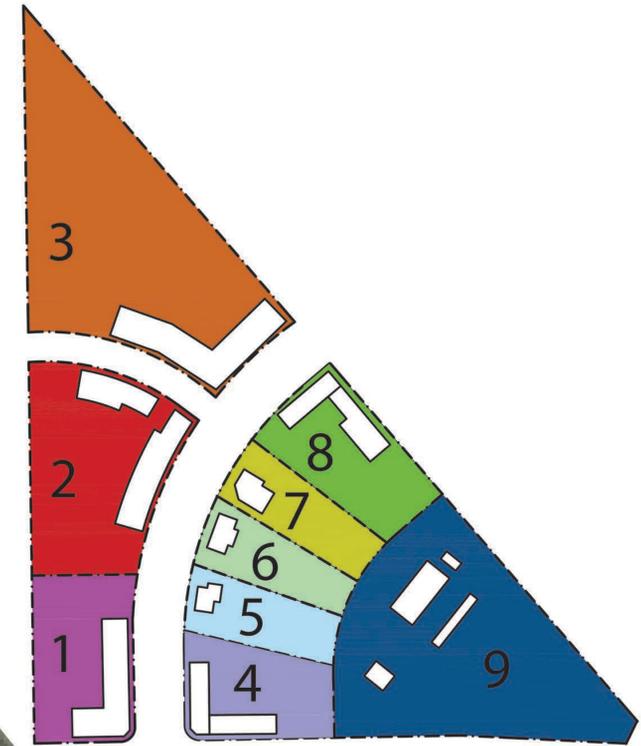
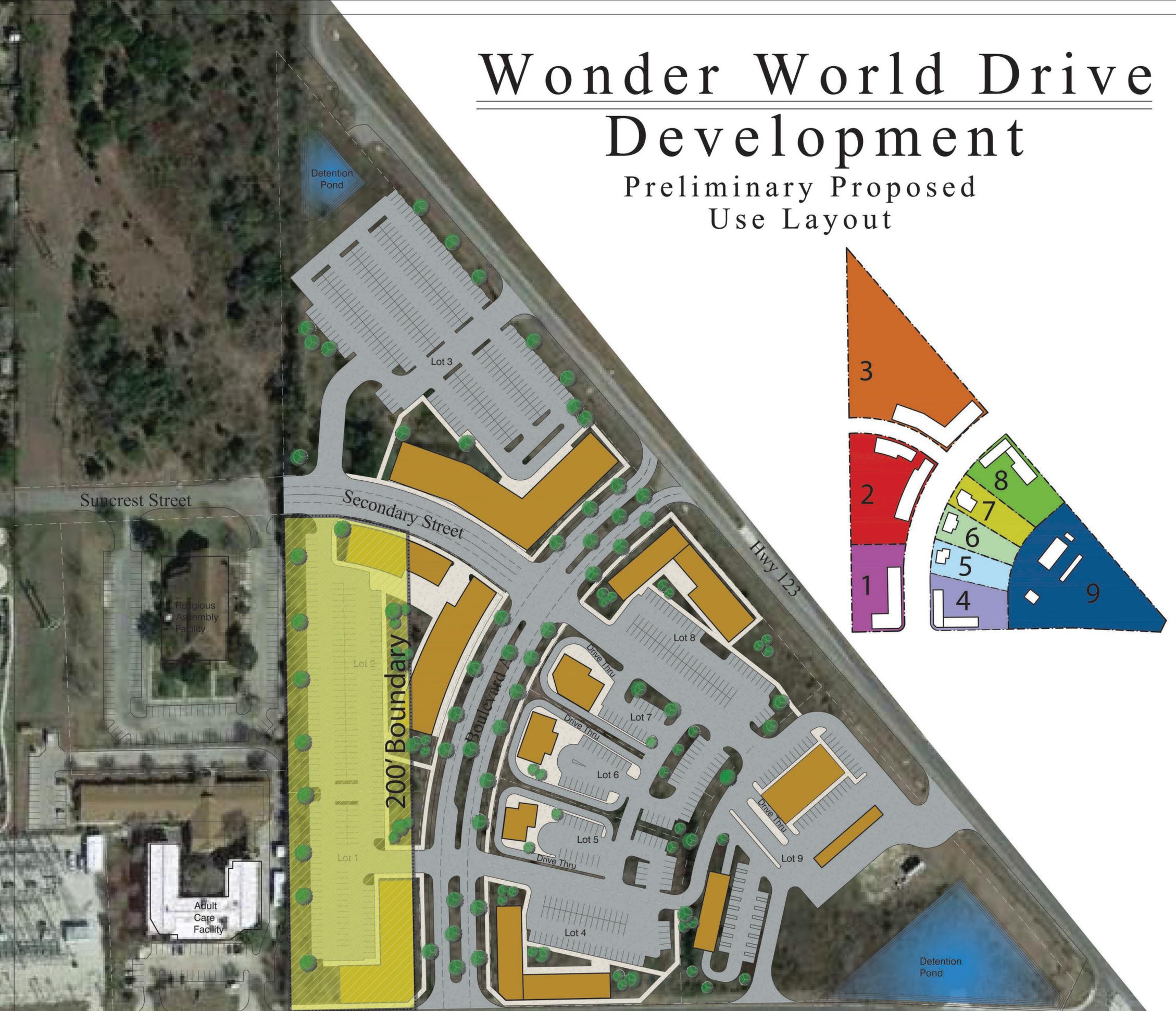


Wonder World Drive Development

Preliminary Proposed Use Layout

Exhibit "A"



SUBDIVISIONS PAGE 3

Section 3.7.2.3 Conventional Corridors

A. Boulevard

DESCRIPTION		TRAVELWAY	
A long-distance thoroughfare that is designed for high vehicular capacity and moderate speed.		Pavement Width	25' ①
		Median	18' min (Planted) ②
		Travel Lane	12.5' ③
GENERAL		STREETSCAPE	
Right of Way	110' min ④	Planter	7' min ⑤
Design Speed	35 mph	Tree Spacing	35' o.c. avg
Walkway	Sidewalk	Cycle Track	7' min ⑥
Bikeway	Cycle Track	Sidewalk	7' min ⑥
Parking	N/A		
Planting	Tree Lawn		

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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