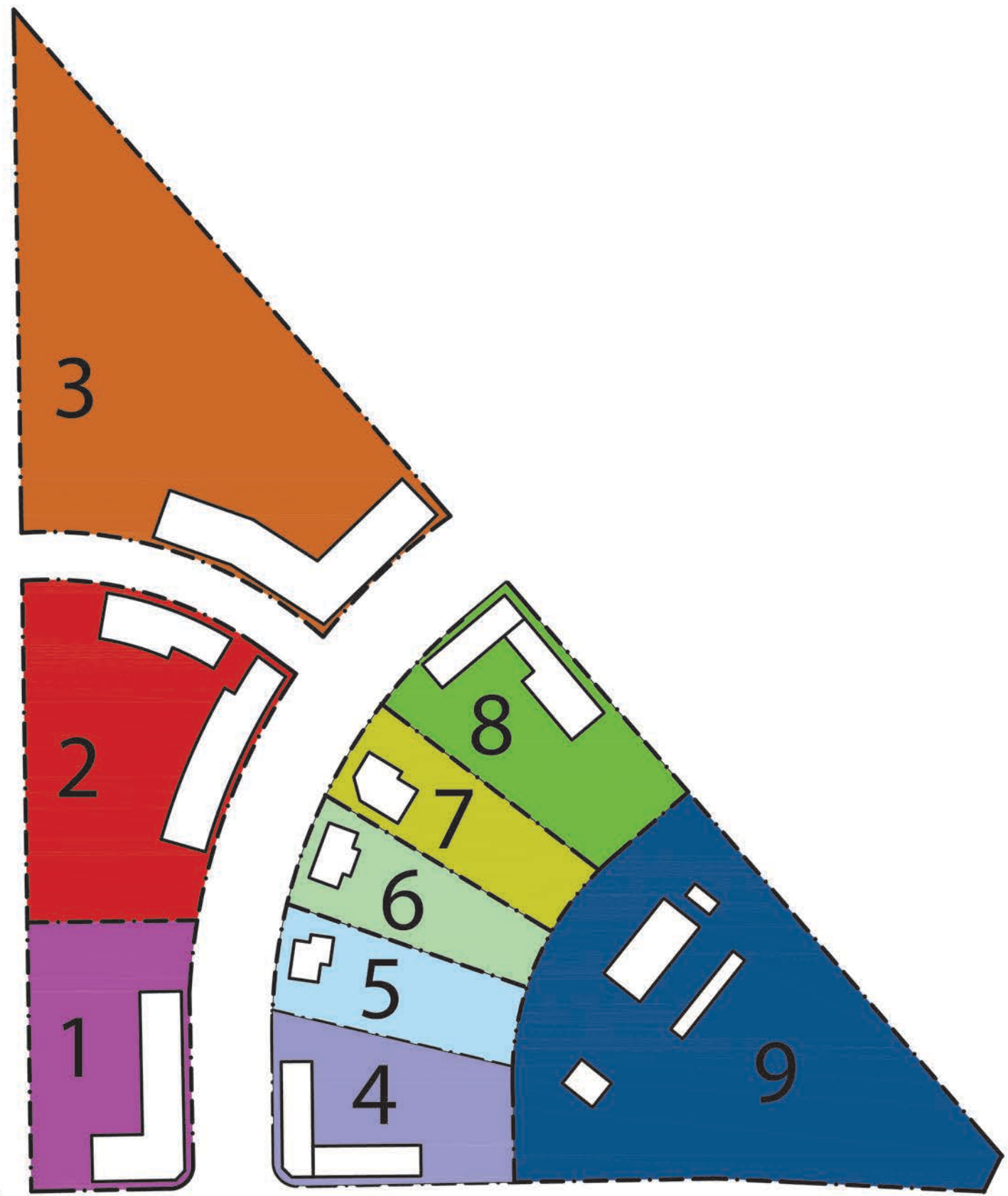
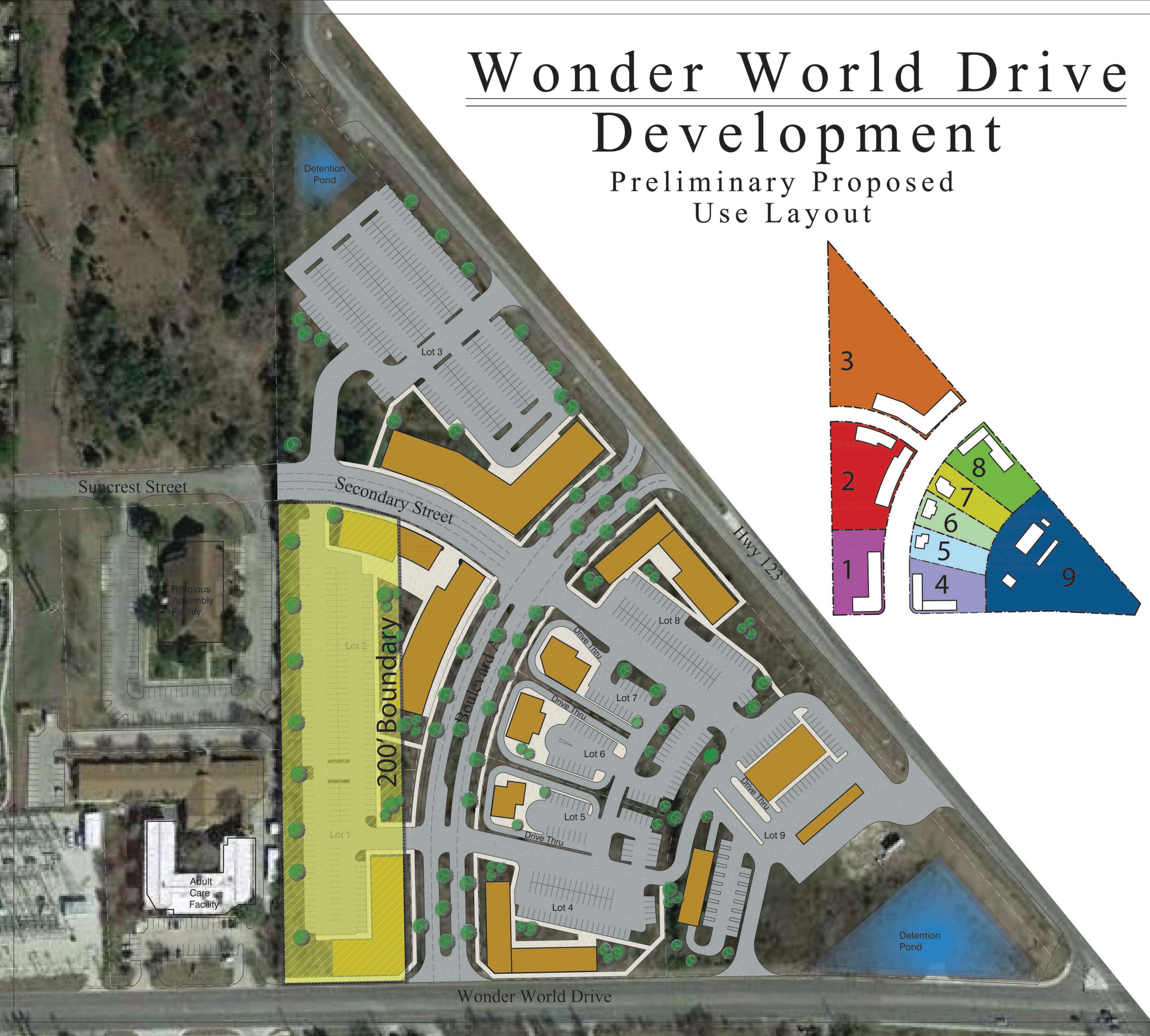


Wonder World Drive Development

Preliminary Proposed Use Layout

Exhibit "A"

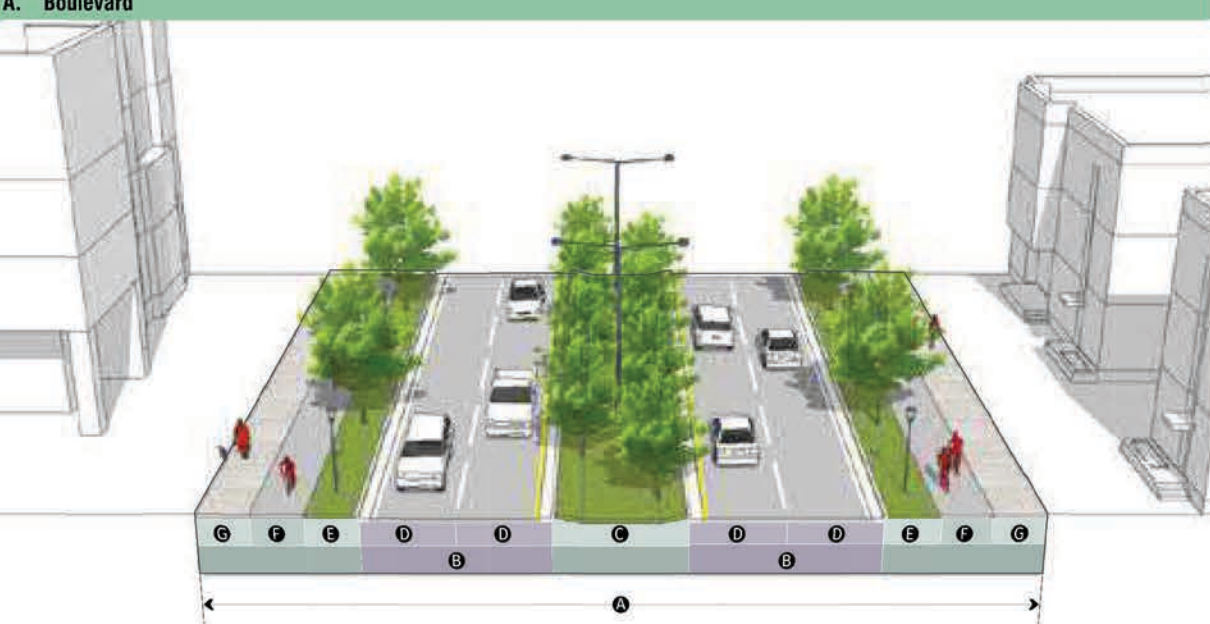


3

SUBDIVISIONS

Section 3.7.2.3 Conventional Corridors

A. Boulevard



DESCRIPTION

A long-distance thoroughfare that is designed for high vehicular capacity and moderate speed.

GENERAL

Right of Way 110' min

Design Speed 35 mph

Walkway Sidewalk

Bikeway Cycle Track

Parking N/A

Planting Tree Lawn

TRAVELWAY

Pavement Width 25'

Median 18' min (Planted)

Travel Lane 12.5'

STREETSCAPE

Planter 7' min

Tree Spacing 35' o.c. avg

Cycle Track 7' min

Sidewalk 7' min

Amended: September 1, 2020

San Marcos Development Code

3-39

Proposed Use Legend

	Zoning	Proposed Occupancy	Parking
Lot 1	EC	Medical Office	79
Lot 2	EC	Medical Office	146
Lot 3	EC	Hotel	263
Lot 4	EC	Retail/ Dining/ Medical Office	55
Lot 5	EC	Dining	31
Lot 6	EC	Dining	33
Lot 7	EC	Dining	33
Lot 8	EC	Retail/ Dining/ Medical Office	71
Lot 9	EC	Convenience Store/ Car Wash	54
200' Hotel Exclusion Zone			

NOTES:
- PER CODE REQUIREMENTS, DEVELOPER IS ONLY CONSTRUCTING HALF OF BOULEVARD A.
- LAND PLAN IS SUBJECT TO CHANGES BASED ON MARKET CONDITIONS.

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