

# McCARTY COMMONS

## COMMERCIAL DEVELOPMENT - PHASE ONE

### PRELIMINARY PLAT

McCARTY COMMONS  
COMMERCIAL DEVELOPMENT - PHASE 1  
PRELIMINARY PLAT  
A141-465

**FLOODPLAIN INFORMATION**

A PORTION OF THE PROPOSED SITE AREA LIES WITHIN THE 100-YEAR FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON MAP NO. 48209C0478F AND 48209C0479F DATED SEPTEMBER 2, 2005.

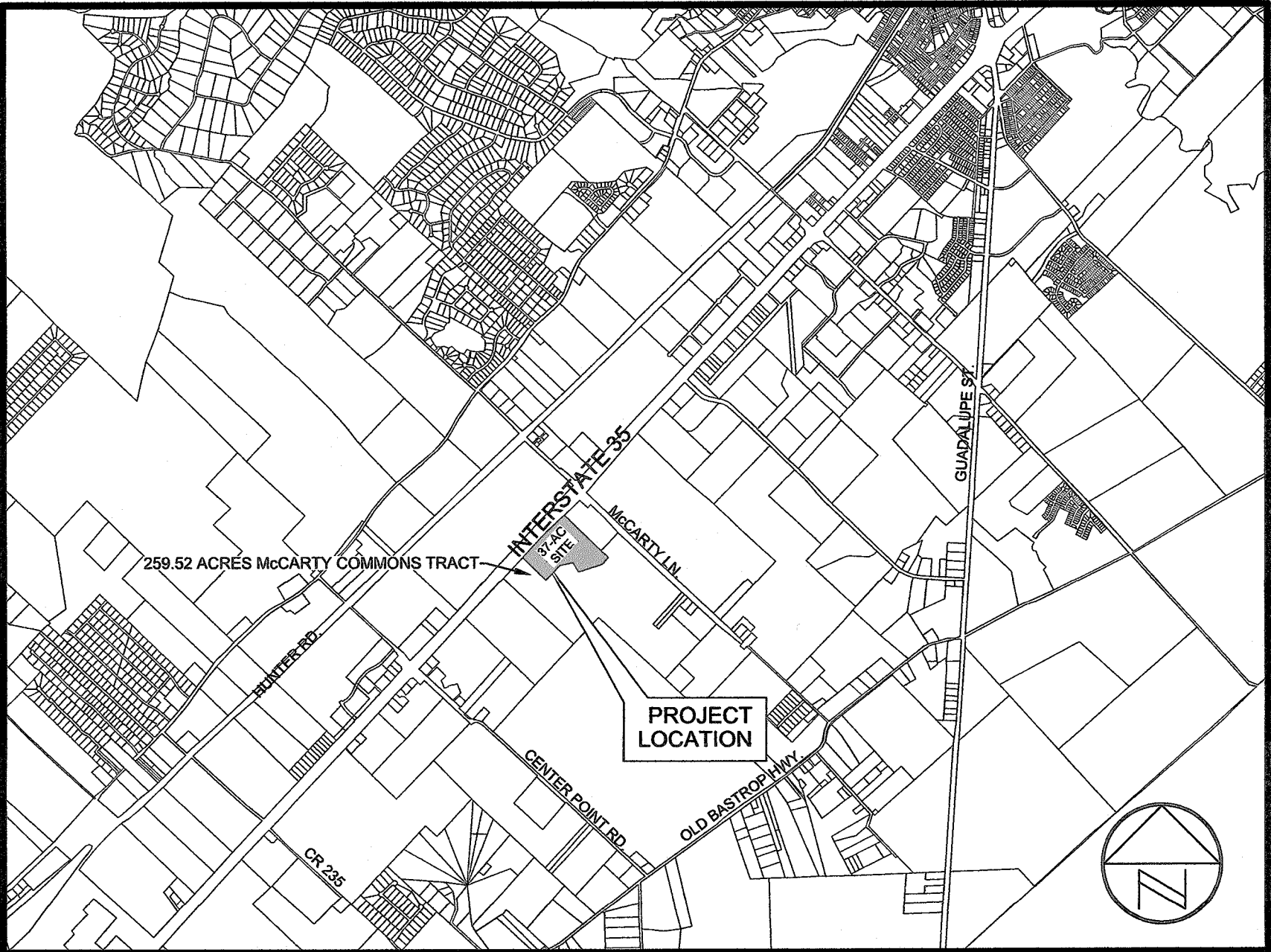
**LEGAL DESCRIPTION:**

36.778 ACRES OUT OF THE NATHANIEL HUBBARD SURVEY, ABSTRACT NO. 230 AND THE CYRUS WICKSON SURVEY, ABSTRACT NO. 474, IN HAYS COUNTY, TEXAS, SAID 36.778 ACRES BEING A PORTION OF THE 259.52 ACRE TRACT CONVEYED TO SLF-II - MCCARTY L.P. IN GENERAL WARRANTY DEED DATED JULY 11, 2007, RECORDED IN VOL. 3206, PAGE 512 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

SUBMITTED FOR APPROVAL BY:  
LJA ENGINEERING, INC.

  
S. DANNY MILLER, P.E. #82725  
REGISTERED PROFESSIONAL ENGINEER

10-24-18  
DATE



LOCATION MAP  
(N.T.S.)

GRID NO. B-32, MAPSCO PAGE 491L, M

ADDRESS  
3500 BLK S IH 35  
SAN MARCOS, TX. 78666  
ZONING : PD/GC, PD/CC  
SITE AREA : 36.778 ACRES

SUBMITTAL DATE: JUNE 15, 2018

**SHEET NO.**

01 CV01  
02 OP01  
03 PP01  
04 RD01  
05 UT01  
06 TR01

**DESCRIPTION**

COVER SHEET  
OVERALL PRELIMINARY PLAT  
PRELIMINARY PLAT SHEET 01  
PDD JOINT ACCESS DRIVE PLAN  
DRAINAGE / UTILITY PLAN  
TRAIL PLAN

**GENERAL NOTES**

1. THIS SUBDIVISION MUST COMPLY WITH THE DEVELOPMENT STANDARDS SET FORTH IN THE MCCARTY COMMONS PDD 07-02a (AS AMENDED), ORDINANCE NO. 2013-26.
2. A SITE PREPARATION PERMIT MUST BE ISSUED BY THE CITY OF SAN MARCOS PRIOR TO CONSTRUCTION IN THIS SUBDIVISION.
3. ANY RELOCATION OF EXISTING ELECTRIC FACILITIES SHALL BE AT THE OWNERS EXPENSE.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF SAN MARCOS RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. SAN MARCOS ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
5. NO PORTION OF THIS PROJECT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE, CONTRIBUTING OR TRANSITION ZONES.
6. THERE ARE NO NATURAL SLOPES GREATER THAN 15% ON THE PROPOSED MCCARTY COMMONS COMMERCIAL DEVELOPMENT PHASE 1 TRACT.
7. A PORTION OF THE PROPOSED MCCARTY COMMONS COMMERCIAL DEVELOPMENT PHASE 1 IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FEMA MAP NO. 48209C0478F AND 48209C0479F DATED SEPTEMBER 2, 2005.
8. SIDEWALKS ARE REQUIRED AT THE TIME OF DEVELOPMENT. THE SIDEWALK/TRAIL LOCATED ALONG IH-35 SHALL BE CONSTRUCTED UPON SITE DEVELOPMENT OF EACH INDIVIDUAL PARCEL.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



Know what's below.  
Call before you dig.

**DEVELOPER/OWNER:** SLF II - MCCARTY, L.P.  
5949 SHERRY LANE, SUITE 1750  
DALLAS, TEXAS 75225  
PHONE: (214) 368-9191

**ENGINEER:** LJA ENGINEERING, INC.  
5316 HIGHWAY 290 W. SUITE 150  
AUSTIN TEXAS 78735  
CONTACT PERSON: DANNY MILLER, P. E.  
PHONE: (512) 439-4700  
FAX: (512) 439-4716

**SURVEYOR:** CHAPARRAL  
PROFESSIONAL LAND SURVEYING, INC.  
3500 McCALL LANE  
AUSTIN, TX 78744  
CONTACT PERSON: ROBERT C. WATTS, JR. R.P.L.S.  
PHONE: (512) 443-1724  
FAX: (512) 389-0943

**CONTOUR DATA:** PARTIAL ON THE GROUND SURVEY BY  
CHAPARRAL PROFESSIONAL LAND SURVEYING,  
INC. (ONE FOOT INTERVAL)  
PARTIAL CITY OF SAN MARCOS GIS 2-FT  
CONTOURS DATED 2012

**LJA Engineering, Inc.**

5316 Highway 290 West  
Suite 150  
Austin, Texas 78735

Phone 512.439.4700  
Fax 512.439.4716  
FRN - F-1386





**NOTES:**

- PROJECT NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE, CONTRIBUTING OR TRANSITION ZONE.
- SECTION 404 JURISDICTIONAL DETERMINATION COMPLETED BY HORIZON ENVIRONMENTAL SERVICES, INC. FOR THE 176.5-ACRE MCCARTY LANE TRACT DATED APRIL 7, 2016.
- FLOODPLAIN LIMITS OBTAINED FROM FEMA FEDERAL INSURANCE RATE MAP NO. 48209C0478F AND 48209C0479F DATED SEPTEMBER 2, 2005.
- THIS SUBDIVISION MUST COMPLY WITH THE DEVELOPMENT STANDARDS SET FORTH IN THE MCCARTY COMMONS PDD 07-02a (AS AMENDED), ORDINANCE NO. 2013-26.
- CONSTRUCTION OF THE EAST-WEST COLLECTOR ROAD SHALL BE PERFORMED BY THE CITY OF SAN MARCOS PER PD SECTION 11.5.
- SITE DEVELOPMENT, FINAL PLAT, P/C/P, OR BUILDING PLANS/CERTIFICATE OF OCCUPANCY FOR THIS SUBDIVISION, OR FOR CONSTRUCTION OF ANY LOT WITHIN THIS SUBDIVISION, SHALL NOT BE CONTINGENT UPON CONSTRUCTION OR COMPLETION OF THE EAST-WEST COLLECTOR.
- A SITE PREPARATION PERMIT MUST BE ISSUED BY THE CITY OF SAN MARCOS PRIOR TO CONSTRUCTION IN THIS SUBDIVISION.
- ANY RELOCATION OF EXISTING ELECTRIC FACILITIES SHALL BE AT THE OWNERS EXPENSE.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF SAN MARCOS RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. SAN MARCOS ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

- THERE ARE NO NATURAL SLOPES GREATER THAN 15% ON THE PROPOSED MCCARTY COMMONS COMMERCIAL DEVELOPMENT PHASE 1 TRACT.
- THE PROPOSED MCCARTY COMMONS COMMERCIAL DEVELOPMENT PHASE 1 IS PARTIALLY LOCATED WITHIN THE COSM DMP 100-YEAR FLOODPLAIN.
- SIDEWALKS ARE REQUIRED AT THE TIME OF DEVELOPMENT. THE SIDEWALK/TRAIL LOCATED ALONG IH-35 SHALL BE CONSTRUCTED UPON SITE DEVELOPMENT OF EACH INDIVIDUAL PARCEL.
- DIRECT ACCESS TO IH-35 FOR THESE LOTS SHALL BE PROHIBITED EXCEPT AS SHOWN HEREON.
- ACCESS FOR THESE LOTS SHALL BE LIMITED TO A JOINT ACCESS EASEMENT AND PRIVATE DRIVE PER THE PDD. JOINT ACCESS BETWEEN ALL LOTS WILL BE PROVIDED BY FINAL PLAT JOINT ACCESS EASEMENT.
- JOINT ACCESS EASEMENT SHOWN BETWEEN SUB AREA A-2 AND "B" LOCATION IS SUBJECT TO CHANGE. AT THE TIME THE FINAL PLAT OR SITE PREPARATION PERMIT APPLICATIONS FOR MCCARTY COMMONS COMMERCIAL DEVELOPMENT - PHASE 1 ARE APPROVED BY THE CITY OF SAN MARCOS, A PRIVATE JOINT ACCESS EASEMENT ACROSS MCCARTY COMMONS COMMERCIAL DEVELOPMENT SHALL BE DEDICATED IN ORDER FOR SUB-AREA B TO BE GRANTED ACCESS ACROSS SUB-AREA A-2.
- ALL DRIVEWAYS SHALL BE PERMITTED BY TxDOT FOR APPROVAL. UPON CONSTRUCTION AND COMPLETION OF THE EAST-WEST COLLECTOR ROAD, THE PROPOSED SHARED DRIVEWAY BETWEEN LOTS 1 AND 2, SHOWN HEREON, SHALL BE REMOVED AND ACCESS TO LOTS 1 AND 2 SHALL BE TAKEN FROM THE EAST-WEST COLLECTOR PER THE FUTURE RECIPROCAL JOINT ACCESS EASEMENT BETWEEN 'SUB-AREA B' AND 'SUB-AREA A-2', AS SHOWN HEREON.

CSM EFFECTIVE 100-YR FLOODPLAIN

WATER QUALITY ZONE

**LEGEND**

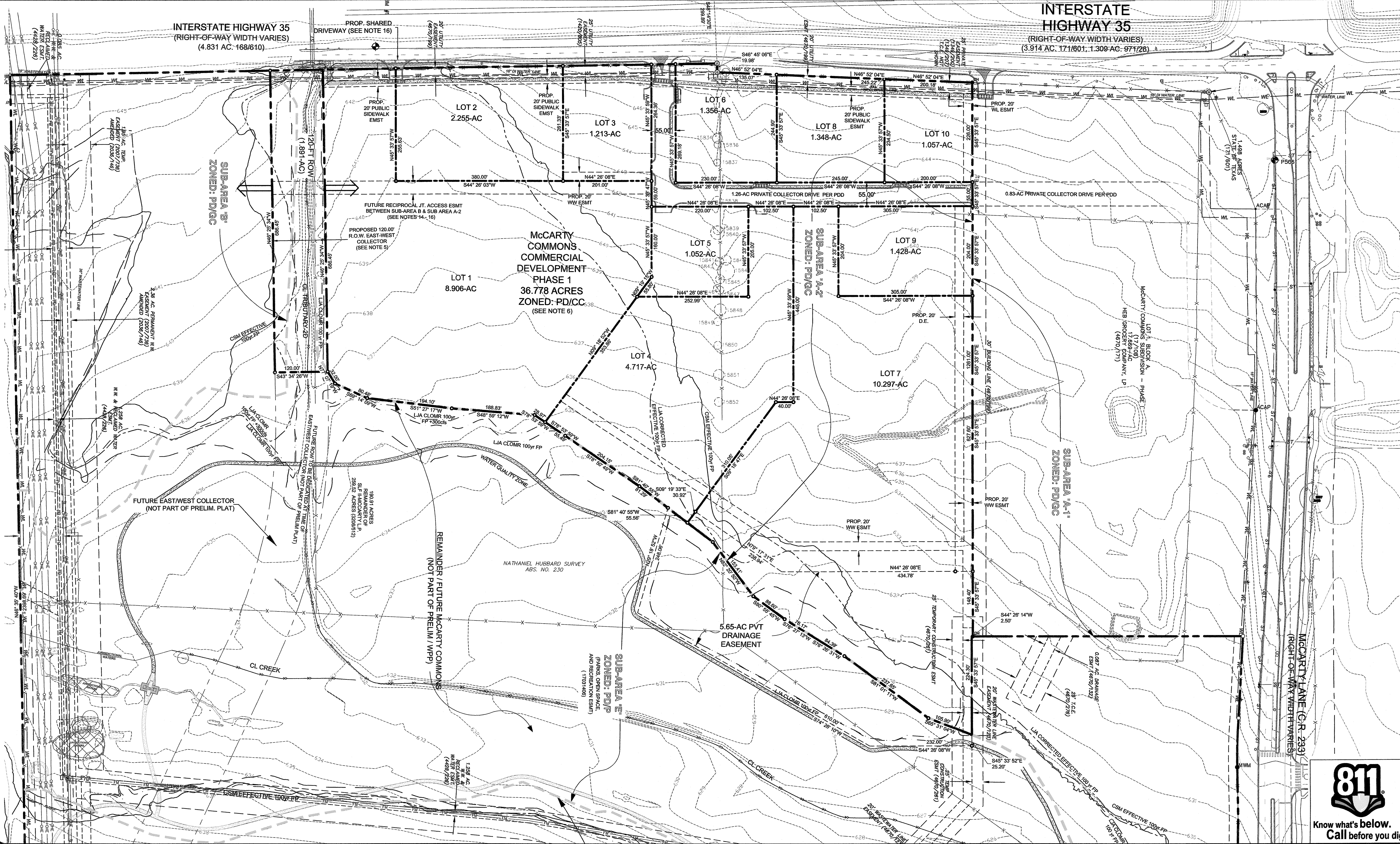
LJA CLOMR 100-YR FLOODPLAIN

LJA CLOMR 100-YR FLOODPLAIN + 300 CFS

JURISDICTIONAL WATERS

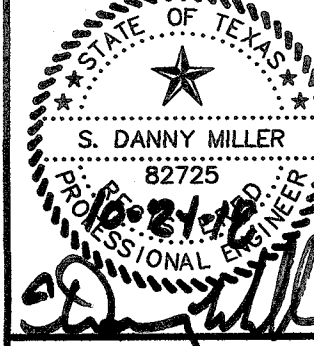
PDD SUB-AREA BOUNDARY

EXISTING CONTOUR MINOR  
EXISTING CONTOUR MAJOR  
PROPOSED PROPERTY LINE  
EASEMENT LINE  
CREEK CENTERLINE



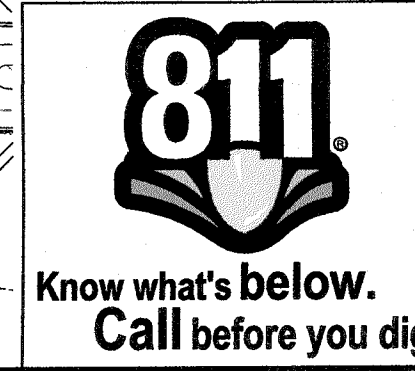
**MCCARTY COMMONS  
COMMERCIAL DEVELOPMENT - PHASE 1  
PRELIMINARY PLAT**

| NO. | DATE       | DESCRIPTION                                          |
|-----|------------|------------------------------------------------------|
| 1   | 10/23/2018 | DESIGNED BY: CRH<br>DRAWN BY: CRH<br>CHECKED BY: SDM |

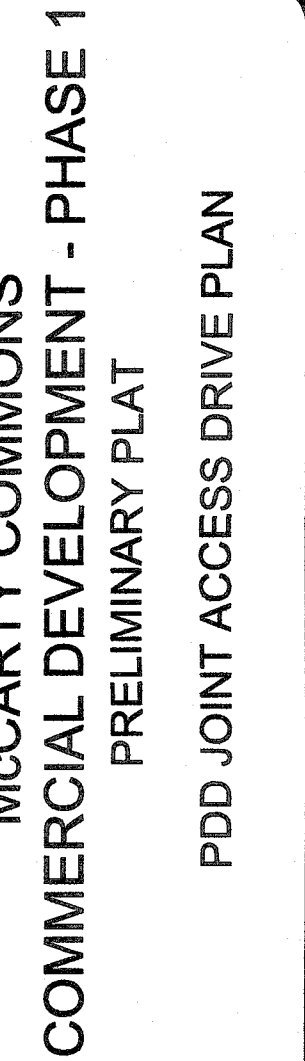


**LJA Engineering, Inc.**  
Phone 512.439.4700  
Fax 512.439.4716  
Austin, Texas 78735

JOB NUMBER:  
A141-0405  
PP01  
SHEET NO.  
3  
OF 6 SHEETS



PL-18-36-02

[illegible]

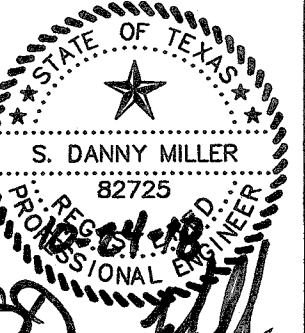
DATE: 10/23/2018

DESIGNED BY: CRH

DRAWN BY: CRH

CHECKED BY: SDM

DRAWING NAME: PP-R001



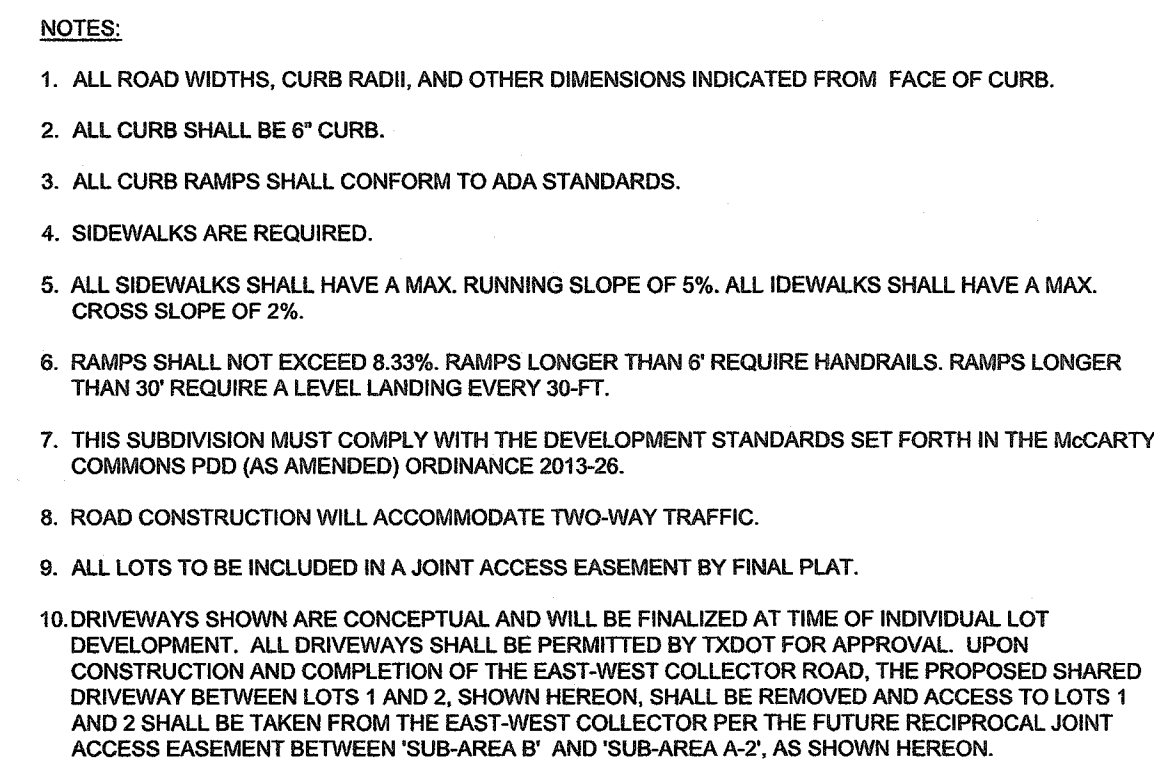
**LJA Engineering, Inc.**  
5316 Highway 290 West  
Suite 150  
Austin, Texas 78735  
Phone 512.439.4700  
Fax 512.439.4776  
FRN-F-1386

OB NUMBER:  
A141-0405

RD01

SHEET NO.

**4**  
6 SHEETS

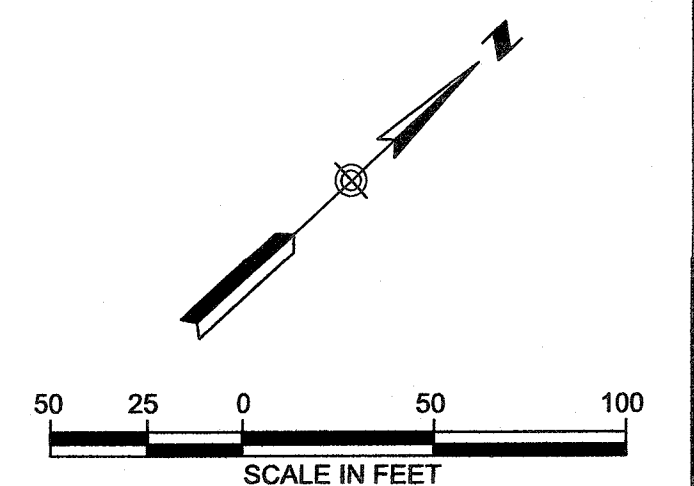


NOTES:

1. BASE COURSE TO EXTEND BEYOND CURB 0.3 m (1') FOR SOILS WITH PI OF 20 OR LESS, 0.9 m (3') FOR ALL OTHER SOILS.
2. 100 mm (4") MINIMUM THICKNESS OF BASE UNDER CURB.
3. PAVEMENT THICKNESS IS A MINIMUM, ACTUAL THICKNESS TO BE DETERMINED BASED ON COMPUTERIZED PAVEMENT DESIGN.

**NOTE:**  
PAVEMENT SECTION SHOWN FOR REFERENCE PER APPROVED PDD (ORDINANCE 2013-26)  
  
ACTUAL PAVEMENT DESIGN TO BE APPROVED WITH PUBLIC IMPROVEMENT PLANS

| PROPOSED | EXISTING |                                      |
|----------|----------|--------------------------------------|
|          |          | ST                                   |
|          |          | WASTEWATER LINE                      |
|          |          | WASTEWATER SERVICE                   |
|          |          | WATER LINE                           |
|          |          | WATER SERVICE                        |
|          |          | WATER VALVE                          |
|          |          | FIRE HYDRANT                         |
|          |          | WASTEWATER MANHOLE                   |
|          |          | STORMSEWER MANHOLE                   |
|          |          | CURB INLET                           |
|          |          | GRATE INLET                          |
|          |          | 1/2" REBAR FOUND<br>(OR AS NOTED)    |
|          |          | 1/2" REBAR WITH CAP<br>FOUND         |
|          |          | 1/2" REBAR WITH CHAPARRAL<br>CAP SET |
|          |          | WATER METER                          |
|          |          | UTILITY POLE                         |
|          |          | OVERHEAD UTILITIES                   |
|          |          | ELEC. UTILITY                        |
|          |          | ELEC. MANHOLE                        |
|          |          | LIGHT POLE                           |
|          |          | TELEPHONE UTILITY                    |
|          |          | UNDERGROUND FIBER OPTIC<br>MARKER    |
|          |          | TELEPHONE MANHOLE                    |
|          |          | UNDERGROUND GAS MARKER               |
|          |          | CHAIN LINK FENCE                     |



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PL-18-36-02



