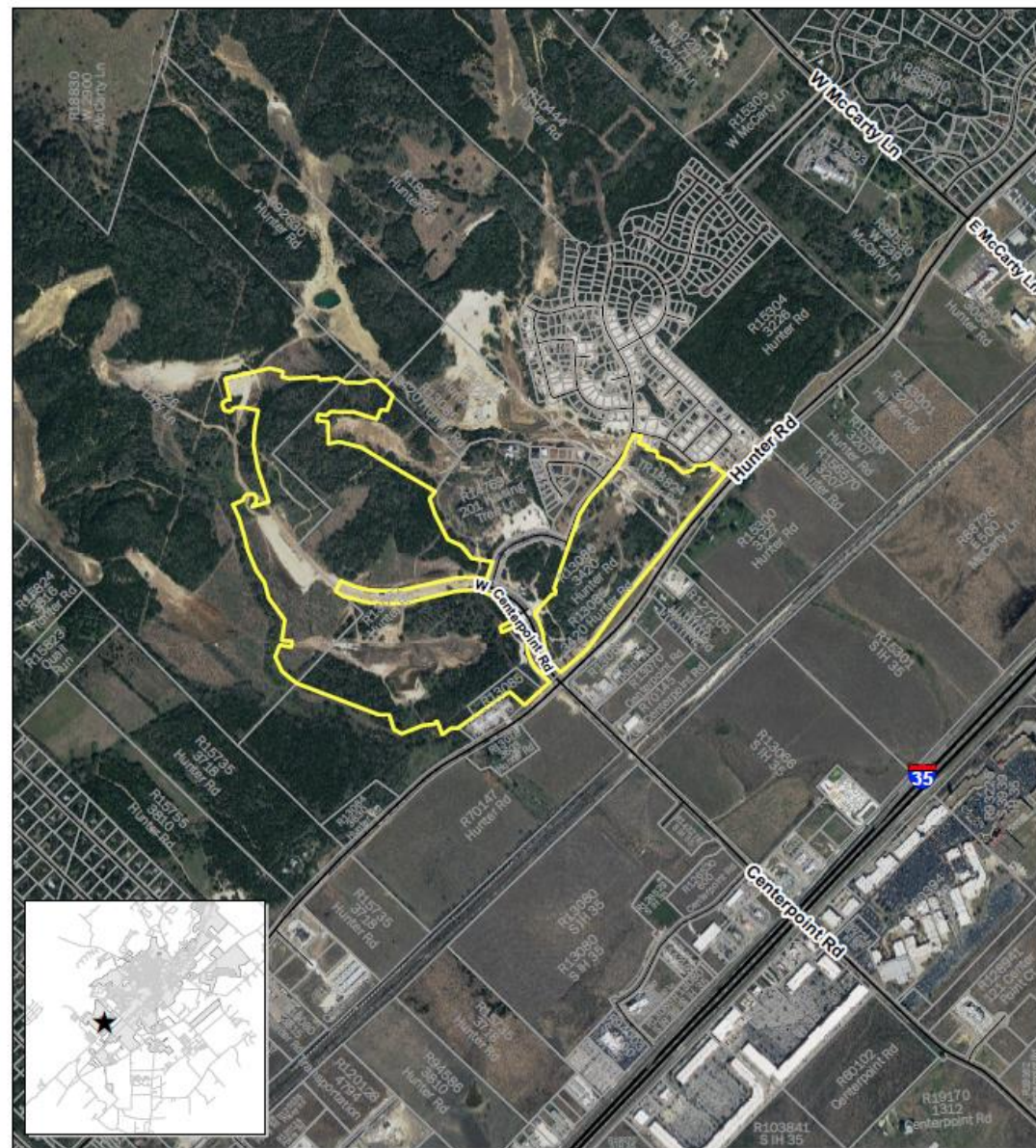


# **PC-18-36\_02 McCarty Commons Phase 1 Prelim**

Consider a request by Danny Miller on behalf of SLF II – McCarty, LP for approval of a preliminary plat for approximately 36.778 acres out of the Nathaniel Hubbard Survey, Abstract No. 230 and the Cyrus Wickson Survey, Abstract No. 474 located near the intersection of IH-35 and East McCarty Lane.

## Location and History:

- +/- 36.778 acres
- Located near the intersection of IH 35 and East McCarty Lane
- Part of an adopted PDD (McCarty Commons)
- 10 Commercial lots



**PC-18-30\_02**  
**Paso Robles Phase 3e, 4, & 5.**  
**Preliminary Plat**  
**Map Date: 8/1/2018**

Parcel  
 Subject Property

0 1,000 2,000 4,000 Feet



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



## NOTES

- PROJECT NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE, CONTRIBUTION OR TRANSITION ZONE.
- SECTION 844 JURISDICTIONAL DETERMINATION COMPLETED BY HORIZON ENVIRONMENTAL SERVICES, INC. FOR THE 175.5-ACRE MCCARTY LANE TRACT DATED APRIL 7, 2016.
- FLOORPLAN LIMITS OBTAINED FROM FEMA FEDERAL INSURANCE RATE MAP NO. 48060C070F AND 48060C070F DATED SEPTEMBER 2, 2005.
- THIS SUBDIVISION MUST COMPLY WITH THE DEVELOPMENT STANDARDS SET FORTH IN THE MCCARTY COMMONS PDD OF 10/10/16 (AMENDED), ORDINANCE NO. 2013-26.
- CONSTRUCTION OF THE EAST-WEST COLLECTOR ROAD SHALL BE PERFORMED BY THE CITY OF SAN MARCOS PER ITS SECTION 11.5.
- SITE DEVELOPMENT, FINAL PLAT, PDD OR BUILDING PLANS/PERMITS 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 OF THIS SUBDIVISION.
- ANY RELOCATION OF EXISTING ELECTRIC FACILITIES SHALL BE AT THE OWNER'S 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 PROVIDE 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 1% ON THE PROPOSED MCCARTY COMMONS COMMERCIAL DEVELOPMENT PHASE 1 TRACT.
- THE PROPOSED MCCARTY COMMONS COMMERCIAL DEVELOPMENT PHASE 1 IS PARTIALLY LOCATED WITHIN THE CDD/FAR 100-YEAR FLOODPLAIN.
- SEWERAGE IS REQUIRED AT THE TIME OF DEVELOPMENT. THE SEWERAGE/STORMWATER LOCATED ALONG N-35 SHALL BE CONSTRUCTED UPON SITE DEVELOPMENT OF EACH INDIVIDUAL PARCEL.
- JOINT ACCESS TO N-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" AND "B" LOCATION IS SUBJECT TO CHANGE. AT THE TIME THE FINAL PLAT OR SITE PREPARATION PERMIT APPLICATION FOR ANY INDIVIDUAL PARCEL 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".
- ALL DRIVEWAYS SHALL BE PERMITTED BY TOST FOR APPROVAL. UPON CONSTRUCTION AND COMPLETION OF THE EAST-WEST COLLECTOR ROAD, THE PROPOSED DEDICATED DRIVEWAYS BETWEEN LOTS 1 AND 2, SHOWN HEREON, SHALL BE DEDICATED AND ACCESS TO LOTS 1 AND 2 SHALL BE TAKEN FROM THE EAST-WEST COLLECTOR PER THE FUTURE RECD/JCJOINT ACCESS EASEMENT BETWEEN SUB-AREA "B" AND SUB-AREA "A" AS SHOWN HEREON.

CSM EFFECTIVE 100-YR FLOODPLAIN

WATER QUALITY ZONE

LEGEND

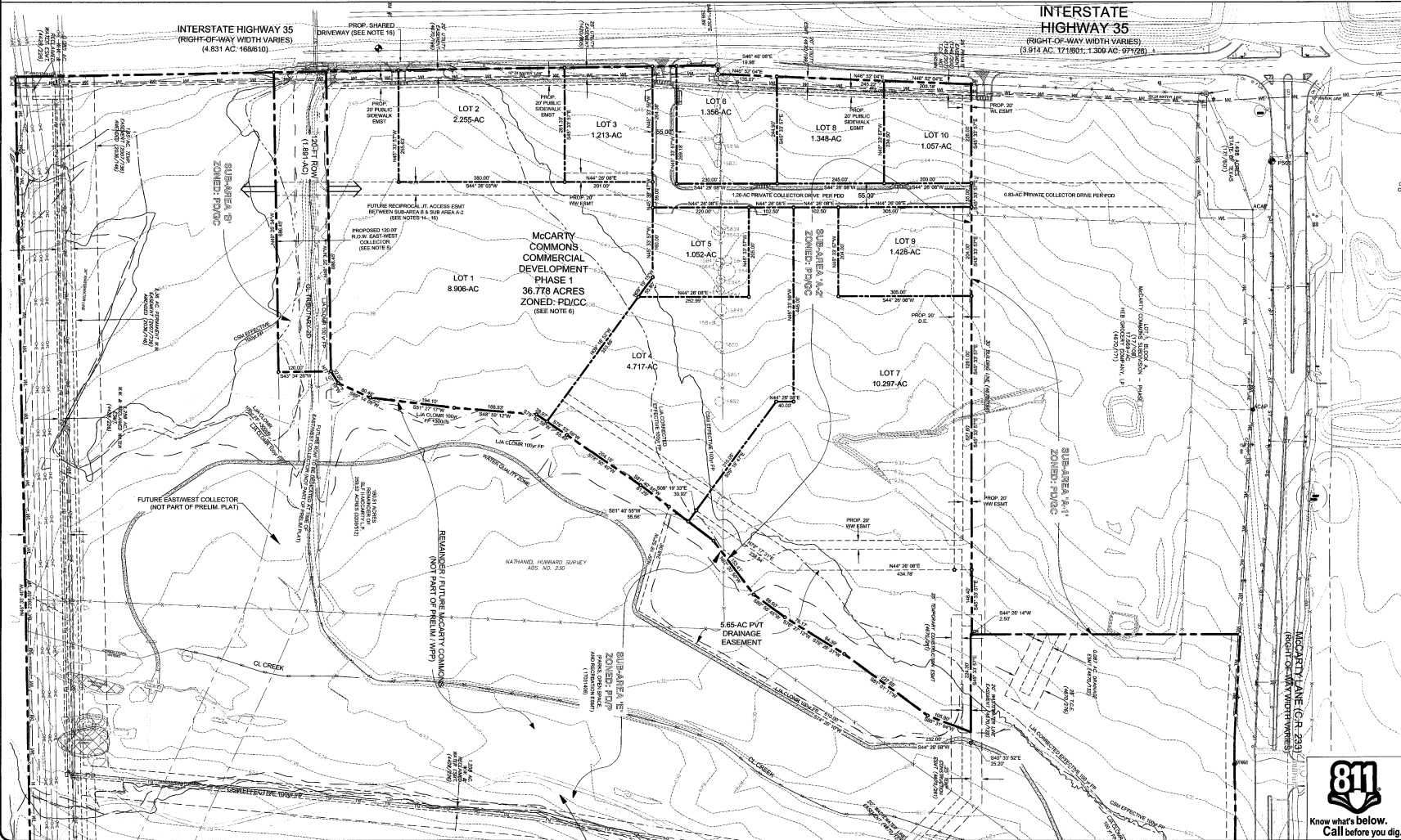
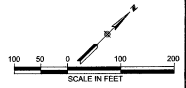
LIA CLOMR 100-YR FLOODPLAIN

LIA CLOMR 100-YR FLOODPLAIN + 300 CFS

JURISDICTIONAL WATERS

PDD SUB-AREA BOUNDARY

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



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

NO.	REVISIONS	DATE	BY



**LJA Engineering, Inc.**  
1314 Highway 260 West  
Suite 100  
Austin, Texas 78725  
Phone 512.459.2176  
Fax 512.459.2178  
FIRM-1388

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



PL-18-36-02

## Recommendation:

Staff has reviewed the request and recommends approval of PC-18-36\_02