

PC-19-55 (Paso Robles – Kissing Tree Phase 4 D)

Consider a request by Steve Crauford, on behalf of Carma Paso Robles, LLC, to approve the Preliminary Plat, consisting of approximately 34.94 acres, more or less, out of the John Williams Survey. (T. Carpenter)

- +/- 34.94
- 151 single-family lots
- 1 condominium lot
- Paso Robles PDD



PASO ROBLES (KISSING TREE) - PHASE 4D, 4E AND 4F

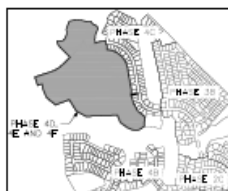
SAN MARCOS, TEXAS

PRELIMINARY SUBDIVISION PLAT

A 52.845 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 3360, 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.

PLAT NOTES:

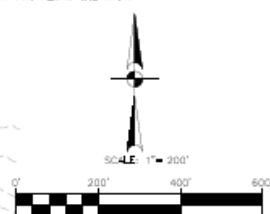
1. THIS PLAT (AND LOTS THEREON) IS SUBJECT TO THE PDD AGREEMENT WITH THE CITY OF SAN MARCOS, ORDINANCE 2010-59, APPROVED OCTOBER 5, 2010.
2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE PASO ROBLES PDD, OR AS APPROVED BY THE CITY OF SAN MARCOS.
3. PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE CURRENTLY NAMED EDWARDS AQUIFER RECHARGE ZONE AND CONTRIBUTING ZONE WITHIN THE TRANSITION ZONE. EASEMENTS WITHIN THE LIMITS OF THE PLAT WILL BE PROVIDED BY SEPARATE INSTRUMENT.
4. ALL PROPERTY OWNERS FRONTING ONTO A PRIVATE STREET WILL BE ASSIGNED ADDITIONAL HOA FEES FOR STREET MAINTENANCE & REPAIRS.
5. WHILE A SPECIFIC DEVELOPMENT PHASING SEQUENCE IS PROPOSED, BROOKFIELD RESERVE WILL RESERVE THE RIGHT TO VARY THE PHASING SEQUENCE AND SUE IN COURT TO VARY THE PHASING SEQUENCE OR VARY THE REQUIRED INFRASTRUCTURE TO SERVE EACH PHASE.
6. ALL PROPOSED STREETS ARE PRIVATE STREETS, UNLESS OTHERWISE INDICATED.
7. A 10' FRONT LOT PUBLIC UTILITY EASEMENT (P.U.E.) IS INDICATED ALONG THE FRONTAGE OF ALL PRIVATE STREET LOTS. PRIVATE STREET LOTS ARE ALSO INDICATED AS AN ACCESS, DRAINAGE, AND UTILITY EASEMENT.
8. TEMPORARY ROADWAYS (P.U.E. DEPARTMENT ACCESS) MUST MEET ROADWAY SURFACE REQUIREMENTS INCLUDING TURNING RADIUS. TEMPORARY ROADWAY MUST REMAIN IN SERVICE AND ACCESSIBLE UNTIL PERMANENT SECONDARY ACCESS IS PROVIDED.
9. 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	520.00'	038°05'44"	S88°48'23"W	73.41'	73.47'
C2	325.00'	003°21'07"	S50°13'57"E	19.01'	19.01'
C4	175.00'	037°14'42"	S26°38'08"E	111.77'	113.76'
C7	150.00'	051°11'33"	S54°43'55"E	129.61'	134.02'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	38.23'	S75°39'59"E
L2	84.83'	N40°26'47"W
L3	95.00'	N80°03'53"E
L4	50.00'	N80°03'53"E
L5	20.00'	N09°56'07"W
L6	205.33'	N69°36'26"E
L7	57.73'	N69°36'26"E
L8	31.35'	S87°48'30"W
L9	26.98'	S62°06'12"E
L10	23.42'	N65°07'55"W

NUMBER OF LOTS BY TYPE	
OPEN SPACE LOTS	4
DRAINAGE/WATER	
QUANTITY LOTS	1
PRIVATE STREET LOTS	3
SINGLE FAMILY LOTS	151
CONDOMINIUM LOTS	1
TOTAL NO. OF LOTS	160



LEGEND:

- EXISTING 5' CONTOUR LINE
- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EDWARDS AQUIFER ZONES
- GEOLOGIC FEATURE

OWNER:

CARMA PASO ROBLES, LLC
10801 N. MOHAWK EXPY.
AUSTIN, TX 78758
512-391-1330
JENNIFER KING

ENGINEER / SURVEYOR:

PAPE-DAWSON ENGINEERS
10801 N. MOHAWK EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78758
PHONE 512-454-8711
FAX 512-455-8867
STEVEN S. CRAWFORD, P.E.
PAMELA J. CRAWFORD, R.P.S.

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF STEVEN S. CRAWFORD, P.E. 06/07/2019 DATE December 23, 2019. IT IS NOT TO BE USED FOR BIDDING, CONSTRUCTION OR PERMITTING PURPOSES. PER TEXAS 137.35(a)

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOHAWK EXPY., BLDG. 3, SUITE 200 | AUSTIN, TX 78758 | 512.454.8711
TDP# FIRM REGISTRATION #470 | TDP# FIRM REGISTRATION #1026801

Recommendation:

Staff has reviewed the request and determined the request complies with the San Marcos Development Code and recommends **approval** of PC-19-55 as submitted.