



July 26, 2019

City of San Marcos
Planning & Development Services
630 East Hopkins
San Marcos, Texas 78666

Re: City of San Marcos Development Services
Paso Robles Phase 4B – PC-19-15_02
Comment Response #3 Plat Review

Dear Mr. Carpenter:

We are providing the following responses to the comments issued on July 26, 2019 for the above referenced project:

1. Street name approval pending.

Please see revised street names in the attached preliminary plat.

2. Winding Mesquite is not approved (conflicts with existing street names). Please use previously approved name or submit new name for approval.

The previously approved street name, Charming Agave Way, has replaced Winding Mesquite Drive.

3. Singing Sumac pending coordinated approval from county.

Acknowledged.

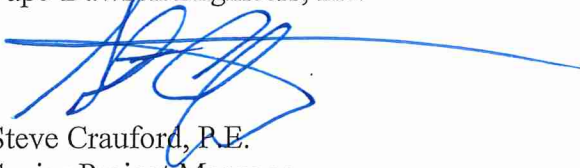
4. There are some minor conflicts listed below, several pre-approved names from 2018 are mixed up. Please clarify.

- Daring Yucca not approved if using previously approved Daring Paintbrush
- Blooming Paintbrush not approved if using previously approved Blooming Yucca
- Charming Yaupon not approved if using Charming Redbud

Please see revised street names.

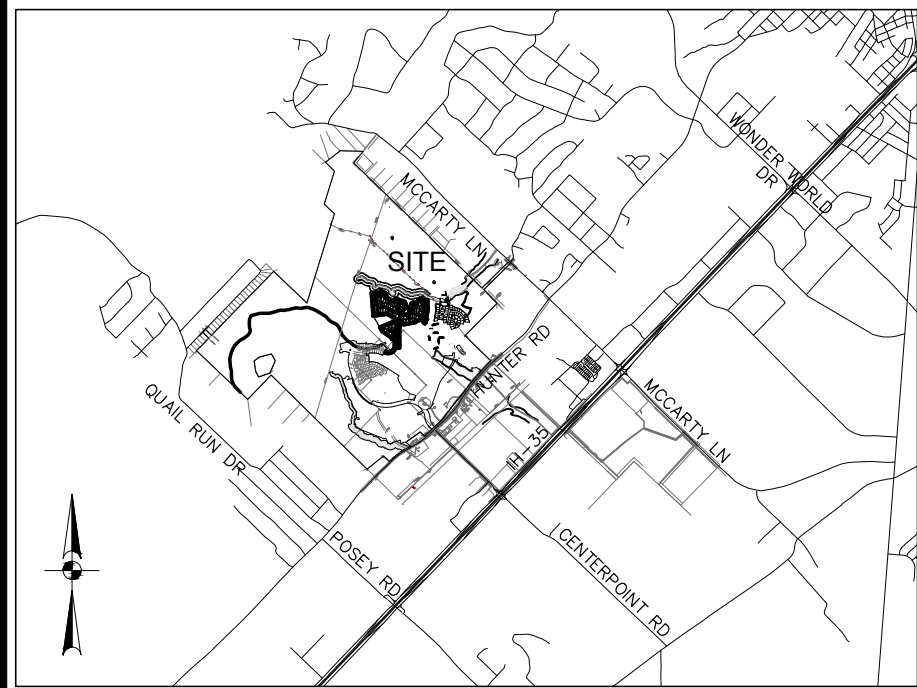
Please contact me if you have any questions or need additional information concerning this response.

Sincerely,
Pape-Dawson Engineers, Inc.

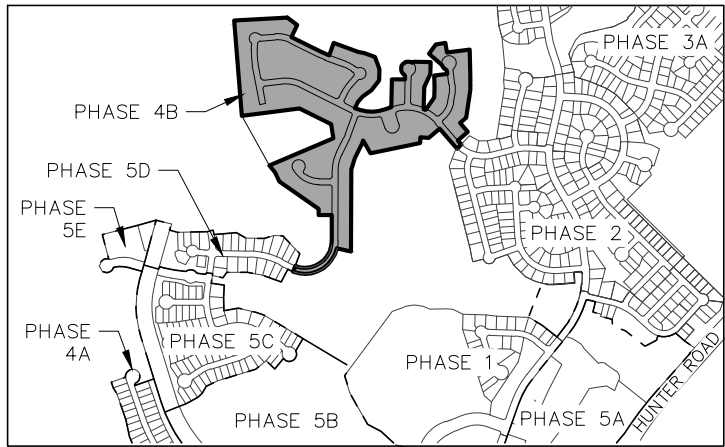


Steve Crauford, P.E.
Senior Project Manager

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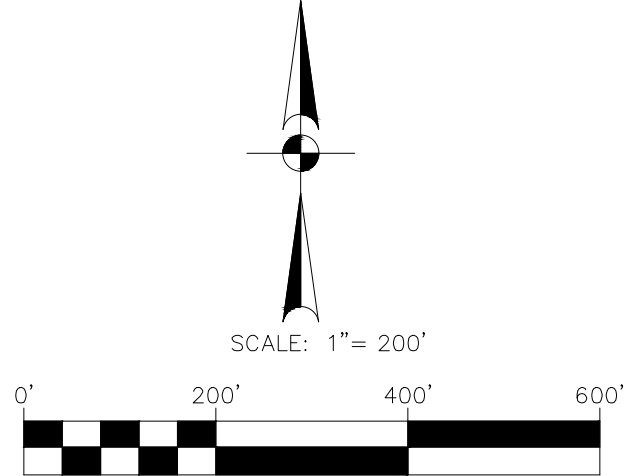


LOCATION MAP
N.T.S.



KEY MAP
N.T.S.

NUMBER OF LOTS BY TYPE	
OPEN SPACE LOTS:	4
GOLF COURSE LOTS:	0
PRIVATE STREET LOTS:	1
SINGLE FAMILY LOTS:	132
CONDOMINIUM LOTS:	0
TOTAL NO. OF LOTS:	137



PLAT NOTES:

1. THIS PLAT (AND LOTS THEREIN) IS SUBJECT TO THE PDD AGREEMENT WITH THE CITY OF SAN MARCOS, ORDINANCE #2010-59, APPROVED OCTOBER 5, 2010.
2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE PASO ROBLES PDD, OR AS APPROVED BY THE CITY OF SAN MARCOS.
3. PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE CURRENTLY MAPPED EDWARDS AQUIFER RECHARGE ZONE AND CONTRIBUTING ZONE WITHIN THE TRANSITION ZONE.
4. EASEMENTS NOT WITHIN THE LIMITS OF THE PLAT WILL BE PROVIDED BY SEPARATE INSTRUMENT.
5. ALL PROPERTY OWNERS FRONTING ONTO A PRIVATE STREET WILL BE ASSESSED ADDITIONAL HOA FEES FOR STREET MAINTENANCE & REPAIRS.
6. WHILE A SPECIFIC DEVELOPMENT PHASING SEQUENCE IS PROPOSED, BROOKFIELD RESIDENTIAL RESERVES THE RIGHT TO VARY THE PHASING SEQUENCE AND SIZE IN ORDER TO MEET BUILDER OR MARKET REQUIREMENTS, AS LONG AS ADEQUATE INFRASTRUCTURE IS PROVIDED TO SERVE EACH PHASE.
7. ALL PROPOSED STREETS ARE PRIVATE STREETS, UNLESS OTHERWISE INDICATED.
8. A TEN FOOT (10') PUBLIC UTILITY EASEMENT (P.U.E.) IS DEDICATED ALONG THE FRONTAGE OF ALL PRIVATE STREET LOTS. PRIVATE STREET LOTS ARE ALSO DEDICATED AS AN ACCESS, DRAINAGE, AND UTILITY EASEMENT.
9. TEMPORARY ROADWAYS (FIRE DEPARTMENT ACCESS) MUST MEET ROADWAY SURFACE REQUIREMENTS INCLUDING TURNING RADIUS. TEMPORARY ROADWAY MUST REMAIN IN SERVICE AND ACCESSIBLE UNTIL PERMANENT SECONDARY ACCESS IS PROVIDED.
10. FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW MUST BE SPACED NO MORE THAN 500 FEET APART ALONG THE MAIN.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	225.00'	110°30'27"	S55°29'07"W	369.76'	433.96'
C2	275.00'	097°45'30"	N61°52'12"E	414.33'	469.21'
C3	325.00'	006°16'30"	S44°00'27"E	35.58'	35.59'
C4	275.00'	006°16'30"	N44°00'27"W	30.10'	30.12'
C5	60.00'	178°17'52"	S32°35'31"W	119.99'	186.71'
C6	15.00'	057°46'09"	S27°40'18"E	14.49'	15.12'
C7	340.00'	042°41'03"	N87°23'42"W	247.48'	253.29'
C8	563.73'	007°13'33"	N67°28'16"W	71.05'	71.09'

IMPERVIOUS COVER CALCULATION			
USAGE TYPE	AREA (AC.)	IC (AC.)	IC %
SINGLE FAMILY RESIDENTIAL	27.49	12.65	46%
GOLF COURSE	0.00	0.00	2%
PRIVATE STREETS	8.52	5.11	60%
OPEN SPACE	2.16	0.00	0%
TOTAL	38.18	17.76	47%

LAND USE TABLE		
LOT	USAGE TYPE	AREA (AC.)
LOTS 2-29, BLOCK A	SINGLE FAMILY RESIDENTIAL	5.91
LOT 12, BLOCK B	OPEN SPACE	0.04
LOT 15, BLOCK B	OPEN SPACE/DRAINAGE	0.82
LOTS 1-11, 13-14, 16-30, BLOCK B	SINGLE FAMILY RESIDENTIAL	5.12
LOTS 1-26, 28-38, 40-54, BLOCK C	SINGLE FAMILY RESIDENTIAL	11.54
LOTS 27, 39, BLOCK C	OPEN SPACE	1.31
LOTS 1-24, BLOCK D	SINGLE FAMILY RESIDENTIAL	4.93
LOT 1, BLOCK A	PRIVATE STREET	8.52
TOTAL AREA		38.18

LEGEND:

- EXISTING 5' CONTOUR LINE
- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- PUBLIC PARK ACCESS
- MAIN TRAIL
- EDWARDS AQUIFER ZONES
- TXDOT TYPE II DISC
- IRON ROD FOUND
- IRON ROD SET
- GEOLOGIC FEATURE

OWNER:

CARMA PASO ROBLES, LLC
11501 ALTERRA PKWY, SUITE 100
AUSTIN, TX 78758
512-391-1330
JESSICA KING

ENGINEER / SURVEYOR:

PAPE-DAWSON ENGINEERS
10801 N MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759
PHONE: 512-454-8711
FAX: 512-459-8867

STEVEN S. CRAUFORD, P.E.
PARKER J. GRAHAM, R.P.L.S.

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF STEVEN S. CRAUFORD, P.E. #92677 DATE: July 26, 2019. IT IS NOT TO BE USED FOR BIDDING, CONSTRUCTION OR PERMITTING PURPOSES, PER T.E.P.A. 137.33(e)



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

PASO ROBLES (KISSING TREE) - PHASE 4B
SAN MARCOS, TEXAS
PRELIMINARY SUBDIVISION PLAT

A 38.18 ACRE TRACT OF LAND, BEING A PORTION OF: A CALLED 82.835 ACRE TRACT OF LAND, IN DEED RECORDED IN VOLUME 3571, PAGE 588, A CALLED 160.033 ACRE TRACT OF LAND, IN DEED RECORDED IN VOLUME 3087, PAGE 318 AND A CALLED 301.926 ACRE TRACT OF LAND, IN DEED RECORDED IN VOLUME 3390, PAGE 411, ALL TRACTS BEING CONVEYED TO CARMA PASO ROBLES, LLC AND BEING RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, AND SITUATED IN THE JOHN WILLIAMS SURVEY NO. 1, ABSTARCT NO. 471, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.

