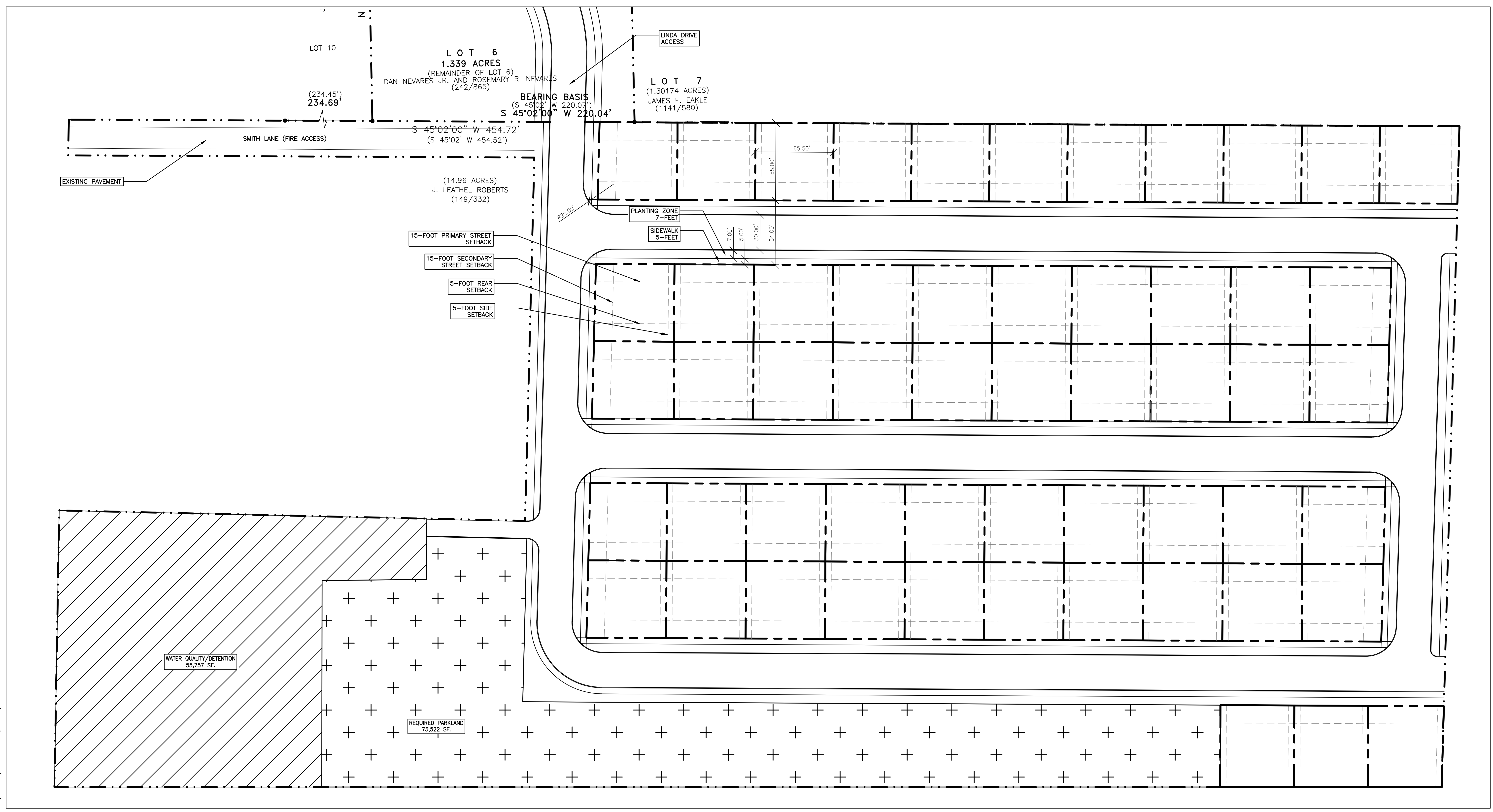


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SITE DATA

TOTAL	
TOTAL SITE AREA	530,735 S.F. 12.184 A.C.
PROPOSED USE	DUPLEX
PROPOSED LOTS	54
PROPOSED UNITS	108
MAX. ACCESSORY STRUCTURE HEIGHT	24 FT.
CURRENT ZONING	SF-6
REQUIRED ZONING	ND-3.5
TOTAL ALLOWED IMPERVIOUS COVER: 75% MAX	398,051 S.F. 9.13 A.C.
TOTAL PROPOSED IMPERVIOUS COVER	-- S.F. -- A.C.
% OF TOTAL SITE PROPOSED IMPERVIOUS COVER	--%
UNITS PER GROSS ACRE	16 MAX
REQUIRED PARKLAND	71,874 SF
PROPOSED PARKLAND	73,522 SF
MAX. BLDG. STORIES	2
MAX. BLDG. HEIGHT	35 FT.



LOT DATA

MIN. LOT AREA	4,000 SF.
MIN. LOT WIDTH	40-FEET
PRINCIPLE BUILDING	
PRIMARY STREET SETBACK	15 FT. MIN.
SECONDARY STREET SETBACK	15 FT. MIN.
SIDE SETBACK	5 FT. MIN.
REAR SETBACK	15 FT. MIN.
ACCESSORY STRUCTURE	
PRIMARY STREET SETBACK	20 FT. MIN.
SECONDARY STREET SETBACK	15 FT. MIN.
SIDE SETBACK	5 FT. MIN.
REAR SETBACK	3 FT. MIN.

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.

Classen Acquisitions, LLC

 <p>NORTH</p>	<p>SAN MARCOS MID-TOWN CONCEPTUAL SITE PLAN 'C' - DUPLEX USE</p>	<p>SHT. 1 OF 1</p>
	<p>DATE: 02/22/23</p>	<p>SCALE: 1"=40'</p>
<p>REVISIONS:</p>	 <p>Consort, Inc. 1609 SHOAL CREEK, BLVD. AUSTIN, TX 78701 T.B.P.E. Firm Registration No. F-859</p>	

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.