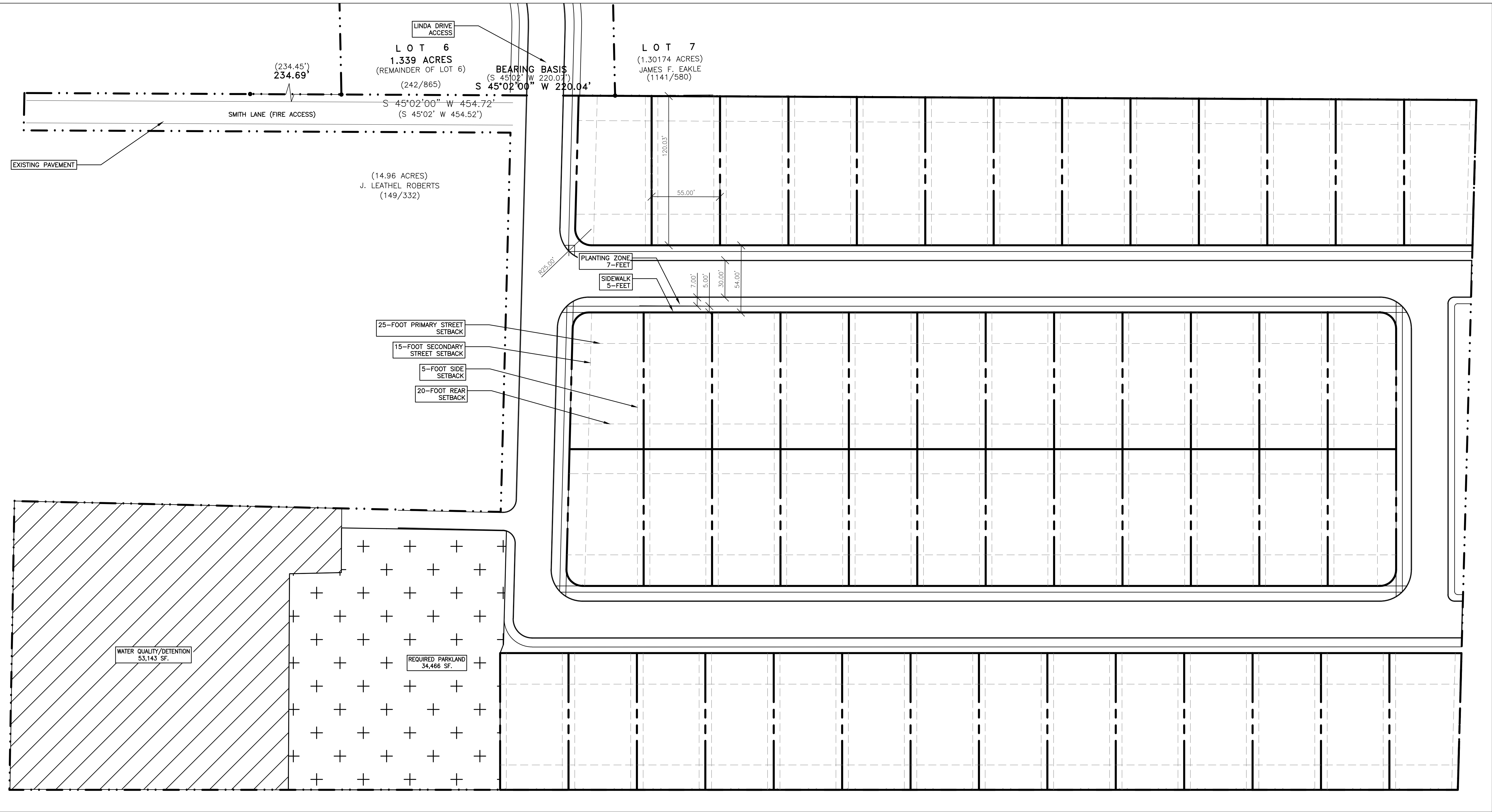


J:\WORK\1614-001\BASE\1-P-BASE-SF.DWG



NOTES AND ASSUMPTIONS

1. THERE IS ADEQUATE WASTEWATER CAPACITY IN THE EXISTING CITY OF SAN MARCOS SYSTEM TO SERVE THE SITE.
2. THERE IS ADEQUATE WATER CAPACITY IN THE EXISTING CITY OF SAN MARCOS SYSTEM TO SERVE THIS SITE.
3. ALL STRUCTURES WILL BE ELEVATED TWO-FEET ABOVE THE 100-YEAR FLOODPLAIN ELEVATION.
4. ACCESS TO SITE WILL BE FROM LINDA DRIVE.
5. 10% OF PROPERTY WILL BE REQUIRED STORM WATER, DETENTION AND WATER QUALITY.
6. SETBACKS, PLANTING ZONES AND SIDEWALKS ARE DRAWN AS REQUIRED BY THE CITY.

SITE DATA

	TOTAL
TOTAL SITE AREA	530,735 S.F. 12.184 A.C.
PROPOSED USE	SINGLE FAMILY
PROPOSED LOTS	51
MAX. BLDG. HEIGHT	35 FT.
MAX. ACCESSORY STRUCTURE HEIGHT	24 FT.
CURRENT ZONING	SF-6
TOTAL ALLOWED IMPERVIOUS COVER: 50% MAX	261,795.6 S.F. 6.01 A.C.
TOTAL PROPOSED IMPERVIOUS COVER	-- S.F. -- A.C.
% OF TOTAL SITE PROPOSED IMPERVIOUS COVER	--%
UNITS PER GROSS ACRE	5.5 MAX
REQUIRED PARKLAND	34,072 SF.
PROPOSED PARKLAND	34,466 SF
MAX. BLDG. STORIES	2
MAX. BLDG. HEIGHT	35 FT.

LOT DATA

MIN. LOT AREA	6,000 SF.
MIN. LOT WIDTH	50-FEET
PRINCIPLE BUILDING	
PRIMARY STREET SETBACK	25 FT. MIN.
SECONDARY STREET SETBACK	15 FT. MIN.
SIDE SETBACK	5 FT. MIN.
REAR SETBACK	20 FT. MIN.
ACCESSORY STRUCTURE	
PRIMARY STREET SETBACK	25 FT. MIN.
SECONDARY STREET SETBACK	15 FT. MIN.
SIDE SETBACK	5 FT. MIN.
REAR SETBACK	5 FT. MIN.

Classen Acquisitions, LLC

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARK T. BURSON, P.E. 66334 ON JULY 13, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.



SAN MARCOS MID-TOWN		SHT. 1
CONCEPTUAL SITE PLAN 'A' - SINGLE FAMILY USE		
DATE: 02/22/23	SCALE: 1"=40'	DRAWN BY: JC
REVISIONS:		DRAWN FOR: CLASSEN
		1609 SHOAL CREEK, BLVD. AUSTIN, TX 78701 T.B.P.E. Firm Registration No. F-859