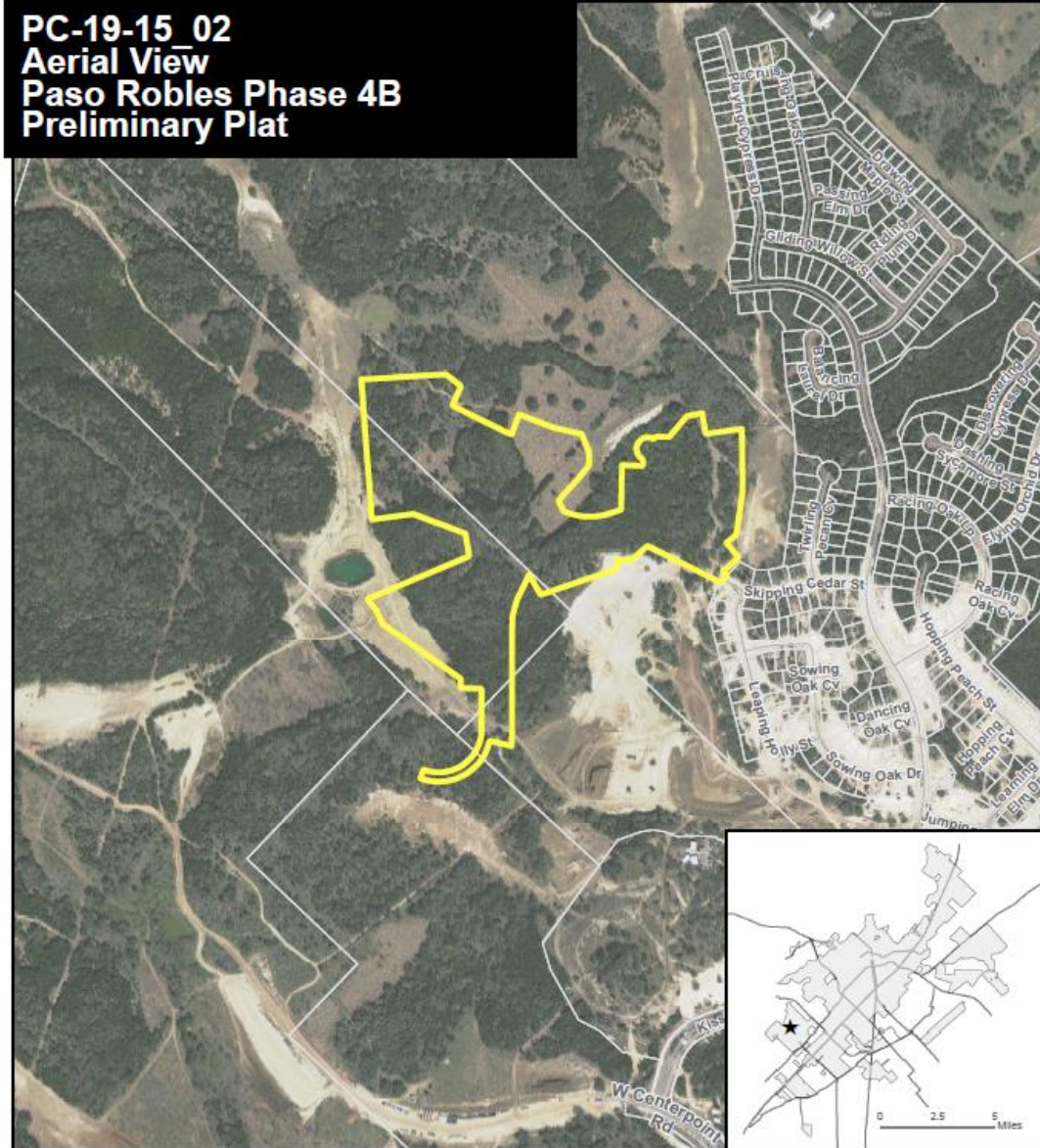


PC-19-15_02 (Paso Robles Phase 4B Preliminary Plat)

Consider a request by Pape-Dawson Engineers Inc., on behalf of Brookfield Residential, for a Preliminary Plat of approximately 82.835 acres, more or less, out of the Johns Williams Survey located at the intersection of Calming Agave Way and Skipping Cedar Street. (T. Carpenter)

- +/- 82.835 acres
- Paso Robles PDD
- Located in a Low Intensity Zone as designated on the Preferred Scenario Map.



-  Subject Property
-  Parcel
-  City Limit



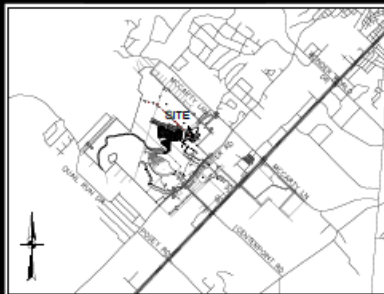
0 400 800 1,600 Feet

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. Imagery from 2017.

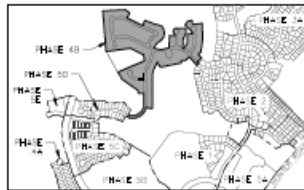
Map Date: 7/30/2019

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 180.033 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, ABSTRACT NO. 471, IN THE CITY OF SAN MARCOS, HAYS COUNTY, TEXAS.



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:

- THIS PLAT (AND LOTS THEREON) IS SUBJECT TO THE PDD AGREEMENT WITH THE CITY OF SAN MARCOS, ORDINANCE 2010-59, APPROVED OCTOBER 5, 2010.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE PASO ROBLES PDD, OR AS APPROVED BY THE CITY OF SAN MARCOS.
- PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE CURRENTLY MARKED EDWARDS ADLER ZONE AND CONVEYING LOTS WITHIN THE TRANSITION ZONE. EASEMENTS NOT WITHIN THE LIMITS OF THE PLAT WILL BE PROVIDED BY SEPARATE INSTRUMENT.
- ALL PROPERTY OWNERS FRONTING ONTO A PRIVATE STREET WILL BE ASSIGNED ADDITIONAL HOA FEES FOR STREET MAINTENANCE & REPAIRS.
- WHILE A DEVELOPMENT PHASING SCHEDULE IS PROPOSED, BROOKFIELD REAL ESTATE DEVELOPMENT, THE BUYER, MAY VARY THE SCHEDULE AND LOTS IN ORDER TO MEET BUILDER OR MARKET REQUIREMENTS, AS LONG AS ADEQUATE INFRASTRUCTURE IS PROVIDED TO SERVE EACH PHASE.
- ALL PROPOSED STREETS ARE PRIVATE UNLESS OTHERWISE INDICATED.
- A TEN FOOT (10') PUBLIC UTILITY EASEMENT (PUE) IS LOCATED ALONG THE FRONTAGE OF ALL PRIVATE STREET LOTS. PRIVATE STREET LOTS ARE ALSO DESIGNATED AS AN ACCESS, DRAINAGE, AND UTILITY EASEMENT.
- TEMPORARY ROADWAYS (PUE DEVIANT ACCESS) MUST MEET ROADWAY SURFACE REQUIREMENTS INCLUDING TURNING RADIUS. TEMPORARY ROADWAY MUST REMAIN IN EVIDENT AND ACCESSIBLE UNTIL PERMANENT SECONDARY ACCESS IS PROVIDED.
- PUE WIDTH AND PROTECTIVE THE REQUIRED PUE 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'	118°30'27"	S55°29'50"W	369.76'	433.90'
C2	275.00'	89°48'30"	N61°52'13"E	414.33'	468.21'
C3	325.00'	00°16'30"	S44°00'27"E	35.58'	35.58'
C4	275.00'	00°16'30"	N44°00'27"W	30.10'	30.10'
C5	60.00'	178°17'52"	S32°35'31"W	119.99'	186.71'
C6	15.00'	05°46'09"	S27°40'16"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	71.00'	71.00'

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, 13-24, 26-30, 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
- PROPOSED PARK ACCESS
- MAIN TRAIL
- EDWARDS ADLER ZONES
- TOOT TYPE I DISC
- IRON ROD FOUND
- IRON ROD SET
- GEODESIC FEATURE

OWNER:

CARMA PASO ROBLES, LLC
11001 ALTEIRA DRIVE, SUITE 100
AUSTIN, TX 78758
512-381-1330
JESSICA KING

ENGINEER / SURVEYOR:

PAPE-DAWSON ENGINEERS
10801 N. MOPAC EXP., BLDG. 3, SUITE 200
AUSTIN, TX 78758
PHONE: 512-454-8711
FAX: 512-459-8867
STEVEN S. CHAFFORD, P.E.
PARTNER & CHAIRMAN, R.P.S.

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF STEVEN S. CHAFFORD, P.E. NO WARRANTY IS MADE BY THE ENGINEER FOR THE ACCURACY OF THE INFORMATION HEREIN. THIS DOCUMENT IS NOT TO BE USED FOR BIDDING, CONSTRUCTION OR PERMITTING PURPOSES. TEXAS P.E. # 137,335(a)

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXP., BLDG. 3, SUITE 200 | AUSTIN, TX 78758 | 512-454-8711
TSP# FIRM REGISTRATION #470 | TSP# FIRM REGISTRATION #100286801

JUNE 2019

SHEET 1 OF 1

Recommendation:

Staff has reviewed the request and determined the Final Plat complies with the Planned Development District and the San Marcos Development Code and recommends **approval** of PC-19-15_02 as submitted.