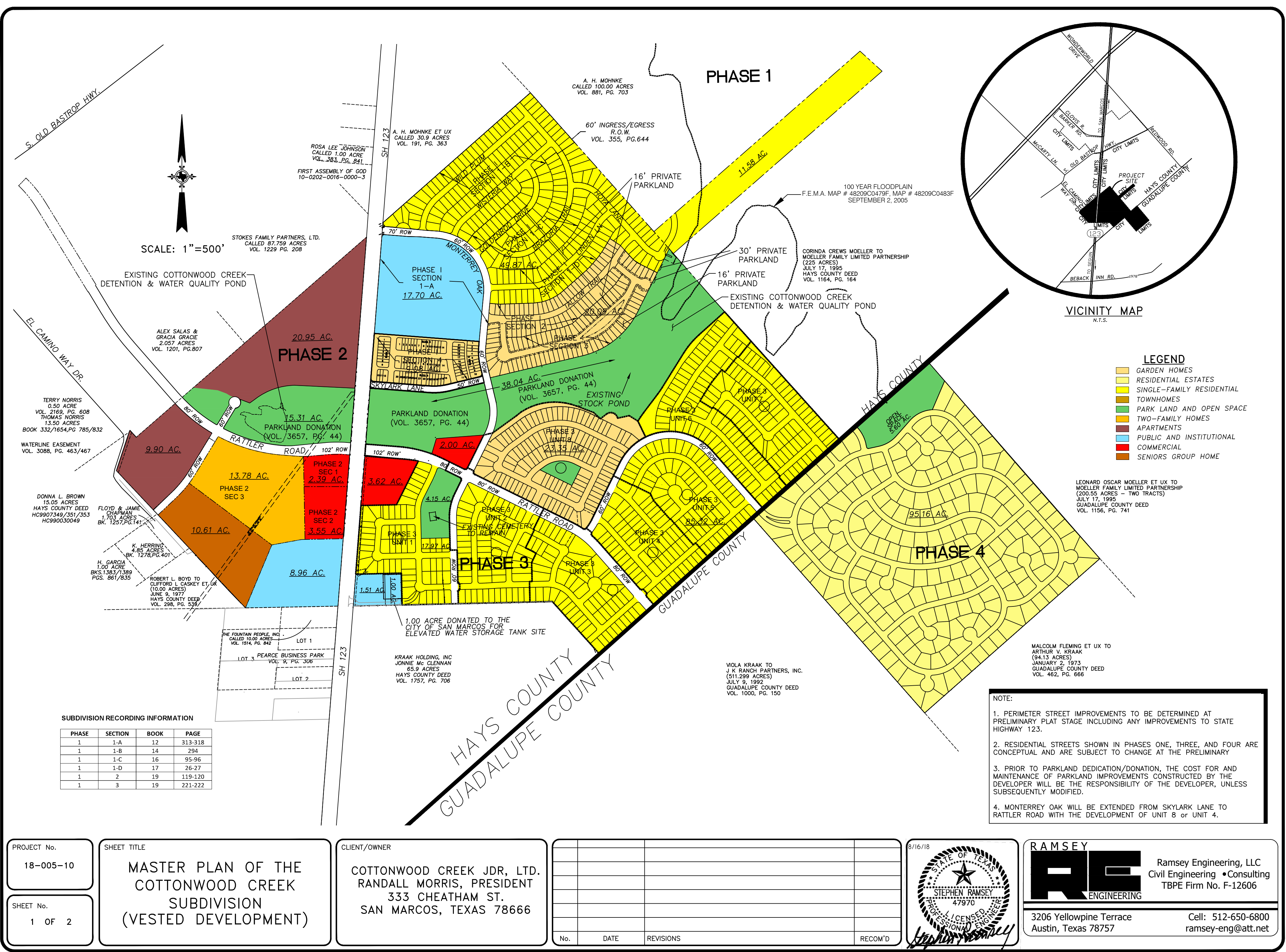


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Development Plan Summary								
Land Use Category	Areas	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Allowable Units	Population Per Unit *	Estimated Population
	(acres)							
Single-Family Residential	135.19	Low Density Residential	SF-6	--	6	797	2.75	2,192
Single-Family Residential	11.58	Low Density Residential	SF-6	--	<1	4	2.75	11
Garden Homes	52.47	Medium Density Residential	PH-ZL	--	12	630	2.10	1,322
Apartments	30.85	High Density Residential	MF-18	--	18	555	2.10	1,166
Two-Family Homes	17.33	Medium Density Residential	DR	--	12	208	2.10	437
Seniors Group Home	10.61	Medium Density Residential	MF-12	--				
Townhomes	17.97	Medium Density Residential	TH	--	12	216	2.10	454
Residential Estates	95.16	Very Low Density	SF-11	--	3	285	2.75	784
Commercial	8.60	Commercial	GC/C	--				
Public and Institutional	28.17	Public	P	--				
Parkland	53.35	Parkland	P	--				
Private Park	9.70	Open Space	P	--				
Totals	471.98					2,694		6,366
* Source : City of San Marcos and 2000 Census.								
Streets and Alleys Type	Estimated Distance In L.F.							
102' ROW Boulevard Arterials	630							
80' ROW Arterials	3,822							
70' ROW Arterials	320							
60' ROW Collectors	12,077							
50' ROW Residentals	45,953							
20' ROW Alleys	6,200							

Cottonwood Creek Subdivision - Phase 1 Section 1-A								
Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Allowable Units	Population Per Unit *	Estimated Population
	(acres)							
Public and Institutional	17.70	Public	P	--				
Totals	17.70							
* Source : City of San Marcos and 2000 Census.								
Streets and Alleys Type	Estimated Distance In L.F.							
70' ROW Arterials	320							
60' ROW Collectors	1,286							

THE FOLLOWING NOTE IS ADDED IN ACCORDANCE WITH 5/28/02 PLANNING AND ZONING COMMISSION APPROVAL:

THE EXISTING LAND USE FOR THE TOTAL LAND AREA IS VACANT (AGRICULTURAL AND RANCHING)

~~THE FOLLOWING NOTE IS ADDED IN ACCORDANCE WITH 5/10/05 PLANNING AND ZONING COMMISSION APPROVAL:~~
05/02/11 HEREBY DELETED

~~THERE WILL BE FOUR(4) LOTS FRONTING ON CYPRESS PARKWAY, AT/NEAR THE TERMINUS OF CYPRESS PARKWAY, WITH 50 FOOT MINIMUM WIDTH EACH, BACKING UP TO THE ADJACENT ASGS LAKE.~~

Cottonwood Creek Subdivision - Phase 1 Section 1-B								
Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Actual Density (units/acre)	Actual Units	Population Per Unit *	Estimated Population
	(acres)							
Single-Family Residential	19.32	Low Density Residential	SF-6	--	5.3	102	2.75	281
Totals	19.32					102		281
* Source : City of San Marcos and 2000 Census.								
Streets and Alleys Type	Estimated Distance In L.F.							
60' ROW Residentals	2,966							

Cottonwood Creek Subdivision - Phase 1, Section 1-C								
Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Actual Units	Population Per Unit *	Estimated Population
	(acres)							
Single-Family Residential	14.50	Low Density Residential	SF-6	--	5.3	72	2.75	198
Private Parkland	0.12	Low Density Residential	SF-6	--	--	--	--	--
Totals	14.62					72		198
* Source : City of San Marcos and 2000 Census.								
Streets and Alleys Type	Estimated Distance In L.F.							
50' ROW Residentals	2,495							

Cottonwood Creek Subdivision - Phase 1, Section 1-D								
Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Actual Units	Population Per Unit *	Estimated Population
	(acres)							
Single-Family Residential	13.40	Low Density Residential	SF-6	--	5.3	71	2.75	195
Private Parkland	0.16	Low Density Residential	SF-6	--	--	3.0	--	--
Totals	13.56					74		195
* Source : City of San Marcos and 2000 Census.								
Streets and Alleys Type	Estimated Distance In L.F.							
50' ROW Residentals	2,327							

Cottonwood Creek Subdivision - Phase 1, Sec 2								
Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Actual Units	Population Per Unit *	Estimated Population
	(acres)							
Garden Homes	9.27	Medium Density Residential	PH-ZL	--	12.0	57	2.10	120
Private Parkland	0.08	Medium Density Residential	PH-ZL	--	--	2.0	--	--
Totals	9.35					59		120
* Source : City of San Marcos and 2000 Census.								
Streets and Alleys Type	Estimated Distance In L.F.							
50' ROW Residentals	2,391							
60' ROW Collectors	374							

Cottonwood Creek Subdivision - Phase 1 Remainder								
Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Actual Units	Population Per Unit *	Estimated Population
	(acres)							
Garden Homes	19.75	Medium Density Residential	PH-ZL	--	12	292	2.10	613
Parkland	38.04	Parkland	P	--				
Totals	57.79					292		613
* Source : City of San Marcos and 2000 Census.								
Streets and Alleys Type	Estimated Distance In L.F.							
60' ROW Collectors	446							
50' ROW Residentals	3,431							
20' ROW Alleys	2,005							

Cottonwood Creek Subdivision - Phase 2								
Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Allowable Units	Population Per Unit *	Estimated Population
	(acres)							
Apartments	30.85	High Density Residential	MF-18	--	18	555	2.10	1,166
Two-Family Residential	13.78	Medium Density Residential	DR	--	12	165	2.10	347
Seniors Group Home	10.61	Medium Density Residential	MF-12	--	-			
Commerical	5.94	Commerical	GC	--	--			
Public & Institutional	8.96	Public & Institutional	P	--	--			
Parkland	15.30	Parkland	P	--	--			
Totals	85.44					721		1,513
* Source : City of San Marcos and 2000 Census.								
Streets and Alleys Type	Estimated Distance In L.F.							
90' ROW Boulevard Arterials	330							
80' ROW Arterials	1,266							
60' ROW Collectors	1,079							

Cottonwood Creek Subdivision - Phase 3								
Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Allowable Units	Population Per Unit *	Estimated Population
	(acres)							
Single-Family Residential	85.32	Low Density Residential	SF-6	--	6	512	2.75	1,408
Single-Family Residential	17.97	Medium Density Residential	TH	--	6	108	2.75	297
Garden Homes	23.35	Medium Density Residential	PH-ZL	--	12	280	2.10	588
Commercial	5.62	Commercial	GC	--				
Parkland	4.15	Parkland	P & TH	--				
Public and Institutional	2.51	Public	P	--				
Totals	138.92					900		2,292
* Source : City of San Marcos and 2000 Census.								
Streets and Alleys Type	Estimated Distance In L.F.							
102' ROW Arterials	729							
80' ROW Arterials	2,094							
60' ROW Collectors	4,326							
50' ROW Residentals	19,617							

Cottonwood Creek Subdivision - Phase 4								
Land Use Category	Area	Current FLUM Designation	Existing Zoning	Proposed Zoning	Allowable Density (units/acre)	Allowable Units	Population Per Unit *	Estimated Population
	(acres)							
Residential Estates	95.16	Very Low Density Residential	SF-11	--	3	285	2.75	784
Private Park	5.60	Open Space	P	-				
Totals	100.76					285		784
* Source : City of San Marcos and 2000 Census.								
Streets and Alleys Type	Estimated Distance In L.F.							
50' ROW Residentals	14,800							

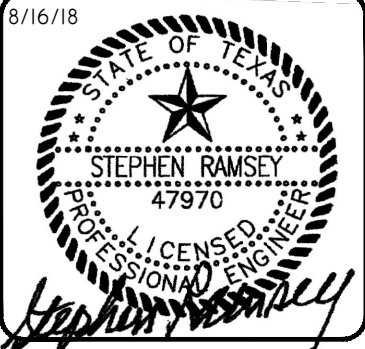
PROJECT No.
18-005-10

SHEET No.
2 OF 2

SHEET TITLE
MASTER PLAN OF THE
COTTONWOOD CREEK
SUBDIVISION
(VESTED DEVELOPMENT)

CLIENT/OWNER
COTTONWOOD CREEK JDR, LTD.
RANDALL MORRIS, PRESIDENT
333 CHEATHAM ST.
SAN MARCOS, TEXAS 78666

No.	DATE	REVISIONS				RECOM'D	



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